

SITE DEVELOPMENT SUMMARY

SITE SUMMARY:

CURRENT ZONING:	O-I: OFFICE INSTITUTIONAL*
PROPOSED ZONING:	A-L: APARTMENT LIMITED
SITE AREA:	6.389 ACRES
BUILDABLE AREA:	4.00 ACRES
UNBUILDABLE AREA:	2.39 ACRES
REQUIRED OPEN SPACE:	1.60 ACRES (25.0%)
PROVIDED OPEN SPACE:	1.87 ACRES (29.2%)**
RECREATIONAL AREA:	0.64 ACRES (10.0%)

BUILDING SETBACK:

FRONT:	40 FT
ADJACENT INTERIOR SIDE:	20 FT
BACK:	20 FT

ZONING BUFFERS:

SIDE (WEST):	25 FT + 10 FT IMPROVEMENT SETBACK
BACK:	50 FT + 10 FT IMPROVEMENT SETBACK

LANDSCAPE STRIP:

FRONT (OLD ALABAMA RD):	40 FT
SIDE (EAST):	10 FT

REQUIRED LAND USES & DENSITIES:

MINIMUM MULTIFAMILY UNIT SF:	700 SF
3 BEDROOM APARTMENT:	600 SF
2 BEDROOM APARTMENT:	500 SF
1 BEDROOM APARTMENT:	400 SF
EFFICIENCY/STUDIO APARTMENT:	300 SF

PROPOSED LAND USES & DENSITIES:

ACTIVE ADULT APARTMENTS:	82 UNITS
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PARKING SUMMARY:

REQUIRED PARKING:	164 SPACES (TOTAL)
2 SPACES/UNIT	

EXISTING PARKING:

STANDARD PARKING SPACES:	28 SPACES (TOTAL)
HANDICAP:	3

PROPOSED PARKING:

EX. PARKING TO REMAIN:	61 SPACES (TOTAL)
STANDARD:	20 SPACES
COMPACT:	8 SPACES
HANDICAP:	3 SPACES

* CURRENT ZONING, SUP. AND CONCURRENT CASE NUMBERS:
 Z-96-028, U-96-013, VC-96-029
 ** REFER TO THE OPEN SPACE AREA EXHIBIT FOR MORE DETAIL
 *** ADDITIONAL 10 SPACES AVAILABLE TO PARK VIA SHARED PARKING AGREEMENT WITH ADJOINING PROPERTY.

