APPROVED SITE PLAN 2.22.16

STONEHAVEN LANE (50' R/W)

PEACE CREEK TRACE (50' R/W)

SOUTHLAKE DRIVE (50' R/W)

WINDWARD COMMUNITY ZONED: CUP

UNDISTURBED TREE SAVE AREA TO BE OWNED AND ENFORCED BY HOA

SPLIT RAIL FENCE TO BE INSTALLED ON UNDISTURBED LINE

EXISTING SANITARY SEWER EASEMENT

25' UNDISTURBED TREE SAVE AREA

5' LANDSCAPE STRIP

25' REAR SETBACK

PAVEMENT TO BE REMOVED. 15' WIDE BERM AND LANDSCAPE AREA WHERE SPARSE

FOX ROAD R/W TO BE ABANDONED

5' ACCESS EASEMENT

DOUBLE ROW OF MIXED EVERGREENS

PAVEMENT TO BE REMOVED. 15' WIDE BERM AND LANDSCAPE AREA

POINT OF BEGINNING 1/2" REBAR FOUND AT THE INTERSECTION OF THE SOUTHEASTERLY R/W OF FOX ROAD (RIGHT-OF-WAY VARIES) AND THE LINE DIVIDING LAND LOTS 196 & 1254 OF THE 2ND DISTRICT, 1ST SECTION AND THE DISTRICT LINE OF 1ST DISTRICT, 1ST SECTION

STORMWATER MANAGEMENT FACILITY #2

STORMWATER MANAGEMENT FACILITY #1

TREE SAVE AREA

15' FRONT SETBACK

FOX ROAD (50' R/W)

LANDSCAPE SCREENING

THORNBURY PARC ZONED CUP

25' ENHANCED BUFFER

50' REAR SETBACK

EXISTING POND

THORNBURY PARC ZONED CUP

LOT 80 AREA=18,000± SF

THORNBURY VIEW (44' R/W)

THORNBURY VIEW (50' R/W)

EXISTING WOODED 50' BUFFER

N/F FULTON COUNTY BOARD OF EDUCATION (LAKE WINDWARD ELEMENTARY) (NO RECORD FOUND)

LAKE WINDWARD ELEMENTARY SCHOOL

COMMON AREA

APPROXIMATE LOCATION OF LAND LOT LINE

S03°10'56"E 192.26'

FENCE (TYPICAL)

S89°30'E 591.30'

S00°14'14"E 279.91'

DOUBLE ROW OF MIXED EVERGREENS

EARTHEN POND. 100-YEAR WSEL TO BE 25' FROM EDGE OF PROPERTY

EXISTING 30' COMBINED EASEMENT

1 16,110 S.F. 0.37 ACRES (15,001 SF)
2 13,704 S.F. 0.31 ACRES (15,000 SF)
3 13,920 S.F. 0.32 ACRES (15,000 SF)
4 15,456 S.F. 0.35 ACRES (15,000 SF)
5 14,816 S.F. 0.34 ACRES
6 15,478 S.F. 0.36 ACRES
7 16,494 S.F. 0.38 ACRES
8 16,608 S.F. 0.38 ACRES
9 13,569 S.F. 0.31 ACRES (18,042 SF)
10 24,133 S.F. 0.55 ACRES (25,295 SF)
11 13,593 S.F. 0.31 ACRES (18,000 SF)
12 14,320 S.F. 0.33 ACRES (18,000 SF)
13 16,182 S.F. 0.37 ACRES (18,000 SF)
14 15,751 S.F. 0.36 ACRES (18,000 SF)
15 16,951 S.F. 0.39 ACRES (19,153 SF)
16 18,151 S.F. 0.42 ACRES (20,353 SF)
17 19,350 S.F. 0.44 ACRES (21,552 SF)
18 20,395 S.F. 0.47 ACRES (18,000 SF)
19 13,892 S.F. 0.32 ACRES (18,000 SF)

DEVELOPMENT SUMMARY

ZONING	
EXISTING ZONING	AG-1
PROPOSED ZONING	R-12
AREA	
SITE AREA	9.76 ACRES
DENSITY	
NUMBER OF UNITS	19 UNITS
PROPOSED DENSITY	1.9 UNITS/ACRE
RIGHT OF WAY	50'
MINIMUM FLOOR AREA	3,000 SF
MAXIMUM COVERAGE BY PRINCIPAL BUILDINGS	25%
MINIMUM LOT WIDTH AT SETBACK LINE	80 FEET
MINIMUM LOT AREA	12,000 SF
MAXIMUM BUILDING HEIGHT	35 FEET
SETBACKS (INTERIOR)	
FRONT	15 FEET
SIDE (ADJACENT TO STREET)	15 FEET
SIDE (ADJACENT TO LOTS)	5 FEET
REAR	25 FEET
LANDSCAPE STRIPS	
LANDSCAPE STRIP AROUND PERIMETER	5 FEET

VARIANCES REQUESTED

FRONT SETBACK VARIANCE FROM 30' TO 15'

SIDE SETBACK (ADJACENT TO LOTS) VARANCE FROM 10' TO 5' WITH MINIMUM BUILDING SEPARATION OF 20' EXCEPT LOTS 14 & 15 MAY BE 10'

SIDE SETBACK (ADJACENT TO STREET) VARIANCE FROM 20' TO 15'

VARIANCE TO PROVIDE SIDEWALK ON ONLY ONE SIDE OF THE ROAD

VARIANCE TO ALLOW REQUIRED TREE PLANTINGS TO BE PLANTED ON ADJACENT PROPERTIES AND ALONG FOX ROAD

THIS SITE DOES NOT LIE WITHIN A FLOOD HAZARD AREA PER FEMA FLOOD MAP NUMBER 1312C0079F LAST REVISED SEPTEMBER 18, 2013.

NOTE: UNDISTURBED TREE SAVE AREAS MAY HAVE ENCROACHMENTS FOR UTILITIES & STORMWATER.

LOT LABEL LEGEND

LOT NUMBER
LOT AREA IN SF
LOT AREA IN ACRES
(LOT AREA IN ANOTHER VERSION OF THIS PLAN THAT REMOVED THE BUFFER)

24 HOUR CONTACT:

JEFF SMITH
404.328.6280

50 25 0 50 100
(IN FEET)
1 inch = 50 ft.

GEORGIA811 Utilities Protection Center, Inc.
Know what's below. Call before you dig.

THE UTILITIES SHOWN HEREON ARE FOR THE CONTRACTORS CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

RIDGE PLANNING AND ENGINEERING
1290 KENNESTONE CIRCLE - BLDG D
SUITE 100 - MARIETTA, GA 30066
OFFICE 770.938.9000

ZONING PLAN
FOX ROAD TRACT
CITY OF ALPHARETTA, GEORGIA

OWNER/DEVELOPER
DOG PEBBLEBROOK, LLC
1290 KENNESTONE CIRCLE
BLDG D, SUITE 100
MARIETTA, GEORGIA 30066
PHONE: (404) 328-6280

GSWCC CERTIFICATION NUMBER: 36629
EXPIRATION DATE: 08.01.2018

REVISIONS
2/17/16-REVISE ZONING PLAN

ZONING PLAN
Z100

15019 LP20.DWG 01/28/16

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