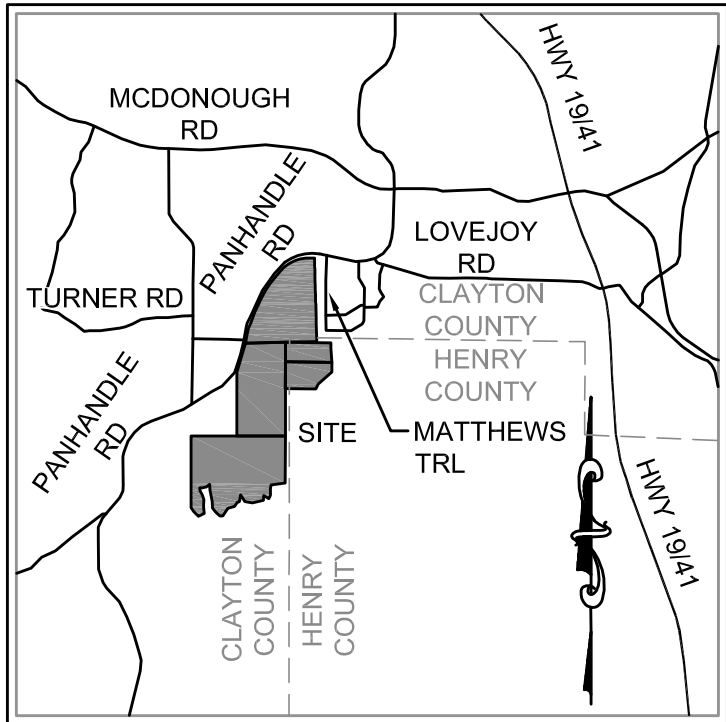


DRI SITE PLAN FOR TALMADGE PROPERTY

DRI# 3894
LAND LOTS 80, 8, 112 ,5TH DISTRICT
CLAYTON COUNTY GA
LAND LOTS 160, 161, 192, 6TH DISTRICT
HENRY COUNTY, GA

OWNER/DEVELOPER: ROCKHAVEN HOMES 4062 PEACHTREE RD NE PHONE: (470)645-0124 INFO@ROCKHAVENGA.COM	24 HOUR CONTACT: BRAD HUGHES (470)645-0124	SURVEYOR: FALCON DESIGN CONSULTANTS, LLC 235 CORPORATE CENTER DR., SUITE 200 STOCKBRIDGE, GA 30281 PHONE: (770)389-8666	ENGINEER: FALCON DESIGN CONSULTANTS, LLC 235 CORPORATE CENTER DR., SUITE 200 STOCKBRIDGE, GA 30281 PHONE: (770)389-8666
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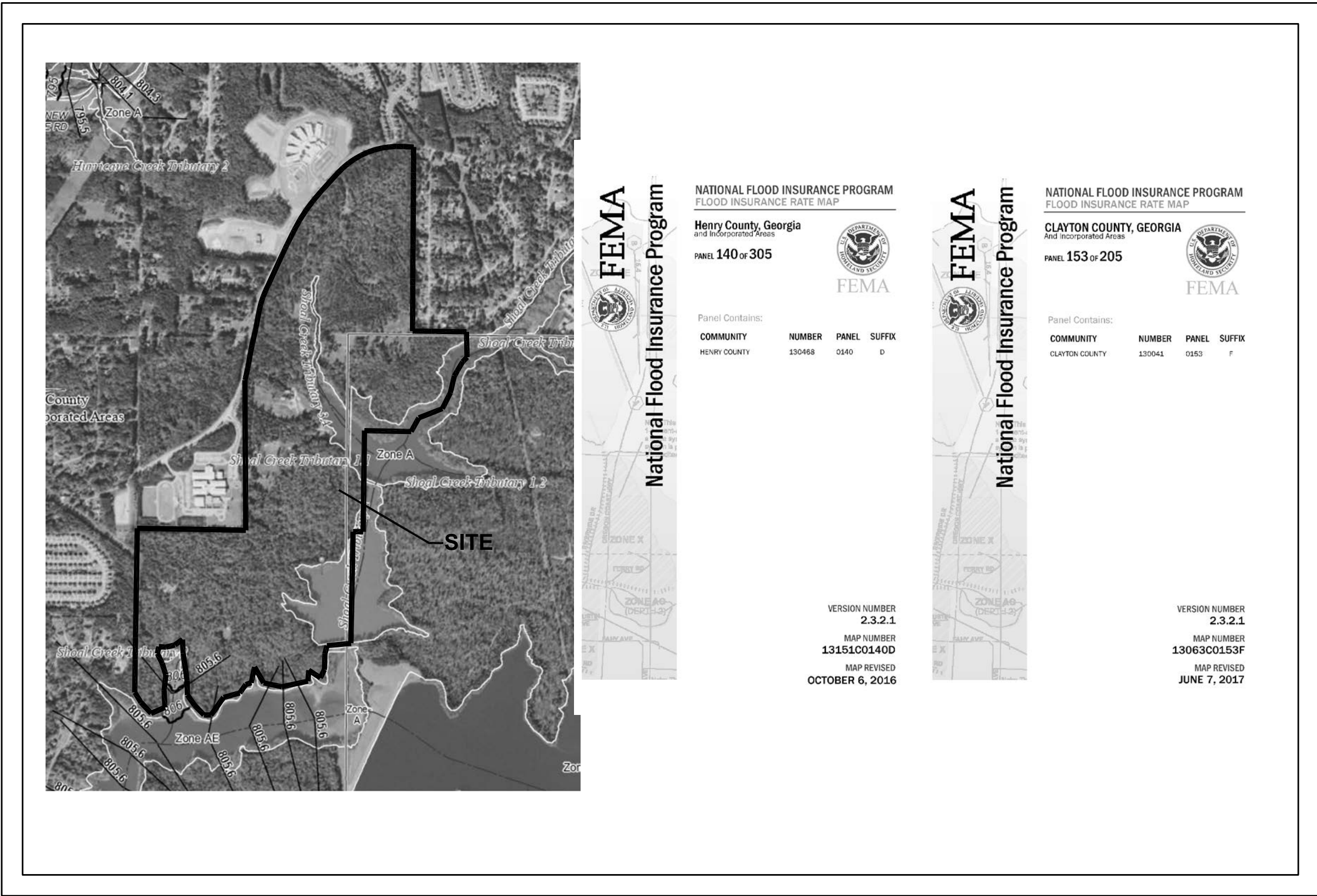


