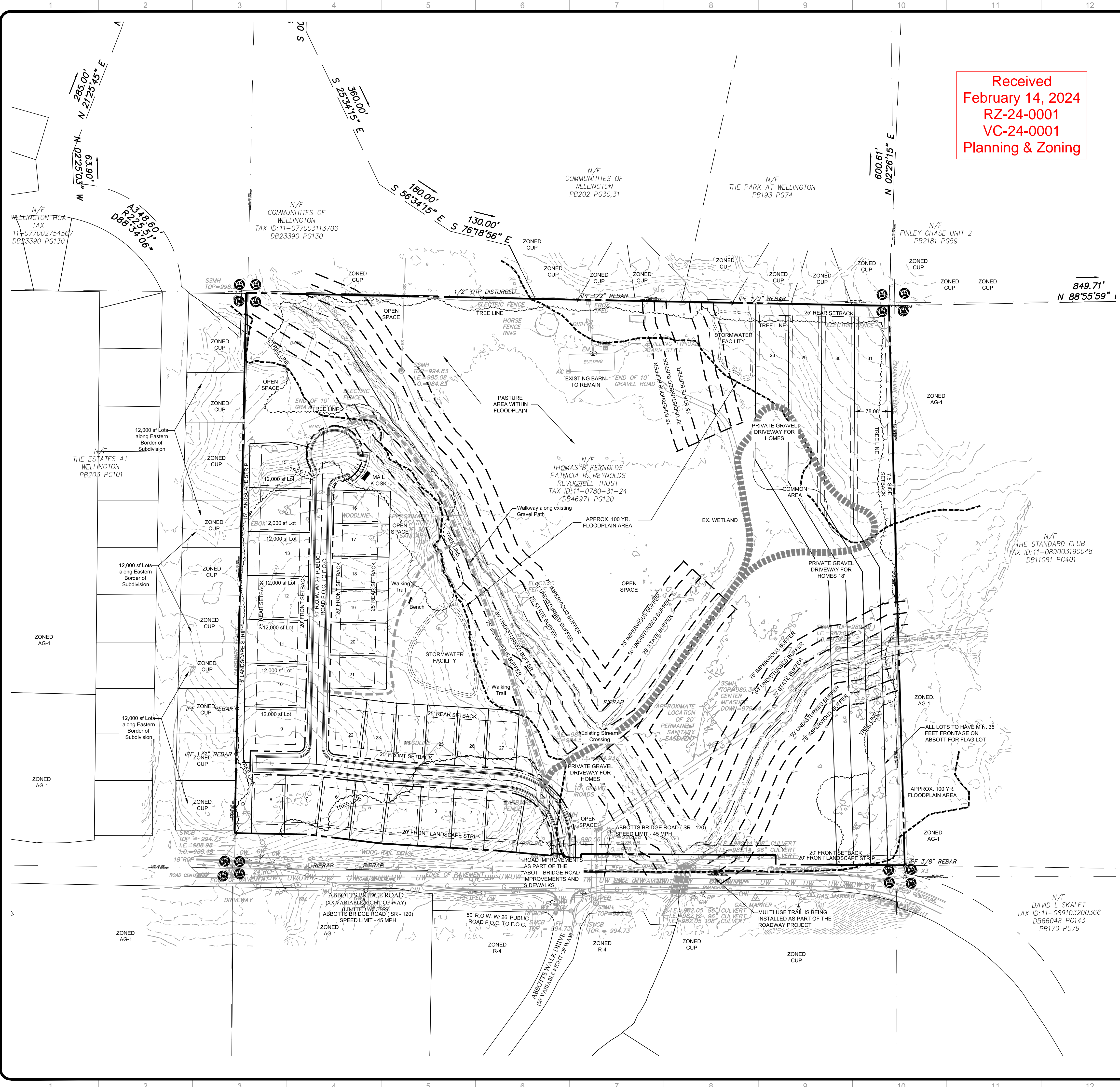
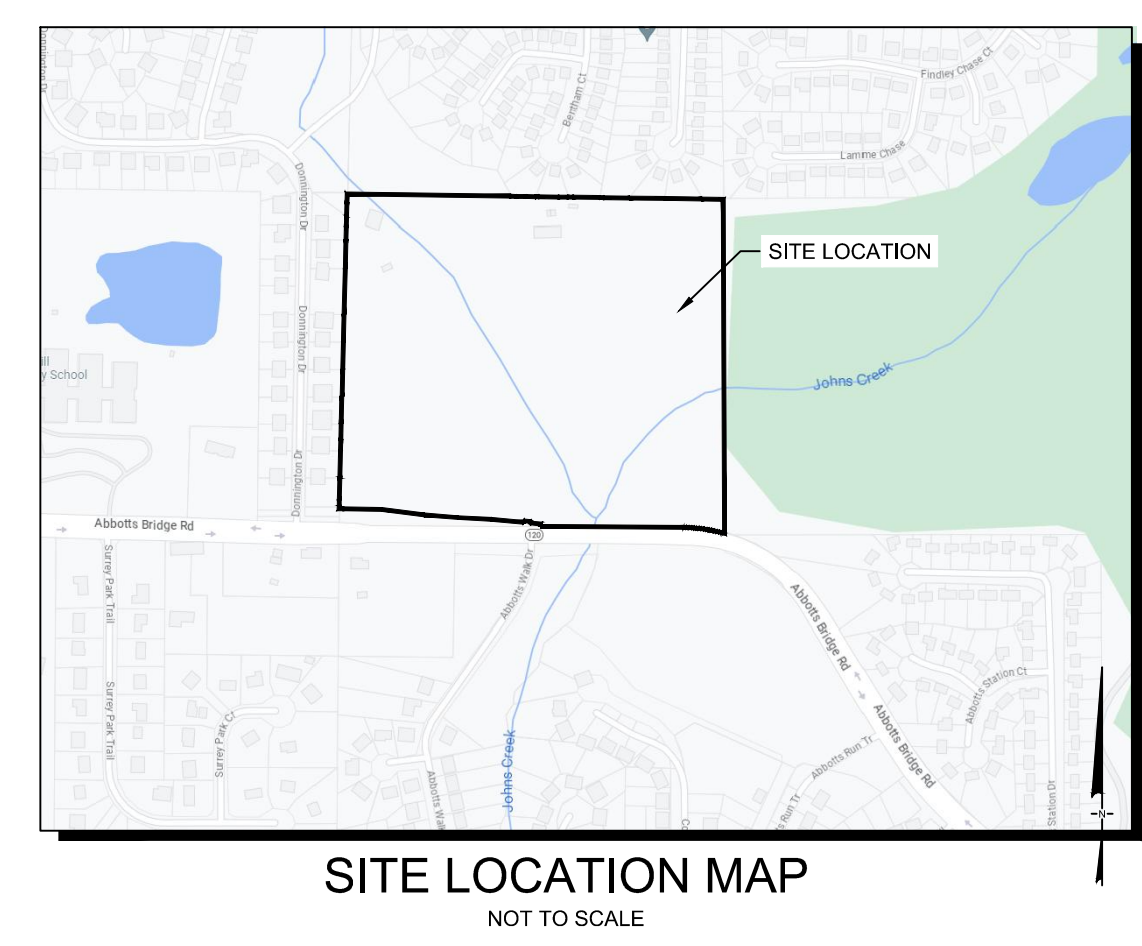
