

**DEVELOPMENT SUMMARY**

**DENSITY SUMMARY**

LAND USE TRACT	TOTAL ACRES	DUELLING UNITS	DU/ACRE
SAND HILL TRACT	12,971 AC	14,766 DU	1.14 DU/AC
BUCKWALTER COMMONS	11,165 AC	12,034 DU / 300 HOTEL UNITS	1.08 DU/AC
GRANDE OAKS COMMONS	165 AC	10 DU	0.06 DU/AC
EASTERN TRACT	1682 AC	1918 DU	1.14 DU/AC
WESTERN TRACT	1531 AC	1935 DU	1.26 DU/AC
SOUTHERN TRACT	145 AC	1311 DU	9.04 DU/AC
SGG TRACT	1461 AC	1180 DU	0.81 DU/AC
ROSE DHU TRACT	1325 AC	118 DU	0.09 DU/AC
PUBLIC/ INSTITUTIONAL	128 AC	10 DU	0.08 DU/AC
DEDICATED PUBLIC PARK	143 AC	10 DU	0.07 DU/AC
PUBLIC ROAD RIGHT-OF-WAY	198 AC	10 DU	0.05 DU/AC
TIMBER MANAGEMENT	119 AC	10 DU	0.08 DU/AC
<b>TOTAL</b>	<b>46,333 AC</b>	<b>48,192 DU</b>	<b>1.04 DU/AC</b>

**MAXIMUM ALLOWED DENSITY**  
 SINGLE FAMILY RESIDENTIAL 8 DU/AC  
 MULTI-FAMILY RESIDENTIAL 16 DU/AC  
 HOTEL/INN/BED AND BREAKFAST, INTERVAL OWNERSHIP/TIME SHARING, INSTITUTIONAL PROPERTIES OR GUESTHOUSE SHALL NOT HAVE A SPECIFIED DUELLING UNIT PER ACRE MAXIMUM.

**MAXIMUM DWELLING UNITS**  
 DU COUNT SHALL NOT EXCEED 48,192 DU

**ACREAGE SUMMARY**

LAND USE TRACT	TOTAL ACRES	UPLAND ACRES	WETLAND ACRES
SAND HILL TRACT	12,971 AC	12,226 AC	745 AC
BUCKWALTER COMMONS	11,165 AC	1751 AC	1414 AC
GRANDE OAKS COMMONS	165 AC	121 AC	44 AC
EASTERN TRACT	1682 AC	1567 AC	115 AC
WESTERN TRACT	1531 AC	1375 AC	156 AC
SOUTHERN TRACT	145 AC	119 AC	26 AC
SGG TRACT	1461 AC	151 AC	131 AC
ROSE DHU TRACT	1325 AC	1284 AC	41 AC
PUBLIC/ INSTITUTIONAL	128 AC	128 AC	0 AC
DEDICATED PUBLIC PARK	143 AC	103 AC	40 AC
TIMBER MANAGEMENT	119 AC	116 AC	3 AC
PUBLIC ROAD RIGHT-OF-WAY	198 AC	19 AC	179 AC
<b>TOTAL</b>	<b>46,333 AC</b>	<b>47,119 AC</b>	<b>1,614 AC</b>

**MAX. ALLOWABLE ACRES BY LAND USE**  
 BUSINESS PARK/GENERAL & NEIGHBORHOOD COMMERCIAL 280,641 UPLAND ACRES  
 PUBLIC / INSTITUTIONAL 18.95 ACRES

