ZONING: OTCD (OLD TOWN COMMERCIAL DISTRICT)

SETBACKS PER CITY OF SUWANEE SECTION 512.1

MIN YARD ABUTTING A PUBLIC ROAD – 0'
SIDE – 0'
REAR – 0'

BUILDING SIZE ALLOWED PER PROVIDED PARKING FOR OFFICE SPACES.

MIN PARKING FOR OFFICE: 1/300
1/300 = 0.0033 48 SPACES/0.0033 = ±14550SF
EXISTING BANK: 3,560 SF
±14,550 – 3,560 = ±11,000 SF
ALLOWABLE PROPOSED BUILDING SIZE: ± 11,000 SF

BUILDING SIZE ALLOWED PER PROVIDED PARKING FOR EXISTING OFFICE AND RETAIL SPACES.

MIN PARKING FOR OFFICE: 1/300
EXISTING BANK: 3,560 SF
1/300 = 3,560 SF / 300 = 12 SPACES

PARKING PROVIDED 48
48 SPACES – 12 SPACES = 36 SPACES

MIN PARKING FOR RETAIL: 1/250
1/250 = 0.004 36 SPACES / 0.004 = ±9,000 SF
ALLOWABLE PROPOSED BUILDING SIZE: ± 9,000 SF

RETAIL INCLUDES PERSONAL SERVICE ESTABLISHMENTS WHICH WOULD INCLUDE URGENT CARE

PER CITY OF SUWANEE OFFICIAL ZONING MAP AMENDMENT RESOLUTION/ORDINANCE DATED NOVEMBER 21 2006, A MINIMUM 40–FT WIDE LANDSCAPE STRIP SHALL BE MAINTAINED ALONG THE REAR PROPERTY LINE (ADJACENT PARCELS 7–212–125 AND 7–212–006) WHILE RESIDENTIALLY ZONED. SAID LANDSCAPE STRIP SHALL BE PLANTED WITH A MIXTURE OF ORNAMENTAL TREES, EVERGREEN TREES, AND OVERSTORY HARDWOOD TREES. ORNAMENTAL TREES SHALL BE PLANTED CLOSEST TO THE PROPERTY LINE ON 15–FOOT CENTERS. EVERGREEN TREES SHALL BE PLANTED TEN FOOT CENTERS IN DOUBLE STAGGERED ROWS. OVERSTORY HARDWOOD TREES SHALL BE PLANTED ON 35 CENTERS.

