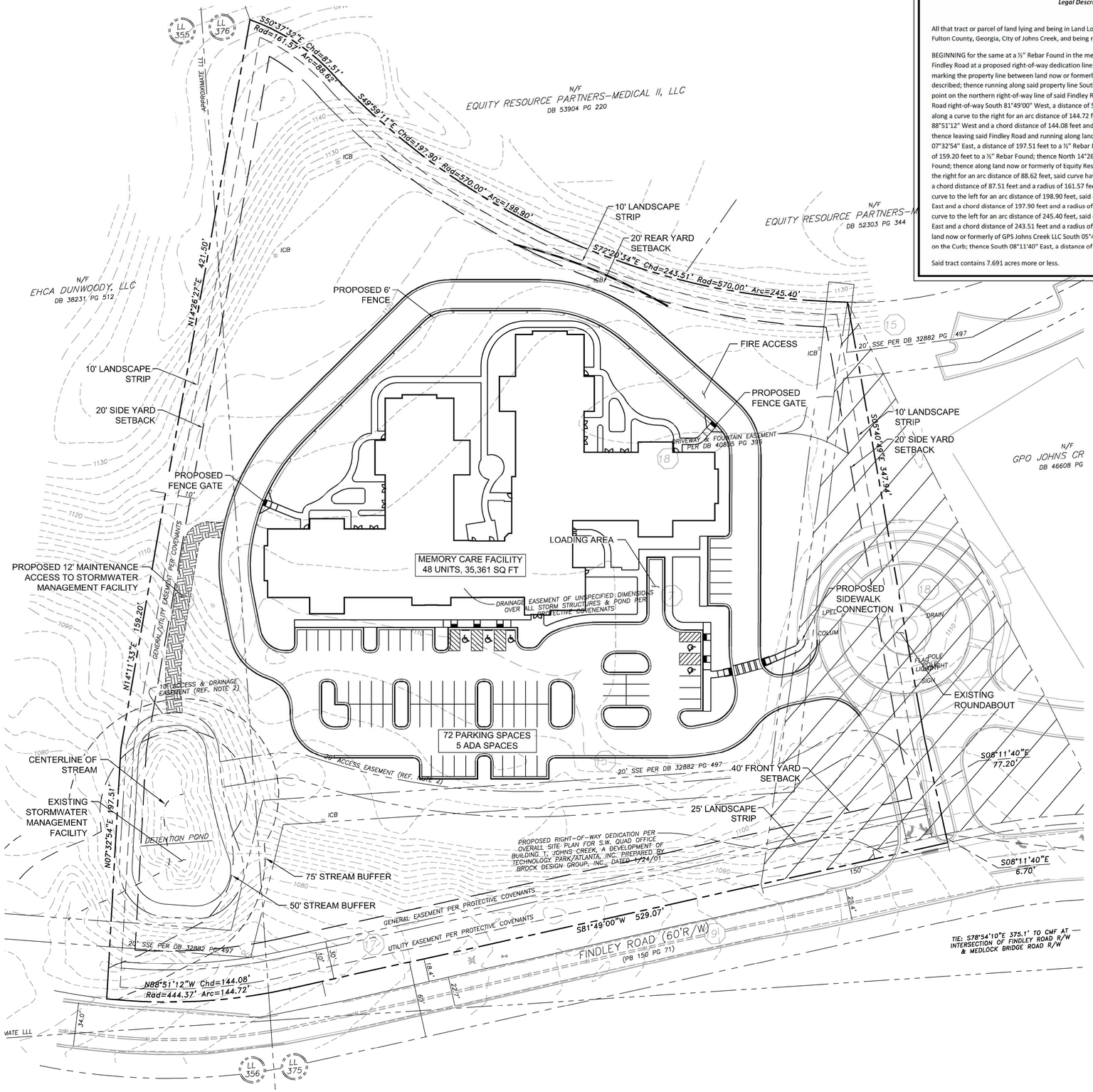
Drawing name: K:\ALP_PRJ\017054000_Memory Center Johns Creek\CADD\PlanSheets\C2-00 - Site Plan.dwg C2-00 Jul 02, 2015 8:34am by: kayla.fortner
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



Findley Road Tract
(Parcel # 1 098003760247)
Legal Description

All that tract or parcel of land lying and being in Land Lots 355 and 376 of the 1st District, 1st Section of Fulton County, Georgia, City of Johns Creek, and being more particularly described as follows:

BEGINNING for the same at a ½" Rebar Found in the median island of the entrance to 12000 and 12050 Findley Road at a proposed right-of-way dedication line on the north side of the road, said ½" Rebar marking the property line between land now or formerly of GPS Johns Creek LLC and the parcel herein described; thence running along said property line South 08°11'40" East, a distance of 6.70 feet to a point on the northern right-of-way line of said Findley Road (60'R/W); thence running along said Findley Road right-of-way South 81°49'00" West, a distance of 529.07 feet to an Iron Pin Set (½" Rebar); thence along a curve to the right for an arc distance of 144.72 feet, said curve having a chord bearing of North 88°51'12" West and a chord distance of 144.08 feet and a radius of 444.37 feet to a ½" Rebar Found; thence leaving said Findley Road and running along land now or formerly of EHCA Dunwoody, LLC North 07°32'54" East, a distance of 197.51 feet to a ½" Rebar Found; thence North 14°11'33" East, a distance of 159.20 feet to a ½" Rebar Found; thence North 14°26'27" East, a distance of 421.50 feet to a ½" Rebar Found; thence along land now or formerly of Equity Resource Partners-Medical II, LLC along a curve to the right for an arc distance of 88.62 feet, said curve having a chord bearing of South 50°37'32" East and a chord distance of 87.51 feet and a radius of 161.57 feet to an Iron Pin Set (½" Rebar); thence along a curve to the left for an arc distance of 198.90 feet, said curve having a chord bearing of South 49°59'11" East and a chord distance of 197.90 feet and a radius of 570.00 feet to a ½" Rebar Found; thence along a curve to the left for an arc distance of 245.40 feet, said curve having a chord bearing of South 72°20'34" East and a chord distance of 243.51 feet and a radius of 570.00 feet to a ½" Rebar Found; thence along land now or formerly of GPS Johns Creek LLC South 05°40'49" East, a distance of 347.94 feet to a Mark on the Curb; thence South 08°11'40" East, a distance of 77.20 feet to the POINT OF BEGINNING.

Said tract contains 7.691 acres more or less.

