

PARCEL	PARCEL SIZE (ACRES)	DEVELOPABLE ACREAGE	BUILDING SIZE (SQUARE FEET)
1	27.6	25.2	320,000
2	47.7	46.9	800,000
3	7.9	7.6	110,000
4	10.3	8.6	70,000
5	8.8	7.3	75,000
6	11.4	8.7	120,000
Total Developable Area		104.3	
Total Building Area (SF)		1,495,000	
Total Length of Public Roadway (LF)		3,177	
Green Buffer Area/Open Space		44	
Detention Pond, Streams, and Easement Area		23.7	
Total Acreage		167	

LEGEND

Existing Overhead Electric Distribution Line (Duke Energy) - 50' Easement

OHE—OHE

Existing Natural Gas Transmission Line - 20' Easement

GAS

Existing 4-Inch Natural Gas Distribution Line (York County Natural Gas Authority)

4GAS

Existing Telecommunications Copper Cable (Comporium Communications)

Existing 8-Inch Water Main (Rock Hill Water Service)

8W—8W

Existing 4-Inch Wastewater Force Main (Rock Hill Water Service)

4FM—4FM

Proposed 8-Inch Wastewater Gravity (Rock Hill Water Service) - 30' Easement

8WW

Existing Wastewater Pump Station (Rock Hill Water Service)

Stream

Detention Pond

Existing Roads

Proposed Roads

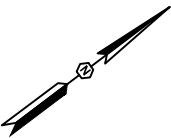
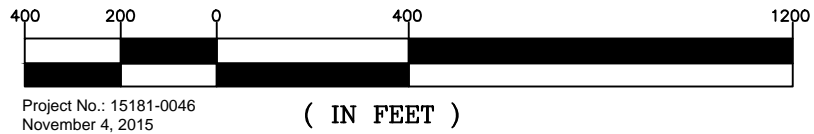
Developable Area

Developable Area Boundary

Power Pole

Hydrant

WETLANDS AREAS ARE APPROXIMATE FROM THE NATIONAL WETLANDS INVENTORY DATED 05/28/2015. STREAMS ARE APPROXIMATE FROM THE GEOGRAPHIC INFORMATION SYSTEM FOR YORK COUNTY, SOUTH CAROLINA DATED 2014 AND INFORMATION FROM YORK COUNTY, SOUTH CAROLINA USGS DATA DATED 1968. A JURISDICTIONAL DETERMINATION SHOULD BE CONDUCTED BY THE USACE TO DETERMINE THE ABSENCE OR PRESENCE OF WETLANDS AND STREAMS ON THE PROPERTY.



Conceptual Layout Option 1 for the
Duke Site Readiness of the
± 167-Acre Blanchard Blackwell Property in
York County, South Carolina



This site has been evaluated as part of
DUKE ENERGY'S SITE READINESS PROGRAM



EXHIBIT P