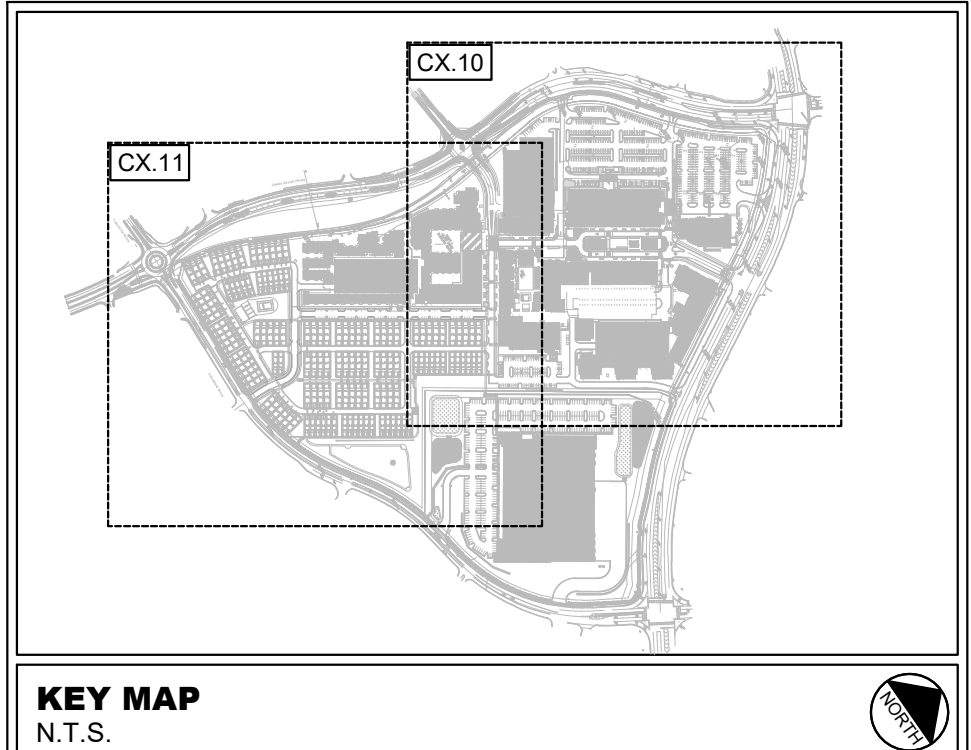
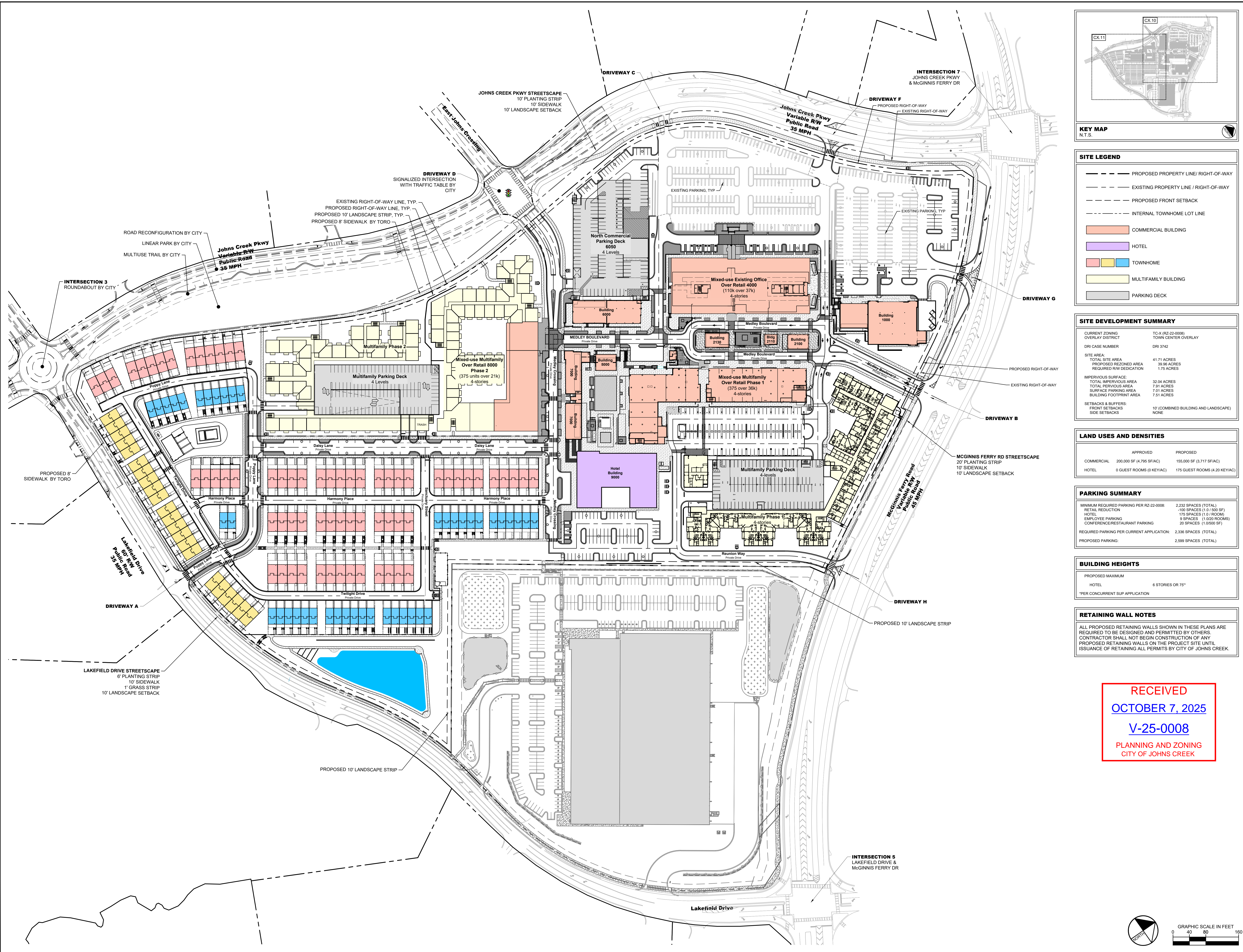


