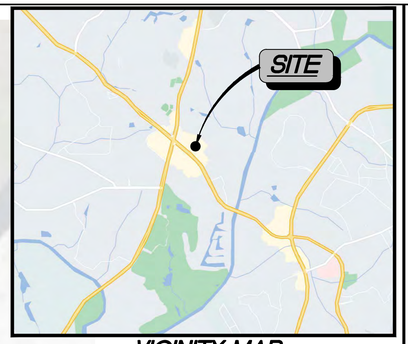

VICINITY MAP

N.T.S.

PARKING DATA:

PARCEL A

PARKING REQUIREMENTS: ONE (1) PARKING SPACE PER TWO HUNDRED FIFTY (250) SQUARE FEET FOR SHOPPING CENTER EXCEEDING FIFTEEN THOUSAND (15,000) SQUARE FEET ACCORDING TO CITY OF JOHNS CREEK ORDINANCE SECTION 18.2.1, APPENDIX A.

PARCEL A EXISTING GROSS FLOOR AREA = 76,649 SF
PARCEL A EXISTING PARKING SPACES = 332
REQUIRED PARKING SPACES = 307
PROPOSED RESTAURANT = 3,500 SF + 1,220 SF(PATIO) = 4,720 SF
ADDITIONAL PARKING REQUIRED = 48 (1/100_SF)
TOTAL REQUIRED PARKING SPACES = 307+48 = 355
TOTAL PARKING SPACES PROVIDED = 304
SHOPPING CENTER PARCEL = 290
SHACK SHACK PARCEL = 14
REDUCTION OF PARKING SPACES = 51
NEW TOTAL GROSS FLOOR AREA = 81,369 SF

PARCEL B

ADJACENT PARKING ON PARCEL B IS 532 SPACES AND OPEN SPACE PER RZ-22-0006 = 74,936 SF 1.72 AC (11.28%). THERE WILL BE NO NET DECREASE IN PARKING OR OPEN SPACE REQUIREMENTS FOR THIS PROJECT ON PARCEL B PER RZ-22-0006.

PROPERTY AREA

	ACREAGE
NEW RESTAURANT BLDG	0.72 ±AC
EXISTING PARCEL A	8.65 ±AC
PROP PARCEL A	7.93 ±AC

DATA TABLE

	AREA (SF)
SITE AREA	31,375
BUILDING COVERAGE	3,500
PROP. IMPERVIOUS AREA	16,365
PROP. GRASSED AREA	15,010
EX. IMPERVIOUS AREA	13,408
EX. GRASSED AREA	17,967
IMPERVIOUS AREA INCREASE (%)	9.42%
BUILDABLE AREA	24,895
UNBUILDABLE AREA	6,480
BUILDABLE AREA (%)	79.4%
UNBUILDABLE AREA (%)	20.6%

OPEN SPACE AREA

SITE DATA:

PARCEL A – 8.65 ACRES
EXISTING IMPERVIOUS AREA – 6.60 AC (76.3%)
EXISTING LANDSCAPE – 2.05 AC (23.7%)
PROPOSED OPEN SPACE – 0.87 AC (10.1%)

PROPOSED RESTAURANT PARCEL – 0.720 ACRES
PROPOSED IMPERVIOUS AREA – 0.376 AC (52.2%)
PROPOSED LANDSCAPE – 0.248 AC (34.5%
PROPOSED OPEN SPACE – 0.096 AC (13.3%)

4.4.3.8 – OPEN SPACES:
1. A MINIMUM OF TEN PERCENT (10%) OF THE SITE SHALL BE COMMON OPEN SPACE.
2. ONE OPEN SPACE AMENITY SUCH AS A PATIO/SEATING AREA, WATER FEATURE, CLOCK TOWER, OR A PEDESTRIAN PLAZA OR BENCH SHALL BE PROVIDED FOR EVERY 25,000 SQ. FT. OF GROSS FLOOR AREA OF A RETAIL/SERVICE COMMERCIAL ESTABLISHMENT. SUCH FEATURES SHALL BE CONSTRUCTED OF MATERIALS THAT ARE THE SAME OR SIMILAR TO THOSE USED FOR THE PRINCIPAL BUILDINGS AND LANDSCAPE.

