

PALMETTO POINT COMMERCIAL SUBDIVISION

BLUFFTON, SOUTH CAROLINA

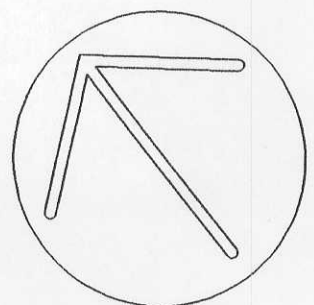
PREPARED FOR:
PLATINUM DEVELOPMENT,
LLC

PREPARED BY:
CONNOR & ASSOCIATES,
INC.
ENGINEERS, PLANNERS, SURVEYORS

DECEMBER 5, 2000

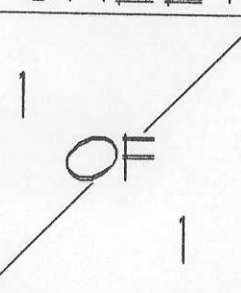
REVISED:
FEBRUARY 9, 2001
FEBRUARY 21, 2001
MARCH 13, 2001

INITIAL MASTER PLAN



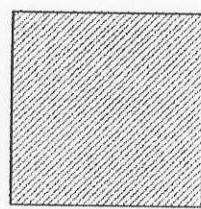
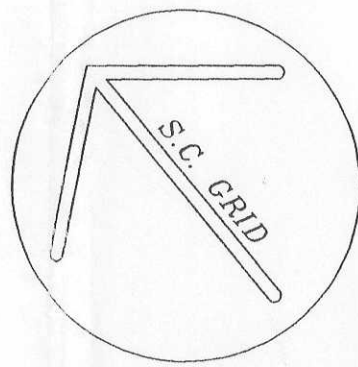
NORTH

SHEET



ACREAGE SUMMARY:

AREA	ACREAGE
OPEN SPACE	4.31 AC.
ROAD ROW	3.02 AC.
PROPOSED GIBBET ROAD ROW	0.43 AC.
REGIONAL LIFT STATION	0.09 AC.
TOTAL AREA IN LOTS	30.13 AC.
TOTAL	37.98 AC.



PROPOSED OPEN SPACE

OPEN SPACE BREAKDOWN:

TOTAL SITE: (EXCLUDES THE 1.74 AC. FRESHWATER WETLAND)	36.24 ACRES
10% MIN. OPEN SPACE REQUIRED	3.62 ACRES
OPEN SPACE PROVIDED-11.3% (INCLUDES FRESHWATER WETLAND)	4.31 ACRES

LINE LENGTH BEARING
LT 94.03' N40°47'41"E

PROPOSED R/W
(0.43 AC.)
(THIS REALIGNMENT IS SUBJECT
TO SCDOT REVIEW AND APPROVAL.)

WETLAND B
28,743 Sq. Ft.
0.66 AC.
(WETLAND TO BE FILLED)

NEW RIVER FARMS, L.P., ET.AL.

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LEGEND

CONC. O. CONCRETE MONUMENT, OLD (FOUND)
I.P.F. IRON PIPE/PIN FOUND
WETLAND FLAG WITH DESCRIPTION

NOTES:

1. PREPARED FOR Platinum Development, LLC.
2. THIS LOT LIES IN ZONE C, NOT A SPECIAL FLOOD HAZARD AREA, PER FIRM PANEL No. 30-D, COMMUNITY No. 450025, DATED 9/29/86.

PRINTED

MAR 20 2001

CONNOR & ASSOCIATES, INC.

