

GENERAL NOTES

- SURVEY BASED ON PHYSICAL EVIDENCE AND EXISTING CONDITIONS.
- 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.
- UNDERGROUND UTILITIES WERE NOT LOCATED EXCEPT AS SHOWN WHERE SHOWN. BY OBSERVED EVIDENCE ONLY, UNLESS OTHERWISE NOTED.
- BEARINGS SHOWN HEREON ARE DEGREES, MINUTES, AND SECONDS AND DISTANCES ARE INTERNATIONAL FOOT, UNLESS OTHERWISE INDICATED.
- THERE IS A 20' DRAINAGE AND UTILITY EASEMENT ALONG ALL ROAD RW AND A 10' DRAINAGE AND UTILITY EASEMENT ALONG ALL LOT LINES UNLESS ADDITIONAL DRAINAGE AREA IS SHOWN.
- THERE IS A 10' EASEMENT FOR RE-SURVEYS CENTERED ON ALL PROPERTY LINES.
- PROPERTY IS ZONED RUD. SETBACKS PER RESTRICTIVE COVENANTS: FRONT: 50' SIDE: 15' (25' ON CORNER LOTS) REAR: 50' (ALSO SERVES AS NATURAL BUFFER) NOTE: HARDSHIP VARIANCE MAY BE GRANTED BY DEVELOPER IN ACCORDANCE WITH RESTRICTIONS.
- THIS PHASE DOES NOT LIE IN A SPECIAL FLOOD HAZARD AREA. REF: FEMA FIRM PANELS 45091C0045E & 45091C0065E, EFFECTIVE 9/28/2008.
- EACH LOT TO BE SERVED BY INDIVIDUAL WELL AND SEPTIC SYSTEM INSTALLED IN ACCORDANCE WITH ALL APPLICABLE YORK COUNTY AND SC DHEC REQUIREMENTS.
- 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 CONSTRUCTION OR PLACEMENT OF ANY COLUMNS, MASONRY STRUCTURE, OR IRRIGATION.
- EACH LOT OWNER SHALL BE RESPONSIBLE FOR THEIR OWN STORMWATER MANAGEMENT AND EROSION CONTROL MEASURES ASSOCIATED WITH ANY LAND DISTURBANCE ACTIVITY ON THEIR LOT.
 -TOTAL NUMBER OF LOTS: 16
 -TOTAL AREA - 29.02 AC.
 -TOTAL AREA IN LOTS - 18.21 AC.
 -TOTAL AREA IN COMMON OPEN SPACE - 8.07 AC.
 -2 NEW ROADS DEDICATED FOR THIS PHASE - 2.74 AC.
- FARMING ACTIVITIES MAY OCCUR ON ADJACENT PARCELS THAT MAY CREATE DISTURBING ODOURS AND NOISE, LIVESTOCK AND POULTRY (MAKE NOISES, CROSS 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.
- LARGER COMMON PLAN NOTE:
 (1) THIS PLAT IS CONSIDERED PART OF A LARGER COMMON PLAN (LCP) OF DEVELOPMENT PER CHAPTER 152 - STORMWATER MANAGEMENT AND SEDIMENT CONTROL ORDINANCE OF YORK COUNTY CODE OF ORDINANCES AND SC DHEC REGULATIONS. STORMWATER QUANTITY (DETENTION) AND QUALITY REQUIREMENTS SHALL BE MET FOR ALL LAND DISTURBANCE DURING THE DEVELOPMENT OF ANY AND ALL LOTS WITHIN THIS LCP.
 (2) STORMWATER QUANTITY OR DETENTION MEASURES SHALL BE IMPLEMENTED WHERE THE TOTAL CUMULATIVE PLANNED AND CONSTRUCTED LAND DISTURBANCE FOR THE ENTIRE LCP EQUALS AND EXCEEDS TWO (2) ACRES.
 (3) STORMWATER QUALITY MEASURES SHALL BE IMPLEMENTED WHERE THE TOTAL CUMULATIVE PLANNED AND CONSTRUCTED LAND DISTURBANCE FOR THE ENTIRE LCP EQUALS FIVE (5) ACRES.
 (4) ALL PERMANENT STORMWATER BMPs OR FACILITIES SHALL REQUIRE THE RECORDING OF A SIGNED COVENANT FOR PERMANENT STORMWATER SYSTEM MAINTENANCE AND RESPONSIBILITY.
 (5) NO PERMANENT STORMWATER BMPs CAN BE CONSTRUCTED ON A NUMBERED LOT. PROPERTY WHICH CONTAINS STORMWATER QUANTITY (DETENTION) AND/OR WATER QUALITY FACILITIES SHALL NOT BE NUMBERED AS LOTS AND SHALL BE SET ASIDE AS STORM DRAINAGE EASEMENTS WITHIN OPEN SPACE OR GREEN SPACE.
 (6) ALL PERMANENT STORMWATER BMPs OR FACILITIES TO BE IMPLEMENTED TO MEET REQUIREMENTS OF CHAPTER 152 STORMWATER MANAGEMENT AND SEDIMENT CONTROL ORDINANCE SHALL BE APPROVED PRIOR TO ANY LAND DISTURBANCE BEING PERMITTED.
 (7) ALL ASSOCIATED PERMITS, PLANS, FEES, ETC. MUST BE EXECUTED PRIOR TO THE DISTURBANCE OF ANY LAND ASSOCIATED WITH THIS PLAN AND/OR BUILDING PERMIT.
- A WRITTEN STATEMENT FROM DHEC INDICATING APPROVAL OF THE USE OF INDIVIDUAL WELLS & SEPTIC TANKS (INDIVIDUAL DISPOSAL SYSTEM) IS REQUIRED FOR EACH PROPOSED LOT. THE FINAL PLAT (RECORDING INSTRUMENT) SHALL INCLUDE ONLY THOSE PARCELS OF LAND THAT HAVE BEEN DETERMINED SUITABLE FOR INDIVIDUAL SEPTIC TANK SYSTEMS AS INDICATED BY DHEC IF APPLICABLE.
- 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 PROPERTY OWNERS ASSOCIATION.
- 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.
- COMMON OPEN SPACE AREAS SHOWN ARE TO SERVE AS NATURAL BUFFERS OR NATURAL CREEK BUFFERS WITH THE EXCEPTION OF THE AREAS 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.
- UTILITIES ARE TO BE LOCATED EXCLUSIVELY INSIDE RIGHTS OF WAY UNLESS OTHERWISE NOTED.
- ALL PROPOSED LOTS ON EXISTING STREETS WILL BE ACCESSED FROM THE NEW STREET(S).
- NEW ROADS SHOWN ARE TO BE PROPOSED FOR ACCEPTANCE INTO THE YORK COUNTY ROADWAY SYSTEM.
- MAINTENANCE OF ALL TEMPORARY AND PERMANENT EROSION AND STORMWATER MANAGEMENT CONTROLS, OUTSIDE THE ROAD RIGHT OF WAY IS THE RESPONSIBILITY OF THE DEVELOPER, ITS DESIGNEE, OR ANY HOMEOWNERS ASSOCIATION, PROPERTY OWNERS ASSOCIATION, OR OTHER COMMON OWNER ENTITY ESTABLISHED FOR THE GOVERNANCE/ADMINISTRATION OF THE SUBDIVISION OR COMMON PLAN OF DEVELOPMENT. YORK COUNTY RESERVES THE RIGHT TO PERFORM WORK IN THESE AREAS SHOULD THE DEVELOPER OR HIS OR HER DESIGNEE NOT PROPERLY MAINTAIN THESE AREAS CAUSING POTENTIAL DANGERS TO THE INTEGRITY OF THE ROADWAY. IN THIS EVENT, THE DEVELOPER OR HIS OR HER DESIGNEE WILL BE BILLED FOR ANY COST INCURRED BY YORK COUNTY.
- INDIVIDUAL LOT IRRIGATION SYSTEMS WILL NOT BE PERMITTED TO BE INSTALLED WITHIN THE ROAD RIGHTS OF WAY.
- NO CEMETERY BURIAL AREAS KNOWN IN PROJECT.
- NO CELLULOSE BURIAL AREAS EXIST ON PROJECT.
- 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.
- 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.
- 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.
- MAIL HOSE IS LOCATED IN PHASE II. PER DISCUSSIONS WITH US POSTAL SERVICE, THE POSTAL SERVICE PREFERENCES MAILBOX AREA TO BE IN ONE CENTRAL LOCATION.

