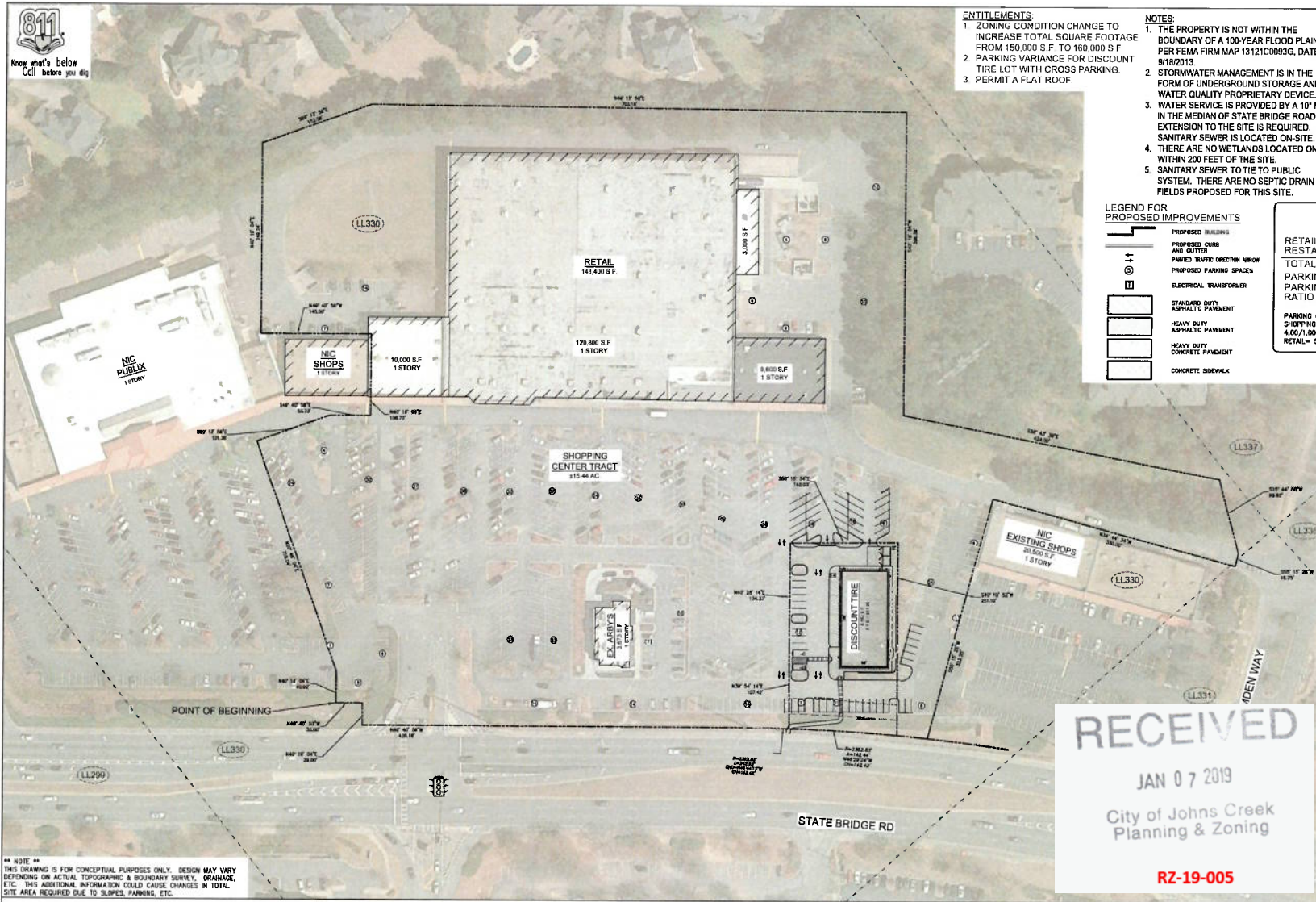


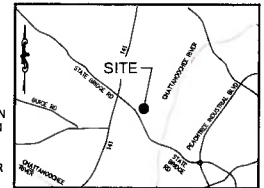


Know what's below
Call before you dig



- ENTITLEMENTS:
- ZONING CONDITION CHANGE TO INCREASE TOTAL SQUARE FOOTAGE FROM 150,000 S.F. TO 160,000 S.F.
 - PARKING VARIANCE FOR DISCOUNT TIRE LOT WITH CROSS PARKING.
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LOCATION MAP
NOT TO SCALE

