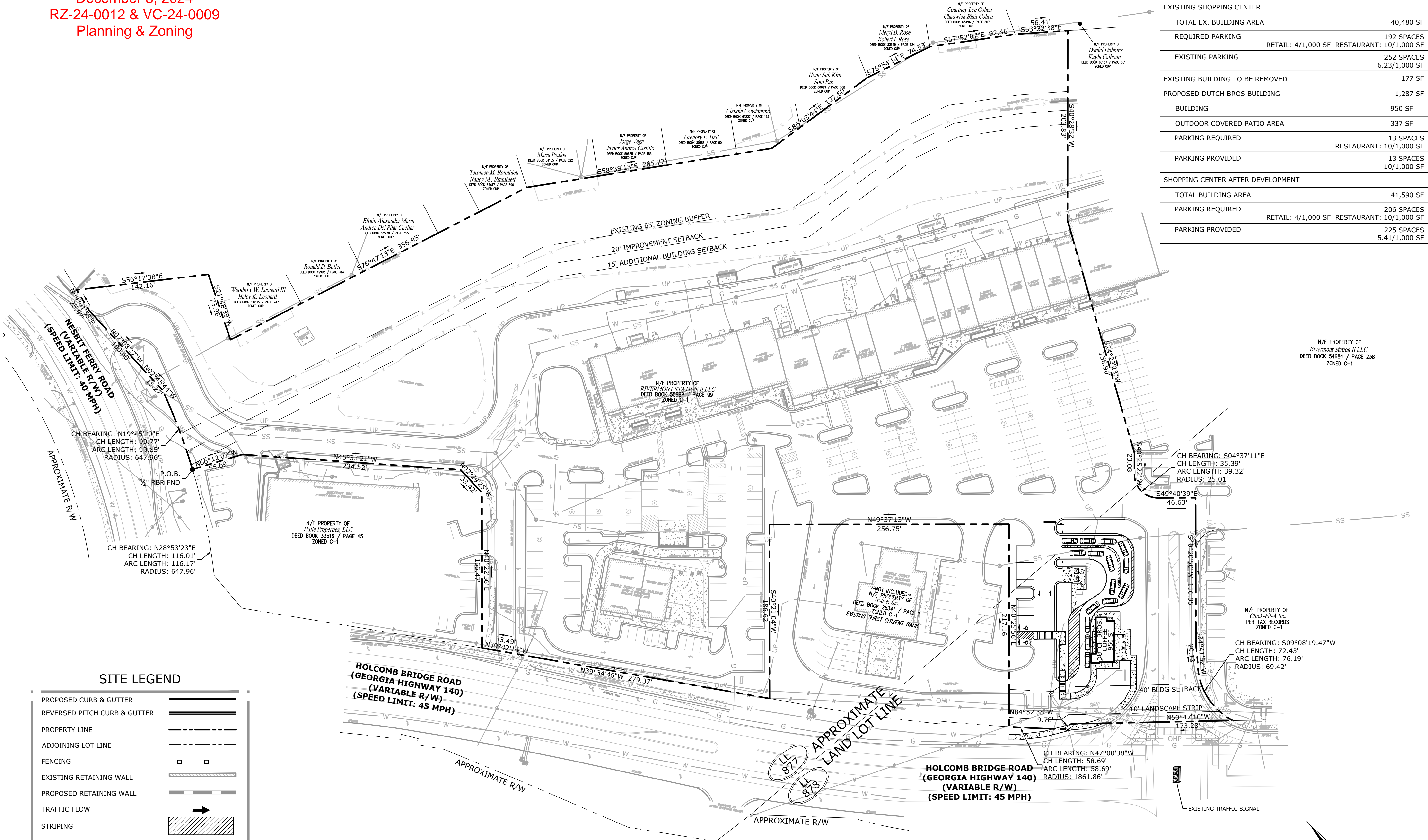


Received
December 3, 2024
RZ-24-0012 & VC-24-0009
Planning & Zoning

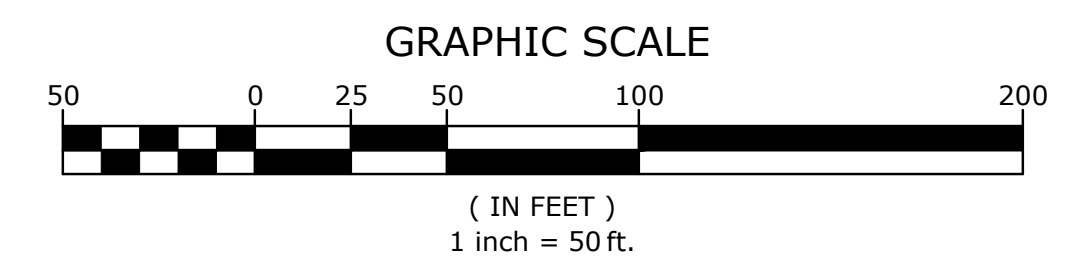
SITE DATA

SHOPPING CENTER TRACT AREA	±10.428 ACRES
BUILDABLE AREA	±7.43 ACRES (71.2%)
UNBUILDABLE AREA	±3 ACRES (28.8%)
ZONING	C-1 (COMMUNITY BUSINESS DISTRICT)
EXISTING SHOPPING CENTER	
TOTAL EX. BUILDING AREA	40,480 SF
REQUIRED PARKING	192 SPACES
EXISTING PARKING	252 SPACES
EXISTING BUILDING TO BE REMOVED	177 SF
PROPOSED DUTCH BROS BUILDING	1,287 SF
BUILDING	950 SF
OUTDOOR COVERED PATIO AREA	337 SF
PARKING REQUIRED	13 SPACES
PARKING PROVIDED	13 SPACES
SHOPPING CENTER AFTER DEVELOPMENT	
TOTAL BUILDING AREA	41,590 SF
REQUIRED PARKING	206 SPACES
PARKING PROVIDED	225 SPACES



SITE LEGEND

PROPOSED CURB & GUTTER	
REVERSED PITCH CURB & GUTTER	
PROPERTY LINE	
ADJOINING LOT LINE	
FENCING	
EXISTING RETAINING WALL	
PROPOSED RETAINING WALL	
TRAFFIC FLOW	
STRIPING	
HEAVY DUTY ASPHALT PAVEMENT	
CONCRETE	
STANDARD DUTY ASPHALT PAVEMENT	
EXISTING FEATURES SCREENED	



