







**N.T.**

PARCEL A  
PARKING REQUIREMENTS: ONE (1) PARKING SPACE PER TWO HUNDRED FIFTY (250) SQUARE FEET FOR SHOPPING CENTER EXCEEDING FIFTEEN THOUSAND (15,000) SQUARE FEET ACCORDING TO CITY OF JOHNS CREEK ORDINANCE SECTION 18.2.1, APPENDIX A.

PARCEL A EXISTING GROSS FLOOR AREA = 76,649 SF  
 PARCEL A EXISTING PARKING SPACES = 332  
 REQUIRED PARKING SPACES = 307  
 PROPOSED RESTAURANT = 3,500 SF + 1,220 SF(PATIO) = 4,720 SF  
 ADDITIONAL PARKING REQUIRED = 48 (1/100\_SF)  
 TOTAL REQUIRED PARKING SPACES = 307+48 = 355  
 TOTAL PARKING SPACES PROVIDED = 289  
 SHOPPING CENTER PARCEL = 285  
 SHAKE SHACK PARCEL = 14  
 REDUCTION OF PARKING SPACES = 56  
 NEW TOTAL GROSS FLOOR AREA = 81,369 SF

PARCEL B

ADJACENT PARKING ON PARCEL B IS 532 SPACES AND OPEN SPACE PER RZ-22-0006 = 74,936 SF 1.72 AC (11.28%). THERE WILL BE NO NET DECREASE IN PARKING OR OPEN SPACE REQUIREMENTS FOR THIS PROJECT ON PARCEL B PER RZ-22-0006.

PARCEL A = 8.65 ACRES  
EXISTING IMPERVIOUS AREA = 6.60 AC (76.3%)  
EXISTING LANDSCAPE = 2.05 AC (23.7%)  
PROPOSED OPEN SPACE = 0.87 AC (10.1%)  
  
PROPOSED RESTAURANT PARCEL = 0.720 ACRES  
PROPOSED IMPERVIOUS AREA = 0.576 AC (80.0%)  
PROPOSED LANDSCAPE = 0.248 AC (34.5%)  
PROPOSED OPEN SPACE = 0.096 AC (13.3%)  
  
PARCEL B = 15.26 ACRES  
EXISTING IMPERVIOUS AREA = 11.69 AC (76.62%)  
EXISTING LANDSCAPE = 3.57 AC (23.38%)  
PROPOSED IMPERVIOUS AREA = 11.56 AC (75.74%)  
PROPOSED LANDSCAPE AREA = 3.70 AC (24.22%)  
PROPOSED OPEN SPACE = 1.72 AC (11.28%)

**4.4.3.B - OPEN SPACES:**

1. A MINIMUM OF TEN PERCENT (10%) OF THE SITE SHALL BE COMMON OPEN SPACE.

2. THE OPEN SPACE AMOUNT SUCH AS A PATIO/SEATING AREA, WATER FEATURE, CLOCK TOWER, OR A PEDESTRIAN PLAZA OR BENCH SHALL BE PROVIDED FOR EVERY 25,000 SQ. FT. OF GROSS FLOOR AREA OF A RETAIL/SERVICE COMMERCIAL ESTABLISHMENT. SUCH FEATURES SHALL BE CONSTRUCTED OF MATERIALS THAT ARE THE SAME OR SIMILAR TO THOSE USED FOR THE PRINCIPAL BUILDINGS AND LANDSCAPE.

**4.4.3.1.C - OPEN**

OPEN IS A PORTION OF A SITE CONSISTING OF EITHER NATURAL FEATURES WORTHY OF PRESERVATION THAT MAY BE LEFT UNIMPROVED, OR BUILDABLE LAND THAT IS PERMANENTLY SET ASIDE AND IMPROVED FOR PUBLIC OR PRIVATE USE. OPEN AREAS ARE ADJACENT TO OR WITHIN OF COURTS, SWIMMING POOLS, SPLASH PAD, PLAYGROUNDS, COMMUNITY GARDENS, AND CLUBHOUSES. PASSIVE RECREATIONAL AREAS MAY INCLUDE TRAILS, PICNIC AND FIRE PIT AREAS, AND LOOKING MOUNTAINS. DETENTION FACILITIES, REQUIRED BUFFERS, LANDSCAPED STRIPS, AND PLANTED RETENTION LOTS SHALL NOT BE INCLUDED IN OPEN SPACE CALCULATIONS.

