

PARKING SPACES	REQUIRED	PROVIDED
SINGLE FAMILY	298	298
TOWN HOME	75	75 + 26 VISITORS
CLUB HOUSE	21	
MAIL BOXES	14	35
MAIL BOXES (PHASE 3 & 4)	7	9

TYPE	TOTAL
SINGLE FAMILY "A"	241 UNITS
SINGLE FAMILY "B"	56 UNITS
TOWN HOME	52 UNITS
TOTAL	349 UNITS

TOTAL RESIDENTIAL AREA: 130.84 AC.
 REQUIRED OPEN SPACE (40%): 52.3 AC.
 PROVIDED OPEN SPACE AREA: 59.9 AC.
 RATIO (OPEN SPACE / TOTAL AREA) = 46%

CONTIGUOUS OPEN SPACE: ±39.4 AC
 REQUIRED (CONTIGUOUS SPACE / REQUIRED OPEN SPACE) = 75%
 PROVIDED = 75% (AS PER 17.430.120)

SANITARY SEWER FLOW ESTIMATION:
 150 GALLONS PER UNIT PER DAY

TOTAL UNITS = 349
 349 UNITS X (150 GPU / DAY) = 52,350 GPD

CLUB HOUSE / AMENITY = 50GPD PER 1000 SQ FT = 1,500 GPD

PEAK FLOW = 4 (SEWAGE FLOW RATIO CURVE)

TOTAL SEWER FLOW CAPACITY = 4 X 52,350 GPD = 209,400 GPD

HOUSES ON OPEN SPACE
 SINGLE FAMILY: 257
 TOWNHOME: 52

LOTS TOUCHING OPEN SPACE: 308
 RATIO: 308/348 = 88%

TOTAL LOTS: 349
 TOTAL RESIDENTIAL AREA: 130.84 AC.
 TOTAL DENSITY: 2.67 UNITS/AC.

CAGLE MILL RD. SPEED LIMIT 35 MPH.
 INTERSECTION SIGHT DISTANCE 390 FT.

CONERLIA HWY 365. SPEED LIMIT 65 MPH
 INTERSECTION SIGHT DISTANCE 720 FT

INTERNAL ROAD SPEED LIMIT 25 MPH
 INTERSECTION SIGHT DISTANCE 280 FT

ALLEYWAY SPEED LIMIT 15 MPH

EXISTING ZONING: AGRICULTURAL RESIDENTIAL IV (AR-IV)
 PROPOSED ZONING: PLANNED RESIDENTIAL DEVELOPMENT (PRD)

LOT OWNERSHIP
 THE COMMERCIAL PARCEL WILL BE SUBDIVIDED AT APPROXIMATELY THE RE-ZONING LINE SHOWN. EXACT LOCATION OF SUBDIVISION LINE IS TO BE DETERMINED. THE RESIDENTIAL PARCEL WILL BE SUBDIVIDED AS "FEE-SIMPLE" OWNERSHIP FOR ALL SINGLE-FAMILY LOTS AND AS "JOINT OWNERSHIP" FOR TOWNHOMES. TOWNHOMES WILL BE PLATTED WITH LOT-LINES AT THE BUILDING EXTENT AND MAY BE SOLD AS "0' LOT LINE SETBACK" LOTS.

PLANNED RESIDENTIAL DEVELOPMENT (PRD) REQUIREMENTS:

- SETBACKS: (REF. CODE) - 17.180.060 - B.2.c
- TOWN HOME LOT AREA REQUIRED: (REF. CODE) - 17.180.060 - B.4.a

-MINIMUM FRONT YARD SETBACK FROM THE PROPERTY LINE OF 25 FEET.
 -MINIMUM SIDE YARD SETBACK FROM THE PROPERTY LINE OF 5 FEET.
 -MINIMUM REAR YARD SETBACK FROM THE PROPERTY LINE OF 20 FEET.
 -PROPOSED '0' SETBACKS - PROPERTY LINES WILL BE ALIGNED WITH THE EXTERIOR WALL OF THE UNITS

