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	: 169272.7 - 77.25%
EXISTING BUILDING AREA	: 59191 SQFT
BUILDING HEIGHT	: 19.94'

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 UTILIZNG 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

DUMPSTER PAD — SCREENING EXISTING DUMSTER
3 SIDES W/OPAQUE WALLS AND OPERABLE DOORS
6' HIGH, TYP.

REZONING FOR

11455 LAKEFIELD DR
JOHNS CREEK GA

GEORGIA — CHUNG CHENG CHANG — REGISTERED ARCHITECT

CUSTOM DESIGN & DEVELOPMENT CORPORATION
5729 BUFORD HWY.
SUITE 200
NORCROSS, GA 30071
TEL: (770)-326-9668

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
OF SHEETS

RECEIVED
RZ-21-001
JAN 25 2021
VC-21-DD1-01,02,03
City of Johns Creek
Community Development

30' 0' 15' 30' 60'

SITE PLAN
1'-0"=30'-0"