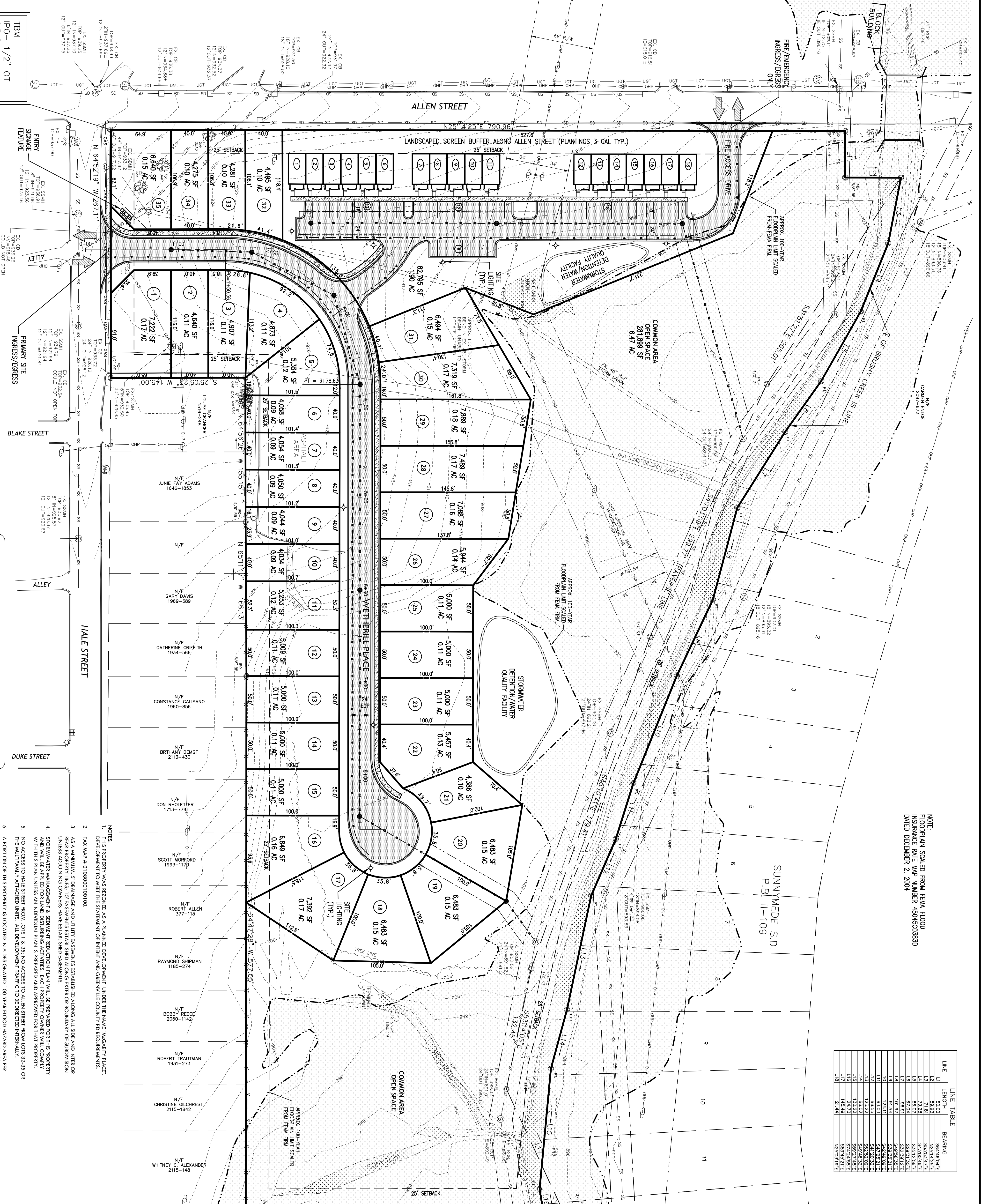


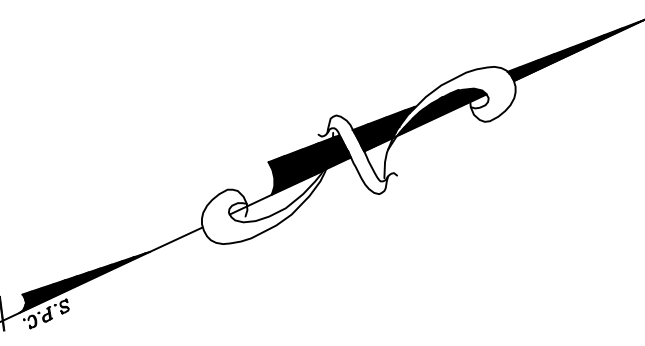
TM
 PO - 1/2" OT
 S.P.C.
 N: 1092580,8849
 E: 1573987,9454
 ELEV: 938.24



