

DRI SITE PLAN FOR THE GROVE

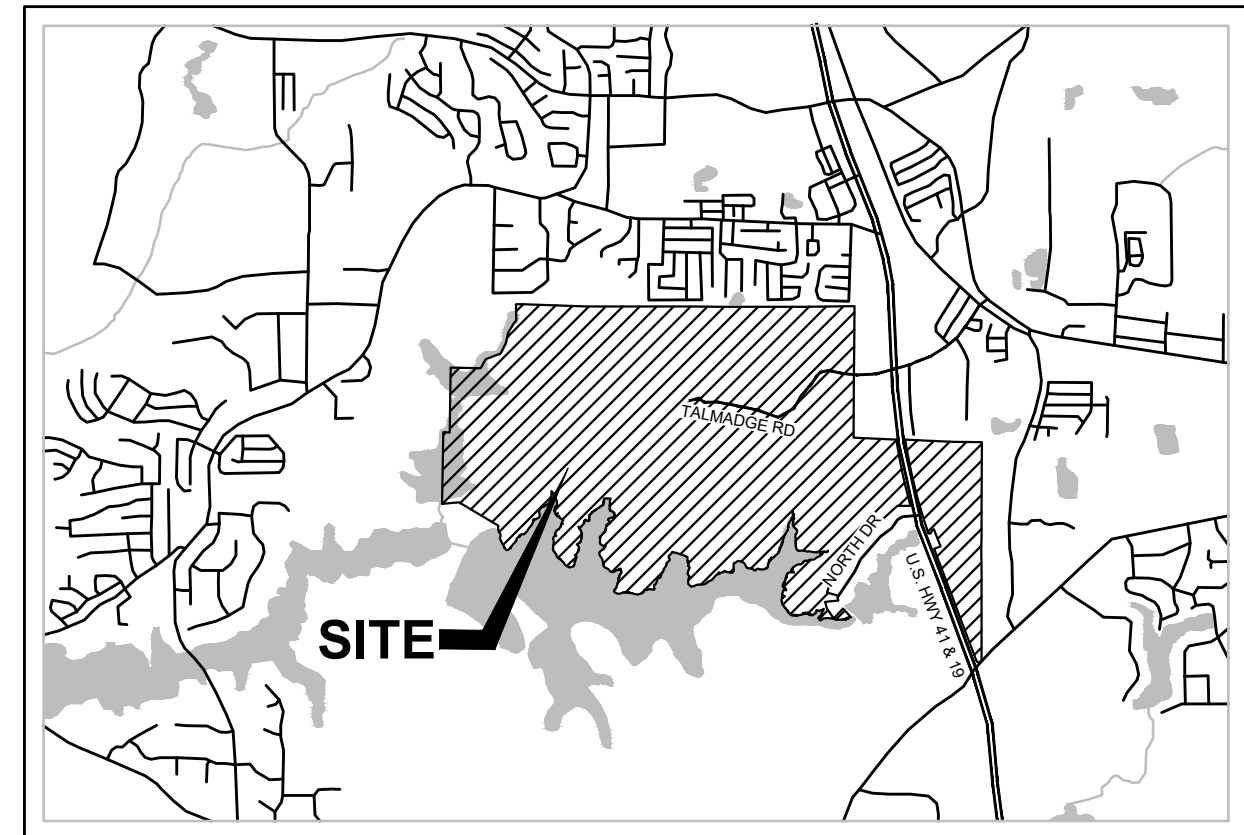
DRI #3974
LAND LOTS 161,162,163,189,
190,191,192,195, 6TH DISTRICT
HENRY COUNTY, GA

⑤ OWNER/DEVELOPER:
HENRY COUNTY LOAD COMPANY,LLC
2170 SATELLITE BLVD
SUITE 425, DULUTH, GA 30097
PHONE: (470)-440-6500
INFO@GEOSAMUS.COM

④ 24 HOUR CONTACT:
BRETT EMBRY
(470)-440-6500
INFO@GEOSAMUS.COM

SURVEYOR:
METRO ENGINEERING AND
SURVEYING COMPANY, INC.
1469 HWY 20 WEST
MCDONOUGH, GA 30253
PHONE: (770)-707-0777
INFO@METRO-ENGINEERING.COM

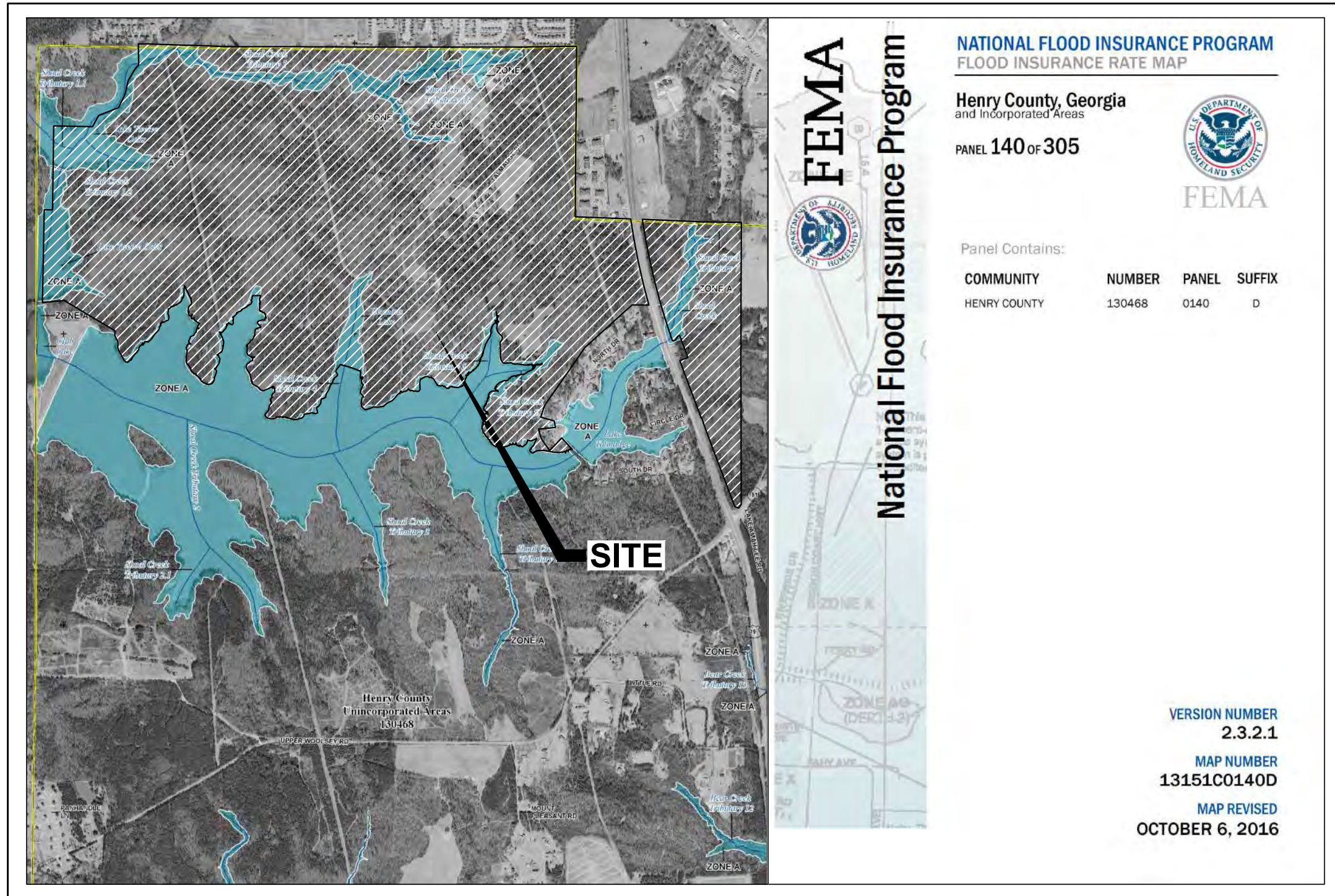
ENGINEER:
FALCON DESIGN CONSULTANTS, LLC
235 CORPORATE CENTER DR.,
SUITE 200
STOCKBRIDGE, GA 30281
PHONE: (770) 389-8666



