

# CONCEPT MASTER PLAN

For:  
**Buckwalter**

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PLANNED UNIT DEVELOPMENT

Bluffton, South Carolina







Prepared For:  
**Branigar Organization**  
Savannah, Georgia



A company of  
INTERNATIONAL  PAPER

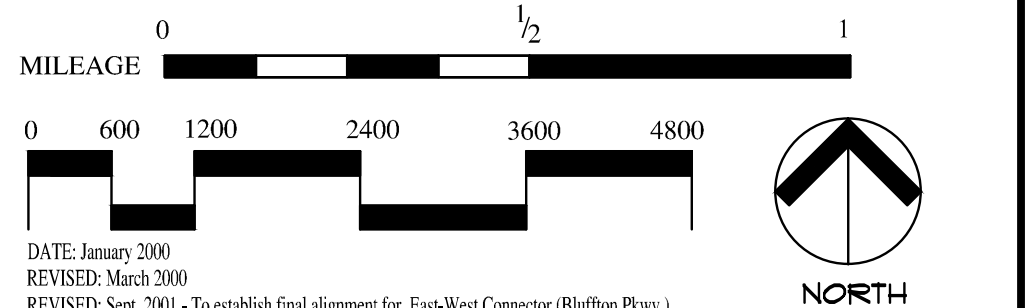
Prepared By:  
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LEGEND:

-  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  |   |            |
|  | WETLANDS              |   |            |
|  | TIMBER MANAGEMENT     |   |            |
|  | OCRM CRITICAL AREA    |   |            |
|  | DEDICATED PUBLIC PARK |   |            |



DATE: January 2000  
REVISOR: March 2001  
REVISOR: Sept. 2001 - To establish final alignment for East-West Connector (Bluffton Pkwy.)  
REVISOR: October 2001 - To provide layout trail along East / West Connector  
REVISOR: August 2002 - Property addition to the Sand Hill Tract  
REVISOR: August 2002 - Property addition to the Sand Hill Tract  
REVISOR: October 2004 - Property addition to the Sand Hill Tract & Backwater Commons  
REVISOR: December 2004 - Property addition to the Sand Hill Tract  
REVISOR: May 2005 - Hampton Parkway addition  
REVISOR: July 2005 - Gravo Tract Addition  
REVISOR: October 2005 - Boxe Chip Phase 3 addition  
REVISOR: January 2006 - Laceyby addition  
REVISOR: May 2007 - Backwater Commons  
REVISOR: November 2007 - Willow Run Tract  
REVISOR: February 2008 - 1mi Corridor  
REVISOR: March 23, 2009 C-1 278 Parcel  
REVISOR: November 2011 - Modified Sand Hill Amendment - Robertson Site  
REVISOR: December 2012 - Modified Bluffton Parkway Phase 3B Alignment  
REVISOR: October 2012 - Modified Sand Hill Tract/Backwater Commons Connector Tract to add 70 Acres into Backwater Commons

## DEVELOPMENT SUMMARY

## DENSITY SUMMARY

LAND USE TRACT	ACRES	UNITS	D.U./ACRE
SAND HILL TRACT	1291.1 AC	1426.66 DU	1.14 D.U./AC
LOCKWATER COMMONS	1167.1 AC	1209.6 DU / 3000 UNITS	1.18 D.U./AC
EASTERN TRACT	1662 AC	1918 DU	1.13 D.U./AC
SOUTHERN TRACT	1591 AC	1935 DU	1.18 D.U./AC
ROSE DUJ TRACT	1314 AC	1571 DU	1.17 D.U./AC
	1325 AC		1.04 D.U./AC
PUBLIC/ INSTITUTIONAL	128 AC	10 DU	10 D.U./AC
DEDICATED PUBLIC PARK	143 AC	10 DU	10 D.U./AC
PUBLIC RIGHT-OF-WAY	110 AC	10 DU	10 D.U./AC
TIMBER MANAGEMENT	11 AC	10 DU	10 D.U./AC
TOTAL	16,207 AC	186.42 DU	1.14 D.U./AC

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 DWELLING UNIT PER ACRE MAXIMUM.

MAXIMUM DWELLING UNITS  
DU COUNT SHALL NOT EXCEED 8642 DU

ACREAGE SUMMARY			
LAND USE TRACT	TOTAL ACRES	UPLAND ACRES	WETLAND ACRES
SAND HILL TRACT	1291.1AC	1222.6 AC	114.5 AC
BUCKWATER COMMONS	1167.1AC	175.1 AC	141.4 AC
EASTERN TRACT	156.2 AC	156.1 AC	11.9 AC
WESTERN TRACT	153.1 AC	137.5 AC	15.6 AC
SOUTHERN TRACT	114.5 AC	111.9 AC	12.6 AC
ROSE DRAKE TRACT	168.2 AC	128.4 AC	14.8 AC
PUBLIC/ INSTITUTIONAL	12.6 AC	12.0 AC	1.0 AC
DEDICATED PUBLIC PARK	114.3 AC	110.3 AC	14.0 AC
PUBLIC ROAD RIGHT-OF-WAY	116.2 AC	116.2 AC	0.0 AC
TIMBER MANAGEMENT	11.1 AC	11.0 AC	0.0 AC
TOTAL	6127.0 AC	146.4 AC	156.6 AC

MAX. ALLOWABLE ACRES BY LAND USE  
BUSINESS PARK/GENERAL 4

NEIGHBORHOOD COMMERCIAL 812.991 UPLAND ACRES

NOTES FOR DEVELOPMENT SUMMARY:

1. All acreage are approximate, as is appropriate for the conceptual level of the plan, and are subject to change when Land Use Trust boundaries change. These changes will be in accordance with the Backwater Planned Unit Development plan.
2. Wetlands shown are field surveys and are certified by the US Army Corps of Engineers.
3. The "Development Summary" is not the comprehensive listing of all allowable land uses allowed in the Backwater Planned Unit Development District. See the Backwater Planned Unit Development District document that accompanies this plan for a comprehensive listing of allowable land uses.
4. Base information (rivers, creeks, roads, etc.) was generated from the USGS Pritchardville Quadrangle Sheet.
5. A 5.5' lot line easement shall be located in the 55' buffer and/or right-of-way on the Backwater parkway and the east-west easement as indicated on this concept master plan. 2' utility easement shall be right-of-way on the 50' lot line easement.
6. Access points shown on the 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 technicals and requirements.

