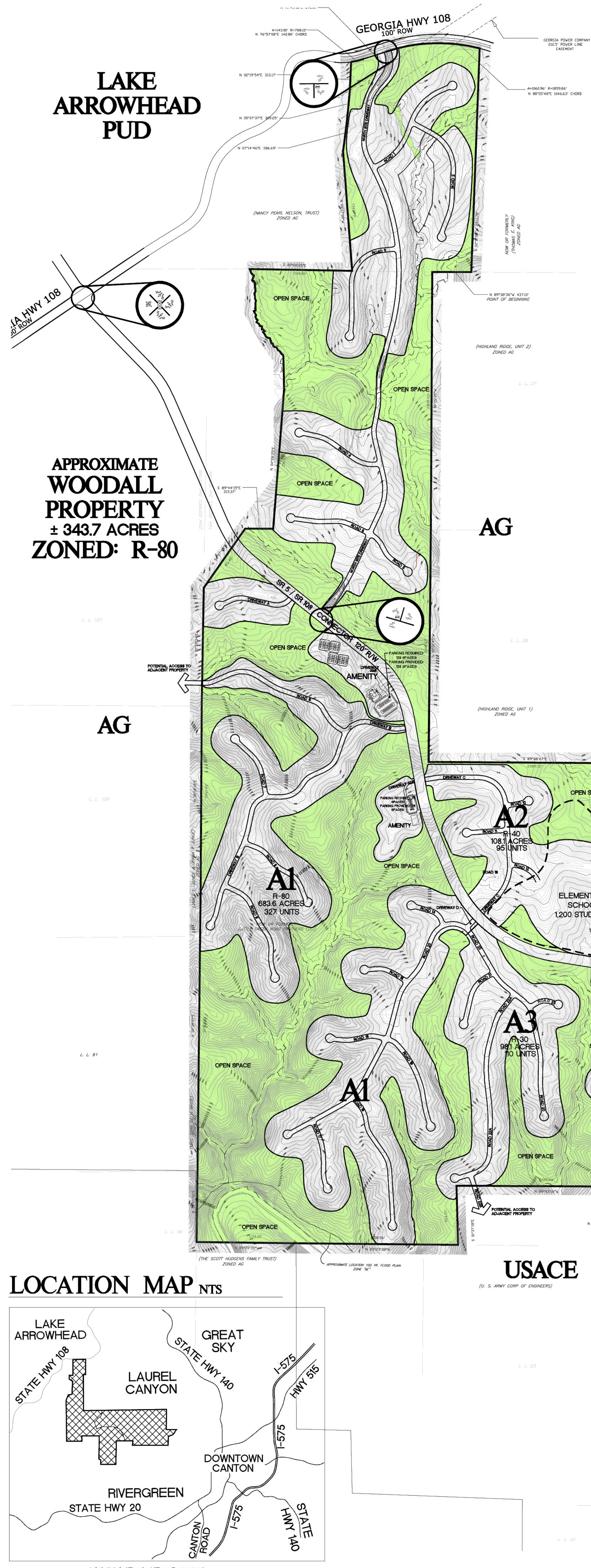




DEVELOPMENT SUMMARY

POD	PROPOSED LAND USE	TYPE PROPOSED	GROSS AREA (IN ACRES)	NET AREA	SIZE (MAX-MIN) USE, ETC.	TOTAL PROPOSED UNITS
A1	RESIDENTIAL	SINGLE FAMILY DETACHED	683.6	-	CONSERVATION OPTION 20,000 SF LOT MIN: 150'X150' TYPICAL: 22,500 SF	327 LOTS
A2	RESIDENTIAL	SINGLE FAMILY DETACHED	108.1	-	CONSERVATION OPTION 20,000 SF LOT MIN: 100'X200' TYPICAL: 20,000 SF	95 LOTS
A3	RESIDENTIAL	SINGLE FAMILY DETACHED	98.1	-	CONSERVATION OPTION 7,500 SF LOT MIN: 80'X150' TYPICAL: 14,250 SF	110 LOTS
A4	RESIDENTIAL	SINGLE FAMILY DETACHED	454.7	-	CONSERVATION OPTION 10,000 SF LOT MIN: 65'X154' TYPICAL: 10,000 SF	737 LOTS
B	RESIDENTIAL	TOWN HOMES	39.9	16.9	45' MAX HEIGHT: 3 STORIES	138 UNITS
C	RESIDENTIAL	TOWN HOMES	35.4	12.7	45' MAX HEIGHT: 3 STORIES	114 UNITS
D	RESIDENTIAL	SINGLE FAMILY	28.5	15.4	60' MINIMUM WIDTH	49 LOTS
E	RESIDENTIAL	ACTIVE ADULT	17.6	11.6	45' MAX HEIGHT: 3 STORIES	76 UNITS
F	TOWN CENTER	MIXED COMMERCIAL OFFICE RESIDENTIAL (LOFT OR WORKFORCE)	149.8	94.9	90,000 MAX SF/BUILDING	313 UNITS
G	RESIDENTIAL	SINGLE FAMILY	41.8	16.8	60' MINIMUM WIDTH	104 UNITS
H	RESIDENTIAL	SINGLE FAMILY	41.9	17.1	60' MINIMUM WIDTH	72 UNITS
I	RESIDENTIAL	SINGLE FAMILY	30.2	25.8	60' MINIMUM WIDTH	51 LOTS
J1	RESIDENTIAL	RETIREMENT VILLAGE	34.7	28.7	10,000 SF/AC OR 5 DU/AC	224 LOTS
