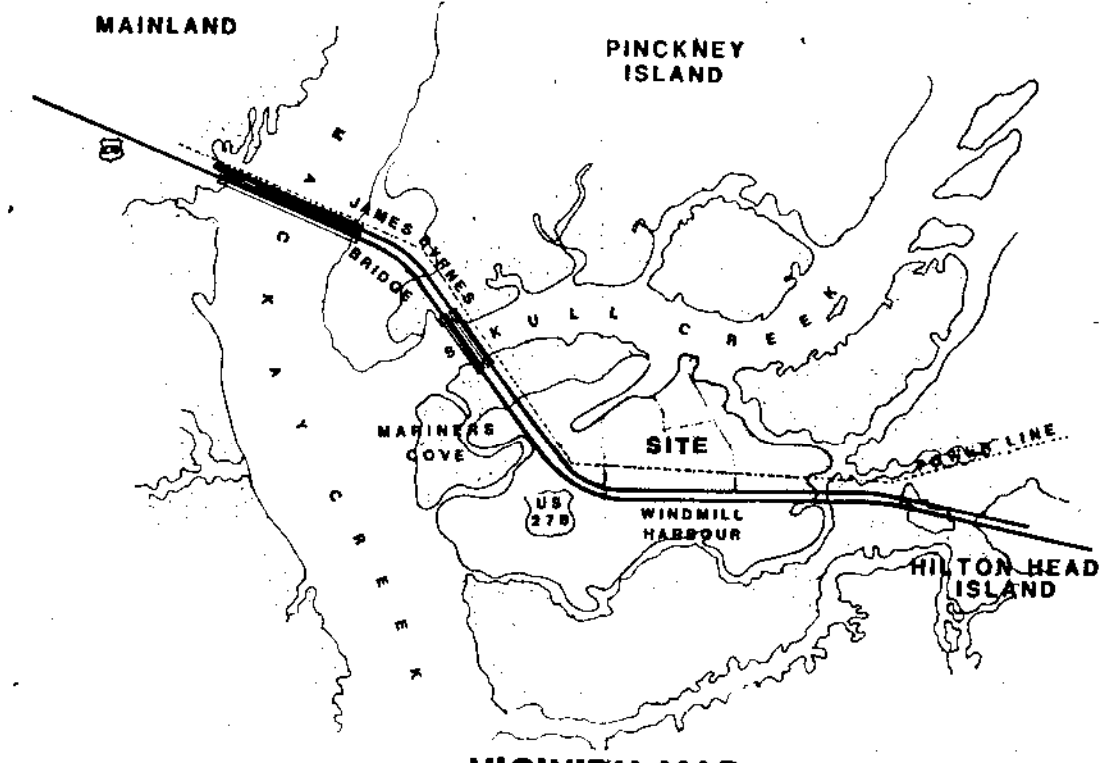
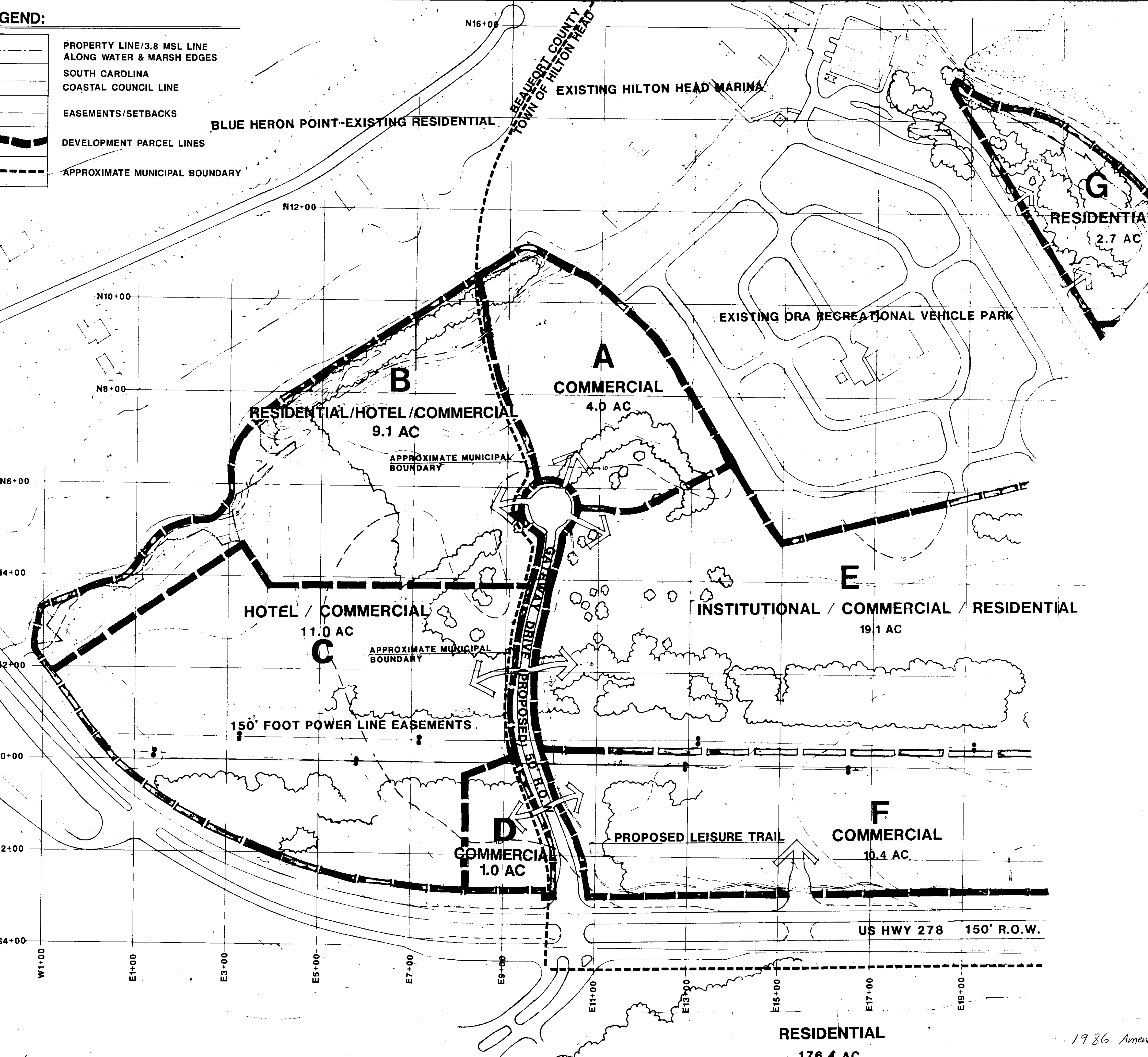


