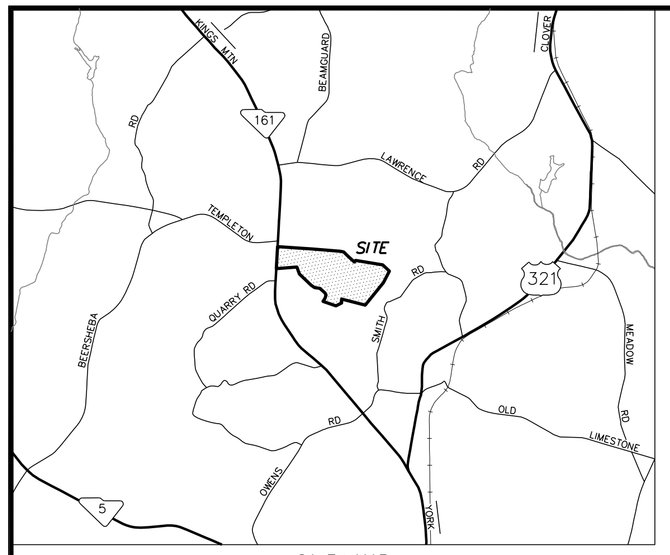


VICINITY MAP
SCALE: 1" = 1 mile

LINE TABLE					
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	148.18	S 75°03'00" E	L33	140.23	N 27°13'54" W
L2	78.55	S 85°48'47" W	L34	58.88	N 39°21'56" W
L3	10.00	N 04°24'34" E	L35	15.30	N 16°25'07" E
L4	148.49	N 85°38'13" W	L36	94.04	S 84°59'24" E
L5	43.63	S 04°21'47" W	L37	17.94	N 27°39'15" E
L6	63.27	N 39°44'27" E	L38	45.81	N 17°54'00" E
L7	57.95	S 39°44'27" W	L39	37.02	N 13°28'35" E
L8	49.99	S 14°53'44" W	L40	40.82	S 13°28'35" W
L9	43.77	S 19°23'46" W	L41	48.29	S 17°54'00" W
L10	23.46	S 56°22'07" W	L42	11.30	S 27°39'15" W
L11	21.64	S 06°22'31" E	L43	109.31	S 85°38'13" E
L12	21.51	S 44°01'56" W	L44	35.46	S 47°28'38" W
L13	7.79	S 25°05'51" W	L45	52.96	S 26°06'22" W
L14	51.68	S 53°47'32" W	L46	70.06	S 18°17'03" W
L15	6.12	S 67°56'19" W	L47	28.76	S 27°28'00" W
L16	14.64	S 07°05'05" W	L48	19.89	S 46°21'35" W
L17	36.94	S 74°33'20" W	L49	9.54	N 75°47'57" W
L18	20.42	S 83°58'37" W	L50	88.33	S 43°53'37" W
L19	34.39	N 60°33'04" W	L51	17.09	S 04°21'47" W
L20	14.23	S 45°33'33" W	L52	63.98	S 46°20'08" E
L21	62.07	N 60°31'47" W	L53	66.01	N 86°33'51" W
L22	20.00	N 29°28'13" E	L54	21.94	N 74°33'20" E
L23	47.02	S 60°31'47" E	L55	13.03	N 07°05'05" E
L24	14.22	N 45°33'33" E	L56	15.39	N 67°56'19" E
L25	43.03	S 60°33'04" E	L57	44.08	N 53°47'32" E
L26	12.37	N 83°58'37" E	L58	6.01	N 25°05'51" E
L27	67.81	S 07°30'27" W	L59	15.43	N 44°01'56" E
L28	28.88	S 24°12'24" W	L60	24.42	N 06°22'31" W
L29	34.03	N 24°12'24" W	L61	28.96	N 56°22'07" E
L30	47.13	N 07°30'27" E	L62	36.30	N 19°23'46" E
L31	24.28	N 04°21'47" E	L63	45.47	N 14°53'44" E
L32	89.38	N 43°53'37" E			