LEGEND FOR PROPOSED IMPROVEMENTS

- PROPOSED BUILDING
- PROPOSED CURB AND GUTTER
- PAINTED TRAFFIC DIRECTION ARROW
- PROPOSED PARKING SPACES
- ELECTRICAL TRANSFORMER
- STANDARD DUTY ASPHALTIC PAVEMENT
- HEAVY DUTY ASPHALTIC PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- CONCRETE SIDEWALK

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	EXISTING	PROPOSED
RETAIL	143,400 S.F.	143,400 S.F.
RESTAURANT	3,673 S.F.	3,673 S.F.
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PARKING CODE:
SHOPPING CENTER- 5.00/1,000 S.F. UP 15,000 S.F.,
4.00/1,000 S.F. EXCEEDING 15,000 S.F.
RETAIL- 5.00/1,000 S.F.

DISCOUNT TIRE SITE ANALYSIS

DISCOUNT TIRE	8,192 S.F.
PARKING PROVIDED	25 SPACES
PARKING REQUIRED	41 SPACES
RATIO PROVIDED	3.05/1,000 S.F.

*PARKING CODE: AUTO REPAIR- 3.00/1,000 S.F.
*SHARED PARKING IS PROVIDED IN SHOPPING CENTER COORDINATE.

SITE AREA DEMISE

DISCOUNT TIRE	0.80 ± AC.
SHOPPING CENTER TRACT	15.44 ± AC.
TOTAL PROPERTY	16.24 ± AC.

NOTE:
THIS CHART IS FOR CONCEPTUAL PURPOSES ONLY.
ACREAGE ARE APPROXIMATE AND MAY VARY DEPENDING ON ACTUAL BOUNDARY SURVEY.

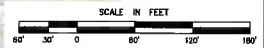
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BUILDING COVERAGE: 0.19 AC. = 23.5%
UNBUILDABLE LAND*: 0.225 AC. = 28%
BUILDABLE LAND: 0.578 AC. = 72%
*LANDSCAPE STRIPS BY ORDINANCE

EX. IMPERVIOUS SURFACE AREA: 28,863 SF
EX. PERVIOUS SURFACE AREA: 7,047 SF
PR. IMPERVIOUS SURFACE AREA: 29,338 SF
PR. PERVIOUS SURFACE AREA: 6,572 SF

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JAN 07 2019
City of Johns Creek
Planning & Zoning

RZ-19-005



** NOTE **
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NO.	REVISION	DATE

BDG
Buckel Design Group, LLC.
5411 DONAVILLE ST
DUBLIN, GA 30098
PHONE: 404-597-5701
FAX: 404-597-5703
WWW.BDG.COM



DEVELOPER:
DISCOUNT TIRE COMPANY
20225 N. SCOTTSDALE RD.
SCOTTSDALE, AZ 85255
PH: 480-606-6000



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5805 STATE BRIDGE RD
JOHNS CREEK, FULTON COUNTY, GA 30097
LAND LOT 330 & 331
DISTRICT 1, SECTION 1
TAX PARCEL ID: 11 09 400 3300217

STORE NUMBER:
GSA 1157
BDD # 18-104
PROJECT MANAGER:
DON THRAKILL
PROJECT CIVIL ENGINEER:
KELLY WAGNER
P.E. (004) 567-5701
Ext 103
DRAWN BY:
SC

