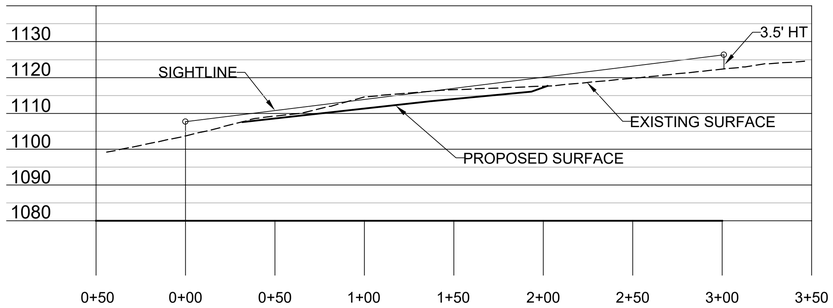
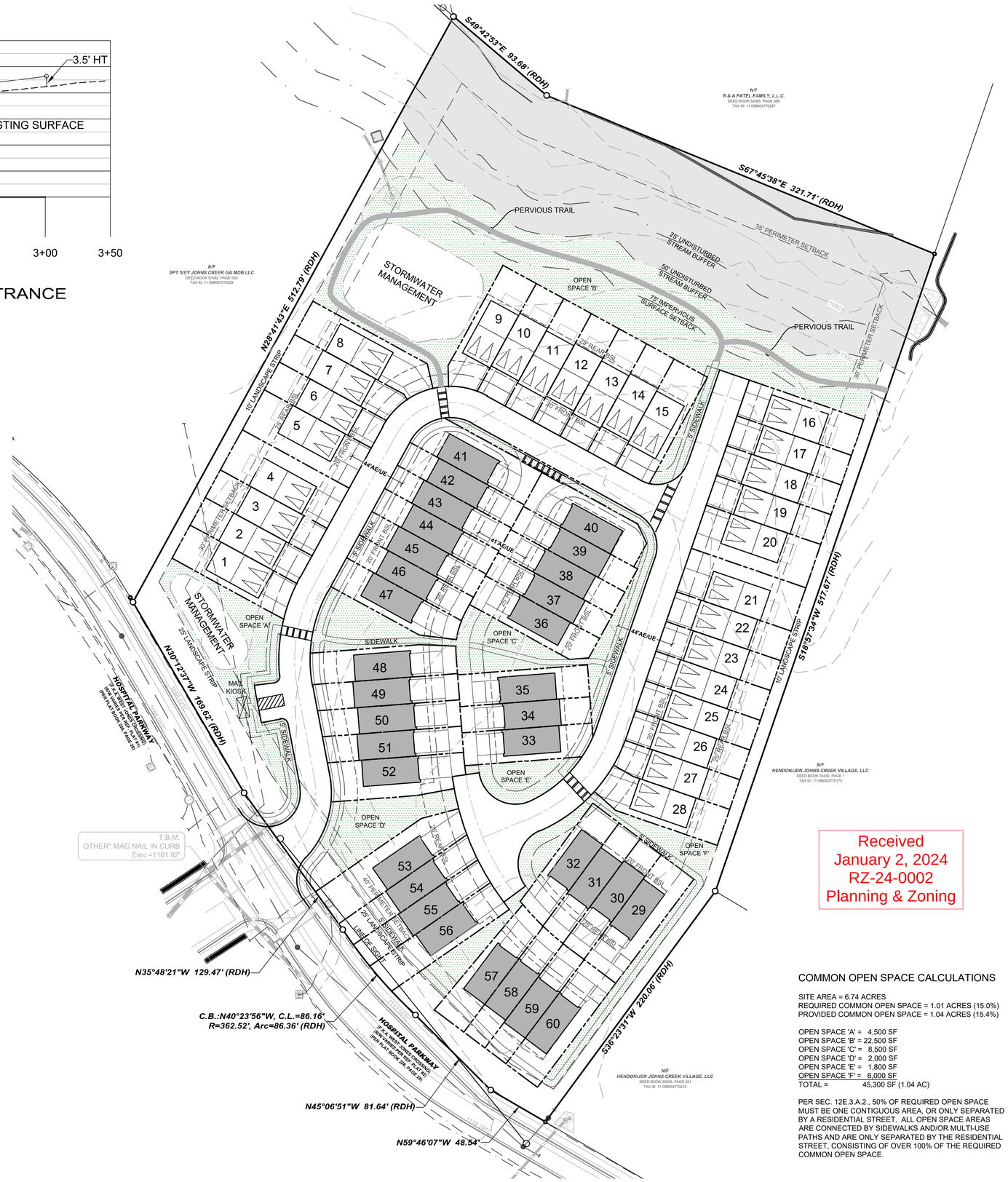


Scale: 1"=50' Horizontal
1"=25' Vertical

SIGHT DISTANCE PROFILE ENTRANCE



VICINITY MAP
not to scale

TOTAL SITE AREA	6.74 ACRES
REQUIRED COMMON OPEN SPACE	1.01 ACRES (15.0%)
PROVIDED COMMON OPEN SPACE	1.04 ACRES (15.4%)
FLOODPLAIN (APPROXIMATE)	0.00 AC
BUILDABLE AREA	5.80 AC.(86%)
UNBUILDABLE AREA	0.94 AC.(14%)

