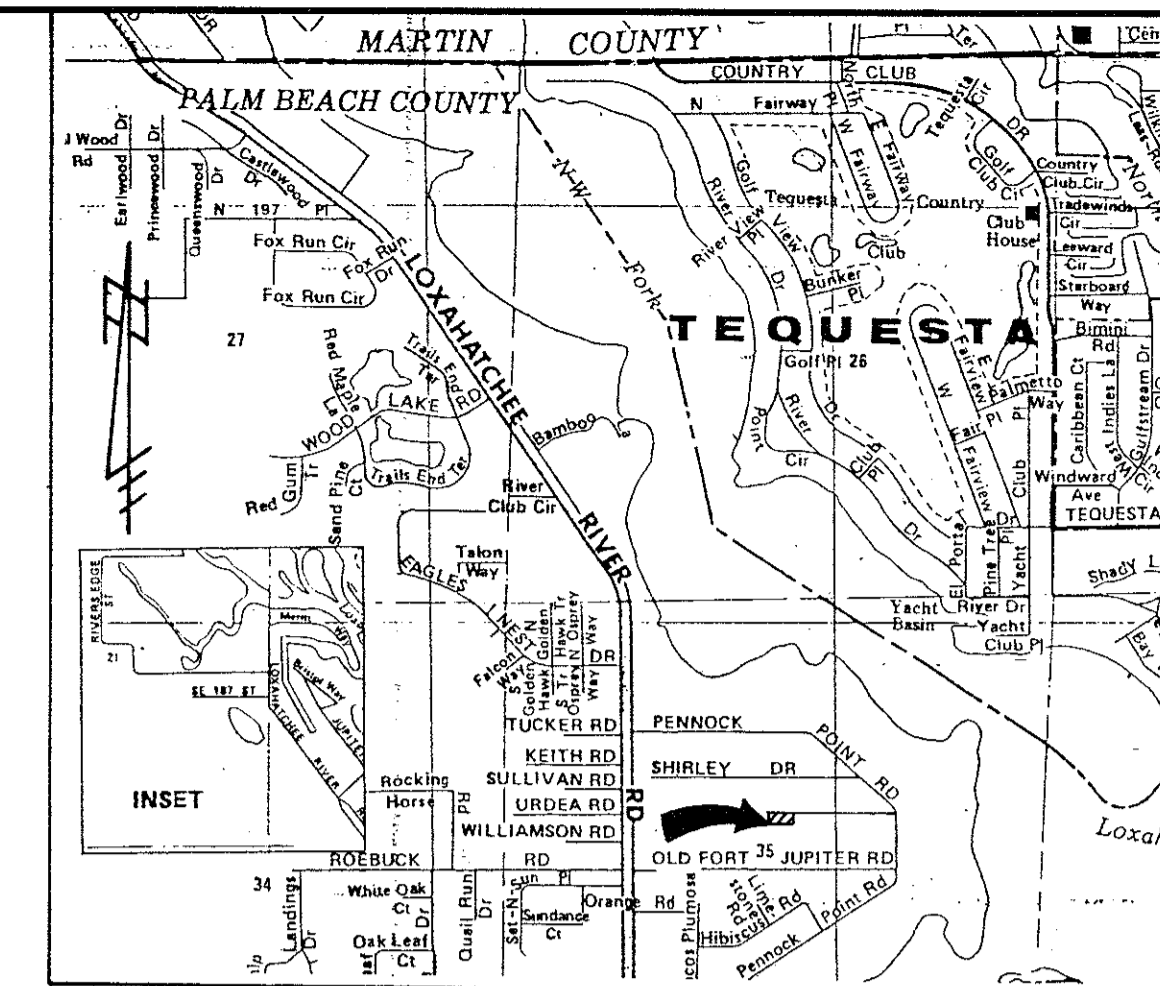


FINAL SUBDIVISION PLAN OF A PORTION OF THE SOUTH 244.00 FEET OF TRACT B PLAT OF PENNOCK POINT