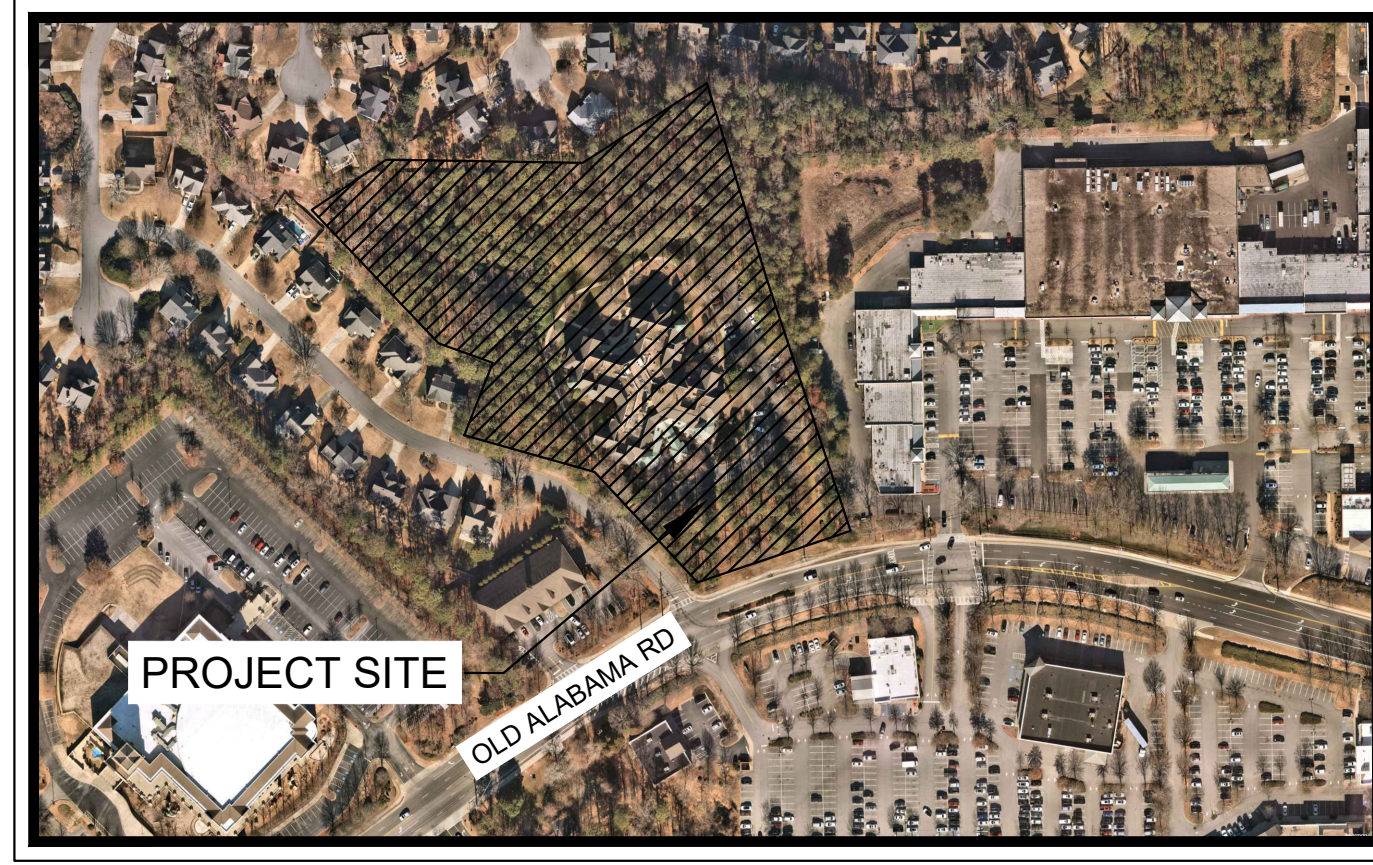
- ### SITE NOTES
- EXISTING CONDITIONS SHOWN HEREON ARE FROM A SURVEY FILE PROVIDED BY ROCHSTER, DATED 12/20/2023.
 - EXISTING TOPOGRAPHY DATA WAS DOWNLOADED FROM FULTON COUNTY GIS.
 - ALL DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
 - SIDEWALK INSTALLED AGAINST BACK OF CURB SHALL BE INSTALLED PER THE PLAN AS MEASURED FROM THE BACK OF CURB.
 - ALL SIGNAGE AND STRIPING MUST MEET THE LATEST REQUIREMENTS SET FORTH BY MUTCD, GDOT, AND GEORGIA STATE CODE.

