

DEVELOPMENT SUMMARY

DENSITY SUMMARY:

| LAND USE TRACT | TOTAL (ACRES) | DWELLING (D.U.) | D.U./ACRE | COMMERCIAL (ACRES) |
|----------------------------|--------------------|-------------------|------------|--------------------|
| NORTHERN TRACT | +/- 2603 AC | +/- 4960 | 2.7 | +/- 0 AC |
| SOUTHERN TRACT | +/- 1803 AC | +/- 3830 | 2.7 | +/- 0 AC |
| TOWN CENTER TRACT | +/- 476 AC | +/- 1120 | 2.7 | +/- 415 AC |
| COMMUNITY/COMMERCIAL TRACT | +/- 428 AC | +/- 1140 | 2.7 | +/- 415 AC |
| COMMUNITY/SUPPORT TRACT | +/- 393 AC | +/- 1020 | 2.7 | +/- 375 AC |
| HIGHWAY 278 TRACT | +/- 60 AC | +/- 160 | 2.7 | +/- 60 AC |
| GREAT SWAMP TRACT | +/- 1515 AC | +/- 150 | 2.7 | +/- 55 AC |
| HIGHWAY 170 TRACT | +/- 73 AC | +/- 194 | 2.7 | +/- 72 AC |
| TOTALS | +/- 7351 AC | +/- 12,574 | 2.7 | +/- 1392 AC |

MAXIMUM ALLOWED DENSITY

| | |
|---------------------------|----------|
| SINGLE FAMILY RESIDENTIAL | 8 DU/AC |
| MULTI FAMILY RESIDENTIAL | 16 DU/AC |

NOTES:
 1. DWELLING UNITS AND COMMERCIAL ACREAGE ALLOCATED TO EACH PLANNING TRACT ARE PRELIMINARY ESTIMATES. THE ARGENT TRACT PDD SHALL ALLOW FOR THE TRANSFER OF UNDEVELOPED DWELLING UNITS AND COMMERCIAL ACREAGE FROM ONE PLANNING TRACT TO ANOTHER PROVIDED THE TRANSFERRED DENSITY UNITS OR COMMERCIAL ACREAGE SHALL BE LIMITED TO THE ALLOWED LAND USES IN THE RECEIVING PLANNING TRACT.
 2. HOTEL / INN / BED AND BREAKFAST / FRACTIONAL OWNERSHIP / TIME SHARING / INSTITUTIONAL / CIVIC PROPERTIES OR GUEST HOUSES SHALL NOT HAVE A SPECIFIED DWELLING UNIT PER ACRE MAXIMUM.

MAXIMUM DWELLING UNITS

DU SHALL NOT EXCEED 18,340 DU

NOTE:
 SEE DEVELOPMENT SUMMARY NOTE 1 BELOW FOR COMMERCIAL TO RESIDENTIAL CONVERSION.

AVERAGE SUMMARY:

| LAND USE TRACT | DEVELOPMENT (UPLAND ACRES) | WETLAND (ACRES) | TOTAL |
|----------------------------|----------------------------|--------------------|--------------------|
| NORTHERN TRACT | +/- 1828 AC | +/- 775 AC | +/- 2603 AC |
| SOUTHERN TRACT | +/- 1424 AC | +/- 379 AC | +/- 1803 AC |
| TOWN CENTER TRACT | +/- 408 AC | +/- 68 AC | +/- 476 AC |
| COMMUNITY/COMMERCIAL TRACT | +/- 416 AC | +/- 12 AC | +/- 428 AC |
| COMMUNITY/SUPPORT TRACT | +/- 371 AC | +/- 22 AC | +/- 393 AC |
| HIGHWAY 278 TRACT | +/- 59 AC | +/- 1 AC | +/- 60 AC |
| GREAT SWAMP TRACT | +/- 55 AC | +/- 1460 AC | +/- 1515 AC |
| HIGHWAY 170 TRACT | +/- 72 AC | +/- 1 AC | +/- 73 AC |
| TOTALS | +/- 4633 AC | +/- 2718 AC | +/- 7351 AC |

NOTES FOR DEVELOPMENT SUMMARY:
 1. THE MAXIMUM DENSITY SHALL NOT EXCEED 18,340 RESIDENTIAL DWELLING UNITS AND 820 COMMERCIAL, UNLESS A CONVERSION OF THE ALLOWED LAND USE TAKES PLACE. THE OWNER AND DEVELOPERS SHALL HAVE THE RIGHT TO CONVERT COMMERCIAL ACREAGE TO RESIDENTIAL ACREAGE. CONVERSELY, OWNER AND DEVELOPER SHALL HAVE THE RIGHT TO CONVERT RESIDENTIAL ACREAGE TO COMMERCIAL ACREAGE. THE DENSITIES FOR EACH RESIDENTIAL USE ARE AS FOLLOWS: 1) ATTACHED AND DETACHED SINGLE FAMILY RESIDENTIAL (8 DU/ACRE) 2) MULTI-FAMILY RESIDENTIAL (16 DU/ACRE); THERE WILL BE A CAP OF 2,400 DWELLING UNITS PLACED ON THE COMMERCIAL TO RESIDENTIAL CONVERSION. THERE WILL BE AN OVERALL COMMERCIAL ACREAGE CAP OF 1,240 ACRES. THERE WILL BE NO OVERALL COMMERCIAL BUILDING SQUARE FOOTAGE CAP.
 2. ALL ACREAGES ARE APPROXIMATE AS IS APPROPRIATE FOR THE CONCEPTUAL LEVEL OF THE PLAN, AND ARE SUBJECT TO CHANGE IF THE LAND USE TRACT BOUNDARIES CHANGE. THESE CHANGES WILL BE IN ACCORDANCE WITH THE ARGENT TRACT PLANNED DEVELOPMENT DISTRICT DOCUMENT.
 3. WETLANDS INDICATED ON THIS LAND USE MASTER PLAN ARE BASED ON A SURVEY BY THOMAS AND HUTTON ENGINEERING.

PDD LAND USE AREAS

| | | | |
|---|----------------------------|---|--------------------------|
|  | NORTHERN TRACT |  | COMMUNITY/SUPPORT TRACT |
|  | SOUTHERN TRACT |  | HIGHWAY 278 TRACT |
|  | TOWN CENTER TRACT |  | GREAT SWAMP TRACT UPLAND |
|  | GREAT SWAMP TRACT |  | HIGHWAY 170 TRACT |
|  | COMMUNITY/COMMERCIAL TRACT | | |

LEGEND:

| | |
|---|------------------------------|
|  | PROPOSED ROADS/ACCESS POINTS |
|  | EXISTING ROADS/ACCESS POINTS |
|  | EXISTING FIELD ROADS |
|  | EXISTING PAVED ROADS |
|  | STREAMS / WATER CHANNELS |
|  | LAND USE TRACT LIMIT |
|  | WETLANDS |

FIRST AMENDED (APRIL 5, 2007)
CONCEPTUAL MASTER PLAN

EAST ARGENT TRACT
PLANNED DEVELOPMENT DISTRICT

Jasper County, South Carolina

Prepared For:
JPR PROPERTIES, LLC

Prepared By:
Wood+Partners, Inc.
 Hilton Head Island, South Carolina
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JUNE 1, 2005
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 LAST REVISED APRIL 5, 2007

