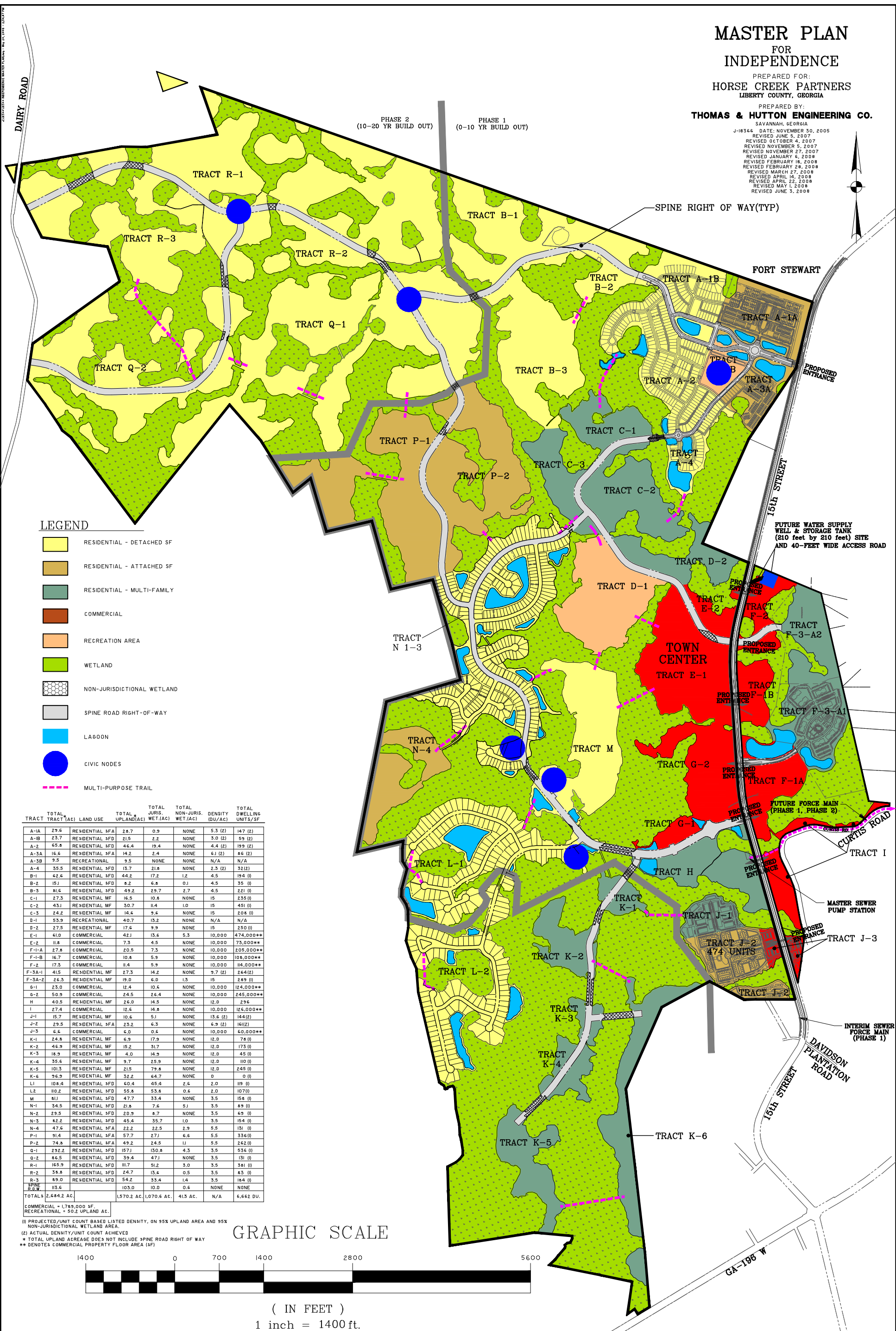
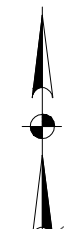


MASTER PLAN FOR INDEPENDENCE

PREPARED FOR:
HORSE CREEK PARTNERS
LIBERTY COUNTY, GEORGIA

PREPARED BY:
THOMAS & HUTTON ENGINEERING CO.

SAVANNAH, GEORGIA
J-18366 DATE: NOVEMBER 30, 2005
REVISED JUNE 5, 2007
REVISED OCTOBER 4, 2007
REVISED NOVEMBER 5, 2007
REVISED NOVEMBER 27, 2007
REVISED JANUARY 6, 2008
REVISED FEBRUARY 16, 2008
REVISED FEBRUARY 29, 2008
REVISED MARCH 27, 2008
REVISED APRIL 14, 2008
REVISED APRIL 22, 2008
REVISED MAY 1, 2008
REVISED JUNE 3, 2008



LEGEND

- RESIDENTIAL - DETACHED SF
- RESIDENTIAL - ATTACHED SF
- RESIDENTIAL - MULTI-FAMILY
- COMMERCIAL
- RECREATION AREA
- WETLAND
- NON-JURISDICTIONAL WETLAND
- SPINE ROAD RIGHT-OF-WAY
- LAGOON
- CIVIC NODES
- MULTI-PURPOSE TRAIL

