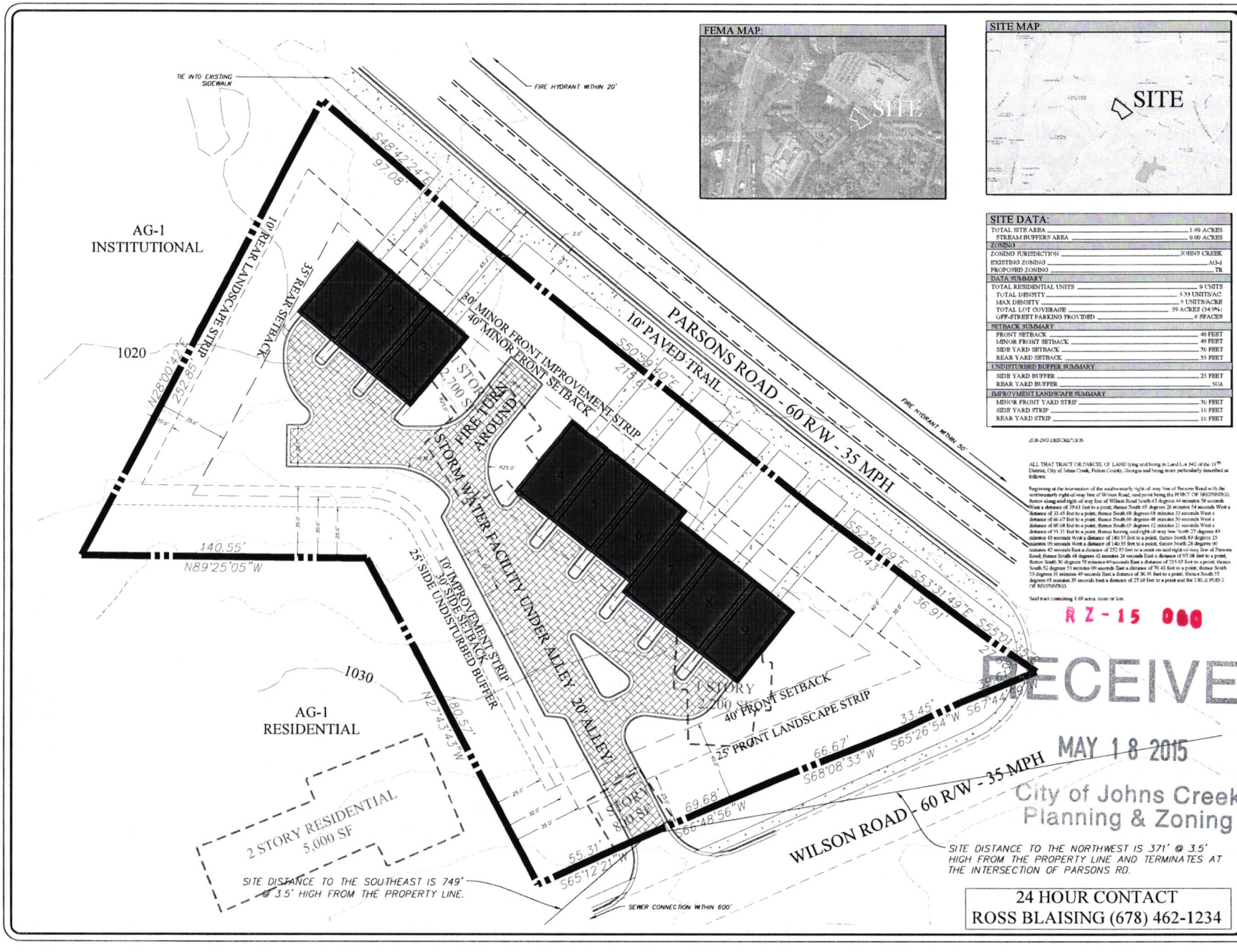

FEMA MAP:

SITE MAP:

