

VICINITY MAP

PARKING DATA:

PARKING DATA:
 PARCEL A
 PARKING REQUIREMENTS: ONE (1) PARKING SPACE PER TWO HUNDRED FIFTY (250) SQUARE FEET FOR SHOPPING CENTER EXCEEDING FIFTEEN THOUSAND (15,000) SQUARE FEET ACCORDING TO CITY OF JOHNS CREEK ORDINANCE SECTION 18.2.1, APPENDIX A.
 PARCEL A EXISTING GROSS FLOOR AREA = 76,649 SF
 PARCEL A EXISTING PARKING SPACES = 332
 REQUIRED PARKING SPACES = 307
 PROPOSED RESTAURANT = 3,500 SF + 1,220 SF (PATIO) = 4,720 SF
 ADDITIONAL PARKING REQUIRED = 48 (1/100_SF)
 TOTAL REQUIRED PARKING SPACES = 307+48 = 355
 TOTAL PARKING SPACES PROVIDED = 299
 SHOPPING CENTER PARCEL = 285
 SHAKE SHACK PARCEL = 14
 REDUCTION OF PARKING SPACES = 56
 NEW TOTAL GROSS FLOOR AREA = 81,369 SF
 PARCEL B
 ADJACENT PARKING ON PARCEL B IS 532 SPACES AND OPEN SPACE PER RZ-22-0006 = 74,936 SF 1.72 AC (11.28%). THERE WILL BE NO NET DECREASE IN PARKING OR OPEN SPACE REQUIREMENTS FOR THIS PROJECT ON PARCEL B PER RZ-22-0006.

SITE DATA:

SITE DATA:
 PARCEL A - 8.65 ACRES
 EXISTING IMPERVIOUS AREA - 6.60 AC (76.3%)
 EXISTING LANDSCAPE - 2.05 AC (23.7%)
 PROPOSED OPEN SPACE - 0.87 AC (10.1%)
 PROPOSED RESTAURANT PARCEL - 0.720 ACRES
 PROPOSED IMPERVIOUS AREA - 0.376 AC (52.2%)
 PROPOSED LANDSCAPE - 0.248 AC (34.5%)
 PROPOSED OPEN SPACE - 0.096 AC (13.3%)
 PARCEL B - 15.26 ACRES
 EXISTING IMPERVIOUS AREA - 11.69 AC (76.62%)
 EXISTING LANDSCAPE - 3.57 AC (23.38%)
 PROPOSED IMPERVIOUS AREA - 11.56 AC (75.78%)
 PROPOSED LANDSCAPE AREA - 3.70 AC (24.22%)
 PROPOSED OPEN SPACE - 1.72 AC (11.28%)
 4.4.3.B - OPEN SPACES:
 1. A MINIMUM OF TEN PERCENT (10%) OF THE SITE SHALL BE COMMON OPEN SPACE.
 2. ONE OPEN SPACE AMENITY SUCH AS A PATIO/SEATING AREA, WATER FEATURE, CLOCK TOWER, OR A PEDESTRIAN PLAZA OR BENCH SHALL BE PROVIDED FOR EVERY 25,000 SQ. FT. OF GROSS FLOOR AREA OF A RETAIL/SERVICE COMMERCIAL ESTABLISHMENT. SUCH FEATURES SHALL BE CONSTRUCTED OF MATERIALS THAT ARE THE SAME OR SIMILAR TO THOSE USED FOR THE PRINCIPAL BUILDINGS AND LANDSCAPE.
 3.3.15 - O:
 OPEN SPACE: A PORTION OF A SITE CONSISTING OF EITHER NATURAL FEATURES WORTHY OF PRESERVATION THAT MAY BE LEFT UNIMPROVED, OR BUILDABLE LAND THAT IS PERMANENTLY SET ASIDE AND IMPROVED FOR PUBLIC OR PRIVATE RECREATIONAL AREAS. ACTIVE RECREATIONAL AREAS MAY INCLUDE TENNIS COURTS, SWIMMING POOLS, SPLASH PAD, PLAYGROUNDS, COMMUNITY GARDENS, AND CLUBHOUSES. PASSIVE RECREATIONAL AREAS MAY INCLUDE TRAILS, PICNIC AND FIRE PIT AREAS, AND COMMUNITY GREENS. DETENTION FACILITIES, REQUIRED BUFFERS, LANDSCAPED STRIPS, AND PLATTED RESIDENTIAL LOTS SHALL NOT BE INCLUDED IN OPEN SPACE CALCULATIONS.