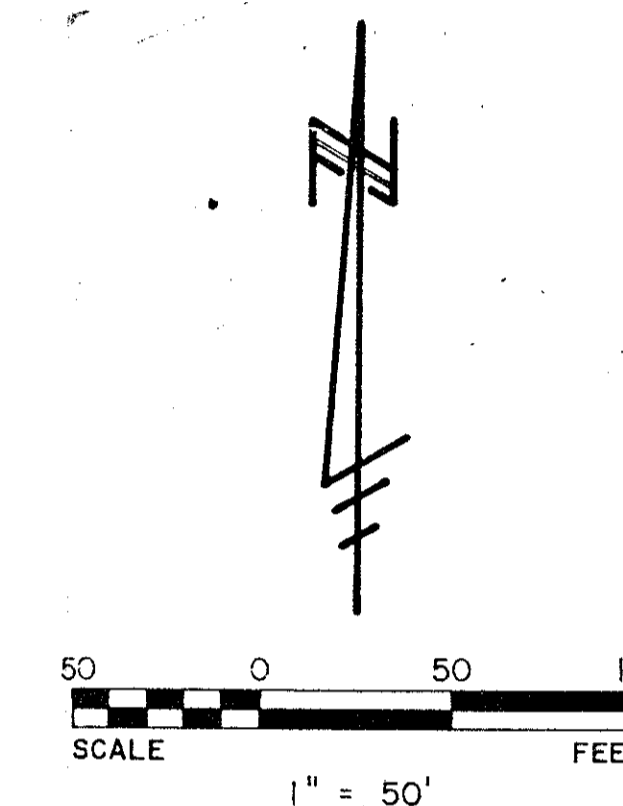
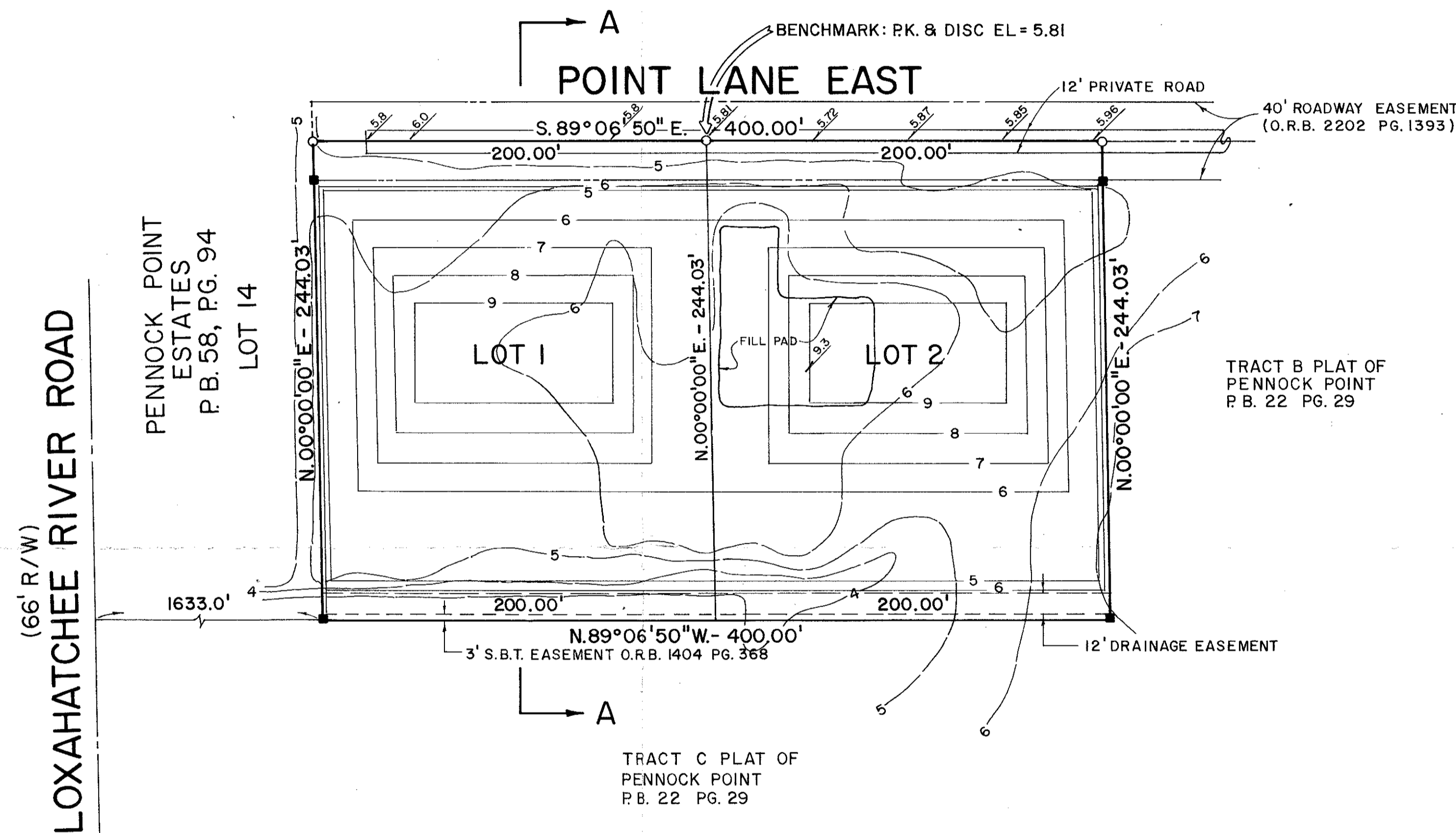
LOCATION MAP (n.t.s.)