50 TOWNHOMES = 40,000 SF + (47')4,000 SF = 228,000 SF = 5.23 AC.

- BUFFERS (REF. CODE) - 17.180.060 - B.5**
 A MIN. 50 FT PLANTED BUFFER SHALL BE ESTABLISHED ALONG THE PERIMETER OF ALL PROPERTY BOUNDARIES
- LANDSCAPE (REF. CODE) - 17.180.060 - B.6.a**
 A MIN. OF TWO TREES PER LOT SHALL BE PROVIDED IN THE FRONT, SIDE, OR NEAR YARD.
- PERMITTED USES - 17.225.110**
 THE SITE CONTAINS WETLANDS. TOTAL AREA: 62,204 SF.
 A WETLAND ALTERATION PERMIT FROM THE CORPS OF ENGINEERS MUST BE OBTAINED PRIOR ANY ALTERATIONS.
- COMMERCIAL USES - 17.180.060 - 13**
 COMMERCIAL USE IS LIMITED TO A TOTAL OF 10,000 SF OF FLOOR AREA FOR THE ENTIRE PLANNED RESIDENTIAL DEVELOPMENT.
- LIGHTING**
 SUBDIVISION WILL COMPLY WITH COUNTY STREET LIGHTING REQUIREMENTS PER CODE OF ORDINANCES - PART I - TITLE 16, CHAPTER 16.90 STREET LIGHTING POLICY (SEC. 16.90.070 AND 16.90.090).
- STREAM BUFFER:**
 STREAM BUFFER SHOULD BE CONSIDERED SUFFICIENT SEPARATION BETWEEN COMMERCIAL AND RESIDENTIAL PROPERTIES. NO ZONING BUFFER IS PROPOSED WITH THIS PLAN.
- REQUIRED EXEMPTIONS:**
 - USE OF EYEBROW CUL-DE-SAC - SHOWN FOR REFERENCE
 - USE OF RIBBON CURBS TYPE IN ALLEYS (DEAD END ROAD),
 - PRIVATE ROADS INCLUDING ON-STREET PARKING
 - REDUCTION OF SINGLE FAMILY LOT SIZE FROM 8,000 TO 6,000 SF MIN.
 - REDUCTION OF MINIMUM LOT WIDTH FROM 50' TO 40' MIN
 - ALLEYWAY WITH REVERSE CROWN
 - ALLEYWAY & MAIL KIOSK STREET JOG

POND
 3500 Parkway Lane
 Suite 500
 Peachtree Corners
 Georgia 30092

CLIENT INFORMATION

Brightside Homes
 6525 The Corners Parkway
 Suite 216
 Peachtree Corners
 Georgia 30092

