

NOTES:
 1. BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY BAXTER LAND SURVEYING CO., INC., IN DIGITAL FORMAT.
 2. ALL ELEVATIONS ARE BASED ON MEAN SEA LEVEL MSL DATUM.

CURVE TABLE

ID	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	669.60'	154.04'	153.70'	N 22°01'32" E
C2	385.00'	113.87'	113.48'	N 03°24'16" E
C3	289.60'	78.37'	76.15'	S 73°05'51" E
C4	89.58'	73.92'	71.84'	S 85°34'35" E
C5	841.37'	93.70'	93.65'	N 66°34'21" E
C6	310.73'	42.28'	42.23'	N 68°28'27" E
C7	40.00'	24.79'	24.40'	S 66°47'45" E
C8	27.90'	34.73'	32.12'	S 28°27'14" E
C9	65.00'	194.20'	129.62'	S 15°09'14" W

LINE TABLE

ID	BEARING	DISTANCE
L1	S 86°38'16" E	34.49'
L2	S 43°18'14" E	23.26'
L3	S 75°43'17" W	30.03'
L4	S 33°18'23" W	22.27'



EXISTING BUFFER TREE LEGEND

- ⊙ PINE TREE
- ⊙ GUM TREE
- ⊙ BIRCH TREE
- ⊙ OAK TREE
- ⊙ CEDAR TREE
- ⊙ SYCAMORE TREE
- ⊙ TULIP TREE
- ⊙ UNKNOWN TREE

TREES WITHOUT SIZE DESIGNATION ARE LESS THAN 15'

TRACT SUMMARY

TRACT	TMS#	AREA (AC)
RESIDENTIAL TRACT A	TMS#13907-01-09(P)	± 7.4 AC.
RESIDENTIAL TRACT B	TMS#13907-01-09(P)	± 16.1 AC.
RESIDENTIAL PARCEL #1	TMS#13907-03-31	± 0.43 AC. Δ
RESIDENTIAL PARCEL #2	TMS#13907-03-32	± 0.48 AC. Δ
RESIDENTIAL PARCEL #3	TMS#13907-03-34	± 0.03 AC. Δ
OFFICE/INSTITUTIONAL TRACT	TMS#13907-01-09(P)	± 4.4 AC.
TOTAL		± 28.8 AC.

PROPOSED RESIDENTIAL TRACT A LOT & SETBACK REQUIREMENTS

MINIMUM LOT AREA	2,400 SF
MINIMUM LOT WIDTH	30'
MINIMUM FRONT SETBACK	10'
MINIMUM SIDE SETBACK	0'
MINIMUM REAR SETBACK	5'
MINIMUM ACCESSORY STRUCTURE SIDE & REAR SETBACK	3'

PROPOSED RESIDENTIAL TRACT B LOT & SETBACK REQUIREMENTS

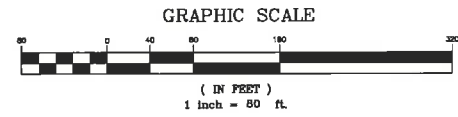
MINIMUM LOT AREA	10,668 SF
MINIMUM LOT WIDTH	75'
MINIMUM FRONT SETBACK	25'
MINIMUM SIDE SETBACK	10'
MINIMUM REAR SETBACK	15'
MINIMUM ACCESSORY STRUCTURE SIDE & REAR SETBACK	3'

