VICINITY MAP
N.T.S.

REQUIRED VARIANCES AND CHANGE IN CONDITIONS:

1. REDUCE REQUIRED UNDISTURBED ZONING BUFFERS TO 50-FEET.
2. ALLOW THE PROPERTY TO BE SUBDIVIDED INTO 29 LOTS.

SITE NOTES:

1. ALL RADII ARE MEASURED TO BACK OF CURB.

DEVELOPMENT DATA

GENERAL

DEVELOPMENT TYPE = OFFICE/WAREHOUSE INDUSTRIAL PARK
ZONING = M-1

PROJECT DATA

TOTAL AREA = 44.07 ACRES (BOUNDARY SURVEY PROVIDED BY OTHERS)
NUMBER OF LOTS = 28
NET DENSITY = 0.635 LOTS/AC

PROPSED/REQUIRED SETBACKS

PROPOSED SETBACKS (M-1):
50' FRONT YARD
20' SIDE YARD
40' REAR YARD

PROPOSED BUFFER REDUCTION TO 50 FEET ALONG ALL PROPERTY LINES ADJACENT TO ARGICULTURAL AND RESIDENTIAL ZONING.

10' LANDSCAPE STRIP REQUIRED ADJACENT TO FRONTAGE

ADDITIONAL INFORMATION

SITE SERVED BY SANITARY SEWER, PUMP STATION MAY BE NECESSARY
SITE SERVED BY DOMESTIC WATER

NO PORTION OF THIS PROPERTY IS LOCATED WITHIN A FLOOD HAZARD ZONE AS PER F.I.R.M. No. 130345 0175A, MAP HAVING AN EFFECTIVE DATE OF NOVEMBER 16, 1990.

TOTAL LENGTH OF STREET = +/- 3,100 L.F.

North

PROPOSED FULL ACCESS DRIVEWAY #1

ZION CHURCH ROAD – 60' R/W (120' PROP. R/W)

PROPOSED FULL ACCESS DRIVEWAY #2

POSSIBLE FUTURE LOCATION FOR PROPOSED FULL ACCESS DRIVEWAY #3

EXISTING FULL ACCESS DRIVEWAY #4

PROPOSED CONNECTOR ROAD – 80' R/W

STREET 'A' 60' R/W

STREET 'B' 60' R/W

GA. HWY. 124 (100' R/W)

PROPOSED FULL ACCESS DRIVEWAYS #5 & #6

PROPOSED BUFFER REDUCTION TO 50-FEET

PROPOSED BUFFER REDUCTION TO 50-FEET

N/F
JANICE MARTIN BRASELTON

50' BUFFER

50' FRONT SETBACK

20' SIDE SETBACK

40' REAR SETBACK

75' IMPERVIOUS SETBACK

50' STREAM BUFFER

50'R

40'R

175' DECEL LANE

35'R

EX. ASPHALT

EX. BUILDING

1	1.73 AC	
2	1.41 AC	
3	1.41 AC	
4	1.72 AC	
5	2.77 AC	
6	1.59 AC	
7	1.24 AC	
8	1.17 AC	
9	1.05 AC	
10	1.02 AC	
11	1.00 AC	
12	1.16 AC	
13	2.13 AC	
14	1.84 AC	
15	1.35 AC	
16	1.43 AC	
17	0.98 AC	
18	0.98 AC	
19	1.21 AC	
20	2.21 AC	
21	2.12 AC	
22	2.14 AC	
23	1.06 AC	
24	1.03 AC	
25	1.08 AC	
26	1.09 AC	
27	1.05 AC	
28	1.05 AC	

Graphic Scale: 1" = 100'
50' 0 100' 200' 300' 400'

dpe DEVELOPMENT
planning & engineering, inc.
civil · sanitary · transportation survey
5074 BRISTOL INDUSTRIAL WAY
SUITE A
BUFORD, GEORGIA 30518
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PREPARED FOR:

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P.O. BOX 789
BRASELTON
GEORGIA 30517-0789
24 HOUR CONTACT
MR. EDD PRICE
(706) 654-1580

PROJECT NAME:

JACKSON OFFICE PARK

TASK:

CONCEPT PLAN
No. 3

PROJECT INFORMATION:

JACKSON OFFICE PARK	Project Name
08-031	Project Number
ZION CHURCH ROAD	Project Address
-	Land Lot No.(s)
-th DISTRICT	District
JACKSON COUNTY GEORGIA	County, State

No.	REVISION	DATE
1	REVISED PER OWNERS COMMENTS	09/12/08
2		
3		
4		
5		
6		
7		
8		
9		

CDD DESIGN	AS NOTED SCALE
CDD DRAWN	1 of 1
JCG CHECKED	SHEET
01/28/09 DATE	08-031 PROJECT No.