

VICINITY MAP
SCALE: 1" = 1 mile

OWNER:
THE SEVEN PARTNERSHIP
209 BLUE HERON DRIVE
CHARLOTTE, NORTH CAROLINA 28273
PHONE: (803) 366-2898
FAX: (803) 366-0364

ENGINEER:
POWER ENGINEERING CO. INC.
13701-A SOUTH RIDGE DRIVE
CHARLOTTE, NORTH CAROLINA 28273
PHONE: (704) 525-2915
FAX: (704) 525-2915

SITE INFORMATION

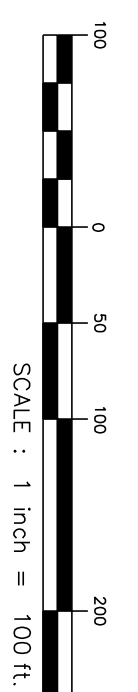
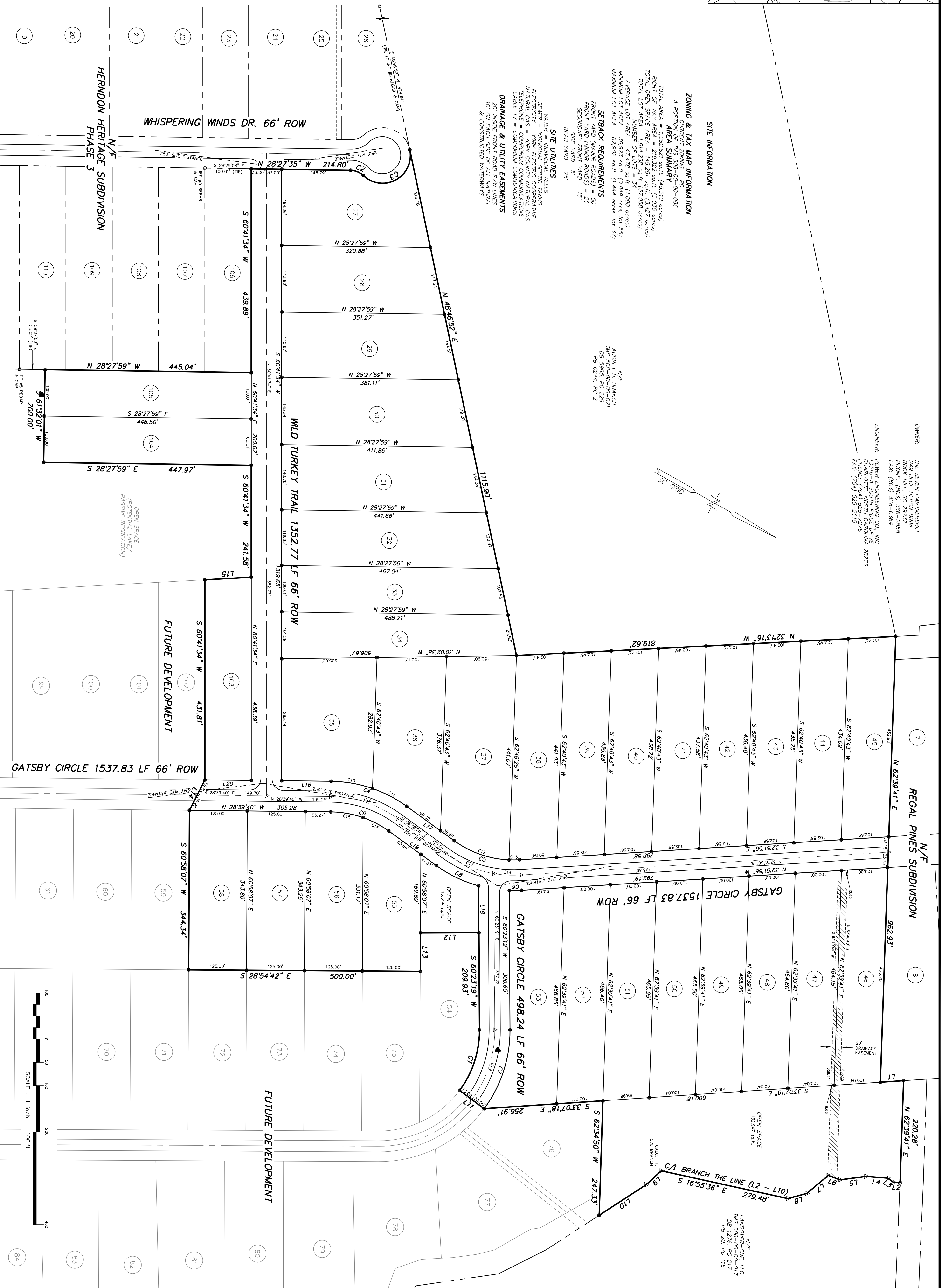
ZONING & TAX MAP INFORMATION
CURRENT ZONING = PD
A PORTION OF TMS 509-00-00-086
AREA SUBJECT
TOTAL AREA = 45,519 acres
RIGHT-OF-WAY AREA = 219,322 sq.ft. (5,035 acres)
TOTAL OPEN SPACE AREA = 149,261 sq.ft. (3,427 acres)
TOTAL LOT AREA = 1,614,238 sq.ft. (37,058 acres)
AVERAGE LOT AREA = 47,729 sq.ft. (1,090 acres)
MINIMUM LOT AREA = 36,973 sq.ft. (0.843 acres, lot 55)
MAXIMUM LOT AREA = 62,902 sq.ft. (1,444 acres, lot 37)

SETBACK REQUIREMENTS
FRONT YARD (MAJOR ROADS) = 50'
FRONT YARD (MINOR ROADS) = 25'
SECONDARY FRONT YARD = 15'
SIDE YARD = 5'
REAR YARD = 25'

SITE UTILITIES
WATER = INDIVIDUAL WELLS
SEWER = INDIVIDUAL SEWER LINES
ELECTRICITY = YORK COUNTY COOPERATIVE
NATURAL GAS = YORK COUNTY NATURAL GAS
CABLE TV = COMPTON COMMUNICATIONS

DRAINAGE & UTILITY EASEMENTS
20' WIDE FRONT ROAD TYP. LINES
10' WIDE FRONT ROAD TYP. LINES
& CONSTRUCTED WATERWAYS

N/E
AUREY H. BRANCH
NO. 5065, PG. 29
PG. 206, PG. 28
PG. 244, PG. 2



POWER ENGINEERING COMPANY, INC.
ENGINEERS - PLANNERS - SURVEYORS
13310 SOUTH RIDGE DRIVE, CHARLOTTE, NORTH CAROLINA 28273
PH: (803)216-8777 FAX: (803)216-8070

PREPARED BY

NO.	DATE	DESCRIPTION	BY
1	12/13/06	PER COUNTY COMMENTS	DLF

A FINAL PLAT OF
HERNDON HERITAGE SUBDIVISION PHASE 4
PREPARED FOR
HAR-LEE DEVELOPMENT, LLC
BETHESDA 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 NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA PER FEMA PANEL #450193019 C & #450193018 C DATED FEBRUARY 3, 1993.

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HERON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF SURVEYING IN NORTH CAROLINA AND THE SURVEYING STANDARDS AND PRACTICES OF THE PROFESSION OF SURVEYING AS SPECIFIED HEREIN, ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

DAVID L. FERGUSON, SPS #16493

DATE: NOVEMBER 16, 2006
SHEET 1 OF 1
DWG. NO.: PH4FINAL
JOB NO.: 5977