LOT SUMMARY

AREA = ± 28.8 AC.
 TMS# 13907-01-09
 TMS# 13907-03-31, 32 & 34
 CURRENT ZONING = P-1

OWNER

H & M REAL ESTATE HOLDINGS, LLC
 P.O. BOX 7141
 COLUMBIA, SOUTH CAROLINA 29202



10719 WILSON BLVD. • P.O. BOX 923 • BLYTHEWOOD, S.C. 29016
 (803) 714-9832 OFFICE • (855) 787-9289 FAX

NO.	DATE	DESCRIPTION

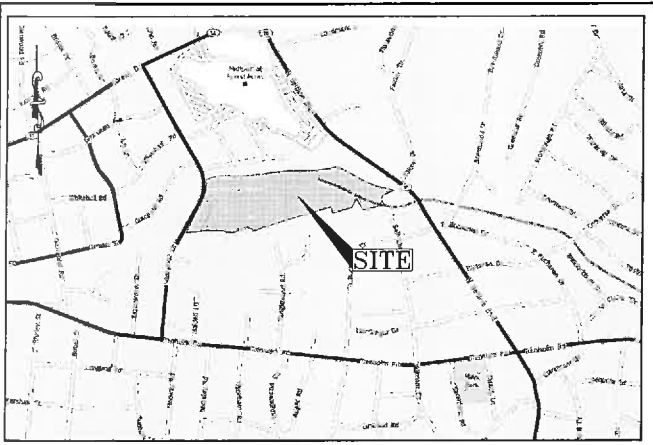
DEVELOPMENT PLAN

PREPARED FOR
H&M REAL ESTATE HOLDINGS, LLC
 IN THE CITY OF FOREST ACRES, RICHLAND COUNTY, SOUTH CAROLINA

DATE: APR. 27, 2015 SCALE: 1" = 80' SHEET C1 OF 1

PROJECT No. 13059

NOTES:
 1. BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY SAIXTER LAND SURVEYING CO., INC. IN DIGITAL FORMAT.
 2. ALL ELEVATIONS ARE BASED ON MEAN SEA LEVEL MSL DATUM.



CURVE TABLE

ID	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	669.60'	154.04'	153.70'	N 22°01'32" E
C2	385.00'	113.87'	113.48'	N 03°24'36" E
C3	289.60'	76.37'	76.15'	S 73°05'51" E
C4	89.56'	73.92'	71.84'	S 85°34'35" E
C5	841.37'	93.70'	93.65'	N 66°34'21" E
C6	310.73'	42.26'	42.23'	N 68°28'27" E
C7	40.00'	24.79'	24.40'	S 86°47'45" E
C8	27.90'	34.23'	32.12'	S 28°27'14" W
C9	65.00'	184.20'	129.62'	S 15°09'14" W

LINE TABLE

ID	BEARING	DISTANCE
L1	S 86°38'16" E	34.49'
L2	S 43°18'14" E	23.26'
L3	S 75°43'17" W	30.03'
L4	S 33°18'23" W	22.27'

EXISTING POWER LINES & SANITARY SEWER TO BE RELOCATED

100' TOP OF HYDRANT
 NUT = 231.01'

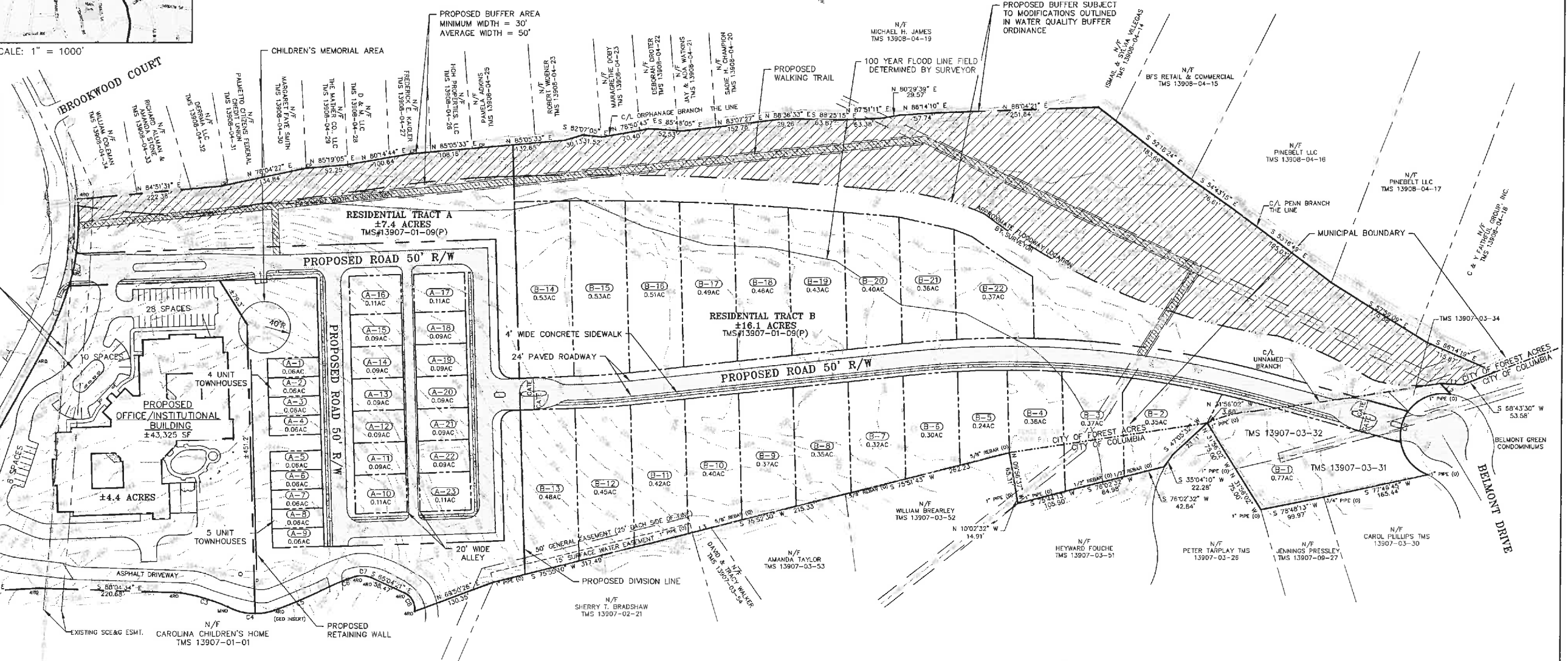
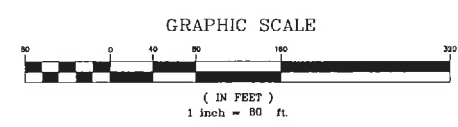
- EXISTING BUFFER TREE LEGEND**
- ◆ PINE TREE
 - ◆ GUM TREE
 - ◆ BIRCH TREE
 - ◆ OAK TREE
 - ◆ CEDAR TREE
 - ◆ SYCAMORE TREE
 - ◆ TULIP TREE
 - ◆ UNKNOWN TREE