VICINITY MAP
NOT TO SCALE

DEVELOPMENT DATA

1. OWNER / DEVELOPER: ROCKHAVEN HOMES 4062 PEACHTREE RD NE PHONE: (470)645-0124 INFO@ROCKHAVENGA.COM 24 HOUR CONTACT: BRAD HUGHES PHONE: (470)645-0124 INFO@ROCKHAVEN.COM	4. FLOOD ZONE DATA: 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. ENGINEER: FALCON DESIGN CONSULTANTS, LLC 235 CORPORATE CENTER DR., SUITE 200 STOCKBRIDGE, GA 30281 PHONE: (770)389-8666	5. SITE REQUIREMENTS: SEE SHEET 2.0
3. SOURCE OF DATA: FALCON DESIGN CONSULTANTS, LLC 235 CORPORATE CENTER DR., SUITE 200 STOCKBRIDGE, GA 30281 PHONE: (770) 389-8666	
4. SITE LOCATION DATA: SE SIDE OF PANHANDLE ROAD IN CLAYTON COUNTY, GA THERE ARE STATE WATERS LOCATED WITHIN 200FT OF THE SITE	

Sheet List Table	
Sheet Number	Sheet Title
1.0	COVER SHEET
2.0	OVERALL SITE PLAN
2.1	ENLARGED SITE PLAN
2.2	ENLARGED 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 & 13063C0153F EFFECTIVE DATE: OCT
6, 2016 & JUNE 7, 2017 PORTIONS OF THESE PROPERTIES ARE LOCATED IN FEMA
FLOOD HAZARD ZONE DESIGNATED ZONE 'AE'.

ROCKHAVEN HOMES

MARC R. ACAMPORA, PE, LLC
TRAFFIC ENGINEERING

CIVIL
ENGINEERING
CONSTRUCTION
MANAGEMENT
LAND
PLANNING



FALCON DESIGN
CONSULTANTS

STOCKBRIDGE OFFICE
235 CORP. CTR. DR., STE. 200
STOCKBRIDGE, GEORGIA 30281
PH: (770)389-8666 • Fax: (770)389-8666

NEWNAN OFFICE
40 GREENWAY CT., STE. A
NEWNAN, GEORGIA 30054
PH: (770)755-9978

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

www.fdc-llc.com

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ARCHITECT
LAND
PLANNING

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CONSULTANTS

COVER SHEET
FOR
TALMADGE PROPERTY
PANHANDLE ROAD
LOCATED IN:
LAND LOTS 80, 81, & 112, 5TH DISTRICT
CLAYTON COUNTY, GEORGIA
LAND LOTS 160, 161 & 192, 6TH DISTRICT
HENRY COUNTY, GEORGIA

DATE	REVISIONS
1.	
2.	
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5.	
6.	
7.	
8.	

