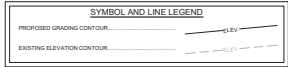


LOCATION MAP
NTS

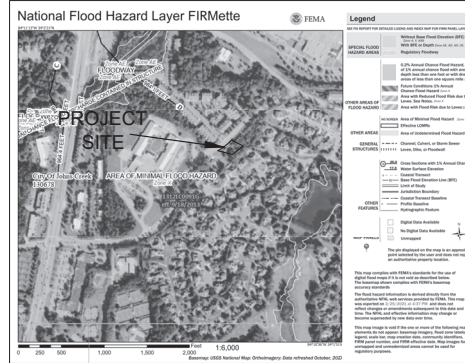


**BUILDING #1
SQUARE FOOTAGE:**

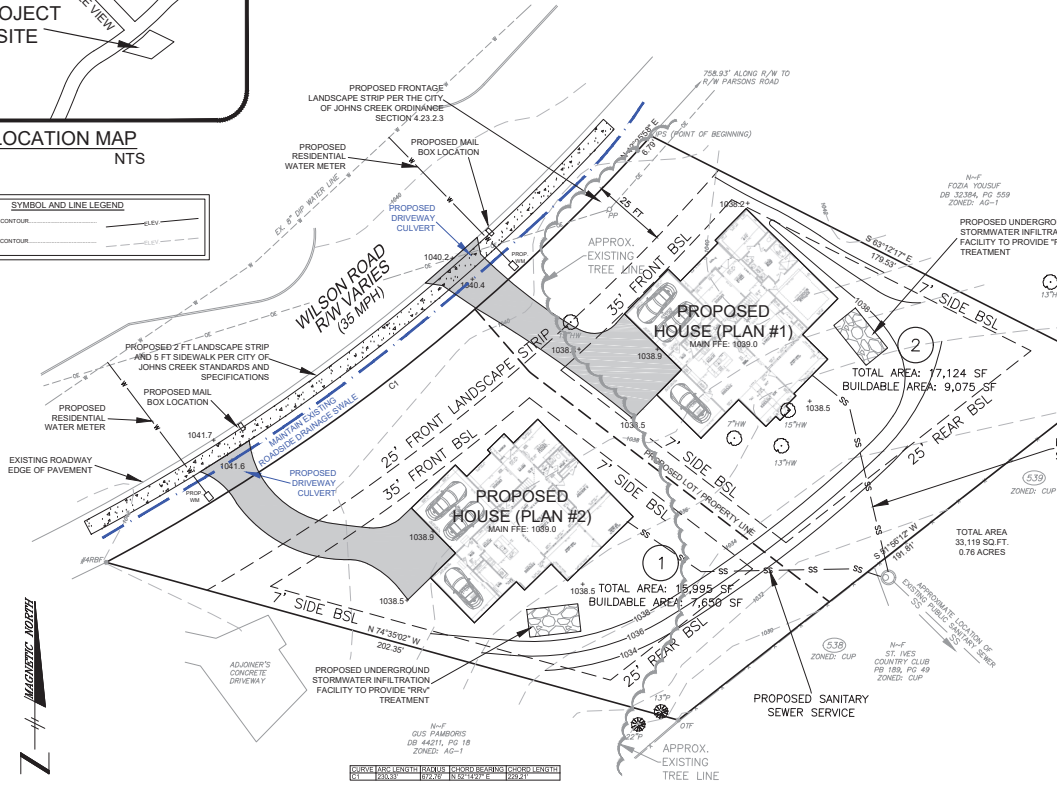
1ST FLR.	2105
2ND FLR.	1330
TOTAL	3435
GARAGE	695
BSMT.	N/A

**BUILDING #2
SQUARE FOOTAGE:**

1ST FLR.	1605
2ND FLR.	1835
TOTAL	3440
GARAGE	705
BSMT.	N/A



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Community Development

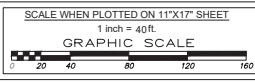
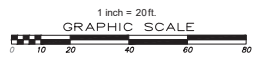


CONCEPT SUBDIVISION NOTES:

- TOTAL LOT AREA: 0.76 ACRES
- TOTAL BUILDABLE AREA: 0.76 ACRES
 - LOT SUBDIVISION CONCEPT PLAN IS PRELIMINARY AND FOR PLANNING PURPOSES ONLY. CITY APPROVAL IS REQUIRED PRIOR TO PLATTING AND RECORDING OF SUBDIVIDED PARCELS.
 - ASBLUT AND BOUNDARY INFORMATION PROVIDED BY Foothills Land Surveying, LLC, PLAT DATED 12/8/2020.
 - CURRENT ZONING: "CUP"
- REQUESTED ZONING: R4**
- LOT WIDTH: 70FT (ALSO AT BUILDING SETBACK LINE)
- SETBACKS:
- FRONT: 35FT
- SIDE: 7 FT (20 FT SIDE CORNER ADJACENT TO STREET)
- REAR: 25 FT
- MINIMUM LOT AREA: 9,000SF
- MINIMUM REQUIRED FRONTAGE: 75 FT (35FT @ CULDESAC)
- MAXIMUM LOT COVERAGE: 35%
- MAXIMUM BUILDING HEIGHT: 40 FT
- PROPOSED RESIDENTIAL HOMES TO COMPLY WITH ALL APPLICABLE CITY OF JOHNS CREEK DEVELOPMENT ORDINANCES AND CONSTRUCTION STANDARDS.

PROPOSED LOT CHART

LOT #	LOT AREA	BUILDABLE AREA	UN-BUILDABLE AREA	ALLOWABLE LOT COVERAGE	PROPOSED LOT COVERAGE
1	15,995 SF	7,650 SF	8,345 SF	5,598 SF	< 5,200 SF
2	17,124 SF	9,075 SF	8,049 SF	5,993 SF	< 5,500 SF



CONCEPT SUBDIVISION PLAN
FOR
0 WILSON ROAD
PARCEL ID: 11 092003420803
LAND LOT 342, 1ST DISTRICT
FULTON COUNTY, GA

1	PRELIMINARY	2/17/21
2	REVISED BUILDING FOOTPRINTS	7/12/21
3	REVISED PER CITY COMMENT	8/9/21
No.	Revision/Issue	Date

JVG
Civil Engineering
1309 Arnold Avenue, NE
Atlanta, GA 30324
770-402-3471

OWNER/DEVELOPER:
EPIC DEVELOPMENT
430 PLASTERS AVENUE
NE, SUITE 100
ATLANTA, GA 30324-3912
ALEX POPHAM
404-500-6017

Project	210128	Sheet	
Date	1/28/2021		SP1
Scale	1"=20'		

ENGINEER CONTACT:
JONATHAN HICKS, P.E.
JVG CIVIL ENGINEERING, INC.
1309 ARNOLD AVENUE, NE
ATLANTA, GA 30324
PH: 770-402-3471
FAX: 404-487-8982