J2	RESIDENTIAL	ACTIVE ADULT	15.6	13.6	2.5 DU/AC IF MIXED	45' MAX HEIGHT: 3 STORIES
J3	RESIDENTIAL	CONDOMINIUM	46.5	36.4	40' MINIMUM WIDTH	75' MAX HEIGHT: 5 STORIES
K	RESIDENTIAL	SINGLE FAMILY	47.6	30.1	40' MINIMUM WIDTH	300 UNITS
L	RESIDENTIAL	SF- ACTIVE ADULT MIX	190.1	153.7	60' MINIMUM WIDTH	65 LOTS
M	RESIDENTIAL	SINGLE FAMILY	149.7	86.9	60' MINIMUM WIDTH	341 LOTS
N	RESIDENTIAL	TOWN HOMES	9.0	3.8	45' MAX HEIGHT: 3 STORIES	179 LOTS
O	RESIDENTIAL	SINGLE FAMILY	24.0	9.6	60' MINIMUM WIDTH	30 UNITS
P	RESIDENTIAL	SINGLE FAMILY	48.4	31.9	60' MINIMUM WIDTH	27 LOTS
Q	RESIDENTIAL	SINGLE FAMILY	36.9	23.2	60' MINIMUM WIDTH	42 LOTS
R	COMMERCIAL	RETAIL	9.6	5.6	10,000 SF/ACRE OR 5 DU/ACRE	63 LOTS
TOTAL: 3507 UNITS						

DENSITY SUMMARY

USE	TOTAL
TOTAL SITE AREA:	2340.88 ACRES
TOTAL RESIDENTIAL UNITS:	3,507 UNITS
RESIDENTIAL DENSITY:	150 GROSS UNITS/ACRE
SENIOR HOUSING ATTACHED (PODS E, J1, J2, AND L)	520 UNITS
OVERALL SENIOR HOUSING DENSITY:	0.22 UNITS/ACRE
TOWNHOME/CONDOMINIUM (PODS B,C AND H)	624 UNITS
OVERALL TOWNHOME/CONDO DENSITY:	0.27 UNITS/ACRE
RESIDENTIAL CONDOMINIUM (POD F)	313 UNITS
OVERALL RESIDENTIAL CONDO DENSITY:	0.13 UNITS/ACRE
SINGLE FAMILY HOMES	2,050 UNITS
OVERALL SINGLE FAMILY HOME DENSITY:	0.88 UNITS/ACRE
RETAIL AREA: (PODS F AND R)	479,600 SF
OVERALL RETAIL DENSITY:	204.88 SF/ACRE
GENERAL OFFICE AREA: (POD F)	149,700 SF
OVERALL OFFICE DENSITY:	63.95 SF/ACRE

