

DATE: July 14, 2023

TO: Chair Carlotta Harrell, Henry County Commission
ATTN TO: Touissant Kirk, Planning and Economic Development Lead, Henry County
RE: Development of Regional Impact Review
FROM: Mike Alexander, COO, Atlanta Regional Commission

ARC has completed a preliminary regional review of the following DRI. ARC reviewed the DRI's relationship to regional plans, goals and policies – and impacts it may have on the activities, plans, goals and policies of other local jurisdictions as well as state, federal and other agencies. This preliminary report does not address whether the DRI is or is not in the best interest of the local government.

Name of Proposal: 2023 The Grove DRI 3974

Submitting Local Government: Henry County

Date Opened: July 14, 2023 **Deadline for Comments:** July 29, 2023 **Date to Close:** July 31, 2023

Description: A DRI review of a proposal to construct a mixed-use development with 7,160 residential units (including single-family homes, townhomes, senior residences, and multi-family apartments), 1,990,000 SF of commercial/retail space, 100,000 SF of village retail space and 180 hotel rooms on a 1,277-acre mostly wooded site fronting Shoal Creek off of Lovejoy Road and Highway 19/41 in Henry County.

PRELIMINARY COMMENTS:

Key Comments

The project is generally not aligned with applicable Rural Areas policy recommendations which note: "There is a strong desire from residents and elected officials in these areas to keep them rural. Increased development threatens existing rural economic uses, such as forestry, agriculture, and tourism. The region is striving to protect these areas by limiting infrastructure investments to targeted areas and allowing no development or only low impact development."

Approximately 150 of the project's total 1278 acres will be retained as open space. The project could be better aligned with Rural Areas policies by utilizing more concentrated development and providing more conservation and open space especially around water elements.

The project includes extensive frontage on the Shoal Creek Reservoir, labeled on the site plan as "Lake Talmadge," which is owned and operated by the Clayton County Water Authority for water supply storage.

The project's ultimate design and implementation will need to be carefully coordinated as required with the Clayton County Water Authority.

The project aligns with regional policies related to walkable mixed-used development and includes a robust internal pedestrian network with a minimum standard sidewalk of 5 feet to all areas of the site, a large enhanced 8 feet central sidewalk loop connecting residential with commercial areas, and 8 miles of multi-use trails.

The project provides a wide range of housing choices including several types of detached single-family homes, townhomes, multi-family homes, and senior homes which is strongly supportive of regional housing policies.

The project will generate a total of 28,170 daily vehicular trips. A wide range of roadway improvements are proposed to help mitigate the vehicular impact.

General Comments

The Atlanta Region's Plan, developed by ARC in close coordination with partner local governments, is intended to broadly guide regional development in the 12-county metro region to ensure that required infrastructure and resources are in place to support continued economic development and prosperity. The Plan assigns a relevant growth management category designation with accompanying policy recommendations to all areas in the region. This DRI site is designated Rural Areas; corresponding policy recommendations are provided at the end of these comments.

Transportation and Mobility Comments

ARC's Transportation and Mobility Division comments will be provided in the Final Report.

Care should be taken to ensure that the constructed development provides an interconnected, functional, clearly marked and comfortable pedestrian experience on all driveways, paths, entrances, and parking areas. To the maximum extent possible, new driveways and intersection corners where pedestrians will cross should be constructed with minimal curb radii to reduce speeds of turning vehicles and decrease crossing distances for pedestrians.

ARC Natural Resource Comments

ARC's detailed Natural Resource Department comments will be provided in the Final Report.

Plans show 100'/150' buffers on the portions of the project bordering the Shoal Creek Reservoir. Henry County would need to adopt a revision to their County small water supply watershed protection ordinance for these buffers to be formalized.

The Shoal Creek Reservoir, labeled on the map as “Lake Talmadge,” is owned and operated by the Clayton County Water Authority for water supply storage. The project’s final design will need to be coordinated as required with the Clayton County Water Authority.

Environment Comments

The currently mostly wooded site bordering the Shoal Creek Reservoir and traversed by several streams provides extensive carbon sequestration, heat island mitigation/urban cooling, and stormwater filtering services for the surrounding area which will all be significantly diminished by the project.

The project can help mitigate this impact and support The Atlanta Region's Plan by incorporating numerous green infrastructure, low-impact design, pervious pavers, rain gardens, vegetated swales and similar approaches in parking areas, site driveways, and wherever else possible.

Atlanta Regions Plan Growth Policy Considerations: Rural Areas

This site falls under the UGPM Rural Areas category which are areas in the region where limited development has taken place or and where development pressure is low. These areas are characterized by sporadic, large single-family lots, agricultural uses, protected lands, and forests. These areas border more central developed and developing areas and represent the limits of the urban service area in the region. There is a strong desire from residents and elected officials in these areas to keep them rural. Increased development threatens existing rural economic uses, such as forestry, agriculture, and tourism.

To maintain economic viability without undesirable development, these areas may be appropriate as “sending” areas in potential Transfer of Development Rights (TDR) programs. The region is striving to protect these areas by limiting infrastructure investments to targeted areas and allowing no development or only low impact development. There will be a continued need to maintain existing transportation infrastructure, but care should be taken not to spur unwanted growth by inappropriate expansion of infrastructure capacity.

The project is generally not aligned with the Rural Areas overall goal of retaining policy rural area uses. It could be better aligned with Rural Areas policies by better concentrating developed areas and providing more conservation and open space especially around water elements. The housing and walkability aspects of the project are generally aligned with associated regional policies.

Henry County leadership and staff, along with the applicant team, should collaborate closely to ensure optimal sensitivity to nearby local governments, neighborhoods, and natural systems.

THE FOLLOWING LOCAL GOVERNMENTS AND AGENCIES RECEIVED NOTICE OF THIS REVIEW:

ATLANTA REGIONAL COMMISSION

GEORGIA DEPARTMENT OF NATURAL RESOURCE

GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS

GEORGIA DEPARTMENT OF TRANSPORTATION

GEORGIA REGIONAL TRANSPORTATION AUTHORITY

GEORGIA SOIL AND WATER CONSERVATION COMMISSION

GEORGIA ENVIRONMENTAL FINANCE AUTHORITY

GEORGIA CONSERVANCY

CITY OF HAMPTON

CITY OF LOVEJOY

CITY OF FAYETTEVILLE

CITY OF McDONOUGH

CITY OF STOCKBRIDGE

CLAYTON COUNTY

FAYETTE COUNTY

SPALDING COUNTY

For questions, please contact Donald Shockey at (470) 378-1531 or dshockey@atlantaregional.org. This report will be published to the ARC review website located at <http://atlantaregional.org/plan-reviews>.



Developments of Regional Impact

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DRI #3974

DEVELOPMENT OF REGIONAL IMPACT Initial DRI Information

This form is to be completed by the city or county government to provide basic project information that will allow the RDC to determine if the project appears to meet or exceed applicable DRI thresholds. Refer to both the [Rules for the DRI Process](#) and the [DRI Tiers and Thresholds](#) for more information.

