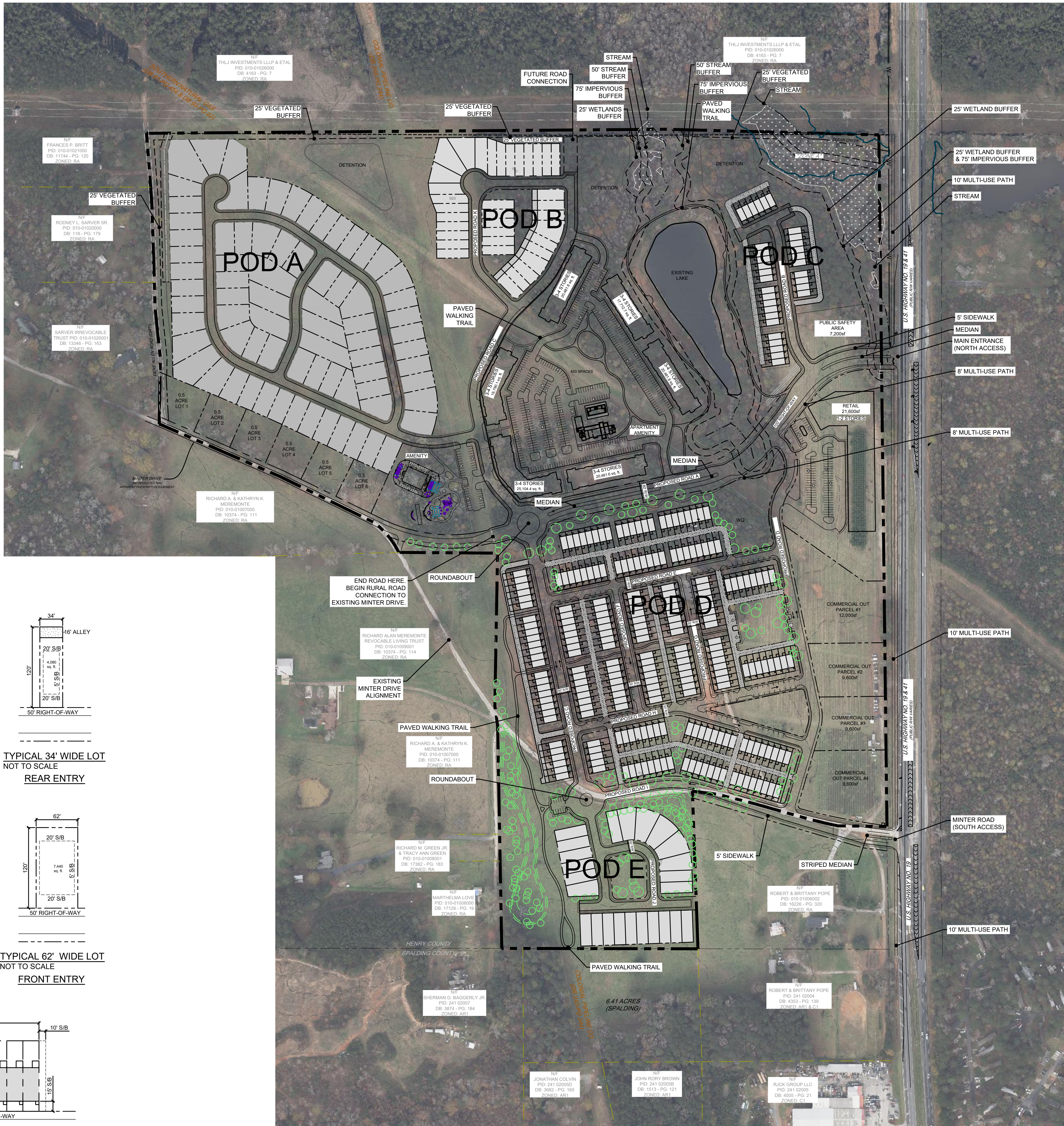




LAND USE SUMMARY

TOTAL AREA: 132.54 AC

ZONING:

EXISTING ZONING: RA (RESIDENTIAL - AGRICULTURAL)

PROPOSED ZONING: MU (MIXED USE)

GROSS D.U.A. = 5.21 du/ac

NET DENSITY = +/- 6.84 ACRES

OPEN SPACE: 15 ACRES

RESIDENTIAL UNITS

SINGLE FAMILY DETACHED DWELLINGS (1-STORY):

POD A - 62'x120': 76 UNITS

POD B - 34'x120': 26 UNITS

- 34'x120': 10 UNITS (REAR ENTRY)

POD C - 42'x120': 24 UNITS

ATTACHED TOWNHOMES (2-STORY):

POD D - 24'x105': 33 UNITS (REAR ENTRY)

POD E - 24'x105': 222 UNITS (REAR ENTRY)

APARTMENTS: 300 UNITS

TOTAL RESIDENTIAL UNITS : 691

COMMERCIAL AREA: ±12.25 ACRES

COMMERCIAL AREA 1 (±1 ACRE)

BUILDING SQUARE FOOTAGE: ±7,200sq. ft.

FLOOR AREA RATIO = 6:1

RETAIL SPACE (±5 ACRES)

BUILDING SQUARE FOOTAGE: ±21,600 sq. ft.

FLOOR AREA RATIO = 10.1:1

COMMERCIAL OUT PARCEL 1 (±2.25 ACRES)

BUILDING SQUARE FOOTAGE: ±12,000 sq. ft.

FLOOR AREA RATIO = 8.2:1

COMMERCIAL OUT PARCEL 2 (±1.2 ACRES)

BUILDING SQUARE FOOTAGE: ±9,600 sq. ft.

FLOOR AREA RATIO = 5.5:1

COMMERCIAL OUT PARCEL 3 (±1.1 ACRES)

BUILDING SQUARE FOOTAGE: ±9,600 sq. ft.

FLOOR AREA RATIO = 5:1

COMMERCIAL OUT PARCEL 4 (±1.7 ACRES)

BUILDING SQUARE FOOTAGE: ±9,600 sq. ft.

FLOOR AREA RATIO = 8:1

COMMERCIAL PARKING SUMMARY

GENERAL COMMERCIAL: 53,200 sq. ft.

(1:500) 106 SPACES REQUIRED

OFFICE: 10,600 sq. ft.

(1:300) 33 SPACES REQUIRED

RESTAURANT: 6,800 sq. ft.

(1:200) 32 SPACES REQUIRED

TOTAL SPACES REQUIRED: 171

TOTAL SPACES PROVIDED: 171

PEDESTRIAN CONNECTIVITY

5' SIDEWALKS (32,740 LF): INCLUDED ALONG ALL STREETS

WITHIN PODS

8' MULTI-USE PATH (1,812 LF): LOCATED ALONG THROUGH LANES

10' MULTI-USE PATH (2,932 LF): LOCATED ALONG FRONTAGE OF

U.S. HIGHWAY NO. 19 & 41

PAVED WALKING TRAILS (5,803 LF): LOCATED THROUGHOUT

OPEN SPACE PROVIDE ADDITIONAL PEDESTRIAN CONNECTIVITY

CROSSWALKS AND CURB RAMPS: TO BE PROVIDED WHERE

REQUIRED AND APPROPRIATE

THROUGH LANES

MAIN ENTRANCE (NORTH ACCESS):

SOUTHBOUND HWY 19/41 RIGHT TURN LANE TO PROPOSED ROAD A

NORTHBOUND HWY 19/41 LEFT TURN TO PROPOSED ROAD A

EASTBOUND PROPOSED ROAD A LEFT TURN TO HWY 19/41

EASTBOUND PROPOSED ROAD A RIGHT TURN TO HWY 19/41

MINTER ROAD (SOUTH ACCESS):

