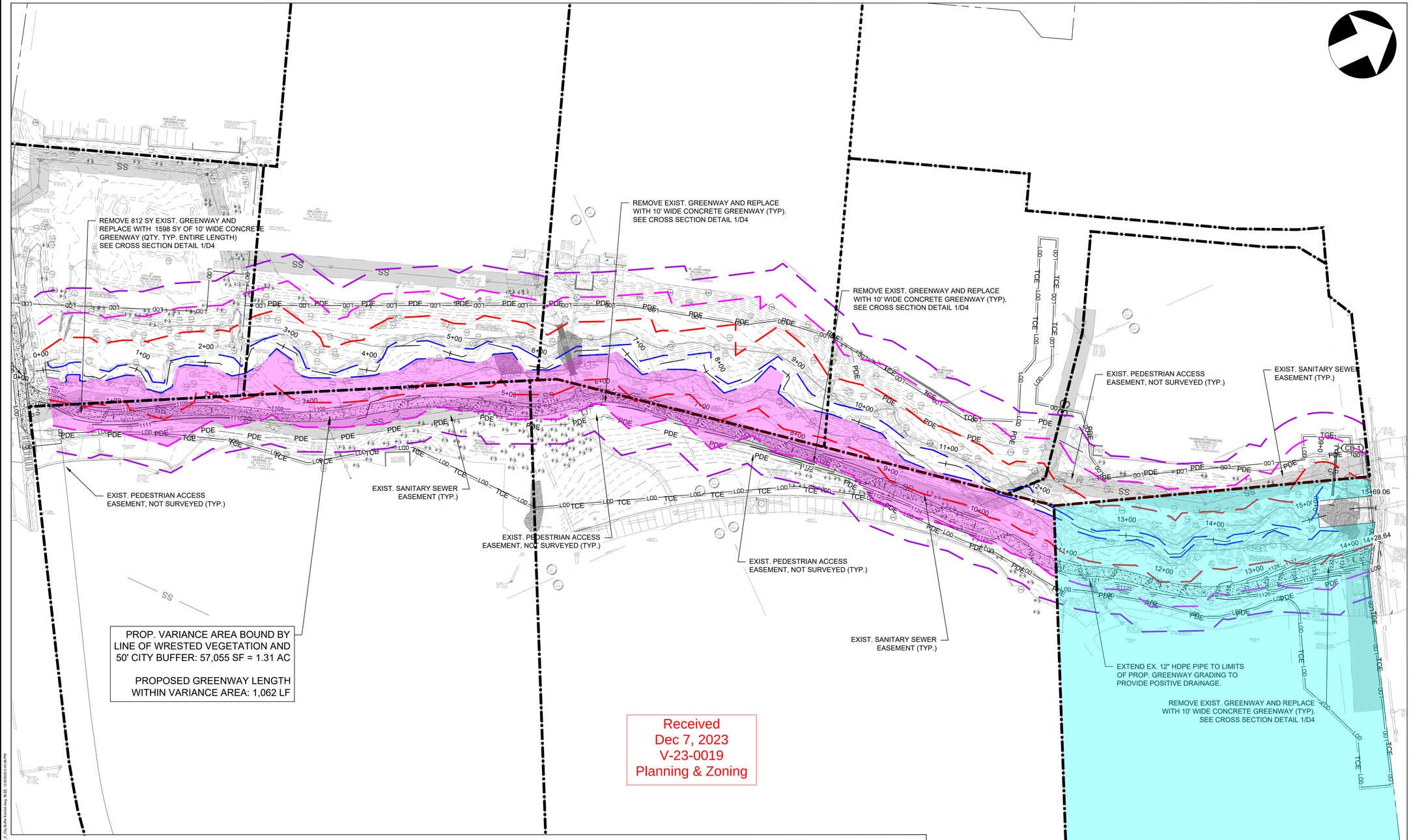
COPYRIGHT © W.K. DICKSON & CO., INC., ALL RIGHTS RESERVED. THIS DRAWING IS AN INSTRUMENT OF SERVICE AND SHALL REMAIN THE PROPERTY OF W.K. DICKSON & CO., INC. THE REPRODUCTION, ALTERATION OR USE OF THIS DRAWING FOR ANY PURPOSE WITHOUT THE AUTHORIZATION OF THE ENGINEER SHALL BE CONSIDERED INVALID. ONLY COPIES MARKED WITH AN ORIGINAL SIGNATURE AND SEAL OF THE ENGINEER SHALL BE CONSIDERED VALID, TRUE COPIES.



LEGEND

- 25' STATE BUFFER
- 50' CITY BUFFER
- 75' CITY NON-IMPERVIOUS SETBACK
- LINE OF WRESTED VEGETATION
- BUFFER VARIANCE AREA BOUND BY LINE OF WRESTED VEGETATION AND 50' CITY BUFFER
- PARCEL #11 106003800101 CROSS CREEK RETAIL PARTNERS, LTD.

NOTE: PROPOSED WORK WITHIN THIS PARCEL NOT INCLUDED IN THE CITY BUFFER VARIANCE APPLICATION DATED 12-08-2023.

CITY BUFFER VARIANCE APPLICATION CALCULATIONS

THE CITY OF JOHNS CREEK REQUIRES BOTH A 50' RIPARIAN BUFFER AND 75' NON-IMPERVIOUS SETBACK MEASURED FROM THE LINE OF WRESTED VEGETATION. THE FOLLOWING TABLE SUPPORTS THE CITY BUFFER VARIANCE APPLICATION FOR CONSTRUCTION OF THE PROPOSED CONCRETE GREENWAY.

THE TABLE CONTAINS QUANTITIES OF EXISTING AND PROPOSED IMPERVIOUS SURFACE WITHIN THE 50' CITY BUFFER AND 75' NON-IMPERVIOUS SETBACK. ALL QUANTITIES BELOW EXCLUDE ANY WORK WITHIN THE PARCEL #11 106003800101, OWNED BY CROSS CREEK RETAIL PARTNERS, LTD. SEE SHEETS 6 AND G4 FOR MORE INFORMATION.

	50' CITY BUFFER		75' NON-IMPERVIOUS SETBACK	
IMPERVIOUS AREA	AREA (SF)	LENGTH (LF)	AREA (SF)	LENGTH (LF)
PROPOSED CONCRETE GREENWAY	10,464	1,062	286	128
EXISTING CONCRETE GREENWAY	5,369	1,063	348	21

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

Know what's below. Call before you dig.

BUFFER EXHIBIT - NOT FOR CONSTRUCTION

WK DICKSON
community infrastructure consultants
720 CORPORATE CENTER DR
RALEIGH, NC 27607
(t)919-782-0495
WWW.WKDICKSON.COM

GEORGIA CERTIFICATE OF AUTHORIZATION
W. K. DICKSON & COMPANY, INC.
COA: W0020001
EXP.: 06/30/2024
C.O.A.

PROFESSIONAL SEAL

REVISION RECORD

NO.	DATE	DESCRIPTION	BY

PROJECT NAME: TOWN CENTER STREAM RESTORATION DESIGN FOR CITY OF JOHNS CREEK

DRAWING TITLE: BUFFER VARIANCE EXHIBIT

PROJ. MGR.:	TLM
DESIGN BY:	LD
DRAWN BY:	BFL
PROJ. DATE:	OCT. 2023

DRAWING NUMBER: 1

WKD PROJ. NO.: 20230198.01.RA