

SITE DATA SUMMARY TABLE

ADDRESS: 6650 McGinnis Ferry Road
CURRENT ZONING: C-1
PROPOSED ZONING: C-1*MODIFIED
ACREAGE: 4.777
BUILDING SETBACKS: 40' from both roads

LANDSCAPE STRIPS: MCGINNIS: 20' & 10' SEPARATED BY A 10' SIDEWALK
JOHN'S CREEK: 8' & 10' SEPARATED BY A 10' SIDEWALK
INTERVAL: 10'

BUILDABLE AREA: 3.247 ACRES(68%)
UNBUILDABLE AREA: 1.530 ACRES(32%)

PARKING DATA:

TOTAL REQUIRED: 167 SPACES
110% OF REQUIRED: 183 SPACES
TOTAL PROVIDED: 171.00 SPACES (3 EV INCLUDED)
EXCESS/PERVIOUS: 0.00 SPACES
TOTAL SPACES: 8 SPACES PROVIDED

BIKE SPACES:

PARKING TABLE

| BUILDING | USE | PARKING SPACE RATIO | GROSS SF | MIN REQUIRED |
|----------|------------|---------------------|----------------|--------------|
| A1 | RETAIL | 1 PER 500 SF | 11,000 | 22.00 |
| A2 | RETAIL | 1 PER 500 SF | 5,000 | 10.00 |
| B1 | DAYCARE | 1 PER 500 SF | 18,000 | 36.00 |
| B2 | MEDICAL | 3 PER 1,000 SF | 6,148 | 18.44 |
| C1 | MEDICAL | 3 PER 1,000 SF | 3,161 | 6.20 |
| C2 | RESTAURANT | 1 PER 500 SF | 3,303 | 9.00 |
| C3 | RESTAURANT | 1 PER 500 SF | 6,580 | 23.15 |
| D | RETAIL | 1 PER 500 SF | 21,000 | 42 |
| | | | TOTAL REQUIRED | 166.79=167 |
| | | | TOTAL PROVIDED | 171 |

