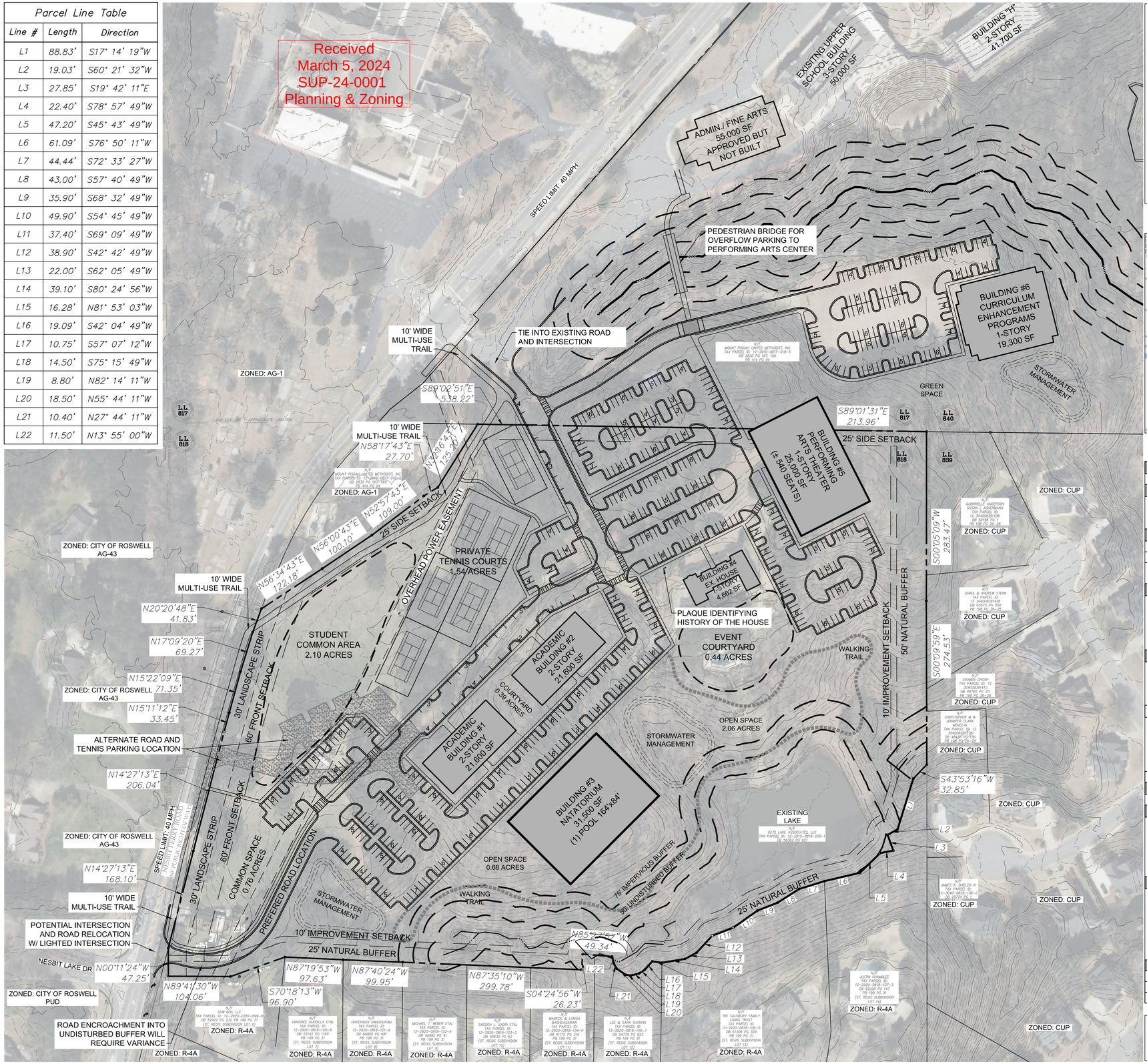
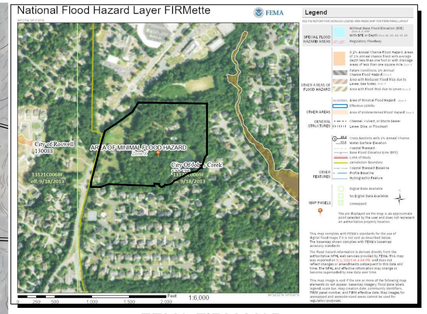
This drawing is the property of Planners and Engineers Collaborative and is not to be copied in whole or in part. It is not to be used on any other project and is to be returned upon request. ©Planners and Engineers Collaborative

