

ENTRANCE SIGHT DISTANCE PROFILE



OVERALL OPEN SPACE = 2.09 ACRES

OPEN SPACE - 2.09 ACRES

FLOOD HAZARD NOTE:
 This property does lie within a 100 year flood hazard zone (but only that portion so indicated on this plan) as defined by the F.E.M.A. Flood Insurance Rate Map of
 CITY OF ALPHARETTA
 Community Panel # 130084 0067 E
 Map Number 13121C0067 E
 Flood Zone AE
 Dated: JUNE 22, 1998

Note: All boundary and topographic information used on this zoning plan has been provided by the owner.

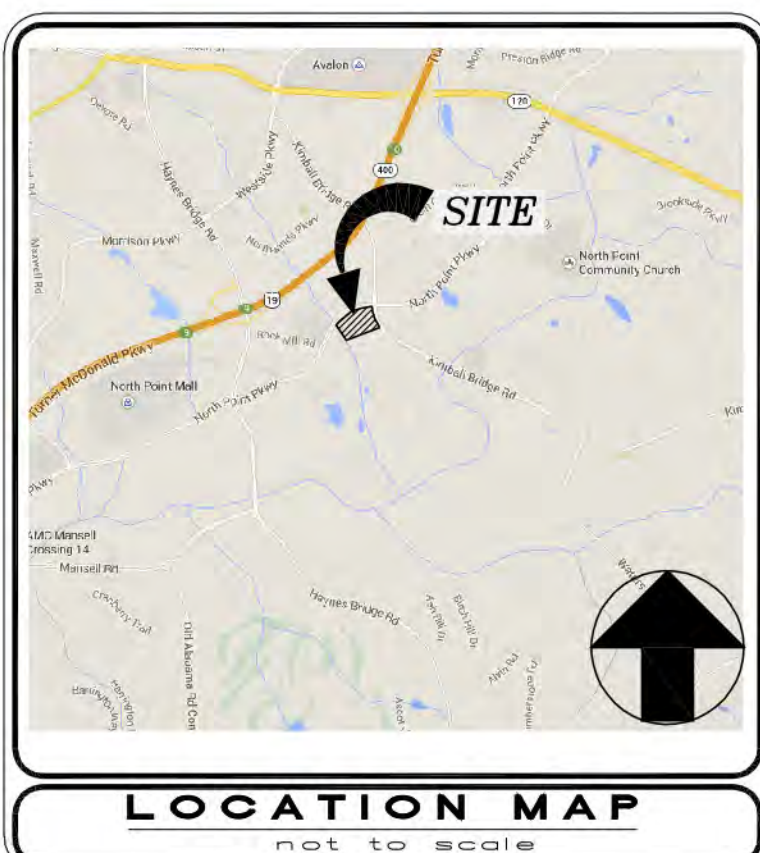
OWNER/DEVELOPER

1699 LAND COMPANY
 Alex Tetterton

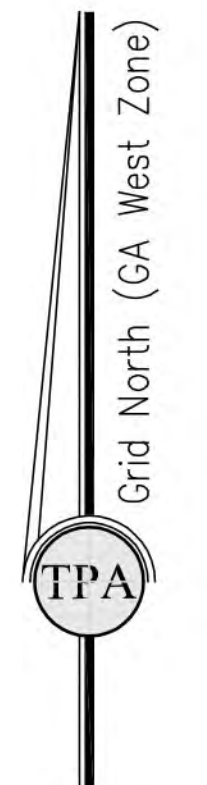
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 Norcross, Georgia 30093
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LOCATION MAP
 not to scale



SITE NOTES

1. Site area - 12.46 acres
2. Total Number of Lots/Units - 61
3. Density - 4.89 Lot/Units per acre.
4. Existing Zoning - O-I
5. Proposed Zoning - R-8A/D
6. Proposed land use : Single Family
 40' Rear Entry Lots - 24
 45' Rear Entry Lots - 5
 50' Rear Entry Lots - 14
 50' Front Entry Lots - 18
7. Minimum Lot Size:
 Single Family Detached - 4500 sf
8. Proposed Perimeter Setbacks:
 Front Setback from Street - 20'
 Side Setback - 10'
 Rear Setback - 10'
 Proposed Interior Setbacks:
 Front Setback - 10'
 Side Setback - 0'
 Rear Setback - 10'
9. Open Space: 2.09 acres (16%)
10. Proposed development will be gated and will have private streets. All interior setbacks will be measured from the face of curb.

VARIANCES

1. Reduce the lot width on lots 43-61 from 50 feet to 45 feet and reduce the lot widths on Lots 1-3 and 22-42 from 50 feet to 40 feet.
2. Reduce the 65 foot setback on North Point Parkway and Kimball Bridge Road to 20 feet with a landscape strip.
3. Reduce the interior street setbacks from 35 feet to 10 feet (private streets). Reduce the side setbacks to 0 feet with a minimum of 10 feet between structures. Reduce the rear setback on Lots 4-21 from 20 feet to 10 feet.

ZONING PLAN
Kimball Bridge Road Tract
 Land Lot 807, 808, 849 and 850
 Parcel # 12299008490529
 Alpharetta, Georgia

DATE: 03-06-2017
 SCALE: 1" = 50'

For The Firm
 Travis Pruitt & Associates, Inc.

EDWARD J. ANDERSON
 LANDSCAPE ARCHITECT