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ESP ASSOCIATES, P.A.

NOTES:

- ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES, UNLESS OTHERWISE NOTED.
- SUBJECT PROPERTY: DRAKE GARDENDALE, LLC
OWNER OF RECORD: DRAKE GARDENDALE, LLC
ZONED: GARDENDALE PDD
PORTION OF TAX PARCEL: 6440101239, 6440101518, 6440101241
DEED BOOK 9426 PAGE 214, DEED BOOK 14551 PAGE 237, PLAT BOOK D251 AT PAGES 9 & 10, PLAT BOOK E288 PAGE 8, PLAT BOOK D252 PAGE 4
- SITE DEVELOPMENT INFORMATION (ZONING GARDENDALE PDD—AREA DESIGNATION "E"):
TOTAL LOTS IN POD E: 50
MINIMUM LOT WIDTH: 70'
MINIMUM LOT AREA: 8,000 SF (0.184 AC)
FRONT YARD SETBACK: 20' (MINIMUM)
REAR YARD SETBACK: 20'
SIDE YARD SETBACK: 5' (4' MINIMUM, 10' AGGREGATE)*
*5' SHOWN (UNLESS OTHERWISE NOTED) COMBINED SIDE YARDS OF INTERIOR LOTS SHALL TOTAL A MINIMUM OF 10 FEET, NO INDIVIDUAL SIDE YARD SHALL BE LESS THAN 4 FEET. A MAXIMUM OF 18" OVERHANG IS ALLOWED BEYOND THE SIDE YARD SETBACK.
- SUBJECT TRACT IS GRAPHICALLY LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN 500 YEAR) ACCORDING TO FEMA FIRM COMMUNITY PANEL NO. 45091C0194E AND 45091C0213E, WITH AN EFFECTIVE DATE OF SEPTEMBER 26, 2008. NO CONSTRUCTION ALLOWED WITHIN THE 100 YEAR FLOOD PLAIN.
- DATE OF SURVEY DECEMBER 2015
- NO CEMETERIES OR BURIAL GROUNDS WERE FOUND OR REPORTED TO THIS FIRM.
- #5 REBAR SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
- AREAS COMPUTED BY COORDINATE METHOD.
- THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE REPORT.
- REQUIRED TREES ARE NOT TO BE IN THE PLANTING STRIP, BUT OUTSIDE THE STREET RIGHT-OF-WAY IN THE OWNER'S YARD.
- UTILITIES ARE TO BE LOCATED EXCLUSIVELY INSIDE STREET RIGHT-OF-WAY (UNLESS NOTED PER ORDINANCE 50, SECTION 1202.1).
- ROADS ARE PROPOSED FOR ACCEPTANCE INTO THE CITY OF TEGA CAY ROADWAY SYSTEM (ROADS WILL NOT BE CONSIDERED FOR ACCEPTANCE BY THE CITY UNTIL 75% BUILD OUT AND OCCUPATION).
- THE MAINTENANCE OF ALL TEMPORARY AND PERMANENT EROSION AND STORMWATER MANAGEMENT CONTROLS, OUTSIDE THE STREET RIGHT-OF-WAY, IS THE RESPONSIBILITY OF THE DEVELOPER OR HIS DESIGNEE. THE CITY OF TEGA CAY 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 THE CITY.
- INDIVIDUAL LOT IRRIGATION SYSTEMS WILL NOT BE INSTALLED WITHIN THE STREET RIGHT-OF-WAYS, UNLESS PROPERTY LINE COMES ALL THE WAY TO THE BACK OF CURB.
- THE DEVELOPER OR HIS DESIGNEE IS RESPONSIBLE FOR KEEPING ALL SIGHT DISTANCE EASEMENTS CLEAR OF ALL SIGNS, VEGETATION AND OTHER OBJECTS THAT MAY BLOCK DRIVER'S LINE OF SIGHT.
- UNIFORM TRAFFIC CONTROL DEVICES (SUCH AS STOP SIGNS) ARE TO BE LOCATED WITHIN GRASS STRIP BETWEEN BACK OF CURB AND FACE OF SIDEWALK.
- NO WATER METERS, BLOW OFF ASSEMBLY, BACKFLOW PREVENTERS, HYDRANTS, GATE VALVES OR SANITARY SEWER CLEANOUTS TO BE LOCATED WITHIN DRIVEWAYS OR SIDEWALK.
- INFRASTRUCTURE DEEDS AND AS-BUILTS FOR WATER, SEWER AND STORM SYSTEMS MUST BE SUBMITTED AND APPROVED BY THE CITY BEFORE THE CITY WILL ISSUE A CERTIFICATE OF OCCUPANCY.
- ON LOTS CONTAINING PLATTED PSDE OR OTHER UTILITY EASEMENTS NO PERMANENT STRUCTURES WILL BE PERMITTED WITHIN THE EASEMENT BOUNDARIES.
- FINAL PLAT CONFORMS TO THE ACTUAL LOT DIMENSIONS AND SQUARE FOOTAGES PER THE APPROVED PRELIMINARY PLAT APPROVED AND SIGNED BY THE TEGA CAY PLANNING COMMISSION DATED SEPTEMBER 9, 2007.