TREES WITHOUT SIZE DESIGNATION ARE LESS THAN 15'

TRACT SUMMARY

RESIDENTIAL TRACT A	TMS#13907-01-09(P)	± 7.4 AC.
RESIDENTIAL TRACT B	TMS#13907-01-09(P)	± 16.1 AC.
RESIDENTIAL PARCEL #1	TMS#13907-03-31	± 0.43 AC. Δ
RESIDENTIAL PARCEL #2	TMS#13907-03-32	± 0.48 AC. Δ
RESIDENTIAL PARCEL #3	TMS#13907-03-34	± 0.03 AC. Δ
OFFICE/INSTITUTIONAL TRACT	TMS#13907-01-09(P)	± 4.4 AC.
TOTAL		± 28.8 AC.

Δ PRESENTLY OR FORMERLY IN THE CITY OF COLUMBIA



PROPOSED RESIDENTIAL TRACT A LOT & SETBACK REQUIREMENTS

MINIMUM LOT AREA	2,400 SF
MINIMUM LOT WIDTH	30'
MINIMUM FRONT SETBACK	10'
MINIMUM SIDE SETBACK	0'
MINIMUM REAR SETBACK	5'
MINIMUM ACCESSORY STRUCTURE SIDE & REAR SETBACK	3'

PROPOSED RESIDENTIAL TRACT B LOT & SETBACK REQUIREMENTS

MINIMUM LOT AREA	10,668 SF
MINIMUM LOT WIDTH	75'
MINIMUM FRONT SETBACK	25'
MINIMUM SIDE SETBACK	10'
MINIMUM REAR SETBACK	15'
MINIMUM ACCESSORY STRUCTURE SIDE & REAR SETBACK	3'

NOTE:
 PROPOSED OFFICE/INSTITUTIONAL BUILDING, RESIDENTIAL LOTS AND STREET GEOMETRY ARE FOR CONCEPTUAL ILLUSTRATION AND MAY BE MODIFIED SUBJECT TO THE APPROVAL OF THE CITY ZONING ADMINISTRATOR.

LOT SUMMARY

AREA = ± 28.7 AC.	OWNER
TMS# 13907-01-09	H & M REAL ESTATE HOLDINGS, LLC
TMS# 13907-03-31, 32 & 34	P.O. BOX 7141
CURRENT ZONING = P-1	COLUMBIA, SOUTH CAROLINA 29202

PROJECT No. 13059



10719 WILSON BLVD. • P.O. BOX 923 • BLYTHEWOOD, S.C. 29016
 (803) 714-9832 OFFICE • (855) 787-9289 FAX

NO.	DATE	DESCRIPTION

DEVELOPMENT PLAN

PREPARED FOR
H&M REAL ESTATE HOLDINGS, LLC
 IN THE CITY OF FOREST ACRES, RICHLAND COUNTY, SOUTH CAROLINA

DATE: APR. 27, 2015	SCALE: 1" = 80'	SHEET C1 OF 1
---------------------	-----------------	---------------