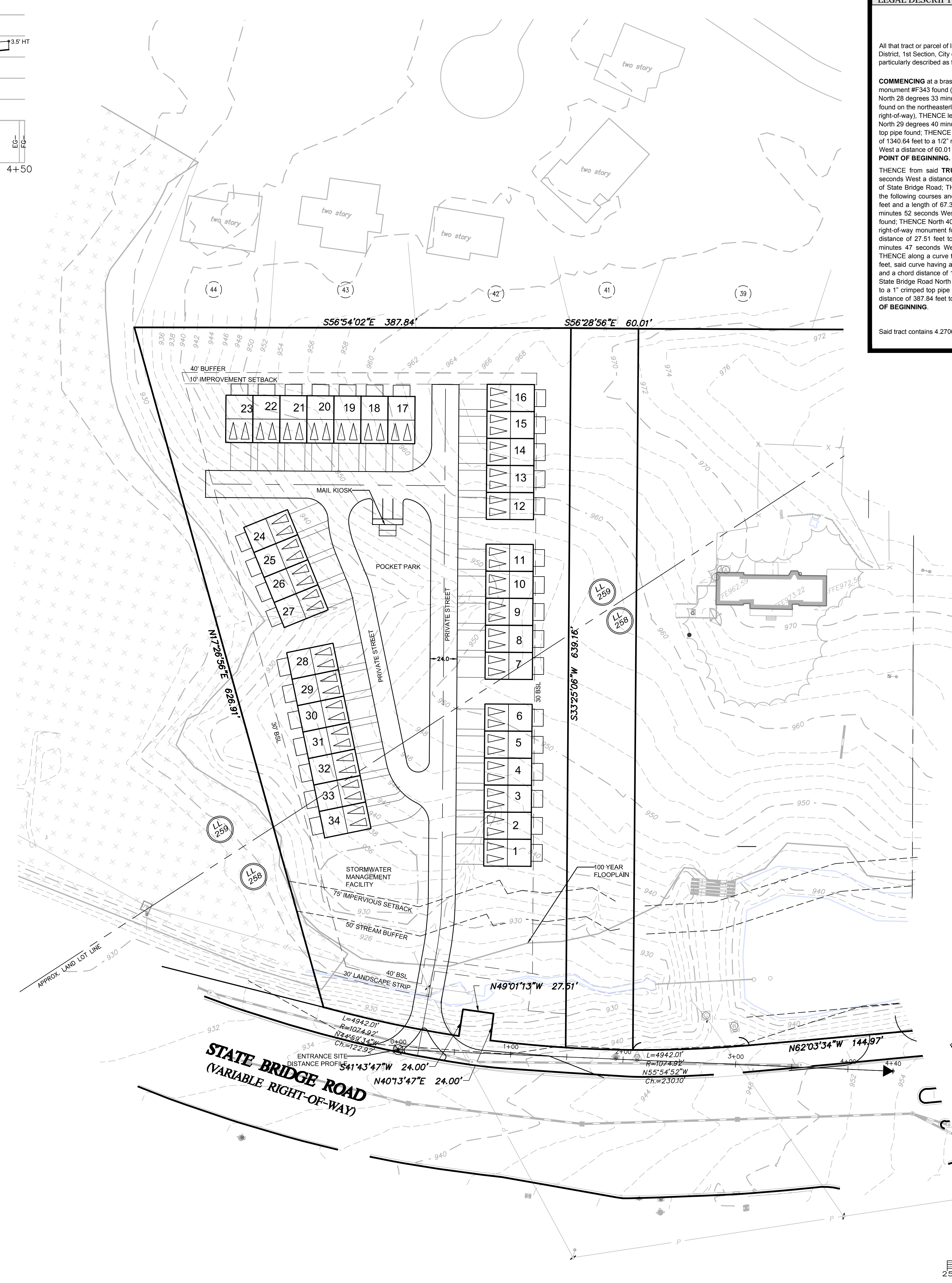


ENTRANCE SITE DISTANCE PROFILE



LEGAL DESCRIPTION

**DESCRIPTION OF Suh Property**

All that tract or parcel of land lying and being in Land Lot 258, 259 and 285 of the 1st District, 1st Section, City of Johns Creek, Fulton County, Georgia and being more particularly described as follows:

**COMMENCING** at a brass disk Fulton County GPS monument #F343 found (N:1460540.54, E:2289021.11) and proceeding along a tie-line North 28 degrees 33 minutes 32 seconds West a distance of 3304.02 feet to a 1/2" rebar found on the northeasterly right-of-way of State Bridge Road (variable right-of-way), THENCE leaving said right-of-way of State Bridge Road North 29 degrees 40 minutes 42 seconds East a distance of 731.73 feet to a 1.5" crimped top pipe found; THENCE North 56 degrees 46 minutes 56 seconds West a distance of 1340.64 feet to a 1/2" rebar found; THENCE North 56 degrees 28 minutes 56 seconds West a distance of 60.01 feet to a 1/2" crimped top pipe found; said point being the **TRUE POINT OF BEGINNING**.

