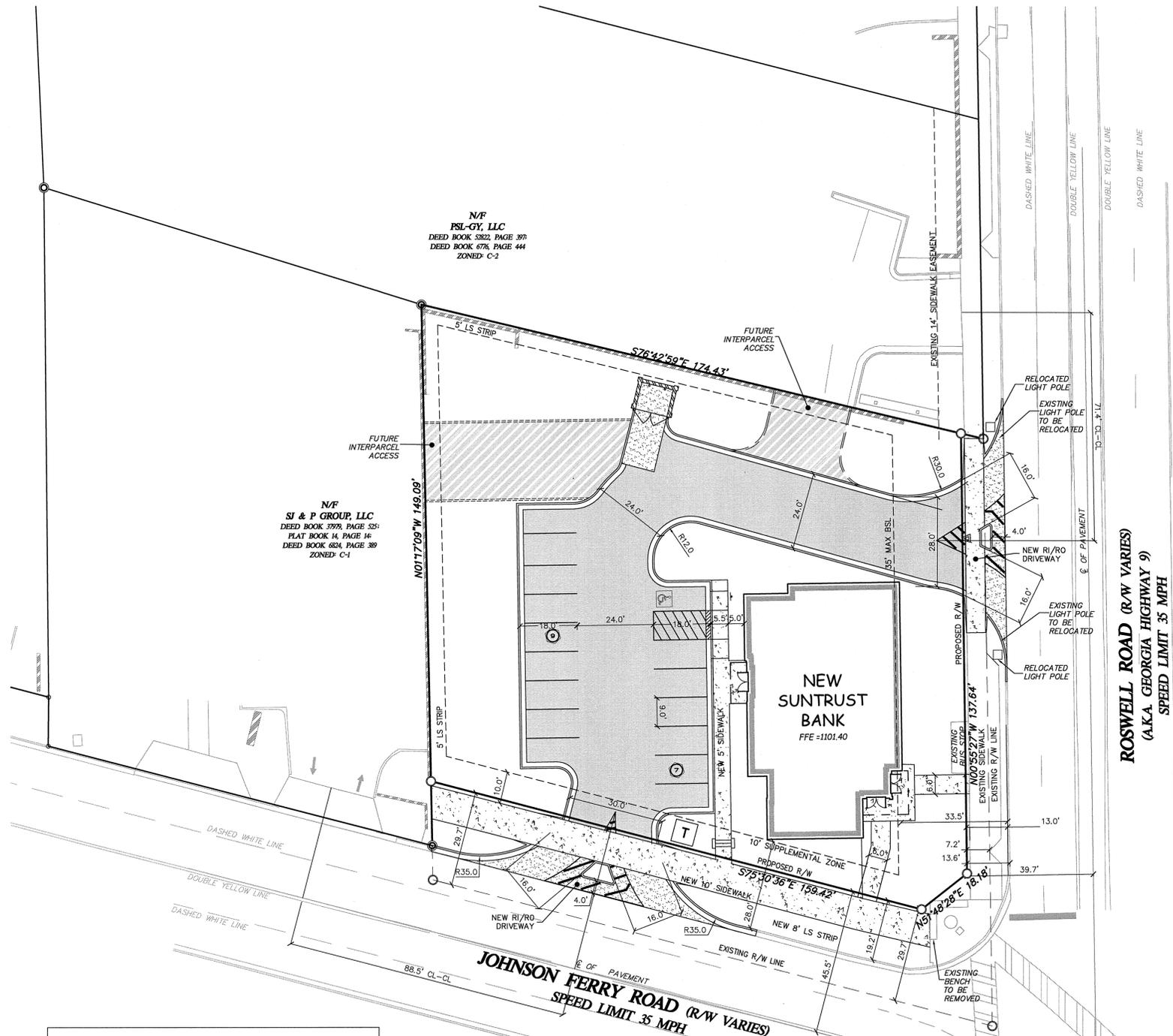


LEGEND

- NEW NUMBER OF PARKING SPACES
- NEW ASPHALT PAVEMENT
- NEW CONCRETE SIDEWALK
- NEW CONCRETE PAVEMENT
- NEW HANDICAP SYMBOL



N/F
PSL-GY, LLC
DEED BOOK 3822, PAGE 387
DEED BOOK 676, PAGE 444
ZONED: C-2

N/F
SI & P GROUP, LLC
DEED BOOK 3979, PAGE 525
PLAT BOOK 14, PAGE 14
DEED BOOK 6824, PAGE 389
ZONED: C-1

DEVELOPMENT STATISTICS SUMMARY CHART:

AREA OF SITE:	25,311 SF / 0.58 AC (100%)
LOT COVERAGE OF BUILDING AREA:	3,536 SF / 0.08 AC (13.9%)
TOTAL IMPERVIOUS SURFACE:	13,409 SF / 0.31 AC (52.9%)
AREA OF LANDSCAPING:	11,902 SF / 0.27 AC (47.1%)
UNDISTRIBED AREA:	0 SF / 0.00 AC (0%)
FLOODPLAIN:	0 SF / 0.00 AC (0%)

ENVIRONMENTAL AREAS

NO FLOOD PLAIN IS PRESENT ON THE SUBJECT PROPERTY.