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	150.11	352.05	176.83	351.25	S 14°56'19" W	135°25'10"
C2	283.00	174.38	90.06	171.64	N 67°54'43" W	35°18'20"
C3	283.00	269.80	146.14	259.69	S 67°03'07" W	54°37'20"
C4	50.00	242.08	43.93	66.00	N 85°38'13" W	277°24'01"
C5	217.00	206.87	112.06	199.13	N 67°03'07" E	54°37'20"
C6	40.00	48.05	27.40	45.21	N 39°44'27" E	68°49'23"
C7	40.00	48.05	27.40	45.21	S 39°44'27" W	68°49'23"
C8	217.00	133.72	69.06	131.61	S 67°54'43" E	35°18'20"
C9	283.00	91.71	46.26	91.31	N 76°16'52" W	18°34'03"
C10	283.00	82.67	41.63	82.38	N 58°37'42" W	16°44'17"
C11	283.00	87.59	44.15	87.24	S 48°36'28" W	17°44'03"
C12	283.00	100.01	50.53	99.49	S 67°35'56" W	20°14'53"
C13	283.00	82.19	41.39	81.90	S 86°02'35" W	16°38'25"
C14	50.00	81.92	53.50	73.06	S 02°36'02" W	93°52'31"
C15	50.00	114.83	111.22	91.21	N 64°40'10" W	131°35'05"
C16	50.00	45.33	24.35	43.79	N 27°05'35" E	51°56'25"
C17	250.00	154.05	79.56	151.62	S 67°54'43" E	35°18'20"
C18	250.00	238.33	129.10	229.41	N 67°03'07" E	54°37'20"

NOTES:

ALL PROPERTY CORNERS ARE #5 REBAR & CAP IRON PINS SET UNLESS OTHERWISE NOTED.

ALL PROPOSED LOTS WILL BE ACCESSED FROM THE NEW STREETS.

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

ALL 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 RIGHTS-OF-WAY, 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 IN ROADSIDE DITCHES NOR DISCHARGE LOT OR ROOF DRAINAGE SYSTMES INTO ROADSIDE DITCHES, ENCLOSED ROAD DRAINAGE SYSTEMS, OR ROAD RIGHT-OF-WAY WITHOUT SUBMITTING A ROAD ENCROACHMENT PERMIT TO YORK COUNTY FOR APPROVAL.

THE OWNER ELECTS NOT TO CHOOSE ONE OF THE INCENTIVE REDUCTIONS OF THE YORK COUNTY TREE ORDINANCE.

THE EXISTING CONDITIONS OF THE PROPERTY IS CLASSIFIED AS "TRADITIONALLY CLEARED". PLEASE REFERENCE PD PLAN FOR VERIFICATION.

THIS PROJECT WILL NOT BE IMPACTED BY PROPOSED ROAD IMPROVEMENTS.

UTILITIES ARE TO BE LOCATED EXCLUSIVELY INSIDE ROAD RIGHTS-OF-WAY UNLESS OTHERWISE NOTED.

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

THE DEVELOPER, INDIVIDUAL LOT OWNER OR THEIR REPRESENTATIVES SHALL NOT PIPE OR FILL IN ROADSIDE DITCHES NOR DISCHARGE LOT OR ROOF DRAINAGE SYSTEMS INTO ROADSIDE DITCHES, ENCLOSED DRAINAGE SYSTEMS OR ROAD RIGHT-OF-WAY WITHOUT SUBMITTING A ROAD ENCROACHMENT PERMIT TO YORK COUNTY FOR APPROVAL.

NO LAND DISTURBANCE, INCLUDING UNDERBRUSH REMOVAL, SHALL TAKE PLACE WITHIN WATER QUALITY BUFFERS.

THE HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR MAINTAINING OPEN SPACE AND ALL BUFFER AREAS.

THE HEREON SHOWN IS SUBJECT TO ANY AND ALL CONDITIONS, RESTRICTIONS, EASEMENTS AND/OR RIGHTS-OF-WAY OF RECORD.

