

DATE: MAY 29, 1998  
 REVISED: AUGUST 18, 1998  
 REVISED: NOVEMBER 23, 1998  
 REVISED: SEPTEMBER 4, 2012  
 REVISED: MAY 14, 2014  
 REVISED: OCTOBER 1, 2016  
 REVISED: MARCH 12, 2021

**NOTE:**  
 A buffer of 150' extends from the OCRM critical line of Rose Dhu and Stony Creeks on land owned by Union Camp Corporation.

**DEVELOPMENT SUMMARY**

**DENSITY SUMMARIES:**

LAND USE TRACT	GROSS ABOVE OCRM LINE (acres)	DWELLING UNITS (D.U.)
MAY RIVER TRACT (PHASE 1)	+/- 1,863	788
COOPER RIVER TRACT (PHASE 2)	+/- 1,547	1,043
BIGHOUSE TRACT (PHASE 2)	+/- 2,180	1,646
DUCK POND TRACT (UPLANDS)	+/- 1,732	523
PALMETTO BLUFF MANAGED FOREST <sup>2</sup>	+/- 5,017	0
<b>TOTALS</b>	<b>+/- 12,339</b>	<b>4,000</b>

**MAXIMUM ALLOWED DENSITY:**  
 SINGLE FAMILY RESIDENTIAL 4 DU/AC  
 MULTI-FAMILY RESIDENTIAL 12 DU/AC

**MAXIMUM DWELLING UNITS:**  
 DU COUNT SHALL NOT EXCEED 4,000 DU

**ACREAGE SUMMARIES:**

LAND USE TRACT	DEVELOPMENT (acres)	MANAGED FOREST (acres)	WETLANDS <sup>4</sup> (acres)	MARSH (acres)	TOTAL (acres)
MAY RIVER TRACT (PHASE 1)	+/- 1,770	-	+/- 93	+/- 1,584	+/- 3,447
COOPER RIVER TRACT (PHASE 2)	+/- 1,370	-	+/- 177	+/- 781	+/- 2,328
BIGHOUSE TRACT (PHASE 2)	+/- 1,920	-	+/- 260	+/- 2,763	+/- 4,943
DUCK POND TRACT (UPLANDS)	+/- 1,554	-	+/- 179	+/- 24	+/- 1,757
PALMETTO BLUFF FOREST	-	+/- 5,017	n/a	+/- 1,725	+/- 6,742
<b>TOTAL ACRES</b>	<b>+/- 6,614</b>	<b>+/- 5,017</b>	<b>+/- 709</b>	<b>+/- 6,877</b>	<b>+/- 19,217</b>

**MAX. ALLOWABLE ACRES BY LAND USE:**

**GENERAL & NEIGHBORHOOD COMMERCIAL 180 AC** Contiguous or abutting commercial uses in any one planning area shall not exceed 80 acres. Commercial uses on the borders of separate planning tracts shall not exceed 160 acres.

