

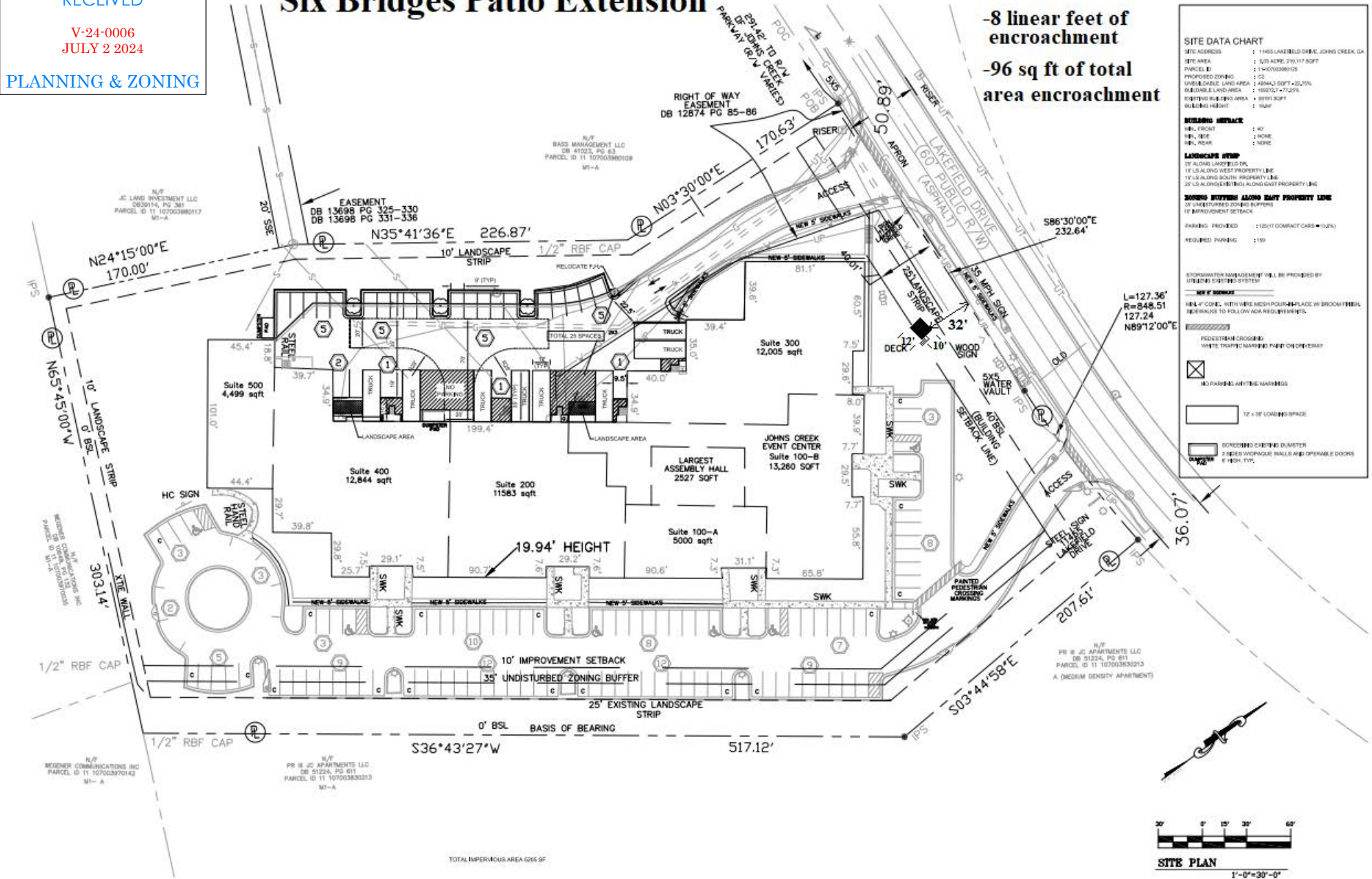
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V-24-0006
JULY 2 2024

PLANNING & ZONING

Six Bridges Patio Extension

-8 linear feet of encroachment
-96 sq ft of total area encroachment



SITE DATA CHART

SITE ADDRESS : 11455 LAKEFIELD DRIVE, JOHNS CREEK, GA
 SITE AREA : 5.03 ACRE, 219,117 SQFT
 PARCEL ID : 110700380108
 PROPOSED ZONING : C-2
 UNDEVELOPABLE LAND AREA : 4,894.3 SQFT - 10.20%
 DEVELOPABLE LAND AREA : 19,022.7 - 77.20%
 EXISTING BUILDING AREA : 1,977 SQFT
 BUILDING HEIGHT : 19'4"

BUILDING ENVELOPE

FRONT : 40'
 REAR : NONE
 SIDE : NONE

LANDSCAPE STRIP

15' ALONG WEST PROPERTY LINE
 15' ALONG SOUTH PROPERTY LINE
 25' ALONG EAST PROPERTY LINE
 25' ALONG WEST PROPERTY LINE

SETBACKS ALONG EAST PROPERTY LINE

35' UNDISTURBED ZONING BUFFER
 10' IMPROVEMENT SETBACK

PARKING PROVIDED : 115 (11' COMPACT CAR) + 10 (24')

REQUIRED PARKING : 119

STORMWATER MANAGEMENT SHALL BE PROVIDED BY UTILITIES (EXISTING) SYSTEM

NEW 6" SIGN

6" x 48" CONC. WITH WIRE MESH POLYMER-PLACEMENT BROOM FINISH. INDICATORS TO FOLLOW AIA REQUIREMENTS.

PEDESTRIAN CROSSING

WHITE TRAFFIC MARKING PAINT ON DRIVEWAY

NO UNPAVED ARTIFICIAL SURFACES

12' x 30' LANDSCAPE STRIP

SCREENING EXISTING DIAMETER
 3' MIN. WEDGEPALE TRAILS AND OPERABLE DOORS
 6' MIN. TYP.

11455 LAKEFIELD DR
JOHNS CREEK, GA

CUSTOM DESIGN & DEVELOPMENT CORPORATION

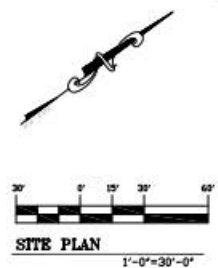
11455 LAKEFIELD DR.
JOHNS CREEK, GA 30143
TEL: 478-848-8888

SITE PLAN

REVISION	BY
12/08/08	CC
12/17/09	CC
06/28/23	SP

DRAWN BY: _____
 SCALE: AS NOTED
 PROJECT NO: _____
 DATE: 11/20/2023
 SHEET: _____

C1



TOTAL IMPERVIOUS AREA 6266 SF