SOUTH CAROLINA PROFESSIONAL LAND SURVEYOR NO. 18631 SAM E. WILLIAMS

SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION YARBROUGH-WILLIAMS & HOULE, INC. No.C00332

I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN.

SAM E. WILLIAMS 09/20/2018 P.L.S. 18631

I HEREBY CERTIFY THAT THE STREETS, DRAINAGE SYSTEM, SEWER SYSTEM, AND WATER SYSTEM IN CYPRESS POINT PHASE 1 SUBDIVISION AS SHOWN ON THIS PLAT DATED 7/27/18 HAVE BEEN INSTALLED SUBSTANTIALLY IN ACCORDANCE WITH THE PRELIMINARY PLAT (CONSTRUCTION DRAWINGS) APPROVED AS REFLECTED IN THE RECORD DRAWINGS DATED 9/30/18

REGISTERED ENGINEER 9/21/18 DATE

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF YORK COUNTY, AND THAT I HEREBY SUBMIT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT, ESTABLISH MINIMUM SETBACK LINES AND DEDICATE TO THE PUBLIC USE AREAS SHOWN ON THIS PLAT AS STREETS, WALKS, PARKS, OPEN SPACE AND EASEMENTS, EXCEPT THOSE SPECIFICALLY INDICATED AS PRIVATE AND THAT I WILL MAINTAIN ALL SUCH AREAS UNTIL ACCEPTED BY YORK COUNTY, AND FURTHER THAT I HEREBY GUARANTEE THAT I WILL CORRECT DEFECTS OR FAILURES OF IMPROVEMENTS IN SUCH AREAS FOR A PERIOD OF (1) YEAR, COMMENCING AFTER A CERTIFICATE OF APPROVAL HAS BEEN EXECUTED BY YORK COUNTY OR AFTER FINAL ACCEPTANCE OF REQUIRED IMPROVEMENTS, WHICHEVER OCCURS LATER.

OWNER REPRESENTATIVE 9/21/18 DATE

SOUTH CAROLINA REGISTERED PROFESSIONAL ENGINEER No. 22649 VINCENT G. KEENE

DETAIL "A" 1"=100'

PROJECT INFORMATION
TOTAL SITE AREA: 154.52 AC.
PROPOSED USE: SINGLE FAMILY RESIDENTIAL
LOTS PROPOSED:
50' LOTS: 181
60' LOTS: 110
70' LOTS: 67
TOTAL: 358

REQUIRED C.O.S.: 30.90 ACRES (20.0%)
PROPOSED C.O.S.: 55.05 ACRES (35.63%)
*PASSIVE OPEN SPACE: 51.36 ACRES
*ACTIVE OPEN SPACE: 3.69 ACRES

TREE SAVE:
TOTAL TREE CANOPY AREA: 137.53 AC.
REQUIRED BUFFERS & RECREATIONAL AREAS: 15.66 AC.
TREE CANOPY AREA REMAINING: 121.87 AC.

REQUIRED TREE SAVE CANOPY: 24.37 AC. (20.0%)
PROVIDED TREE SAVE CANOPY: 24.45 AC. (20.06%)

PROJECT DENSITY: 358/154.52= 2.32 UNITS/AC.

ZONING: RD-1, SCENIC OVERLAY

TAX PARCEL # 5750000070

TYPICAL LOT AND YARD DIMENSIONS
AVERAGE LOT WIDTH 58'
AVERAGE LOT SIZE 8,150 s.f.
MIN. LOT WIDTH 40' (35' ON CUL-DE-SACS)
MIN. LOT AREA 5,600 s.f.
MIN. FRONT SETBACK 25'
MIN SIDEYARD AT R/W 10'
MIN REAR SETBACK 25'
MIN SIDE YARD 5'

BEARINGS BASED ON SC GRID

LEGEND
FH ESMT. – FIRE HYDRANT EASEMENT
FPE – FLOOD PROTECTION ELEVATION
MB – MAP BOOK
R/W – RIGHT OF WAY
SD – SIGHT DISTANCE
SDE – STORM DRAINAGE EASEMENT
SDMH – STORM DRAINAGE MANHOLE
10' SUE – SIDEWALK AND UTILITY EASEMENT
S UE – UTILITY EASEMENT
RY – REARYARD
SY – SIDEYARD
SWEL – STORMWATER ELEVATION LINE
LE – LANDSCAPE EASEMENT
SF – SQUARE FEET
100+f FLOODLINE – FLOOD LINE STORM DRAINAGE EASEMENT
PB – PLAT BOOK
CP – CURVE NUMBER
LP – LINE NUMBER
SAN SEW – SANITARY SEWER
NA – NATURAL AREA
SB – SETBACK
TS – TREE SAVE
SD ESMT. – SIGHT DISTANCE EASEMENT

LOCATION MAP - NOT TO SCALE

OPEN SPACE
REQUIRED 20%= 7.628 ACRES
PHASE 1 – TOTAL ACRES: 38.142 ACRES
RECREATIONAL AREA: 0.352 ACRES
NATURAL AREA: 16.636 ACRES
TOTAL PH 1 = 16.990 ACRES(44.54%)

NOTES

THIS SITE IS LOCATED IN FEMA ZONE X AS INDICATED ON FEMA FIRM MAP NUMBER 4509100093E AND FEMA FIRM MAP NUMBER 4509100181E, BOTH DATED SEPTEMBER 26, 2008.