DATE: 6/19/23
SCALE: AS SHOWN
PROJ NUMBER: 136.030
DRAWN BY: AM
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

LAND USE SUMMARY

PROPOSED ZONING: MIXED USE
OVERALL SITE AREA: 363.71 ACRES
TOTAL OPEN SPACE: 84.85ac (23.33%)
GROSS DENSITY: 3.29 du/ac
TOTAL UNITS: 1,198
PARKING SPACES: 255

CLAYTON COUNTY

PROPOSED TOWNHOMES
TOTAL UNITS: 310 UNITS
MIN. LOT AREA: 2,280 sq. ft.
MIN. LOT WIDTH: 24 ft.

PROPOSED 40' x 120' LOTS
TOTAL UNITS: 273 UNITS
MIN. LOT AREA: 4,800 sq. ft.
MIN. LOT WIDTH: 40 ft.

PROPOSED 50' x 120' LOTS
TOTAL UNITS: 283 UNITS
MIN. LOT AREA: 6,000 sq. ft.
MIN. LOT WIDTH: 50 ft.

PROPOSED 60' x 120' LOTS
TOTAL UNITS: 243 UNITS
MIN. LOT AREA: 7,200 sq. ft.
MIN. LOT WIDTH: 60 ft.

HENRY COUNTY

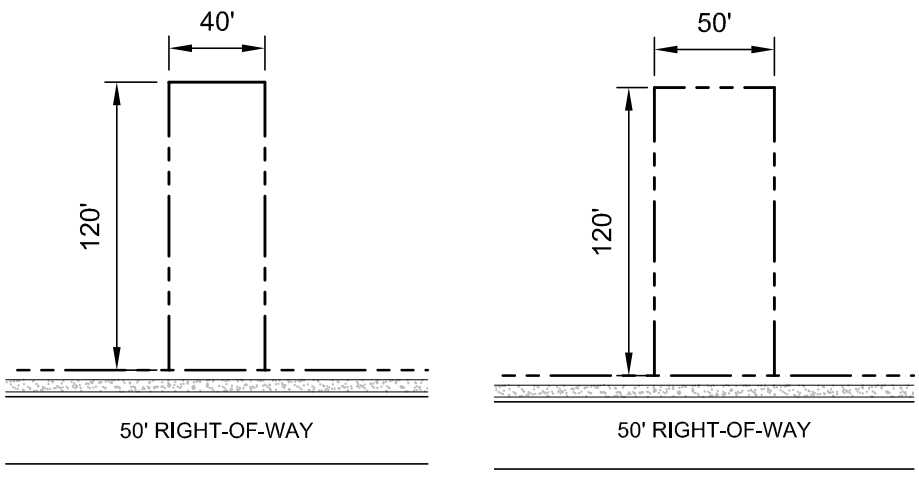
PROPOSED 45' x 146' LOTS
TOTAL UNITS: 104 UNITS
MIN. LOT AREA: 6,570 sq. ft.
MIN. LOT WIDTH: 45 ft.

LEGEND

- 50' X 120' LOTS
- 60' X 120' LOTS
- 45' X 146' LOTS
- 40' X 120' LOTS
- PARK/OPEN SPACE

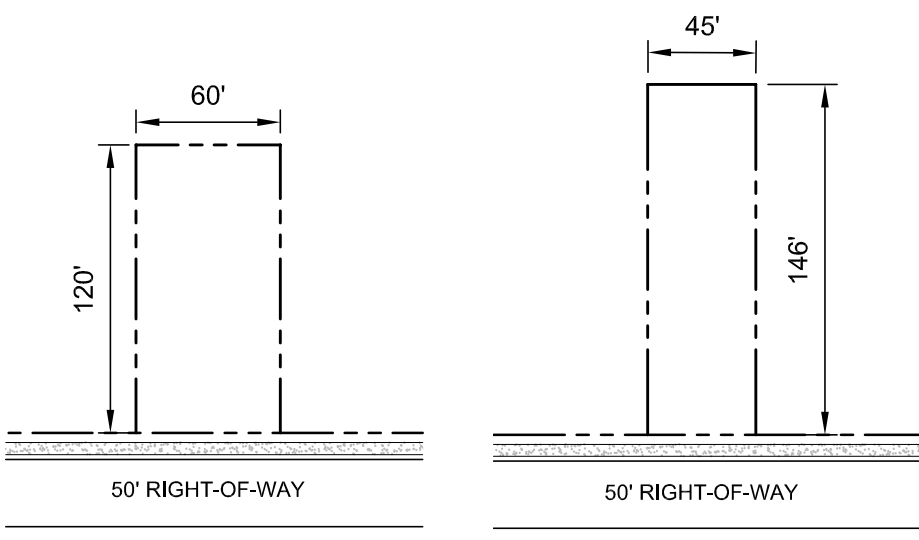
PARKING SUMMARY

Residential	2,396 spaces	2 spaces per dwelling (all units have a 2-car garage)
Retail	64 spaces	1 space per 250sf of usable space
Amenity	52 spaces	
Overflow/Guest	139 spaces	