**LEGEND:**

- PROPERTY LINE/3.8 MSL LINE ALONG WATER & MARSH EDGES
- SOUTH CAROLINA COASTAL COUNCIL LINE
- EASEMENTS/SETBACKS
- DEVELOPMENT PARCEL LINES
- APPROXIMATE MUNICIPAL BOUNDARY



PREPARED FOR:  
**THE WINDMILL HARBOUR COMPANY**  
 P.O. BOX 6929  
 HILTON HEAD ISLAND, SOUTH CAROLINA 29938

**DEVELOPMENT SUMMARY:**

PARCEL/USE	ACRES (1)	MAXIMUM ALLOWABLE IMPERVIOUS COVER (2)	MINIMUM REQUIRED OPEN SPACE (3)
A/Town	NA	NA	NA
B/If Residential	9.1	6.4 AC (70%)	4.95 AC (50%)
If Hotel	9.1	6.4 AC (70%)	4.95 AC (50%)
If Commercial	9.1	6.4 AC (70%)	1.37 AC (15%)
C/If Hotel	11.0	7.7 AC (70%)	5.05 AC (50%)
If Commercial	11.0	7.7 AC (70%)	1.65 AC (50%)
D/Commercial	1.0	0.7 AC (70%)	0.15 AC (15%)
E-1/Town	NA	NA	NA
	21.1 (1)	14.8 AC (2)	10.06 AC (50%) (3) 3.17 AC (15%)

Estimated program for development within area of County jurisdiction to include 300 hotel rooms, 100 residential units and 90,000 Square Feet of commercial/institutional uses.

