

Attachment 14



Grandé Oaks

Beaufort County, South Carolina

MASTER PLAN










CONSULTANTS:

Land Planning
J. K. TILLER ASSOCIATES, INC.
Bluffton, South Carolina

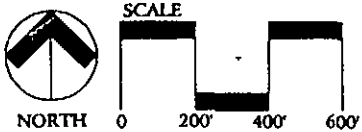
Engineering
ANDREWS ENGINEERING CO., INC.
Port Royal, South Carolina

Environmental
SABINE AND WATERS
Summerville, South Carolina

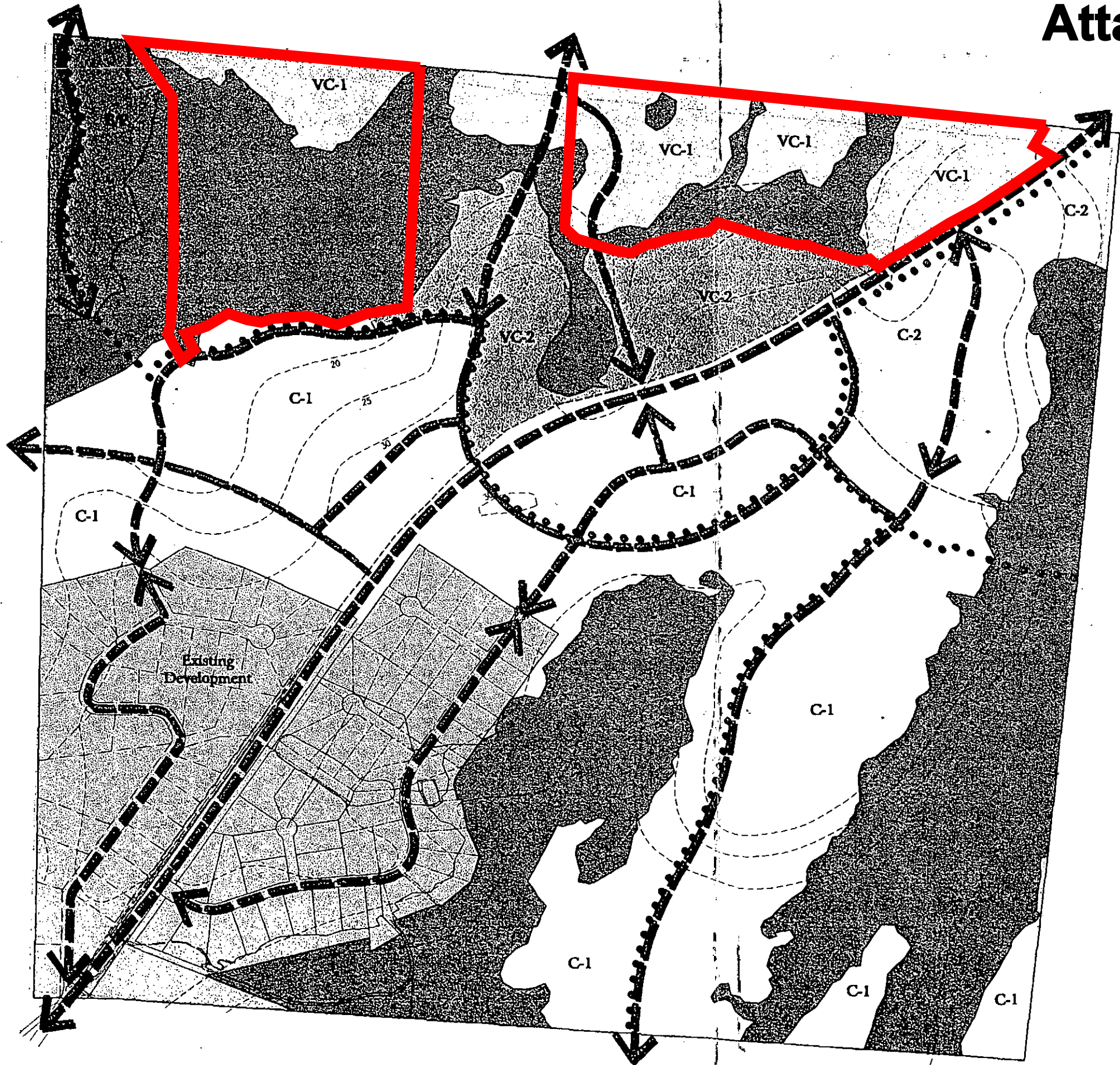
PROPOSED PUD LAND USE, DENSITY AND ACREAGE

