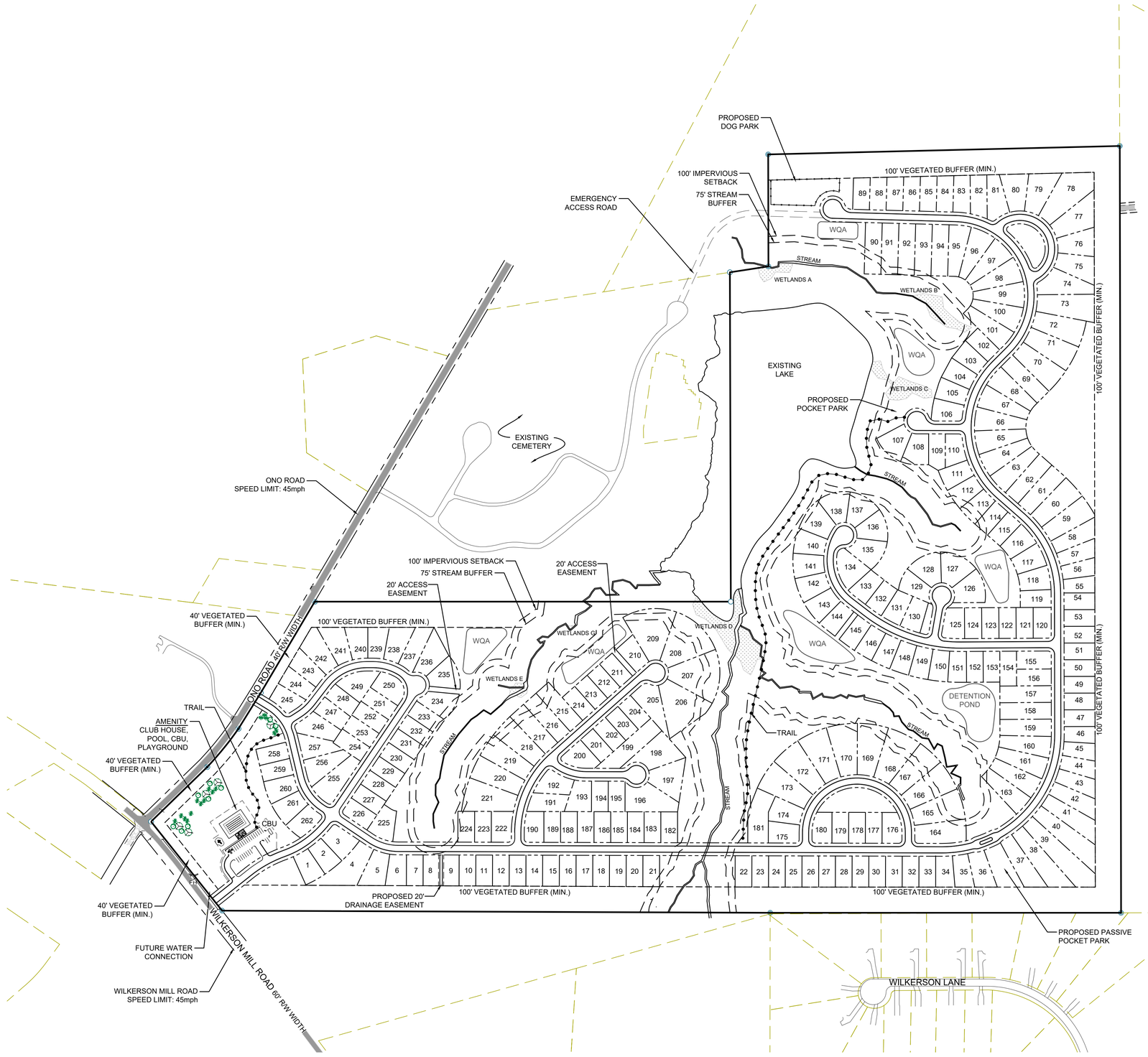
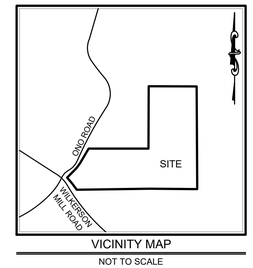




VICINITY MAP

NOT TO SCALE

LAND USE SUMMARY

TOTAL SITE AREA: 156.11ac
TOTAL UNITS: 262 units
DENSITY: 1.68 units/ac
OPEN SPACE REQUIRED: 3.90ac
OPEN SPACE (PROTECTED ZONE): 35.72ac
OPEN SPACE (COMMON AREA): 4.80ac
TOTAL OPEN SPACE PROVIDED: ±55ac (35%)

(TOTAL OPEN SPACE INCLUDES ALL SPACE OUTSIDE OF LOTS, RIGHT-OF-WAY, DETENTION, AND PERIMETER BUFFERS)

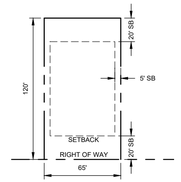
PROPOSED ZONING CLASSIFICATION

COMMUNITY UNIT PLAN DISTRICT - CUP

DEVELOPMENTAL STANDARDS (CUP)

TYPICAL LOT
- MIN LOT AREA: 7,800 sq. ft.
- MIN LOT FRONTAGE: 65 ft.
- SETBACKS
  FRONT: 20 ft.
  SIDE: 5 ft.
  REAR: 20 ft.

WATER/SEWER PROVIDER
- WATER SERVICE PROVIDED BY CITY OF ATLANTA
- SEWER SERVICE PROVIDED BY FULTON COUNTY



TYPICAL LOT (7,800 S.F.)

NOT TO SCALE

GRAPHIC SCALE

200 0 100 200 400

(IN FEET)
1 inch = 200 ft.

CIVIL ENGINEERING
COA NO. PER 004798
LAND SURVEYING
COA NO. LSF 000995
CONSTRUCTION MANAGEMENT
LANDSCAPE ARCHITECT
LAND PLANNING

FALCON DESIGN CONSULTANTS

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CUMMING OFFICE
500 PIRKLE FERRY RD., STE C
CUMMING, GEORGIA 30040
Ph. (678) 807-7100

www.fdc-llc.com

CONCEPTUAL SITE PLAN
FOR
ONO ROAD
LOCATED IN:
CITY OF SOUTH FLUTON
FULTON COUNTY, GEORGIA

REVISIONS

DATE	
1.	
2.	
3.	
4.	
5.	
6.	
7.	
8.	

Know what's below. Call before you dig.
UTILITIES PROTECTION CENTER
(800) 282-7411 (TOLL FREE)
GA. 811

DATE:	5/25/22
SCALE:	1" = 200'
PROJ NUMBER:	213.011
DRAWN BY:	JN
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

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P:\Projects\Pulte\213.011 ONO Road\PLANNING\CONCEPTS\CP180.dwg, jlee, Thu, May 26, 2022 - 12:34pm