SITE DATA NOTES:

GROSS TRACT AREA: 57.66-ACRES

EXISTING ZONING: CUP (PRE-SANC)

PROPOSED ZONING: CUP

TOTAL NUMBER OF LOTS: 74
GROSS DENSITY: 1.28 UNITS/ACRE

MINIMUM LOT AREA PROPOSED: 11,000-SF

PROPOSED SETBACKS:
- INTERNAL FRONT/: 20-FT
- SIDE CORNER: 15-FT
- REAR: 20-FT
- INTERIOR SIDE: 5-FT
- BUILDING SEPARATION: 15-FT

MINIMUM HOUSE SIZE REQUIRED: 2,400-SF

MAXIMUM BUILDING HEIGHT: 35-FEET

AVG. W.R.P.A. IMPERVIOUS
AREA ALLOCATED PER LOT: 5,294.10-SF

AVG. M.R.P.A. CLEARANCE
AREA ALLOCATED PER LOT: 9,046.81-SF

OPEN SPACE AREA WITHIN PROJECT:
- 1,298,343.83-SF (29.81-ACRES)
- 17,545.16-SF PER LOT

NOTES & REFERENCES:

1. THE EXISTING BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN ON THIS PLAN WAS PROVIDED IN THE FORM OF DIGITAL DATA BY ENGINEERING 305 IN OCTOBER, 2013. THE DATA IS PRESENTED AS AN IMAGE UNDERLAY FOR THE PROPOSED SUBDIVISION PLAN PREPARED BY THIS FIRM.

2. DUE TO THE LOCATION OF THIS PROJECT ALONG THE CHATTAHOOCHEE RIVER, IT IS ANTICIPATED THAT DETENTION FOR THIS SITE WILL NOT BE WARRANTED. GENERALLY, THE RELEASE OF PEAK FLOWS FROM THIS SITE WILL OCCUR IN ADVANCE OF THE PEAK FLOW OF THE RIVER AS IT PASSES THIS SITE. WATER QUALITY AND CHANNEL PROTECTION STORAGE AND ATTENUATION WILL OCCUR WITHIN THE EXISTING SOUTHERN, CENTRALLY LOCATED LAKE ON THE SUBJECT PROPERTY. THIS WATER BODY HAS BEEN DETERMINED TO BE NON-JURISDICTIONAL BY GWINNETT ECOLOGY GROUP.

3. A 36-INCH SANITARY SEWER OUTFALL MAIN TRAVERSES THIS PROPERTY ALONG THE CHATTAHOOCHEE RIVER. THIS SUBDIVISION WILL BE DEVELOPED WITH A SANITARY SEWER COLLECTION SYSTEM THAT CONNECTS TO THIS OUTFALL SEWER.

4. MR. LANNA LAMBERT, ENGINEERING ADMINISTRATOR, FULTON COUNTY WATER SERVICES DIVISION HAS PROVIDED A LETTER TO THE APPLICANT, DATED MAY 9, 2013 CONFIRMING THIS SUBJECT PROPERTY IS LOCATED IN THE JOHNS CREEK SEWER SERVICE AREA AND THAT SEWAGE TREATMENT CAPACITY IS AVAILABLE. THE LETTER ALSO INDICATES THAT A 20-INCH WATER MAIN ON THE SOUTH SIDE OF OLD ALABAMA ROAD IS AVAILABLE TO SERVICE THE PROPERTY.

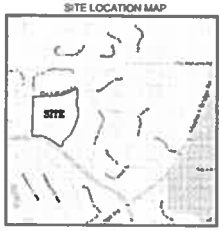
GRAPHIC SCALE 1"=100'
0 100 200 300

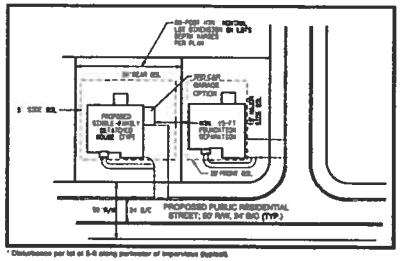
RZ-14 008

LOT AREA TABLE

LOT	AREA (SF)	(ACRES)
1	20000.00	0.30
2	12473.04	0.29
3	12444.67	0.29
4	12500.00	0.29
5	11848.57	0.28
6	11848.57	0.28
7	11848.57	0.28
8	11848.57	0.28
9	11848.57	0.28
10	13537.25	0.31
11	14413.03	0.34
12	14513.03	0.34
13	15000.00	0.35
14	15954.00	0.36
15	14370.53	0.33
16	12000.00	0.30
17	11984.03	0.27
18	15248.00	0.35
19	15522.00	0.37
20	12843.00	0.29
21	12236.00	0.30
22	14000.43	0.34
23	14000.43	0.34
24	13362.00	0.31
25	14436.00	0.33
26	11776.00	0.30
27	11000.00	0.25
28	11000.00	0.25
29	11000.00	0.25
30	11143.00	0.26
31	13362.00	0.31
32	13357.00	0.31
33	13362.00	0.30
34	12000.00	0.28
35	12000.00	0.27
36	14073.00	0.32
37	11000.00	0.25
38	11147.00	0.26
39	11000.00	0.25
40	11000.00	0.25
41	11000.00	0.25
42	11000.00	0.25
43	11000.00	0.25
44	11000.00	0.25
45	13731.42	0.31
46	14000.43	0.32
47	14000.43	0.32
48	13000.00	0.30
49	13736.57	0.32
50	14538.29	0.33
51	13513.02	0.30
52	11000.00	0.25
53	12000.74	0.27
54	11729.00	0.27
55	11000.00	0.25
56	12727.00	0.29
57	13745.54	0.31
58	13418.50	0.31
59	13732.40	0.31
60	14000.00	0.32
61	14000.00	0.32
62	13000.00	0.30
63	13000.00	0.30
64	13125.30	0.30
65	14463.51	0.33
66	12027.00	0.27
67	12000.54	0.27
68	12000.54	0.27
69	11976.03	0.27
70	12045.00	0.27
71	12000.00	0.27
72	14000.00	0.32
73	20000.00	0.46
74	20000.00	0.46
TOTAL	2510304.00	57.66

SITE LOCATION MAP





* Disturbance per lot at 5-ft along perimeter of impervious (typical)

TYPICAL LOT LAYOUT
1" = 50'

TERRA TORY
Design - Development - Construction Management

OWNER/DEVELOPER:
LENNAR-GEORGIA, INC.
1000 Holcomb Woods Pkwy., Building 200 - Suite 200
Roswell, GA 30076
P: 770.670.2740
F: 770.670.2741

24-HOUR CONTACT:
JIM BOWERSOX
PHONE: 404.597.5973

PROJECT:

5100 OLD ALABAMA ROAD TRACT

Located in
LAND LOTS
F-16,F-17,F-18,213,214 & 215
1st DISTRICT, 1st SECTION
CITY OF JOHNS CREEK
FULTON COUNTY, GEORGIA

SHEET TITLE:

C.U.P. CONCEPT PLAN for: 74-DETACHED RESIDENTIAL LOTS

DRAWING DATE: JANUARY 7, 2014

DRAWING SCALES:
HORIZONTAL SCALE: 1" = 100'
VERTICAL SCALE: N/A

SHEET REVISIONS

NO.	DESCRIPTION	DATE

SHEET ZC-1

RECEIVED
JAN 07 2014
City of Johns Creek
Planning & Zoning