



SOLD SOLD

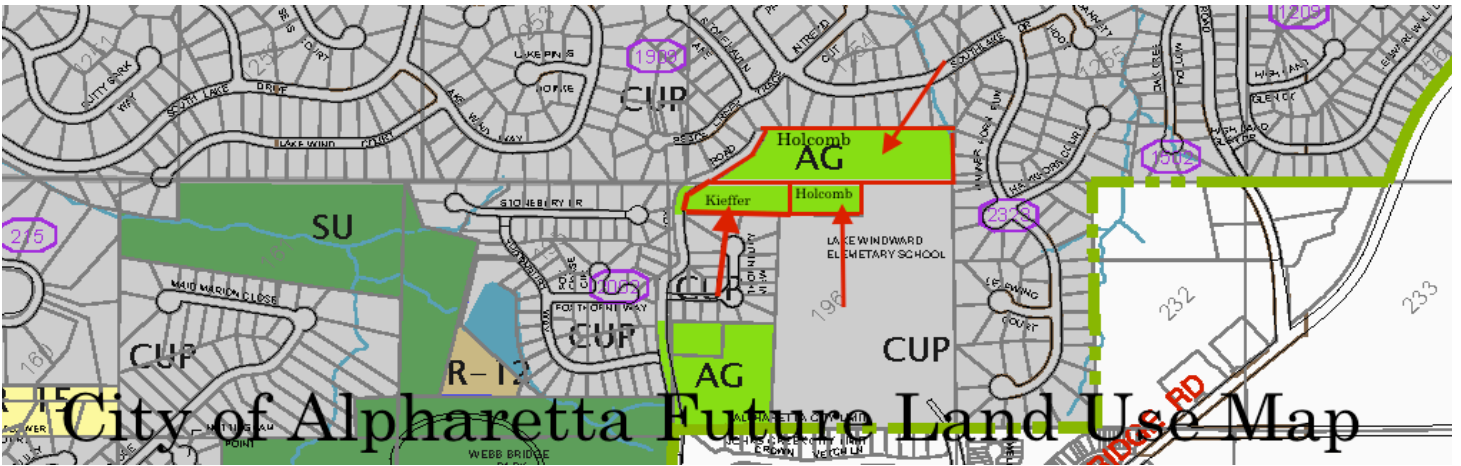
Trace Copeland
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9.651 +/- Ac Assemblage

