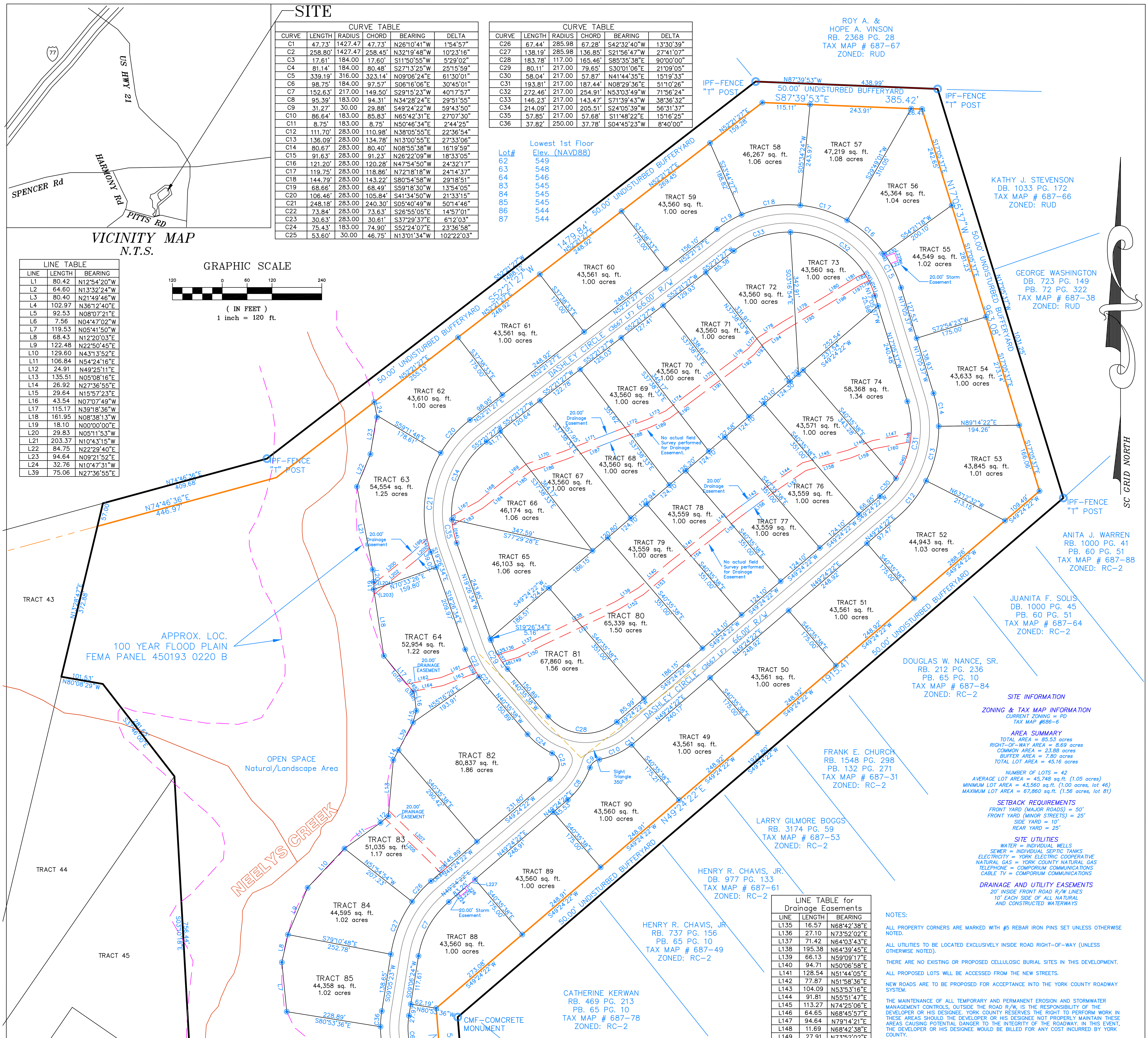

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
C1	47.73'	1427.47	47.73'	N26°10'41"W	1°54'57"
C2	258.80'	1427.47	258.45'	N32°19'48"W	10°23'16"
C3	17.61'	184.00	17.60'	S11°50'55"W	5°29'02"
C4	81.14'	184.00	80.48'	S27°13'25"W	25°15'59"
C5	339.19'	316.00	323.14'	N09°06'24"E	61°30'01"
C6	98.75'	184.00	97.57'	S06°16'06"E	30°45'01"
C7	152.63'	217.00	149.50'	S29°15'23"W	40°17'57"
C8	95.39'	183.00	94.31'	N34°28'24"E	29°51'55"
C9	31.27'	30.00	29.88'	S49°24'22"W	59°43'50"
C10	86.64'	183.00	85.83'	N65°42'31"E	27°07'30"
C11	8.75'	183.00	8.75'	N50°46'34"E	2°44'25"
C12	111.70'	283.00	110.98'	N38°05'55"E	22°36'54"
C13	136.09'	283.00	134.78'	N13°00'55"E	27°33'06"
C14	80.67'	283.00	80.40'	N08°55'38"W	16°19'59"
C15	91.63'	283.00	91.23'	N26°22'09"W	18°33'05"
C16	121.20'	283.00	120.28'	N47°54'50"W	24°32'17"
C17	119.75'	283.00	118.86'	N72°18'18"W	24°14'37"
C18	144.79'	283.00	143.22'	S80°54'58"W	29°18'51"
C19	68.66'	283.00	68.49'	S59°18'30"W	13°54'05"
C20	106.46'	283.00	105.84'	S41°34'50"W	21°33'15"
C21	248.18'	283.00	240.30'	S05°40'49"W	50°14'46"
C22	73.84'	283.00	73.63'	S26°55'05"E	14°57'01"
C23	30.63'	283.00	30.61'	S37°29'37"E	6°12'03"
C24	75.43'	183.00	74.90'	S52°24'07"E	23°36'58"
C25	53.60'	30.00	46.75'	N13°01'34"W	102°22'03"

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
C26	67.44'	285.98	67.28'	S42°32'40"W	13°30'39"