SHEET TITLE:
CONCEPTUAL SITE PLAN
DATE: DECEMBER 7, 2018
ISSUED FOR: ZONING

SHEET NUMBER:
P-8



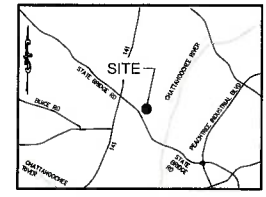
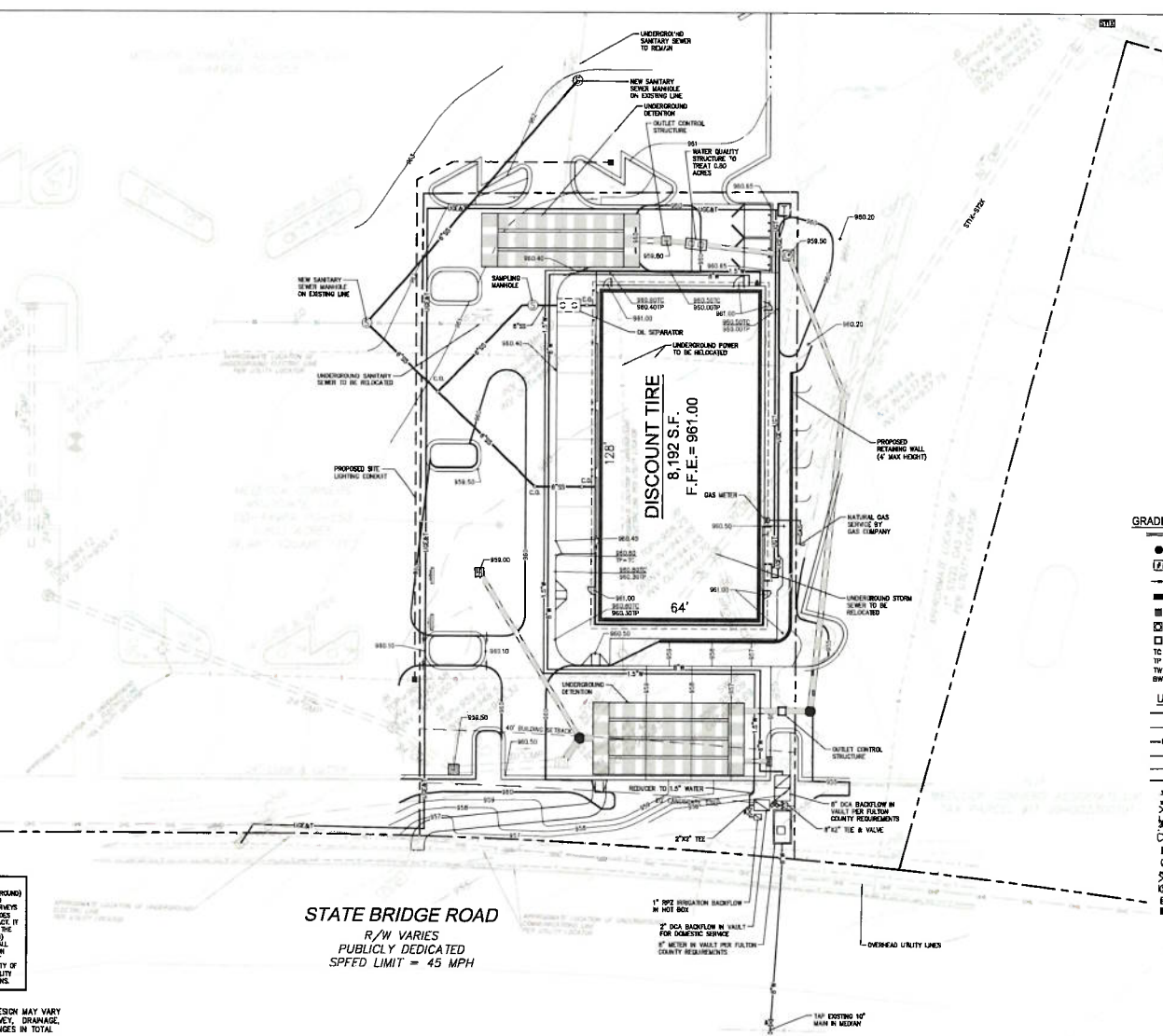
Know what's below
Call before you dig

EX. ARBY'S
3,673 S.F.
1 STORY

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF ALL EXISTING UTILITIES SHOWN ON BELOW GROUNDS AS SHOWN ON THESE PLANS ARE APPROXIMATE AND MERELY LOCATED BASED ON OTHER VISUAL OBSERVATIONS AT THE SITE. EXISTING SURVEYS AND/OR FROM UTILITY OWNERS. BUCKEL DESIGN GROUP, LLC DOES NOT GUARANTEE THAT EXISTING UTILITIES SHOWN ARE EXACT. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXACT LOCATIONS OF EXISTING UTILITIES (UNDER OR ABOVE GROUND) BEFORE BEGINNING ANY CONSTRUCTION. THE CONTRACTOR SHALL CALL THE APPROPRIATE UTILITY COMPANIES AND THE UTILITIES PROTECTION CENTER AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY OWNER AND/OR ENGINEER OF ANY UTILITY CONFLICTS WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

