

THIS SITE PLAN SHOWS A PROBABLE DEVELOPMENT SCHEME BASED ON BUSINESS LOTS BETWEEN 22'-6" AND 30" WIDTH. CORNER LOTS CAN VARY FURTHER. DARKER GREY AREA SHOWS PARKING STRUCTURE WITH OFFICE BUILDINGS ABOVE, BY EASEMENT OVER BUSINESS LOTS.

SITE AREA:

HWY 17 PARCELS (1&2)	110,066 S.F.
SPRINGDALE PARCEL	79,175 S.F.
CARRIE STREET PARCEL	20,016 S.F.
TOTAL PROPERTY AREA	209,257 S.F. = 4.804 ACRES

BUILDING AREA:

PARKING GARAGE & BUSINESS	47,600 S.F.
BUSINESS (ADJACENT RETAIL)	27,195 S.F.
BUSINESS (RETAIL / OFFICE)	10,900 S.F.
BUSINESS (RETAIL / OFFICE)	12,104 S.F.
BUSINESS (RETAIL / OFFICE)	13,080 S.F.
BUSINESS (RETAIL / OFFICE)	6,167 S.F.
TOTAL BUILDING AREA	117,046 S.F. = 2.687 ACRES

ROADS & PARKING AREA:

PARK LOOP, ENTRIES & PARKING	25,957 S.F.
OTHER ENTRIES & PARKING	6,238 S.F.
TOTAL ROAD & SURF. PKNG AREA	32,195 S.F. = 0.739 ACRES

SIDEWALKS AREA:

TOTAL SIDEWALKS AREA	34,217 S.F. = 0.786 ACRES
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PARK AREA:

CENTRAL PARK	13,829 S.F.
PERIMETER & OTHER PARK	11,870 S.F.
TOTAL PARK AREA	25,799 S.F. = 0.592 ACRES

1 SITEMAP SHOWING AREAS OF COVERAGE
1" = 40'-0"

CONSULTANTS

OWNER:
GLYNN AVENUE DEVELOPERS, LLC.
OWNER:
507 OCEAN BOULEVARD, ST
SIMONS ISLAND 31522

PARKWOOD VILLAGE
2915 GLYNN AVENUE

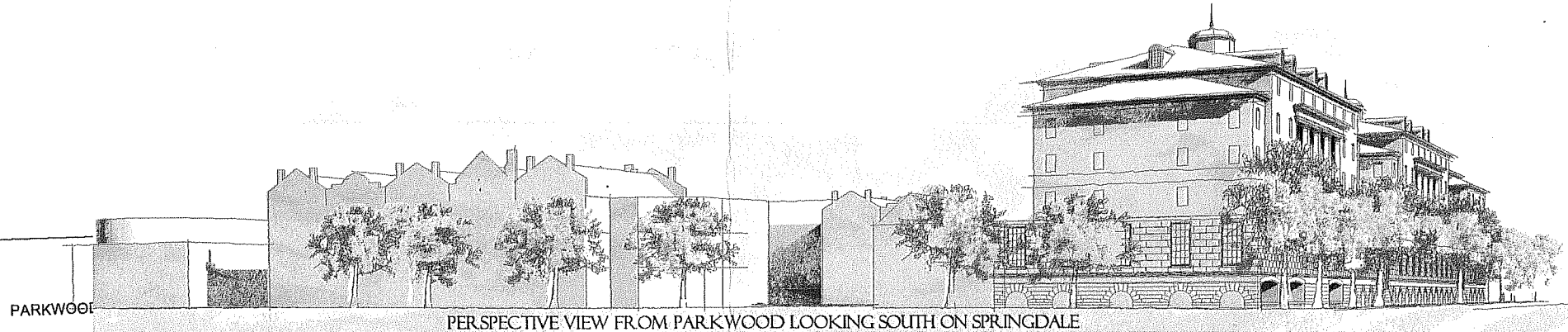
F. LARRY EVANS, ARCHITECT
NOVEMBER 21, 2005

MARK	DATE	DESCRIPTION

PROJECT NO: 05028
DWG: PD-TN-3 LAND USE AND SITE
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SHEET TITLE
LAND USE AND SITE COVERAGE

PD-TN-3



PERSPECTIVE VIEW FROM PARKWOOD LOOKING SOUTH ON SPRINGDALE

THIS SHEET OF DRAWINGS ILLUSTRATES THE TRADITIONAL CHARACTER OF THE PARKWOOD VILLAGE TRADITIONAL NEIGHBORHOOD ZONED DEVELOPMENT.