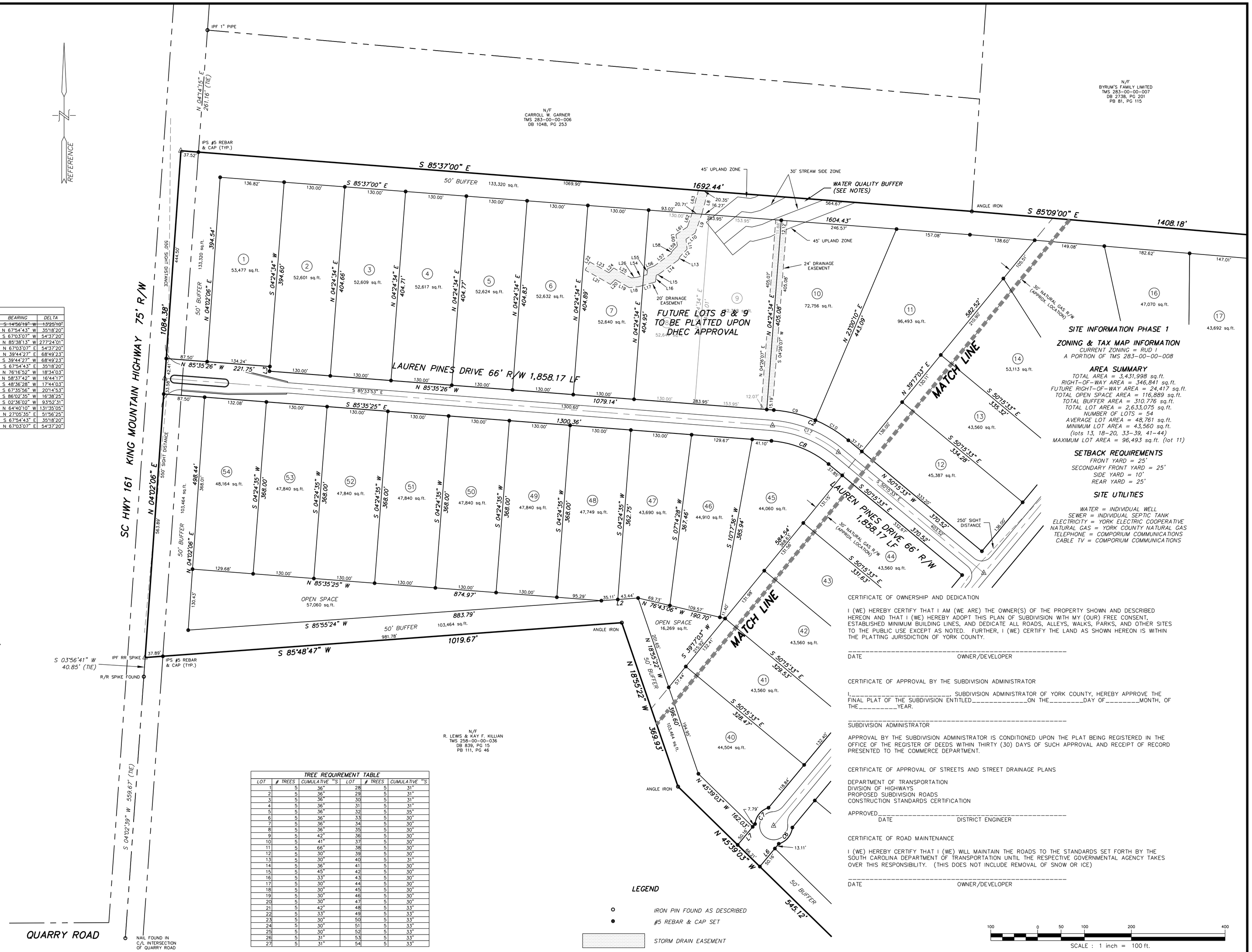
ALL PROPERTY CORNERS ARE MARKED WITH ANGLE IRON IRON PINS FOUND UNLESS OTHERWISE NOTED.

SIXTY FOOT RIGHT-OF-WAY FOR STROUPE ROAD TAKEN FROM PLAT BOOK 55, PAGE 102; PLAT BOOK 52, PAGE 142; PLAT BOOK 94, PAGE 184; PLAT BOOK 123, PAGE 154.

REFERENCE:

"PLAT OF PROPERTY SURVEYED FOR CATAWBA TIMBER CO. LEASE, JOHN & DENVER LITTLE PROPERTY, TRACT NO. CTL 1423 PARCEL 6" BY FRED J. HAGER, RLS, DATED FEBRUARY 27, 1976.

TREE REQUIREMENT TABLE					
LOT	# TREES	CUMULATIVE "S	LOT	# TREES	CUMULATIVE "S
1	5	36"	28	5	31"
2	5	36"	29	5	31"
3	5	36"	30	5	31"
4	5	36"	31	5	31"
5	5	36"	32	5	35"
6	5	36"	33	5	30"
7	5	36"	34	5	30"
8	5	36"	35	5	30"
9	5	42"	36	5	30"
10	5	41"	37	5	30"
11	5	66"	38	5	30"
12	5	30"	39	5	30"
13	5	30"	40	5	31"
14	5	36"	41	5	30"
15	5	45"	42	5	30"
16	5	33"	43	5	30"
17	5	30"	44	5	30"
18	5	30"	45	5	30"
19	5	30"	46	5	30"
20	5	30"	47	5	30"
21	5	42"	48	5	33"
22	5	33"	49	5	33"
23	5	30"	50	5	33"
24	5	30"	51	5	33"
25	5	30"	52	5	33"
26	5	31"	53	5	33"
27	5	31"	54	5	33"