NOTE: THIS DRAWING IS FOR CONCEPTUAL PURPOSES ONLY. DESIGN MAY VARY DEPENDING ON ACTUAL TOPOGRAPHIC & BOUNDARY SURVEY, DRAINAGE, ETC. THIS ADDITIONAL INFORMATION COULD CAUSE CHANGES IN TOTAL SITE AREA REQUIRED DUE TO SLOPES, PARKING, ETC.

STATE BRIDGE ROAD
R/W VARIES
PUBLICLY DEDICATED
SPEED LIMIT = 45 MPH



SHOPPING SITE ANALYSIS

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DISCOUNT TIRE SITE ANALYSIS

DISCOUNT TIRE	8,192 S.F.
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PARKING REQUIRED	41 SPACES
RATIO PROVIDED	3.05/1,000 S.F.

PARKING CODE: AUTO REPAIR= 5.00/1,000 S.F.
SHARED PARKING IS PROVIDED IN SHOPPING CENTER CONVENTIONS.

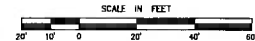
SITE AREA DEMISE

DISCOUNT TIRE	0.80 ± AC.
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- GRADING/DRAINAGE PLAN LEGEND**
- STORM SEWER SYMBOLS
- JUNCTION BOX/STORM MANHOLE
 - ▭ DRAINAGE STRUCTURE INDICATOR
 - SLOPE ARROW
 - CURB INLET (6" / NON-MOUNTABLE HOOD & GRADE)
 - SINGLE GRATE INLET
 - AREA INLET
 - OUTLET CONTROL STRUCTURE
 - TC = TOP OF CURB
 - TP = TOP OF PAVEMENT
 - TW = TOP OF WALL
 - BW = TOE OF WALL/FINISHED GRADE
- UTILITY PLAN LEGEND**
- USE — ELECTRICAL CONDUIT
 - LIST — TELEPHONE CONDUIT
 - S"SS"/R"SS — SANITARY SEWER PIPE
 - 8"W — WATER MAIN PIPE
 - 1.5"W — DOMESTIC WATER PIPING
 - GAS — GAS PIPE
 - ⊥ TAPPING SLEEVE & VALVE
 - ⊕ WATER VALVE
 - ⊕ FIRE HYDRANT
 - ⊕ THRUST BLOCK
 - ⊕ WATER METER
 - ⊕ BACKFLOW PREVENTOR
 - ⊕ POST INDICATOR VALVE
 - ⊕ SANITARY SEWER MANHOLE
 - ⊕ GAS METER
 - ⊕ PULL BOX

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NO.	REVISION	DATE

BDG
Buckel Design Group LLC

3871 DONAVILLE ST
DALLAS, GA 30088
PHONE: 404-561-5701
FAX: 404-567-6743
WWW.BUCKEL.COM

GEORGINA PROFESSIONAL
REGISTERED PROFESSIONAL ENGINEER
NO. 10000

GEINCO CERTIFICATION NO. 5408

DEVELOPER:

DISCOUNT TIRE COMPANY
20225 N. SCOTTSDALE RD.
SCOTTSDALE, AZ 85255
PH: 480-606-6000

DISCOUNT TIRE

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5805 STATE BRIDGE RD
JOHNS CREEK, FULTON COUNTY, GA 30097
LAND LOT 330 & 331
DISTRICT 1, SECTION 1
TAX PARCEL ID: 11 09 400 3300217

