

## REZONING CONDITIONS – MBT Edits

1. The applicant shall provide a traffic study detailing the proposed development's anticipated impact on area transportation infrastructure and traffic flow and shall make all recommended improvements from the traffic study in coordination with the City of Locust Grove.
2. There shall be a mandatory Homeowners' Association that shall oversee the maintenance of all common areas of the proposed development including open space, playgrounds, and other amenity areas.
3. The Applicant shall install streetlights with a decorative post-top or similar LED cutoff fixture.
4. The Applicant shall install sidewalks on both sides of all streets within the development and along public road frontage. Sidewalks must be made of concrete a minimum of four inches in depth and four feet in width and located at least two feet from the backside of the curb so as to provide a buffer between the street and sidewalk.
5. All building exteriors shall be constructed of brick, stone, stucco, or cement fiber board. The front elevation must contain a combination of at least two (2) of these materials. The sides and rear can be one or more. Vinyl based products are only permitted in the soffits, eaves, windows, and fascia.
6. The house sizes shall be no less than **2,400** minimum square footage in heated floor area.
7. The development shall have two (2) or more of the following amenities:
  - A clubhouse of one thousand three hundred minimum square feet.
  - A swimming pool measuring a minimum of twenty feet by forty feet.
  - A wading pool for children, in addition to the adult sized pool.
  - Tennis courts
  - Bocce Ball Court
  - Pickle Ball Court
  - Walking trails – At least two thousand feet, three feet in width. Multiuse paths can constitute walking trails so long as they are appropriately demarcated to designate that at least four feet of the width is solely for pedestrian use.
  - A basketball court with two backboards, hoops, and net structures.
  - A multiuse field
  - A lake with access to trails.
  - Children's Playground
8. The development shall be in substantial compliance with the conceptual site plan dated March 21, 2023, and revised April 25, 2023.
9. The development shall be a private gated community for residents

10. All rights-of-way within the development shall be privately owned and maintained by the Applicant, Declarant, or the Homeowners Association to be created for the development.
11. All driveways for single-family homes within the development shall be a minimum length equal to the front yard setbacks of said homes.



Moore Bass Consulting, Inc.

- Civil Engineering
- Land Surveying
- Development Consulting
- Landscape Architecture
- Environmental Permitting

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1350 Keys Ferry Court  
McDonough, GA 30253  
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PROJECT NAME  
SOUTH OLA TRACT  
LOCUST GROVE, GA

CLIENT NAME  
MBT SOUTH OLA, LLC

REVISIONS

NO.	DATE	DESCRIPTION
1.	03-21-2023	REVISED LAYOUT PER WETLAND DELINEATION - 04-25-2023

SINGLE ROAD-BASE

DATE 03-21-2023

CONTRACT #

DRAWN BY SDM

The Drawings, Specifications and other documents prepared by Moore Bass Consulting, Inc. (MBC) for this Project are instruments of MBC for use solely with respect to this Project and, unless otherwise provided, MBC shall be deemed the author of these documents and shall retain all common law, statutory and other reserved rights, including the copyright.

