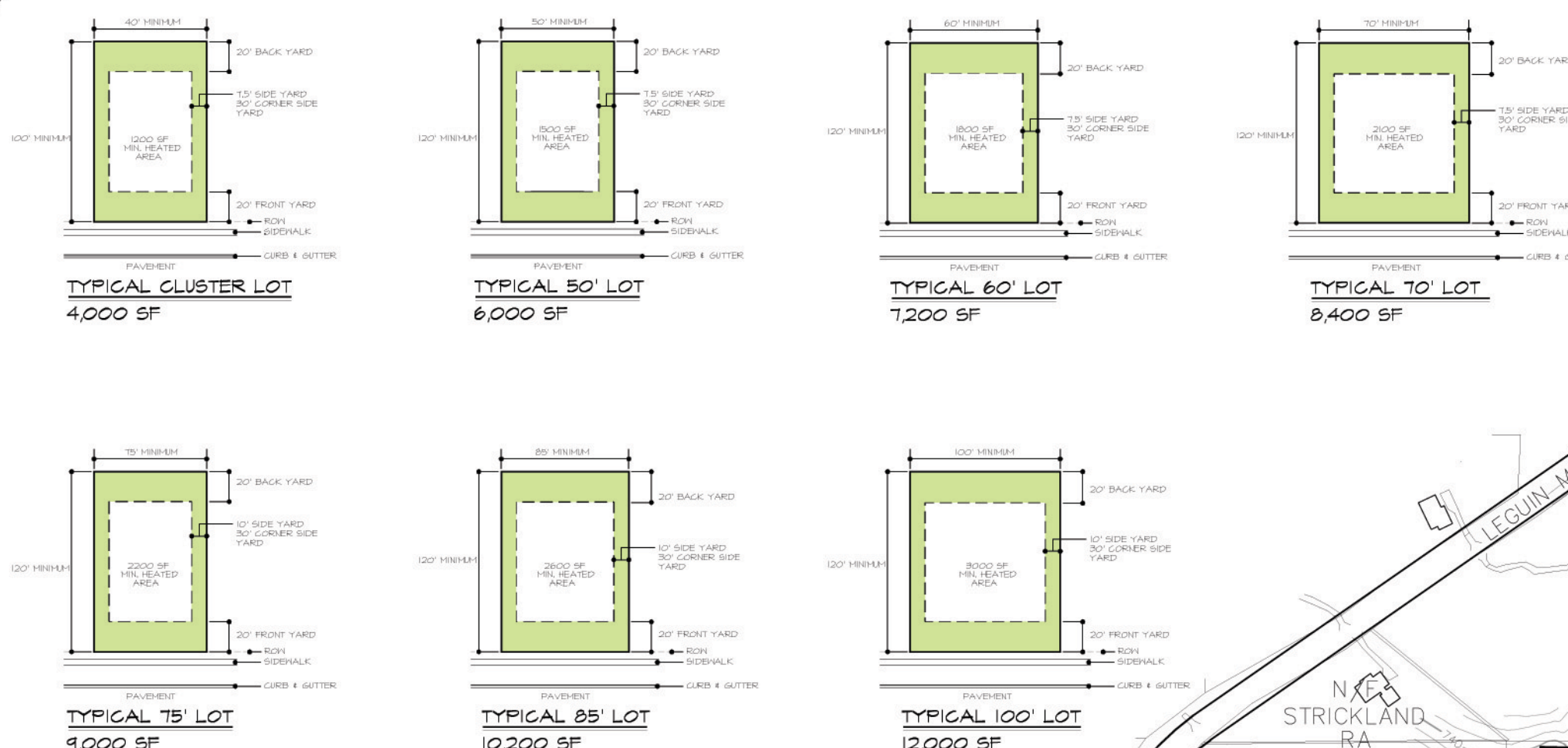




COMMERCIAL/ OFFICE SUMMARY

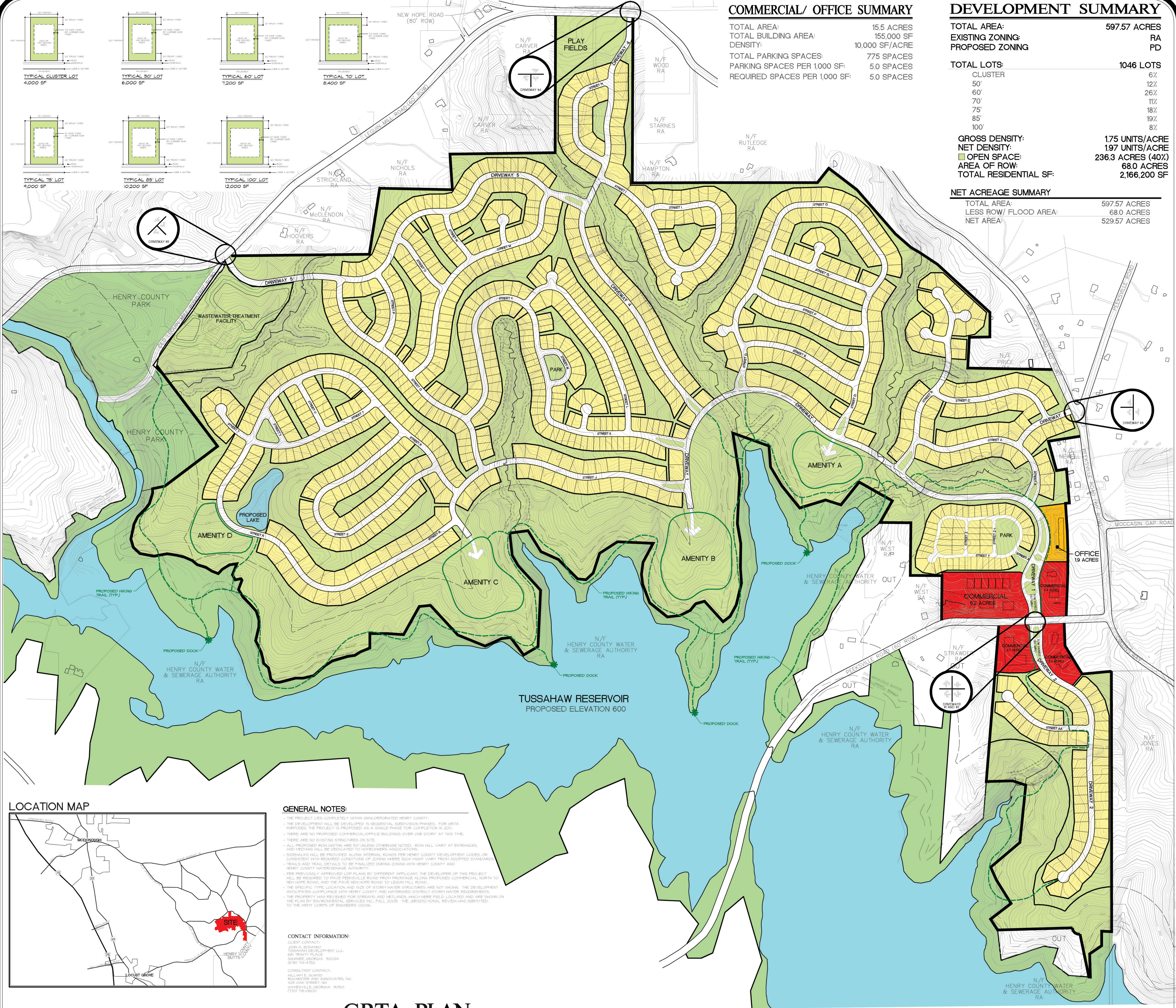
TOTAL AREA:	15.5 ACRES
TOTAL BUILDING AREA:	155,000 SF
DENSITY:	10,000 SF/ACRE
TOTAL PARKING SPACES:	775 SPACES
PARKING SPACES PER 1,000 SF:	5.0 SPACES
REQUIRED SPACES PER 1,000 SF:	5.0 SPACES

DEVELOPMENT SUMMARY

TOTAL AREA:	597.57 ACRES
EXISTING ZONING:	RA
PROPOSED ZONING:	PD
TOTAL LOTS:	1046 LOTS
CLUSTER:	6%
50':	12%
60':	26%
70':	11%
75':	18%
85':	19%
100':	8%
GROSS DENSITY:	175 UNITS/ACRE
NET DENSITY:	197 UNITS/ACRE
OPEN SPACE:	236.3 ACRES (40%)
AREA OF ROW:	68.0 ACRES
TOTAL RESIDENTIAL SF:	2,166,200 SF