⑩ VICINITY MAP

NTS

Sheet List Table	
Sheet Number	Sheet Title
0.0	COVER SHEET
1.0	ROAD CLASSIFICATION PLAN
2.0	OVERALL SITE PLAN
2.1	SITE PLAN
2.2	SITE PLAN
2.3	SITE PLAN
2.4	SITE PLAN



FEMA FLOOD MAP

N.T.S.

FLOOD NOTE

AS SHOWN ON FLOOD INSURANCE RATE MAPS OF HENRY COUNTY, GEORGIA
COMMUNITY PANEL NUMBER: 13151C0140D EFFECTIVE DATE: OCT 6, 2016
PORTIONS OF THESE PROPERTIES ARE LOCATED IN FEMA FLOOD HAZARD ZONE
DESIGNATED ZONE 'AE'.

DEVELOPMENT DATA

1. <u>OWNER / DEVELOPER</u> HENRY COUNTY LOAD COMPANY, LLC 2170 SATELLITE BLVD SUITE 425 PHONE: (470)-440-6500 24 HOUR CONTACT: BRETT EMBRY PHONE: (470)-440-6500 INFO@GEOSAMUS.COM	4. <u>FLOOD ZONE DATA:</u> THE PARCEL SHOWN HEREIN DOES LIE WITHIN A SPECIAL FLOOD HAZARD AREA PER F.I.R.M. PANEL 13151C0140D EFFECTIVE DATE OCT. 6, 2016.
2. <u>ENGINEER:</u> FALCON DESIGN CONSULTANTS, LLC 235 CORPORATE CENTER DR., SUITE 200 STOCKBRIDGE, GA 30281 PHONE: (770)-389-8666	5. <u>SITE REQUIREMENTS:</u> SEE SHEET 2.0
3. <u>SOURCE OF DATA:</u> METRO ENGINEERING AND SURVEYING COMPANY, INC. 1469 HWY 20 WEST MCDONOUGH, GA 30253 PHONE (770)-707-0777 INFO@METRO-ENGINEERING.COM	
4. <u>SITE LOCATION DATA:</u> INTERSECTION OF HWY 41 AND TALMADGE ROAD IN HENRY COUNTY, GA THERE ARE STATE WATERS LOCATED WITHIN 200FT OF THE SITE	

GEOSAM
CAPITAL GROUP

NV5
nv5.com

NV5 ENGINEERS AND CONSULTANTS, INC.
10745 WESTSIDE WAY
SUITE 300
ALPHARETTA, GA 30009

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NEWNAN OFFICE
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NEWNAN, GEORGIA 30065
PH: (770) 755-7979

CUMMING OFFICE
500 PIRKLE FERRY RD., STE. C
CUMMING, GEORGIA 30009
PH: (678) 807-7100

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CUMMING, GEORGIA 30009
PH: (678) 807-7100

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COVER SHEET
FOR
THE GROVE

LOCATED IN:
LAND LOTS 161,162,163,189,190
6th DISTRICT HENRY COUNTY, GA

DATE	REVISIONS
1. 4/28/23	1. UPDATED DRI NUMBER
2. 5/30/23	2. REVISED ACCESS DRIVEWAYS PER GDOT COMMENTS
3.	3.
4.	4.
5.	5.
6.	6.
7.	7.
8.	8.



Know what's below.
Call
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OR 404.724.5111

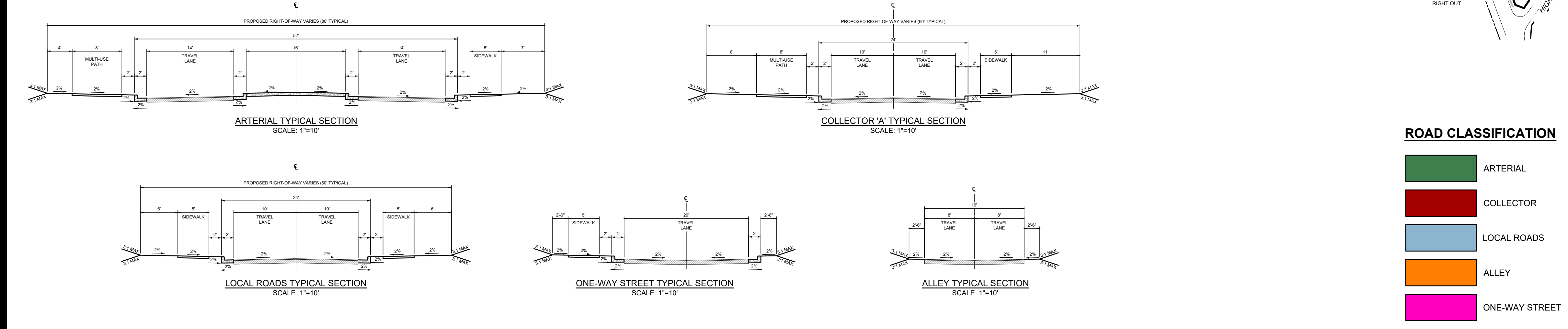


DATE:	2/24/23
SCALE:	N/A
PROJ NUMBER:	082.004
DRAWN BY:	NF
REVIEWED BY:	JDL
REVISED BY:	

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ORIGINAL SIGNATURE OF THE REGISTRANT
ACROSS THE REGISTRANT'S SEAL.

