RZ-14 012

LEGAL DESCRIPTION

ONE- STORY RESTAURANT BUILDING HEIGHT ~25'

ONE- STORY CAR CARE CENTER BUILDING HEIGHT ~30'

TWO- STORY BANK BUILDING HEIGHT ~60'

N

SCALE IN FEET

SITE DATA	
EXISTING ZONING:	C-1
PROPOSED ZONING:	C-1
PROPOSED USE:	DAY CARE CENTER ALLOWED BY RIGHT
SQUARE FOOTAGE OF SITE:	207,957.78 SQ. FT. (4.77 ACRE)
BUILDING AREA (GROSS SQUARE FOOTAGE):	33,237 SQ. FT.
REQUIRED PARKING PER EACH USE: 1 SPACE/500 SQ. FT. OF BUILDING	67 SPACES
PROVIDED PARKING PER EACH USE:	69 SPACES
PLAYGROUND AREA:	27,520 SQ. FT.

McGinnis Ferry Road

SPEED LIMIT 45 MPH

ONE- STORY OFFICE BUILDING HEIGHT 25'

NEW EDGE OF DETENTION POND

NEW 10' DRAINAGE EASEMENT

ABANDONED EDGE OF POND AND DRAINAGE EASEMENT

25' LANDSCAPE STRIP

ABANDONED 20' DRAINAGE EASEMENT

88' ABANDONDED 18" CMP

NEW 47' - 18" CMP

NEW 20' DRAINAGE EASEMENT

NEW 323' - 60" CMP

NEW 20' DRAINAGE EASEMENT

40' LANDSCAPE STRIP

NEW 84' - 60" CMP

NEW 20' DRAINAGE EASEMENT

TWO- STORY BANK BUILDING HEIGHT ~ 60'

20' POND BUFFER

0' ACCESS EASEMENT

6' PLAYGROUND METAL FENCE

CLA-33
33,237 SF

ABANDONED RIP-RAP, TYP.

ABANDONED EDGE OF POND AND DRAINAGE EASEMENT

150' FIRE DEPARTMENT HOSE LENGTH

SIDEWALK

10' LANDSCAPE STRIP

25' LANDSCAPE STRIP

Johns Creek Parkway

SPEED LIMIT 35 MPH

PLAYGROUND 27,520 SF

25' LANDSCAPE STRIP

FOUR- STORY OFFICE BUILDING BUILDING HEIGHT ~80'

SITE MAP/ DRAINAGE PATTERN

Johns Creek Technology Park

141

SITE

WETLANDS MAPPER

SITE

FLOOD MAP

SITE

REVISIONS					
REVISION NO.	INITIAL DATE	DRAWN	CHK	APP	APD
	3-3-14	DRDR	TM	DCB	DTM

CEI Engineering Associates, Inc.

ENGINEERS PLANNERS SURVEYORS LANDSCAPE ARCHITECTS ENVIRONMENTAL SCIENTISTS

3150 J.B. FREEMAN, SUITE 100 DALLAS, TEXAS 75234 972-484-3727 972-484-3730

CHILDREN'S LEARNING ADVENTURE CHILD CARE CENTERS

McGinnis Ferry Rd. & Johns Creek Pkwy. Johns Creek GA

CONCEPT SITE PLAN

REV DATE 3-3-14 ZONING

SHEET NO. 1 of 1