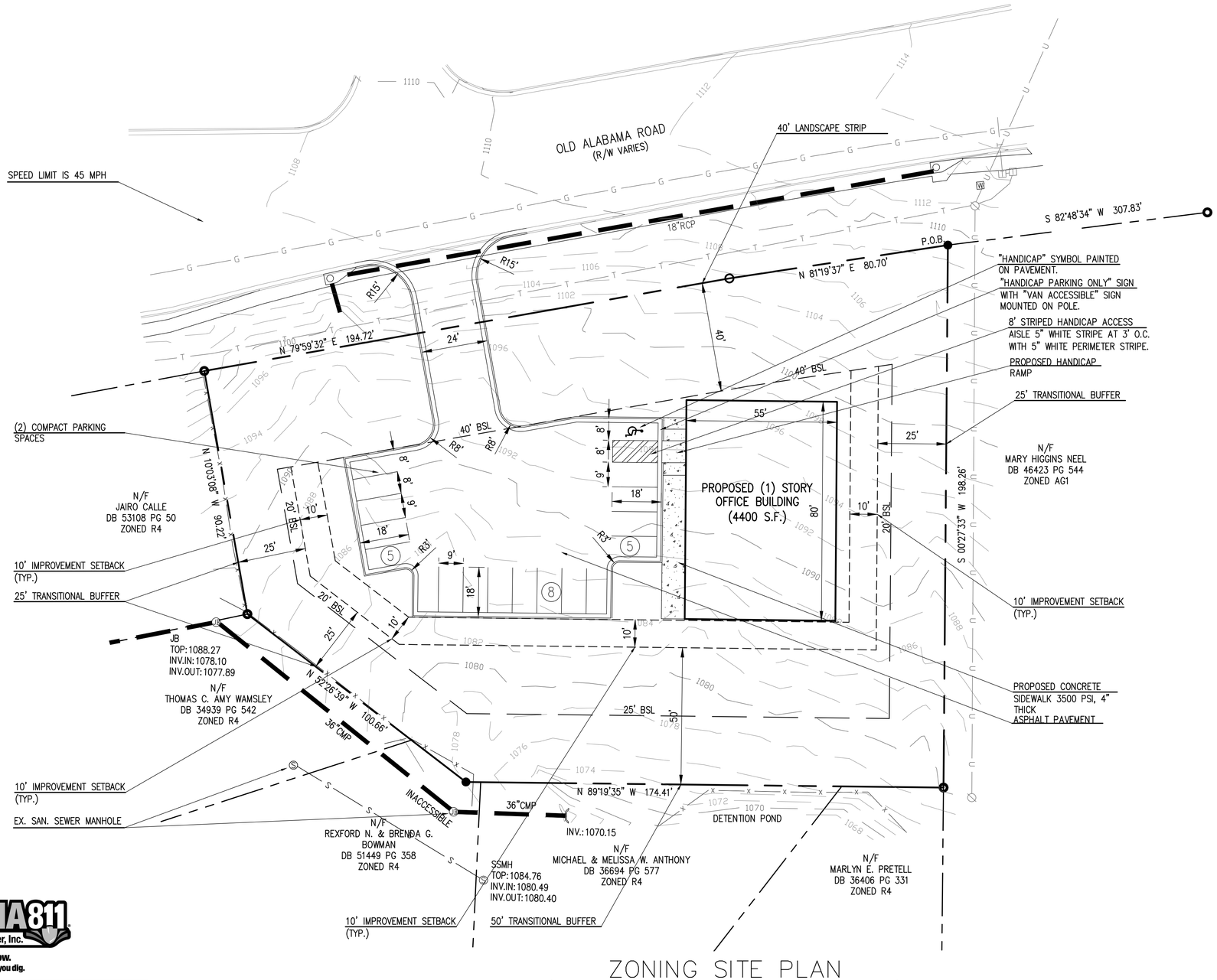
NOTES:

- THERE ARE NO WETLANDS LOCATED ON THE SUBJECT PROPERTY.
- NO CANOPIES PROPOSED
- NO BUILDING OVERHANGS PROPOSED.
- BUILDING HEIGHT = 18 FEET
- PROPOSED USE IS OFFICE

RECEIVED
OCT 25 2018
City of Johns Creek
Community Development
RZ-19-004
VC-19-004-01, VC-19-004-02 & VC-19-004-03



ZONING SITE PLAN

GRAPHIC SCALE: 1"=20'
0 10 20 40 80
NORTH(MAGNETIC)

LOCATION MAP

GENERAL NOTES:

1.	OWNER:	BETTY H. COWART P.O. BOX 7415 GAINSVILLE, GA 30502
2.	DEVELOPER:	KNOLL CONSTRUCTION LLC. 3100 MEDLOCK BRIDGE RD, BLDG 500 NORCROSS, GA 30071 770-242-7878
3.	ENGINEER:	FORESITE GROUP, INC. 3740 DAVINCI COURT SUITE 100 PEACHTREE CORNERS, GEORGIA 30092 770-368-1399
4.	SITE ADDRESS:	OFFICE BUILDING 3565 OLD ALABAMA ROAD LL 14, DISTRICT 1 JOHNS CREEK, GA 30022 FULTON COUNTY
5.	SITE AREA:	APPROX. 0.990 ACRES 0.65 AC (66%) UNBUILDABLE LAND 0.34 AC (34%) BUILDABLE LAND
6.	SITE ZONING:	AG-1 (PROPOSED O-I)
7.	PROPOSED USE:	OFFICE

8. NO GAS EASEMENTS LOCATED ON LOT SHOWN.
9. ALL CONTOUR LINES SHOWN HEREON ARE BASED ON MEAN SEA LEVEL DATUM.
10. DIMENSIONS SHOWN ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
11. WATER AND SEWER SERVICE TO BE PROVIDED BY FULTON CO.
12. NO PORTION OF THIS SITE LIES WITHIN A DESIGNATED 100 YR. FLOOD HAZARD AREA AS SHOWN ON FLOOD INSURANCE RATE MAPS, PANEL NO. 13121C0069F DATED: SEPTEMBER 18, 2013.
13. SPEED LIMIT ON OLD ALABAMA ROAD IS 45 MPH.

PARKING CALCULATIONS

PARKING REQUIRED (DOCTORS OFFICE): 1 SP/250 SF

4400 SF x 1 SP/250 SF = 18 SPACES

PARKING PROVIDED: 18 SPACES INCL. 2 COMPACT SPACES AND 1 HANDICAP SP.

PROPOSED OI ZONING CONDITIONS

MAX HEIGHT: 4 STORIES, 60 FEET
MAX LOT COVERAGE: 70%
MIN. LOT WIDTH = 100' AT STREET
FRONT SETBACK: 40 FEET
SIDE SETBACK: 20 FEET
REAR SETBACK: 25 FEET

PARCEL ID:
11008000140400

STORM WATER MANAGEMENT

ONSITE STORMWATER MANAGEMENT WILL BE PROVIDED IN AN UNDERGROUND STORM PIPE SYSTEM LOCATED WITHIN THE PROPOSED PARKING LOT.

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

THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

24 HOUR CONTACT: KYU-MAN PARK, 770-242-7878, KMPARK@INOKNOLL.COM

FORESITE group
Foresite Group, Inc.
3740 Davinci Ct.
Suite 100
Peachtree Corners, GA 30092
w | www.fg-inc.net
o | 770.368.1399
f | 770.368.1944

NO.	DATE	REVISIONS	BY	CHK	APP'D

SCALE | DESIGNED | DRAWN

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL, TO ALTER THIS DOCUMENT

OFFICE BUILDING

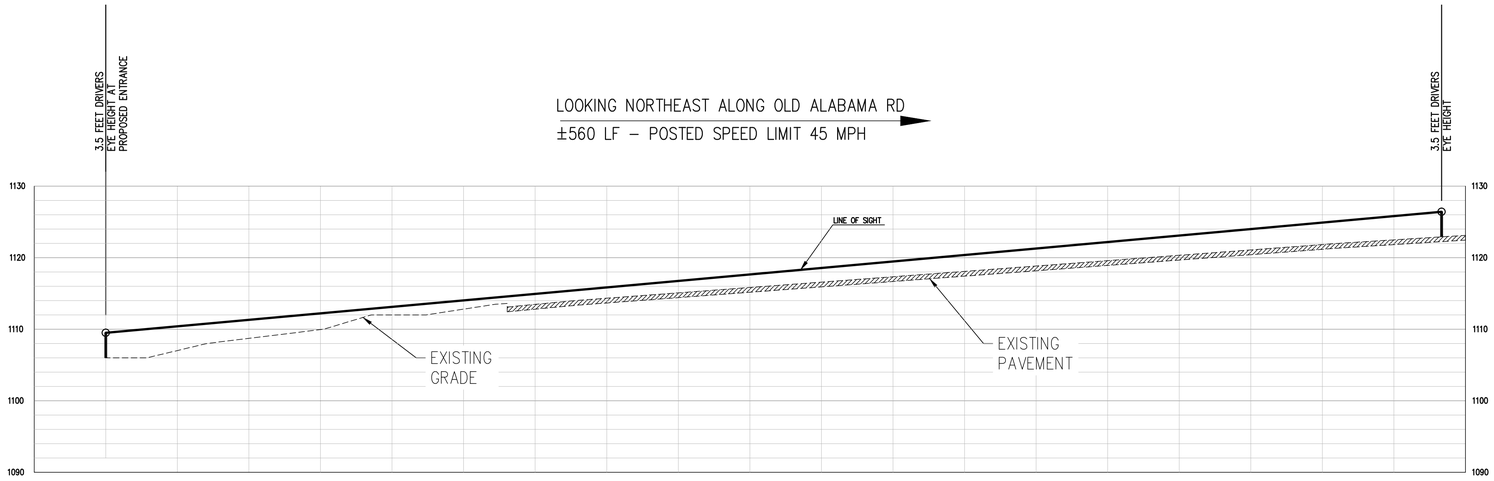
3565 Old Alabama Road
Johns Creek, Fulton County, GA 30022
Land Lot 14
1st District, 1st Section