KEY		ACRES*	UNITS	DU/ACRE
COMMUNITY RESIDENTIAL				
	C-1	±263.4	373	1.4
	C-2	±37.7	915	8.4
VILLAGE CENTER				
	VC-1	±69.3	0	0
	VC-2	±40.6	156	3.8
BUSINESS/PROFESSIONAL PARK				
	B/P	±12	0	0
TOTALS FOR PROPOSED PUD		±423	844	2.00
	Existing Development	±94	91	0.97
TOTALS		±517	935	1.81
	Wetlands**			
	Proposed Circulation and Linkages			
	Proposed Pedestrian Trails			

* Includes wetland areas
** Total wetland area equal to ±151 acres



September 29, 1998



GRANDE' OAKS P U D

III. DEVELOPMENT PLAN

A. Development Plan Concept

The development at Grande' Oaks is planned to be absorbed into the land uses, transportation linkages, infrastructure ties and architectural vocabulary fostered by the adjacent development as promulgated by the Conceptual Land Use Plan for the Southern Beaufort County Planning District (CLUP) (See Exhibit A). This plan includes tracts of land presently being considered by The Branigar Organization, Inc., the development subsidiary of Union Camp Corporation, the Grande' Oaks subdivision area, other adjacent properties and Beaufort County Planning Department and Beaufort County Council. (See Exhibit A)

The Conceptual Land Use Plan (CLUP) is the Development Concept for Grande' Oaks PUD. It is the plan of the Grande' Oaks PUD to provide and develop important transportation (both automobile and pedestrian) inter-connections to adjacent land uses where indicated and will strive to cooperate with adjacent land owners to incorporate these links as the Grande' Oaks PUD is developed. The developer of the Grande' Oaks PUD realizes that as adjacent parcels are developed, that these connections may have to be altered or eliminated due to unforeseen site constraints or permitting constraints. Further, the pedestrian/leisure trail network is an important part of the development plans for the neighborhoods of Grande' Oaks. Because many of the wetland areas are high wetlands that rarely are flooded and with a system of existing logging trails that criss-cross the wetlands, it is planned that the construction of leisure trails will be permitted within those areas. It is further the intent to have these areas be utilized as access to the adjacent communities, the Village Center and the county schools. Within the Grande' Oaks PUD these leisure trails will link to a system of drainage ponds that will provide recreational activities such as bird watching, fishing or just a quiet spot to sit and contemplate the beauty of the moment.

The Grande' Oaks PUD will provide the land uses as declared in the CLUP Plan (See Exhibit A), Community Residential (C), Business/Professional Park (BP) and Village Center (VC). These uses and the subset of uses will be integrated with the understanding that the specific land uses identified in each of the categories will be transitioned from one to the other in a gradation that is appropriate to the proposed use and the adjacent use. For example, the Village Center commercial uses may be associated with the higher density multi-family use (12 DU/AC). The multi-family then to attached single family (8 DU/AC) to the detached single family use. A similar scenario could be the transition that occurs between the Business Park to Single Family use.

The land uses for each category are broken down as follows:

COMMUNITY RESIDENTIAL - C-1

Single Family Residential (Detached and Attached)
Community Recreation
Community Entrance/Sales Center

COMMUNITY RESIDENTIAL - C-2

Multi-Family

VILLAGE CENTER COMMERCIAL - VC-1

All uses in Neighborhood Commercial
Bed and Breakfast
Commercial Lodging - Hotels, Motels, etc.
Hospitals
Conference Center
Drive Through Restaurants
Gasoline Service Stations
Office Use
Restaurants

VILLAGE CENTER - MIXED USE - VC-2

All uses in Community Residential (C-1 and C-2) and
Neighborhood Commercial

BUSINESS/PROFESSIONAL PARK

Office
Research/Development
Light Industrial
Neighborhood Commercial
Institutional

All of the above uses shall accommodate the following uses: Storage area uses, Road and Access uses, Wetland uses, Open Space, Setbacks and Buffers as required to facilitate the development of the specific subdivisions.

The plan shall be developed with a total project density not to exceed two (2) dwelling units per net acre for multi-family, attached and detached single family. A total of 844 units over the \pm 423 acres.

Although it is not included in the Grande' Oaks PUD, the existing subdivision developed by this applicant if included, would reduce the overall density for the \pm 517 acres to approximately 1.81 units per acre (91 units on \pm 94 acres or 0.97 DU/AC).

GRANDE OAKS PUD

The density for the multi-family areas within the Community Residential or Village Center uses will not exceed twelve (12) units per acre. The single family, attached and detached, within the Community Residential use will not exceed four (4) units per acre.

