

EXHIBIT A
FLEMINGTON VILLAGE
FLEMINGTON, GEORGIA

PREPARED FOR
FRASER REALTY CORP./
PINE HOPE HOLDINGS, LLC

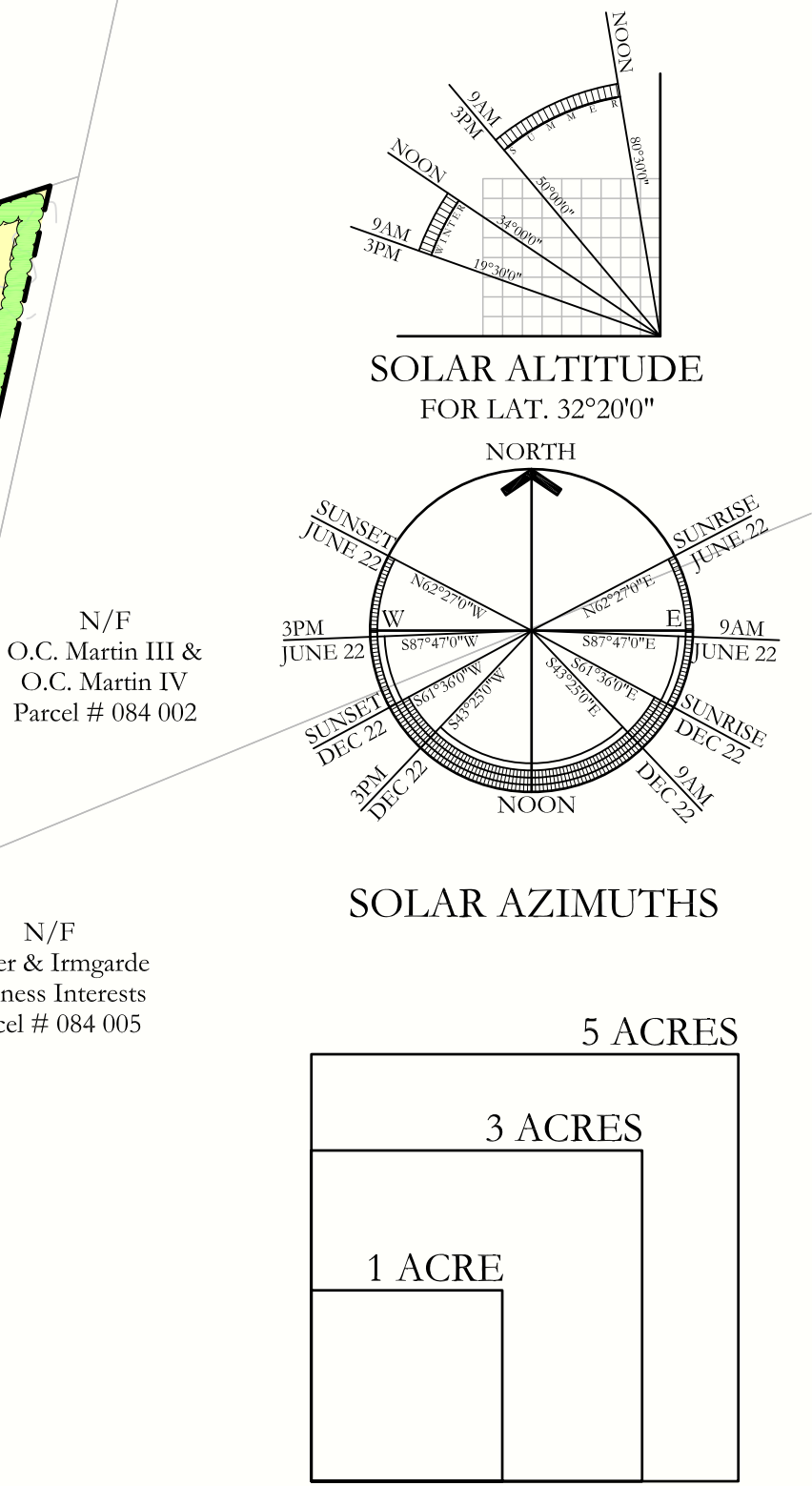
PREPARED BY
TRUITT RABUN ASSOCIATES
LAND PLANNING · LANDSCAPE ARCHITECTURE
creativity · environment · community

LAND USE:

- GC GENERAL COMMERCIAL
NC/R NEIGHBORHOOD COMMERCIAL/
RESIDENTIAL
R-MD RESIDENTIAL-MID DENSITY
R-LD RESIDENTIAL-LOW DENSITY
R/OS RECREATION/OPEN SPACE
C CONSERVATION
PR PRIMARY ROADWAYS

DEVELOPMENT SUMMARY				
PARCEL	ACRES	MAXIMUM RESIDENTIAL DENSITY		MAXIMUM GC and NC/R AREA
		DU/AC	DU	AC
GC: GENERAL COMMERCIAL				
Parcel A	20.0±			20.0±
Parcel B	0.4±			0.4±
Parcel C	7.3±			7.3±
Parcel D	9.9±			9.9±
Parcel E	3.3±			3.3±
GC TOTAL	40.9±			40.9±
NC/R: NEIGHBORHOOD COMMERCIAL/RESIDENTIAL ⁽¹⁾				
Parcel F	7.6±			7.6±
Parcel G	15.2±			15.2±
Parcel H	15.9±			15.9±
Parcel I	6.6±			6.6±
NC/R TOTAL	45.3±	6 DU/AC AVG. 12 DU/AC MAX.	271	45.3±
R-MD: RESIDENTIAL-MID DENSITY				
Parcel J	1.1±	12	13	
R-MD TOTAL	1.1±		13	
R-LD: RESIDENTIAL-LOW DENSITY				
Parcel L	7.2±	2.4	17	
Parcel M	25.1±	2.4	60	
R-LD TOTAL	32.3±		77	
R/OS: RECREATION/OPEN SPACE				
Parcel K	2.4±			
R/OS TOTAL	2.4±			
C: CONSERVATION				
Parcel N	10.0±			
Parcel O	4.1±			
C TOTAL	14.1±			
PR: PRIMARY ROADWAYS				
Parcel P	8.3±			
PR TOTAL	8.3±			
PUD TOTAL	144.4±		361 DU	86.2±

NOTES:
1.) NC/R may be developed in either/or, or a combination of Neighborhood Commercial and/or Residential land uses. For each acre developed solely as Residential use, one acre of Neighborhood Commercial use is eliminated. Residential uses placed above Neighborhood Commercial uses do not diminish Neighborhood Commercial acreage, however, such residential use counts toward the maximum allowable 271 DU count in the NC/R land use.



Notes:
1. This PUD General Development Plan is conceptual in nature, and subject to approval of local, state, and federal agencies. All property lines, tract dimensions and descriptions are for graphic representation and serve as an aid to site locations only. Any person desiring to determine actual tract or lot configurations should examine the plats, deed restrictions and covenants applicable to specific portions of the property.

PUD GENERAL
DEVELOPMENT PLAN

0 100 200 400 600
NORTH FEET
SUBMITTED
June 10, 2010
APPROVED
October 12, 2010