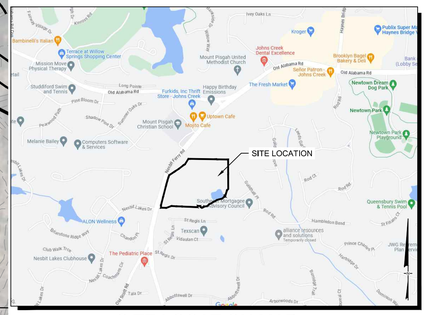
Parcel Line Table		
Line #	Length	Direction
L1	88.83'	S17° 14' 19"W
L2	19.03'	S60° 21' 32"W
L3	27.85'	S19° 42' 11"E
L4	22.40'	S78° 57' 49"W
L5	47.20'	S45° 43' 49"W
L6	61.09'	S76° 50' 11"W
L7	44.44'	S72° 33' 27"W
L8	43.00'	S57° 40' 49"W
L9	35.90'	S68° 32' 49"W
L10	49.90'	S54° 45' 49"W
L11	37.40'	S69° 09' 49"W
L12	38.90'	S42° 42' 49"W
L13	22.00'	S62° 05' 49"W
L14	39.10'	S80° 24' 56"W
L15	16.28'	N81° 53' 03"W
L16	19.09'	S42° 04' 49"W
L17	10.75'	S57° 07' 12"W
L18	14.50'	S75° 15' 49"W
L19	8.80'	N82° 14' 11"W
L20	18.50'	N55° 44' 11"W
L21	10.40'	N27° 44' 11"W
L22	11.50'	N13° 55' 00"W

Received
March 5, 2024
SUP-24-0001
Planning & Zoning





FEMA FIRM MAP
NOT TO SCALE



SITE LOCATION MAP
NOT TO SCALE

SITE DATA:	
SITE AREA	21.515 ACRES (937,212 SF)
ZONING	
EXISTING ZONING	AG-1 / SUP (SPECIAL USE PERMIT) SUP-12-002
PROPOSED ZONING	AG-1 / SUP (SPECIAL USE PERMIT)
ZONING JURISDICTION	CITY OF JOHNS CREEK
USE CALCULATIONS	
BUILDABLE SITE AREA	76.5% (16.453 ACRES)
UNBUILDABLE AREA	23.5% (5.062 ACRES)
PROPOSED ADDITIONAL DENSITY	4,850.66 SF/ACRE (NOT INCLUDING CURRICULUM ENHANCEMENT BUILDING - INCLUDED IN TOTAL DENSITY ON SHEET-Z2)
SETBACK REQUIREMENTS	
FRONT SETBACK	60 FEET
SIDE SETBACK	INTERIOR - 25 FEET; EXTERIOR - 40 FEET
REAR SETBACK	50 FEET
REQUIRED ZONING BUFFERS (AG-1)	SIDE - 25 FEET; REAR - 50 FEET
MIN LANDSCAPE STRIP ALONG ROW	30 FEET ALONG NESBIT FERRY RD
DEVELOPMENT STANDARDS	
MAX BUILDING HEIGHT	40 FEET
MIN LOT AREA	1 ACRE WITH FRONTAGE ON PAVED ROAD
MIN LOT WIDTH	100 FEET
MIN LOT FRONTAGE	35 FEET ADJOINING STREET
PROPOSED BUILDINGS	
CURRICULUM ENHANCEMENT BLDG	19,300 SF (12 ARTS CLASSROOMS)
ACADEMIC BUILDINGS 1 & 2	43,200 SF (40 CLASSROOMS)
PERFORMANCE ARTS THEATER	25,000 SF
NATATORIUM CENTER	31,500 SF
EX. HOUSE RENOVATION	4,662 SF
TOTAL PROPOSED BUILDING SQ FT	123,662 SF
OPEN SPACE CALCULATIONS	
OPEN SPACE PROPOSED	7.97 ACRES (37.04%)
MINIMUM PARKING REQUIREMENTS	
SCHOOLS (SECONDARY)	LARGER OF 10 PER CLASSROOM OR 1 PER 35 SF IN LARGEST ASSEMBLY AREA
ASSEMBLY PLACES WITH FIXED SEATING	1 SPACE PER 4 FIXED SEATS
SWIMMING POOL (PUBLIC)	20 + 1 PER 50 SF OF POOL AREA
SINGLE FAMILY RESIDENTIAL BUILDING	2 PER DWELLING UNIT
RECREATION, PUBLIC (6 TENNIS COURT)	3 SPACES PER COURT
CALCULATED REQUIRED PARKING	
CURRICULUM ENHANCEMENT BLDG (12 ARTS CLASSROOMS)	120 SPACES
ACADEMIC BUILDINGS (40 CLASSROOMS)	400 SPACES
PERFORMANCE ARTS THEATER (540 SEATS)	135 SPACES
NATATORIUM CENTER (1 POOL)	296 SPACES
EX. HOUSE (TO BE RENOVATED)	2 SPACES
TENNIS COURTS (6 COURTS)	18 SPACES
PARKING PROPOSED	
PROPOSED PARKING	574 SPACES
EXISTING PARKING ON NORTHERN PROPERTY	274 SPACES *(SEE NOTE ON SHEET-Z2)
TOTAL EAST CAMPUS PARKING	848 SPACES

