

OWNER/BUILDER:

FOUNDATION HOMES LLC  
P.O. BOX 2575  
CUMMING, GA 30028

24 HOUR EMERGENCY CONTACT:

SCOTT SIBLEY  
678-764-7392  
SSIBLEY@FOUNDATIONHOMES.NEY

NOTE:  
THIS PLAN IS FOR PERMITTING PURPOSES ONLY.

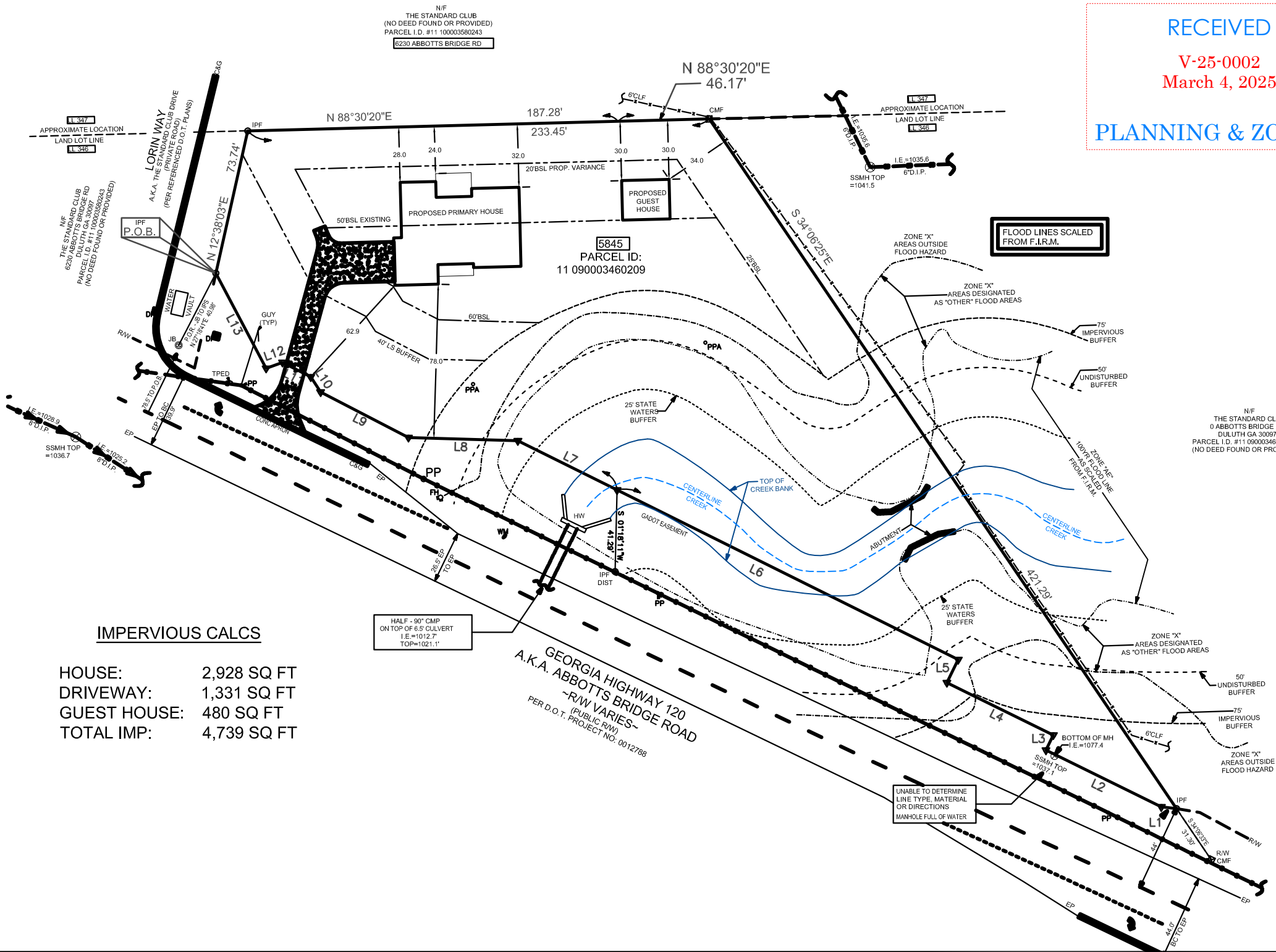
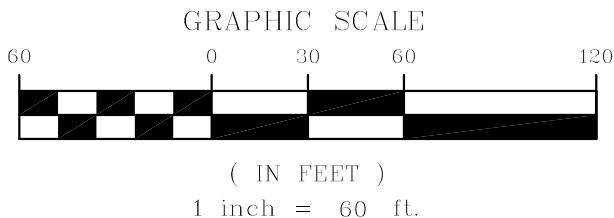
1. BUILDER TO PROVIDE 5% SLOPE AWAY FROM HOUSE FOR DRAINAGE PURPOSES.
2. CONTRACTOR TO MAINTAIN EROSION CONTROL DAILY.
3. ANY REVISIONS THAT WERE NOT DONE UNDER THE SUPERVISION OF THE ENGINEER OF RECORD WILL VOID THE CERTIFICATION OF THIS DOCUMENT.

REFERENCES

1. BOUNDARY AND OTHER PERTINENT INFORMATION WAS TAKEN FROM:  
CONSTRUCTION DRAWINGS

ACCORDING TO THE F.I.R.M. OF FULTON COUNTY, PANEL NUMBER  
13121C0091G, DATED SEPTEMBER 18, 2013, A PORTION OF THIS LOT IS  
LOCATED IN A SPECIAL FLOOD HAZARD AREA.

FRONT SETBACK: 60 FOOT  
REAR SETBACK: 50 FOOT  
PROP. REAR S/B: 20 FOOT  
SIDE SETBACK: 25 FOOT



IMPERVIOUS CALCS

HOUSE: 2,928 SQ FT  
DRIVEWAY: 1,331 SQ FT  
GUEST HOUSE: 480 SQ FT  
TOTAL IMP: 4,739 SQ FT

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SHEET NUMBER:	DATE:	02-28-2025
	SCALE:	1" = 60'
	DRAWN BY:	JE
	REVIEWED BY:	WR
1 of 1	THIS DOCUMENT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE OF THE REGISTRANT ACROSS THE REGISTRANT'S SEAL.	

REVISIONS

1.	
2.	
3.	
4.	
5.	

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OR DIAL 811

GEORGIA REGISTERED  
No. 030440  
PROFESSIONAL  
ENGINEER  
PRICE  
02-25-2025  
GSWCC# 000009371

SETBACK VARIANCE PLAN FOR:  
#5845  
ABBOTTS BRIDGE RD  
LOCATED IN:  
CITY OF JOHNS CREEK, FULTON COUNTY, GEORGIA  
LAND LOT 18, 14TH DISTRICT

CIVIL ENGINEERING  
LAND PLANNING  
LAND SURVEYING  
CONSTRUCTION MANAGEMENT  
LANDSCAPE ARCHITECT

STOCKBRIDGE OFFICE  
235 CORP. CTR. DR., STE 200  
STOCKBRIDGE, GEORGIA 30281  
Ph (770) 389-8666 - Fax (770) 389-8656  
NEWNAN OFFICE  
40 GREENWAY CT., STE A  
NEWNAN, GEORGIA 30255  
Ph. (770) 755-7978  
CUMMING OFFICE  
500 PIRKLE FERRY RD., STE C  
CUMMING, GEORGIA 30040  
Ph. (678) 807-7100  
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