STONE NUMBER:
CAL 1157
BDG # 18-184
PROJECT MANAGER:
DON THIRAKKALL

PROJECT CIVIL ENGINEER:
KELLY WARDNER
PK # (04) 3017-3701
EXT 103

DRAWN BY:
SC

SHEET TITLE:
CONCEPTUAL GRADING & UTILITY PLAN

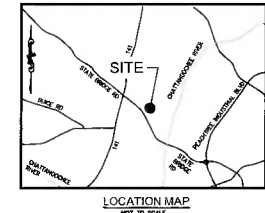
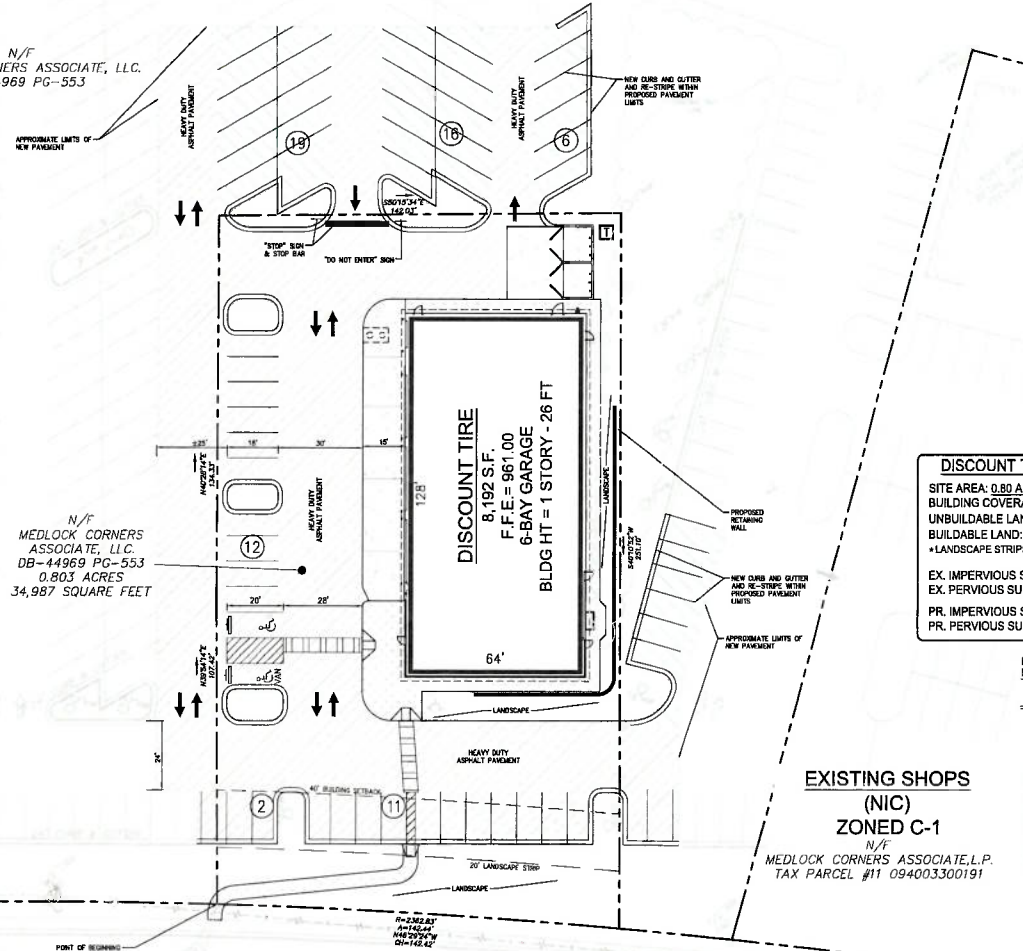
DATE: DECEMBER 7, 2018
ISSUED FOR: ZONING

SHEET NUMBER:
P-8

**MEDLOCK CORNERS SHOPPING CENTER
ZONED C-1 CONDITIONAL**

N/F
MEDLOCK CORNERS ASSOCIATE, L.L.C.
DB -44969 PG-553

EX. ARBY'S
3,673 S.F.
1 STORY



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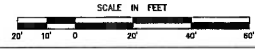
**EXISTING SHOPS (NIC)
ZONED C-1**
N/F
MEDLOCK CORNERS ASSOCIATE, L.P.
TAX PARCEL #11 094003300191

