GRAY
SURVEYING CO., INC
144 W. MOUNTAIN ST.-SUITE 1, PO BOX 1781
KINGS MOUNTAIN, NC 28086
704-739-1544
www.graysurvey.com
SC COA NO. 4364

REF: SC GRID

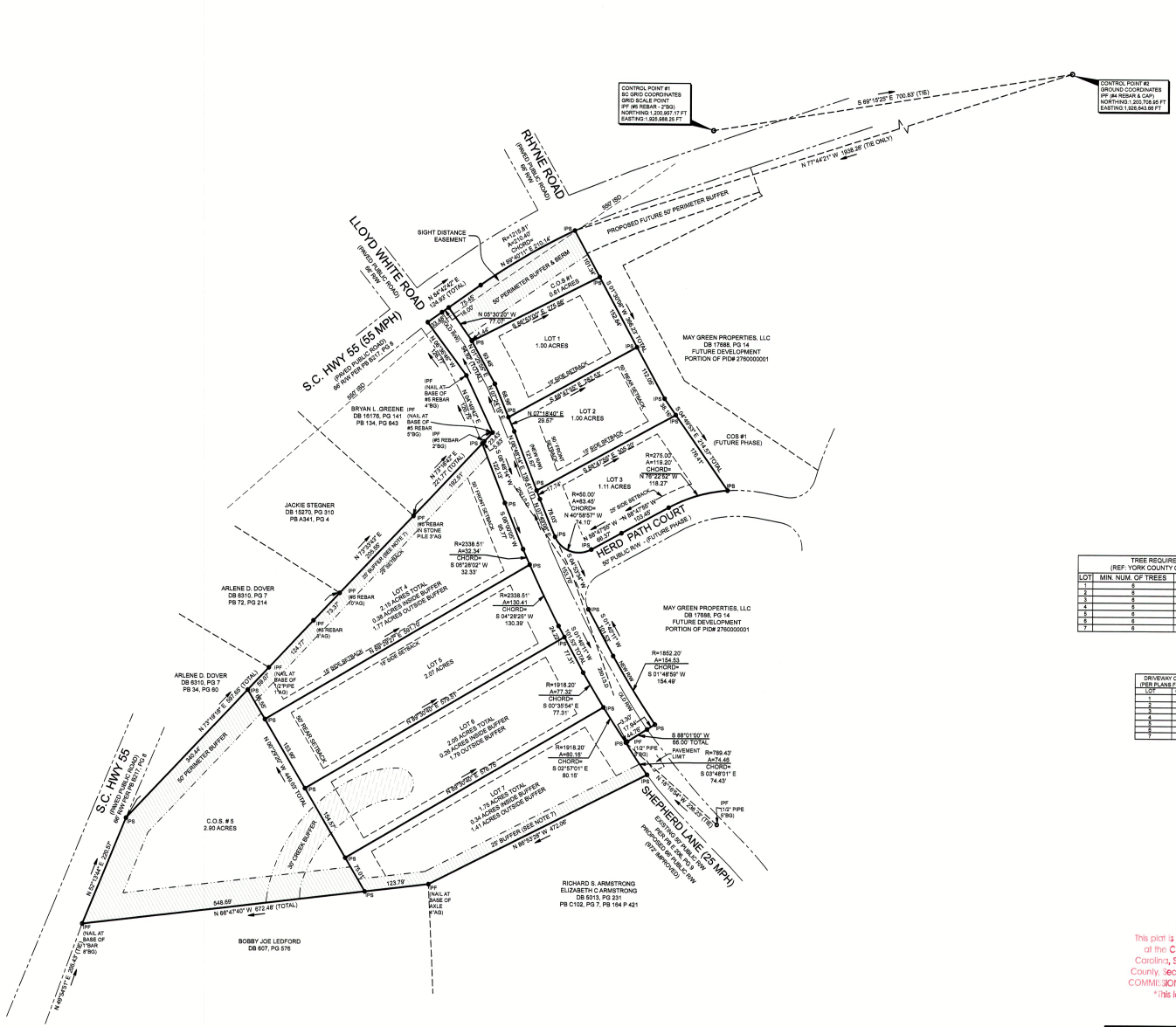
GENERAL NOTES

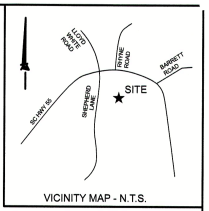
1. SURVEY BASED ON PHYSICAL EVIDENCE AND EXISTING CONDITIONS.
2. SURVEY PREPARED WITHOUT BENEFIT OF TITLE ABSTRACT. THE SURVEYED PROPERTY IS SUBJECT TO ANY EXISTING EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, SETBACK LINES, BURIED UTILITIES, PIPES, TANKS, MINERAL RIGHTS, TIMBER RIGHTS, AND LANDFILLS WHETHER OR NOT SHOWN ON THIS PLAT AND WHETHER OR NOT RECORDED IN THE PUBLIC RECORD.
3. UNDERGROUND UTILITIES WERE NOT LOCATED EXCEPT AS SHOWN, WHERE SHOWN, BY OBSERVED EVIDENCE ONLY, UNLESS OTHERWISE NOTED.
4. BEARINGS SHOWN HEREON ARE DEGREES, MINUTES, AND SECONDS AND DISTANCES ARE INTERNATIONAL FOOT, UNLESS OTHERWISE INDICATED.
5. THERE IS A 20' DRAINAGE AND UTILITY EASEMENT ALONG ALL ROAD R/W AND A 10' DRAINAGE AND UTILITY EASEMENT ALONG ALL LOT LINES UNLESS ADDITIONAL DRAINAGE AREA IS SHOWN.
6. THERE IS A 10' EASEMENT FOR RE-SURVEYS CENTERED ON ALL PROPERTY LINES.
7. PROPERTY IS ZONED RUD.
   SETBACKS PER RESTRICTIVE COVENANTS:
   FRONT: 50'
   SIDE: 15' (25' ON CORNER LOTS OR AS SHOWN ON PLAT)
   REAR: 50' (ALSO SERVES AS NATURAL BUFFER)
   NOTE: HARDSHIP VARIANCE MAY BE GRANTED BY DEVELOPER IN ACCORDANCE WITH RESTRICTIONS.
   NOTE: 50' BUFFER FOR LOTS 4 AND 7 AS SHOWN ON PRELIMINARY PLAT SUBMITTED BY ENGINEER HAS BEEN REDUCED TO 25'.
8. THIS PHASE DOES NOT LIE IN A SPECIAL FLOOD HAZARD AREA. REF: FEMA FIRM PANEL 4509I1C0048E.
9. EACH LOT TO BE SERVED BY INDIVIDUAL WELL AND SEPTIC SYSTEM INSTALLED IN ACCORDANCE WITH ALL APPLICABLE YORK COUNTY AND SC DHEC REQUIREMENTS.
10. THE DEVELOPER, INDIVIDUAL LOT OWNER, OR THEIR REPRESENTATIVE SHALL NOT PIPE OR FILL ROADSIDE DITCHES NOR DISCHARGE LOT OR ROOF DRAINAGE SYSTEMS INTO ROADSIDE DITCHES. ENCLOSED ROAD DRAINAGE SYSTEMS, OR ROAD RIGHTS-OF-WAY WITHOUT SUBMITTING A ROAD ENCROACHMENT PERMIT TO YORK COUNTY FOR APPROVAL. THIS INCLUDES INCLUDES CONSTRUCTION OR PLACEMENT OF ANY COLUMNS, MASONRY STRUCTURE, OR IRRIGATION.