SITE DATA:	
TOTAL SITE AREA	1.69 ACRES
STREAM BUFFERS AREA	0.00 ACRES
ZONING	
ZONING JURISDICTION	JOHNS CREEK
EXISTING ZONING	AG-1
PROPOSED ZONING	TR
DATA SUMMARY	
TOTAL RESIDENTIAL UNITS	9 UNITS
TOTAL DENSITY	5.33 UNITS/AC
MAX DENSITY	6 UNITS/ACRE
TOTAL LOT COVERAGE	.59 ACRES (34.9%)
OFF-STREET PARKING PROVIDED	6 SPACES
SETBACK SUMMARY	
FRONT SETBACK	40 FEET
MINOR FRONT SETBACK	40 FEET
SIDE YARD SETBACK	30 FEET
REAR YARD SETBACK	35 FEET
UNDISTURBED BUFFER SUMMARY	
SIDE YARD BUFFER	25 FEET
REAR YARD BUFFER	N/A
IMPROVMENT LANDSCAPE SUMMARY	
MINOR FRONT YARD STRIP	30 FEET
SIDE YARD STRIP	10 FEET
REAR YARD STRIP	10 FEET

ZONING DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 342 of the 11th District, City of Johns Creek, Fulton County, Georgia and being more particularly described as follows:

Beginning at the intersection of the southwesterly right-of-way line of Parsons Road with the northwesterly right-of-way line of Wilson Road; said point being the POINT OF BEGINNING; thence along said right-of-way line of Wilson Road South 67 degrees 44 minutes 59 seconds West a distance of 39.61 feet to a point; thence South 65 degrees 26 minutes 54 seconds West a distance of 33.45 feet to a point; thence South 68 degrees 08 minutes 33 seconds West a distance of 66.67 feet to a point; thence South 66 degrees 48 minutes 56 seconds West a distance of 69.68 feet to a point; thence South 65 degrees 12 minutes 21 seconds West a distance of 55.31 feet to a point; thence leaving said right-of-way line North 27 degrees 43 minutes 43 seconds West a distance of 180.57 feet to a point; thence North 89 degrees 25 minutes 05 seconds West a distance of 140.55 feet to a point; thence North 28 degrees 00 minutes 42 seconds East a distance of 252.85 feet to a point on said right-of-way line of Parsons Road; thence South 48 degrees 42 minutes 24 seconds East a distance of 97.08 feet to a point; thence South 50 degrees 59 minutes 40 seconds East a distance of 215.67 feet to a point; thence South 52 degrees 51 minutes 09 seconds East a distance of 70.43 feet to a point; thence South 53 degrees 31 minutes 49 seconds East a distance of 36.91 feet to a point; thence South 55 degrees 01 minutes 39 seconds East a distance of 27.08 feet to a point and the TRUE POINT OF BEGINNING.

Said tract containing 1.69 acres, more or less.

RZ-15 000

RECEIVED
MAY 18 2015
City of Johns Creek
Planning & Zoning

24 HOUR CONTACT
ROSS BLAISING (678) 462-1234

PARSONS RD @ WILSON RD
A MASTER PLANNED RESIDENTIAL COMMUNITY
FOR
FLITCH HOLDINGS, LLC

CITY OF JOHNS CREEK
FULTON COUNTY
GEORGIA

LAND LOT 342
11th DISTRICT

PLANNERS AND ENGINEERS COLLABORATIVE
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REVISIONS:

NO.	DATE	BY	DESCRIPTION

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SHEET TITLE
ZONING SITE PLAN

0 10 20 40 60

SCALE: 1" = 20'
DATE: APRIL 20, 2015
PROJECT: 15106.00

THIS SEAL IS ONLY VALID IF COUNTER SIGNED AND DATED WITH AN ORIGINAL SIGNATURE.

GEORGIA REGISTERED PROFESSIONAL ENGINEER JASON T. KENNETH

GSWCC LEVEL II DESIGN PROFESSIONAL CERTIFICATION # 0506050380 EXP. 10/27/2015

Z1
SHEET

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