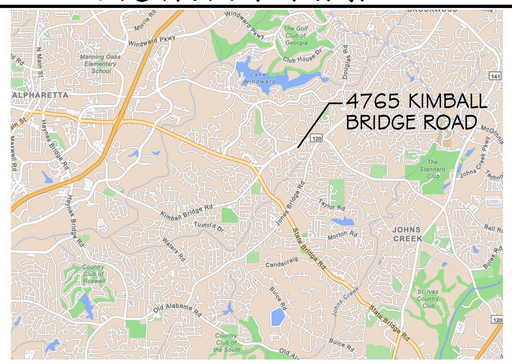
VICINITY MAP



SITE

PROPERTY AREA 172,062 SQ FT
3.95 ACRES

BUILDABLE AREA 51,788 SQ FT
1.89 ACRES (30%)

UNBUILDABLE: 120,178 SQ FT
2.76 ACRES (70%)

116 EXISTING PARKING SPACES TO REMAIN

EXISTING BUILDABLE AREA RESERVED FOR PHASE 3 EXPANSION OF EXIST. RUNOFF MANAGEMENT SYSTEMS.

SITE CONDITIONS WERE EVALUATED BY LICENSED CIVIL ENGINEERS & FOUND TO BE SUITABLE, PER CURRENT STANDARDS, TO ACHIEVE FUTURE, PHASE 3 RUNOFF REQUIREMENTS.

EXISTING LEGEND

CURRENT — EXISTING 1 STORY CHUCH BUILDING WITH PARTIAL BASEMENT TO REMAIN

ZONED: AG-1

MAIN FLOOR 10,018 SQ FT

LOWER LEVEL 1,692 SQ FT

NO LAKES, STREAMS, OR WATERS OF THE STATE; NO WETLANDS ON SITE

SEE SURVEY FOR PROPERTY DIMENSIONS, POTABLE & SANITARY WATER LINES, UNDISTURBED BUFFERS, LANDSCAPE STRIPS, SETBACKS, & NOTED UTILITY LINES

CURRENT — EXISTING DETENTION AREA TO REMAIN

CURRENT — EXISTING 2,140 SQ FT PLAYGROUND TO BE FENCED

PHASING LEGEND

PRE-K — 0-3 YEARS — 1 PRE-K CLASSROOM, 25 STUDENT MAXIMUM — PHASE 1: INTERIOR ALTERATIONS ONLY REMODEL OF APPROX. 1,350 SQ FT.

PRE-K — 3-5 YEARS — MAX. OF 3 TOTAL PRE-K CLASSROOMS, 60 STUDENT MAXIMUM — PHASE 2: INTERIOR ALTERATIONS ONLY REMODEL OF APPROX. 3,100 SQ FT.

CHURCH — 3-5 YEARS — PHASE 3: ADDITION OF APPROX. 2,515 SQ FT.

COVERED OUTDOOR AREA: 840 SQ FT

PARKING CALCULATIONS:

PARKING REQUIREMENTS FOR CHURCH OR OTHER PLACE OF WORSHIP:
- ONE SPACE PER 4 FIXED SEATS IN THE LARGEST ASSEMBLY AREA
- ONE SPACE PER 30 SF IN THE LARGEST ASSEMBLY AREA

NOTE - LARGEST ASSEMBLY AREA FOR THIS SITE DOES NOT HAVE FIXED SEATING. SQ FT CALCULATION WAS USED TO DETERMINE PARKING

EXISTING CHURCH CONDITIONS:
TOTAL EXISTING AREA OF LARGEST ASSEMBLY AREA = 3,118 SF
TOTAL EXISTING REQUIRED PARKING (1 PER 30 SF) = 3,118 / 30 SF =104 SPACES

PROPOSED CONDITIONS (CHURCH USE):
TOTAL AREA OF LARGEST ASSEMBLY AREA = 3,118 SF
TOTAL REQUIRED PARKING (1 PER 30 SF) = 3,118 / 30 SF =104 SPACES

