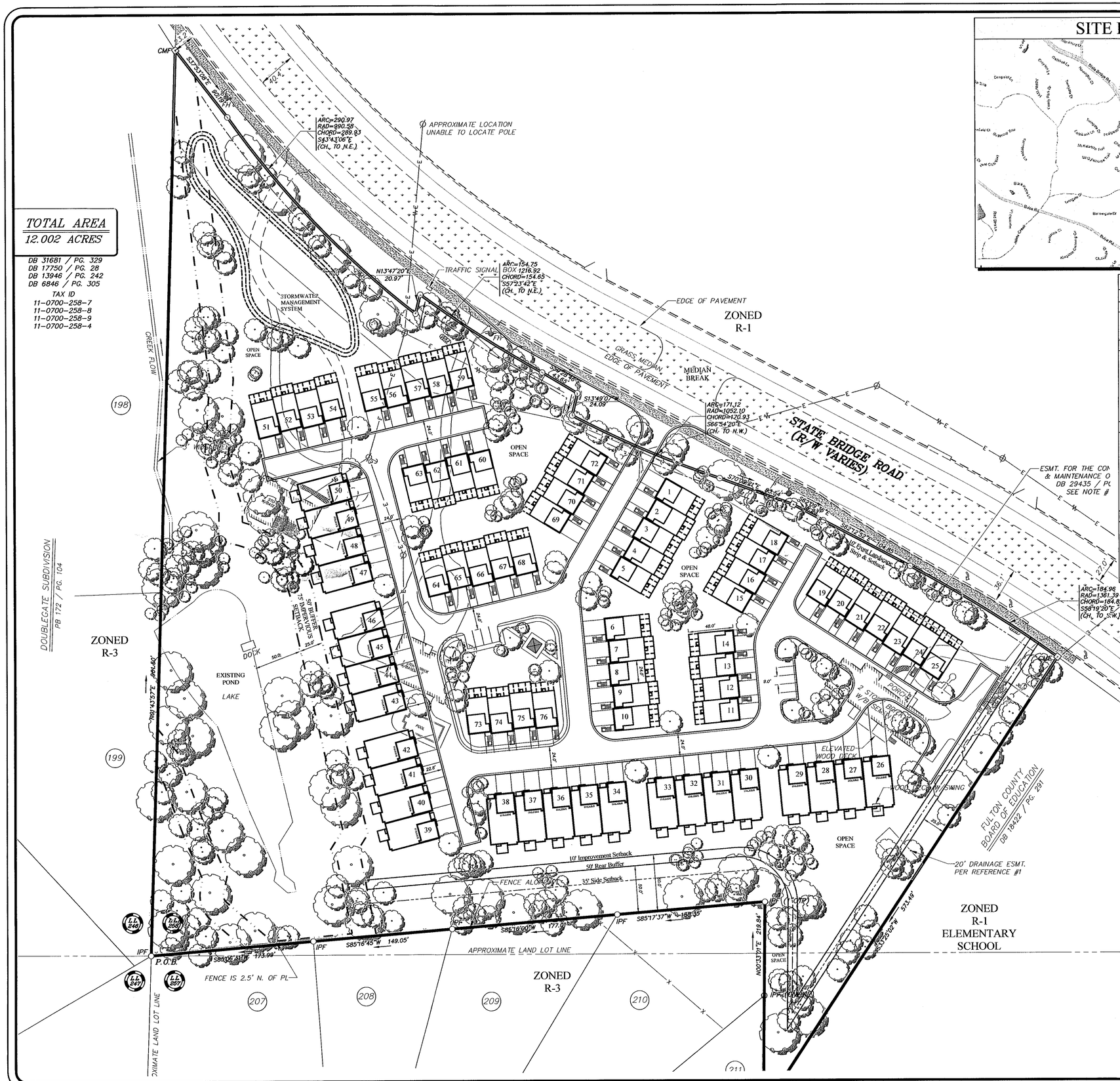
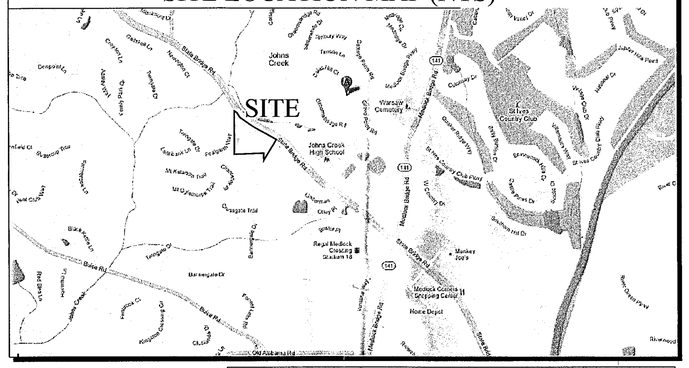


