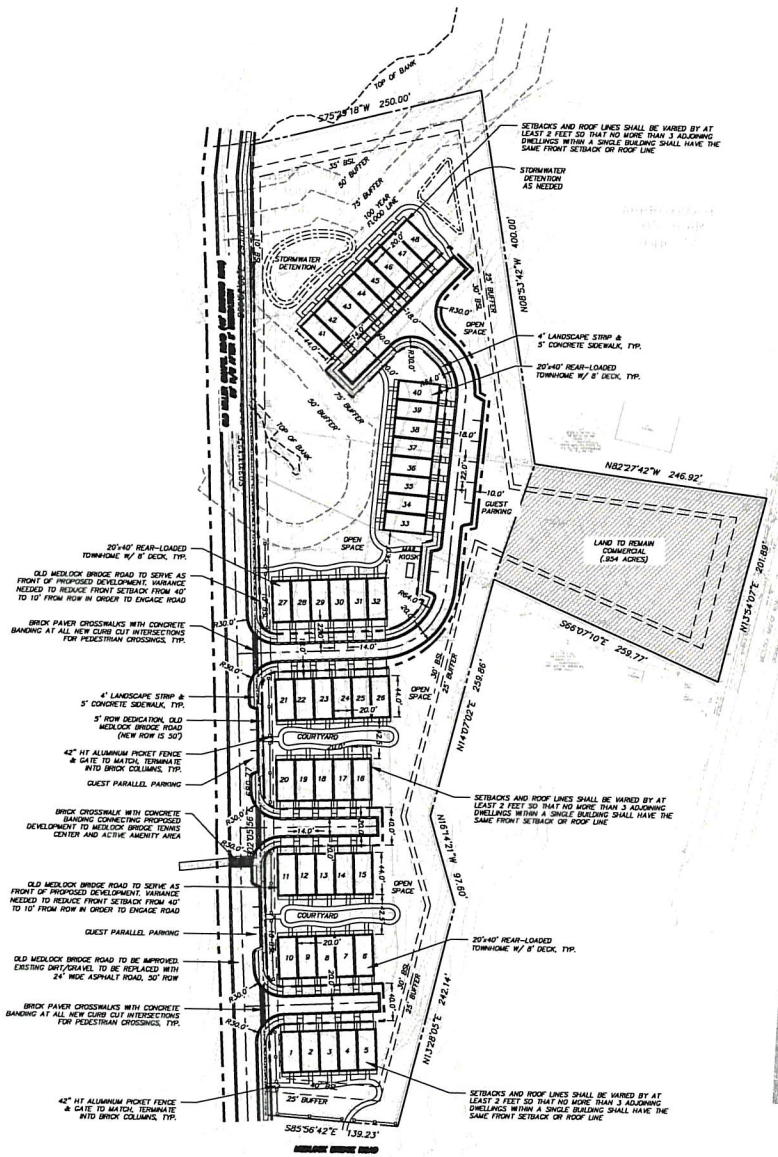
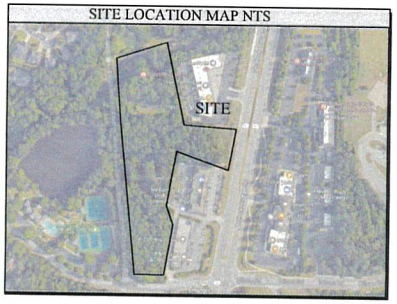
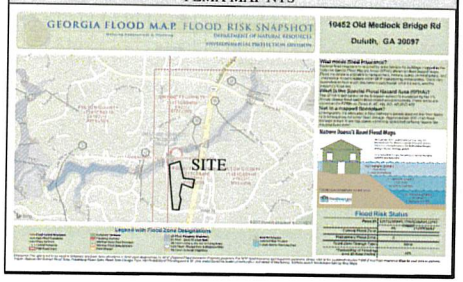


SITE LOCATION MAP NTS



FEMA MAP NTS



SITE AREA	+/- 6.58 ACRES
SITE AREA AFTER PARCEL DIVISION	+/- 5.63 ACRES
PROPOSED DENSITY	8.52 UPA

SITE DATA:

SITE AREA	+/- 6.58 ACRES
ZONING	
CURRENT ZONING	AG-1 & C-1
PROPOSED ZONING	TR (TOWNHOUSE RESIDENTIAL)
ZONING JURISDICTION	CITY OF JOHN'S CREEK
DENSITY CALCULATION	
REAR-LOADED TOWNHOMES (24' WIDE)	48 UNITS
MAX ALLOWABLE GROSS DENSITY	9 UNITS/ACRE
PROPOSED GROSS DENSITY	7.29 UNITS/ACRE
ZONING CONDITIONS	
MINIMUM PERIMETER SETBACKS	
FRONT YARD SETBACK	40 FEET
SIDE YARD SETBACK	30 FEET - INT./*10 FEET - STREET *VARIANCE DOWN FROM 40 FEET, SEE PLAN
REAR YARD SETBACK	35 FEET
MINIMUM INTERIOR SETBACKS	
FRONT YARD SETBACK	20 FEET
SIDE YARD SETBACK	15 FEET
REAR YARD SETBACK	25 FEET
MINIMUM LANDSCAPE STRIP	25 FEET ALONG PUBLIC ROW
MIN. LOT SIZE	2,000 SQ. FT.
MAX BLDG HEIGHT	40 FEET
MIN. LOT WIDTH	20 FEET
	LOT FRONTAGE, 20 FEET
MIN. FLOOR AREA	1,100 SQ. FT.
MAX LOT COVERAGE	50%
RESIDENTIAL PARKING PROPOSED	192 SPACES
GUEST PARKING PROPOSED	14 SPACES
TOTAL PARKING PROPOSED	206 SPACES
OPEN SPACE REQUIRED	N/A
OPEN SPACE PROVIDED	1.75 ACRES OR 26.5%

24 HOUR CONTACT:
JIM BOWERSOX
770-781-0617

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REVISIONS:

NO.	DATE	BY	DESCRIPTION

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SHEET TITLE
TECHNICAL SITE PLAN

0 30 60 120 180

SCALE: 1" = 60'
DATE: APRIL 27, 2017
PROJECT: 17070.00

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

GEORGIA REGISTERED PROFESSIONAL ENGINEER KENNETH J. WOOD
05-01-2017

GSWCC LEVEL II DESIGN PROFESSIONAL CERTIFICATION # 0000030180 EXP. 10/27/2018

Z1
SHEET

RZ-17-008 & VC-17-008-01
17-799