

PRELIMINARY PLAT SUBMITTAL – Mascary Estates

PROPERTY INFORMATION

LOCATION 14725 Thompson Road
DISTRICT/SECTION, LAND LOT 2/2 -- 662
EXISTING ZONING AG-1 (Agricultural)
ACRES 10.822 acres
EXISTING USE Undeveloped
PROPOSED USE 7 Single-Family Detached Lots

DEVELOPER The Luxury Group & The Enterprise Group, LLC
ADDRESS 706 Rosedale Road
Woodstock, GA 30189

SITE PLANNER Paradigm Engineering Services, Inc.
ADDRESS 7 Dunwoody Park, Suite 115
Atlanta, GA 30338

PROPOSED PRELIMINARY PLAT

To subdivide the **AG-1 (Agricultural)** parcel into **7** single-family detached home lots on **10.822** acres with a density of **0.65** units/acre.

7/18/2024

Prepared by the Community Development Department for the
City of Milton Planning Commission Meeting on July 24, 2024



Mascary Estates - 14725 Thompson Road
Proposed Preliminary Plat

City of Milton
2024

0 0.03 0.06 0.12 0.18 0.24 Miles

 Milton City Limits

 Parcels

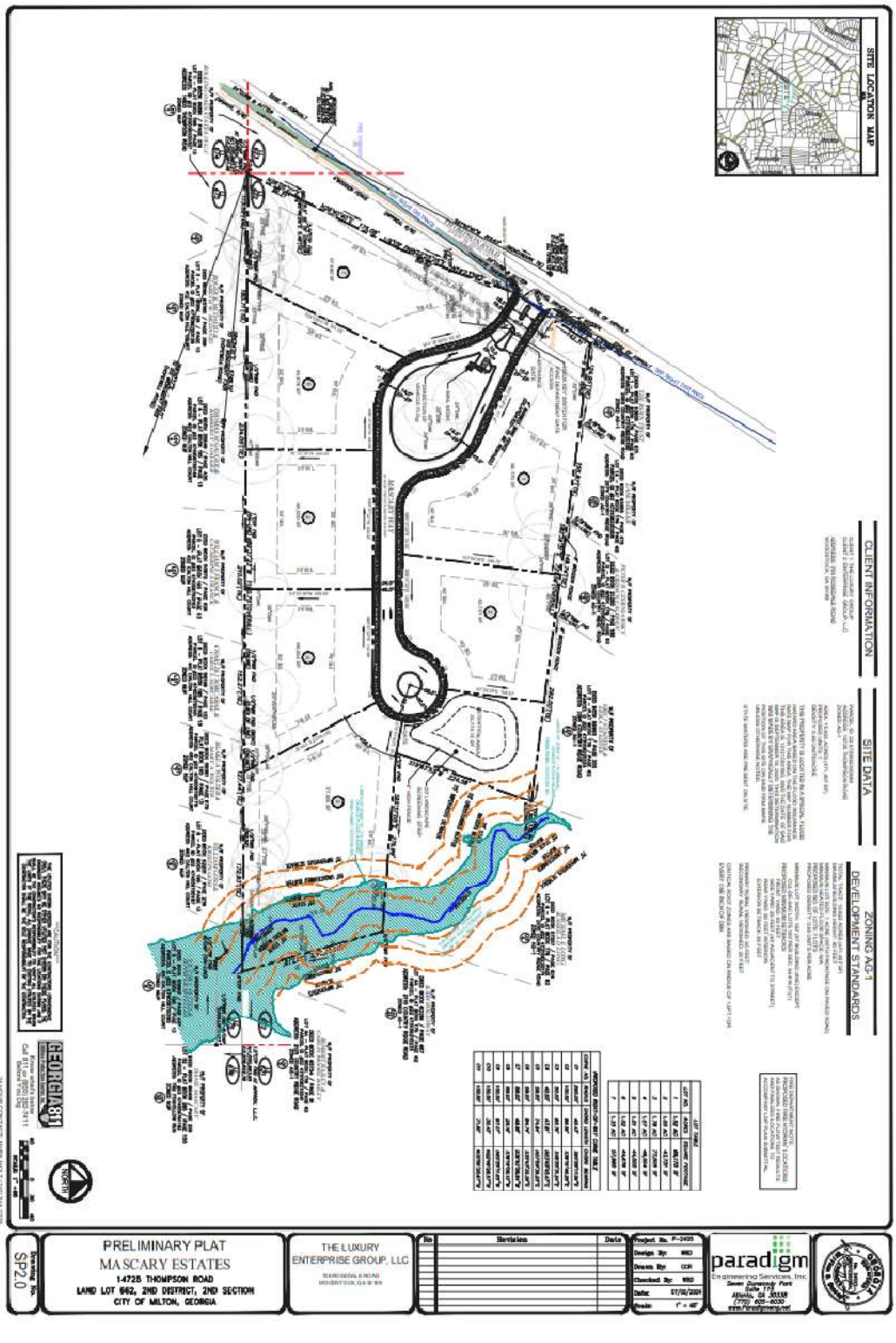


MILTON
FLORIDA

SITE MAP

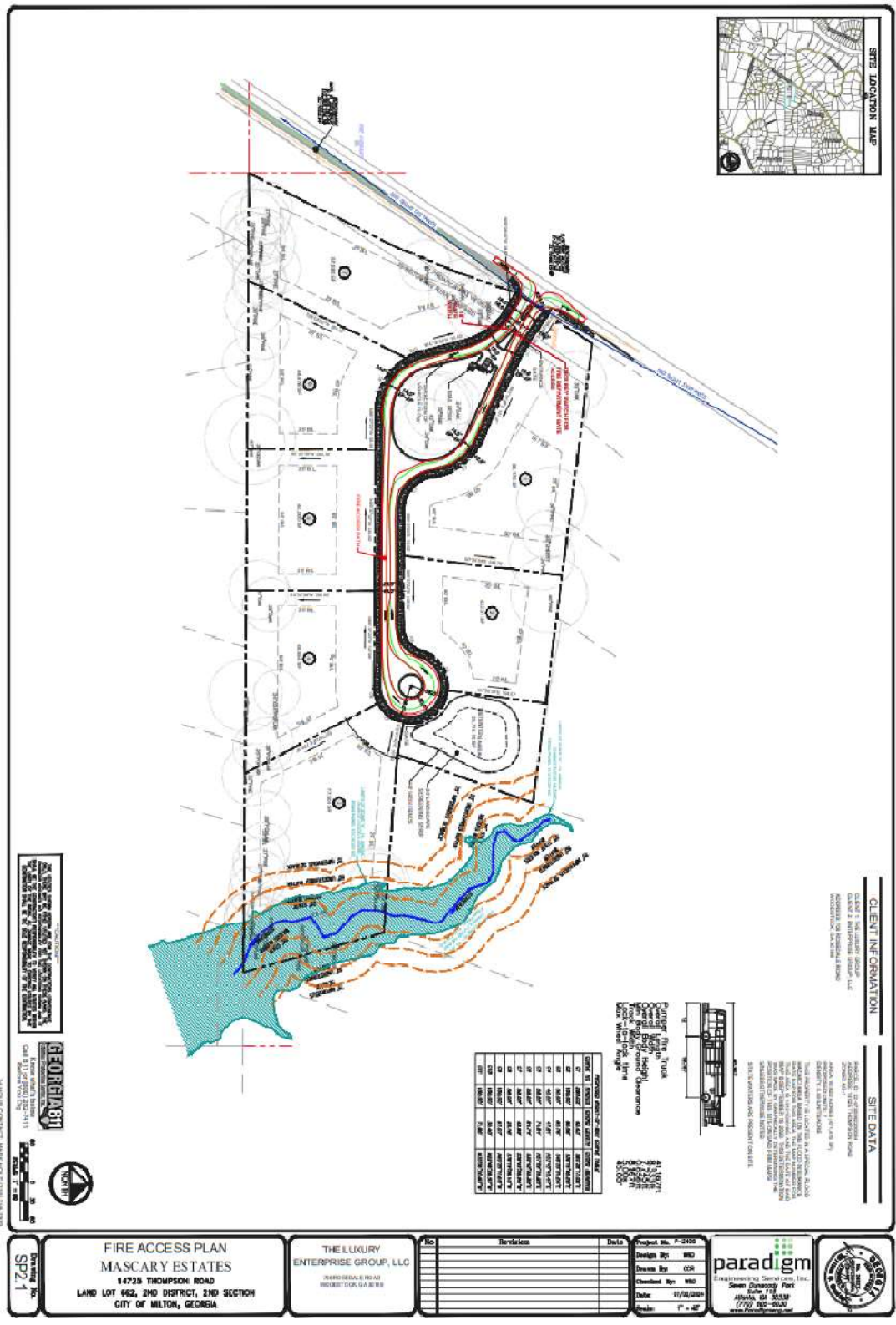
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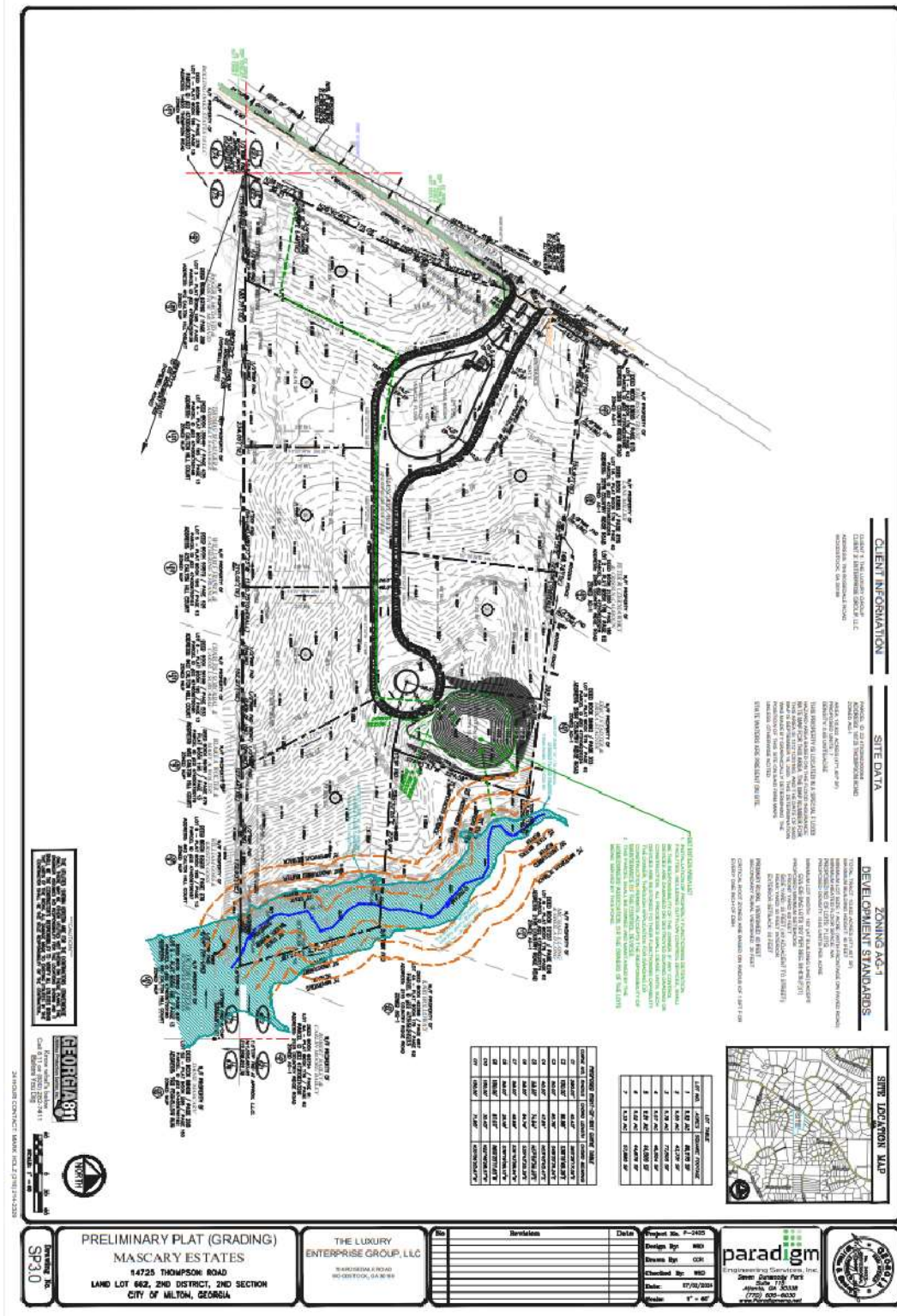
PRELIMINARY PLAT