- NOTES:**
- (1) Acreages are for entire development tracts and are based on a preliminary assumed location of the municipal limit of the Town of Hilton Head Island, and therefore will change accordingly when more specific location of this boundary and the development tract boundaries are determined.
  - (2) Impervious Cover percentage is based on Hydrologic Soil Group "B" for Yemassee and Bertie soil types identified on this site from the Soil Survey of Beaufort and Jasper Counties.
  - (3) Open Space percentage for hotel and residential uses assumes maximum densities of 16 DU/Acre or more; should actual densities be less, then the percentage of Open Space will be adjusted accordingly.
  - (4) This plan represents the compilation of survey documents prepared by:  
 Kucera & Associates, Inc. - 1" = 400' scale Aerial Photograph, 1/1984.  
 Rothrock Engineering, Lenoir, NC - Outdoor Resorts/Hilton Head RV & Yacht Resort - Hilton Head, SC, Plot Plan 4/3/81;  
 Gifford, Nielson, and Williams, Charleston, SC, Composite Plat of Windmill Harbour 4/26/83;  
 Thomas & Hutton Engineering, Savannah, GA, Piping, Grading and Layout Plan for Wastewater Treatment Facilities, Windmill Harbour, Jenkins Island, 6/1982.

Edward Pincney/Associates, Ltd. has compiled this information into this drawing making adjustments in the Data as required to complete the document. This Drawing is developed for planning purposes and cannot be used for final layout or platting of lot boundaries.

(5) This preliminary master plan (the "Plan") has been prepared by Windmill Harbour Company (the "Company") for graphic decoration and as an aid to site location. Any property lines, tract dimensions and narrative descriptions are approximate.

The Plan is a planning instrument which will be updated periodically over the years required to build this planned unit development, and as such it is subject to change and is not a commitment of the Company to any parties. Persons desiring to determine actual commitments should examine the plans, master deeds, deed restrictions and covenants applicable to specific portions of the property, which information is available for inspection in the office of the Beaufort County Clerk of Court.

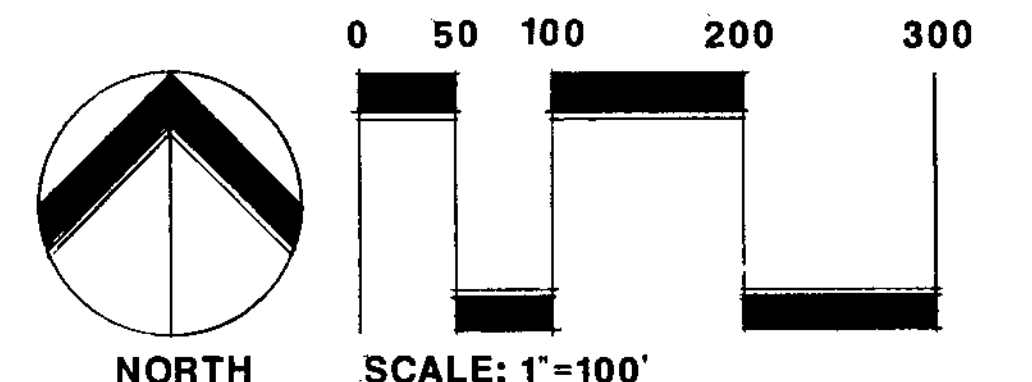
This map is copyrighted by the Company and may not be reproduced in whole or in part without the written permission of an authorized officer of the Company.

(6) Site falls within Zone A-16 (Elevation 13'0" of the flood insurance rate maps (National Flood Insurance Program, Bernard Johnson, Inc., effective December 1984, Map #450025-0120C.)