SITE LEGEND

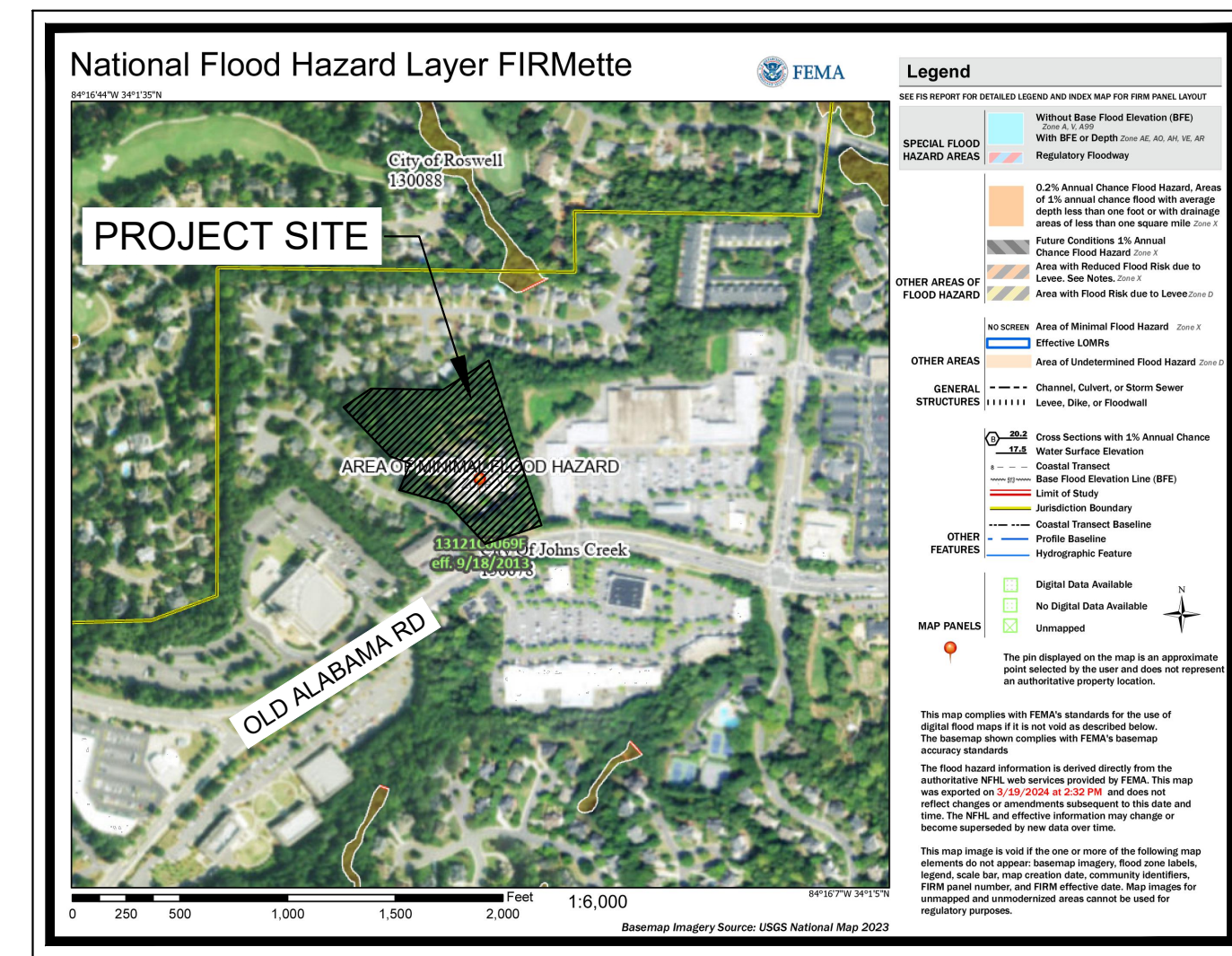
	PROPERTY LINE
	R/W LINE
	BUILDING SETBACK LINE
	BUFFER LINE
	10' IMPROVEMENT SETBACK LINE
	LANDSCAPE STRIP SETBACK LINE
	HEAVY DUTY CONCRETE PAVEMENT
	CONCRETE SIDEWALK
	PARKING COUNT

- ### VARIANCE REQUESTS
- REDUCTION TO THE REQUIRED PARKING SPACES

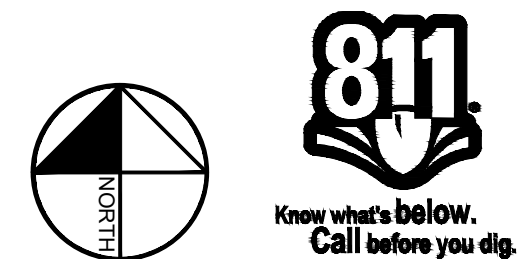
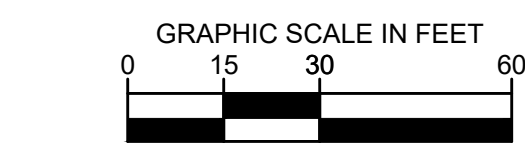
Received
 June 14, 2024
 RZ-24-0004 &
 VC-24-0003
 Planning & Zoning



VICINITY MAP
NOT TO SCALE



FEMA MAP
THE PROJECT SITE DOES NOT LIE WITHIN A FLOOD HAZARD AREA PER FIRM PANEL 13121C0069F DATED 09/18/2013.



Kimley»Horn

11720 AMBER PARK DRIVE
 PARKWAY 400, SUITE 600
 ALPHARETTA, GEORGIA 30009
 PHONE 678.781.8234
 WWW.KIMLEY-HORN.COM
 © 2022 KIMLEY-HORN AND ASSOCIATES, INC.

