OWNER/DEVELOPER

WILLIAM FAIN
335 OLD OAK TRACE
JOHNS CREEK, GA
24 HOUR CONTACT NAME: WILLIAM FAIN
PHONE NUMBER: (678) 485-4046'
WILLIAM.FAIN1165@GMAIL.COM

AREA COVERAGE:
TOTAL LOT AREA ~ 188,959 S.F. (4.33 AC.)

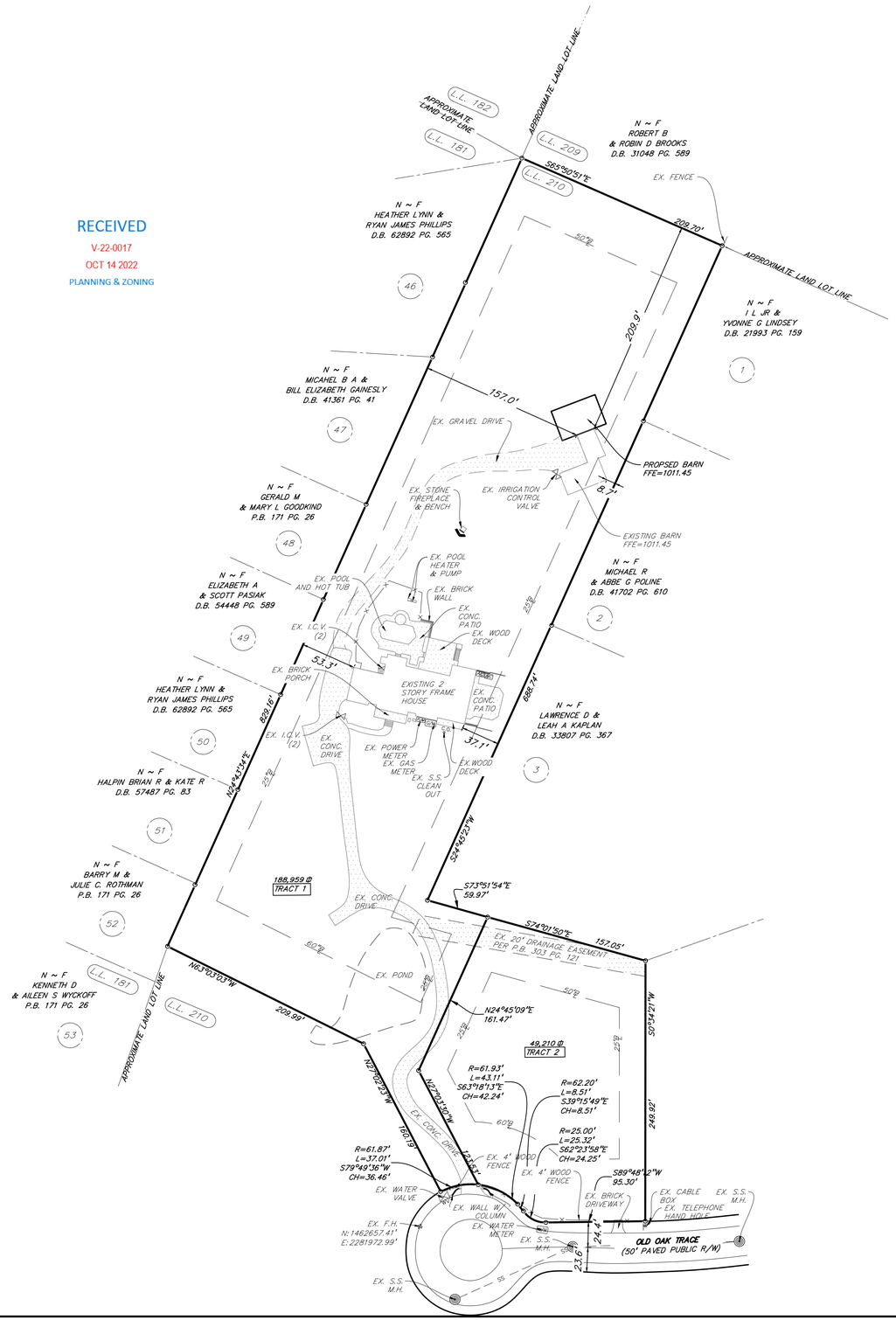
TOTAL EXISTING IMPERVIOUS ~ 19,644 S.F..
PERCENT EXISTING IMPERVIOUS ~ 10.4%

TOTAL PROPOSED IMPERVIOUS ~ 20,984 S.F
PERCENT PROPOSED IMPERVIOUS ~ 11.1%
(PROPOSED AND EXISTING)

EXISTING BARN SF: 1,115
NEW ADDITION SF: 1,191
ENDING TOTAL SF: 2,306

RECEIVED
V-22-0017
OCT 14 2022
PLANNING & ZONING

SURVEY NOTES:
1. ALL LOT BEARINGS/DISTANCES, EASEMENTS, BUFFERS, PIPE SIZES AND MATERIALS, ETC., PER RECORDED FINAL PLAT FOR '735 OLD OAK TRACE' SUBDIVISION, NOT YET RECORDED.
2. EXISTING TOPOGRAPHY SHOWN IS FIELD RUN TOPO PERFORMED BY GASKINS SURVEYING/COUNTY GIS, DATED 06/13/2022. ANY CHANGES TO GRADING BEYOND THAT DATE ARE NOT REPRESENTED ON THESE DRAWINGS.
3. ALL ELEVATIONS SHALL REFER TO MEAN SEA LEVEL DATUM.
4. THIS PLAN DOES NOT CONSTITUTE A BOUNDARY SURVEY AND IS NOT TO BE RECORDED OR USED TO CONVEY PROPERTY.



ZONING
PRESENT ZONING – AG-1
FRONT YARD SETBACK = 60'
MINOR SIDE YARD SETBACK = 25'
REAR YARD SETBACK = 50'

THIS PARCEL OF LAND IS NOT IN THE 100 YEAR FLOOD PLAIN AND IS IN ZONE X ; ACCORDING TO F.E.M.A. (F.I.A.) COMMUNITY NUMBER # 130678 , MAP NUMBER # 13121C0089G DATED SEPTEMBER 18, 2013 .

70 0 70 140
SCALE IN FEET

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735 OLD OAK TRACE

LAND LOTS 210, 1ST DISTRICT, 1ST SECTION,
CITY OF JOHNS CREEK, FULTON COUNTY, GEORGIA
ZONED AG-1

REVISIONS

REV.	DATE	REVISION REFERENCE:

SHEET TITLE
HOUSE LOCATION PLAN

SEAL 2
GEORGIA REGISTERED NO. 2011 LAND SURVEYOR DONALOY HUTCHINS
GSWCC #0000010468
EXPIRES 10/1/2024

PROJECT I.D.	FIELD BOOK
2203009	
DRAWN BY	CHECKED BY
MSD	DH
SCALE	ISSUE DATE
1"=40'	07/11/2022

SHEET NUMBER
1

Plotted By: jstanley Drawing name: R:\SINGLE LOTS\210, OLD OAK TRACE - William Fain 2203009\735 Old Oak Trace-William Fain\ENGINEERING\735 OLD OAK TRACE_TENTATIVE.dwg Plotted on: Oct 14, 2022 - 8:45am