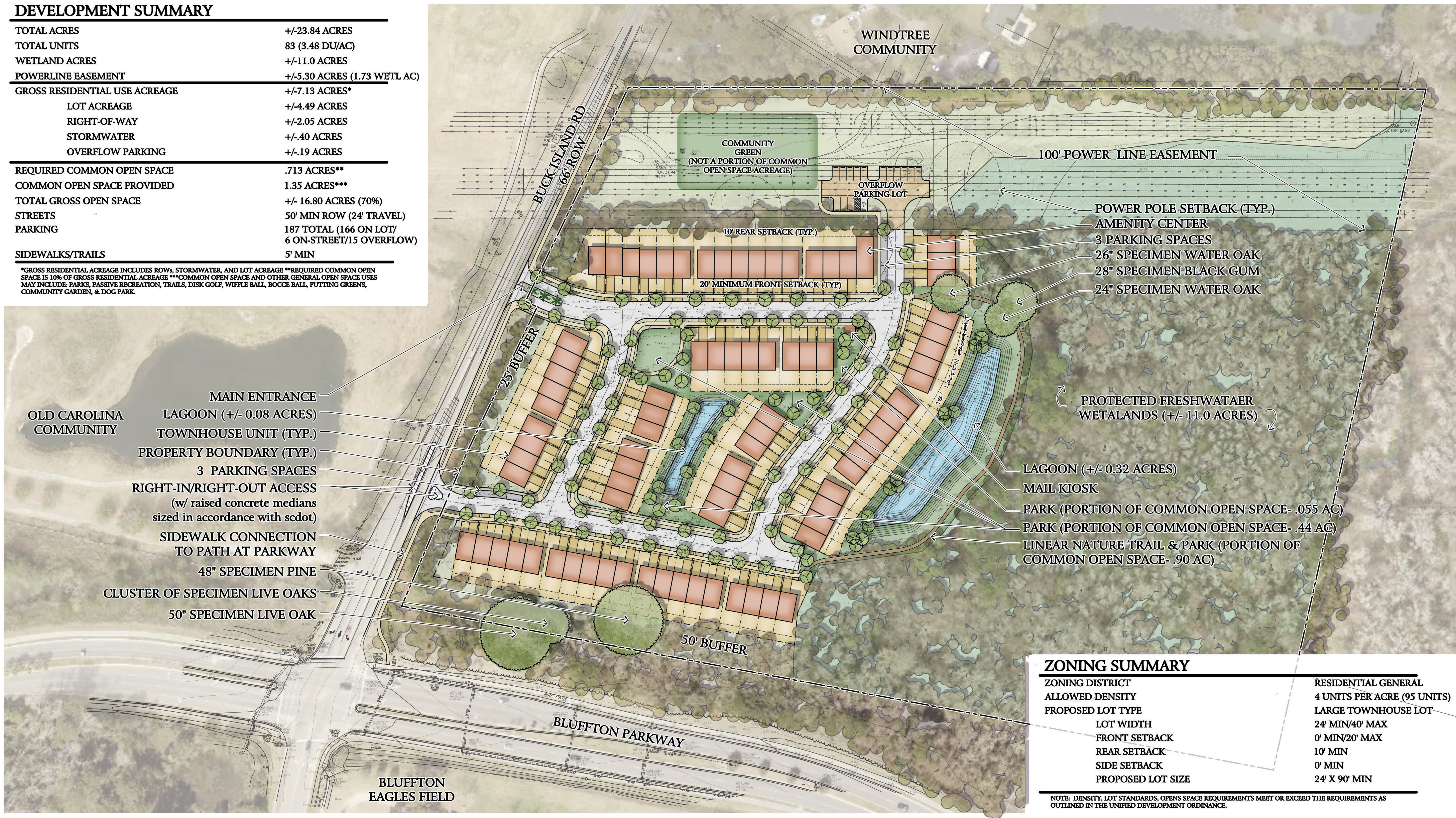


DEVELOPMENT SUMMARY

TOTAL ACRES	+/-23.84 ACRES
TOTAL UNITS	83 (3.48 DU/AC)
WETLAND ACRES	+/-11.0 ACRES
POWERLINE EASEMENT	+/-5.30 ACRES (1.73 WETL AC)
GROSS RESIDENTIAL USE ACREAGE	+/-7.13 ACRES*
LOT ACREAGE	+/-4.49 ACRES
RIGHT-OF-WAY	+/-2.05 ACRES
STORMWATER	+/- .40 ACRES
OVERFLOW PARKING	+/- .19 ACRES
REQUIRED COMMON OPEN SPACE	.713 ACRES**
COMMON OPEN SPACE PROVIDED	1.35 ACRES***
TOTAL GROSS OPEN SPACE	+/- 16.80 ACRES (70%)
STREETS	50' MIN ROW (24' TRAVEL)
PARKING	187 TOTAL (166 ON LOT/ 6 ON-STREET/15 OVERFLOW)
SIDEWALKS/TRAILS	5' MIN

