

DATE: August 25, 2023

TO: Chairman Jeffrey E. Turner, Clayton County Commission
ATTN TO: Tiras Petrea, Zoning Administrator, Clayton 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 Talmadge Property DRI 3894

Submitting Local Government: Clayton County

Date Opened: August 25, 2023

Deadline for Comments: September 9, 2023

Description: A DRI Review of a proposal to construct 862 detached and 336 attached single-family homes and 16,800 SF of retail space on an approximately 350-acre site off of Panhandle Road in Clayton County.

PRELIMINARY COMMENTS:

Key Comments

The Atlanta Region's Plan assigns the Developing Suburbs growth management designation to the project site. The project is not aligned with Developing Suburbs policy recommendations which state "There is a need in these areas for additional preservation of critical environmental locations and resources, as well as agricultural and forest uses." It could be better aligned through retention of additional undisturbed areas around stream and wetland areas and through the dedication/management of the substantial amount of proposed preserved area for conservation purposes.

The provision of a multi-use path along Panhandle Road is supportive of regional multi-modal transportation policies. This could be strengthened by linking the path to nearby destinations and pedestrian and transit routes.

The project will generate a total of 10,546 daily new vehicular trips. A range of roadway modifications are proposed to address this impact.

The inclusion of 16,800 SF of retail space is supportive of regional placemaking and mixed-use policies intended to encourage walkability.

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 Developing Suburbs; associated policy recommendations are provided at the end of these comments.

The inclusion of 16,800 SF of retail space is supportive of regional placemaking and mixed-use policies intended to encourage walkability. Ideally the space will include goods and services that residents can access with very short trips or non-vehicular trips.

Transportation and Mobility Comments

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

The project will generate a total of 10,546 daily new vehicular trips. A range of roadway modifications are proposed to address this impact.

The site plan includes five foot wide sidewalks along internal roadways and a six foot wide walking trail through the wooded areas at the center of the site. An eight foot wide multi-use trail will be provided along the project frontage on Panhandle Road. A pedestrian crosswalk will be provided at the northern full-movement access to connect to the existing sidewalk on the west side of Panhandle Road connecting to Michelle Obama Elementary Academy. At the south end of the site frontage a connection will be provided from the multi-use trail to the existing sidewalk on the east side of Panhandle Road connecting to Eddie White Middle Academy.

A MARTA bus stop is with walking distance of the location where the multi-use path ends along Panhandle Road at Matthews Road. Provision of a connection to this bus stop should be carefully considered.

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 Resources Comments

ARC's Natural Resources Group comments will be provided in the Final Report.

Other Environmental Comments

A significant amount of forested, wetland, and stream buffer area associated with the Shoal Creek tributary on the site is proposed to be retained. Additional retention of natural areas would be desirable and in keeping with regional goals regarding carbon sequestration and climate change/heat island effect mitigation. Designation of this area as managed open/conservation space could meaningfully reduce the overall impact of the project. There may be potential opportunities for linking these fragmented undeveloped areas with adjacent undeveloped or protected areas to ensure their maintenance and potential use for recreation or habitat preservation.

The project can support The Atlanta Region's Plan in general by incorporating other aspects of regional policy, including green infrastructure and/or low-impact design, e.g., pervious pavers, rain gardens, vegetated swales, etc., in parking areas and site driveways, and as part of any improvements to site frontages.

Atlanta Region's Plan Growth Policy Considerations: Developing Suburbs

The Atlanta Region's Plan identifies Developing Suburbs as areas in the region where suburban development has occurred, and the conventional development pattern is present but not set. These areas are characterized by residential development with pockets of commercial and industrial development. These areas represent the extent of the urban service area. There is a need in these areas for additional preservation of critical environmental locations and resources, as well as agricultural and forest uses. Limited existing infrastructure in these areas will constrain the amount of additional growth that is possible. Transportation improvements are needed within these Developing Suburbs, but care should be taken not to spur unwanted growth.

The project is not aligned with Developing Suburbs policy recommendations which state "There is a need in these areas for additional preservation of critical environmental locations and resources, as well as agricultural and forest uses." It could be better aligned through retention of additional undisturbed areas around the Shoal Creek tributaries, the provision of a management mechanism for the substantial amount of proposed open space/wetlands preservation area, and utilization of green infrastructure in surface parking areas. Clayton County leadership and staff, along with the applicant team, should collaborate closely to ensure optimal sensitivity to the needs of nearby local governments, neighborhoods, and natural systems.