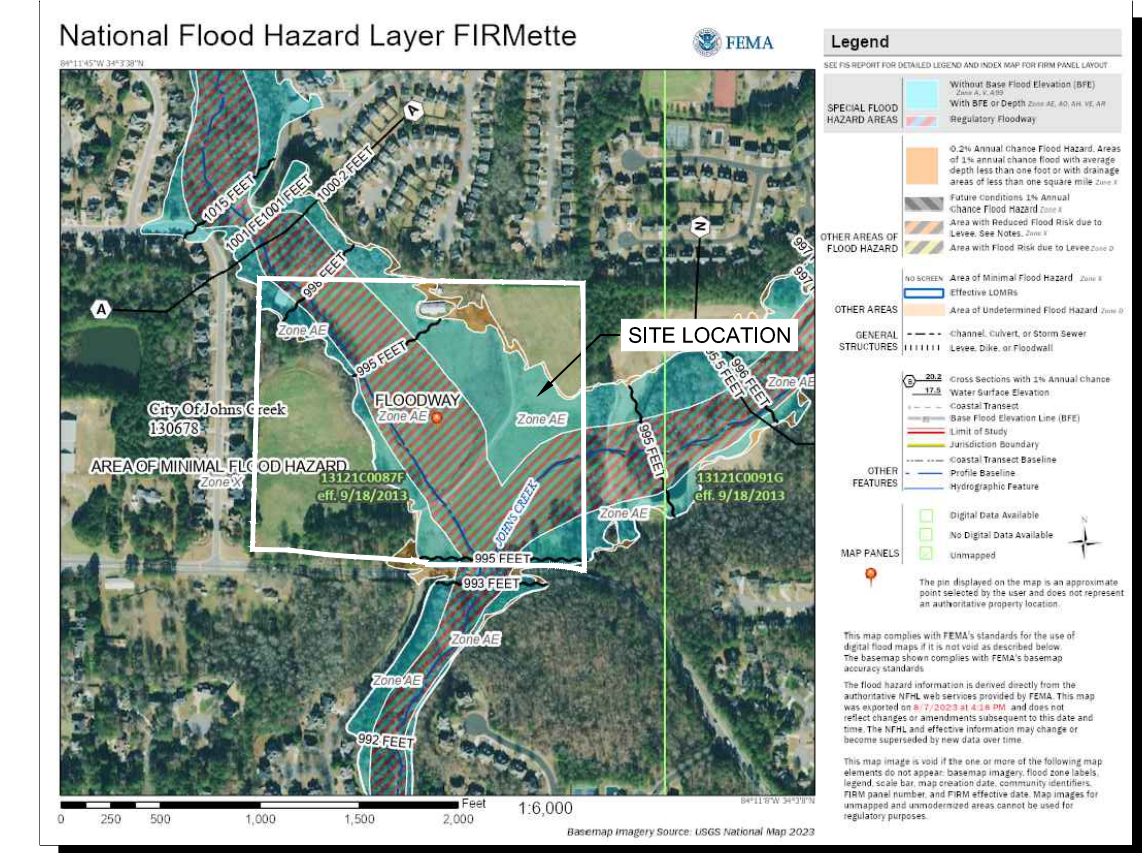


