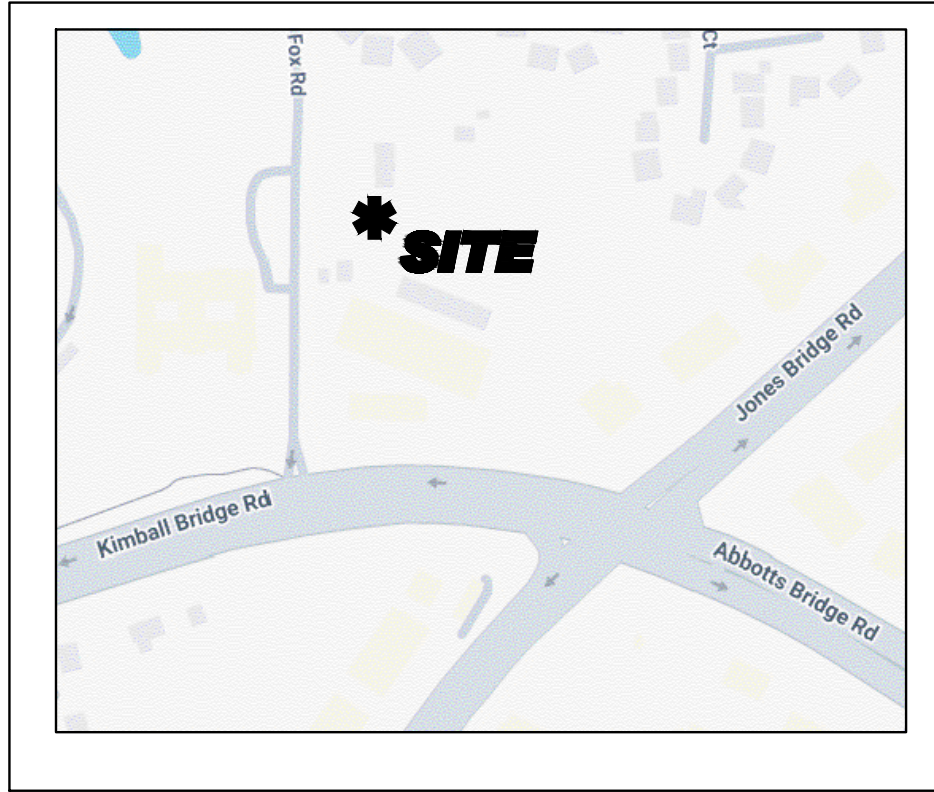


All that tract or parcel of land lying and being in Land Lot 197 of the 1st District, 1st Section, City of Johns Creek, Fulton County, Georgia and being more particularly described as follows:

To find the Point of Beginning commence at the intersection of the northern right of way line of Kimball Bridge Road (right of way width varies) and the eastern right of way line of Fox Road (right of way width varies); thence proceeding along said right of way line of Fox Road a distance of 518.79 feet to a point; thence leaving said right of way line of Fox Road and proceeding North 68 degrees 31 minutes 42 seconds West a distance of 31.66 feet to a point in the centerline of said Fox Road, said point being the Point of Beginning.

From the Point of Beginning, as thus established, continuing along the centerline of Fox Road the following courses and distances: along a curve to the right with a radius of 3445.98 feet and an arc length of 74.72 feet the point having a chord bearing of N 17° 02' 00" minutes 48 seconds E and a chord distance of 120.99 feet to a point; thence along a curve to the left with a radius of 1719.17 feet and an arc length of 38.08 minutes 04 seconds East a distance of 56.40 feet to a point; thence along a curve to the left with a radius of 1719.17 feet and an arc length of 121.01 feet (said curve having a chord bearing of North 00° 00' 00" minutes 37 seconds East and a chord distance of 120.99 feet) to a point; thence leaving the centerline of Fox Road and proceeding along S 66° 24' 00" minutes 00 seconds East a distance of 125.55 feet to a point; thence along a curve to the right with a radius of 145.07 feet and an arc length of 39 seconds 58 seconds East a distance of 221.99 feet to a 1/2 inch rebar found; thence South 68° 02' 00" minutes 56 seconds East a distance of 260.97 feet to a 1/2 inch rebar set; thence South 36° 03' 00" minutes 19 seconds East a distance of 41.13 feet to a 1/2 inch rebar found; thence North 55° 05' 00" minutes 18 seconds East a distance of 214.64 feet to a 1/2 inch rebar found; thence North 68° 06' 00" minutes 14 seconds West a distance of 46.84 feet to a 1/2 inch rebar found; thence North 50° 05' 15" minutes 18 seconds East a distance of 33.93 feet to a 1/2 inch rebar found; thence North 68° 08' 00" minutes 00 seconds West a distance of 5.67 feet to a 1/2 inch rebar set; thence North 68° 08' 00" minutes 00 seconds West a distance of 145.07 feet to a 1/2 inch rebar found; thence North 68° 03' 00" minutes 19 seconds East a distance of 145.07 feet to a 1/2 inch rebar found; thence North 68° 31' 00" minutes 42 seconds West a distance of 59.47 feet to the Point of Beginning.



