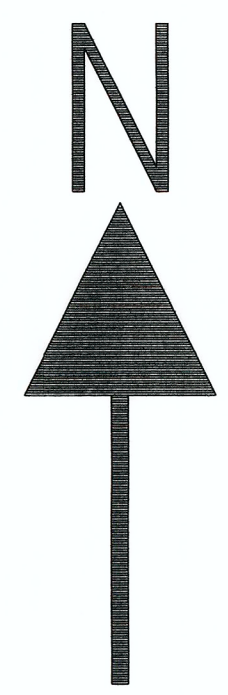


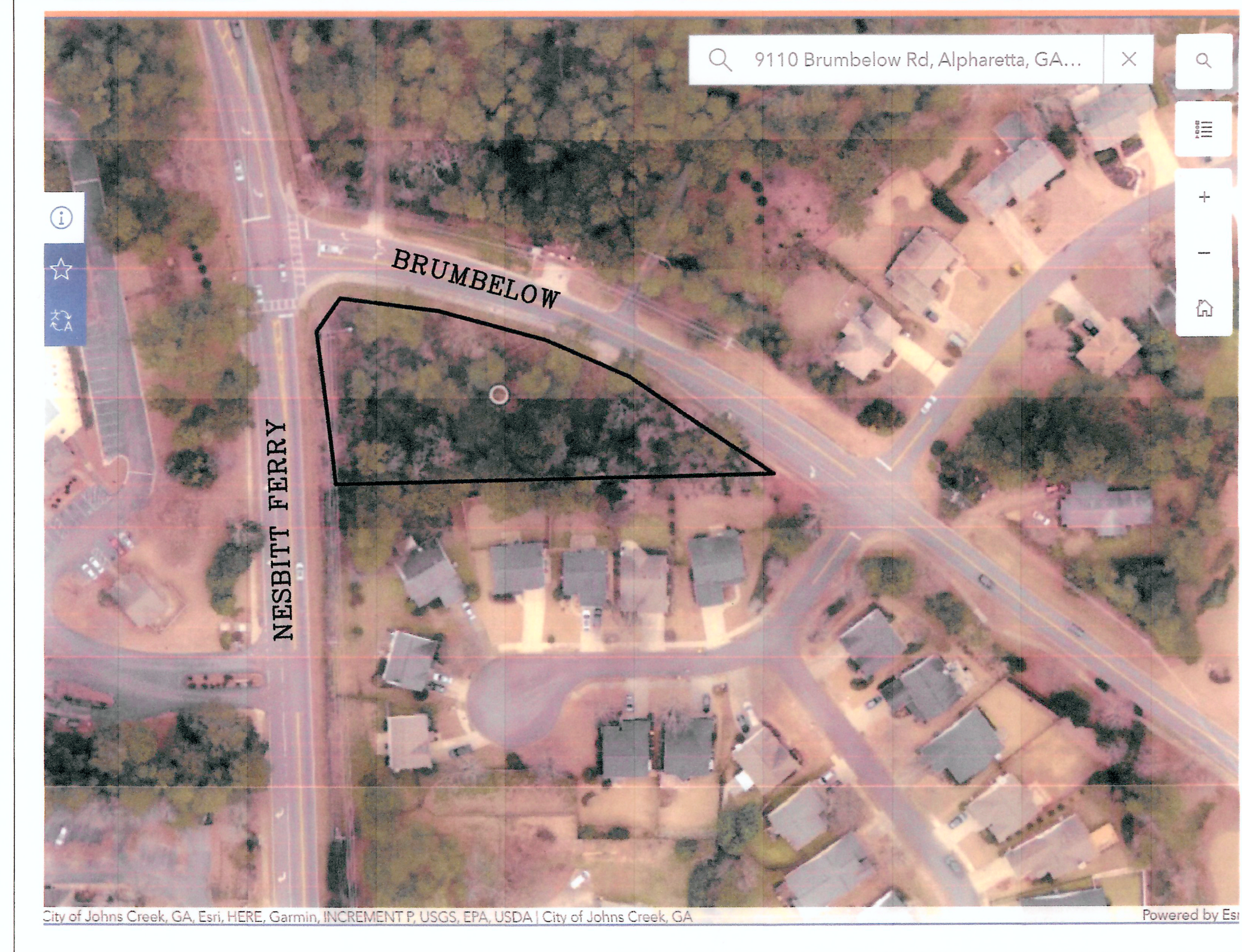
SITE DATA
SITE AREA - 40,327.86 SF / 0.926 ACRES
ZONNG
EXISTING ZONING AG1
PROPOSED ZONING - R4-A
ZONING JURISDICTION - CITY OF JOHNS CREEK, GEORGIA
LAND LOT 836 - FIRST DISTRICT - SECOND SECTION
USE CALCULATIONS
MAXIMUM ALLOWABLE DENSITY - 3.6 UNITS PER ACRE
BUILDABLE AREA - 67% (27,000 SF)
TOTAL SITE AREA - 0.926 ACRES (40,327.86SF)
TOTAL PROPOSED DENSITY - 2.16 UNITS PER ACRE
SETBACK REQUIREMENTS
FRONT SETBACK - 35 FEET
SIDE/ SIDE CORNER SETBACK - 7 FEET / 20 FEET
REAR SETBACK - 25 FEET
LANDSCAPE STRP ALONG STREET FRONTAGE - 25 FEET ALONG BRUMBELOW
30 FEET ALONG NESBITT FERRY
DEVELOPMENT STANDARDS
DETACHED SINGLE FAMILY LOTS PROVIDED 2 LOTS
MAXIMUM BUILDING HEIGHT - 40'
MINIMUM LOT AREA - 12,000 SF
LOT SIZE RANGE - LOT ONE - 19,972.66 SF
LOT TWO - 20,355.20 SF
MINIMUM LOT WIDTH - 85'
OPEN SPACE CALCULATIONS
OPEN SPACE REQUIRED = 10%
REQUEST TO ELIMINATE OPEN SPACE REQUIREMENT
PARKING REQUIREMENTS
TOTAL PARKING REQUIRED - (4) 2 SPACES PER DWELLING UNIT
TOTAL PARKING PROVIDED - (6) THREE CAR GARAGES