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

ATLANTA REGIONAL COMMISSION
GEORGIA DEPARTMENT OF TRANSPORTATION

GEORGIA DEPARTMENT OF NATURAL RESOURCE
GEORGIA REGIONAL TRANSPORTATION AUTHORITY

GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS
GEORGIA SOIL AND WATER CONSERVATION COMMISSION

GEORGIA ENVIRONMENTAL FINANCE AUTHORITY
CITY OF HAMPTON
HENRY COUNTY

GEORGIA CONSERVANCY
CITY OF FAYETTEVILLE
FAYETTE COUNTY

CITY OF LOVEJOY
CLAYTON COUNTY
MARTA

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



Developments of Regional Impact

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DRI #3894

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: Clayton

Individual completing form: Tiras Petrea

Telephone: 770.477.3577

E-mail: Tiras.Petrea@claytoncountygga.gov

*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: Talmadge Property

Location (Street Address, 11760 Panhandle Rd, Hampton GA 30228
GPS Coordinates, or Legal
Land Lot Description):

Brief Description of Project: Rezoning to PUD for 862 single family homes, and 377 townhomes on approximately 350 acres

Development Type:

- | | | |
|--|---|---|
| <input type="radio"/> (not selected) | <input type="radio"/> Hotels | <input type="radio"/> Wastewater Treatment Facilities |
| <input type="radio"/> Office | <input 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 checked="" 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.): 1,239 residential dwelling units

Developer: Rockhaven Homes, LLC

Mailing Address: 4062 Peachtree Road NE

Address 2: Suite A #277

City: Atlanta State: GA Zip: 30319

Telephone: 404-601-7616

Email: bhughes@rockhavenga.com

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

If yes, property owner: Lyniece North Talmadge

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?	Henry County
Is the current proposal a continuation or expansion of a previous DRI?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
If yes, provide the following information:	Project Name: Project ID:
The initial action being requested of the local government for this project:	<input checked="" type="checkbox"/> Rezoning <input type="checkbox"/> Variance <input type="checkbox"/> Sewer <input type="checkbox"/> Water <input type="checkbox"/> Permit <input type="checkbox"/> Other
Is this project a phase or part of a larger overall project?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
If yes, what percent of the overall project does this project/phase represent?	
Estimated Project Completion Dates:	This project/phase: 2 years Overall project:

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Developments of Regional Impact

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DRI #3894

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: Clayton
Individual completing form: Tiras Petrea
Telephone: 770.477.3577
Email: Tiras.Petrea@claytoncountygga.gov

Project Information

Name of Proposed Project: Talmadge Property
DRI ID Number: 3894
Developer/Applicant: Rockhaven Homes, LLC
Telephone: 404-601-7616
Email(s): bhughes@rockhavenga.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: \$250,000,000.00

Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development: \$4,536,164.86

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):

Water Supply

Name of water supply provider for this site: Clayton County Water Authority

What is the estimated water supply demand to be generated by the project, measured in Millions of Gallons Per Day (MGD)?

0.63

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:

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?

Wastewater Disposal

Name of wastewater treatment provider for this site: Clayton County Water Authority

What is the estimated sewage flow to be generated by the project, measured in Millions of Gallons Per Day (MGD)?

0.76

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:

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? 1

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.)

1,026 new pm peak hours trips and 10,546 new daily trips

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: There are numerous which is outlined in the traffic study.

Solid Waste Disposal

How much solid waste is the project expected to generate annually (in tons)?

2,864

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

50%

proposed development has
been constructed?

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 PRESERVE STREAM BUFFERS, PROVIDE RUNOFF REDUCTION MEASURES, ADEQUATELY ADDRESS DETENTION REQUIREMENTS AND PRESERVE OPEN SPACE WHERE FEASIBLE. THE PROJECT WILL ALSO BE REQUIRED TO MEET THE CLAYTON COUNTY WATERSHED PROTECTION ORDINANCE INCREASED REQUIREMENTS

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:
The subject property touches two main bodies of resting water (Shoal Creek and Club Lake). Club Lake is located between the Clayton and Henry County lines. According to Clayton Counties GIS records, portions of the property has been designated as a Flood Hazard Area "A".