LINE TABLE

LINE	LENGTH	BEARING
L1	50.00	S84°48'00"E
L2	9.93	N03°12'22"E
L3	12.00	S84°48'00"E
L4	73.28	S43°00'42"E
L5	66.07	S33°26'25"E
L6	96.80	S82°29'27"E
L7	96.80	S82°29'27"E
L8	100.92	S83°28'30"E
L9	174.11	S47°29'27"E
L10	174.11	S47°29'27"E
L11	63.03	S47°29'27"E
L12	66.07	S43°00'42"E
L13	155.32	S52°30'00"E
L14	66.07	S84°48'00"E
L15	24.70	S72°42'42"E
L16	24.70	S84°48'00"E
L17	145.49	S84°48'00"E
L18	21.44	N03°33'17"E

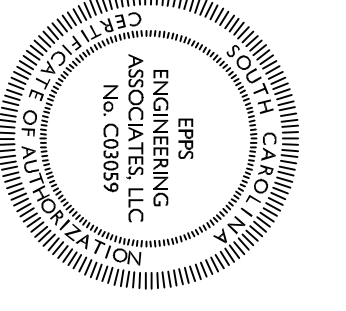
NOTE:
 FLOODPLAIN SCALED FROM FEMA FLOOD
 INSURANCE RATE MAP NUMBER 450450383D
 DATED DECEMBER 2, 2004



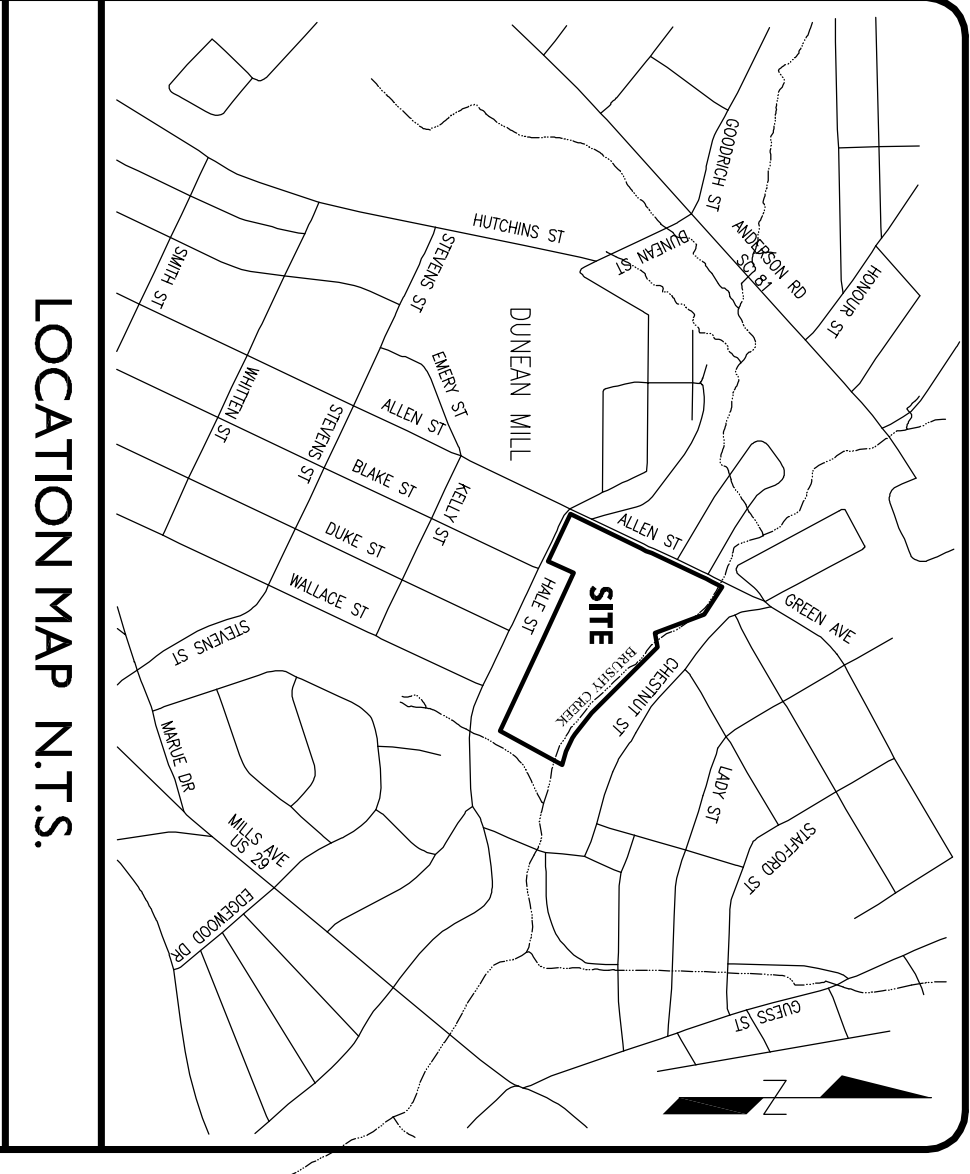
PD PROPERTY DATA
 SINGLE FAMILY DETACHED
 MULTIFAMILY ATTACHED
 COMMON AREA (includes open space and detention)
 TOTAL