NET ACREAGE SUMMARY

TOTAL AREA:	597.57 ACRES
LESS ROW/ FLOOD AREA:	68.0 ACRES
NET AREA:	529.57 ACRES



LOCATION MAP



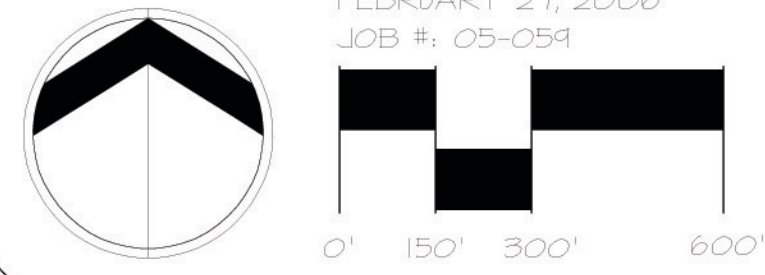
GENERAL NOTES:

- THE PROJECT LIES COMPLETELY WITHIN UNINCORPORATED HENRY COUNTY.
- THE DEVELOPMENT WILL BE DEVELOPED IN SEQUENTIAL SUBDIVISION PHASES. FOR GRTA PURPOSES, THE PROJECT IS PROPOSED AS A SINGLE PHASE FOR COMPLETION IN 2011.
- THERE ARE NO PROPOSED COMMERCIAL/OFFICE BUILDINGS OVER ONE STORY AT THIS TIME.
- THERE ARE NO EXISTING STRUCTURES ON SITE.
- ALL PROPOSED ROW WIDTHS ARE 50' UNLESS OTHERWISE NOTED. ROW WILL VARY AT ENTRANCES AND MEDIANS WILL BE DEDICATED TO HOMEOWNERS ASSOCIATIONS.
- SIDEWALKS WILL BE PROVIDED ALONG INTERNAL ROADS PER HENRY COUNTY DEVELOPMENT CODES OR CONSISTENT WITH REQUIRED CONDITIONS OF ZONING WHERE SUCH HEIGHT VARY FROM ADOPTED STANDARDS.
- TRAILS AND TRAIL DETAILS TO BE FINALIZED DURING ZONING WITH HENRY COUNTY AND HENRY COUNTY WASTEWATER AUTHORITY.
- PER PREVIOUSLY APPROVED LDP PLANS BY DIFFERENT APPLICANT, THE DEVELOPER OF THIS PROJECT WILL BE REQUIRED TO PAVE PERKINSVILLE ROAD FROM FRONTAGE ALONG PROPOSED COMMERCIAL, NORTH TO NEW HOPE ROAD, AND THE PAVE NEW HOPE ROAD TO US 90/101 ROAD.
- THE SPECIFIC TYPE, LOCATION AND SIZE OF STORM WATER STRUCTURES ARE NOT SHOWN. THE DEVELOPMENT ANTICIPATES COMPLIANCE WITH HENRY COUNTY AND WASTEWATER DISTRICT STORM WATER REQUIREMENTS.
- THE PROPERTY WAS REVIEWED FOR STREAMS AND WETLANDS, WHICH WERE FIELD LOCATED AND ARE SHOWN ON THE PLAN BY ENVIRONMENTAL SERVICES INC., FALL 2005. THE JURISDICTIONAL REVIEW HAS SUBMITTED TO THE ARMY CORPS OF ENGINEERS 02/06.

CONTACT INFORMATION:

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GRTA PLAN
EMERALD SHORES
HENRY COUNTY, GEORGIA



CRESCENT COMMUNITIES
A Duke Energy Company

THIS PLAN IS BASED ON CURRENT DEVELOPMENT PLANS WHICH ARE SUBJECT TO CHANGE WITHOUT NOTICE. NO GUARANTEE IS MADE THAT PROPOSED FEATURES WILL BE CONSTRUCTED OR THAT, IF CONSTRUCTED, THE NUMBER, TYPE, SIZE AND LOCATION WILL BE DEPICTED ON THIS PLAN.