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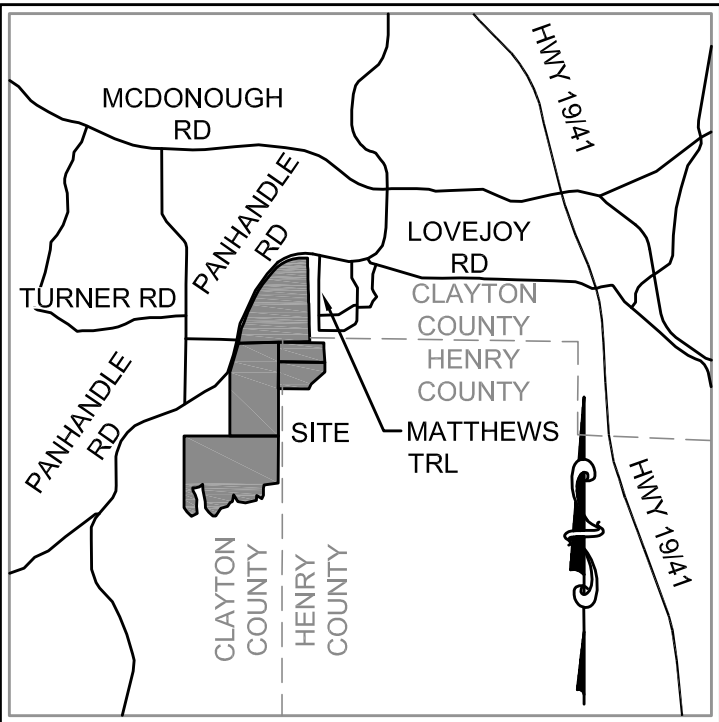
[GRTA DRI Page](#) | [ARC DRI Page](#) | [RC Links](#) | [DCA DRI Page](#)

[DRI Site Map](#) | [Contact](#)

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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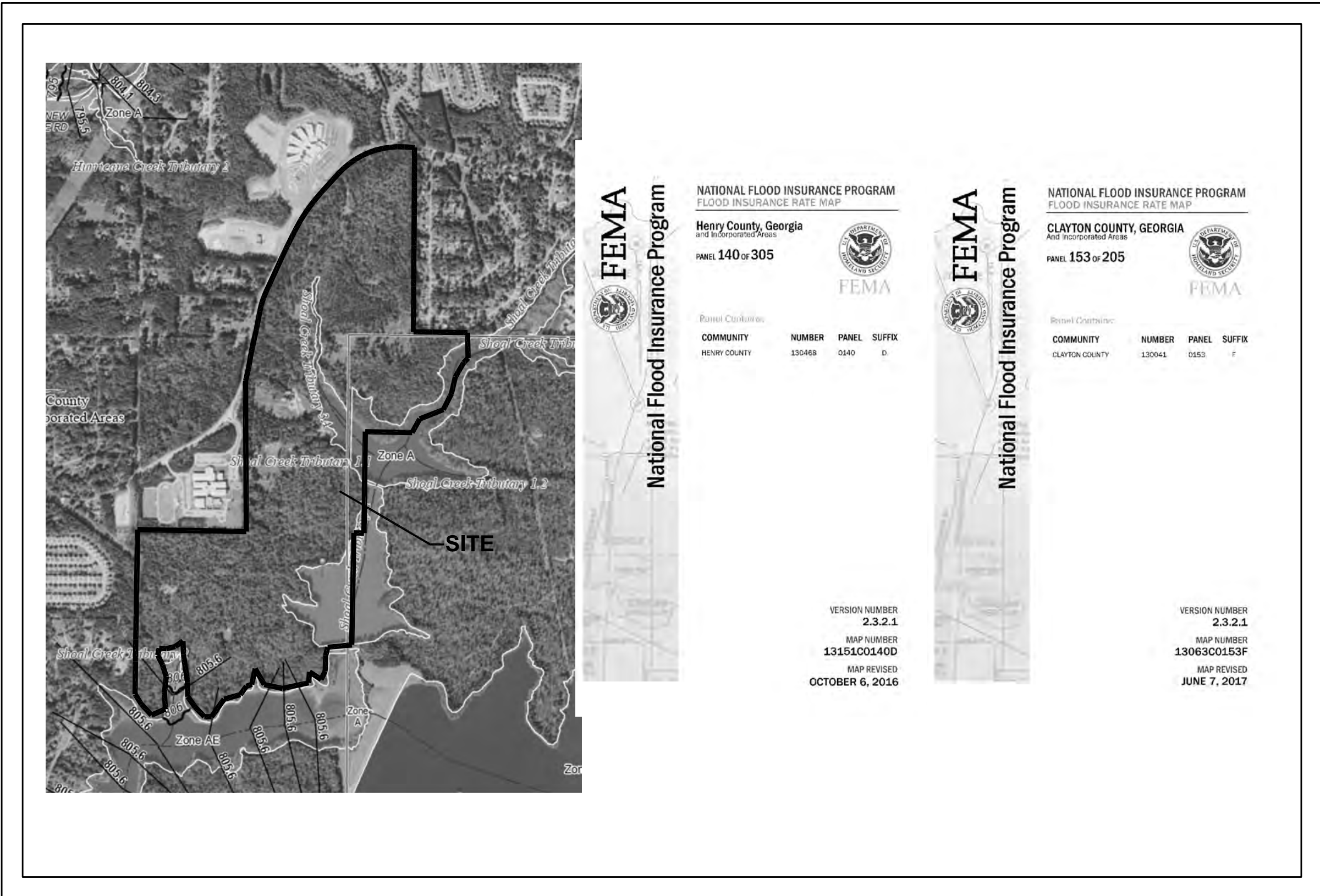