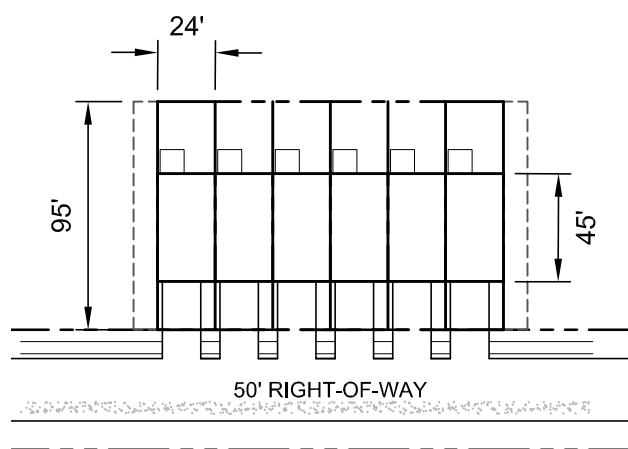
TYPICAL 40' X 120' LOTS
NOT TO SCALE

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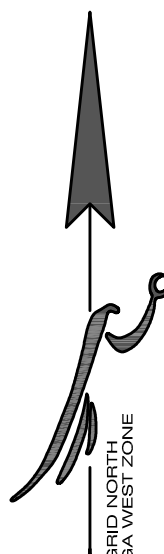
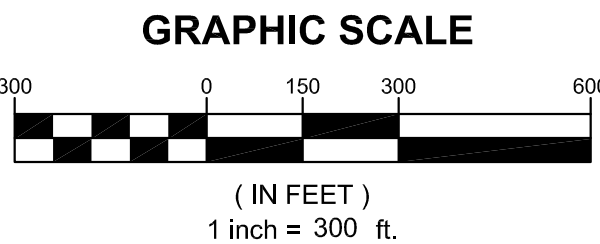


TYPICAL TOWNHOMES
NOT TO SCALE



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 A BOUNDARY SURVEY PERFORMED BY FALCON DESIGN CONSULTANTS, LLC, DATED 09/09/2022.
- EXHIBIT WAS PRODUCED UTILIZING CLAYTON COUNTY & HENRY COUNTY GIS TOPOGRAPHIC DATA.
- AN ENVIRONMENTAL SITE ASSESSMENT WAS PERFORMED BY NELSON ENVIRONMENTAL, INC., DATED 03/18/2022.



2.0

SHEET NUMBER

THIS DOCUMENT IS NOT TO BE USED AS A BASIS FOR THE DESIGN OR CONSTRUCTION OF ANY PROJECT WITHOUT THE APPROVAL OF THE REGISTERED PROFESSIONAL ENGINEER.

DATE: 6/16/23
SCALE: 1" = 300'
PROJ NUMBER: 136.020
DRAWN BY: AM
REVIEWED BY: JDL
REVISED BY:

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OR DIAL 811

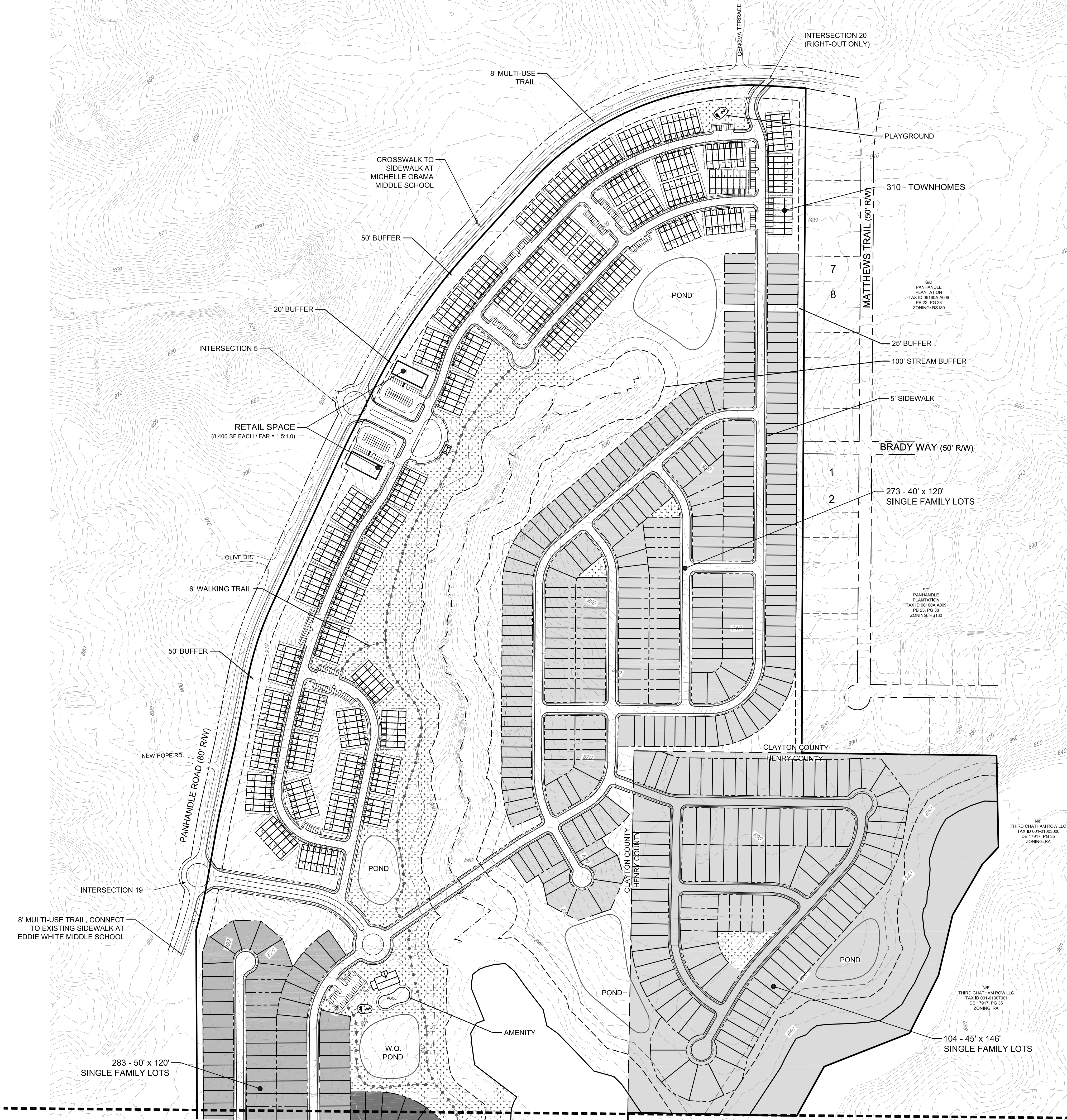
DATE	REVISIONS
1.	
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OVERALL SITE PLAN
FOR
**TALMADGE PROPERTY
PANHANDLE ROAD**
LOCATED IN:
LAND LOTS 80, 81, & 112, 5TH DISTRICT
CLAYTON COUNTY, GEORGIA
LAND LOTS 160, 161 & 192, 6TH DISTRICT
HENRY COUNTY, GEORGIA

CIVIL
ENGINEERING
CONSTRUCTION
MANAGEMENT
LAND
PLANNING
LANDSCAPE
ARCHITECT

**FALCON DESIGN
CONSULTANTS**

STUDIO/PROJECT OFFICE:
3755 N. HENRICO ROAD, SUITE 100
ATLANTA, GEORGIA 30326
PHONE: (404) 525-1111
FAX: (404) 525-1112
WWW.FDC-LLC.COM



LAND USE SUMMARY

OVERALL SITE AREA: 363.71 ACRES
TOTAL OPEN SPACE: 84.85ac (23.33%)
GROSS DENSITY: 3.29 du/ac
TOTAL UNITS: 1,198
PARKING SPACES: 255

CLAYTON COUNTY

PROPOSED TOWNHOMES
TOTAL UNITS: 310 UNITS
MIN. LOT AREA: 2,280 sq. ft.
MIN. LOT WIDTH: 24 ft.

PROPOSED 40' x 120' LOTS
TOTAL UNITS: 273 UNITS
MIN. LOT AREA: 4,800 sq. ft.
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PROPOSED 50' x 120' LOTS
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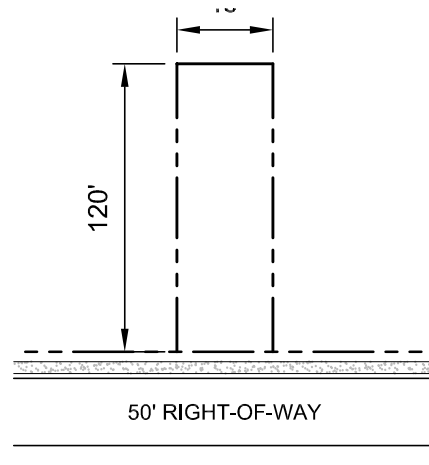
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HENRY COUNTY

