

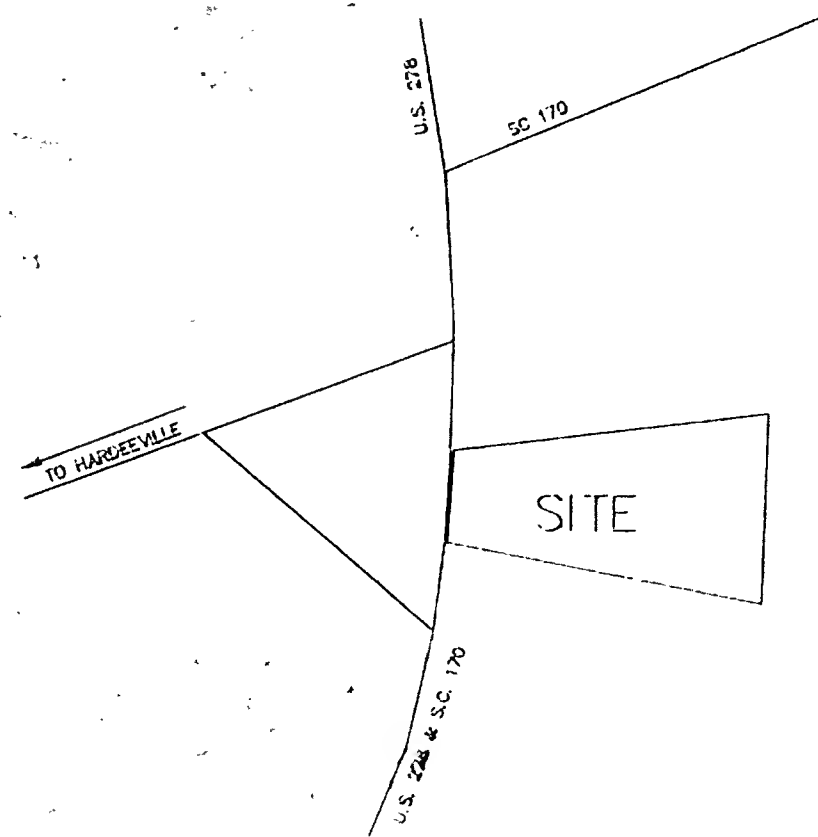
# SUMMARY – RIVERS END PUD

ORIGINAL APPROVAL (COUNTY COUNCIL) – FEBRUARY 27, 1995

ACREAGE	-	54 ACRES
NUMBER OF SINGLE FAMILY LOTS APPROVED	-	158 LOTS
ACREAGE OF COMMERCIAL AREA	-	2.44 ACRES
OPEN SPACE ACREAGE	-	7.47 ACRES

FINAL APPROVAL TO DATE

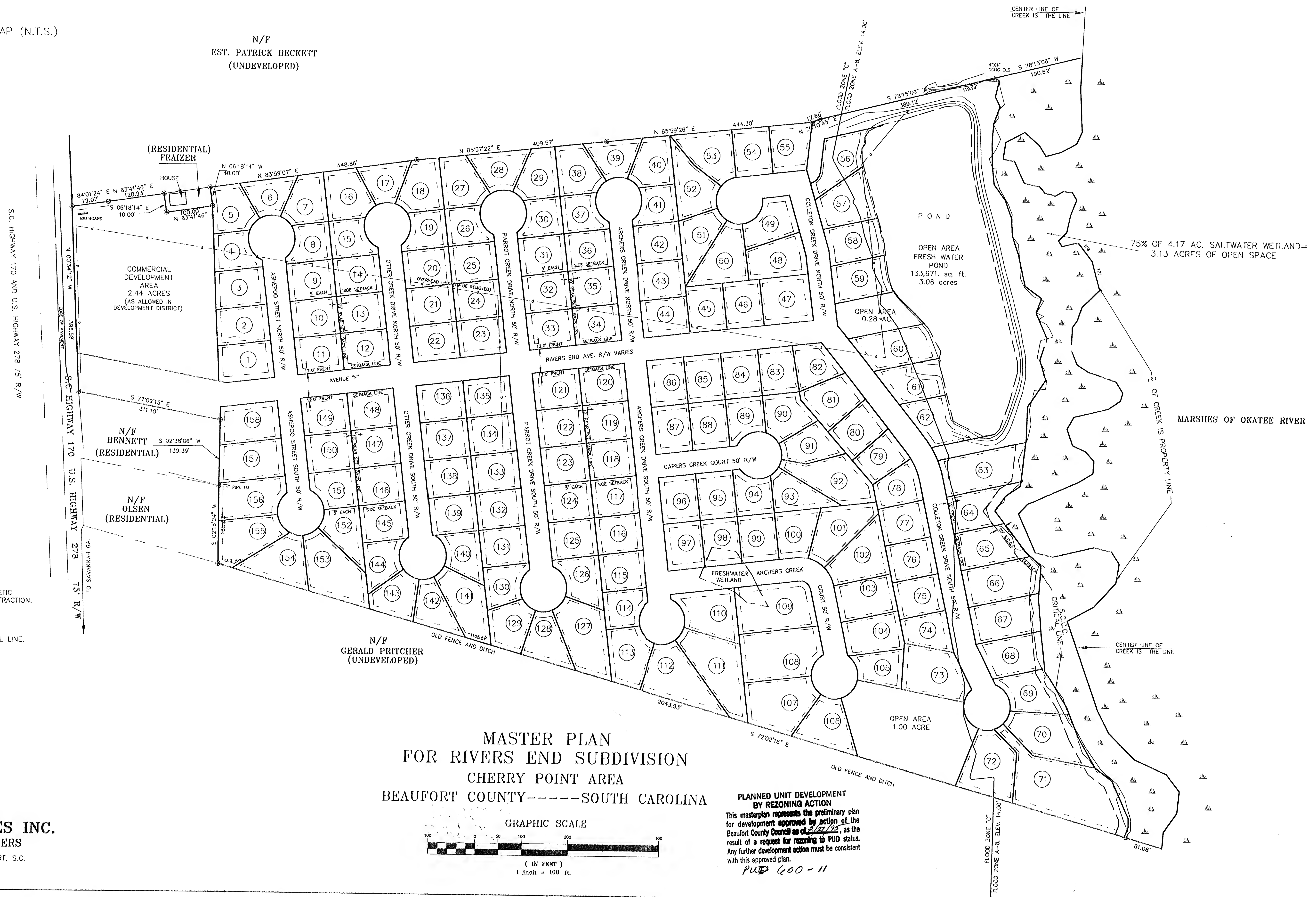
TOTAL NUMBER OF S/F LOTS APPROVED	-	158
TOTAL ACRES OF OPEN SPACE	-	7.19+/- ACRES
COMMERCIAL ACREAGE VACANT		