SITE NOTES:

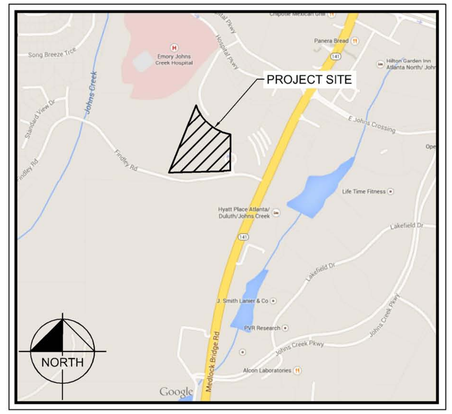
ZONING:	
CURRENT ZONING:	O-I (CONDITIONAL)
PROPOSED ZONING:	O-I (CONDITIONAL)
LAND USE CONDITIONS SUBJECT TO CHANGE UPON REZONE APPROVAL	
HEIGHT REQUIREMENTS:	4 STORY MAXIMUM HEIGHT 1 STORY BUILDING PROPOSED
FLOOR AREA:	35,361 SF
LOT AREA:	7.68 AC (334,541 SF)
MAXIMUM LOT COVERAGE:	50% (167,270 SF)
BUILDING FOOTPRINT:	35,361 SF (10.6%)
PATIOS/WALKS:	11,103 SF (3.3%)
DRIVES/PARKING:	57,750 SF (17.3%)
TOTAL IMPERVIOUS AREA:	104,214 SF (31.2%)
PERVIOUS AREA:	230,327 SF (68.8%)

PARKING SUMMARY:

PROPOSED USE:	CONVALESCENT CARE
REQUIRED PARKING:	1 PER 4 BEDS + 1 PER 3 EMPLOYEES = (96 BEDS)(0.25) + (27 EMPLOYEES) (0.33) = 33 SPACES REQUIRED
PROVIDED PARKING:	72 SPACES PROVIDED
ADA SPACES REQUIRED:	3 (TOTAL SPACES 51-75)
ADA SPACES PROVIDED:	5

NOTES

1. EXISTING CONDITIONS INFORMATION TAKEN FROM ALTA SURVEY BY INLAND SURVEYING, LLC. DATED 05/04/2015.
2. NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD ZONE PER FEMA MAP FM13121C0083F, DATED SEPTEMBER 18, 2013 , AND FEMA FIRM MAP FM13121C0091G, DATED SEPTEMBER 18, 2013.
3. NO BUILDINGS ARE LOCATED ON THIS TRACT OF LAND.
4. SEPARATE PERMITS ARE REQUIRED FOR BUILDING, RETAINING WALLS, DUMPSTER ENCLOSURE, FENCES, AND SIGNAGE AFTER APPROVAL OF THE LDP.
5. A SEPARATE RETAINING WALL PERMIT IS REQUIRED IF RETAINING WALLS ARE PROPOSED ON THE SITE.



LOCATION MAP
NOT TO SCALE

NORTH

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

40 20 0 40 80
1" = 40'

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2015 KIMLEY-HORN AND ASSOCIATES, INC.
10 ROSWELL STREET, SUITE 210
ALPHARETTA, GEORGIA 30009
PHONE (770) 619-4280
WWW.KIMLEY-HORN.COM

GEORGIA REGISTERED PROFESSIONAL ENGINEER 027220 PROFESSIONAL ENGINEER COMMERCE COUNTY

SCALE: AS SHOWN
DRAWN BY: LDC
DESIGNED BY: LDC
CHECKED BY: BBW

CLIENT:
The Memory Center
2109 W. GREAT NECK ROAD, SUITE 107
VIRGINIA BEACH, VIRGINIA 23451

PROJECT:
THE MEMORY CENTER
JOHNS CREEK
FINDLEY ROAD, PARCEL #11, 098003760247
CITY OF JOHNS CREEK, GEORGIA 30097

TITLE:
REZONING SITE PLAN

DATE:
07/01/2015

PROJECT NUMBER:
017054000

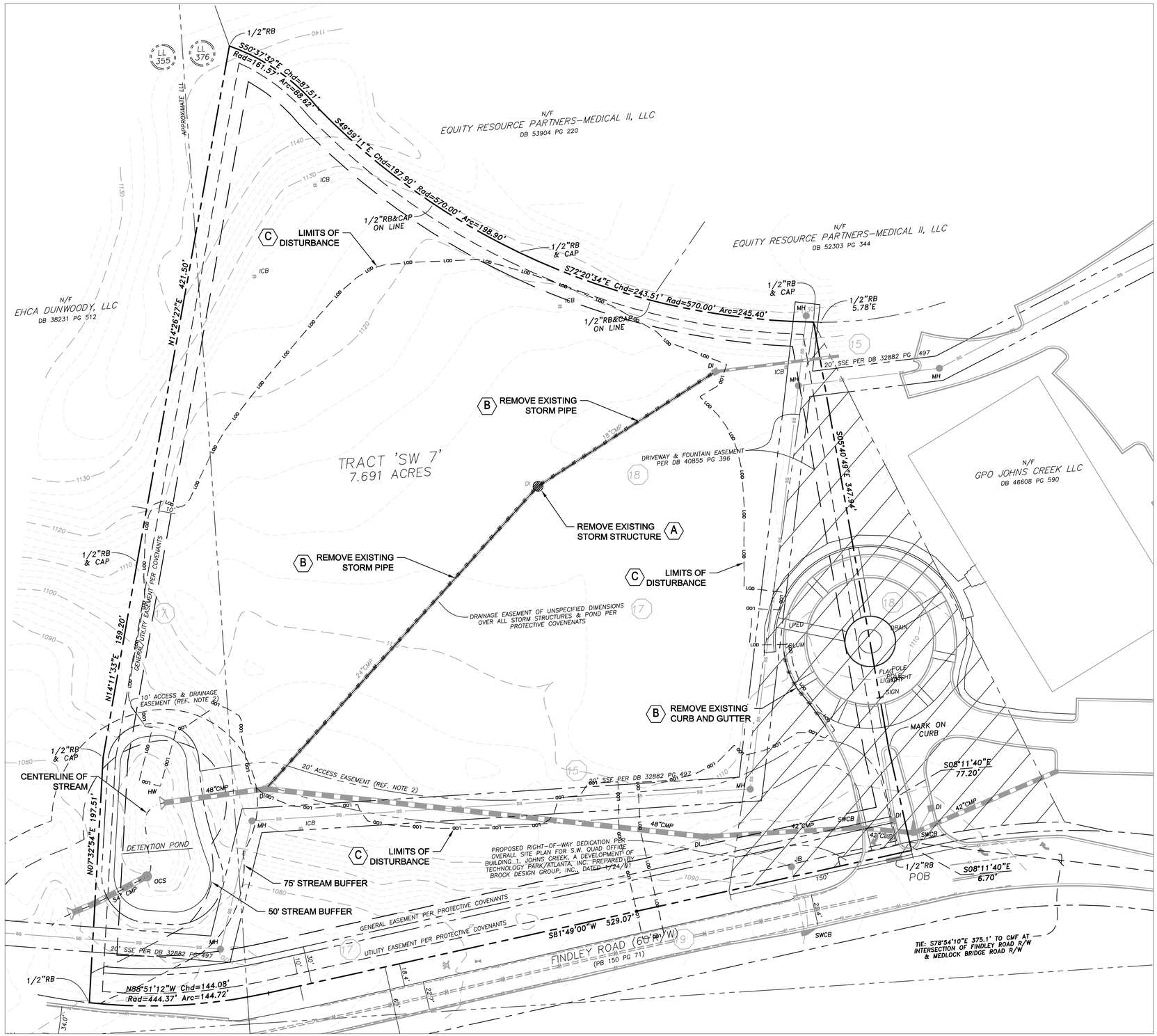
SHEET NUMBER:
RZ-1

Drawing name: K:\ALP_PR\017054000_Memory Center Johns Creek\CADD\PlanSheets\C1-00 - Demolition Plan.dwg C1-00 Jul 02, 2015 8:54am by: kayla.fortner

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

DEMOLITION LEGEND

- (A) REMOVE OR CONVERT EXISTING OBJECT
- (B) REMOVE EXISTING UTILITIES, FENCING, CURB & GUTTER, & WALLS
- (C) LOD LIMITS OF DISTURBANCE