7/18/2024
Prepared by the Community Development Department for the
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FIRE ACCESS PLAN

7/18/2024
 Prepared by the Community Development Department for the
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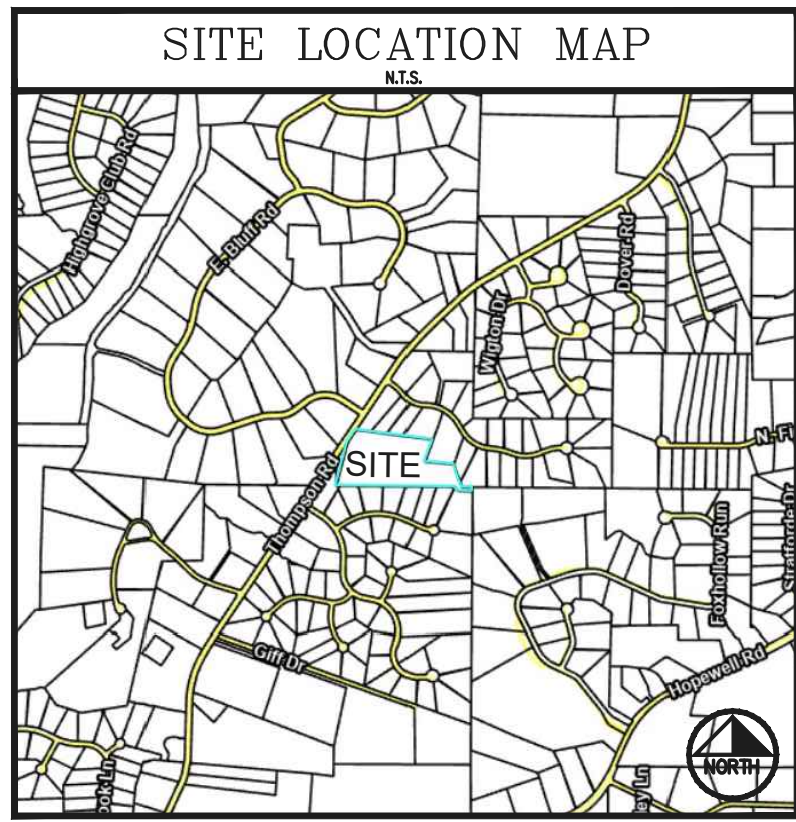
GRADING PLAN

7/18/2024
 Prepared by the Community Development Department for the
 City of Milton Planning Commission Meeting on July 24, 2024

Based on the submitted site plan, the proposed preliminary plat meets the requirements of the applicable City codes as they pertain to development of the subject site.

7/18/2024

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City of Milton Planning Commission Meeting on July 24, 2024



CLIENT INFORMATION

CLIENT 1: THE LUXURY GROUP
CLIENT 2: ENTERPRISE GROUP, LLC

ADDRESS: 706 ROSEDALE ROAD
WOODSTOCK, GA 30189

SITE DATA

PARCEL ID: 22 4730062200084
ADDRESS: 14725 THOMPSON ROAD
ZONED AG-1

AREA: 10.822 ACRES (471,407 SF)
PROPOSED UNITS: 7
DENSITY: 0.65 UNITS/ACRE

THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA. THE MAP NUMBER FOR THIS AREA IS 13121C0018G, AND THE DATE OF SAID MAP IS SEPTEMBER 18, 2020. THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POSITION OF THIS SITE ON SAID FIRM MAPS UNLESS OTHERWISE NOTED.

STATE WATERS ARE PRESENT ON SITE.