*GROSS RESIDENTIAL ACREAGE INCLUDES ROWs, STORMWATER, AND LOT ACREAGE **REQUIRED COMMON OPEN SPACE IS 10% OF GROSS RESIDENTIAL ACREAGE ***COMMON OPEN SPACE AND OTHER GENERAL OPEN SPACE USES MAY INCLUDE: PARKS, PASSIVE RECREATION, TRAILS, DISK GOLF, WIFFLE BALL, BOCCIE BALL, PUTTING GREENS, COMMUNITY GARDEN, & DOG PARK



ZONING SUMMARY

ZONING DISTRICT	RESIDENTIAL GENERAL
ALLOWED DENSITY	4 UNITS PER ACRE (95 UNITS)
PROPOSED LOT TYPE	LARGE TOWNHOUSE LOT
LOT WIDTH	24' MIN/40' MAX
FRONT SETBACK	0' MIN/20' MAX
REAR SETBACK	10' MIN
SIDE SETBACK	0' MIN
PROPOSED LOT SIZE	24' X 90' MIN

NOTE: DENSITY, LOT STANDARDS, OPENS SPACE REQUIREMENTS MEET OR EXCEED THE REQUIREMENTS AS OUTLINED IN THE UNIFIED DEVELOPMENT ORDINANCE.

PREPARED FOR:
WINCHESTER HOMEBUILDERS
PREPARED BY:



J. K. TILLER ASSOCIATES, INC.
LAND PLANNING LANDSCAPE ARCHITECTURE
181 BLUFFTON ROAD, SUITE #203 BLUFFTON, SC 29910
Voice 843.815.4800 jktiller@jktiller.com Fax 843.815.4802

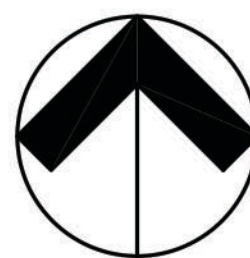


Ward
Edwards
ENGINEERING

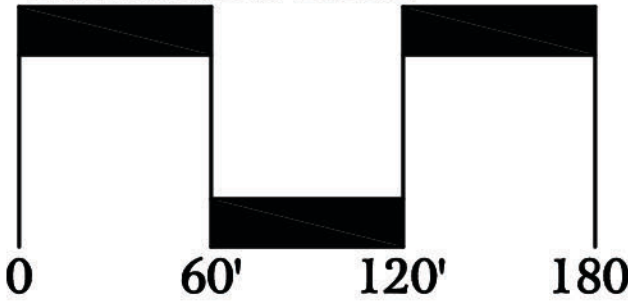
INDIGO COVE TOWNHOMES
CONCEPTUAL SUBDIVISION PLAN

TOWN OF BLUFFTON, SOUTH CAROLINA

APRIL 12, 2022



GRAPHIC SCALE



THIS IS A CONCEPTUAL PLAN AND IS SUBJECT TO CHANGE. ALL SURVEY INFORMATION AND SITE BOUNDARIES WERE COMPILED FROM A VARIETY OF UNVERIFIED SOURCES AT VARIOUS TIMES AND AS SUCH ARE INTENDED TO BE USED ONLY AS A GUIDE. ALL PROPERTY LINES, TRACT DIMENSIONS AND NARRATIVE DESCRIPTIONS ARE FOR GRAPHIC REPRESENTATION ONLY, AS AN AID TO SITE LOCATION AND POTENTIAL LAND USE, AND ARE NOT LEGAL REPRESENTATIONS AS TO FUTURE USES OR LOCATIONS. J. K. TILLER ASSOCIATES, INC. ASSUMES NO LIABILITY FOR ITS ACCURACY OR STATE OF COMPLETION, OR FOR ANY DECISIONS (REQUIRING ACCURACY) WHICH THE USER MAY MAKE BASED ON THIS INFORMATION.

JKT Job Number: 202110-01