



www.JohnsCreekGA.gov
678-512-3200 ~ (fax) 678-512-3303
12000 Findley Road, Suite 400, Johns Creek, GA 30097

MODEL HOMES SITE LOCATION APPLICATION:

Name of Subdivision: _____ Date Submitted: _____

Total Lots/Units Approved per zoning or LDP: _____ Type: SFR TOWNHOUSE/CONDO

Contractor's Information:

Name: _____

Company Name: _____

Address: _____

Phone#: _____

Email: _____

Facsimile: _____

Engineer's Information:

Name: _____

Company Name: _____

Address: _____

Phone: _____

Email: _____

Facsimile: _____

CHECK LIST OF MINIMUM REQUIREMENTS FOR BUILDING PERMITS:

- A maximum of one (1) building permit for a model home may be issued for each fifteen (15) lots located in the entire subdivision or a portion thereof if platted in phases. No more than seven (7) building permits for model homes will be allowed in any one subdivision.
- What is the maximum number of lots/units allowable for model home permitting? ____ (TOTAL LOTS/15)
 - (Total model homes to be permitted: _____ Total allowable remaining, if any: _____)
- Land Disturbance Permit is approved.
- Construction trailers and Sales trailers do not count towards model homes because they are not meant to be a dwelling.
- Building Permit Applications and Erosion Control and Tree Protection Agreements completed for each model home lot.
- Engineer's scaled site plans submitted for review for each individual model home lot. See the Permit's Site Plan Checklist for guidelines.
- Lots where model homes will be permitted shall be: (please provide details on house location plan or the site plan)
 - Located within 300' of an active fire hydrant;
 - Have the main sewer and water lines installed and approved by Fulton County;
 - Have a paved road extending from a paved public street to proposed structure;
 - Provide legible directional signs at the entrance of the development for Emergency Management Personnel, (i.e. Emergency 911, Fire Department, etc.), which shall identify the address(es) of the model home(s), the lot number(s), and the location of the model home in case of life threatening incidents. Signs shall not exceed 3' in height and 4 square feet.
- The subdivider shall provide a surety in a form acceptable to the Community Development Director and for an amount equal to 125% of the engineer of record's cost estimate of remaining improvements.
- Certificate of Occupancy holds, (CO HOLD), will be placed on each lot. Release of CO holds is contingent upon the recording of an approved final plat.
- Obtain signatures below. It is your responsibility to make an appointment with the Site Inspector for your area. They will perform a pre-inspection for infrastructure improvements for construction approval.

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List all model homes that are being submitted at this time:

Lot Number:	Address:	Building Permit Number:

Certificate of Signature:

I have both read and have complied with the above minimum requirements for permitting, sewer installation, and letter of credit. Furthermore, the site inspector has performed a pre-inspection for infrastructure improvements and has approved the site for construction as submitted to the Director in the office of Community Development.

Signed: _____ Date: _____
 Contractor or Engineer or Subdivider

Print: _____

Signed: _____ Date: _____
 Site Inspector

Print: _____

Signed: _____ Date: _____
 Community Development Director or Authorized Representative

Print: _____