

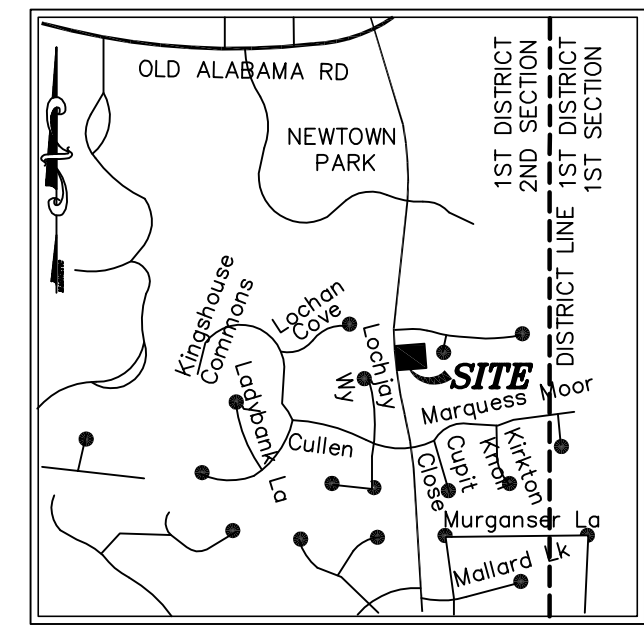
ZONING PLAN - NOT FOR RECORDING.

RE-ZONING PLAN FOR:  
**NORTHCORNER, LLC**

9675 BRUMBELLOW ROAD  
LAND LOT 925  
1st DISTRICT - 2nd SECTION  
FULTON COUNTY, GEORGIA  
CITY OF JOHNS CREEK  
EXISTING ZONING: AG-1  
PIN: 12 318009250292  
43,506 SQ FT  
1.00 ACRES

PROPOSED ZONING/SETBACKS:

R-4A ZONING (SINGLE-FAMILY DWELLING)  
FRONT: 35 FT  
SIDE: 7 FT (ADJACENT TO INTERIOR)  
20 FT (ADJACENT TO STREET)  
REAR: 25 FT  
MAX HEIGHT: 40 FT  
MIN LOT AREA: 12,000 SF  
MIN HEATED FLOOR AREA: 1,200 SF  
FOR LESS THAN TWO STORY.  
1,320 SF FOR TWO STORY  
W/1,050 SF MIN 1st FLOOR  
MIN LOT WIDTH: 85 FT



VICINITY MAP  
N.T.S.