3360 Martin Farm Road
Suite 200
Suwanee, Georgia 30024
470.375.2001
www.genesiseng.net



PROJECT:
RIVERMONT STATION DUTCH BROS COFFEE
8483 HOLCOMB BRIDGE ROAD
JOHNS CREEK, GEORGIA 30022

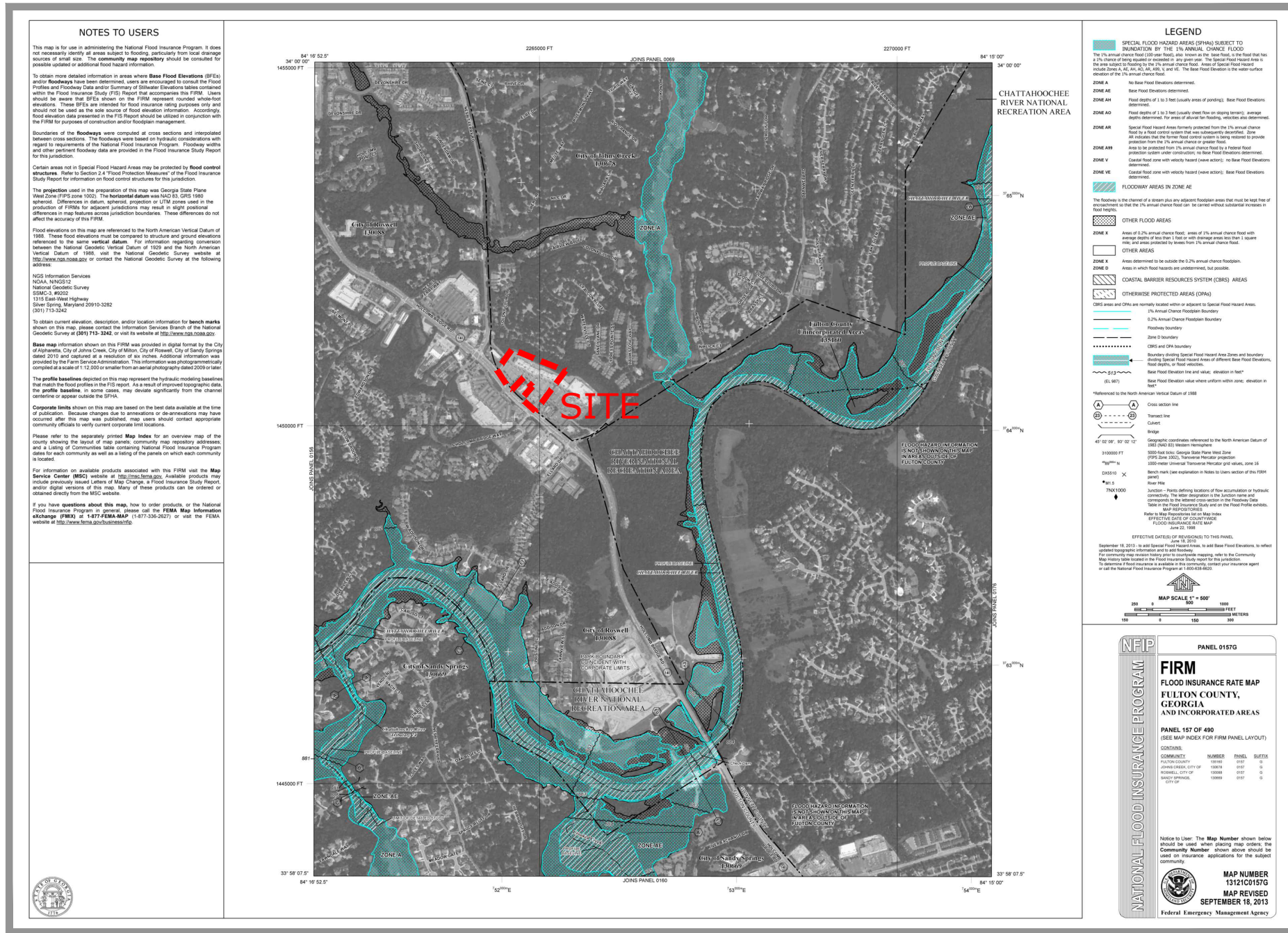
CLIENT:
RIVERMONT STATION II, LLC
11501 NORTHLAKE DRIVE
CINCINNATI, OHIO 45249

REVISIONS	
PROJECT NUMBER:	24-220
DATE:	12/03/2024

OVERALL
REZONING
SITE PLAN

RZ-2

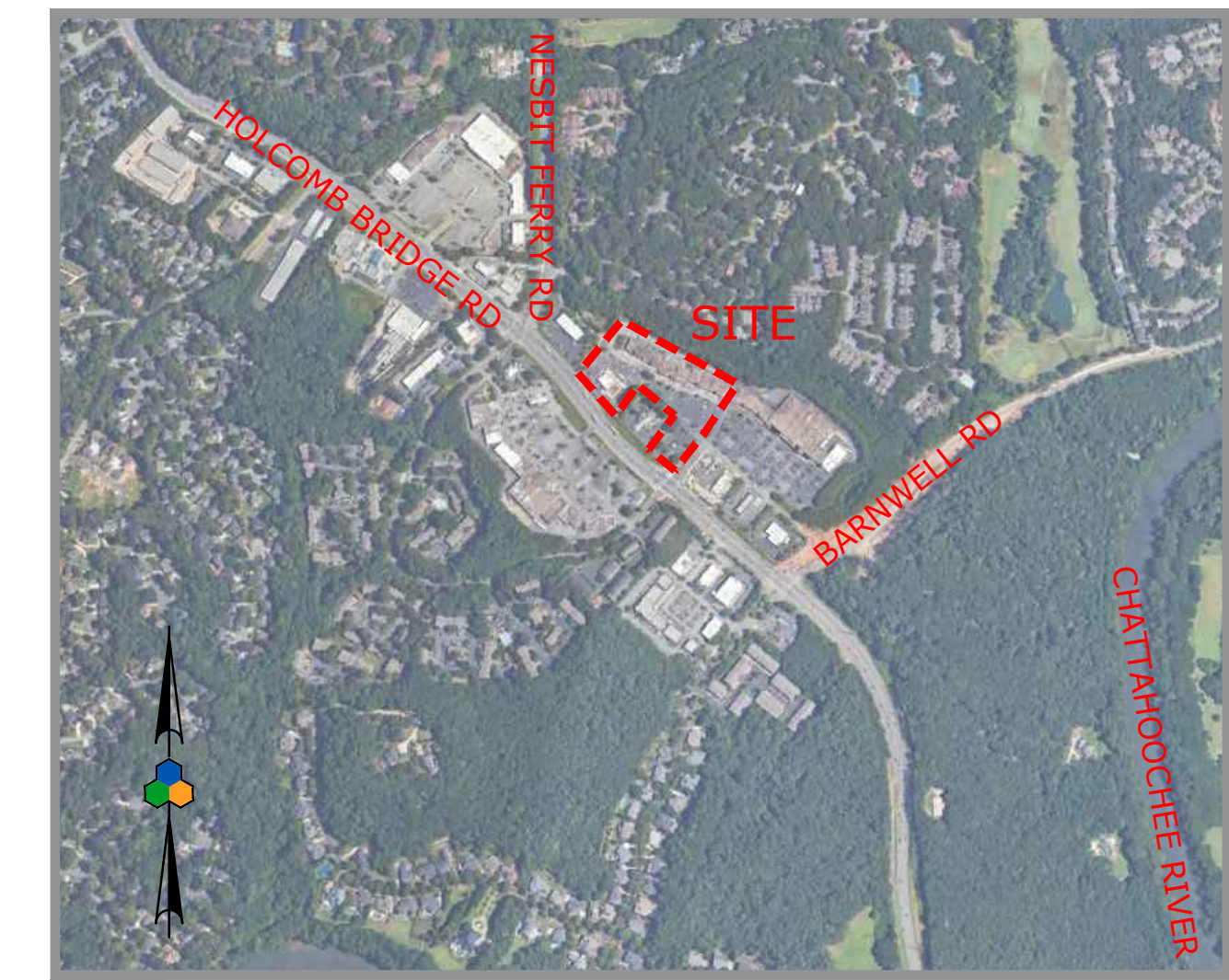
FEMA FIRM PANEL



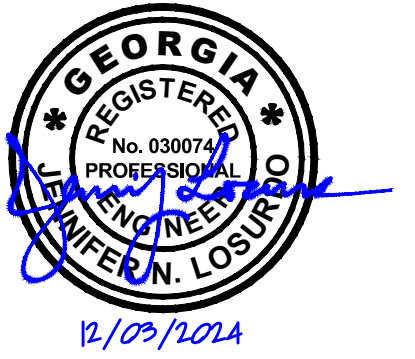
Received
December 3, 2024
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Planning & Zoning

