



8/26/2024

GSWCC LEVEL II CERTIFIED DESIGN PROFESSIONAL #05744 (EXP. 03.21.2027)

12460 CRABAPPLE ROAD SUITE 202-612 ALPHARETTA, GEORGIA 30004 PHONE 770.331.7303

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ZONING SITE PLAN FOR:

## CHARLOTTE DRIVE TRACT

LAND LOT 1245  
2ND DISTRICT, 1ST SECTION  
CITY OF ALPHARETTA  
FULTON COUNTY, GEORGIA

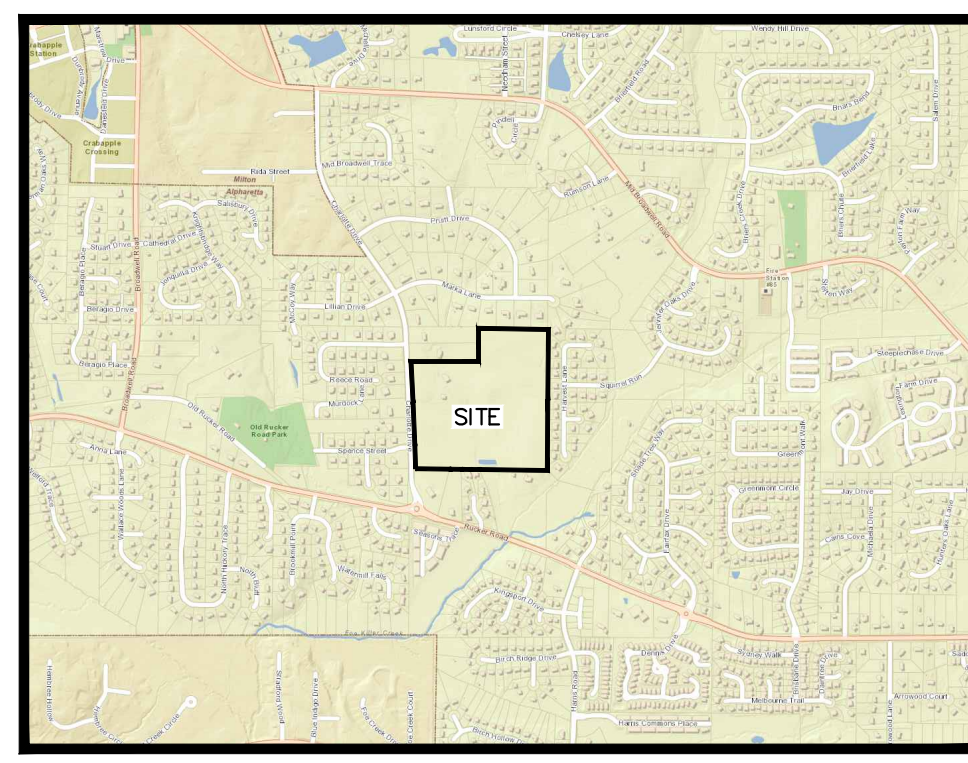
FOR:



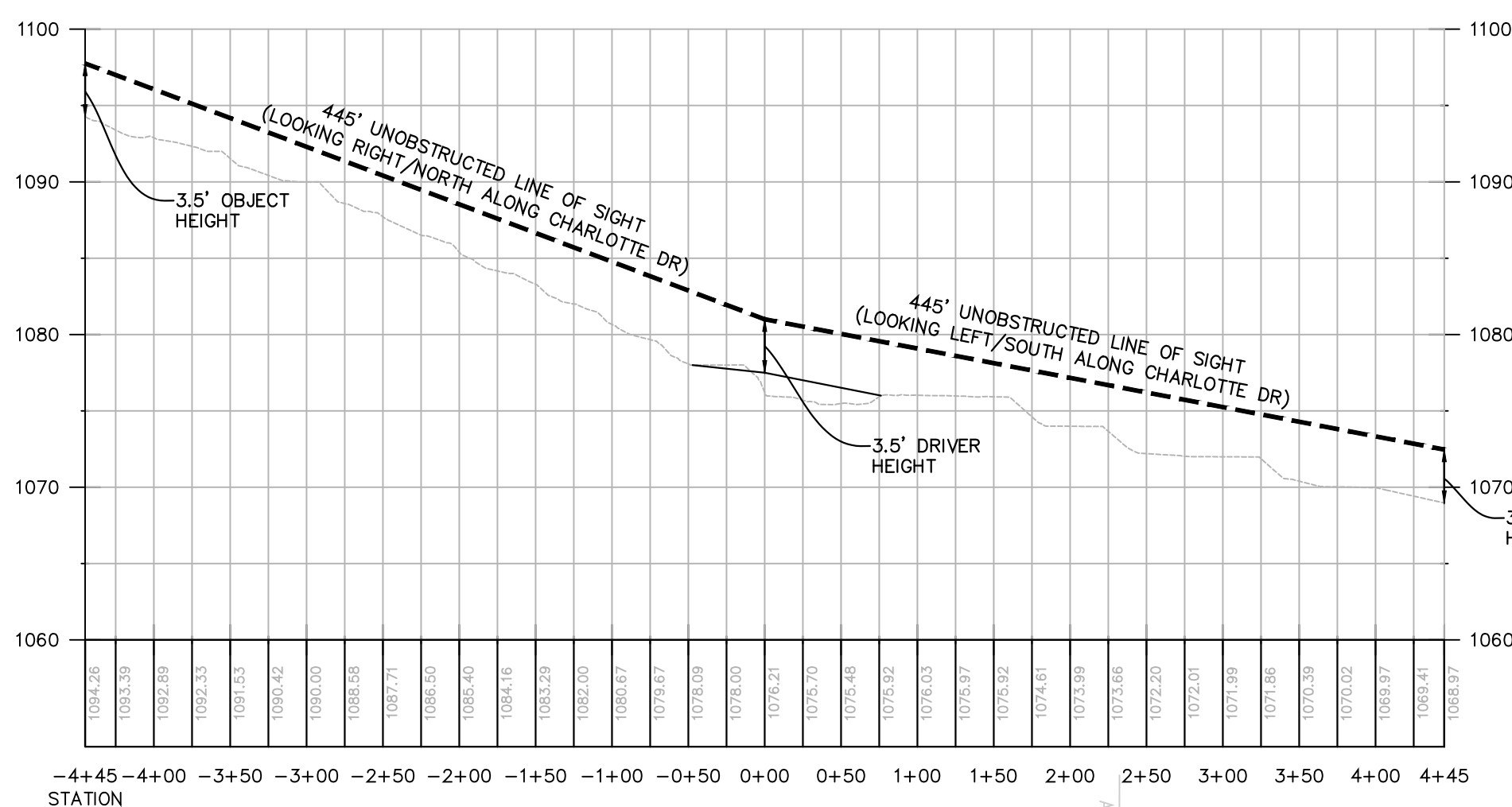
55 IVAN ALLEN JR. BLVD SUITE 400 ATLANTA, GA 30313

### REVISIONS

DATE	CITY/CLIENT COMMENTS
05.21.2024	CITY COMMENTS
07.08.2024	CITY COMMENTS
08.26.2024	CITY COMMENTS



VICINITY MAP  
SCALE: 1" = 2000'



LINE OF SIGHT PROFILE PROPOSED ENTRANCE  
HORIZONTAL SCALE: 1" = 100'  
VERTICAL SCALE: 1" = 10'

445' UNOBSTRUCTED LINE OF SIGHT (LOOKING RIGHT/NORTH)

PROPOSED DRIVEWAY

N02°48'42"W 400.95'

PROPOSED 10' FRONTAGE LANDSCAPE STRIP WITH 4-BOARD HORSE FENCING

PROPOSED DIVIDED ENTRANCE

CHARLOTTE DRIVE

N02°30'50"W 414.50'

PROPOSED 10' FRONTAGE LANDSCAPE STRIP WITH 4-BOARD HORSE FENCING

SPENCE ST.

A- 232.89' R- 9751.16'

