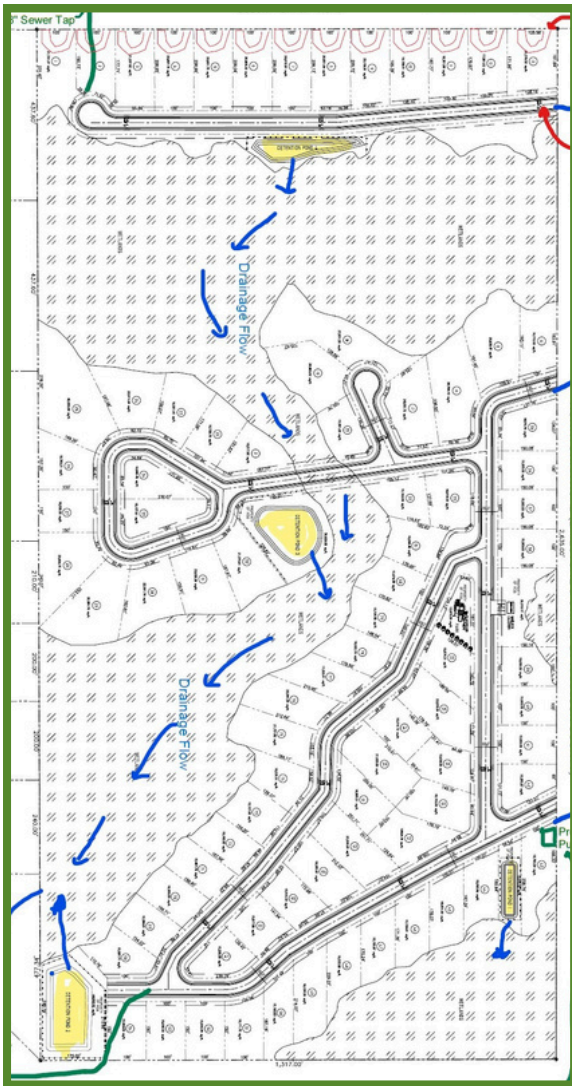


Case Study: Swan Landing



Previously under contract with another developer who backed out due to poor profitability, this project was transformed by GCDD's revised site plan. By removing 2,285 LF of road, adding 3 lots, and minimizing wetland impacts to remain under one-half acre, the new layout preserved drainageways and created an upscale, efficient design. The result? A \$1.8 million increase in profitability compared to the original plan.

Previous Layout



Redesigned Layout

Item	Previous Layout	Redesigned Layout	Impact to Project Revenue
Lot Revenue	81 Lots	84 Lots	+ \$205,000
Lineal Feet of Road	7,000	4,700	+ \$1,599,500
Profit Increase			\$1,804,500

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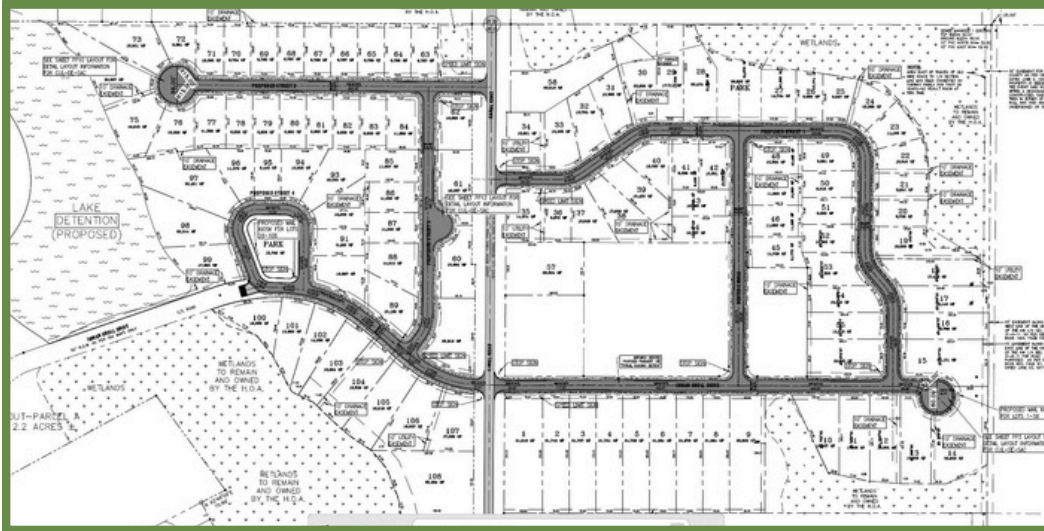