The land use types, acreage and dwelling units are as tabulated in the following table:

PROPOSED PUD LAND USE, DENSITY AND ACREAGE

LAND USE	ACRES (AC)	DWELLING UNITS (DU)	DU/AC
Community Residential - C-1	± 263.4	373	1.4
Community Residential - C-2	± 37.7	315	8.4
Village Center Commercial - VC-1	± 69.3	0	0
Village Center - Mixed Use - VC-2	± 40.6	156	3.8
Business/Professional Park	± 12	0	0
Total	± 423	844	2.00

*Acreage includes adjacent wetlands

The development of Grande' Oaks PUD will be distinctive in architectural and landscape design through the presents of Community Covenants and Restrictions. Each community within Grande' Oaks shall utilize the leisure trails (sidewalks) for connection to active and passive recreational areas. The edges of land uses will fall along wetland or road rights-of-way with either these natural buffers or newly introduced man made landscape buffers associated with the land use adjacent to transportation routes will provide deeper vegetative separation between uses. This plan is to provide pedestrian access ways along these buffer corridors from the residential areas to the Village Center and to the greater community wide leisure/lineal park trail system.

Throughout the Grande' Oaks PUD the plan is sensitive to the natural environment of the site by avoiding wetland impacts; providing compatible land uses with the adjacent CLUP Plan (See Exhibit A); incorporating densities that are compatible with adjacent land use (RAD Zoning, Conceptual Land Use Plan and the Village at Buckwalter Plantation); providing for the public health, safety and welfare by including a wastewater collection system over septic systems; the use of compatible land uses to adjacent land uses, and by providing both automobile and pedestrian linkages that disperse and calm traffic patterns. Although the streets at Grande' Oaks are anticipated to be maintained through the Property Owners Association (POA), the POA may, at sometime in the future, offer the common areas, roadways, utilities and streets for public dedication.

GRANDE OAKS

P U D

B. Permitted Land Uses

1. Community Residential - (C-1)

a. Single Family Residential

Allows for the construction of single family units both detached and attached. The units will be developed in accordance with the Community Covenants and Restrictions (CCRs).

(1) Permitted Uses:

- (a) Dwelling units
 - i) Detached single family minimum lot size 3500 sf
 - ii) Attached single family minimum lot size 1250 sf
- (b) Setbacks for all single family residential will be in accordance with the Community Covenant and Restrictions (CCRs).
- (c) Temporary construction facilities
 - i) assembly and fabrication
 - ii) construction signs
 - iii) disposal yards
 - iv) office
 - v) office trailers
 - vi) staging
 - vii) storage
- (d) Open Space
 - i) bicycle paths and walking trails
 - ii) conservation easements
 - iii) freshwater wetlands and buffers
 - iv) garden plots
 - v) lagoons, ponds, impoundments and lakes
 - vi) landscaped areas
 - vii) recreation areas
 - viii) wildlife preserves and buffers
- (e) Utilities including, but not limited to, power, telephone, water, sewer, drainage lagoon and underground telecommunications
- (f) Accessory buildings, private swimming pools and home occupations, if allowed under private covenants
- (g) Model homes, sales and development offices
- (h) Community roads and road rights-of-way

b. Community Recreation

Provides for recreation complexes to serve the community. These

GRANDE OAKS P U D

facilities may have indoor recreation, meeting, banquet, fitness, storage and hobby space. These facilities may be built in a complex of multiple buildings over the life of the development. Outdoor recreation facilities may include a pool, tennis, croquet, lawn bowling, parks, playgrounds, trails, paths and similar recreational uses. At some locations there will be vending machine services for the convenience of property owners and located in accordance with the Community Covenants and Restrictions (CCRs).

(1) Permitted Uses:

- (a) Accessory buildings
- (b) Community offices
- (c) Lighted outdoor recreational facilities
- (d) Mail deposit and pick up facility
- (e) Maintenance and storage facilities
- (f) Outdoor recreational facilities
- (g) Recreational buildings

c. Community Entrance/Sales Center

This community entrance/sales center will feature an attractively landscaped entrance to the community, the sales office, model homes and related services. In order to provide future flexibility for the community this area may include office facilities.

(1) Permitted Uses:

- (a) Model homes
- (b) Project related sales, professional and financial services offices

2. Community Residential - C-2

a. Multi-Family Residential

Allows for the construction of multi-family dwelling units which will be designated and built in accordance with the Community Covenants and Restrictions (CCRs). Multi-family not to exceed twelve (12) dwelling units per net acre.