AREA SUMMARY:			
LOTS (13 SINGLE FAMILY)	153,013 SF	3.513 AC	
TOTAL AREA IN R/W	20,085 SF	0.461 AC	
ROAD LENGTH:			
ARNICA COURT	301 LF		
AREA ENCOMPASSED BY THIS PLAT	173,098 SF	3.974 AC	

CERTIFICATE OF APPROVAL FOR RECORDING:

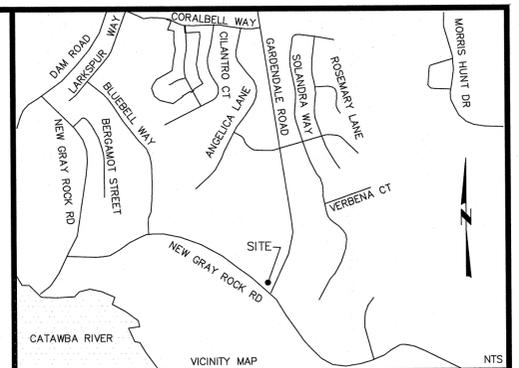
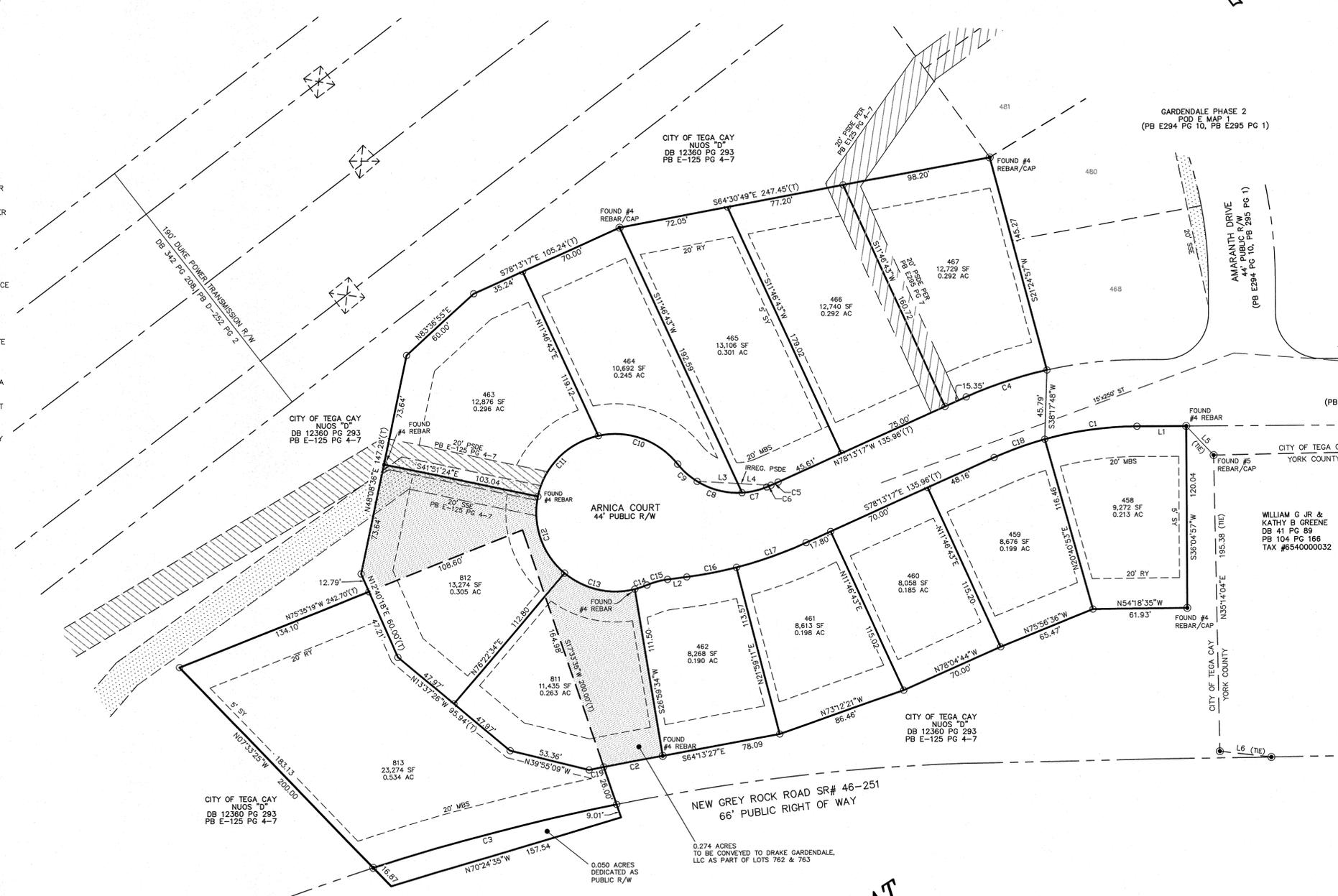
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS OF THE CITY OF TEGA CAY, SOUTH CAROLINA, AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICES OF THE CLERK OF COURT OF YORK COUNTY, SOUTH CAROLINA.

