



VICINITY MAP  
NOT TO SCALE

**LAND USE SUMMARY**

**CURRENT ZONING**  
Industrial

**PROPOSED LAND USE**  
RS - Single Family Dwellings

OVERALL SITE AREA: 62.65 acres  
OVERALL NET AREA: 45.49 acrea  
GROSS DENSITY: 3.4 du/acres  
NET DENSITY: 4.7 du/acres

**60' WIDE LOTS**  
TOTAL UNITS: 71 units  
MIN. LOT AREA: 7,380 sq. ft.  
MIN. LOT WIDTH: 60 ft.

**175' WIDE LOTS**  
TOTAL UNITS: 19 UNITS  
MIN. LOT AREA: 11,250 sq. ft.  
MIN. LOT WIDTH: 175 ft.

**TOWNHOMES**  
TOTAL UNITS: 126 UNITS  
MIN. LOT AREA: 2,400 sq. ft.  
MIN. LOT WIDTH: 24 ft.  
MIN. DISTANCE BETWEEN BUILDINGS: 20 ft.

CIVIL ENGINEERING  
CONSTRUCTION MANAGEMENT  
LAND SURVEYING  
LANDSCAPE ARCHITECT  
LAND PLANNING

**FALCON DESIGN CONSULTANTS**

STOCKBRIDGE OFFICE  
233 CORP. CTR. DR., SUITE 200  
STOCKBRIDGE, GEORGIA 30281  
PH: (770) 939-6666 • FAX: (770) 939-6665

NEWNAN OFFICE  
408 BURNHAM CT., STE. A  
NEWNAN, GEORGIA 30255  
PH: (770) 755-9200

CUMMING OFFICE  
500 PIRKLE PERRY RD., SUITE C  
CUMMING, GEORGIA 30040  
PH: (478) 852-5100

www.fdc-llc.com

CONCEPT PLAN  
FOR  
**LOWER WOOLSEY ROAD**  
**HENRY 455, LLC**  
LOCATED IN:  
HENRY COUNTY, GEORGIA

DATE	REVISIONS
1. 6/27/21	REVISED PER HCWA COMMENTS
2. 6/16/21	REVISED PER HCWA COMMENTS
3. 8/19/21	REVISED PER HCWA COMMENTS
4.	
5.	
6.	
7.	
8.	

Know what's below.  
Call before you dig.  
UTILITIES PROTECTION CENTER  
1-800-486-8848 OR 248-8411

DATE:	2/12/21
SCALE:	1" = 200'
PROJ NUMBER:	029.060
DRAWN BY:	CMK
REVIEWED BY:	JDL
REVISED BY:	

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

SHEET NUMBER  
**1.0**

PRELIMINARY (NOT FOR CONSTRUCTION)

GRAPHIC SCALE  
200 0 100 200 400  
(IN FEET)  
1 inch = 200 ft.