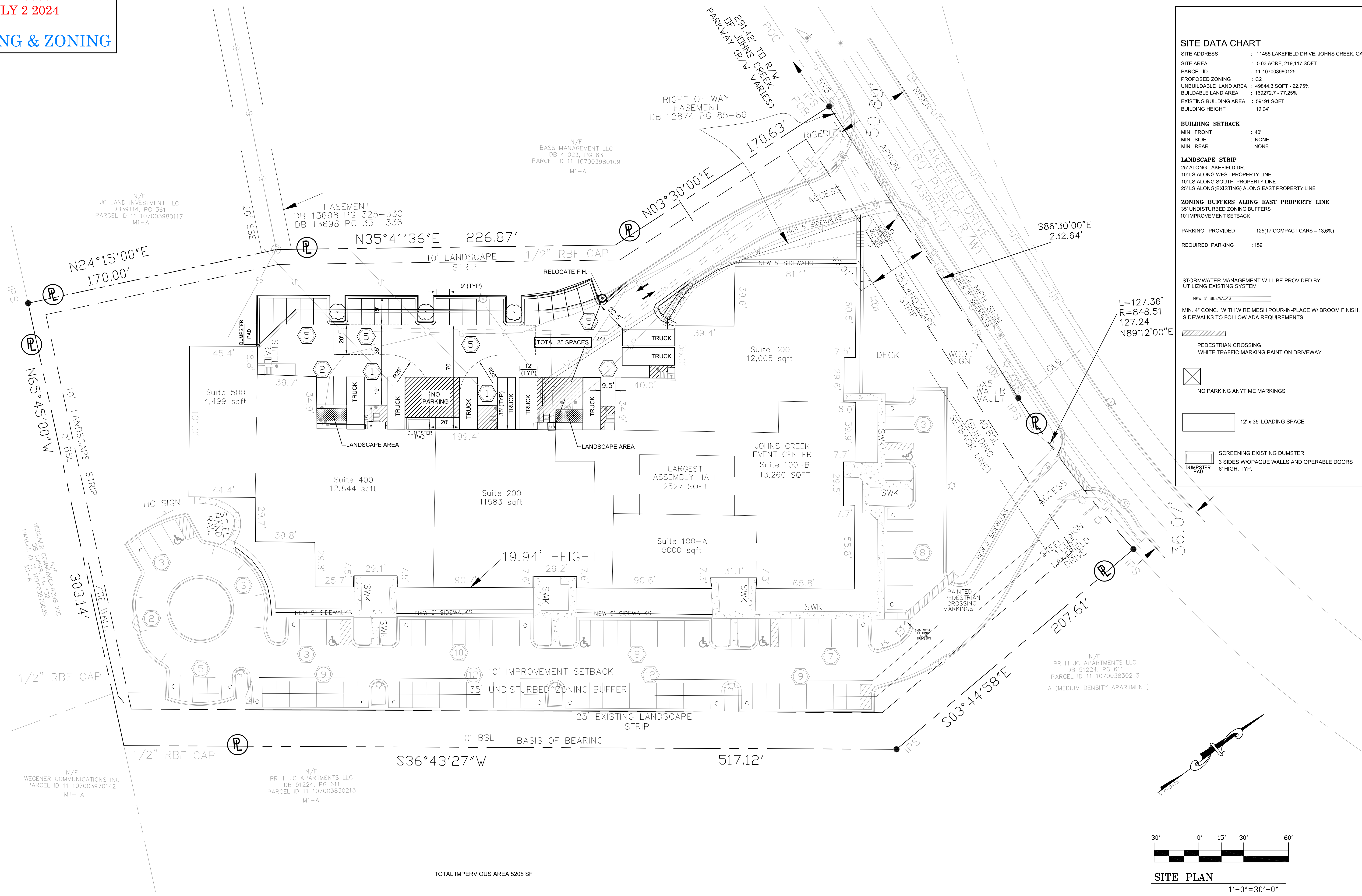


RECEIVED

V-24-0006
JULY 2 2024

PLANNING & ZONING



SITE DATA CHART

SITE ADDRESS : 11455 LAKEFIELD DRIVE, JOHNS CREEK, GA
 SITE AREA : 5.03 ACRE, 219,117 SQFT
 PARCEL ID : 11-107003980125
 PROPOSED ZONING : C2
 UNBUILDABLE LAND AREA : 49844.3 SQFT - 22.75%
 BUILDABLE LAND AREA : 189272.7 - 77.25%
 EXISTING BUILDING AREA : 59191 SQFT
 BUILDING HEIGHT : 19.84'

BUILDING SETBACK

MIN. FRONT : 40'
 MIN. SIDE : NONE
 MIN. REAR : NONE

LANDSCAPE STRIP

25' ALONG LAKEFIELD DR.
 10' LS ALONG WEST PROPERTY LINE
 10' LS ALONG SOUTH PROPERTY LINE
 25' LS ALONG EXISTING ALONG EAST PROPERTY LINE

ZONING BUFFERS ALONG EAST PROPERTY LINE

35' UNDISTURBED ZONING BUFFERS
 10' IMPROVEMENT SETBACK

PARKING PROVIDED : 125 (17 COMPACT CARS = 13.6%)
 REQUIRED PARKING : 159

STORMWATER MANAGEMENT WILL BE PROVIDED BY UTILIZING EXISTING SYSTEM

NEW 5' SIDEWALKS

MIN. 4" CONC. WITH WIRE MESH POUR-IN-PLACE W/ BROOM FINISH. SIDEWALKS TO FOLLOW ADA REQUIREMENTS.

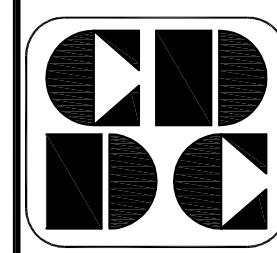
PEDESTRIAN CROSSING
 WHITE TRAFFIC MARKING PAINT ON DRIVEWAY

NO PARKING ANYTIME MARKINGS

12' x 35' LOADING SPACE

SCREENING EXISTING DUMSTER
 3 SIDES W/O PAQUE WALLS AND OPERABLE DOORS
 6' HIGH, TYP.

REZONING FOR
11455 LAKEFIELD DR
JOHNS CREEK GA



CUSTOM DESIGN
&
DEVELOPMENT
CORPORATION

5725 BUFORD HWY.
SUITE 200
NORCROSS, GA 30071

TEL: (770)-328-9868

SITE PLAN

REVISION	BY
12/08/20	CC
12/17/20	CC
01/20/21	DP

DRAWN BY:
SCALE: AS NOTED
PROJECT NO:
DATE: 11/10/2020
SHEET

C1
DF SHEETS

TOTAL IMPERVIOUS AREA 5205 SF