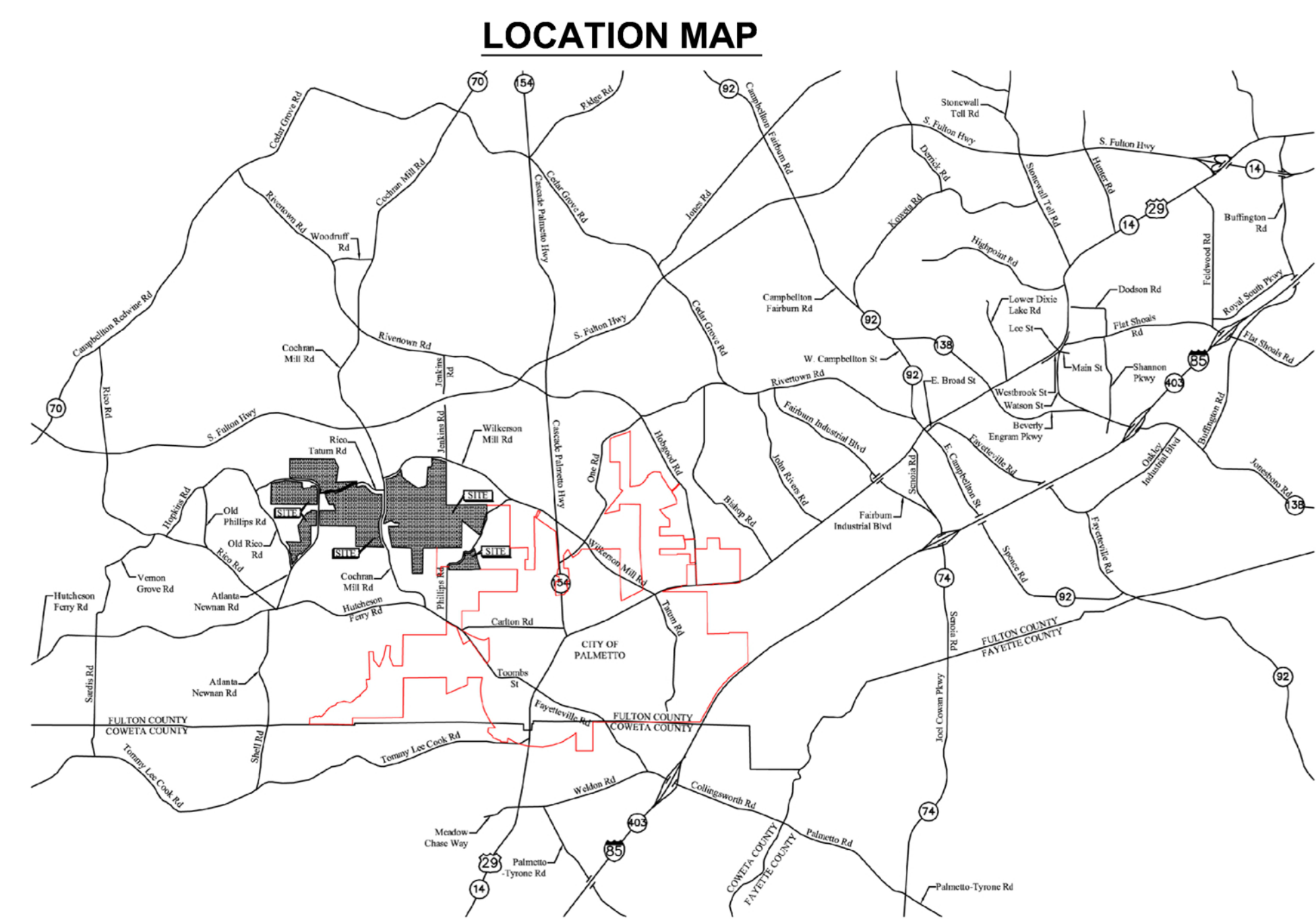




LAND USE SUMMARY

GROSS TRACT AREA	1,322.67 Acres
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COMMUNITY GREEN SPACE	390.07 Acres / 29%
Community & Neighborhood Parks	37.60 Acres
Streams, Buffers, Wetlands, Floodplain	202.36 Acres
Passive Recreation & Dedicated Open Space	150.11 Acres

