

TREE REQUIREMENTS PER YORK COUNTY TREE ORDINANCE
FOR PARTIALLY WOODED LAND

Lot	Min. No. Trees	Total Cumulative Inches	Lot	Min. No. Trees	Total Cumulative Inches	Lot	Min. No. Trees	Total Cumulative Inches
1	6	75	18	6	50	35	6	61
2	6	70	19	6	50	36	6	62
3	6	68	20	6	59	37	6	60
4	6	61	21	6	74	38	6	53
5	6	55	22	6	63	39	6	50
6	6	53	23	6	50	40	6	51
7	6	53	24	6	70	41	6	50
8	6	54	25	6	75	42	6	52
9	6	52	26	6	75	43	6	54
10	6	60	27	6	50	44	6	61
11	6	73	28	6	50	45	6	68
12	6	70	29	6	66	46	6	51
13	6	51	30	6	62	47	6	50
14	6	54	31	6	90	48	6	50
15	6	64	32	6	73	49	6	50
16	6	53	33	6	65	50	6	50
17	6	97	34	6	69	51	6	57

SITE NOTES:

- DEVELOPMENT: CHEROKEE FARMS (52 LOTS)
- OWNER / DEVELOPER: HUFFMAN DEVELOPMENT LLC
115 N. DODGER AVENUE
CHARLOTTE, NC 28207
704/650-5465 (OFFICE) / 704/954-0073 (FAX)
- TAX PARCELS: 362-82, 360-62 ZONING: RC-1
- TOTAL AREA: 90.012 ACRES; RIGHT-OF-WAY AREA: 5,325 ACRES
OPEN SPACE & RECREATION AREA: 18.214 ACRES
- BUILDING SETBACKS: 50' FRONT; 25' REAR; 100' FROM JIM McCARTER RD;
15' SIDE; 25' FROM SIDE STREET.
- BLANKET UTILITY AND DRAINAGE EASEMENTS ON ALL LOTS:
20' ADJACENT TO ROAD RIGHTS-OF-WAY;
20' CENTERED ON ALL OTHER LOT LINES.
- 10' EASEMENT CENTERED ON ALL LOT LINES AS ACCESS FOR RESURVEYS.

GENERAL NOTES:

- All utilities are to be located exclusively within the road rights-of-way unless otherwise noted.
- All lots with frontage on Jim McCarter Road and Shadow Lakes Drive will be accessed only from the new internal street system.
- All 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 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 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 the non-acceptance of roadways into the York County road maintenance system and denial of the final plat.
- The developer is responsible for a 1" asphalt overlay within 18 months of the recording of the final plat and has posted a bond with York County.
- All property corners are monumented with #5 rebars unless otherwise noted.
- There is a 10' access easement for resurveys centered on all property lines.
- There are no known bury pits on this site.
- The project benchmark is the top of a nail in the asphalt driveway apron south of Jim McCarter Road and opposite the property line between lots 9/10. Elev. 730.83' (NAVD88).
- Individual lot irrigation systems may not be installed within any road right-of-way.
- The developer, individual lot owner, or their representatives shall not pipe or fill in roadside ditches, enclosed road drainage systems, or road rights-of-way without submitting a road encroachment permit application to York County for approval. This includes columns, irrigation, or any masonry structure.
- Each lot owner shall be responsible for their own stormwater management and erosion control measures associated with any land disturbance activity on their lot.
Natural drainage across lots 1-9 may originate on other lots and flow to drainage easements or roadside ditches. Precipitation should be taken during lot grading which will continue to allow free drainage and protect against future drainage problems.

FINAL PLAT
CHEROKEE FARMS
KINGS MOUNTAIN TOWNSHIP
YORK COUNTY SOUTH CAROLINA
30 APRIL 2007

FIRM Panel 450193 0025 B, 4 Nov 81.

"BOUNDARY SURVEY"
I hereby state to the best of my knowledge, information and belief, and in my professional opinion, 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 survey as specified therein.
C.O. No. 6488 CLOVER, S.C.
JOE H. BAIRD JOB No. 060525 F1

FINAL PLAT APPROVAL

The subdivision plat shown hereon has been found to comply with the York County Subdivision Regulations and has been approved for recording in the office of the Clerk of Court of York County, South Carolina.