C27	138.19'	285.98	136.85'	S21°56'47"W	27°41'07"
C28	183.78'	117.00	165.46'	S85°35'38"E	90°00'00"
C29	80.11'	217.00	79.65'	S30°01'06"E	21°09'05"
C30	58.04'	217.00	57.87'	N41°44'35"E	15°19'33"
C31	193.81'	217.00	187.44'	N08°29'36"E	51°10'26"
C32	272.46'	217.00	254.91'	N53°03'49"W	71°56'24"
C33	146.23'	217.00	143.47'	S71°39'43"W	38°36'32"
C34	214.09'	217.00	205.51'	S24°05'39"W	56°31'37"
C35	57.85'	217.00	57.68'	S11°48'22"E	15°16'25"
C36	37.82'	250.00	37.78'	S04°45'23"W	8°40'00"

Lowest 1st Floor

Lot#	Elev. (NAVD88)
62	549
63	548
64	546
83	545
84	545
85	545
86	544
87	544

LINE TABLE		
LINE	LENGTH	BEARING
L1	80.42	N12°54'20"W
L2	64.60	N13°32'24"W
L3	80.40	N21°49'46"W
L4	102.97	N36°12'40"E
L5	92.53	N08°07'21"E
L6	7.56	N04°47'02"W
L7	119.53	N05°41'50"W
L8	68.43	N12°20'03"E
L9	122.48	N22°50'45"E
L10	129.60	N43°13'52"E
L11	106.84	N54°24'16"E
L12	24.91	N49°25'11"E
L13	135.51	N05°08'16"E
L14	26.92	N27°36'55"E
L15	29.64	N15°57'23"E
L16	43.54	N07°07'49"W
L17	115.17	N39°18'36"W
L18	161.95	N08°38'13"W
L19	18.10	N00°00'00"E
L20	29.83	N05°11'53"W
L21	203.37	N10°43'15"W
L22	84.75	N22°29'40"E
L23	94.64	N09°21'52"E
L24	32.76	N10°47'31"W
L39	75.06	N27°36'55"E

SITE INFORMATION

ZONING & TAX MAP INFORMATION
CURRENT ZONING = PD
TAX MAP #686-6

AREA SUMMARY
TOTAL AREA = 85.53 acres
RIGHT-OF-WAY AREA = 8.69 acres
COMMON AREA = 23.88 acres
BUFFER AREA = 7.80 acres
TOTAL LOT AREA = 45.16 acres

