

CONCEPTUAL LAND USE PLAN
FOR
PORT PRESERVE

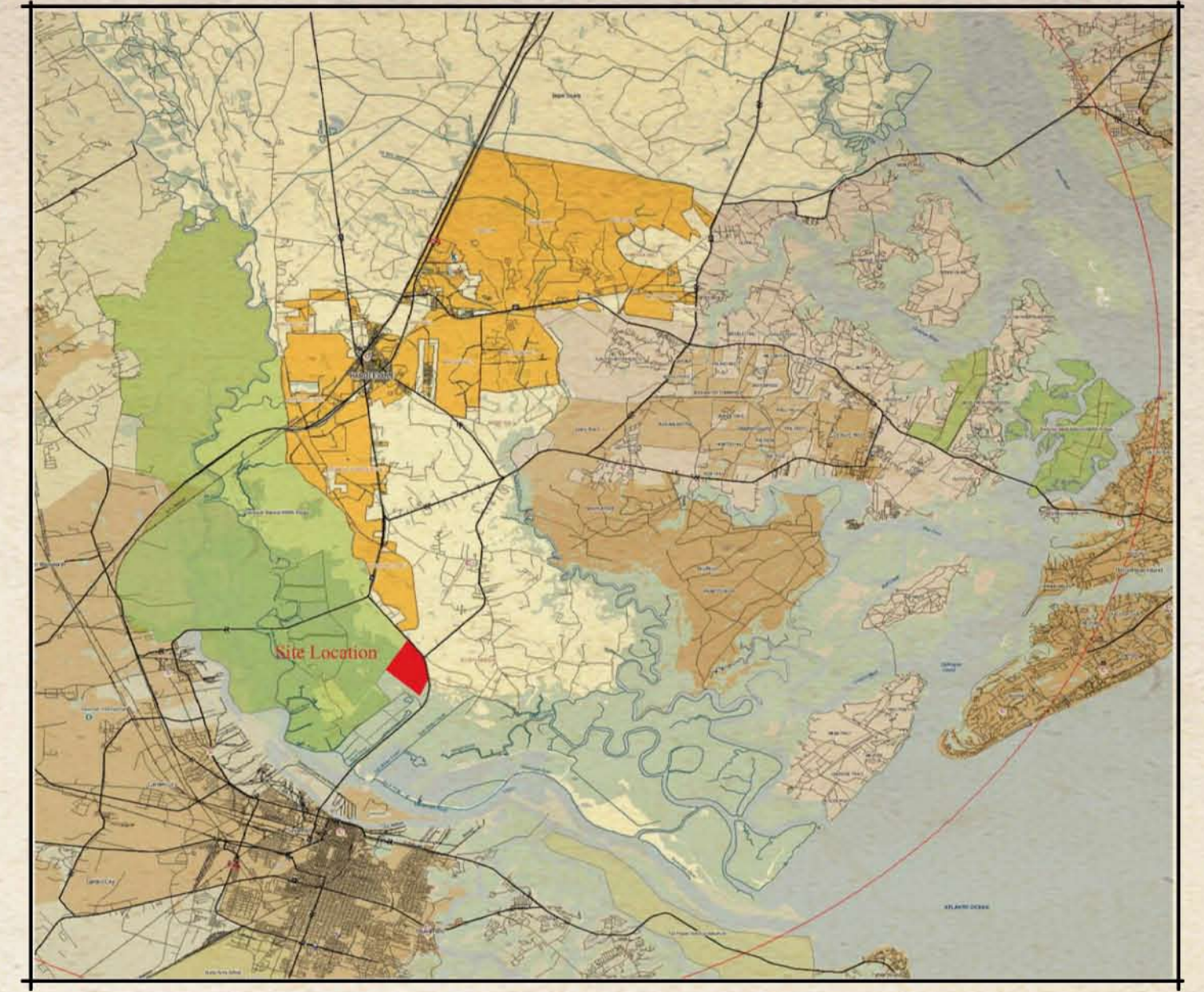
PREPARED FOR:
SALT MARSH TIMBERLANDS LLC.

PREPARED BY:



APRIL, 2010

LOCATION MAP



DEVELOPMENT SUMMARY:		
UPLAND:	+/- 11	AC.
WETLAND:	+/- 394.7	AC.
TOTAL SITE:	+/- 411.7	AC.
PARCEL 1	+/- 3.7	AC.
POTENTIAL USE:	COMMERCIAL/LIGHT INDUSTRIAL/RETAIL	
PARCEL 2	+/- 2.9	AC.
POTENTIAL USE:	COMMERCIAL/LIGHT INDUSTRIAL/RETAIL	
USE SHOWN:	GAS STATION (TRUCKS AND CARS)	
PARCEL 3	+/- 2.6	AC.
POTENTIAL USE:	COMMERCIAL/LIGHT INDUSTRIAL/RETAIL	
PARCEL 4	+/- 10.2	AC.
POTENTIAL USE:	COMMERCIAL/LIGHT INDUSTRIAL/RETAIL	
USE SHOWN:	100,000 SF LIGHT INDUSTRIAL BLDG.	
PARCEL 5	+/- 4.3	AC.
POTENTIAL USE:	COMMERCIAL/LIGHT INDUSTRIAL/RETAIL	
PARCEL 6	+/- 4.2	AC.
POTENTIAL USE:	COMMERCIAL/LIGHT INDUSTRIAL/RETAIL	
PARCEL 7	+/- 8.0	AC.
POTENTIAL USE:	COMMERCIAL/LIGHT INDUSTRIAL/RETAIL	
PARCEL 8	+/- 6.1	AC.
POTENTIAL USE:	COMMERCIAL/LIGHT INDUSTRIAL/RETAIL	
PARCEL 9	+/- 5.4	AC.
POTENTIAL USE:	COMMERCIAL/LIGHT INDUSTRIAL/RETAIL	
PARCEL 10	+/- 2.5	AC.
POTENTIAL USE:	COMMERCIAL/LIGHT INDUSTRIAL/RETAIL	
PARCEL 11	+/- 4.5	AC.
POTENTIAL USE:	COMMERCIAL/LIGHT INDUSTRIAL/RETAIL	
PARCEL 12	+/- 5.5	AC.
POTENTIAL USE:	COMMERCIAL/LIGHT INDUSTRIAL/RETAIL	
PARCEL 13	+/- 1.0	AC.
POTENTIAL USE:	RECREATION USES	
PARCEL 14	+/- 1.5	AC.
POTENTIAL USE:	RECREATION USES	
PARCEL ACRES ARE UPLAND ONLY. THEY DO NOT INCLUDE POTENTIAL WETLANDS THAT COULD BE ASSOCIATED WITH PARCELS.		

PLAN IS CONTINGENT UPON REZONING WITH JASPER COUNTY. FOR PARCELS OF THIS SIZE JASPER COUNTY RECOMMENDS A PLANNED DEVELOPMENT DISTRICT (PDD) REZONING. THE COUNTY ESTIMATES THIS WOULD BE A 3-5 MONTH PROCESS. JASPER COUNTY HAS REVIEWED THIS LAND USE PLAN AND WOULD BE IN FAVOR IT OF A PDD REZONING FOR THIS SITE.