CALLS WITH CENTERLINE OF PEDESTRIAN / LANDSCAPE MAINTENANCE EASEMENT

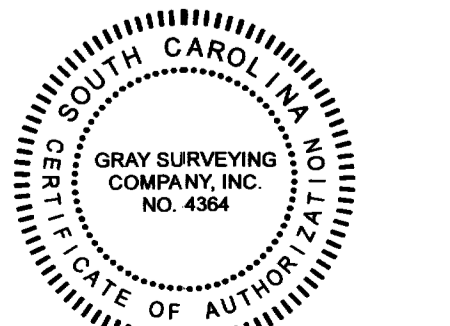
LINE	BEARING	DISTANCE	CURVE	RADIUS	ARC LENGTH	CHORD	CHORD BEARING
L1	S 87°25'29" W	20.10	C1	143.241	10.23	10.10	S 89°29'48" E
L2	S 77°51'52" E	409.49	C2	333.831	69.48	69.39	S 59°19'54" E
L3	N 77°12'25" E	278.12	C3	111.134	71.72	71.72	S 62°00'00" E
L4	S 75°42'30" E	108.84	C4	141.937	57.14	57.14	S 52°43'04" E
L5	S 65°10'30" E	150.22	C5	103.000	62.78	62.78	N 41°03'10" W
L6	S 62°53'00" E	126.43	C6	90.000	73.78	73.84	N 37°11'48" W
L7	S 20°30'30" E	163.77					
L8	S 12°42'42" E	231.96					