SHEET NUMBER

0.0



LAND USE SUMMARY	
TOTAL AREA:	1,278 AC
EXISTING ZONING:	RA, RM, R3, C3, C2
PROPOSED ZONING:	RMPD
OPEN SPACE:	150 AC
RETAIL/COMMERCIAL:	670,000 SF
COMMERCIAL MULTI-USE:	1,320,000 SF
VILLAGE RETAIL:	100,000 SF
HOTEL:	180 ROOMS
MULTI-FAMILY:	3,760 UNITS
SINGLE FAMILY:	3,400 UNITS
TOTAL RESIDENTIAL UNITS:	7,160
OVERALL GROSS DENSITY:	5.6 du/ac (BASED ON 1,278 ACRES)
PARKING SPACES PROVIDED:	7,576

STREETSCAPE STANDARDS:

Notwithstanding any provision in the ULDC to the contrary, the roads, ways, pathways, sidewalks, and other transient and mobility infrastructure in The Grove shall be constructed in accordance with the following requirements, based on the road classifications established by HCLC at the time of submission to the County of a preliminary plat or preliminary plats:

- Road/Sidewalk Width. Roads and ways within The Grove shall be, at a minimum, the following width based on the road's/way's classification:

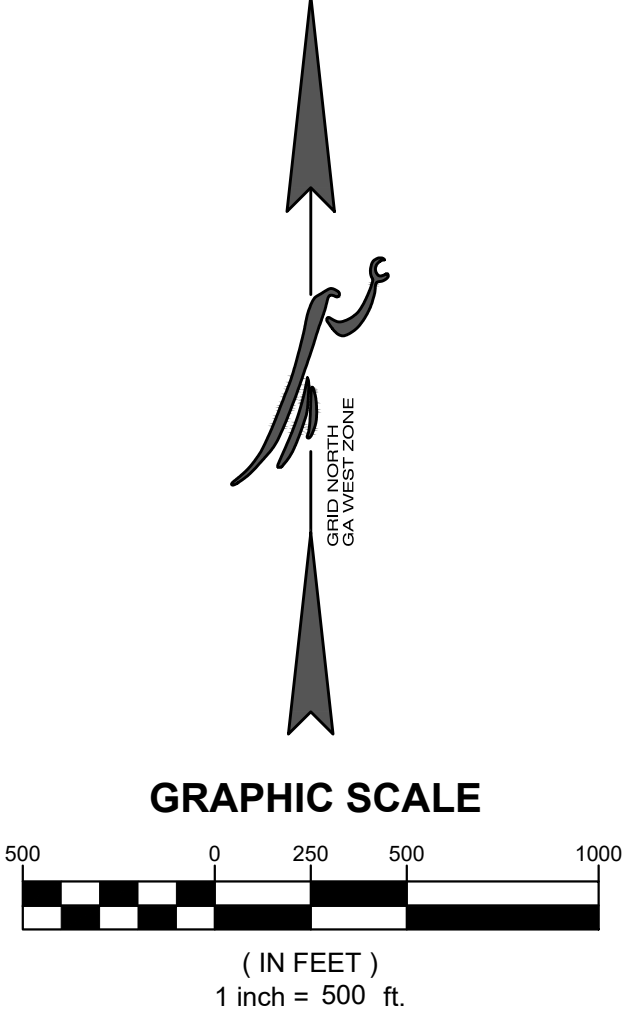
Road Type	Minimum Req'd Right-of-Way (feet)	Minimum Req'd Pavement Width w/Curbs (feet)	Minimum Req'd Pavement Width w/o Curbs (feet)	Minimum Req'd Sidewalk Width (feet)
Ring/Spine Road	60	24	Not Permitted	8
Collector Roads	60	22	Not Permitted	6
Local Roads	50	20	Not Permitted	5
Cul-de-sacs	55 (radius)	40 (radius)	Not Permitted	5
Alleyway (one way)*	14	N/A	14	Not Required
Alleyway (two way)*	20	N/A	20	Not Required

- *Curbs are not required in alleyways. Alleyways may be publicly or privately owned.
- Center Line Radius. The minimum center-line radius of any road shall be seventy-five (75) feet.
 - Cul-de-sac Radius. The minimum radius for any cul-de-sac shall be forty (40) feet.
 - Pervious Materials. Pervious paving material shall be permitted in The Grove on any road, way, sidewalk, or path that is not identified as part of the ring/spine road or a collector road.
 - Base Construction and Paving Depth. Roads and ways within The Grove shall be, at a minimum, the following paving specifications based on the road's/way's classification as set forth in the "Road Classification Map".

Road Type	Applicable Standard
Ring/Spine Road	Industrial Street Construction Standards set forth in Table 8.01.06(K) of the ULDC
Collector Roads	Commercial Street Construction Standards set forth in Table 8.01.06(K) of the ULDC
Local Roads	Residential Street Construction Standards set forth in Table 8.01.06(I) of the ULDC
Cul-de-sacs	Based on the Standard Applicable to the road classification
Alleyway (one way & two way)	6-inch base (graded aggregate); 98 percent dry density compaction & 2-inch 12.5 mm superpave mix with hydrated lime (Level 1), 220 pounds per square yard

- Streetscape Profile. The profile/cross-section of streets shall substantially conform (although minor deviations shall be permitted, in the discretion of the MPC) to the illustrative profiles/cross-sections.

- GENERAL NOTES:**
- LAYOUT IS CONCEPTUAL IN NATURE AND IS FOR PLANNING PURPOSES ONLY. FURTHER INFORMATION WILL BE REQUIRED TO DESIGN THE PROJECT.
 - SURVEY PROVIDED BY METRO ENGINEERING & SURVEYING CO., INC.
 - LOTS SHOWING AN ASTERISK (*) ARE COMPROMISED BY BUFFER OR SETBACK IMPACTS. IN THE EVENT THAT THE LOT REMAINS COMPROMISED ONCE FULL DESIGN AND ENGINEERING IS COMPLETED, SUCH LOTS CAN BE CONVERTED TO A POCKET PARK, COMMON OPEN SPACE, OR REMAIN IN ITS NATURAL STATE.



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LANDSCAPE ARCHITECT

LAND PLANNING

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500 PEARLE FERRY RD. STE. 100
CLUMMING, GEORGIA 30006
PH (404) 867-7340

NEWMAN OFFICE
1000 WILSON BLVD. STE. 100
NEWMAN, GEORGIA 30062
PH (770)756-7979

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ROAD CLASSIFICATION PLAN
FOR
THE GROVE

LOCATED IN:
HENRY COUNTY, GEORGIA
LAND LOTS 161, 162, 163, 189, 190,
191, 192 & 195, 6TH DISTRICT

REVISIONS

DATE	REVISIONS
1. 2/20/23	REVISED ALLEYS
2. 4/20/23	REVISED ROAD STANDARDS
3. 4/20/23	UPDATED DRI NUMBER
4. 5/30/23	REVISED ACCESS DRIVEWAYS PER GDOT COMMENTS
5. 6/27/23	FINAL DRI SITE PLAN
6.	
7.	
8.	