PROJECT NAME
RESIDENCE AT CAGLE MILL
 4745 CAGLE MILL ROAD, LULA, GEORGIA

DRAWING ISSUE

DATE

DESCRIPTION

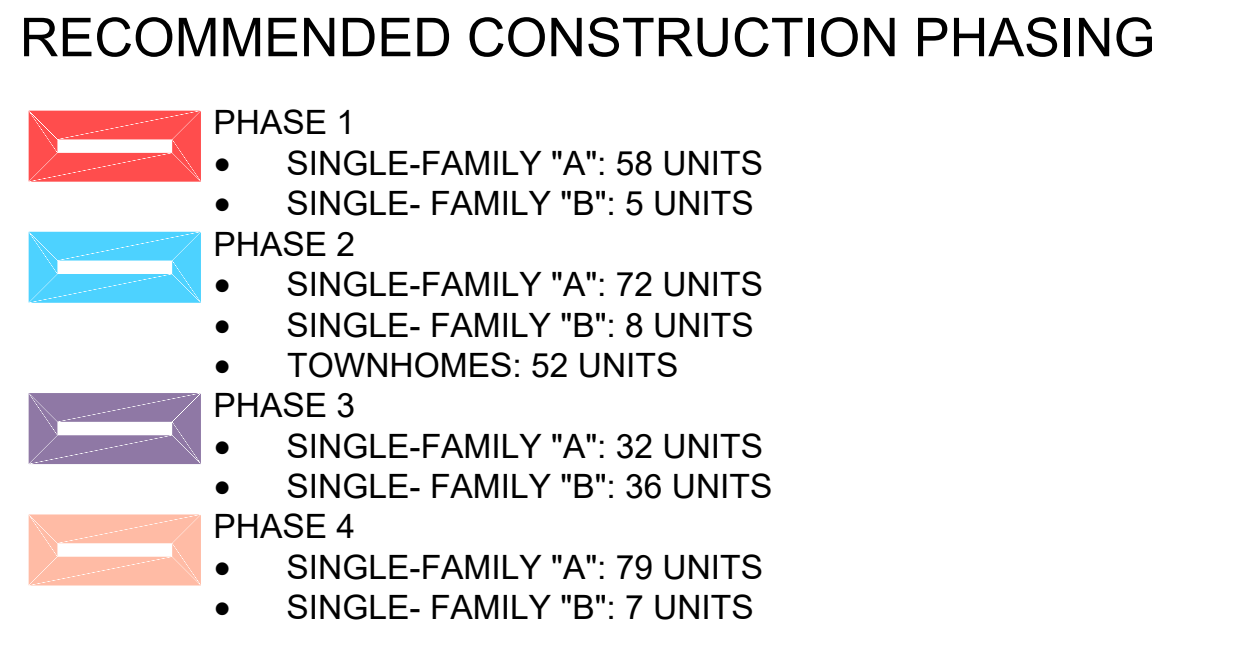
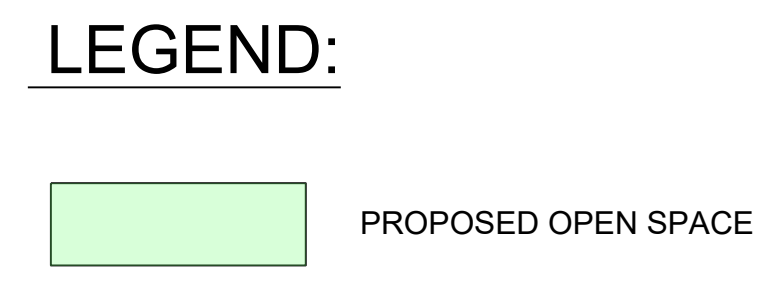
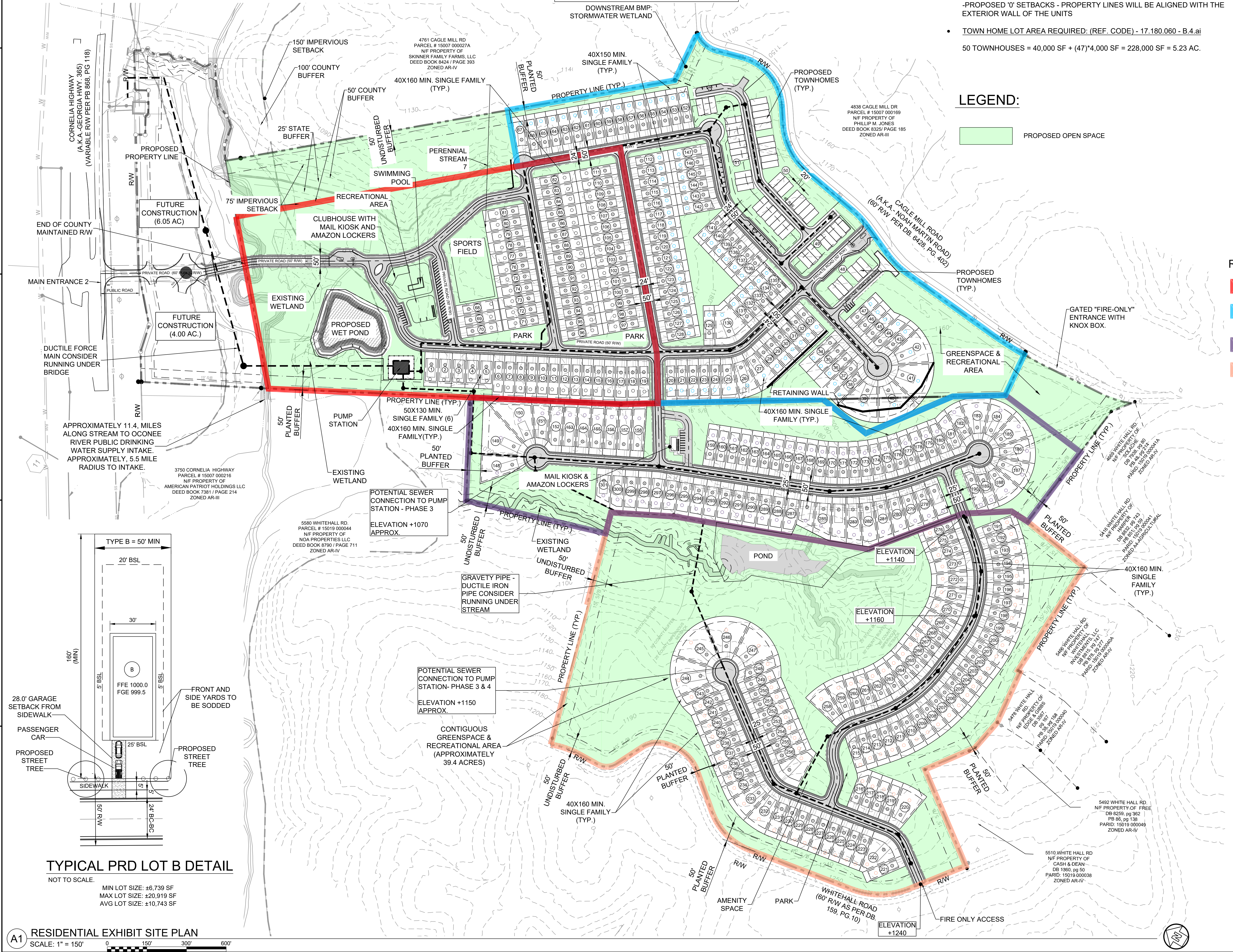
MARK