Current Zoning: AG | Total Site Area: 9.651 Ac | Sewer

8.032 Ac 12005 Fox Rd Alpharetta, GA 30005 & 1.619 Ac 11999 Fox Rd Alpharetta, GA 30005

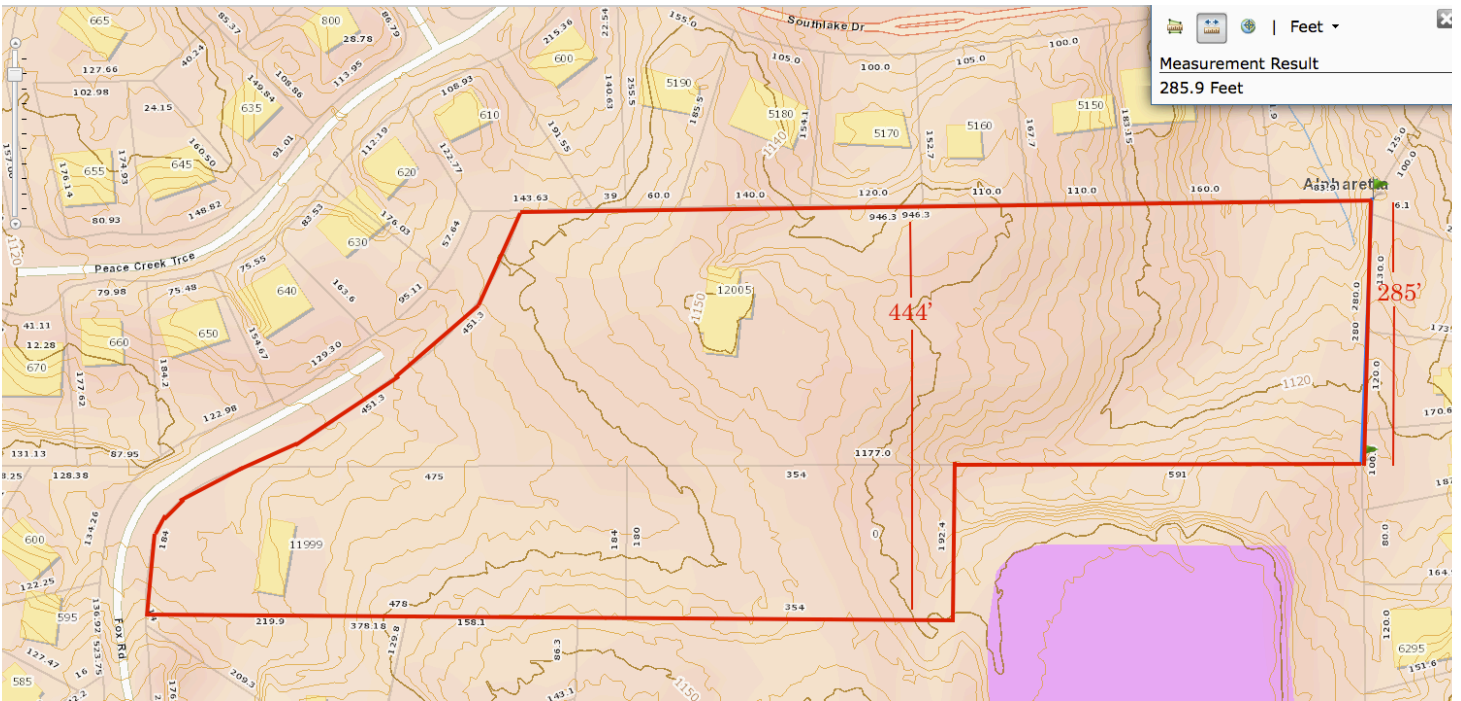
Schools: Lake Windward Elementary School | Webb Bridge Middle School | Alpharetta High School or Fulton Science Academy High School



The information above has been obtained from sources believed reliable. It is provided without any guaranty, warranty or representation, expressed or implied, made by Trout Land, LLC, or any related entity, as to the accuracy or completeness of the information. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



