



LOCATION MAP

# 05-116

REVISIONS

| NO. | DATE  | DESCRIPTION                        | BY  |
|-----|-------|------------------------------------|-----|
| 1   | 02/05 | SUBMITTED FOR PRELIMINARY APPROVAL | SJS |

**PRELIMINARY PLAN**

**LEGACY WALK SUBDIVISION**

HAWES NEST, LLC  
TAYLORS, SC

ARBEK ENGINEERING, INC.  
ENGINEER

OWNER: HAWES NEST, LLC  
DATE: 01/13/09

**Arbor Engineering, Inc.**  
1000 Highway 111, Suite 200  
Taylors, SC 29688  
Tel: 803.733.2000  
Fax: 803.733.2001  
www.arbor-engineering.com

DATE: 01/13/09

**NOTES:**

NO EXTERNAL ACCESS TO LOTS WILL BE PROVIDED ALONG EXISTING FRONTAGES.  
ALL LOT DIMENSIONS ARE APPROXIMATE.  
ALL ROAD RIGHT-OF-WAYS ARE 44'.  
POWER TO BE PROVIDED BY COKE POWER.  
TELEPHONE TO BE PROVIDED BY BELL SOUTH.  
WATER TO BE PROVIDED BY GREENWATER WATER SYSTEM.  
SEWER TO BE PROVIDED BY METROPOLITAN SEWER.  
CABLE TELEVISION TO BE PROVIDED BY CHARTER COMMUNICATIONS.  
GAS TO BE PROVIDED BY FLEMING NATURAL GAS.  
STORMWATER MANAGEMENT AND SEDIMENT REDUCTION PLAN WILL BE PREPARED BY THE ENGINEER AND SHALL BE SUBMITTED TO THE COUNTY ENGINEER FOR APPROVAL. EACH PROPERTY OWNER WILL COMPLY WITH THIS PLAN UNLESS AN ALTERNATE PLAN IS PREPARED AND APPROVED FOR THAT PROPERTY.  
FRAIL PLAT WILL INDICATE FINAL DRAINAGE AND UTILITY EASEMENTS.  
TEMPORARY AND PERMANENT STORM WATER AND EROSION CONTROL MEASURES TO BE APPROVED BY COUNTY ENGINEER.  
PRESENTLY ZONED R-12 & S-1.  
TOPOGRAPHIC INFORMATION TAKEN FROM COUNTY GIS INFORMATION.  
SURVEY INFORMATION TAKEN FROM A FIRST CLASS SURVEY, UNITED DEC. 28, 1994.  
EXISTING VEGETATION IN BUFFERS TO REMAIN UNLESS INDICATED BY UTILITY, ELECTRICAL, SOUND, GAS, OR SANITARY SEWER.  
A PERMANENT EASEMENT WILL BE PROVIDED BETWEEN LOTS 109 & 110.

TAX MAP NO. = P-23-4-2

TOTAL AREA = 8.72 ACRES

S-1 ACREAGE = 0.249 ACRES

R-12 ACREAGE = 8.468 ACRES

R-12 DENSITY = 3.6 UNITS PER ACRE

REQUIRED OPEN SPACE = 27 UNITS

DENSITY PROVIDED = 27 UNITS

REQUIRED OPEN SPACE = 1.27 ACRES = 15% OF R-12 AREA

OPEN SPACE PROVIDED = 3.38 ACRES = 39% OF R-12 AREA

| COURSE | BEARING       | DISTANCE |
|--------|---------------|----------|
| L1     | S 03°21'57"W  | 84.00'   |
| L2     | S 09°06'36"W  | 133.60'  |
| L3     | S 14°52'00"W  | 87.77'   |
| L4     | S 21°29'08"W  | 58.85'   |
| L5     | S 26°59'27"W  | 95.95'   |
| L6     | S 32°34'00"W  | 81.80'   |
| L7     | S 38°11'31"W  | 81.80'   |
| L8     | S 43°36'43"W  | 51.29'   |
| L9     | S 49°01'00"W  | 87.78'   |
| L10    | S 54°25'57"W  | 87.78'   |
| L11    | S 59°50'42"W  | 71.85'   |
| L12    | S 65°15'27"W  | 27.69'   |
| L13    | S 70°40'12"W  | 71.85'   |
| L14    | S 75°54'57"W  | 71.85'   |
| L15    | S 81°09'42"W  | 71.85'   |
| L16    | S 86°24'27"W  | 159.11'  |
| L17    | S 91°39'12"W  | 159.11'  |
| L18    | S 96°53'57"W  | 159.11'  |
| L19    | S 102°08'42"W | 159.11'  |
| L20    | S 107°23'27"W | 159.11'  |
| L21    | S 112°38'12"W | 159.11'  |
| L22    | S 117°52'57"W | 159.11'  |
| L23    | S 123°07'42"W | 159.11'  |
| L24    | S 128°22'27"W | 159.11'  |
| L25    | S 133°37'12"W | 159.11'  |
| L26    | S 138°51'57"W | 159.11'  |
| L27    | S 144°06'42"W | 159.11'  |
| L28    | S 149°21'27"W | 159.11'  |
| L29    | S 154°36'12"W | 159.11'  |