CITY SEAL

DATE _____ CITY MANAGER
TEGA CAY, SOUTH CAROLINA

Parcel Line Table		
Line #	Direction	Length
L1	S 53°55'03" E	32.31
L2	S 61°01'02" E	12.75
L3	S 50°31'57" E	26.70
L4	S 50°31'57" E	21.75
L5	N 6°35'46" W	26.39
L6	N 47°08'33" W	34.02

Curve Table					
Curve #	Radius	Length	Bearing	Chord	
C1	228.00	61.29	S 61°37'05" E	61.10	
C2	1447.18	39.35	N 64°20'19" W	39.35	
C3	1428.82	165.12	N 68°19'29" W	165.02	
C4	272.00	56.13	N 72°18'35" W	56.03	
C5	228.00	5.13	N 77°34'37" W	5.13	
C6	228.00	2.95	N 76°33'45" W	2.95	
C7	50.00	16.74	N 66°36'12" W	16.66	
C8	50.00	30.87	N 39°19'42" W	30.38	
C9	50.00	17.31	N 11°43'21" W	17.23	
C10	52.00	58.21	N 33°52'18" W	55.22	
C11	52.00	59.82	S 81°06'06" W	56.58	
C12	52.00	56.06	S 17°15'35" W	53.38	
C13	52.00	49.19	S 40°43'18" E	47.37	
C14	52.00	8.44	S 72°28'04" E	8.43	
C15	50.00	14.05	S 69°04'00" E	14.00	
C16	272.00	33.21	S 84°30'55" E	33.19	
C17	272.00	48.46	S 73°07'03" E	48.40	
C18	228.00	35.43	S 73°46'12" E	35.39	
C19	1447.18	9.82	N 65°18'43" W	9.82	



- LEGEND
- MBS = MINIMUM BUILDING SETBACK
 - RY = REAR YARD
 - SY = SIDE YARD
 - (T) = TOTAL
 - ST = SIGHT TRIANGLE
 - NUOS = NATURAL UNDISTURBED OPEN SPACE
 - PB = PLAT BOOK
 - DB = DEED BOOK
 - PG = PAGE
 - PSDE = PUBLIC STORM DRAINAGE EASEMENT
 - = SET #5 REBAR UNLESS OTHERWISE NOTED
 - = #4 REBAR FOUND UNLESS OTHERWISE NOTED
 - R/W = RIGHT OF WAY
 - NTS = NOT TO SCALE
 - SSE = SANITARY SEWER EASEMENT
 - = BOUNDARY AND LOT LINES
 - - - - = ADJOINING OR FUTURE LOT LINE
 - - - - = EASEMENT LINE
 - - - - = RIGHT OF WAY LINE
 - [Pattern] = SANITARY SEWER EASEMENT
 - [Pattern] = PUBLIC DRAINAGE EASEMENT

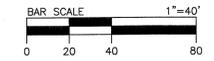
I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE PRE-REQUISITE FOR A "B" SURVEY AS SPECIFIED THEREIN. ALSO THERE ARE NO KNOWN ENCUMBRANCES, EASEMENTS, OR SETBACKS AFFECTING THE PROPERTY SHOWN HEREON. ALSO, I HAVE CONSULTED THE FEDERAL INSURANCE INDEMNITY AND COMPENSATION ACT, PANEL NO. 45091C0194E, EFFECTIVE DATE SEPTEMBER 26, 2008, AND FOUND THAT THIS PORTION OF GARDENDALE PDD IS OUTSIDE THE 100 YEAR FLOOD BOUNDARY.

