

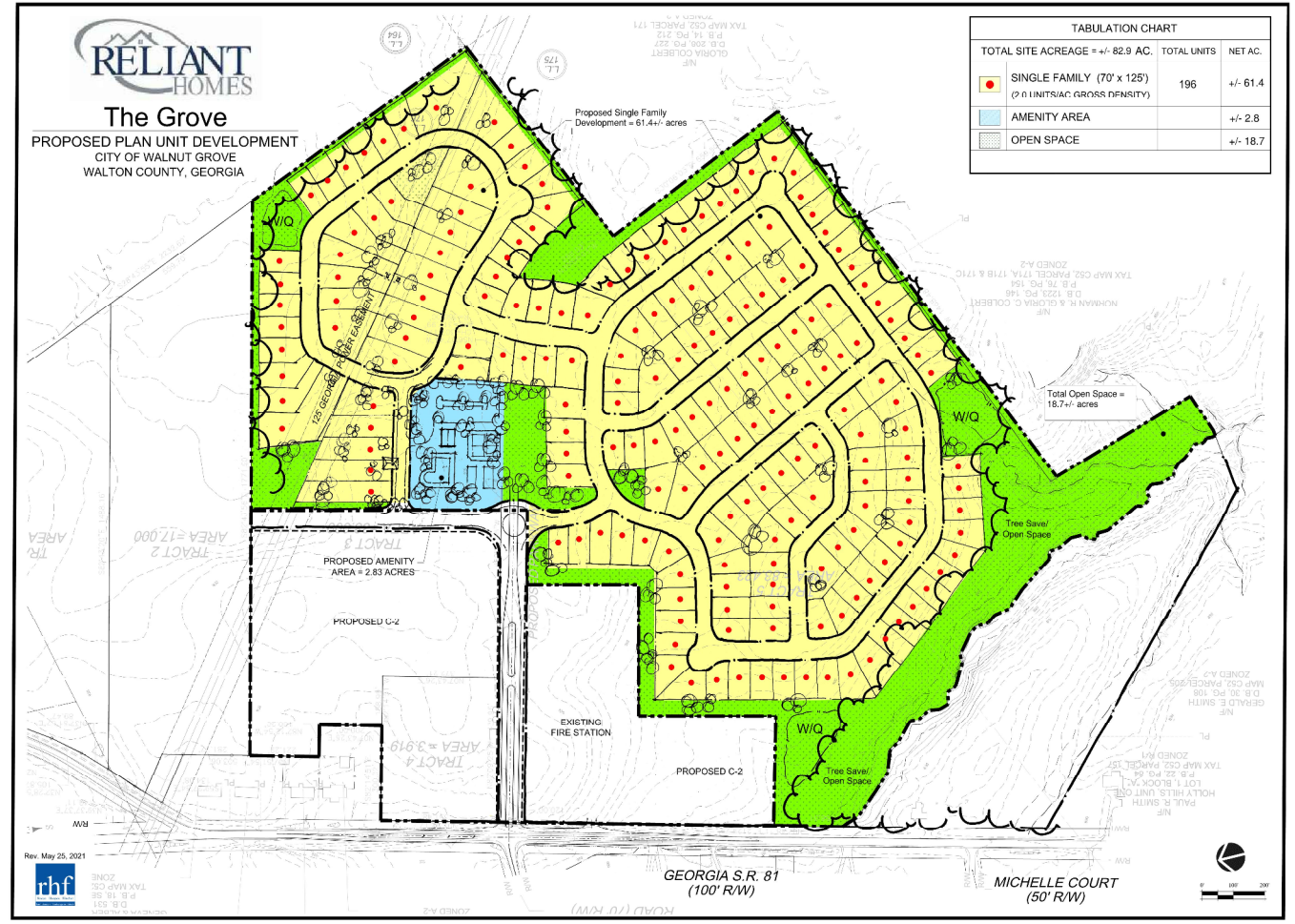
The Grove

A proposed plan unit development in the City of Walnut Grove, Georgia

Conceptual
Master Plan

THE GROVE

A planned unit
development in the
City of Walnut
Grove, Georgia



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- Site Information
- Total Acreage 82.9 +/-
- Gross Density units per acre 2.4
- Net acreage 61.4 +/-
- Net Density 3.1 units per acres
- Max building height 35'
- Total Impervious 50.5 acres (52% TND) This project is in the Cornish Creek Watershed Overlay District. All conditions of this overall will be followed including Stream Greenway and setback requirements.