STATE BRIDGE ROAD
R/W VARIES
PUBLICLY DEDICATED
SPEED LIMIT = 45 MPH



Know what's below
Call before you dig

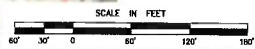
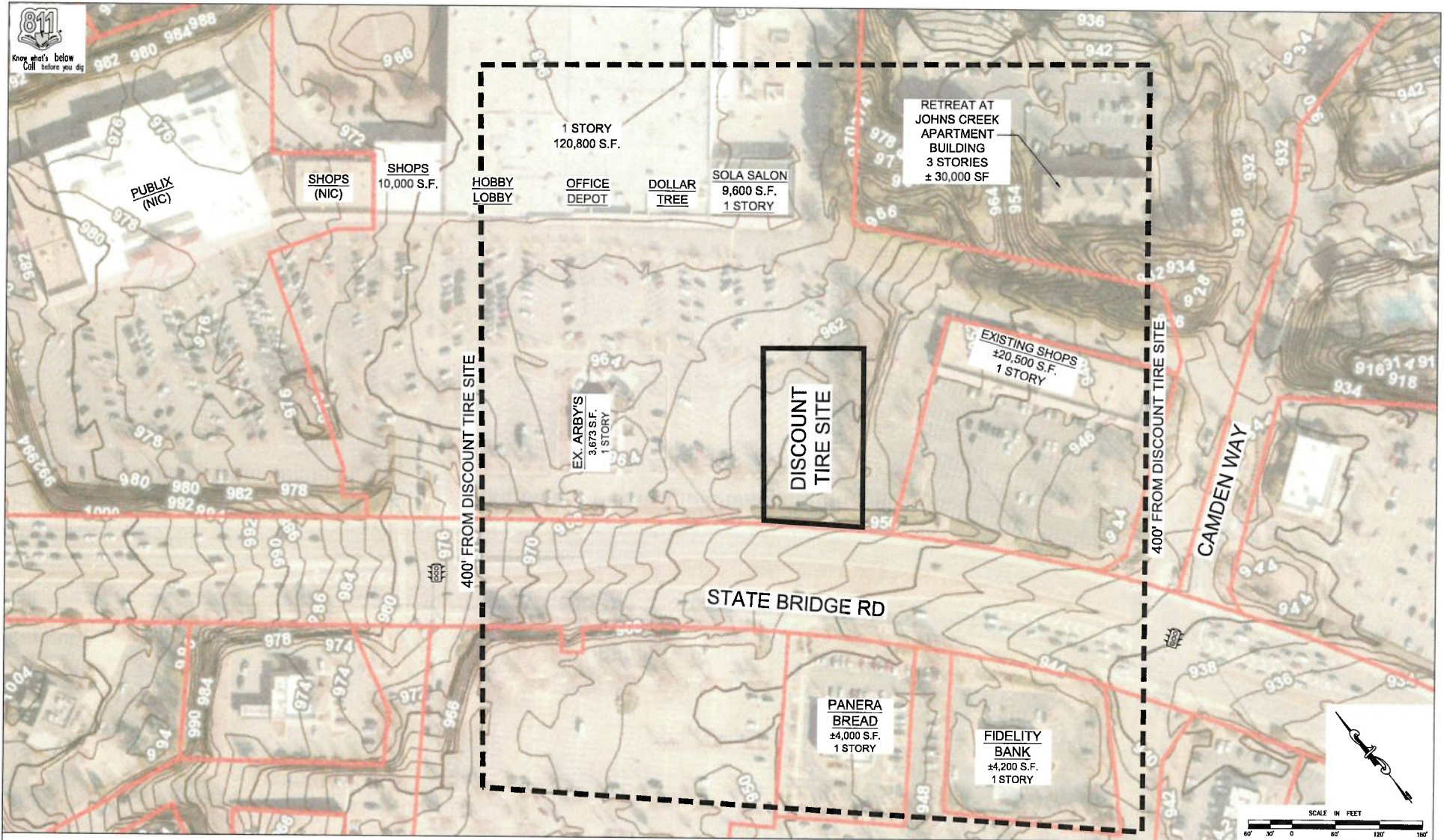
EX. GRASSED MEDIAN



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NO.	REVISION	DATE																			



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Call before you dig



NO.	REVISION	DATE

CONSULTANT:

BDG
Buckel Design Group, LLC

3410 ORCHARD LANE
DULUTH, GA 30096
PHONE: 404-847-3200
FAX: 404-567-5733
WWW.BDGE.COM



DEVELOPER:

DISCOUNT TIRE COMPANY
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SCOTTSDALE, AZ 85255
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SC

SHEET TITLE:
VICINITY MAP

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