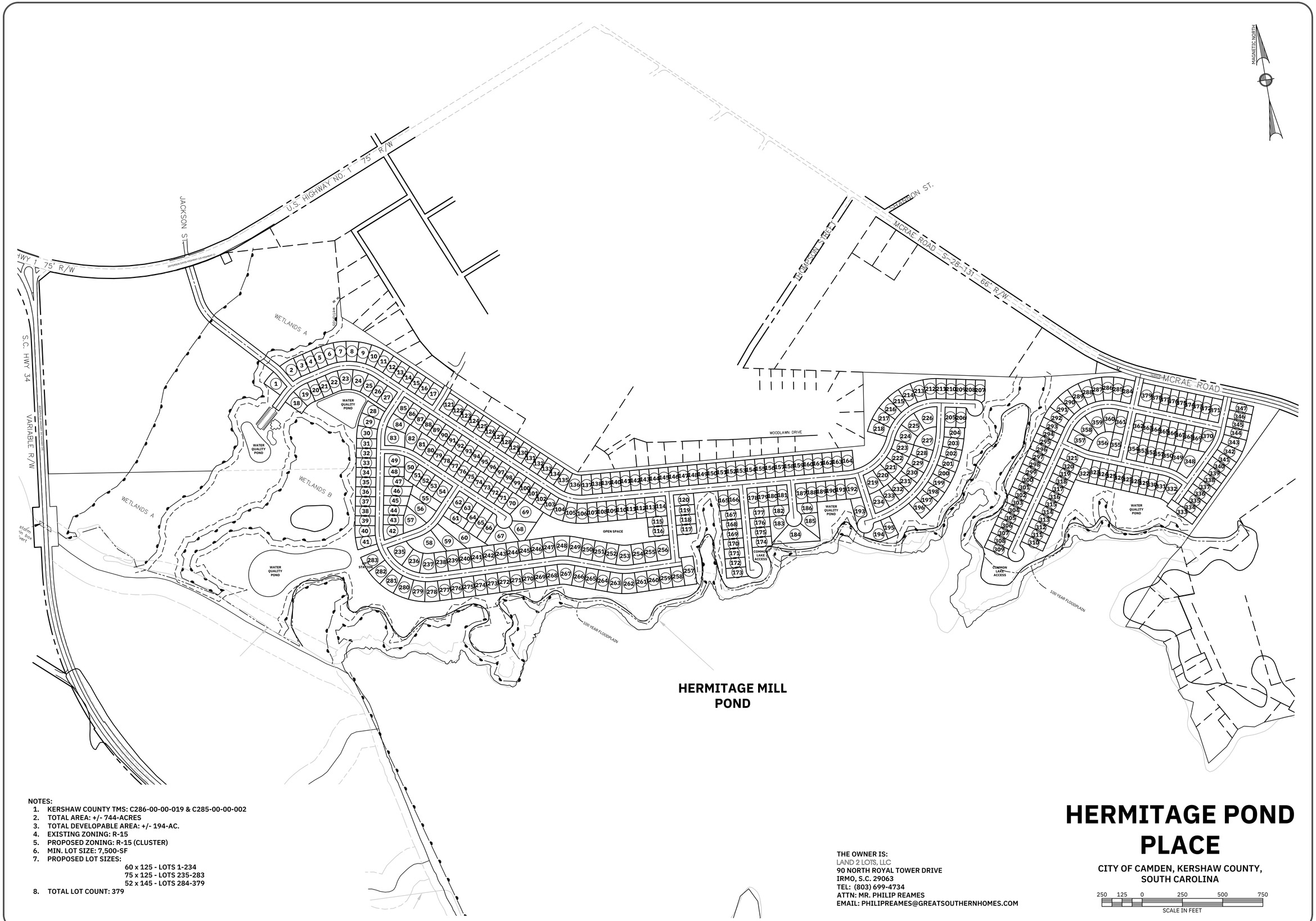

NOTES:

1. KERSHAW COUNTY TMS: C286-00-00-019 & C285-00-00-002
2. TOTAL AREA: +/- 744-ACRES
3. TOTAL DEVELOPABLE AREA: +/- 194-AC.
4. EXISTING ZONING: R-15
5. PROPOSED ZONING: R-15 (CLUSTER)
6. MIN. LOT SIZE: 7,500-SF
7. PROPOSED LOT SIZES:
   - 60 x 125 - LOTS 1-234
   - 75 x 125 - LOTS 235-283
   - 52 x 145 - LOTS 284-379
8. TOTAL LOT COUNT: 379

THE OWNER IS:
LAND 2 LOTS, LLC
90 NORTH ROYAL TOWER DRIVE
IRMO, S.C. 29063
TEL: (803) 699-4734
ATTN: MR. PHILIP REAMES
EMAIL: PHILIPREAMES@GREATSOUTHERNHOMES.COM

HERMITAGE POND PLACE

CITY OF CAMDEN, KERSHAW COUNTY, SOUTH CAROLINA

250 125 0 250 500 750
SCALE IN FEET

NO.	DATE	DESCRIPTION	BY

REVISION

SOUTH CAROLINA CIVIL ENGINEERING OF COLUMBIA, INC. NO. 000256 CERTIFICATE OF AUTHORIZATION

THE PRODUCT ON THIS SHEET WAS PREPARED FOR GREAT SOUTHERN FOR A SPECIFIC PURPOSE. USE, BY ANY OTHER PERSON, WITHOUT WRITTEN PERMISSION FROM CIVIL ENGINEERING OF COLUMBIA, INC. ENGINEER, IS STRICTLY PROHIBITED.

ANY CERTIFICATIONS, WARRANTIES, OR GUARANTEES SIGNED BY THE ENGINEER OF RECORD ARE INTENDED FOR THE PROJECT AND ARE INTENDED TO EXPRESS THAT STANDARD AND REASONABLE CARE WERE USED IN PREPARATION OF THESE DOCUMENTS.

CIVIL ENGINEERING of COLUMBIA
3740A FERNANDINA ROAD COLUMBIA, SC 29210
TEL (803) 798-2820 FAX (803) 798-2826

SOUTH CAROLINA PROFESSIONAL ENGINEER LICENSED JOSHUA ROBERT BISHOP NO. 31562

PRELIMINARY SITE LAYOUT

PREPARED FOR
LAND 2 LOTS, LLC
IRMO, SOUTH CAROLINA

SCALE	1" = 250'
DATE	SEPT. 5, 2023
DRAWN	JRR
DESIGNED	JRR
DRAWING NUMBER	1 OF 1
CHECKED BY:	
JOB NUMBER	21211