Local Government Information

Submitting Local
Government: Henry

Individual completing form: Toussaint Kirk

Telephone: 770-288-7535

E-mail: tkirk@co.henry.ga.us

*Note: The local government representative completing this form is responsible for the accuracy of the information contained herein. If a project is to be located in more than one jurisdiction and, in total, the project meets or exceeds a DRI threshold, the local government in which the largest portion of the project is to be located is responsible for initiating the DRI review process.

Proposed Project Information

Name of Proposed Project: The Grove

Location (Street Address, GPS Coordinates, or Legal
Land Lot Description):

Brief Description of Project: Mixed single-family residential, multifamily residential, and commercial development.

Development Type:

- | | | |
|--|---|---|
| <input type="radio"/> (not selected) | <input type="radio"/> Hotels | <input type="radio"/> Wastewater Treatment Facilities |
| <input type="radio"/> Office | <input checked="" type="radio"/> Mixed Use | <input type="radio"/> Petroleum Storage Facilities |
| <input type="radio"/> Commercial | <input type="radio"/> Airports | <input type="radio"/> Water Supply Intakes/Reservoirs |
| <input type="radio"/> Wholesale & Distribution | <input type="radio"/> Attractions & Recreational Facilities | <input type="radio"/> Intermodal Terminals |
| <input type="radio"/> Hospitals and Health Care Facilities | <input type="radio"/> Post-Secondary Schools | <input type="radio"/> Truck Stops |
| <input type="radio"/> Housing | <input type="radio"/> Waste Handling Facilities | <input type="radio"/> Any other development types |
| <input type="radio"/> Industrial | <input type="radio"/> Quarries, Asphalt & Cement Plants | |

If other development type, describe:

Project Size (# of units, floor area, etc.): 7,160 total dwelling units and 2+ million sq. ft. commercial.

Developer: Henry County Land Company, LLC

Mailing Address: 2170 Satellite Boulevard, Suite 425

Address 2:

City: Duluth State: GA Zip: 30097

Telephone: 470-440-6500

Email: bembry@geosamatl.com

Is property owner different from developer/applicant? ☐ (not selected) ☒ Yes ☐ No

If yes, property owner:

Is the proposed project entirely located within your ☐ (not selected) ☒ Yes ☐ No

local government's jurisdiction?

If no, in what additional jurisdictions is the project located?

Is the current proposal a continuation or expansion of a previous DRI? ☐ (not selected) ☐ Yes ☒ No

If yes, provide the following information: Project Name: Project ID:

The initial action being requested of the local government for this project:

☒ Rezoning
☐ Variance
☐ Sewer
☐ Water
☐ Permit
☒ Other Concurrent ULDC Amendment & Comprehensive Plan Amendment requests.

Is this project a phase or part of a larger overall project? ☐ (not selected) ☐ Yes ☒ No

If yes, what percent of the overall project does this project/phase represent?

Estimated Project Completion Dates: This project/phase: Phase 1- 2028 Overall project: 2048

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[GRTA DRI Page](#) | [ARC DRI Page](#) | [RC Links](#) | [DCA DRI Page](#)[DRI Site Map](#) | [Contact](#)



Developments of Regional Impact

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DRI #3974

DEVELOPMENT OF REGIONAL IMPACT Additional DRI Information

This form is to be completed by the city or county government to provide information needed by the RDC for its review of the proposed DRI. Refer to both the [Rules for the DRI Process](#) and the [DRI Tiers and Thresholds](#) for more information.

Local Government Information

Submitting Local Government: Henry
Individual completing form: Toussaint Kirk
Telephone: 770-288-7535
Email: tkirk@co.henry.ga.us

Project Information

Name of Proposed Project: The Grove
DRI ID Number: 3974
Developer/Applicant: Henry County Land Company, LLC
Telephone: 470-440-6500
Email(s): bembry@geosamatl.com

Additional Information Requested

Has the RDC identified any additional information required in order to proceed with the official regional review process? (If no, proceed to Economic Impacts.)
☐ (not selected) ☒ Yes ☐ No

If yes, has that additional information been provided to your RDC and, if applicable, GRTA?
☐ (not selected) ☐ Yes ☒ No

If no, the official review process can not start until this additional information is provided.

Economic Development

Estimated Value at Build-Out: \$4,000,000,000.00 (Four Billion) per applicant's p

Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development: Property Tax - \$48,000,000.00; Sales Tax \$22,000,000.00 per applicant's proposal.

Is the regional work force sufficient to fill the demand created by the proposed project?
☐ (not selected) ☒ Yes ☐ No

Will this development displace any existing uses?
☐ (not selected) ☒ Yes ☐ No

If yes, please describe (including number of units, square feet, etc): 2,500 square foot restaurant and gas station and an abandoned 77,000 square foot industrial structure.

Water Supply

Name of water supply provider for this site: HCWA/City of Hampton/or Self-Provided, per applicant's proposal.

What is the estimated water supply demand to be generated by the project, measured in Millions of Gallons Per Day (MGD)? 2.04 MGD as per applicant's proposal.

Is sufficient water supply capacity available to serve the proposed project? ☐ (not selected) ☒ Yes ☐ No

If no, describe any plans to expand the existing water supply capacity:
Henry County Water Authority will commission a study to determine final build out infrastructure needs.

Is a water line extension required to serve this project? ☐ (not selected) ☒ Yes ☐ No

If yes, how much additional line (in miles) will be required?
Henry County Water Authority will commission a study to determine final build out infrastructure needs.

Wastewater Disposal

Name of wastewater treatment provider for this site: HCWA/City of Hampton/or Self-Provided, per applicant's proposal

What is the estimated sewage flow to be generated by the project, measured in Millions of Gallons Per Day (MGD)? 2.04 MGD as per applicant's proposal

Is sufficient wastewater treatment capacity available to serve this proposed project? ☐ (not selected) ☒ Yes ☐ No

If no, describe any plans to expand existing wastewater treatment capacity: Henry County Water Authority will commission a study to determine final build out infrastructure needs.

Is a sewer line extension required to serve this project? ☐ (not selected) ☒ Yes ☐ No

If yes, how much additional line (in miles) will be required? Henry County Water Authority will commission a study to determine final build out infrastructure needs.

Land Transportation

How much traffic volume is expected to be generated by the proposed development, in peak hour vehicle trips per day? (If only an alternative measure of volume is available, please provide.) 95,000 trips per day, per applicant's proposal.

Has a traffic study been performed to determine whether or not transportation or access improvements will be needed to serve this project? ☐ (not selected) ☒ Yes ☐ No

Are transportation improvements needed to serve this project? ☐ (not selected) ☒ Yes ☐ No

If yes, please describe below: To be determined as progress is ongoing, per applicant's proposal.

Solid Waste Disposal

How much solid waste is the project expected to generate annually (in tons)? 17,000 tons per year, per applicant's proposal.

Is sufficient landfill capacity available to serve this proposed project? ☐ (not selected) ☒ Yes ☐ No

If no, describe any plans to expand existing landfill capacity:

Will any hazardous waste be generated by the development? ☐ (not selected) ☒ Yes ☐ No

If yes, please explain:

Stormwater Management

What percentage of the site is projected to be impervious surface once the proposed development has been constructed? +/- 50% per applicant's proposal

Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management: The project will include preservation of state waters buffers, open space preservation, some pervious parking, rain gardens, bio retention areas, and detention and water quality ponds.

