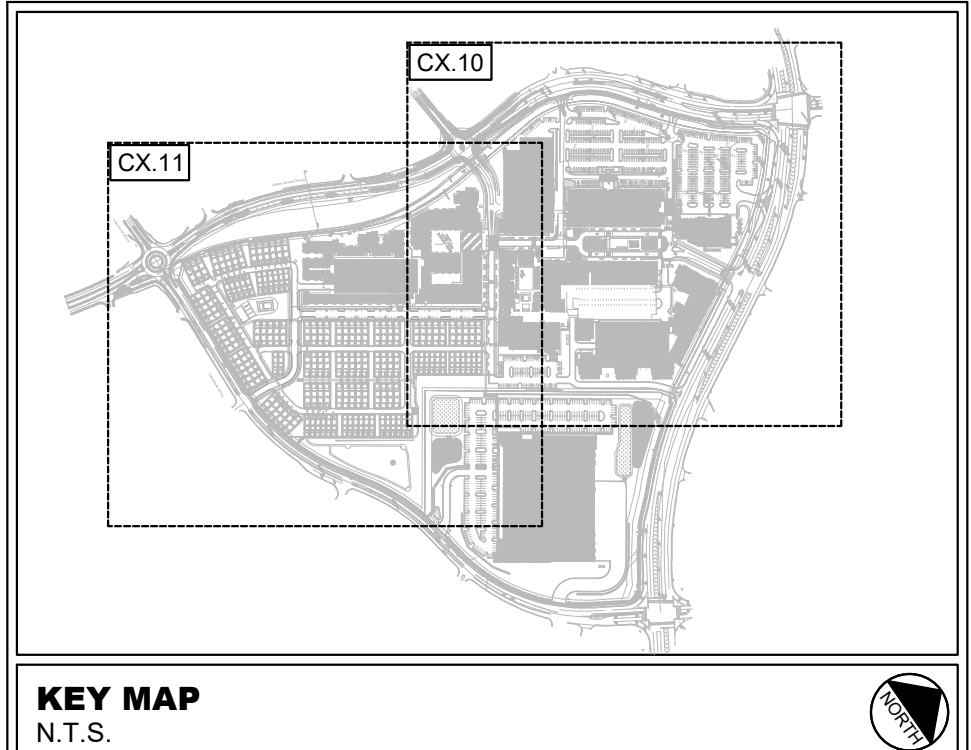
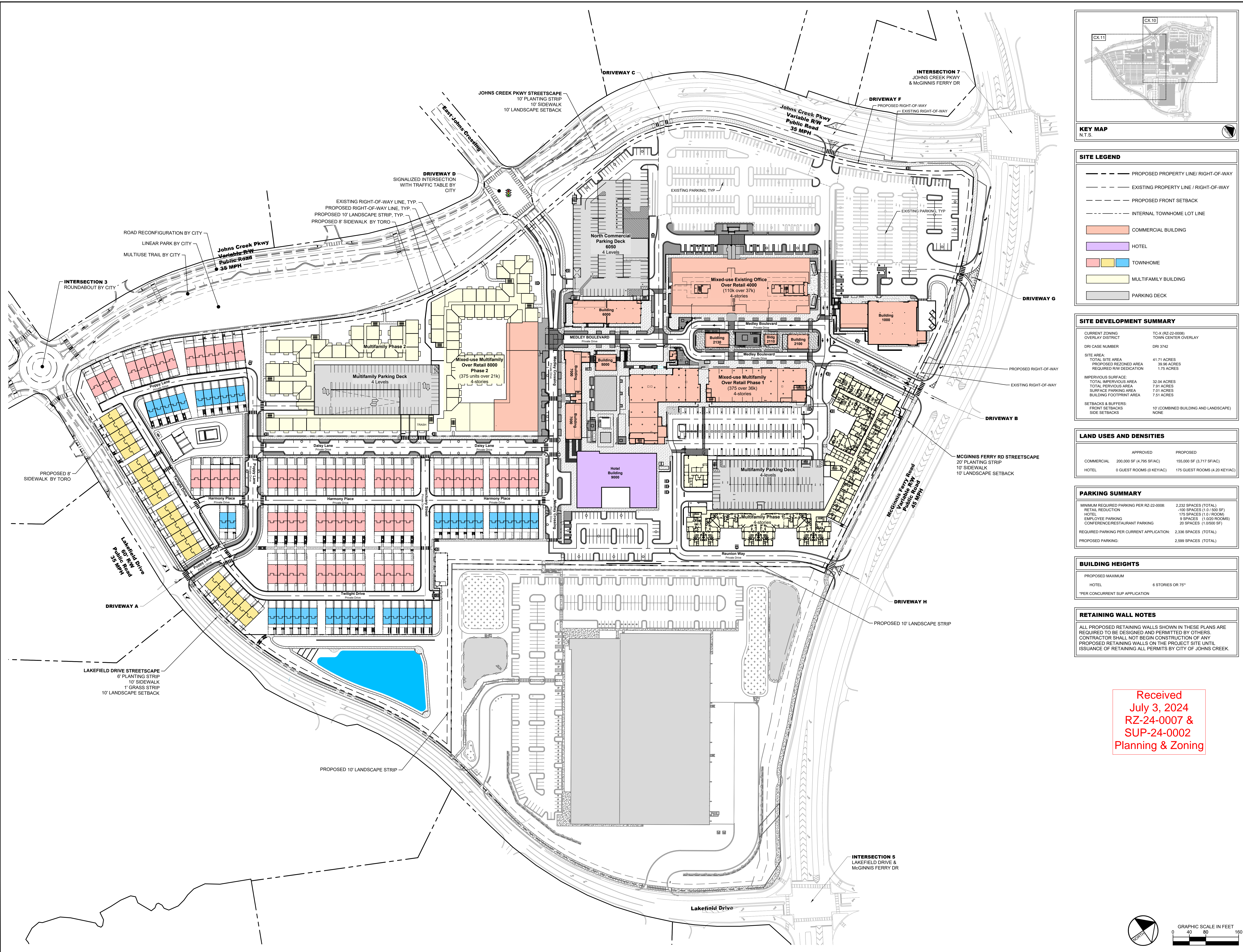