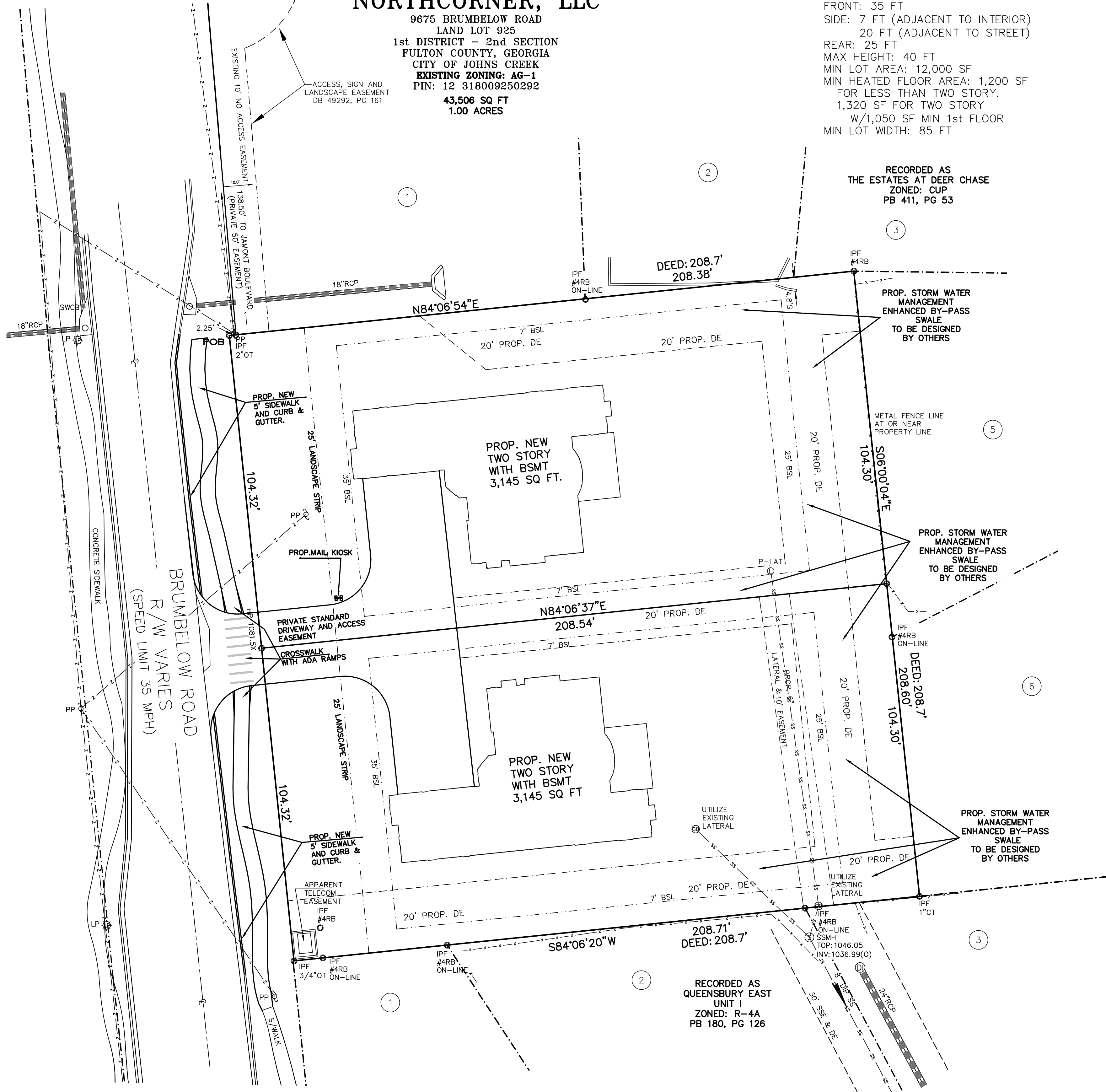
**LEGEND:**

IPS	IRON PIN SET	BSL	BUILDING SETBACK LINE
IPF	IRON PIN FOUND	HC	HANDI-CAP
OT	OPEN TOP PIN	CMF	CONCRETE MONUMENT FOUND
CT	CRIMP TOP PIN	OMF	OVERHEAD UTILITY LINE(S)
RB	RE-BAR	SSMH	SANITARY SEWER MAN HOLE
CRB	CAPPED RE-BAR	MHT	MAN HOLE TELEPHONE
CL	CENTERLINE	WCBS	CATCH BASIN
R/W	RIGHT-OF-WAY	JCB	JUNCTION BOX
LLL	LAND LOT LINE	DI	DROP INLET
L	LINE	HW	HEAD WALL
R	RADIUS	CMP	CORRUGATED METAL PIPE
CONC	CONCRETE	CPP	CORRUGATED PLASTIC PIPE
C	CURVE	RCP	REINFORCED CONCRETE PIPE
PP	POWER POLE	SSE	SANITARY SEWER EASEMENT
GV	GAS VALVE	FH	FIRE HYDRANT
GM	GAS METER	DE	DRAINAGE EASEMENT
LP	LAMP POLE	WV	WATER VALVE
SS	SANITARY SEWER	PIV	POST INDICATOR VALVE
FC	FENCE CORNER	WM	WATER METER
X	FENCE	CO C/O	SANITARY SEWER CLEANOUT
AE	ACCESS EASEMENT	POB	POINT OF BEGINNING
PROP	PROPOSED	POC	POINT OF COMMENCEMENT
AC	AIR-CONDITIONER	NTS	NOT TO SCALE
PB	POWER BOX	SWCB	SINGLE WING CATCH BASIN
CATV	CABLE TELEVISION JUNCTION BOX	UE	UTILITY EASEMENT
TB	TELEPHONE JUNCTION BOX	PM	POWER METER
APP	ABANDONED POWER POLE	CLF	CHAIN-LINK FENCE
		CTW	CROSS-TIE WALL
		HCS	HANDI-CAP SIGN