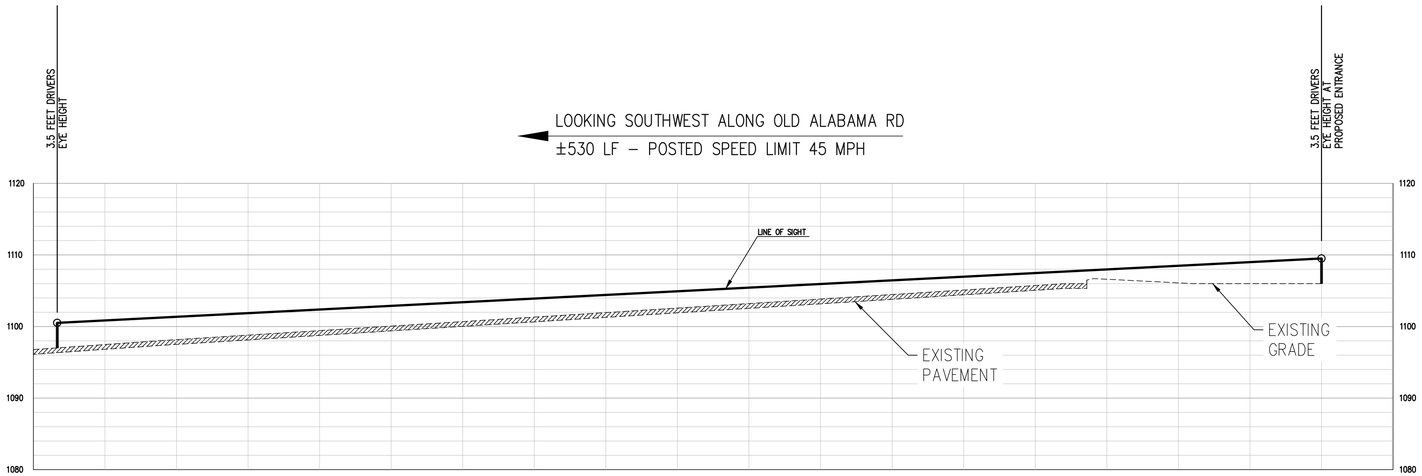
CLIENT JOB NO.	
FORESITE GROUP JOB NO.	1127.007

CURRENT ISSUED DATE:
10/17/18

ISSUED FOR:
REVIEW

ZONING SITE PLAN





SIGHT DISTANCE PROFILES
OLD ALABAMA ROAD (45 MPH)

GRAPHIC SCALE: 1"=30' H, 1"=10' V

RECEIVED
OCT 25 2018
City of Johns Creek
Community Development
RZ-19-004
VC-19-004-01, VC-19-004-02 & VC-19-004-03

FORESITE group
Foresite Group, Inc.
3740 Davinci Ct.
Suite 100
Peachtree Corners, GA 30092
w | www.fg-inc.net
o | 770.368.1399
f | 770.368.1944