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Received
February 14, 2024
RZ-24-0001
VC-24-0001
Planning & Zoning



SITE DATA:	
SITE AREA	37.407 ACRES
ZONING	
EXISTING ZONING	AG-1
PROPOSED ZONING	CUP
ZONING JURISDICTION	CITY OF JOHNS CREEK, GEORGIA
LAND LOT	310
USE CALCULATIONS	
MAXIMUM ALLOWABLE DENSITY	5.0 UPA (DETACHED SINGLE FAMILY)
BUILDABLE AREA	37.26% (607,063.713 SF)
UNBUILDABLE AREA	62.74% (1,022,389,257 SF)
TOTAL SITE AREA	37.407 ACRES (1,629,452.97 SF)
TOTAL PROPOSED DENSITY	0.83 UPA (31 LOTS)
SETBACK REQUIREMENTS	
FRONT SETBACK	20 FEET
SIDE/ SIDE CORNER SETBACK	5 FT (15 FT BETWEEN STRUCTURES) / 15 FEET
REAR SETBACK	25 FEET
LANDSCAPE STRIP ALONG STREET FRONTAGE	20 FEET (ABBOTTS BRIDGE ROAD) VARIANCE FROM 40 FEET
DEVELOPMENT STANDARDS	
DETACHED SINGLE FAMILY LOTS PROVIDED (TYP.)	31 LOTS
MAX. BUILDING HEIGHT	40 FEET
MIN. LOT AREA	8,000 SF
LOT SIZE RANGE	LOT SIZES RANGE FROM 8,000 TO 60,000 SF
MIN. LOT WIDTH	65 FEET
OPEN SPACE CALCULATIONS	
OPEN SPACE REQUIRED	5.81 ACRES (15% OF TOTAL SITE AREA)
OPEN SPACE PROPOSED	14.48 ACRES (38.71% OF TOTAL SITE AREA)
PARKING REQUIREMENTS	
TOTAL PARKING REQUIRED	62 SPACES (2 SPACES/ DWELLING UNIT)
TOTAL PARKING PROVIDED	124 SPACES (2 GARAGE + 2 DRIVEWAY SP.)
GUEST PARKING FOR MAIL KIOSK	4 SPACES
NOTES:	
<ul style="list-style-type: none"> WATER AND SEWER IS AVAILABLE TO THE SITE. WATER IS LOCATED IN ABBOTT ROAD AND SANITARY SEWER RUNS THROUGH THE SITE. SANITARY AND SEWER SERVICE IS PROVIDED BY FULTON COUNTY. LOTS 28-31 ALL HAVE FRONTAGE ON ABBOTT ROAD, BUT ARE SERVICED BY PRIVATE SHARED DRIVEWAY FOR EACH OF THE LOTS. REAR YARD SETBACKS ALONG THE NORTH AND WEST PROPERTY LINES MATCH THE CUP ZONING SETBACKS FOR THOSE SURROUNDING SUBDIVISIONS. 	
GDOT & STREAM NOTES:	
<ol style="list-style-type: none"> Owner/Developer shall coordinate right turn deceleration lane requirements with the Georgia Department of Transportation (GDOT) as part of the Right-of-Way encroachment permit application process. If required by GDOT, Owner/Developer shall design and construct the right turn deceleration lane at the entrance following GDOT standards as part of the development. Owner/Developer shall pay fee in lieu of constructing a left turn lane at the entrance to be built as part of the city's roadway improvement project. Owner/Developer shall pay to the City of Johns Creek for the improvement in the amount equal to the cost of engineering design and construction prior to the issuance of the land disturbance permit. Cost to be negotiated between city and developer from City and developer bids. Prior to issuance of the land disturbance permit, Owner/Developer shall coordinate with the City to execute an assessment agreement to provide land rights for the 100-year floodplain area at no cost to the City. At a later time in the future, City may construct and maintain a water quality improvement project and public pedestrian access within the area. 	