(1) Permitted Uses:

- (a) Multi-family dwelling units
- (b) All uses in 1., Community Residential - C-1

3. Village Center Commercial - VC-1

The Grande Oaks PUD Village Center is part of a larger Village Complex which will become a regional commercial development for the Buckwalter Community and beyond. This land use will provide a full range retail, service and office businesses. Uses will include commercial activities that serve the neighborhoods of the Buckwalter development which are easily

GRANDE' OAKS
P U D

accessible from the proposed surrounding roadway system. This roadway system connects Buckwalter to both Highway 278 and 46, as illustrated on the Conceptual Land Use Plan (CLUP) (Exhibit A). Commercial development shall be concurrent with the development of an access road generally as illustrated on the Conceptual Land Use Plan (CLUP) (Exhibit A) which runs northerly just west of the Villages of Buckwalter Tract and intersects Highway 278.

If, however, offsite road construction does not occur in a timely manner this land use could be reclassified to the adjacent Village Center - Mixed Use - CV-2 uses as described under Item 4.

a. Permitted Uses:

- (1) All uses in 4.b., Neighborhood Commercial (NC) with the exception of scale. The scale of this commercial area may exceed the scale noted in the Neighborhood Commercial with buildings not to exceed a ground floor of 35,000 square feet with a maximum square footage of 60,000 and would allow the inclusion of the following uses:
 - (a) Bed and Breakfast
 - (b) Commercial lodging - hotels, motels, etc.
 - (c) Hospitals
 - (d) Conference centers
 - (e) Drive through restaurants
 - (f) Gasoline service stations, Quick serve oil, tune-up, brakes and muffler shops without towing, body repair, engine repair, painting and the like
 - (g) Office uses
 - (h) Restaurants
 - (i) Services - Personal and commercial

b. Neighborhood Churches (Institutional)

Provides the opportunity for another focal point to the neighborhood by allowing for places of worship. Churches with schools are permitted as part of a complex having less than fifteen thousand (15,000) square feet of floor area.

(1) Permitted Uses:

- (a) Cemetery, provided no funeral home
- (b) Church, Synagogue, Temple and other places of worship provided that such use is housed in a permanent structure
- (c) Columbarium

c. Civic (Institutional)

GRANDE OAKS PUD

Provide community land uses for local utilities, public services and governmental offices with strict attention to landscape and buffer requirements as established in the CCRs.

(1) Permitted Uses:

- (a) Daycare Facilities - (minimum lot size 20,000 square feet) can be associated with Churches as defined in b., above.
- (b) Government Office - These are offices including County, state or Federal Office Buildings or other facilities that are primarily devoted to office or service to the public.
- (c) Public Service - These uses include emergency service, buildings or garages, e.g., ambulance, fire, police, rescue and public works or other garages or areas where vehicles are stored and dispatched.
- (d) Utilities, local - Utility substations or transmission and local distribution facilities, including telephone and all government owned utilities.

d. Storage Area

Facilities to store vehicles and equipment prohibited by covenant from the residential areas may be provided within the PUD. Area not to exceed ten (10) acres. Location for this use shall be designated within each phase of the final development submission for permit approval.

(1) Permitted Uses:

- (a) Vehicle maintenance
- (b) Car wash area
- (c) Storage of vehicles, parts, boats, re-creation vehicles and residential storage units
- (d) Fuel storage of construction and maintenance vehicles and equipment
- (e) Shops for woodwork, metalwork, vinylwork and painting for the period of development
- (f) Community offices

4. Village Center - Mixed Use - VC-2

This designation will provide for a mix of uses that will transition from the Village Commercial to the adjacent Community Residential uses. This area will provide for neighborhood commercial needs in association with residential uses which are designed in scale with one another and will be conveniently accessible by walking or bicycling from the adjacent residential uses.

GRANDE OAKS

P U D

a. Permitted Uses:

- (1) All uses in 1., Community Residential - C-1
- (2) All uses in 2., Community Residential - C-2

b. Neighborhood Commercial (NC)

Provide the immediate retail needs of the neighborhood within the area designated for neighborhood land use. The maximum building of any use is ten thousand (10,000) square feet, which may occur only in a commercial area that is planned as a whole with a maximum average use size of four thousand (4,000) square feet. Individual free standing uses shall not exceed five thousand (5,000) square feet.

