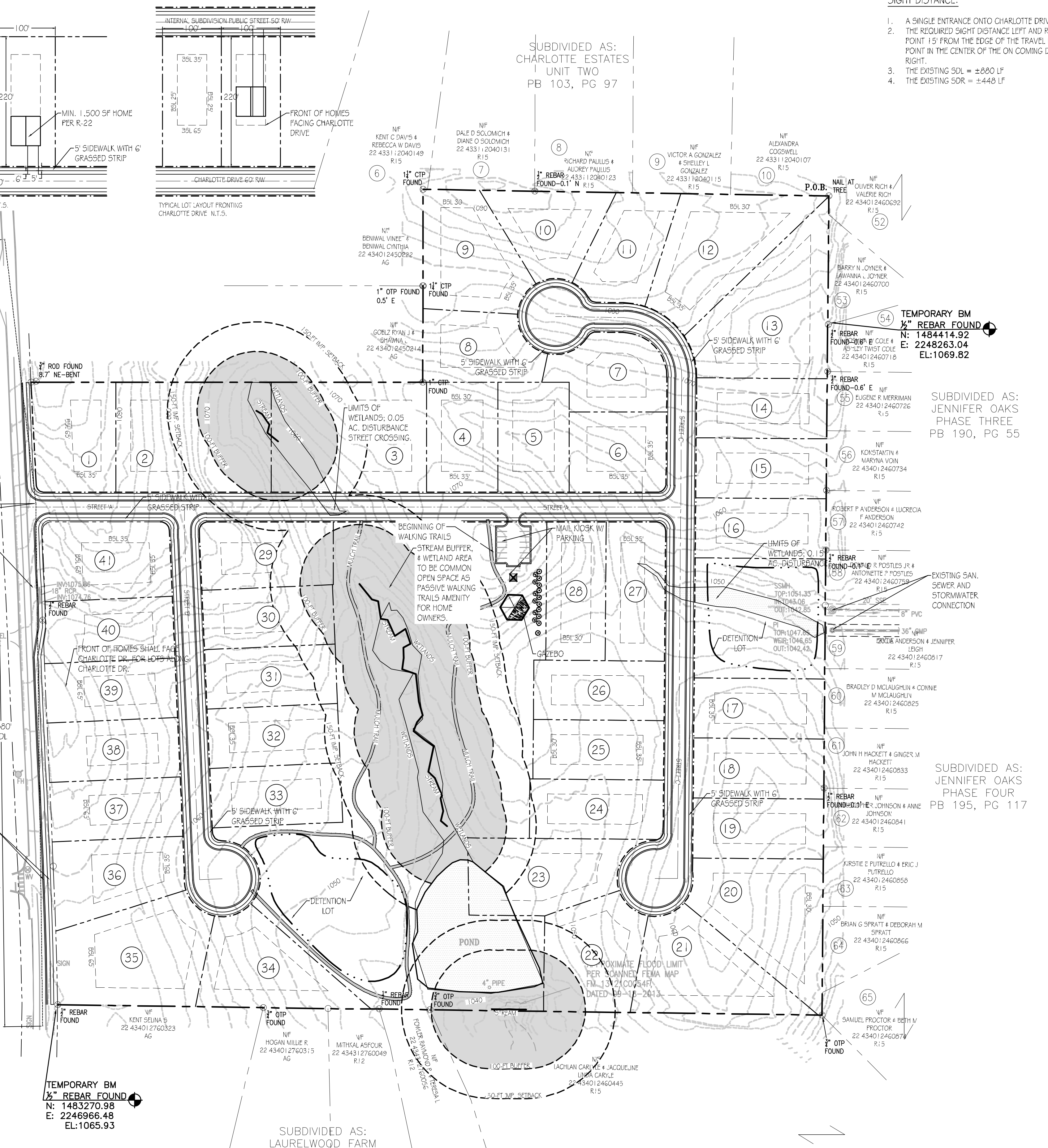


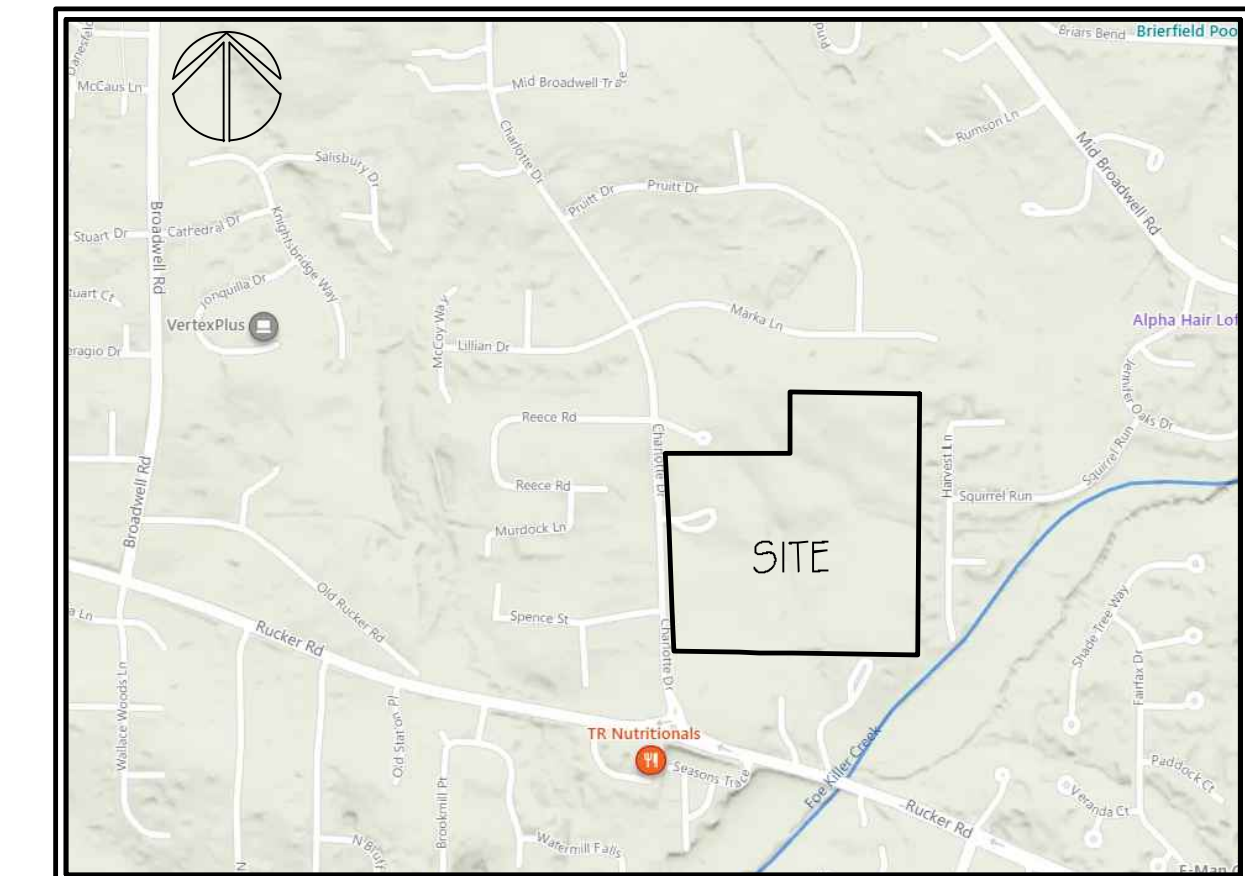
REECE RD.  
CHARLOTTE DRIVE  
(60' R/W)  
(35 MPH)  
SPENCE ST.



SUBDIVIDED AS:  
CHARLOTTE ESTATES  
UNIT TWO  
PB 103, PG 97

SIGHT DISTANCE:  
1. A SINGLE ENTRANCE ONTO CHARLOTTE DRIVE IS A TWO LANE ROAD WITH A SPEED LIMIT OF 35 MPH.  
2. THE REQUIRED SIGHT DISTANCE LEFT AND RIGHT (SDL=SDR) IS 390 LF AS MEASURED FROM 3.5' AT A POINT 15' FROM THE EDGE OF THE TRAVEL LANE OF CHARLOTTE DRIVE AT THE ENTRANCE LOCATION TO A POINT IN THE CENTER OF THE ON COMING DRIVE LANE LEFT AND CENTER OF THE ON COMING DRIVE LANE RIGHT.  
3. THE EXISTING SDL = ±680 LF  
4. THE EXISTING SDR = ±448 LF