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Case Study: Sycamore Grove

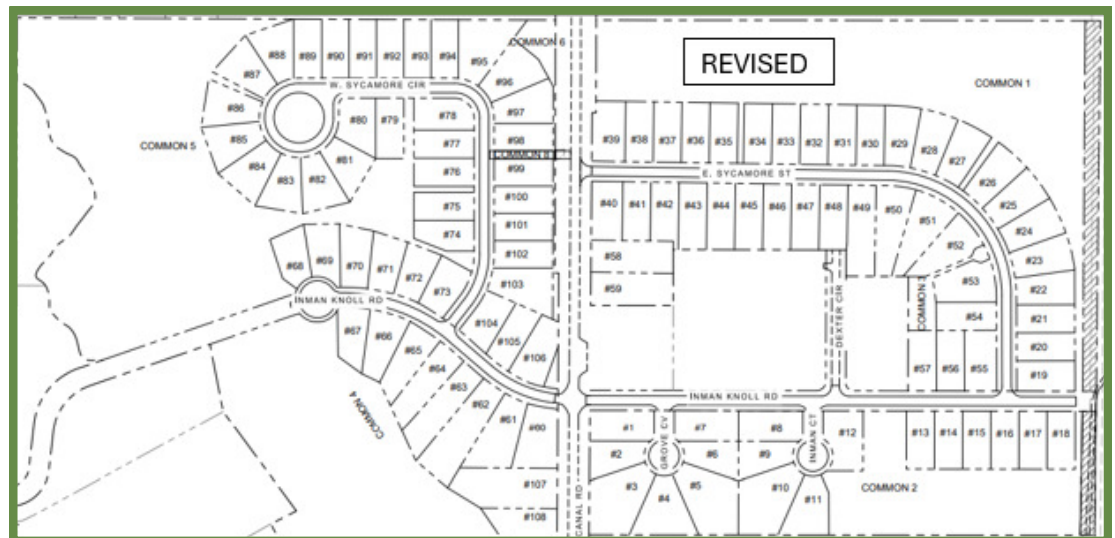


GCDD stepped in after the original plans for the subdivision proved unprofitable. Without losing any of the 108 lots, GCDD removed over 1,050 LF of roadway, water & sewer from the project and over half of a mile (2,650 LF) of storm drain pipe with 42 inlets - cutting over \$1.27 million in costs. The redesign also deepened the lots, added common space, and introduced a grading plan that saved the home builder money and boosted lot value by \$5,000 each.



Previous Layout

Redesigned Layout



Item	Previous Layout	Redesigned Layout	Impact to Project Revenue
Lot Revenue	108 Lots	Additional \$5,000 Per Lot	+ \$540,000
Lineal Feet of Road	6,200	5,150	+ \$735,000
Profit Increase			\$1,275,000

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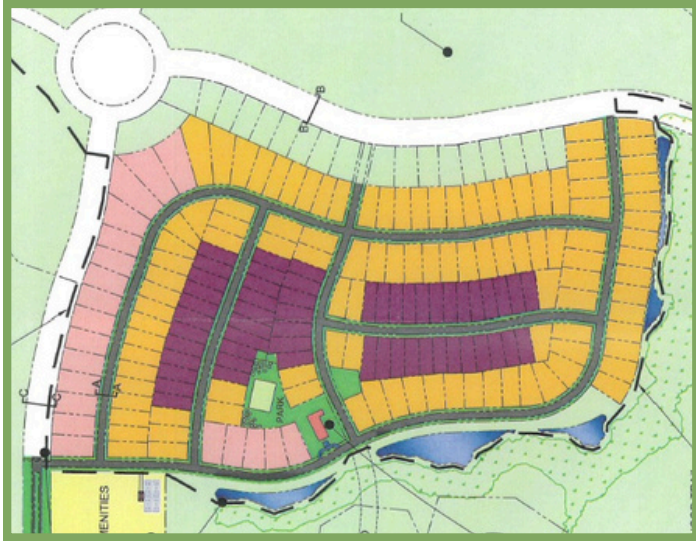


