

Land Use Map

Future Land Use: Residential and Agricultural
Commercial and Services

Zoning Classification

Existing Zoning: RA (Residential Agriculture)
Proposed Zoning: PD (Planned Development)

Land Use Summary*

Total Site Acres: +/- 900.0
Total Commercial Acres: +/- 259.8 (includes 24.0 acs. dedicated R/W)
Floor Area Ratio (FAR): 0.12 (1,387,000 s.f. non-res. uses / 11,325,600 s.f. site area = 0.12)
Total Conditional Use Acres: +/- 16.3
Total Residential Acres: +/- 623.8 acres
Total Residential Dwelling Units: 870
Net Residential Acres Proposed: +/- 495.9
(Gross acres less +/- 127.9 acres R.O.W., Street, Floodplain, Detention)
Overall Net Density Proposed: 1.75 du/ac

R-1 Pod (Estate/Senior Villas):
Total Units: +/- 211
Gross Acres: +/- 415.0
Streets/Flood/Detention: +/- 104.7 ac
Net Acres: +/- 310.3
Net Density: 0.68 du/ac
(max. allowed R-1 density: 0.8 du/ac)

R-2 Pod:
Total Units: +/- 164
Gross Acres: +/- 102.5
R.O.W./Detention: +/- 13.0 ac
Net Acres: +/- 89.5
Net Density: 1.83 du/ac
(max. allowed R-2 density: 2.5 du/ac)

Multi-Family Pod:
Total Units: +/- 495
Gross Acres: +/- 106.3
Flood/Detention: +/- 10.2 ac
Net Acres: +/- 96.1
Net Density: 5.15 du/ac
(max. allowed RM density: 8.0 du/ac)

Water Quality Critical Area: +/- 232.28 acres
Max. Impervious WQCA allowed: 46.45 acres (20%)
Impervious WQCA proposed: +/- 12.0 acres (5.1%)
(Homes, Amenities, Drives, Roadway, Sidewalk, Church Site, Daycare Site)

Limited Development Area: +/- 667.72 acres
Max. Impervious LDA allowed: 166.93 acres (25%)
Impervious LDA proposed: +/- 166.93 acres (25 %)
(Homes, Amenities, Drives, Roadway, SWW, Commercial)

Open Space Req'd = 180 acres (20% of gross acres)
Open Space Provided = +/- 180 acres (21.2% of gross acres)
(*Note: Calculations are based on Conceptual Master Plan dated September 18, 2008.)

R-1 Development Standards

Min. Lot Size: 43,560 s.f. (1 acre)
Min. Lot Width: 150'
Min. Front Yard Setback: 40'
Min. Side Yard Setback: 20'
Min. Rear Yard Setback: 40'
Min. Heated Floor Area: 2,400 s.f.
Max. Bldg. Ht.: 35'
Max. Lot Coverage: 25% LDA; 20% WQCA

R-2 Development Standards

Min. Lot Size: 10,890 s.f.
Min. Lot Width: 75'
Min. Front Yard Setback: 20'
Min. Side Yard Setback: 10'
Min. Rear Yard Setback: 25'
Min. Heated Floor Area: 1,800 s.f.
Max. Bldg. Ht.: 35'
Max. Lot Coverage: 25% LDA