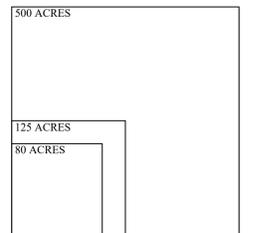
**NOTES FOR DEVELOPMENT SUMMARY:**

- REVISED 10/01/2016: The overall Palmetto Bluff single family density shall not exceed more than 4 units per acre or multi-family to more than 12 units per acre. At no time may the maximum density exceed 4,000 dwelling units.  
 Note 7 from 5/14/2014 plan: Dwelling units may be increased through assignment from Density Bank as outlined in this Concept Plan and the fourth amendment to the Palmetto Bluff Development Agreement. Such assignment shall not increase the overall Palmetto Bluff single family density to more than 4 units per acre and overall Palmetto Bluff density for multi-family to more than 12 units per acre. At no time may the maximum density exceed 4,000 dwelling units.
- The Palmetto Bluff Managed Forest does not permit golf or residential or commercial uses as defined in the development agreement.
- 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 Palmetto Bluff Concept PUD Plan.
- Wetlands shown are derived from two sources: 1) Actual delineated, surveyed and U.S. Army Corps of Engineers certified wetlands and 2) National Wetlands Inventory estimated wetlands. Only two of the Land Use Tracts (May River Tract & Duck Pond Tract) have been completely delineated, the remaining tracts have a combination of field delineated and NWI estimated wetlands. These remaining tracts will reflect changing acreage as they are delineated. As phasing and development occur on the balance of the property will be delineated in accordance with Federal and State laws.
- The "Development Summary" is not the comprehensive listing of all allowable land uses allowed in the Palmetto Bluff Concept PUD Plan. See the Palmetto Bluff Concept PUD Plan document that accompanies this plan for a comprehensive listing of allowed land uses.
- Base information (rivers, creeks, topography, roads, etc.) was generated from the USGS Prichardville Quadrangle Sheet.
- REVISED 10/01/2016: Dwelling units assigned to Planning Tracts are based on current information and subject to change. Shifting of dwelling units is allowed under the Palmetto Bluff Concept PUD Plan. The only limitation is that the total units within Palmetto Bluff shall not exceed 4,000 dwelling units. Shifting between Planning Tracts or transfer of units from the Density Bank shall not be deemed a change requiring Town approval; however Palmetto Bluff Development, LLC shall provide the Town of Bluffton with an updated Concept Plan reflecting the revised density summary table above should shifting occur within the Planning Tracts.  
 Note 7 from 5/14/2014 plan: Dwelling units assigned to Planning Tracts are based on current information and subject to change. Shifting of dwelling units is allowed under the Palmetto Bluff Concept PUD Plan. The only limitation is that the total units within Palmetto Bluff shall not exceed 4,000 dwelling units. Shifting between Planning Tracts or transfer of units from the Density Bank shall not be deemed a change requiring Town approval; however Palmetto Bluff Development, LLC shall provide the Town of Bluffton with an updated Concept Plan reflecting the revised density summary table above should shifting occur within the Planning Tracts or from the Density Bank.
- The Palmetto Bluff Concept PUD recognizes that the Managed Forest boundary may need to be modified from time to time in order to meet the future development needs of the other planning tracts. The Managed Forest boundary may be revised as long as it meets the minimum acreage requirements set forth in the Palmetto Bluff Concept PUD Plan through the Town of Bluffton's exempt plat approval process.
- ADDED 10/01/2016: In accordance with the Fourth Amendment to the Palmetto Bluff Development Agreement and First Amendment to the Palmetto Bluff Concept Plan between Palmetto Bluff Development, LLC, and the Town of Bluffton, South Carolina, recorded January 29, 2015, in the RMC Office for Beaufort County, South Carolina in Book 3210 at Page 2850, 1080 residential dwelling units (RDUs) were administratively transferred from the Town of Bluffton Development Rights Bank as shown on the May River Headwaters Parcel 9 Density Reduction Concept Plan, a copy of which is attached hereto, and allocated to the Designated Land Use Tracts set forth on the Palmetto Bluff Land Use Concept Plan, which amounts to a grand total of 4000 RDUs in Palmetto Bluff.
- With the exception of existing water access locations, being Lodge Water Access, Moreland Water Access and Big House Water Access, locations shall remain flexible to accommodate surveyed river and creek locations, specific soil locations, environmental concerns and other constraints determined at the time of permit submittal.

EXHIBIT "C"  
 CONCEPT LAND USE PLAN  
 for:  
**PALMETTO BLUFF**  
 PLANNED UNIT DEVELOPMENT  
 BLUFFTON, SOUTH CAROLINA  
 PALMETTO BLUFF DEVELOPMENT, LLC.  
 BLUFFTON, SOUTH CAROLINA

**LEGEND**

- PLANNING TRACT - MAY RIVER
- PLANNING TRACT - BIG HOUSE
- PLANNING TRACT - COOPER RIVER
- PLANNING TRACT - DUCK POND
- PALMETTO BLUFF MANAGED FOREST
- RIVER PROTECTION OVERLAY DISTRICT SETBACK (100' AVERAGE, 80' MINIMUM)
- UPPER REACHES OF THE MAY RIVER SETBACK (150')
- PUD BUFFER (50')
- MARSH
- FRESHWATER WETLANDS - SURVEYED
- EXISTING DIRT ROADS
- PROPOSED ROADS
- LAND USE TRACT LIMITS
- WATER ACCESS POINT - TYPE A
- WATER ACCESS TOWN OF BLUFFTON MUNICIPAL DOCK
- EXISTING WATER ACCESS
- WATER ACCESS POINT TYPE B - KAYAK DOCK



**NOTE:**  
 This Palmetto Bluff Concept Land Use Plan ("Concept Plan") represents the future development of Palmetto Bluff as envisioned by Palmetto Bluff Development, LLC ("Palmetto Bluff"). The Concept Plan is a changeable design and may be modified and altered at any time by Palmetto Bluff, its successors or assigns, in response to changing needs of end users, changing requirements of governmental agencies, and an increased knowledge of ecological needs. All property lines, tract dimensions, and narrative descriptions are graphic presentation only, as an aid to site location and possible potential land use, and are not representations as to future uses or locations.

SCALE IN FEET