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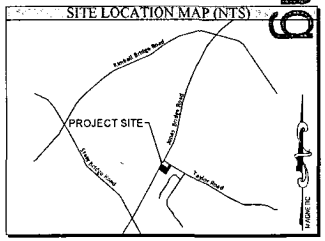
NOV 01 2016
City of Johns Creek

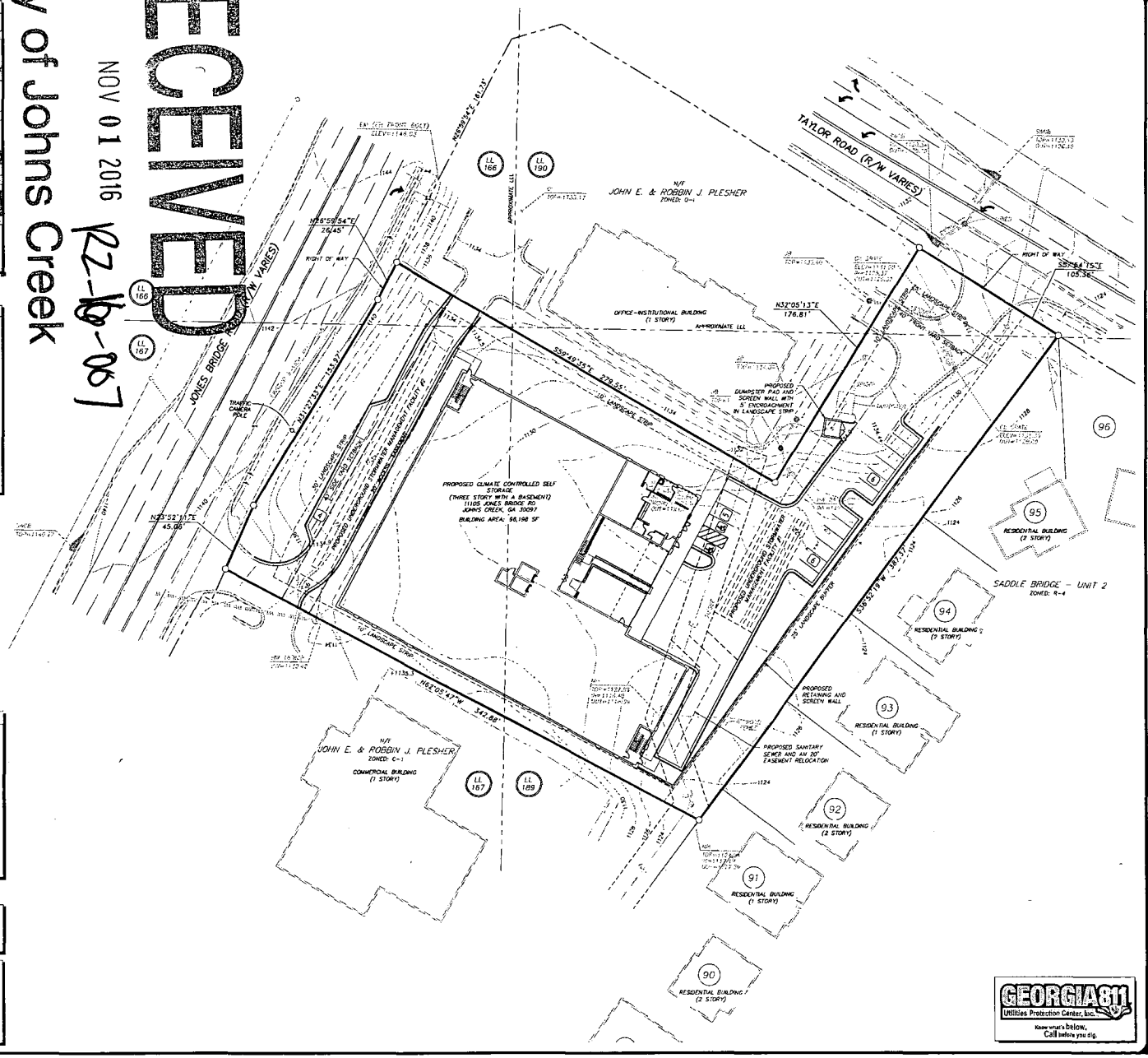
Planning & Zoning

RZ-16-007

SITE DATA:	
TOTAL SITE AREA	2.187 ACRES OR 95,281 SF
ZONING	
EXISTING ZONING	O-I (OFFICE INSTITUTIONAL DISTRICT)
PROPOSED ZONING	C-1 (COMMUNITY BUSINESS DISTRICT)
ZONING JURISDICTION	CITY OF JOHNS CREEK
DEVELOPMENT TYPE	
CLIMATE CONTROLLED SELF STORAGE	96,198 SF
BUILDING FOOTPRINT AREA	32,066 SF
BUILDING COVERAGE	33.6%
DEVELOPMENT STANDARDS	
HEIGHT REGULATIONS (MAX)	4 STORIES OR 60 FEET
HEIGHT REGULATIONS (PROPOSED)	3 STORIES WITH A BASEMENT OR 48 FEET
FRONT YARD	50 FEET
SIDE YARD	NONE EXCEPT 40 FEET ADJACENT TO R-4
REAR YARD	40 FEET
MINIMUM LOT FRONTAGE	150 FEET
BUFFERS	
FRONT YARD	30/25 FEET LANDSCAPE STRIP
SIDE YARD	10 FEET LANDSCAPE STRIP OR 25 FEET LANDSCAPE BUFFER
REAR YARD	10 FEET LANDSCAPE STRIP
PARKING	
REQUIRED PARKING	1 PER EMPLOYEE PLUS 1 PER 5,000 SF OR 20 SPACES
PARKING PROVIDED	21 SPACES
VAN ACCESSIBLE SPACES	2 SPACES
ADA SPACES	1 SPACE
LOADING SPACES	1 SPACE

SITE LOCATION MAP (NTS)





NOTES:

1. Speed limit on Jones Bridge Road is 45 MPH. Speed limit on Taylor Road is 25 MPH.
2. According to the U.S Fish and Wildlife Service National Wetlands Inventory no wetlands are located on this property.
3. According to the *FEMA Flood Insurance Rate Map for Fulton County, Georgia and incorporated areas*, Community Panel Number 13121C0086F, Panel 86 of 490, effective date September 18, 2013 the property does not fall within a designated Flood Zone "A" (areas of minimal flooding).
4. Waters of the State are not within 200' of this property.
5. The Chattahoochee river is not within 2000' of this property.
