

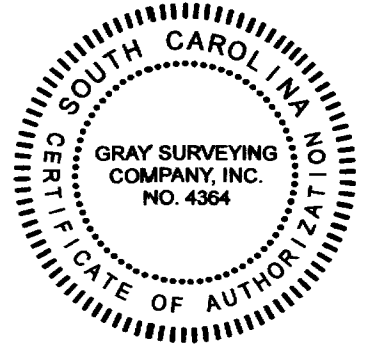
GENERAL NOTES

- 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 INDICATED.
- 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 (25' ON LOTS 16 - 42)
NOTE: HARDSHIP VARIANCE MAY BE GRANTED BY DEVELOPER IN ACCORDANCE WITH RESTRICTIONS. ADDITIONAL VARIANCES MAY BE REQUIRED BY YORK COUNTY.
- THIS PHASE DOES NOT LIE IN A SPECIAL FLOOD HAZARD AREA. REF: FEMA FIRM PANELS 45091C004E & 45091C006E, EFFECTIVE 9/09/2008.
- 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 INCLUDING 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.
1. TOTAL NUMBER OF LOTS: 16
2. TOTAL AREA - 48.92 AC.
3. TOTAL AREA IN LOTS - 38.05 AC.
4. TOTAL AREA IN COMMON OPEN SPACE - 6.89 AC.
5. NEW ROADS DELETED FOR THIS PHASE - 4.18 AC.
SAGE PINE CIRCLE - 2403'
SHORT STROLL COURT - 384'
BAREFOOT LANE - 688'
- FARMING ACTIVITIES MAY OCCUR ON ADJACENT PARCELS THAT MAY CREATE DISTURBING ODORS AND NOISES, 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 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.
- THIS SITE IS CONSIDERED TO BE A LARGER COMMON PLAN (LCP) OR IS PART OF A LARGER COMMON PLAN OF DEVELOPMENT, AS DEFINED BY YORK COUNTY ORDINANCE AND SC DHEC REGULATIONS. STORMWATER DETENTION AND WATER QUALITY REQUIREMENTS SHALL BE REQUIRED FOR LAND DISTURBANCE DURING THE DEVELOPMENT OF ANY AND ALL LOTS WITHIN THIS LARGER COMMON PLAN.
1. STORMWATER QUANTITY OR DETENTION MEASURES SHALL BE IMPLEMENTED WHERE TWO (2) OR MORE ACRES ARE DISTURBED OR ARE PLANNED TO BE DISTURBED.
2. STORMWATER WATER QUALITY MEASURES SHALL BE IMPLEMENTED WHERE FIVE (5) OR MORE ACRES IN THIS LCP ARE DISTURBED OR ARE PLANNED TO BE DISTURBED.
3. ALL PERMANENT STORMWATER MANAGEMENT FACILITIES AND BEST MANAGEMENT PRACTICES (BMPs) SHALL REQUIRE A COVENANT FOR PERMANENT STORMWATER SYSTEM MAINTENANCE AND RESPONSIBILITY FORM TO BE RECORDED WITH THE YORK COUNTY REGISTRAR OFFICES. THIS AGREEMENT SHALL CONSTITUTE A COVENANT RUNNING WITH THE LAND, AND SHALL BE BINDING UPON THE RESPONSIBLE PARTIES, HEIRS, ADMINISTRATORS, EXECUTORS, ASSIGNS AND ANY OTHER SUCCESSORS, IN INTEREST. THE PROVISIONS OF THIS AGREEMENT MUST ALSO IDENTIFY A SOURCE OF FUNDING TO SUPPORT FUTURE REQUIRED MAINTENANCE AND UPKEEP ACTIVITIES, AND AN ENTITY RESPONSIBLE FOR GENERAL UPKEEP, MAINTENANCE AND REPAIR.
4. NO PERMANENT BMPs CAN BE CONSTRUCTED OR MAINTAINED ON PROPERTY WHICH CONTAINS STORMWATER MANAGEMENT AND/OR WATER QUALITY FEATURES (PERMANENT BMPs) SHALL NOT BE NUMBERED AS LOTS AND SHALL BE SET ASIDE AS STORMWATER OPEN SPACE OR GREEN SPACE.
