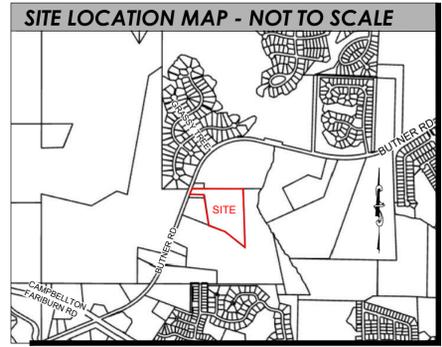
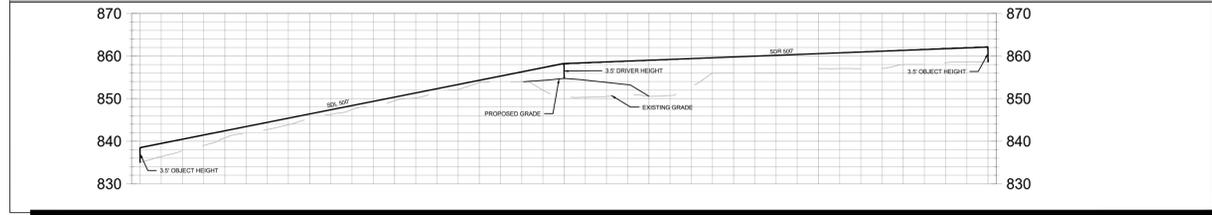




ENTRANCE SIGHT DISTANCE PROFILE



OVERALL PROJECT DATA

TAX PARCEL:	09C100000320370
TOTAL AREA:	+/- 13.808 ACRES (601,477 SF)
EXISTING CITY:	SOUTH FULTON
EXISTING OVERLAY:	CLIFTONDALE DISTRICT
EXISTING ZONING:	COMMUNITY UNIT PLAN (CUP)
FUTURE DEVELOPMENT:	SUBURBAN NEIGHBORHOOD
TOTAL UNITS:	41
GROSS DENSITY:	2,969 UNITS PER ACRE

CUP PROJECT DATA

PROJECT AREA MINIMUM:	10 ACRES
FRONT EXTERIOR SETBACK:	50'
SIDE EXTERIOR SETBACK:	25'
REAR EXTERIOR SETBACK:	50'
FRONT INTERIOR SETBACK:	10'
SIDE INTERIOR SETBACK:	5'
REAR INTERIOR SETBACK:	10'
BETWEEN FOUNDATIONS MINIMUM:	10'
LOT FRONTAGE MINIMUM:	20'
DEVELOPMENT FRONTAGE MINIMUM:	35'
MAXIMUM HEIGHT:	40'
HEATED FLOOR AREA MINIMUM:	1,000 SF
MIN. LOT SIZE:	1,500 SF
MIN. LOT WIDTH:	20'
MIN. LOT FRONTAGE:	20'
LANDSCAPE STRIP:	AS SHOWN
BUFFER:	AS SHOWN
IMPROVEMENT SETBACK:	AS SHOWN

***PARKING SPACE CALCULATIONS**

USE TYPE	TOTAL PER UNIT	TOTAL UNITS	TOTAL SPACES
SINGLE FAMILY DETACHED SPACES REQUIRED	2	41	82
SINGLE FAMILY DETACHED SPACES PROVIDED	2	41	82
GUEST / ADDITIONAL SPACES - NOT REQUIRED	N/A	N/A	23
GRAND TOTAL			105

* TYPICAL PARKING SPACE DIMENSION IS 11' LONG X 9' WIDE

- SITE LEGEND**
- (CB) CALL BOX/KNOX BOX
 - (CH) CLUBHOUSE
 - (CG) COMMUNITY GARDEN
 - (CC) COMMUNITY GREEN
 - (PT) PLAY FIELD / DOG PLAY
 - (GA) GATED ACCESS / FENCE
 - (SW) SIDEWALK
 - (SP) SECONDARY PATH
 - (MK) MAIL KIOSK
 - (LN) LINEAR GREEN
 - (MS) MONUMENT SIGN
 - (TC) TRAFFIC CIRCLE
 - (ST) STORMWATER MANAGEMENT (DETENTION/RETENTION OR WATER QUALITY AREA)

FLOOD PLAIN

Flood Zones - Preliminary

- 0.2% Flood - Shaded Zone X (Moderate Risk)
- 1% Flood - Zone A (High Risk)
- 1% Flood - Floodway (High Risk)
- 1% Flood - Zone AE (High Risk)

SLOPES OVER 33%

SLOPES OVER 33% SHOWN HATCHED

TOPOGRAPHY NOTE:
 TOPOGRAPHY IS DEPICTED PER CITY GIS DATA. SLOPE ANALYSIS IS SUBJECT TO CHANGE WITH ADDITIONAL SURVEYED DATA.



PEF007932

REVISIONS	DESCRIPTION	DATE

PRELIMINARY

CONCEPTUAL, NOT RELEASED FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

January 8, 2026

CLIENT

BATTLE LAW
 3562 HABERSHAM AT NORTHLAKE
 BUILDING J, SUITE 100
 TUCKER, GA 30084

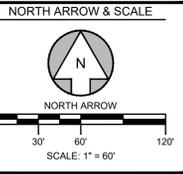
24 HR CONTACT: MICHELE BATTLE
 PHONE: 404.601.7616; EXT 1
 EMAIL: MLB@BATTLELAWPC.COM

REZONING SITE PLAN

7490 BUTNER ROAD
 FULTON COUNTY, GA
 CITY OF SOUTH FULTON
 PARCEL ID: 09C100000320370
 LAND LOTS 32 & 33
 9TH DISTRICT (FORMERLY CAMPBELL COUNTY)

CALL BEFORE YOU DIG

SAFETY IS IN YOUR HANDS. EVERY DIG, EVERY TIME.



DESIGN INFO

ISSUE TITLE: **REZONING SITE PLAN**

DRAWN BY: JW

DESIGNED BY: BW

REVIEWED BY: BW

JOB #: GA-7924-2601

DATE: 01-12-2026

SHEET TITLE

REZONING SITE PLAN

SHEET NUMBER

Z-100