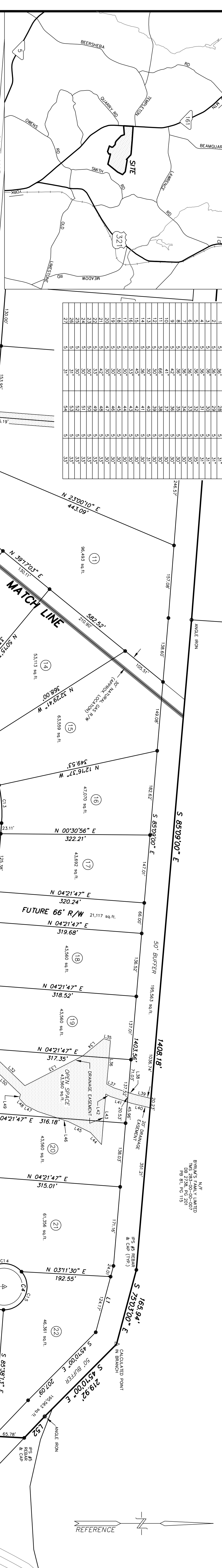
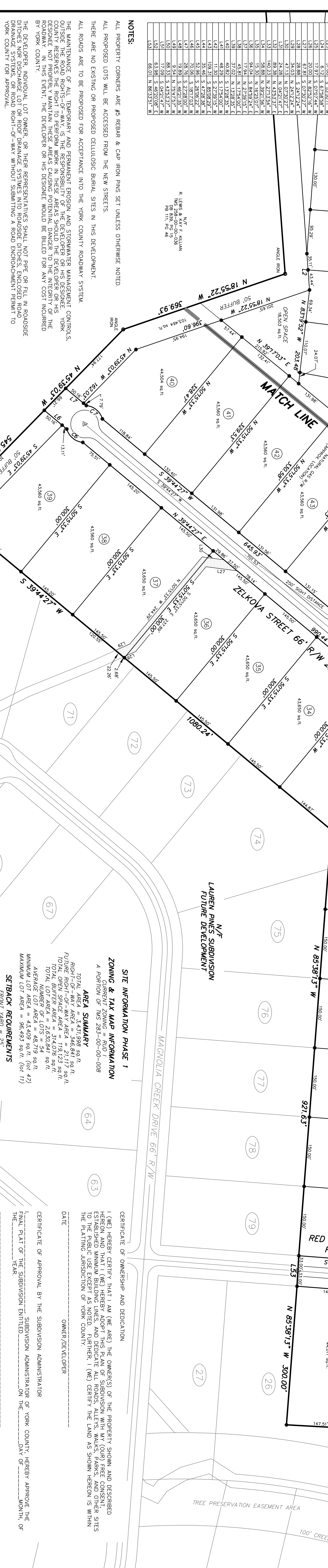


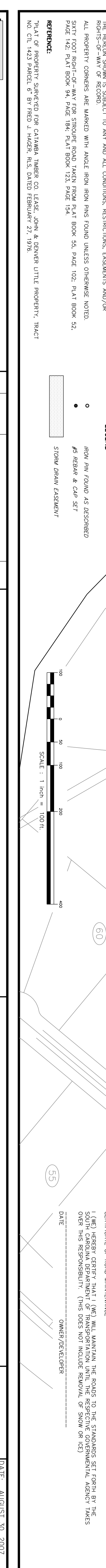
LOT #	STREET	COMBINATION	ST. WIDTH	ST. TYPE
1	REDS	66'	31'	ST
2	REDS	66'	31'	ST
3	REDS	66'	31'	ST
4	REDS	66'	31'	ST
5	REDS	66'	31'	ST
6	REDS	66'	31'	ST
7	REDS	66'	31'	ST
8	REDS	66'	31'	ST
9	REDS	66'	31'	ST
10	REDS	66'	31'	ST
11	REDS	66'	31'	ST
12	REDS	66'	31'	ST
13	REDS	66'	31'	ST
14	REDS	66'	31'	ST
15	REDS	66'	31'	ST
16	REDS	66'	31'	ST
17	REDS	66'	31'	ST
18	REDS	66'	31'	ST
19	REDS	66'	31'	ST
20	REDS	66'	31'	ST
21	REDS	66'	31'	ST
22	REDS	66'	31'	ST
23	REDS	66'	31'	ST
24	REDS	66'	31'	ST
25	REDS	66'	31'	ST
26	REDS	66'	31'	ST
27	REDS	66'	31'	ST