5. ALL PERMANENT BMPs TO BE IMPLEMENTED TO MEET THESE REQUIREMENTS WILL NEED TO BE APPROVED PRIOR TO ANY DISTURBANCE BEING PERMITTED.
6. ALL ASSOCIATED PERMITS, PLANS, FEES, ETC. MUST BE EXECUTED PRIOR TO THE DISTURBANCE OF ANY LAND ASSOCIATED WITH THIS PLAN AND/OR BUILDING PERMIT.
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 DETERMINED BY DHEC (IF APPLICABLE).
- NO OWNER, DEVELOPER, OR CONTRACTOR SHALL PLACE ANY PART OF A STRUCTURE, PERMANENT EQUIPMENT, PERMANENT RETAINING WALL, OR IMPOUNDMENT WITHIN A STORMWATER EASEMENT. FENCES AND WALLS SHALL NOT RUN LONGITUDINALLY WITHIN AN EASEMENT. HOWEVER, A PERPENDICULAR CROSSING OF AN EASEMENT MAY BE ALLOWED WITHIN AN EASEMENT AS LONG AS THE FENCE OR WALL DOES NOT OBSTRUCT OR INTERFERE WITH STORMWATER FLOW. A PERPENDICULAR CROSSING WILL REQUIRE A LETTER OF APPROVAL FROM THE HOMEOWNER'S ASSOCIATION, PROPERTY OWNER'S ASSOCIATION OR OTHER COMMON ENTITY.
- 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 OWNER'S ASSOCIATION. COMMON OPEN SPACE AREA AT END OF SAGE PINE CIRCLE MAY BE USED AS PARKING FOR RECREATIONAL VEHICLES.
- 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 STREETS.
NEW LOTS WILL HAVE NO ROAD LANE ACCESS TO SHEPHERD TRACE.
- NEW ROADS SHOWN ARE TO BE PROPOSED FOR ACCEPTANCE INTO THE YORK COUNTY ROADWAY SYSTEM.
- THE RESPONSIBILITY FOR MAINTAINING ALL TEMPORARY AND PERMANENT EROSION AND SEDIMENT CONTROL MEASURES AND STORMWATER FACILITIES, INCLUDING EASEMENTS, OUTSIDE OF THE ROAD RIGHT OF WAY AFTER SITE LAND-DISTURBANCE ACTIVITY IS COMPLETED SHALL LIE WITH THE LANDOWNER OR PERSON IN POSSESSION OR CONTROL INCLUDING THE DEVELOPER, THE DEVELOPER'S DESIGNER, OR ANY HOMEOWNER'S ASSOCIATION, PROPERTY OWNER'S ASSOCIATION, OR OTHER COMMON OWNER ENTITY ESTABLISHED FOR THE GOVERNANCE/ADMINISTRATION OF A SUBDIVISION OR COMMON PLAN OF DEVELOPMENT, EXCEPT FACILITIES AND MEASURES INSTALLED WITHIN ROAD OR STREET RIGHT OF WAY OR EASEMENTS ACCEPTED FOR MAINTENANCE 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 CELLULOSIC 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, HOME OWNER'S ASSOCIATION, A PROPERTY OWNER'S ASSOCIATION, OR OTHER PRIVATE ENTITY IS RESPONSIBLE FOR KEEPING ALL SIGHT DISTANCES CLEAR OF ALL SIGNS, VEGETATION, AND OTHER OBJECTS THAT MAY BLOCK DRIVERS' LINE OF SIGHT.
- MAIL KIOSK IS LOCATED IN PHASE II. PER DISCUSSIONS WITH US POSTAL SERVICE, THE POSTAL SERVICE PREFERENCES MAILBOX AREA TO BE IN ONE CENTRAL LOCATION.