**Disclaimer Statement:**  
 The area shown on this plat is a general representation of Coastal Council permit authority on the subject property. Critical areas, by their nature, are dynamic and subject to change over time. By generally delineating the permit authority of the Coastal Council, the Coastal Council in no way waives the right to assert jurisdiction in any critical area on the subject property whether shown or not.

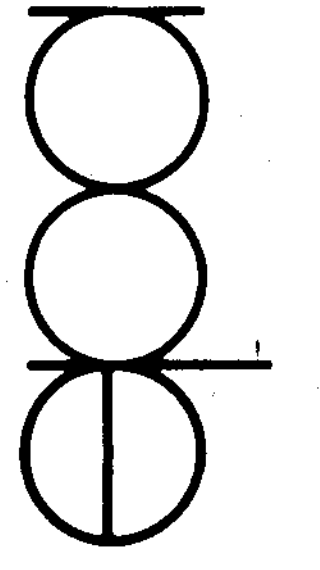
**Disclosure Statement:**  
 The areas indicated on this plat as flood hazard areas have been identified as having at least a one percent chance of being flooded in any given year by rising tidal waters associated with possible hurricanes. Local regulations require that certain flood hazard protective measures be incorporated in the design and construction of structures in these designated areas. Reference shall be made to the development covenants and restrictions of this development and requirements of the Town Building Official.

In addition, federal law requires mandatory purchase of flood insurance as a prerequisite to mortgage financing in these designated flood hazard areas.



AMENDMENT TO:  
**PRELIMINARY MASTER PLAN**  
**SKULL CREEK POINT**  
 HILTON HEAD ISLAND, SOUTH CAROLINA

Edward Pincney/Associates, Ltd.  
 Landscape Architects and Planners  
 Charleston, South Carolina  
 Hilton Head Island, South Carolina  
 803-785-4265



Sheet Title:  
**AMENDED**  
**PRELIMINARY**  
**MASTER PLAN**

Job Number:  
**50306**  
 Date:  
**4/2/87**  
 Drawn:

Approved:  
 Revisions:

1986 Amend.

Sheet  
 of

# SKULL CREEK POINT PRELIMINARY MASTER PLAN

HILTON HEAD ISLAND, SOUTH CAROLINA

PREPARED FOR:  
**WINDMILL HARBOUR COMPANY**  
P.O. DRAWER 6929  
HILTON HEAD ISLAND, SOUTH CAROLINA 29928

PREPARED BY:  
**EDWARD PINCKNEY/ ASSOCIATES, L.T.D.**  
LANDSCAPE ARCHITECTS AND PLANNERS  
CHARLESTON, SOUTH CAROLINA

- NOTES:**
- This plan represents the compilation of survey documents prepared by:  
Kucera & Associates, Inc. 1/2" = 400' Scale Aerial Photograph, 9/1984.  
Woodcock Engineering, Lenoir, NC - Outdoor Resorts/Hilton Head RV & Yacht Resort - Hilton Head, SC, Plot Plan 4/2/83.  
Gifford, Wilson, and Williams, Charleston, SC, Composite Plat of Windmill Harbour 4/26/81.  
A. Thomas & Hutton Engineering, Savannah, GA, Piping, Grading and Layout Plan for Wastewater Treatment Facilities, Windmill Harbour, Jenkins Island, 6/1/82.  
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  - This preliminary master plan (the "Plan") has been prepared by Windmill Harbour Company (the "Company") for graphic generation and as an aid to site location. Any property lines, street dimensions and narrative descriptions are approximate.
  - The Plan is a planning instrument which will be updated periodically over the years required to build a planned unit development such as Skull Creek Point. As such it is subject to change and is not a commitment of the Company to any parties. Persons desiring to determine actual commitments should examine the plans, master deeds, deed restrictions and covenants applicable to specific portions of the property, which information is available for inspection in the office of the Beaufort County Clerk of Court.
  - This map is copyrighted by the Company and may not be reproduced in whole or in part without the written permission of an authorized officer of the Company.
  - Site falls within Zone A-1C (Elevation 15') of the Flood Insurance rate map (National Flood Insurance Program, Federal Emergency Management Agency, effective December, 1984, Map #450025-022C).
  - All power line easements are subject to multiple uses such as lease trails, service roads, spray fields, spoil disposal, agricultural uses, etc.
  - The area shown on this plan falls within Planning/Population Distribution District Number 25.

