Attachment 3

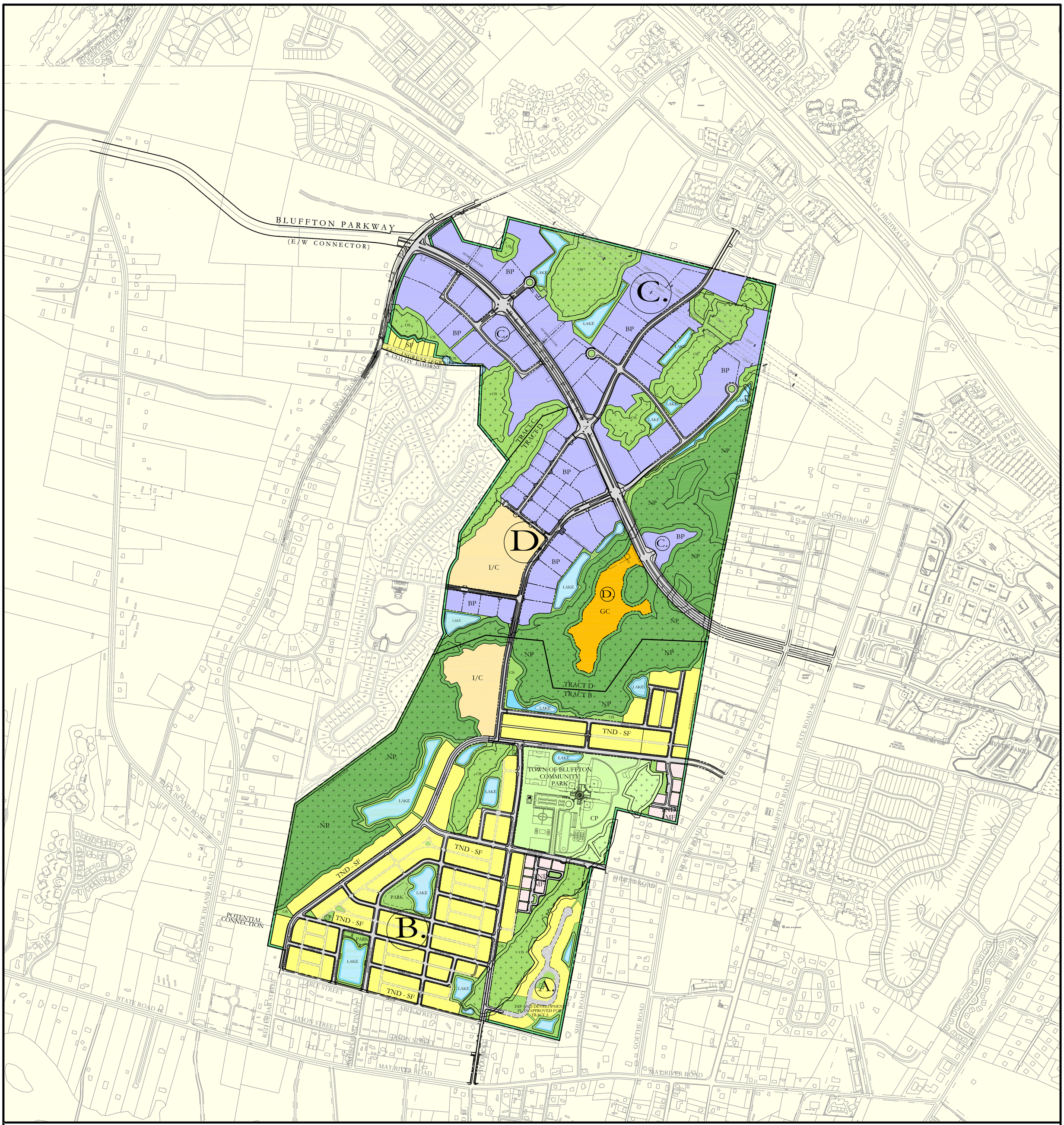

TABLE 1.
BLUFFTON PARK - TRACTS B, C, and D
LAND USE and DENSITY TABLE

LOCATION Note (4)	AREA: UPLAND ACRES Note (2)	AREA: WETLAND ACRES Note (2)	AREA: TOTAL AREA ACRES Note (2)	LAND USES Notes (1), (2): RESIDENTIAL: DU Note (1)	RESIDENTIAL: NET AC Note (2)	RESIDENTIAL: DU/ AC Maximum	INSTITL/ CIVIC TOTAL ACRES	BUSINESS PARK TOTAL ACRES	GENERAL COMMERCIAL TOTAL ACRES	TOWN OF BLUFFTON COMMUNITY PARK TOTAL ACRES	NATURE PRESERVE TOTAL ACRES	BLUFFTON PARKWAY TOTAL ACRES	TOTAL AREA ACRES
TOTAL ALLOWED DENSITY PER SCHULTZ TRACT PUD & DEVELOPMENT AGREEMENT	460.77	155.50 Note (3)	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)	-	-	-	(1) 713	-	-	-	-	-	-	-	-	-
CURRENT ALLOWED DENSITY PER SCHULTZ TRACT PUD & DEVELOPMENT AGREEMENT	460.77	155.50 Note (3)	616.27	887	-	-	120.00 (Maximum Upland)	200.00 (Maximum Upland)	30.00 (Maximum Upland)	25.00 (Minimum Upland)	100.00 (Minimum)	-	-
TRACT B													
-TND SINGLE- FAMILY													
-SINGLE- FAMILY	145.93	17.24	163.17	651	(5) 163.17	4.0	-	-	-	-	-	-	-
-POWER LINE EASEMENT	2.10	0.00	2.10	-	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	-	-	-	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
TRACT C													
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 (EAST/WEST) CONNECTOR	15.17	1.74	16.91	-	-	-	-	-	-	-	-	16.91	-
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
TRACT D													
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	809	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

Land Use and Density Table:
1. The maximum allowable dwelling unit count for Bluffton Park is 1600 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 713 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 final Development Plans.
3. With the exception of wetlands in the Nature Preserve, all other wetlands are subject to minor impacts for fill of wetlands under one (1) acre and for fill for road crossings as permitted by the USACOE. Nature Preserve wetlands are subject to impacts for fill for limited 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 165.27 total acres, less 2.10 acres power line easement equals 163.17 net acres.
6. 89 TND MF DU based on 50 townhouses permitted in B-7T, 39 townhouses permitted in B-9T.

LEGEND:

- TND - SF — TND SINGLE FAMILY
- TND - MF — TND MULTI-FAMILY
- I/C — INSTITUTIONAL / CIVIC
- BP — BUSINESS PARK
- GC — GENERAL COMMERCIAL
- CP — TOWN of BLUFFTON COMMUNITY PARK
- NP — NATURE PRESERVE
- BLUFFTON PARKWAY
- OS/PARK — NEIGHBORHOOD PARKS AND OPENSPACE (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. Quinnco - 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 complied 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.

25 ACRES
10 ACRES
3 ACRES
ACRES

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

NORTH

0 400 800 1200
FEET

SUBMITTED	TOWN APPROVED
SEPTEMBER 13, 2000	OCTOBER 11, 2000
SEPTEMBER 12, 2001	OCTOBER 10, 2001
DECEMBER 10, 2002	FEBRUARY 12, 2003
JUNE 11, 2003	JUNE 17, 2003
JULY 27, 2005	APRIL 26, 2006
JUNE 20, 2006	JULY 12, 2006
MAY 10, 2007	JULY 17, 2007
Development Rights Transfer	NOVEMBER 6, 2007
Table 1 Revision	FEBRUARY 9, 2012