Know what's below?
Call
UTILITIES PROTECTION CENTER
1 (800) 882-4411 THROUGHOUT GEORGIA
CEN 1246-111

GEORGIA

DATE: 2/24/23

SCALE: 1" = 500'

PROJ NUMBER: 082.004

DRAWN BY: JDL

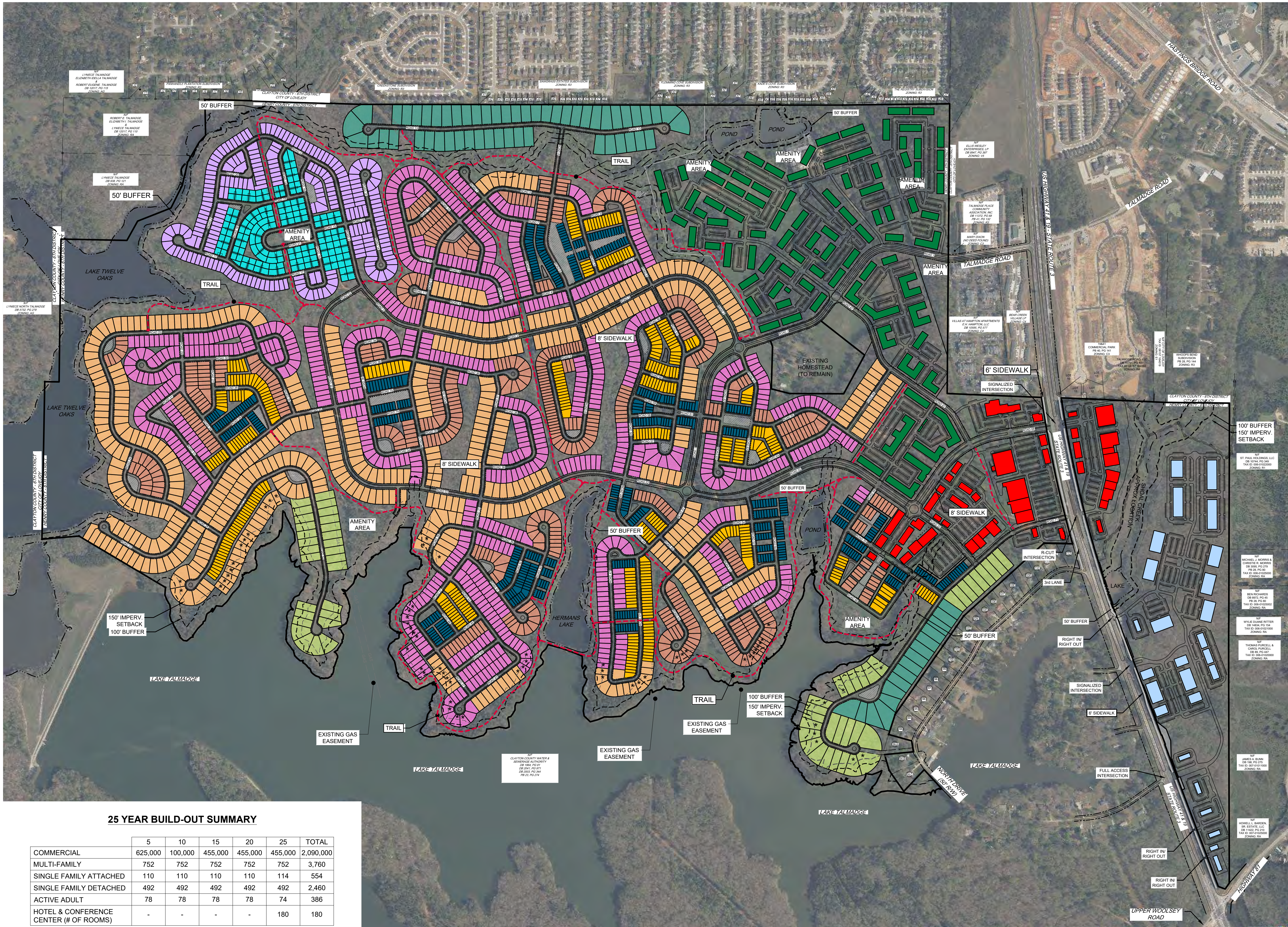
REVIEWED BY: JDL

REVISED BY:

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SHEET NUMBER

1.0



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SINGLE FAMILY:	3,400 UNITS
TOTAL RESIDENTIAL UNITS:	7,160
OVERALL GROSS DENSITY:	5.6 du/ac (Based on 1,278 acres)
PARKING SPACES PROVIDED:	7,576

SINGLE FAMILY UNITS

TOWNHOME	554 LOTS
CHALET	443 LOTS
COTTAGE	507 LOTS
VILLA	809 LOTS
MANOR	563 LOTS
ESTATE	69 LOTS
ESTATE PLUS	69 LOTS
ACTIVE ADULT RANCH	227 LOTS
ACTIVE ADULT QUAD	159 LOTS
TOTAL LOTS	3,400 LOTS

AMENITY SUMMARY

TRAILS	8 MILES
LAKE FRONTAGE	6.15 MILES
POCKET PARKS	35
AMENITY AREAS	6

GENERAL NOTES

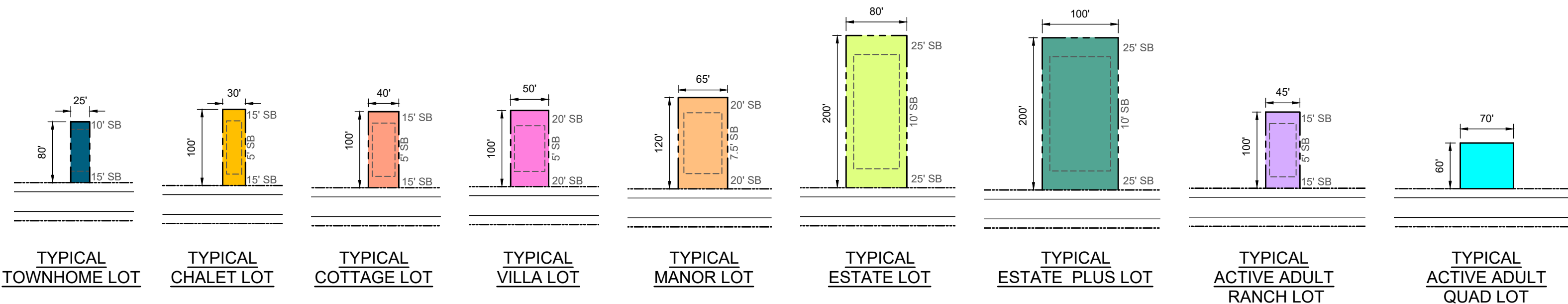
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25 YEAR BUILD-OUT SUMMARY

	5	10	15	20	25	TOTAL
COMMERCIAL	625,000	100,000	455,000	455,000	455,000	2,090,000
MULTI-FAMILY	752	752	752	752	752	3,760
SINGLE FAMILY ATTACHED	110	110	110	110	114	554
SINGLE FAMILY DETACHED	492	492	492	492	492	2,460
ACTIVE ADULT	78	78	78	78	74	386
HOTEL & CONFERENCE CENTER (# OF ROOMS)	-	-	-	-	180	180

LAND USE KEY

TOWNHOME	ESTATE PLUS LOTS
CHALET LOTS	ACTIVE ADULT RANCH LOTS
COTTAGE LOTS	ACTIVE ADULT QUAD LOTS
VILLA LOTS	MULTI-FAMILY
MANOR LOTS	COMMERCIAL
ESTATE LOTS	COMMERCIAL MULTI USE



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40 GREENWAY CT. STE. A
NEWNAS, GEORGIA 30255
PH (770) 755-7979

ALBUQUERQUE OFFICE
500 PUEBLO TERRACE, STE. 100
ALBUQUERQUE, NEW MEXICO 87102
PH (505) 867-7340

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ZONING CONCEPT PLAN
FOR
THE GROVE

LOCATED IN:
HENRY COUNTY, GEORGIA
LAND LOTS 161, 162, 163, 189, 190,
191, 192 & 195, 6TH DISTRICT

REVISIONS

DATE	DESCRIPTION
1. 1/13/23	ADDED HOTEL TO BUILD-OUT CHART
2. 1/13/23	REVISED LOT LAYOUT
3. 1/13/23	REVISED LOT LAYOUT
4. 2/20/23	REVISED AQUATIC RESOURCE BUFFERS
5. 4/28/23	UPDATED DRI NUMBER
6. 5/30/23	REVISED ACCESS DRIVEWAYS PER GDOT COMMENTS
7. 6/27/23	FINAL DRI SITE PLAN
8.	