VICINITY MAP
NOT TO SCALE

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

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ENGINEERING
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SURVEYING
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FALCON DESIGN
CONSULTANTS

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

NEWMAN OFFICE
40 GREENWAY CT., STE. A
NEWMAN, GEORGIA 30255
PH: (770)755-9978

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

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40 GREENWAY CT., STE. A
NEWMAN, GEORGIA 30255
PH: (770)755-9978

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

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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.	
3.	
4.	
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

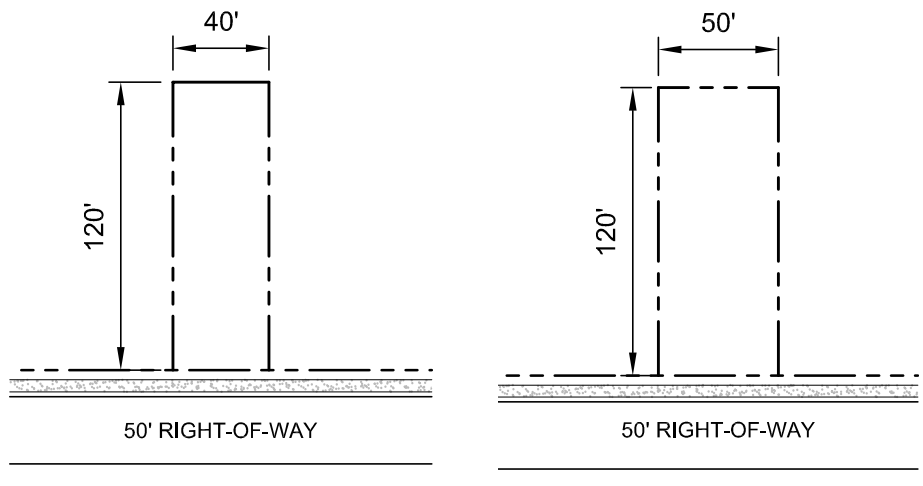
PROPOSED 45' x 146' LOTS
TOTAL UNITS: 104 UNITS
MIN. LOT AREA: 6,570 sq. ft.
MIN. LOT WIDTH: 45 ft.