C- 232.88' N01°49'47"W

PROPOSED DRIVEWAYS

PROPOSED 5' PERIMETER LANDSCAPE STRIP

TEMPORARY BM 2" REBAR FOUND N: 1483270.98 E: 2246966.48 EL: 1065.93

N/F SELINA KENT DB 515250, PG 170 AG ZONING

N/F MITHAL ASFOUR DB 81220, PG 648 PB 443, PG 63 PB 172, PG 49 R-12 ZONING

N/F RAYMOND P. FOWLER & TERESA L. FOWLER DB 14726, PG 226 PB 172, PG 49 R-12 ZONING

N/F LACHLAN CARLYLE & JACQUELINE LINDA CARLYLE DB 62952, PG 278 R-15 ZONING

N/F VINET BENIVAL & CYNTHIA BENIVAL DB 57216, PG 233 AG ZONING

N/F RYAN J. GOELZ & SHAWNA L. GOELZ DB 57216, PG 696 AG ZONING

TEMPORARY BM 2" REBAR FOUND N: 1484414.92 E: 2248263.04 EL: 1069.82

SUBDIVIDED AS: JENNIFER OAKS PHASE THREE PB 190, PG 55 R-15 ZONING

PROPOSED 5' PERIMETER LANDSCAPE STRIP

WETLANDS

STORMWATER MANAGEMENT

ROAD A

ROAD B

ROAD C

ROAD D

ROAD E

ROAD F

ROAD G

ROAD H

ROAD I

ROAD J

ROAD K

ROAD L

ROAD M

ROAD N

ROAD O

ROAD P

ROAD Q

ROAD R

