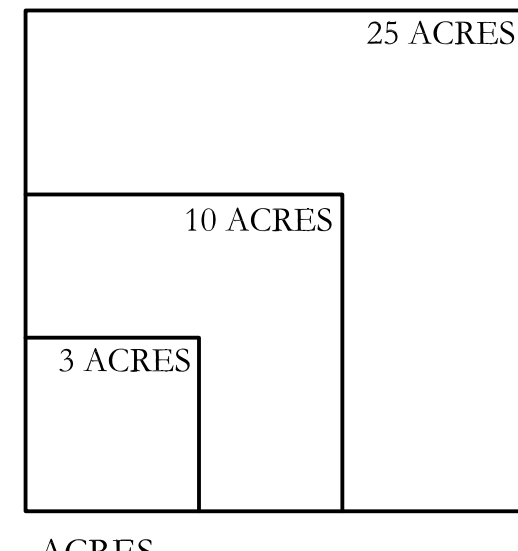


TABLE 1. BLUFFTON PARK - TRACTS B, C, and D  
LAND USE AND DENSITY TABLE

LOCATION Note (1)	AREA		RESIDENTIAL		LAND USES							BLUFFTON PARKWAY TOTAL ACRES	TOTAL AREA ACRES
	UPLAND ACRES Note (2)	WETLAND ACRES Note (3)	DU ACRES Note (4)	DU/AC Minimum	TOTAL ACRES Note (5)	BUSINESS PARK TOTAL ACRES Note (6)	GENERAL COMMERCIAL TOTAL ACRES Note (7)	TOWN OF BLUFFTON COMMUNITY PARK TOTAL ACRES Note (8)	NATURE PRESERVE TOTAL ACRES Note (9)				
TOTAL ALLOWED DENSITY PER SCHULTZ TRACT PUD & DEVELOPMENT AGREEMENT	460.77	155.50	616.27	1,600 (Max)	120.00 (Maximum Upland)	200.00 (Maximum Upland)	30.00 (Maximum Upland)	25.00 (Minimum Upland)	100.00 (Minimum)	-	-	-	
Residential DU Transferred From Bluffton Park by Sale or Donation (1)	-	-	(3)	713	-	-	-	-	-	-	-	-	
CURRENT ALLOWED DENSITY PER SCHULTZ TRACT PUD & DEVELOPMENT AGREEMENT	460.77	155.50	616.27	887	120.00 (Maximum Upland)	200.00 (Maximum Upland)	30.00 (Maximum Upland)	25.00 (Minimum Upland)	100.00 (Minimum)	-	-	-	
<b>TRACT B</b>													
-TND SINGLE-FAMILY	145.93	17.24	163.17	651 (5)	163.17	4.0	-	-	-	-	-	-	
-POWER LINE EASEMENT	2.10	0.00	2.10	-	-	-	-	-	-	-	-	-	
-TND MULTI-FAMILY	9.61	0.00	9.61	(6)	89	9.61	12.0	-	-	-	-	-	
INSTITUTIONAL/CIVIC	9.65	0.00	9.65	-	-	-	-	-	-	-	-	-	
TOWN OF BLUFFTON COMMUNITY PARK	28.30	3.77	32.07	-	-	-	-	32.07	-	-	-	-	
NATURE PRESERVE	7.66	50.56	58.22	-	-	-	-	-	58.22	-	-	-	
SUB-TOTAL TRACT B	203.25	71.57	274.82	630	174.88	-	9.65	0.00	0.00	32.07	58.22	0.00	274.82
<b>TRACT C</b>													
RESIDENTIAL	-	-	-	-	-	-	-	-	-	-	-	-	
-TND SINGLE-FAMILY	2.89	0.00	2.89	8	2.89	4.0	-	-	-	-	-	-	
BUSINESS PARK	134.79	30.98	165.77	-	-	-	165.77	-	-	-	-	-	
NATURE PRESERVE	11.04	22.64	33.68	-	-	-	-	-	33.68	-	-	-	
BLUFFTON PARKWAY	15.17	1.74	16.91	-	-	-	-	-	-	16.91	-	-	
BLUFFTON PARKWAY (EAST/WEST CONNECTOR)	163.89	55.36	219.25	8	2.89	-	0.00	165.77	0.00	0.00	33.68	16.91	219.25
SUB-TOTAL TRACT C	163.89	55.36	219.25	8	2.89	-	0.00	165.77	0.00	0.00	33.68	16.91	219.25
<b>TRACT D</b>													
INSTITUTIONAL/CIVIC	14.77	0.00	14.77	-	-	-	14.77	-	-	-	-	-	
BUSINESS PARK	44.48	5.20	49.68	-	-	-	49.68	-	-	-	-	-	
GENERAL COMMERCIAL	9.63	0.00	9.63	110	-	12.0 MF	-	9.63	-	-	-	-	
NATURE PRESERVE	6.72	23.37	30.09	-	-	-	-	-	30.09	-	-	-	
SUB-TOTAL TRACT D	75.60	28.57	104.17	110	-	-	14.77	49.68	9.63	0.00	30.09	0.00	104.17
TOTAL TRACTS B, C, & D	442.74	155.50	598.24	826	177.77	-	24.42	215.45	9.63	32.07	121.99	16.91	598.24
TOTAL TRACT A	18.03	0.00	18.03	61	18.03	4.0	-	-	-	-	-	-	18.03
TOTAL TRACTS A, B, C, & D	460.77	155.50	616.27	889	195.80	-	24.42	215.45	9.63	32.07	121.99	16.91	616.27
TOTAL UNPLANNED RESIDENTIAL DU	-	-	-	78	-	-	-	-	-	-	-	-	-
CURRENT ALLOWED RESIDENTIAL DU	-	-	-	887	-	-	-	-	-	-	-	-	-
TOTAL TRACTS A, B, C, & D	-	-	-	-	-	-	-	-	-	-	-	-	-
-UPLAND	460.77	-	-	195.80	-	24.42	179.27	9.63	28.30	25.42	15.17	-	460.77
-WETLAND	-	155.50	-	195.80	-	0.00	36.18	0.00	3.77	96.57	1.74	-	155.50
-TOTAL AREA	-	-	616.27	-	195.80	-	24.42	215.45	9.63	32.07	121.99	16.91	616.27