Know what's below.
Call
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1 (800) 882-4411 THROUGHOUT GEORGIA
OR 706.524.5111

DATE: 2/24/23

SCALE: 1" = 500'

PROJ. NUMBER: 082.004

DRAWN BY: JDL

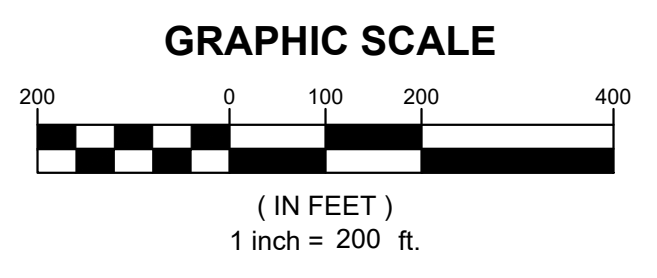
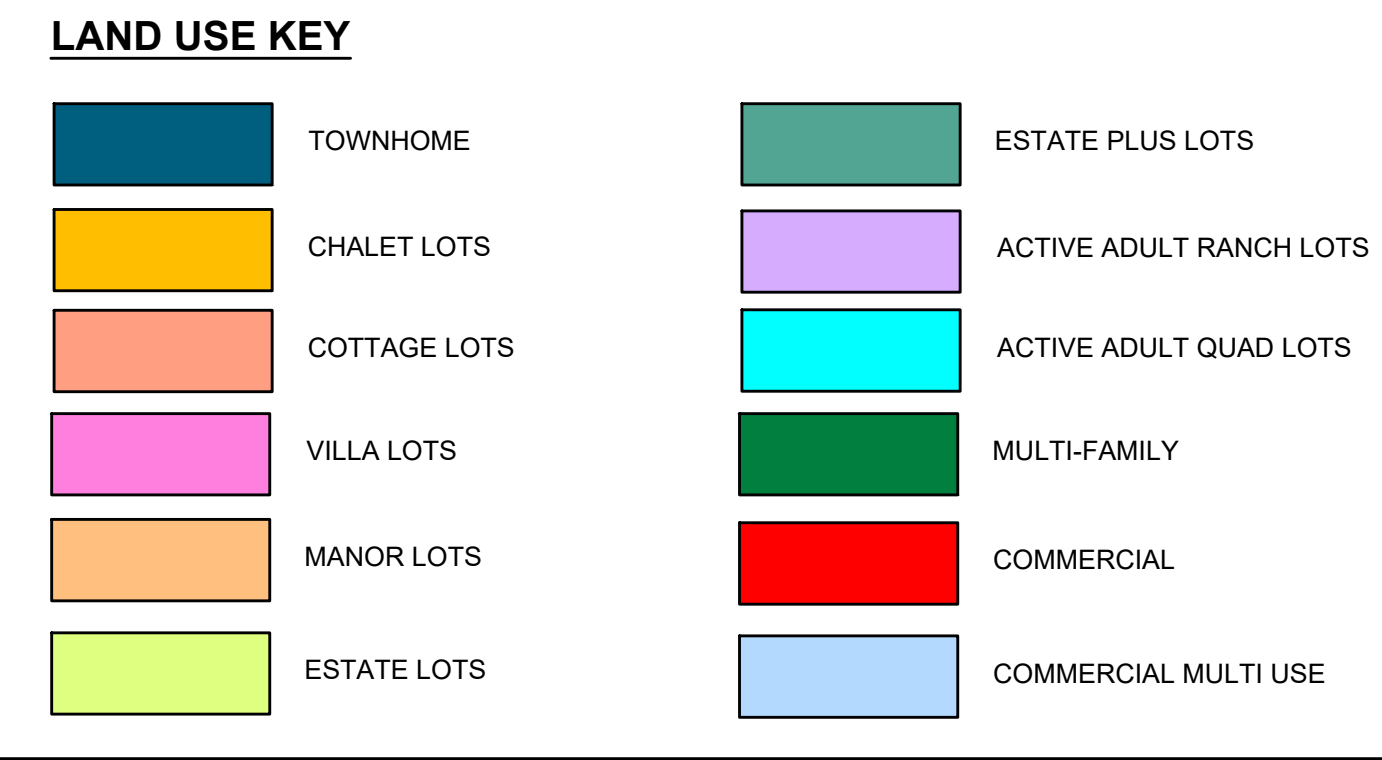
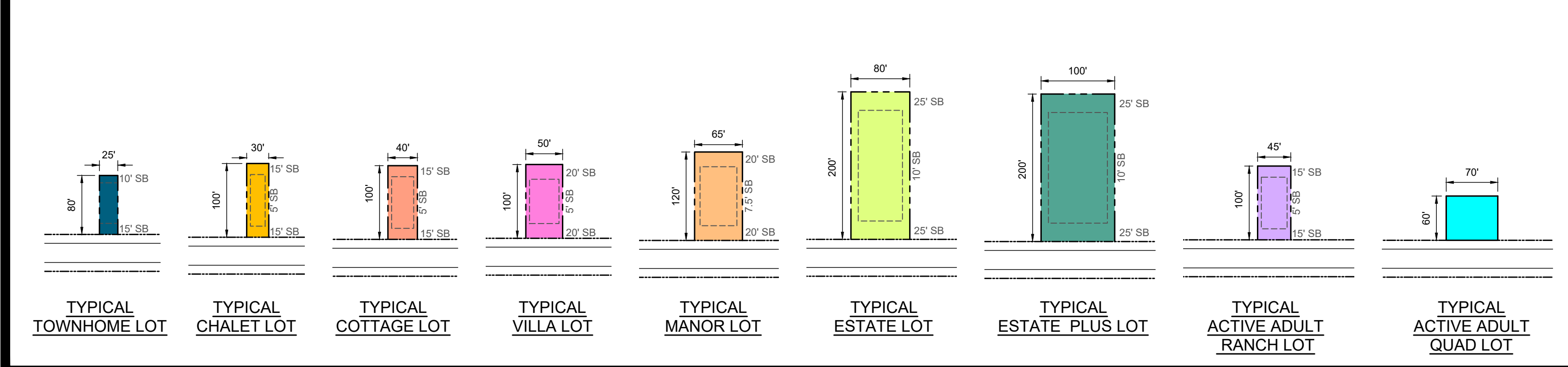
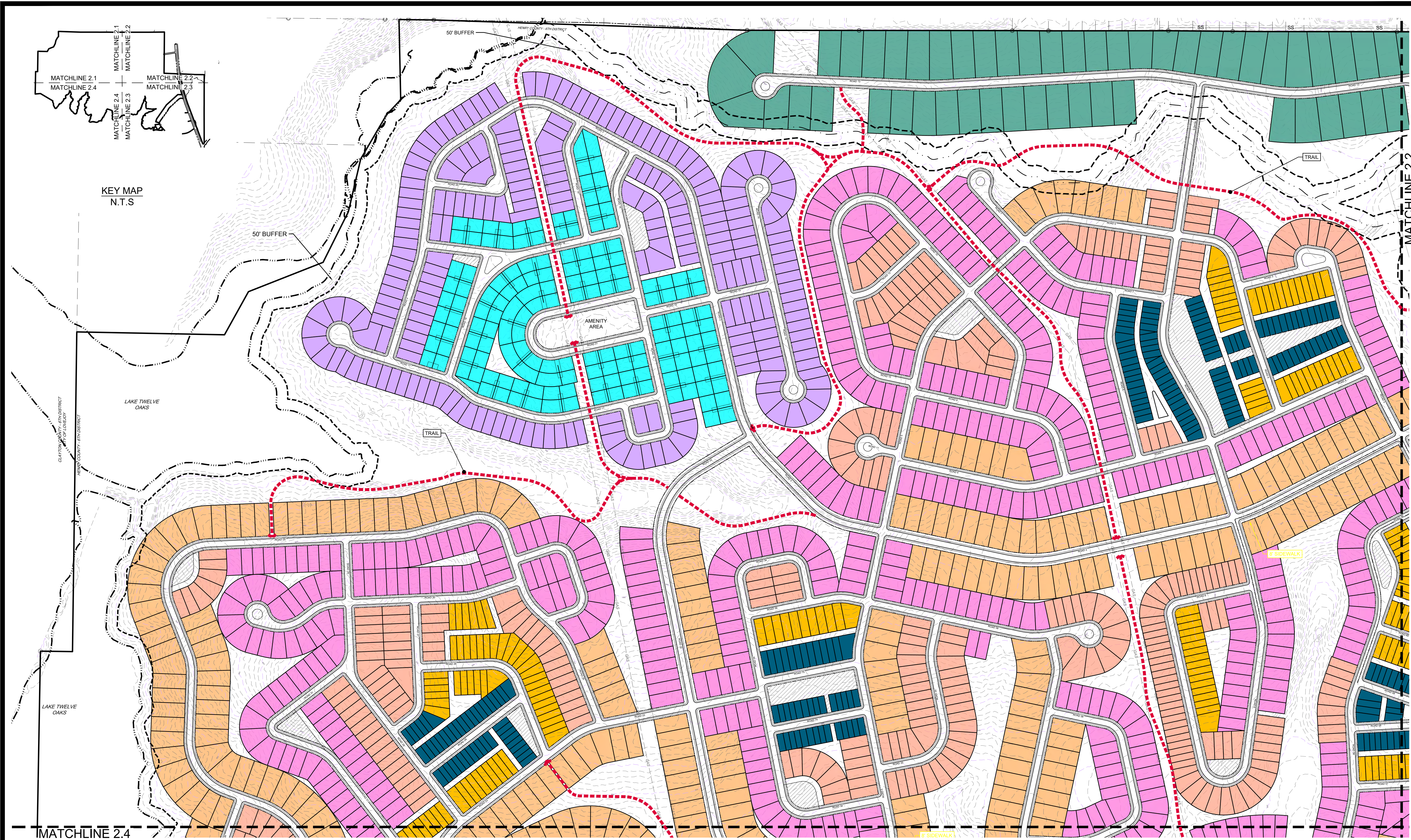
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SHEET NUMBER

