

DEVELOPMENT SUMMARY

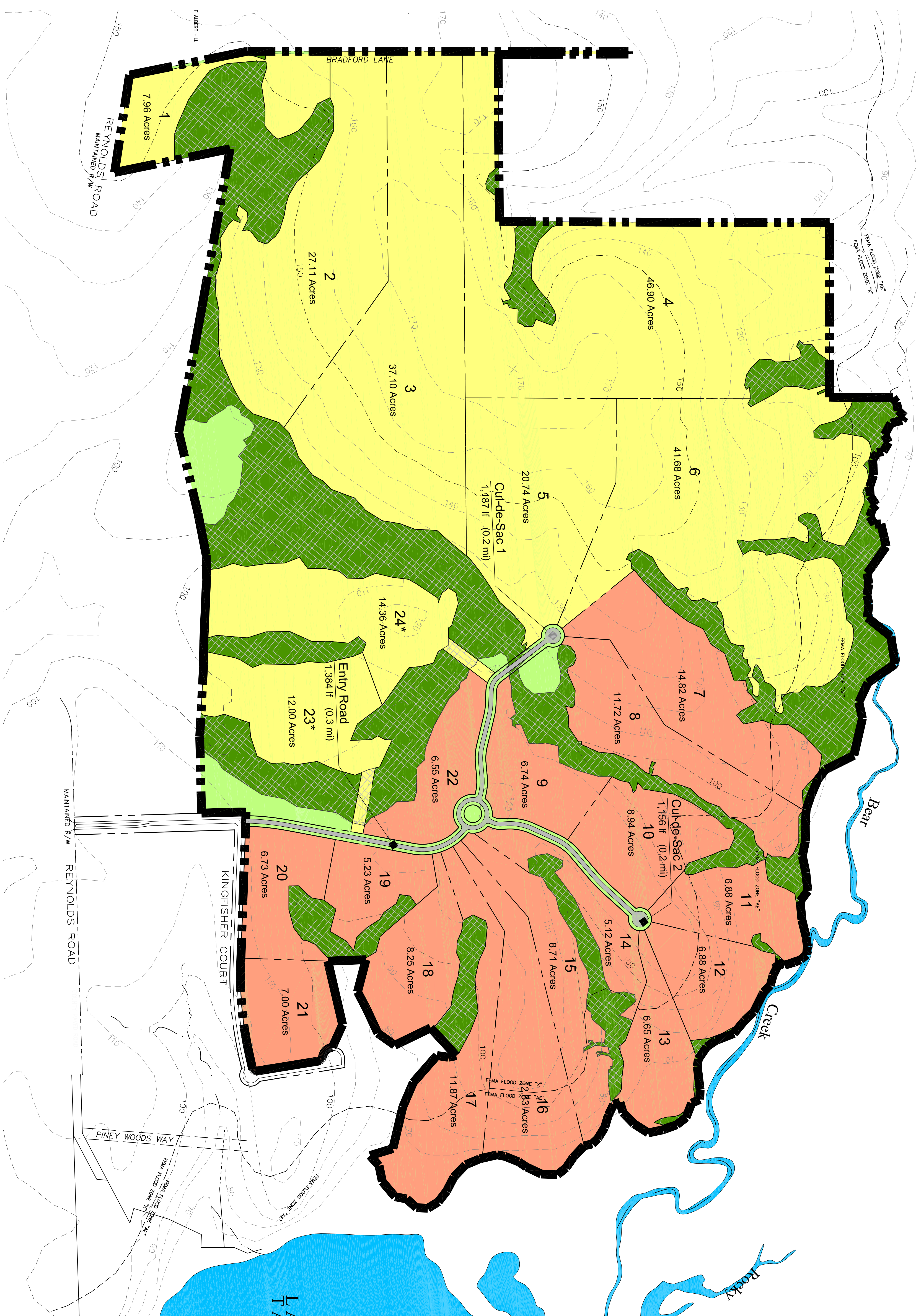
Total Area: ± 440.92 Acres
Development Area: ± 356.54 Acres (81%)
Wetland Area: ± 84.38 Acres (19%)

Total Residential: 24 DU
Gross Density: 1 DU per 18.4 AC
Net Density: 1 DU per 14.9 AC

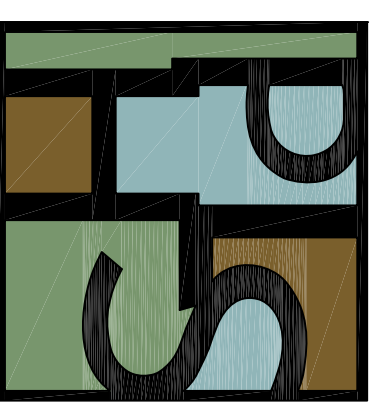
Waterfront / Waterview Lots: 16 DU (67%)
Farmstead Lots: 8 DU (33%)
 (7.96 AC - 46.90 AC)

Total Roadway: 3,727 LF (0.7 Miles)
 (60' R.O.W.; 24' Pavement Width)
Entry Road: 1,384 LF (0.3 Miles)
Cul-de-sac 1: 1,187 LF (0.2 Miles)
Cul-de-sac 2: 1,156 LF (0.2 Miles)

Note: Lots 23 & 24 require wetland crossings to access the buildable area.



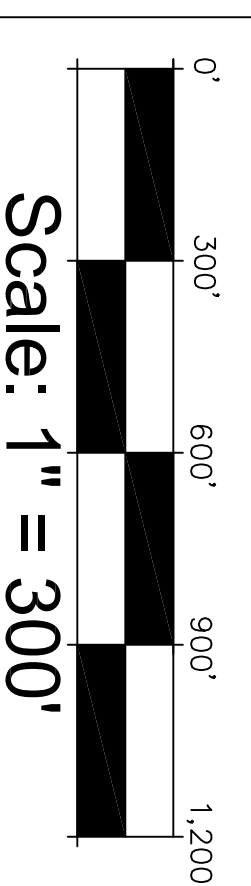
path: C:\Users\adam\Desktop\Pkt\S09 projects\comfort_creek_form\Comfort_Creek_Planning_-_Strong_Properties\ file name: ComfortCreekPlanning_032510.dwg | plot date: March 26, 2010 | plotted by: adam



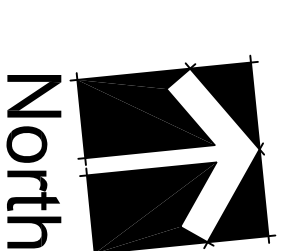
THE PATRICK HODGES LAND STUDIO
 FL LICENSE NUMBER LA0000850

CONCEPTUAL MASTER PLAN COMFORT CREEK

Gadsden County, Florida



Scale: 1" = 300'



DESIGNED: PKH/ALS
 DRAFTED: ALS
 CHECKED: PKH
 DATE: 03.01.10
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