<b>PROPERTY AREA</b>	
	<b>ACREAGE</b>
<b>NEW RESTAURANT BLDG</b>	<b>0.72 ±A</b>
<b>EXISTING PARCEL A</b>	<b>8.65 ±A</b>
<b>PROP PARCEL A</b>	<b>7.93 ±A</b>

<b>DATA TABLE</b>	
	AREA (SF)
SITE AREA	31,375
BUILDING COVERAGE	3,500
PROP. IMPERVIOUS AREA	16,365
PROP. GRASSED AREA	15,010
EX. IMPERVIOUS AREA	13,408
EX. GRASSED AREA	17,967
IMPERVIOUS AREA INCREASE (%)	9.42%
BUILDABLE AREA	24,895
UNBUILDABLE AREA	6,480
BUILDABLE AREA (%)	79.4%
UNBUILDABLE AREA (%)	20.6%

EX.  
ONE-STORY  
BLDG  
143,400 SF

PARCEL B  
N/F  
CK CORNERS ASSOCIATES LLC  
RCEL #11 094003300217  
DB 44969-553  
ZONING: C-1  
15.26 ACRES

**EX.**  
**ONE-STORY**  
**BLDG**  
**3,673 SF**

THIS CONCEPTUAL DESIGN SHOULD BE UTILIZED AS A GRAPHICAL REPRESENTATION OF A POSSIBLE DESIGN CHOICE. THE INFORMATION ON THIS PLAN WAS DESIGNED FROM LIMITED MATERIAL AND HAS ITS INACURACIES, THEREFORE IT SHOULD NOT BE USED FOR CONSTRUCTION UNTIL ALL APPLICABLE MATERIAL NEEDED HAS BEEN REVIEWED AND INCORPORATED.

1. THE PROPERTY IS NOT WITHIN THE BOUNDARY OF A 100-YR FLOOD PLAIN PER FEMA FIRM MAP 13121C0093G, DATED 9/18/2013
2. STORMWATER MANAGEMENT FOR THE SITE WILL BE LOCATED IN THE OFFSITE DETENTION FACILITY LOCATED BEHIND THE EXISTING SHOPPING PLAZA. THE PROPOSED PROJECT WILL COMPLY WITH CITY REGULATIONS
3. WATER SERVICE IS PROVIDED BY A 10" MAIN IN THE MEDIUM OF STATE BRIDGE ROAD THAT HAS BEEN PREVIOUS STUBBED TO THE SITE. THE SIDEWALK CONNECT TO THE EXISTING WATER MAIN LOCATED ALONG CAMDEN WAY.
4. THERE ARE NO WETLANDS LOCATED ON OR WITHIN 200 FEET OF THE SITE
5. SANITARY SEWER TO TIE TO THE EXISTING PUBLIC SYSTEM LOCATED FOR THE PROPERTY. THERE ARE NO SEPTIC DRAINS FIELDS PROPOSED FOR THIS SITE.
6. THE SPEED LIMIT ALONG THE FRONTAGE OF STATE BRIDGE ROAD IS 45MPH
7. FRONT BUILDING SETBACK: 40-FT  
LANDSCAPE STRIPS: 20-FT FRONT, 15-FT SIDE
8. CURRENT ZONING: C-1-C
9. 15-FT WIDE LANDSCAPE STRIP BETWEEN THE EXISTING AND PROPOSED PARCEL LINES REQUESTED TO BE ELIMINATED WITH VARIANCE
10. PROJECT WILL REDUCE THE OVERALL PARKING TOTAL FOR PARCEL A BY 56 SPACES. THIS WILL REQUIRE A PARKING VARIANCE
11. THE PROPOSED PROJECT WILL INSTALL NEW DUMPSITE FOR THE PROJECT.
12. PROPOSED BUILDING IS ON NEW PARCEL AS SHOWN ON SITE PLAN
13. PROJECT WILL INCLUDE NEW MONUMENT SIGN FOR NEWLY CREATED PARCEL



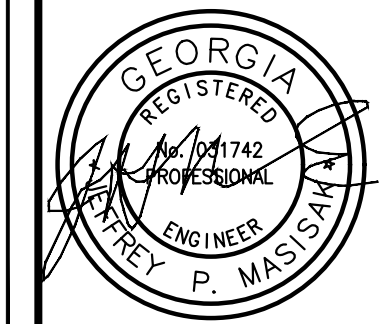
**Know what's below.  
Call before you dig.  
Dial 811**

**MEDLOCK SHOPS - NEW RESTAURANT BUILDING**  
5805 STATE BRIDGE ROAD, JOHNS CREEK, GA 30097

**WILLOW CAPITAL PARTNERS, LLC**

PREPARED FOR:

LAND LOTS 330 & 331, DISTRICT 1, SECTION 1  
TAX PARCEL ID: 11 0940023900166 & 11 094003300217  
CITY OF JOHNS CREEK



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