Environmental Quality

Is the development located within, or likely to affect any of the following:

- 1. Water supply watersheds? (not selected) Yes No
- 2. Significant groundwater recharge areas? (not selected) Yes No
- 3. Wetlands? (not selected) Yes No
- 4. Protected mountains? (not selected) Yes No
- 5. Protected river corridors? (not selected) Yes No
- 6. Floodplains? (not selected) Yes No
- 7. Historic resources? (not selected) Yes No
- 8. Other environmentally sensitive resources? (not selected) Yes No

If you answered yes to any question above, describe how the identified resource(s) may be affected: Care will be taken to protect drinking water supply, wetlands, floodplain and historic resources by providing adequate conservation of open space areas and limiting disturbance of environmentally sensitive areas.

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DRI SITE PLAN FOR THE GROVE

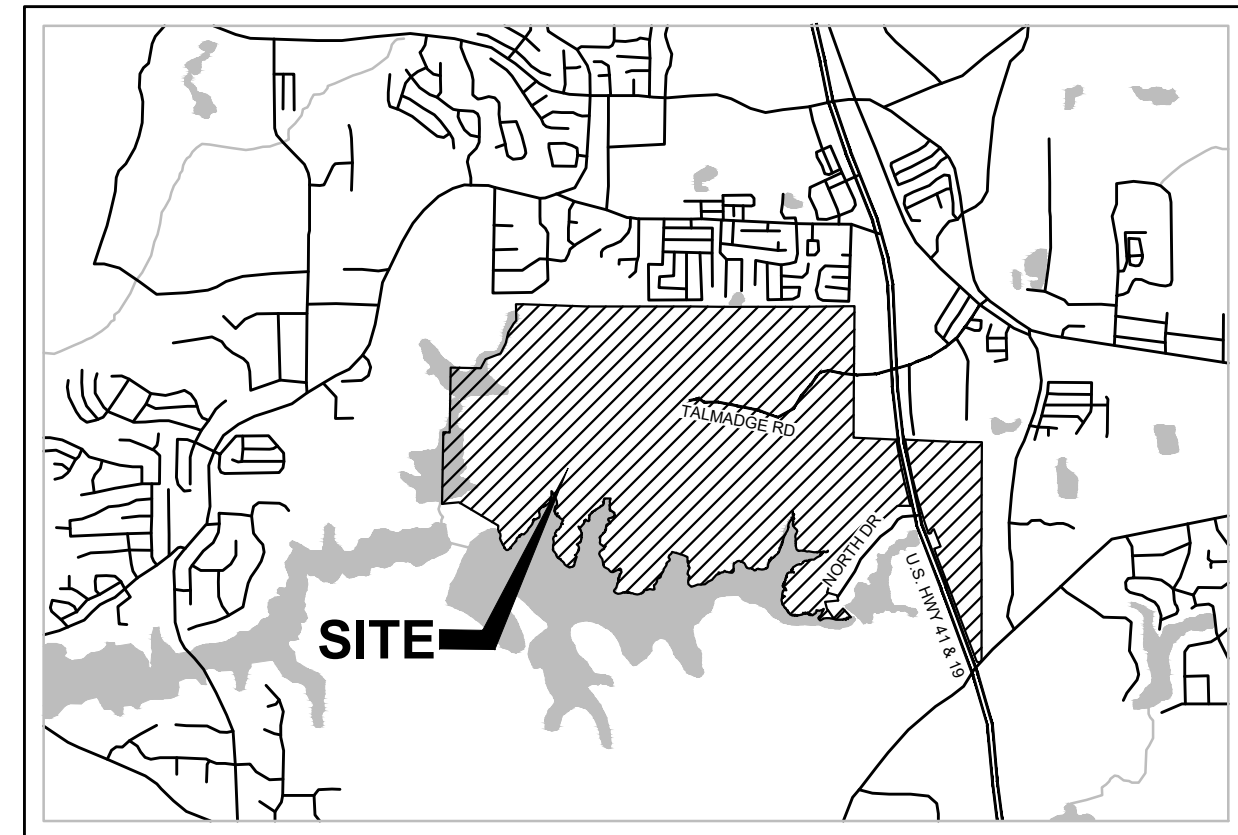
DRI #3974
LAND LOTS 161,162,163,189,
190,191,192,195, 6TH DISTRICT
HENRY COUNTY, GA

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

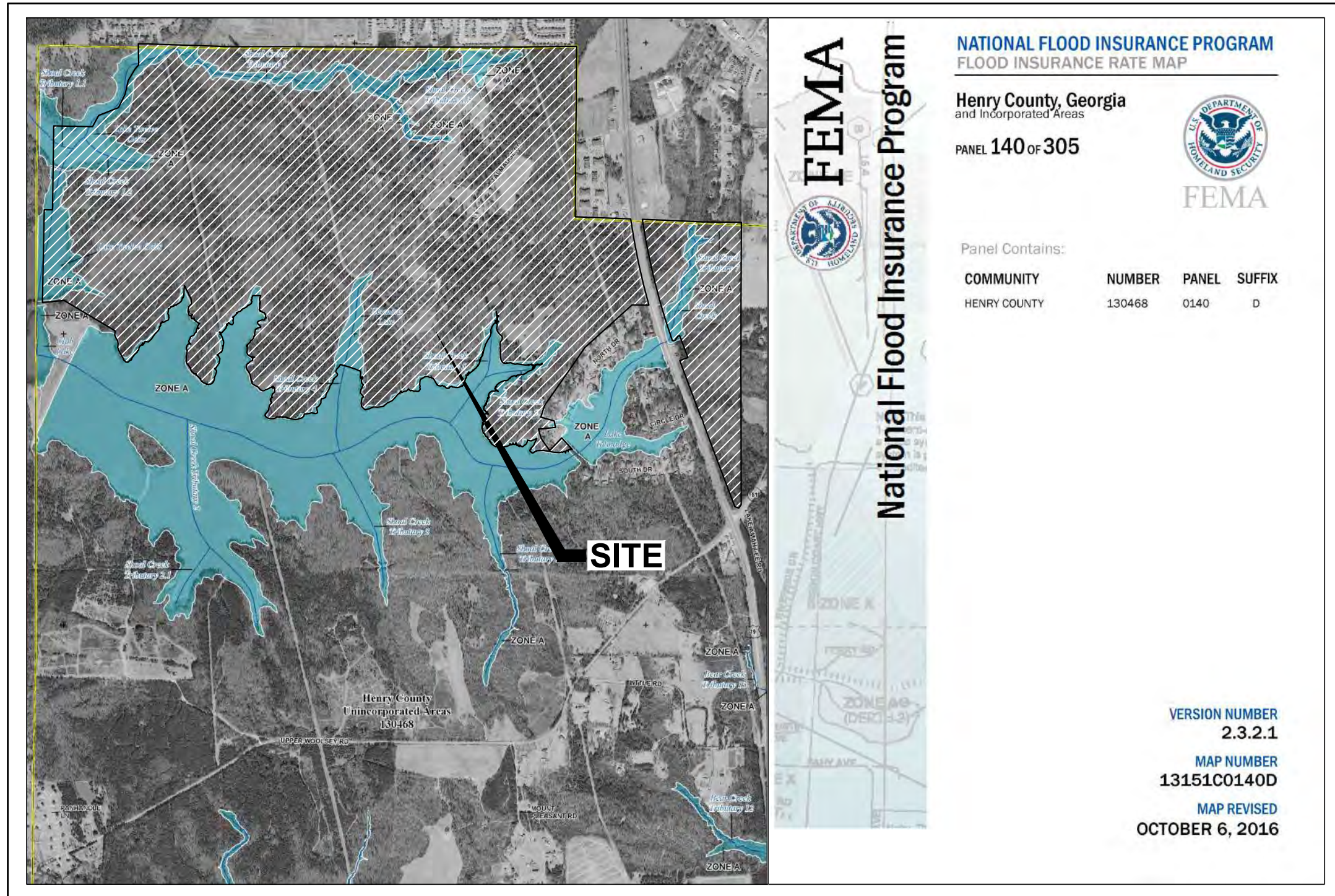
ENGINEER:
FALCON DESIGN CONSULTANTS, LLC
235 CORPORATE CENTER DR.,
SUITE 200
STOCKBRIDGE, GA 30281
PHONE: (770) 389-8666



