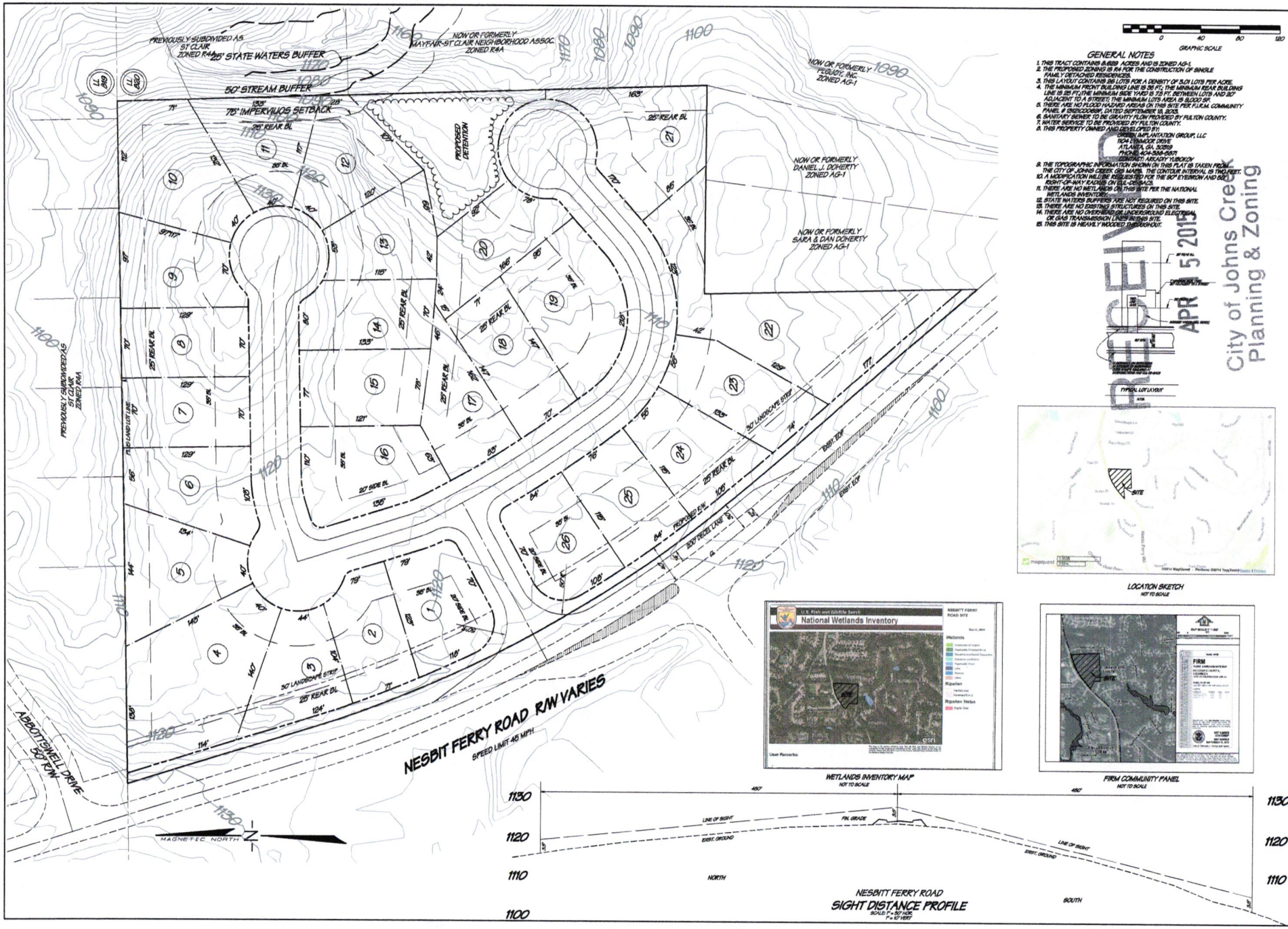


0 40 80 120
GRAPHIC SCALE

## GENERAL NOTES

1. THIS TRACT CONTAINS 5.4569 ACRES AND IS ZONED AG-1.
2. THE PROPOSED ZONING IS R4 FOR THE CONSTRUCTION OF SINGLE FAMILY DETACHED RESIDENCES.
3. THIS LAYOUT CONTAINS 26 LOTS FOR A DENSITY OF 5.01 LOTS PER ACRE.
4. THE MINIMUM FRONT BUILDING LINE IS 35 FT; THE MINIMUM REAR BUILDING LINE IS 25 FT; THE MINIMUM SIDE YARD IS 7.5 FT. BETWEEN LOTS AND 30' ADJACENT TO A STREET; THE MINIMUM LOTS AREA IS 10,000 SF.
5. THERE ARE NO FLOOD HAZARD AREAS ON THIS SITE PER F.I.R.M. COMMUNITY PANEL # 13089C0043F, DATED SEPTEMBER 18, 2013.
6. SANITARY SEWER TO BE GRAVITY FLOW PROVIDED BY FULTON COUNTY.
7. WATER SERVICE TO BE PROVIDED BY FULTON COUNTY.
8. THIS PROPERTY OWNED AND DEVELOPED BY:
   CRESCENT IMPLANTATION GROUP, LLC
   1104 LYNMOOR DRIVE
   ATLANTA, GA. 30319
   PHONE: 404-306-5871
   CONTACT: ARCADY YUBOLOV
9. THE TOPOGRAPHIC INFORMATION SHOWN ON THIS PLAT IS TAKEN FROM THE CITY OF JOHNS CREEK GIS MAPS. THE CONTOUR INTERVAL IS TWO FEET.
10. A MODIFICATION WILL BE REQUESTED FOR THE 80' EYEBROW AND 50' RIGHT-OF-WAY RADIUS ON CUL-DE-SACS.
11. THERE ARE NO WETLANDS ON THIS SITE PER THE NATIONAL WETLANDS INVENTORY.
12. STATE WATERS BUFFERS ARE NOT REQUIRED ON THIS SITE.
13. THERE ARE NO EXISTING STRUCTURES ON THIS SITE.
14. THERE ARE NO OVERHEAD OR UNDERGROUND ELECTRICAL OR GAS TRANSMISSION LINES IN THIS SITE.
15. THIS SITE IS HEAVILY WOODED THROUGHOUT.

TYPICAL LOT LAYOUT
NTS




LOCATION SKETCH
NOT TO SCALE




WETLANDS INVENTORY MAP
NOT TO SCALE




FIRM COMMUNITY PANEL
NOT TO SCALE




NESBITT FERRY ROAD
SIGHT DISTANCE PROFILE
SCALE: 1" = 50' HOR.
1" = 10' VERT

APR 5, 2015
City of Johns Creek
Planning & Zoning

CORNERSTONE
Design and Development, Inc.
Engineering • Land Planning • Construction Management
595 SHANTON ROAD, SE
LAWRENCEVILLE, GEORGIA 30046
PHONE: (770) 962-7807
EMAIL: DAVID@CORNERSTONEDESIGNINC.COM
CONTACT: DARRELL D. WELSH

CONCEPT PLAN

PLAN SCALE: 1" = 40'

NESBIT FERRY ROAD TRACT

LAND LOT 920, 12th DISTRICT
FULTON COUNTY, GEORGIA
CITY OF JOHNS CREEK

REVISIONS:

SHEET NO.
OF 1
1

PROJ. NO.

DATE: APRIL 14, 2015