NOTE: EXISTING TOPOGRAPHIC INFORMATION
TAKEN FROM FULTON COUNTY GIS ON 12/02/2024

LOCATION MAP - N.T.S.



GENESIS ENGINEERING
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3360 Martin Farm Road
Suite 200
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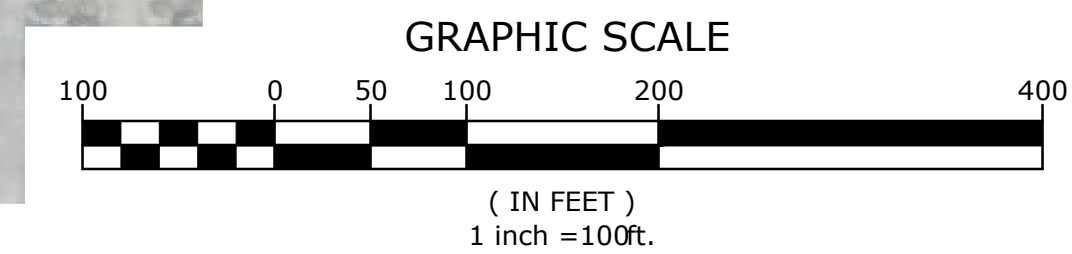


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PARKING PROVIDED	225 SPACES 5.41/1,000 SF

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REVERSED PITCH CURB & GUTTER	
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AERIAL
REZONING
SITE MAP

RZ-1