

Master Development Plan for: Hall Road (DRI #2916)

City of Union City, Georgia

Client information:
General Holdings Unlimited
PO Box 1129
Monroe GA, 30655

Land Use Summary

EXISTING ZONING: *Single Family Residential (R-1)*
2018 FUTURE LAND USE MAP: *Town Center Mixed Use (TCMU)*
PROPOSED ZONING: *Town Center Mixed Use (TCMU)*
OVERLAY DISTRICT: *N/A TCMU Detached & Attached*

TOTAL ACRES : 202.385 acres
TOTAL RESIDENTIAL UNITS: +/- 518 (*Single Family and Townhomes*)
GROSS DENSITY: +/- 2.56 du/acre

NET ACRES: 145.23 acres - 6,326,218 sq. ft. (202.385 acres less 57.15 acres)
(5.00 acres detention / 31.45 acres 100-year flood hazard area / 20.70 acres public right-of-way)

NET DENSITY REQUIREMENT:
Total lot area multiplied by 1.5 times shall not exceed the total square footage of the net acreage. (per UCZD code. 6-15 E.b.)

TOTAL LOT AREA: 2,857,464 sq. ft. (all lands dedicated to lots only exclusive of streets, r/w, etc.)
NET SQUARE FOOTAGE: 6,326,218 sq. ft. (as defined above)

NET DENSITY CALCULATION:
2,857,464 sq. ft. (total lot area) x 1.5 = 4,286,196 sq. ft.
4,286,196 sq. ft. (lot area x 1.5) < 6,326,218 sq. ft. (net square footage)
(Net density requirement satisfied)

OPEN SPACE REQUIREMENT:
The Minimum required open space shall be at least 15% of gross acreage.

TOTAL GROSS ACREAGE: 202.385 acres
15% OF GROSS ACREAGE: 30.43 acres

OPEN SPACE PROVIDED:
30.43 acres
30.43 acres provided = 30.43 acres required
(Open space requirement satisfied)

Residential Single Family Summary

Number of Lots: 330
Min. Lot Size: 5,980 s.f. (52' x 115')
Min. Lot Width: 52'
Min. Front Yard Setback: 20'
Min. Side Yard Setback: NONE (10' not on adjacent streets)
Min. Corner Yard Setback: 15'
Min. Rear Yard Setback: 20'
Min. Heated Floor Area: 2,400 s.f.
Max. Bldg. Ht.: 45'

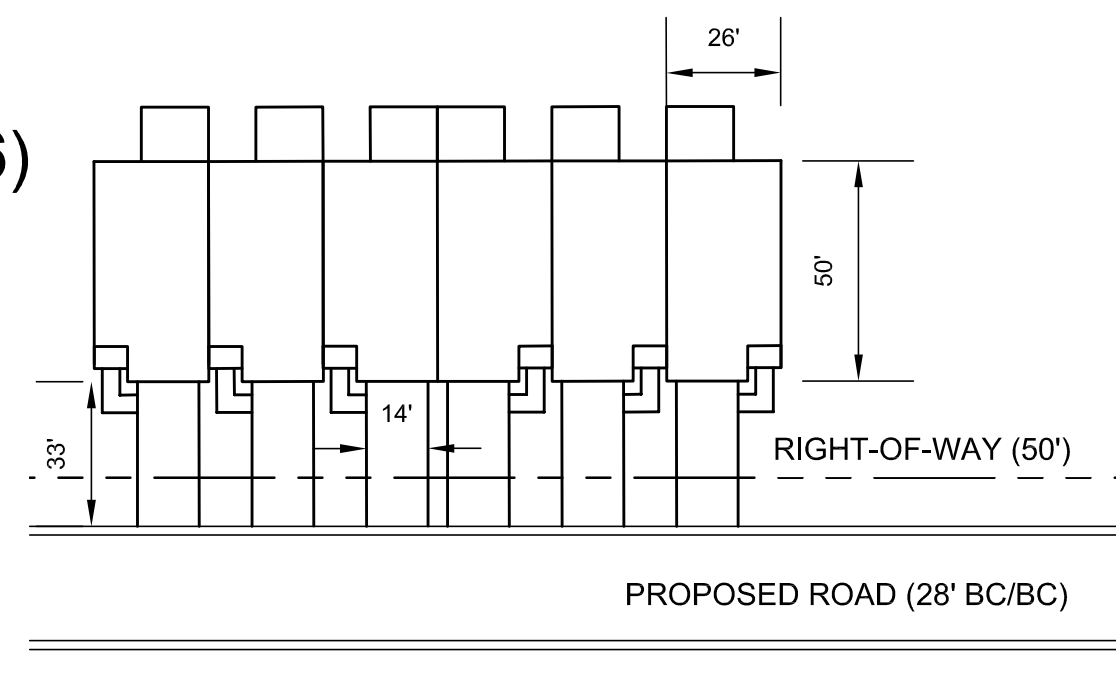
Townhome Development Summary

Total Number of Units: 188
Product Size: 26' x 50'