CALLS WITH PERMANENT DRAINAGE EASEMENTS

LINE	BEARING	DISTANCE	CURVE	RADIUS	ARC LENGTH	CHORD	CHORD BEARING
L1	S 87°25'29" W	20.10	C1	143.241	10.23	10.10	S 89°29'48" E
L2	S 77°51'52" E	409.49	C2	333.831	69.48	69.39	S 59°19'54" E
L3	N 77°12'25" E	278.12	C3	111.134	71.72	71.72	S 62°00'00" E
L4	S 75°42'30" E	108.84	C4	141.937	57.14	57.14	S 52°43'04" E
L5	S 65°10'30" E	150.22	C5	103.000	62.78	62.78	N 41°03'10" W
L6	S 62°53'00" E	126.43	C6	90.000	73.78	73.84	N 37°11'48" W
L7	S 20°30'30" E	163.77					
L8	S 12°42'42" E	231.96					

I HEREBY STATE THAT ON THE 27TH DAY OF AUGUST 2021 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
 DATE: 27 Aug 2021

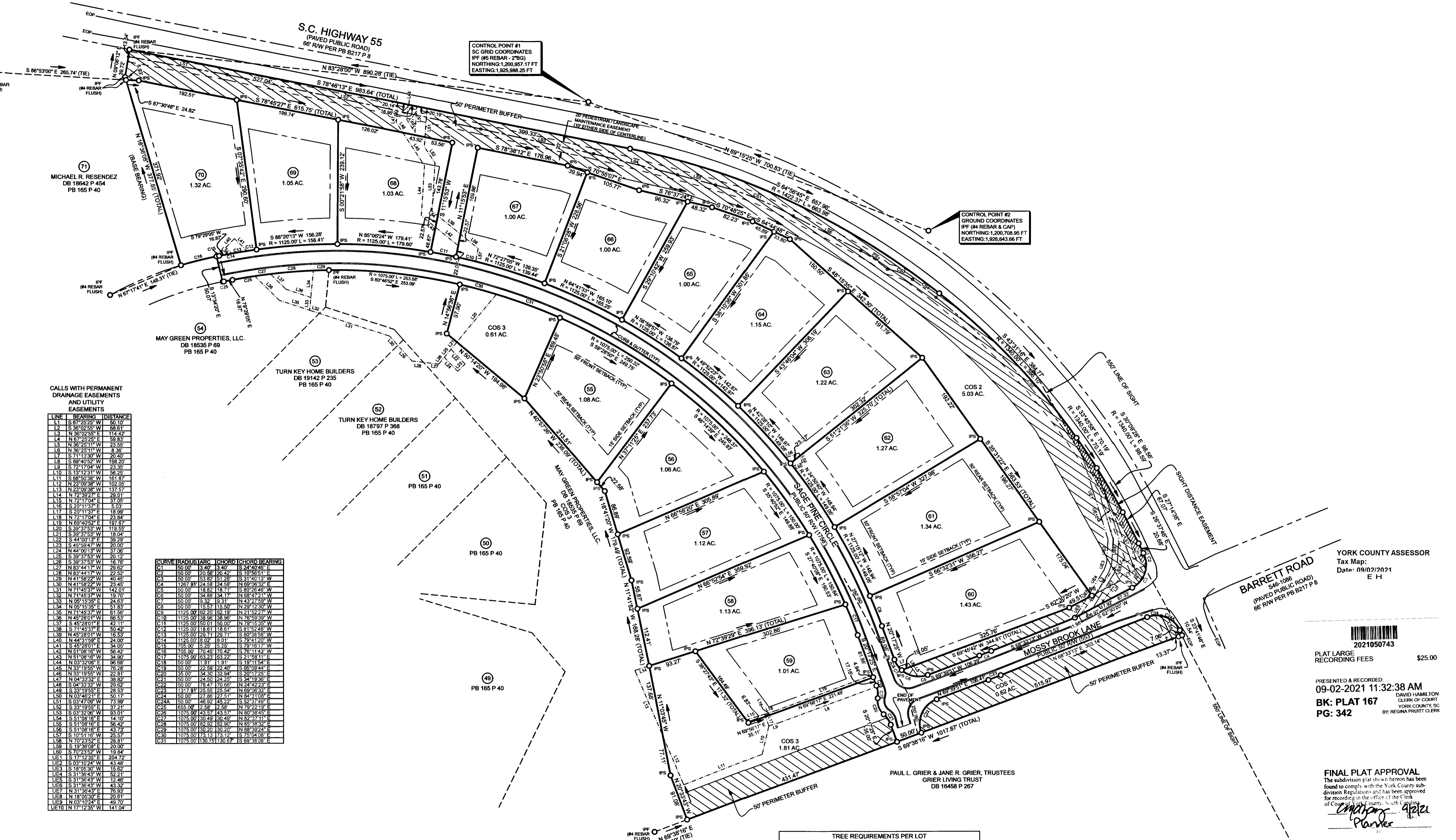
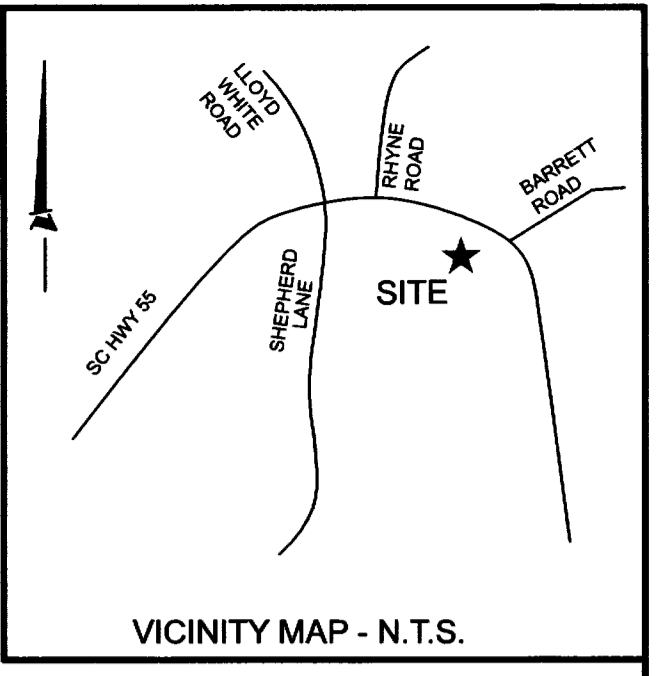