(1) Permitted Uses:

Retail uses include the following, provided no general storage or sales occur on the exterior on a regular basis and/or exceed five (5) percent of the interior floor area:

- (a) Clothing and accessory stores
- (b) Consumer rental
- (c) Electronics and appliances
- (d) Food and beverage stores
- (e) Furniture stores
- (f) Garden centers
- (g) General merchandise stores
- (h) Miscellaneous retail, including: art, gifts, sporting goods, drug stores, liquor, books, toys, camera stores
- (i) Paint, glass, wallpaper, hardware

c. Neighborhood Churches (Institutional)

Provides the opportunity for another focal point to the neighborhood by allowing for places of worship. Churches with schools are permitted as part of a complex having less than fifteen thousand (15,000) square feet of floor area.

(1) Permitted Uses:

- (a) Cemetery, provided no funeral home
- (b) Church, Synagogue, Temple and other places of worship provided that such use is housed in a permanent structure
- (c) Columbarium

d. Civic (Institutional)

Provide community land uses for local utilities, public services and governmental offices with strict attention to landscape and buffer requirements as established in the CCRs.

GRANDE OAKS
PUD

(1) Permitted Uses:

- (a) Daycare Facilities - (minimum lot size 20,000 square feet) can be associated with Churches as defined in b., above.
- (b) Government Office - These are offices including County, state or Federal Office Buildings or other facilities that are primarily devoted to office or service to the public.
- (c) Public Service - These uses include emergency service, buildings or garages, e.g., ambulance, fire, police, rescue and public works or other garages or areas where vehicles are stored and dispatched.
- (d) Utilities, local - Utility substations or transmission and local distribution facilities, including telephone and all government owned utilities.

e. Storage Area

Facilities to store vehicles and equipment prohibited by covenant from the residential areas may be provided within the PUD. Area not to exceed ten (10) acres. Location for this use shall be designated within each phase of the final development submission for permit approval.

(1) Permitted Uses:

- (a) Vehicle maintenance
- (b) Car wash area
- (c) Storage of vehicles, parts, boats, re-creation vehicles and residential storage units
- (d) Fuel storage of construction and maintenance vehicles and equipment
- (e) Shops for woodwork, metalwork, vinylwork and painting for the period of development
- (f) Community offices

5. Business/Professional Park (BP)

This area provides a multi-use area including offices, research and development, light industrial, neighborhood commercial, institutional uses, open space and recreation.

Access is prohibited from the Community Residential unless the Business/Professional Park use were changed to the Village Center Mixed Use - CV-2.

a. Permitted Uses:

GRANDE' OAKS
P U D

- (1) Offices
- (2) Research and Development to include research facilities, testing or pilot plants, corporate general offices, warehousing and industrial facilities making products under development, electronics, and health care research facilities,
- (3) Light industrial - All uses associated with manufacturing, processing, assembly or finishing operations housed inside a building (maximum of 75,000 SF) with exterior storage not to exceed ten (10) percent of the building floor area. Uses will include the following:
 - (a) Building, development and general contracting
 - (b) Special trade contractors (except storage of any equipment that is more than twelve (12) feet in height
 - (c) Food products
 - (d) Textiles and apparel
 - (e) Furniture and fixtures
 - (f) High tech industry where the business is less than twenty thousand (20,000 square feet) and receives and ships all its packages via courier service
 - (g) Printing and publishing
 - (h) Office and computing machines
 - (i) Electric and electronic equipment, except electronic distribution and electrical industrial
 - (j) Instruments and related products
 - (k) Transportation services
 - (l) Communications
 - (m) Wholesale trade, durable and non-durable except farm products
 - (n) Mini-warehouses
 - (o) Regional utility substation or distribution station on at least two (2) acres
 - (p) Truck, recreational vehicle and mobile home sales
 - (q) Truck rental
 - (r) Other rental
- (4) All uses in the Neighborhood Commercial as described in item 4.b., above, with the exclusion of the Community Residential uses if density is met for the entire development in other use areas.
- (5) Institutional uses including:
 - (a) museums

GRANDE' OAKS
P U D

- (b) libraries
- (c) aquariums
- (d) cultural or art centers
- (e) conference center (no lodging)
- (f) churches with schools
- (g) colleges and professional schools
- (h) schools, public or private
- (i) institutional, residential

- (6) All uses in item 4., above, Village Center Mixed Use - VC-2.

6. Road and Access

Secondary and neighborhood roads and rights-of-way will provide access within the PUD and to adjacent property.

a. Permitted Uses:

- (1) Roads within the PUD for access to land uses described herein.
- (2) All roads are shown on the PUD schematically and are subject to change during the final planning process. Final road rights-of-way will be provided at the time of final submission for development permits and may vary from the locations shown on the PUD Master Plan.

