

SITE DATA	
GROSS ACRES:	+/-14.385 ACRES
EXISTING ZONING:	RS30
PROPOSED ZONING:	R-TH
TOTAL UNITS:	71 UNITS
TOWNHOME DENSITY:	7.807 U/A
TOWNHOME SIZE:	24' X 50' TOWNHOME
MIN. UNIT HEATED S.F.:	1,200 S.F. PER TOWNHOME
BUILDING SETBACKS:	
FRONT:	10'
REAR:	30'
SIDE:	0' INTERIOR / 5' STREET
BUILDING SEPARATION:	
BUILDING HEIGHT:	20' MINIMUM
OPEN SPACE REQUIRED:	35' MAXIMUM
OPEN SPACE PROVIDED:	20% OR 2.877 ACRES
RECREATION SPACE REQUIRED:	51.7% OR 7.435 ACRES
RECREATION SPACE PROVIDED:	6% OR 0.49 ACRES (2)
RECREATION SPACE PROVIDED:	
	6.1% OR 0.5 ACRES (2)

VARIANCE REQUESTS:
 (1) VARIANCE REQUEST TO ENCOACH INTO THE 150' IMPERVIOUS SURFACE SETBACK FOR LOTS 53-55 AND A PORTION OF STREET D.
 (2) VARIANCE REQUEST TO ELIMINATE THE RECREATION SPACE REQUIREMENT FOR A POOL AND FULL-SIZED TENNIS COURT.

PROPERTY OWNERS:
 PID: 5060-043
 CHO SANG J & CHO UN H
 1035 CARNOUSTIE LN
 ALPHARETTA, GA 30005-6998

PID: 5060-014
 BAUGHUM STEVEN LEE &
 FRAZIER DENISE B
 612 LARK MEADOW DR
 KNOXVILLE, TN 3793-1718

PID: 5060-283 & 5060-359
 374 MOUNT VERNON HIGHWAY LLC
 PO BOX 80042
 ATLANTA, GA 30366-0042

DEVELOPER:
 APEX LAND COMPANY
 4080 MCGINNIS FERRY RD
 ALPHARETTA, GA 30005

FEMA NOTE:
 A PORTION OF SUBJECT PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD AREA PER MAP PANEL NO. 13135C0130F, EFF. 9/29/2006.