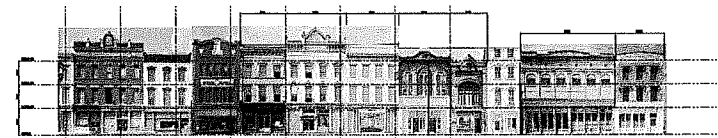
THE PERSPECTIVE VIEWS ABOVE AND AT BOTTOM SHOW HOW STUDIES OF EARLY URBAN BUILDINGS IN GEORGIA AND SOUTH CAROLINA (SHOWN MIDDLE DRAWINGS BELOW) ARE UNDERTAKEN TO SCALE, PROPORTION AND ORGANIZE THE PLANNED TRADITIONAL STREETFRONT ALONG CARRIE STREET AND AROUND THE PARK SQUARE.

PLAN VIEW AT LEFT SHOWS THE IMPORTANCE OF THE PARK SQUARE TO VEHICULAR AND PEDESTRIAN CIRCULATION TO BUSINESSES WITHIN THE DEVELOPMENT AND THE BEAUTY THAT IT PROVIDES SIMILAR TO RUSKIN SQUARE AT SEASIDE, FL, AND PARKS IN SAVANNAH AND ELSEWHERE IN CITIES IN AMERICA AND EUROPE.

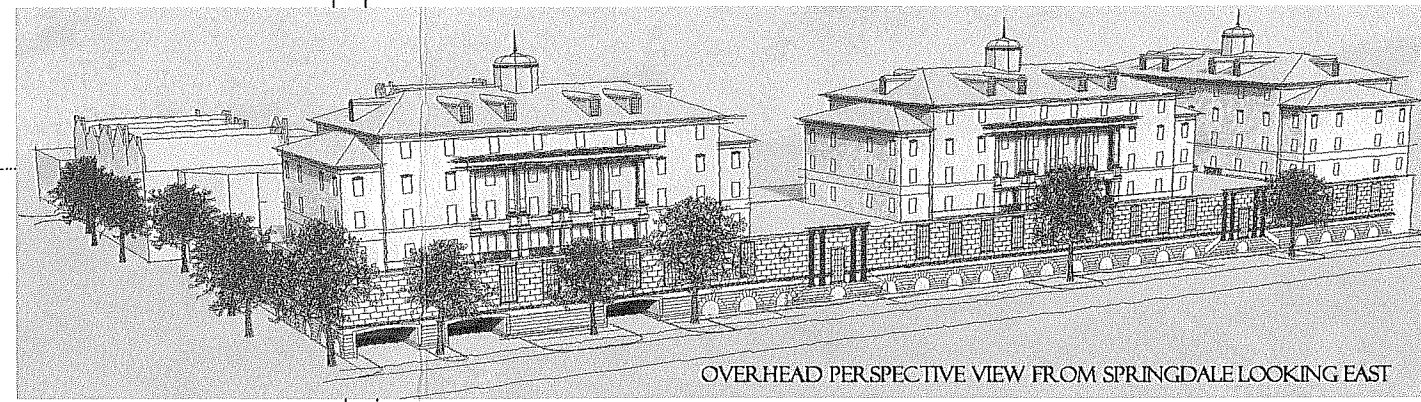
CARRIE AND OTHER STREETS ARE TREE LINED AND WILL HAVE TRADITIONAL LIGHTING, BENCHES AND SIGNAGE TO ACCENT WHAT WILL BECOME A COMFORTABLE AND WALKABLE TOWN CENTER.



