

GENESIS ENGINEERING
COLLABORATIVE

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



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

OFF

ROJECT NUMBER:

24-220

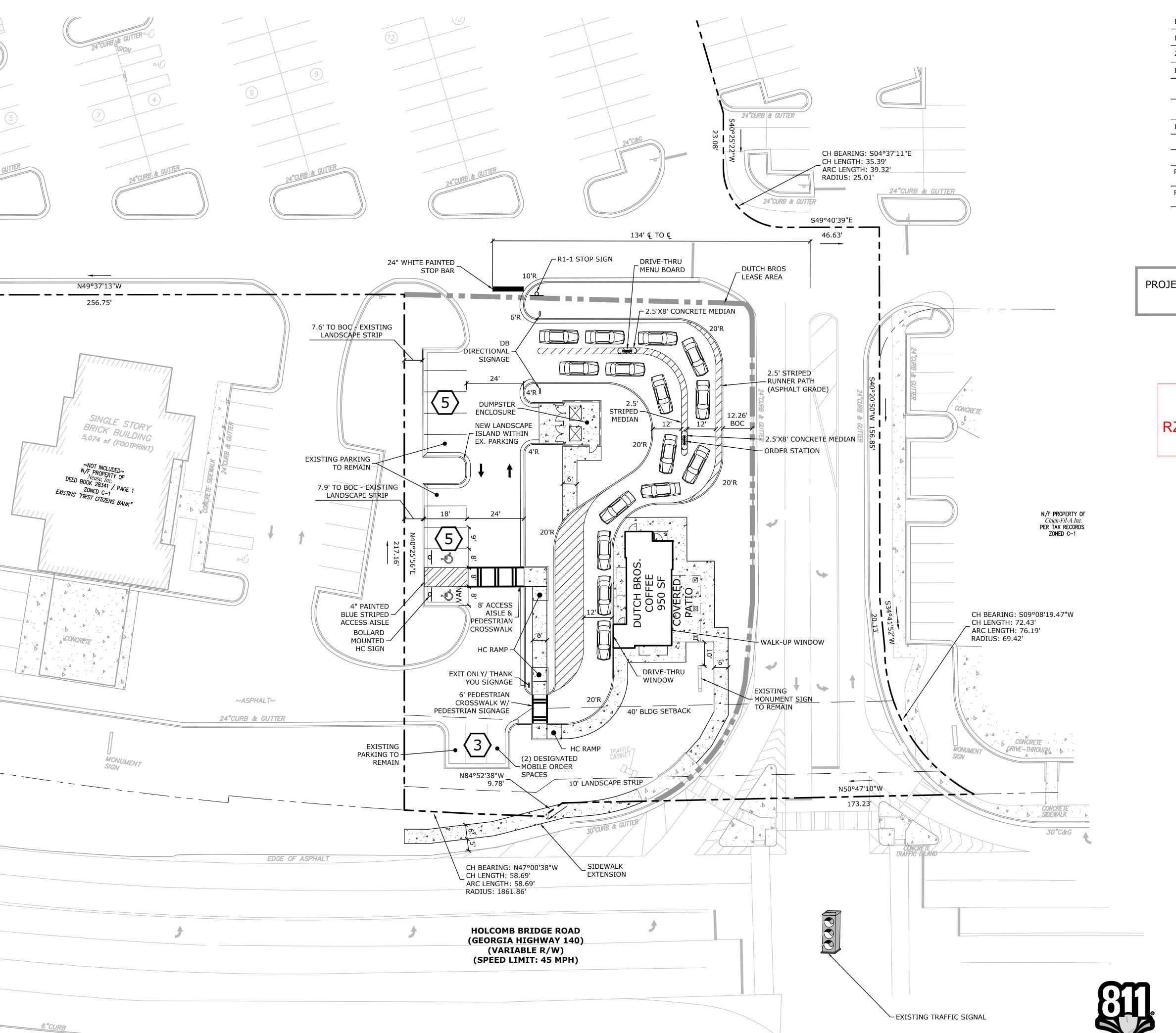
DATE:

REVISIONS

12/03/2024

OVERALL REZONING SITE PLAN

RZ-2

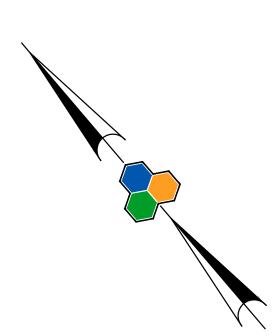


SITE DATA

EXISTING SHOPPING CENTER TRACT	AREA	±10.428 ACRES	
DUTCH BROS LEASE AREA		±0.70 ACRES	
ZONING	C-1 (COMMUNITY BUSINESS DISTRICT)		
EXISTING ONE-STORY BUILDING TO	BE REMOVED	177 SF	
EXISTING PARKING REQUIRED		1 SPACE RETAIL: 4/1,000 SF	
EXISTING PARKING PROVIDED		40 SPACES 226/1,000 SF	
PROPOSED DUTCH BROS BUILDING		1,287 SF	
BUILDING		950 SF	
OUTDOOR COVERED PATIO AREA		337 SF	
PARKING REQUIRED		13 SPACES RESTAURANT: 10/1,000 SF	
PARKING PROVIDED		13 SPACES 10/1,000 SF	