TRACT	TOTAL TRACT (AC)	LAND USE	TOTAL UPLAND(AC)	TOTAL JURIS. WET.(AC)	TOTAL NON-JURIS. WET.(AC)	DENSITY (DU/AC)	TOTAL DWELLING UNITS/SF
A-1A	29.6	RESIDENTIAL 3FA	28.7	0.9	NONE	5.3 (2)	147 (8)
A-1B	23.7	RESIDENTIAL 3FD	21.5	2.2	NONE	3.0 (2)	59 (2)
A-2	55.8	RESIDENTIAL 3FD	46.4	19.4	NONE	4.4 (2)	159 (2)
A-3A	16.6	RESIDENTIAL 3FA	14.2	2.4	NONE	6.1 (2)	86 (2)
A-3B	9.5	RECREATIONAL	9.5	NONE	NONE	N/A	N/A
A-4	35.5	RESIDENTIAL 3FD	13.7	21.8	NONE	2.3 (2)	32(2)
B-1	62.6	RESIDENTIAL 3FD	44.2	17.2	1.2	4.5	194 (0)
B-2	19.1	RESIDENTIAL 3FD	8.2	6.8	0.1	4.5	35 (0)
B-3	91.6	RESIDENTIAL 3FD	49.2	29.7	2.7	4.5	221 (0)
C-1	27.3	RESIDENTIAL MF	16.5	10.8	NONE	15	235 (0)
C-2	43.1	RESIDENTIAL MF	30.7	11.4	1.0	15	451 (0)
C-3	24.2	RESIDENTIAL MF	14.6	9.6	NONE	15	208 (0)
D-1	53.9	RECREATIONAL	40.7	13.2	NONE	N/A	N/A
D-2	27.5	RESIDENTIAL MF	17.6	9.9	NONE	15	250 (0)
E-1	61.0	COMMERCIAL	42.1	13.6	5.3	10,000	474,000**
E-2	11.8	COMMERCIAL	7.3	4.5	NONE	10,000	75,000**
F-1-A	27.8	COMMERCIAL	20.5	7.3	NONE	10,000	205,000**
F-1-B	16.7	COMMERCIAL	10.8	5.9	NONE	10,000	108,000**
F-2	17.5	COMMERCIAL	11.4	5.9	NONE	10,000	114,000**
F-3A-1	41.5	RESIDENTIAL MF	27.3	14.2	NONE	9.7 (2)	264(2)
F-3A-2	26.3	RESIDENTIAL MF	19.0	6.0	1.3	15	289 (0)
G-1	23.0	COMMERCIAL	12.4	10.6	NONE	10,000	124,000**
G-2	59.9	COMMERCIAL	24.5	24.4	NONE	10,000	245,000**
H	40.5	RESIDENTIAL MF	26.0	14.5	NONE	12.0	296
I	27.4	COMMERCIAL	12.4	14.8	NONE	10,000	126,000**
J-1	15.7	RESIDENTIAL MF	10.6	5.1	NONE	13.6 (2)	144(2)
J-2	29.5	RESIDENTIAL 3FA	23.2	6.3	NONE	6.9 (2)	161(2)
J-3	6.6	COMMERCIAL	6.0	0.6	NONE	10,000	60,000**
K-1	24.8	RESIDENTIAL MF	6.9	17.9	NONE	12.0	78 (0)
K-2	46.9	RESIDENTIAL MF	15.2	31.7	NONE	12.0	175 (0)
K-3	18.9	RESIDENTIAL MF	4.0	14.9	NONE	12.0	45 (0)
K-4	35.6	RESIDENTIAL MF	9.7	25.9	NONE	12.0	110 (0)
K-5	101.3	RESIDENTIAL MF	21.5	79.8	NONE	12.0	245 (0)
K-6	96.9	RESIDENTIAL MF	32.2	64.7	NONE	0	0 (0)
L-1	108.4	RESIDENTIAL 3FD	60.4	48.4	2.6	2.0	119 (0)
L-2	110.2	RESIDENTIAL 3FD	55.8	53.8	0.6	2.0	107(0)
M	81.1	RESIDENTIAL 3FD	47.7	33.4	NONE	3.5	158 (0)
N-1	34.5	RESIDENTIAL 3FD	21.8	7.6	5.1	3.5	89 (0)
N-2	29.5	RESIDENTIAL 3FD	20.9	8.7	NONE	3.5	69 (0)
N-3	82.2	RESIDENTIAL 3FD	45.4	35.7	1.0	3.5	154 (0)
N-4	47.6	RESIDENTIAL 3FA	22.2	22.5	2.9	5.5	151 (0)
P-1	91.4	RESIDENTIAL 3FA	57.7	27.1	6.6	5.5	336(0)
P-2	74.8	RESIDENTIAL 3FA	49.2	24.5	1.1	5.5	262 (0)
Q-1	232.2	RESIDENTIAL 3FD	157.1	150.8	4.3	3.5	536 (0)
Q-2	86.5	RESIDENTIAL 3FD	39.4	47.1	NONE	3.5	131 (0)
R-1	165.9	RESIDENTIAL 3FD	117.7	51.2	3.0	3.5	341 (0)
R-2	38.8	RESIDENTIAL 3FD	24.7	15.6	0.5	3.5	83 (0)
R-3	89.0	RESIDENTIAL 3FD	54.2	33.4	1.4	3.5	184 (0)
SPINE R.O.W.	113.6		103.0	10.0	0.6	NONE	NONE
TOTALS	2,644.2 AC		1,570.2 AC	1,070.6 AC	41.3 AC	N/A	6,662 DU.

(1) PROJECTED/UNIT COUNT BASED LISTED DENSITY, ON 95% UPLAND AREA AND 95% NON-JURISDICTIONAL WETLAND AREA.
(2) ACTUAL DENSITY/UNIT COUNT ACHIEVED
* TOTAL UPLAND ACREAGE DOES NOT INCLUDE SPINE ROAD RIGHT OF WAY
** DENOTES COMMERCIAL PROPERTY FLOOR AREA (SF)

GRAPHIC SCALE



(IN FEET)
1 inch = 1400 ft.