

VICINITY MAP
ALPHARETTA, GA SCALE: NTS

SITE ANALYSIS	
RESTAURANT	±6,800 S.F.
SHOPS	±10,500 S.F.
OFFICE	±260,676 S.F.
TOTAL BLDG. AREA	±277,976 S.F.
PARKING REQUIRED (TOTAL)	± 1,163 SPACES
RESTAURANT (10/1000 S.F.)	±68 SPACES
SHOPS (5/1000 S.F.)	±53 SPACES
OFFICE (4/1000 S.F.)	±1,042 SPACES
PARKING PROVIDED (TOTAL)	±1,013 SPACES*
PARKING RATIO	± 3.6 SPACES/MSF
OVERALL LAND AREA	± 13.907 ACRES

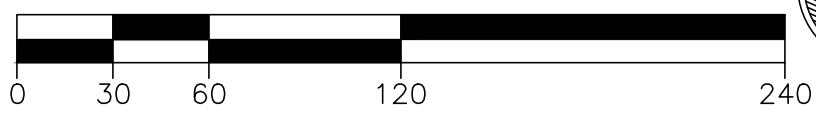
* WITHIN 20% PARKING REDUCTION ALLOWED IN ACTIVITY ZONE ORDINANCE

PRELIMINARY SITE PLAN DISCLAIMER:

SITE PLAN IS BASED ON CLIENT PROVIDED INFORMATION POSSIBLY INCLUDING BUT NOT LIMITED TO THE FOLLOWING: TAX MAPS, USGS MAPS, GIS INFORMATION, SCANNED/DIGITAL BOUNDARY SURVEY, SCANNED/DIGITAL TOPOGRAPHICAL SURVEY, SCANNED/DIGITAL AS-BUILT PLAN, SCANNED/DIGITAL ALTA SURVEY, AND/OR PREVIOUS CONSTRUCTION PLANS BY PM/Others. ALL ZONING INFORMATION SHOWN IN THE TITLEBLOCK TO THE RIGHT HAS BEEN RESEARCHED BUT NOT VERIFIED WITH THE JURISDICTION.

SITE PLAN BOUNDARY AND EXISTING CONDITIONS ARE ONLY AS ACCURATE AS THE INFORMATION PROVIDED.

PRELIMINARY SITE PLAN



LAND PLANNERS
ENGINEERS • SURVEYORS
TRANSPORTATION
LANDSCAPE ARCHITECTS

85-A MILL STREET
SUITE 200
ROSWELL, GEORGIA 30075

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PAULSON MITCHELL
INCORPORATED

PROJECT:

NORTH POINT
CENTER EAST

LAND LOTS 687, 688, 701, 702
1ST DISTRICT, 2ND SECTION
CITY OF ALPHARETTA
FULTON COUNTY, GA 30022

FOR:

BRI 1870 NORTH
POINT, LLC

1870 NORTH POINT PARKWAY,
SUITE 340
ATLANTA, GA 30339
(678) 324-1880

ZONING INFORMATION

ZONING RESEARCH DATE: MARCH 2017

ZONING CLASSIFICATION

JURISDICTION: CITY OF ALPHARETTA

EX. ZONING: PSC (PLANNED SHOPPING CTR.)

PR. ZONING: PSC (PLANNED SHOPPING CTR.)

BUILDING SETBACKS

NORTHPOINT/ENCORE PKWY: 60' MAX.

ENCORE PKWY: 10' MAX.

REAR: 15' / 20'

BUFFERS

NORTHPOINT/ENCORE PKWY: 10'

ENCORE PKWY: 10'

REAR: 5'

BUILDING SUMMARY

MAX. BUILDING HT.: 20 STORIES

MAX. BUILDING COVERAGE: 87%

PARKING SUMMARY

OFFICE REQ.: 4 SPACES/1,000 S.F.

RETAIL REQ.: 5 SPACES/1,000 S.F.

RESTAURANT REQ.: 10 SPACES/1,000 S.F.

STANDARD STALL DIMENSIONS: 9' x 19'

COMPACT STALL DIMENSIONS: 8' x 16'

COMPACT STALLS ALLOWED: 20%

MIN. 90°/60° DRIVE WIDTH: 22' / --'

LANDSCAPE REGULATIONS

TREE DENSITY: -- UNITS/ACRE

ISLAND REQ.: 1 ISLAND/8 SPACES

MIN. ISLAND SIZE/WIDTH: 200 S.F. / --'

GREENSPACE %: --%

FEMA MAP

FIRM PANEL #: 13121C 0066F (SEPT. 18, 2013)

DRAWING RECORD

DRAWN BY: --

2017122 - PS-2.dwg 03.09.18

PRELIMINARY
SITE PLAN

SHEET

PS-2