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

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2015 KIMLEY-HORN AND ASSOCIATES, INC.
10 ROSWELL STREET, SUITE 210
ALPHARETTA, GEORGIA 30009
PHONE (770) 619-4280
WWW.KIMLEY-HORN.COM

GEORGIA REGISTERED PROFESSIONAL ENGINEER CHRISTOPHER B. WINNER 031532 FORSYTH COUNTY

SCALE:
DRAWN BY: LDC
DESIGNED BY: LDC
CHECKED BY: BBW

CLIENT:
The Memory Center
2109 W. GREAT NECK ROAD, SUITE 107
VIRGINIA BEACH, VIRGINIA 23451

PROJECT:
THE MEMORY CENTER
JOHNS CREEK
FINDLEY ROAD, PARCEL #11 09R003760247
CITY OF JOHNS CREEK, GEORGIA 30097

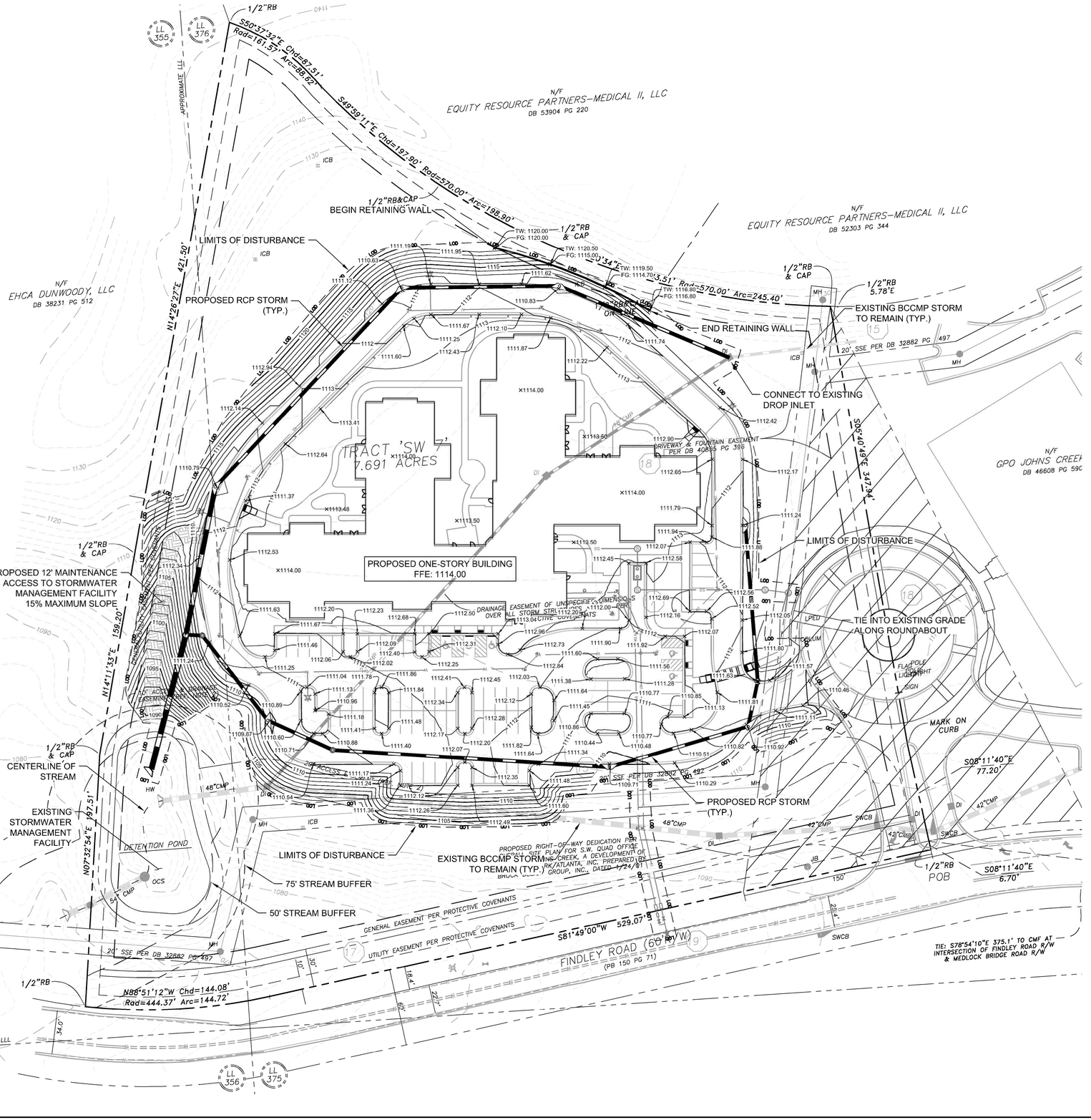
TITLE:
DEMOLITION PLAN

DATE:
07/01/2015

PROJECT NUMBER:
017054000

SHEET NUMBER:
RZ-2

Drawing name: K:\ALP_PRJ\017054000_Memory Center Johns Creek\CADD\PlanSheets\C3-00 – Grading & Drainage Plan.dwg C3-00 Jul 02, 2015 8:53am by: kayla.fortner
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



SITE NOTES:

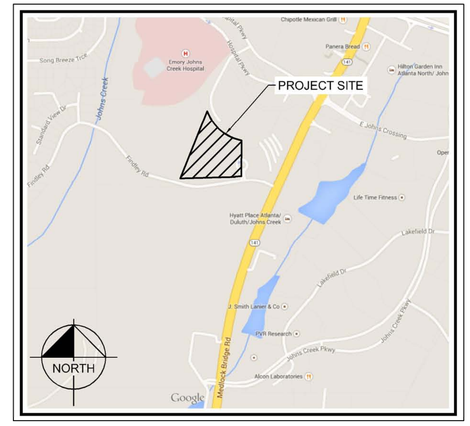
ZONING:	
CURRENT ZONING:	O-I (CONDITIONAL)
PROPOSED ZONING:	O-I (CONDITIONAL)
LAND USE CONDITIONS SUBJECT TO CHANGE UPON REZONE APPROVAL	
HEIGHT REQUIREMENTS:	4 STORY MAXIMUM HEIGHT 1 STORY BUILDING PROPOSED
FLOOR AREA:	35,361 SF
LOT AREA:	7.68 AC (334,541 SF)
MAXIMUM LOT COVERAGE:	50% (167,270 SF)
BUILDING FOOTPRINT:	35,361 SF (10.6%)
PATIOS/WALKS:	11,103 SF (3.3%)
DRIVES/PARKING:	57,750 SF (17.3%)
TOTAL IMPERVIOUS AREA:	104,214 SF (31.2%)
PERVIOUS AREA:	230,327 SF (68.8%)

PARKING SUMMARY:

PROPOSED USE:	CONVALESCENT CARE
REQUIRED PARKING:	1 PER 4 BEDS + 1 PER 3 EMPLOYEES = (90 BEDS)(0.25) + (27 EMPLOYEES) (0.33) = 33 SPACES REQUIRED
PROVIDED PARKING:	72 SPACES PROVIDED
ADA SPACES REQUIRED:	3 (TOTAL SPACES 51-75)
ADA SPACES PROVIDED:	5

NOTES

1. EXISTING CONDITIONS INFORMATION TAKEN FROM ALTA SURVEY BY INLAND SURVEYING, LLC. DATED 05/04/2015.
2. NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD ZONE PER FEMA MAP FM13121C0083F, DATED SEPTEMBER 18, 2013 , AND FEMA FIRM MAP FM13121C0091G, DATED SEPTEMBER 18, 2013.
3. NO BUILDINGS ARE LOCATED ON THIS TRACT OF LAND.
4. SEPARATE PERMITS ARE REQUIRED FOR BUILDING, RETAINING WALLS, DUMPSTER ENCLOSURE, FENCES, AND SIGNAGE AFTER APPROVAL OF THE LDP.
5. A SEPARATE RETAINING WALL PERMIT IS REQUIRED IF RETAINING WALLS ARE PROPOSED ON THE SITE.