6. Sidewalks are as shown.
7. No existing buildings, wells, and cell towers are located on the subject property.
8. Fulton County shall provide water service to the site.
9. Fulton County shall provide waste water service to the site.
10. Retaining walls 4 feet in height or taller require a separate building permit.

24 HOUR CONTACT:
CRAIG HARPER @ 404-798-9820

DEVELOPER CONTACT	ENGINEERING CONTACT
PIEDMONT ATLANTIC CAPITAL, LLC	KENNETH J. WOOD PE, LEED AP
CRAIG HARPER	PLANNERS AND ENGINEERS
P.O. BOX 762127	COLLABORATIVE
ROSWELL, GEORGIA 30076	350 RESEARCH COURT
PHONE: 404-798-9820	NORCROSS, GEORGIA 30092
	PHONE: 678-684-0296
	FAX: 678-684-0240
	EMAIL: ken@pecsil.com

GEORGIA811 Utilities Protection Center, Inc. Know what's below. Call before you dig.

JOHNS BRIDGE - SELF STORAGE

A CLIMATE CONTROLLED SELF STORAGE FACILITY
11105 JONES BRIDGE RD, ALPHARETTA, GA 30022
LAND LOTS 166, 167, 189 & 190
FOR
PIEDMONT ATLANTIC CAPITAL, LLC
FULTON COUNTY GEORGIA
LAND LOTS 166, 167, 189 & 190 1ST DISTRICT
PIEDMONT ATLANTIC CAPITAL, LLC
P.O. BOX 762127
ROSWELL, GEORGIA 30076
PHONE: 404-798-9820

"WE PROVIDE SOLUTIONS"
PLANNERS AND ENGINEERS COLLABORATIVE
CIVIL ENGINEERING LAND SURVEYING
SITE PLANNING LANDSCAPE ARCHITECTURE
350 RESEARCH COURT, NORCROSS, GEORGIA 30092 (770)451-2741 FAX 770)451-2745

REVISIONS:

NO.	DATE	BY	DESCRIPTION

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SHEET TITLE

SITE PLAN

0 15 30 60 90

SCALE: 1" = 30'
DATE: SEPTEMBER 1, 2016
PROJECT: 16231.00

THIS SEAL IS ONLY VALID IF COUNTER SIGNED AND DATED WITH AN ORIGINAL SIGNATURE.

GEORGIA REGISTERED No. PE022511 ENGINEER KENNETH J. WOOD

10/19/2016

GSWCC LEVEL II DESIGN PROFESSIONAL CERTIFICATION #0000019338 EXP. 10/27/2018

NTS/TS PLANE GEORGIA WEST

4.0
SHEET