THE DESIGN OF ALL ROADS, SANITARY SEWAGE, STORM DRAIN PIPING AND DITCHES, AND WATER QUALITY AND DETENTION FEATURES PRESENTED HEREIN HAS BEEN COMPLETED FROM FIELD SURVEY INFORMATION.

ALL CONSTRUCTION SHALL CONFORM TO SCDOT, SCDHEC, AND YORK COUNTY STANDARDS.

SCHOOL: DISTRICT 2
FIRE: BETHEL DISTRICT, 46202
WATER PROVIDER: CAROLINA WATER SERVICE, INC.
SEWER PROVIDER: CAROLINA WATER SERVICE, INC.
ELECTRICITY PROVIDER: DUKE ENERGY
NATURAL GAS PROVIDER: YORK COUNTY NATURAL GAS AUTHORITY
TELEPHONE PROVIDER: COMPORIUM COMMUNICATIONS
CABLE TV PROVIDER: TIME WARNER CABLE

GENERAL NOTES:

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

ALL PROPOSED LOTS ON EXISTING STREETS WILL BE ACCESSED FROM THE NEW STREET(S).

THE OWNER STATES THERE ARE NO CELLULOSIC BURIAL SITES WITHIN THE BOUNDARIES OF THIS SUBDIVISION.

50' (FOOT) BUFFERYARD REQUIREMENTS:

1. THE BUFFERYARD SHALL BE RETAINED IN ITS NATURAL STATE AND CONTAIN A MINIMUM OF 200 INCHES OF TREES PER ACRE.

2. FOR A 50-FOOT MINIMUM WIDTH BUFFERYARD, EVERY 870 LINEAR FEET OR PORTION THEREOF, A MINIMUM OF 200 INCHES OF TREES SHALL BE PROVIDED. ONLY TREES MEASURING TWO-INCH CALIPER OR LARGER CAN BE COUNTED. EXAMPLE: EVERY 870 FEET SHALL CONTAIN 100 TREES IF THEY ARE ALL TWO-INCH CALIPER OR 67 TREES REQUIRED IF THREE-INCH CALIPER.

3. IN ADDITION TO THE ABOVE, ANY PORTION OF BUFFERYARD AREAS THAT IS VOID OF EXISTING TREES SHALL BE SUPPLEMENTED WITH ONE LARGE MATURING TREE MEASURING A MINIMUM OF TWO-INCH CALIPER AT TIME OF PLANTING, PLANTED EVERY 40 FEET ON CENTER, SPACED APPROPRIATELY BASED ON LOCATION(S) OF EXISTING TREES. THE LIST OF APPROVED LARGE MATURING TREE SPECIES IS OUTLINED IN APPENDIX C-1 OF THE ZONING CODE.

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

MAINTENANCE OF ALL TEMPORARY AND PERMANENT EROSION AND STORMWATER MANAGEMENT CONTROLS, OUTSIDE THE ROAD RIGHT-OF-WAY, IS THE RESPONSIBILITY OF THE DEVELOPER OR HIS OR HER 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 OR HER DESIGNEE WOULD BE BILLED FOR ANY COST INCURRED BY YORK COUNTY.

THE DEVELOPER HAS RECEIVED, READ, AND UNDERSTANDS THE YORK COUNTY SUBDIVISION ORDINANCE. ANY DEVIATION FROM THE SUBDIVISION ORDINANCE SHALL 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 THE SUBDIVISION CONSTRUCTION PLAN AND FINAL PLAT APPROVAL.

THIS SUBDIVISION IS SUBJECT TO ALL OF THE APPLICABLE REQUIREMENTS OF THE YORK COUNTY TREE ORDINANCE.

THE EXISTING CONDITIONS OF THE ENTIRE PROPERTY ARE CLASSIFIED AS WOODED.

THE APPLICANT DOES NOT ELECT TO CHOOSE ONE OF THE INCENTIVE REDUCTIONS LISTED IN THE TREE ORDINANCE.

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

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 ROAD DRAINAGE SYSTEMS, OR ROAD RIGHT-OF-WAY WITHOUT SUBMITTING A ROAD ENCROACHMENT PERMIT TO YORK COUNTY FOR APPROVAL.