ZONING AG-1

DEVELOPMENT STANDARDS

TOTAL TRACT: 10.822 ACRES (471,407 SF)
MAXIMUM BUILDING HEIGHT: 40 FEET
MINIMUM LOT SIZE: 1 ACRE (WITH FRONTAGE ON PAVED ROAD)
MINIMUM HEATED FLOOR SPACE: N/A
PROPOSED NO. OF LOTS: 7 LOTS
PROPOSED DENSITY: 0.65 UNITS PER ACRE

MINIMUM LOT WIDTH: 150' (AT BUILDING LINE) EXCEPT
CUL-DE-SAC LOTS 100' PER SEC. 64-416.(F)(1)
PROPOSED MINIMUM SETBACKS:
FRONT YARD: 60 FEET
SIDE YARD: 25 FEET (40' ADJACENT TO STREET)
REAR YARD: 50 FEET INTERIOR
EXTERIOR SETBACK: 50 FEET

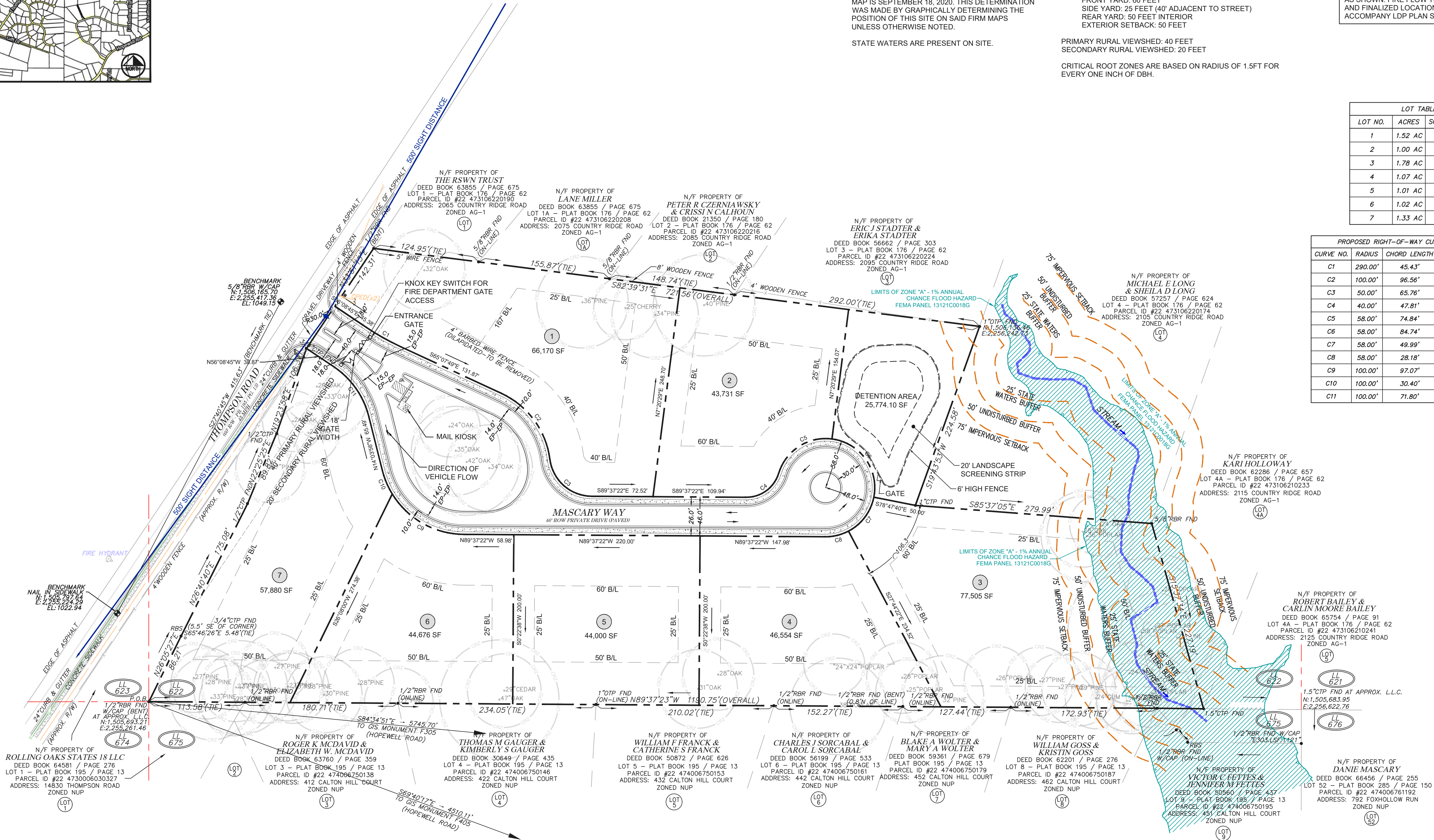
PRIMARY RURAL VIEWSHED: 40 FEET
SECONDARY RURAL VIEWSHED: 20 FEET

CRITICAL ROOT ZONES ARE BASED ON RADIUS OF 1.5FT FOR EVERY ONE INCH OF DBH.

