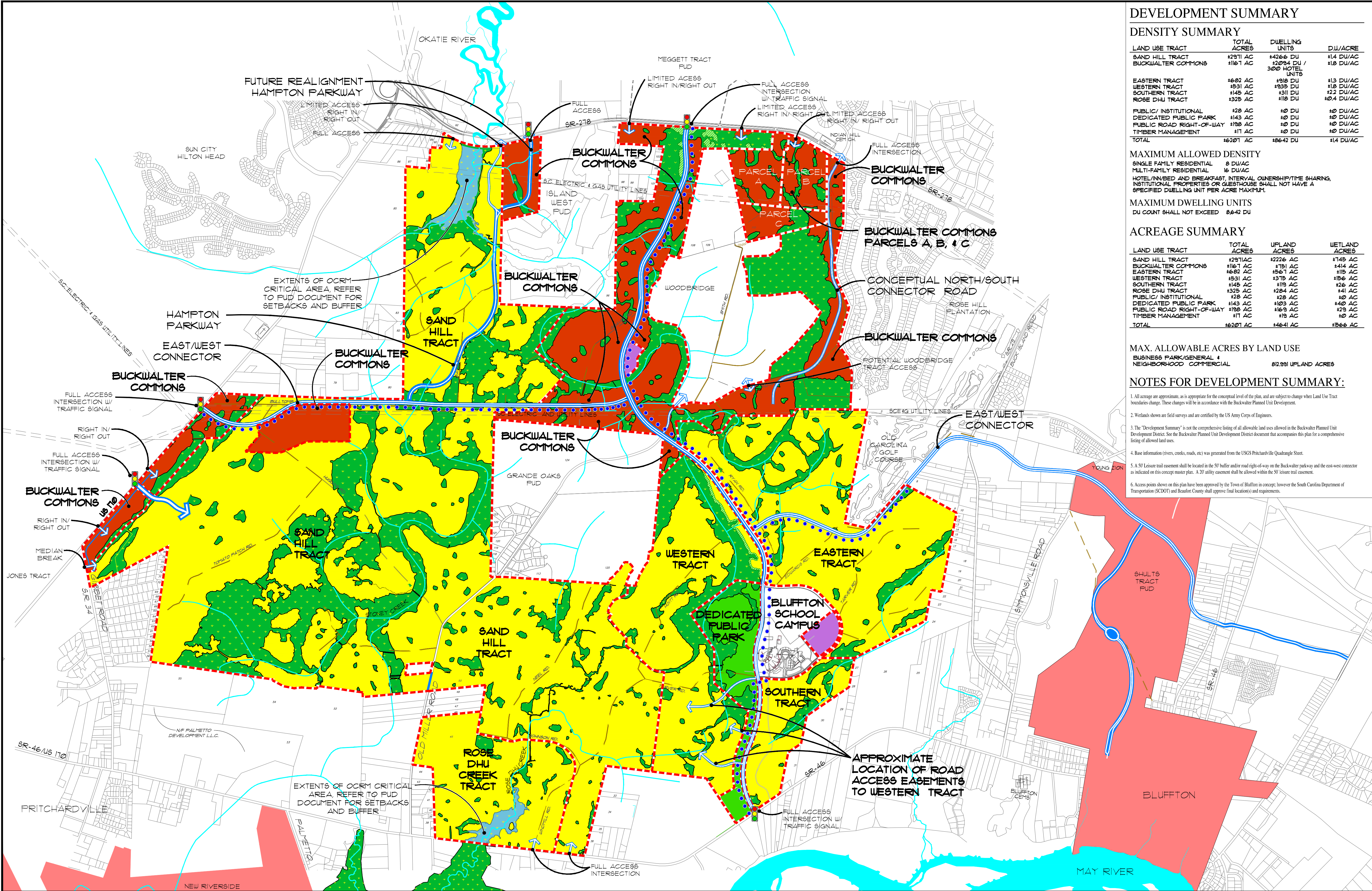




DEVELOPMENT SUMMARY

DENSITY SUMMARY

LAND USE TRACT	TOTAL ACRES	DWELLING UNITS	DW/ACRE
SAND HILL TRACT	1291 AC	14266 DU	11.4 DU/AC
BUCKWALTER COMMONS	1161 AC	12094 DU / 300 HOTEL UNITS	11.8 DU/AC
EASTERN TRACT	1682 AC	1918 DU	11.3 DU/AC
WESTERN TRACT	1531 AC	1835 DU	11.8 DU/AC
SOUTHERN TRACT	1145 AC	1311 DU	12.2 DU/AC
ROSE DHU TRACT	1325 AC	1118 DU	10.4 DU/AC
PUBLIC/ INSTITUTIONAL	128 AC	10 DU	10 DU/AC
DEDICATED PUBLIC PARK	143 AC	10 DU	10 DU/AC
PUBLIC ROAD RIGHT-OF-WAY	1198 AC	10 DU	10 DU/AC
TIMBER MANAGEMENT	111 AC	10 DU	10 DU/AC
TOTAL	16701 AC	18642 DU	11.4 DU/AC

MAXIMUM ALLOWED DENSITY

SINGLE FAMILY RESIDENTIAL 8 DU/AC
MULTI-FAMILY RESIDENTIAL 16 DU/AC
HOTEL/INN/BED AND BREAKFAST, INTERVAL OWNERSHIP/TIME SHARING, INSTITUTIONAL PROPERTIES OR GUESTHOUSE SHALL NOT HAVE A SPECIFIED DWELLING UNIT PER ACRE MAXIMUM.