COMMUNITY USES	
Worship Center	15,000 Square Feet
Future School	+/- 1,000 Student Capacity
Public Safety (Fire & Police)	30,000 Square Feet
Community Amenity Centers	60,000 Square Feet

RESIDENTIAL DATA	4,680 Units
Village Core	
• Mixed-Use Residential (Above Office & Retail)	600 Units
• Village Core Residential (Stand Alone)	359 Units
Village General	2,053 Units
Village Edge	1,668 Units
Total Square Footage of Residential Units	8,424,000 SF
• (Average Square Footage Per Residential Unit = 1,800 SF)	
Gross Residential Units Per Acre	3.54 Units/Acre
Required Parking (2 Per Dwelling Unit)	9,360 Spaces
Proposed Parking	9,360 Spaces

COMMERCIAL DATA	600,000 Square Feet
-----------------	---------------------

Gross Commercial Area	79.91 Acres
Mixed-Use Retail (Ground Floor)	180,000 Square Feet
Mixed-Use Office (Ground & Upper Floors)	420,000 Square Feet
Gross Floor Area Ratio	7,500 SF/Acre
Required Parking Spaces (3 Per 1,000 SF Average)	1,800 Spaces
Proposed Parking Spaces (Parking Lot & On-Street)	1,800 Spaces
• Mixed-Use Residential Units are Included in Residential Count	
• Mixed-Use Village Core may be up to 4 Stories in Height	

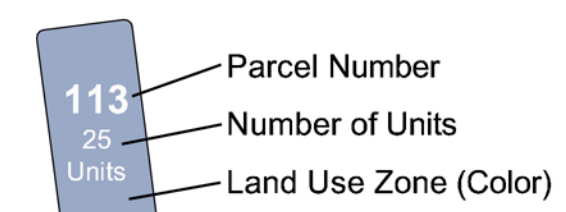
PHASING SCHEDULE

Phase 1 (By Approximately 2015)	
• Elementary School	+/- 1,000 Student Capacity
• Community Amenity Centers	45,000 SF
• Mixed-Use Retail	80,200 SF
• Mixed-Use Office Space	205,800 SF
• Multi-Family Dwellings	631 Units
• Single-Family Attached Dwellings	255 Units
• Single-Family Detached Dwellings	430 Units
Phase 2 (By Approximately 2028)	
• Elementary School	+/- 1,000 Student Capacity
• Community Amenity Centers	60,000 SF
• Workshop Center	15,000 SF
• Public Safety (Fire & Police)	30,000 SF
• Mixed-Use Retail	180,000 SF
• Mixed-Use Office Space	420,000 SF
• Multi-Family Dwellings	959 Units
• Single-Family Attached Dwellings	2,053 Units
• Single-Family Detached Dwellings	1,668 Units

LAND USE LEGEND

Village Core	
Village General	
Village Edge	
Open Space	
Trails	
100 Year Floodplain	
Stream Buffer	
Stream Impervious Zone	
Wetlands	

Typical Parcel



NOTES

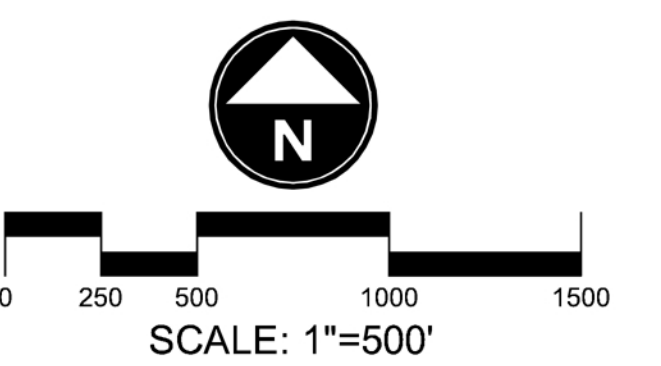
- All adjacent properties zoned AG-1 (City of Chattahoochee Hill Country) or Agriculture (City of Palmetto).
- Streams, wetlands, and lakes are GPS located by CCR Environmental Incorporated.
- Topographic survey information provided by aerial survey Spatial Data Consultants.
- Sidewalks will be provided as necessary to conform with City of Palmetto regulations.
- Bike lanes will be provided along collector streets and within multi-purpose trails.
- Trails are provided throughout the site as shown.
- All proposed streets and right-of-way widths shall conform to approved roadway standards as established by the City of Palmetto. All streets are to be public unless otherwise noted.
- Water and sanitary sewer service shall be provided by the City of Palmetto.