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

CIVIL ENGINEERING
CONSTRUCTION MANAGEMENT
LAND SURVEYING
LANDSCAPE ARCHITECT
LAND PLANNING



**FALCON DESIGN
CONSULTANTS**

STOCKBRIDGE OFFICE
235 CORPORATE CENTER, SUITE 200
STOCKBRIDGE, GEORGIA 30281
PH: (770) 389-8666 - Fax: (770) 389-8666

NEWNAN OFFICE
40 GREENWAY CT., STE A
NEWNAN, GEORGIA 30065
PH: (770) 755-7979

CUMMING OFFICE
500 PIRKLE FERRY RD., STE C
CUMMING, GEORGIA 30040
PH: (678) 807-7100

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500 PIRKLE FERRY RD., STE C
CUMMING, GEORGIA 30040
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

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



Know what's below.
Call
Utilities Protection Center
1 (800) 282-4411 THROUGHOUT GEORGIA
OR 404.724.5111

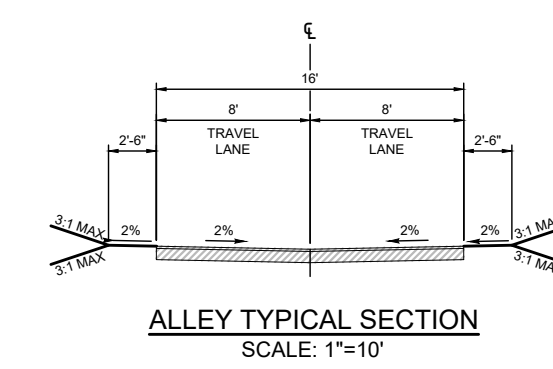


| | |
|--------------|---------|
| DATE: | 2/24/23 |
| SCALE: | N/A |
| PROJ NUMBER: | 082.004 |
| DRAWN BY: | NF |
| REVIEWED BY: | JDL |
| REVISED BY: | |

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

SHEET NUMBER

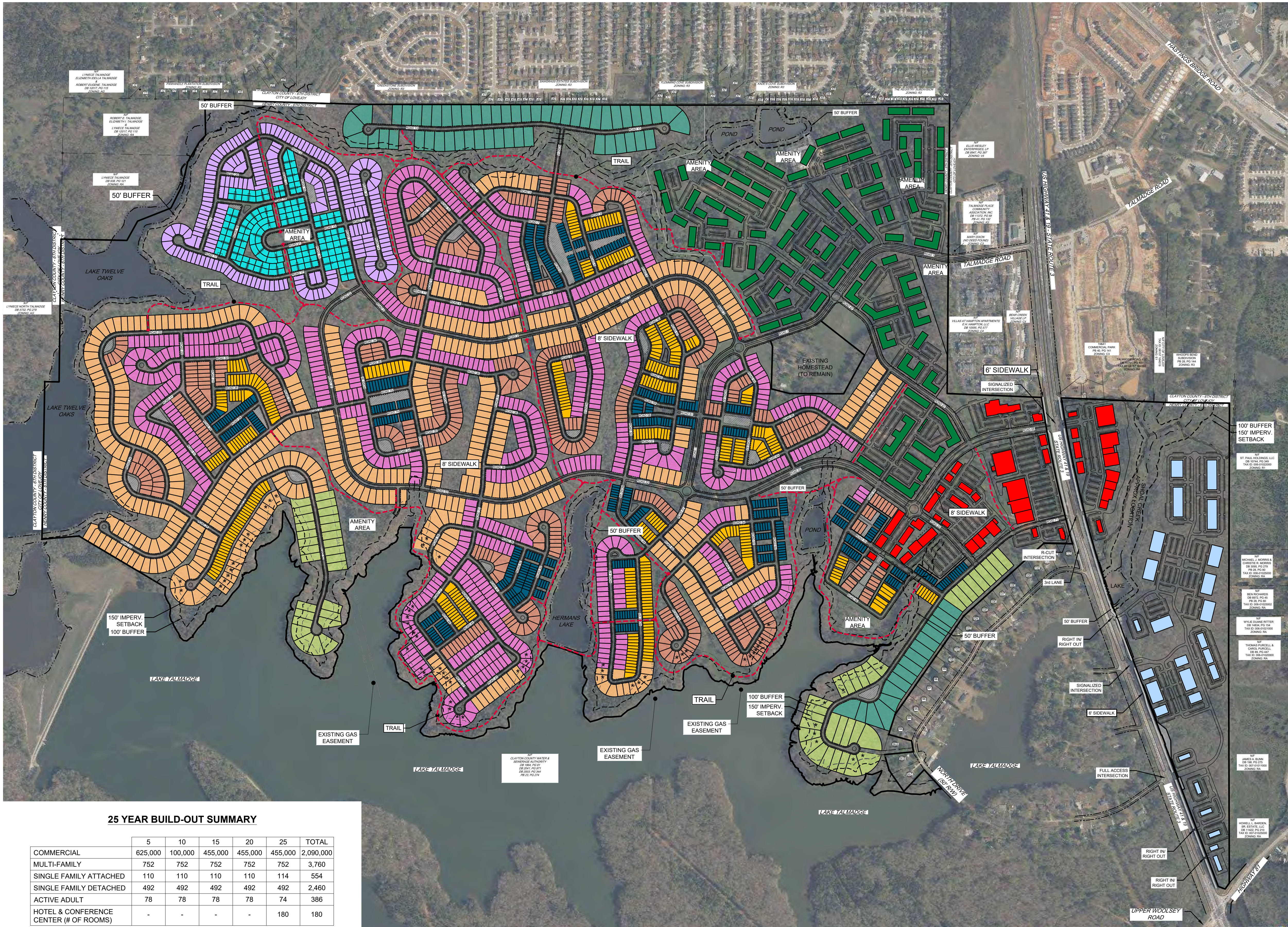
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1. LAYOUT IS CONCEPTUAL IN NATURE AND IS FOR PLANNING PURPOSES ONLY. FURTHER INFORMATION WILL BE REQUIRED TO DESIGN THE PROJECT.
2. SURVEY PROVIDED BY METRO ENGINEERING & SURVEYING CO., INC.
3. LOTS SHOWING AN ASTERISK (*) ARE COMPROMISED BY BUFFER 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.