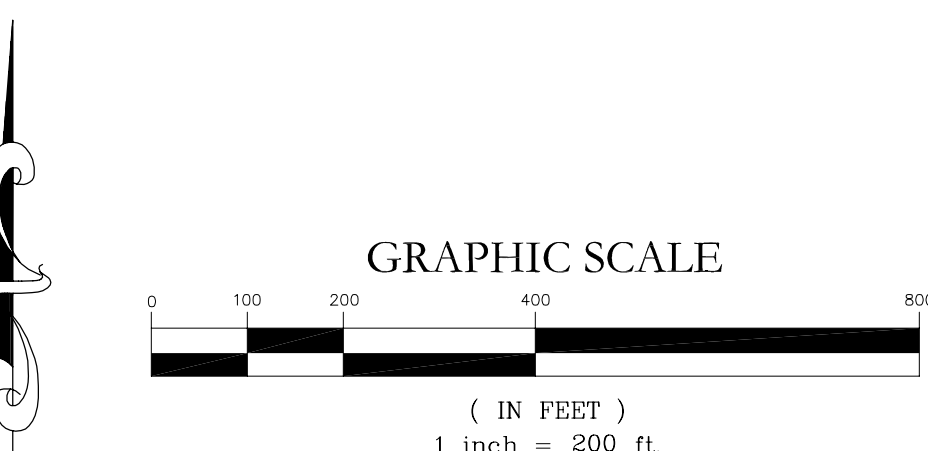
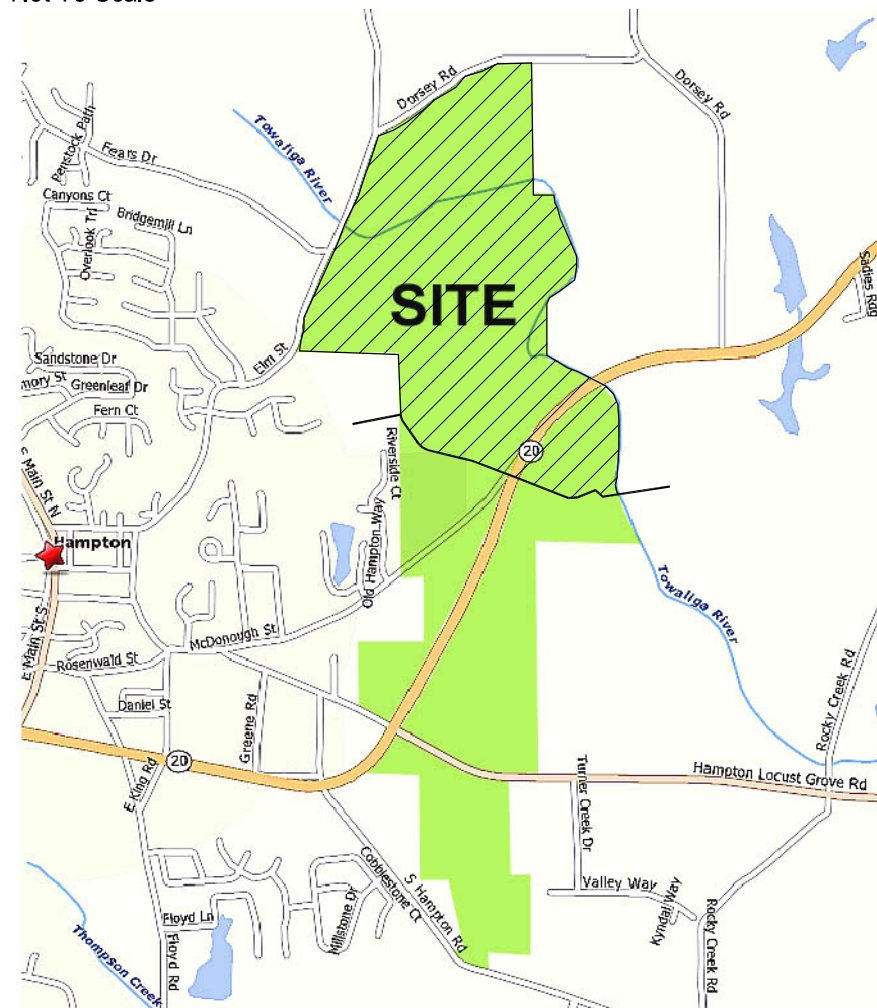
RM Development Standards

Min. Lot Size: 1 acre
Min. Lot Width: 100'
Min. Front Yard Setback: 60'
Min. Side Yard Setback: 15'
Min. Rear Yard Setback: 20'
Max. Bldg. Ht.: 4 stories or 45', whichever is less
Max. Lot Coverage: 25% LDA; 20% WQCA

General Commercial Standards

Min. Lot Size: 10,000 s.f.
Min. Lot Width: 100'
Min. Front Yard Setback: 50'
Min. Side Yard Setback: none; if corner 30'
Min. Rear Yard Setback: 20'
Max. Bldg. Ht.: 35'
Max. Lot Coverage: 25% LDA

Vicinity Map



Note:
1. Boundary survey provided by Seller & Associates, Inc.;
124 Andrew Drive, Stockbridge, GA 30281
2. Topographic information taken from Henry County GIS data.