NUMBER OF LOTS = 42
AVERAGE LOT AREA = 45,748 sq.ft. (1.05 acres)
MINIMUM LOT AREA = 43,560 sq.ft. (1.00 acres, lot 46)
MAXIMUM LOT AREA = 67,860 sq.ft. (1.56 acres, lot 81)

SETBACK REQUIREMENTS
FRONT YARD (MAJOR ROADS) = 50'
FRONT YARD (MINOR STREETS) = 25'
SIDE YARD = 10'
REAR YARD = 25'

SITE UTILITIES
WATER = INDIVIDUAL WELLS
SEWER = INDIVIDUAL SEPTIC TANKS
ELECTRICITY = YORK ELECTRIC COOPERATIVE
NATURAL GAS = YORK COUNTY NATURAL GAS
TELEPHONE = COMPORIUM COMMUNICATIONS
CABLE TV = COMPORIUM COMMUNICATIONS

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

CURVE TABLE for Storm Easement					
CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
(C47)	138.13'	316.00	137.03'	N09°07'15"W	25°02'42"
(C48)	8.03'	283.00	8.03'	N34°49'54"W	1°37'34"

LINE TABLE for Storm Easement		
LINE	LENGTH	BEARING
L215	6.33	S82°13'12"E
L216	20.00	S07°46'48"W
L217	6.79	N82°13'12"W
L218	6.25	N82°13'12"W
L219	20.00	N07°46'48"E
L220	6.71	S82°13'12"E
L221	11.09	N09°06'24"E
L222	9.13	S66°00'29"W
L223	16.41	S23°59'31"E
L224	7.89	S40°30'10"E
L225	20.00	N49°29'50"E
L226	7.92	N40°30'10"W
L227	32.38	N49°24'22"E
L228	18.17	N68°09'27"E
L229	20.00	N21°50'33"W
L230	21.74	S68°09'27"W

TREE REQUIREMENTS		
LOT	MIN TREES	TOTAL INCHES
44	5	105"
45	5	105"
46	5	105"
47	5	105"
48	5	105"
49	5	105"
50	5	105"
51	5	105"
52	5	108"
53	5	106"
54	5	105"
55	5	107"
56	5	109"
57	5	113"
58	5	111"
59	5	105"
60	5	105"
61	5	105"
62	5	105"
63	5	136"

TREE REQUIREMENTS		
LOT	MIN TREES	TOTAL INCHES
64	5	131"
65	5	111"
66	5	111"
67	5	105"
68	5	105"
69	5	105"
70	5	105"
71	5	105"
72	5	105"
73	5	105"
74	5	140"
75	5	105"
76	5	105"
77	5	105"
78	5	105"
79	5	105"
80	5	157"
81	5	163"
82	5	195"
83	5	122"
84	5	107"
85	5	107"