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ZONING CONCEPT PLAN
FOR
THE GROVE

LOCATED IN:
HENRY COUNTY, GEORGIA
LAND LOTS 161, 162, 163, 189, 190,
191, 192 & 195, 6TH DISTRICT

DATE	REVISIONS
1. 4/28/23	UPDATED DRI NUMBER
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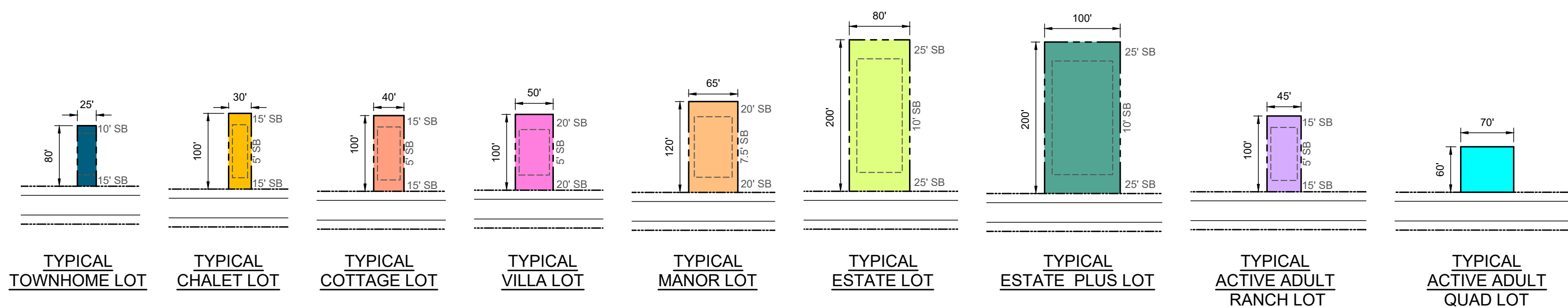
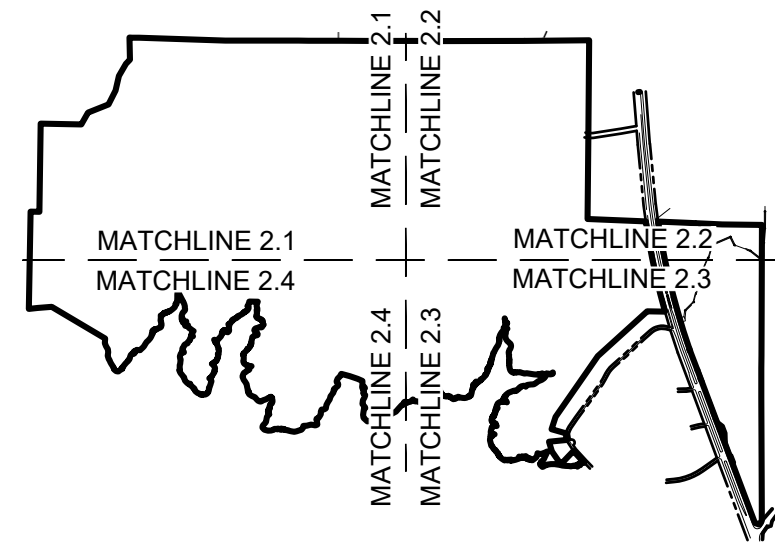
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OR 770-424-5111

DATE:	2/24/23
SCALE:	1" = 200'
PROJ. NUMBER:	082.004
DRAWN BY:	JDL
REVIEWED BY:	JDL
REVISED BY:	