SHEET NUMBER
1.0

P:\Projects\082.004 Talmadge Place\PLANNING\CONCEPTS\CP80_DRI_rev03.dwg, jlee, Thu, Jun 29, 2023 - 9:35am



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 |

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

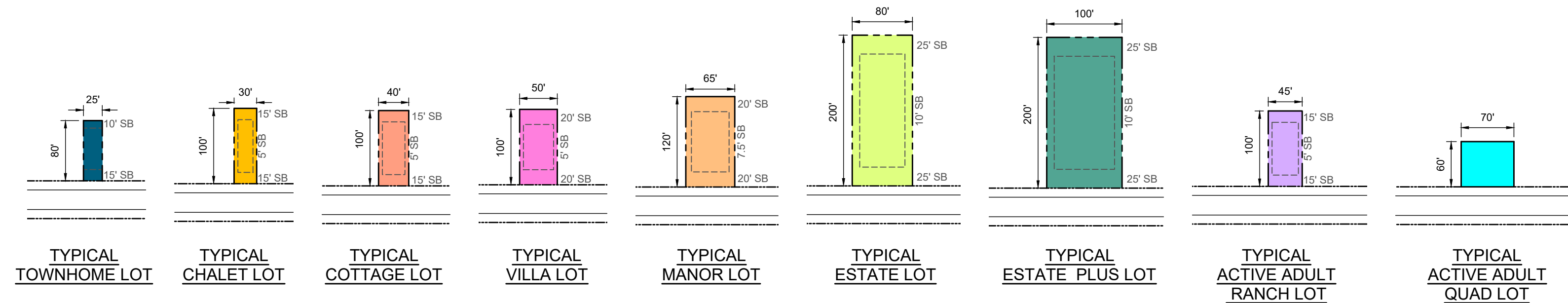
| | |
|---------------|------------|
| TRAILS | 8 MILES |
| LAKE FRONTAGE | 6.15 MILES |
| POCKET PARKS | 35 |
| AMENITY AREAS | 6 |

GENERAL NOTES

- 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.

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 |

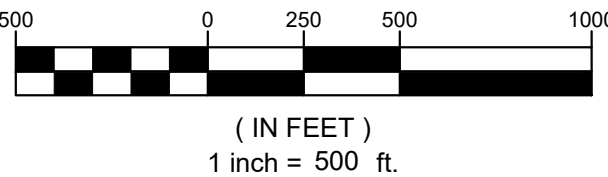


LAND USE KEY

| | |
|--------------|-------------------------|
| 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 |



GRAPHIC SCALE



CIVIL
ENGINEERING
C.O.A. NO. PER 000790

LAND
SURVEYING
C.O.A. NO. 13F 000955

CONSTRUCTION
MANAGEMENT

LANDSCAPE
ARCHITECT

LAND
PLANNING

FALCON DESIGN
CONSULTANTS

STOCKBRIDGE OFFICE
215 CORD CTR. DR. STE. 200
STOCKBRIDGE, GEORGIA 30281
PH (770) 389-8666 • Fax (770) 389-8666

NEWNAN OFFICE
40 GREENWAY CT. STE. A
NEWNAN, GEORGIA 30053
PH (770) 755-7979

ALBUQUERQUE OFFICE
500 PUEBLO TERRACE, STE. 110
CLAMMING, GEORGIA 30040
PH (404) 867-7340

www.fdc-llc.com

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 AQUATIC RESOURCE BUFFERS |
| 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
UTILITIES PROTECTION CENTER
1 (800) 882-4411 THROUGHOUT GEORGIA
CAT 1204-111

DATE: 2/24/23

SCALE: 1" = 500'

PROJ. NUMBER: 082.004

DRAWN BY: JDL

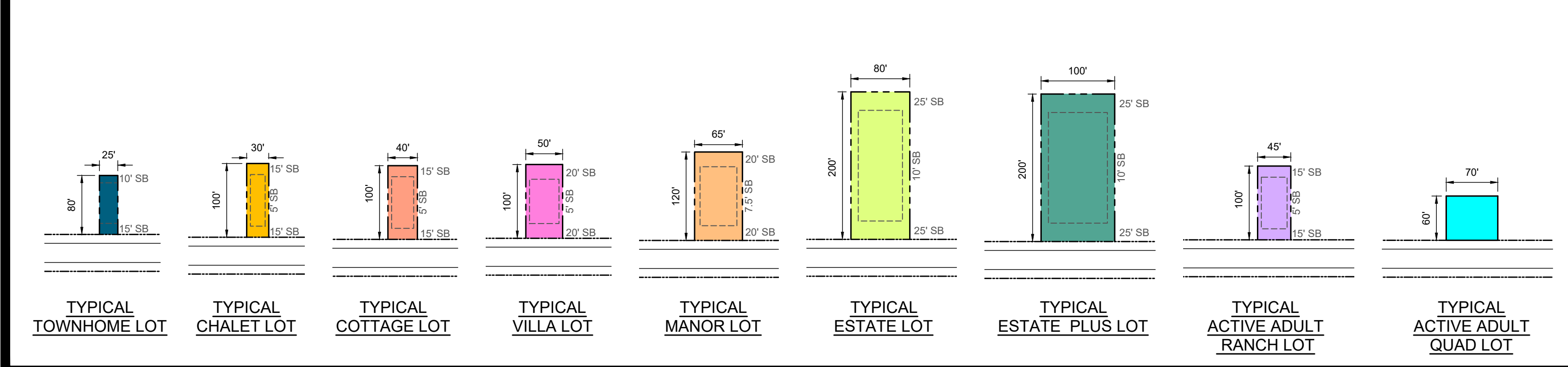
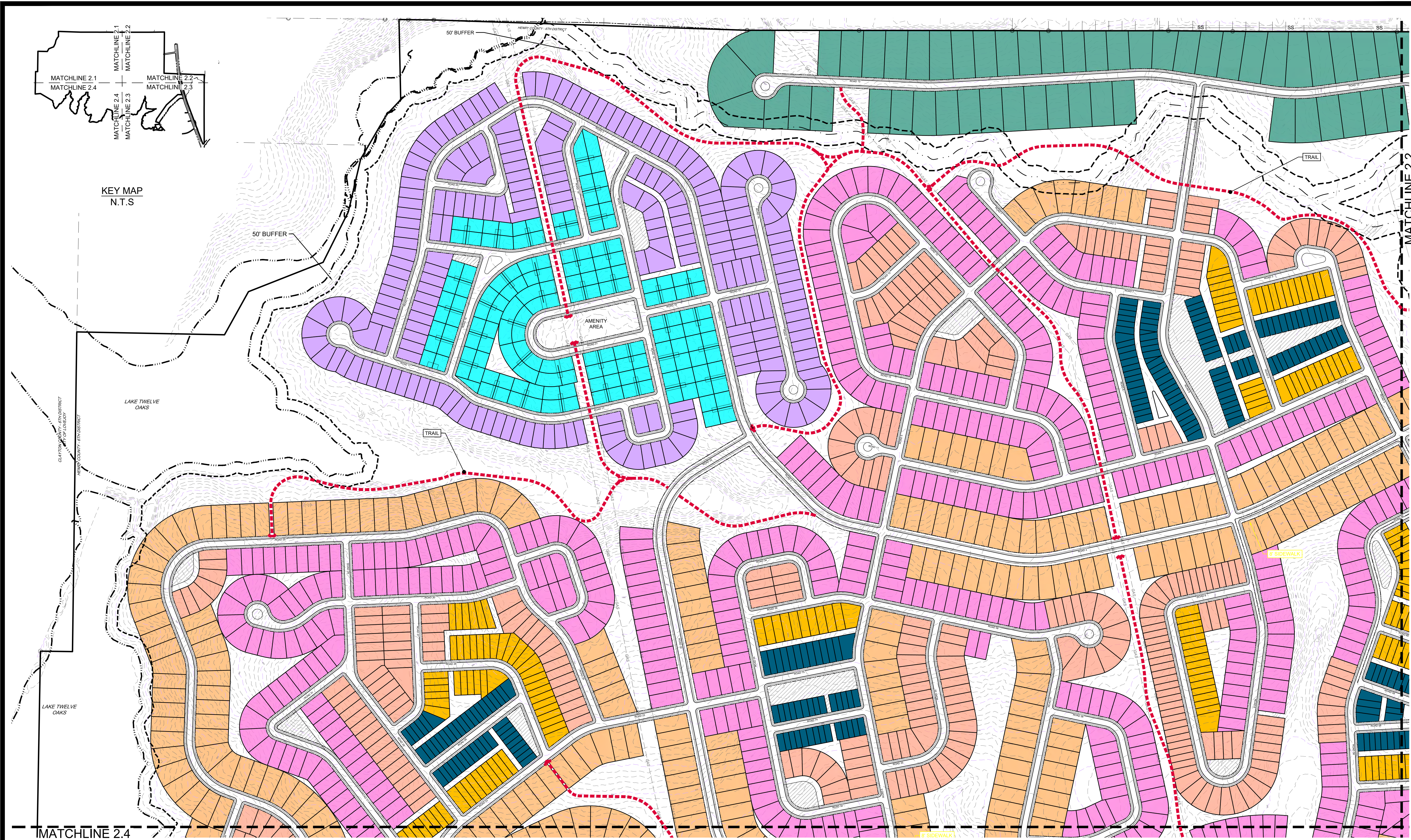
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ZONING CONCEPT PLAN
FOR
THE GROVE

