Received
August 5, 2025
RZ-25-0001,
VC-25-0010 & VC-25-0011
City of Johns Creek
Planning & Zoning

FULTON COUNTY

DEPARTMENT OF PUBLIC WORKS
1 Public County Government Center
141 Pryor Street, S. W., Suite 6001
Atlanta, Georgia 30303
Telephone: Area Code-404-730-1400

DEDICATED FIRE LINES

OBJECTIVES

To provide safe, reliable fire protection service to the customers of the North Fulton Water System at equitable charges for these services.

All applicants desiring exclusive fire protection water service may apply for a connection to the North Fulton Water System. The applicant shall agree to install such devices to prevent contamination of the public water as specified herein or as amended by the Fulton County Department of Public Works Standard for Construction.

Upon testing, a receipt of such test must be sent to Fulton County Department of Public Works. Any usage of a fire service line for any purpose other than the extinguishing of an accidental fire or an approved testing of fire service by a licensed fire alarm system company on the premises shall be a misdemeanor violation of this code and subject to a fine of not less than $1,000.00 or the estimated consumption of water whichever is greater.

Following a fire requiring use of the fire service line, the owner shall notify the Department of Public Works which shall confirm the occurrence through the Fire Department. Any such usage shall not be charged.

Where circumstances require the planned usage of the fire service line, the user shall obtain a fire hydrant meter from the Department of Public Works or install a meter and notify the Department of Public Works in writing of the time of usage and provide opportunities for inspection of the meter in place and its removal.

Fulton County does not assume the responsibility of making taps to the fire line. This responsibility will be that of the contractor under the supervision of Fulton County. Fulton County doesn't assume responsibility for the maintenance of fire lines.

PARKING DATA:

REQUIRED:

Office	17,158 s.f. x 3 space / 1000 s.f.	52	spaces
TOTAL PARKING REQUIRED		**52**	**spaces**

PROPOSED:

Regular	(9' x 19')	57	spaces
Handicapped / Van	(8' wide w/ 8' striping)	2	spaces
Handicapped	(8' wide w/ 8' striping)	1	spaces
TOTAL PARKING PROVIDED		**60**	**spaces**

"ANY RESTAURANT, FOOD SERVICE OR CAR MAINTENANCE FACILITY THAT IS PROPOSED FOR THIS SITE AFTER A LAND DISTURBANCE IS ISSUED, MUST INSTALL A PRETREATMENT SYSTEM(S) ACCORDING TO FULTON COUNTY SEWER USE ORDINANCE. THE PRETREATMENT SYSTEM (GREASE TRAP, SAND TRAP OR OIL/WATER SEPARATOR) REQUIRED WILL BE DETERMINED BASED ON THE USE OF THE TENANT AND WOULD INCLUDE INGROUND EXTERIOR SYSTEMS AS WELL AS INTERIOR. ANY PRETREATMENT SYSTEMS CURRENTLY SHOWN ON THE SITE UTILITY PLANS ARE DESIGNED ACCORDING TO INFORMATION SUPPLIED BY THE DEVELOPER/CONTRACTOR OF TENANT OCCUPANT(S) AT THE TIME OF LAND DISTURBANCE PERMIT REVIEW. NO OTHER TENANT SPACES HAVE BEEN APPROVED"
CONTACT: PAUL GALBREATH (770) 641-6700 x224-DEPARTMENT OF PUBLIC WORKS

SITE DENSITY CALCULATIONS:

Building = 17,158 s.f. / 2.00 ac. = 8,579 s.f./ac.
Total = 17,158 s.f. / 2.00 ac. = 8,579 s.f./ac.

PROPOSED LAND USE:
Office = 17,158 s.f.

Gravity Flow Calculations

Project Name	W.H.BASS AT JOHN'S CREEK
Project Number	KGM069
Fulton County LDP No.	

Land Use	Quantity	Base Units		Flowrate (GPD) /unit	Total Flowrate (GPD)
Office	17,158	s.f.	x	0.1	1,715
				Basin Total	**1,715 GPD**

NOTE: IN CASE THAT A DEVELOPMENT DUE TO A ROAD WIDENING OR EXTENSION OF SERVICE NECESSITATES THE REPLACEMENT OR RELOCATION OF OVERHEAD UTILITIES, SUCH UTILITIES MUST BE REPLACED OR RELOCATED AS AN UNDERGROUND SERVICE.