DESIGNED BY: WM
 DRAWN BY: ABC
 CHECKED BY: JBB
 SUBMITTED BY: JBB
 DATE: 03/22/2024
 PROJECT #: 1220263
 SHEET TITLE

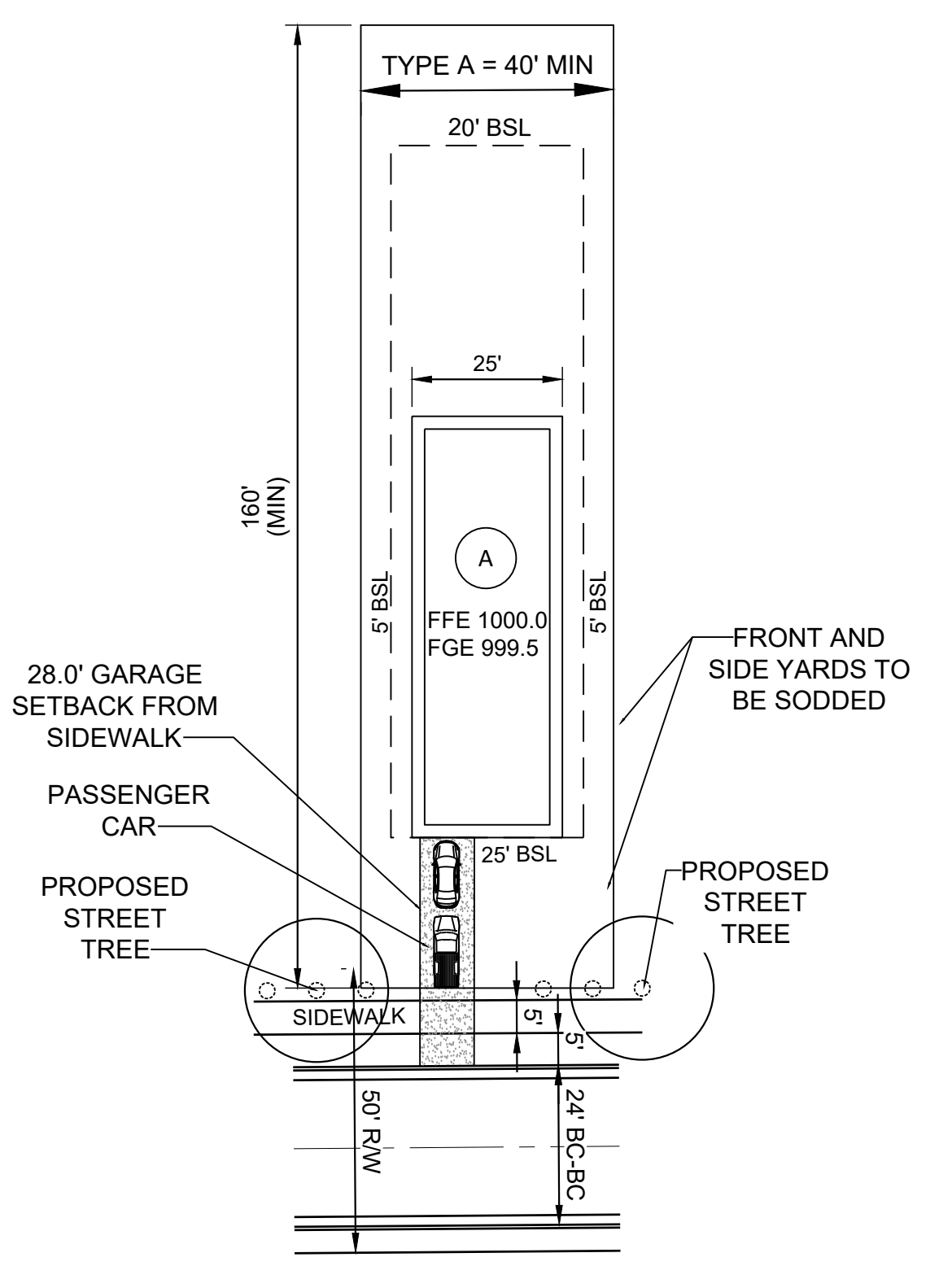
ZONING SITE PLAN

SHEET NUMBER
EX 01

ORIGINAL SHEET SIZE: 30" X 42"



TOWNHOMES DETAILS
 NOT TO SCALE.



TYPICAL PRD LOT A DETAIL
 NOT TO SCALE.

MIN LOT SIZE: ±6,297 SF
 MAX LOT SIZE: ±12,163 SF
 AVG. LOT SIZE: ±7,065 SF

811 Know what's below.
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 Or Call 800-282-7411

TYPICAL PRD LOT B DETAIL
 NOT TO SCALE.

MIN LOT SIZE: ±6,739 SF
 MAX LOT SIZE: ±20,919 SF
 AVG LOT SIZE: ±10,743 SF

RESIDENTIAL EXHIBIT SITE PLAN
 SCALE: 1" = 150'

