MAGNETIC

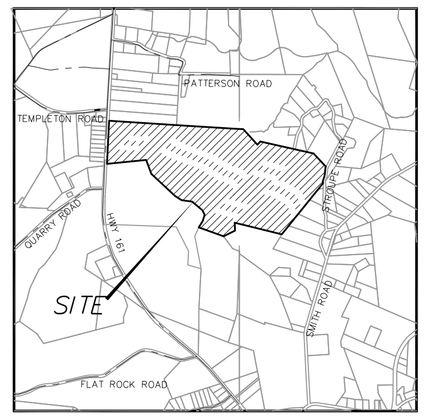
NOTES:

1. ALL UTILITIES TO BE LOCATED EXCLUSIVELY INSIDE ROAD RIGHT-OF-WAY (UNLESS OTHERWISE NOTED).
2. ALL PROPOSED LOTS WILL BE ACCESSED FROM THE NEW STREETS.
3. ANY PROPOSED CELLULOSIC BURIAL SITES SHALL BE LOCATED ON THE FINAL PLAT.
4. NEW ROADS ARE TO BE PROPOSED FOR ACCEPTANCE INTO THE YORK COUNTY ROADWAY SYSTEM.
5. THE MAINTENANCE OF ALL TEMPORARY AND PERMANENT EROSION AND STORMWATER MANAGEMENT CONTROLS, OUTSIDE THE ROAD R/W, 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.
6. THE DEVELOPER HAS RECEIVED, READ AND UNDERSTANDS THE YORK COUNTY SUBDIVISION ORDINANCE. ANY DEVIATION FROM THE SUBDIVISION ORDINANCE MUST HAVE PRIOR WRITTEN APPROVAL FROM YORK COUNTY. FAILURE TO ADHERE TO THE YORK COUNTY SUBDIVISION ORDINANCE COULD RESULT IN NONACCEPTANCE OF ROADWAYS INTO THE YORK COUNTY ROAD MAINTENANCE SYSTEM AND DENIAL OF FINAL PLAT.
7. THE EXISTING CONDITIONS OF THE PROPERTY ARE CLASSIFIED AS "CLEARED"
8. THIS PROJECT WILL NOT BE IMPACTED BY PROPOSED ROAD IMPROVEMENTS.
9. ALL SIGNAGE TO BE PERMITTED SEPARATELY.
10. THE HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR MAINTAINING THE OPEN SPACE AND BUFFER YARD.
11. THIS SUBDIVISION IS SUBJECT TO ALL OF THE APPLICABLE REQUIREMENTS OF THE YORK COUNTY TREE ORDINANCE.
12. THE DEVELOPER, INDIVIDUAL LOT OWNER, OR THEIR REPRESENTATIVES SHALL NOT PIPE OR FILL ROADSIDE DITCHES NOR DISCHARGE LOT OR ROOF DRAINAGE SYSTEMS INTO ROADSIDE DITCHES, ENCLOSED ROAD DRAINAGE SYSTEMS, OR ROAD RIGHT-OF-WAY WITHOUT SUBMITTING A ROAD ENCROACHMENT PERMIT TO YORK COUNTY FOR APPROVAL.
13. INDIVIDUAL LOT IRRIGATION SYSTEMS WILL NOT BE PERMITTED TO BE INSTALLED WITHIN THE ROAD RIGHT-OF-WAYS.
14. CONTRACTOR SHALL GIVE A 48 HOUR NOTICE TO YORK COUNTY ENGINEERING AT (803) 684-8571 PRIOR TO BEGINNING GRADING AND CONSTRUCTION ON ANY ROADWAY PROPOSED TO BE ACCEPTED INTO THE YORK COUNTY ROADWAY SYSTEM OR MAINTAINED AS A PRIVATE ROAD.
15. THE OWNER ELECTS NOT TO CHOOSE ONE OF THE INCENTIVE REDUCTIONS OF THE YORK COUNTY TREE ORDINANCE.

EASEMENTS SHOULD BE CENTERED ON PROPERTY LINE OR WITHIN ROAD R/W. PROPOSED EASEMENTS MUST BE A MINIMUM 20' WIDE. EASEMENT NOT CENTERED ON PROPERTY LINES MUST BE SURVEYED AT FINAL PLAT.

NOTE:
100' BUFFER / TREE PRESERVATION EASEMENT TO BE PROVIDED ALONG THE CREEK.

NOTE:
ALL ROADS TERMINATING AT PHASE LINES, TO HAVE AN APPROVED YORK COUNTY TEMPORARY TURN-AROUND, IF CONSTRUCTION IS NOT CONTINUED.



VICINITY MAP
N.T.S.