11. EACH LOT OWNER SHALL BE RESPONSIBLE FOR THEIR OWN STORMWATER MANAGEMENT AND EROSION CONTROL MEASURES ASSOCIATED WITH ANY LAND DISTURBANCE ACTIVITY ON THEIR LOT.
12. -TOTAL NUMBER OF LOTS: 7
    -TOTAL AREA - 15.87 AC.
    -TOTAL AREA IN LOTS - 11.13 AC.
    -TOTAL AREA IN COMMON OPEN SPACE - 3.51 AC.
    -NO NEW ROADS DEDICATED FOR THIS PHASE
    -EXISTING ROADS TO BE IMPROVED IN THIS PHASE - 1.23 AC.
13. FARMING ACTIVITIES MAY OCCUR ON ADJACENT PARCELS THAT MAY CREATE DISTURBING ODORS AND NOISE. LIVESTOCK AND POULTRY (MAKE NOISES, GROSS PROPERTY LINES, SMELL, CAUSE INSECTS), ORGANIC PESTICIDES (MANURE AND COMPOST) AND INORGANIC FERTILIZER (SMELL, CROSS PROPERTY LINES, AND CAN TEMPORARILY AFFECT AIR AND WATER QUALITY), HOURS OF OPERATION (EARLY MORNING AND LATE NIGHT ACTIVITIES OCCUR INVOLVING HEAVY MACHINERY AND NOISY EQUIPMENT). IN ADDITION, WE UNDERSTAND THE FOLLOWING: NORMAL FARMING ACTIVITIES CREATE SITUATIONS DEEMED NUISANCES BY INDIVIDUALS NOT FAMILIAR WITH RURAL LIVING. NO ADDITIONAL LIABILITIES ARE PLACED ON THE FARMER; HE OR SHE HAS NO OBLIGATION TO ACCOMMODATE OUR DECISION TO MOVE ADJACENT TO HIS OR HER FARM, AND NO COUNTY LAWS OR ORDINANCES EXIST TO ASSIST US IN HAVING THESE ISSUES STOPPED.
14. THIS PLAT IS CONSIDERED PART OF A LARGER COMMON PLAN AND WILL BE SUBJECT TO NPDES REQUIREMENTS. ALL ASSOCIATED PERMITS, PLANS, FEES, ETC., MUST BE EXECUTED PRIOR TO THE DISTURBANCE OF ANY LAND ASSOCIATED WITH THIS PLAT AND/OR BUILDING PERMITS.
15. A WRITTEN STATEMENT FROM DHEC INDICATING APPROVAL OF THE USE OF INDIVIDUAL WELLS & SEPTIC TANKS (INDIVIDUAL DISPOSAL SYSTEMS) IS REQUIRED FOR EACH PROPOSED LOT. THE FINAL PLAT (RECORDING INSTRUMENT) SHALL INCLUDE ONLY THOSE PARCELS OF LAND THAT HAVE BEEN DEEMED SUITABLE FOR INDIVIDUAL SEPTIC TANK SYSTEMS AS INDICATED BY DHEC (IF APPLICABLE).
16. COS (COMMON OPEN SPACE) WITH STORMWATER CONTROL MEASURES, ENTRANCE LANDSCAPING AREA, ANY DEDICATED DRAINAGE EASEMENTS ASSOCIATED WITH ROAD RUNOFF, AND UTILITIES SUCH AS STREET LIGHTING AND ENTRANCE IRRIGATION SHALL BE THE RESPONSIBILITY OF THE OF THE PROPERTY OWNERS ASSOCIATION.