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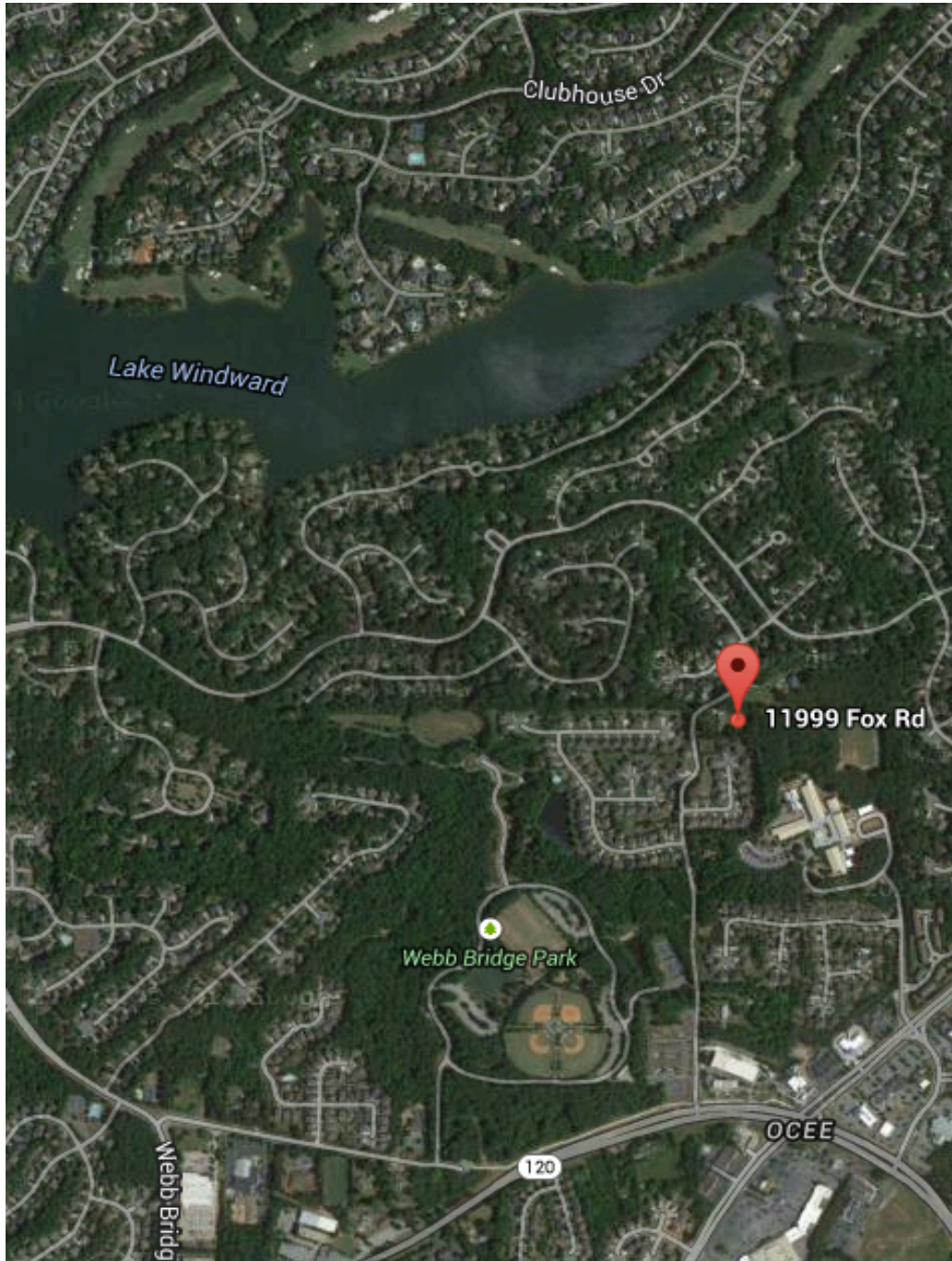
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Known Project Hurdles:

- The Community has been trying to acquire a left hand turn lane off Fox Road on the Kimball Bridge Road from the DOT, which will not pay for the over \$200,000 improvement. Ashbury Parc Homeowners Association Completed a Traffic study of the intersection. Benton House assisted living had a budget of \$75,000 to make improvements but pulled funds after DOT's estimates went from \$75,000 to over \$200,000. This may be a situation that DOT will not allow a left turn lane or a traffic signal at this intersection. The second phase of Ashbury Parc and Benton House Assisted Living both went through planning and zoning with no improvements being made to the intersection.
- The North and East property lines of the subject property are bordered by Clipper Bay Subdivision (to the North) & Windward-Southpointe Subdivision (to the East) who both want 18,000 SQ. FT. lots bordering their Subdivisions, which is the same as Ashton Woods complied with in Ashbury Parc Phase 1 on the North Boundary against Southlake Subdivision.
- The Clipper Bay Subdivision has asked for a walking easement to gain (legal) access to fox road for use to get to Webb Bridge Park.
- Purposed Zoning: R4-D "Medium Density Attached Housing 4 units Per Acres" Which would be a change to the Comprehensive land use plan from low density to Medium density. You would also have to comply with the 18,000 SQ FT lots to the North and East.



