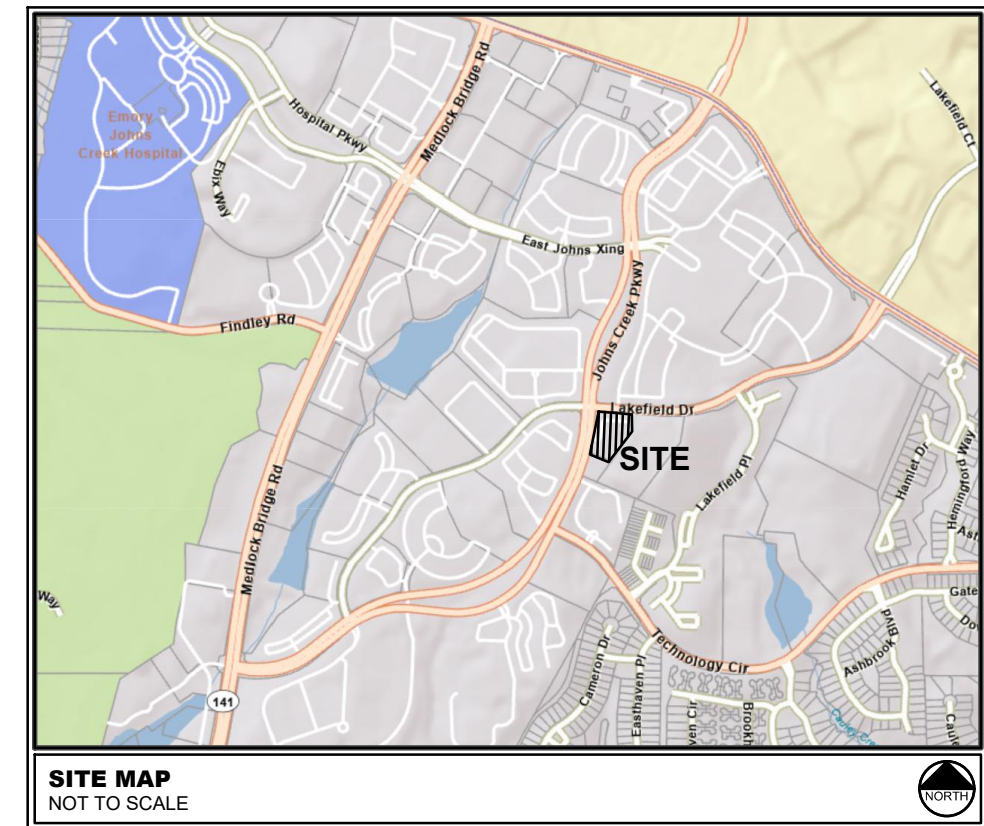
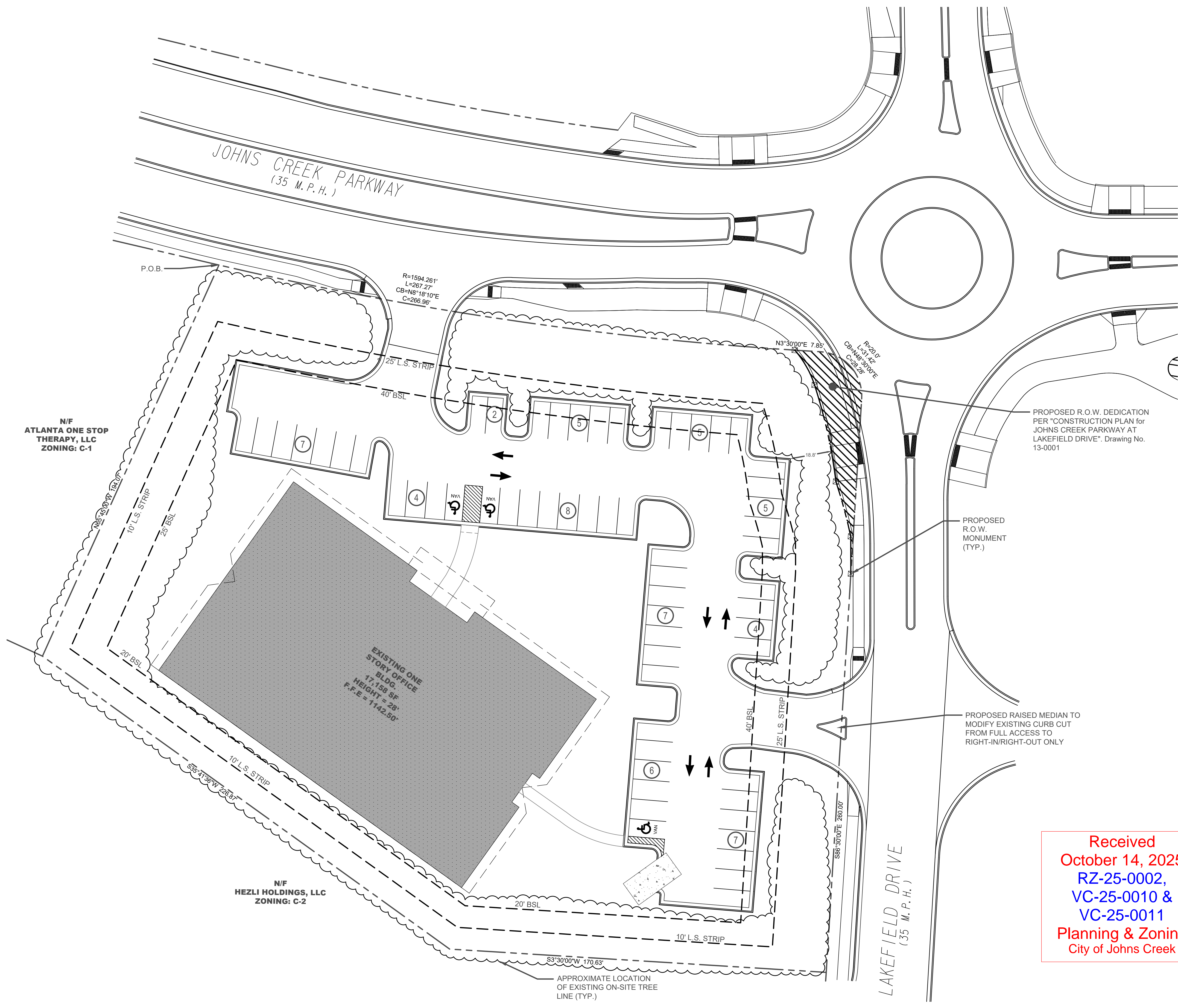