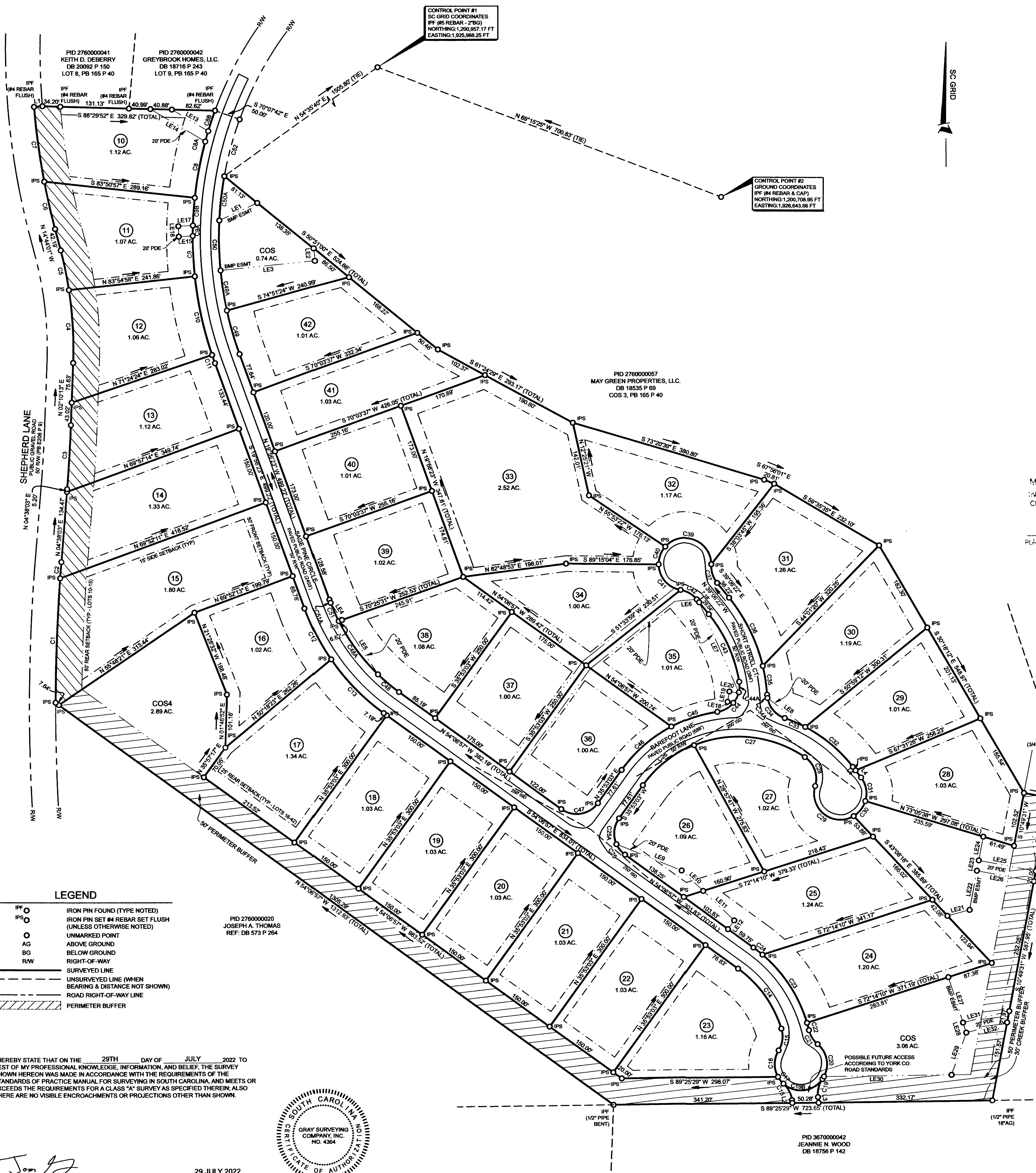
LEGEND

IPF	IRON PIN FOUND (TYPE NOTED)
IPSO	IRON PIN SET #4 REBAR SET FLUSH (UNLESS OTHERWISE NOTED)
OP	UNMARKED POINT
AG	ABOVE GROUND
BG	BELOW GROUND
RW	SURVEYED LINE
- - -	RIGHT-OF-WAY
- - -	UNSURVEYED LINE (WHEN BEARING & DISTANCE NOT SHOWN)
- - -	ROAD RIGHT-OF-WAY LINE
	PERIMETER BUFFER