FIRE DEPARTMENT NOTE:
PROPOSED FIRE HYDRANT LOCATIONS
AS SHOWN. FIRE FLOW TEST RESULTS
AND FINALIZED LOCATIONS TO
ACCOMPANY LDP PLAN SUBMITTAL.

LOT TABLE		
LOT NO.	ACRES	SQUARE FOOTAGE
1	1.52 AC	66,170 SF
2	1.00 AC	43,731 SF
3	1.78 AC	77,505 SF
4	1.07 AC	46,554 SF
5	1.01 AC	44,000 SF
6	1.02 AC	44,676 SF
7	1.33 AC	57,880 SF

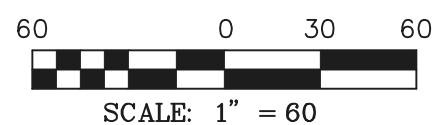
PROPOSED RIGHT-OF-WAY CURVE TABLE			
CURVE NO.	RADIUS	CHORD LENGTH	CHORD BEARING
C1	290.00'	45.43'	S60°38'17.06"E
C2	100.00'	96.56'	S36°15'45.28"E
C3	50.00'	65.76'	S48°30'31.24"E
C4	40.00'	47.81'	N53°40'40.47"E
C5	58.00'	74.84'	N57°09'36.20"E
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C10	100.00'	30.40'	N22°48'28.57"W
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CAUTION
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Know what's below
Call 811 or (800) 282-7411
Before You Dig



THE LUXURY
ENTERPRISE GROUP, LLC
706 ROSEDALE ROAD
WOODSTOCK, GA 30189

PRELIMINARY PLAT
MASCARY ESTATES
14725 THOMPSON ROAD
LAND LOT 662, 2ND DISTRICT, 2ND SECTION
CITY OF MILTON, GEORGIA

Drawing No.
SP2.0

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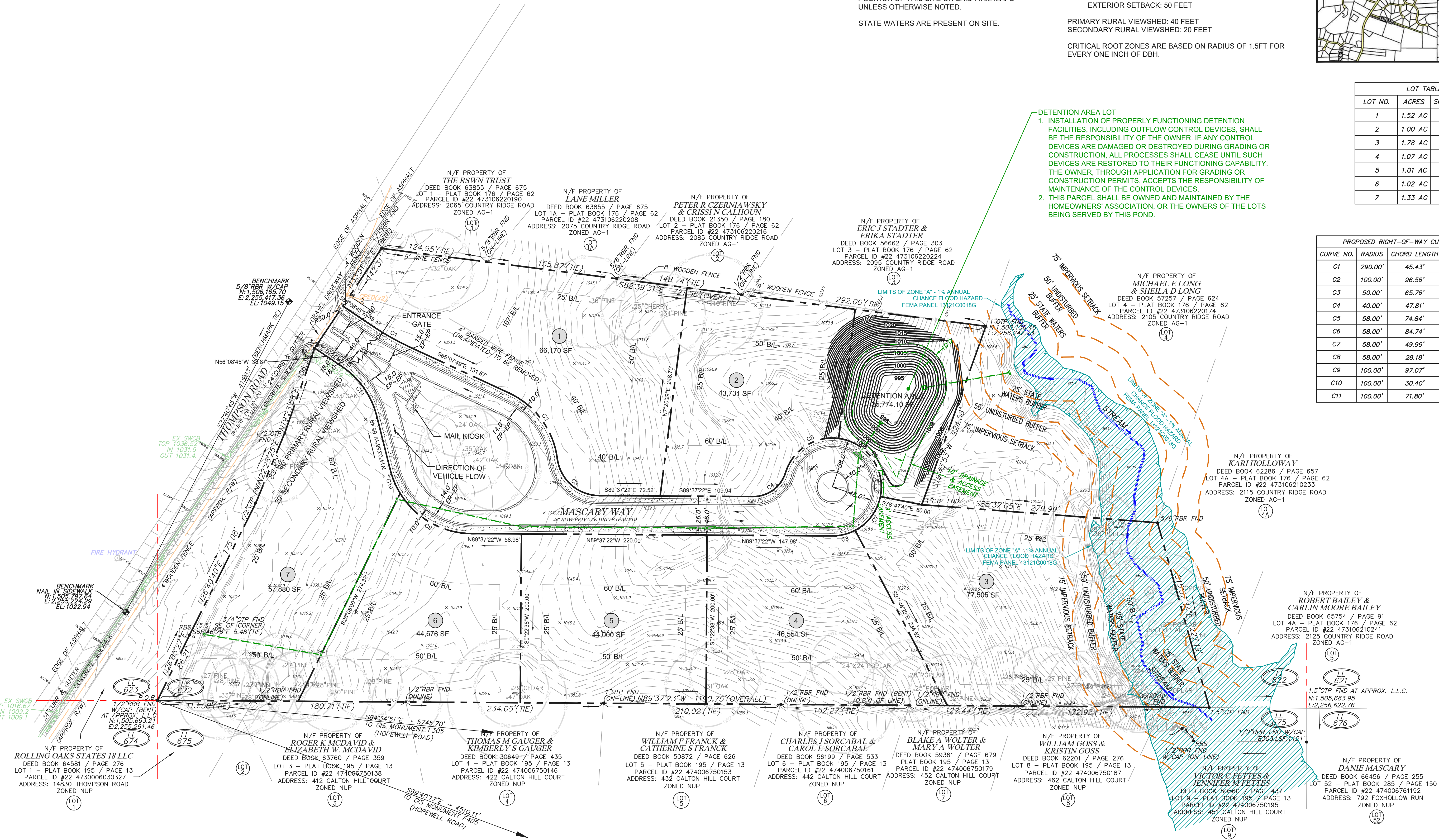
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SITE LOCATION MAP