Traffic Engineer:

A & R Engineering
2160 Kingston Court, Suite O
Marietta, GA 30067
770-690-9255
Contact: Brannon Sabbarese

Submitted By:

Merrill Trust Communities & Resorts, LLC
3340 Peachtree Road, Suite 2200
Atlanta, GA 30326
404-495-9577
Contact: Rox Green

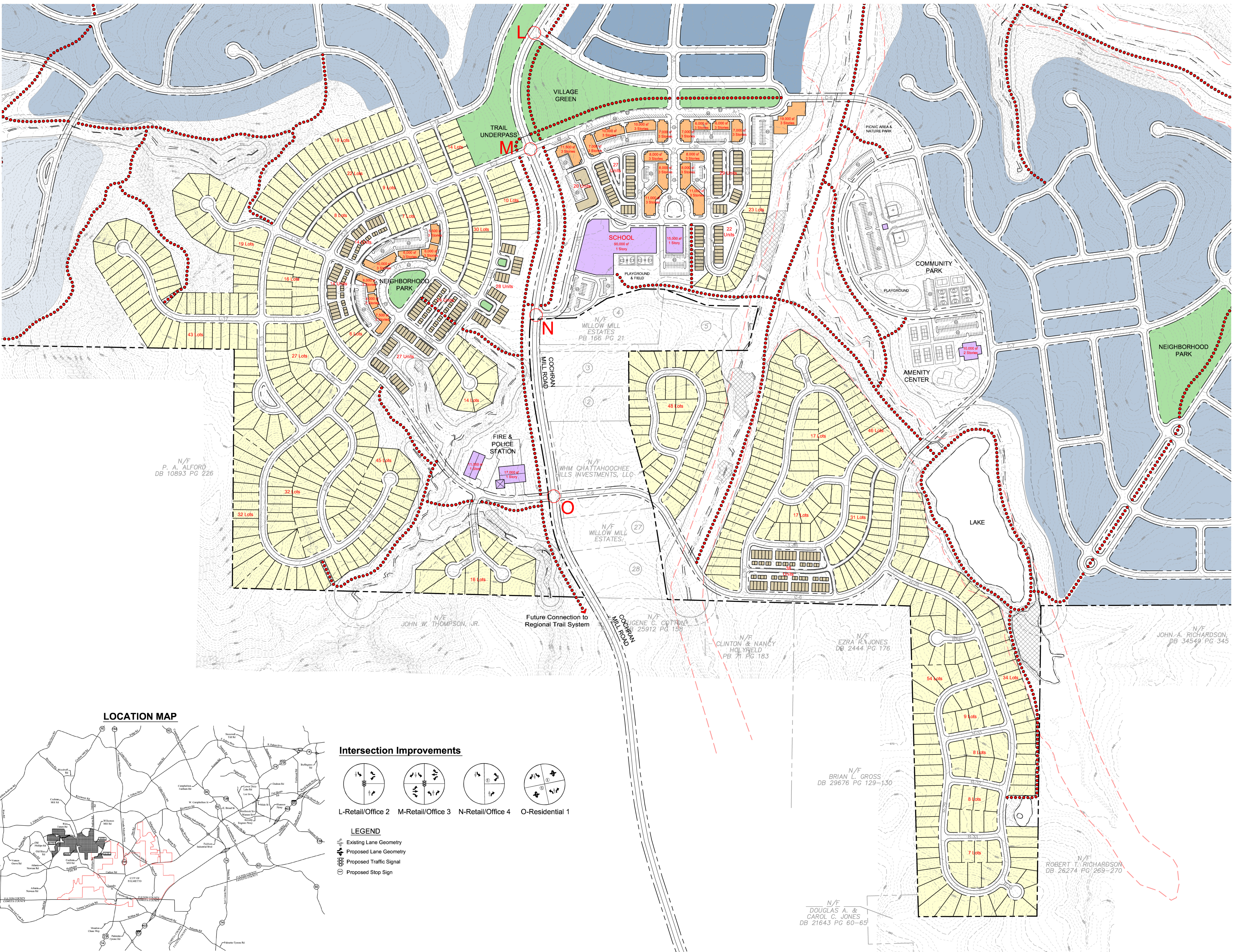


DATE:	August 28, 2008
DESIGNED BY:	msg
DRAWN BY:	msg
REVIEWED BY:	
PROJECT:	
ISSUE:	