Drawing name: \\kimley-horn.com\ISO\_ATLANTA\Johns Creek\CAD\Plans\2023\C2.00-Overall Site Plan - Zoning Plan.dwg C2.00-OVERALL SITE PLAN Jul 03, 2024 12:49pm by carson.lava



**SITE LEGEND**

- PROPOSED PROPERTY LINE / RIGHT-OF-WAY
- EXISTING PROPERTY LINE / RIGHT-OF-WAY
- PROPOSED FRONT SETBACK
- INTERNAL TOWNHOME LOT LINE
- COMMERCIAL BUILDING
- HOTEL
- TOWNHOME
- MULTIFAMILY BUILDING
- PARKING DECK

**SITE DEVELOPMENT SUMMARY**

CURRENT ZONING OVERLAY DISTRICT	TC-X (RZ-22-0008)
DRI CASE NUMBER	TOWN CENTER OVERLAY DRI 3742
<b>SITE AREA:</b>	
TOTAL SITE AREA	41.71 ACRES
PROPOSED REZONED AREA	39.86 ACRES
REQUIRED R/W DEDICATION	1.75 ACRES
<b>IMPERVIOUS SURFACE:</b>	
TOTAL IMPERVIOUS AREA	32.04 ACRES
TOTAL PAVEMENT AREA	7.91 ACRES
SURFACE PARKING AREA	7.91 ACRES
BUILDING FOOTPRINT AREA	7.51 ACRES
<b>SETBACKS &amp; BUFFERS:</b>	
FRONT SETBACKS	10' (COMBINED BUILDING AND LANDSCAPE)
SIDE SETBACKS	NONE

**LAND USES AND DENSITIES**

	APPROVED	PROPOSED
COMMERCIAL	200,000 SF (4.79 SF/AC)	155,000 SF (3.717 SF/AC)
HOTEL	0 GUEST ROOMS (0 KEY/AC)	175 GUEST ROOMS (4.20 KEY/AC)

**PARKING SUMMARY**

MINIMUM REQUIRED PARKING PER RZ-22-0008	2,232 SPACES (TOTAL)
RETAIL REDUCTION	-100 SPACES (1.0 / 500 SF)
HOTEL	-175 SPACES (1.0 / ROOM)
EMPLOYEE PARKING	9 SPACES (1.0 / 20 ROOMS)
CONFERENCE/RESTAURANT PARKING	20 SPACES (1.0 / 500 SF)
REQUIRED PARKING PER CURRENT APPLICATION	2,336 SPACES (TOTAL)
PROPOSED PARKING:	2,599 SPACES (TOTAL)

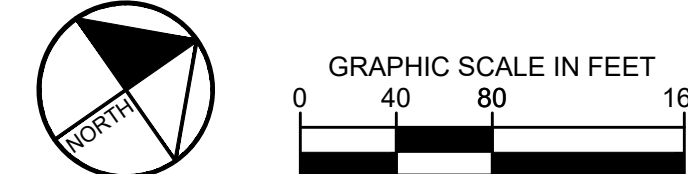
**BUILDING HEIGHTS**

PROPOSED MAXIMUM	6 STORIES OR 75'
HOTEL	6 STORIES OR 75'
*PER CONCURRENT SUP APPLICATION	

**RETAINING WALL NOTES**

ALL PROPOSED RETAINING WALLS SHOWN IN THESE PLANS ARE REQUIRED TO BE DESIGNED AND PERMITTED BY OTHERS. CONTRACTOR SHALL NOT BEGIN CONSTRUCTION OF ANY PROPOSED RETAINING WALLS ON THE PROJECT SITE UNTIL ISSUANCE OF RETAINING ALL PERMITS BY CITY OF JOHNS CREEK.

**RECEIVED**  
**OCTOBER 7, 2025**  
**V-25-0008**  
 PLANNING AND ZONING  
 CITY OF JOHNS CREEK



**Kimley >>> Horn**

3930 EAST JONES BRIDGE ROAD  
THE FORUM, SUITE 350  
NORCROSS, GEORGIA 30092

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PHONE (770) 825-0744

6200 AVALON BOULEVARD  
ALPHARETTA, GA 30009  
PHONE 470.681.3716  
WWW.TORODEVELOPMENT.COM

**Toro DEVELOPMENT**

NO.	REVISION DESCRIPTIONS	DATE	BY
2	REVISION 02 - CITY PERMIT SET	08.20.2023	JTR
1	REVISION 01 - CITY AND COUNTY RESUBMITTAL GMP CIVIL PACKAGE INITIAL GMP-CIVIL PACKAGE	07.14.2023	JTR
		06.31.2023	JTR

**MEDLEY**

LAND LOT 389, 399, 400, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

14680 JOHNS CREEK PARKWAY  
JOHNS CREEK, GEORGIA 30097

PROJECT: 01/17/2024

GSWCC CERT. (LEVEL II): 000007289

DRAWN BY: SPG

DESIGNED BY: BRM

REVIEWED BY: JTR

DATE: 05.31.2023

PROJECT NO.: 014602003

TITLE: **OVERALL SITE PLAN**

SHEET NUMBER: **C2.00**

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