ZONING

EXISTING ZONING	MIX (2001Z-0133)
PROPOSED ZONING	TR
ZONING JURISDICTION	JOHNS CREEK

DEVELOPMENT TYPE

TOTAL TOWNHOME UNITS	60
TOTAL DENSITY	8.9 U/A

DEVELOPMENT STANDARDS

MINIMUM PERIMETER SETBACKS:	
FRONT YARD	40 FEET FROM R/W
REAR YARD	35 FEET
SIDE YARD	30 FEET (40 FEET FROM R/W)
MINIMUM INTERIOR SETBACKS:	
FRONT YARD	20 FEET
REAR YARD	25 FEET
SIDE YARD	7 FT, 0 FT IF ATTACHED, 15 FT ADJACENT TO STREET
MINIMUM LOT SIZE	2,000 SF
MINIMUM LOT WIDTH	20 FEET
MINIMUM LOT FRONTAGE	20 FEET ADJOINING A STREET
MAXIMUM DEVELOPMENT FRONTAGE	35 FEET
MAXIMUM DENSITY	9.0 U/A
MAXIMUM LOT COVERAGE (BLDG. AND PARKING)	50%
MINIMUM BUILDONG SEPARATION	PER BUILDING CODE
MAXIMUM BUILDING HEIGHT	40 FEET

LANDSCAPE STRIPS

FRONT (HOSPITAL PARKWAY)	40 FEET
SIDE	10 FEET

PARKING

REQUIRED (2 PER UNIT)	120
PROVIDED (2 PER UNIT)	120
GUEST (2 DRIVEWAY SPACES PER UNIT + 2)	122
TOTAL	242

NOTES

1. SPEED LIMIT OF HOSPITAL PARKWAY IS 35 MPH.
2. ACCORDING TO THE U.S. FISH AND WILDLIFE SERVICE NATIONAL WETLANDS INVENTORY - WETLANDS ARE NOT LOCATED ON THIS SITE.
3. ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP FOR COUNTY . THE PROPERTY DOES NOT FALL WITHIN A DESIGNATED FLOOD ZONE "A" (AREAS OF 100 YEAR FLOOD).
4. WATERS OF THE STATE ARE WITHIN 200' OF THIS PROPERTY.
5. THE CHATTAHOOCHEE RIVER IS NOT WITHIN 2000' OF THIS PROPERTY.
6. JOHNS CREEK FIRE DEPARTMENT SHALL APPROVE ROAD LAYOUT AND ENTRANCES.
7. WATER SERVICE SHALL BE PROVIDED BY FULTON COUNTY. EXISTING WATER SERVICE WILL BE USED
8. SANITARY SEWER SERVICE WILL BE PROVIDED BY FULTON COUNTY. EXISTING SEWER WILL BE TAPPED.
9. THE PROPOSED DEVELOPMENT MAY BE GATED AND HAVE PRIVATE STREETS.
10. STORMWATER MANAGEMENT TO BE DESIGNED PER JOHNS CREEK CODE SEC. 109-82 AND APPROVED PRIOR TO ISSUANCE OF A LAND DISTURBANCE PERMIT. STORMWATER MANAGEMENT MAY BE PROVIDED UNDERGROUND.

Received
January 2, 2024
RZ-24-0002
Planning & Zoning

LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 377 of the 1st District, 1st Section, City of Johns Creek, of Fulton County, Georgia and being more particularly described as follows:

COMMENCING at the northeastern end of the mitered intersection of the southerly right of way of McGinnis Ferry Road (right of way width varies) with the easterly right of way of West Johns Crossing (right of way width varies); THENCE proceed along the southerly right of way of McGinnis Ferry Road, the following courses: South 82 degrees 38 minutes 05 Seconds East, a distance of 257.85 feet to a point; THENCE following a clockwise curve with an arc distance of 31.22 feet, having a radius of 7581.01 feet, subtended by a chord bearing and distance of South 82 degrees 44 minutes 25 Seconds East, 31.22 feet to a point; THENCE South 07 degrees 22 minutes 47 Seconds West, a distance of 10.00 feet to a point; THENCE following a clockwise curve with an arc distance of 316.52 feet, having a radius of 7571.41 feet, subtended by a chord bearing and distance of South 81 degrees 25 minutes 29 Seconds East, 316.50 feet to a point; THENCE leaving said right of way South 07 degrees 52 minutes 00 Seconds West, a distance of 68.24 feet to a point; THENCE South 27 degrees 18 minutes 31 Seconds East, a distance of 97.96 feet to a 1/2 inch rebar found; THENCE South 60 degrees 00 minutes 00 Seconds East, a distance of 52.89 feet to a point; THENCE South 49 degrees 41 minutes 27 Seconds East, a distance of 10.67 feet to a 1/2" rebar set, said rebar being the TRUE POINT OF BEGINNING.