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

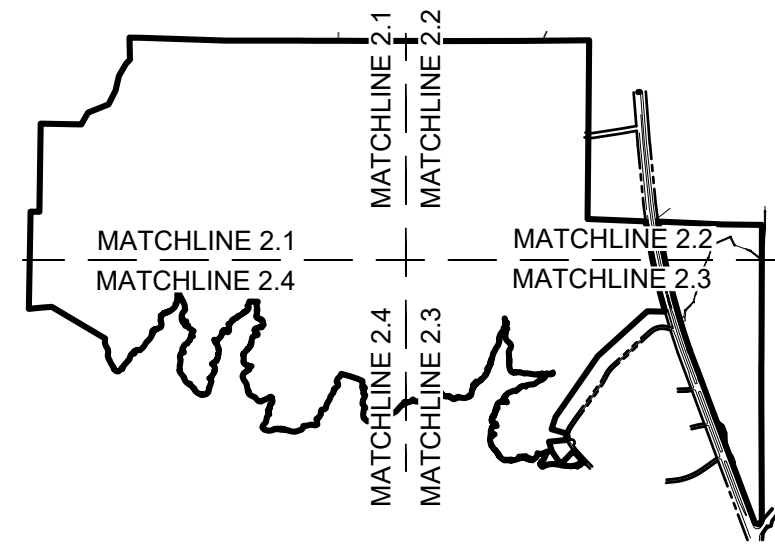
| DATE | REVISIONS |
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| 1. 4/28/23 | UPDATED DRI NUMBER |
| 2. 5/30/23 | REVISED ACCESS DRIVEWAYS PER GDOT COMMENTS |
| 3. | |
| 4. | |
| 5. | |
| 6. | |
| 7. | |
| 8. | |

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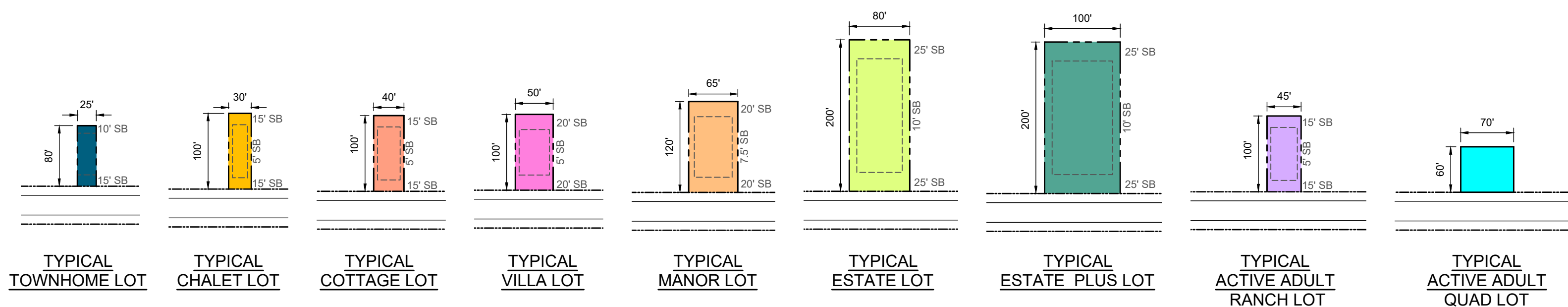
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|---------------|-----------|
| DATE: | 2/24/23 |
| SCALE: | 1" = 200' |
| PROJ. NUMBER: | 082.004 |
| DRAWN BY: | JDL |
| REVIEWED BY: | JDL |
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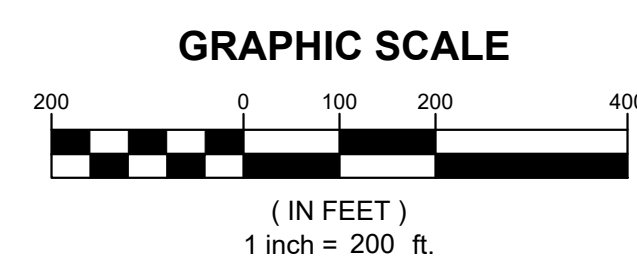