3.3.15 – O:
OPEN SPACE. A PORTION OF A SITE CONSISTING OF EITHER NATURAL FEATURES WORTHY OF PRESERVATION THAT MAY BE LEFT UNIMPROVED, OR BUILDABLE LAND THAT IS PERMANENTLY SET ASIDE AND IMPROVED FOR PUBLIC OR PRIVATE RECREATIONAL AREAS. ACTIVE RECREATIONAL AREAS MAY INCLUDE TENNIS COURTS, SWIMMING POOLS, SPLASH PAD, PLAYGROUNDS, COMMUNITY GARDENS, AND CLUBHOUSES. PASSIVE RECREATIONAL AREAS MAY INCLUDE TRAILS, PICNIC AND FIRE PIT AREAS, AND COMMUNITY GREENS. DETENTION FACILITIES, REQUIRED BUFFERS, LANDSCAPED STRIPS, AND PLATTED RESIDENTIAL LOTS SHALL NOT BE INCLUDED IN OPEN SPACE CALCULATIONS.

SITE NOTES:

1. THE PROPERTY IS NOT WITHIN THE BOUNDARY OF A 100-YR FLOOD PLAIN PER FEMA FIRM MAP 13121C0093G, DATED 9/18/2013
2. STORMWATER MANAGEMENT FOR THE SITE WILL BE LOCATED IN THE OFFSITE DETENTION FACILITY LOCATED BEHIND THE EXISTING SHOPPING PLAZA. THE PROPOSED PROJECT WILL COMPLY WITH CITY REGULATIONS
3. WATER SERVICE IS PROVIDED BY A 10" MAIN IN THE MEDIAN OF STATE BRIDGE ROAD THAT HAS BEEN PREVIOUS STUBBED TO THE SITE. THE SITE WILL CONNECT TO THE EXISTING WATER MAIN LOCATED ALONG CAMDEN WAY.
4. THERE ARE NO WETLANDS LOCATED ON OR WITHIN 200 FEET OF THE SITE
5. SANITARY SEWER TO TIE TO THE EXISTING PUBLIC SYSTEM LOCATED FOR THE PROPERTY. THERE ARE NO SEPTIC DRAINS FIELDS PROPOSED FOR THIS SITE.
6. THE SPEED LIMIT ALONG THE FRONTAGE OF STATE BRIDGE ROAD IS 45MPH
7. FRONT BUILDING SETBACK: 40-FT
   LANDSCAPE STRIPS: 20-FT FRONT, 10-FT SIDE
8. CURRENT ZONING: C-1-C
9. 15-FT WIDE LANDSCAPE STRIP BETWEEN THE EXISTING AND PROPOSED PARCEL LINES REQUESTED TO BE ELIMINATED WITH VARIANCE
10. PROJECT WILL REDUCE THE OVERALL PARKING TOTAL FOR PARCEL A BY 51 SPACES. THIS WILL REQUIRE A PARKING VARIANCE
11. THE PROPOSED PROJECT WILL INSTALL NEW DUMPSTER FOR THE PROJECT.
12. PROPOSED BUILDING IS ON NEW PARCEL AS SHOWN ON SITE PLAN
13. PROJECT WILL INCLUDE NEW MONUMENT SIGN FOR NEWLY CREATED PARCEL

RECEIVED
MAR 14 2023
RZ-23-0001, VC-23-0002, VC-23-0003
PLANNING & ZONING

THIS CONCEPTUAL DESIGN SHOULD BE UTILIZED AS A GRAPHICAL REPRESENTATION OF A POSSIBLE DESIGN CHOICE. THE INFORMATION ON THIS PLAN WAS DESIGNED FROM LIMITED MATERIAL AND HAS ITS INACURACIES, THEREFORE IT SHOULD NOT BE USED FOR CONSTRUCTION UNTIL ALL APPLICABLE MATERIAL NEEDED HAS BEEN REVIEWED AND INCORPORATED.

811 Know what's below. Call before you dig. Dial 811

MEDLOCK SHOPS - NEW RESTAURANT BUILDING

5805 STATE BRIDGE ROAD, JOHNS CREEK, GA 30097

PREPARED FOR:

WILLOW CAPITAL PARTNERS, LLC

LAND LOTS 330 & 331, DISTRICT 1, SECTION 1 — CITY OF JOHNS CREEK
TAX PARCEL ID: 11 094002990166 & 11 094003300217

GEORGIA REGISTERED PROFESSIONAL ENGINEER No. PE041742 — JEFFREY P. MASSAR

MASS ENGINEERING AND CONSULTANTS, LLC.
3459 ACWORTH DUE WEST ROAD, SUITE 565
ACWORTH, GEORGIA 30101
PHONE: 404.850.7790 EXT. 901
WWW.MASS-ENG.COM
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MASS ENGINEERING AND CONSULTANTS, LLC