LEGEND

- IPF O IRON PIN FOUND (TYPE NOTED)
- IPF O IRON PIN SET #4 REBAR SET FLUSH (UNLESS OTHERWISE NOTED)
- O UNMARKED POINT
- O ABOVE GROUND
- BO BELOW GROUND
- EOP EDGE OF PAVEMENT
- SURVEYED LINE
- - - UNSURVEYED LINE (WHEN BEARING & DISTANCE NOT SHOWN)
- - - ROAD RIGHT-OF-WAY LINE
- - - PERMANENT DRAINAGE EASEMENT
- - - PERMANENT UTILITY EASEMENT

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

LOT	MIN. NUM. OF TREES	REQ. CUMULATIVE INCHES
55	6	PRORATED
56	6	PRORATED
57	6	PRORATED
58	6	PRORATED
59	6	PRORATED
60	6	PRORATED
61	6	PRORATED
62	6	PRORATED
63	6	PRORATED
64	6	PRORATED
65	6	PRORATED
66	6	PRORATED
67	6	PRORATED
68	6	PRORATED
69	6	PRORATED
70	6	PRORATED



YORK COUNTY ASSESSOR
 Tax Map: E H
 Date: 08/02/2021
 PLAT LARGE RECORDING FEES \$25.00
 2021050743
 PRESENTED & RECORDED:
 09-02-2021 11:32:38 AM
 BK: PLAT 167
 PG: 342
 BY: REGINA PRUITT CLERK OF COURT YORK COUNTY, SC

FINAL PLAT APPROVAL
 The subdivision plat shown herein has been found to comply with the York County subdivision regulations and has been approved for recording in the office of the Clerk of Court, York County, South Carolina.
 David Hamilton
 Clerk of Court

FINAL PLAT - PHASE 3
 TRACTS 55-70
SHEPHERDS TRACE
 YORK COUNTY, SOUTH CAROLINA
 KINGS MOUNTAIN TOWNSHIP
 SCALE: 1" = 100'
 DEED REF: DB 18535 P 69, DB 17687 P 441, DB 17688 P 14
 DATE: 27 AUGUST 2021
 PID#: 2760000031 & 2760000001
 JOB: 2019-003-MAY GREEN SHEPHERD PH 3.DWG