MESA RAVEN ESTATES - PHASE I

SC HWY 905 (75' PUBLIC R/W)

LOT 25 — SOLD
LOT 24 — SOLD
LOT 23 — SOLD
LOT 22 — SOLD
LOT 21 — SOLD
LOT 20 — SOLD
LOT 19 — SOLD
LOT 18 — SOLD
LOT 17 — SOLD
LOT 16 — SOLD
LOT 15 — SOLD
LOT 14 — SOLD
LOT 13
LOT 12 — SOLD
LOT 11 — SOLD
LOT 10

LOT 26 — SOLD
LOT 27
LOT 28 — SOLD
LOT 29 — FOR SALE
TAHOE MODEL
LOT 30
LOT 31 — UNDER CONTRACT
LOT 32 — SOLD
LOT 33 — SOLD
LOT 34

PUMP STATION

LOT 1
LOT 2 — TAHOE MODEL
LOT 3 — SEDONA MODEL
UNDER CONTRACT
LOT 4 — SIERRA MODEL
LOT 5 — SOLD
LOT 6
LOT 8
LOT 9 — SOLD

POND

MESA RAVEN DRIVE
(50' PUBLIC R/W - PROPOSED PAVED WIDTH)

LOOP CIRCLE (50' PUBLIC R/W)

SC-DOT R/W LINE

SITE

VICINITY MAP
SCALE 1" = 1/3 MILE

NOTES:

1. PROPERTY IS TAX # 101-00-07-038.
2. PROPERTY IS ZONED R-2.
3. ENTIRE DEVELOPMENT WILL BE SINGLE FAMILY RESIDENTIAL.
4. WATER SERVICE WILL BE PROVIDED BY CONWAY.
5. SEWER SERVICE WILL BE PROVIDED BY CONWAY.
6. PROJECT AREA = 31.20 ACRES
   NUMBER OF LOTS = 34
   PROJECT DENSITY (GROSS) = 1.09 LOTS PER ACRE
   PROJECT DENSITY (NET) = 1.01 LOTS PER ACRE
   THERE WILL BE 0,684 LF OF NEW PUBLIC ROADS (1.34 AC).
7. THIS ENTIRE PARCEL IS LOCATED IN FLOOD ZONE "X" AS SHOWN ON FEMA MAP NO. 0000C0255 J DATED SEPTEMBER 17, 2003.
8. PROPERTY IS OWNED AND WILL BE DEVELOPED BY:
   MESA RAVEN ESTATES, LLC.
   38 TAFT COURT
   ROTONDA, NJ 07202
   PHONE: (973) 277-1100
9. BOUNDARY SURVEY TAKEN FROM A PLAT ENTITLED "COMBINATION PLAT OF 31.20 ACRES IN THE LANDS COMMONLY" PREPARED FOR CONCLAVE OF NC, LLC DATED 00-22-2005 PREPARED BY ROBERT A. WARNER AND ASSOCIATES, INC. RECORDED IN PLAT BOOK 3PL, PAGE 116.
10. LATEST LAND TRANSFER IS RECORDED IN DEED BOOK 2988, PAGE 132.
11. THE MINIMUM LOT SIZE IS LOTS 2-8 & 27-32, 21,780 SF.
12. ALL DRAINAGE EASEMENTS ARE TO BE CLEARED AND ARE TO REMAIN FREE AND CLEAR OF ALL OBSTRUCTIONS AND GRADE OBSTRUCTIONS.
13. ALL ACTIVITIES, INCLUDING ACTIVITIES BY DOMESTIC LOT OWNERS OR LEASE HOLDERS, WILL BE CARRIED OUT IN ACCORDANCE WITH THE APPROVED STORMWATER MANAGEMENT AND SEDIMENT CONTROL PLAN FOR THE SUBDIVISION.
14. FINISHED FLOOR ELEVATIONS ARE TO BE A MINIMUM OF 1 FOOT ABOVE CENTERLINE OF ROAD OR BACK OF CURB.
15. POND TO BE OWNED AND MAINTAINED BY THE HOA. THE DESIGNATED PRIVATE POND MAINTENANCE EASEMENT SHALL BE MAINTAINED BY THE HOA.
16. HOA DOCUMENTS SHALL BE RECORDED WITH THE FINAL PLAT.
17. ALL PUBLIC DRAINAGE EASEMENTS SHALL BE MAINTAINED BY HORRY COUNTY, AND UTILITY STRUCTURES SHALL BE DESIGNED WITHIN A UTILITIES DRAINAGE EASEMENT.
18. LOTS 2/3, 4/5 AND 6/7 SHALL USE A COMMON DRIVEWAY BETWEEN TWO LOTS AS SHOWN ON THIS PLAN. COMMON DRIVEWAY SHALL BE 24' WIDE. LOT 8 MAY HAVE A 20' WIDE ALT ONT LOCATION AND LOT 1 SHALL HAVE A 20' WIDE DRIVE AS FAR FROM SC HWY 905 AS POSSIBLE. REFER TO THE APPROVED SC-DOT PERMIT.
19. LOTS 8, 16, 25 & 34 SHALL BE ACCESSED FROM MESA RAVEN DRIVE.
20. ALL COMMON PROPERTY LINES SHALL HAVE A 20' PRIVATE DRAINAGE EASEMENT FOR MAINTENANCE OF COMMON SWALES.
21. A COMMON NON-EXCLUSIVE 20' WIDE UTILITY EASEMENT SHALL BE PLACED ON THE PROPER PORT-OF-LINES. THIS EASEMENT SHALL BE CLEARED DURING THE SITE PREPARATION PHASE OF DEVELOPMENT.
22. A 6' WIDE PLANTED BERM SHALL BE INSTALLED ALONG SC HWY 905 TO SATISFY THE LANDSCAPING REQUIREMENTS FOR THE SUBDIVISION. THE BERM SHALL BE LOCATED WITHIN A 20' PRIVATE EASEMENT AND SHALL BE MAINTAINED BY THE HOA.