24 HOUR CONTACT:
CURTIS HICKS

GEORGIA811
www.Georgia811.com
Know what's below. Call before you dig.

P: (770) 451-2741 F: (770) 451-3915
WWW.PEC.PLUS
Planners & Engineers Collaborative+
LAND PLANNING + LANDSCAPE ARCHITECTURE + CIVIL ENGINEERING
ARBORISTS + SURVEYING & CONSTRUCTION + WATER RESOURCES
350 RESEARCH COURT STE 200
PEACHTREE CORNERS, GA 30092

PROJECT

NESBIT FERRY RD

A MASTER PLANNED RESIDENTIAL DEVELOPMENT

AT

9855, 9725 NESBIT FERRY RD
JOHNS CREEK GA, 30022

CITY OF JOHNS CREEK JURISDICTION

FOR

ARROWHEAD

MUNICIPALITY PROJECT #

REVISIONS

NO.	DATE	BY	DESCRIPTION

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

GEORGIA REGISTERED No. 34393 PROFESSIONAL ENGINEER KENNETH J WOOD

GSWCC LEVEL II DESIGN PROFESSIONAL CERTIFICATION # 0000059389 EXP. 10/28/2024

ZONING MASTER PLAN

0 40 80 160 240

SCALE: 1" = 80'
DATE: 03/05/2024
PROJECT: 23037.00

GRID NORTH
GEORGIA WEST ZONE

Z1
SHEET

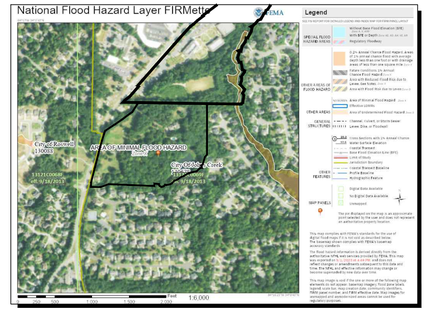
J:\2023\23037\00\Civ\Concepts & Exhibits\Zoning\23037.00 - Site - Zoned.dwg - MKigo - 3/5/2024 1:13 PM

This drawing is the property of Planners and Engineers Collaborative and is not to be copied in whole or in part. It is not to be used on any other project and is to be returned upon request. ©Planners and Engineers Collaborative

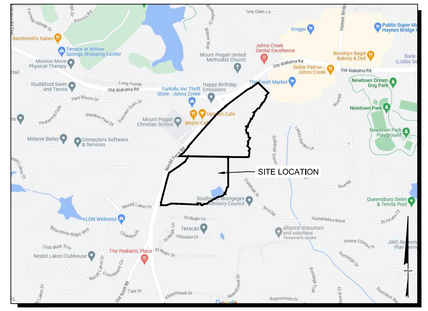
Received
March 5, 2024
SUP-24-0001
Planning & Zoning

GEORGIA811
www.Georgia811.com
Know what's below. Call before you dig.