SOUTHBOUND HWY 19/41 RIGHT TURN LANE TO PROPOSED ROAD I

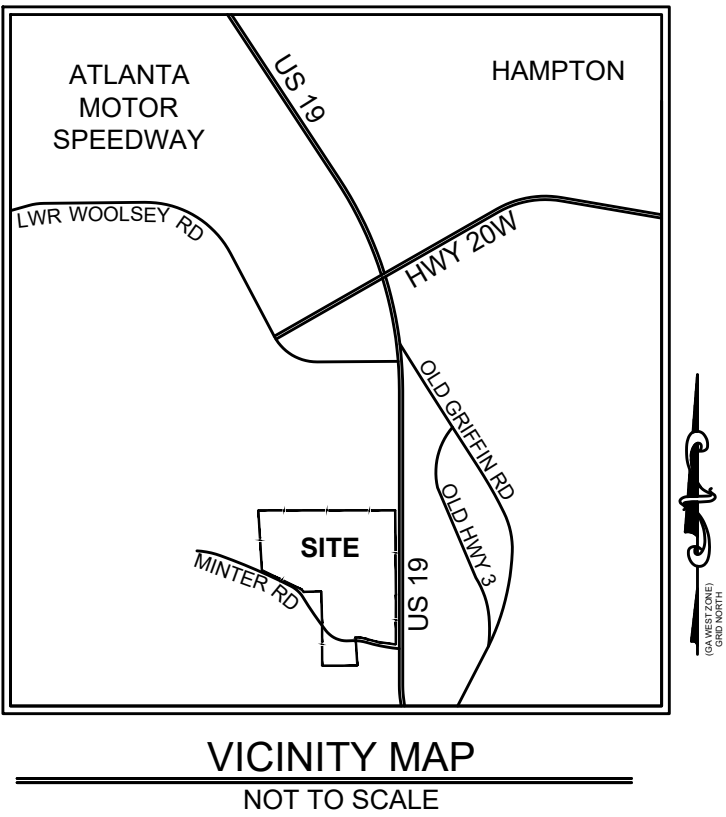
NORTHBOUND LEFT TURN TO PROPOSED ROAD I

EASTBOUND LEFT TURN TO HWY 19/41

EASTBOUND RIGHT TURN TO HWY 19/41

GENERAL NOTES:

- LAYOUT IS CONCEPTUAL IN NATURE AND IS FOR PLANNING PURPOSES ONLY. FURTHER INFORMATION WILL BE REQUIRED TO DESIGN THE PROJECT.
- PROPERTY BOUNDARIES OBTAINED FROM ALTA SURVEY PERFORMED BY ETHEN R. BROWN (GRLS #3247), DATED JUNE 07, 2021.
- EXHIBIT WAS PRODUCED UTILIZING HENRY COUNTY GIS TOPO DATA.



VICINITY MAP
NOT TO SCALE

CIVIL ENGINEERING
CONSTRUCTION MANAGEMENT
LANDSCAPE ARCHITECT
LAND SURVEYING
LANDSCAPE ARCHITECT
LAND PLANNING

FALCON DESIGN CONSULTANTS

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DRI # 3495 - SITE PLAN
FOR
MINTER DRIVE DEVELOPMENT
CITY OF HAMPTON
LOCATED IN:
HENRY COUNTY, GEORGIA

DATE	REVISIONS
1. 3/18/22	REVISED PER GRIT COMMENTS
2. 3/22/22	REVISED AERIAL IMAGE
3. 3/22/22	ADDED AERIAL IMAGE
4. 3/22/22	ADDED AERIAL IMAGE
5. 3/22/22	ADDED AERIAL IMAGE
6. 3/22/22	ADDED AERIAL IMAGE
7. 3/22/22	ADDED AERIAL IMAGE
8. 3/22/22	ADDED AERIAL IMAGE

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CAP 1242-111

DATE:	3/10/22
SCALE:	1" = 200'
PROJ NUMBER:	129.015
DRAWN BY:	JDL
REVIEWED BY:	JDL
REVISED BY:	-



THIS DOCUMENT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE OF THE REGISTRANT ACROSS THE REGISTRANT'S SEAL.

SHEET NUMBER
1.0