SITE LOCATION MAP (NTS)



SITE DATA:

TOTAL SITE AREA	12.002 ACRES
ZONING	
EXISTING ZONING	R-1 & OI
PROPOSED ZONING	TH-TOWNHOME
ZONING JURISDICTION	CITY OF JOHN'S CREEK
DEVELOPMENT TYPE	
TOWNHOME UNITS	76 UNITS
TOTAL SITE AREA	12.002 ACRES
TOWNHOME DENSITY	6.33 UNITS/AC.
MAXIMUM HEIGHT	60 FEET
REQUIRED OPEN SPACE	20 % (104, 561 SF)
PROPOSED OPEN SPACE	39.8 % (208,077 SF)
PROPERTY SETBACKS	
FRONT YARD SETBACK	10 FEET
SIDE YARD SETBACK	30 FEET
REAR YARD SETBACK	35 FEET
LANDSCAPE SETBACKS AND BUFFERS	
FRONT YARD LANDSCAPE SETBACK	10 FEET
SIDE YARD BUFFER AGAINST R-1	25 FEET
REAR YARD BUFFER AGAINST R-3	50 FEET
IMPROVEMENT SETBACK	10 FEET MEASURED FROM BUFFER
PARKING	
PARKING REQUIRED	152 SPACES (2/UNIT)
PARKING PROVIDED	313 SPACES 2 GARAGE, 2 DRIVWAY, 9 GUEST SPACES

5420/5430-State Bridge Road at John's Creek

A MASTER PLANNED RESIDENTIAL PROJECT

FOR

ARROWHEAD REAL ESTATE PARTNERS, LLC
350 RESEARCH COURT
SUITE 150
NORCROSS, GEORGIA 30092
PHONE: 404-867-3572

CITY OF JOHNS CREEK
FULTON COUNTY
GEORGIA

LAND LOT 257 & 258
1ST DISTRICT

"WE PROVIDE SOLUTIONS"

PLANNERS AND ENGINEERS COLLABORATIVE

SITE PLANNING ▪ LANDSCAPE ARCHITECTURE ▪ CIVIL ENGINEERING ▪ LAND SURVEYING
350 RESEARCH COURT ▪ NORCROSS, GEORGIA 30092 ▪ (770)451-2741 ▪ FAX (770)451-3915 ▪ WWW.PECATL.COM

REVISIONS:

NO.	DATE	BY	DESCRIPTION
*1	06/25/2013	KW	REVISED LAYOUT

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SHEET TITLE

REZONING SITE PLAN

0 25 50 100 150

SCALE: 1" = 50'
DATE: March 20, 2013
PROJECT: 12215.00

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

GEORGIA REGISTERED PROFESSIONAL ENGINEER KENNETH J. WOOD

RECEIVED
JUN 27 2013
PERMITS
City of Johns Creek

RZ-13-007

PROJECT CONTACT:
BRYAN FLINT @ 404-867-3572

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Z10
SHEET