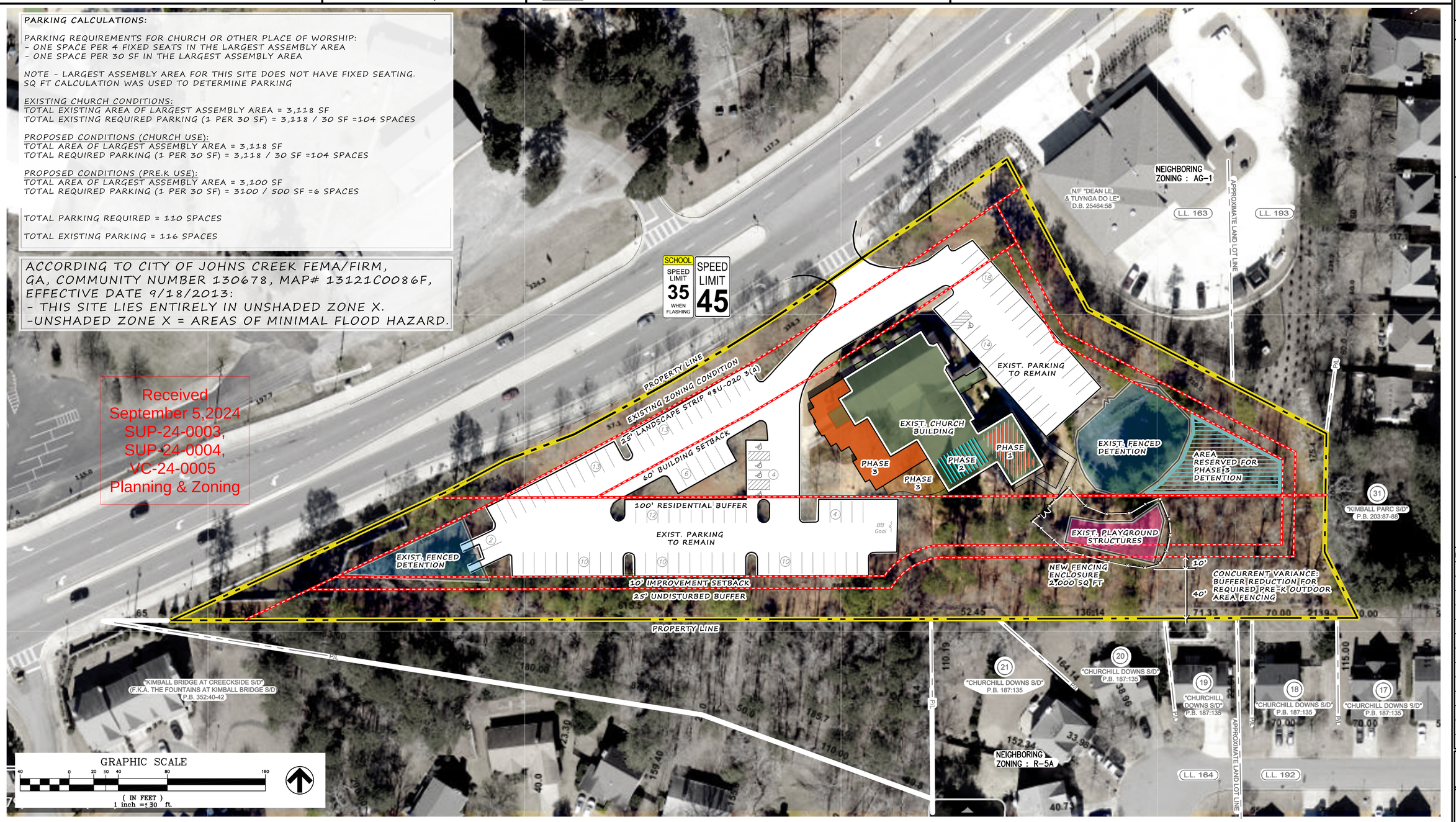
PROPOSED CONDITIONS (PRE.K USE):
TOTAL AREA OF LARGEST ASSEMBLY AREA = 3,100 SF
TOTAL REQUIRED PARKING (1 PER 30 SF) = 3100 / 500 SF =6 SPACES

TOTAL PARKING REQUIRED = 110 SPACES

TOTAL EXISTING PARKING = 116 SPACES

ACCORDING TO CITY OF JOHNS CREEK FEMA/FIRM, GA, COMMUNITY NUMBER 130678, MAP# 13121C0086F, EFFECTIVE DATE 9/18/2013:
- THIS SITE LIES ENTIRELY IN UNSHADED ZONE X.
-UNSHADED ZONE X = AREAS OF MINIMAL FLOOD HAZARD.

Received
September 5,2024
SUP-24-0003,
SUP-24-0004,
VC-24-0005
Planning & Zoning



STATE OF GEORGIA — SHAIN M. FOGARTY — 08/06/2024 — REGISTERED ARCHITECT

NORWOOD ARCHITECTS
807 forrest st. NW
atlanta, georgia 30318
ph. 678-921-0302 fax. 678-921-0301
www.norwoodarchitects.com

PROJECT NO: L2318

MESSIAH JOHNS CREEK

ZONING MODIFICATION FOR:
MESSIAH LUTHERAN
4765 KIMBALL BRIDGE ROAD
FULTON COUNTY
ALPHARETTA, GEORGIA 30005

NO.	DATE	DESCRIPTION
		08/06/24

DRAWING NUMBER
AS.1

SHEET TITLE
SITE PLAN

FOR CONSTRUCTION