17. INDIVIDUAL LOTS MAY BE SUBJECT TO EASEMENTS FOR ADDITIONAL STORMWATER CONTROL MEASURES AS NEEDED. SUCH ADDITIONAL MEASURES WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION IF STORMWATER IS RESULT OF ROADWAY RUNOFF.
18. COMMON OPEN SPACE AREAS SHOWN ARE TO SERVE AS NATURAL BUFFERS OR NATURAL CREEK BUFFERS WITH THE EXCEPTION OF THE AREA AT ENTRANCE. THESE AREAS WILL BE LANDSCAPED. BUFFER STANDARDS AND ACTIVITY IN PERIMETER BUFFERS ARE REGULATED BY YORK COUNTY. THESE AREAS TO BE MAINTAINED BY PROPERTY OWNERS ASSOCIATION.
19. UTILITIES ARE TO BE LOCATED EXCLUSIVELY INSIDE RIGHTS OF WAY UNLESS OTHERWISE NOTED.
20. ALL PROPOSED LOTS ON EXISTING STREETS WILL BE ACCESSED FROM THE NEW STREET(S).
21. NEW ROADS SHOWN ARE TO BE PROPOSED FOR ACCEPTANCE INTO THE YORK COUNTY ROADWAY SYSTEM.
22. MAINTENANCE OF ALL TEMPORARY AND PERMANENT EROSION AND STORMWATER MANAGEMENT CONTROLS, OUTSIDE THE ROAD RIGHT OF WAY IS THE RESPONSIBILITY OF THE DEVELOPER OR HIS DESIGNEE. YORK COUNTY RESERVES THE RIGHT TO PERFORM WORK IN THESE AREAS SHOULD THE DEVELOPER OR HIS DESIGNEE NOT PROPERLY MAINTAIN THESE AREAS CAUSING POTENTIAL DANGER TO THE INTEGRITY OF THE ROADWAY. IN THIS EVENT, THE DEVELOPER OR HIS DESIGNEE WOULD BE BILLED FOR ANY COST INCURRED BY YORK COUNTY.
23. INDIVIDUAL LOT IRRIGATION SYSTEMS WILL NOT BE PERMITTED TO BE INSTALLED WITHIN THE ROAD RIGHTS OF WAY.
24. NO CEMETERY BURIAL AREAS KNOWN IN PROJECT.
25. NO CELLULOSIC BURIAL AREAS EXIST ON PROJECT.
26. PERIMETER BUFFERS:
    FOR A 50' MINIMUM WIDTH BUFFERYARD, EVERY 870 LINEAR FEET OR PORTION THEREOF, A MINIMUM OF 200 INCHES OF TREES SHALL BE PROVIDED. ONLY TREES MEASURING 2" CALIPER OR LARGER CAN BE COUNTED.
27. MAINTENANCE OF BUFFERYARDS ON INDIVIDUAL LOTS SHALL BE THE RESPONSIBILITY OF INDIVIDUAL PROPERTY OWNERS. THESE AREAS ARE NOT TO BE DISTURBED BY GRADING, CLEARING, TREE REMOVAL, ETC., UNLESS APPROVED BY THE PLANNING AND DEVELOPMENT SERVICES DEPARTMENT.
28. THE DEVELOPER OR HIS DESIGNEE IS RESPONSIBLE FOR KEEPING ALL SIGHT DISTANCE EASEMENTS CLEAR OF ALL SIGNS, VEGETATION, AND OTHER OBJECTS THAT MAY BLOCK DRIVERS' LINE OF SIGHT.