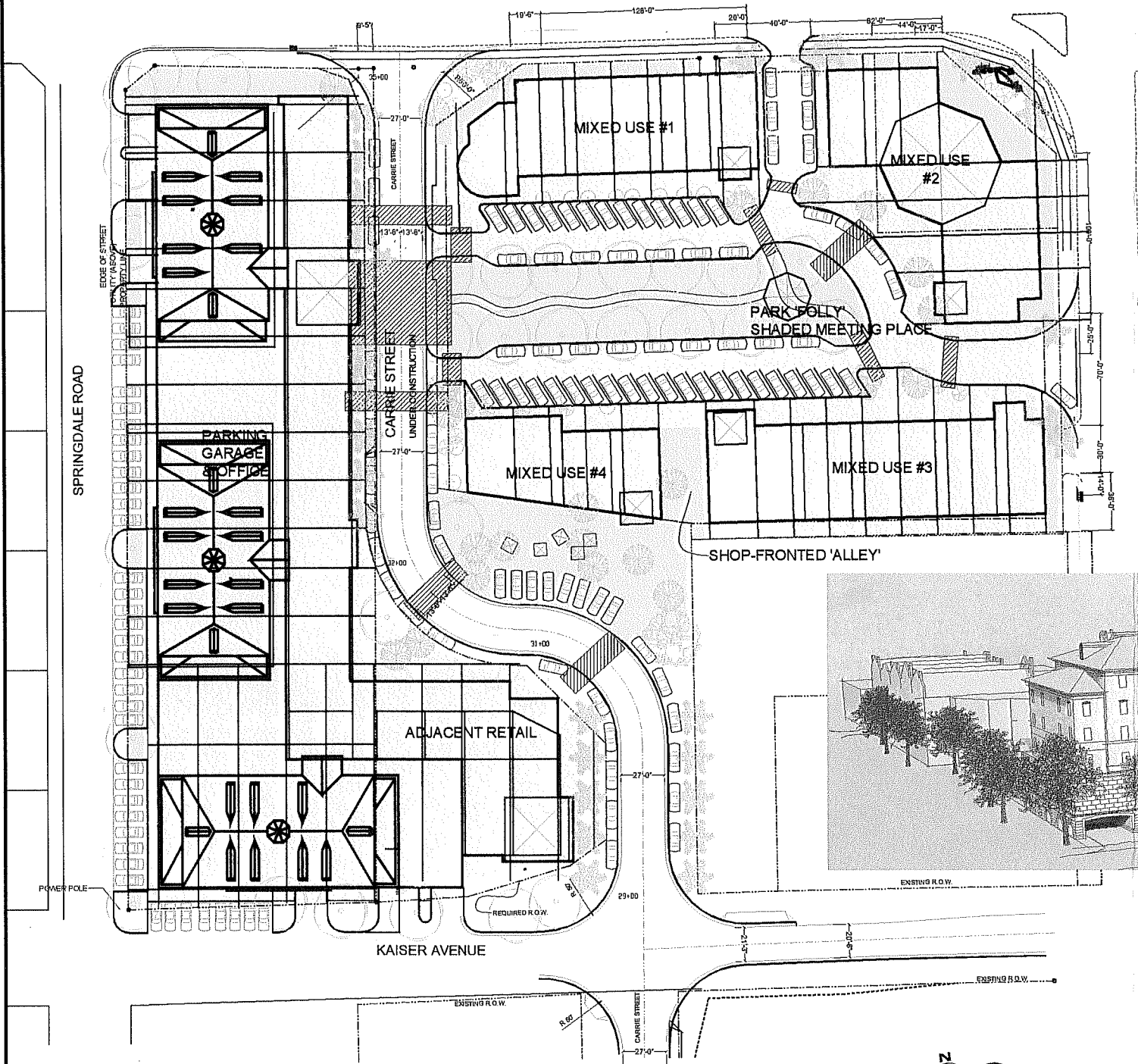
SCALED LINE DRAWINGS CHARLESTON BUILDINGS



'STREETSCAPE' STUDY



OVERHEAD PERSPECTIVE VIEW FROM SPRINGDALE LOOKING EAST



U.S. 17 / S.R. 25 (RW VARIES)
GLYNN AVENUE (HWY 17)



SCHEMATIC SHOWS POSSIBLE DEVELOPMENT & LANDSCAPE INTENT
3/128" = 1'-0"

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SIMONS ISLAND 31522

PARKWOOD VILLAGE
2915 GLYNN AVENUE

F. LARRY EVANS, ARCHITECT
NOVEMBER 22, 2005

MARK	DATE	DESCRIPTION

PROJECT NO: 05028
DWG: PD-TN-5 DEVELOPMENT
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SHEET TITLE
DEVELOPMENT SCHEME

PD-TN-5