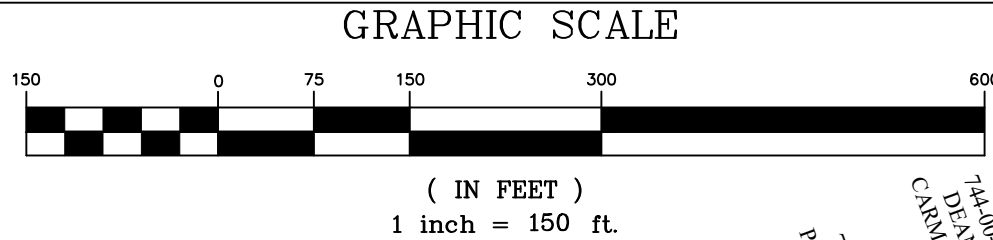
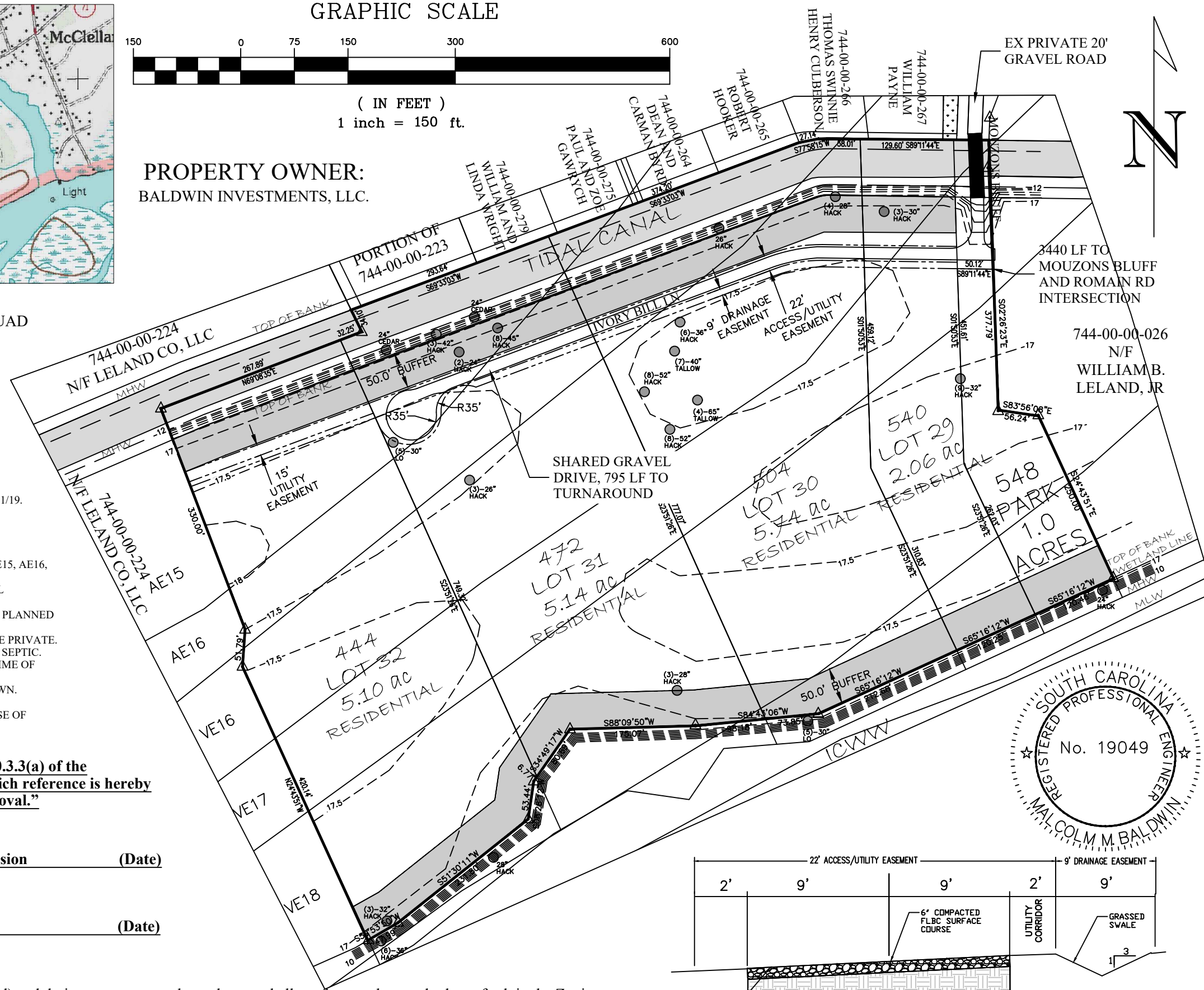