LOCATION MAP
NOT TO SCALE

NORTH

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

40 20 0 40 80
1" = 40'

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2015 KIMLEY-HORN AND ASSOCIATES, INC.
10 ROSWELL STREET, SUITE 210
ALPHARETTA, GEORGIA 30009
PHONE (770) 619-4280
WWW.KIMLEY-HORN.COM

GEORGIA REGISTERED PROFESSIONAL ENGINEER 027220 BRIAN B. WHITMER GWINNETT COUNTY

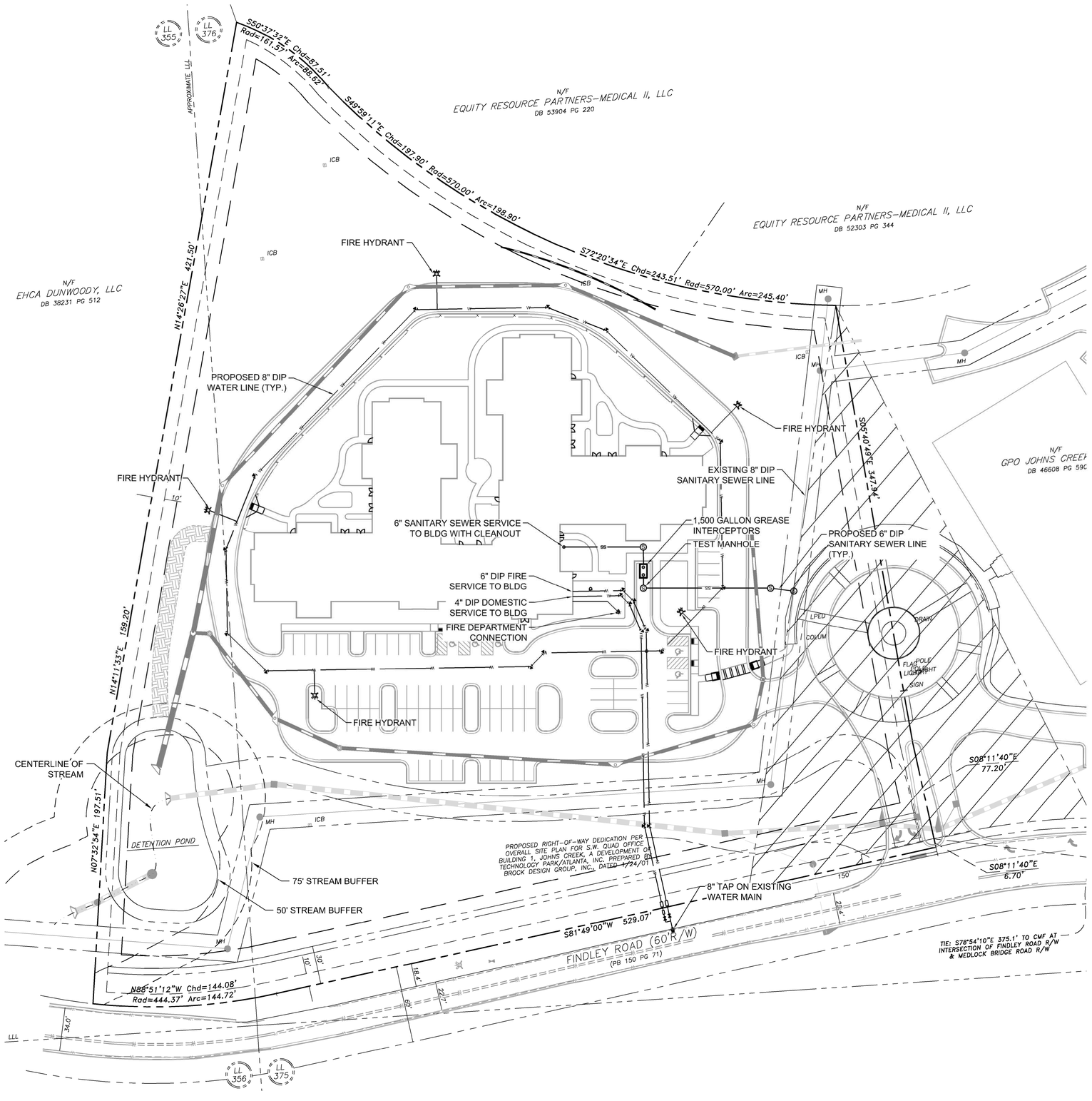
SCALE: AS SHOWN
DRAWN BY: LDC
DESIGNED BY: LDC
CHECKED BY: BBW

CLIENT:
The Memory Center
2109 W. GREAT NECK ROAD, SUITE 107
VIRGINIA BEACH, VIRGINIA 23451

PROJECT:
THE MEMORY CENTER
JOHNS CREEK
FINDLEY ROAD, PARCEL #11 08003760247
CITY OF JOHNS CREEK, GEORGIA 30097

TITLE:
GRADING & DRAINAGE PLAN

DATE: 07/01/2015
PROJECT NUMBER: 017054000
SHEET NUMBER: RZ-3



SITE NOTES:

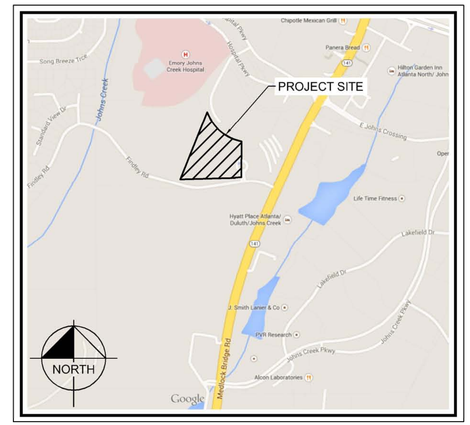
ZONING:	
CURRENT ZONING:	O-I (CONDITIONAL)
PROPOSED ZONING:	O-I (CONDITIONAL)
LAND USE CONDITIONS SUBJECT TO CHANGE UPON REZONE APPROVAL	
HEIGHT REQUIREMENTS:	4 STORY MAXIMUM HEIGHT 1 STORY BUILDING PROPOSED
FLOOR AREA:	35,361 SF
LOT AREA:	7.68 AC (334,541 SF)
MAXIMUM LOT COVERAGE:	50% (167,270 SF)
BUILDING FOOTPRINT:	35,361 SF (10.6%)
PATIOS/WALKS:	11,103 SF (3.3%)
DRIVES/PARKING:	57,750 SF (17.3%)
TOTAL IMPERVIOUS AREA:	104,214 SF (31.2%)
PERVIOUS AREA:	230,327 SF (68.8%)

PARKING SUMMARY:

PROPOSED USE:	CONVALESCENT CARE
REQUIRED PARKING:	1 PER 4 BEDS + 1 PER 3 EMPLOYEES = (90 BEDS)(0.25) + (27 EMPLOYEES) (0.33) = 33 SPACES REQUIRED
PROVIDED PARKING:	72 SPACES PROVIDED
ADA SPACES REQUIRED:	3 (TOTAL SPACES 51-75)
ADA SPACES PROVIDED:	5

NOTES

1. EXISTING CONDITIONS INFORMATION TAKEN FROM ALTA SURVEY BY INLAND SURVEYING, LLC. DATED 05/04/2015.
2. NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD ZONE PER FEMA MAP FM13121C0083F, DATED SEPTEMBER 18, 2013 , AND FEMA FIRM MAP FM13121C0091G, DATED SEPTEMBER 18, 2013.
3. NO BUILDINGS ARE LOCATED ON THIS TRACT OF LAND.
4. SEPARATE PERMITS ARE REQUIRED FOR BUILDING, RETAINING WALLS, DUMPSTER ENCLOSURE, FENCES, AND SIGNAGE AFTER APPROVAL OF THE LDP.
5. A SEPARATE RETAINING WALL PERMIT IS REQUIRED IF RETAINING WALLS ARE PROPOSED ON THE SITE.