PARTNERS DEVELOPMENT GROUP LLC

16890 GRANBERRY RD
 ROSWELL, GA 30075

NO.	REVISION DESCRIPTIONS	DATE	BY
1		04/02/2024	TDG

THE HAMMOCKS AT JOHNS CREEK

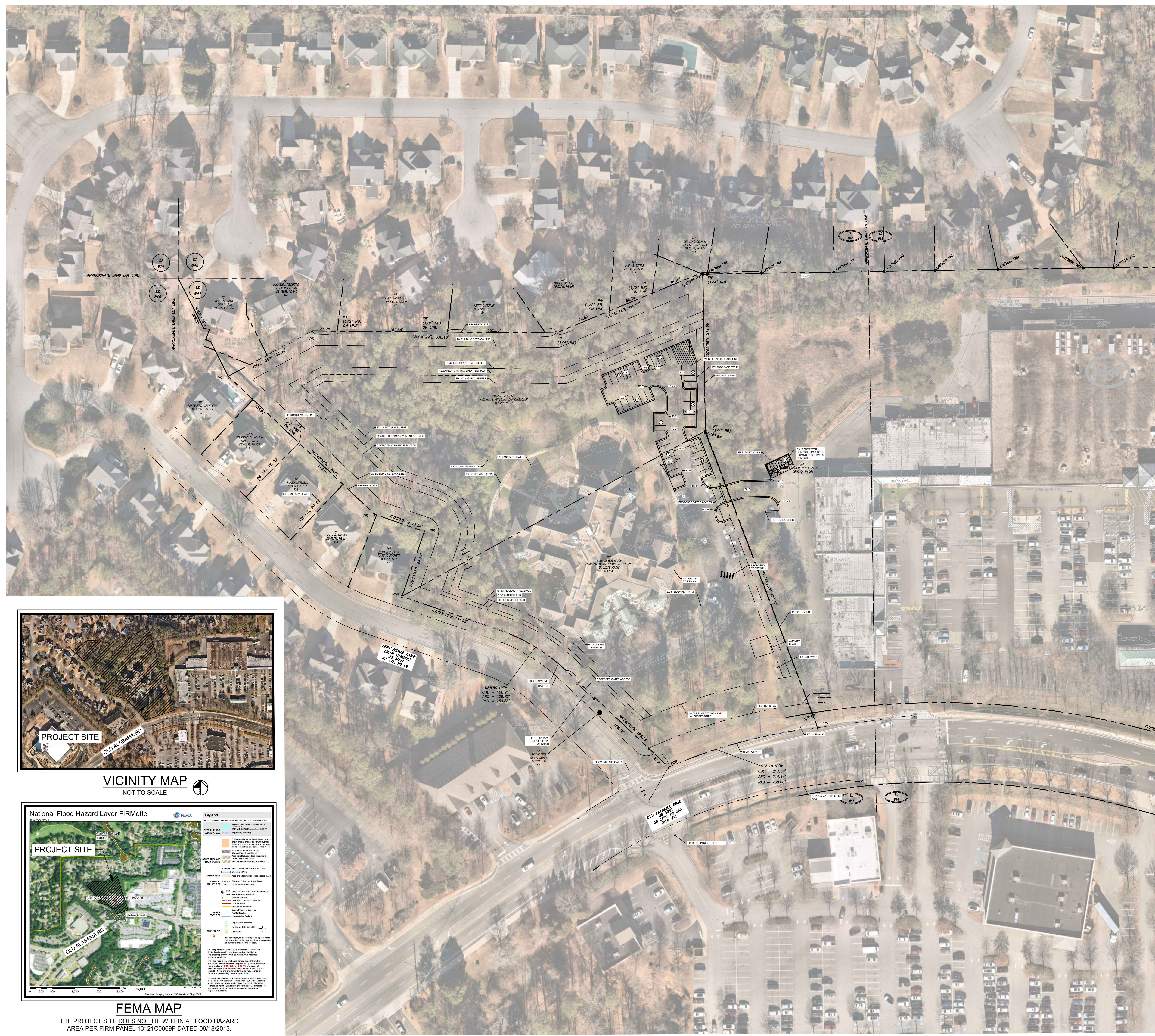
LAND LOT 841
 1ST DISTRICT, SECTION 7
 26550 OLD ALABAMA RD
 ALPHARETTA, GA 30022