**SURVEY NOTES:**

- HORIZONTAL DATUM IS GEORGIA STATE PLANE WEST ZONE COORDINATE SYSTEM, NORTH AMERICAN DATUM 1983 (NAD83)
- VERTICAL DATUM IS NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88)
- ALL DEED BOOK REFERENCES SHOWN HEREON ARE RECORDED IN THE CLERK OF SUPERIOR COURT'S OFFICE OF FULTON COUNTY, GEORGIA. SUBJECT AND ADJACENT PROPERTY OWNER'S DEED REFERENCES ACCESSED VIA SUPERIOR COURT RECORD SOURCES AND APPLICABLE MUNICIPALITY GIS REFERENCES AND ARE NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT TITLE. ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED.
- STRUCTURES VISIBLE WITHIN THE SUBJECT PROPERTY BOUNDARIES ON THE DATE OF SURVEY ARE SHOWN HEREON.
- LOCATIONS ARE ACCURATE ONLY WHERE DIMENSIONED.
- DISTANCES SHOWN ON THE PLAT ARE HORIZONTAL GROUND DISTANCES.
- THIS PROPERTY MAY CONTAIN WETLANDS. ALL WETLANDS ARE UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS AND/OR THE STATE OF GEORGIA DEPARTMENT OF NATURAL RESOURCES. LOT OWNERS ARE SUBJECT TO PENALTY OF LAW FOR DISTURBANCE TO THESE PROTECTED AREAS WITHOUT THE PROPER PERMIT APPLICATION AND APPROVAL.
- THIS PROPERTY IS NOT LOCATED IN SPECIAL FLOOD HAZARD AREA PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP No. 13121C0069F, EFFECTIVE DATE: 09-18-2013.
- THE CERTIFICATION, AS SHOWN HEREON, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.
- DEED/PLAT DISCLAIMER: THIS PLAT MAY NOT CONFORM TO THE BEARINGS AND DISTANCES RECORDED ON THE DEED AND/OR PLAT OF RECORD DUE TO SEVERAL FACTORS INCLUDING, BUT NOT LIMITED TO, THE NATURE OF THE ADVANCES IN SURVEYING TECHNOLOGY SUCH AS ELECTRONIC MEASURING DEVICES, MORE PRECISE ANGULAR MEASUREMENTS AND THE ADVENT OF SATELLITE SURVEYING TECHNIQUES USING "GPS" AND "GLONASS" SATELLITE CONSTELLATIONS. SURVEYS USING SATELLITE OBSERVATIONS ARE CORRECTED TO THE GEORGIA WEST STATE PLANE COORDINATE SYSTEM AND USE "GEOCENTRIC" OR "GRID" NORTH AS OPPOSED TO "MAGNETIC" NORTH.
- INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER, AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION SHOWN HEREON AS TO SUCH UNDERGROUND INFORMATION.
- RIGHT-OF-WAYS ARE BASED ON CENTERLINES OF EXISTING PATHS OF TRAVEL, UNLESS NOTED OTHERWISE.
- ALL PROPERTY CORNERS FOR LOTS TO BE SET IN FIELD AS 1/2" (#4) REBAR WITH PINK CAPS MARKED "PLS CORNER LSF 631" UNLESS OTHERWISE STATED.
- THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (OCGA) 15-6-67 AS AMENDED BY HB76 (2017), IN THAT WHERE A CONFLICT EXISTS BETWEEN THOSE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF LAW PREVAIL.
- BOUNDARY FIELD WORK PERFORMED 10-30-2023 BY FRONTLINE SURVEYING & MAPPING, INC.
- EQUIPMENT USED: GEOMAX ROBOTIC ELECTRONIC TOTAL STATION & TRIMBLE 5800 GPS RECEIVER UTILIZING CHAMPION GPS/GPS NETWORK.
- ANGULAR ERROR: 7 SECONDS PER ANGLE.
- RAW FIELD PRECISION: 1:25,795.
- ADJUSTED BY LEAST SQUARES.
- PLAT CLOSURE: 1:134,568.

