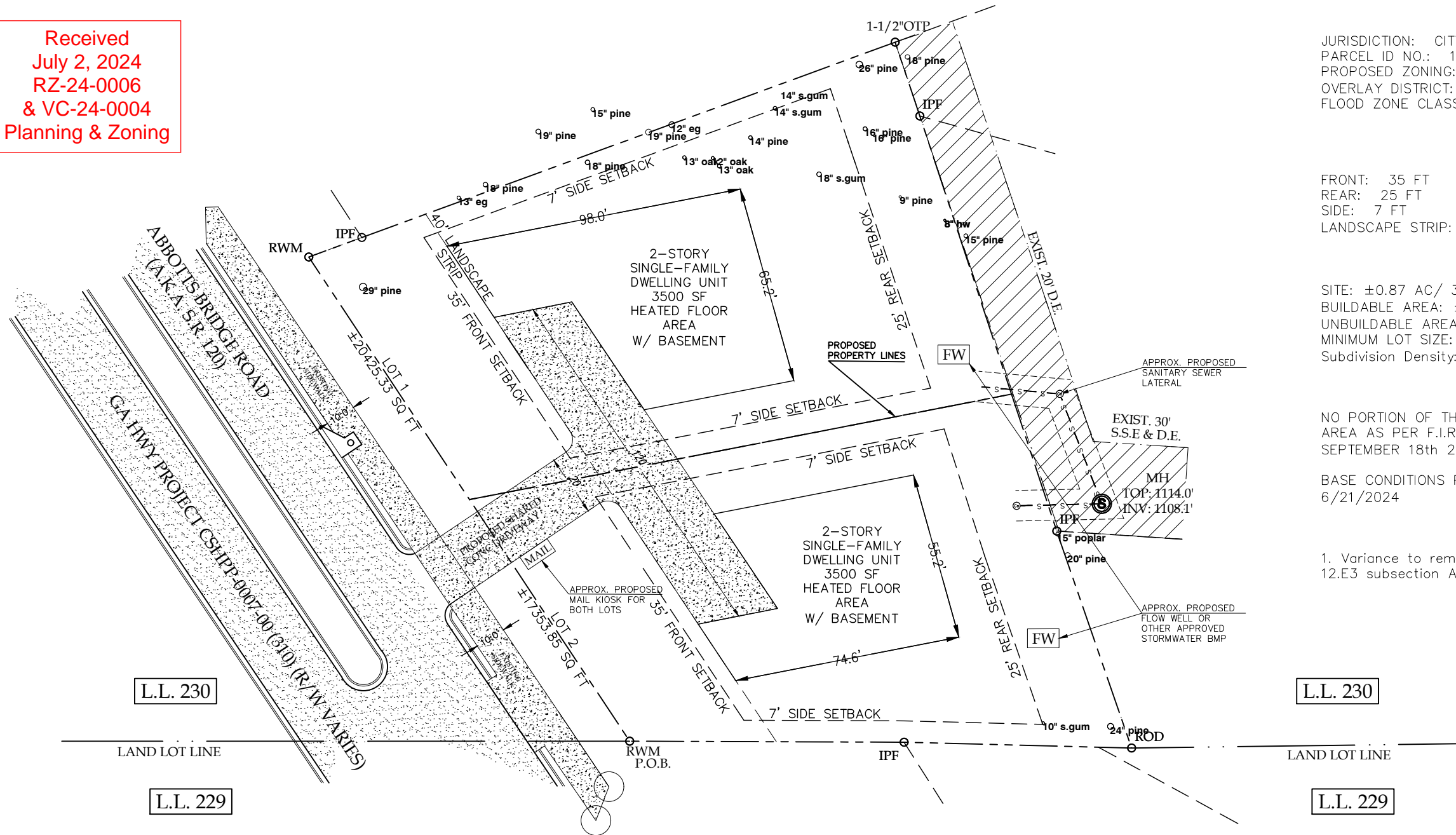


Received
 July 2, 2024
 RZ-24-0006
 & VC-24-0004
 Planning & Zoning



SITE INFORMATION

JURISDICTION: CITY OF JOHNS CREEK
 PARCEL ID NO.: 11 055002300102
 PROPOSED ZONING: R-4 SINGLE-FAMILY DWELLING
 OVERLAY DISTRICT: N/A
 FLOOD ZONE CLASSIFICATION: X