I HEREBY STATE THAT ON THE 29TH DAY OF JULY 2022 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: 29 JULY 2022



LINE	BEARING	DISTANCE	CURVE RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	
L1	N 85°25'55" E	16.00	G1	3465.00	237.62	237.57	N 02°09'12" E
L2	S 06°40'15" E	5.85	G2	3465.00	31.22	31.72	N 04°22'34" E
L3	N 05°40'15" E	10.87	G3	2265.00	122.74	122.77	N 03°24'30" E
L4	N 37°26'50" W	17.14	G4	735.00	139.53	139.33	N 03°16'05" W
L5	N 65°30'58" E	79.72	G5	735.00	77.31	77.47	N 11°45'13" W
L6	S 34°34'40" E	23.92	G6	351.00	92.74	92.79	N 12°46'03" W
L7	S 84°25'57" W	180.71	G7	1351.00	144.14	144.07	N 07°44'42" W
L8	S 23°29'51" E	38.20	G8	705.00	109.10	109.04	N 03°03'12" W
L9	S 33°30'51" E	124.45	G9	705.00	20.70	20.70	S 15°51'45" W
L10	S 67°44'57" E	134.57	G10	705.00	53.05	53.03	S 03°58'43" W
L11	S 46°35'36" E	81.61	G11	705.00	16.57	16.57	S 19°15'59" E
L12	S 35°53'03" W	20.48	G12	425.00	109.89	109.55	S 27°30'42" E
L13	S 59°12'30" E	80.95	G13	425.00	143.59	142.96	S 47°26'14" E
L14	N 59°12'30" W	121.93	G14	225.00	143.57	141.15	S 35°50'09" E
L15	S 87°22'39" W	26.72	G15	50.00	43.19	41.86	S 07°11'17" W
L16	N 02°09'21" E	78.09	G16	50.00	53.31	50.12	S 01°22'16" W
L17	N 87°22'39" E	28.00	G17	50.00	16.51	16.44	S 38°37'07" E
L18	N 79°37'39" W	114.00	G18	50.00	36.14	35.36	S 27°22'32" E
L19	N 10°42'40" E	78.09	G19	50.00	36.14	35.36	N 10°22'06" E
L20	S 79°47'29" E	18.90	G20	50.00	74.05	67.47	N 07°41'24" W
L21	N 79°12'11" E	43.75	G21	50.00	31.84	31.30	N 31°52'42" W
L22	N 10°42'40" E	78.09	G22	275.00	14.59	14.55	N 15°09'14" W
L23	N 10°42'40" E	20.00	G23	275.00	157.69	155.54	N 33°09'47" W
L24	N 10°42'40" E	46.35	G24	275.00	22.04	22.04	N 51°48'10" W
L25	S 79°10'24" E	111.01	G25	50.00	29.29	29.99	N 30°31'11" W
L26	N 79°10'24" W	110.95	G26	50.00	52.25	49.91	N 05°58'49" E
L27	N 10°42'40" E	46.35	G27	275.00	22.04	22.04	N 51°48'10" W
L28	S 79°10'24" E	111.01	G28	50.00	63.05	58.95	S 19°37'03" E
L29	S 19°15'08" W	85.43	G29	50.00	119.59	119.68	S 23°29'49" E
L30	N 82°48'53" E	198.01	G30	50.00	37.98	36.24	N 38°09'12" E
L31	N 76°21'42" E	61.14	G31	50.00	47.43	45.57	N 01°15'14" W
L32	S 76°21'42" W	80.57	G32	555.00	32.59	32.78	N 15°09'23" E

MAJOR SUBDIVISION APPROVED
This plat is approved for recording with the Clerk of Court of York County, SC, per the Land Development Code.
William Grier 8/10/22
PLANNING DEPARTMENT AGENT DATE

LOT	MIN. NUM. OF TREES	REQ. CUMULATIVE INCHES
10	6	PRORATED
11	6	PRORATED
12	6	PRORATED
13	6	PRORATED
14	6	PRORATED
15	6	PRORATED
16	6	PRORATED
17	6	PRORATED
18	6	PRORATED
19	6	PRORATED
20	6	PRORATED
21	6	PRORATED
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31	6	PRORATED
32	6	PRORATED
33	6	PRORATED
34	6	PRORATED
35	6	PRORATED
36	6	PRORATED
37	6	PRORATED
38	6	PRORATED
39	6	PRORATED
40	6	PRORATED
41	6	PRORATED
42	6	PRORATED

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

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 4
TRACTS 10-42
SHEPHERDS TRACE
YORK COUNTY, SOUTH CAROLINA
KINGS MOUNTAIN TOWNSHIP
SCALE: 1" = 100'
DEED REF: DB 18535 P 69, DB 17687 P 437
DATE: 29 JULY 2022
PID# 276000001, 276000002
JOB: 2019-003-MAY GREEN SHEPHERD PH IV.DWG