- NOTES:  
1. OWNER / APPLICANT: JOHN SMITH  
241 LAKE FOREST LANE, NE, ATLANTA, 30342-3211  
2. SITE AREA = 36.782 ACRES  
3. EXISTING ZONING = AG AGRICULTURE  
4. PROPOSED ZONING = R-22 SINGLE FAMILY RESIDENTIAL  
5. MINIMUM LOT SIZE = 22,000 SF  
6. MINIMUM HOME SIZE = 1,500 SF  
7. NUMBER OF LOTS = 41  
8. MINIMUM LOT WIDTH = 100'  
9. AREA OF ROW = 5.2 AC  
10. AREA OF DETENTION = 2.86 AC  
11. USEABLE ACREAGE = 28.72  
12. DENSITY PROVIDED = 41 LOTS / 36.782 ACRES = 1.12 UNITS PER ACRE  
13. SETBACKS:  
FRONT SETBACK = 35' FROM ROW OF LOCAL STREET, 65' FROM ROW OF ALL OTHER STREETS  
SIDE = 25'  
REAR = 30'  
14. ALL PROPOSED UTILITIES WILL BE UNDERGROUND.  
15. 5' WIDE SIDEWALKS SHALL BE LOCATED ON BOTH SIDES OF THE PROPOSED STREETS.  
16. ROADS SHALL BE 24' FROM BACK OF CURB TO BACK OF CURB WITH A 50' WIDE UTILITY / ACCESS EASEMENT.  
17. ALL INTERIOR CURB AND GUTTER SHALL BE STANDARD CURB EXCEPT ALONG FRONT ENTRY UNITS AS NOTED ON THE PLANS WHICH SHALL BE ROLLED CURB.  
18. DEAD END STREETS DESIGNED TO HAVE ONE END PERMANENTLY CLOSED SHALL PROVIDE A CUL-DE-SAC TURNAROUND WITH 50-FOOT MINIMUM PAVEMENT RADIUS AND 60-FOOT RIGHT-OF-WAY STREET.  
19. ALL NEW STREETS SHALL BE PROVIDED WITH CURB AND GUTTER.  
20. SIDEWALKS SHALL BE PROVIDED ADJACENT TO ALL ROADWAYS AND SHALL BE A MINIMUM OF 5 FOOT IN WIDTH.  
21. THE EXISTING FARM POND DAM SHALL NOT BE BREACHED UNTIL ALL FEDERAL, STATE AND LOCAL PERMITS ARE OBTAINED.



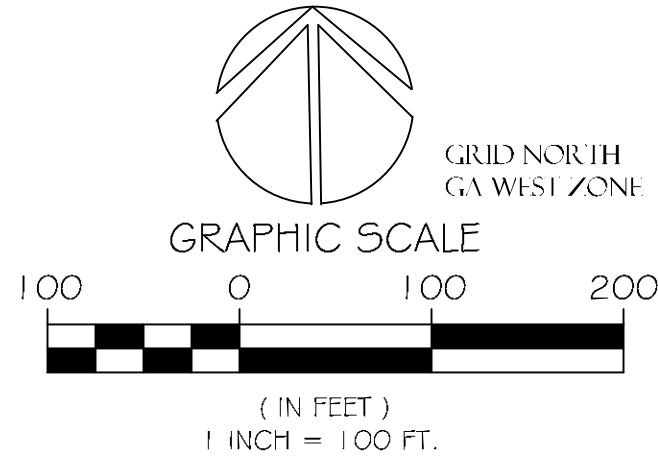
LOCATION MAP  
N. T. S.

Parcel Area Table

Parcel #	Area
1	25557.16
2	48361.29
3	48361.29
4	22200.00
5	22200.00
6	22019.48
7	22060.81
8	22013.46
9	30436.66
10	22188.01
11	22143.20
12	37304.32
13	44456.25
14	22197.37
15	22190.98

Parcel Area Table

Parcel #	Area
16	22184.59
17	22187.45
18	22193.83
19	22200.22
20	39126.47
21	33709.46
22	29154.60
34	29814.38
35	40288.50
36	26555.72
37	22000.00
38	22000.00
39	22000.00
40	22682.44
41	28595.36



**Bowman**  
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FULTON COUNTY

REZONING CONCEPT PLAN

ESTATE OF CARROLL BYERS

CITY OF ALPHARETTA

CONSULTANT PROJECT #  
200256-01-001

PLAN STATUS		
DATE	DESCRIPTION	
DESIGN	DRAWN	CHKD

JOB No. 200256-01-001  
DATE: DECEMBER 1ST, 2022  
FILE No. 21-1204  
SHEET No. C-20