LEGEND

- IRON PIN FOUND AS DESCRIBED
- #5 REBAR & CAP SET
- STORM DRAIN EASEMENT

SITE INFORMATION PHASE 1

ZONING & TAX MAP INFORMATION
CURRENT ZONING = RUD I
A PORTION OF TMS 283-00-00-008

AREA SUMMARY
TOTAL AREA = 3,431,998 sq.ft.
RIGHT-OF-WAY AREA = 346,841 sq.ft.
FUTURE RIGHT-OF-WAY AREA = 24,417 sq.ft.
TOTAL OPEN SPACE AREA = 116,889 sq.ft.
TOTAL BUFFER AREA = 310,776 sq.ft.
TOTAL LOT AREA = 2,633,075 sq.ft.
NUMBER OF LOTS = 54
AVERAGE LOT AREA = 48,761 sq.ft.
MINIMUM LOT AREA = 43,560 sq.ft.
(lots 13, 18-20, 33-39, 41-44)
MAXIMUM LOT AREA = 96,493 sq.ft. (lot 11)

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

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

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISHED MINIMUM BUILDING LINES, AND DEDICATE ALL ROADS, ALLEYS, WALKS, PARKS, AND OTHER SITES TO THE PUBLIC USE EXCEPT AS NOTED. FURTHER, I (WE) CERTIFY THE LAND AS SHOWN HEREON IS WITHIN THE PLATTING JURISDICTION OF YORK COUNTY.

_____
DATE OWNER/DEVELOPER

CERTIFICATE OF APPROVAL BY THE SUBDIVISION ADMINISTRATOR

I,_____, SUBDIVISION ADMINISTRATOR OF YORK COUNTY, HEREBY APPROVE THE FINAL PLAT OF THE SUBDIVISION ENTITLED_____ON THE_____DAY OF_____MONTH, OF THE_____YEAR.

_____
SUBDIVISION ADMINISTRATOR

APPROVAL BY THE SUBDIVISION ADMINISTRATOR IS CONDITIONED UPON THE PLAT BEING REGISTERED IN THE OFFICE OF THE REGISTER OF DEEDS WITHIN THIRTY (30) DAYS OF SUCH APPROVAL AND RECEIPT OF RECORD PRESENTED TO THE COMMERCE DEPARTMENT.

CERTIFICATE OF APPROVAL OF STREETS AND STREET DRAINAGE PLANS

DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS
PROPOSED SUBDIVISION ROADS
CONSTRUCTION STANDARDS CERTIFICATION

APPROVED_____
DATE DISTRICT ENGINEER

CERTIFICATE OF ROAD MAINTENANCE

I (WE) HEREBY CERTIFY THAT I (WE) WILL MAINTAIN THE ROADS TO THE STANDARDS SET FORTH BY THE SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION UNTIL THE RESPECTIVE GOVERNMENTAL AGENCY TAKES OVER THIS RESPONSIBILITY. (THIS DOES NOT INCLUDE REMOVAL OF SNOW OR ICE)

_____
DATE OWNER/DEVELOPER

100 0 50 100 200 400
SCALE : 1 inch = 100 ft.

PREPARED BY
POWER ENGINEERING COMPANY, INC.
ENGINEERS - PLANNERS - SURVEYORS
138 WESTPARK BOULEVARD COLUMBIA, SOUTH CAROLINA 29210
PH:(803)216-8777 FAX (803)216-8070

NO.	DATE	DESCRIPTION	BY
4	11/12/07	REMOVED LOTS 8 & 9	DLF
3	11/1/07	PER COUNTY COMMENTS	DLF
2	10/18/2007	REVISIONS PER COUNTY COMMENTS	JLN
1	10/1/2007	REVISED LOTS 24, 25, 32-39	JLN

A FINAL PLAT OF

LAUREN PINES SUBDIVISION - PHASE 1

PREPARED FOR

BETHEL PARTNERS, LLC

EBENEZER TOWNSHIP, YORK COUNTY, SOUTH CAROLINA

I HEREBY CERTIFY THAT I HAVE CONSULTED THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP AND FOUND THAT THE ABOVE DESCRIBED IS PARTIALLY LOCATED IN A SPECIAL FLOOD HAZARD AREA PER FEMA PANEL #450193 0119 C DATED FEBRUARY 4, 1993.

I HEREBY STATE THAT 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.

_____
DAVID L. FERGUSON, PLS 16493

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

DATE: AUGUST 30, 2007
SHEET 1 OF 2
DWG. NO. : PH1FINAL-A
JOB NO. : 6109