**SETBACK & BUFFERS
 BUILDING SETBACKS**

FRONT: 35 FT
 REAR: 25 FT
 SIDE: 7 FT
 LANDSCAPE STRIP: 40 FT (ALONG ABBOTTS BRIDGE ROAD)

SITE AREA CALCULATIONS

SITE: ±0.87 AC/ 37,779.18 SF
 BUILDABLE AREA: ±0.69 AC/ 29933.18 SF
 UNBUILDABLE AREA: ±0.18 AC/ 7846.00 SF
 MINIMUM LOT SIZE: 9000 SF
 Subdivision Density: 2 LOTS/0.87 AC ≈ 2.30 lots per acre

BASE INFORMATION

NO PORTION OF THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD AREA AS PER F.I.R.M. MAP NO. 13121C0087 F, DATED SEPTEMBER 18th 2013, ZONE "X".

BASE CONDITIONS PROVIDED BY SAWHNEY ASSOCIATES, DATED 6/21/2024

PROPOSED VARIANCES

- Variance to remove 10% open space requirement under section 12.E3 subsection A of the City of Johns Creek building ordinance

L.L. 230

L.L. 230

LAND LOT LINE

LAND LOT LINE

L.L. 229

L.L. 229

NOTE: PROPERTY LINES SHOWN ON THIS SURVEY/PLAT REPRESENT PHYSICAL FIELD CONDITIONS BY EVIDENCE OF APPARENT POSSESSION (IRON PINS FOUND, OLD & ESTABLISHED FENCE LINES, OLD WALL LINES, SHRUB & HEDGE LINE, HOUSE LOCATIONS, ETC.) THEY MAY DIFFER AND BE IN CONTENTION FROM EVIDENCE FOUND AT THE APPLICABLE COUNTY COURTHOUSE. THEY MAY ALSO DIFFER FROM OTHER SURVEYOR OPINIONS AND/OR NEIGHBORS SURVEYS/PLATS. A FULL LAND TITLE REPORT OPINION ON ALL PROPERTIES, INCLUDING ADJACENT AND CONTIGUOUS PROPERTIES MAY BE NEEDED TO RESOLVE ALL POSSIBLE PROPERTY LINE DISPUTES OR DISCREPANCIES.

THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY. THIS SURVEY IS SUBJECT TO REVISIONS AND UPDATE UPON RECEIPT OF SAID TITLE COMMITMENT.

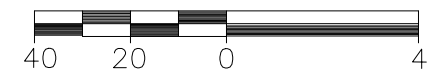
UTILITIES PROTECTION CENTER
 Call FREE
 IN METRO ATLANTA
 325-5000
 THROUGHOUT GEORGIA
 1-800-282-7411
 THREE WORKING DAYS BEFORE YOU DIG

REZONING SITE PLAN

PREPARED FOR:

Simple Design Development LLC

GRAPHIC SCALE



ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHTS-OF-WAY PUBLIC OR PRIVATE.

5150 Abbotts Bridge Rd, Johns Creek, GA 30005

0.87 ACRES

LAND LOT: 230

DATE: 06/21/24

DISTRICT: 1ST

SCALE: GRAPHIC

COUNTY: FULTON

JOB NO.: 2463 REV.2

SAWHNEY & ASSOCIATES

523 HASTINGS WAY JONESBORO GA 30238
 PH.# (678)478-6857



FLOOD NOTE:
 THIS PROPERTY IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS AS PER COMMUNITY PANEL NO. 13121C0087 F, DATED SEPTEMBER 18th 2013, ZONE "X".