**NOTES FOR DEVELOPMENT SUMMARY:**

- All acreage are approximate, as is appropriate for the conceptual level of the plan, and are subject to change when Land Use Tract boundaries change. These changes will be in accordance with the Buckwalter Planned Unit Development.
- Wetlands shown are field surveys and are certified by the US Army Corps of Engineers.
- The "Development Summary" is not the comprehensive listing of all allowable land uses allowed in the Buckwalter Planned Unit Development District. See the Buckwalter Planned Unit Development District document that accompanies this plan for a comprehensive listing of allowed land uses.
- Base information (rivers, creeks, roads, etc) was generated from the USGS Prichardville Quadrangle Sheet.
- A 50' Leisure trail easement shall be located in the 50' buffer and/or road right-of-way on the Buckwalter Parkway and the east-west connector as indicated on this concept master plan. A 20' utility easement shall be allowed within the 50' leisure trail easement.
- Access points shown on this plan have been approved by the Town of Bluffton in concept; however the South Carolina Department of Transportation (SCDOT) and Beaufort County shall approve final location(s) and requirements.
- Buffer modifications specific to the St. Gregory the Great Tract (SGG) Outparcel 4 are as follows:  
 The portion of the PUD Perimeter Buffer within the SGG commercial area adjacent to the Eagles Point golf course is reduced to a 20' undisturbed buffer. The PUD Perimeter Buffer within the commercial area adjacent to the fire station is reduced to a 10' undisturbed buffer.

**CONCEPT MASTER PLAN**

For:  
**Buckwalter**  
 PLANNED UNIT DEVELOPMENT

Bluffton, South Carolina  
 Prepared For:  
**Branigar Organization**  
 Savannah, Georgia



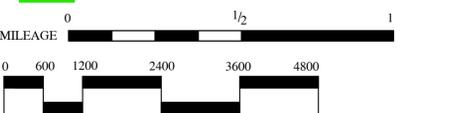
A company of  
 INTERNATIONAL PAPER  
 Prepared By:  
**Wood+Partners, Inc.**  
 Landscape Architects/Land Planners  
 Hilton Head Island, South Carolina  
**Thomas & Hutton Engineering Co.**  
 Savannah, Georgia

**LEGEND:**

- ROADS / PUBLIC RIGHT-OF-WAY
- INTERSECTION/ ACCESS POINTS
- EXISTING DIRT ROADS
- STREAMS / WATER CHANNELS
- LAND USE TRACT LIMIT
- LEISURE TRAIL

**PUD LAND USE AREAS**

- RESIDENTIAL
- COMMERCIAL
- PUBLIC/ INSTITUTIONAL
- GRANDE OAKS COMMONS
- WETLANDS
- TIMBER MANAGEMENT
- OCRM CRITICAL AREA
- DEDICATED PUBLIC PARK



DATE: January 2000  
 REVISED: March 2000  
 REVISED: Sept. 2001 - To establish final alignment for East-West Connector (Bluffton Pkwy.)  
 REVISED: October 2001 - To provide leisure trail along East/West Connector  
 REVISED: May 2002 - Property addition to the Sand Hill Tract  
 REVISED: August 2002 - Property addition to the Sand Hill Tract  
 REVISED: October 2004 - Property addition to Sand Hill Tract & Buckwalter Commons  
 REVISED: December 2004 - Property addition to the Sand Hill Tract  
 REVISED: May 2005 - Hampton Parkway addition  
 REVISED: July 2005 - Graves Tract Addition  
 REVISED: October 2005 - Rose Dhu Phase 3 addition  
 REVISED: January 2006 - Jacoby addition  
 REVISED: May 2007 - Buckwalter Commons  
 REVISED: November 2007 - Willow Run Tract  
 REVISED: February 2008 - Unit Counts  
 REVISED: March 23, 2009 (170 Parcel)  
 REVISED: November 2011 - Robertson Site (11th Amendment)  
 REVISED: February 2012 - Modified Bluffton Parkway Phase 5B Alignment  
 REVISED: October 2012 - Modified Sand Hill Tract/Buckwalter Commons Connector Tract to add 70 ac. into Buckwalter Commons (11th Amendment)  
 REVISED: September 2020 - Amended Saint Gregory the Great Tract (SGG) Tract. Modification includes addition of 50.45 acres of public / institutional and 0.65 acres of commercial, added 150 Residential Dwelling Units and modifications to the PUD perimeter buffer requirements. Included future Bluffton Parkway Phase 5B (12th Amendment)  
 REVISED: October 2023 - Added 32 acres to Grande Oaks Commons. (13th Amendment)  
 REVISED: June 2024 - Added access points requested by Planning Commission (13th Amendment)