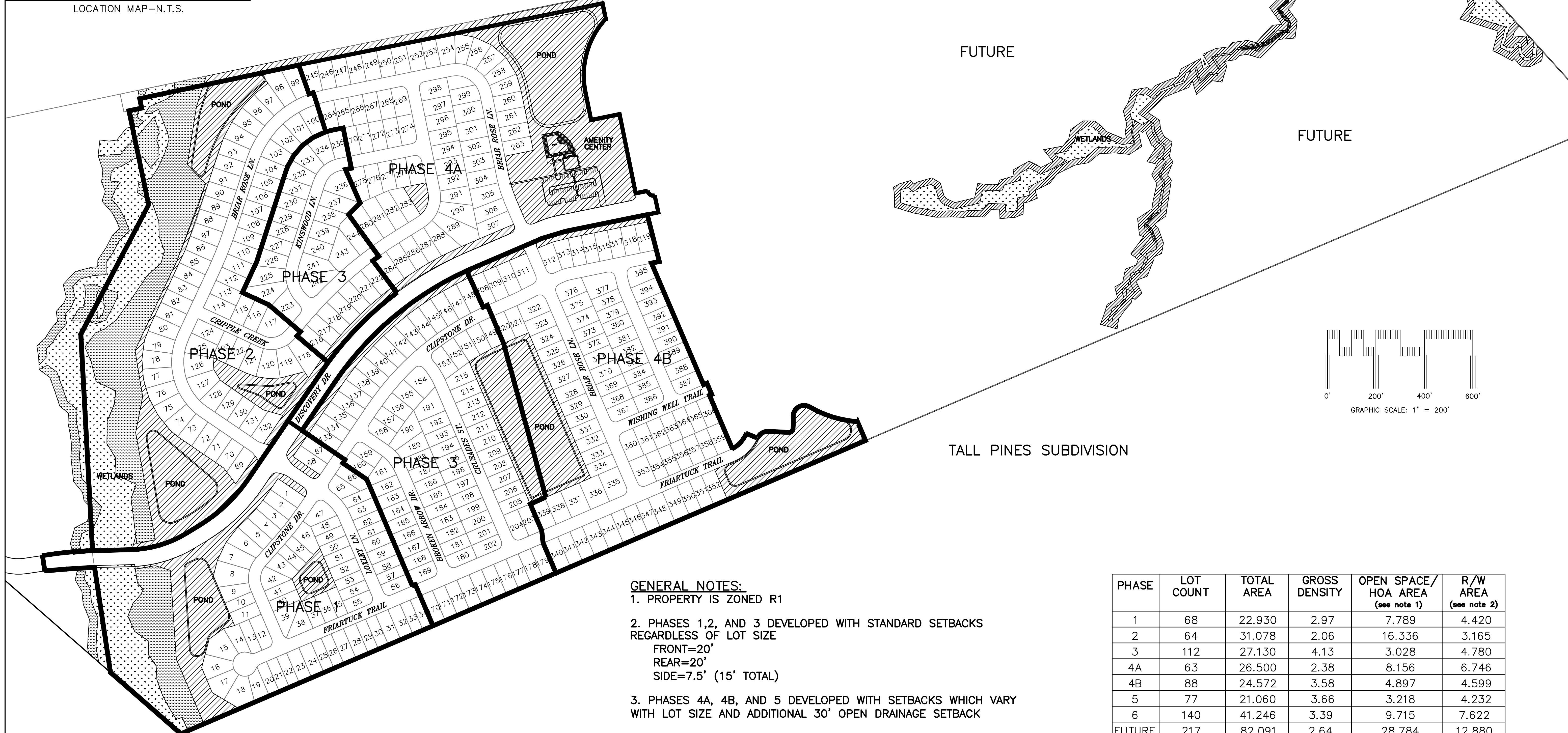


LOCATION MAP-N.T.S.