STORMWATER MANAGEMENT

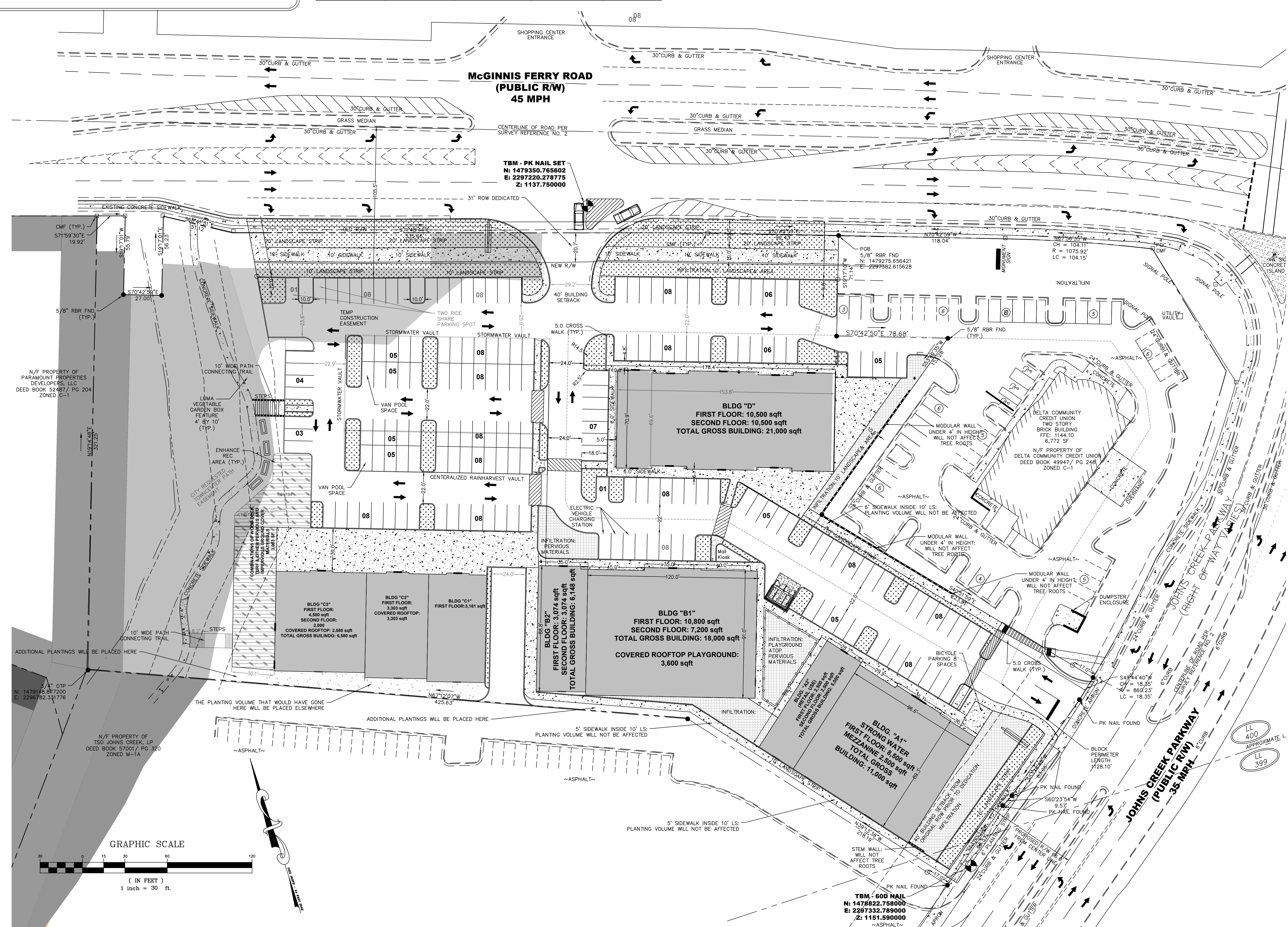
- RUNOFF REDUCTION WILL BE ACHIEVED WITH A COMBINATION OF VARIOUS INFILTRATION METHODS PER THE GEORGIA BLUE BOOK STORMWATER MANUAL INCLUDING RAIN HARVESTING, INFILTRATION TRENCHES, AND POTENTIALLY OTHERS AS ALLOWED.
- DETENTION WILL BE ACHIEVED USING AN ONSITE- BUILT VAULT MADE WITH POURED CONCRETE WALLS AND PRECAST CONCRETE PLANKS.
- RAIN HARVESTING WILL BE ACHIEVED BY COLLECTING AND ROUTING BUILDING ROOF WATER TO A CENTRALIZED VAULT AND INFILTRATED BY USING THE WATER IN THE IRRIGATION SYSTEM.

BUILDING GROSS SUMMARY

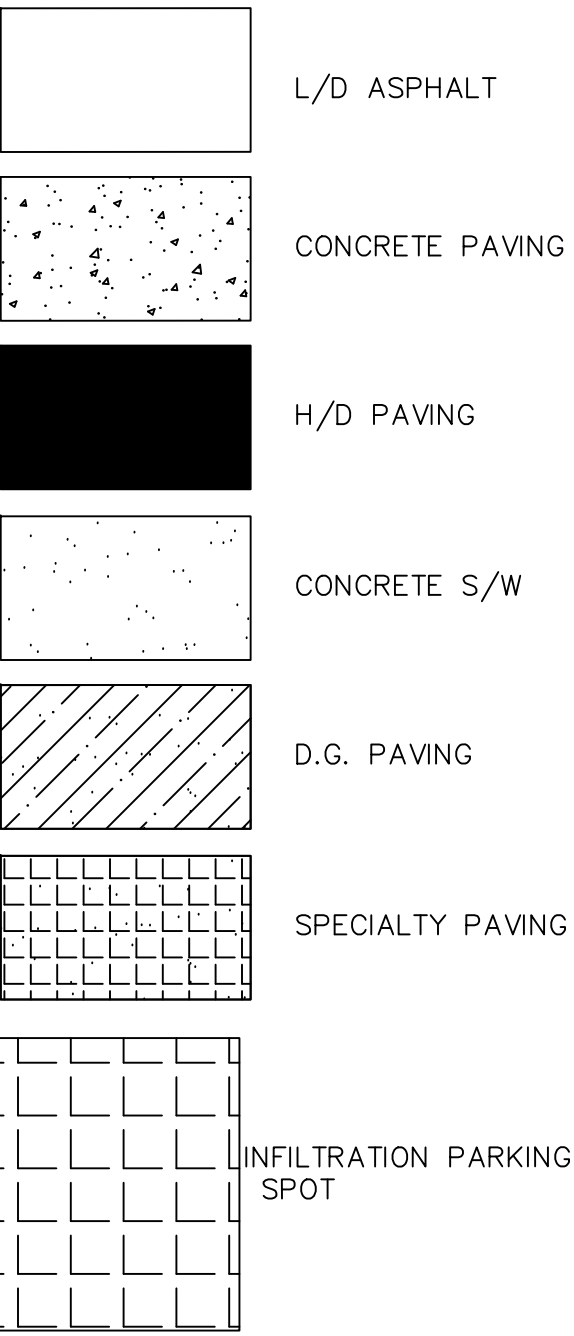
| IDENTIFER | BUILDING USE | FIRST FL SQFT | SECOND FL SQFT | MEZZ SF | Occupied Roof Top |
|-----------|--|---------------|----------------|---------|-------------------|
| BLDG A1 | RETAIL(STRONG WATER) | 8,500 | N/A | 2,500 | 0 |
| BLDG A2 | RETAIL | 2,500 | 2,500 | 0 | 0 |
| BLDG B1 | DAYCARE(LUMA) | 10,800 | 7,200 | 0 | 3600 |
| BLDG B2 | MEDICAL OFFICE(LUMA AU) | 3,074 | 3,074 | 0 | 0 |
| BLDG C1 | MEDICAL OFFICE | 3,161 | | | |
| BLDG C2 | BRUNCH BAR | 3,303 | N/A | 0 | 3,303 |
| BLDG C3 | BRU FOUNDARY | 4,580 | 2,000 | 0 | 2580 |
| BLDG D | RETAIL | 10,500.00 | 10,500 | 2,500 | 9,483 |
| TOTAL | | 46,618 | 25,274 | | |
| | TOTAL BLDG SOFT FOR ZONING/PARKING: INCLUDING FIRST FLOOR, SECOND FLOOR AND MEZZ | | 74,192 | | |