1350 KEYS FERRY COURT  
MCDONOUGH, GA 30253  
770.914.9394

SEAL

SHEET TITLE

CONCEPTUAL MASTER PLAN

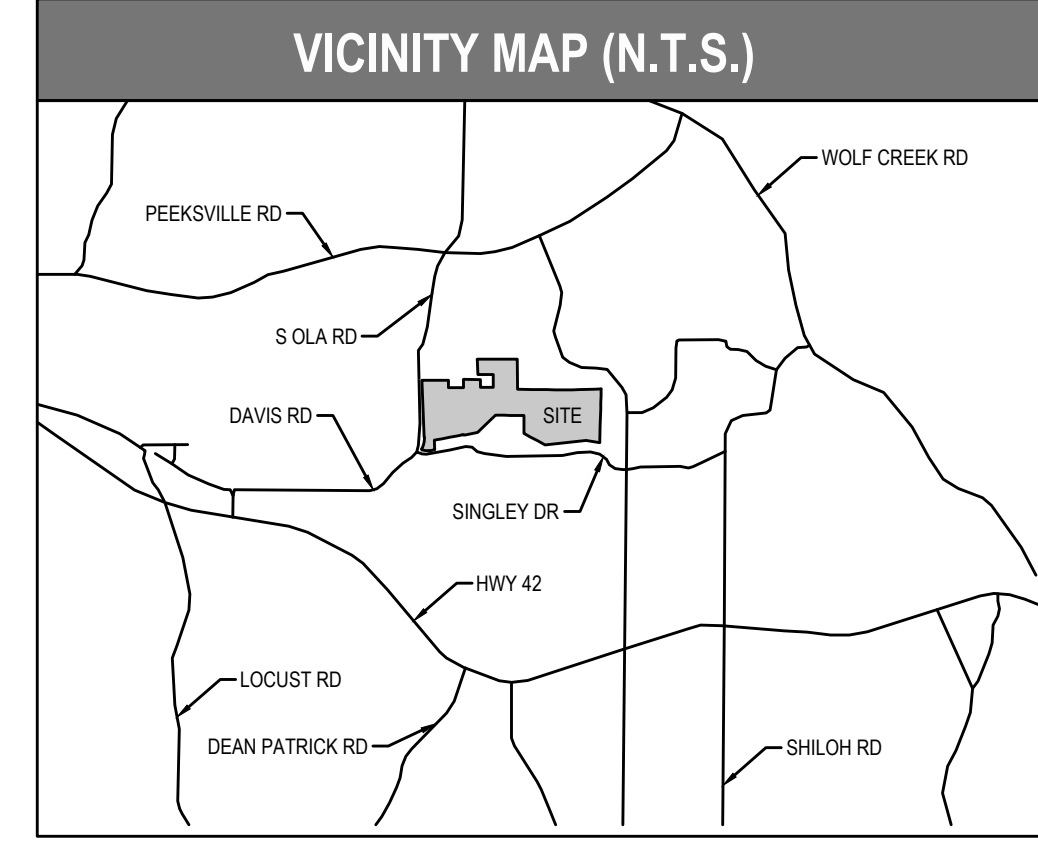
SHEET

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### HCWA INFORMATION

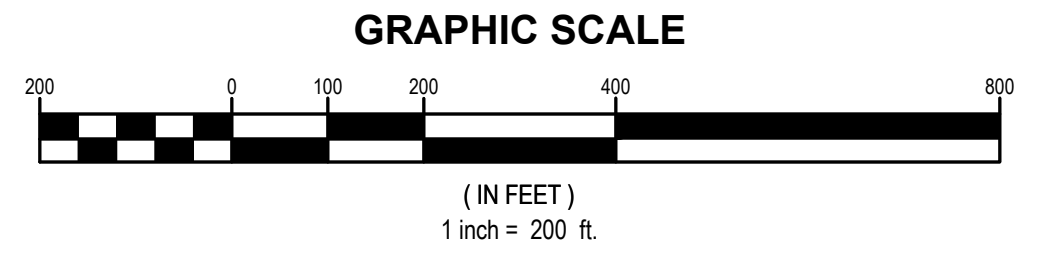
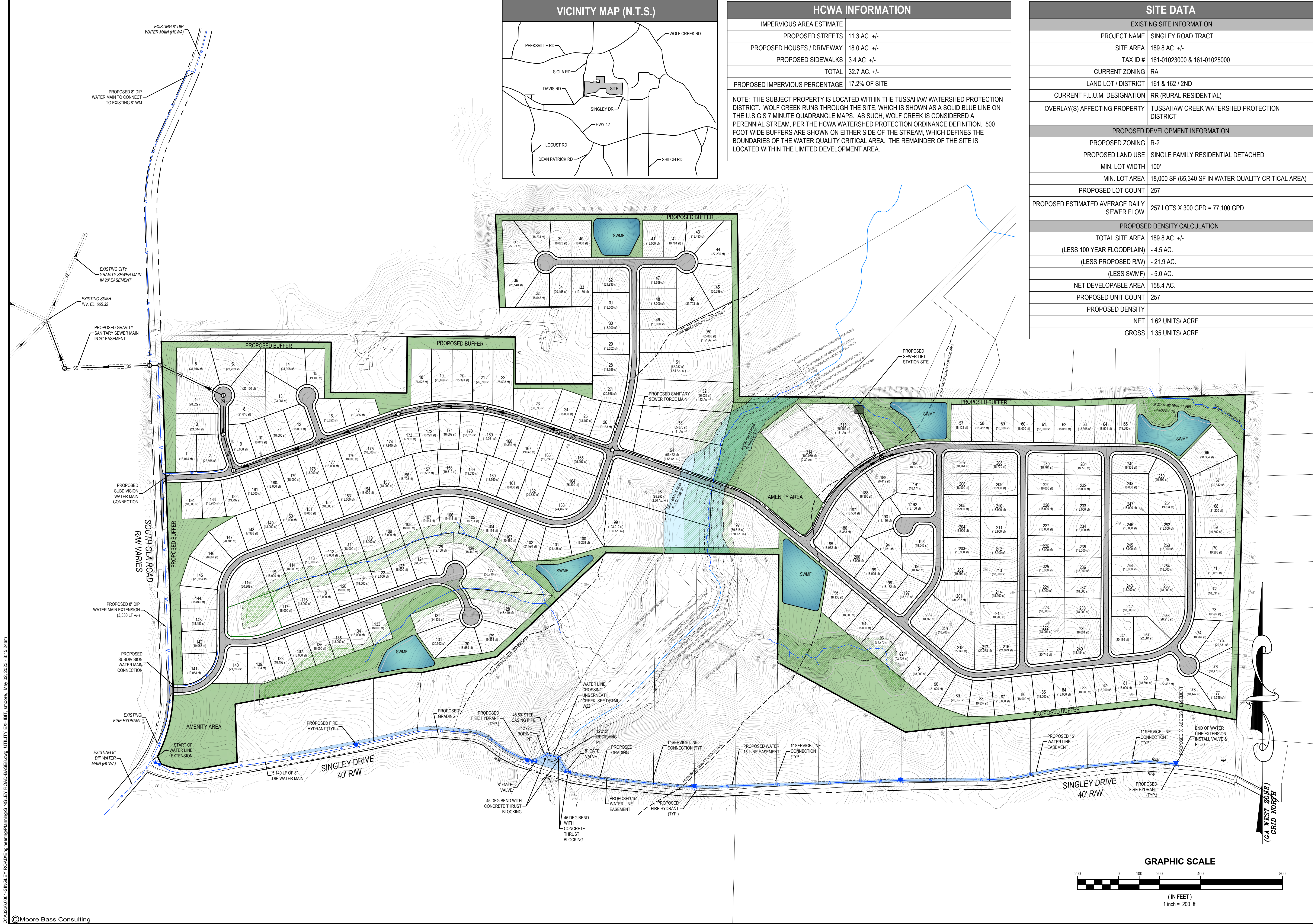
IMPERVIOUS AREA ESTIMATE	
PROPOSED STREETS	11.3 AC. +/-
PROPOSED HOUSES / DRIVEWAY	18.0 AC. +/-
PROPOSED SIDEWALKS	3.4 AC. +/-
TOTAL	32.7 AC. +/-
PROPOSED IMPERVIOUS PERCENTAGE	17.2% OF SITE

NOTE: THE SUBJECT PROPERTY IS LOCATED WITHIN THE TUSSAHAH 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
CURRENT F.L.U.M. DESIGNATION	RR (RURAL RESIDENTIAL)
OVERLAY(S) AFFECTING PROPERTY	TUSSAHAH 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 R/W)	- 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



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