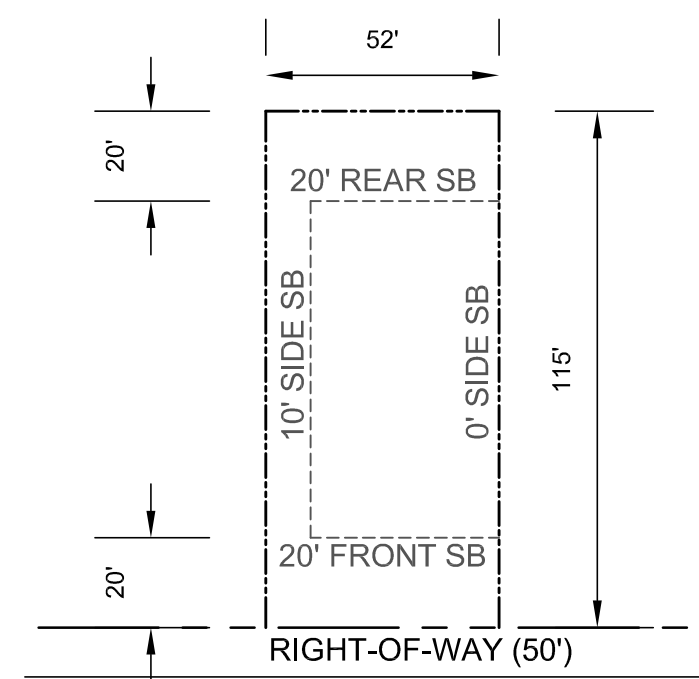
Development Standards:
Min. Front Yard Setback: 20'
Min. Side Yard Setback: NONE (10' not on adjacent streets)
Min. Corner Yard Setback: 15'
Min. Distance Between Buildings: 20'
Min. Rear Yard Setback: 30'
Max. Bldg. Ht.: 4 stories or 45', whichever is less

Commercial Node Summary

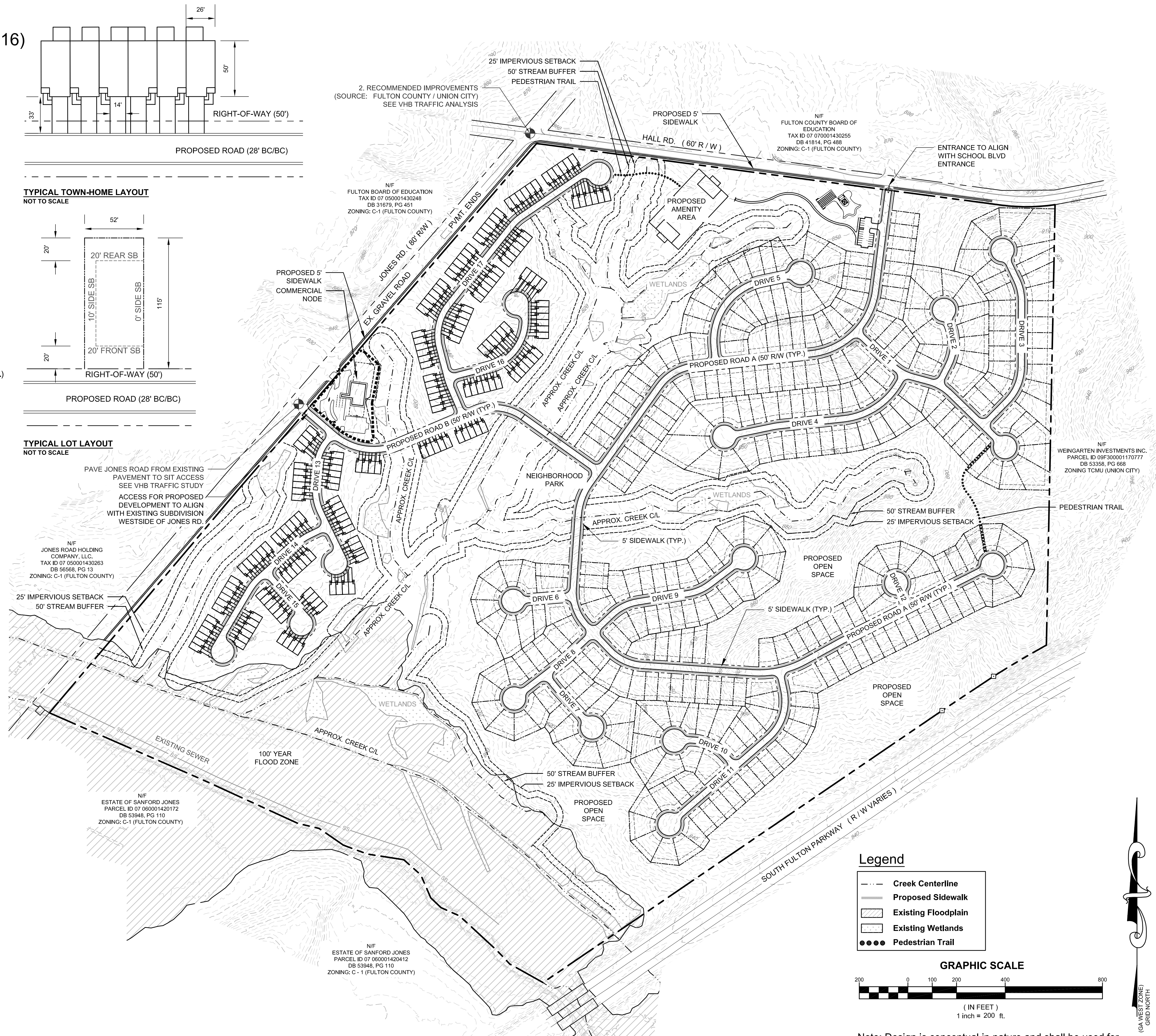
Total Commercial Area: +/- 1.4 acres
Total Number of Buildings: 1
Total Square Footage of Building: 8,000 sq. ft.
Parking Provided: 21 spaces