Transportation infrastructure: sidewalks and multiuse paths

(Requirements per Henry County Ordinance No. 08-01)

Article IV. Improvement Standards

Sidewalks (Sec.3-8-112) Generally, Sidewalks may be constructed within a single-family residential subdivisions on both sides of all streets within the public right-of-way. Sidewalks shall be required on both sides of streets within a subdivision or planned development project.

Article XIX. Bruton Smith Parkway Design District

Rural Character Area (Sec.3-7-342.2.1.C) Multiuse pathways shall be provided on at least one side of all interior roadways, they shall have a paved width of ten feet; (Sec.3-7-342.2.1.D) Pedestrian access, Attractive, safe, and convenient pedestrian connections from any required multiuse path to all buildings within a development shall be provided.

Hampton Gateway Character Area (Sec. 3-7-343.3.1.C) Multiuse pathways shall be provided on at least one side of all interior roadways, they shall have a paved width of ten feet; (Sec. 3-7-343.3.1.D) Pedestrian connections from any multiuse path to all buildings within a development shall be provided.

Denotes Traffic Signal

Master Development Plan for:

Henderson Farms

Land Lots 145, 146, 176 / District 3
Land Lots 215, 216, 233, 234, 235, 246, and 247 / District 6
Henry County, Georgia

DRI Application No. 1837

prepared for:
Henderson Farms, LP
797 Wynn Drive / Hampton, GA 30228
ph. (770)946-4185

Note: Design is conceptual in nature and shall be used for discussion purposes only. We reserve the right to expand or reduce parcels by up to one third of their total acreage.

Proposed R-1 Pod
+/- 454.0 acres
(145 Estate Homes / 66 Senior Housing)

Proposed
Commercial/Mixed-use
+/- 52.76 acres

Commercial: 240,600 s.f.
Parking Req'd: 1,203 (5 sp/1,000 s.f.)
Parking Prov'd: 1,205
Office: 78,000 s.f.
Parking Req'd: 260 (1 sp/300 s.f.)
Parking Prov'd: 260 spaces

Matchline

master plan prepared by:

DWSmith
Design Group, Inc.
23 Hampton Street, McDonough, Georgia 30253
PHONE: (678) 583-5960 FAX: (678) 583-5961

Lead Planning
Civil Engineering
Landscape Architecture

traffic consultant:

Kimley-Horn and Associates, Inc.
Suite 600
3169 Holcomb Bridge Road
Norcross, Georgia 30071
tel.) 770.825.0744 / fax.) 770.825.0074

date: September 18, 2008

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Proposed Senior Multi-Family +/- 42.15 acres

94 one-story patio homes
Parking Req'd: 188 (2 sp/home)
Parking Prov'd: 188 spaces

75 apartment units
Parking Req'd: 150 (2sp/unit)
Parking Prov'd: 150 spaces

Proposed Commercial +/- 43.88 acres

Commercial: 159,400 s.f.
Parking Req'd: 797 (5sp/1,000 s.f.)
Parking Prov'd: 800 parking spaces

Proposed Commercial +/- 6.75 acres

Commercial: 8,200 s.f.
Parking Req'd: 41 (5sp/1,000 s.f.)
Parking Prov'd: 45 spaces
Office: 12,000 s.f.
Parking Req'd: 40 (1sp/300 s.f.)
Parking Prov'd: 60 spaces

Proposed Commercial +/- 11.97 acres

Commercial: 35,400 s.f.
Parking Req'd: 177 (5sp/1,000 s.f.)
Parking Prov'd: 180 parking spaces

Office: 28,000 s.f.
Parking Req'd: 94 (1sp/300 s.f.)
Parking Prov'd: 95 spaces

Transportation infrastructure: sidewalks and multiuse paths

(Requirements per Henry County Ordinance No. 08-01)