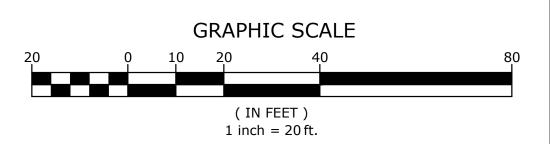
PROJECT SHALL MEET ALL CITY OF JOHNS CREEK STORMWATER REQUIREMENTS.

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



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	A . A A A A
STANDARD DUTY ASPHALT PAVEMENT	
EXISTING FEATURES SCREENED	



Know what's **below. Call** before you dig.



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RIVERMONT STATION DUTCH BROS COFFEE

8483 HOLCOMB BRIDGE ROAD

JOHNS CREEK, GEORGIA 30022

CLIENT:

CLIENT:

REZONING SITE PLAN

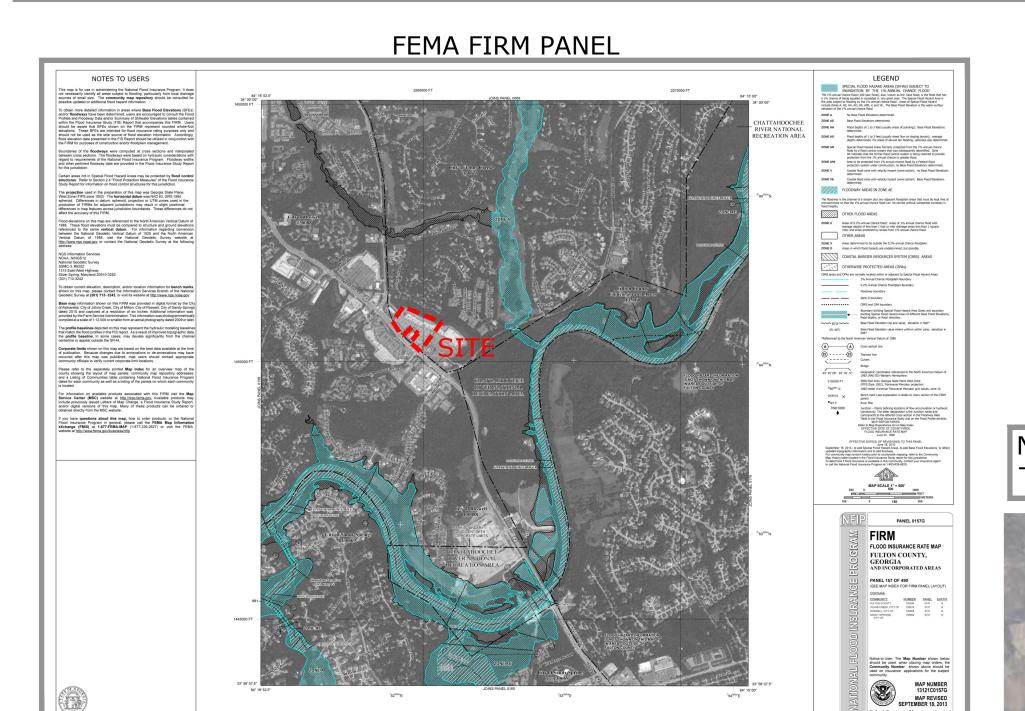
24-220

12/03/2024

PROJECT NUMBER:

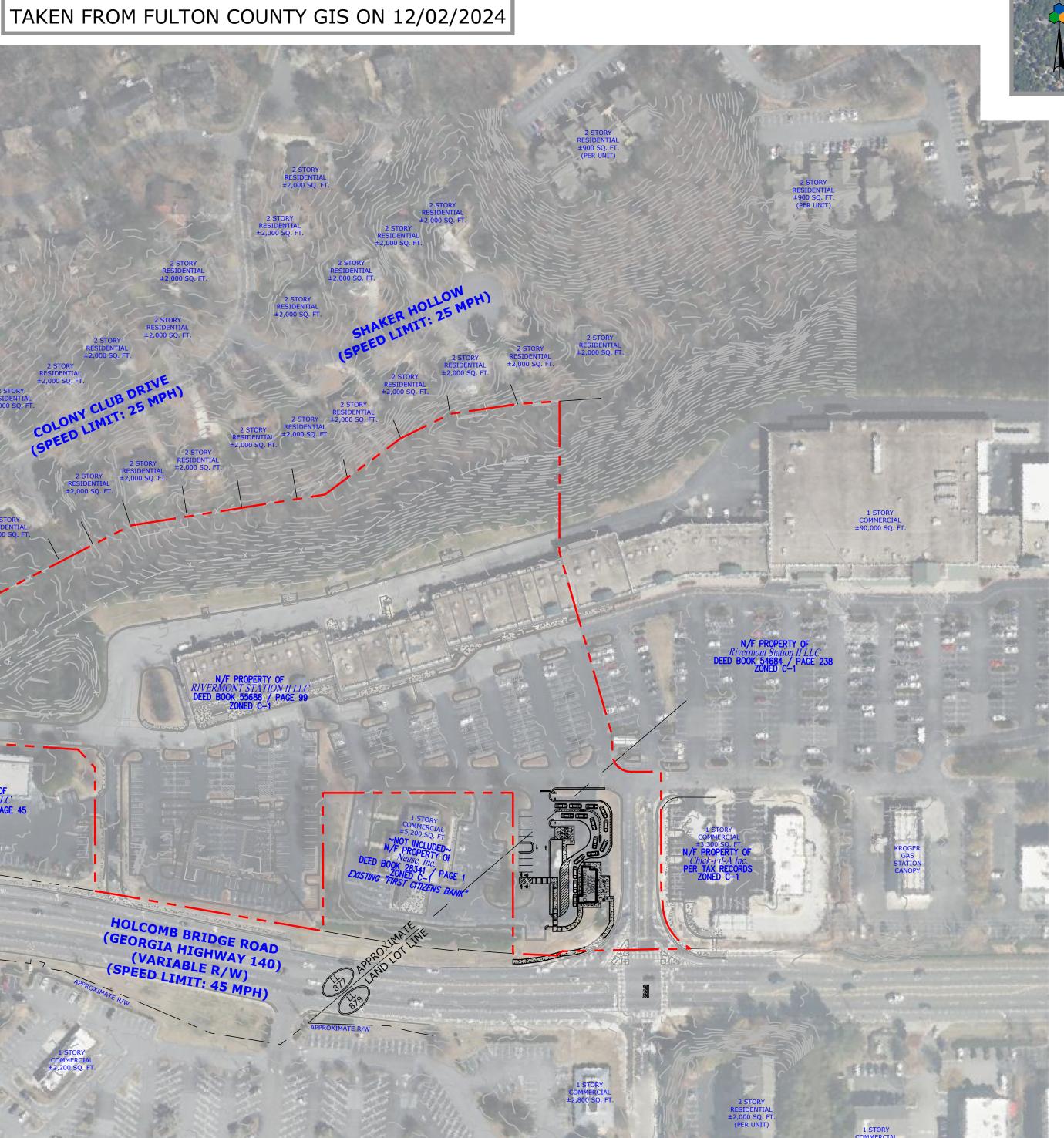
DATE:

RZ-3



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

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





LOCATION MAP - N.T.S.

SITE DATA

±10.428 ACRES

±7.43 ACRES (71.2%)

C-1 (COMMUNITY BUSINESS DISTRICT)

RETAIL: 4/1,000 SF RESTAURANT: 10/1,000 SF

206 SPACES RETAIL: 4/1,000 SF RESTAURANT: 10/1,000 SF

SITE LEGEND

±3 ACRES (28.8%)

40,480 SF

192 SPACES

252 SPACES 6.23/1,000 SF

177 SF

1,287 SF

950 SF

337 SF

13 SPACES 10/1,000 SF

41,590 SF

225 SPACES 5.41/1,000 SF

13 SPACES RESTAURANT: 10/1,000 SF

SHOPPING CENTER TRACT AREA

EXISTING SHOPPING CENTER

REQUIRED PARKING

EXISTING PARKING

PARKING REQUIRED

PARKING PROVIDED

TOTAL BUILDING AREA

PARKING REQUIRED

PARKING PROVIDED

BUILDING

TOTAL EX. BUILDING AREA

EXISTING BUILDING TO BE REMOVED

PROPOSED DUTCH BROS BUILDING

OUTDOOR COVERED PATIO AREA

SHOPPING CENTER AFTER DEVELOPMENT

PROPOSED CURB & GUTTER

PROPERTY LINE

FENCING

TRAFFIC FLOW

STRIPING

HEAVY DUTY

CONCRETE

ASPHALT PAVEMENT

STANDARD DUTY ASPHALT PAVEMENT

GRAPHIC SCALE

(IN FEET) 1 inch =100ft.

EXISTING FEATURES SCREENED

Know what's below.

Call before you dig.

ADJOINING LOT LINE

EXISTING RETAINING WALL

PROPOSED RETAINING WALL

REVERSED PITCH CURB & GUTTER

BUILDABLE AREA

ZONING

UNBUILDABLE AREA

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33 HOLCOMB BRIDGE ROAD

4NS CREEK, GEORGIA 30022

ENT:

VERMONT STATION II, LLC

REVISIONS

ND	
	
A A A A	

ATE: 12/03/2024

24-220

PROJECT NUMBER:

AERIAL REZONING SITE MAP

RZ-1