THENCE from said **TRUE POINT OF BEGINNING** South 33 degrees 25 minutes 06 seconds West a distance of 639.16 feet to an iron pin set on the northeasterly right-of-way of State Bridge Road; THENCE along said northeasterly right-of-way of State Bridge Road the following courses and distances: along a curve to the right having a radius of 1074.92 feet and a length of 67.32 feet, said curve having a chord bearing of North 51 degrees 33 minutes 52 seconds West and a chord distance of 67.31 feet to a right-of-way monument found; THENCE North 40 degrees 13 minutes 47 seconds East a distance of 24.00 feet to a right-of-way monument found; THENCE North 49 degrees 01 minutes 13 seconds West a distance of 27.51 feet to a right-of-way monument found; THENCE South 41 degrees 43 minutes 47 seconds West a distance of 24.00 feet to a right-of-way monument found; THENCE along a curve to the right having a radius of 1074.92 feet and a length of 122.98 feet, said curve having a chord bearing of North 44 degrees 59 minutes 34 seconds West and a chord distance of 122.92 feet to an iron pin set; THENCE leaving said right-of-way of State Bridge Road North 17 degrees 26 minutes 56 seconds East a distance of 626.91 feet to a 1" crimped top pipe found; THENCE South 56 degrees 54 minutes 02 seconds East a distance of 387.84 feet to a 1/2" crimped top pipe found; said point being the **TRUE POINT OF BEGINNING**.

Said tract contains 4.2706 acres.



VICINITY MAP  
not to scale  
5555 STATE BRIDGE ROAD  
JOHNS CREEK, GA. 30022

**SITE DATA:**

TOTAL SITE AREA	4.270 ACRES
FLOODPLAIN (APPROXIMATE)	18,253 SF
BUILDABLE AREA	3.85 ACRES (90%)
UNBUILDABLE AREA	0.42 ACRES (10%)

**ZONING**

EXISTING ZONING	R-1
PROPOSED ZONING	TR
ZONING JURISDICTION	CITY OF JOHNS CREEK

**DEVELOPMENT TYPE**

TOTAL UNITS	34
FRONT ENTRY TOWNS	34
REAR ENTRY TOWNS	0
TOTAL DENSITY	7.96 U/A

**DEVELOPMENT STANDARDS**

MAXIMUM BUILDING HEIGHT	40'
FRONT YARD	40'
REAR YARD	35'
SIDE YARD	30'
MINIMUM LOT WIDTH	20'
MINIMUM LOT SIZE	2,000 SF
MINIMUM TR FRONTAGE	35 FEET
MAXIMUM DENSITY	9 U/A
LOT COVERAGE (BLDG. AND PARKING, 50% MAX)	52,488 SF (28.2%)

**BUFFERS**

REAR	40'
FRONT	NONE

**PARKING**

REQUIRED	2 PER UNIT
GARAGE	1
DRIVEWAY	1
TOTAL	68

- NOTES**
- SPEED LIMIT OF STATE BRIDGE ROAD IS 45 MPH.
  - ACCORDING TO THE U.S. FISH AND WILDLIFE SERVICE NATIONAL WETLANDS INVENTORY, WETLANDS ARE NOT LOCATED ON THIS SITE.
  - ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP FOR FULTON COUNTY 13121C0089G, DATED 9/18/13, A PORTION OF THE PROPERTY DOES FALL WITHIN A DESIGNATED FLOOD ZONE "AE" (AREAS OF 100 YEAR FLOOD).
  - WATERS OF THE STATE ARE WITHIN 200' OF THIS PROPERTY.
  - THE CHATTAHOOCHEE RIVER IS NOT WITHIN 2000' OF THIS PROPERTY.
  - FULTON COUNTY FIRE DEPARTMENT SHALL APPROVE ROAD LAYOUT AND ENTRANCES.
  - WATER SERVICE SHALL BE PROVIDED BY FULTON COUNTY. EXISTING WATER SERVICE WILL BE USED.
  - SANITARY SEWER SERVICE WILL BE PROVIDED BY FULTON COUNTY. PROPOSED SEWER WILL BE TAPPED INTO EXISTING SEWER MAIN ON STATE BRIDGE ROAD.
  - THE PROPOSED DEVELOPMENT MAY BE GATED AND HAVE PRIVATE STREETS.