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1

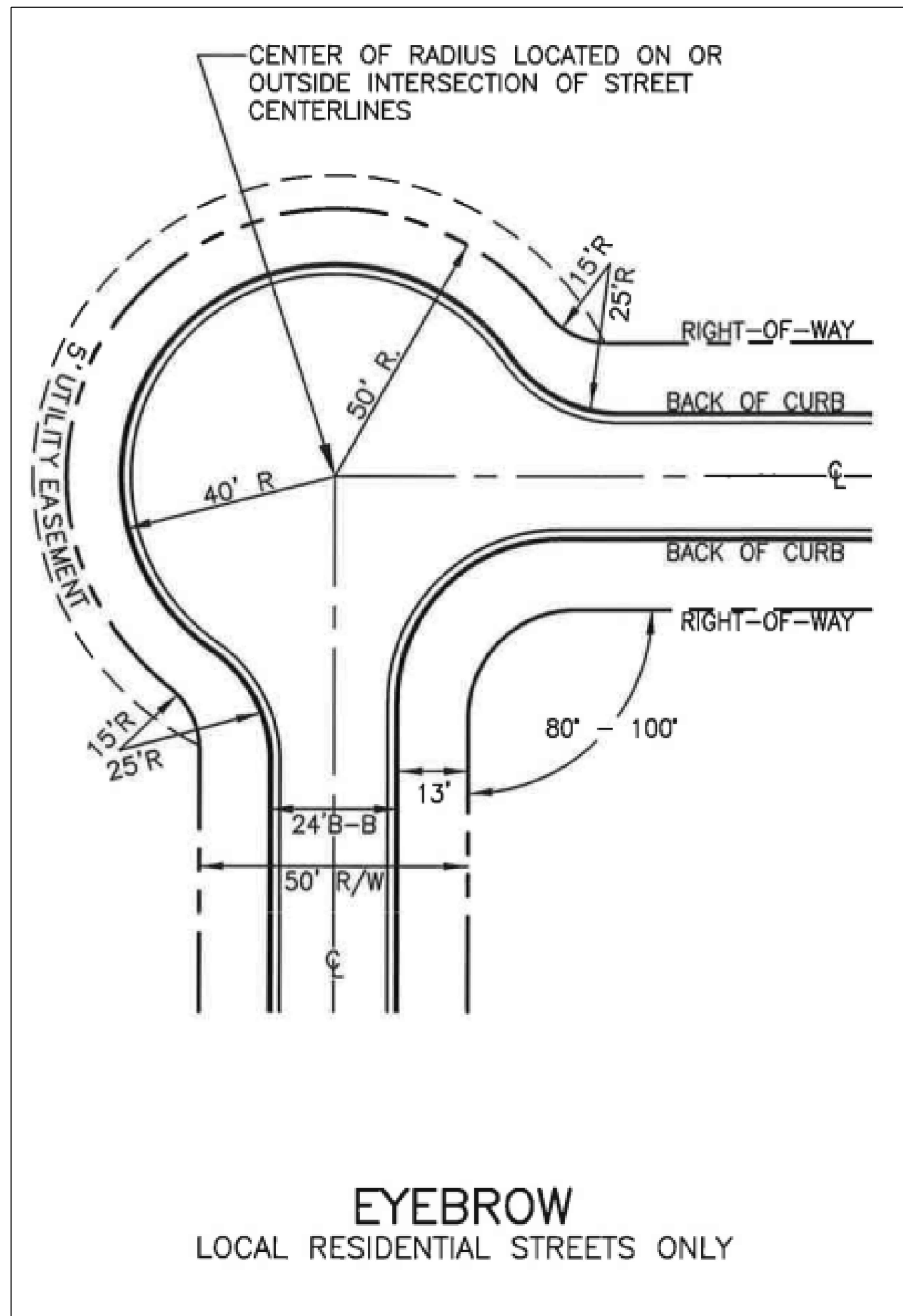
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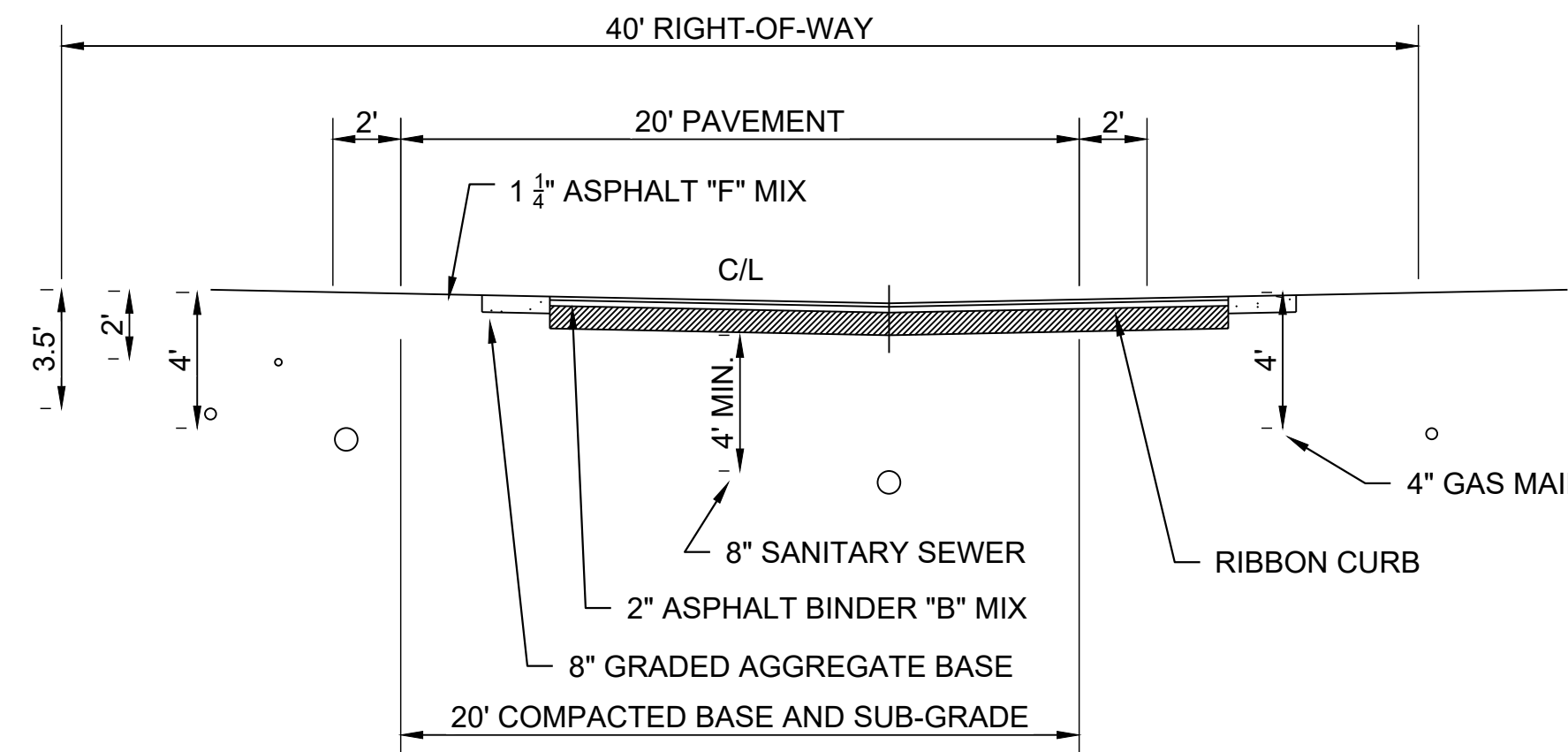
