



**Moore Bass Consulting, Inc.**

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

www.moorebass.com  
TALLAHASSEE • ATLANTA

1350 Keys Ferry Court  
McDonough, GA 30253  
770.914.9394

CLIENT NAME  
JEFF LINDSEY COMMUNITIES

PROJECT NAME  
POLLARD PROPERTY  
COWETA COUNTY, GA

NO.	DATE	REVISIONS

A2431.0086-MP1

DATE 05-03-2023

CONTRACT #

DRAWN BY SDM

The Owner, Specifications and other documents incorporated by reference in this Project are hereby accepted by Moore Bass Consulting, Inc. (MBC) for this Project and M.B.C. shall be held responsible for the design and construction of this Project and, unless otherwise provided, shall not be held responsible for any errors, omissions or other claims against M.B.C. or its employees, agents and other representatives, including the architect.

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SEAL

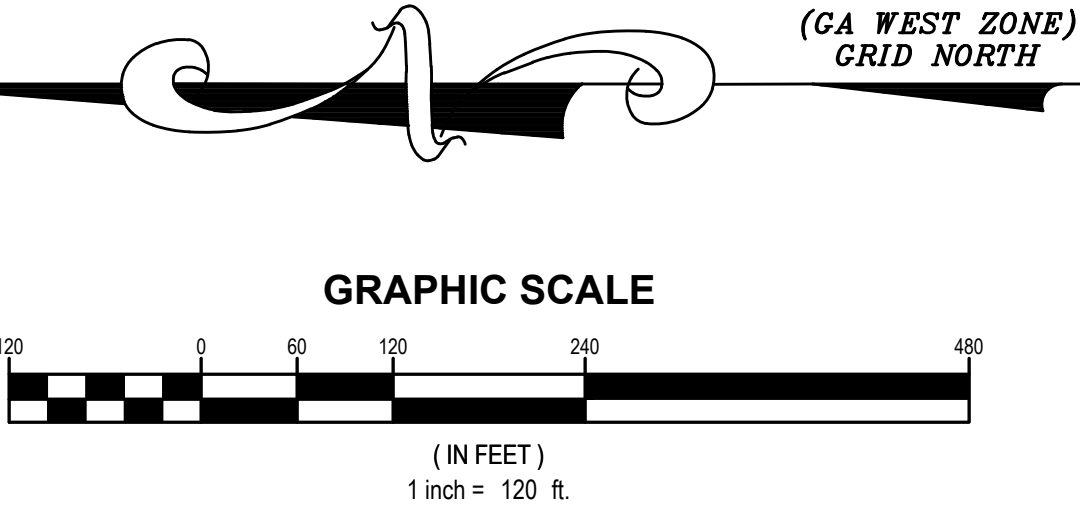
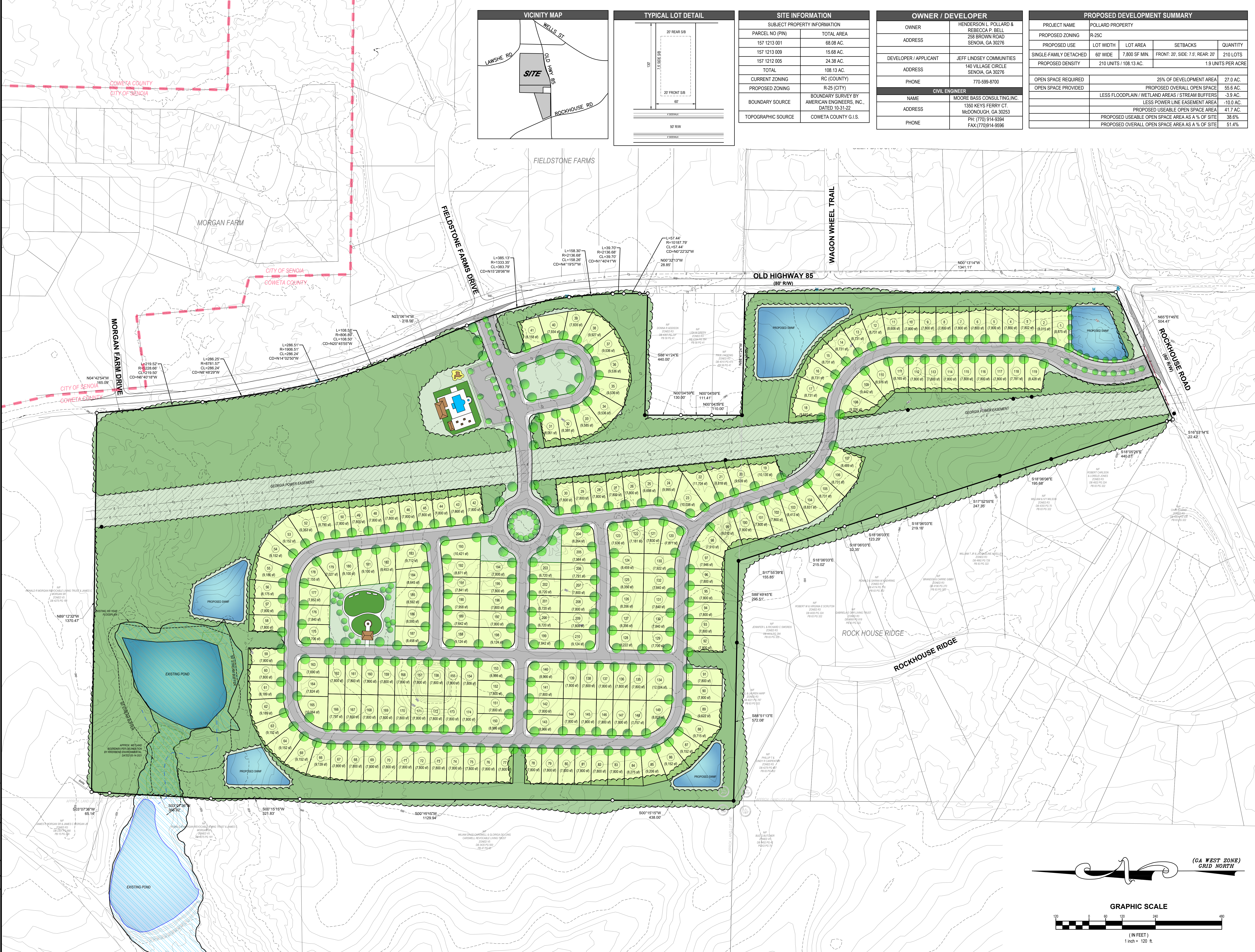
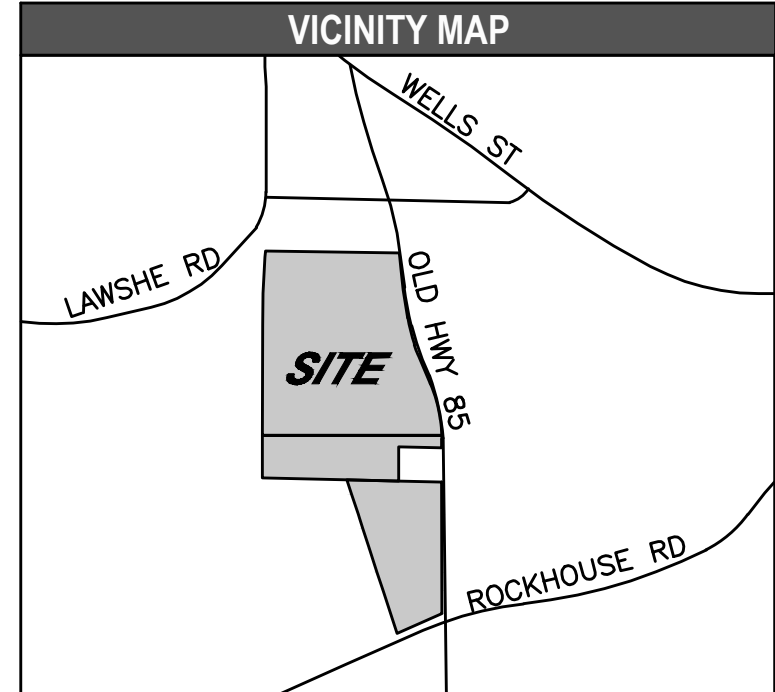
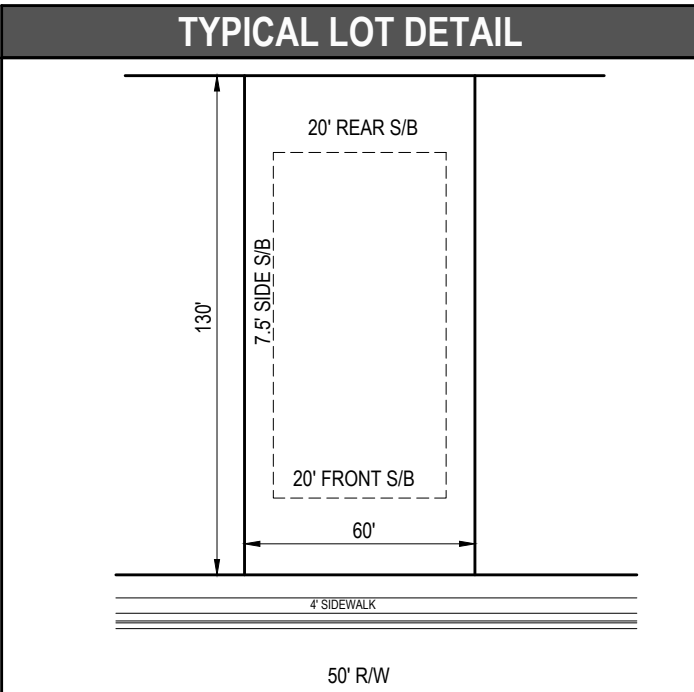
SHEET TITLE  
CONCEPTUAL MASTER PLAN