## DEVELOPMENT SUMMARY:

SPACE AND LOCATION	TOTAL ACRES	MAXIMUM ACREAGE OF IMPERVIOUS COVER (60%)	ACTING ACRES IMPERVIOUS COVER	REDUCED ACRES OPEN SPACE	ACTING ACRES OPEN SPACE
A - COMMERCIAL (TOTAL)	4.0 AC	2.4 AC	2.4 AC	(200) 1.8 AC	1.6 AC
B - RESIDENTIAL (TOTAL)	4.3 AC	2.6 AC	2.1 AC	(500) 2.2 AC	2.8 AC
C - IF HOTEL, IF COMMERCIAL (TOTAL)	11.8 AC	7.1 AC	5.8 AC	(500) 5.9 AC	6.5 AC
D - COMMERCIAL (TOTAL)	11.8 AC	7.1 AC	6.7 AC	(200) 2.4 AC	5.7 AC
E - COMMERCIAL (TOTAL)	5.0 AC	3.0 AC	1.4 AC	(200) 1.0 AC	2.1 AC
F - IF RESTAURANT, IF COMMERCIAL, IF INSTITUTIONAL (TOTAL)	17.9 AC	10.7 AC	7.3 AC	(500) 5.0 AC	12.7 AC
G - COMMERCIAL (TOTAL)	17.9 AC	10.7 AC	12.2 AC	(200) 3.6 AC	7.7 AC
H - COMMERCIAL (TOTAL)	17.9 AC	10.7 AC	6.4 AC	(100) 1.8 AC	11.9 AC
I - COMMERCIAL (TOTAL)	5.4 AC	3.2 AC	4.1 AC	(200) 1.9 AC	6.3 AC
J - COMMERCIAL (TOTAL)	5.4 AC	3.2 AC	1.6 AC	(500) 1.4 AC	2.1 AC
K - IF RESTAURANT, IF COMMERCIAL (TOTAL)	2.7 AC	1.6 AC	1.6 AC	(200) 1.5 AC	2.0 AC
L - RESIDENTIAL (TOTAL)	16.2 AC	9.7 AC	5.3 AC	(500) 6.1 AC	11.6 AC
M - COMMERCIAL (TOTAL)	11.5 AC	6.9 AC	3.3 AC	(200) 2.3 AC	6.7 AC
GRAND TOTAL:	117.9 AC	77.4 AC	57.4 AC	18.0 AC	77.4 AC
TOTAL:	122.8 AC	79.3 AC	58.7 AC	24.7 AC	79.2 AC
IN ASSURED USE INCLUDING OPEN DEVELOPMENT AND OPEN SPACE:			32.9 AC	32.9 AC	35.1 AC

1. Minimum density for lots (22.2 acres) - 100,000 SF of Commercial or Institutional space and 125 residential units (3.75 DU/AC).  
2. Minimum density in town (61.7 acres) - 225 residential units and 125,000 SF of Commercial or Institutional use.  
3. Minimum density in County (21.1 acres) - 150 total units, 40 residential units and 25,000 SF of Commercial or Institutional use.  
4. All areas have been determined by planimeter drawings using a 1" = 200' scale drawing; the acreages are only as accurate as this method allows and therefore should be considered approximate. Exact acreages will be determined after field surveys and plans are prepared for the final development.