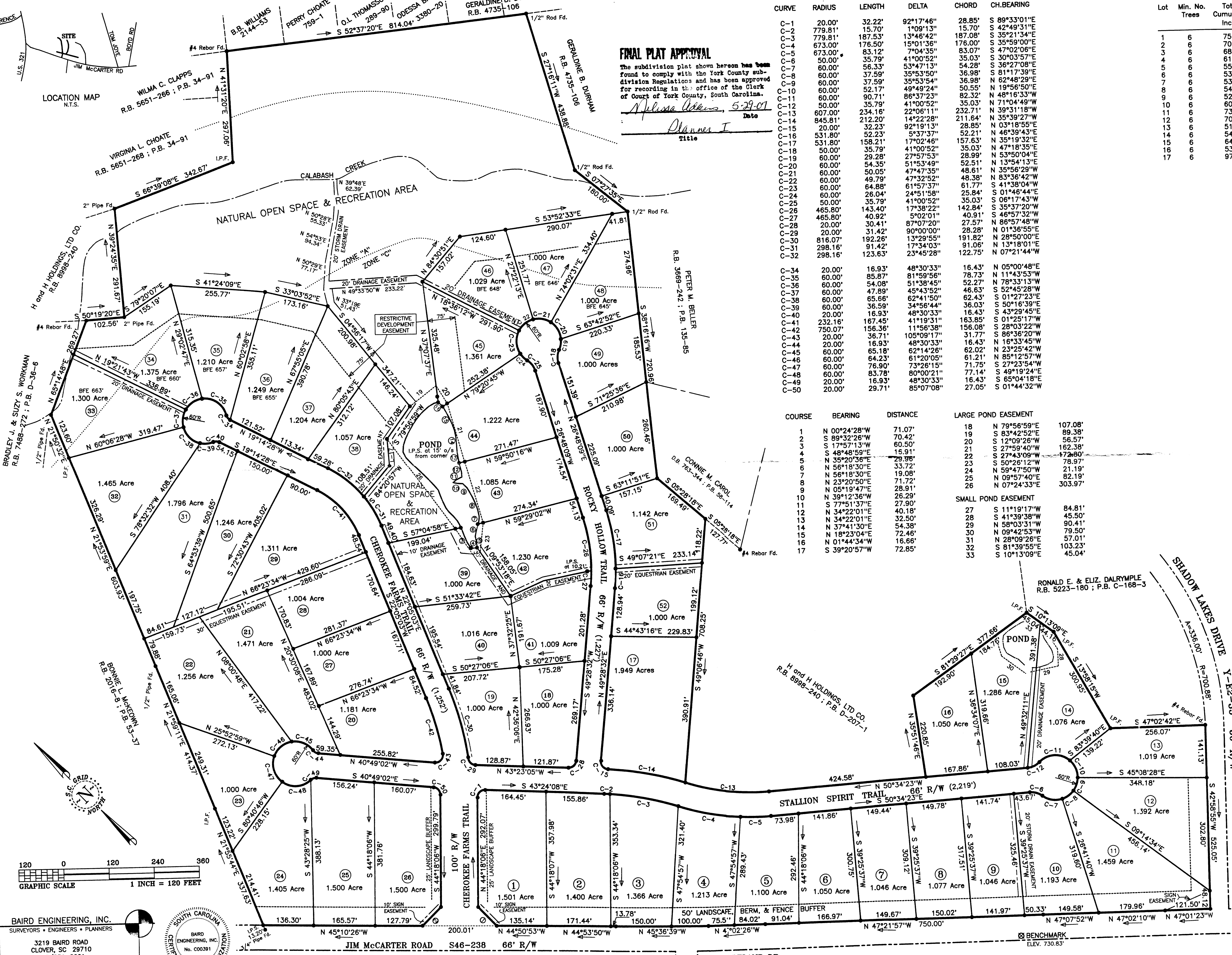
Delana Atkins, 5/29/07
Planner I
Title

CURVE	RADIUS	LENGTH	DELTA	CHORD	CH.BEARING
C-1	20.00'	32.22'	92°17'46"	28.85'	S 89°33'01"E
C-2	779.81'	187.53'	1°09'13"	15.70'	S 42°49'31"E
C-3	779.81'	187.53'	1°09'13"	15.70'	S 42°49'31"E
C-4	673.00'	176.50'	15°01'36"	176.00'	S 35°59'00"E
C-5	50.00'	83.12'	7°04'35"	83.07'	S 47°02'06"E
C-6	50.00'	35.79'	41°00'52"	35.03'	S 30°03'57"E
C-7	60.00'	56.33'	53°47'13"	54.28'	S 36°27'08"E
C-8	60.00'	37.59'	35°53'50"	36.98'	S 81°17'39"E
C-9	60.00'	37.59'	35°53'54"	36.98'	S 81°17'39"E
C-10	60.00'	52.17'	49°49'24"	50.55'	S 19°56'50"E
C-11	60.00'	90.71'	86°37'23"	82.32'	S 48°16'33"W
C-12	50.00'	35.79'	41°00'52"	35.03'	S 30°03'57"E
C-13	607.00'	234.16'	22°08'11"	232.71'	S 39°31'18"W
C-14	845.81'	212.20'	14°22'28"	211.64'	S 35°39'27"W
C-15	20.00'	32.23'	92°19'13"	28.85'	S 89°33'01"E
C-16	531.80'	52.23'	5°37'37"	52.21'	S 46°39'43"E
C-17	531.80'	158.21'	17°02'46"	157.63'	S 35°19'32"E
C-18	50.00'	35.79'	41°00'52"	35.03'	S 30°03'57"E
C-19	60.00'	29.28'	27°57'53"	28.99'	S 53°50'04"E
C-20	60.00'	54.35'	51°53'49"	52.51'	S 13°54'13"E
C-21	60.00'	50.05'	47°47'35"	48.61'	S 35°56'29"W
C-22	60.00'	49.79'	47°32'52"	48.38'	S 33°36'42"W
C-23	60.00'	64.88'	61°57'37"	61.77'	S 41°38'04"W
C-24	60.00'	28.04'	24°51'58"	25.84'	S 01°46'44"E
C-25	50.00'	35.79'	41°00'52"	35.03'	S 30°03'57"E
C-26	465.80'	143.40'	17°38'22"	142.84'	S 35°37'20"W
C-27	465.80'	40.92'	5°02'01"	40.91'	S 46°57'32"W
C-28	20.00'	30.41'	87°07'20"	27.57'	S 86°57'48"W
C-29	20.00'	31.42'	90°00'00"	28.28'	S 01°36'55"E
C-30	816.07'	192.26'	13°29'55"	191.82'	S 28°50'00"E
C-31	298.16'	91.42'	17°34'03"	91.06'	S 13°18'01"E
C-32	298.16'	123.63'	23°45'28"	122.75'	S 07°21'44"W
C-33	20.00'	16.93'	48°30'33"	16.43'	S 05°00'48"E