Drawing name: K:\ATL\_Civil\11896000\_11300 Johns Creek Pkwy\CAD\References\LAYOUT.dwg Layout1 Oct 14, 2025 9:12am by: Billy.Moanan



**SITE SUMMARY**

OWNER: JWG, INC.  
 PROPERTY ADDRESS: 11300 Johns Creek Parkway  
 Johns Creek, GA 30097  
 PARCEL ID: 11 107003980109  
 CURRENT ZONING: M-1A  
 PROPOSED ZONING: O-1

HEIGHT REGULATIONS:  
 MAX. ALLOWED: 60 feet or 4 stories  
 EXISTING PROVIDED: ±28 feet, 1.5 stories

BUILDING SETBACKS:  
 FRONT: 40 feet  
 SIDE (STREET): 40 feet  
 SIDE (INTERIOR): 20 feet  
 REAR: 25 feet

MAXIMUM LOT COVERAGE: 70% (46.5% provided)

LANDSCAPE STRIP:  
 ALONG LAKE FIELD DR. AND  
 JOHNS CREEK PKWY: 25 feet  
 ALONG SOUTH AND EAST  
 PROPERTY LINES: 10 feet

**PARKING SUMMARY**

MINIMUM PARKING: 77 SPACES  
 (21 for Office + 56 for College)

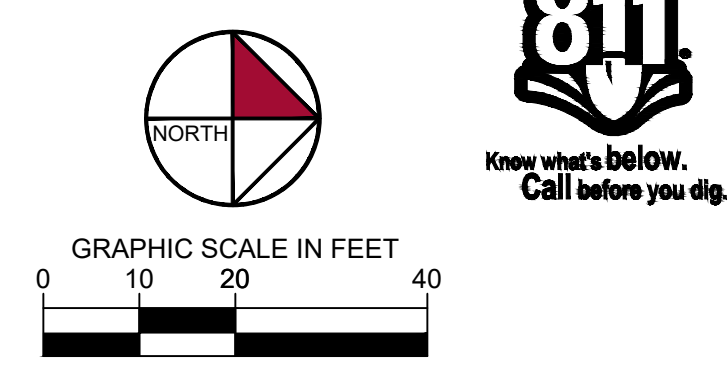
PROVIDED PARKING: 60 SPACES  
 (Variance needed for existing condition)

- VARIANCES REQUESTED**
- JOHNS CREEK CODE OF ORDINANCES § 18.2.1 TO REDUCE THE MINIMUM OFF STREET PARKING TO 60 SPACES.
  - JOHNS CREEK CODE OF ORDINANCES § 18.3.1.D TO ALLOW THE EXISTING PARKING WITHIN THE FRONT AND SIDE CORNER SETBACKS.

- PLAN REFERENCES:**
- AS-BUILTS OF "ONE STORY OFFICE BUILDING FOR W.H. BASS, INC." BY BROCK DESIGN GROUP, DATED NOV. 30, 2005.
  - "CONSTRUCTION PLAN FOR JOHNS CREEK PARKWAY AT LAKEFIELD DRIVE" DRAWING NO. 13-0001.
  - FULTON COUNTY GIS.
  - CITY OF JOHNS CREEK GIS.

- NOTES:**
- BASED ON PUBLICLY AVAILABLE GIS DATA, THERE ARE NO WETLANDS, STREAMS, FLOODPLAINS, OR WATERS OF THE STATE PRESENT ON THE SUBJECT PROPERTY.
  - THE SUBJECT PROPERTY IS SERVED WITH DOMESTIC WATER AND SEWER BY FULTON COUNTY PUBLIC WORKS.

Received  
 October 14, 2025  
 RZ-25-0002,  
 VC-25-0010 &  
 VC-25-0011  
 Planning & Zoning  
 City of Johns Creek



**Kimley»Horn**  
 1730 EAST JONES BRIDGE ROAD  
 SUITE 100  
 PEACHTREE CORNERS,  
 GEORGIA 30092  
 PHONE 770.616.4598  
 WWW.KIMLEY-HORN.COM  
 © 2025 KIMLEY-HORN AND ASSOCIATES, INC.

**JWG, Inc.**  
 11300 Johns Creek Parkway  
 Johns Creek, GA 30097

NO.	DATE	BY	DESCRIPTION
1	10/14/2025	BM	CITY COMMENTS
1	10/14/2025	BM	ISSUANCE AND REVISION DESCRIPTIONS

**11300 JOHNS CREEK PARKWAY**  
 LAND LOT 398  
 11th DISTRICT, SECTION 1

**PRELIMINARY**  
 NOT FOR CONSTRUCTION  
 10/14/2025

DRAWN BY	ACH
DESIGNED BY	GBT
REVIEWED BY	MZI
DATE	10/06/2025
PROJECT NO.	11896000
TITLE	<b>ZONING SITE PLAN</b>
SHEET NUMBER	<b>1 OF 1</b>

**NOT FOR CONSTRUCTION**