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GEORGIA811
Utilities Protection Center, Inc.

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Before You Dig

60 0 30 60
SCALE: 1" = 60'



PRELIMINARY PLAT (GRADING)

MASCARY ESTATES

14725 THOMPSON ROAD
LAND LOT 662, 2ND DISTRICT, 2ND SECTION
CITY OF MILTON, GEORGIA

THE LUXURY
ENTERPRISE GROUP, LLC

706 ROSEDALE ROAD
WOODSTOCK, GA 30189

Revision

No

Date:

Project No. P-2405

Design By: WBD

Drawn By: CCR

Checked By: WBD

Date: 07/02/2024

Scale: 1" = 60'

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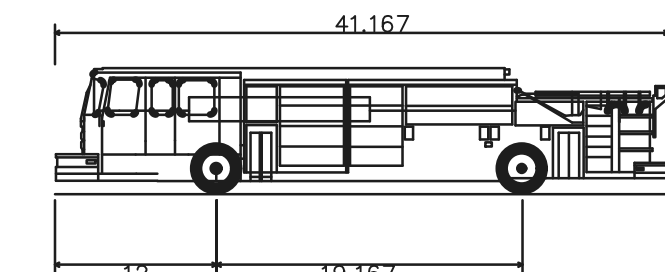
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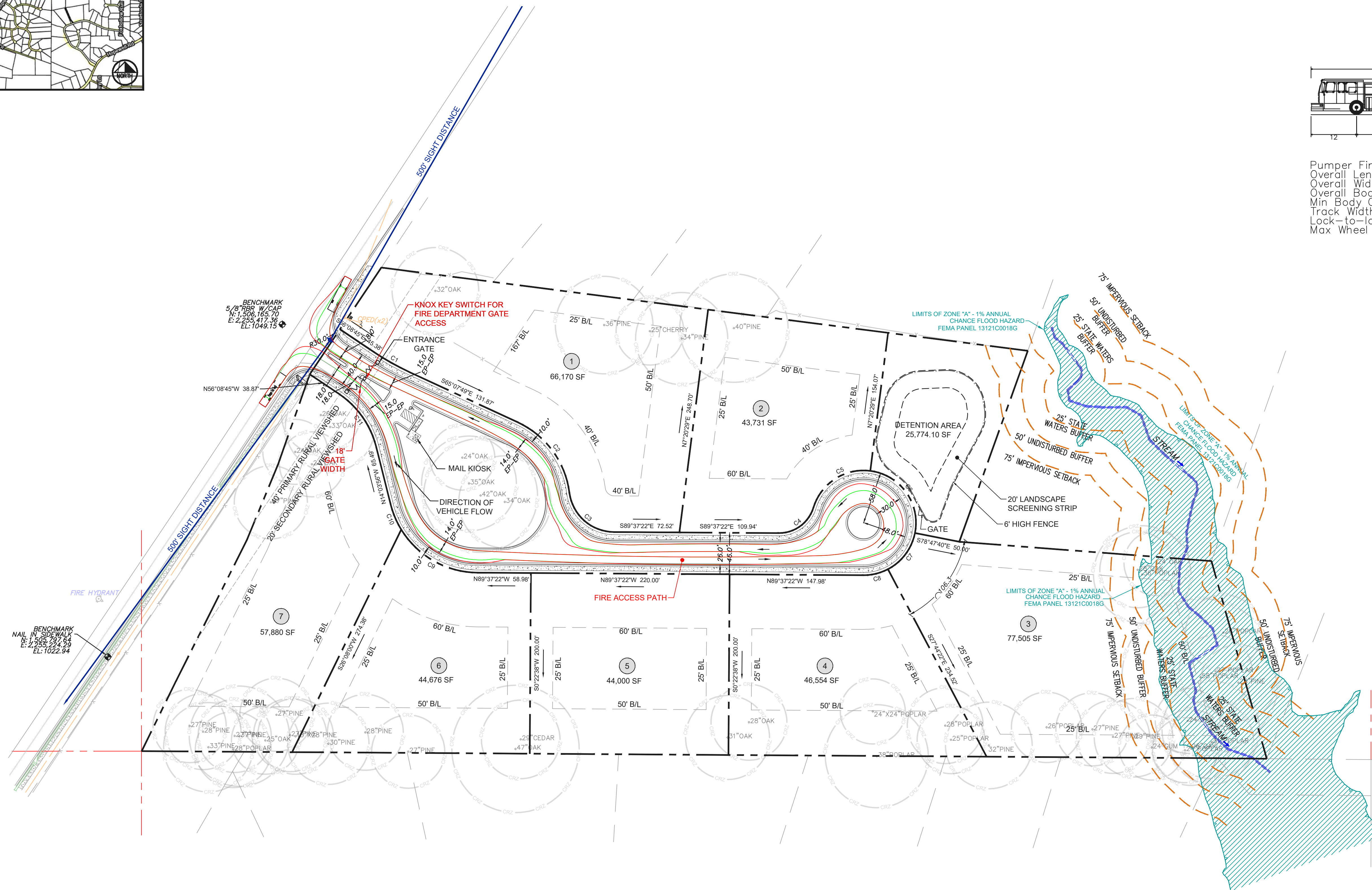
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STATE WATERS ARE PRESENT ON SITE.