From said TRUE POINT OF BEGINNING as thus established, South 49 degrees 42 minutes 53 Seconds East, a distance of 93.68 feet to a 1/2 inch rebar set; THENCE South 67 degrees 45 minutes 38 Seconds East, a distance of 321.71 feet to a nail found; THENCE South 18 degrees 57 minutes 34 Seconds West, a distance of 517.67 feet to a 1/2 inch rebar set; THENCE South 36 degrees 23 minutes 31 Seconds West, a distance of 220.06 feet to a 1/2 inch rebar found on the northeasterly right of way of West Johns Crossing; THENCE proceed along said right of way the following courses: North 59 degrees 46 minutes 07 Seconds West, a distance of 48.54 feet to a 1/2 inch rebar set; THENCE North 45 degrees 06 minutes 51 Seconds West, a distance of 81.64 feet to a1/2 inch rebar set; THENCE following a clockwise curve with an arc distance of 86.36 feet, having a radius of 362.52 feet, subtended by a chord bearing and distance of North 40 degrees 23 minutes 56 Seconds West, 86.16 feet to a 1/2 inch rebar set; THENCE North 35 degrees 48 minutes 21 Seconds West, a distance of 129.47 feet to a 1/2 inch rebar set ; THENCE North 30 degrees 12 minutes 37 Seconds West, a distance of 169.62 feet to a 1/2 inch rebar set; THENCE leaving said right of way, North 28 degrees 41minutes 43seconds East a distance of 512.79 feet to a the TRUE POINT OF BEGINNING.

Said described tract containing 6.74 Acres.

SURVEY NOTES:

1. Site Area: 6.74 acres
2. This is to certify that this survey was made under my supervision and is a true representation of the land surveyed. The field data upon which this survey is based has a closure precision of one foot in 29,057 feet, and an angular error of 8" per angle point, and was adjusted using the Compass Rule Method. Angular and linear measurements were made using a Geomax Robotic Total Station. A portion of this survey was performed using GNSS receivers with network adjusted real time kinematic measurements referenced to the eGPS network. The GPS survey included redundant measurements with positional accuracy better than 0.07'. This map or plat has been calculated for closure and is found to be accurate within one foot in 178,337 feet.
3. This property does not lie within a 100 year flood hazard zone as defined by the F.E.M.A. Insurance Rate Map of of Fulton County, Georgia and incorporated areas Map Number 13121C0083F, effective date 9/18/2013.
4. This surveyor makes no certification as to matters of zoning.

NOTE : 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/her employees, his/her consultants and his/her contractors shall hereby distinctly understand that the engineer / surveyor is not responsible for the correctness or sufficiency of this information.

REFERENCE DOCUMENTS:

1. ALTA/ASCM Land Title Survey for JC Medical Partners, LLC, Chicago Title Insurance Company prepared by Travis Pruitt & Associates, Inc., dated 12/20/2006.
2. ALTA/ASCM Land Title Survey for 6410 West Johns Crossing, LLC prepared by Travis Pruitt & Associates, Inc., dated 06/10/14. (FN: 210-E-124)

OWNER/DEVELOPER

EJC6, LLC /
Toll Brothers, Inc.

2400 Lakeview Pkwy
Suite 650
Alpharetta, GA 30009

Jake Meek
ph. 585-469-1956
jmeek@tollbrothers.com

Travis Pruitt & Associates, Inc.
ENGINEERS SURVEYORS PLANNERS LANDSCAPE ARCHITECTS ENVIRONMENTAL

4317 Park Drive, Suite 400
Norcross, Georgia 30093
Phone: (770)416-7511
Fax: (770)416-6759
www.travispruitt.com

COMMON OPEN SPACE CALCULATIONS

SITE AREA = 6.74 ACRES
REQUIRED COMMON OPEN SPACE = 1.01 ACRES (15.0%)
PROVIDED COMMON OPEN SPACE = 1.04 ACRES (15.4%)

OPEN SPACE 'A' =	4,500 SF
OPEN SPACE 'B' =	22,500 SF
OPEN SPACE 'C' =	8,500 SF
OPEN SPACE 'D' =	2,000 SF
OPEN SPACE 'E' =	1,800 SF
OPEN SPACE 'F' =	6,000 SF
TOTAL =	45,300 SF (1.04 AC)

PER SEC. 12E.3.A.2., 50% OF REQUIRED OPEN SPACE MUST BE ONE CONTIGUOUS AREA, OR ONLY SEPARATED BY A RESIDENTIAL STREET. ALL OPEN SPACE AREAS ARE CONNECTED BY SIDEWALKS AND/OR MULTI-USE PATHS AND ARE ONLY SEPARATED BY THE RESIDENTIAL STREET, CONSISTING OF OVER 100% OF THE REQUIRED COMMON OPEN SPACE.

ZONING PLAN

Hospital Parkway Tract

City of Johns Creek

Land Lot 377 & 378, 1st District, 1st Section

Fulton County, Georgia

GEORGIA REGISTERED LANDSCAPE ARCHITECT EDWARD J. ANDERSON

For The Firm
Travis Pruitt & Associates, Inc.

DATE:	01-02-2024
SCALE:	1" = 40'
CN:	230540CP07
LSV:	ZONING
JN:	1-23-0540
FN:	