SITE ANALYSIS

SITE AREA (SPLIT FROM OVERALL PARCEL)		17.75 ACRES±
PROPOSED LOTS		29 LOTS
PROPOSED SITE DENSITY		1.63 LOTS/ACRE
R-20 ZONING CRITERIA		
MINIMUM LOT SIZE		20,000 S.F.
MINIMUM LOT WIDTH		75 FEET (50 FEET IN CUL-DE-SAC)
MINIMUM PUBLIC ROAD FRONTAGE		75 FEET (50 FEET IN CUL-DE-SAC)
MINIMUM BUILDING SETBACKS	FRONT	35 FEET
	MAJOR SIDE (COLLECTOR)	35 FEET
	MAJOR SIDE (LOCAL)	25 FEET
	SIDE	10 FEET
	REAR	35 FEET
MAXIMUM COVERAGE		35%
MAXIMUM HEIGHT		35 FEET

0 30' 60' 120' 240'

SCALE: 1" = 60'

CP&E
CHRISTOPHER PLANNING & ENGINEERING

GSWCC LEVEL II CERTIFIED
DESIGN PROFESSIONAL #205744
(EXP. 02.17.2024)

12460 CRABAPPLE ROAD, SUITE 202-612
ALPHARETTA, GA 30004
PHONE 770.331.7303
schristopher@christopherplanning.com

THESE PLANS ARE THE PROPERTY OF CHRISTOPHER PLANNING & ENGINEERING (CP&E). THESE DOCUMENTS MAY NOT BE COPIED, REPRODUCED, USED OR PUBLISHED IN ANY WAY, IN PART OR IN WHOLE, WITHOUT THE WRITTEN CONSENT OF CP&E. ALL COMMON LAW RIGHTS OF COPYRIGHT ARE HEREBY SPECIFICALLY RESERVED.

CONSTRUCTION PLANS

FOR:

SHALLOWFORD ROAD TRACT

LAND LOTS 236, 268-270, 308-309
16th DISTRICT, 2nd SECTION
COBB COUNTY, GEORGIA

FOR:

BROOKS CHADWICK CAPITAL

255 VILLAGE PARKWAY
SUITE 230
MARIETTA, GA 30067

REVISIONS

DATE: JULY 28, 2022

CP&E DRAWING NO: 2021117.10c.dwg

SITE PLAN

SHEET NO. 1 OF 15