KEY MAP
N.T.S



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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| DATE | REVISED | REVISIONS |
|------------|---------|--|
| 1. 4/28/23 | 1 | REVISED ACCESS DRIVEWAYS 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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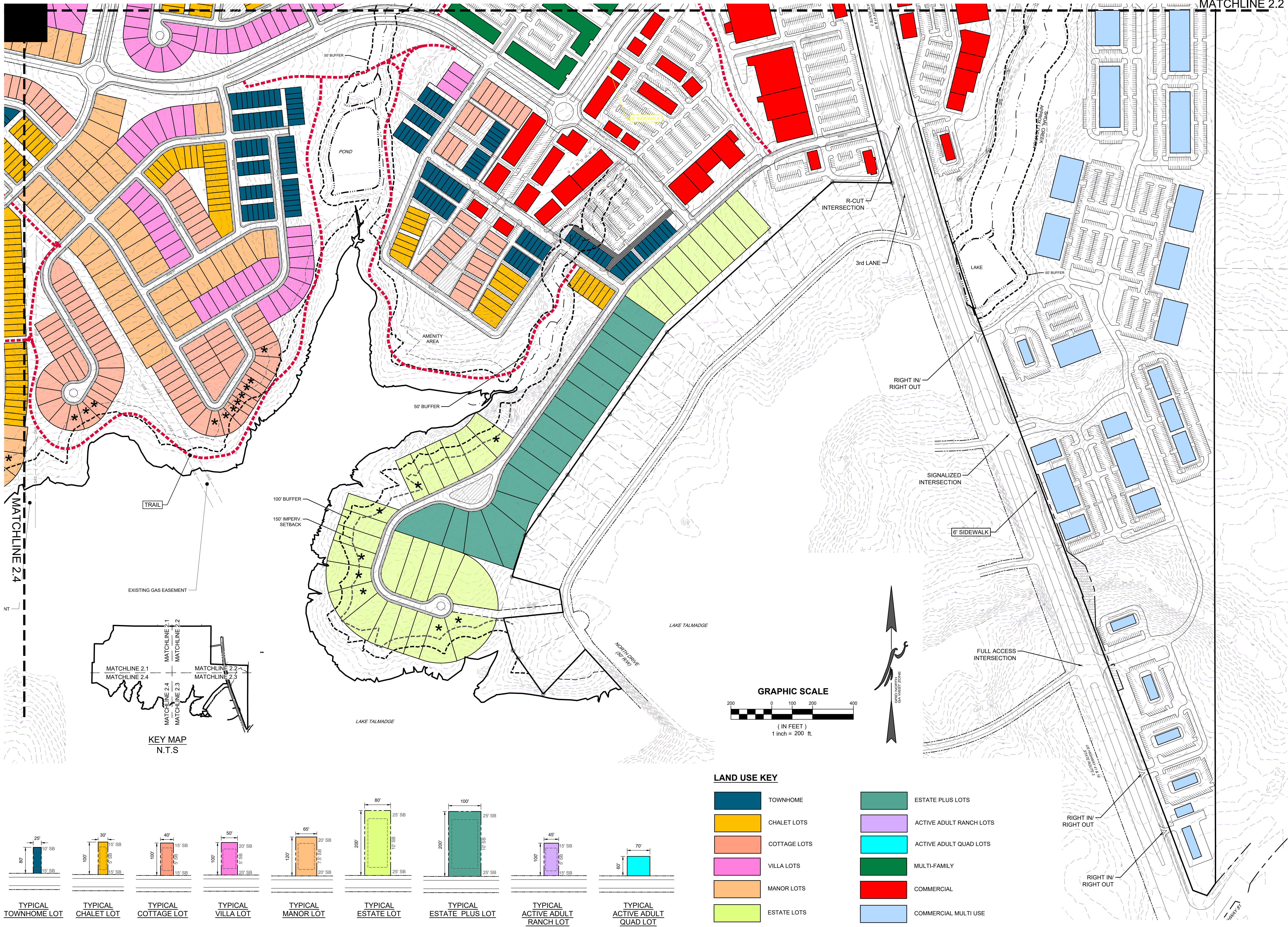
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|--------------|-----------|
| DATE: | 2/24/23 |
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| REVISIONS | |
|------------|--|
| DATE | DESCRIPTION |
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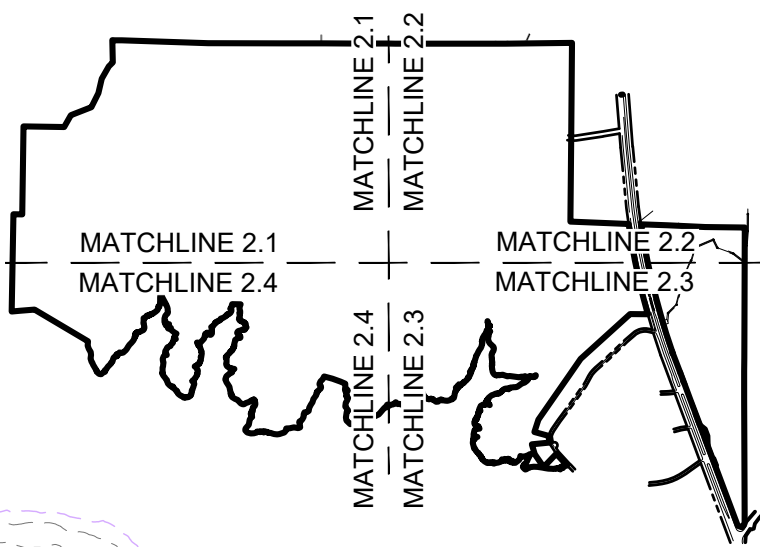
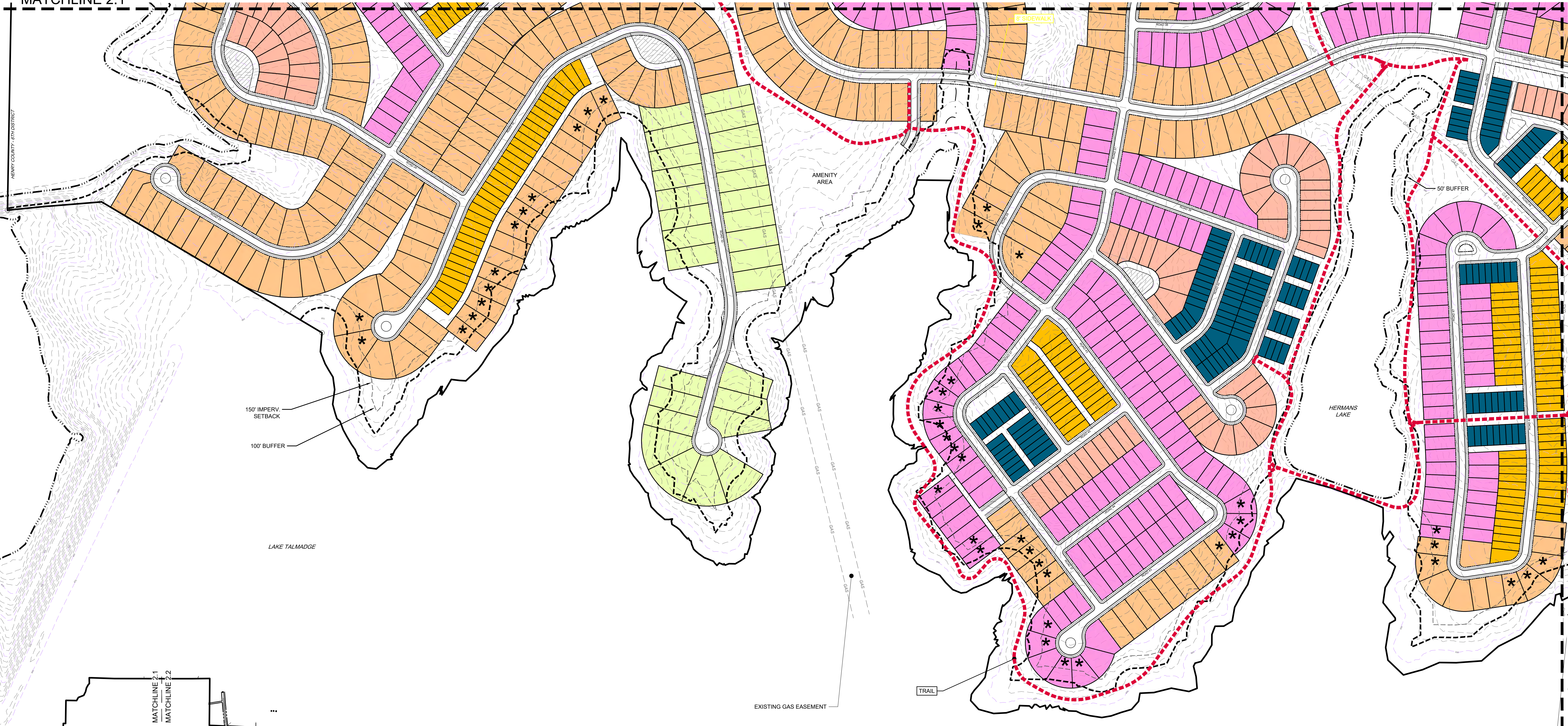
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| DATE: | 2/24/23 |
| SCALE: | 1" = 200' |
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| DRAWN BY: | JDL |
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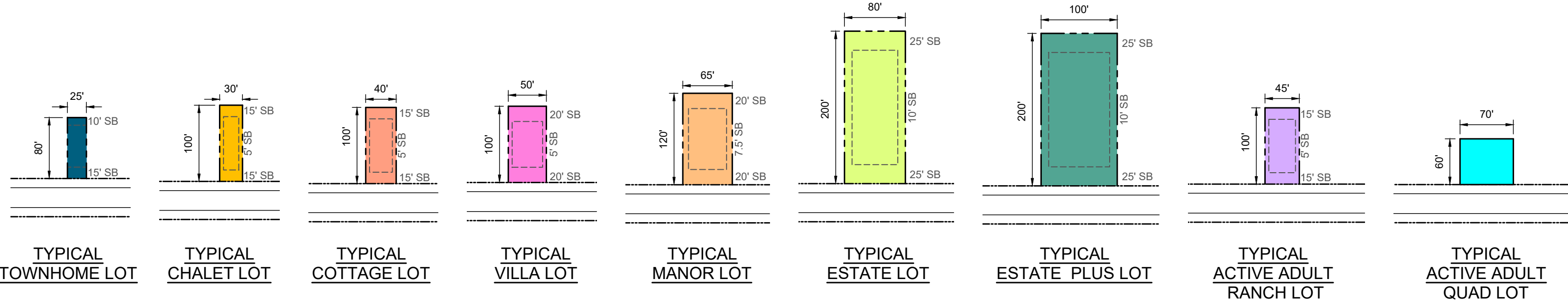
SHEET NUMBER