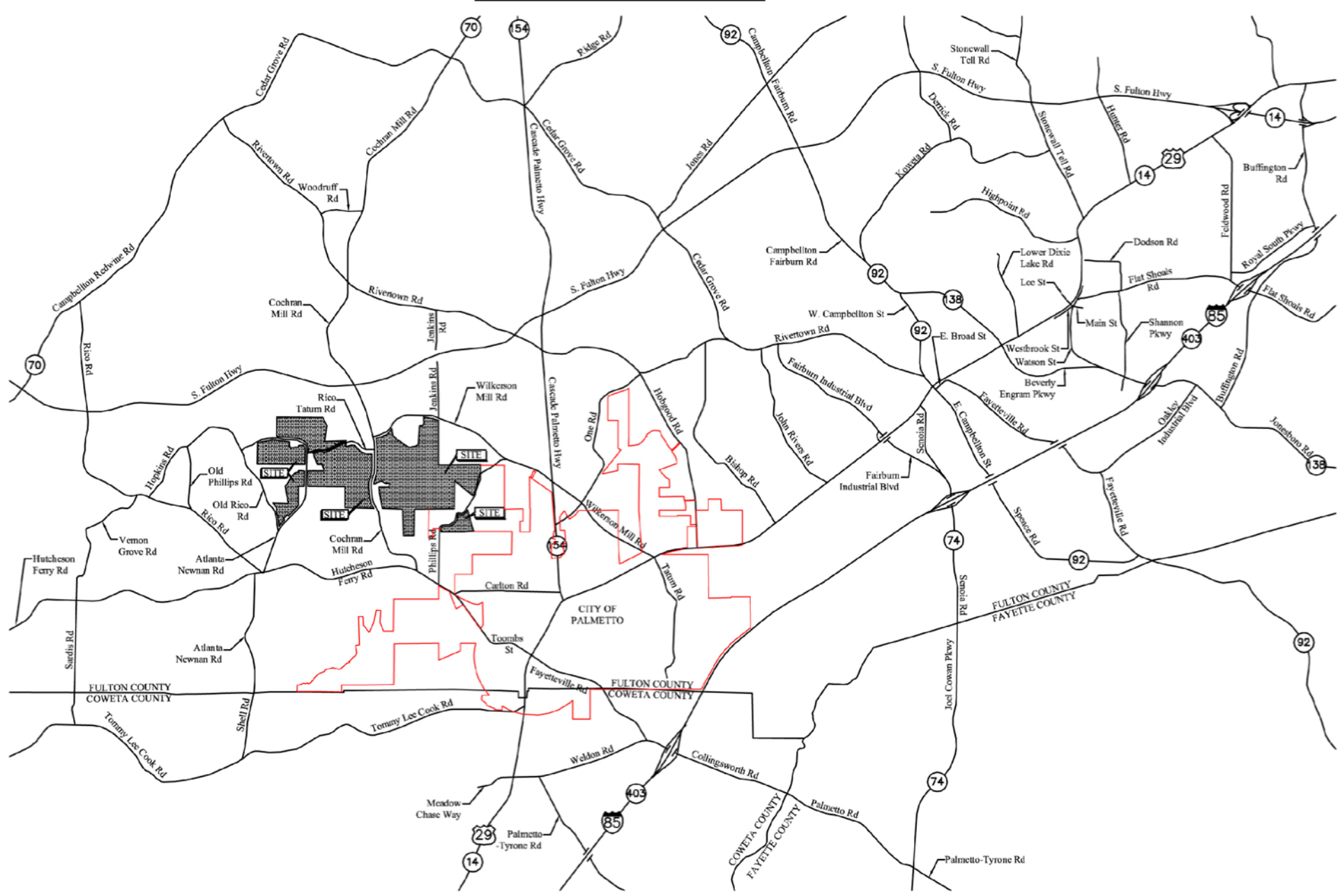
REVISIONS

MERRILL TRUST
FOXHALL VILLAGE
PALMETTO, GA
A Planned Neighborhood Development

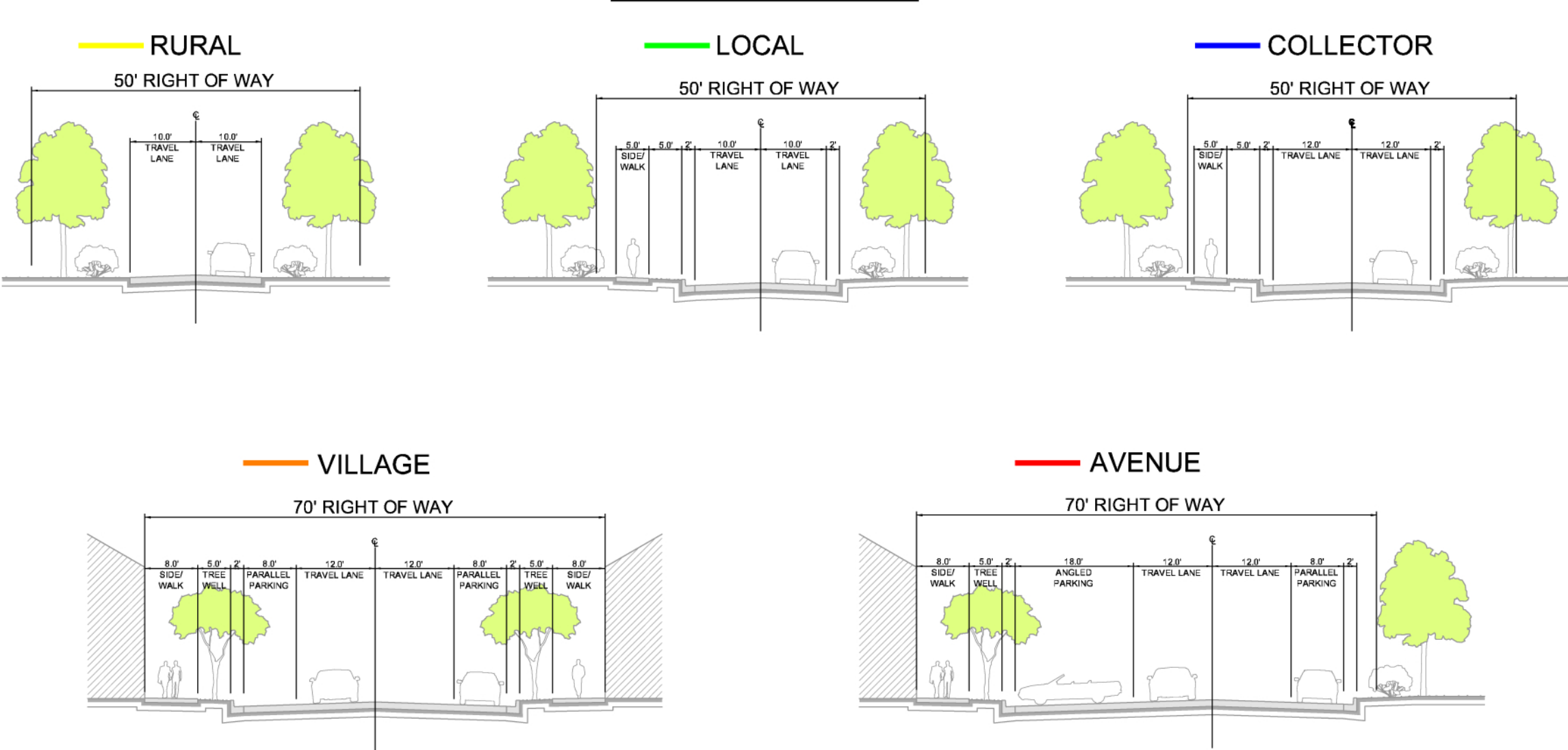
SITE PLAN



LOCATION MAP



ROAD SECTIONS