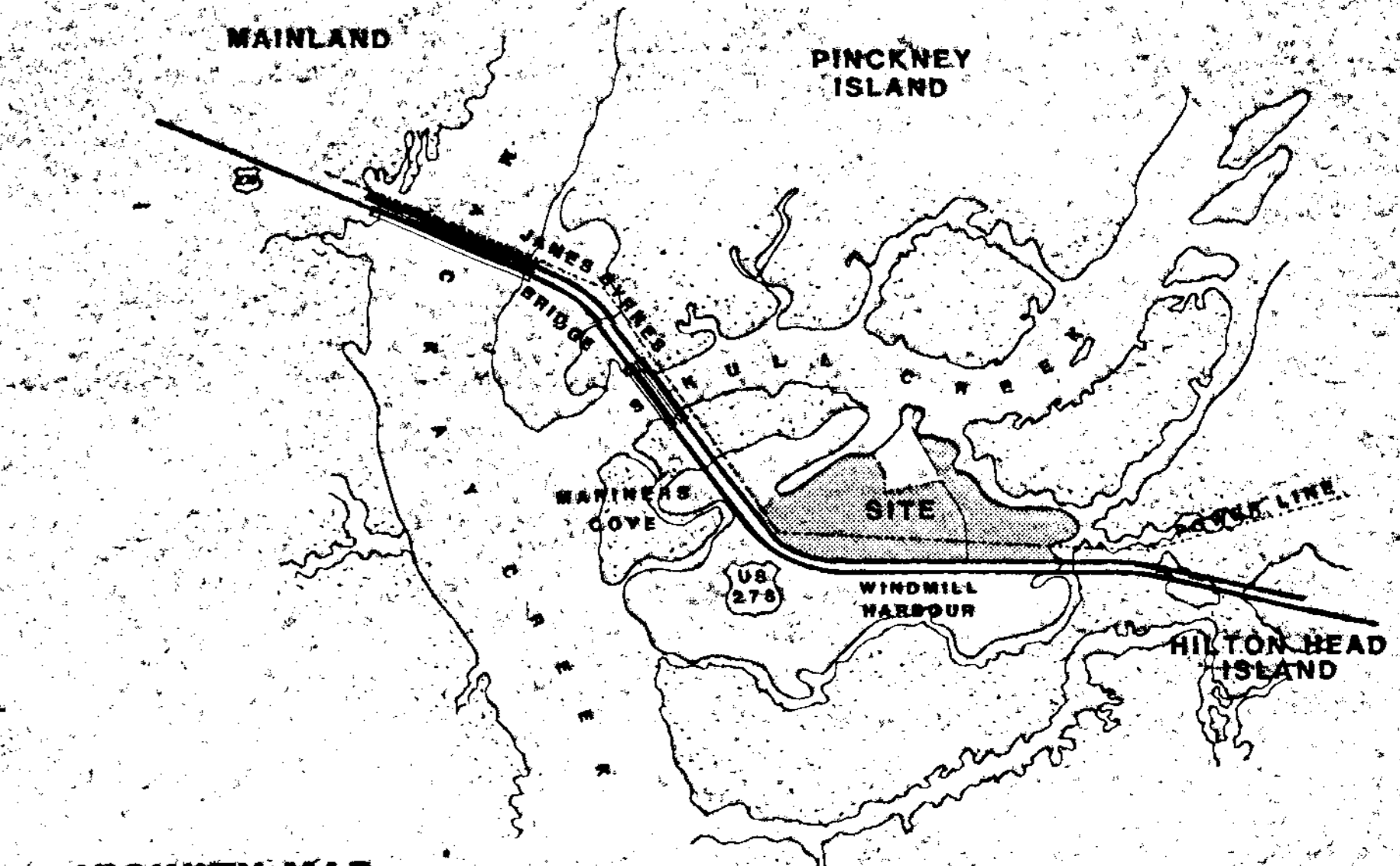
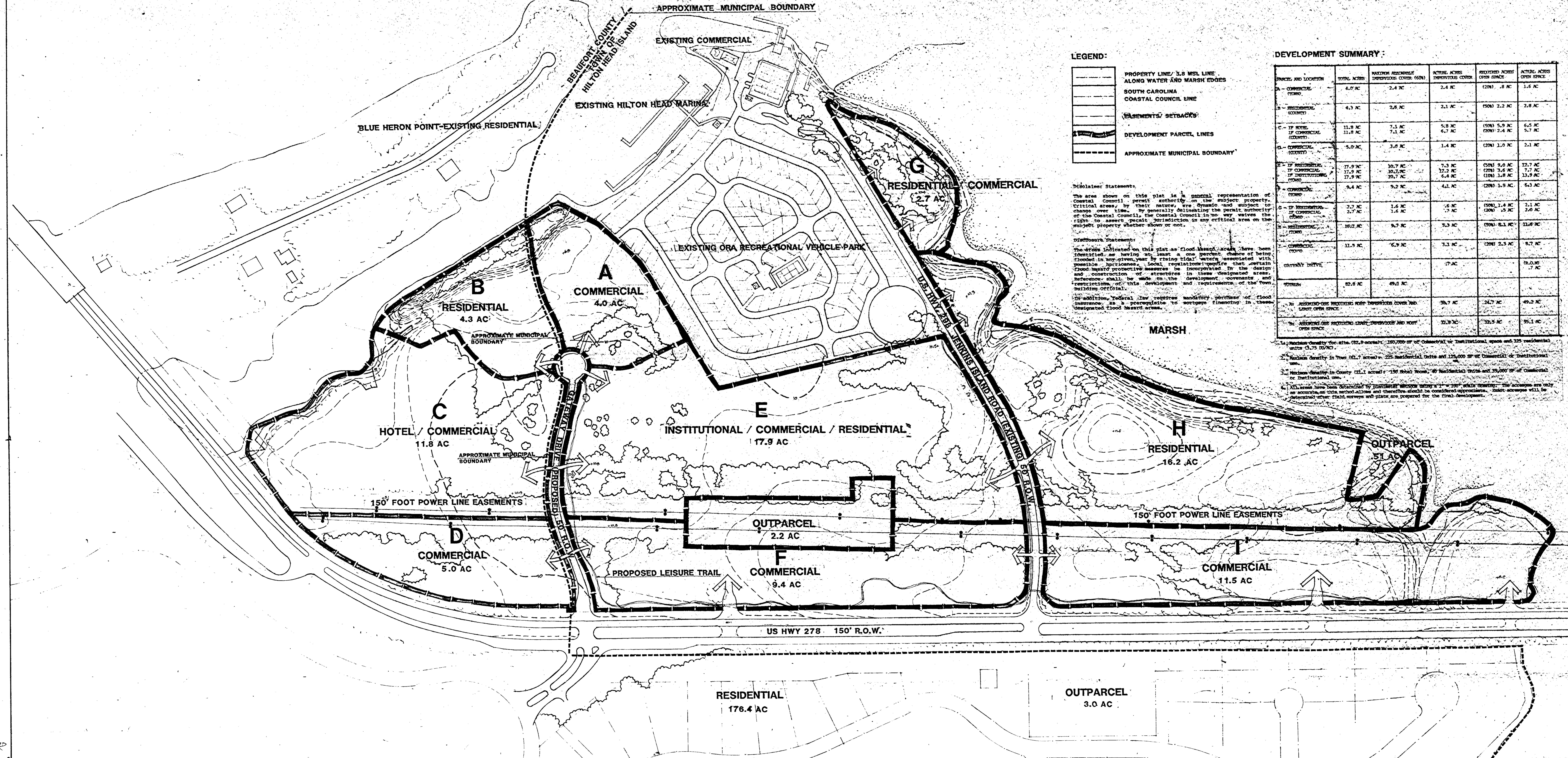
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In addition, Federal law requires mandatory purchase of flood insurance as a prerequisite to mortgage financing in these designated flood hazard areas.



VICINITY MAP

0 50 100 200 400 600

1985 Plan

NORTH

SCALE: 1"=100'

DATE: JANUARY 29, 1985