LEGEND

REFERENCE PLATS:

1. Survey for Richard Byers prepared by Sundelson—Rosen & Assoc., Inc., dated June 13, 1982, recorded in Plat Book 136, page 70, Fulton Co. records.
2. Survey for Charles Cofield, prepared by Dorsey, R. Blankenship, dated March 22, 1979, recorded in Plat Book 107, page 84, Fulton Co. records.
3. Boundary Survey for John Dorsett Properties, Inc. prepared by Travis Pruitt & Associates, P.C., dated August 28, 1995.
4. Final Plat for Blankenship Unit 5, Phase II C, prepared by Travis Pruitt & Associates, last revised May 26, 2004, recorded in Plat Book 287, page 47, Fulton Co. records.
5. Final Plat for Blankenship Unit 5, Phase I prepared by Travis Pruitt & Associates, last revised May 23, 2003, recorded in Plat Book 240, page 145, Fulton County records.

NOTES:

1. This survey is a retracement survey of an existing tract or combination of existing tracts. This survey is not intended to create new tracts of land or change existing tracts of land. This survey is not a subdivision plat and has not been approved by the correct jurisdictional authorities.
2. This plat was prepared for the exclusive use of the person, persons, or entity named in the title block. Said use does not extend to any unnamed parties without express permission by the surveyor naming said parties.
3. Unless otherwise specified, all distances are shown as horizontal ground distances in U.S. survey feet (39.37 inches = 1 meter).

Title Exceptions:

4. This survey relied upon information contained within a title commitment number A4620 and A4620 prepared by Dogwood Title & Abstract Company with an effective date of September 8, 2014 with respect to the property surveyed described in "Exhibit A", and the exceptions listed in "Schedule B, Section 2".

Flood Hazard Note:

5. By graphic plotting only, this property does not lie within a 100 year flood hazard zone as defined by the F.E.M.A. Flood Insurance Rate Map of Fulton County, Georgia and Incorporated areas map number 13121C0091G, effective date September 18, 2012.

UTILITY STATEMENT:

1. Information regarding the reported presence, size, character and location of subsurface water, sewer, utilities and structures is shown hereon. There is no certainty of the accuracy of this information and it shall be considered in that light by those using this drawing. The location and arrangement of underground utilities and structures shown hereon may be inaccurate and utilities and structures not shown may be encountered. The owner, his employees, his consultants and his contractors and forces should be advised that the surveyor is not responsible for the correctness or sufficiency of this information.

TITLE REFERENCES

Tract 1
Dogwood Title & Abstract Company
File No. A4608
Effective Date: September 8, 2014 at 8:00 AM

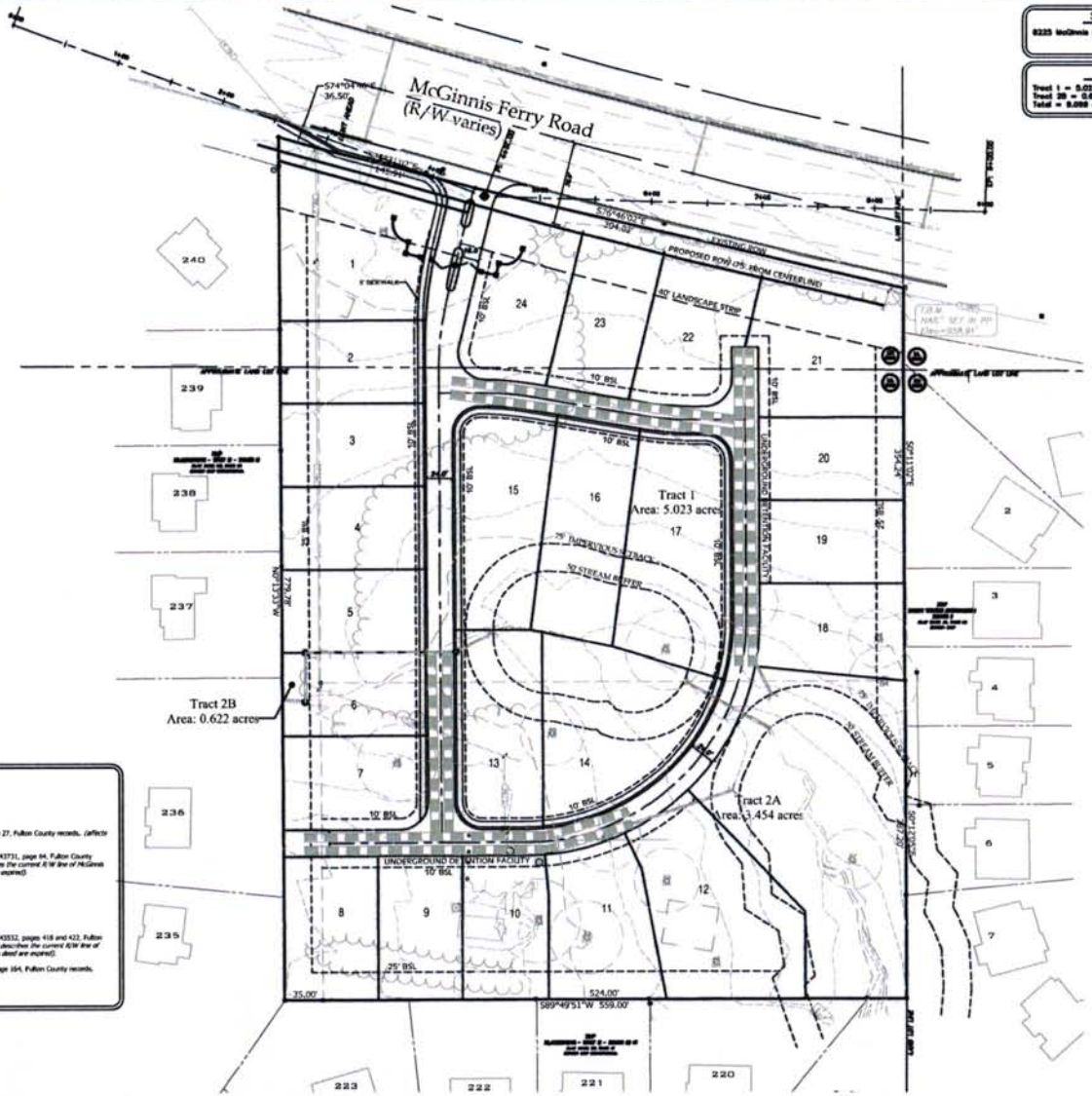
7. Permit to Georgia Power Company recorded in Deed Book 12663, page 27, Fulton County records. *(affects subject property - blanket easement, not plottable)*