WATER AND SEWER IS AVAILABLE TO THE SITE
 WATER AND SEWER SERVICE PROVIDED BY FULTON COUNTY
 LOTS ONE AND TWO WILL FRONT BRUMBELOW

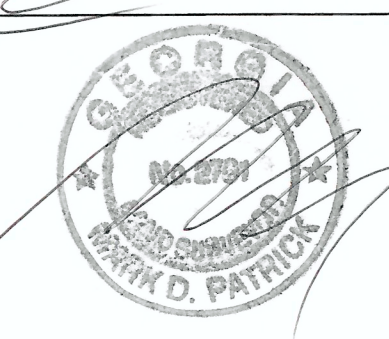
Received
 November 1, 2024
 RZ-24-0009 &
 VC-24-0006
 Planning & Zoning

- LEGEND
- BFP - BACKFLOW PREVENTER
 - BW - BOTTOM WALL
 - CO - CLEAN OUT
 - CW - CONCRETE WASHOUT
 - DE - DRAINAGE EASEMENT
 - DI - DROP INLET
 - DWCB - DOUBLE WING CATCH BASIN
 - E - UNDERGROUND ELECTRIC
 - FC - FENCE CORNER
 - FH - FIRE HYDRANT
 - G - GAS METER
 - IPF - IRON PIN FOUND
 - IPS - IRON PIN SET
 - JB - JUNCTION BOX
 - LP - LIGHT POLE
 - MH - MANHOLE
 - NS - NAIL SET
 - NF - NAIL FOUND
 - OHP - OVERHEAD POWER
 - OTP - OPEN TOP PIPE
 - POB - POINT OF BEGINNING
 - POC - POINT OF COMMENCEMENT
 - PP - POWER POLE
 - R/W - RIGHT OF WAY
 - SB - SETBACK
 - SSMH - SANITARY SEWER MANHOLE
 - SW - SIDEWALK
 - T - TRANSFORMER
 - TG - TOP GRATE
 - TP - TRAFFIC POLE
 - TW - TOP WALL
 - W - WATER LINE
 - WM - WATER METER
 - WQ - WATER QUALITY BMP
 - WV - WATER VALVE



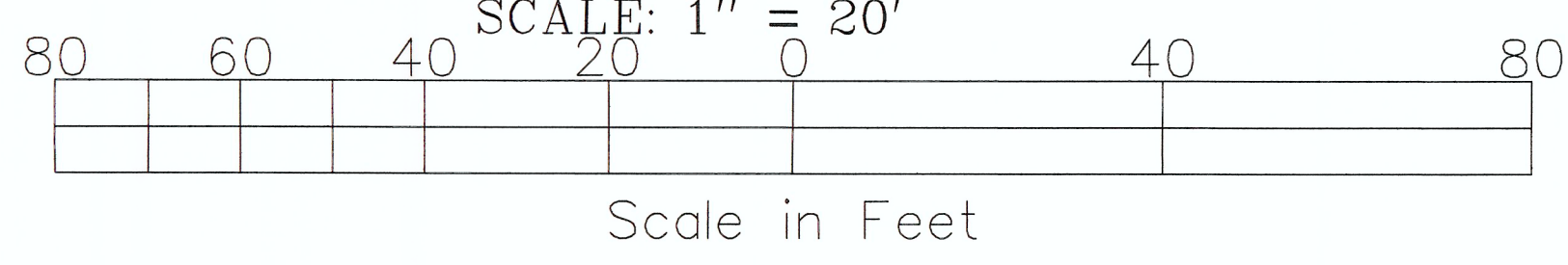
SURVEYORS CERTIFICATION:
 AS REQUIRED BY SUBSECTION(D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