**TOPOGRAPHIC NOTE:**  
TOPOGRAPHIC CONTOURS SHOWN WERE FIELD RUN 04-28-2024 BY FRONTLINE SURVEYING & MAPPING, INC.  
OFF-SITE CONTOURS RETRIEVED FROM FULTON COUNTY TOPOGRAPHIC CONTOURS DOWNLOAD TOOL 10-23-2023.



RECORDED AS  
THE ESTATES AT DEER CHASE  
ZONED: CUP  
PB 411, PG 53

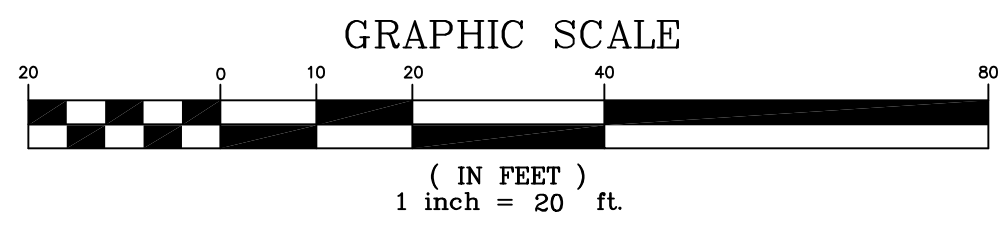
DEED: 208.7'  
208.38'

DEED: 208.7'  
208.50'

DEED: 208.7'  
208.71'

RECORDED AS  
QUEENSBURY EAST  
UNIT I  
ZONED: R-4A  
PB 180, PG 126

Received  
August 6, 2024  
RZ-24-0008 &  
VC-24-0007  
Planning &  
Zoning



REZONING PLAN FOR: **NORTHCORNER, LLC**

LAND LOT 925

DATE 11/17/2023

SCALE 1" = 20'

FULTON COUNTY, GEORGIA

REVISION	DATE	BY	DESCRIPTION
1	5/02/24	TLA	TLA
2	5/21/24	TEP2	TEP2
3	6/03/24	TEP2	TEP2
4	6/14/24	TEP2	TEP2
5	7/17/24	TLA	TLA

PHASE: FLOOD HAZARD MAP

I HAVE THIS DATE EXAMINED THE "FIA OFFICIAL FLOOD HAZARD MAP" AND FOUND THAT BY GRAPHIC FLOODING ONLY THE REFERENCE PARCEL (S 1007) IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

MAP ID: 13121C0069F

EFFECTIVE DATE: 09/18/2013

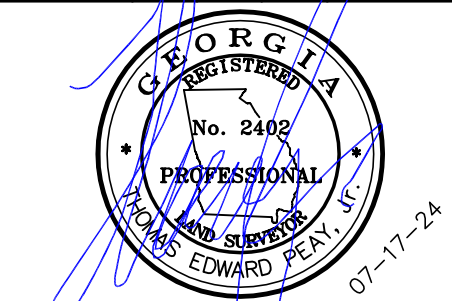
FOR THE FIRM FRONTLINE SURVEYING & MAPPING, INC. LSF#000631

JOB # 81688-2

3595 Canton Road  
Suite 312, PMB 272  
Marietta, GA 30066  
Ph. (678) 355-9905  
Fax (678) 355-9805

**FRONTLINE SURVEYING & MAPPING, INC.**

www.frontlinesurveying.com



ZONING PLAN - NOT FOR RECORDING.