LOCATION MAP
NOT TO SCALE

NORTH

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

40 20 0 40 80
1" = 40'

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2015 KIMLEY-HORN AND ASSOCIATES, INC.
10 ROSWELL STREET, SUITE 210
ALPHARETTA, GEORGIA 30009
PHONE (770) 619-4280
WWW.KIMLEY-HORN.COM

GEORGIA REGISTERED PROFESSIONAL ENGINEER 027220 BRIAN BRADLEY CRUTE

SCALE: AS SHOWN
DRAWN BY: LDC
DESIGNED BY: LDC
CHECKED BY: BBW

CLIENT:
The Memory Center
2109 W. GREAT NECK ROAD, SUITE 107
VIRGINIA BEACH, VIRGINIA 23451

PROJECT:
THE MEMORY CENTER
JOHNS CREEK
FINDLEY ROAD, PARCEL #11 (R8000376047)
CITY OF JOHNS CREEK, GEORGIA 30097

TITLE:
UTILITY PLAN

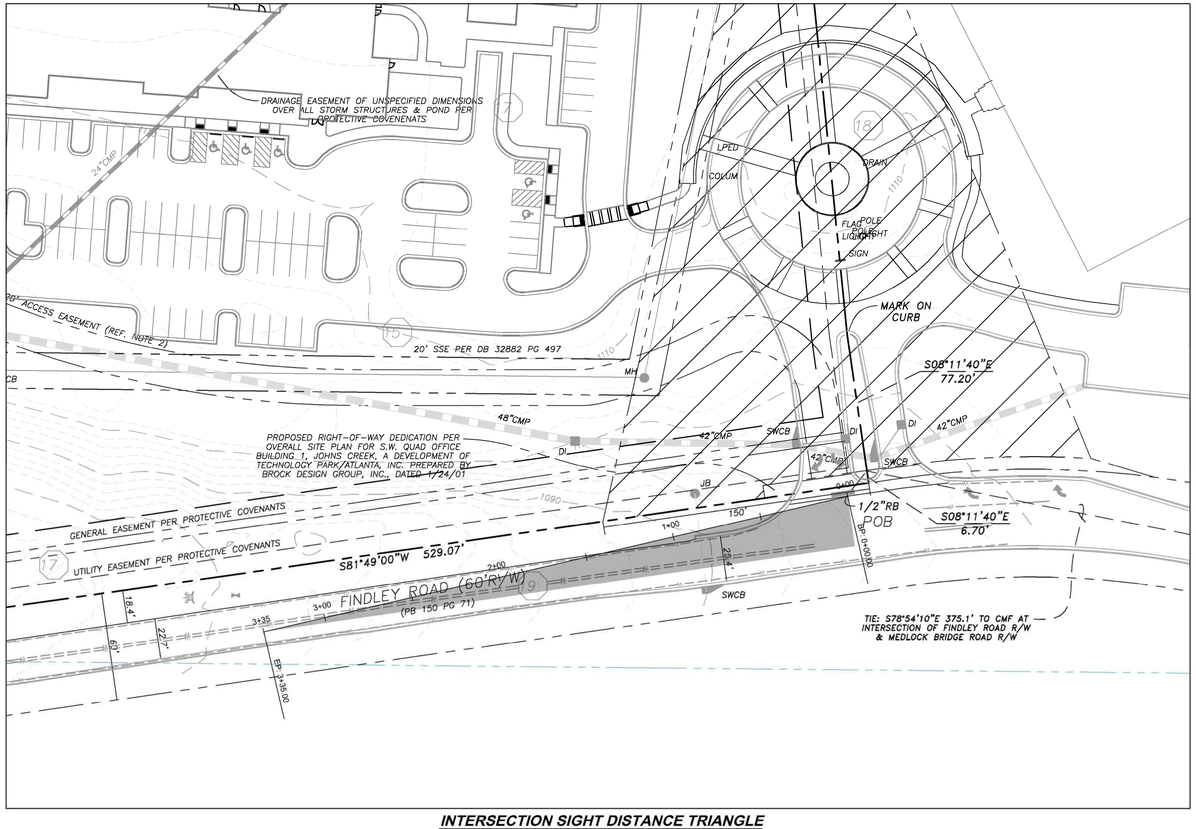
DATE:
07/01/2015

PROJECT NUMBER:
017054000

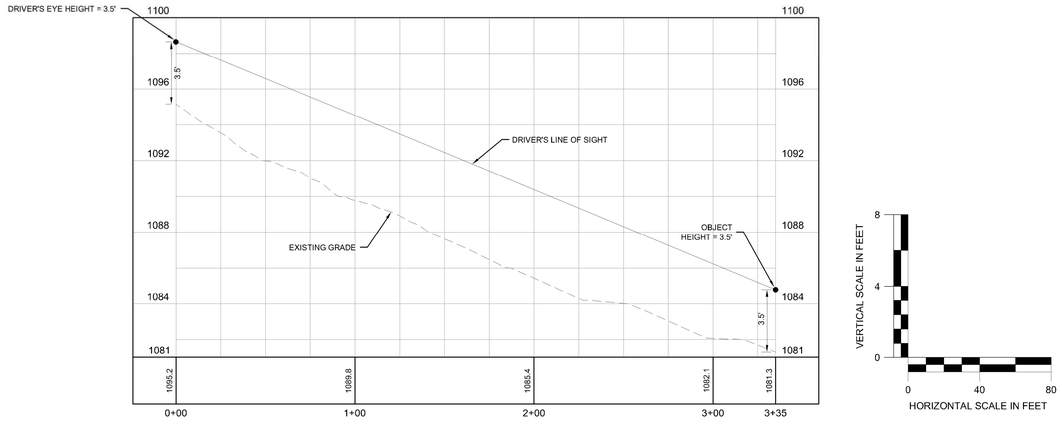
SHEET NUMBER:
RZ-4

Drawing name: K:\ALP_PRJ\017054000_Memory Center Johns Creek\CADD\PlanSheets\C4-00 – Utility Plan.dwg C5-00 Jul 02, 2015 8:51am by: kayla.fortner
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Drawing name: K:\ALP_PRJ\017054000_Memory Center Johns Creek\CADD\PlanSheets\Sight Distance Profiles.dwg 1 of 2 Jul 02, 2015 8:43am by: kayla.fortner
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



INTERSECTION SIGHT DISTANCE TRIANGLE
CASE B1 - LEFT TURN FROM STOP



SIGHT DISTANCE PROFILE
CASE B1 - LEFT TURN FROM STOP

40 20 0 40 80
1" = 40'

