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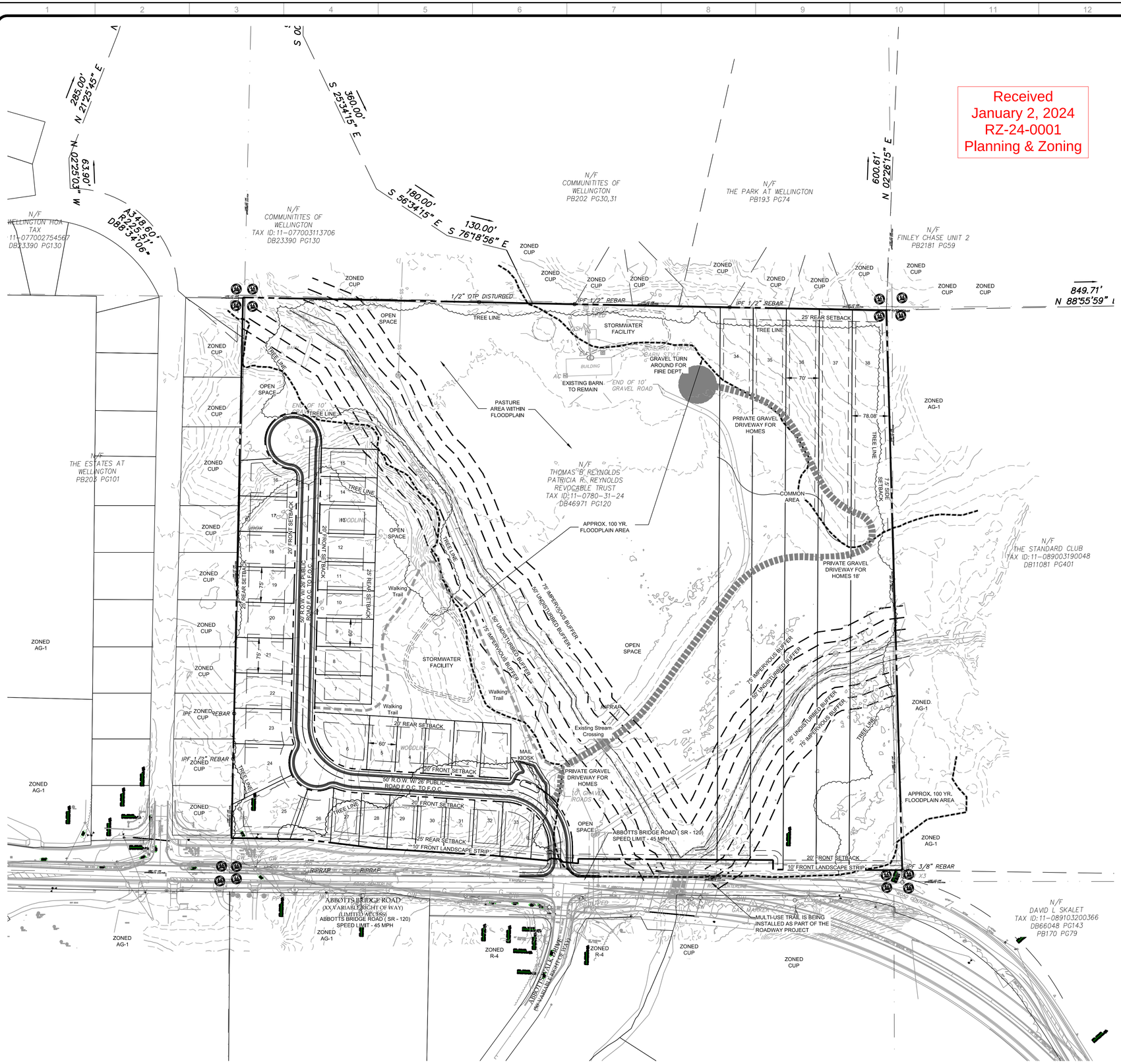
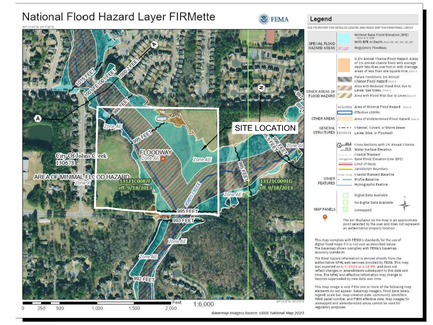
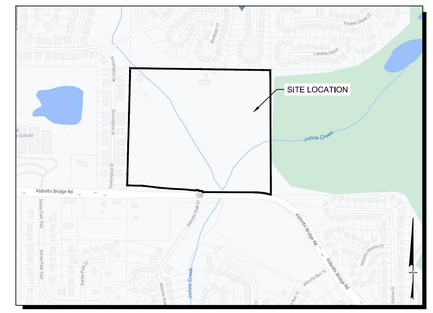
Received
January 2, 2024
RZ-24-0001
Planning & Zoning





FEMA FIRM MAP
NOT TO SCALE



SITE LOCATION MAP
NOT TO SCALE

SITE DATA:	
SITE AREA	37.407 ACRES
ZONING	
EXISTING ZONING	AG-1
PROPOSED ZONING	CUP
ZONING JURISDICTION	CITY OF JOHN'S 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	1.01 UPA (38 LOTS)
SETBACK REQUIREMENTS	
FRONT SETBACK	20 FEET
SIDE/ SIDE CORNER SETBACK	5 FEET / 15 FEET
REAR SETBACK	25 FEET
LANDSCAPE STRIP ALONG STREET FRONTAGE	10 FEET (ABBOTT'S BRIDGE ROAD)
DEVELOPMENT STANDARDS	
DETACHED SINGLE FAMILY LOTS PROVIDED (TYP.)	38 LOTS
MAX. BUILDING HEIGHT	40 FEET
MIN. LOT AREA	6,000 SF
LOT SIZE RANGE	LOT SIZES RANGE FROM 6,000 TO 75,000 SF
MIN. LOT WIDTH	60 FEET
OPEN SPACE CALCULATIONS	
OPEN SPACE REQUIRED	3.74 ACRES (10% OF TOTAL SITE AREA)
OPEN SPACE PROPOSED	17.01 ACRES (45.5 % OF TOTAL SITE AREA)
PARKING REQUIREMENTS	
TOTAL PARKING REQUIRED	76 SPACES (2 SPACES/ DWELLING UNIT)
TOTAL PARKING PROVIDED	152 SPACES(2 GARAGE + 2 DRIVEWAY SP.)
GUEST PARKING FOR MAIL KIOSK	2 SPACES

NOTES:

- WATER AND SEWER IS AVAILABLE TO THE SITE. WATER IS LOCATED IN ABBOTT ROAD AND SANITARY SEWER RUNS THROUGH THE SITE.
- WATER AND SEWER SERVICE IS PROVIDED BY FULTON COUNTY.
- LOTS 34-38 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.

24 HOUR CONTACT:
HENRY MASSIE

GEORGIA811
www.Georgia811.com
Know what's below. Call before you dig.

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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

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

GEORGIA REGISTERED No. 34393 PROFESSIONAL ENGINEER KENNETH J WOOD

GSWCC LEVEL II DESIGN PROFESSIONAL
CERTIFICATION # 0000059389 EXP. 10/28/2024

REZONING MASTER PLAN

0 50 100 200 300

SCALE: 1" = 100'
DATE: 12/18/2023
PROJECT: 23197.00

GRID NORTH
GEORGIA WEST ZONE

Z1
SHEET

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