



N/F
R610 021 000 0288 0000



1. TOTAL SITE ACREAGE REDUCED FROM THE ORIGINAL MASTER PLAN BY DONATION OF LAND TO BEAUFORT COUNTY FOR HIGHWAY 170 WIDENING.
2. REQUIRED OPEN SPACE PER SECTION 2.0.2 OPEN SPACE (PRIVATE OR PUBLIC) OF THE DEVELOPMENT AGREEMENT.
3. PARK AREA IS INCLUDED IN ADJACENT LAND USE AREA AND HAS BEEN CALCULATED IN THE TOTAL AREA ABOVE.
4. PSYCHIATRIC, DRUG AND ALCOHOL REHABILITATION SERVICES WOULD NOT BE ALLOWED UNDER THE LAND USE OF HOSPITAL IN LAND DESCRIPTION HEALTH/HUMAN CARE AS REFERENCED IN SECTION 2.0.7 OF THE PLANNED UNIT DEVELOPMENT AGREEMENT.

N/F
R610 029 000 0485 0000

DENSITY AND LAND USE:

DENSITY REMAINS CONSISTENT WITH PREVIOUSLY APPROVED DEVELOPMENT AGREEMENT. THE FOLLOWING IS AN EXCERPT FROM THE DEVELOPMENT AGREEMENT: MIXED USE DEVELOPMENT ON THE PROPERTY SHALL BE LIMITED TO THE FOLLOWING:

- A. 404,000 SQUARE FEET OF COMMERCIAL;
- B. 404 RESIDENTIAL DWELLING UNITS; AND
- C. 30,000 SQUARE FEET OF CIVIC DEVELOPMENT
- D. NOTWITHSTANDING ANY OTHER PROVISIONS CONTAINED WITHIN THE UNIFIED ORDINANCE, COMMERCIAL USES WITHIN THE PROPERTY SHALL BE LIMITED TO THOSE MORE FULLY DESCRIBED IN EXHIBIT "D"

EXHIBIT D REFERS TO THE VILLAGE AT VERDIER PLANTATION PLANNED UNIT DEVELOPMENT AMENDED DECEMBER 29, 2010

THE "HEALTH/HUMAN CARE" LAND USE TO BE INCLUDED WITHIN THE CURRENTLY APPROVED 404,000 SQUARE FEET OF COMMERCIAL.

PREPARED BY:

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REVISION 04-21-2023

JOB NO: J-26038.0000	DATE: 01-12-17
DRAWN: JRS	SCALE: 1" = 100'
REVIEWED: JRS	SHEET: 1 OF 1