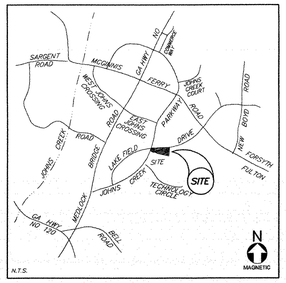
24-HOUR EMERGENCY CONTACT:
Carl Herndon
(770) 662-8430

PROJECT NOTES:

OWNER/DEVELOPER:
W.H. Bass
230 Scientific Drive, Suite 100
Norcross, Georgia 30092
PHONE: (770) 662-8430
CONTACT: Carl Herndon

ENGINEER:
Brock Design Group, Inc.
702 Old Peachtree Road
Suwanee, Georgia 30024
PHONE: (770) 962-4125
CONTACT: Mark Brock
E-MAIL ADDRESS: mbrock@bdginc.net

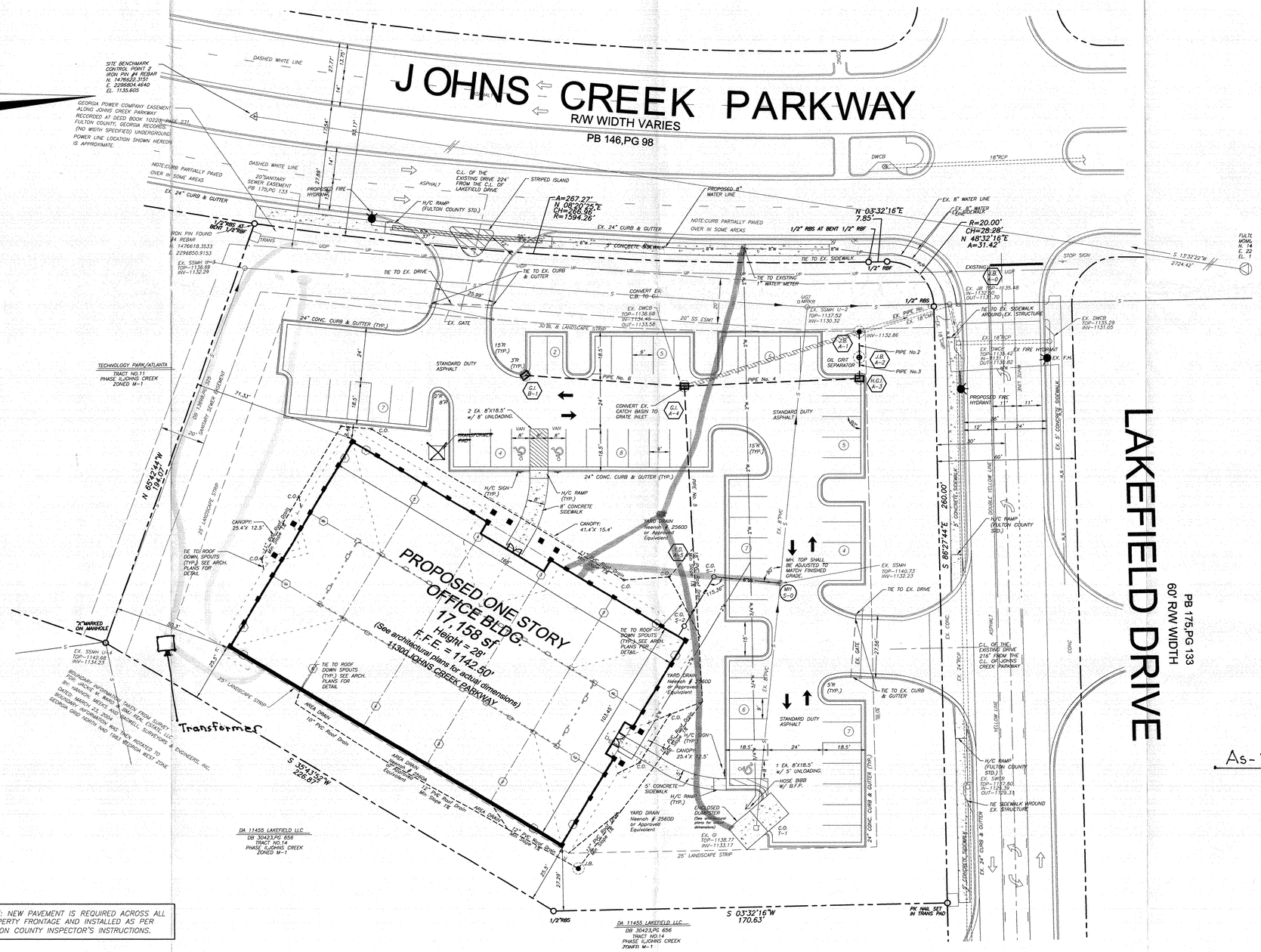
1. *Property located in L.L. 398, 1st Dist., 1st Section, Fulton Co. Tax Parcel Id. 11-1070-0398-010-9.*
2. *Zoning: M1-A Rezoning Case # Z83-141.*
3. *Building Setbacks:*
   Front-30'
   Side-25' Landscape Strip
   Rear-25' Landscape Strip
4. *Proposed use is office, 17,158 sf.*
5. *Proposed building height 18'.*
6. *Total tract contains 2.00 acres/disturbed area=1.8 acres ±.*
7. *Boundary information obtained from survey by Hannon, Meeks & Bagwell dated March 23rd, 2004.*
8. *Topographical information obtained from Floyd & Associates, Inc.*
9. *Vertical datum for topography is mean sea level.*
10. *Contour interval is one (1) foot.*
11. *This property is shown on F.I.R.M. panel number 13121C 0091E, dated June 22, 1988 and is not located within a special food hazard zone.*
12. *No more than 10,000 square feet of total floor area per acre zoned, or a total floor area of 6,278,000 s.f. whichever is less, for the overall development.*
13. *No roof signs are permitted.*