NO.	DATE	REVISIONS	BY	CHK	APP'D

SCALE	DESIGNED	DRAWN

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL, TO ALTER THIS DOCUMENT

OFFICE BUILDING

3565 Old Alabama Road
Johns Creek, Fulton County, GA 30022
Land Lot 14
1st District, 1st Section

CLIENT JOB NO.	
FORESITE GROUP JOB NO.	1127.007

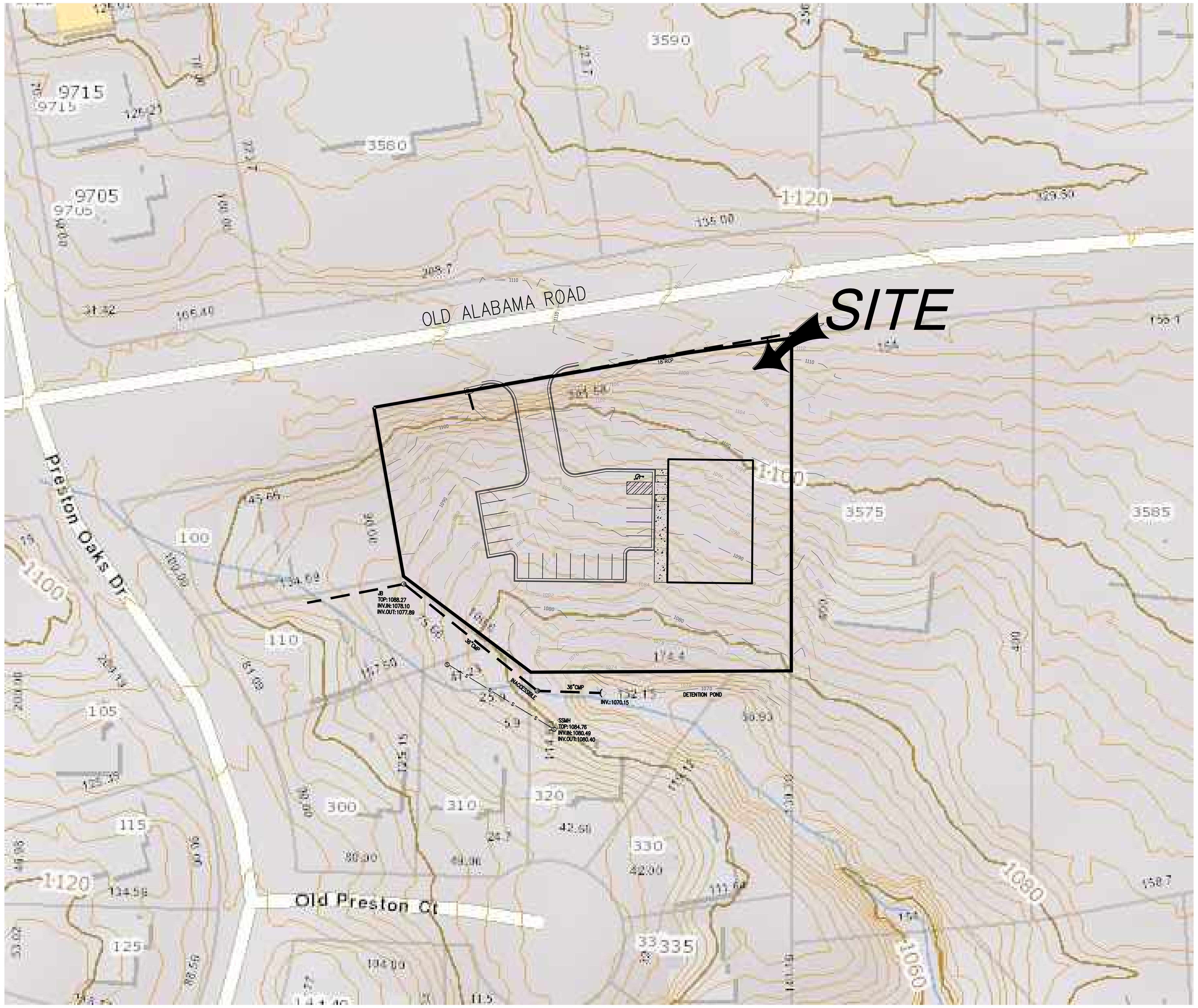
CURRENT ISSUED DATE:
10/17/18

ISSUED FOR:
REVIEW

PROFILES

NOTES:

- THERE ARE NO WETLANDS LOCATED ON THE SUBJECT PROPERTY.