LINE	TYPE	LENGTH	BEARING	REMARKS
L1	EXIST	105.00	S 85°38'13" W	RED SPRUCE DRIVE
L2	EXIST	147.93	N 02°21'47" W	ZELKOVA STREET
L3	EXIST	147.93	N 02°21'47" E	ZELKOVA STREET
L4	EXIST	300.00	S 85°38'13" W	ZELKOVA STREET
L5	EXIST	147.93	N 02°21'47" E	ZELKOVA STREET
L6	EXIST	300.00	S 85°38'13" W	ZELKOVA STREET
L7	EXIST	147.93	N 02°21'47" W	ZELKOVA STREET
L8	EXIST	147.93	N 02°21'47" E	ZELKOVA STREET
L9	EXIST	300.00	S 85°38'13" W	ZELKOVA STREET
L10	EXIST	147.93	N 02°21'47" E	ZELKOVA STREET
L11	EXIST	147.93	N 02°21'47" W	ZELKOVA STREET
L12	EXIST	147.93	N 02°21'47" E	ZELKOVA STREET
L13	EXIST	300.00	S 85°38'13" W	ZELKOVA STREET
L14	EXIST	147.93	N 02°21'47" E	ZELKOVA STREET
L15	EXIST	147.93	N 02°21'47" W	ZELKOVA STREET
L16	EXIST	147.93	N 02°21'47" E	ZELKOVA STREET
L17	EXIST	300.00	S 85°38'13" W	ZELKOVA STREET
L18	EXIST	147.93	N 02°21'47" E	ZELKOVA STREET
L19	EXIST	147.93	N 02°21'47" W	ZELKOVA STREET
L20	EXIST	147.93	N 02°21'47" E	ZELKOVA STREET
L21	EXIST	300.00	S 85°38'13" W	ZELKOVA STREET
L22	EXIST	147.93	N 02°21'47" E	ZELKOVA STREET
L23	EXIST	147.93	N 02°21'47" W	ZELKOVA STREET
L24	EXIST	147.93	N 02°21'47" E	ZELKOVA STREET
L25	EXIST	300.00	S 85°38'13" W	ZELKOVA STREET
L26	EXIST	147.93	N 02°21'47" E	ZELKOVA STREET
L27	EXIST	147.93	N 02°21'47" W	ZELKOVA STREET
L28	EXIST	147.93	N 02°21'47" E	ZELKOVA STREET
L29	EXIST	300.00	S 85°38'13" W	ZELKOVA STREET
L30	EXIST	147.93	N 02°21'47" E	ZELKOVA STREET
L31	EXIST	147.93	N 02°21'47" W	ZELKOVA STREET
L32	EXIST	147.93	N 02°21'47" E	ZELKOVA STREET
L33	EXIST	300.00	S 85°38'13" W	ZELKOVA STREET
L34	EXIST	147.93	N 02°21'47" E	ZELKOVA STREET
L35	EXIST	147.93	N 02°21'47" W	ZELKOVA STREET
L36	EXIST	147.93	N 02°21'47" E	ZELKOVA STREET
L37	EXIST	300.00	S 85°38'13" W	ZELKOVA STREET
L38	EXIST	147.93	N 02°21'47" E	ZELKOVA STREET
L39	EXIST	147.93	N 02°21'47" W	ZELKOVA STREET
L40	EXIST	147.93	N 02°21'47" E	ZELKOVA STREET
L41	EXIST	300.00	S 85°38'13" W	ZELKOVA STREET
L42	EXIST	147.93	N 02°21'47" E	ZELKOVA STREET
L43	EXIST	147.93	N 02°21'47" W	ZELKOVA STREET
L44	EXIST	147.93	N 02°21'47" E	ZELKOVA STREET
L45	EXIST	300.00	S 85°38'13" W	ZELKOVA STREET
L46	EXIST	147.93	N 02°21'47" E	ZELKOVA STREET
L47	EXIST	147.93	N 02°21'47" W	ZELKOVA STREET
L48	EXIST	147.93	N 02°21'47" E	ZELKOVA STREET
L49	EXIST	300.00	S 85°38'13" W	ZELKOVA STREET
L50	EXIST	147.93	N 02°21'47" E	ZELKOVA STREET
L51	EXIST	147.93	N 02°21'47" W	ZELKOVA STREET
L52	EXIST	147.93	N 02°21'47" E	ZELKOVA STREET
L53	EXIST	300.00	S 85°38'13" W	ZELKOVA STREET