SURVEYOR

LINE TABLE

LINE	LENGTH	BEARING
L1	[illegible]	[illegible]
L2	[illegible]	[illegible]
L3	[illegible]	[illegible]
L4	[illegible]	[illegible]
L5	[illegible]	[illegible]
L6	[illegible]	[illegible]
L7	[illegible]	[illegible]

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHD. BEARING
C1	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C2	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C3	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C4	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C5	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C6	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C7	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C8	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C9	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C10	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C11	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C12	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C13	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C14	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C15	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C16	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.

ASI ENGINEERS, INC.
CIVIL ENGINEERING • LAND PLANNING
1304 PROFESSIONAL SUITE, SUITE D-1
MYRTLE BEACH, SC 29577
TELEPHONE : (843) 692-9995
FAX : (843) 692-9992

PRELIMINARY SUBDIVISION PLAN
MESA RAVEN ESTATES SUBDIVISION
LOCATED AT
SC HWY 905 & SC HWY 952
HORRY COUNTY, SOUTH CAROLINA

SCALE:	1"=40'
JOB NO.	2004-06
DESIGNED BY:	BLS
DRAWN BY:	BLS
CHECKED BY:	BLS
DATE:	04/25/05
REVISION:	

1 - 08/17/05 - PER HORRY COUNTY SEWER COMMENTS

2 - 9/12/05 - WHERE FLOOD ZONE AVE AND DRIVE OVR ON LOOP CIRCLE POND

3 - 9/30/05 - REV. DRIVES ON LOTS 6 TO 8.

SOUTH CAROLINA ASI ENGINEERS, INC. REG. COMPANY

SOUTH CAROLINA REGISTERED PROFESSIONAL ENGINEER BENJAMIN L. SMITH

SHEET NUMBER:
1 of 9