HERNDON HERITAGE

HAR-LEE DEVELOPMENT, LLC

PRELIMINARY PLAT

YORK COUNTY, SOUTH CAROLINA

TREE CONSERVATION ORDINANCE REQUIREMENTS

1. SITE IS SUBJECT TO YORK COUNTY TREE CONSERVATION ORDINANCE.
2. SITE IS WOODED.
3. 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.
4. TREE REQUIREMENTS FOR SUBDIVIDED LOTS ON WOODED SITES ARE, 105 INCHES IN CALIPER PER ACRE. LOT AREA 29.88 ACRE x 105" = 3,137" IN CALIPER.
5. UPON COMPLETION OF GRADING, SITE WILL BE EVALUATED TO DETERMINE WHICH, IF ANY, EXISTING TREES CAN BE USED TO SATISFY TREE REQUIREMENTS. NEW TREES WILL BE PLANTED TO MEET BALANCE OF REQUIRED TREE INCHES.

REFERENCE:

BOUNDARY AND SITE LOCATIONS SHOWN HEREON WERE TAKEN FROM A PROPERTY SURVEY FOR HAR-LEE DEVELOPMENT, LLC BY POWER ENGINEERING CO., INC. DATED MARCH 5, 2005. ALL TOPOGRAPHIC INFORMATION WERE TAKEN FROM YORK COUNTY AERIAL TOPO. POWER ENGINEERING ASSUMES NO RESPONSIBILITY FOR ACCURACY OF EXISTING CONDITIONS SHOWN HEREON.

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 "WOODED"
8. THIS PROJECT WILL BE IMPACTED BY PROPOSED ROAD IMPROVEMENTS TO SC 322.
9. ALL SIGNAGE TO BE PERMITTED SEPARATELY.
10. THE HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR MAINTAINING THE OPEN SPACE.
11. 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.
12. INDIVIDUAL LOT IRRIGATION SYSTEMS WILL NOT BE PERMITTED TO BE INSTALLED WITHIN THE ROAD RIGHT-OF-WAYS.
13. 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.
14. THE OWNER ELECTS NOT TO CHOOSE ONE OF THE INCENTIVE REDUCTIONS OF THE YORK COUNTY TREE ORDINANCE.
15. HERNDON FARM ROAD WILL HAVE ONE INCH OVERLAY INSTALLED PRIOR TO END OF WARRANTY PERIOD.

GRASSY CIRCLE AND WHISPERING WINDS DR. MAY BE EXTENDED IN THE FUTURE THROUGH ADJACENT PARCELS.

SPEED TABLES MAY BE REQUIRED ALONG ANY STRETCH OF ROAD DETERMINED TO PROMOTE EXCESSIVE SPEEDING. THIS WILL BE DETERMINED AT THE INSTALLATION OF THE 18 MONTH 1" ASPHALT OVERLAY. THE DETERMINATION WILL BE MADE BY YORK COUNTY PLANNING AND ENGINEERING DEPARTMENTS.

LINE	LENGTH	BEARING
L8	14.51	S 26°05'17" E
L9	15.63	S 07°06'46" W
L10	46.96	S 25°09'01" E
L11	56.27	S 36°48'57" E
L12	26.91	S 08°37'22" E
L13	28.40	S 76°19'00" E
L14	32.85	S 62°59'37" E
L15	42.20	S 44°19'59" E
L16	34.12	S 20°58'17" E
L17	172.57	S 16°54'44" E
L18	72.91	S 15°04'11" E
L19	44.90	S 71°35'39" E
L20	257.26	S 62°21'59" E
L21	115.40	S 56°01'47" E
L22	155.97	S 36°39'23" E
L23	24.96	S 43°29'28" E
L24	56.81	N 83°12'22" E
L25	20.39	N 58°02'41" E
L26	19.64	S 65°20'40" E
L27	46.28	N 80°17'11" E
L28	145.02	S 37°19'42" E
L29	109.88	S 35°16'34" E
L30	160.03	S 59°28'56" E
L31	34.68	S 71°59'16" E
L32	269.31	S 18°55'35" E
L33	277.67	S 18°26'13" E
L34	56.86	S 28°19'10" E
L35	39.24	S 65°05'20" E
L36	21.59	S 25°12'53" W
L37	26.10	S 21°23'52" E
L38	25.90	S 12°08'07" E
L39	24.58	S 50°45'55" E
L40	113.29	S 22°01'38" E
L41	44.31	S 35°56'42" W
L42	46.25	S 17°38'58" E
L43	13.25	S 70°49'34" E
L44	85.18	S 00°45'04" E
L45	29.78	S 16°02'46" E
L46	40.96	S 06°37'01" W
L47	6.11	S 01°42'53" E