8. Easement to the Department of Transportation recorded in Deed Book 43731, page 94, Fulton County records. *(affects subject property as shown on survey - this deed describes the current R/W line of McGinnis Ferry Road as shown hereon. Slope easements described in this deed are expired)*

Tracts 2A & 2B
Dogwood Title & Abstract Company
File No. A4620
Effective Date: September 5, 2014 at 8:00 AM

7. Easement to the Department of Transportation recorded in Deed Book 43532, pages 418 and 422, Fulton County records. *(affects subject property as shown on survey - this deed describes the current R/W line of McGinnis Ferry Road as shown hereon. Slope easements described in this deed are expired)*

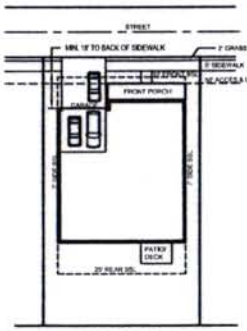
8. Right of Way Easement to Sawnee EMC recorded in Deed Book 8160, page 154, Fulton County records. *(affects subject property - blanket easement, not plottable)*



SITE ADDRESS:
8325 McGinnis Ferry Road

SITE AREA:
Tract 1 = 5.023 acres, Tract 2A = 3.454 acres
Tract 2B = 0.622 acres
Total = 9.099 acres

LOCATION MAP
not to scale



LOT DETAIL

SITE NOTES

1. Site area - 9.099 acres
2. Total Number of Lots/Units - 24
3. Density - 2.64 Lot/Units per acre.
4. Existing Zoning - AG
5. Proposed Zoning - R-4
6. Proposed land use : Single Family
   Minimum Width - 70'
   Minimum Lot Size - 9,000 sf
7. Proposed Setbacks:
   Front: 10' (Variance from 35')
   Rear: 25'
   Side: Street - 10' (Variance from 20')
   Interior - 7'
8. Public sanitary sewer to be provided by Fulton County.
9. Public water service to be provided by Fulton County. The site will utilize the water main along McGinnis Ferry Road.
10. This site contains no known archeological or historical sites.
11. Detention to be provided in a proposed underground facility. Water Quality to be achieved by underground infiltration and/or proprietary devices.

Variances:
1. Reduce front setback from 35 feet to 10 feet.
2. Reduce side street setback from 20 feet to 10 feet.

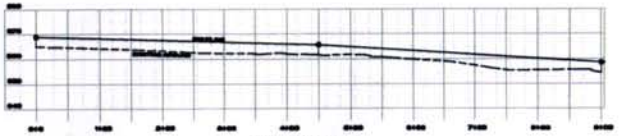
OWNER/DEVELOPER

thePROVIDENCEgroup

Warren Jolly

11330 Lakefield Drive
Building II, Suite 200
Johns Creek, Georgia 30097
Tele: (678) 475-1800

Travis Pruitt & Associates, Inc.
4317 Park Drive, Suite 400
Norcross, Georgia 30093
Phone: (770)416-7511
Fax: (770)416-6759
www.travispruitt.com



Scale: 1"=40' Horizontal
1"=10' Vertical
SIGHT DISTANCE PROFILE

Grid North (GA West Zone)

TPA

GRAPHIC SCALE - IN FEET

ZONING PLAN

McGinnis Ferry Road Tract

8139 McGinnis Ferry Road
City of Johns Creek
Fulton County, Georgia

For The Firm
Travis Pruitt & Associates, Inc.

DATE	05-18-15
SCALE	1"=50'
DN	
LBV	
RV	05-18-15
FN	140376CP-08

RECEIVED
JUN 23 2015
PERMITS
City of Johns Creek