ROAD S

ROAD T

ROAD U

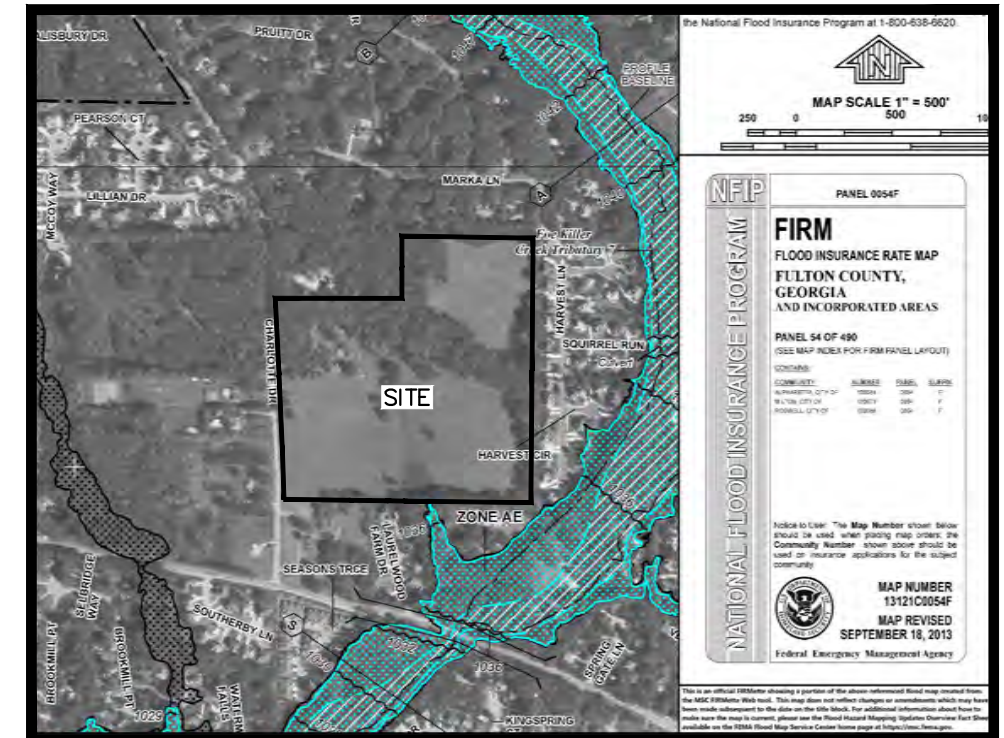
ROAD V

ROAD W

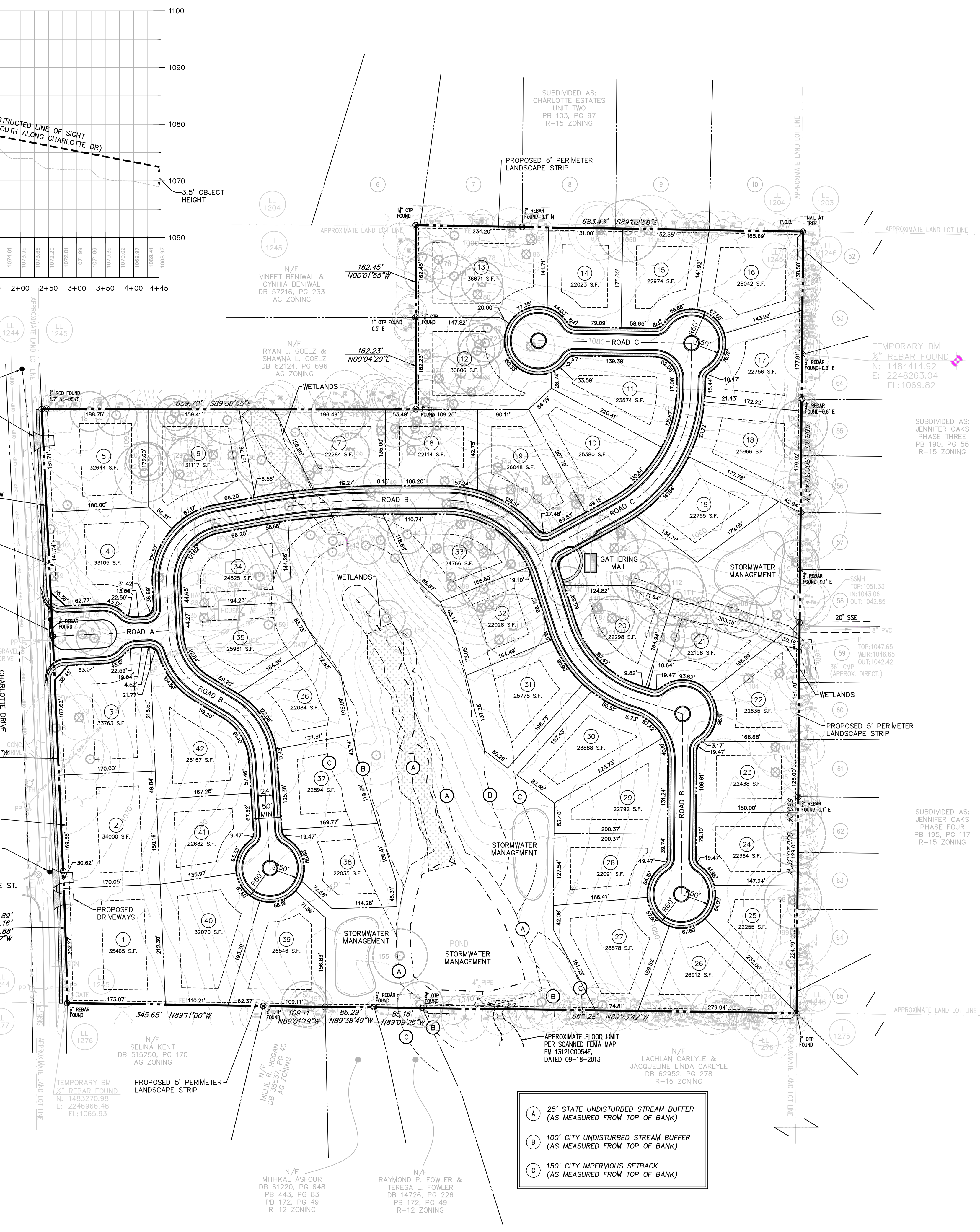
ROAD X

ROAD Y

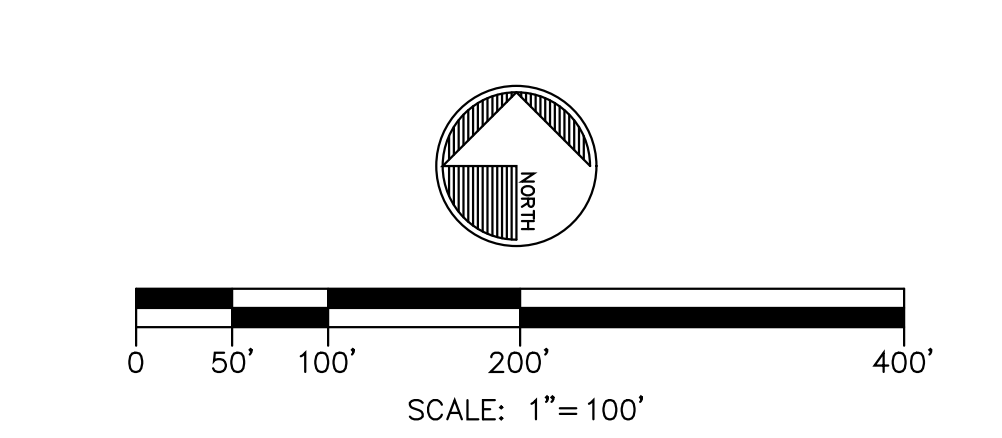
ROAD Z



FEMA MAP  
SCALE: 1" = 1000'



SITE ANALYSIS	
SITE AREA	36.782 ACRES±
LOTS PROPOSED	42 LOTS
DENSITY PROPOSED	1.14 UNITS/AC
R-22 SINGLE FAMILY RESIDENTIAL ZONING CRITERIA	
MINIMUM LOT AREA	22,000 S.F.
MINIMUM LOT WIDTH	100 FEET
MINIMUM LOT FRONTAGE	35 FEET
BUILDING SETBACKS	FRONT (CHARLOTTE DRIVE) 65 FEET
	FRONT (LOCAL STREET) 35 FEET
	SIDE 25 FEET
	REAR 30 FEET
MAXIMUM GROUND COVERAGE BY PRINCIPAL BUILDING	25%
MAXIMUM BUILDING HEIGHT	35 FEET
MINIMUM HEATED S.F.	1,500 S.F.
PROPOSED LANDSCAPE STRIPS	CHARLOTTE DRIVE FRONTAGE 10 FEET
	INTERNAL ROAD FRONTAGE 10 FEET
	OVERALL PERIMETER 5 FEET
	ADJACENT TO STORMWATER PONDS 5 FEET



DATE: APRIL 30, 2024 CP&E DRAWING NO: 202411021.dwg

### ZONING SITE PLAN

SHEET NO. **Z.1**