VICINITY MAP
not to scale

TOTAL SITE AREA	6.067 ACRES
REQUIRED COMMON OPEN SPACE	0.60 ACRES (10%)
PROPOSED COMMON OPEN SPACE	0.71 ACRES (11%)
FLOODPLAIN (APPROXIMATE)	0.00 AC
BUILDABLE AREA	5.889 ACRES

EXISTING ZONING _____ AG-1 & C-1
PROPOSED ZONING _____ NUP
ZONING JURISDICTION _____ JOHNS CREEK

TOTAL LOTS _____ 20
TOTAL DENSITY _____ 3.29 U/A

MINIMUM LOT AREA _____ 5,000 SF
MINIMUM LOT WIDTH _____ 55 FEET
MINIMUM LOT FRONTAGE _____ 20 FEET ADJOINING A STREET
MINIMUM FLOOR AREA _____ 1,000 SF

FRONT (FOX ROAD) _____ 25 FEET

REQUIRED (2 PER UNIT)	40
PROVIDED (2 PER UNIT)	40
GUEST	4
TOTAL	44

1. SPEED LIMIT OF FOX ROAD IS 25 MPH. NO AUXILIARY LANES REQUIRED PER TABLE 11.4-3 OF THE JOHNS CREEK ORDINANCE.
2. ACCORDING TO THE U.S. FISH AND WILDLIFE SERVICE NATIONAL WETLANDS INVENTORY - WETLANDS ARE NOT LOCATED ON THIS SITE. THEREFORE, THERE IS NO NEED TO CONSIDER THE SITE FOR FULTON COUNTY. THE PROPERTY DOES NOT FALL WITHIN A DESIGNATED FLOOD ZONE "A" (AREAS OF 100 YEAR FLOOD).
4. WATERS OF THE STATE ARE NOT WITHIN 200' OF THIS PROPERTY.
5. THE CHATTAHOOCHEE RIVER IS NOT WITHIN 2000' OF THIS PROPERTY.
6. THE JOHNS CREEK FIRE DEPARTMENT SHALL APPROVE ROAD LAYOUT AND ENTRANCES.
7. WATER SERVICE SHALL BE PROVIDED BY FULTON COUNTY. EXISTING WATER SERVICE WILL BE USED
8. SANITARY SEWER SERVICE WILL BE PROVIDED BY FULTON COUNTY. EXISTING SEWER WILL BE USED
9. THE PROPOSED DEVELOPMENT WILL HAVE A 44' ACCESS & UTILITY EASEMENT WITH NO RIGHT OF WAY.
10. THE PROPOSED DEVELOPMENT MAY BE GATED AND HAVE PRIVATE STREETS.
11. STORMWATER MANAGEMENT FACILITIES TO INCLUDE RUN-OFF REGULATION AND/OR WATER QUALITY TO BE PROVIDED PER JOHNS CREEK CODE SEC. 109-82, LOCATED AS SHOWN AND TO BE APPROVED PRIOR TO ISSUANCE OF A LAND DISTURBANCE PERMIT.

1. VARIANCE TO REDUCE THE INTERIOR BUILDING SEPARATION FROM 14 FEET TO 10 FEET.

Fox Road Tract

The seal is circular with the text "GEORGIA" at the top, "REGISTERED" on the left, "LANDSCAPE ARCHITECT" on the right, and "EDWARD J. ANDERSON" at the bottom. In the center, there is a signature and the number "No. 1395". Two stars are positioned on the left and right sides of the seal.

01/04/25 - REV 03/11/25

1 of 1

- This plot was prepared for the exclusive use of any person, persons, or entity named in the title block. Said use does not extend to any unnamed person without express permission by the surveyor naming said person.
- The horizontal distance between the two points is horizontal ground distances.
- The project horizontal distance is relative to the North American Datum 1983 (NAD83), 2011 adjustment, projected to the Georgia State Plane Coordinate System, West Zone. The vertical distance is relative to the North American Datum 1983 (NAD83), using the National Geodetic Survey (NGS) Geoid 10.
- The horizontal distance is relative to the North American Datum 1983 (NAD83), 2011 adjustment, projected to the Georgia State Plane Coordinate System, West Zone. The vertical distance is relative to the North American Datum 1983 (NAD83), using the National Geodetic Survey (NGS) Geoid 10.
- By graphic plotting only this property Does Not lie within a 100 year flood hazard zone and is depicted as Zone X as defined by the F.E.M.A Flood Insurance Rate Map of Fulton County, Georgia and incorporated areas, Map Number 121C0709F, effective date 9/16/2013.
- No common observable cultural resources, such as cemeteries, burial grounds or isolated gravesites were found during the course of the survey.
- No observable evidence that the site was used as a solid waste dump, sump or sanitary landfill.
- Tract of the Property has direct vehicular and pedestrian access to Fox Road, a dedicated public right of way, as shown on the survey. Tract of the Property has indirect access to Jones Bridge Road, a dedicated public right of way, via Ingress / Egress Easement recorded in Deed Book 37315, Page 70, as shown on the survey.
- No wetland delineation markers were observed at the time of the survey.
- Observable evidence of earth moving work at the time of the survey on Tract 2 only. No observable evidence of earth moving work at the time of the survey on Tract 1 only.
- There may be underground utilities not shown on this survey.

1. Final Subdivision Plat of Fox Glen recorded in Plat Book 212, Page 102, revised and re-recorded in Plat Book 231, Page 84.
2. Plat of Survey for LSI - Jones Bridge LLC prepared by Bates-Long & Associates, dated November 21, 2000, referenced in Limited Warranty Deed recorded in Deed Book 66978, Page 540.

Clint Walters

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Building II, Suite 200
Johns Creek, Georgia 30097
Tele: (678) 475-1800

Received
March 12, 2025
RZ-25-0001 & VC-25-0001
Planning & Zoning



Kimley»Horn