ECO MEASUREMENT TABLE

| TYPE | POINTS FROM TYPE | DESCRIPTION OF TYPE | POINTS CLAIMED |
|----------------------------|------------------|--|----------------|
| BUILDING ENERGY EFFICIENCY | 2 POINTS | New construction will employ "Smart Technology" such as lights on motion sensors, use of LED bulbs, and improved building UTR (long Term Thermal Resistance) which will increase the roof assembly R-value for instance. | 2 |
| BUILDING WATER EFFICIENCY | 2 POINTS | The goal is to use 15% less water by using low flow plumbing fixtures and capturing roof run-off into underground cisterns which can be used to irrigate landscaping. | 2 |
| SUSTAINABLE LANDSCAPING | 1 POINT | Reduce potable water by using reclaimed roof run-off water for irrigating landscaping. NOT include invasive species of vegetation, and specifying local indigenous species that require less water, ie. Xeriscaping. | 1 |
| ADDITIONAL CIVIC SPACE | 1 TO 5 POINTS | Designing into the project, additional Civil (Public) spaces that are landscaped with lawns, ground cover, shrubs, etc. We are providing 22% where 15% is required. We are providing 7% more than what is required | 5 |
| TRANSPORTATION DEMAND | 2 TO 3 POINTS | AC AND D: Flex time work schedules to avoid congestion during peak times, Free ride home in case of emergency, Transit passes will be provided for Employees | 2 |
| ALTERNATIVE TRANSPORTATION | 1 POINT | Develop on-site programs for Car-pooling and Ride-sharing. | 1 |
| | | TOTAL POINTS PROVIDED: | 13 |
| | | TOTAL POINTS REQUIRED: | 13 |



PAVING LEGEND



GENERAL NOTES

- ALL STEM WALLS OF BUILDINGS WILL NOT AFFECT PLANTING VOLUME OR TREE ROOTS IN THE ADJOINING LANDSCAPE STRIP
-

E-SEAL AND SIGNATURE
E-SEALED:

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BY

REVISION DESCRIPTION

DATE

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RZ-23-0003 & VC-23-0004
Planning & Zoning

Amenity + Civic Space Provided 46,589 sf (22.42%)

Amenity Space. Outdoor areas of at least 100 square feet each (except for balconies) for use by the occupants, invitees and guests of the development and specifically excluding Civic Spaces and required sidewalks. Each amenity area approved must function as an amenity area. Above-ground cisterns design and appearance shall require approval by the Community Development Director. Amenity spaces include but are not limited to the following types:

1. Rooftop decks;
2. Balconies;
3. Patios and porches;
4. Outdoor dining areas;
5. Pool areas;
6. Tennis courts, basketball courts, and similar uses;
7. Yards, lawns, and gardens;
8. Hardscape areas improved for pedestrian enjoyment;
9. Wooded areas; and
10. Runoff reduction measures such as bioretention areas and cisterns.