REVISIONS

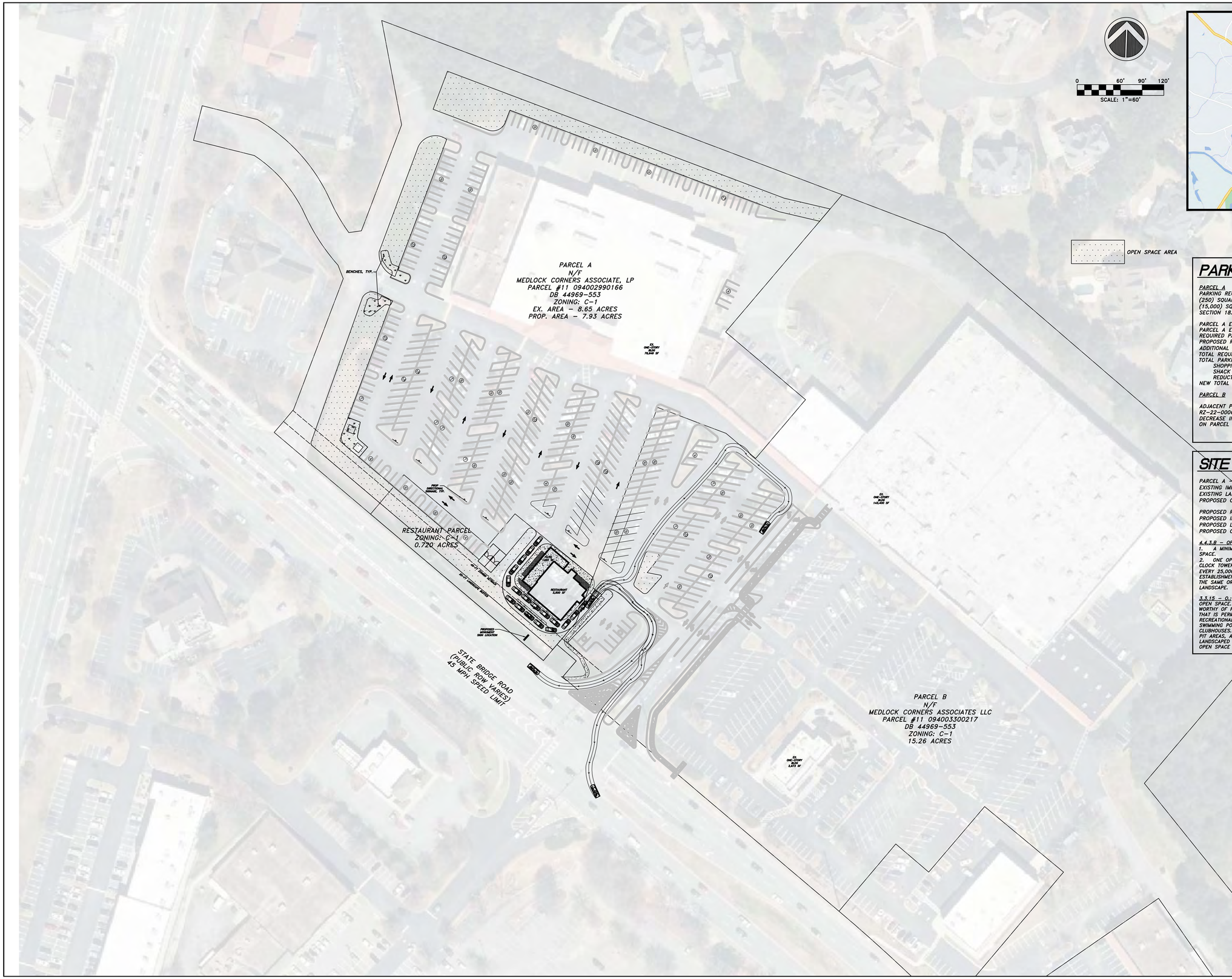
DATE:	DESCRIPTION

CONCEPT LAYOUT

PROJECT NUMBER: 21-0102

DATE: OCTOBER 7, 2021

CSP-1



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REVISIONS

DATE:	DESCRIPTION

OVERALL LAYOUT

PROJECT NUMBER: 21-0102

DATE: OCTOBER 7, 2021

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