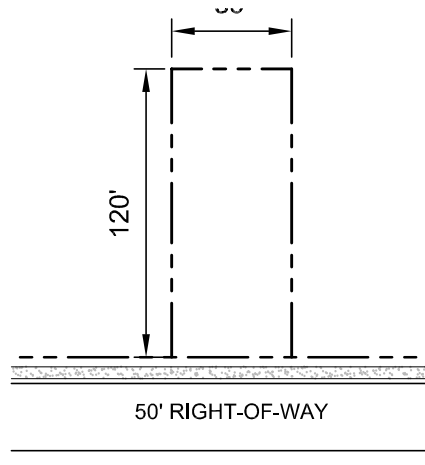
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TOTAL UNITS: 104 UNITS
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MIN. LOT WIDTH: 45 ft.

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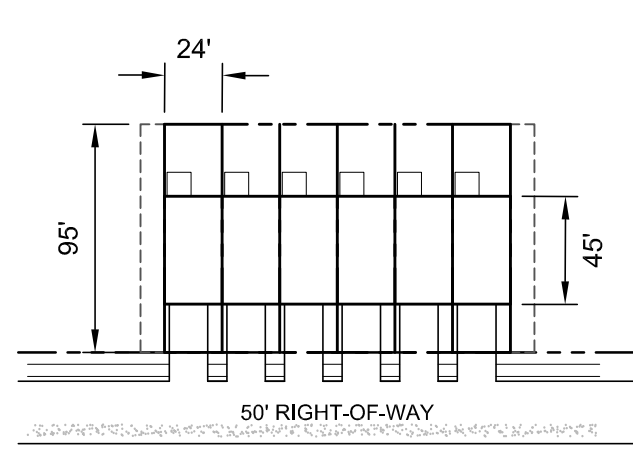
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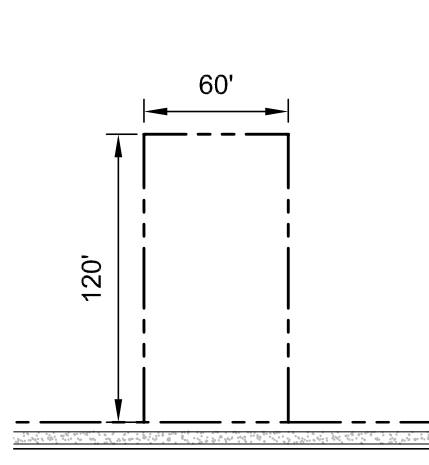
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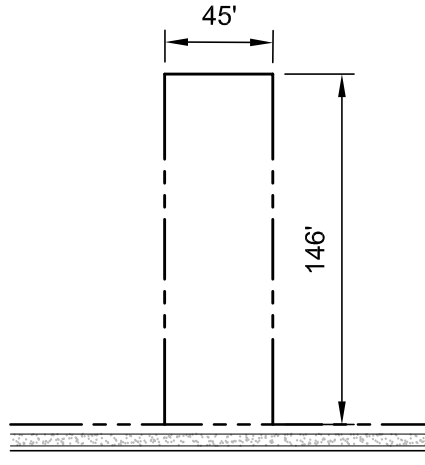
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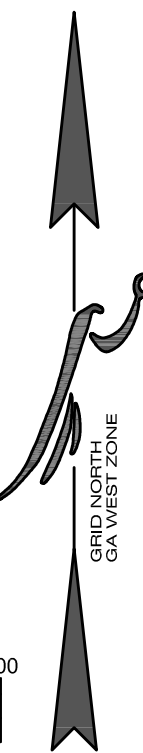
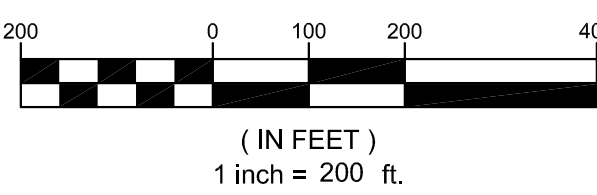
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LEGEND