### RE-ZONING PLAN FOR: **NORTHCORNER, LLC**

9675 BRUMBLOW ROAD  
LAND LOT 925  
1st DISTRICT - 2nd SECTION  
FULTON COUNTY, GEORGIA  
CITY OF JOHNS CREEK  
EXISTING ZONING: AG-1  
PIN: 12 318009250292  
43,506 SQ. FT  
1.00 ACRES

### PROPOSED ZONING/SETBACKS:

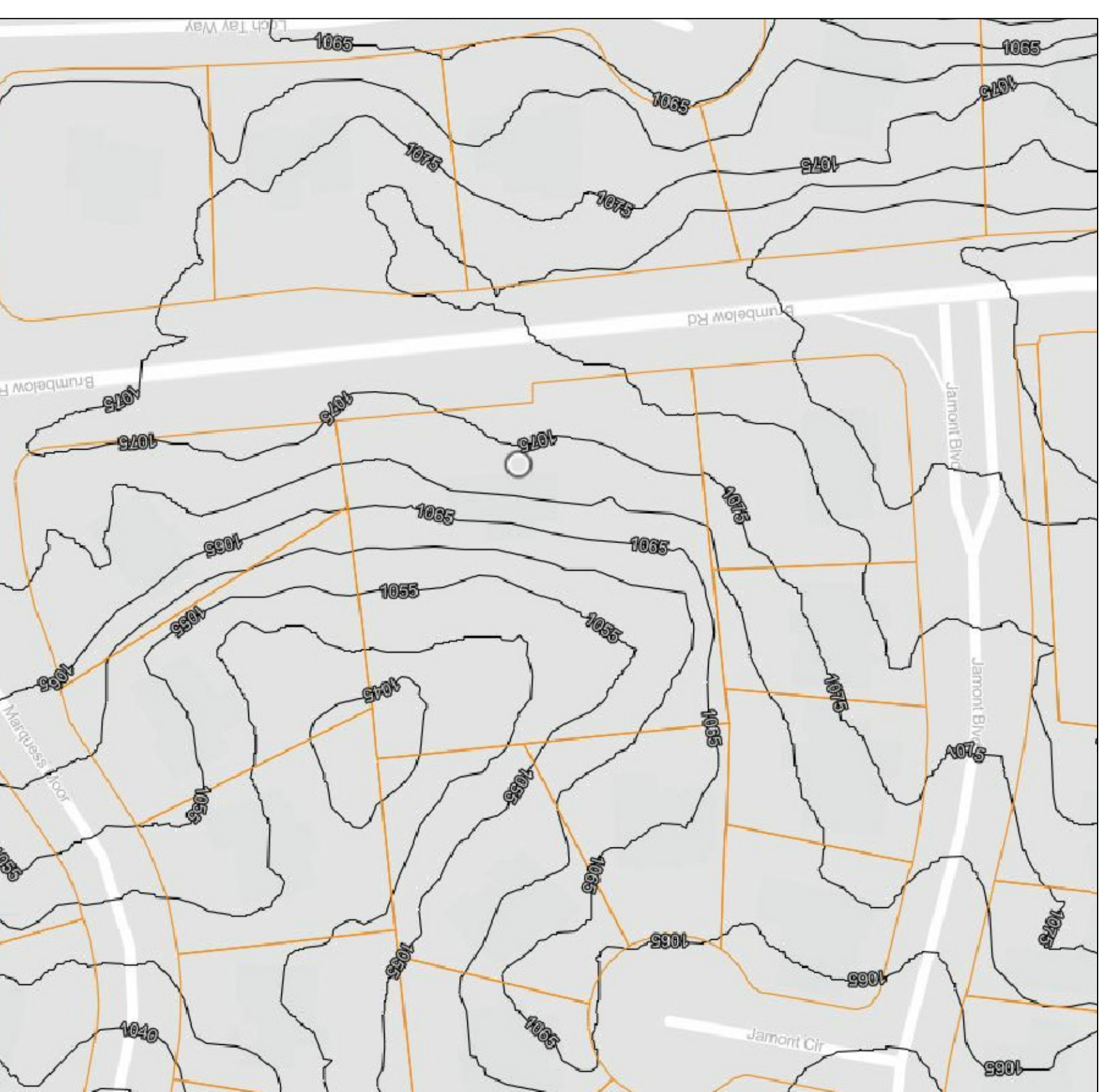
R-44 ZONING (SINGLE-FAMILY DWELLING)  
FRONT: 35 FT  
SIDE: 7 FT (ADJACENT TO INTERIOR)  
20 FT (ADJACENT TO STREET)  
REAR: 25 FT  
MAX HEIGHT: 40 FT  
MIN LOT AREA: 12,000 SF  
MIN HEATED FLOOR AREA: 1,200 SF  
FOR LESS THAN TWO STORY  
1,320 SF FOR TWO STORY  
W/1,050 SF MIN 1ST FLOOR  
MIN LOT WIDTH: 85 FT