Pumper Fire Truck	
Overall Length	41.167ft
Overall Width	8.333ft
Overall Body Height	7.745ft
Min Body Ground Clearance	0.636ft
Track Width	8.167ft
Lock-to-lock time	5.00s
Max Wheel Angle	45.00°

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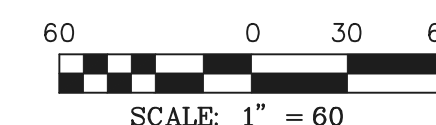


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THE LUXURY
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Date:

Reviews

No

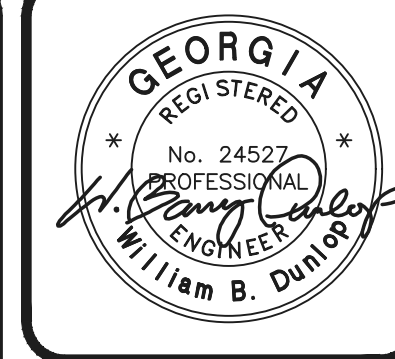
Page 1 of 1

Project No. 1-2703

Drawn By: CCB

Checked By: WBD

Date: 07/02/2024

Scale: $1'' = 60'$ 

 **paradigm**
Engineering Services, Inc.
Seven Dunwoody Park
Suite 115
Atlanta, GA 30338
(770) 605-6030
www.paradigmeeo.net

Drawing No
SP2.1

24 HOUR CONTACT: MARK HOLZ (216) 214-2329