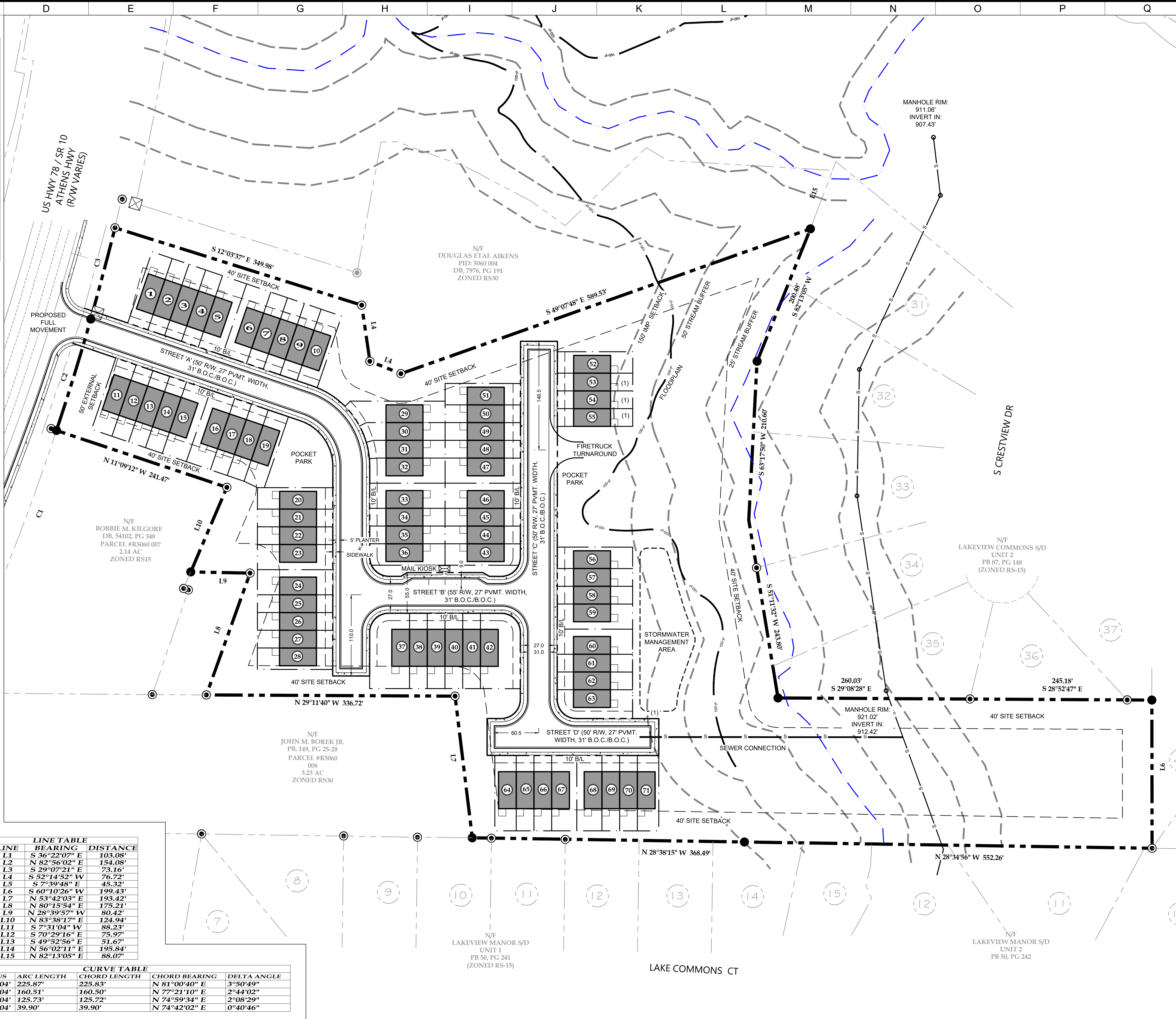
WATER NOTE:
 WATER PROVIDED BY GWINNETT COUNTY

SEWER NOTE:
 SEWER PROVIDED BY GWINNETT COUNTY

STORMWATER NOTE:
 STORMWATER WILL BE PROVIDED ON SITE.

LINE	BEARING	DISTANCE
L1	S 36°22'07" E	103.08'
L2	N 82°56'02" E	154.08'
L3	S 29°07'21" E	73.16'
L4	S 52°14'52" W	76.72'
L5	S 7°39'48" E	45.32'
L6	S 60°10'26" W	199.43'
L7	N 53°42'03" E	193.42'
L8	N 80°15'54" E	175.21'
L9	N 28°39'57" W	80.42'
L10	N 83°38'17" E	124.94'
L11	S 7°31'04" W	88.23'
L12	S 70°29'16" E	75.92'
L13	S 49°52'56" E	51.67'
L14	N 56°02'11" E	195.84'
L15	N 82°13'05" E	88.07'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	3,364.04'	225.87'	225.83'	N 81°00'40" E	3°50'49"
C2	3,364.04'	160.51'	160.50'	N 77°21'10" E	2°44'02"
C3	3,364.04'	125.73'	125.72'	N 74°59'34" E	2°08'29"
C4	3,364.04'	39.90'	39.90'	N 74°42'02" E	0°40'46"



NO.	DATE	BY	CHK	APV
DESCRIPTION				
NOT RELEASED FOR CONSTRUCTION				
LJA ENGINEERING 299 S. MAIN STREET ALPHARETTA, GA 30009 770-225-4730				
APEX LAND COMPANY CONTACT: AARON RISSLER 4080 MCGINNIS FERRY RD STE 203 ALPHARETTA, GA 30005 770.777.4704				
1810 ATHENS HWY 1804, 1810, 1860 ATHENS HWY GRAYSON, GEORGIA LL 600- DISTRICT 5TH PARCEL # 5060 043, 014, 283, 659				
SCALE: 1" = 60' 				
PROJECT NUMBER: GA4352-2401				
SHEET TITLE: ZONING PLAN				
SHEET NUMBER: 02/07/25				