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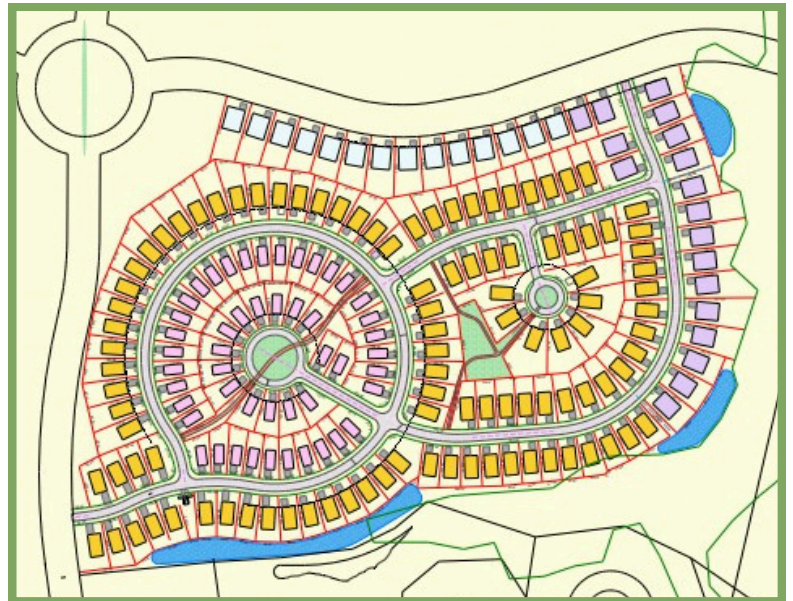
Case Study: Tradition



Located in the planned community of Tradition in Harrison County, GCDD's redesign reduced roadway by 2,250 LF - cutting construction costs by \$1.6 million - while increasing lot depth by 1020 ft and creating a unique layout that boosts lot desirability and premiums. Even after removing 8 lots, the improved plan increased overall profitability by \$1.1 million, delivering a much stronger return for the developer.



Previous Layout



Redesigned Layout

Item	Previous Layout	Redesigned Layout	Impact to Project Revenue
Lot Revenue	181 Lots	173 Lots	- \$500,000
Lineal Feet of Road	8,700	6,450	+ \$1,575,000
Profit Increase			\$1,075,000

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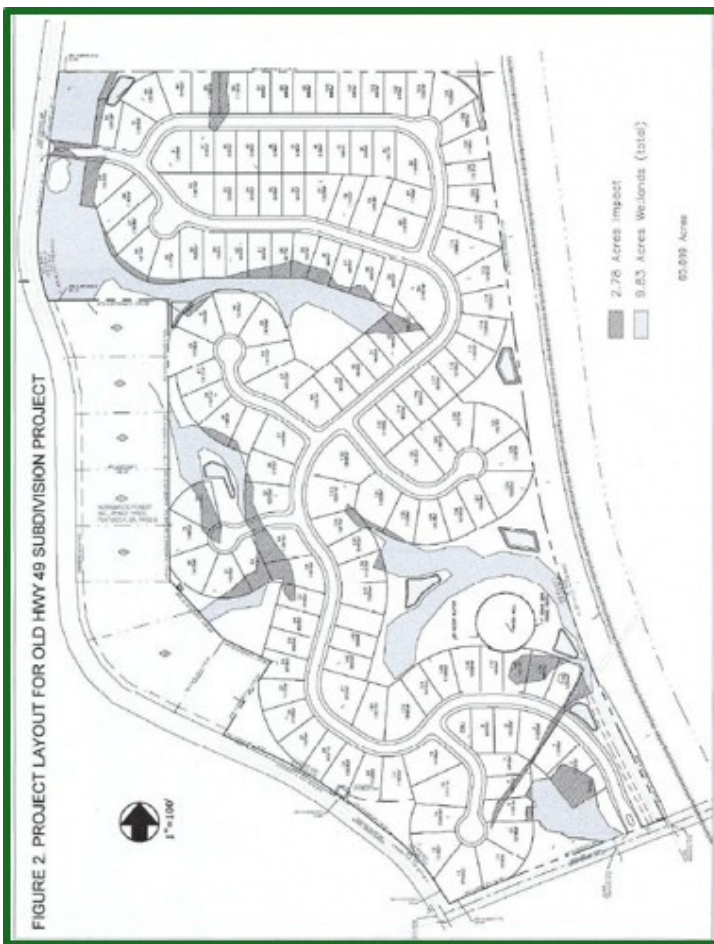
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Case Study: The Village at Spring Hill



After years on hold, this project got a fresh look with GCDD's revised site plan - eliminating over 2 acres of wetlands impact and qualifying for a faster, less costly nationwide permit. Though the layout reduced the lot count by seven, those lots would have required heavy fill. The redesign also cut over 1,000 LF of road and utilities, significantly reducing construction costs. These smart changes increased profitability by \$687,800 and made the development far more viable.

Previous Layout



Redesigned Layout

Item	Previous Layout	Redesigned Layout	Impact to Project Revenue
Lot Revenue	\$6,750,000	\$6,435,000	- \$315,000
Wetland Impacts	2.78 Acres	0.49 Acres	+ \$92,800
Lineal Feet of Road	7,325	6,275	+ \$910,000
Profit Increase			\$687,800

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