TYPICAL TOWN-HOME LAYOUT
NOT TO SCALE



TYPICAL LOT LAYOUT
NOT TO SCALE



engineering, planning, and survey by:



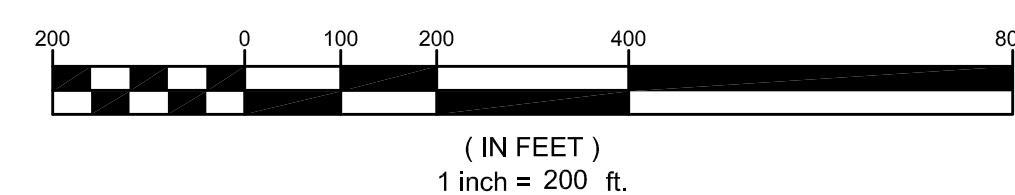
traffic consultant:
VHB
Suite 100
1355 Peachtree Street NE
Atlanta, GA 30309

Date: July 31, 2019

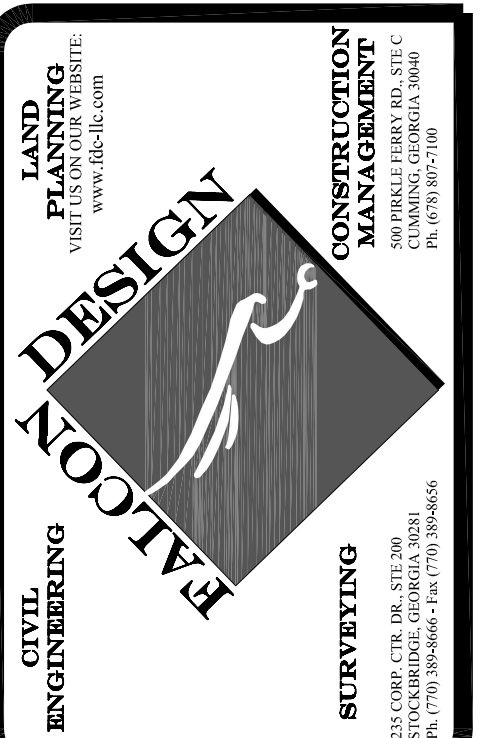
Legend

- Creek Centerline
- Proposed Sidewalk
- Existing Floodplain
- Existing Wetlands
- Pedestrian Trail

GRAPHIC SCALE



Note: Design is conceptual in nature and shall be used for discussion purposes only. We reserve the right to adjust final uses within the property in accordance with UCZO development standards.



1908 HALL ROAD (DRI # 2916)
MASTER PLAN FOR:
GENERAL HOLDINGS UNLIMITED
LOCATED IN:
LAND LOTS 142, 143, 146 AND 147, 7TH DISTRICT
AND LAND LOT 117 OF DISTRICT 9F
UNION CITY, GEORGIA

REVISIONS	DATE	DESCRIPTION
1		
2		
3		
4		

DATE:	7-31-19
SCALE:	1"=200'
FILE NUMBER:	MP20
DRAWN BY:	AM

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

SHEET NUMBER
1.0