

SITE DESCRIPTION	
COUNTY	BEAUFORT
MUNICIPALITY	TOWN OF BLUFFTON
LOCATION	OKATIE HIGHWAY
PARCEL IDENTIFICATION NUMBER	R610-021-000-0808-0000
EXISTING ZONING	PUD
TOTAL SITE AREA (ACRES)	5.0 A.C.

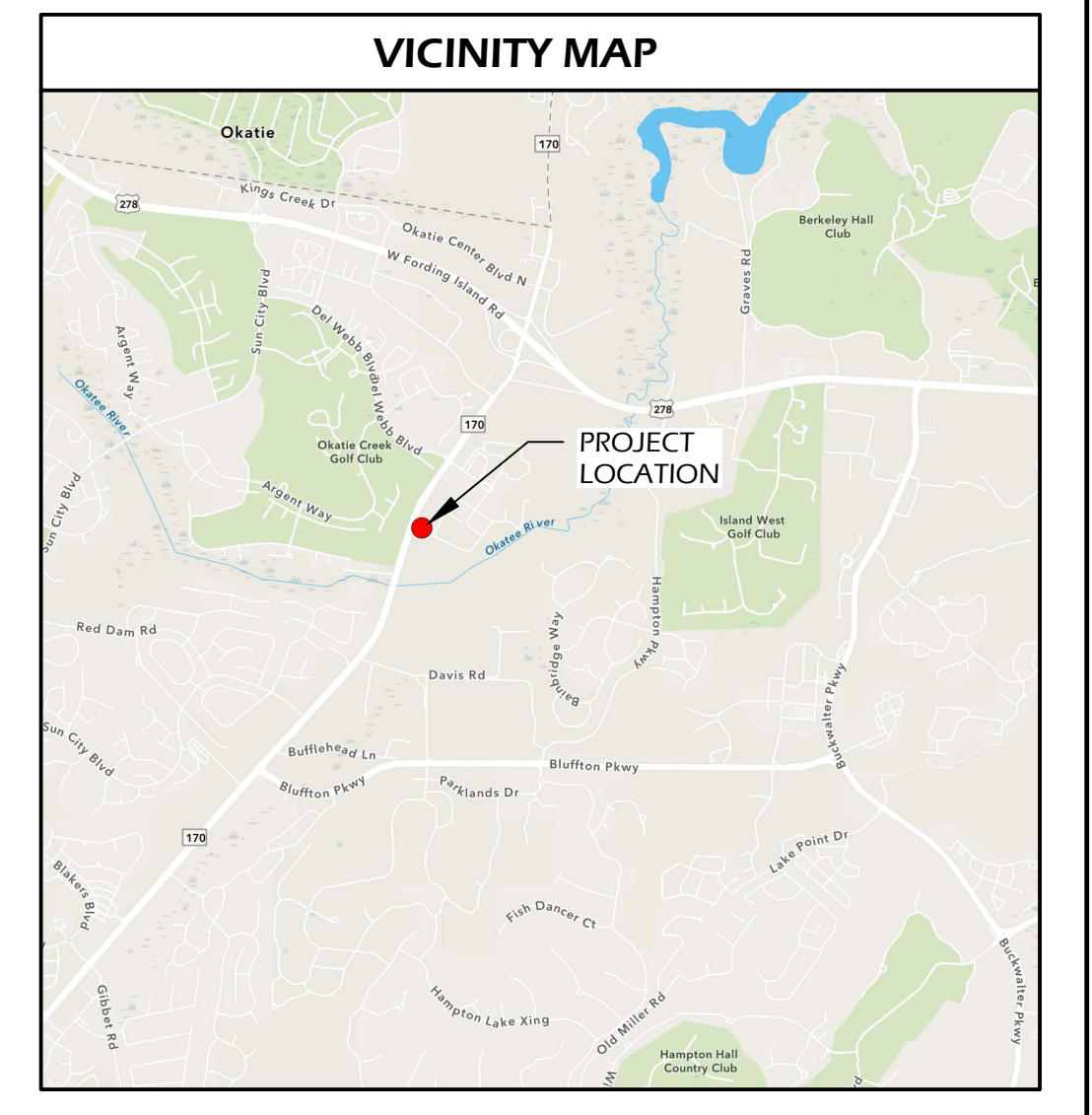
SITE COVERAGE	
IMPERVIOUS COVERAGE	ACTUAL COVERAGE (SF)
BUILDING FOOTPRINT(S)	61,100
IMPERVIOUS HARDSCAPE	20,094
PERVIOUS HARDSCAPE (50%) (44,045 SF/2 = 22,023)	22,023
TOTAL IMPERVIOUS	103,217
TOTAL SITE AREA	217,800
% SITE COVERAGE	47%

OPEN SPACE SUMMARY			
DESCRIPTION	S.F.	ACTUAL %	REQUIRED %
TOTAL SITE AREA	217,800		
OPEN SPACE	±92,561	42%	
TOTAL OPEN SPACE %		42%	20%

REQUIRED PARKING			
DESCRIPTION		REQUIREMENTS	PARKING SPACES
COMMERCIAL SERVICES	10,000 SF	4 SPACE/1,000 SF	40
CLUBHOUSE SHARED	31 UNITS*	1 SPACES/UNIT	31
TOTAL REQUIRED SPACES			71

PARKING SUMMARY	
DESCRIPTION	PARKING SPACES
CAR	73
ACCESSIBLE CAR / VAN	3
TOTAL PROPOSED SPACES	76
TOTAL EXISTING SPACES	0
TOTAL PARKING SPACES	76

NOTE:
1. *INCLUDES 8,900 SF SECOND FLOOR UNIT IN BUILDING A.
2. TOTAL BUILDING SQUARE FOOTAGE NOT TO EXCEED 80,000 SF.



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STATE OF SOUTH CAROLINA

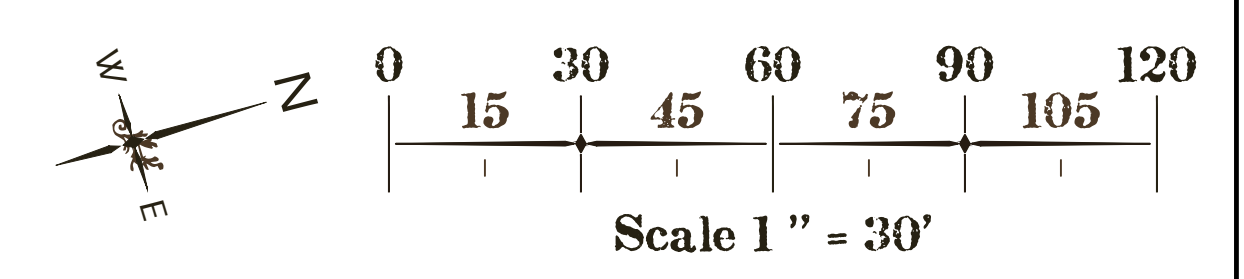
JUNE 2023

PRELIMINARY SITE PLAN

FOR

Car Village Bluffton™

BLUFFTON, SOUTH CAROLINA



Note: Plan is conceptual in nature and subject to change