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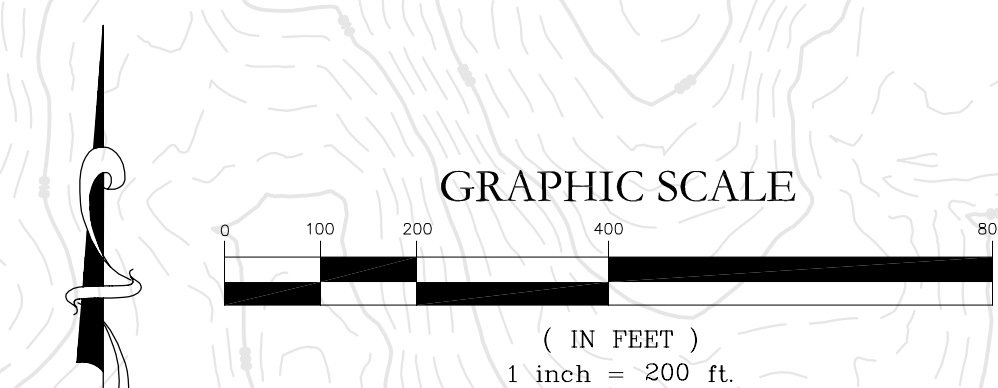
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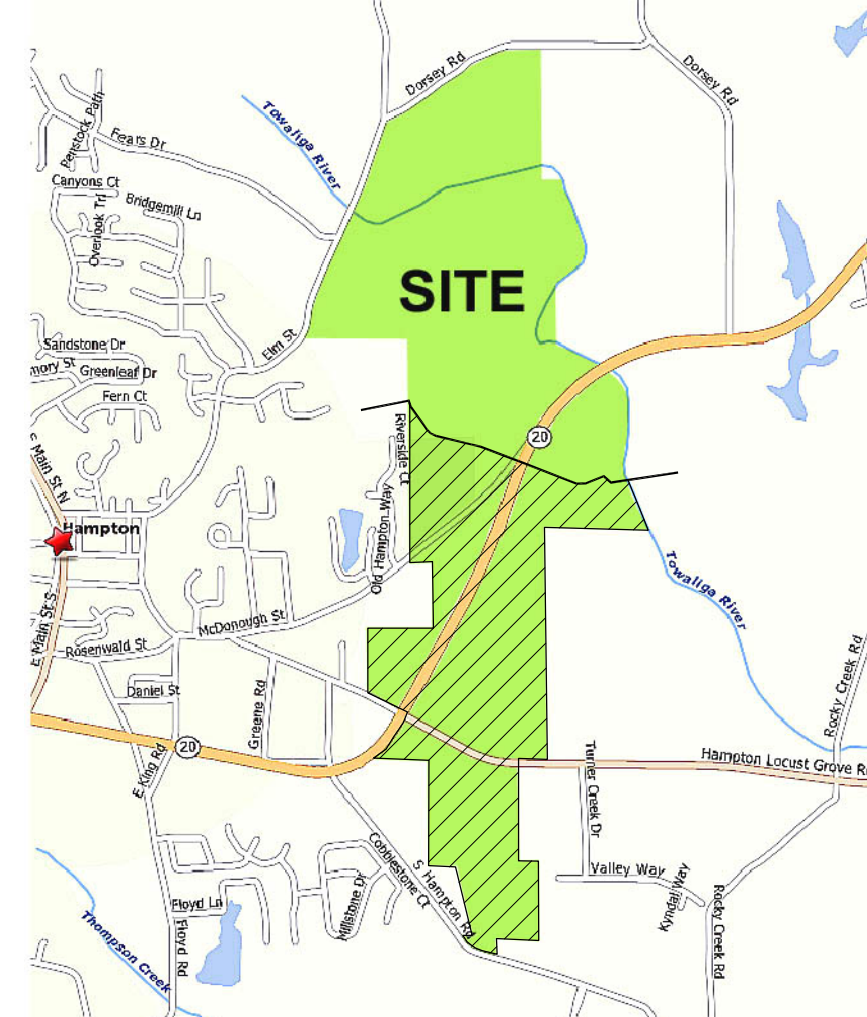


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Not To Scale



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date: September 18, 2008