MARK D PATRICK GA RLS 2791
 1985 ELKS CLUB ROAD
 COVINGTON, GEORGIA 30014
 770-380-4766

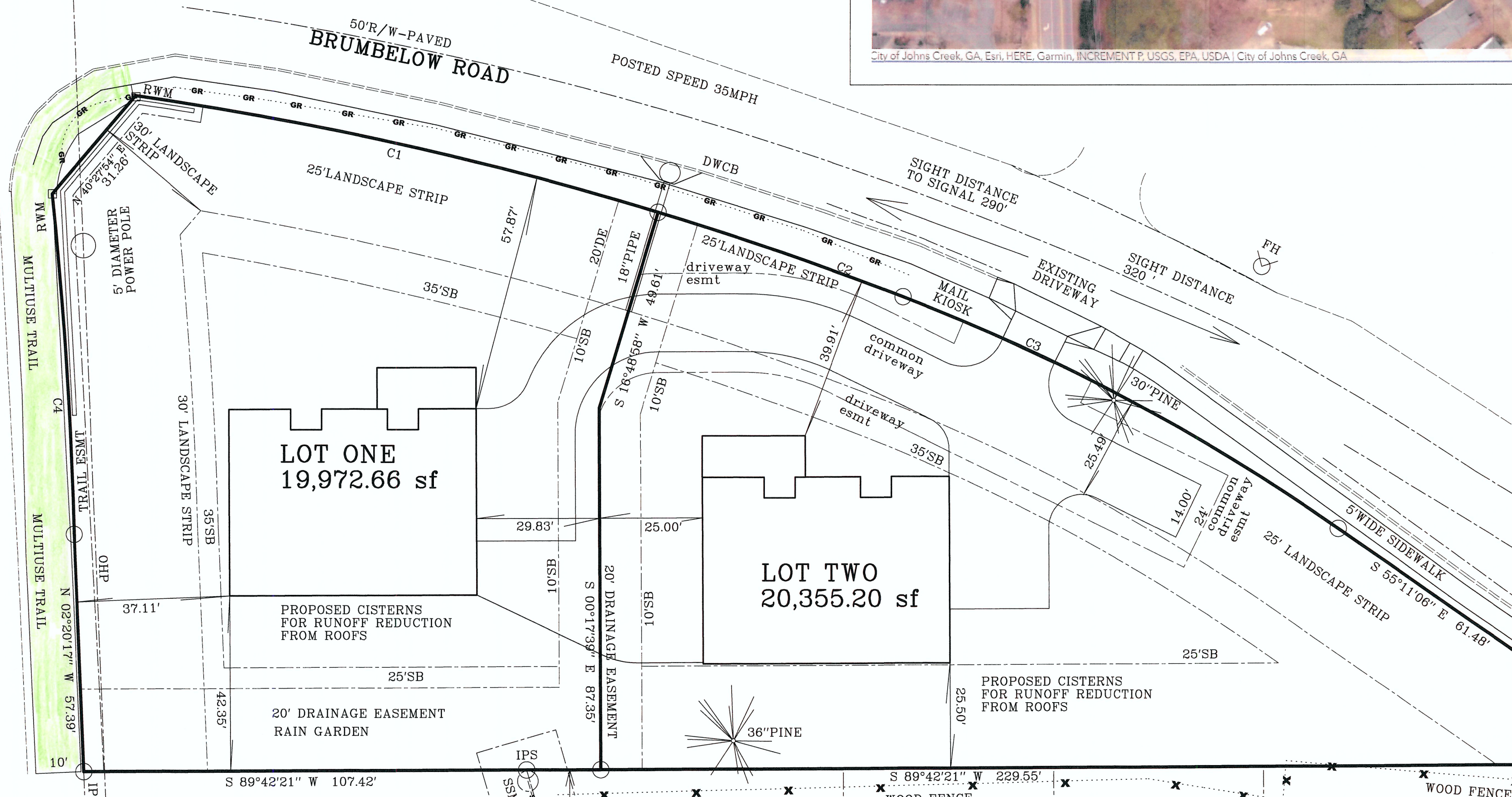


SITE PLAN FOR:
JAY VASAVADA
 LAND LOT 836 - FIRST DISTRICT - SECOND SECTION
FULTON COUNTY, GEORGIA

DATE: AUGUST 8, 2024
 REVISED OCT 20, 2024
 SCALE: 1" = 20'



38' PAVED
 NESBITT FERRY ROAD
 80' R/W



CURVE DATA

C1 - RADIUS = 847.15'
S77°34'43"E 129.83'
ARC - 129.95'
C2 - RADIUS = 847.15'
S71°03'20"E 82.92'
ARC - 62.94'
C3 - RADIUS = 500.00'
S62°03'22"E 119.64'
ARC - 119.92'
C4 - RADIUS = 1,077.08'
N03°44'13"W 82.46'
ARC - 82.48'

THIS PROPERTY IS NOT LOCATED IN A FEDERALLY IDENTIFIED FLOOD ZONE AS PER PANEL NUMBER
 THERE ARE NO WETLANDS ON THIS SITE
 PROPERTY LINE IS THE TREE LINE, ENTIRE SITE IS FORESTED

ZONING OF ADJACENT SUBDIVISION IS R5-A

TOTAL AREA
 40,327.86 SF
 0.926 ACES