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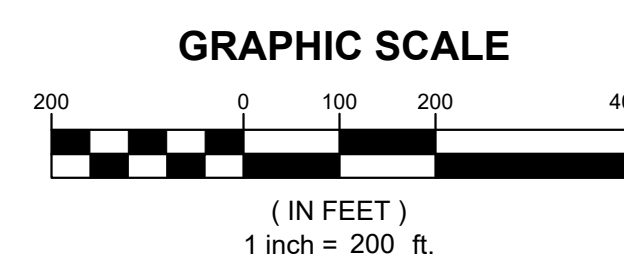
SHEET NUMBER

2.1



LAND USE KEY

- | | |
|--------------|-------------------------|
| TOWNHOME | ESTATE PLUS LOTS |
| CHALET LOTS | ACTIVE ADULT RANCH LOTS |
| COTTAGE LOTS | ACTIVE ADULT QUAD LOTS |
| VILLA LOTS | MULTI-FAMILY |
| MANOR LOTS | COMMERCIAL |
| ESTATE LOTS | COMMERCIAL MULTI USE |



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LAND LOTS 161, 162, 163, 189, 190,
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DATE	REVISED	REVISIONS
1. 4/28/23	1	REVISED ACCESS DREVAYS PER GDOT COMMENTS
2. 5/3/23	2	
3. 5/3/23	3	
4. 5/3/23	4	
5. 5/3/23	5	
6. 5/3/23	6	
7. 5/3/23	7	
8. 5/3/23	8	

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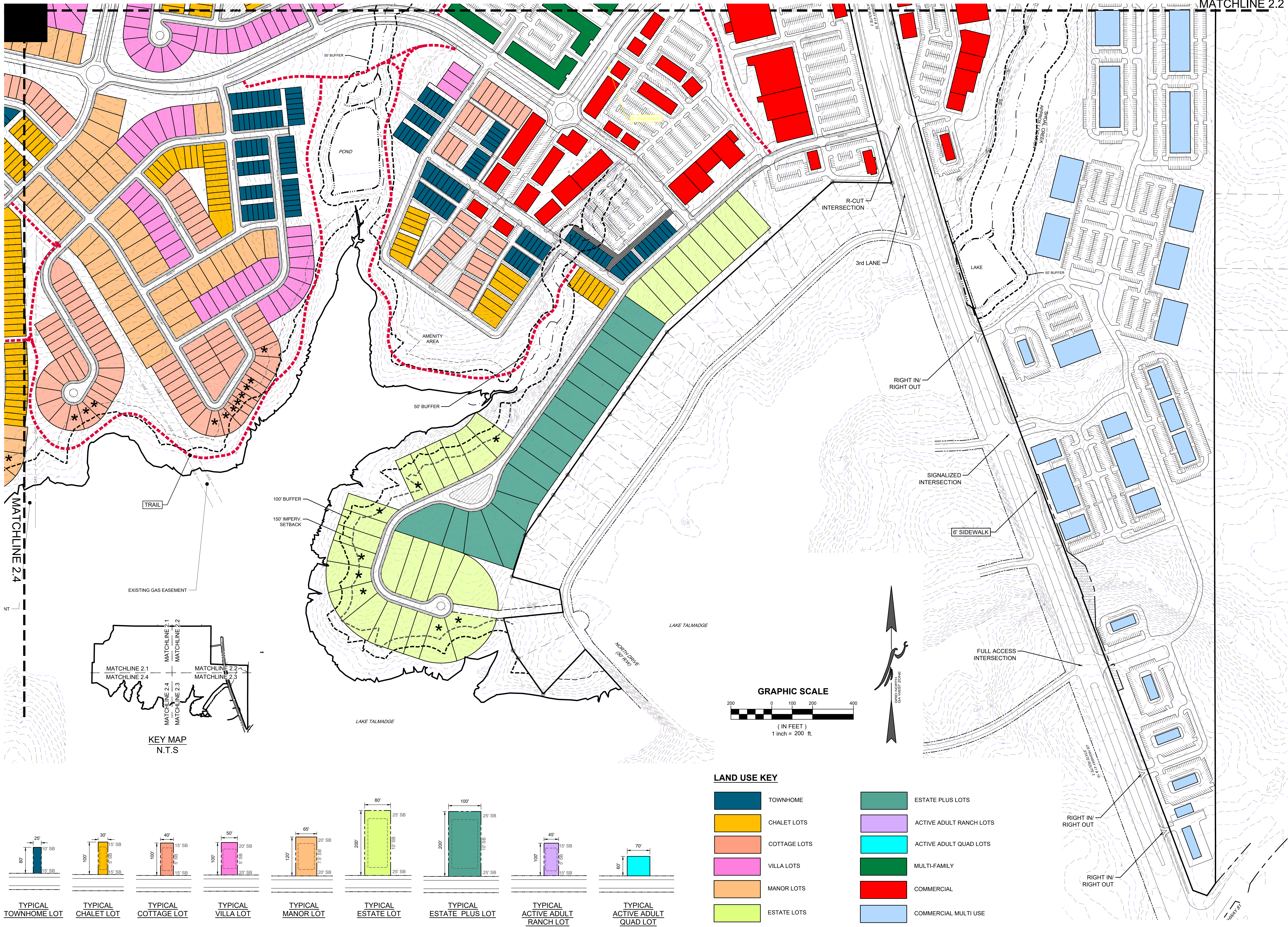
GEORGIA
DEPARTMENT OF
TRANSPORTATION

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REVIEWED BY:	JDL
REVISED BY:	

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SHEET NUMBER

2.2



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NEWNAS, GEORGIA 30255
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REVISIONS

DATE	UPDATED DRI NUMBER	REVISED ACCESS DRIVEWAYS PER GDOT COMMENTS
1. 4/28/23	1	
2. 5/30/23	2	
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4.	4	
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8.	8	