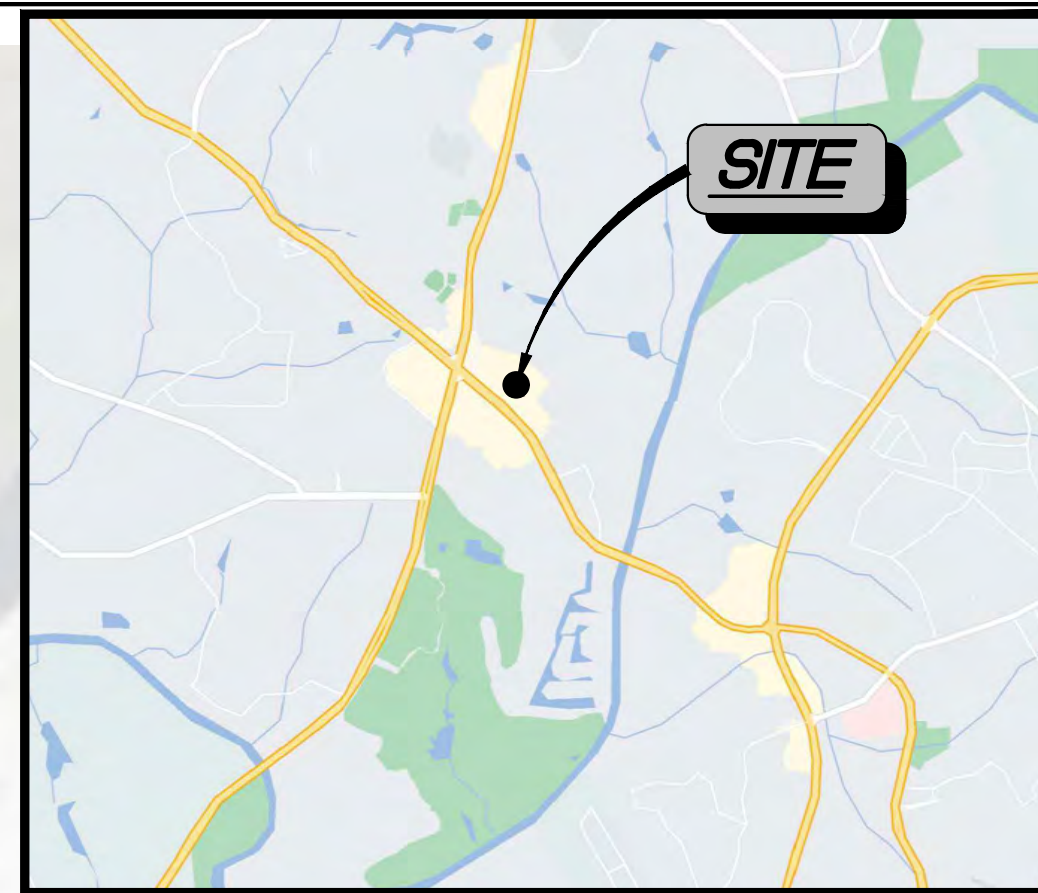
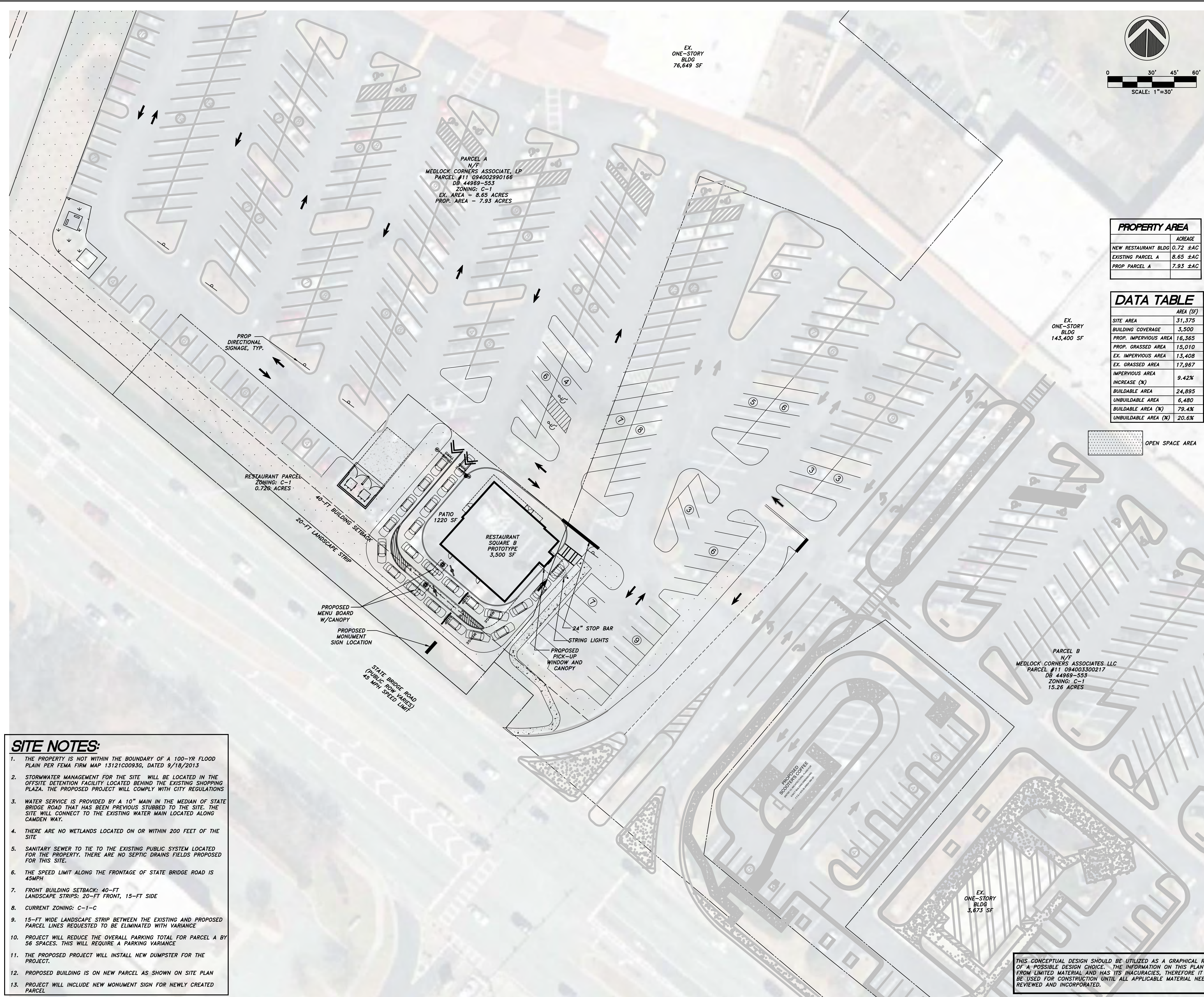
- SITE NOTES:**
- THE PROPERTY IS NOT WITHIN THE BOUNDARY OF A 100-YR FLOOD PLAIN PER FEMA FIRM MAP 13121C0093G, DATED 9/18/2013
 - STORMWATER MANAGEMENT FOR THE SITE WILL BE LOCATED IN THE OFFSITE DETENTION FACILITY LOCATED BEHIND THE EXISTING SHOPPING PLAZA. THE PROPOSED PROJECT WILL COMPLY WITH CITY REGULATIONS
 - WATER SERVICE IS PROVIDED BY A 10" MAIN IN THE MEDIAN OF STATE BRIDGE ROAD THAT HAS BEEN PREVIOUS STUBBED TO THE SITE. THE SITE WILL CONNECT TO THE EXISTING WATER MAIN LOCATED ALONG CAMDEN WAY.
 - THERE ARE NO WETLANDS LOCATED ON OR WITHIN 200 FEET OF THE SITE
 - SANITARY SEWER TO TIE TO THE EXISTING PUBLIC SYSTEM LOCATED FOR THE PROPERTY. THERE ARE NO SEPTIC DRAIN FIELDS PROPOSED FOR THIS SITE.
 - THE SPEED LIMIT ALONG THE FRONTAGE OF STATE BRIDGE ROAD IS 45MPH
 - FRONT BUILDING SETBACK: 40-FT
LANDSCAPE STRIPS: 20-FT FRONT, 15-FT SIDE
 - CURRENT ZONING: C-1-C
 - 15-FT WIDE LANDSCAPE STRIP BETWEEN THE EXISTING AND PROPOSED PARCEL LINES REQUESTED TO BE ELIMINATED WITH VARIANCE
 - PROJECT WILL REDUCE THE OVERALL PARKING TOTAL FOR PARCEL A BY 56 SPACES. THIS WILL REQUIRE A PARKING VARIANCE
 - THE PROPOSED PROJECT WILL INSTALL NEW DUMPSTER FOR THE PROJECT.
 - PROPOSED BUILDING IS ON NEW PARCEL AS SHOWN ON SITE PLAN
 - PROJECT WILL INCLUDE NEW MONUMENT SIGN FOR NEWLY CREATED PARCEL