1. **Park.** An open space available for structured or unstructured recreation. A park may be independent of surrounding buildings at its edges. Its landscape may consist of paths and trails, meadows and lawns, water bodies, runoff reduction measures such as bioretention areas, swales, cisterns, and woodlands. Recreation fields and courts may also be included. The minimum size for a park is one (1) acre.
2. **Square.** An open space available for unstructured recreation and civic purposes. A square is spatially defined by buildings or streets at its edges. Its landscape must consist of paths and trees, and may also include runoff reduction measures such as bioretention areas and cisterns, lawns and non-asphalt paved surfaces. The minimum size for a square is one-half (1/2) acre.
3. **Plaza.** An open space, available for civic purposes and commercial activities. A plaza must be spatially defined by buildings or streets at its edges. Its landscape must consist primarily of non-asphalt paved surfaces and trees, and may include runoff reduction measures such as bioretention areas and cisterns. The minimum size for a plaza is one-quarter (1/4) acre.
4. **Pocket Park.** An open space, available for unstructured recreation. A pocket park may be spatially defined by buildings or streets at its edges. Its landscape must consist of lawns and trees, and may include runoff reduction measures such as bioretention areas and cisterns. There is no minimum size for pocket parks.
5. **Playground.** An open space designed and equipped for the recreation of children. A playground must be fenced and may include an open shelter. Playgrounds must be interspersed within residential areas, may be placed within a block, and may be included in parks and greens. There is no minimum size for playgrounds. Playgrounds may include runoff reduction measures such as bioretention and underground detention.
6. **Performance Venues.** An open space available for outdoor performance. Performance venues typically include a stage surrounded by formal or informal seating on at least one side. Performance venues may have a combination of landscaped and hardscaped areas. The minimum size for a performance venue is one-half (1/2) acre.
7. **Multi-Use Trails with Potential Connections to Offsite Trails.** A linear open space consisting of a conforming multi-use trail that includes a connection to existing or proposed off-site trails. There is no minimum size for this type of open space.
8. **Park Overlooks.** An open space primarily intended for the viewing of parks and other open spaces. Park overlooks must include seating. There is no minimum size for park overlooks.

