



PREPARED FOR:
SVN-GASC COMMERCIAL REAL ESTATE
PREPARED BY:



J. K. TILLER ASSOCIATES, INC.
1000 PLANTERS BLVD. SUITE 100
BLUFFTON, SC 29910
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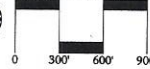
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PINECREST PUD MULTIFAMILY VICINITY MAP TOWN OF BLUFFTON, SOUTH CAROLINA

AUGUST 20, 2024



GRAPHIC SCALE 1"=300'



JCT Job Number: 202316-01



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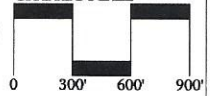
J. K. TILLER ASSOCIATES, INC.

LAND PLANNING LANDSCAPE ARCHITECTURE
181 BLUFFTON ROAD SUITE 210M BLUFFTON, SC 29915
Phone: 843.652.4000 Fax: 843.652.4002

PINECREST PUD **EXISTING GOLF COURSE** TOWN OF BLUFFTON, SOUTH CAROLINA SEPTEMBER 20, 2024



GRAPHIC SCALE



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DEVELOPMENT SUMMARY

TOTAL ACRES	± 23.50 ACRES
TOTAL UNITS	360 UNITS
TYPE 1: 24 UNIT BUILDING (7 TOTAL) (12 1BR, 12 2BR PER BUILDING)	168 UNITS 39 SPACES/BLDG
TYPE 2: 24 UNIT BUILDING (4 TOTAL) (12 2BR, 12 3BR PER BUILDING)	96 UNITS 48 SPACES/BLDG
TYPE 3: 12 UNIT BUILDING (8 TOTAL) (6 1BR, 6 2BR PER BUILDING)	96 UNITS 20 SPACES/BLDG
RESIDENTIAL DENSITY	15.32 UNITS/ACRE
REQUIRED PARKING	625 SPACES*
PARKING PROVIDED	628 SPACES

*PARKING CALCULATIONS: 1 BEDROOM UNIT = 1.5 SPACES/UNIT; 2 BEDROOM UNIT = 1.75 SPACES/UNIT; 3 BEDROOM UNIT = 2.25 SPACES/UNIT; COMMUNITY LEARNING CENTER = 4 SPACES PER 1000 SF

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LAND PLANNING LANDSCAPE ARCHITECTURE
141 BLUFFTON ROAD, SUITE 200 BLUFFTON, SC 29910
Yale 843-6800 843-6800 Fax 843-6800

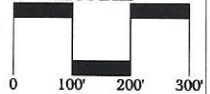
PINECREST PUD MULTI-FAMILY CONCEPT PLAN

TOWN OF BLUFFTON, SOUTH CAROLINA

AUGUST 16, 2024



GRAPHIC SCALE



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JCT Job Number 202314-01



VIEW FROM REAR OF 33 PINECREST WAY

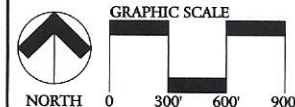


HOLE	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	TOTAL
BLACK	465	442	180	398	304	436	704	363	254	908	416	444	416	215	532	312	427	212	425	5653
BLUE	476	416	169	394	334	425	182	313	182	2821	410	536	377	205	489	267	477	200	368	3334
WHITE	460	372	153	320	309	368	359	287	137	2586	382	590	306	165	474	276	385	182	358	5635
PARKWAY	4	4	12	41	4	4	9	4	3	33	4	9	4	5	6	4	4	3	416	36137
GREEN	255	340	155	320	309	316	134	264	137	2516	312	432	326	185	474	263	345	131	325	2734
H2O	245	340	155	306	110	516	134	264	77	1863	312	432	326	107	384	252	345	131	318	4184
REVISED GOLF HOLES AND TOTAL CUIS																				