I HEREBY STATE THAT ON THE 18TH DAY OF SEPTEMBER 2020 TO BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

JOSEPH A. GRAY, PLS — 18 Sept. 2020 — DATE

SOUTH CAROLINA — GRAY SURVEYING COMPANY, INC. NO. 4364 — CERTIFICATE OF AUTHORITY





VICINITY MAP - N.T.S.

LEGEND

IPF	IRON PIN FOUND (TYPE NOTED)
IPS	IRON PIN SET #4 REBAR SET FLUSH (UNLESS OTHERWISE NOTED)
	UNMARKED POINT
AG	ABOVE GROUND
BG	BELOW GROUND
EOP	EDGE OF PAVEMENT
R/W	RIGHT-OF-WAY
SDE	STORM DRAIN EASEMENT
ISD	INTERSECTION SIGHT DISTANCE
	SURVEYED LINE
	UNSURVEYED LINE (WHEN BEARING & DISTANCE NOT SHOWN)
	ROAD RIGHT-OF-WAY LINE
	EASEMENT OR BUFFER LINE

2020045122
PLAT LARGE RECORDING FEES $25.00
PRESENTED & RECORDED
09-25-2020 12:45:52 PM
BK: PLAT 165
PG: 39
DAVID I HAMILTON
CLERK OF COURT
YORK COUNTY, SC
BY: KELLY RAMSEY CLERK

TREE REQUIREMENTS PER LOT
(REF: YORK COUNTY CODE SECTION 155.533)

LOT	MIN. NUM. OF TREES	REQ. CUMULATIVE INCHES
1	6	PRORATED
2	6	PRORATED
3	6	PRORATED
4	6	PRORATED
5	6	PRORATED
6	6	PRORATED
7	6	PRORATED

DRIVEWAY CULVERT SIZES
(PER PLANS FROM ENGINEER)

LOT	CULVERT SIZE
1	15"
2	15"
3	15"
4	15"
5	15"
6	15"
7	15"

PLAT APPROVED
This plat is approved for recording in the office of the Clerk of Court of York County, South Carolina, Subdivision and Zoning Code of York County, Section 155.428, Subdivision #
COMMISSION AGENT: _____ DATE 9-25-20
*This lot(s) subject to Tree Ordinance.

DEVELOPER:
MAY GREEN PROPERTIES, LLC.
6121 CHARLOTTE HWY.
YORK, SC 29745

PROPERTY OWNER:
MAY GREEN PROPERTIES, LLC.
6121 CHARLOTTE HWY.
YORK, SC 29745

FINAL PLAT - PHASE 1
TRACTS 1 - 7

SHEPHERDS TRACE

YORK COUNTY, SOUTH CAROLINA
KINGS MOUNTAIN TOWNSHIP
SCALE: 1" = 100'
DEED REF: DB 17688, PG 14 & PORTION OF DB 5013, PG 231, DB 18535, P 69
DATE: 10 SEPTEMBER 2020
REVISED: 18 SEPTEMBER 2020 TO CORRECT LOT 7 BUFFER AREA
PID# 2760000001 & PORTION OF PID # 2760000014
JOB: 2019-003-MAY GREEN SHEPHERD LN PH 1REC.DWG