PARCEL A
 N/F
 MEDLOCK CORNERS ASSOCIATE, LP
 PARCEL #11 094002990166
 DB 44969-553
 ZONING: C-1
 EX. AREA - 8.65 ACRES
 PROP. AREA - 7.93 ACRES

PARCEL B
 N/F
 MEDLOCK CORNERS ASSOCIATES LLC
 PARCEL #11 094003300217
 DB 44969-553
 ZONING: C-1
 15.26 ACRES

RECEIVED
 JUN 05 2023
 RZ-23-0001, VC-23-0002, VC-23-0003
 PLANNING & ZONING





VICINITY MAP
N.T.S.

PROPERTY AREA	ACREAGE
NEW RESTAURANT BLDG	0.72 ± AC
EXISTING PARCEL A	8.65 ± AC
PROP PARCEL A	7.93 ± AC

DATA TABLE	AREA (SF)
SITE AREA	31,375
BUILDING COVERAGE	3,500
PROP. IMPERVIOUS AREA	16,365
PROP. GRASSED AREA	15,010
EX. IMPERVIOUS AREA	13,408
EX. GRASSED AREA	17,967
IMPERVIOUS AREA (%)	9.42%
BUILDABLE AREA	24,895
UNBUILDABLE AREA	6,480
BUILDABLE AREA (%)	79.4%
UNBUILDABLE AREA (%)	20.6%

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THIS CONCEPTUAL DESIGN SHOULD BE UTILIZED AS A GRAPHICAL REPRESENTATION OF A POSSIBLE DESIGN CHOICE. THE INFORMATION ON THIS PLAN WAS DESIGNED FROM LIMITED MATERIAL AND HAS ITS INACCURACIES. THEREFORE IT SHOULD NOT BE USED FOR CONSTRUCTION UNTIL ALL APPLICABLE MATERIAL NEEDED HAS BEEN REVIEWED AND INCORPORATED.



MEDLOCK SHOPS - NEW RESTAURANT BUILDING
 5805 STATE BRIDGE ROAD, JOHNS CREEK, GA 30097
 PREPARED FOR:
WILLOW CAPITAL PARTNERS, LLC
 LAND LOTS 330 & 331, DISTRICT 1, SECTION 1
 TAX PARCEL ID: 11 09400290166 & 11 094003300217
 CITY OF JOHNS CREEK

MASS ENGINEERING AND CONSULTANTS, LLC
 3409 ACWORTH DUE WEST ROAD, SUITE 605
 ACWORTH, GEORGIA 30101
 PHONE: 404.850.7790 EXT. 901
 WWW.MASS.ENG.COM
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REVISIONS

DATE:	DESCRIPTION:

PROJECT NUMBER: 21-0102
 DATE: OCTOBER 7, 2021
CSP-1