I HEREBY CERTIFY THAT THE RATIO OF PRECISION OF THE FIELD SURVEY IS 1:14,209 AND THE ANGULAR ERROR OF CLOSURE IS 2 SECONDS PER ANGLE AS SHOWN HEREON AND THE AREA IS SHOWN AS DETERMINED BY COORDINATE METHOD OF AREA CALCULATION.

ESP Associates, P.A.
P.O. Box 7030 3475 Lakemont Blvd.
Charlotte, NC 28241 Fort Mill, SC 29708
704-583-4949 (NC)
803-802-2440 (SC)
www.espassociates.com

DAVID A. WEIRICH, S.C.P.L.S. L-20193

DAVID A. WEIRICH, S.C.P.L.S. P.L.S. 20193



NO.	DATE	REVISION	BY

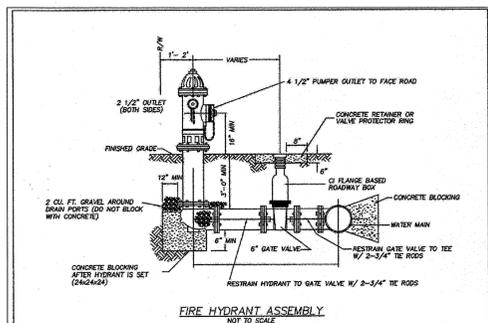
PROJECT NO. WJ05.909.00
SCALE 1"=40'
DATE 12-14-15
DRAWN BY JLN
CHECKED BY SLH
DATE OF SURVEY: DECEMBER 2015
DRAWING NO. WJ05 POD E MAP 2 .DWG