LEGEND

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

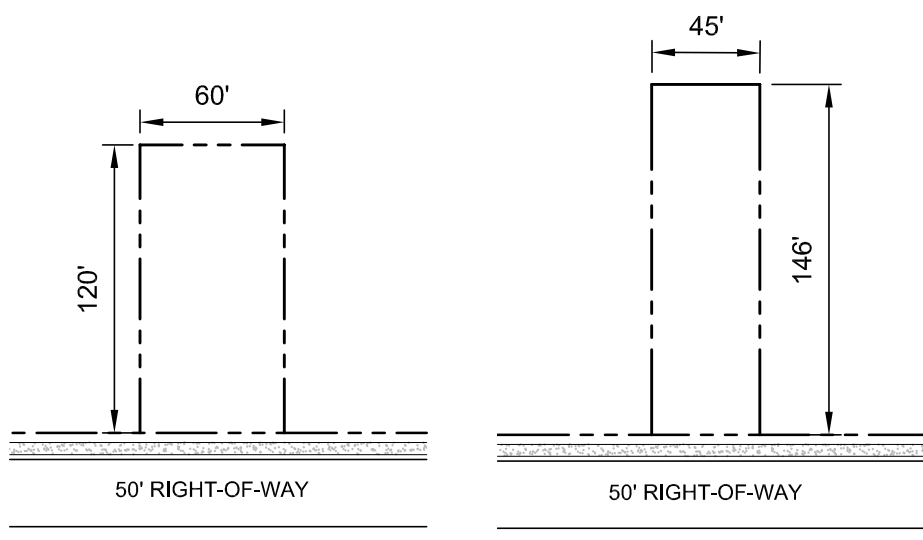
PARKING SUMMARY

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	



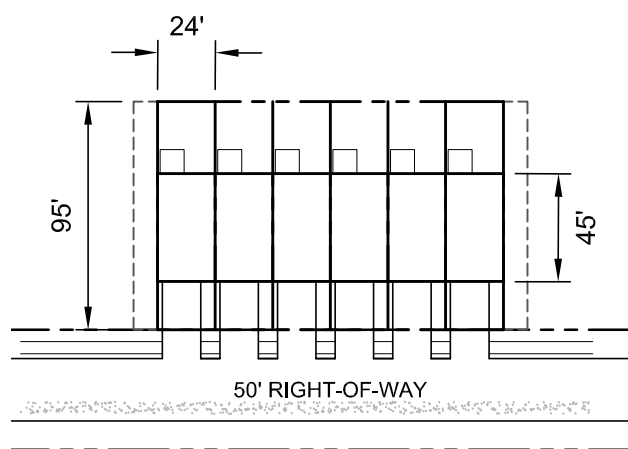
TYPICAL 40' X 120' LOTS
NOT TO SCALE

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TYPICAL 60' X 120' LOTS
NOT TO SCALE

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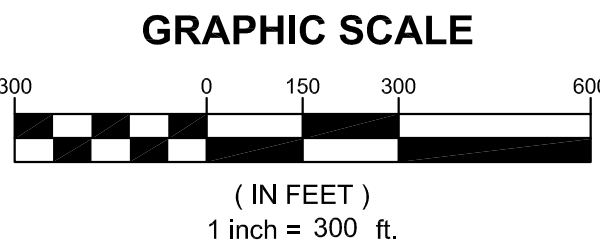


TYPICAL TOWNHOMES
NOT TO SCALE



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.

REGISTERED PROFESSIONAL ENGINEER

CLAYTON COUNTY, GEORGIA

NO. 140018821

6/19/2023

DATE:

6/16/23

SCALE:

1" = 300'

PROJ. NUMBER:

136.030

DRAWN BY:

AM

REVIEWED BY:

JDL

REVISED BY:

DATE

REVISIONS

1.

2.

3.

4.

5.

6.

7.

8.

