

PROJECT TITLE
POPS WINE & SPIRITS
FORSYTH COUNTY, GA

CBD PERFORMANCE STANDARDS			
STANDARD	ALLOWED	PROPOSED	NOTES
Max bldg coverage %	70%	24.6%	MET
Max height (stories)	5	1	MET
Min landscaped open space %	25%	25%	MET
Min front landscape strip	25 feet	25 feet	MET (OVERLAY DISTRICT REQUIREMENT)
Min setback abutting right-of-way	40 feet	40 feet	MET
Min side setback	25 feet	25 feet	MET
Min rear setback	10 feet	10 feet	MET

DEVELOPMENT SUMMARY - PROPOSED

GENERAL	
DEVELOPMENT TYPE	COMMERCIAL - RETAIL
ZONING	CBD
PARCEL NUMBER	064-023
OVERLAY DISTRICT	ATLANTA HIGHWAY-MCFARLAND PARKWAY MULLINAX ROAD OVERLAY DISTRICT
LOT SIZE	
GROSS LAND AREA	79,362 SF (1.82 ACRES)
BUILDING	
COVERAGE	24.6%, 19,555 SF
MAX. HEIGHT	30 FT
NUMBER OF STORIES	1 STORY W/BASEMENT
FLOOR AREA	1ST FLOOR (RETAIL), 19,555 SF BASEMENT (RECEIVING), 9,888 SF
LANDSCAPE OPEN SPACE	
MINIMUM REQUIRED	25%, 19,841 SF
PROPOSED	25.9%, 20,090 SF
PARKING	
REQUIRED	FEE STANDING RETAIL - 3 MAX. 2 MIN. PER 1000 GFA 88 SPACES MAX., 59 SPACES MIN. PER (29,443 GFA)
PROPOSED	66 SPACES (3 ACCESSIBLE SPACES)
BICYCLE PARKING	
MINIMUM REQUIRED	2 SPACES
PROPOSED	2 SPACES
ON-SITE LOADING SPACES	
MINIMUM REQUIRED	2 LOADING SPACES (12'X55'X14' HEIGHT CLEARANCE)
PROPOSED	2 LOADING SPACES (12'X55'X14' HEIGHT CLEARANCE)

SITE PLAN NOTES

- EXISTING TREE CANOPY COVERS THE MAJORITY OF THE PROPERTY

FORSYTH COUNTY DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT
110 E. Main Street, Suite 100
Cumming, GA 30040
http://www.forsythga.com

PROJECT NO. 1912018

PROJECT & SITE PLANNERS, LLC
2655 Medlock Bridge Pkwy, Suite 100
Johns Creek, GA 30092

RE: Application # **AZ180018**

Dear Applicant,

The following revisions must be submitted within 10 business days of the receipt of this letter in order to remain on schedule for the next available public hearing. Any questions regarding these revisions should be directed to Vanessa Benoit-Gardner, Deputy Director at (770) 513-9800.

- 1) Submittal plan needs to be drawn to scale with scale graphically shown on plan. **DONE**
- 2) Remove topography lines from the site plan. **DONE**
- 3) Correct label of Mulford Road to McFarland Parkway. **DONE**
- 4) Label required landscaped open space on the site plan and indicate required and provided coverage and percentages under table. A minimum of 25% is required per Table 21.8 for the Atlanta Highway/McFarland Parkway/Mulford Rd Overlay District. For all zoning districts requiring open space, attached shall water course provisions shall not be considered towards required open space. **DONE**
- 5) Show and label building envelope (% of lot), including height and number of stories. **DONE**
- 6) Indicate maximum building height. **DONE**
- 7) Clarify use and use of all building square footage shown on site plan. **DONE**
- 8) Label required buffer per 24.2.108 condition showing existing line adjoining the property to the west. **DONE**
- 9) Show and label a four-foot fence, which is four feet along Atlanta Highway, use the Atlanta Highway/McFarland Parkway/Mulford Road Overlay District requirements. **DONE**
- 10) Show and label front landscape strip including right-of-way. **DONE**
- 11) Show and label the 10 ft wide landscape strip along an side and rear lot or lot lines. **DONE**
- 12) A curb cut or access drive shall be no closer than 40 ft. to a side property line and 100 ft. to the nearest right-of-way of an intersecting roadway per UDC 12-10-6, "curb cut" on plan. **DONE**
- 13) Show proposed fire access easement between adjacent CBD zoned lots per UDC 12-10-6. **DONE**
- 14) Show fire map parcel number of subject property as shown on current county tax map records. **DONE**
- 15) Show fire map parcel number on all abutting property owners as shown on current county tax map records. **DONE**
- 16) Show existing zoning districts of the abutting property. **DONE**
- 17) Show parking calculations based on the number of vehicles per UDC 21-8-3(a) as a minimum of five and a maximum of five parking spaces per 1000 sq. ft. of gross floor area. The number of parking spaces shown on the site plan and listed in the calculations shall be consistent. **DONE**
- 18) Indicate number of accessible spaces under parking requirements table. **DONE**
- 19) Indicate a loading area, which shall be a minimum of twelve (12) ft. wide, 360 sq. ft. long, with a minimum 14' ft. of height clearance, located to the rear of the building per UDC 21-8-3(f). **DONE**
- 20) Indicate an outdoor loading zone for 15,000 sq. ft. of commercial building per UDC 17-3-3. **DONE**
- 21) Add a note on the site plan indicating the existing tree canopy covers the majority of the property. **DONE**
- 22) Show point of access for sanitary sewer; show and label sewer manhole and riser line. **DONE**
- 23) Show proposed bicycle parking as required by the Atlanta Hwy/McFarland Parkway/Mulford Rd Overlay District requirements per UDC 21-8-5(d). **DONE**

If you have any questions regarding the application or public hearing process, please contact the Department of Planning & Community Development at (770) 486-6307.

Sincerely,

FORSYTH COUNTY DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT
110 E. Main Street, Suite 100
Cumming, GA 30040
http://www.forsythga.com

Carol Williams
Carol Williams
Planner I

Order Plans

Disclaimer

THESE PLANS AND DRAWINGS ARE NOT TO BE CHANGED IN ANY FORM OR MANNER WHATSOEVER WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF REIS, LLC. ANY CHANGES MADE FROM THESE PLANS WITHOUT CONSENT OF REIS, LLC ARE UNAUTHORIZED, AND SHALL RELIEVE REIS, LLC OF RESPONSIBILITY FOR ALL CONSEQUENCES ARISING OUT OF SUCH CHANGES.



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CALL US FIRST!
UTILITIES PROTECTION CENTER
1-800-282-7411
(404) 325-5000
(METRO ATLANTA ONLY)
IT'S THE LAW

ZONING INFO

PROJECT NO.	DATE
BSR	201902
BSR	NTS
BSR	01/15/2019

C1.02