LOCATION MAP (N.T.S.)

TOTAL AREA INCLUDING MARSHLAND, WETLAND AND POND	54.61 ACRES
TOTAL AREA OF FRESH WATER WETLAND	3.27 ACRES
TOTAL AREA OF SALT WATER WETLAND	4.17 ACRES
TOTAL AREA OF LAND	47.17 ACRES NOT INCLUDING WETLANDS
TOTAL COMMERCIAL ACREAGE	2.44 ACRES
TOTAL OPEN SPACE	7.47 ACRES
TOTAL RESIDENTIAL AREA	52.17 ACRES—TOTAL LOTS 158—3 UNITS PER ACRE

N/F  
EST. PATRICK BECKETT  
(UNDEVELOPED)



(RESIDENTIAL)  
FRAIZER

COMMERCIAL  
DEVELOPMENT  
AREA  
2.44 ACRES  
(AS ALLOWED IN  
DEVELOPMENT DISTRICT)

N/F  
BENNETT  
(RESIDENTIAL)

N/F  
OLSEN  
(RESIDENTIAL)

N/F  
GERALD PRITCHER  
(UNDEVELOPED)

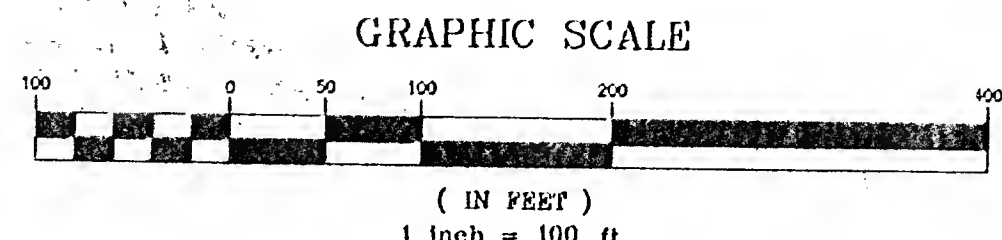
POND  
OPEN AREA  
FRESH WATER  
POND  
133,671. sq. ft.  
3.06 acres

75% OF 4.17 AC. SALT WATER WETLAND=  
3.13 ACRES OF OPEN SPACE

MARSHES OF OKATEE RIVER

MASTER PLAN  
FOR RIVERS END SUBDIVISION  
CHERRY POINT AREA  
BEAUFORT COUNTY—SOUTH CAROLINA

PLANNED UNIT DEVELOPMENT  
BY REZONING ACTION  
This masterplan represents the preliminary plan  
for development approved by action of the  
Beaufort County Council on 04/27/12, as the  
result of a request for rezoning to PUD status.  
Any further development action must be consistent  
with this approved plan.  
PUD 600-11



- NOTES:
- 1.) THE BEARINGS SHOWN HEREON ARE MAGNETIC AND AS SUCH ARE SUBJECT TO LOCAL ATTRACTION.
  - 2.) SETBACKS ARE AS FOLLOWS:  
12' SETBACK AT FRONT YARD.  
10' SETBACK AT REAR YARD.  
5' SETBACK EACH SIDE YARD.  
20' SETBACK AT S.C.C.C. CRITICAL LINE.

**GASQUE & ASSOCIATES INC.**  
LAND SURVEYORS PLANNERS  
701 BLADEN STREET, SUITE 207, BEAUFORT, S.C.  
P.O. BOX 1363, BEAUFORT, S.C.  
(803) 522-1798