TRACT B PLAT OF
PENNOCK POINT
P.B. 22 PG. 29

LEGAL DESCRIPTION

THE EAST 400 FEET OF THE WEST 2000 FEET OF THE SOUTH 244.00 FEET, AS MEASURED ALONG THE EAST AND WEST PROPERTY LINES OF TRACT B, PENNOCK POINT, AS RECORDED IN PLAT BOOK 22, PAGE 29, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 2.241 ACRES.



DEVELOPER: Stephen L. Oldham and Wesley W. Oldham
500 N. Old Dixie Highway
Jupiter, Florida 33458
Telephone No. 407-746-7429

ENGINEER/ SURVEYOR: Lindahl, Browning, Ferrari & Hellstrom, Inc.
P.O. Box 727
Jupiter, Florida 33468
Telephone No. 407-746-9248

NOTES:

- General Description of Sub-surface Conditions:** No test have been made to ascertain subsurface soil conditions and groundwater depth. The "Soil Survey of Palm Beach County" indicates that the site is in an area of Immokalee fine sand which has the following description:
Immokalee Fine Sand. This is a nearly level, poorly drained, deep, sandy soil that has a dark colored layer below a depth of 30 inches that is weakly cemented with organic matter. This soil is in broad flatwood areas in the eastern part of the survey area. It has the pedon described as representative of the series. Under natural conditions, the water table is within 10 inches of the surface for 2 to 4 months during wet periods, within 10 to 40 inches for 8 months or more in most years, but it is below 40 inches in dry periods.
- Zoning Classification:** RS - Single Family Residential.
- All utility services are available and have been coordinated with all required utilities.
- Stormwater Management Plan:** Existing conditions: The site currently drains to the north, west and south to ditches/swales on and adjacent to the property as indicated on the subdivision plan. These ditches/swales discharge to the Pennock Point Estates drainage system at the southwest corner of the property. Proposed Conditions: The ditches/swales around the property will remain. An additional swale will be constructed around the entire property (see proposed contours on subdivision plan) to retain the difference between the pre and post development runoff volumes for the project for a 25 year - 72 hour storm.