SHEET  
1

PROPOSED DEVELOPMENT SUMMARY				
PROJECT NAME	POLLARD PROPERTY			
PROPOSED ZONING	R-25C			
PROPOSED USE	LOT WIDTH	LOT AREA	SETBACKS	QUANTITY
SINGLE-FAMILY DETACHED	60' WIDE	7,800 SF MIN.	FRONT: 20', SIDE: 7.5', REAR: 20'	210 LOTS
PROPOSED DENSITY	210 UNITS / 108.13 AC.			1.9 UNITS PER ACRE
OPEN SPACE REQUIRED	25% OF DEVELOPMENT AREA			27.0 AC.
OPEN SPACE PROVIDED	PROPOSED OVERALL OPEN SPACE			55.6 AC.
	LESS FLOODPLAIN / WETLAND AREAS / STREAM BUFFERS			-3.9 AC.
	LESS POWER LINE EASEMENT AREA			-10.0 AC.
	PROPOSED USEABLE OPEN SPACE AREA			41.7 AC.
	PROPOSED USEABLE OPEN SPACE AREA AS A % OF SITE			38.6%
	PROPOSED OVERALL OPEN SPACE AREA AS A % OF SITE			51.4%

OWNER / DEVELOPER	
OWNER	HENDERSON L. POLLARD & REBECCA P. BELL
ADDRESS	258 BROWN ROAD SENOIA, GA 30276
DEVELOPER / APPLICANT	JEFF LINDSEY COMMUNITIES
ADDRESS	140 VILLAGE CIRCLE SENOIA, GA 30276
PHONE	770-599-8700
CIVIL ENGINEER	
NAME	MOORE BASS CONSULTING, INC.
ADDRESS	1350 KEYS FERRY CT. MCDONOUGH, GA 30253
PHONE	PH: (770) 914-9394 FAX: (770) 914-9596

SITE INFORMATION	
SUBJECT PROPERTY INFORMATION	
PARCEL NO (PIN)	TOTAL AREA
157 1213 001	68.08 AC.
157 1213 009	15.68 AC.
157 1212 005	24.38 AC.
TOTAL	108.13 AC.
CURRENT ZONING	RC (COUNTY)
PROPOSED ZONING	R-25 (CITY)
BOUNDARY SOURCE	BOUNDARY SURVEY BY AMERICAN ENGINEERS, INC., DATED 10-31-22
TOPOGRAPHIC SOURCE	COWETA COUNTY G.I.S.



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