RZ-16-004
REVISED 10-6-16

DECORATIVE PERIMETER FENCE
PROPOSED 10' PEDESTRIAN PATH WITH 2' LANDSCAPE STRIP
EXISTING 20' SANITARY SEWER EASEMENT
EXISTING BELLSOUTH TELECOM EASEMENT
40' SIDE PERIMETER BUILDING SETBACK
NEIGHBORHOOD LANDSCAPE STRIPS - SEE ATTACHED PLAN
CONNECT TO EXISTING PEDESTRIAN PATH
PROPOSED SIGN LOCATION
EXISTING GA POWER EASEMENT
40' FRONT PERIMETER BUILDING SETBACK
PROPOSED GATED ENTRANCE
10' IMPROVEMENT SETBACK
APPROXIMATE LOCATION OF EXISTING STREAM
40' ZONING BUFFER
35' REAR PERIMETER SETBACK
PROPOSED UNDERGROUND DETENTION
75' NO IMPERVIOUS SURFACE SETBACK
50' UNDISTURBED STREAM BUFFER
25' UNDISTURBED STREAM BUFFER
PROPOSED 25' NEIGHBORHOOD LANDSCAPE STRIP - SEE ATTACHED PLAN (VARIANCE REQUESTED)
40' LANDSCAPE STRIP (VARIANCE REQUESTED)
30' SIDE PERIMETER BUILDING SETBACK
30' SIDE PERIMETER SETBACK
10' LANDSCAPE STRIP
EXISTING 20' SANITARY SEWER EASEMENT
25' ZONING BUFFER

PARSONS ROAD (35 MPH) 80' R/W
MEDLOCK BRIDGE ROAD (55 MPH) 150' R/W
25' LANDSCAPE STRIP (VARIANCE REQUESTED)
PROPOSED PRIVATE ROAD
MAIL KIOSK
141 PARK
GAZEBO
BENCHES AND PICNIC TABLES
35 MPH

LOT 18
GLENSIDE
P.B. 205 PAGE 89
PIN: 11091003241755
ZONED R4

LOT 17
GLENSIDE
P.B. 205 PAGE 89
PIN: 11091003241748
ZONED R4

LOT 16
GLENSIDE
P.B. 205 PAGE 89
PIN: 11091003241730
ZONED R4

GLENSIDE SUBDIVISION

LOT 15
GLENSIDE
P.B. 205 PAGE 89
PIN: 11091003241722
ZONED R4

LOT 14
GLENSIDE
P.B. 205 PAGE 89
PIN: 11091003241714
ZONED R4

LOT 12
GLENSIDE
P.B. 205 PAGE 89
PIN: 11091003241698
ZONED R4

LOT 11
GLENSIDE
P.B. 205 PAGE 89
PIN: 11091003241680
ZONED R4

N / F
GCMT11, LLC
PIN: 11091003241920
DEED BOOK 46725 PAGE 01
ZONED OI

LOT 25
UNIT EIGHT, SECTION A, PHASE 2
MEDLOCK BRIDGE
P.B. 197 PAGE 107
PIN: 11091003241318
ZONED CUP

LOT 27
UNIT EIGHT
SECTION A, PHASE 2
MEDLOCK BRIDGE
P.B. 197 PAGE 107
PIN: 11091003241334
ZONED CUP

LOT 26
UNIT EIGHT
SECTION A, PHASE 2
MEDLOCK BRIDGE
P.B. 197 PAGE 107
PIN: 11091003241326
ZONED CUP

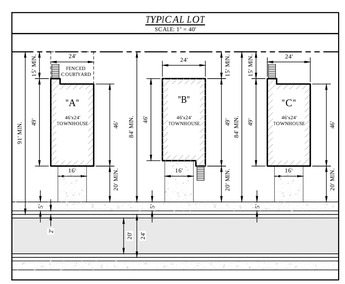
LOT 28
UNIT EIGHT
SECTION A, PHASE 2
MEDLOCK BRIDGE
P.B. 197 PAGE 107
PIN: 11091003241342
ZONED CUP

LOT 29
UNIT EIGHT
SECTION A, PHASE 2
MEDLOCK BRIDGE
P.B. 197 PAGE 107
PIN: 11091003241359
ZONED CUP

LOT 30
UNIT EIGHT, SECTION A
PHASE 2
MEDLOCK BRIDGE
P.B. 197 PAGE 107
PIN: 11091003241367
ZONED CUP

MEDLOCK BRIDGE SUBDIVISION

TYPICAL LOT
SCALE: 1" = 40'