LINE TABLE for Drainage Easements		
LINE	LENGTH	BEARING
L135	16.57	N68°42'38"E
L136	27.10	N73°52'02"E
L137	71.42	N64°03'43"E
L138	195.38	N64°39'45"E
L139	66.13	N59°09'17"E
L140	94.71	N50°06'58"E
L141	128.54	N51°44'05"E
L142	77.87	N51°58'36"E
L143	104.09	N53°53'16"E
L144	91.81	N55°51'47"E
L145	113.27	N74°25'06"E
L146	64.65	N68°45'57"E
L147	94.64	N79°14'21"E
L148	11.69	N68°42'38"E
L149	27.91	N73°52'02"E
L150	73.03	N64°03'43"E
L151	196.23	N64°39'45"E
L152	68.68	N59°09'17"E
L153	96.00	N50°06'58"E
L154	128.22	N51°44'05"E
L155	77.50	N51°58'36"E
L156	103.41	N53°53'16"E
L157	88.20	N55°51'47"E
L158	110.99	N74°25'06"E
L159	63.80	N68°45'57"E
L160	86.71	N79°14'21"E
L161	81.76	S68°40'27"W
L162	82.56	S79°12'40"W
L163	86.63	S68°40'27"W
L164	73.54	S79°12'40"W
(L165)	22.76	N39°18'36"W
(L166)	4.45	N39°18'36"W
L167	73.34	N60°59'45"E
L168	82.36	N51°34'51"E
L169	65.75	N53°28'47"E
L170	90.50	N71°22'32"E
L171	147.98	N68°43'50"E
L172	69.27	N70°00'32"E
L173	49.60	N65°22'29"E
L174	69.99	N52°53'00"E
L175	129.02	N53°13'34"E
L176	50.79	N52°38'08"E
L177	35.13	N40°42'58"E
L178	70.61	N57°43'18"E
L179	119.56	N59°01'24"E
L180	59.98	N58°43'43"E
L181	32.86	N58°38'55"E
L182	17.89	N66°21'27"E
L183	83.95	N60°59'45"E
L184	83.67	N51°34'51"E
L185	62.27	N53°28'47"E
L186	87.81	N71°22'32"E
L187	148.22	N68°43'50"E
L188	69.86	N70°00'32"E
L189	52.60	N65°22'29"E
L190	72.12	N52°53'00"E
L191	129.06	N53°13'34"E
L192	52.98	N52°38'08"E
L193	34.23	N40°42'58"E
L194	67.39	N57°43'18"E
L195	119.38	N59°01'24"E
L196	60.05	N58°43'43"E
L197	31.52	N58°38'55"E
L198	18.78	N66°21'27"E
L199	47.89	S47°47'47"W
L200	120.27	S50°46'54"W
L201	38.20	S47°47'47"W
L202	134.87	S50°46'54"W
(L203)	11.57	N08°38'13"W
(L204)	12.95	N00°00'00"E
L205	186.61	N45°46'22"W
L206	20.08	N49°24'22"E
L207	195.82	N45°46'22"W
L208	180.80	S53°54'35"W
L209	23.49	S55°58'36"W
L210	85.09	S70°19'11"W
L211	20.14	S12°54'20"E
L212	89.98	N70°19'11"E
L213	26.33	N55°58'36"E
L214	158.91	N54°07'33"E

NOTES:

ALL PROPERTY CORNERS ARE MARKED WITH #5 REBAR IRON PINS SET UNLESS OTHERWISE NOTED.

ALL UTILITIES TO BE LOCATED EXCLUSIVELY INSIDE ROAD RIGHT-OF-WAY (UNLESS OTHERWISE NOTED).

THERE ARE NO EXISTING OR PROPOSED CELLULOSIC BURIAL SITES IN THIS DEVELOPMENT.

ALL PROPOSED LOTS WILL BE ACCESSED FROM THE NEW STREETS.

NEW ROADS ARE TO BE PROPOSED FOR ACCEPTANCE INTO THE YORK COUNTY ROADWAY SYSTEM.

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.

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.

INDIVIDUAL LOT IRRIGATION SYSTEMS WILL NOT BE PERMITTED TO BE INSTALLED WITHIN THE ROAD RIGHT-OF-WAYS.

MAXIMUM BUILDING HEIGHT SHALL NOT EXCEED 50 FT.

IMPERVIOUS AREA SHALL NOT EXCEED 75% OF ANY PLATTED LOT

THE DEVELOPMENT IS SUBJECT TO THE YORK COUNTY TREE ORDINANCE AND ALL GRAND TREES WILL BE RETAINED. THE SITE IS CONSIDERED WOODED.

ALL NEW TREES WILL BE PLANTED IN ACCORDANCE WITH THE TREE ORDINANCE, ALL TREES MUST BE AT LEAST 2" IN CALIPER TO COUNT TOWARDS THE OVERALL REQUIREMENTS.

A HOMEOWNER'S ASSOCIATION WILL BE ESTABLISHED TO BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL IMPROVEMENTS, PROTECTIVE DEVICES, OPEN SPACES AND BUFFER YARDS IN THE DEVELOPMENT. REQUIRED 50' BUFFER TO CONSIST OF A MINIMUM 200 INCHES OF TREES PER ACRE.

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

"FARMING ACTIVITIES MAY OCCUR ON ADJACENT PARCELS THAT MAY CREATE DISTURBING ODORS AND NOISE. LIVESTOCK AND POULTRY (MAKE NOISE, 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 INVOLVIING 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 HAS NOT OBLIGATION TO ACCOMMODATE OUR OUR DECISION TO MOVE ADJACENT TO HIS FARM, AND NO COUNTY LAWS OR ORDINANCES EXIST TO ASSIT US IN HAVING THESE ISSUES STOPPED."

