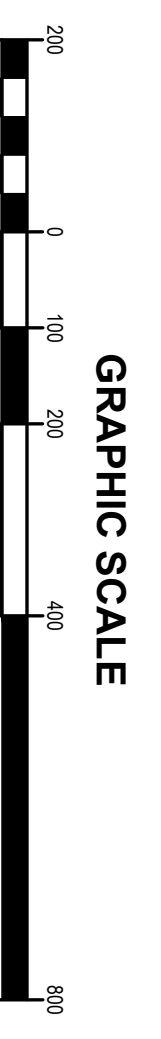


HCWA INFORMATION	
IMPERVIOUS AREA ESTIMATE	11.3 AC +/-
PROPOSED STREETS	18.0 AC +/-
PROPOSED HOUSES / DRIVEWAY	3.4 AC +/-
PROPOSED SIDEWALKS	3.4 AC +/-
TOTAL	32.7 AC +/-
PROPOSED IMPERVIOUS PERCENTAGE	17.2% OF SITE

NOTE: THE SUBJECT PROPERTY IS LOCATED WITHIN THE TUSSAWHAW WATERSHED PROTECTION DISTRICT. WOLF CREEK RUNS THROUGH THE SITE, WHICH IS SHOWN AS A SOLID BLUE LINE ON THE U.S.G.S 7 MINUTE QUADRANGLE MAPS. AS SUCH, WOLF CREEK IS CONSIDERED A PERENNIAL STREAM. PER THE HCWA WATERSHED PROTECTION ORDINANCE DEFINITION, 500 FOOT WIDE BUFFERS ARE SHOWN ON EITHER SIDE OF THE STREAM, WHICH DEFINES THE BOUNDARIES OF THE WATER QUALITY CRITICAL AREA. THE REMAINDER OF THE SITE IS LOCATED WITHIN THE LIMITED DEVELOPMENT AREA.

SITE DATA	
EXISTING SITE INFORMATION	
PROJECT NAME	SINGLEY ROAD TRACT
SITE AREA	189.8 AC +/-
TAX ID #	161-01023000 & 161-01025000
CURRENT ZONING	RA
LAND LOT / DISTRICT	161 & 162 / 2ND DISTRICT
CURRENT F.L.U.M. DESIGNATION	RR (RURAL RESIDENTIAL)
OVERLAY(S) AFFECTING PROPERTY	TUSSAWHAW CREEK WATERSHED PROTECTION DISTRICT
PROPOSED DEVELOPMENT INFORMATION	
PROPOSED ZONING	R-2
PROPOSED LAND USE	SINGLE FAMILY RESIDENTIAL DETACHED
MIN. LOT WIDTH	100'
MIN. LOT AREA	18,000 SF (65,340 SF IN WATER QUALITY CRITICAL AREA)
PROPOSED LOT COUNT	257
PROPOSED ESTIMATED AVERAGE DAILY SEWER FLOW	257 LOTS X 300 GPD = 77,100 GPD
PROPOSED DENSITY CALCULATION	
TOTAL SITE AREA	189.8 AC +/-
(LESS 100 YEAR FLOODPLAIN)	- 4.5 AC
(LESS PROPOSED RW)	- 21.9 AC
(LESS SWMF)	- 5.0 AC
NET DEVELOPABLE AREA	158.4 AC
PROPOSED UNIT COUNT	257
PROPOSED DENSITY	
NET	1.62 UNITS/ACRE
GROSS	1.35 UNITS/ACRE



<p>Moore Bass Consulting, Inc. • Civil Engineering • Land Surveying • Development Consulting • Landscape Architecture • Environmental Permitting</p> <p>www.moorebass.com TALLAHASSEE • ATLANTA 1350 Keys Ferry Court McDonough, GA 30253 770.914.9394</p>	PROJECT NAME SOUTH OLA TRACT LOCUST GROVE, GA
	CLIENT NAME MBT SOUTH OLA, LLC
SHEET TITLE CONCEPTUAL MASTER PLAN	REVISIONS 1. REVISED LAYOUT PER WETLAND DELINEATION - 04-25-2023
SHEET 1	DATE 03-21-2023 CONTRACT # SDML DRAWN BY MOORE BASS CONSULTING 1580 KEYS FERRY COURT MCDONOUGH, GA 30253