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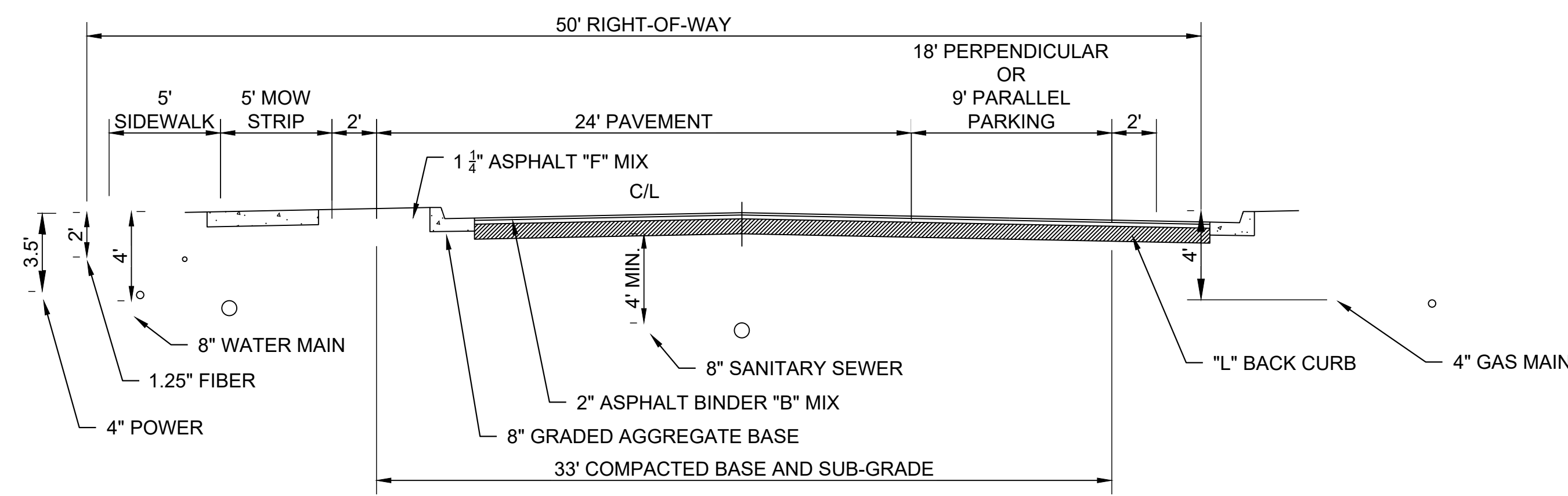
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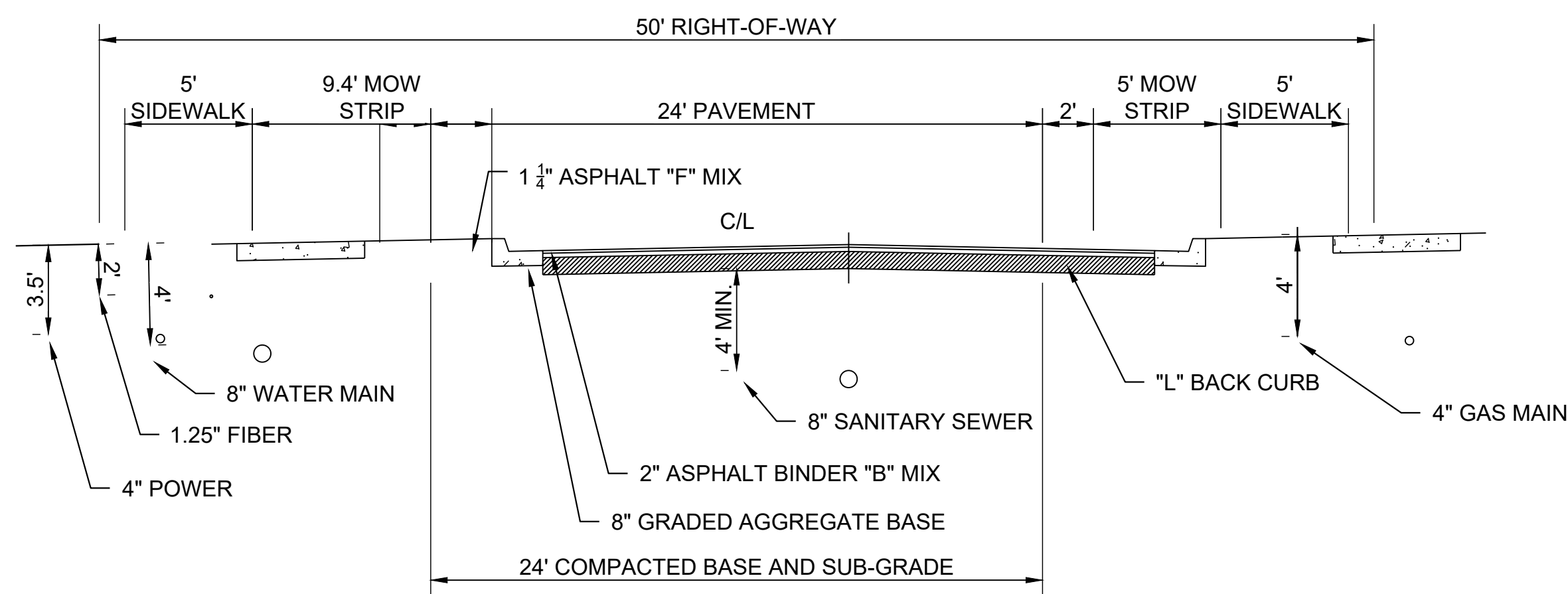
ALLEYWAY ROAD