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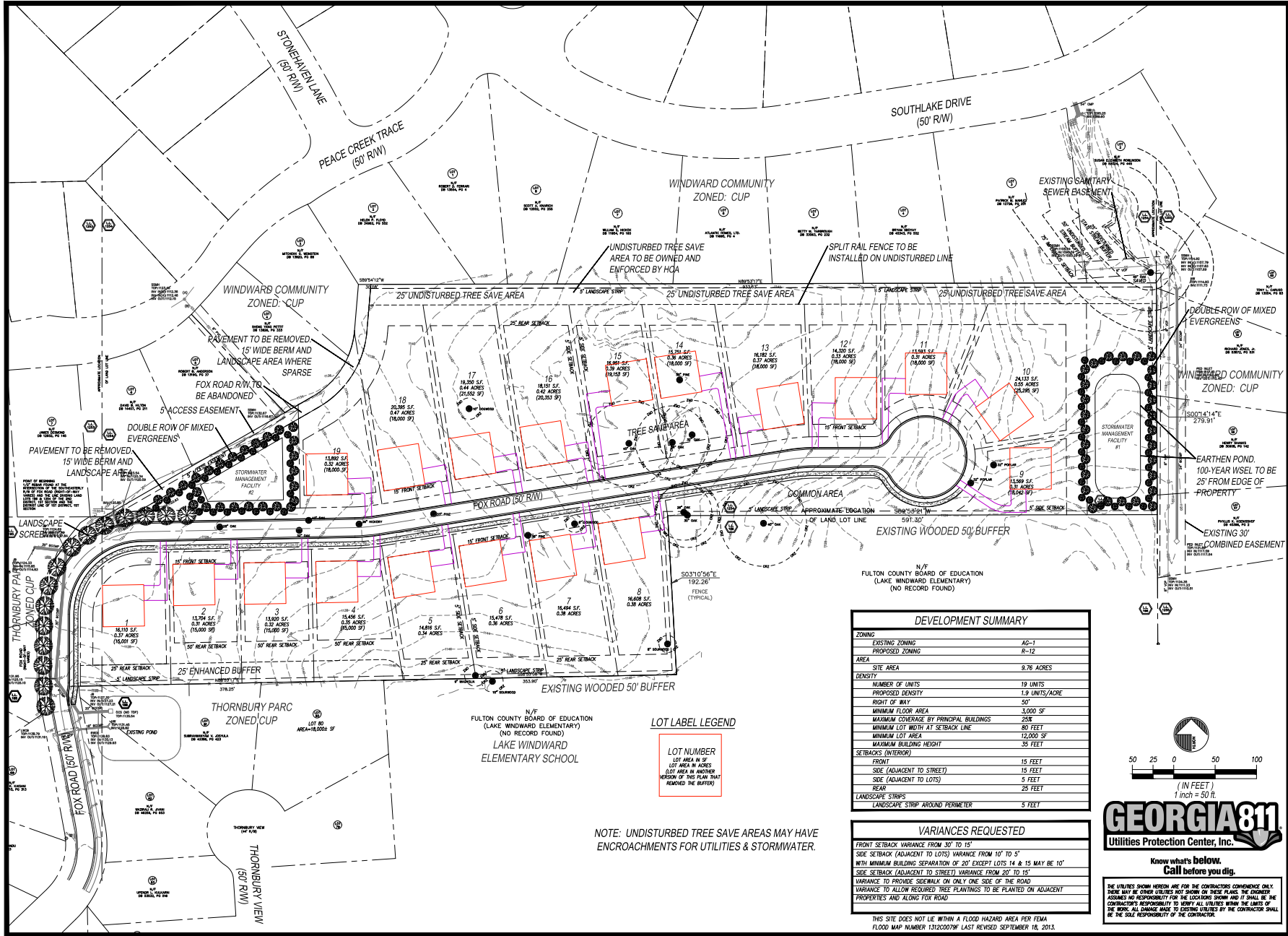


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APPROVED SITE PLAN 2.22.16



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

LOT LABEL LEGEND

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

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
	FRONT 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) VARIANCE 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 131200798E LAST REVISED SEPTEMBER 16, 2013.

Scale: 1 inch = 50 feet

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

THE UTILITIES SHOWN HEREON ARE FOR THE CONTRACTOR'S 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 KENNESAW CIRCLE - BLDG C
 SUITE 100 - MARRIETTA, GA 30066
 OFFICE 770.385.8000

ZONING PLAN
FOX ROAD TRACT
 CITY OF ALPHARETTA, GEORGIA

CSWCC CERTIFICATION NUMBER: 36629
 EXPIRATION DATE: 08.01.2019

REVISIONS
 2/27/16-REVISE ZONING PLAN

ZONING PLAN
Z100