- LEGEND:**
- TND SINGLE FAMILY
  - TND MULTI-FAMILY
  - INSTITUTIONAL / CIVIC
  - BUSINESS PARK
  - GENERAL COMMERCIAL
  - TOWN OF BLUFFTON COMMUNITY PARK
  - NATURE PRESERVE
  - BLUFFTON PARKWAY
  - NEIGHBORHOOD PARKS AND OPENSAPCE (Area incorporated into adjacent land uses)

Notes:  
 1. This master plan is conceptual in nature, and subject to approval of local, state, and federal agencies. All property lines, tract dimensions and descriptions are for graphic representation and serve as an aid to site locations only. Any person desiring to determine actual lot configurations should examine the plats, deed restrictions and covenants applicable to specific portions of the property. Quinco - D'Amico Shults LLC, its successors or assigns, reserves the right to change the conceptual nature of the plan.  
 2. The base information for this plan has been compiled from a variety of sources, at various times and as such is intended to be used as a guide only. LandPlan Partnership, Inc. assumes no liability for its accuracy or state of completion, or for any decision that the user may make based on this information.



TOWN of BLUFFTON  
SOUTH CAROLINA

*Bluffton Park*

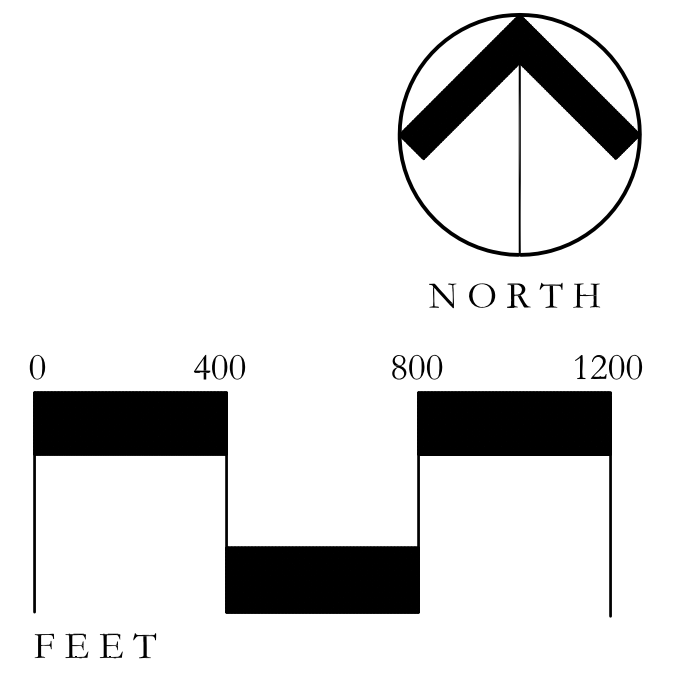
INITIAL MASTER PLAN  
TRACTS B, C, and D

Land Planning:  
**LandPlan**  
 PARTNERSHIP, INC.  
 land planning • landscape architecture

Urban Design:  
 Sottile & Sottile

Civil Engineering:  
 Connor & Associates, Inc.  
 Carolina Engineering  
 Consultants, Inc.

Transportation Planning:  
 Glatting Jackson Kercher  
 Anglin Lopez Rinehart



SUBMITTED  
 SEPTEMBER 13, 2000  
 SEPTEMBER 12, 2001  
 DECEMBER 10, 2002  
 JUNE 11, 2003  
 JULY 27, 2005  
 MAY 20, 2006  
 MAY 10, 2007  
 Development Rights Transfer  
 Table 1 Revision

TOWN APPROVED  
 OCTOBER 11, 2000  
 OCTOBER 10, 2001  
 FEBRUARY 12, 2003  
 JUNE 17, 2003  
 APRIL 26, 2006  
 JULY 12, 2006  
 JULY 17, 2007  
 NOVEMBER 6, 2007  
 FEBRUARY 9, 2012

Land Use and Density Table  
 1. The maximum allowable dwelling unit count for Bluffton Park is 900 dwelling units (DU) according to the Schultz Tract PUD and Development Agreement. Transfer of density between planning areas is allowed per the Schultz Tract Concept PUD Plan, Section 2. D. After the sale and donation of 70 DU the maximum total allowable dwelling unit count is 887 DU.  
 2. All acreages are approximate. Actual acreages will be determined by field survey on a phase-by-phase basis at the time of the preparation of the Development Plans.  
 3. With the exception of wetlands in the Nature Preserve, all other wetlands are subject to minor impacts for fill or wetlands under one (1) acre and for road crossings as permitted by the USACE. Nature Preserve wetlands are subject to impacts for fill for wetland road crossings, and for recreational boardwalks.  
 4. See the Initial Master Plan for Bluffton Park, Tracts B, C, and D Narrative and Site Development Standards for land uses permitted in the locations in Table 1.  
 5. TND-SF 95/27 total acres, less 2.0 acre power line easement equals 93.27 net acres.  
 6. 89 TND-MF DU based on 50 townhouses permitted in B-97.