PRELIMINARY - NOT FOR CONSTRUCTION

PROJECT: 017660000_PDP-Johns Creek CAD/Planners/2P-ZONING PLAN.dwg
 DRAWN BY: TDG
 DESIGNED BY: TDG
 REVIEWED BY: KHP
 DATE: 04/02/2024
 PROJECT NO.: 017660000
 TITLE: REZONING SITE PLAN
 SHEET NUMBER: ZP

Drawing name: K:\ALP-PRJ\017660000_PDP-Johns Creek CAD/Planners/2P-ZONING PLAN.dwg Jun 14, 2024 10:44am by: kush.patel

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PROVIDED OPEN SPACE:	1.87 ACRES (29.2%)**
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BUILDING SETBACK:

FRONT:	40 FT
ADJACENT INTERIOR SIDE:	20 FT
BACK:	20 FT

ZONING BUFFERS:

FRONT (OLD ALABAMA RD):	25 FT + 10 FT IMPROVEMENT SETBACK
SIDE (WEST):	50 FT + 10 FT IMPROVEMENT SETBACK
BACK:	10 FT

LANDSCAPE STRIP:

FRONT (OLD ALABAMA RD):	40 FT
SIDE (EAST):	10 FT

REQUIRED LAND USES & DENSITIES:

MINIMUM MULTIFAMILY UNIT SF:	700 SF
3 BEDROOM APARTMENT:	600 SF
2 BEDROOM APARTMENT:	500 SF
1 BEDROOM APARTMENT:	400 SF
EFFICIENCY/STUDIO APARTMENT:	400 SF

PROPOSED LAND USES & DENSITIES:

ACTIVE ADULT APARTMENTS:	82 UNITS
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PARKING SUMMARY:

REQUIRED PARKING:	164 SPACES (TOTAL)
2 SPACES/UNIT	

EXISTING PARKING:

STANDARD PARKING SPACES:	25 SPACES (TOTAL)
HANDICAP:	3

PROPOSED PARKING:

EX. PARKING TO REMAIN:	61 SPACES (TOTAL)
STANDARD:	20 SPACES
COMPACT:	30 SPACES
HANDICAP:	3 SPACES

* CURRENT ZONING, SUP. AND CONCURRENT CASE NUMBERS:
Z-96-028, U-96-013, VC-96-029

** REFER TO THE OPEN SPACE AREA EXHIBIT FOR MORE DETAIL

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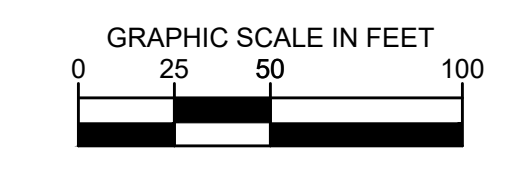
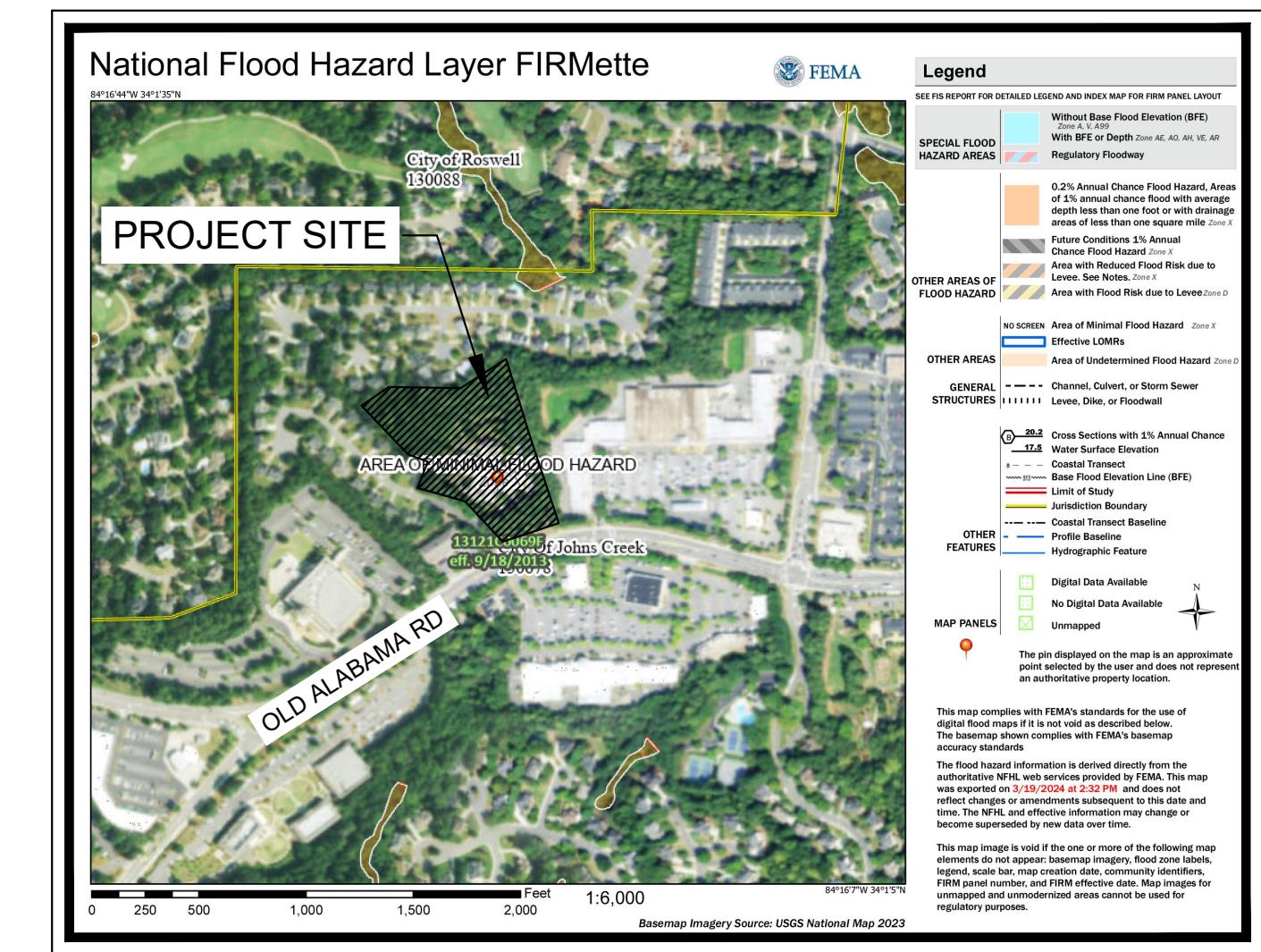
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SITE LEGEND

---	PROPERTY LINE
---	R/W LINE
---	BUILDING SETBACK LINE
---	BUFFER LINE
---	10' IMPROVEMENT SETBACK LINE
---	LANDSCAPE STRIP SETBACK LINE
[Pattern]	HEAVY DUTY CONCRETE PAVEMENT
[Pattern]	CONCRETE SIDEWALK
(P)	PARKING COUNT

- ### VARIANCE REQUESTS
- REDUCTION TO THE REQUIRED PARKING SPACES

Received
 June 14, 2024
 RZ-24-0004 &
 VC-24-0003
 Planning & Zoning



Kimley **Horn**

11720 AMBER PARK DRIVE
PARKWAY 400, SUITE 600
ALPHARETTA, GEORGIA 30009

PHONE 770.619.4280
WWW.KIMLEY-HORN.COM
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PARTNERS DEVELOPMENT GROUP LLC

16890 CRAWFORD RD
ROSWELL, GA 30075

PHONE 616.761.8234

THE HAMMOCKS AT JOHNS CREEK

2660 OLD ALABAMA RD
ALPHARETTA, GA 30022

LAND LOT 841
1ST DISTRICT, SECTION 7

PROJECT

NO. REVISION DESCRIPTIONS

NO.	DATE	BY
04/02/2024	TDG	

GSVCC CERT. LEVEL (I)