CLIENT / OWNER
DRAKE GARDENDALE, LLC
2501 B. PLANTATION CENTER DRIVE
MATTHEWS, NC 28105
(803) 389-5432

1 of 2 .SHT

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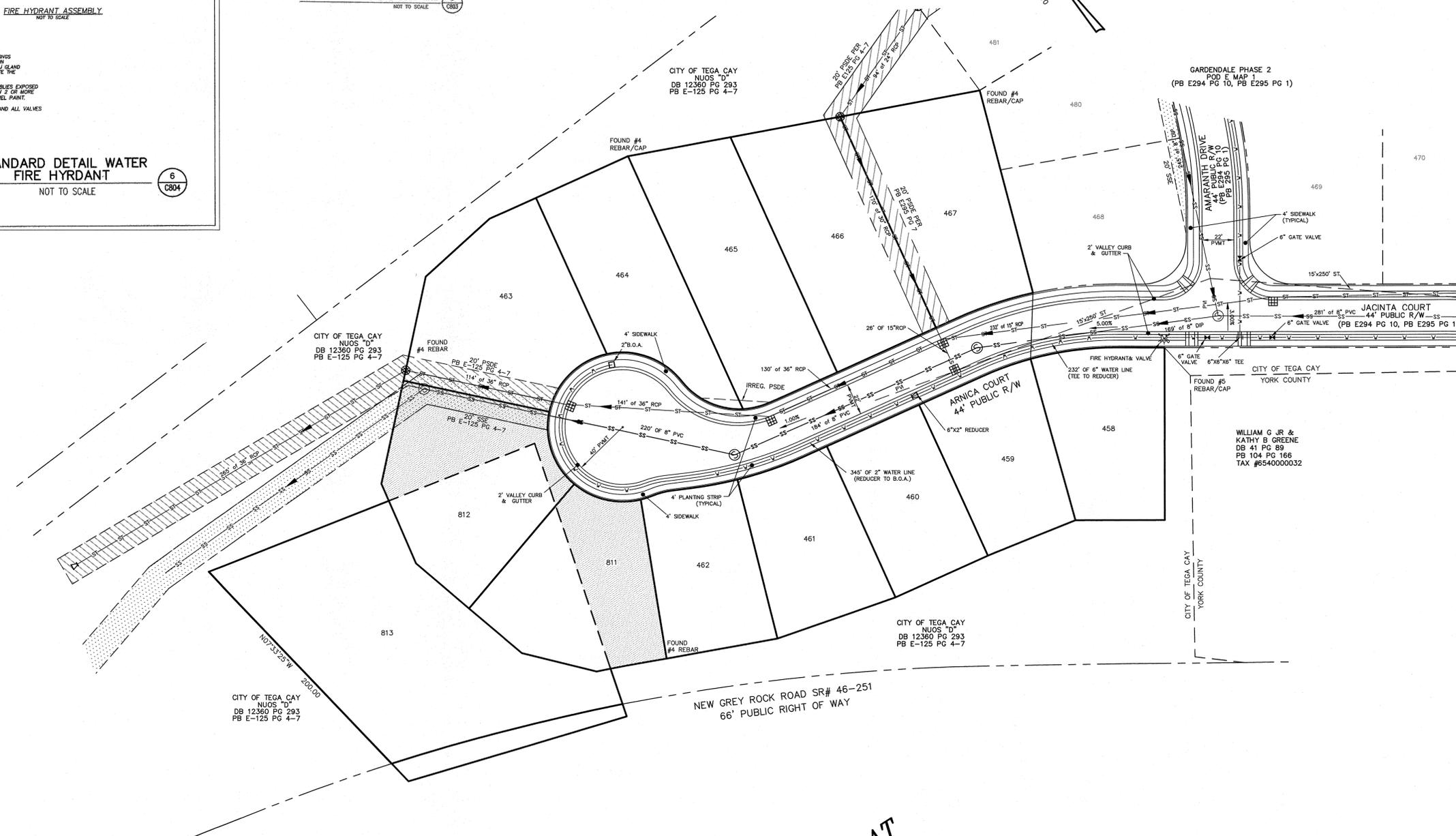
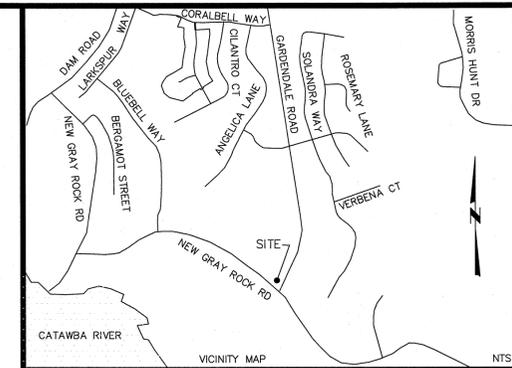
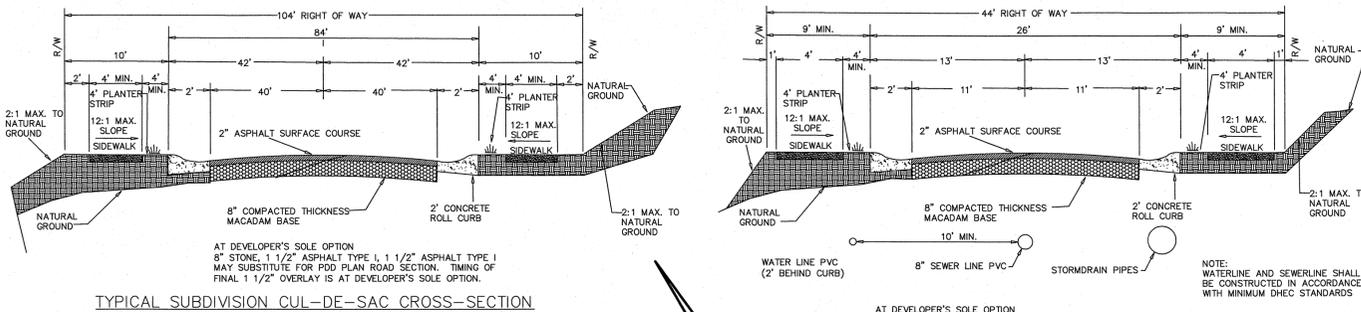
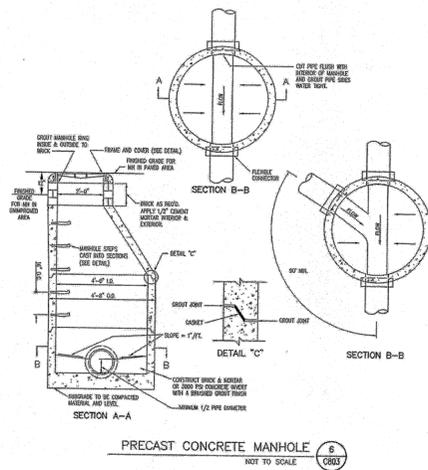
ESP ASSOCIATES, P.A.