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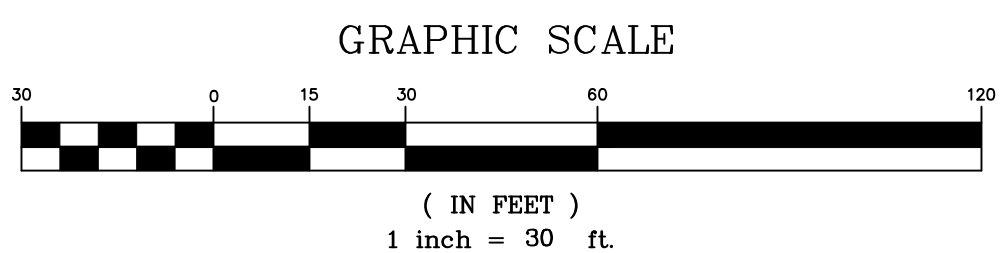
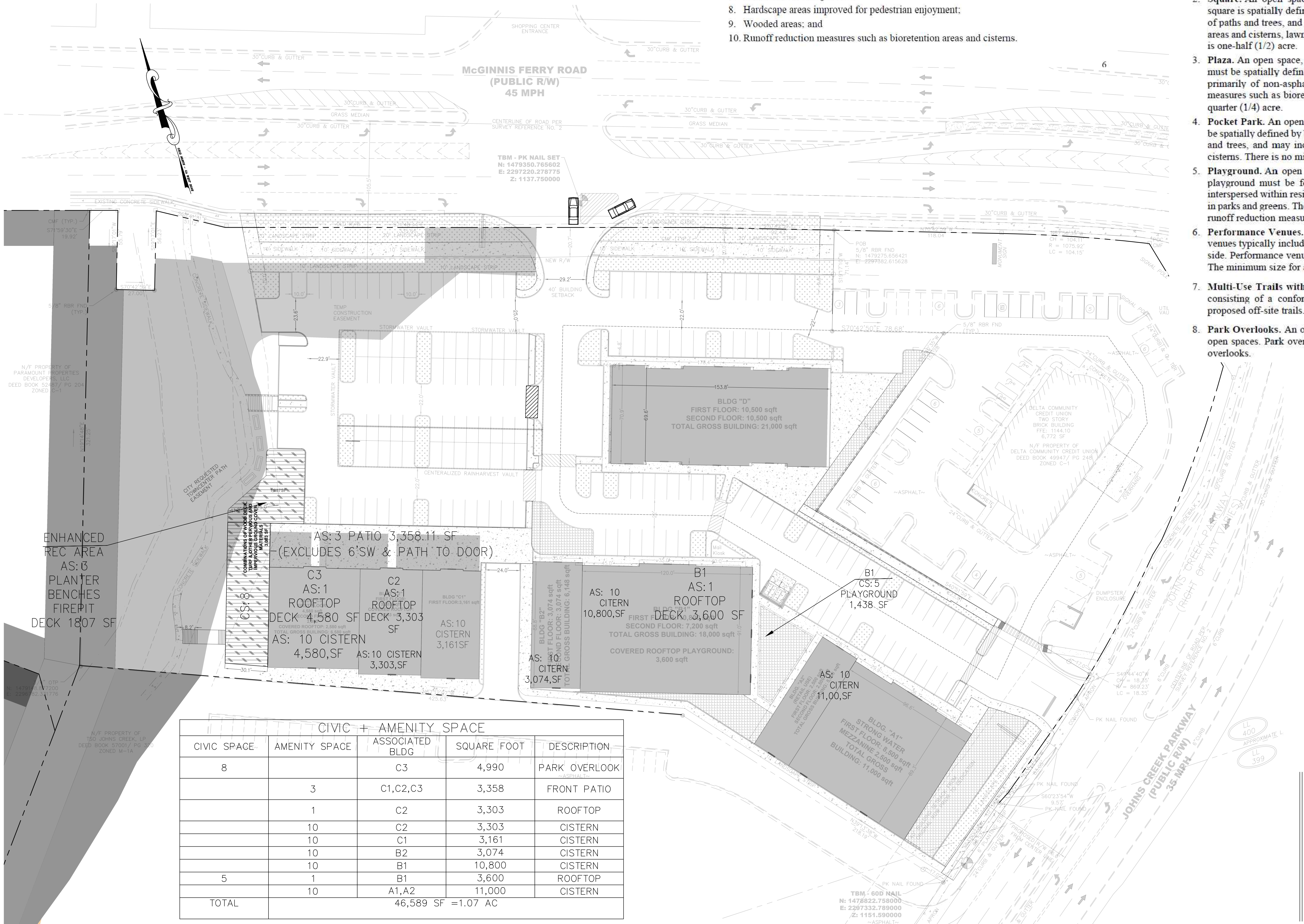