7. Wetlands

Freshwater wetlands on the property have been delineated and surveyed (See Exhibit D - Wetland Survey). U.S. Army Corp of Engineers verification is expected within the month. The use of these lands will be controlled by the U.S. Army Corp of Engineers (Corps), and the South Carolina Department of Health and Environmental Control (DHEC), Office of Ocean and Coastal Resource Management (OCRM) and unless restricted by Memorandum of Agreement to the contrary the following are permitted uses:

- a. Open Spaces
- b. Conservation easements
- c. Activities in all areas as permitted by the Corp and OCRM
- d. Disposal of reclaimed water as permitted by DHEC
- e. Boardwalks and bridges as approved by the Corp
- f. Stormwater control and disposal as approved by the County Engineer

8. Open Spaces

Adequate open space is required for developments in Beaufort County.

GRANDE' OAKS PUD

Open space in Grande' Oaks PUD as with other PUDs will be calculated for the entire PUD and not site specific for each phase of the PUD. The open space requirement for the area covered by this application is estimated to be:

Community Residential C-1	± 263.4	acres	x 20%	=	53.0
Community Residential C-2	± 37.7	acres	x 40%	=	15.0
Village Center Commercial VC-1	± 69.3	acres	x 15%	=	10.4
Village Center Mixed Use - VC-2	± 40.6	acres	x 30%	=	12.2
Business/Professional Park (BP)	± 12.0	acres	x 15%	=	2.0
Total Requirements	± 423	acres		=	92.6

A percentage of attached product is used to calculate the open space requirement. Open space is provided in the freshwater wetlands, recreation area, buffers and lagoons. The amount of open space will be determined as final engineering is completed.

As required by the Beaufort County Development Standards Ordinance an analysis shall be prepared to determine the open space requirement of this community, based on the calculations ± 92.6 acres are required. Throughout the Grande' Oaks community a system of open spaces will be preserved in a natural state or developed for both active and passive recreational activities. This total will include and possibly be increased to include all the freshwater wetland as certified by the U.S. Corp of Engineers. Within this acreage will be developed a system of pond and lagoons for purposes of storm water management which will also be used for recreational fishing and observation of water fowl. A system of trails, walks, and bicycle paths will be designed to connect these recreation systems into a network of trails that will link the community to the larger Buckwalter Tract community and eventually tie to the new public schools. This trail system will further develop recreational opportunities by possibly including a network of small picnic areas, pond fishing platforms, nature/interpretive trails, etc.

These recreational ideas will be further developed and refined and incorporated into each phase of the development team's progress with planning efforts after final PUD approval by Council. This progression of master plan refinement is normal to the development process for a community and these refinements will be based on adjustments to facilitate market fluctuations.

9. Setbacks and Buffers

GRANDE OAKS PUD

Setbacks and buffers will meet or exceed the requirements of the current Beaufort County DSO (See Section 5.2.9 of Appendix A, or as amended herein) and shall apply to the perimeter of the PUD only. In addition, those parcels within the PUD and adjacent to Old Miller Road shall be developed by maintaining a minimum building setback of fifty feet (50') from the road right-of-way and have a landscape zone of approximately twenty-five feet (25') adjacent to the Old Miller Road right-of-way. This landscape zone may include a combination of berms, lawns and plantings. Within this landscape zone the applicant shall be permitted the development of a leisure trails system which would include linkages to other trails within a more expansive trail system.

C. Stormwater Drainage

The storm water management and system design will be designed to meet the requirements of the Beaufort County Engineer, the Beaufort County Ordinances and the Beaufort County Best Management Practices Manual, as well as applicable state and federal standards. The outfall for the development shall be directed towards the May and Okatie Rivers by the existing wetlands and drainage systems.

The community is planned to include a stormwater drainage system which provides a variety of water conveyances including drainage inlets and manholes, pipes, open ditches, freshwater wetlands, and retention/detention ponds. The ponds will provide the capacity necessary to retain post development storm water runoff rate equal to pre-development runoff rates for the twenty-five year storm event. The ponds will also retain the first flush runoff over a twenty four hour period. (See Exhibit N - Conceptual Master Storm Drainage Plan, Exhibit O - Letter from OCRM and Exhibit P - Submittal Letter to County Engineer.)

The storm water infrastructure elements will meet the standards as outlined in Section 5.4 Storm Water Management Standards.

Prior to the issuance of any development permit for site development within Grande' Oaks PUD, the Applicant shall submit stormwater runoff quality design criteria to the Beaufort County Engineer, for the required design criteria of the Beaufort County Manual for Stormwater Best Management Practices as amended March, 1998. This design criteria is an enforceable standard hereunder which may not be altered without the approval of the County Engineer, or a properly approved Amendment hereto under Beaufort County law.