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OR DIAL 811

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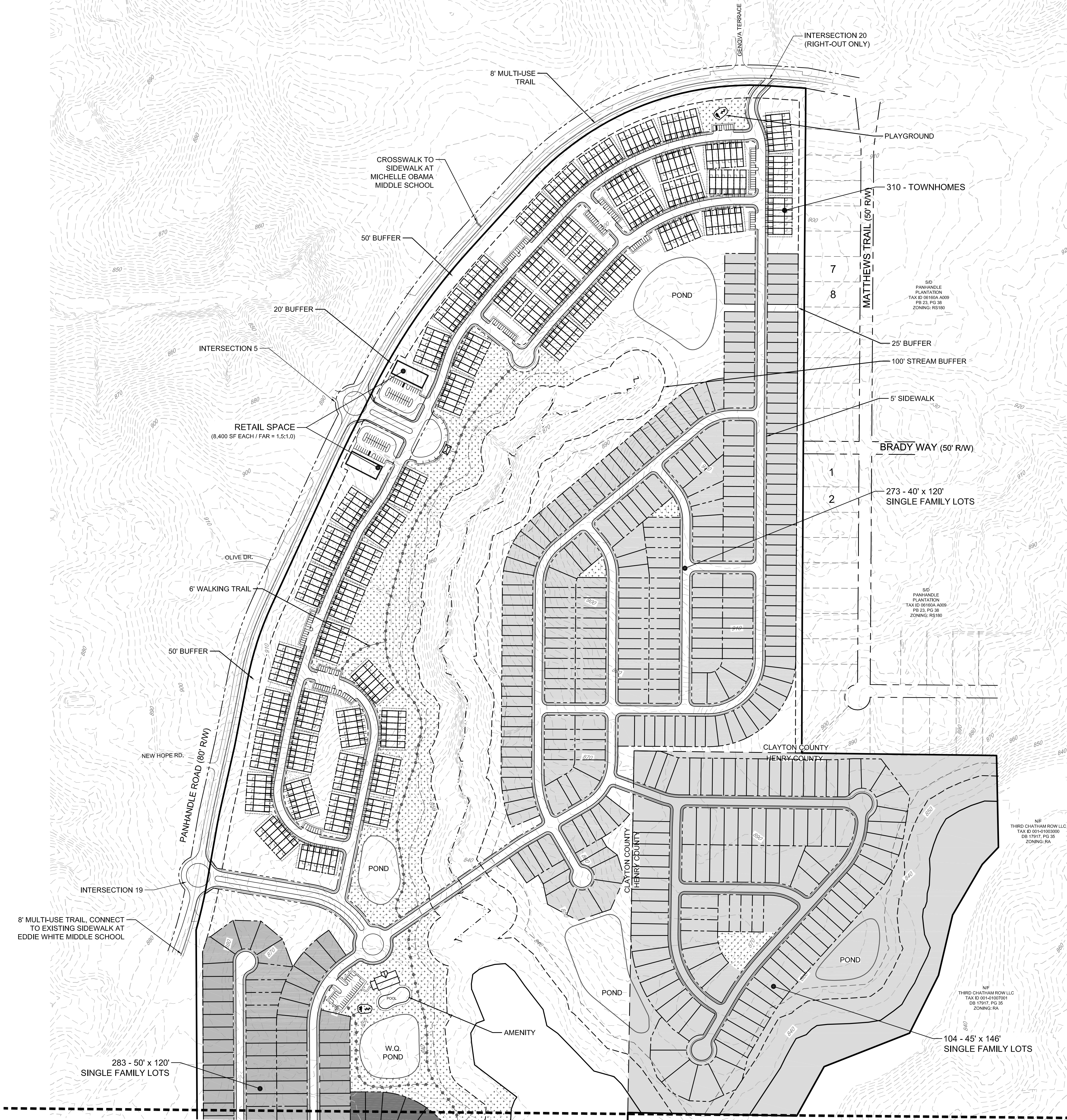
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REGISTERED PROFESSIONAL ENGINEER
CLAYTON COUNTY, GEORGIA
NO. 140018821
6/19/2023

