

IV. MASTER PLAN/PHASING

A. Conceptual Master Plan Overview

The Conceptual Master Plan is designed to create an attractive, environmentally sensitive and economically viable project to meet regional needs for shopping, offices, services and residential space. The Project design has flexibility to respond to market changes over time, while adhering closely to a master plan framework and development guidelines that create a unified "campus" of generous open spaces, lakes, conservation areas, landscaping and architecturally compatible developed parcels. **Refer to Appendix A Conceptual Master Plan for a rendering of the Conceptual Master Plan.**

Key features of the Master Plan include:

- A network of roads, open spaces and landscaping, that together with common site development and architectural guidelines for development parcels, create a functionally and aesthetically unified project.
- The location for a potential pedestrian oriented Village Center in the McFee Tract that features a generous boulevard and focuses on pedestrian oriented uses

and architectural scale, accommodates public uses and open spaces, and encourages common and on-street parking.

- Creation of an east-west connector to be continued westward to SC 170 by the County.
- Common stormwater detention/retention lakes that create development efficiency for individual parcels, provide for environmental best management practices and improved maintenance, and serve as an aesthetically pleasing common landscape element that helps unify the Project.
- Planning for alternatives to individual automobile transportation such as:
 - Bus stops for the Lowcountry Regional Transit Authority (LRTA) and/or future regional transit system alternatives.
 - Coordinated common area with trails linked throughout the project and out to the surrounding areas.
- Common open spaces that consist of conserved wetlands, active and passive recreation areas, lakes, buffers, utility easements, public gathering areas, open

area within lots and within rights-of-way.

B. Phasing

The Project will be constructed in phases in accordance with the Myrtle Park (Myrtle Plantation) Development Agreement, Exhibit F (See Appendix A, this document).

C. Revisions to Master Plan

The Master Plan represents the projected development of the Project as envisioned by the Owners. The Master Plan is a changeable design and may be modified and altered at any time by the Owners in accordance with the Development Agreement. Substantive modifications such as changes in uses or revisions to open space allocations shall require Beaufort County approval. All property lines, tract dimensions and narrative descriptions are for graphic presentation, as an aid to site location and possible land use, and are not representations as to future uses or locations.

Any person desiring to determine actual commitments should examine the appropriate plats, deed restrictions and covenants applicable to specific portions of the property as available for inspection in the office of the Beaufort County RMC.



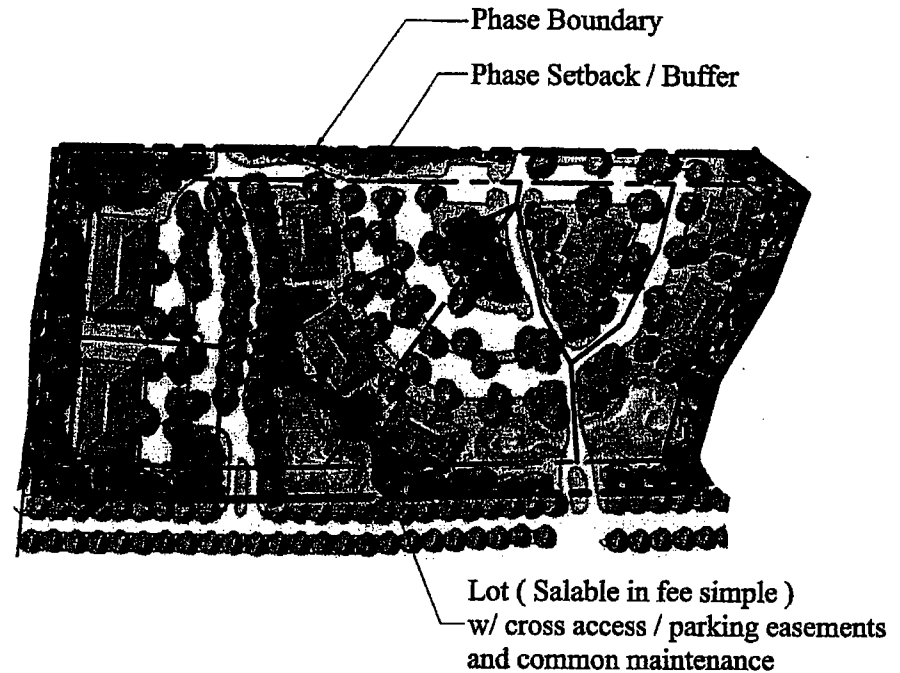
The Master Plan is not intended as part of the contract documents of any property, sale or transfer.

D. Subdivision of Property

The Project will be developed in Phases as outlined in this document and the Development Agreement. Within these phases, further subdivision is permitted In order to interconnect site access points, create open space, and provide common stormwater quality ponds, Project phases will be treated as a single lot for the purposes of buffers and setbacks (excluding single family residential). The owner of a phase may divide it into salable parcels without adding buffers and setbacks, provided the phase has adequate buffers and setbacks on the perimeter.

For example, a commercial phase will be planned out in its entirety, and then may be constructed in whole or in part. Individual lots may be broken out (lotting across planted areas, parking lots and/or access drives) for the purposes of selling the building. Common maintenance will be coordinated across the phase.

SUBDIVISION OF PROPERTY



Exceptions to ZDSO

- 1) Phases can be subdivided and still interconnect (See IV.-D.)