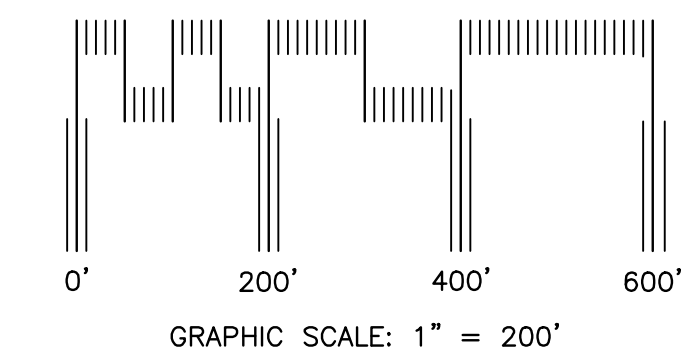


COLLEGE PARK SUBDIVISION

FUTURE

FUTURE

TALL PINES SUBDIVISION



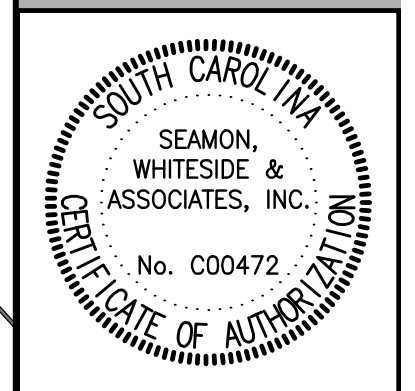
GENERAL NOTES:

1. PROPERTY IS ZONED R1
2. PHASES 1, 2, AND 3 DEVELOPED WITH STANDARD SETBACKS REGARDLESS OF LOT SIZE
FRONT=20'
REAR=20'
SIDE=7.5' (15' TOTAL)
3. PHASES 4A, 4B, AND 5 DEVELOPED WITH SETBACKS WHICH VARY WITH LOT SIZE AND ADDITIONAL 30' OPEN DRAINAGE SETBACK
4. DISCOVERY DRIVE HAS A 7' ASPHALT TRAIL ON THE EASTERN SIDE OF THE ROADWAY FOR PEDESTRIAN ACCESS
5. OPEN SPACE AREA REQUIREMENTS DETERMINED BY (NUMBER OF LOTS X 3)/500=AREA. MINIMUM OPEN SPACE REQUIRED = (829 LOTS X 3)/500 = 14.92 ACRES

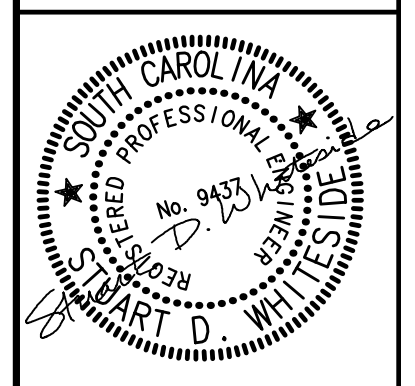
PHASE	LOT COUNT	TOTAL AREA	GROSS DENSITY	OPEN SPACE/ HOA AREA (see note 1)	R/W AREA (see note 2)
1	68	22.930	2.97	7.789	4.420
2	64	31.078	2.06	16.336	3.165
3	112	27.130	4.13	3.028	4.780
4A	63	26.500	2.38	8.156	6.746
4B	88	24.572	3.58	4.897	4.599
5	77	21.060	3.66	3.218	4.232
6	140	41.246	3.39	9.715	7.622
FUTURE	217	82.091	2.64	28.784	12.880
TOTAL	829	276.607	3.00	81.923	48.444

1. INCLUDES ALL HOA AREAS SUCH AS AMENITY CENTER, PONDS, BUFFERS AND WETLANDS
2. RIGHT OF WAY AREAS INCLUDE ROAD RIGHT-OF-WAY AND BCWSA RIGHT-OF-WAY
3. ALL AREAS ARE IN ACRES.

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HUNTERS BEND OVERALL LAYOUT
 BERKELEY COUNTY PLANNING COMMISSION
 BERKELEY COUNTY, SOUTH CAROLINA



DRAWN BY: CET
 CHECKED BY: BLN

PROJECT: 4766.20
 DATE: 11/28/2007

DATE	REVISION NOTES

OVERALL LAOUT