THE DEVELOPER OF THIS PROPERTY UNDERSTANDS ALL REQUIREMENTS OF THE ZONING ORDINANCE, STORM WATER MANAGEMENT AND SEDIMENTATION CONTROL ORDINANCE, SUBDIVISION ORDINANCE AND BUILDING CODES OF YORK COUNTY.

ALL LOTS WILL BE REQUIRED TO PAY A $700.00 CULVERT FEE PRIOR TO RECEIVING PLAT APPROVAL.

ROAD WILL HAVE A ONE INCH OVERLAY INSTALLED PRIOR TO END OF WARRANTY PERIOD.

EASEMENTS TO BE CENTERED ON SPECIFIC FEATURES (PIPE, DITCH, STREAM, ETC.)

APPLICANT's CERTIFICATION

I (WE) HEREBY CERTIFY THAT TOTHE BEST OF MY KNOWLEDGE, THESE PLANS ARE ACCURATE AND CONTAIN ALL THE INFORMATION REQUIRED BY THE ZONING ORDINANCE OF YORK COUNTY, SC AND AS REFERENCED BY THIS APPLICATION. I ALSO CERTIFY THAT ALL LAND DISTURBING ACTIVITIES INCLUDING CLEARING GRADING, CONSTRUCTION, AND DEVELOPMENT WILL BE DONE PURSUANT TO THIS PLAN AND AGREE TO INDEMNIFY ANY PERSON DAMAGED BY FAILURE TO COMPLY WITH THE APPROVED PLAN.COUNTY AND STATE AUTHORITIES WILL BE ALLOWED TO ENTER UPON THE PROJECT SITE PROVIDED THAT PRESENT APPROPRIATE CREDENTIALS.

APPLICANTS SIGNITURE:______________________ DATE:__________

NOTE

* PROPERTY LINE ON SOUTH SIDE WAS SURVEYED BASE ON PRIOR J.B. FISHER PLAT FOR CATAWBA TIMBER CO. FURTHER RESEARCH OF MULTIPLE PLATS PERFORMED BY FRED HAGER, PLS INDICATES THE ADJOINERS COMMON LINE SHOULD BE AS INDICATED.

CURVE TABLE for Drainage Easements					
CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
(C37)	20.40'	217.00	20.39'	S32°32'29"E	5°23'10"
(C38)	20.92'	217.00	20.91'	N06°10'56"E	5°31'21"
(C39)	20.23'	283.00	20.23'	S29°56'15"E	4°05'46"
(C40)	95.20'	217.00	94.44'	N21°30'43"E	25°08'13"
(C41)	38.85'	217.00	38.80'	N22°13'20"W	10°15'27"
(C42)	20.13'	217.00	20.12'	N30°00'31"W	5°18'55"
(C43)	21.93'	217.00	21.92'	S04°51'30"E	5°47'22"
(C44)	44.27'	217.00	44.20'	S13°35'52"E	11°41'23"
(C45)	22.46'	283.00	22.46'	S15°08'40"E	4°32'53"
(C46)	30.37'	250.00	30.35'	N11°09'58"E	6°57'35"

SOUTH CAROLINA REGISTERED PROFESSIONAL LAND SURVEYOR No. 19896 TIER "A" JULIAN E. SAVERANCE

SURVEYED FOR

BIG VISION, LLC
249 BLUE HERON DRIVE
ROCK HILL, SOUTH CAROLINA 29732

SURVEYED BY

PRECISION SURVEYING, INC.
1991 TARA TRAIL - LANCASTER, SC - 29720 - (803)-283-2022

SOUTH CAROLINA PRECISION SURVEYING INCORPORATED No. - C01244 CERTIFICATE OF AUTHORIZATION

This plat is certified only to the party (parties) listed below. The unautorized reproducing of this Plat is illegal and could result in legal action by Copyright Holder.

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS A SURVEY AS SPECIFIED THEREIN. ALSO THERE ARE NO ENCROACHMENTS, PROJECTIONS, OR SETBACKS AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN.

BOUNDARY SURVEY of

HARMONY WOODS, PHASE III

YORK COUNTY, SOUTH CAROLINA

REVISIONS
1/12/07 Per York County Comments

DATE: 12/19/06
SCALE: 1"=120.00'
DRAWN BY: JCB
CHECKED BY:
PROJECT NO:
SHEET

X:\Rains Keith Harmony\dwg\Harmony2_Finalplat.dwg