LEGEND

- PROPERTY LINE
- EXIST. OVERHEAD ELECTRIC
- EXIST. POWER POLE
- PROP. ASPHALT
- PROP. EDGE OF PAVEMENT
- PROP. UTILITY/ROAD R.O.W.
- PROP. SIGHT DISTANCE
- PROP. STORM EASEMENT
- PROP. TOP SOIL BERM
- PROP. COMMON OPEN SPACE
- PROP. TREE PRESERVATION

SITE INFORMATION

TMS #: 2830000008
CURRENT ZONING: RUD

TOTAL ACREAGE = 216.48 ACRES

SCHOOL DISTRICT: #1

FIRE DISTRICT: CLOVER

1071 LF OF ROAD FRONTAGE ALONG HIGHWAY 161
FEMA PANEL 4501913 0025b - FEBRUARY 4, 1981

LOT INFORMATION

PROPOSED USE: 107 SINGLE FAMILY RESIDENTIAL
MIN. LOT SIZE = 43,560 S.F.
MIN. LOT WIDTH = 100.00'

SETBACK REQUIREMENTS

FRONT YARD = 25'
SECONDARY FRONT YARD = 25'
SIDE YARD = 10'
REAR YARD = 25'

OPEN SPACE/BUFFER YARD- 29.93 Acres
OPEN SPACE TO REMAIN NATURAL AND UNDISTURBED

SITE UTILITIES

WATER - INDIVIDUAL WELLS
SEWER - INDIVIDUAL SEPTIC TANKS
ELECTRICITY - YORK ELECTRIC CO-OP
NATURAL GAS - YORK COUNTY NATURAL GAS
TELEPHONE - COMPORIUM COMMUNICATIONS
CABLE TV - COMPORIUM COMMUNICATIONS

DRAINAGE AND UTILITIES EASEMENTS

20' INSIDE FRONT ROAD R/W LINES
10' ON EACH SIDE OF ALL
NATURAL AND CONSTRUCTED WATERWAYS

THE SOILS FOUND ON SITE ARE:
LdB2 - Cecil (Group B Soil)

*Above soil classification are based on USDA SCS soil reclassifications doted 3-22-95, provided by the York County NRCS Field Office.

POSTED SPEED LIMIT ON HWY 161 IS 55 MPH. SIGHT DISTANCE IS AT LEAST 550' IN BOTH DIRECTIONS FROM SUBDIVISION ENTRANCE.

ALL STREETS INTERSECT AT 90 DEGREE ANGLES.

NOTE:
CONTRACTOR SHALL REPAIR ALL EXISTING CONDITIONS DAMAGED BY CONTRACTOR TO ORIGINAL CONDITION.

DEVELOPER RESPONSIBLE FOR INSTALLATION OF DRIVEWAY CULVERT AND PAVED APRON OR FILE A CASH BOND (CERTIFIED CHECK) FOR $700.00 PER LOT PRIOR TO FINAL PLAT APPROVAL.

NO MORE THAN ONE HOUSE/MODULAR WITH A MINIMUM 8 ON 12 PITCH ROOF SHALL OCCUPY A LOT.

TEMPORARY BENCH MARK AT INTERSECTION OF HWY 161 AND LAUREN PINES DR.
ELEVATION = 793.09

DEVELOPER RESPONSIBLE FOR KEEPING ALL SIGHT DISTANCE EASEMENTS CLEAR OF SIGNS, VEGETATION, AND OTHER OBJECTS THAT MAY BLOCK THE VIEW OF DRIVERS.

FARMING ACTIVITIES MAY OCCUR ON ADJACENT PARCELS THAT MAY CREATE DISTURBING ODORS 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.

GRAPHIC SCALE
200 0 100 200 400 800
(IN FEET)
1 inch = 200 ft.

OWNER OF RECORD: DEVER LITTLE JR. TRUSTEE & JOHN
15 PIEDMONT CTR. STE. 1250
ATLANTA, GA. 30305

DEVELOPER: BETHEL PARTNERS, LLC.
3601 RUTH STREET
INDIAN TRAIL, NC 28079
PHONE: (704) 293-6147
FAX:

ENGINEER: POWER ENGINEERING CO., INC.
13310-A SOUTH RIDGE DR.
CHARLOTTE, NORTH CAROLINA 28273
PHONE: (704) 525-7275
FAX: (704) 525-2515

SOUTH CAROLINA POWER ENGINEERING COMPANY, INC. No. C00195 CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA REGISTERED PROFESSIONAL ENGINEER No. 20524 D. KEITH RAINS

REVISIONS	BY
REVISED PER YORK COUNTY COMENTS 01-12-07	JDH

PREPARED BY
POWER ENGINEERING COMPANY, INC.
ENGINEERS - PLANNERS - SURVEYORS
COLUMBIA, SC CHARLOTTE, NC

LAUREN PINES
BETHEL PARTNERS, LLC
PRELIMINARY PLAT
YORK COUNTY, SOUTH CAROLINA

DRAWN	J.D.H.
CHECKED	D.K.R.
DATE	01-02-07
SCALE	1" = 200'
JOB NO.	6109
SHEET	1

OF 1 SHEETS