NO LAKES, STREAMS, OR STATE WATERS ARE PRESENT ON THE SUBJECT PROPERTY.

STORMWATER MANAGEMENT FOR THE SITE WILL BE PROVIDED IN AN UNDERGROUND FACILITY LOCATED ONSITE.

SANITARY WASTE IS PROVIDED BY EXISTING GRAVITY SEWER SYSTEM LOCATED IN THE RIGHT-OF-WAY OF JOHNSON FERRY ROAD.

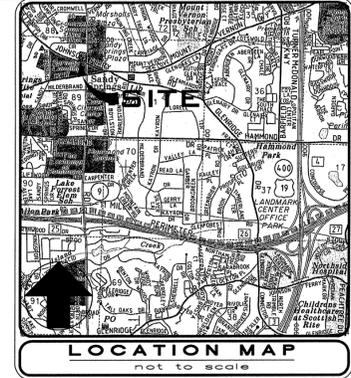
DOMESTIC AND FIRE WATER SERVICE IS PROVIDED BY EXISTING WATER MAIN LOCATED IN THE RIGHT-OF-WAY OF JOHNSON FERRY ROAD.

NO TREE LINES, WOODLANDS, OR OPEN FIELDS ARE PRESENT ON THE SUBJECT PROPERTY.

NO WETLANDS AER PRESENT ON THE SUBJECT PROPERTY.



Grid North (GA West Zone)



OWNER
P H H INVESTMENTS
4030 JOHNS CREEK PKWY
SUWANEE, GA 30024

DEVELOPER
SUNTRUST
245 PEACHTREE CENTER AVE, 17TH FLOOR
ATLANTA, GA 30303

24 HOUR EMERGENCY CONTACT
MR. ANTHONY WHEALTON
(954) 579-2574

TAX PARCEL ID: 17 0089000020410

SITE ZONING: C-1(COMMUNITY BUSINESS DISTRICT)
MAIN STREET OVERLAY DISTRICT

SITE AREA:
0.58 ACRES

BUILDING SETBACK LINES:

FRONT YARD (ROSWELL ROAD):
12 FEET MINIMUM (FROM FACE OF CURB)
21 FEET MAXIMUM (FROM FACE OF CURB)
35 FEET MAXIMUM IF PLAZA AREA IS BETWEEN BUILDING AND R/W (FROM FACE OF CURB)

FRONT YARD (JOHNSON FERRY ROAD):
10 FEET SUPPLEMENTAL ZONE (FROM BACK OF SIDEWALK)

SIDE YARD:
0 FEET

REAR YARD:
0 FEET

BUILDING SUMMARY:
1-STORY
BUILDING 3,536 SQUARE FEET

PARKING SUMMARY:

	MINIMUM*	MAXIMUM**	PROVIDED
REGULAR PARKING:			15
HANDICAP PARKING:			1
TOTAL PARKING SPACES:	5	18	16

*1.5 SPACE PER 1000 SQUARE FEET OF GROSS FLOOR AREA.
**5 SPACES PER 1000 SQUARE FEET OF GROSS FLOOR AREA.

REVISIONS

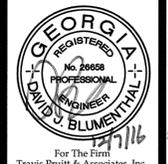
NO.	DATE	DESCRIPTION
6		
5		
4	12/07/16	REMOVED DRIVE-THRU ICE
3	8/22/16	ADDED INTERPARCEL ACCESS ABC
2	6/30/16	VARIANCE SUBMITTAL
1	6/30/16	VARIANCE SUBMITTAL
0		

4317 Park Drive, Suite 400
Norcross, Georgia 30093
Phone: (770)416-7511
Fax: (770)416-6759
www.travispruitt.com
Contact Person: David Blumenthal



SITE PLAN
JOHNSON FERRY ROAD
SUNTRUST
LAND LOT 89 ~ DISTRICT 17 ~ CITY OF SANDY SPRINGS, FULTON COUNTY, GEORGIA

RECEIVED 12-21-16



For The Firm:
Travis Pruitt & Associates, Inc.
DATE: 05/06/2016
SCALE: 1"=20'
CN: 150344ME-6
LSV: SITE
JN: 1-15-0344
FN: 106-D-003

Sheet No. C10