LEGEND

- PROPERTY LINE
- EXIST. OVERHEAD ELECTRIC
- EXIST. POWER POLE
- PROP. ASPHALT
- PROP. EDGE OF PAVEMENT
- PROP. UTILITY/ROAD R.O.W.
- PROP. SIGHT DISTANCE
- GRAND TREE LOCATIONS
- 100 YR FLOODPLAIN

GRAPHIC SCALE

200 0 100 200 400 800

(IN FEET)
1 inch = 200 ft.

PHASE ACREAGE

PHASE 1 = 22.19 AC
PHASE 2 = 20.64 AC
PHASE 3 = 29.24 AC
PHASE 4 = 46.13 AC
PHASE 5 = 53.90 AC

TEMPORARY BENCH MARK AT INTERSECTION OF HERNDON FARM RD & McCONNELLS HWY 322. ELEVATION = 593.64

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

ALL STREETS INTERSECT AT 90 DEGREE ANGLES.

ALL STREAMS ARE TRIBUTARYS TO FISHING CREEK.

THE SOILS FOUND ON SITE ARE:

CcB3 – Cecil (Group B Soil)
CcC3 – Cecil (Group B Soil)
EsB2 – Enon (Group C Soil)
EsC2 – Enon (Group C Soil)
IsB – Iredell (Group C/D Soil)
LaB3 – Lloyd (Group B Soil)
LaC3 – Lloyd (Group B Soil)
LdB2 – Lloyd (Group B Soil)
MbC3 – Mecklenburg (Group C Soil)
McB2 – Mecklenburg (Group C Soil)
Mn – Toccoa (Group B Soil)
Mw – Wehadkee (Group D Soil)

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

DEVELOPMENT NOTES:

1. THE MINIMUM HOUSE SIZE FOR THIS PROJECT SHALL BE NO LESS THAN 2,000 HEATED SQUARE FEET.
2. MAXIMUM BUILDING HEIGHT SHALL NOT EXCEED 50FT.
3. MINIMUM STREET FRONTAGE IS 60 FEET.
4. IMPERVIOUS AREA SHALL NOT EXCEED 75% OF ANY PLATTED LOT.
5. PROPOSED USED IN THIS DEVELOPMENT ARE SINGLE-FAMILY DETACHED HOUSED, ACCESSORY USES, MODEL HOME(S) AND TEMPORARY SALES OFFICES, ENTRY AND DIRECTIONAL SIGNAGE, COMMUNITY OPEN SPACE IMPROVEMENTS AND AMENITIES. AT PRELIMINARY PLAT ONE MODEL HOME WILL PERMITTED TO BE LOCATED IN PHASE 2. PROVIDED A CERTIFICATE OF OCCUPANCY IS NOT RELEASED PRIOR TO FINAL PLAT APPROVAL. FUTURE DEVELOPMENT AREAS ARE SUBJECT TO THE PERMITTED USES AND DEVELOPMENT STANDARDS OF THE AGRICULTURAL CONSERVATION DISTRICT I (AGC-I). LOTS 136 AND 137 ON THE SOUTHERN SIDE OF THE FARM WILL BE PERMITTED TO BE A MINIMUM OF ONE (1) ACRE AND LOCATED APPROXIMATELY WHERE SHOWN ON THE PLAN.
6. THE DEVELOPER OFFERS FOR DEDICATION THE PROPERTY IN FLOOD PLAIN ADJACENT TO THE CREEK TO YORK COUNTY OR THEIR DESIGNEE.
7. IN WOODED AREAS, ONLY STREETS, STORM WATER MEASURES, AND UTILITIES WILL BE GRADED , AND ON MASS GRADING OF LOTS WILL TAKE PLACE. EXCEPTION: THE DEVELOPER MAY ELECT TO CONSTRUCT A LAKE ON THE PROPERTY AND IF ALL APPLICABLE AGENCIES APPROVE THE DESIGN, TREES LOCATED IN LAKE AREA WOULD BE REMOVED. AT THIS TIME NO LAKE IS PROPOSED.
8. PHASING TO BE APPROVED BY YORK COUNTY STAFF. DEVELOPER COMMITS TO DEVELOPING EXISTING HERNDON FARM ROAD FIRST (SURVEY, DHEC AND CULVERT FEE) AND FUTURE PHASES WOULD BE ENTIRE STREET LENGTHS.
9. STREET LAYOUT AND LOT DESIGN CAN BE DESIGNED IF APPROVED BY YORK COUNTY STAFF.
10. THE DEVELOPMENT IS SUBJECT TO THE YORK COUNTY TREE ORDINANCE AND ALL GRAND TREES WILL BE RETAINED. THE SITE IS CONSIDERED TRADITIONALLY CLEARED.
11. PARKING AND LOADING SHALL BE PERMITTED IN ASSOCIATION WITH SINGLE-FAMILY HOUSES AND RECREATION AREAS, AND WILL MEET MINIMUM ORDINANCE REQUIREMENTS. CURB CUTS FOR ACCESS TO LOTS AND DEVELOPMENT SHALL COMPLY WITH THE STANDARDS SET FORTH IN THE ARTERIAL ROAD DEVELOPMENT AND CURB CUT REQUIREMENTS CONTAINED IN THE YORK COUNTY ZONING ORDINANCE.
12. PROPOSED SIGNS WILL CONFORM TO THE STANDARDS SET FORTH IN THE ARTERIAL ROAD DEVELOPMENT AND SIGN REQUIREMENTS CONTAINED IN THE YORK COUNTY ZONING ORDINANCE.
13. PRIOR TO OBTAINING A BUILDING PERMIT, A LETTER OF CONSISTENCY FROM HOA (DEVELOPER'S DESIGN) ACCOMPANIED BY A PROPOSED HOUSE LOCATION SURVEY WILL BE PROVIDED. ALSO A FOUNDATION SURVEY WILL BE SUBMITTED, PRIOR TO THE COMPLETE ROUGH-IN INSPECTION OF THE HOME, VERIFYING THE SETBACKS WERE MET.
14. 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. OPEN SPACE WILL BE PLATTED FOR SEPARATE OWNERSHIP (TO BE DETERMINED BY THE DEVELOPER) AND WILL BE A MINIMUM OF 25% OF THIS SITE.
15. 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.
16. THE DEVELOPER OF THIS PROPERTY UNDERSTANDS THAT SUBMITTALS MUST BE MADE TO AND APPROVALS OBTAINED FROM ALL APPLICABLE PLANNING DEVELOPMENT SERVICES DEPARTMENTS PRIOR TO GRADING OR CONSTRUCTION.
17. THE DEVELOPER OF THIS PROPERTY UNDERSTANDS THAT ONCE THIS PLAN IS APPROVED, NO CHANGES TO THE SIGNAGE PLAN, PERMITTED USES, RESTRICTIVE COVENANTS, BUFFER YARDS/LANDSCAPING OR OPEN SPACE STANDARDS WILL BE ALLOWED UNLESS APPROVED BY THE COUNTY COUNCIL THROUGH THE NORMAL REZONING PROCESS.

SITE INFORMATION

TMS #: 508-00-00-006,7,21,22
CURRENT ZONING: PD
TOTAL ACREAGE = 231.48 Acres
TOTAL DISTURBED AREA = 13.79 Acres
OPEN SPACE REQUIRED = 57.87 Acres
OPEN SPACE PROVIDED = 63.00 Acres

SCHOOL DISTRICT: ROCK HILL SCHOOL DISTRICT #3

FIRE DISTRICT: BETHESDA

617LF OF ROAD FRONTAGE MCCONNELLS HWY.
FEMA PANEL 450193 0119 C & 0182 C – FEB. 3, 1993

LOT INFORMATION

PROPOSED USE: 135 SINGLE FAMILY RESIDENTIAL LOTS 174.95 Acres
MIN. LOT SIZE = 32,670 S.F.
MIN. LOT WIDTH = 60.00'

SETBACK REQUIREMENTS

FRONT YARD MAJOR ROADS= 50'
FRONT YARD MINOR ROADS= 25'
SECONDARY FRONT YARD = 15'
SIDE YARD = 5'
REAR YARD = 25'

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

DEVELOPER: HAR-LEE DEVELOPMENT, LLC
249 BLUE HERON DRIVE
ROCK HILL, S.C. 29732
PHONE: (803) 366-2858
FAX: (803) 328-0364

ENGINEER: POWER ENGINEERING CO., INC.
9731-A SOUTHERN PINE BLVD.
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

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

DRAWN	J.N.S.
CHECKED	D.K.R.
DATE	07/05/05
SCALE	1" = 200'
JOB NO.	5977
SHEET	1
OF 1 SHEETS	

REVISIONS	BY