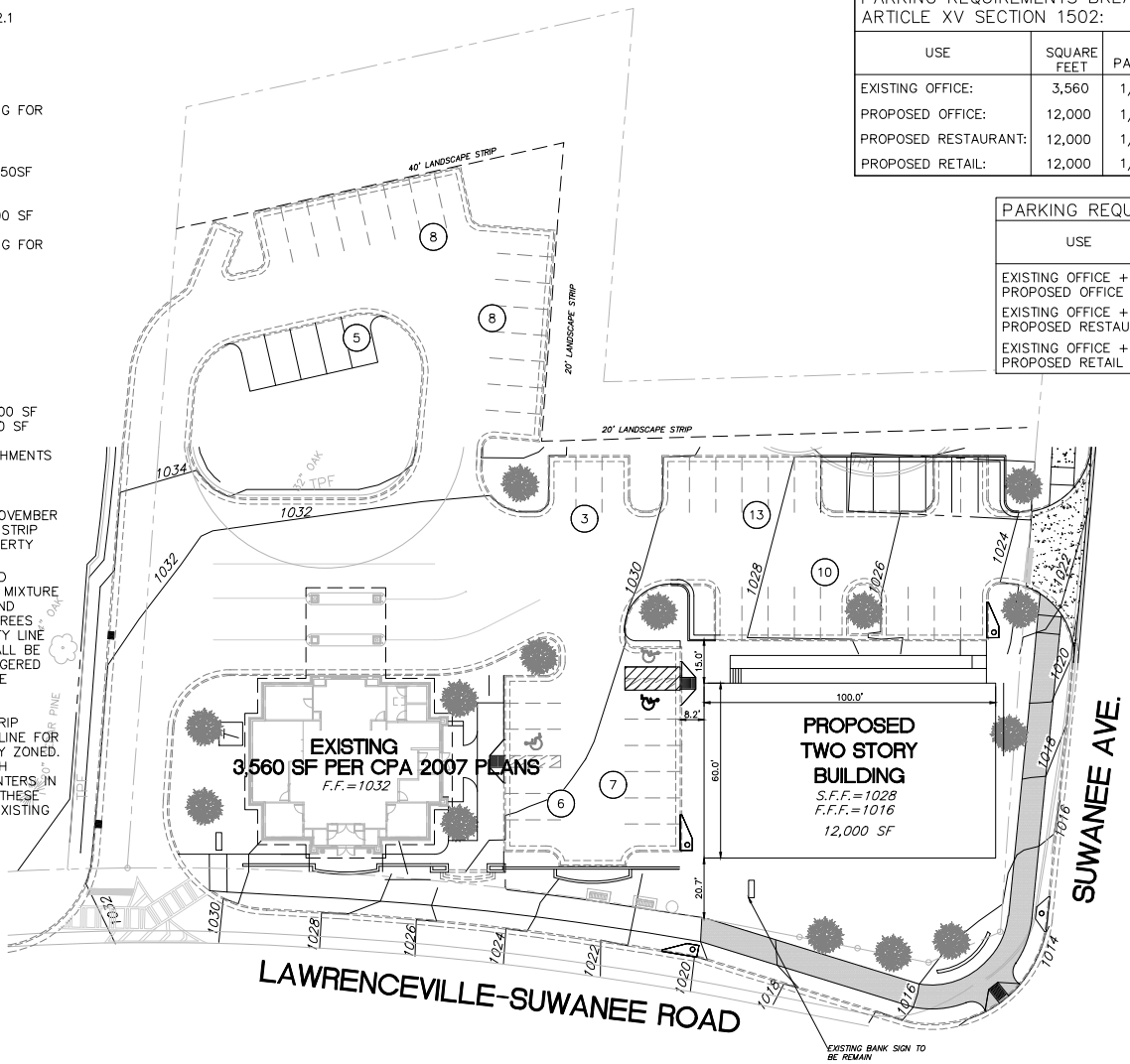
A MIN MINIMUM 20–FOOT WIDE LANDSCAPE STRIP SHALL BE MAINTAINED ALONG THE PROPERTY LINE FOR PARCEL 7–212–004 WHILE IT IS RESIDENTIALLY ZONED. SAID LANDSCAPE STRIP SHALL BE PLATED WITH EVERGREEN TREES PLANTED ON TEN FOOT CENTERS IN DOUBLE STAGGERED ROWS. THE PLANTING OF THESE TREES SHALL NOT INTERFERE WITH THE ANY EXISTING VEGETATION.

PARKING REQUIREMENTS BREAKDOWN PER CITY OF SUWANEE ARTICLE XV SECTION 1502:

| USE | SQUARE FEET | MIN PARKING | MIN SPACES | MAX PARKING | MIN SPACES | PARKING PROVIDED |
|---|---|---|---|---|---|---|
| EXISTING OFFICE: | 3,560 | 1/300 | 12 | 1/275 | 13 | 60 |
| PROPOSED OFFICE: | 12,000 | 1/300 | 40 | 1/275 | 44 | |
| PROPOSED RESTAURANT: | 12,000 | 1/125 | 96 | 1/75 | 160 | |
| PROPOSED RETAIL: | 12,000 | 1/250 | 48 | 1/175 | 69 | |

PARKING REQUIREMENTS PER USE COMBINATIONS:

| USE | MIN SPACES | MIN PARKING REQUIRED | PARKING PROVIDED |
|---|---|---|---|
| EXISTING OFFICE + PROPOSED OFFICE | 12 + 40 | 52 | 60 |
| EXISTING OFFICE + PROPOSED RESTAURANT | 12 + 96 | 108 | 60 |
| EXISTING OFFICE + PROPOSED RETAIL | 12 + 48 | 60 | 60 |




# PRELIMINARY SITE PLAN

SCALE: 1 INCH = 20 FEET

GRAPHIC SCALE

20 0 20 40 80

SITE REFERENCE

INFORMATION SHOW HAS BEEN BASED ON AN ELECTRONIC & DIGITAL COPY OF CPA DESIGN PROFESSIONALS 2006 PLANS

**CENTRAL BANK**

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SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

ISSUED DATE
05.21.2024

| NO. | DATE | ISSUE |
|---|---|---|

SHEET TITLE
**PRELIMINARY SITE PLAN**

PROJECT NUMBER HFR 24.116

**CP-4**

SHEET NUMBER

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