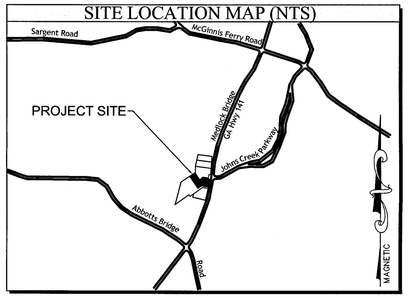
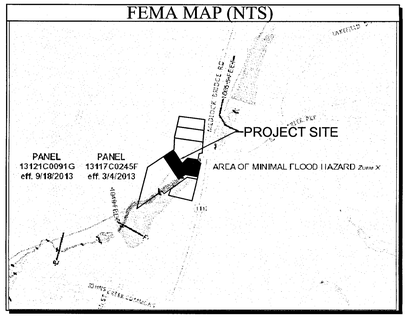
SITE DATA:

TOTAL SITE AREA	2.46 ACRES OR 107,095 SF
ZONING	
EXISTING ZONING	MIX-CONDITIONAL (MIXED USE DISTRICT)
PROPOSED ZONING	MIX-CONDITIONAL
ZONING JURISDICTION	CITY OF JOHNS CREEK
DEVELOPMENT TYPE	
CLIMATE CONTROLLED SELF STORAGE	89,600 SF
DEVELOPMENT STANDARDS	
HEIGHT REGULATIONS (MAX)	60 FEET WITH AN ADDITIONAL 12 FEET FOR AN ORNAMENTAL PITCHED ROOF
FRONT YARD	NONE
SIDE YARD	10 FEET LANDSCAPE BUFFER ALONG DETENTION POND
REAR YARD	10 FEET LANDSCAPE STRIP
MAXIMUM LOT COVERAGE	50% OR 53,548 SF
BUILDING COVERAGE	22,400 SF
WALKS	3,771 SF
DRIVES/PARKING	24,250 SF
TOTAL IMPERVIOUS AREA	50,485 SF (47.14%)
UNDEVELOPED AND/OR OPEN SPACE	56,610 SF (52.86%)
BUFFERS	
SIDE YARD	10 FEET LANDSCAPE BUFFER ALONG DETENTION POND
REAR YARD	10 FEET LANDSCAPE STRIP
PARKING	
REQUIRED PARKING	1 PER EMPLOYEE PLUS 1 PER 5,000 SF OR 19 SPACES
PARKING PROVIDED	10 SPACES
9' X 18' SPACES	9 SPACES
ADA SPACES	1 SPACES
LOADING SPACES	4 SPACES

SITE LOCATION MAP (NTS)



FEMA MAP (NTS)



NOTES:

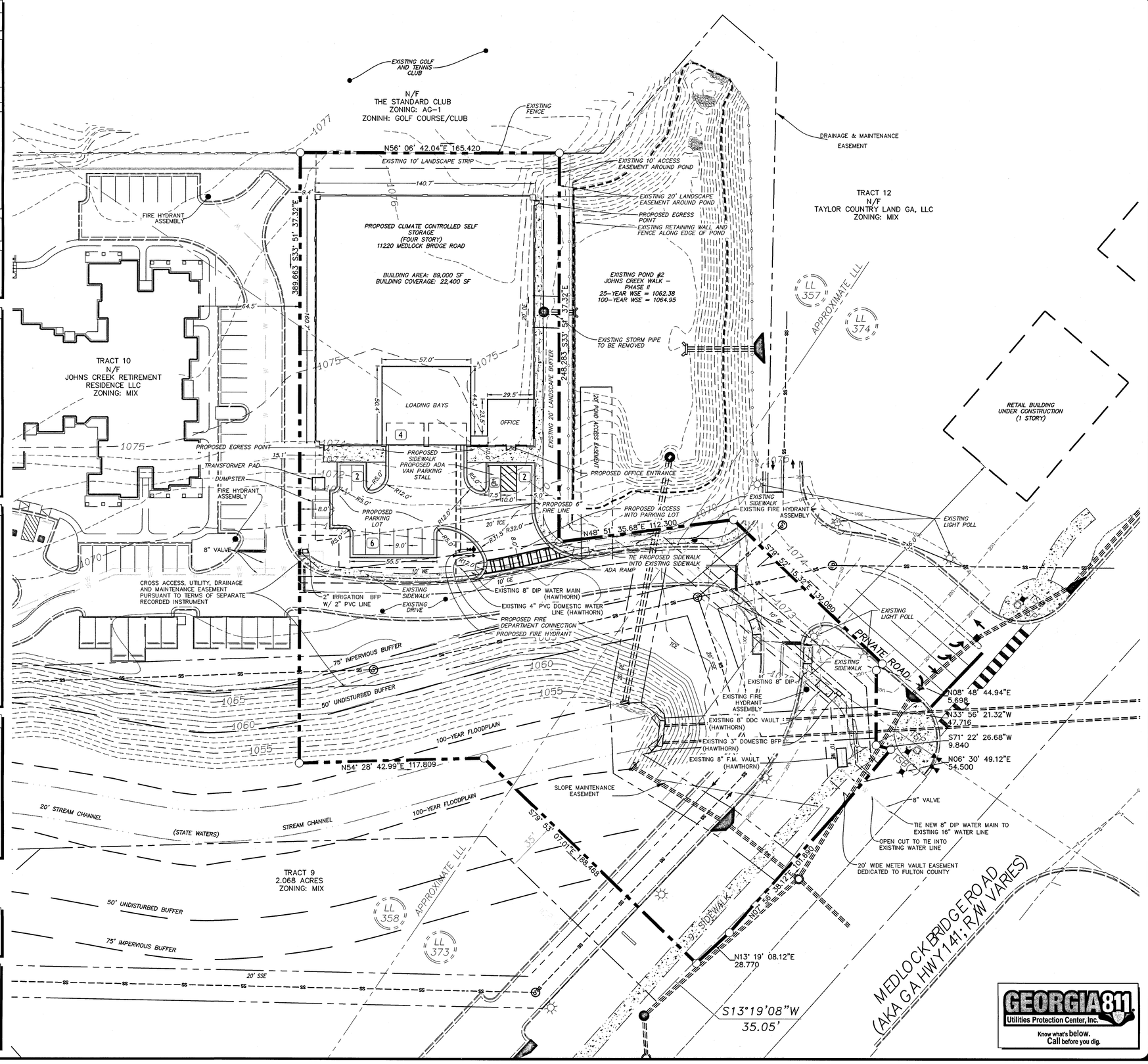
1. SPEED LIMIT ON MEDLOCK BRIDGE ROAD IS 55 MPH
2. According to the U.S Fish and Wildlife Service National Wetlands Inventory **no** wetlands are located on this property.
3. According to the FEMA Flood Insurance Rate Map for Fulton County, Georgia and incorporated areas, Community Panel Number 13121C0091F, Panel 91 of 490, effective date September 18, 2013 the property does fall within a designated Flood Zone "A" (areas of 100 year flood).
4. Waters of the State are within 200' of this property.
5. The Chattahoochee river is not within 2000' of this property.
6. Sidewalks are as shown.
7. No existing buildings, wells, and cell towers are located on the subject property.
8. Fulton County shall provide water service to the site.
9. Fulton County shall provide waste water service to the site.

24 HOUR CONTACT:

CRAIG HARPER @ 404-798-9820

DEVELOPER CONTACT:
PIEDMONT ATLANTIC CAPITAL, LLC
CRAIG HARPER
P.O. BOX 762127
ROSWELL, GEORGIA 30076
PHONE: 404-798-9820

ENGINEERING CONTACT:
KENNETH J. WOOD PE, LEED AP
PLANNERS AND ENGINEERS COLLABORATIVE
350 RESEARCH COURT
NORCROSS, GEORGIA 30092
PHONE: 678-684-6206
FAX: 678-684-6240
EMAIL: ken@pecatl.com



GEORGIA 811
Utilities Protection Center, Inc.
Know what's below. Call before you dig.

JOHNS CREEK WALK II - SELF STORAGE

A CLIMATE CONTROLLED SELF STORAGE FACILITY

FOR

PIEDMONT ATLANTIC CAPITAL, LLC

P.O. BOX 767127
ROSWELL, GEORGIA 30076
PHONE: 404-798-9820

LAND LOT 111
6TH DISTRICT

DEKALB COUNTY
GEORGIA

"WE PROVIDE SOLUTIONS"

PLANNERS AND ENGINEERS COLLABORATIVE

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350 RESEARCH COURT ▪ NORCROSS, GEORGIA 30092 ▪ (770)451-2741 ▪ FAX (770)451-3915 ▪ WWW.PECATL.COM

REVISIONS:

NO.	DATE	BY	DESCRIPTION

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SHEET TITLE

CONCEPTUAL SITE PLAN

0 25 50 100 150

SCALE: 1" = 30'
DATE: AUGUST 10, 2015
PROJECT: 15198.00

THIS SEAL IS ONLY VALID IF COUNTER SIGNED AND DATED WITH AN ORIGINAL SIGNATURE.

GEORGIA REGISTERED PROFESSIONAL ENGINEER KENNETH J WOOD
11/09/15

GSWCC LEVEL II DESIGN PROFESSIONAL CERTIFICATION # 0000059389 EXP. 10/27/2015

CSP-1

SHEET