C-34	60.00'	85.87'	81°59'56"	78.73'	S 11°43'53"W
C-35	60.00'	54.08'	51°38'45"	52.27'	S 78°33'13"W
C-36	60.00'	47.89'	45°43'52"	46.63'	S 52°45'28"W
C-37	60.00'	65.66'	62°41'50"	62.43'	S 01°27'23"E
C-38	60.00'	36.59'	34°56'44"	36.03'	S 50°16'39"E
C-39	20.00'	16.93'	48°30'33"	16.43'	S 05°00'48"E
C-40	20.00'	16.93'	48°30'33"	16.43'	S 05°00'48"E
C-41	232.16'	167.45'	41°19'31"	163.85'	S 01°25'17"W
C-42	750.07'	156.36'	11°56'38"	156.08'	S 28°03'22"W
C-43	20.00'	35.71'	105°09'17"	31.77'	S 86°36'20"W
C-44	20.00'	16.93'	48°30'33"	16.43'	S 16°33'45"W
C-45	60.00'	65.18'	62°14'26"	62.02'	S 23°25'42"W
C-46	60.00'	64.23'	61°20'05"	61.21'	S 85°12'57"W
C-47	60.00'	76.90'	73°26'15"	71.75'	S 27°23'54"W
C-48	60.00'	83.78'	80°00'21"	77.14'	S 49°19'24"E
C-49	20.00'	16.93'	48°30'33"	16.43'	S 05°00'48"E
C-50	20.00'	29.71'	85°07'08"	27.05'	S 01°44'32"W

COURSE	BEARING	DISTANCE
1	N 00°24'28"W	71.07'
2	S 89°32'26"W	70.42'
3	S 17°57'13"W	60.50'
4	S 48°48'59"E	15.91'
5	N 35°20'36"E	29.98'
6	N 56°18'30"E	33.72'
7	N 56°18'30"E	19.08'
8	N 23°20'50"E	71.72'
9	N 05°19'47"E	28.91'
10	N 39°12'36"W	26.29'
11	S 77°51'57"E	27.90'
12	N 34°22'01"E	40.18'
13	N 34°22'01"E	32.50'
14	N 37°41'30"E	54.38'
15	N 18°23'04"E	72.46'
16	N 01°44'34"W	16.68'
17	S 39°20'57"W	72.85'

LARGE POND EASEMENT	DISTANCE
18 N 79°56'59"E	107.08'
19 S 83°42'52"E	89.38'
20 S 12°09'26"W	56.57'
21 S 27°59'40"W	162.38'
22 S 27°43'09"W	174.80'
23 S 50°28'12"W	78.97'
24 N 59°47'50"W	21.19'
25 N 09°57'40"E	82.19'
26 N 07°24'33"E	303.97'

SMALL POND EASEMENT	DISTANCE
27 S 11°19'17"W	84.81'
28 S 41°39'38"W	45.50'
29 S 58°03'31"W	90.41'
30 N 09°42'53"W	79.50'
31 N 28°09'26"E	57.01'
32 S 81°39'55"E	103.23'
33 S 10°13'09"E	45.04'



BAIRD ENGINEERING, INC.
SURVEYORS • ENGINEERS • PLANNERS
3219 BAIRD ROAD
CLOVER, SC 29710
803/831-2661
COA No. 000391