MAXIMUM DWELLING UNITS

DU COUNT SHALL NOT EXCEED 8642 DU

ACREAGE SUMMARY

LAND USE TRACT	TOTAL ACRES	UPLAND ACRES	WETLAND ACRES
SAND HILL TRACT	1291 AC	1222.6 AC	114.5 AC
BUCKWALTER COMMONS	1161 AC	1191 AC	114.4 AC
EASTERN TRACT	1682 AC	1561 AC	111.5 AC
WESTERN TRACT	1531 AC	1515 AC	116.6 AC
SOUTHERN TRACT	1145 AC	1113 AC	126 AC
ROSE DHU TRACT	1325 AC	1284 AC	141 AC
PUBLIC/ INSTITUTIONAL	128 AC	123 AC	10 AC
DEDICATED PUBLIC PARK	143 AC	143 AC	140 AC
PUBLIC ROAD RIGHT-OF-WAY	1198 AC	1163 AC	123 AC
TIMBER MANAGEMENT	111 AC	113 AC	10 AC
TOTAL	16701 AC	14641 AC	1156.6 AC

MAX. ALLOWABLE ACRES BY LAND USE

BUSINESS PARK/GENERAL 1
NEIGHBORHOOD COMMERCIAL 812.991 UPLAND ACRES

NOTES FOR DEVELOPMENT SUMMARY:

- All acreage is approximate, as is appropriate for the conceptual level of the plan, and is subject to change when Land Use Tract boundaries change. These changes will be in accordance with the Buckwalter Planned Unit Development.
- Wetlands shown are field surveys and are certified by the US Army Corps of Engineers.
- The "Development Summary" is not the comprehensive listing of all allowable land uses allowed in the Buckwalter Planned Unit Development District. See the Buckwalter Planned Unit Development District document that accompanies this plan for a comprehensive listing of allowed land uses.
- Base information (rivers, creeks, roads, etc) was generated from the USGS Peachtreeville Quadrangle Sheet.
- A 50' Leasure trail easement shall be located in the 50' buffer and/or road right-of-way on the Buckwalter parkway and the east-west connector as indicated on this concept master plan. A 20' utility easement shall be allowed within the 50' leasure trail easement.
- Access points shown on this plan have been approved by the Town of Bluffton in concept; however the South Carolina Department of Transportation (SCDOT) and Beaufort County shall approve final locations and requirements.

CONCEPT MASTER PLAN

For:
Buckwalter
PLANNED UNIT DEVELOPMENT

Bluffton, South Carolina

Prepared For:
Branigar Organization
Savannah, Georgia



A company of
INTERNATIONAL PAPER

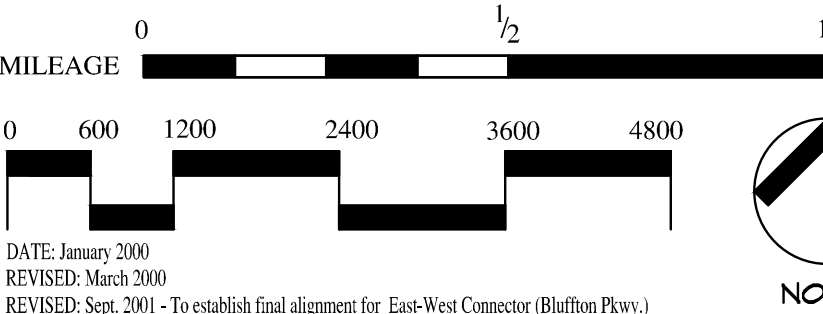
Prepared By:
Wood+Partners, Inc.
Landscape Architects/Land Planners
Hilton Head Island, South Carolina
Thomas & Hutton Engineering Co.
Savannah, Georgia

LEGEND:

- ROADS / PUBLIC RIGHT-OF-WAY
- INTERSECTION/ ACCESS POINTS
- EXISTING DIRT ROADS
- STREAMS / WATER CHANNELS
- LAND USE TRACT LIMIT
- LEISURE TRAIL

PUD LAND USE AREAS

- RESIDENTIAL
- COMMERCIAL
- PUBLIC/INSTITUTIONAL
- WETLANDS
- TIMBER MANAGEMENT
- OCRMC CRITICAL AREA
- DEDICATED PUBLIC PARK



DATE: January 2000
REVISED: March 2000
REVISED: Sept. 2001 - To establish final alignment for East-West Connector (Bluffton Pkwy.)
REVISED: October 2001 - To provide leasure trail along East / West Connector
REVISED: May 2003 - Property addition to the Sand Hill Tract
REVISED: August 2002 - Property addition to the Sand Hill Tract
REVISED: October 2004 - Property addition to Sand Hill Tract & Buckwalter Commons
REVISED: December 2004 - Property addition to the Sand Hill Tract
REVISED: May 2005 - Hampton Parkway addition
REVISED: July 2005 - Gentry Tract addition
REVISED: October 2005 - Rose Dhu Phase 3 addition
REVISED: January 2006 - Jacoby addition
REVISED: May 2007 - Buckwalter Commons
REVISED: November 2007 - Willow Run Tract
REVISED: February 2008 - Unit Counts
REVISED: March 23, 2009 C-1 278 Parcel
REVISED: November 2011 - Buckwalter 10th Amendment - Robertson Site
REVISED: February 2012 - Modified Bluffton Parkway Phase 5B Alignment
REVISED: October 2012 - Modified Sand Hill Tract/Buckwalter Commons Connector Tract to add 70 Acres into Buckwalter Commons