0000095764

DRAWN BY TDG

DESIGNED BY TDG

REVIEWED BY KHP

DATE 04/02/2024

PROJECT NO. 017660000

TITLE

REZONING SITE PLAN

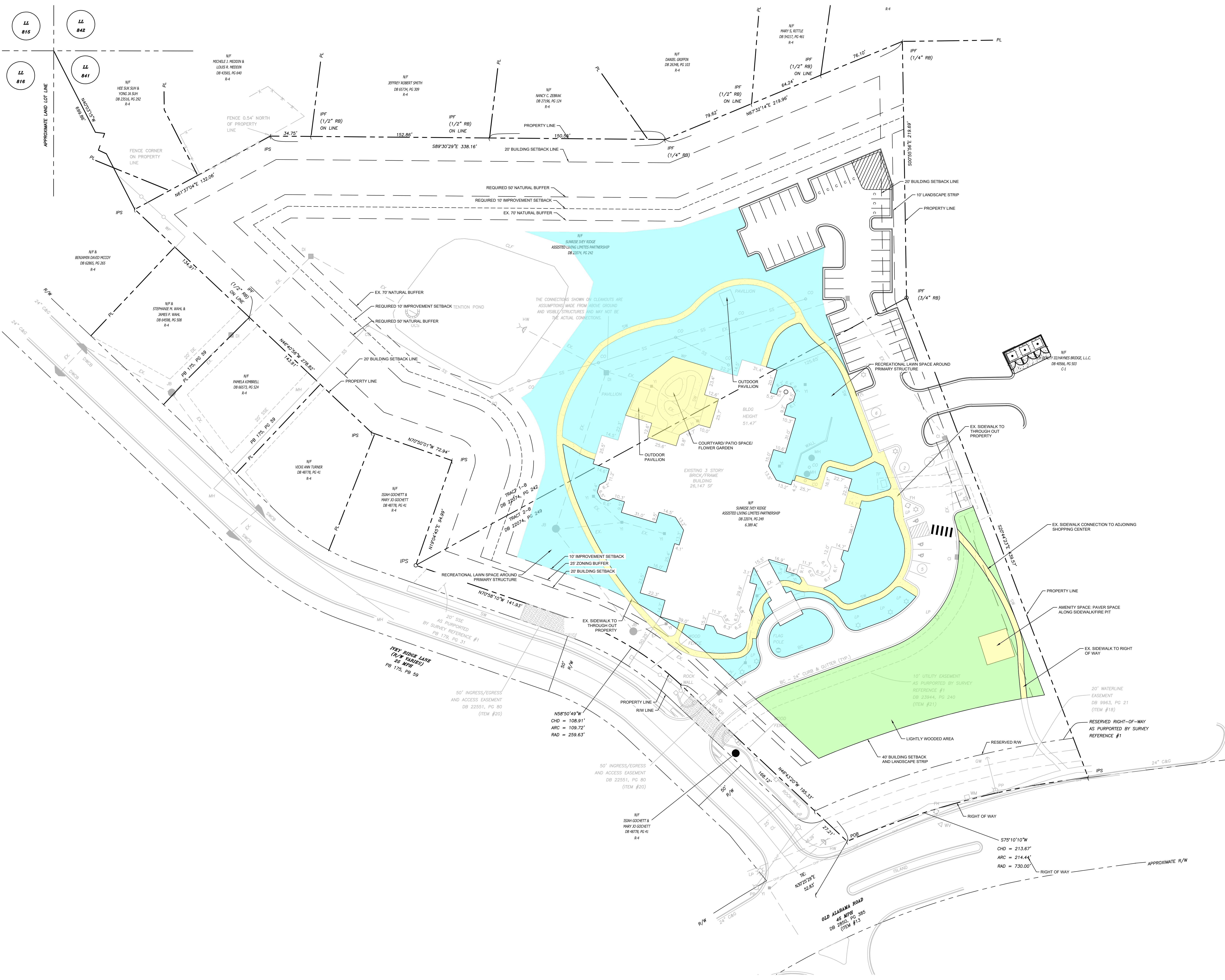
SHEET NUMBER

ZP

PRELIMINARY - NOT FOR CONSTRUCTION

Drawing name: K:\ALP-PRJ\017660000-FDG-Johns Creek\CAD\Plumbing\ZP-ZONING PLAN.dwg ZONING SITE PLAN WITH AERIAL Jun 14, 2024 10:45am by: kush.patel