SITE NOTES:

ZONING:
CURRENT ZONING: O-I (CONDITIONAL)
PROPOSED ZONING: O-I (CONDITIONAL)
LAND USE CONDITIONS SUBJECT TO CHANGE UPON REZONE APPROVAL

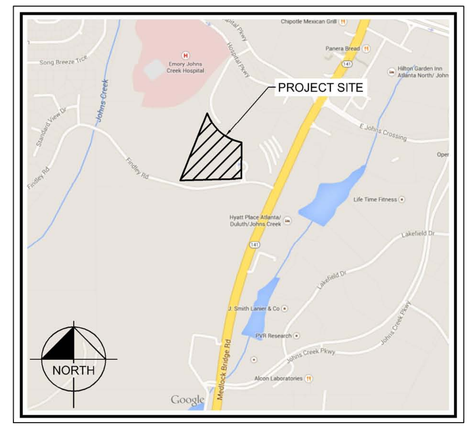
HEIGHT REQUIREMENTS:	4 STORY MAXIMUM HEIGHT 1 STORY BUILDING PROPOSED
FLOOR AREA:	35,361 SF
LOT AREA:	7.68 AC (334,541 SF)
MAXIMUM LOT COVERAGE:	50% (167,270 SF)
BUILDING FOOTPRINT:	35,361 SF (10.6%)
PATIOS/WALKS:	11,103 SF (3.3%)
DRIVES/PARKING:	57,750 SF (17.3%)
TOTAL IMPERVIOUS AREA:	104,214 SF (31.2%)
PERVIOUS AREA:	230,327 SF (68.8%)

PARKING SUMMARY:

PROPOSED USE:	CONVALESCENT CARE
REQUIRED PARKING:	1 PER 4 BEDS + 1 PER 3 EMPLOYEES = (90 BEDS)(0.25) + (27 EMPLOYEES) (0.33) = 33 SPACES REQUIRED
PROVIDED PARKING:	72 SPACES PROVIDED
ADA SPACES REQUIRED:	3 (TOTAL SPACES 51-75)
ADA SPACES PROVIDED:	5

NOTES

1. EXISTING CONDITIONS INFORMATION TAKEN FROM ALTA SURVEY BY INLAND SURVEYING, LLC. DATED 05/04/2015.
2. NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD ZONE PER FEMA MAP FM13121C0083F, DATED SEPTEMBER 18, 2013 , AND FEMA FIRM MAP FM13121C0091G, DATED SEPTEMBER 18, 2013.
3. NO BUILDINGS ARE LOCATED ON THIS TRACT OF LAND.
4. SEPARATE PERMITS ARE REQUIRED FOR BUILDING, RETAINING WALLS, DUMPSTER ENCLOSURE, FENCES, AND SIGNAGE AFTER APPROVAL OF THE LDP.
5. A SEPARATE RETAINING WALL PERMIT IS REQUIRED IF RETAINING WALLS ARE PROPOSED ON THE SITE.



LOCATION MAP
NOT TO SCALE

Kimley»Horn
© 2015 KIMLEY-HORN AND ASSOCIATES, INC.
10 ROSWELL STREET, SUITE 210
ALPHARETTA, GEORGIA 30009
PHONE (770) 619-4280
WWW.KIMLEY-HORN.COM

NO.	REVISIONS	DATE	BY

GEORGIA REGISTERED PROFESSIONAL ENGINEER No. PE034035 Charles Lee Cook 07/01/2015