OVERALL EXISTING CONDITIONS

GRAPHIC SCALE: 1"=40'

0 20 40 80 160

State Plane Ga. West

LOCATION MAP

GENERAL NOTES:

1. OWNER: BETTY H. COWART
P.O. BOX 7415
GAINSVILLE, GA 30502
2. DEVELOPER: KNOLL CONSTRUCTION LLC.
3100 MEDLOCK BRIDGE RD, BLDG 500
NORCROSS, GA 30071
770-242-7878
3. ENGINEER: FORESITE GROUP, INC.
3740 DAVINCI COURT
SUITE 100
PEACHTREE CORNERS, GEORGIA 30092
770-368-1399
4. SITE ADDRESS: OFFICE BUILDING
3565 OLD ALABAMA ROAD
LL 14, DISTRICT 1
JOHNS CREEK, GA 30022
FULTON COUNTY
5. SITE AREA: APPROX. 0.990 ACRES
6. SITE ZONING: AG-1 (PROPOSED O-I)
7. PROPOSED USE: OFFICE

PARCEL ID:

11008000140400

RECEIVED
OCT 25 2018
City of Johns Creek
Community Development
RZ-19-004
VC-19-004-01, VC-19-004-02 & VC-19-004-03

24 HOUR CONTACT: KYU-MAN PARK, 770-242-7878, KMPARK@INOKNOLL.COM

FORESITE group
Foresite Group, Inc.
3740 Davinci Ct.
Suite 100
Peachtree Corners, GA 30092
w | www.fg-inc.net
o | 770.368.1399
f | 770.368.1944

NO.	DATE	REVISIONS	BY	CHK	APP'D

SCALE	DESIGNED	DRAWN

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL, TO ALTER THIS DOCUMENT

OFFICE BUILDING

3565 Old Alabama Road
Johns Creek, Fulton County, GA 30022
Land Lot 14
1st District, 1st Section

CLIENT JOB NO.	
FORESITE GROUP JOB NO.	1127.007

CURRENT ISSUED DATE:

10/17/18

ISSUED FOR:

REVIEW

OVERALL EXISTING CONDITIONS

G-1

NOTES:

- THERE ARE NO WETLANDS LOCATED ON THE SUBJECT PROPERTY.

ENLARGED EXISTING CONDITIONS

GRAPHIC SCALE: 1"=20'

0 10 20 40 80

NORTH(MAGNETIC)

RECEIVED
OCT 25 2018
City of Johns Creek
Community Development
RZ-19-004
VC-19-004-01, VC-19-004-02 & VC-19-004-03

LOCATION MAP

GENERAL NOTES:

1. OWNER: BETTY H. COWART
   P.O. BOX 7415
   GAINSVILLE, GA 30502
2. DEVELOPER: KNOLL CONSTRUCTION LLC.
   3100 MEDLOCK BRIDGE RD, BLDG 500
   NORCROSS, GA 30071
   770-242-7878
3. ENGINEER: FORESITE GROUP, INC.
   3740 DAVINCI COURT
   SUITE 100
   PEACHTREE CORNERS, GEORGIA 30092
   770-368-1399
4. SITE ADDRESS: OFFICE BUILDING
   3565 OLD ALABAMA ROAD
   LL 14, DISTRICT 1
   JOHNS CREEK, GA 30022
   FULTON COUNTY
5. SITE AREA: APPROX. 0.990 ACRES
6. SITE ZONING: AG-1 (PROPOSED O-I)
7. PROPOSED USE: OFFICE
8. NO GAS EASEMENTS LOCATED ON LOT SHOWN.
9. ALL CONTOUR LINES SHOWN HEREON ARE BASED ON MEAN SEA LEVEL DATUM.
10. DIMENSIONS SHOWN ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
11. WATER AND SEWER SERVICE TO BE PROVIDED BY FULTON CO.
12. NO PORTION OF THIS SITE LIES WITHIN A DESIGNATED 100 YR. FLOOD HAZARD AREA AS SHOWN ON FLOOD INSURANCE RATE MAPS, PANEL NO. 13121C0069F DATED: SEPTEMBER 18, 2013.
13. SPEED LIMIT ON OLD ALABAMA ROAD IS 45 MPH.

PARCEL ID:
11008000140400

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

THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

24 HOUR CONTACT: KYU-MAN PARK, 770-242-7878, KMPARK@INOKNOLL.COM

FORESITE group
Foresite Group, Inc.
3740 Davinci Ct.
Suite 100
Peachtree Corners, GA 30092
w | www.fg-inc.net
o | 770.368.1399
f | 770.368.1944

NO.	DATE	REVISIONS	BY	CHK	APP'D

SCALE | DESIGNED | DRAWN

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL, TO ALTER THIS DOCUMENT

OFFICE BUILDING

3565 Old Alabama Road
Johns Creek, Fulton County, GA 30022
Land Lot 14
1st District, 1st Section

CLIENT JOB NO.	
FORESITE GROUP JOB NO.	1127.007

CURRENT ISSUED DATE:
10/17/18

ISSUED FOR:
REVIEW

ZONING SITE PLAN
EXISTING CONDITIONS

G-2