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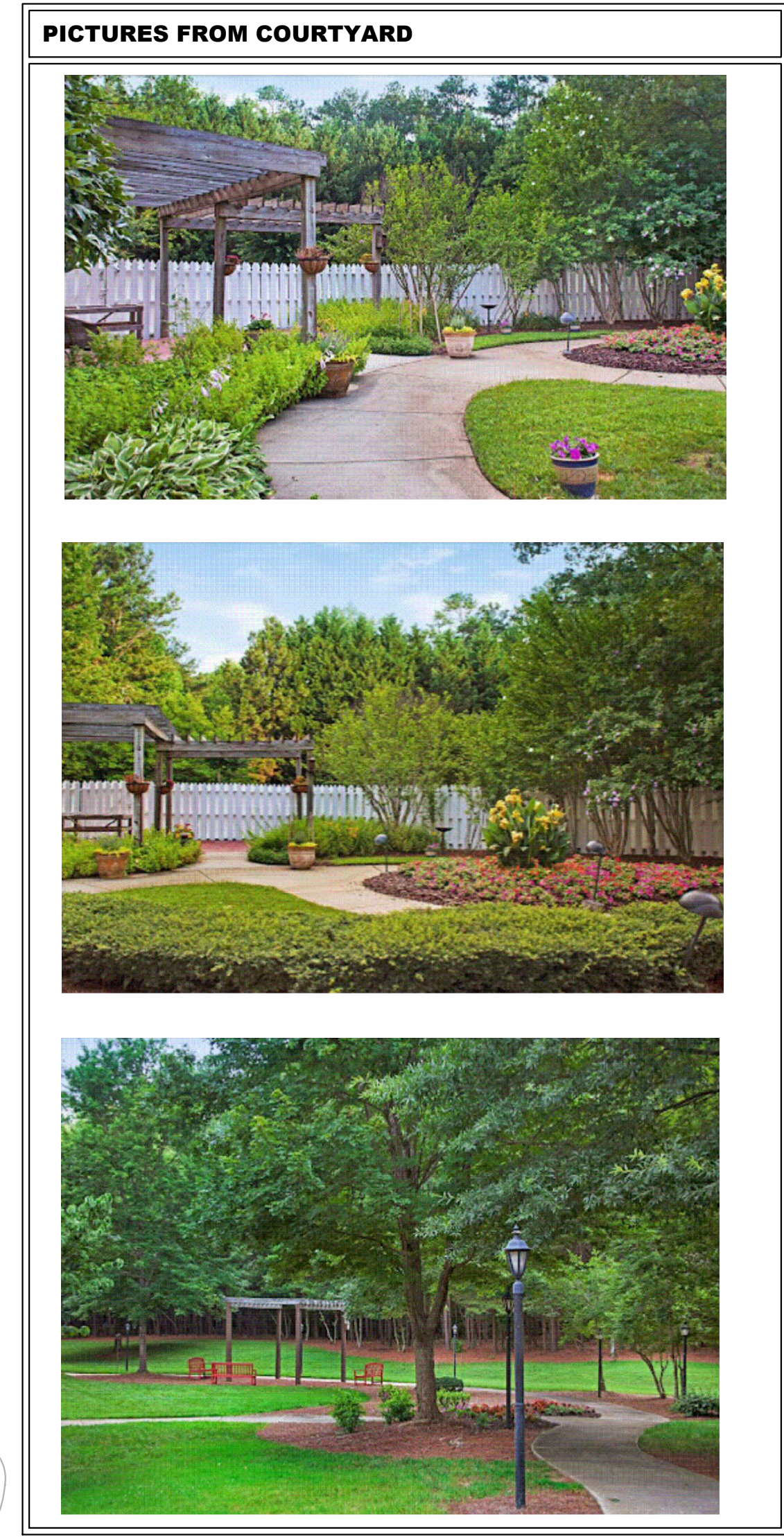
SITE LEGEND

- PROPERTY LINE
- R/W LINE
- BUILDING SETBACK LINE
- BUFFER LINE
- 10' IMPROVEMENT SETBACK LINE
- LANDSCAPE STRIP SETBACK LINE
- ACTIVE OPEN SPACE
- LANDSCAPE OPEN SPACE
- NATURAL OPEN SPACE

OPEN SPACE SUMMARY

SITE SUMMARY:

TOTAL SITE AREA:	6.389 ACRES
REQUIRED OPEN SPACE:	1.80 ACRES (28.0%)
PROVIDED OPEN SPACE:	1.87 ACRES (29.2%)
ACTIVE OPEN SPACE:	0.26 ACRES (4.16%)
LANDSCAPE OPEN SPACE:	1.20 ACRES (18.8%)
NATURAL OPEN SPACE:	0.41 ACRES (6.42%)



Received
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RZ-24-0004 &
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