

Attachment 5



Grandé Oaks
Beaufort County, South Carolina

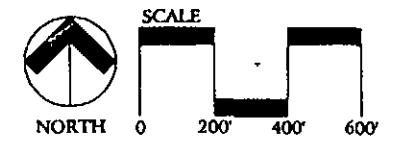
MASTER PLAN

CONSULTANTS:
 Land Planning
 J. K. TILLER ASSOCIATES, INC.
 Bluffton, South Carolina
 Engineering
 ANDREWS ENGINEERING CO., INC.
 Port Royal, South Carolina
 Environmental
 SABINE AND WATERS
 Summerville, South Carolina

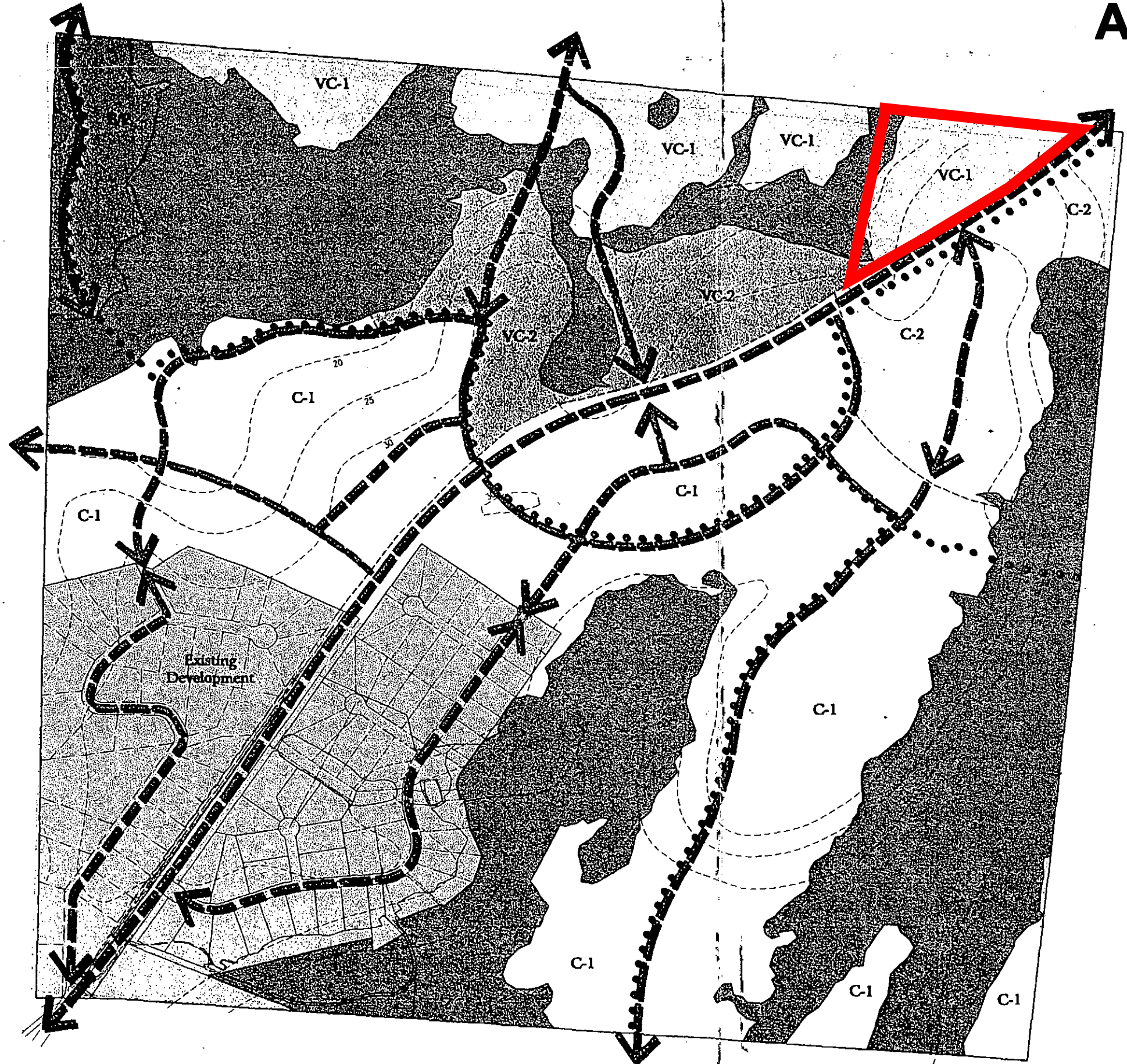
PROPOSED PUD LAND USE, DENSITY AND ACREAGE

KEY	ACRES*	UNITS	DU/ACRE
COMMUNITY RESIDENTIAL			
C-1	±263.4	373	1.4
C-2	±37.7	315	8.4
VILLAGE CENTER			
VC-1	±69.3	0	0
VC-2	±40.6	156	3.8
BUSINESS/PROFESSIONAL PARK			
B/P	±12	0	0
TOTALS FOR PROPOSED PUD			
	±423	844	2.00
Existing Development			
	±94	91	0.97
TOTALS			
	±517	935	1.81
Wetlands**			
Proposed Circulation and Linkages			
Proposed Pedestrian Trails			

* Includes wetland areas
 ** Total wetland area equal to ±151 acres



September 29, 1998



October 14, 1998 Revised
 December 5, 1998 Revised
 December 18, 1998 Revised