24 HOUR CONTACT:
HENRY MASSIE



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WWW.PEC.PLUS

Planners & Engineers Collaborative+

LAND PLANNING + LANDSCAPE ARCHITECTURE + CIVIL ENGINEERING
ARBORISTS + SURVEYING & CONSTRUCTION + WATER RESOURCES

350 RESEARCH COURT STE 200
PEACHTREE CORNERS, GA 30092

PROJECT

REYNOLDS FARM

A MASTER PLANNED RESIDENTIAL DEVELOPMENT

AT

5825 ABBOTTS BRIDGE ROAD
JOHNS CREEK, GEORGIA 30097

CITY OF JOHNS CREEK JURISDICTION

FOR

McKINLEY HOMES

MUNICIPALITY PROJECT #

REVISIONS

NO.	DATE	BY	DESCRIPTION
*1	01-30-2024	KW	CITY COMMENTS
*2	02-12-2024	KW	Neighbor / City Comments

THIS SEAL IS ONLY VALID IF COUNTER SIGNED AND DATED WITH AN ORIGINAL SIGNATURE.



GSWCC LEVEL II DESIGN PROFESSIONAL CERTIFICATION # 000059389 EXP. 10/28/2024

REZONING MASTER PLAN

0 50 100 200 300

SCALE: 1" = 100'

DATE: 12/18/2023

PROJECT: 23197.00

Z1
SHEET

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