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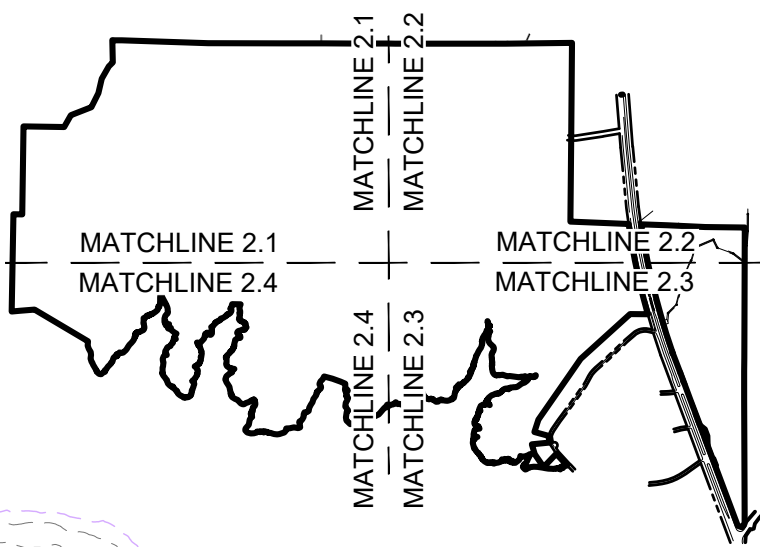
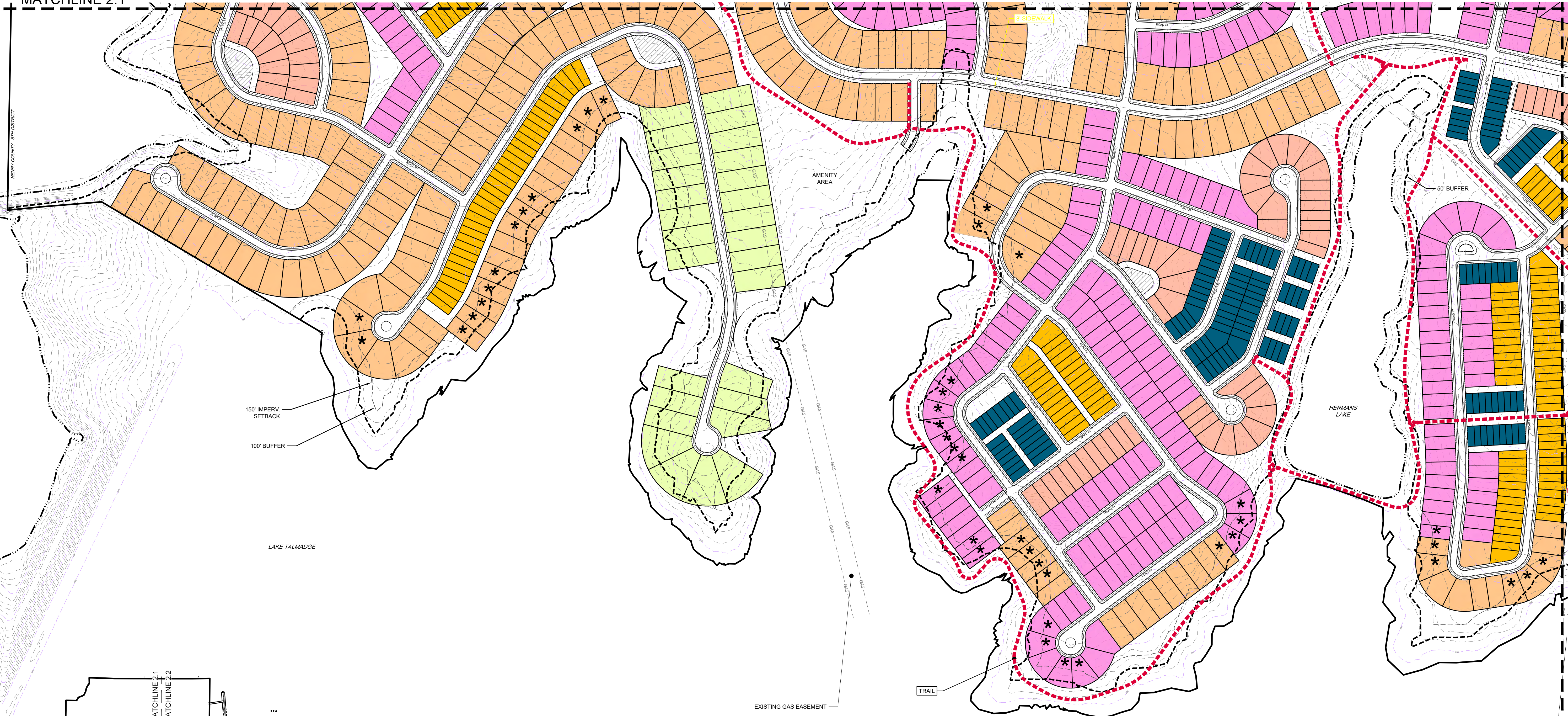
REVISED BY:

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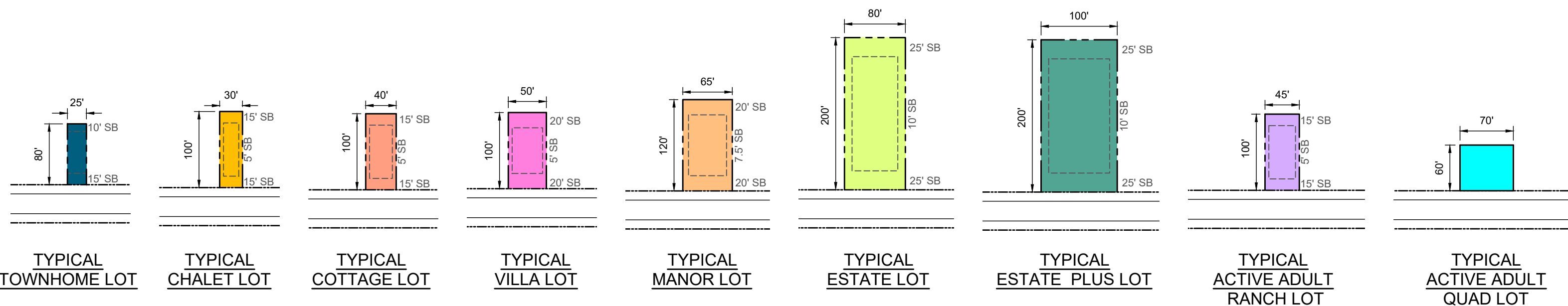
SHEET NUMBER

2.3

MATCHLINE 2.1

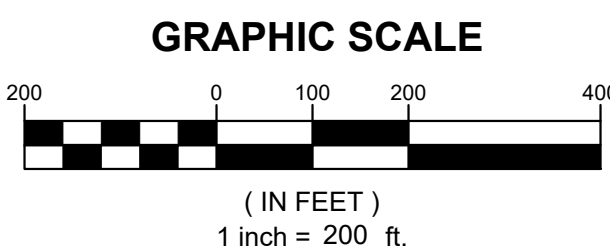


KEY MAP
N.T.S.



LAND USE KEY

- | | |
|--------------|-------------------------|
| TOWNHOME | ESTATE PLUS LOTS |
| CHALET LOTS | ACTIVE ADULT RANCH LOTS |
| COTTAGE LOTS | ACTIVE ADULT QUAD LOTS |
| VILLA LOTS | MULTI-FAMILY |
| MANOR LOTS | COMMERCIAL |
| ESTATE LOTS | COMMERCIAL MULTI USE |



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NEWNAS, GEORGIA 30255
PH: (770) 755-7979

CUMMING OFFICE
500 PEARLE FERRY RD. STE. C
CUMMING, GEORGIA 30006
PH: (678) 807-3300

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REVISIONS

DATE	UPDATED DFN NUMBER	REVISIONS
1. 4/28/23	1	REVISED DRIVEWAYS PER GOVT ACCESS
2. 5/20/23	2	
3.	3	
4.	4	
5.	5	
6.	6	
7.	7	
8.	8	

Know what's below.
Call
UTILITIES PROTECTION CENTER
1 (800) 882-4411 THROUGHOUT GEORGIA
OR 770.424.5111

GEORGIA
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OR 770.424.5111

DATE: 2/24/23
SCALE: 1" = 200'
PROJ NUMBER: 082.004
DRAWN BY: JDL
REVIEWED BY: JDL
REVISED BY:

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SHEET NUMBER

2.4