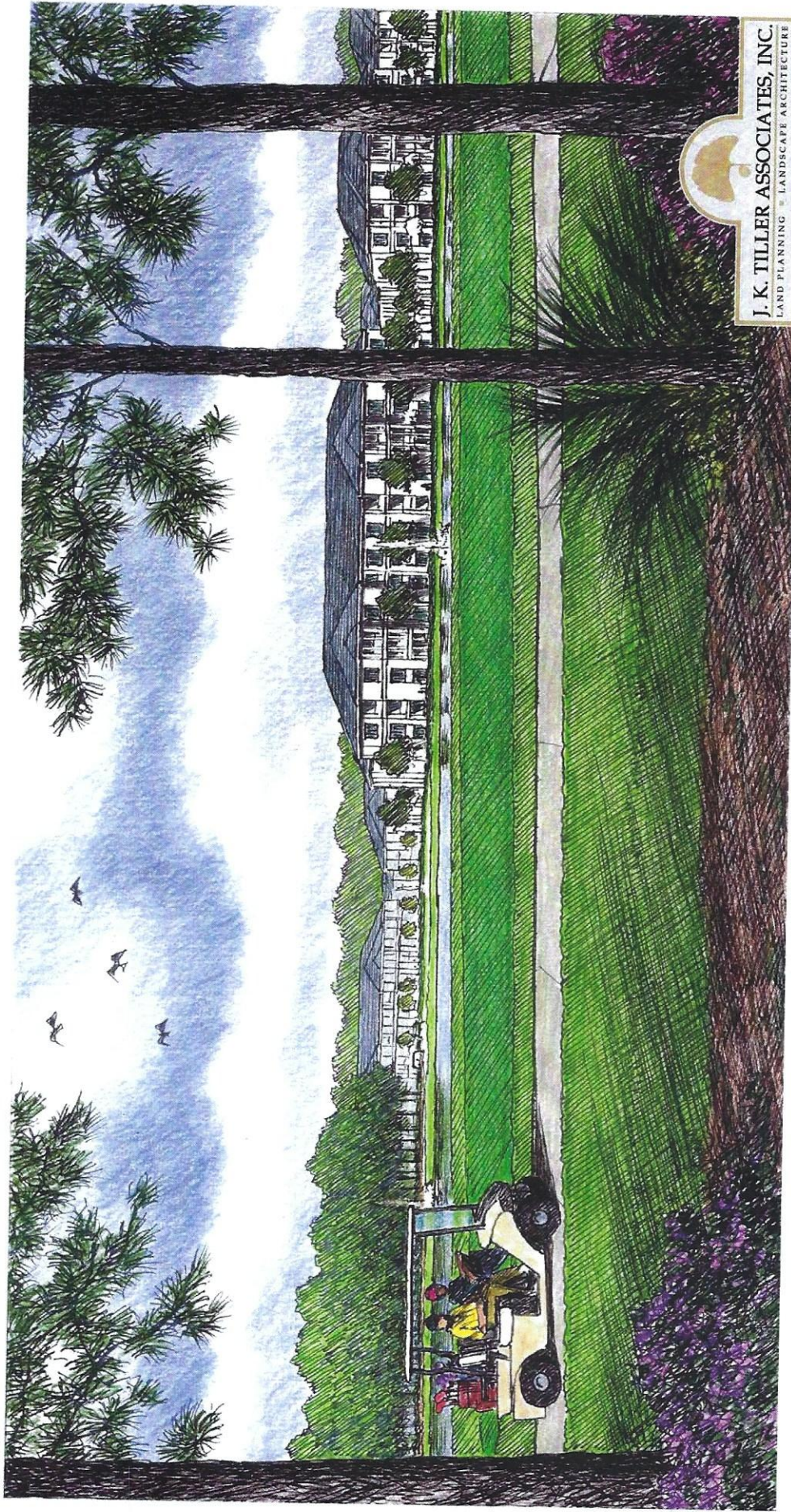
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LAND PLANNING LANDSCAPE ARCHITECTURE
181 BLUFFTON ROAD, SUITE 210 BLUFFTON, SC 29915
Phone: 843.831.4888 Fax: 843.831.4888

PINECREST PUD **GOLF ROUTING AMENDMENT** TOWN OF BLUFFTON, SOUTH CAROLINA SEPTEMBER 3, 2024



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[KT Job Number: 202316-01]



VIEW FROM REAR OF 124 PINECREST DRIVE