LOCATION MAP

FULTON COUNTY GENERAL NOTES:

1. *All construction shall conform to Fulton County Standards and Specifications, whether or not review comments were made.*
2. *Notify Fulton County Inspector 24 hours before beginning of every phase of construction.*
3. *As-Built drawings of roadways, storm drains sewers and water, field approvals by the inspector, and all applicable bonds required prior to acceptance or issuance of a certificate of occupancy.*
4. *The property shall be referenced to an existing Fulton County G.I.S. Monument prior to the recording of the final plat. Course and distance to the monument, from a point on the property, shall be shown on the final plat. For developments of twenty five (25) acres or greater, developer must pay fee to Fulton County, for the installation of one (1) new pair of G.I.S. monuments to be set to Fulton County Specifications. This fee shall be paid prior to the issuance of a land disturbance permit.*
5. *Water service to be provided by Fulton County.*
6. *Prior to acceptance and approval of any asphaltic concrete binder and or topping which is installed for the purpose of Fulton County maintenance, a representative of this department may require one or all of the following tests: 1) coring, 2) extraction, 3) composition, 4) density. The frequency and location of these tests will be left to the discretion of the inspector.*
7. *Signing and striping to be provided by the developer according to Fulton County Specifications.*
8. *Off-street parking shall be provided and maintained throughout construction.*
9. *All fill areas must be compacted to minimum 95% standard proctor. A report from a geo-technical engineer may be required by the construction inspector for all fill areas within the right-of-way.*
10. *A 25-foot undisturbed vegetated buffer adjacent to all state waters will be left and maintained.*
11. *No debris will be buried on the site but will be hauled from the site by a licensed carrier.*
12. *Undisturbed buffers shall be replanted to buffer standards, where sparsely vegetated or where disturbed at approved utility crossings. Replantings are subject to county arborist approval.*
13. *Any exterior illumination on the site shall not exceed 1.2 foot-candles on any property line adjacent to a residential use or zoning district, nor will the light source be directly visible from adjoining residential properties.*
14. *The exterior of all concrete blocks shall be coated with an architectural treatment (e.g., epoxy, stucco, brick veneer, etc.) or an alternate solution as may be approved by the Director of Environment and Economic Development.*



HYDRANT FLOW TEST

JOHN Johns Creek Pkwy
Flow Test Location
66 PLT 60 PLT
Static Residual Pitot
Static Residual Pitot
Area 6
25 PSI Res.
Area 6
25 PSI Res.
Hydr. Size 6"
Time 9:30 AM
Date 1-30-06
Time
Date
COMPUTATION
C.A. Long

ENGINEERING SEAL
GEORGIA REGISTERED PROFESSIONAL ENGINEER MARK S. BROCK
12-7-07

REVISIONS		
NO.	DATE	DESCRIPTION
A	11/30/05	SUBMITTAL TO FULTON COUNTY
B	01/17/05	ADDRESS COUNTY COMMENTS

ONE STORY OFFICE BUILDING FOR W.H. BASS, INC.

JOHNS CREEK PARKWAY AND LAKEFIELD DRIVE
JOHNS CREEK, FULTON COUNTY, GEORGIA

KOHL GRAMIGNA MONARDO ARCHITECTS, P.C.
270 Scientific Drive, Suite 17, Norcross, Georgia 30092 770-448-2743 www.kgmarchitects.com

ARCHITECTURAL SEAL

As-Builts

bdg
BROCK DESIGN GROUP
702 OLD PEACHTREE RD
SUITE 100
SUWANEE, GA 30024
T:770.962.4125
F:770.962.4126

KGM ARCHITECTS

IF YOU DIG GEORGIA...
CALL US FIRST!
1-800-282-7411
(770) 623-4344
(METRO ATLANTA ONLY)
UTILITIES PROTECTION CENTER
IT'S THE LAW

NOTE: NEW PAVEMENT IS REQUIRED ACROSS ALL PROPERTY FRONTAGE AND INSTALLED AS PER FULTON COUNTY INSPECTOR'S INSTRUCTIONS.

20' 10' 0 20' 40' 60'
GRAPHIC SCALE
SCALE 1" = 20'

SHEET TITLE: As Builts SITE PLAN	
PROJECT NO. KGM069	SHEET NUMBER C-2
ISSUE DATE 11/30/05	
ISSUE No. 2	OF 12