**LOCATION MAP**  
PORTION OF MCCLELLANVILLE QUAD  
SCALE: 1"=2000'



**PROPERTY OWNER:**  
BALDWIN INVESTMENTS, LLC.



- REFERENCES:**
1. PLAT BOOK DF PAGE 386
  2. PLAT BOOK EK PAGE 57
  3. MOUZON'S BLUFF MASTER PLAN DATED 3/3/4.
  4. MOUZON'S BLUFF MASTER PLAN REV DATE 3/11/19.

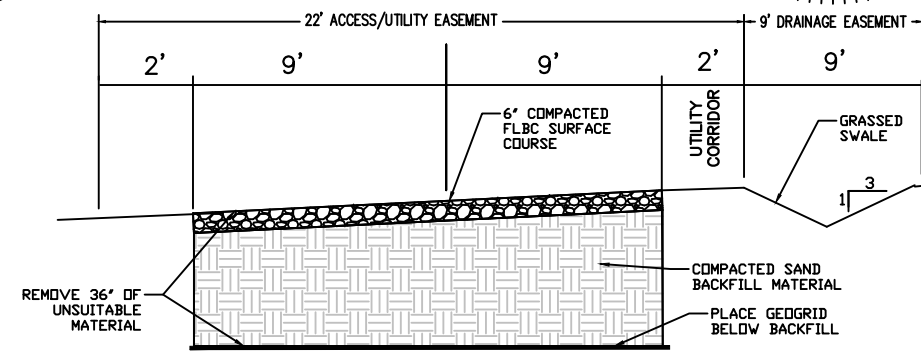
- SITE NOTES:**
1. TRACT IS ZONED PLANNED DEVELOPMENT.
  2. PARCEL IS LOCATED IN FEMA FLOOD ZONES AE15, AE16, VE16, VE17 & VE 18.
  3. EXISTING CANAL DETERMINED TO BE CRITICAL WETLAND.
  4. ADJACENT PARCELS ZONED RESIDENTIAL AND PLANNED DEVELOPMENT.
  5. ROADS TO BE CRUSHED GRAVEL AND SHALL BE PRIVATE.
  6. SITE TO BE SERVED BY INDIVIDUAL WELL AND SEPTIC. SEPTIC APPROVALS TO BE OBTAINED AT THE TIME OF FINAL SUBDIVISION PLAT SUBMITTAL.
  7. GRAND TREES HAVE BEEN LOCATED AND SHOWN.
  8. TRACT AREA = 19.27 ACRES
  9. ALL OPEN SPACE/PARKS TO BE PRIVATE FOR USE OF MOUZONS BLUFF HOA MEMBERS ONLY,

**Approved in accordance with Section 10.3.3(a) of the McClellanville Zoning Ordinance to which reference is hereby made for limitations of review and approval."**

**Chair, McClellanville Planning Commission** \_\_\_\_\_ (Date)

**Zoning Administrator** \_\_\_\_\_ (Date)

Construction of the 31' access (or private road) and drainage easements shown hereon shall conform to the standards set forth in the Zoning and Land Development Ordinance. The 31' access and drainage easements shown hereon is private and its maintenance is NOT a public responsibility. It shall not be eligible for acceptance into the town system for maintenance until such time as it is constructed and otherwise complies with all requirements of town roads at the time request for acceptance is made. Any costs required to cause this road to become eligible for addition to the public maintenance system shall be provided by non-public sources.



**ROAD CROSS-SECTION**



**PREPARED BY:**  
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**PRELIMINARY PLAT**  
**PORTION OF MOUZON'S**  
**BLUFF - TRACT III**  
**MCCLELLANVILLE, SC**  
DATE: 10/25/20  
SCALE: 1"=150'

REVISIONS
REV 06/13/20 - REDUCED DENSITY
REV 10/25/20 - ADDRESS TOWN COMMENTS
REV 11/17/20 - ADDRESS TOWN COMMENTS
REV 12/16/20 - ADDRESS TOWN COMMENTS
REV 01/28/21 - ADDRESS TOWN COMMENTS