SCALE:	AS SHOWN
DRAWN BY:	LDC
DESIGNED BY:	LDC
CHECKED BY:	BBW

CLIENT:
The Memory Center
2109 W. GREAT NECK ROAD, SUITE 107
VIRGINIA BEACH, VIRGINIA 23451

PROJECT:
THE MEMORY CENTER
JOHNS CREEK
FINDLEY ROAD, PARCEL #11 (08003760247
CITY OF JOHNS CREEK, GEORGIA 30097

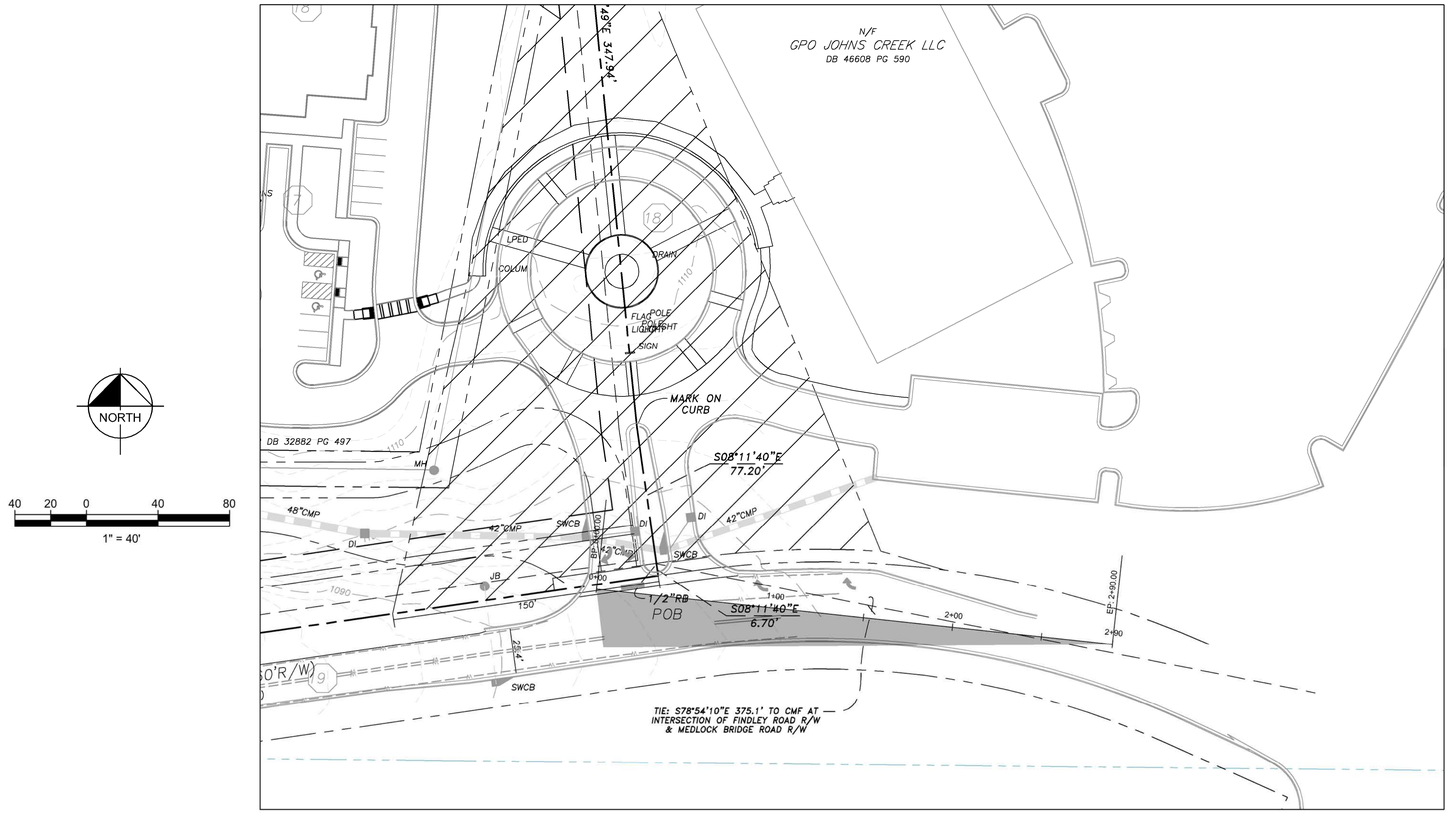
TITLE:
SIGHT DISTANCE PROFILES

DATE: 07/01/2015
PROJECT NUMBER: 017054000
SHEET NUMBER: RZ-5

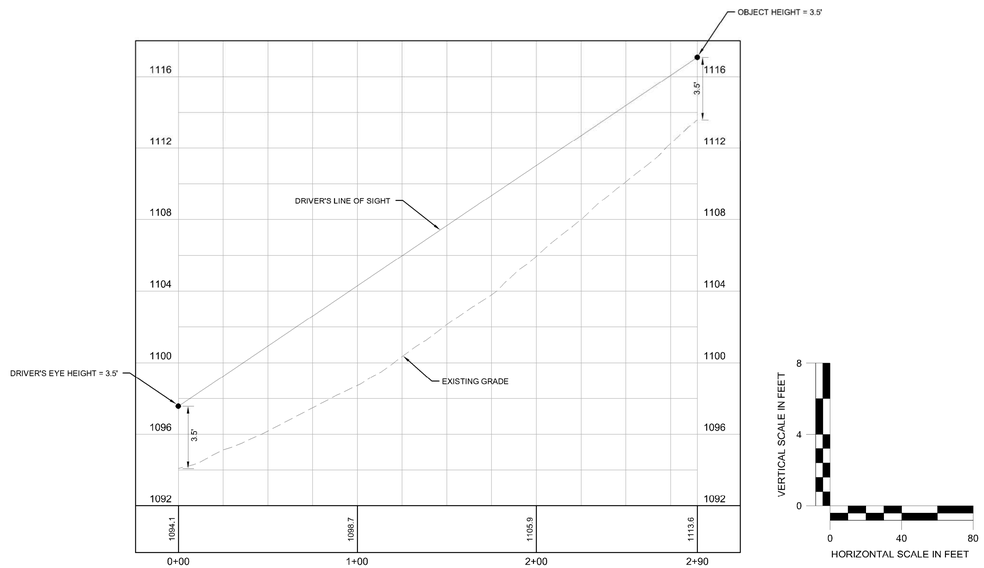
811 Know what's below. Call before you dig.

Drawing name: K:\ALP_PR\017054000_Memory Center Johns Creek\CADD\PlanSheets\Sight Distance Profiles.dwg 2 of 2 Jul 02, 2015 8:44am by: kayla.fortner

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



INTERSECTION SIGHT DISTANCE TRIANGLE
CASE B2 - RIGHT TURN FROM STOP



SIGHT DISTANCE PROFILE
CASE B2 - RIGHT TURN FROM STOP

SITE NOTES:

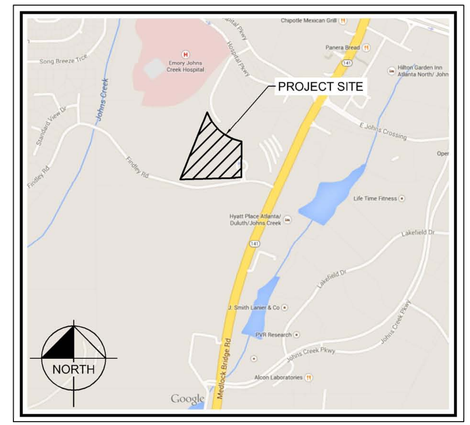
ZONING:	
CURRENT ZONING:	O-I (CONDITIONAL)
PROPOSED ZONING:	O-I (CONDITIONAL)
LAND USE CONDITIONS SUBJECT TO CHANGE UPON REZONE APPROVAL	
HEIGHT REQUIREMENTS:	4 STORY MAXIMUM HEIGHT 1 STORY BUILDING PROPOSED
FLOOR AREA:	35,361 SF
LOT AREA:	7.68 AC (334,541 SF)
MAXIMUM LOT COVERAGE:	50% (167,270 SF)
BUILDING FOOTPRINT:	35,361 SF (10.6%)
PATIOS/WALKS:	11,103 SF (3.3%)
DRIVES/PARKING:	57,750 SF (17.3%)
TOTAL IMPERVIOUS AREA:	104,214 SF (31.2%)
PERVIOUS AREA:	230,327 SF (68.8%)

PARKING SUMMARY:

PROPOSED USE:	CONVALESCENT CARE
REQUIRED PARKING:	1 PER 4 BEDS + 1 PER 3 EMPLOYEES = (90 BEDS)(0.25) + (27 EMPLOYEES) (0.33) = 33 SPACES REQUIRED
PROVIDED PARKING:	72 SPACES PROVIDED
ADA SPACES REQUIRED:	3 (TOTAL SPACES 51-75)
ADA SPACES PROVIDED:	5

NOTES

1. EXISTING CONDITIONS INFORMATION TAKEN FROM ALTA SURVEY BY INLAND SURVEYING, LLC. DATED 05/04/2015.
2. NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD ZONE PER FEMA MAP FM13121C0083F, DATED SEPTEMBER 18, 2013 , AND FEMA FIRM MAP FM13121C0091G, DATED SEPTEMBER 18, 2013.
3. NO BUILDINGS ARE LOCATED ON THIS TRACT OF LAND.
4. SEPARATE PERMITS ARE REQUIRED FOR BUILDING, RETAINING WALLS, DUMPSTER ENCLOSURE, FENCES, AND SIGNAGE AFTER APPROVAL OF THE LDP.
5. A SEPARATE RETAINING WALL PERMIT IS REQUIRED IF RETAINING WALLS ARE PROPOSED ON THE SITE.



LOCATION MAP
NOT TO SCALE

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

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2015 KIMLEY-HORN AND ASSOCIATES, INC.
10 ROSWELL STREET, SUITE 210
ALPHARETTA, GEORGIA 30009
PHONE (770) 619-4280
WWW.KIMLEY-HORN.COM

GEORGIA REGISTERED PROFESSIONAL ENGINEER No. 032035 CHRISTOPHER B. WEBB 07/01/2015 FULTON COUNTY

SCALE: AS SHOWN
DRAWN BY: LDC
DESIGNED BY: LDC
CHECKED BY: BBW

CLIENT:
The Memory Center
2109 W. GREAT NECK ROAD, SUITE 107
VIRGINIA BEACH, VIRGINIA 23451

PROJECT:
THE MEMORY CENTER
JOHNS CREEK
FINDLEY ROAD, PARCEL #11 0980037950247
CITY OF JOHNS CREEK, GEORGIA 30097

TITLE:
SIGHT DISTANCE PROFILES

DATE:
07/01/2015
PROJECT NUMBER:
017054000
SHEET NUMBER:
RZ-6

CONDITIONS: PER PLANNING STAFF'S MEMORANDUM RECEIVED 7/23/1990:

RECOMMENDED CONDITIONS
#Z90-036 NFC

If this petition is approved by the Board of Commissioners, it should be approved O-I (Office-Institutional) CONDITIONAL subject to the owner's agreement to the following enumerated conditions. Where these conditions conflict with the stipulations and offerings contained in the Letter of Intent, these conditions shall supersede unless specifically stipulated by the Board of Commissioners.