EXISTING AREA IMPROVEMENTS  
ALL HOMES ARE TWO-STORY W/BASEMENT

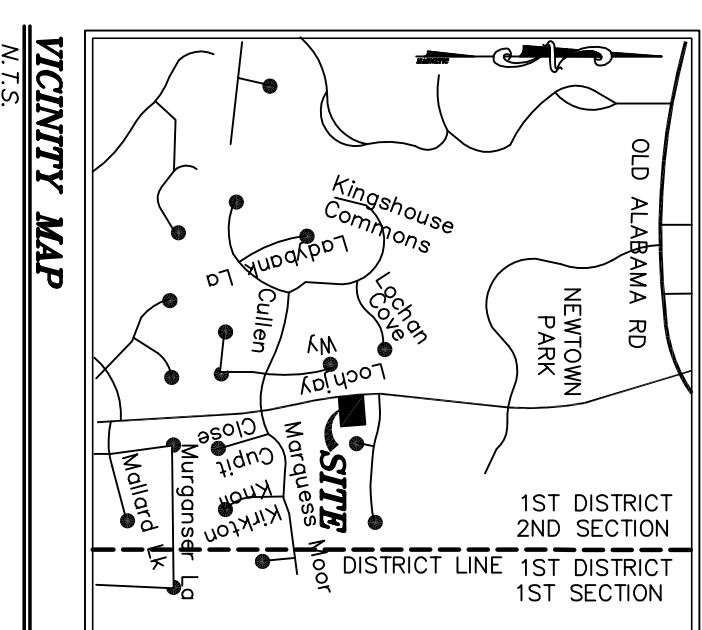


PER CREEKVIEW GIS  
(NOT TO SCALE)

AREA TOPOGRAPHY



PER CREEKVIEW GIS  
(NOT TO SCALE)



GRID CA WEST (NAD 1983)

REZONING PLAN FOR:

## **NORTHCORNER, LLC**

DATE 11/17/2023

SCALE 1" = 20'

LAND LOT 925 1st DISTRICT 2nd SECTION FULTON COUNTY, GEORGIA

LOT BLOCK UNIT

SUBDIVISION PHASE

PB PG  
DB 64915 PG 320

I HAVE THIS DATE EXAMINED THE "FIA OFFICIAL FLOOD HAZARD MAP" AND FOUND THAT BY GRAPHIC PLOTTING ONLY THE REFERENCE PARCEL (IS NOT) IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

MAP ID 13121C0069F EFFECTIVE DATE: 09/18/2013

REVISION	BY:	DATE:
CLIENT COMMENTS	TLA	5/02/24
CLIENT COMMENTS	TEP2	5/21/24
CLIENT COMMENTS	TEP2	6/03/24
CITY COMMENTS	TEP2	6/4/24
CITY COMMENTS	TLA	7/17/24



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Ph. (678) 355-9905  
Fax (678) 355-9805

NO N.G.S. MONUMENT WAS FOUND WITHIN 500 FEET OF THIS PROPERTY. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS OR ENTITY. THESE DOCUMENTS, AS INSTRUMENTS OF SERVICE REMAIN THE PROPERTY OF FRONTLINE SURVEYING & MAPPING, INC. AND NO PART THEREOF MAY BE USED, COPIED OR REPRODUCED IN ANY FORM WITHOUT WRITTEN PERMISSION. COPYRIGHT ©2024 FRONTLINE SURVEYING AND MAPPING, INC. \*\*\* ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED \*\*\*

