

\\Buckwalter\GIS\2009\Buckwalter Commons\Map - DCL 5, 2009 - 10504.dwg

PHASE I
of
BUCKWALTER COMMONS
BLUFFTON, SOUTH CAROLINA

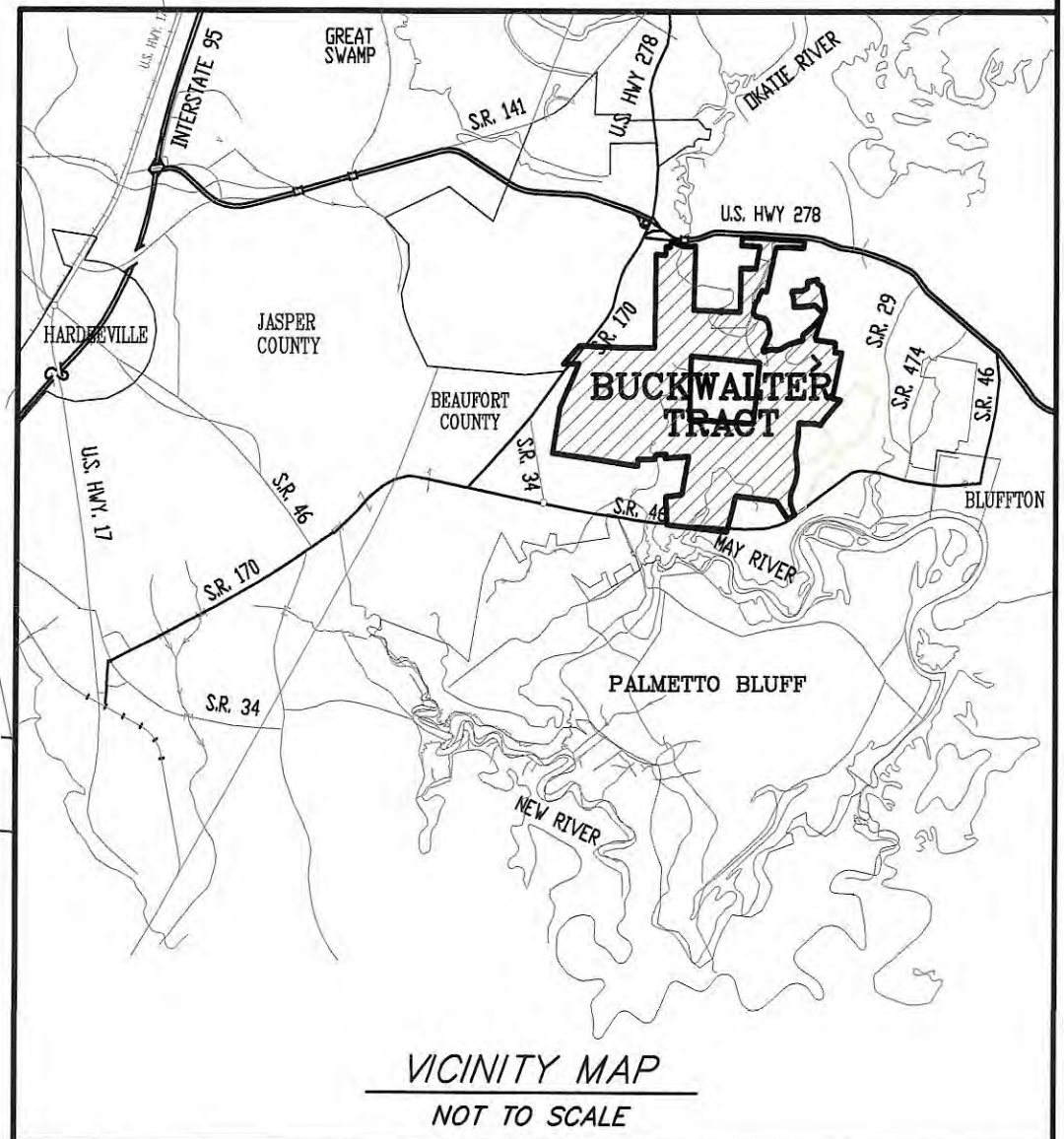
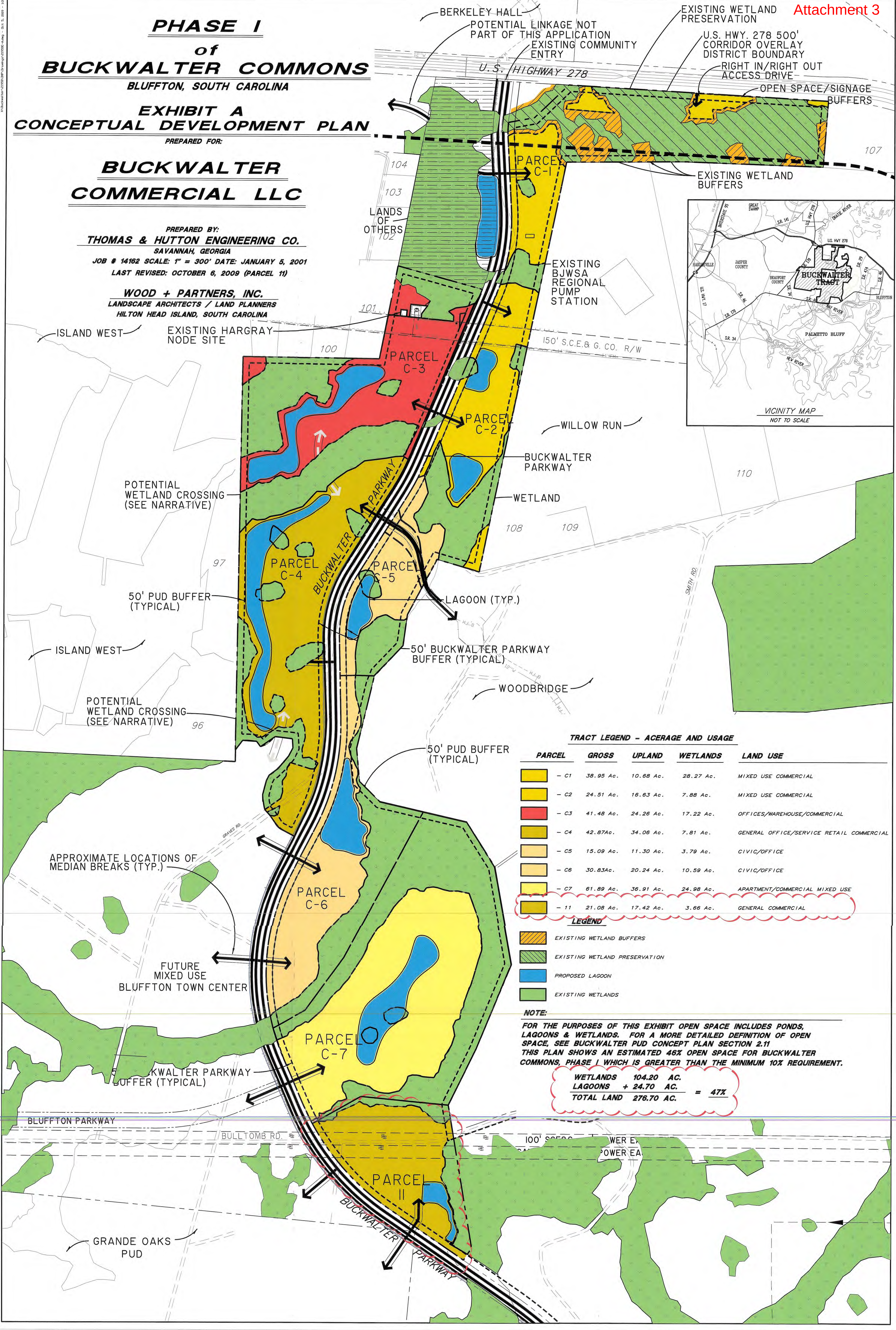
EXHIBIT A
CONCEPTUAL DEVELOPMENT PLAN
PREPARED FOR:

BUCKWALTER
COMMERCIAL LLC

PREPARED BY:
THOMAS & HUTTON ENGINEERING CO.
SAVANNAH, GEORGIA
JOB # 14162 SCALE: 1" = 300' DATE: JANUARY 5, 2001
LAST REVISED: OCTOBER 6, 2009 (PARCEL 11)

WOOD + PARTNERS, INC.
LANDSCAPE ARCHITECTS / LAND PLANNERS
HILTON HEAD ISLAND, SOUTH CAROLINA

Attachment 3



TRACT LEGEND - ACERAGE AND USAGE

PARCEL	GROSS	UPLAND	WETLANDS	LAND USE
- C1	38.95 Ac.	10.68 Ac.	28.27 Ac.	MIXED USE COMMERCIAL
- C2	24.51 Ac.	16.63 Ac.	7.88 Ac.	MIXED USE COMMERCIAL
- C3	41.48 Ac.	24.26 Ac.	17.22 Ac.	OFFICES/WAREHOUSE/COMMERCIAL
- C4	42.87 Ac.	34.06 Ac.	7.81 Ac.	GENERAL OFFICE/SERVICE RETAIL COMMERCIAL
- C5	15.09 Ac.	11.30 Ac.	3.79 Ac.	CIVIC/OFFICE
- C6	30.83 Ac.	20.24 Ac.	10.59 Ac.	CIVIC/OFFICE
- C7	61.89 Ac.	36.91 Ac.	24.98 Ac.	APARTMENT/COMMERCIAL MIXED USE
- 11	21.08 Ac.	17.42 Ac.	3.66 Ac.	GENERAL COMMERCIAL

LEGEND

- EXISTING WETLAND BUFFERS
- EXISTING WETLAND PRESERVATION
- PROPOSED LAGOON
- EXISTING WETLANDS

NOTE:

FOR THE PURPOSES OF THIS EXHIBIT OPEN SPACE INCLUDES PONDS, LAGOONS & WETLANDS. FOR A MORE DETAILED DEFINITION OF OPEN SPACE, SEE BUCKWALTER PUD CONCEPT PLAN SECTION 2.11 THIS PLAN SHOWS AN ESTIMATED 46% OPEN SPACE FOR BUCKWALTER COMMONS, PHASE I WHICH IS GREATER THAN THE MINIMUM 10% REQUIREMENT.

WETLANDS 104.20 AC.
LAGOONS + 24.70 AC. = 47%
TOTAL LAND 276.70 AC.