1. To the owner's agreement to restrict the use of the subject property as follows:

   a. Office and accessory uses, including financial establishments, at a maximum density of 10,950 square feet of gross floor area per acre zoned or a total gross floor area of 1,600,000 square feet, whichever is less.

   b. Hotel and conference center with no more than 200 rooms.

   c. Limit the height of the building(s) to no more than 4 stories.

2. To the owner's agreement to abide by the following:

   a. To the Site Plan received by the Zoning Department on May 23, 1990 and to submit to the Director of Public Works for approval, prior to the approval of a Land Disturbance Permit, a revised Site Plan based on a certified boundary survey of the entire property zoned, incorporating the stipulations of these conditions of zoning approval and meeting or exceeding the requirements of the Zoning Resolution.

   b. Prior to the issuance of Land Disturbance Permit, the owner shall locate the limits of the flood zone, prepare a detailed flood study which indicates the impact at Abbotts Bridge Road, subject to the approval of the Director of Public Works.

3. To the owner's agreement to the following site development considerations:

   a. Provide a natural buffer, undisturbed except for approved access and utility crossings, improvements, and replantings where sparsely vegetated and subject to the approval of the Fulton County Arborist, adjacent to the following property lines and in the widths

shown:

50 feet wide adjacent to all property zoned for agricultural or single family residential uses, with an additional setback for all improvements of 10 feet or as may be approved by the Director of Planning and Economic Development.

b. Provide 40 foot wide landscape strips outside of the new dedicated rights-of-way of Findley Road, McGinnis Ferry Road, Medlock Bridge Road (S.R. 141), and all internal dedicated parkways. Said landscape strips shall be planted with shrubs, a minimum size of 3 gallons upon installation, planted at a minimum spacing of 3 feet on center, and trees, a minimum 3 inch caliper upon installation, planted at a minimum spacing of 30 feet on center. Plantings and specifications shall be subject to the approval of the Fulton County Arborist.

c. No more than 3 exit/entrance(s) on McGinnis Ferry Road. Curb cut location and alignment are subject to the approval of the Fulton County Traffic Engineer.

d. No more than 4 exit/entrance(s) on Medlock Bridge Road. Curb cut location and alignment are subject to the approval of the Fulton County Traffic Engineer; median break locations as specified by the Georgia Department of Transportation.

e. No more than 3 exit/entrance(s) on Findley Road. Curb cut location and alignment are subject to the approval of the Fulton County Traffic Engineer.

f. The number, location and alignment of curb cuts on all proposed internal roads shall be subject to the approval of the Fulton County Traffic Engineer.

g. No roof signs are permitted.

4. To the owner's agreement to abide by the following requirements, dedications and improvements:

   a. No individual site shall be developed at a density exceeding 20,000 gross square feet per acre.

   b. Dedicate at no cost to Fulton County along the entire property frontage, prior to the approval of a Land Disturbance Permit, sufficient land as necessary to provide the following rights-of-way, and dedicate at no cost to Fulton County such additional right-of-way as may be required to provide at least 10.5 feet of right- of-way from the back of curb of all abutting road improvements, as well as allow the

necessary construction easements while the rights-of-way are being improved.

55 feet from centerline of McGinnis Ferry Road.

30 feet from centerline of Findley Road.

The necessary distance from the centerline of Medlock Bridge Road as required in Georgia Department of Transportation Project No. MLP-141 (280) subject to the approval of the Fulton County Traffic Engineer.

The necessary distance from the centerline of all internal dedicated parkways, as specified by the Fulton County Traffic Engineer.

c. Improve the following roadway along the entire property frontage from the center of road to back of curb as follows:

32 feet from centerline of McGinnis Ferry Road.

14.5 feet from centerline of Findley Road.

As specified by the Fulton County Traffic Engineer for all internal dedicated parkways.

d. Provide a deceleration lane for each project entrance or as may be approved by the Fulton County Traffic Engineer.

e. Provide a right turn lane 300 feet in length with a 50 foot taper on McGinnis Ferry Road to Medlock Bridge Road (s.R. 141) or as may be approved by the Fulton County Traffic Engineer.

f. Provide a left turn lane on the internal parkway for each project entrance, or as may be approved by the Fulton County Traffic Engineer.

g. Design required on-site storm water detention facilities such that they are not located within any required buffers, landscape strips or on required parking and loading areas.

5. Participate in off-site transportation improvements necessary to accommodate increased traffic generated by the proposed development. These improvements may include, but are not limited to, the following:

ACCT # 4106: Medlock Bridge Road

FROM		TO
Bell Rd. (paving)	SR 120	Boles Rd.
McGinnis Ferry Rd.	Bethany Rd.	Gwinnett County
Medlock Bridge Rd.	McGinnis Ferry Rd.	Gwinnett County
State Bridge Rd.	Medlock Bridge Rd.	Kimball BridgeRd.

Signalization

Upon resolution of the Board of Commissioners, the County may substitute or add roadway projects to the identified improvements which add capacity to serve the development. In the event Fulton County adopts an impact fee resolution, participation in the costs of off-site improvements does not prevent the County from imposing such additional impact fees as a condition of the issuance of a building permit, provided that such participation shall be credited against impact fees due.

Prior to the issuance of each Land Disturbance Permit, the owner shall provide to Fulton County monies for transportation improvements to the area equal to the square footage/number of rooms contained within the building(s) proposed pursuant to said Land Disturbance Permit. The rates to be applied are those which are in effect at the time that an application is made for a Land Disturbance Permit. Present rates are as follows:

Land Use	Cost/unit	Account number
Office	$0.144/sq.ft.	321-540-5402-6175-4106
Hotel	182.78/room	321-540-5402-6175-4106

The Board of Commissioners may adjust the above-stated rates pursuant to any public policy change in said rates as adopted by the Board of Commissioners for the general development area within which the project is located.

6. To the owner's agreement to abide by the following:

   a. To contact the Director of Public Works, prior to the application for a Land Disturbance Permit, to arrange with the County Arborist an on-site evaluation of existing specimen trees/stands, buffers, and tree protection zones within the property boundaries.

   b. To maintain as a minimum, the tree density requirements as prescribed by the Fulton County Tree Preservation Ordinance Administrative Guidelines, either through the retention of existing trees, or tree replacement, in perpetuity.

Drawing name: K:\ALP_PR\017054000_Memory Center Johns Creek\CADD\PlanSheets\CO-10 - Rezoning Conditions.dwg CO-10 Jul 02, 2015 8:38am by: kayla.fortner
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2015 KIMLEY-HORN AND ASSOCIATES, INC.
10 ROSWELL STREET, SUITE 210
ALPHARETTA, GEORGIA 30009
PHONE (770) 619-4280
WWW.KIMLEY-HORN.COM

GEORGIA REGISTERED PROFESSIONAL ENGINEER BRIAN BRADLEY CRUTY

SCALE: NONE
DRAWN BY: LDC
DESIGNED BY: LDC
CHECKED BY: BBW

CLIENT:
The Memory Center
2109 W. GREAT NECK ROAD, SUITE 107
VIRGINIA BEACH, VIRGINIA 23451

PROJECT:
THE MEMORY CENTER
JOHNS CREEK
FINDLEY ROAD, PARCEL #11 (08003780247
CITY OF JOHNS CREEK, GEORGIA 30097

TITLE:
ZONING CONDITIONS

DATE: 07/01/2015
PROJECT NUMBER: 017054000
SHEET NUMBER: RZ-7