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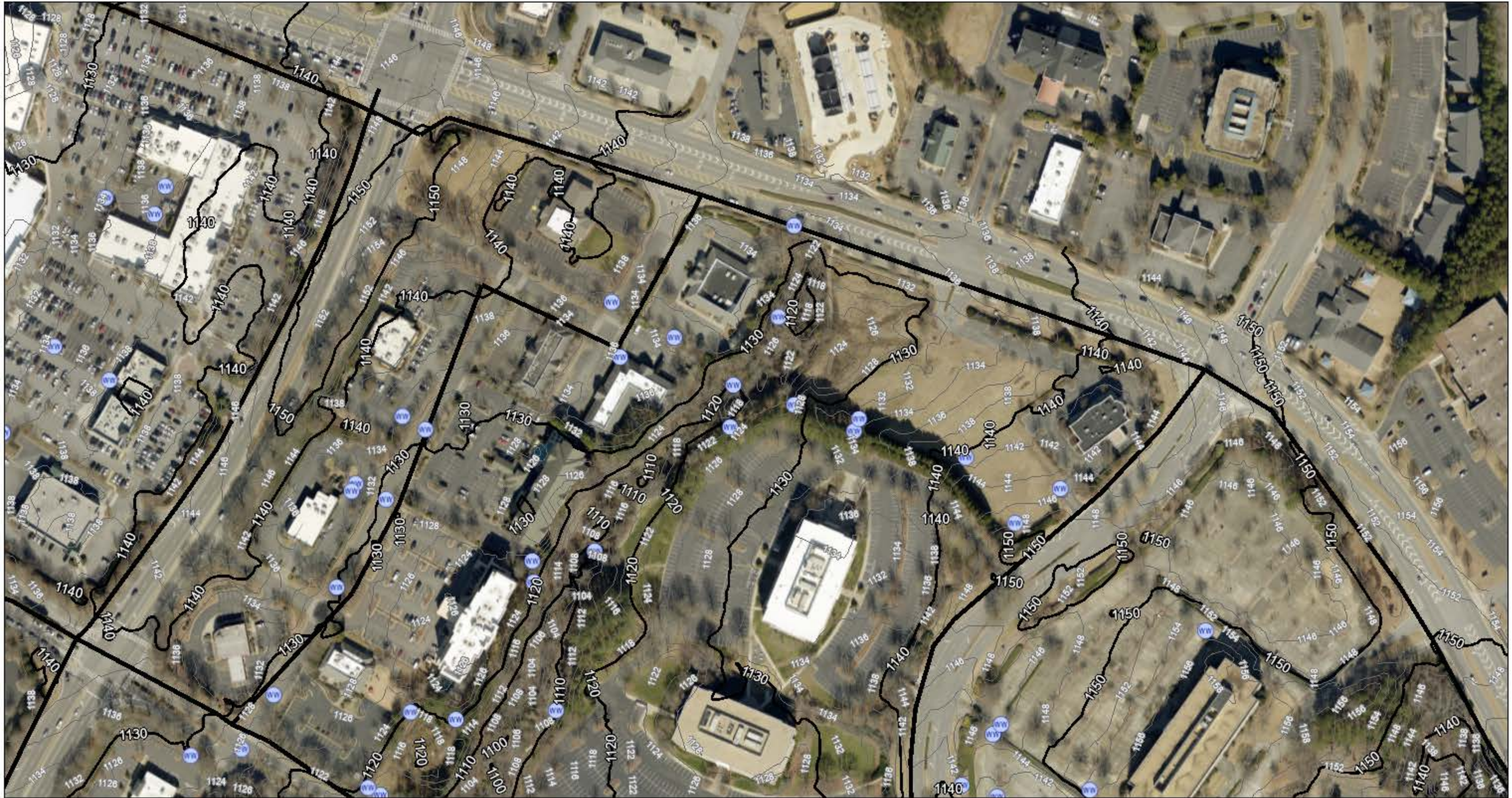
SCOPE OF DOCUMENT:

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CreekView Print Out

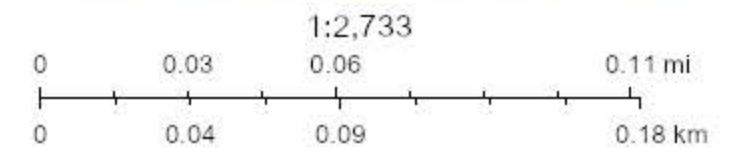


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Stormwater Structures



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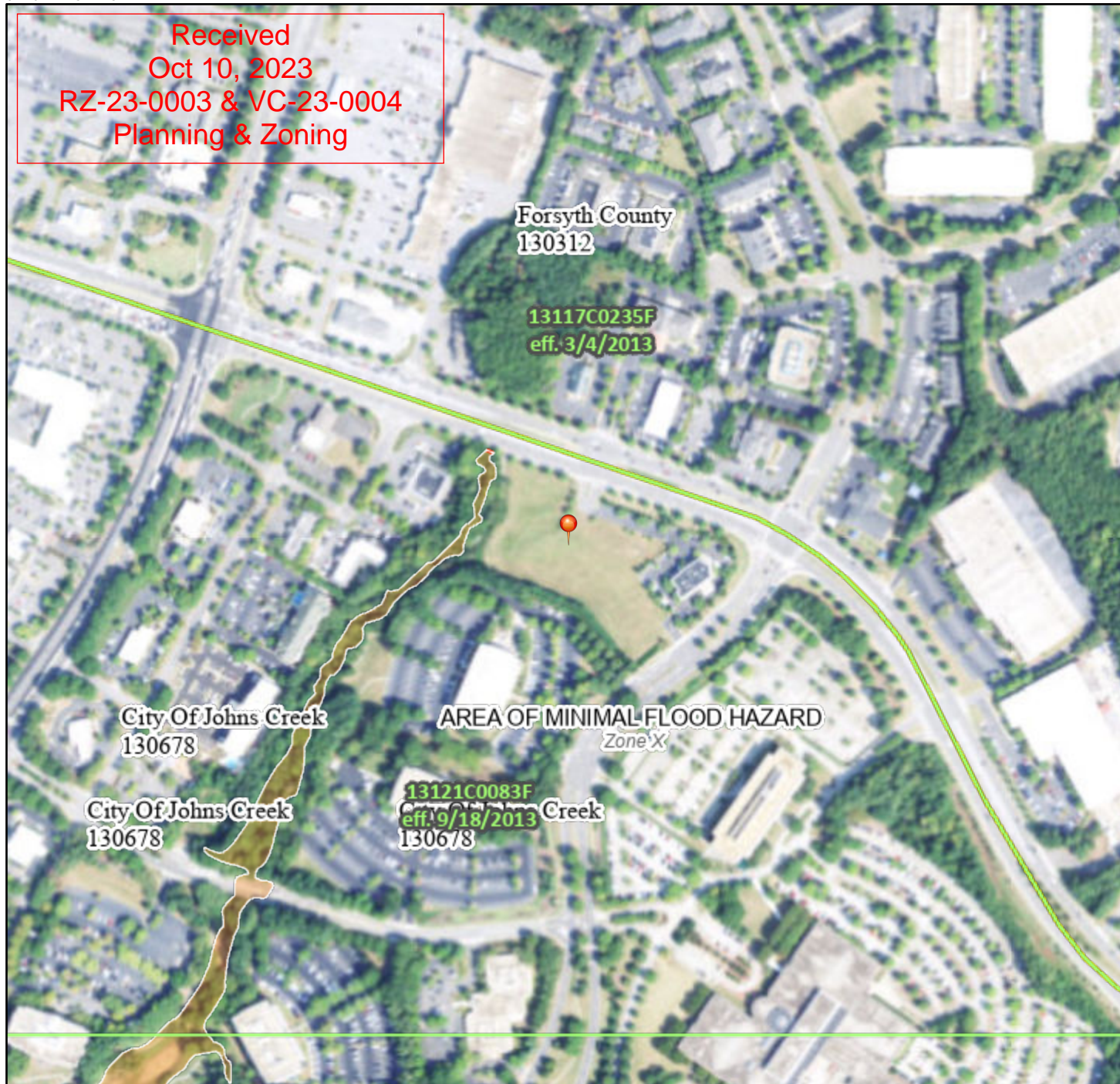
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National Flood Hazard Layer FIRMMette



84°10'12"W 34°4'13"N

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RZ-23-0003 & VC-23-0004
Planning & Zoning



0 250 500 1,000 1,500 2,000 Feet

1:6,000

84°9'35"W 34°3'44"N

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

| | | |
|-----------------------------|--|---|
| SPECIAL FLOOD HAZARD AREAS | | Without Base Flood Elevation (BFE) Zone A, V, A99 |
| | | With BFE or Depth Zone AE, AO, AH, VE, AR |
| | | Regulatory Floodway |
| OTHER AREAS OF FLOOD HAZARD | | 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X |
| | | Future Conditions 1% Annual Chance Flood Hazard Zone X |
| | | Area with Reduced Flood Risk due to Levee. See Notes. Zone X |
| | | Area with Flood Risk due to Levee Zone D |
| OTHER AREAS | | NO SCREEN Area of Minimal Flood Hazard Zone X |
| | | Effective LOMRs |
| GENERAL STRUCTURES | | Area of Undetermined Flood Hazard Zone D |
| | | Channel, Culvert, or Storm Sewer |
| | | Levee, Dike, or Floodwall |
| OTHER FEATURES | | 20.2 Cross Sections with 1% Annual Chance Water Surface Elevation |
| | | 17.5 Cross Sections with 1% Annual Chance Water Surface Elevation |
| | | Coastal Transect |
| | | Base Flood Elevation Line (BFE) |
| | | Limit of Study |
| | | Jurisdiction Boundary |
| | | Coastal Transect Baseline |
| MAP PANELS | | Profile Baseline |
| | | Hydrographic Feature |
| | | Digital Data Available |
| | | No Digital Data Available |
| | | Unmapped |



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

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