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MATCHLINE 2.2

GRAPHIC SCALE



SHEET NUMBER

2.1

DATE: 6/19/23
SCALE: 1" = 200'
PROJ NUMBER: 136.030
DRAWN BY: JPL
REVIEWED BY: JPL

REVISIONS

DATE	REVISIONS
1.	
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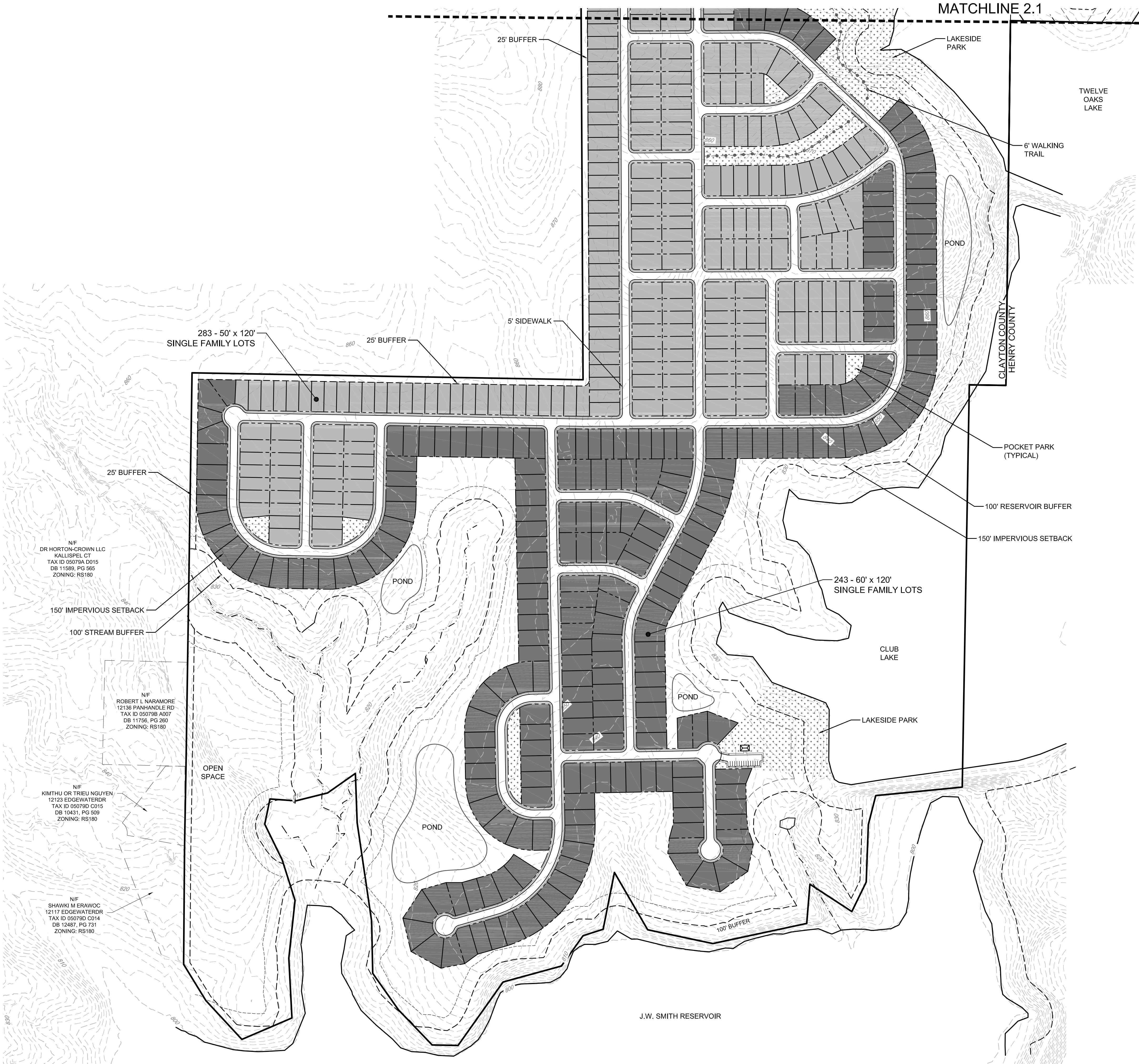
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CIVIL
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LANDSCAPE
ARCHITECT

**FALCON DESIGN
CONSULTANTS**

STUDIO/PROJECT OFFICE:
3750 N. HENRY ROAD, SUITE 100
CLAYTON COUNTY, GEORGIA 30538
PHONE: (770) 233-1100
FAX: (770) 233-1101
WWW.FALCON-DC.COM