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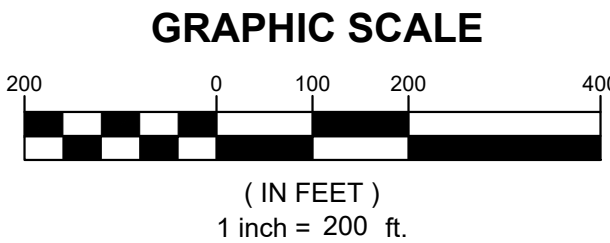
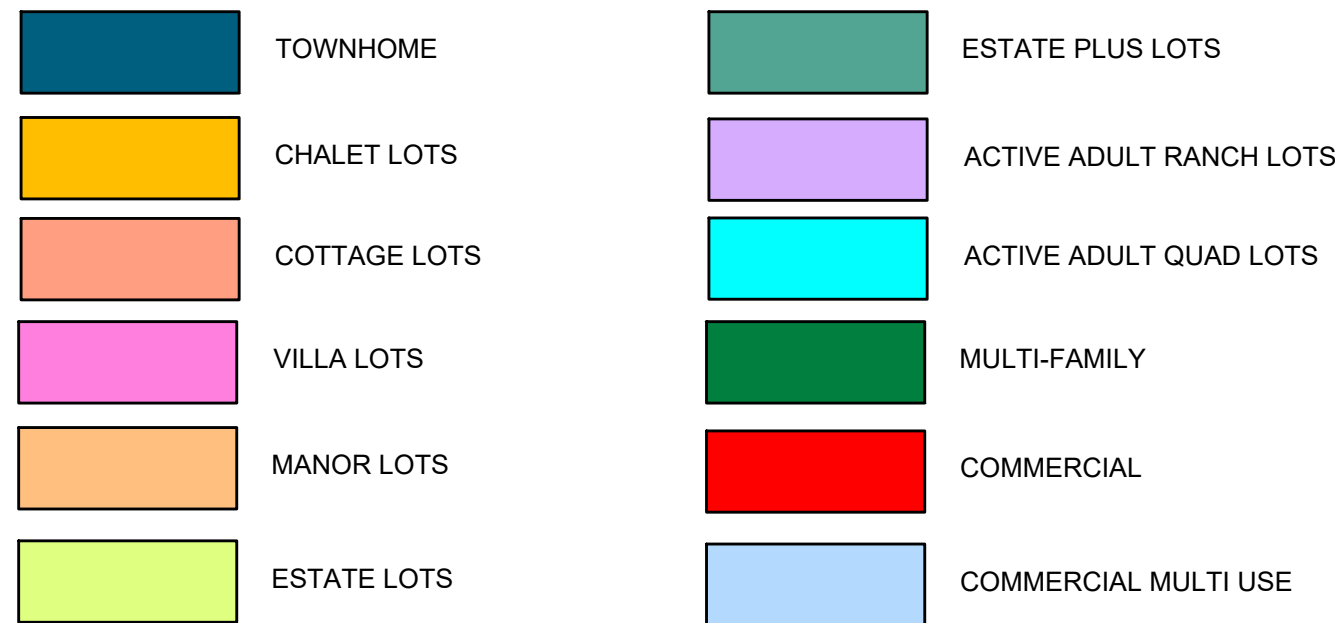
MATCHLINE 2.1



KEY MAP
N.T.S.



LAND USE KEY



MATCHLINE 2.3

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| DATE | REVISED | DESCRIPTION |
|------------|------------|-------------|
| 1. 4/28/23 | 1. 4/28/23 | 1. 4/28/23 |
| 2. 5/20/23 | 2. 5/20/23 | 2. 5/20/23 |
| 3. 6/1/23 | 3. 6/1/23 | 3. 6/1/23 |
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| 6. 6/1/23 | 6. 6/1/23 | 6. 6/1/23 |
| 7. 6/1/23 | 7. 6/1/23 | 7. 6/1/23 |
| 8. 6/1/23 | 8. 6/1/23 | 8. 6/1/23 |

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