GRAPHIC SCALE
1" = 40'
40 0 40 80 120

GRID NORTH
GA EAST ZONE

SITE MAP

SITE NOTES:

SITE AREA:
TOTAL AREA: 5.94 ACRES

SITE ZONING:
EXISTING ZONING: R-4 AND OI
PROPOSED ZONING: TR

ZONING REQUIREMENTS:
MIN. LOT WIDTH: 20 FT
MAX UNIT DENSITY: 9 UNITS/ACRE
MAX. BUILDING HEIGHT: 40 FT
MIN. BUILDING FLOOR AREA: 1,100 SF
MAX. LOT COVERAGE: 50%

PERIMETER SETBACKS:
FRONT: 40 FT
SIDE (MAJOR): 40 FT
SIDE (MINOR): 30 FT
REAR: 35 FT

REQUIRED BUFFERS AND LANDSCAPE STRIPS:
FRONT (MEDLOCK BRIDGE RD): 40' LANDSCAPE STRIP
SIDE (PARSONS RD): 25' LANDSCAPE STRIP
SIDE (ADJOINING OI): 10' LANDSCAPE STRIP
SIDE (ADJOINING R-4): 25' ZONING BUFFER AND 10' IMPROVEMENT SETBACK
REAR (ADJOINING R-4): 40' ZONING BUFFER AND 10' IMPROVEMENT SETBACK

PROPOSED LOT SUMMARY:
PROPOSED USE: RESIDENTIAL TOWNHOUSES
PROPOSED UNITS: 48
PROPOSED UNIT SIZE: 24' x 46'
PROPOSED LOT COVERAGE: 48.6%
PROPOSED UNIT DENSITY: 8.08 UNITS/ACRE

REQUESTED VARIANCES:
- REMOVE LANDSCAPE STRIPS IN FAVOR OF URBANSCAPE STRIP.

NOTE:
- THIS SITE IS LOCATED WITHIN LAND LOT 324, 1ST DISTRICT, 1ST SECTION, FULTON COUNTY, GA

FLOOD NOTE:
- ACCORDING TO F.I.R.M. MAP #13121C0091G DATED SEPTEMBER 18, 2013, THIS SITE IS NOT IN A FLOOD HAZARD ZONE.

PRELIMINARY NOT FOR CONSTRUCTION

811 Know what's below. Call before you dig.

MAXWELL-REDDICK AND ASSOCIATES
ENGINEERING & LAND SURVEYING
1221 MERCHANT WAY
SUITE 201
STATESBORO, GA 30458
(912)489-7112 OFFICE
(912)489-7125 FAX
11605 HAYNES BRIDGE RD
SUITE 475
ALPHARETTA, GA 30009
(404)693-1618 OFFICE

GENERAL NOTICE: CONTRACTORS, SUBCONTRACTORS, VENDORS AND SUPPLIERS ARE ADVISED THAT THE CONTRACT DOCUMENTS CONSIST OF ENGINEER PRINTED, BOUND AND NUMBERED SPECIFICATIONS, ARCHITECT/ENGINEER PRINTED, BOUND AND NUMBERED SHEETS LISTED IN THE TABLE OF CONTENTS, AND ANY ADDENDA OR CHANGE ORDERS ONLY. DOCUMENTS REPRODUCED BY PARTIES OTHER THAN THE ENGINEER, WHETHER IN HARD COPY OR ELECTRONIC FORMAT, SHALL NOT BE CONSIDERED THE CONTRACT DOCUMENTS. THE CONTRACTOR, SUBCONTRACTOR, VENDORS AND SUPPLIERS ARE SOLELY RESPONSIBLE FOR VERIFICATION THAT THEIR COPY OF THE CONTRACT DOCUMENTS IS COMPLETE AND CURRENT BEFORE CONSTRUCTION OF THE FACILITY ARE IDENTICAL TO THE CONTRACT DOCUMENTS.
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REVISIONS:
1 10-4-16: REVISED PER REVIEW COMMENTS

PROPOSED RESIDENTIAL DEVELOPMENT
PARSONS RD/MEDLOCK BRIDGE RD
JOHNS CREEK, GA

SHEET DESCRIPTION

DESIGNED:	DRAWN BY:	CHECKED:
GSU	GSU	JW

DATE: AUG. 5, 2016

JOB NO.: 2016-050

SCALE: AS SHOWN

DRAWING NUMBER
1
SHEET NUMBER 1