33 LOTS
 18 UNITS
 5.44 ACRES
 1.90 UNITS
 6.47 ACRES
 13.81 ACRES

- NOTES:
1. THIS PROPERTY WAS REZONED AS A PLANNED DEVELOPMENT UNDER THE NAME "WETHERILL PLACE". DEVELOPMENT TO MEET THE STANDARD OF FITNESS AND OTHERWISE COUNT TO REQUIREMENTS.
 2. TAX MAP # 0108000100100.
 3. AS A MINIMUM, 5' FENCE AND UTILITY EXHAUSTERS ESTABLISHED AROUND ALL SOF AND INTERIOR REAR PROPERTY LINES; 10' EXHAUSTERS ESTABLISHED ALONG EXTERIOR BOUNDARY OF SUBDIVISION UNLESS ADDITIONAL OWNERS HAVE ESTABLISHED EXHAUSTERS.
 4. STORMWATER MANAGEMENT & SEDIMENT REDUCTION PLAN WILL BE PREPARED FOR THIS PROPERTY AND WILL BE APPLIED FOR LAND-DISTRIBUTING ACTIVITIES. EACH PROPERTY OWNER WILL COMPLY WITH THIS PLAN UNLESS AN INDIVIDUAL PLAN IS PREPARED AND APPROVED FOR THAT PROPERTY.
 5. NO ACCESS TO WETHERILL PLACE FROM LOTS 1 & 33. NO ACCESS TO ALLEN STREET FROM LOTS 32-33 OR THE MULTIFAMILY ATTACHED UNITS. ALL DEVELOPMENT TRAFFIC TO BE DIRECTED INTERNALLY.
 6. A PORTION OF THIS PROPERTY IS LOCATED IN A DESIGNATED 100-YEAR FLOOD HAZARD AREA. PER FEMA FLOOD INSURANCE RATE MAP NUMBER 450450383D EFFECTIVE DATE DECEMBER 2, 2004, A DETAILED FLOOD STUDY WILL BE CONDUCTED TO DETERMINE BASE FLOOD ELEVATIONS FOR DESIGNATED COMMON AREAS/RESIDENCES.
 7. PROPOSED PUBLIC ROAD HAS A RIGHT-OF-WAY WIDTH OF 44'. CUL-DE-SAC HAS A RIGHT-OF-WAY WIDTH OF 30'.
 8. SEWER SERVICE PROVIDED BY PARKER SEWER & FIRE SUBDISTRICT.
 9. WATER SERVICE PROVIDED BY GRANVILLE WATER SYSTEM.
 10. WETHERILL PARK PLACE TO BE A PUBLIC ROAD.



EPPS
 ENGINEERING ASSOCIATES
 2723 North Parkersburg
 Columbus, SC 29230
 Tel: (604) 534-4997 Fax: (604) 534-4993



PRELIMINARY

WETHERILL PARK

SOUTH DEVELOPMENT CORP.
 2233 North Parkersburg
 Columbus, SC 29230
 (603) 429-9433

OWNER: SOUTH DEVELOPMENT CORP.
 ENGINEER: EPPS ENGINEERING ASSOCIATES, LLC
 2233 North Parkersburg
 Columbus, SC 29230
 (604) 534-4997

NO. OF ACRES: **13.81** MILES OF NEW ROAD: **0.163**

NO. OF LOTS: **53** DATE: **April 5, 2006**

CURRENT ZONING: **PD**