24 HOUR CONTACT:
CURTIS HICKS



FEMA FIRM MAP
NOT TO SCALE



SITE LOCATION MAP
NOT TO SCALE

SITE DATA:	
EXISTING SCHOOL - SITE AREA	24.473 ACRES (1,066,059 SF)
PROPOSED SCHOOL - SITE AREA	21.515 ACRES (937,212 SF)
TOTAL SITE	45.988 ACRES (2,003,271 SF)
ZONING	
EXISTING ZONING	AG-1 / SUP (SPECIAL USE PERMIT) SUP-12-002
PROPOSED ZONING	AG-1 / SUP (SPECIAL USE PERMIT)
ZONING JURISDICTION	CITY OF JOHNS CREEK
USE CALCULATIONS	
APPROVED SUP-12-002 SITE DENSITY	8,255.22 SF/ACRE
AS-BUILT SITE DENSITY	5,190.62 SF/ACRE
PROPOSED ADDITIONAL DENSITY	4,850.66 SF/ACRE
TOTAL SUP SITE DENSITY	7,082.11 SF/ACRE
DEVELOPMENT STANDARDS	
EXISTING AND APPROVED (SUP 12-002)	
BUILDING "G" (EXISTING GYMNASIUM)	35,330 SF
BUILDING "H" (RENOVATED MIDDLE SCHOOL)	41,700 SF
EXISTING UPPER SCHOOL BUILDING	50,000 SF
NEW FINE ARTS BUILDING (NOT BUILT)	55,000 SF
GYMNASIUM ADDITION (NOT BUILT)	20,000 SF
PROPOSED	
CURRICULUM ENHANCEMENT BLDG	19,300 SF
PERFORMANCE ARTS THEATER	25,000 SF
NATATORIUM CENTER	31,500 SF
EX. HOUSE RENOVATION	4,662 SF
ACADEMIC BUILDINGS	43,200 SF
EXISTING & APPROVED TOTAL	202,030 SF
PROPOSED TOTAL	123,662 SF
OVERALL TOTAL	325,692 SF
PARKING REQUIREMENTS	
ASSEMBLY PLACES WITH FIXED SEATING	1 SPACE PER 4 FIXED SEATS (135 SPACES)
SINGLE FAMILY RESIDENTIAL BUILDING	2 PER DWELLING UNIT
SWIMMING POOL (PUBLIC)	20 + 1 PER 50 SF OF POOL AREA (296 SPACES)
SCHOOLS (SECONDARY)	LARGER OF 10 PER CLASSROOM OR 1 PER 35 SF IN LARGEST ASSEMBLY AREA (520 SPACES)
RECREATION, PUBLIC (6 TENNIS COURT)	3 SPACES PER COURT (18 SPACES)
PARKING PROVIDED	
TOTAL REQUIRED PARKING FOR EXISTING SITE	400 SPACES
TOTAL EXISTING PARKING ON NORTHERN PROPERTY	274 SPACES (INCLUDING ADA SPACES) *
*PER APPROVED SUP-12-002, THE PROVIDED PARKING VERSUS REQUIRED PARKING DIFFERENTIAL WILL BE ACCOMMODATED BY AND SHARED WITH MOUNT PISGAH UNITED METHODIST CHURCH (LOCATED ACROSS OLD ALABAMA ROAD) DUE TO THE NONCONCURRENT USES OF BOTH FACILITIES.	
PROPOSED PARKING	574 SPACES
TOTAL PROVIDED PARKING	848 SPACES
TIER 1: SCHOOL-DAY USES	
CURRICULUM ENHANCEMENT BLDG	120 SPACES (12 ARTS CLASSROOMS)
ACADEMIC BUILDINGS #1&2	400 SPACES (40 CLASSROOMS)
EXISTING HOUSE (RENOVATED)	2 SPACES
TOTAL SCHOOL-DAY SPACES NEEDED	522 SPACES
TIER 2: AFTER SCHOOL USES	
PERFORMANCE ARTS THEATER (540 SEATS)	135 SPACES
NATATORIUM CENTER (1 POOL)	296 SPACES
TENNIS COURTS (6 COURTS)	18 SPACES
EXISTING HOUSE (RENOVATED)	2 SPACES
TOTAL AFTER-SCHOOL SPACES NEEDED	451 SPACES

P: (770) 451-2741 F: (770) 451-3915
WWW.PEC.PLUS
Planners & Engineers Collaborative+
LAND PLANNING + LANDSCAPE ARCHITECTURE + CIVIL ENGINEERING
ARBORISTS + SURVEYING & CONSTRUCTION + WATER RESOURCES
350 RESEARCH COURT STE 200
PEACHTREE CORNERS, GA 30092

PROJECT

NESBIT FERRY RD

A MASTER PLANNED RESIDENTIAL DEVELOPMENT

AT

9855, 9725 NESBIT FERRY RD
JOHNS CREEK GA, 30022

CITY OF JOHNS CREEK JURISDICTION

FOR

ARROWHEAD

MUNICIPALITY PROJECT #

REVISIONS

NO.	DATE	BY	DESCRIPTION

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

GEORGIA REGISTERED No. 34393 PROFESSIONAL ENGINEER KENNETH J WOOD

GSWCC LEVEL II DESIGN PROFESSIONAL CERTIFICATION # 0000059389 EXP. 10/28/2024

ZONING MASTER PLAN

0 75 150 300 450

SCALE: 1" = 150'
DATE: 03/05/2024
PROJECT: 23037.00

CRID: NORTH
GEORGIA WEST ZONE

Z2
SHEET

J:\2023\23037\00\Dv\Concepts & Exhibits\Drawing\23037.00 - Site - Zoned.dwg - MKopp - 3/5/2024 1:49 PM