REGISTERED PROFESSIONAL ENGINEER
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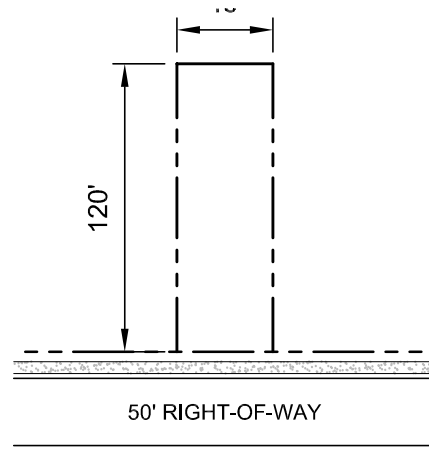
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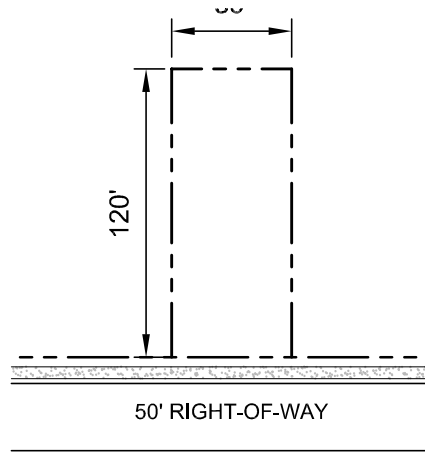
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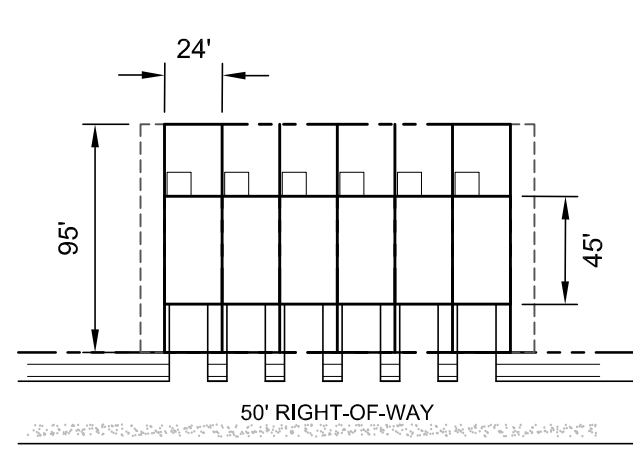
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- EXHIBIT WAS PRODUCED UTILIZING CLAYTON COUNTY & HENRY COUNTY GIS TOPOGRAPHIC DATA.
- AN ENVIRONMENTAL SITE ASSESSMENT WAS PERFORMED BY NELSON ENVIRONMENTAL, INC., DATED 03/18/2022.



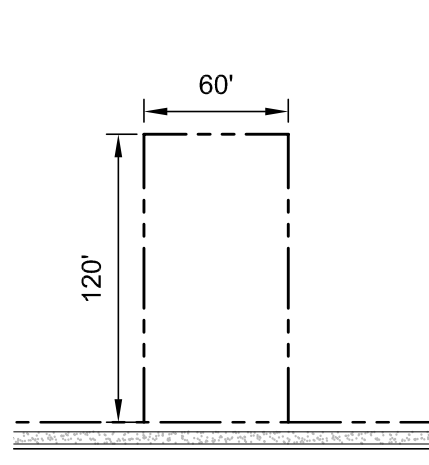
TYPICAL 40' X 120' LOTS
NOT TO SCALE



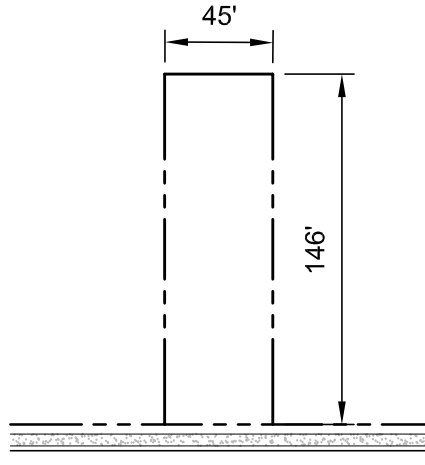
TYPICAL 50' X 120' LOTS
NOT TO SCALE



TYPICAL TOWNHOMES
NOT TO SCALE



TYPICAL 60' X 120' LOTS
NOT TO SCALE



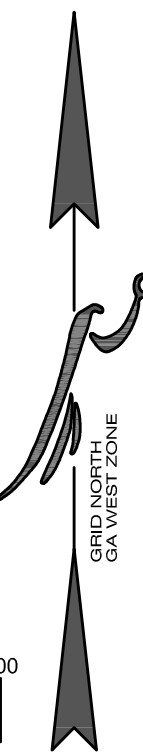
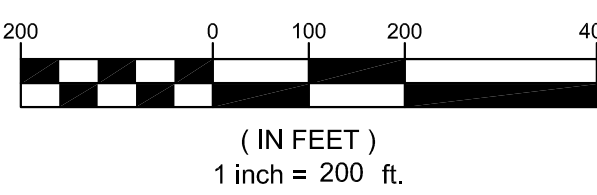
TYPICAL 78' X 146'
NOT TO SCALE

LEGEND

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

MATCHLINE 2.2

GRAPHIC SCALE



2.1

SHEET NUMBER

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

REVISIONS

DATE	REVISIONS
1.	
2.	
3.	
4.	
5.	
6.	
7.	
8.	

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REGISTERED PROFESSIONAL ENGINEER
NO. 100018827
J. D. LAMBERT
6/19/2023

ENLARGED 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**

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