- VARIANCES:**
- Variance to reduce the side buffers to zero.

**ZONING PLAN**

# STATE BRIDGE WEST TRACT

5435 State Bridge Road  
Land Lot 258 and 259, 1st District, City of Johns Creek  
Fulton County, Georgia

- SURVEY NOTES:**
- THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED IN THE TITLE BLOCK. SAID USE DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT EXPRESS PERMISSION BY THE SURVEYOR NAMING SAID PERSON.
  - UNLESS OTHERWISE SPECIFIED, ALL DISTANCES AS SHOWN ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET (39.37 INCHES = 1 METER).
  - THE PROJECT HORIZONTAL DATUM IS RELATIVE TO THE NORTH AMERICAN DATUM 1983 (NAD83), 2011 ADJUSTMENT, PROJECTED TO THE GEORGIA STATE PLANE COORDINATE SYSTEM, WEST ZONE. THE VERTICAL DATUM IS RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) USING THE NATIONAL GEODETIC SURVEY (NGS) GEOID 2012A.
  - FLOOD HAZARD NOTE:**  
BY GRAPHIC PLOTTING ONLY, A PORTION OF THIS PROPERTY DOES LIE WITHIN A 100 YEAR FLOOD HAZARD ZONE AND IS DEPICTED AS ZONE "AE" AS DEFINED BY THE F.E.M.A FLOOD INSURANCE RATE MAP OF FULTON COUNTY, GEORGIA AND INCORPORATED AREAS MAP NUMBER 13121C0089G, EFFECTIVE DATE 9/18/13.
- UTILITY STATEMENT:**
- INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURE 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 STRUCTURE NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION.
- REFERENCE PLATS:**
- RIGHT-OF-WAY PLANS FOR STATE BRIDGE ROAD WIDENING STP-2343(7) FULTON COUNTY, PREPARED BY GEORGIA DEPARTMENT OF TRANSPORTATION, DATED 4/7/92, LAST REVISED 1/18/01.
  - A SURVEY FOR STEPHEN C. GRUBEN & CHARLOTTE A. GRUBER PREPARED BY BRUNBLOW-REESE & ASSOC., INC., DATED 12/5/97.
  - A SURVEY FOR RONALD MANTON & TERRA W. MANTON PREPARED BY GA LAND SURVEYING CO., INC., DATED 10/14/92.
  - A FINAL PLAT OF UNIT TWO - SECTION ONE - MEDLOCK BRIDGE, PREPARED BY WATTS & BROWNING ENGRS., DATED 8/31/87, LAST REVISED 12/1/87.
  - AN ALTA/CASM BOUNDARY SURVEY FOR LIBERTY WARSAW, LLC, A GEORGIA LIMITED LIABILITY COMPANY, WACHOVIA BANK, NATIONAL ASSOCIATION, RESIDENTIAL FUNDING CORPORATION, A DELAWARE CORPORATION, ITS SUCCESSORS OR ASSIGNS AND CHICAGO TITLE INSURANCE COMPANY, PREPARED BY HAYES, JAMES & ASSOCIATES, DATED 11/17/04, LAST REVISED 12/6/04.
  - A BOUNDARY SURVEY FOR KIMLEY-HORN AND ASSOCIATES, INC., (JOB# 046613) PREPARED BY LEORAW ENGINEERING, DATED 7/7/16.

OWNER/DEVELOPER

## thePROVIDENCEgroup

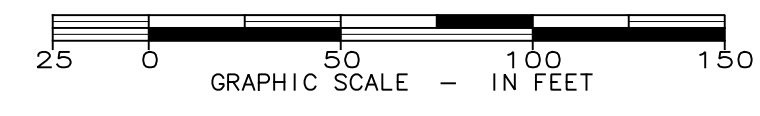
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GEORGIA REGISTERED PROFESSIONAL SURVEYOR  
Travis Pruitt & Associates, Inc.  
EDWARD J. ANDERSON

DATE: 9-07-18  
SCALE: 1" = 50'  
CN: 180174CPWest05  
LSV:  
JN:  
FN:

1 of 1