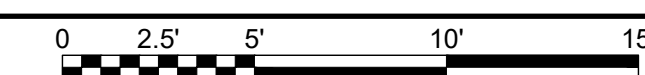
PRIMARY ROAD W/ PARKING



PRIMARY ROAD



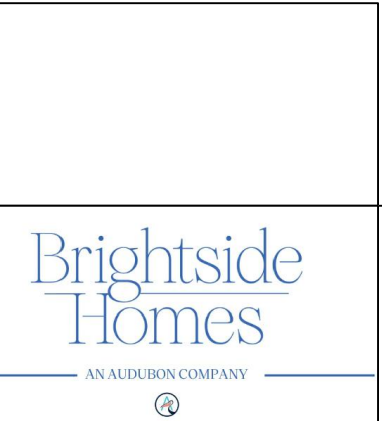
A1 ROADWAY CROSS SECTIONS
SCALE: 1" = 5'



3500 Parkway Lane
Suite 500
Peachtree Corners
Georgia 30092
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EOR/AOR SEAL

CLIENT INFORMATION



6525 The Corners Parkway
Suite 216
Peachtree Corners
Georgia 30092

PROJECT NAME

RESIDENCE AT
CAGLE MILL

4745 CAGLE MILL
ROAD, LULA,
GEORGIA

DRAWING ISSUE

DATE

DESCRIPTION

MARK

DESIGNED BY: LES
DRAWN BY: LES
CHECKED BY: JBB
SUBMITTED BY: JBB
DATE: 03/22/2024
PROJECT #: 1220263

SHEET TITLE

ROADWAY
CROSS
SECTIONS

SHEET NUMBER

EX 02

ORIGINAL SHEET SIZE:
30" X 42"