PARKING SUMMARY

USE	TOTAL
RETAIL AREA: (PODS F AND R)	479,600 SF
RETAIL PARKING REQUIRED:	2,388 SPACES
RETAIL PARKING PROVIDED:	2,400 SPACES
GENERAL OFFICE AREA: (POD F)	149,700 SF
OFFICE PARKING REQUIRED:	375 SPACES
OFFICE PARKING PROVIDED:	375 SPACES

THIS PLAN IS INTENDED TO BE USED FOR ILLUSTRATIVE PURPOSES ONLY. THE DEVELOPER RESERVES THE RIGHT TO ALTER THIS PLAN AT HIS SOLE DISCRETION. THE DEVELOPER ALSO RESERVES THE RIGHT TO TRANSFER DENSITIES BETWEEN PODS BASED ON CHANGING MARKET CONDITIONS. CONSERVATION SUBDIVISION APPROACH TO DESIGN MAY BE USED.

OWNER/ DEVELOPER:

LITTLE CREEK ROAD PARTNERS LLP
2018 POWERS FERRY ROAD SUITE 650
ATLANTA, GEORGIA 30339
CONTACT: TODD HAGER
770-541-5250

OLD SHOAL CREEK, LLC
C/O RHD PARTNERS, LLP
50 HURT PLAZA, SUITE 1214
ATLANTA, GEORGIA 30303
CONTACT: HOWARD WILLIAMS
404-368-4047

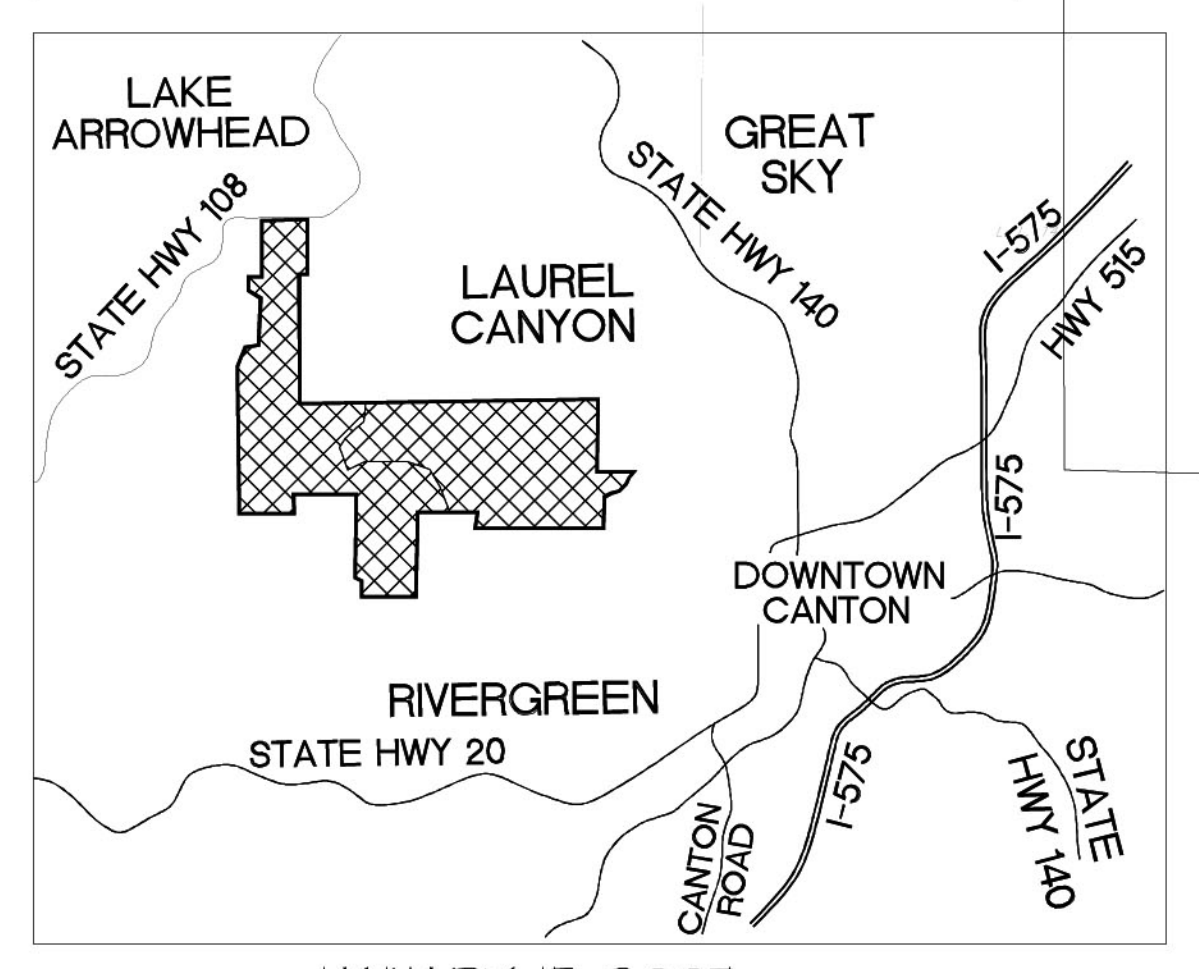
DESIGN PROFESSIONALS:

ROCHESTER & ASSOCIATES, INC.
425 OAK STREET, NW
GAINESVILLE, GEORGIA 30501
770-108-0600

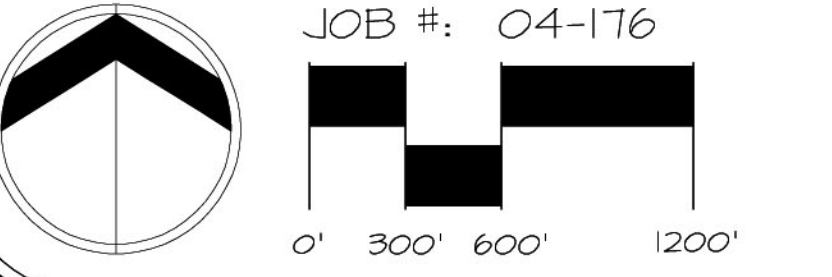
GENERAL NOTES:

1. THE SUBJECT PROPERTY CONTAINS 2,340.88 ACRES.
2. THE GENERAL CHARACTERISTICS OF THE SITE ARE THAT IT IS UNDEVELOPED FORMER TIMBER PROPERTY.
3. THE CONTOURS SHOWN ON THIS PLAN ARE AT 10' INTERVALS.
4. STREAMS HAVE BEEN FIELD LOCATED AND ARE SHOWN WITH 50' BUFFERS.
5. APPROXIMATE LOCATION OF FLOOD PLAIN IS INDICATED ON PLAN.
6. SIDEWALKS, BIKE LANES AND TRAILS WILL BE PROVIDED. EXACT LOCATION OF THESE FEATURES HAS NOT BEEN DETERMINED.
7. PLAN IS BASED ON ASSUMED POSTED SPEED OF 45 MPH ON SR 5-SR 108 CONNECTOR FROM SR 5 TO EASTERN LIMIT OF POD F AND ASSUMED POSTED SPEED OF 35 MPH THROUGH POD F AND ASSUMED POSTED SPEED OF 45 MPH FROM WESTERN LIMIT OF POD F TO SR 108.
8. UNLESS OTHERWISE NOTED ALL RIGHTS OF WAY SHOWN ON PLAN HAVE A 50' WIDTH.
9. A MINIMUM OF 936.0 ACRES (40%) WILL BE PROVIDED AS OPEN SPACE AND PARKS.

LOCATION MAP



JANUARY 15, 2007
JANUARY 4, 2007
JANUARY 3, 2007
DECEMBER 29, 2006
DECEMBER 13, 2006
NOVEMBER 20, 2006
NOVEMBER 6, 2006
NOVEMBER 1, 2006
JOB #: 04-176



GRTA PLAN CANTON WEST CHEROKEE COUNTY, GEORGIA PEC