Pre Development Runoff = 0.2 x 12.9" x 2.24 acre = 5.78 Ac-in
Post Development Runoff = 0.34 x 12.9" x 2.24 acre = 9.82 Ac-in
Volume required = 14,700 Cubic Feet
Volume provided = 15,000 Cubic Feet
(Post Development runoff based on 20% imperviousness developed lots)

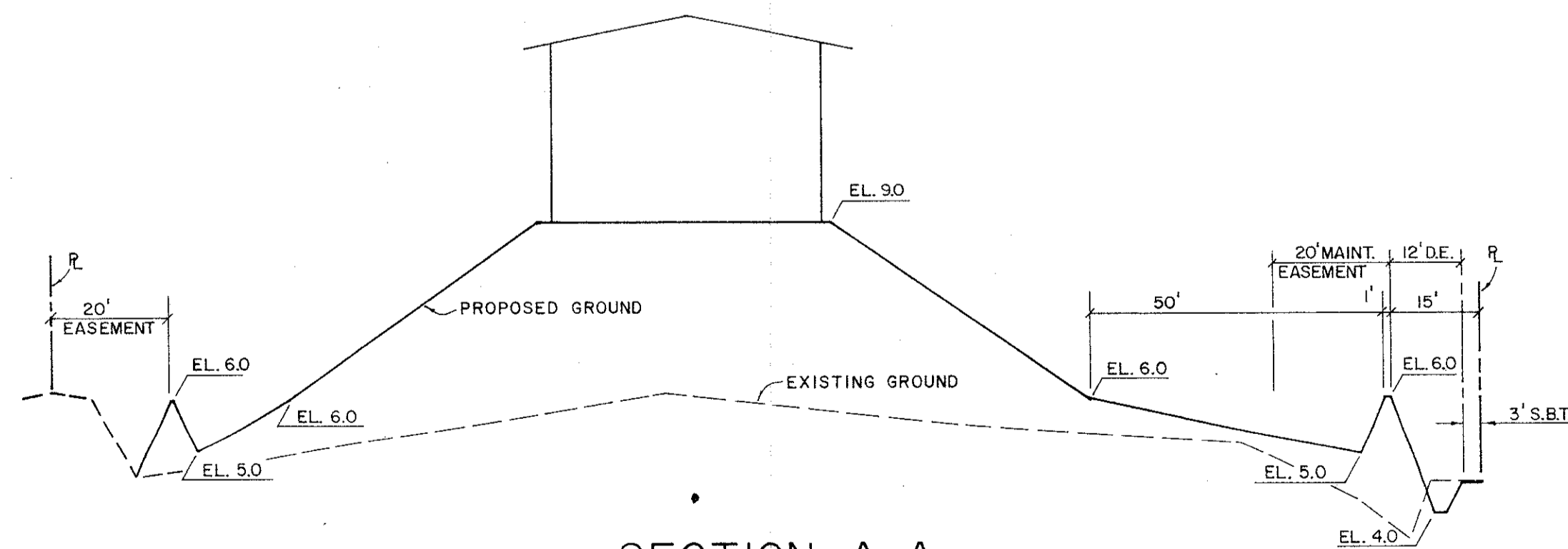
JAN 22 1991
LAND DEVELOPMENT
PALM BEACH COUNTY

ur0070.igr
PENNOCK POINT 35/40/42 S244 OF TR B

PRINT-RUN
JAN 21 1992

LEGEND

- EXISTING SPOT ELEVATION
- EXISTING CONTOUR ELEVATION
- PROPOSED CONTOUR ELEVATION



SECTION A-A

DATE	BY	REVISION
1/21/92		SUBMITTED FOR COUNTY APPROVAL

DESIGNED:	P.A.
DRAWN:	G.M.
CHECKED:	P.A.

APPROVED:	DATE
REGISTERED ENGINEER NO.:	STATE OF FLORIDA

LINDAHL, BROWNING, FERRARI & HELLSTROM, INC.

CONSULTING ENGINEERS, PLANNERS & SURVEYORS

BLDG 5000 SUITE 104 210 JUPITER LAKES BLVD JUPITER, FL 33468 407-746-9248	10 CENTRAL PARKWAY SUITE 420 STUART, FL 34954 407-286-3883	2222 COLONIAL ROAD SUITE 201 F. PERCE, FL 34950 407-465-1225
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A PORTION OF THE SOUTH
244.00 FEET OF TRACT B
PLAT OF PENNOCK POINT

FINAL SUBDIVISION
PLAN

SCALE	PROJECT NUMBER
1" = 50'	89-393

SHEET	1
OF	1