Drawing name: \\kimley-horn.com\ISO_ATLANTA\1462003_Toro\Johns Creek\CAD\Plans\sheet\C2.00-Overall Site Plan.dwg C2.00 OVERALL SITE PLAN Jul 03, 2024 12:49pm by carson.lava



SITE LEGEND

- PROPOSED PROPERTY LINE/ RIGHT-OF-WAY
- EXISTING PROPERTY LINE / RIGHT-OF-WAY
- PROPOSED FRONT SETBACK
- INTERNAL TOWNHOME LOT LINE
- COMMERCIAL BUILDING
- HOTEL
- TOWNHOME
- MULTIFAMILY BUILDING
- PARKING DECK

SITE DEVELOPMENT SUMMARY

CURRENT ZONING OVERLAY DISTRICT	TC-X (RZ-22-0008)
DRI CASE NUMBER	TOWN CENTER OVERLAY DRI 3742
SITE AREA:	
TOTAL SITE AREA	41.71 ACRES
PROPOSED REZONED AREA	39.86 ACRES
REQUIRED R/W DEDICATION	1.75 ACRES
IMPERVIOUS SURFACE:	
TOTAL IMPERVIOUS AREA	32.04 ACRES
TOTAL PAVEMENT AREA	7.91 ACRES
SURFACE PARKING AREA	7.91 ACRES
BUILDING FOOTPRINT AREA	7.51 ACRES
SETBACKS & BUFFERS:	
FRONT SETBACKS	10' (COMBINED BUILDING AND LANDSCAPE)
SIDE SETBACKS	NONE

LAND USES AND DENSITIES

	APPROVED	PROPOSED
COMMERCIAL	200,000 SF (4.796 SF/AC)	155,000 SF (3.717 SF/AC)
HOTEL	0 GUEST ROOMS (0 KEY/AC)	175 GUEST ROOMS (4.20 KEY/AC)

PARKING SUMMARY

MINIMUM REQUIRED PARKING PER RZ-22-0008	2,232 SPACES (TOTAL)
RETAIL REDUCTION	-100 SPACES (1.0 / 500 SF)
HOTEL	-175 SPACES (1.0 / ROOM)
EMPLOYEE PARKING	9 SPACES (1.0/20 ROOMS)
CONFERENCE/RESTAURANT PARKING	20 SPACES (1.0/500 SF)
REQUIRED PARKING PER CURRENT APPLICATION	2,336 SPACES (TOTAL)
PROPOSED PARKING:	2,599 SPACES (TOTAL)

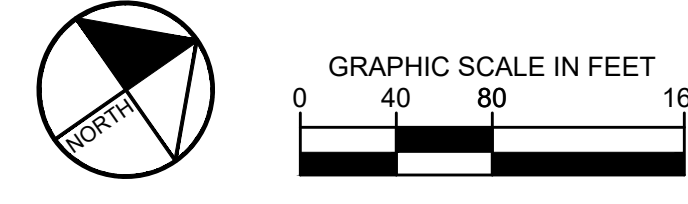
BUILDING HEIGHTS

PROPOSED MAXIMUM	6 STORIES OR 75'
HOTEL	6 STORIES OR 75'
*PER CONCURRENT SUP APPLICATION	

RETAINING WALL NOTES

ALL PROPOSED RETAINING WALLS SHOWN IN THESE PLANS ARE REQUIRED TO BE DESIGNED AND PERMITTED BY OTHERS. CONTRACTOR SHALL NOT BEGIN CONSTRUCTION OF ANY PROPOSED RETAINING WALLS ON THE PROJECT SITE UNTIL ISSUANCE OF RETAINING ALL PERMITS BY CITY OF JOHNS CREEK.

Received
July 3, 2024
RZ-24-0007 &
SUP-24-0002
Planning & Zoning



3930 EAST JONES BRIDGE ROAD
THE FORUM SUITE 350
NORCROSS, GEORGIA 30092
WWW.KIMLEY-HORN.COM
PHONE (770) 825-0744

6200 AVALON BOULEVARD
ALPHARETTA, GA 30009
PHONE 470.681.3716
WWW.TORODEVELOPMENT.COM

NO.	REVISION DESCRIPTIONS	DATE	BY
2	REVISION 02 - CITY PERMIT SET	06.20.2023	JTR
1	REVISION 01 - CITY AND COUNTY RESUBMITTAL GMP CIVIL PACKAGE INITIAL GMP CIVIL PACKAGE	07.14.2023	JTR
		08.31.2023	JTR

LAND LOT 389, 399, 400, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

14680 JOHNS CREEK PARKWAY
JOHNS CREEK, GEORGIA 30097

PRELIMINARY
NOT FOR CONSTRUCTION

GSWCC CERT. (LEVEL II)	000007289
DRAWN BY	SPG
DESIGNED BY	BRM
REVIEWED BY	JTR
DATE	05.31.2023
PROJECT NO.	014602003
TITLE	OVERALL SITE PLAN
SHEET NUMBER	C2.00

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