- NOTE:
- CONTRACTOR MAY SUBSTITUTE FITTINGS WITH A 90° ROTATION IN PLACE OF ONE END AND INTERNALLY CAST MILD IRON OR STEEL TO ELIMINATE THE NEED FOR THE 90° FITTINGS.
 - ALL FIRE HYDRANTS AND ASSEMBLIES EXPOSED TO VIEW SHALL BE PAINTED WITH 2 OR MORE COATS OF RED HYDRANT GANGL PAINT.
 - FIRE HYDRANT OPERATING NUT AND ALL VALVES TO BE LEFT HAND OPEN.

STANDARD DETAIL WATER FIRE HYDRANT
NOT TO SCALE

6
C804



- LEGEND**
- BOA = BLOW OFF ASSEMBLY
 - RCP = REINFORCED CONCRETE PIPE
 - DIP = DUCTILE IRON PIPE
 - PWMT = PAVEMENT
 - ST = SIGHT TRIANGLE
 - NUOS = NATURAL UNDISTURBED OPEN SPACE
 - PB = PLAT BOOK
 - DB = DEED BOOK
 - PG = PAGE
 - PSDE = PUBLIC STORM DRAINAGE EASEMENT
 - R/W = RIGHT OF WAY
 - Handicap Ramp
 - Fire Hydrant
 - Sanitary Sewer Manhole
 - Catch Inlet
 - Storm Manhole
 - NTS = NOT TO SCALE
 - SSE = SANITARY SEWER EASEMENT
 - Boundary and Lot Lines
 - Adjoining or Future Lot Lines
 - Easement Line
 - Right of Way Line
 - Sanitary Sewer Line
 - Water Line
 - Storm Drainage Line
 - Back of Curb
 - Sidewalk
 - Edge of Pavement
 - Sanitary Sewer Easement
 - Public Storm Drainage Easement

CERTIFICATE OF APPROVAL FOR RECORDING.

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS OF THE CITY OF TEGA CAY, SOUTH CAROLINA, AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICES OF THE CLERK OF COURT OF YORK COUNTY, SOUTH CAROLINA.

CITY SEAL _____
DATE _____ CITY MANAGER
TEGA CAY, SOUTH CAROLINA

PRELIMINARY PLAT
NOT FOR CONVEYANCE

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 SURVEYING AND MAPPING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "B" SURVEY AS SPECIFIED THEREIN. ALSO THERE ARE NO UNDISCOVERED OBSTRUCTIONS, OR SETBACKS AFFECTING THE PROJECT. I HAVE BEEN ADVISED BY THE FLOOD HAZARD PANEL NO. 45091C0211E, EFFECTIVE DATE SEPTEMBER 28, 2008, AND FOUND THAT THIS PORTION OF GARDENDALE PHASE 2 IS WITHIN THE 100 YEAR FLOOD BOUNDARY.

I HEREBY CERTIFY THAT THE RATIO OF PRECISION OF THE FIELD SURVEY IS 1:14,209 AND THE ANGULAR ERROR OF CLOSURE IS 2 SECONDS PER ANGLE AS SHOWN HEREON AND THE AREA IS SHOWN WAS DETERMINED BY COORDINATE METHOD OF AREA CALCULATION.

DAVID A. WEIRICH, S.C.P.L.S. L-20193

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NO.	DATE	REVISION	BY

FINAL PLAT OF
GARDENDALE, PHASE 2
POD E, MAP 2 (UTILITY & ROAD DATA)
LOCATED IN CITY OF TEGA CAY
YORK COUNTY
SOUTH CAROLINA

CLIENT / OWNER
DRAKE GARDENDALE, LLC
2501 B. PLANTATION CENTER DRIVE
MATTHEWS, NC 28105
(803) 389-5432

PROJECT NO. WJ05-909-000
SCALE 1"=40'
DATE 12-14-15
DRAWN BY JLN
CHECKED BY SLH
DATE OF SURVEY DECEMBER 2015
DRAWING NO. WJ05 POD E MAP 2.DWG
2 OF 2 SHEETS