1. ALL PROPERTY CORNERS ARE #5 REBAR & CAP IRON PINS SET UNLESS OTHERWISE NOTED.
2. ALL PROPOSED LOTS WILL BE ACCESSED FROM THE NEW STREETS.
3. THERE ARE NO EXISTING OR PROPOSED CELLULOSE BIRAL SITES IN THIS DEVELOPMENT.
4. ALL 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 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 BE UNABLE TO MAINTAIN SUCH CONTROLS IN ACCORDANCE WITH THE YORK COUNTY ROADWAY SYSTEM STANDARDS.
6. THE DEVELOPER SHALL NOTIFY YORK COUNTY OF THE ROADWAY RIGHT OF WAY LINE, THE ROADWAY, IN THIS EVENT, THE DEVELOPER OR HIS DESIGNEE SHOULD BE BILLED FOR ANY COST INCURRED BY YORK COUNTY.
7. 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 DRINKAGE SYSTEMS, OR ROAD RIGHTS-OF-WAY WITHOUT SUBMITTING A ROAD ENCROACHMENT PERMIT TO YORK COUNTY FOR APPROVAL.
8. THE OWNER ELECTS NOT TO CHOOSE ONE OF THE INCENTIVE REDUCTIONS OF THE YORK COUNTY TREE ORDINANCE.
9. THE EXISTING CONDITIONS OF THE PROPERTY IS CLASSIFIED AS "TRADITIONALLY CLEARED". PLEASE REFERENCE PD PLAN FOR VERIFICATION.
10. THIS PROJECT WILL NOT BE IMPACTED BY PROPOSED ROAD IMPROVEMENTS.
11. UTILITIES ARE TO BE LOCATED EXCLUSIVELY INSIDE ROAD RIGHTS-OF-WAY UNLESS OTHERWISE NOTED.
12. INDIVIDUAL LOT IRRIGATION SYSTEMS WILL NOT BE PERMITTED TO BE INSTALLED WITHIN THE ROAD RIGHTS-OF-WAY.
13. 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 DRINKAGE SYSTEMS, OR ROAD RIGHTS-OF-WAY WITHOUT SUBMITTING A ROAD ENCROACHMENT PERMIT TO YORK COUNTY FOR APPROVAL.
14. THE HERSON SHOWN IS SUBJECT TO ANY AND ALL CONDITIONS, RESTRICTIONS, EASEMENTS AND/OR RIGHTS-OF-WAY OF HERSON.
15. 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.



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

LAUREN PINES SUBDIVISION – PHASE 1
PREPARED FOR
BETHEL PARTNERS, LLC
ENGINEER TOWNSHIP, YORK COUNTY, SOUTH CAROLINA

DATE: AUGUST 30, 2007
SHEET 2 OF 2
DWG. NO.: PHTFINAL-B
JOB NO.: 6109

DAVID L. FERGUSON, P.S. 16433