The Conceptual Drainage Plan is subject to modifications as development progresses. Exact locations of ponds will be determined at the time of construction which will be reviewed by the Beaufort County Engineer. The

system is designed as a "common" system which is reliant on the inter-connected system of pipes, ditches and ponds, thus alleviating the requirement of individual retention systems as each phase is developed.

D. Utility Services

1. Potable Water

Potable water will be provided by the Beaufort/Jasper Water and Sewer Authority. The developer will construct the system and turn them over to the Authority upon acceptance by the State Department of Health and Environmental Control (DHEC). (See Exhibit I - Letter from Beaufort/Jasper Water & Sewer Authority and Exhibit Q - Conceptual Water Distribution System Master Plan.)

2. Waste Water

Waste water will be accommodated via on-site, sewage treatment and disposal system provided by Beaufort Jasper Water Authority (See R - Conceptual Sanitary Sewer System Master Plan). Water will be served by an extension of the proposed Buckwalter Tract water main to connect to the 12" water main serving the Bluffton school campus site and sewer will be provided by connecting to the regional system being designed for the Highway 278 corridor from McGarvey's Corner to Rose Hill. Wastewater flows will be processed at the Cherry Point/Oaktie WWTP. (See Exhibit I - Letter from BJWSA)

3. Electrical Service

Electrical service will be provided by South Carolina Electric and Gas (SCE&G) and will be extended on an as needed basis as each phase is developed. (See Exhibit J - Letter from SCE&G.)

4. Telecommunication Service

Cable television service will be provided by Bluffton Cable Co. (See Exhibit L - Letter from Bluffton Cable Co.) Telephone service will be provided by Bluffton Telephone Company. (See Exhibit K - Letter from Bluffton Telephone Company.) If satellite dishes are permitted, the location and size will be controlled by the Homeowner's Architectural Review Board.

E. Public Services

GRANDE' OAKS
P U D

1. Law Enforcement

Public order and law enforcement will be provided by the Beaufort County Sheriff's Department.

2. Fire Protection

Fire protection services shall be provided by Bluffton Township Fire Department. The water fire flows have been reviewed and approved by the Bluffton Township Fire Department. (See Exhibit S - Fire Protection Approval Form.)

3. Emergency Services

Emergency 911 services will be provided to this site by the Beaufort County Sheriff's Department, Bluffton Township Fire Department, and Beaufort County EMS.

4. Solid Waste Disposal

Solid waste disposal will be provided by Waste Management of the Low Country. (See Exhibit M - Letter from Waste Management of the Low Country)

F. Ownership of Common Areas

The developer of Grande' Oaks plans to provide for the development of a Property Owners Association that will own, manage and maintain the common areas in their natural and manicured landscaped areas. Utility maintenance will be provided by the respective utility whether water, sewer (if any), electrical, cable tv, telephone, and others not anticipated at this time.

Streets and roadways will be designed to Beaufort County standards or to standards modified by this PUD document. These streets are anticipated to be maintained through the Property Owners Association. The Property Owners Association may, at sometime in the future, offer the common areas, roadways and streets for public dedication in the future.

G. Proposed Streets

The Grande' Oaks Tract is planned to incorporate approximately \pm 1 miles of access to streets, including a two lane boulevard, that provides access to the neighborhoods, the neighborhood streets will total \pm 4 additional miles bringing the total to approximately \pm 5 miles of streets. These interconnecting conceptual

street locations are shown on Exhibit H - Grande' Oaks Master Plan. The street network links the various neighborhoods, recreational and community service areas.

The alignment of streets as illustrated on the Master Plan are conceptual and subject to adjustment as final development plans are prepared to respond to future market or site considerations. The final alignments of all streets will be prepared and submitted to the County for review and approval as the phases of development progress.

The streets at Grande' Oaks are anticipated to be maintained through the Property Owners Association. The Property Owners Association may, at sometime in the future, offer the common areas, roadways and streets for public dedication in the future.

The proposed street names for consideration by the County are enclosed as Exhibit T - Proposed Street Names.

H. Phasing

The development of Grande' Oaks is anticipated to occur over a period of 10 to 15 years with lot development and release occurring at the rate of 50 to 80 home sites per year. Of course, economic trends may accelerate or decelerate this progress. (See Exhibit U - Proposed Phasing Plan)

IV. SITE DESIGN AND DEVELOPMENT STANDARDS

The development standards will apply to all areas of the Grande' Oaks PUD. Architectural guidelines and restrictive covenants will set standards for all design and construction materials and will meet and or exceed the Beaufort County DSO, consistent with any modifications approved under this PUD application.