FILE PATH: X:\FY22\1220263\04_CAD_BIM\04_02_CAD\CAD-501 PLOTTED BY: BONNO, ANDRES DATE: 5/19/24

1

2

3

4

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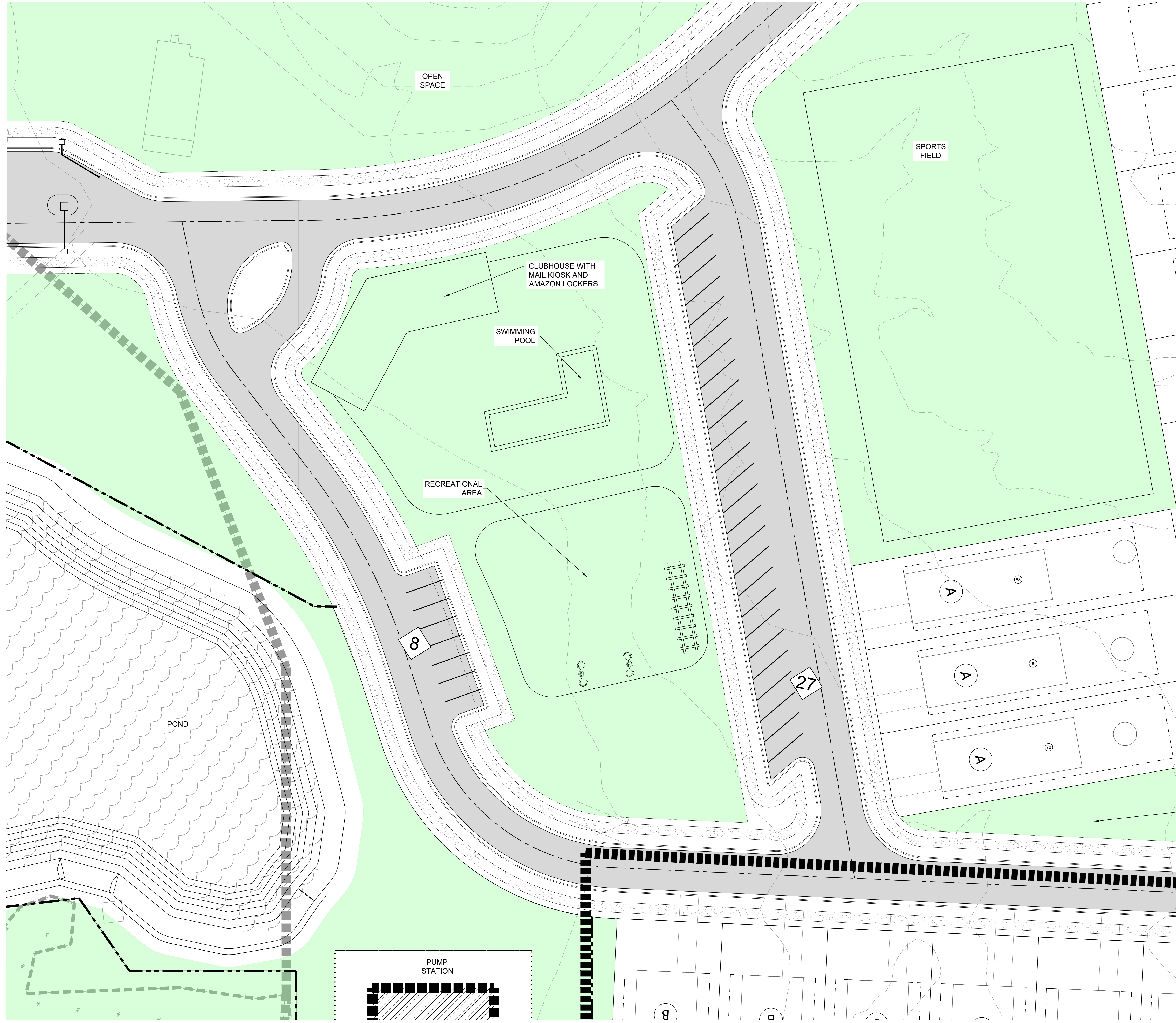
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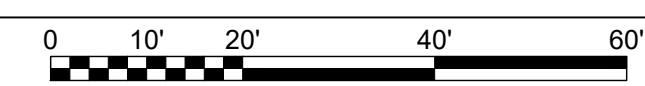
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B

A



A1 CLUBHOUSE EXHIBIT
SCALE: 1" = 20'

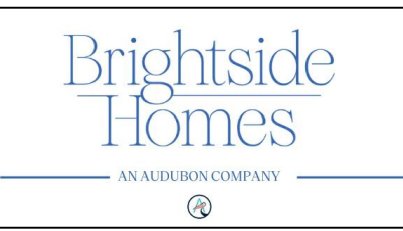


LEGEND:
 PROPOSED OPEN SPACE

POND
 3500 Parkway Lane
 Suite 500
 Peachtree Corners
 Georgia 30092
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ENDORSEMENT SEAL

CLIENT INFORMATION



6525 The Corners Parkway
 Suite 216
 Peachtree Corners
 Georgia 30092

PROJECT NAME

**RESIDENCE AT
 CAGLE MILL**

4745 CAGLE MILL
 ROAD, LULA,
 GEORGIA

DRAWING ISSUE

DATE

DESCRIPTION

MARK

DESIGNED BY: WM
 DRAWN BY: ABC
 CHECKED BY: JBB
 SUBMITTED BY: JBB
 DATE: 03/22/2024
 PROJECT #: 1220263

SHEET TITLE

**CLUBHOUSE
 EXHIBIT**

SHEET NUMBER

EX 03

ORIGINAL SHEET SIZE:
 30" X 42"



Know what's below.
 Call before you dig.
 Dial 811
 Or Call 800-282-7411

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