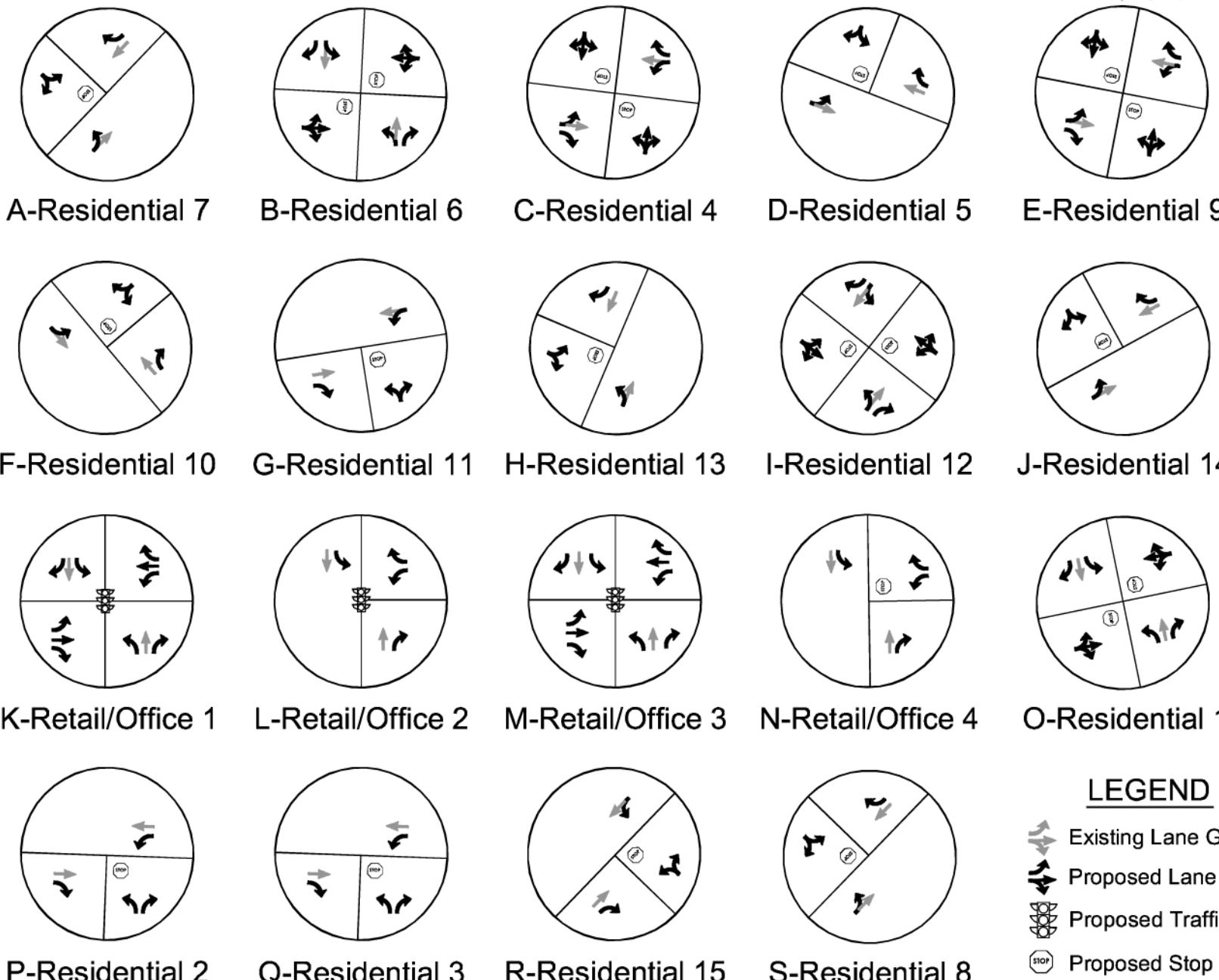


ROAD TYPE LEGEND

- A - Avenue
- V - Village
- C - Collector
- L - Local
- R - Rural
- Existing
- Trails



Intersection Improvements



LEGEND

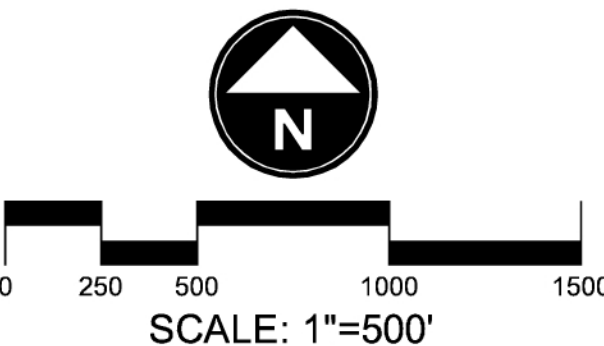
- Existing Lane Geometry
- Proposed Lane Geometry
- Proposed Traffic Signal
- Proposed Stop Sign

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REVISIONS

MERRILL TRUST
FOXHALL VILLAGE
PALMETTO, GA
A Planned Neighborhood Development

CIRCULATION PLAN