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The Traditional Neighborhood

- 196 single family detached lots
- Minimum Lot Size 8,750 S.F.
- Minimum Lot Width 70'
- Building Setbacks:
 - Side 7.5'
 - Front 20'
 - Rear 20'
- 20' buffer around The Traditional Neighborhood section of PUD
- 4' sidewalks along all public right of ways within the neighborhood
- Homes to be one and two story ranging from 1,950 to 2,700 S.F.
- Impervious lot coverage 60%
- Homes will have a Craftsman Style appearance with accents of brick and rock on the front of the homes, with the remaining veneer being concrete siding.
- Amenity Area is subject to final planning but will contain such things as swimming pool, cabana, playground, tennis courts, or various other amenities to benefit residents of this phase of development.
- Stormwater management facilities will be located outside of the public right of way, open spaces and amenity areas will be maintained by a mandatory homeowners association.

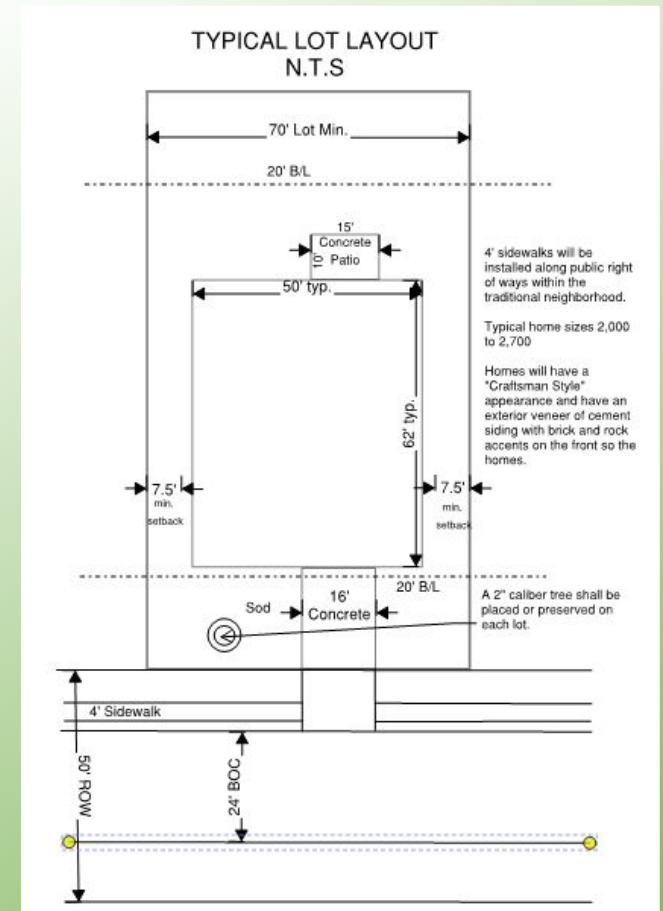


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Traditional Neighborhood

- Lots – 196
- Bedrooms - 784
- Maximum Height - 2 stories



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Potential Amenities

- Cabana
- Pool
- Play Set
- Tennis Courts
- Other items that could service the development



Entrance and Amenity Areas

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24 +/- acres Commercial Zoning Request

C-2 Zoning Request
in the City of Walnut Grove, Georgia

Commercial Phase

- Commercial uses shown are estimates of what commercial uses may be demanded for the location but no particular plan uses at this time.
- Request for uses allowed under C-2 to be allowed in the commercial phase.
- The exterior veneer of the commercial buildings will be a mixture of brick, rock stucco, or masonry.

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Commercial Phase

- Gross Acreage - 24 +/-
- Allowable uses – C2
- Maximum Height - 2 stories
- Items pictured are just ideas of potential uses and are included to provide typical appearances.