THE OWNER OF EACH LOT SUBJECT TO THE 50 FOOT LAKE WYLIE BUFFER SHALL SUPPLY A TREE SURVEY THAT INCLUDES ALL TREES 4" IN DIAMETER OR LARGER PRIOR TO OBTAINING A ZONING COMPLIANCE OR BUILDING PERMIT FOR DEVELOPMENT.

THE DEVELOPER OR HIS DESIGNEE IS RESPONSIBLE FOR KEEPING ALL SIGHT DISTANCE EASEMENTS CLEAR OF ALL SIGNS, VEGETATION, AND OTHER OBJECTS THAT MAY BLOCK DRIVERS' LINE OF SIGHT.

ALL SIDEWALKS MUST BE A MINIMUM OF 5' WIDE CONCRETE. SIDEWALKS WILL BE MAINTAINED BY THE DEVELOPER OR THEIR DESIGNEE.

COMMON OPEN SPACE AREAS TO BE MAINTAINED BY HOMEOWNERS' ASSOCIATION.

ANY FILL IN THE FLOODPLAIN WILL REQUIRE THAT A CLOMR-F IS APPROVED BY FEMA PRIOR TO A GRADING PERMIT BEING ISSUED. A LOMR-F WILL HAVE TO BE COMPLETED AND APPROVED PRIOR TO FINAL PLAT APPROVAL FOR ENCROACHMENTS TO AMEND THE FEMA FLOODPLAIN MAP A LOMA WILL NEED TO BE SUBMITTED.

ADJACENT PROPERTY OWNERS WILL BE SERVED BY NEW ELECTRICAL SYSTEM PROVIDED BY DUKE ENERGY, WHERE REQUIRED.

THIS SITE IS LOCATED IN FEMA ZONE X AS INDICATED ON FEMA FIRM MAP NUMBERS 4509100093E,4509100181E, AND 4509100177E, ALL DATED SEPTEMBER 26, 2008.

THE DESIGN OF ALL ROADS, SANITARY SEWAGE, STORM DRAIN PIPING AND DITCHES, AND WATER QUALITY AND DETENTION FEATURES PRESENTED HEREIN HAS BEEN COMPLETED FROM FIELD SURVEY INFORMATION.

ALL CONSTRUCTION SHALL CONFORM TO SCDOT, SCDHEC, AND YORK COUNTY STANDARDS.

DEVELOPER HAS NOT IDENTIFIED ANY CEMETERIES ON THIS SITE.

PROPOSED STREET LENGTHS: EUREKA COURT – 633.21'
BELLE GROVE DRIVE – 90.00'
ACOSTA COURT – 220.96'
BARCELONA PLACE – 290.98'
BONUM ROAD – 506.66'
ROBINWOOD LANE – 2563.46'

FINAL PLAT APPROVAL
The subdivision plat shown hereon has been found to comply with the York County subdivision Regulations and is approved for record in the Office of the York County Subdivision Administrator.
Melissa Buggs 9/24/18
Subdivision Admin Date

OWNER ADDRESS
DR HORTON INC.
8001 ARROWRIDGE BLVD.
CHARLOTTE, NC 28273

NO.	DATE	REVISION	BY
1	05/04/18	YORK COUNTY REDLINES	YWH
2	08/10/18	ADDED EASEMENTS ALONG ROBINWOOD LANE	YWH
2	09/17/18	TO SHOW EXISTING ROBINWOOD LANE LENGTH	YWH

SEE SHEET 2 OF 2 FOR EASEMENT DETAILS

SHEET TITLE
FINAL PLAT – 38.142 ACRES

PROJECT
CYPRESS POINT PHASE 1 SHEET 1
BETHEL TOWNSHIP, YORK COUNTY, SC
OWNER: DR HORTON INC. DEED:15202-27

PROJECT NO.
SCALE 1"=100'
DATE 09/20/18
DRAWN BY YWH
CHECKED BY JEW
ZONED
DRAWING NO. 257-12
SHT 1 OF 2 SHTS

YARBROUGH-WILLIAMS & HOULE, INC.
Planning ◦ Surveying ◦ Engineering
(address) 736 Windsor Oak Court, Charlotte, North Carolina, 28273
(phone) 704.556.1990
(address) P.O. Box 1198, Fiorello, North Carolina, 28134
(fax) 704.556.0605

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

YORK COUNTY ASSESSOR
Tax Map:
Date: 09/27/2018
E H

2018041608
PLAT LARGE RECORDING FEES $10.00
PRESENTED & RECORDED:
09-27-2018 12:42:44 PM
BK: PLAT 159
PG: 142
DAVID HAMILTON CLERK OF COURT YORK COUNTY, SC
BY: CASSI REDDEN CLERK