CLAYTON COUNTY, GEORGIA
HENRY COUNTY, GEORGIA



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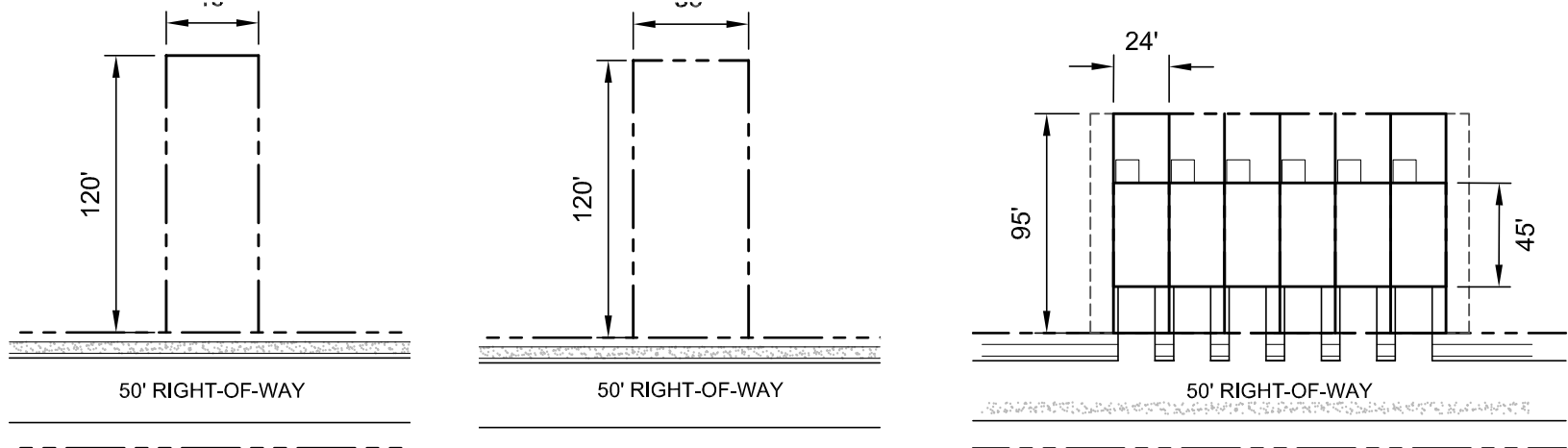
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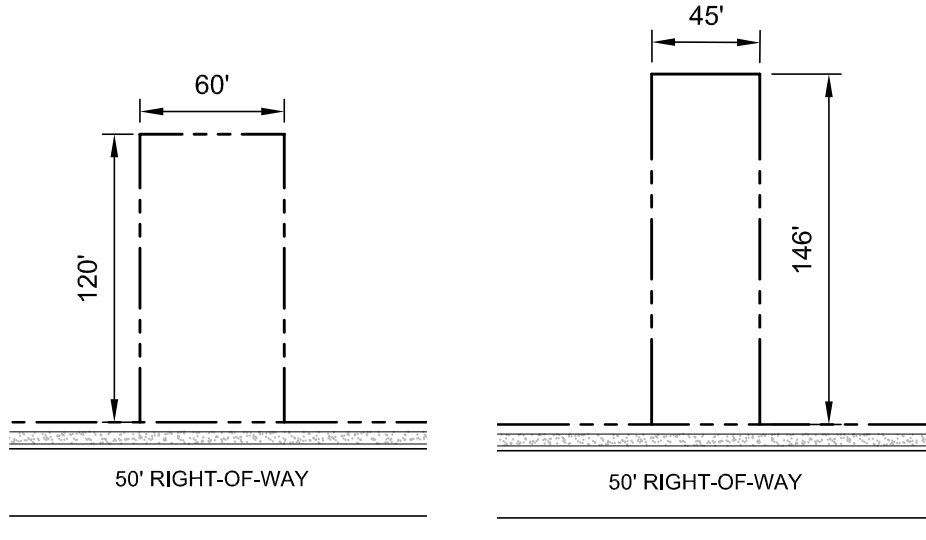
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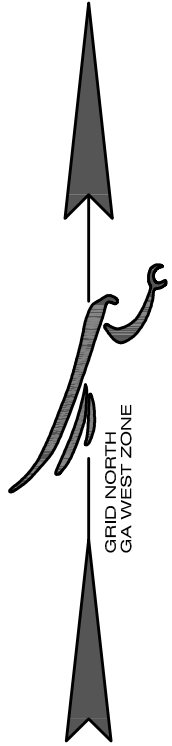


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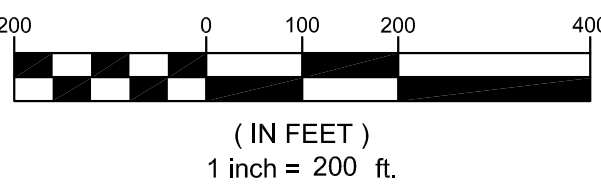
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GRAPHIC SCALE



2.2

SHEET NUMBER

THE SEAL OF THE PROFESSIONAL LANDSCAPE ARCHITECT

6/19/2023

DATE: 6/19/23

SCALE: 1" = 200'

PROJ NUMBER: 136.030

DRAWN BY: AM

REVIEWED BY: JDL

REVISED BY:

DATE	REVISIONS
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STUDIO/HEADQUARTERS
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