The development standards for the Grande' Oaks PUD will meet and or exceed Article V of the Beaufort County DSO as of the application date for this PUD with certain modifications as proposed herein. The site design and development standards proposed herein and referenced to the latest (obtained September 30, 1998 from the Beaufort County Zoning Office, Charles Gatch) DSO, as found in the Appendix, will supersede the development standards requirements of the DSO.

- A. Zoning and Development Standards Ordinance, Article V Site Design and Development Standards are modified as follows:

Section 5.2.1 Parking, Street and Thoroughfare Standards (Page 401)

After the last sentence of the paragraph, Add the following:
"The required parking space for any number of separate uses may be combined in one. The required space assigned to one use may not be assigned to another use, except that the number of parking spaces for Community Recreation Facilities, Community Entrance and Sales Center shall be the number shown to be necessary and reasonable by data submitted by the developer and approved by the County Engineer."

Section 5.2.1.2 Minimum Off Street Parking Requirements (Page 401)

After the last sentence of the paragraph, Add the following:
"Allowance for golf cart parking, as used by residents of the development, may reduce the requirement for standard parking. Parking requirements will be approved by the County Engineer at time of development permit."

Section 5.2.1.4 Access to Major Thoroughfares

Add the following:
"Access to major thoroughfares shall be in accordance with the approved Conceptual Land Use Plan."

GRANDE OAKS
P U D

Section 5.2.9 Site Design and Density Standards

Add the following to the opening paragraph:

"For clarification, a net acre is that acre which remains after the deduction of easements for existing utilities, easements for existing roads, and easements for existing ditches. All remaining uplands, and freshwater wetlands are included in the net acreage for density calculations. (Also change to 10.2.88)."

(a) Setbacks

Add the following after the first paragraph on Page 423 just prior to the table:

"Setback requirements apply to perimeter of the PUD only and will meet or exceed the requirements of the DSO or as modified herein."

Replace Table 1 - Page 423 with the following:
Setback Table

Proposed Use	Existing Adjacent Use				
	LR	MR	IR	C	INST
LR	10	10	15	20	15
MR	10	10	10	20	15
IR	20	15	15	20	20
C	30	30	30	10	30
INST	20	25	25	30	20

Feet of setback for one or two habitable stories

(B) Setbacks from Major Thoroughfares

Add the following:

"Setback requirements apply to perimeter of the PUD only. Internal setbacks will be in accordance with the directives in the CCR."

(C) Setbacks at Intersections

Add the following:

"Setback requirements apply to perimeter of the PUD

GRANDE' OAKS P U D

only. Internal setbacks will be in accordance with the directives in the CCR."

(D) Buffer requirements

Add the following after the first paragraph:

"Buffer requirements apply to the perimeter of the PUD only and will meet or exceed the requirements of the DSO or as modified herein."

Replace Table 2 - Page 425 with the following:
Buffer Requirement Table

Proposed Use	Existing Adjacent Use				
	LR	MR	IR	C	INST
LR	0	0	0	0	0
MR	50	50	50	50	50
IR	60	50	50	50	50
C	80	50	50	50	50
INST	50	50	50	50	50

(E) Open Space Standards

Add the following:

"Open Space requirements will be calculated based on the boundaries of the PUD and are not site specific for each phase of the PUD. The Grande' Oaks PUD exceeds the requirements of subparagraph E - Open Space Standards. The PUD allows for flexibility in the development of the Permitted Uses (Section III Development Plan, Paragraphs B7 and B8 - Open Space and Buffers).

The final plan for the PUD may vary from the Master Plan as to the configuration for streets, open spaces, and lot sizes. However, the total open space, when developed will exceed the requirements of the current DSO herein. The character and intent of the

GRANDE OAKS
P U D

approved Master Plan will be adhered to.

B. Zoning and Development Standards Ordinance, Article VI, Development Permits

Section 6.2

Development Exempt from Permit

Delete (E) and add the following:

"The Grande Oaks PUD shall be exempt from the need for a development permit for the harvesting or cutting of timber in designated timber areas, and forest management areas, providing that the owner/operator notifies, in writing, the County Zoning and Development Administrator no less than five days prior to the cutting of timber with a statement indicating the location, estimated number of acres to be harvested, and dates the cutting will occur. It is understood that the cutting will be done in compliance with best management practices and the Forest Management Plan, and not harvesting or cutting of trees with contemplation of other or further land development."