

SP200003
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MAR 06 2020
Forsyth County Department of
Planning & Community Development

SITE DATA

PARCEL NUMBER: 138-530 & 138-535
SITE ADDRESS: 3230 CALIBER STREET
RETAIL/OFFICE/RESTAURANT AREA: 11,468 ACRES (499,546 SF)
REGIONAL DETENTION POND AREA: 5,040 ACRES (219,662 SF)
TOTAL ACREAGE: 16.51 ACRES (719,208 SF)
CURRENT ZONING: CBD
OVERLAY: PEACHTREE PARKWAY-BETHELVIEW ROAD

BUILDING DATA

BUILDING	AREA (SF)
BUILDING A	14,400 SF
BUILDING B	31,032 SF
BUILDING C	15,200 SF
BUILDING D	21,600 SF
TOTAL BUILDING	82,232 SF

PROPOSED USE: RETAIL - RESTAURANT - OFFICE
RETAIL AREA: 45,432 SF
RESTAURANT AREA: 36,800 SF
OFFICE AREA: 0 SF
TOTAL USE AREA: 82,232 SF (USE MIX SUBJECT TO CHANGE)

MAX BLDG COVERAGE: 70% (11.6 AC)
PROVIDED BLDG COVERAGE: 11.3% (1.87 AC)

MIN OPEN SPACE: 15% (2.48 AC)
PROVIDED OPEN SPACE: 32% (5.29 AC - DOES NOT INCLUDE STORM WATER MANAGEMENT AREAS)

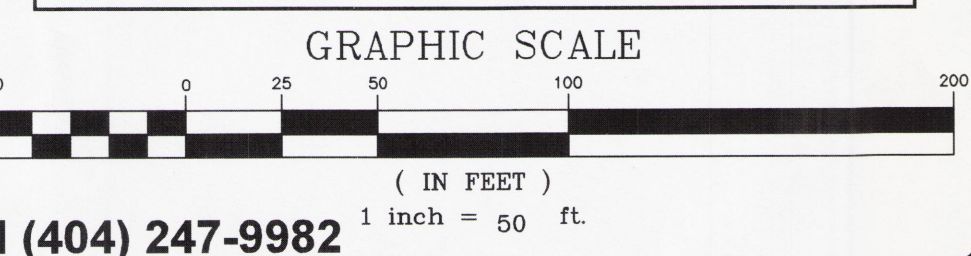
PARKING REQUIREMENTS FOR SHOPPING CENTER:
MIN PARKING = 1/100 sf x 45,432 sf = 455 SPACES
MIN PARKING = 1/250 sf x 36,800 sf = 148 SPACES
TOTAL MINIMUM PARKING = 603 SPACES

PARKING PROVIDED:
FRONT PARKING: 273 SPACES (45%)
SIDE/REAR PARKING: 174 SPACES (29%)
ADDITIONAL COMPACT REAR PARKING: 51 SPACES (8%)
ADDITIONAL REAR PARKING: 108 SPACES (18%)
NEW TOTAL PARKING: 606 SPACES

NOTES:
• PROJECT IS ON FORSYTH COUNTY WATER & SEWER
• ALL INTERIOR ROADS ARE PRIVATE
• SUBJECT PROPERTY WITH HARZARD AREA



GEORGIA811
Utilities Protection Center, Inc.
Know what's below
Call 811 or (800) 282-7411
Before You Dig



24 HOUR CONTACT: ELIZABETH ANDERSON (404) 247-9982

paradigm
Engineering Services, Inc.
Seven Dunwoody Park
Atlanta, GA 30338
(770) 605-6030
www.Paradigmeng.net

Project No.	P-2002
Design By:	WBD
Drawn By:	JJO
Checked By:	WBD
Date:	3/5/20
Scale:	1" = 50'

No.	Revision	Date

Laurel Peachtree Properties, LLC
8110 N. St. Louis Avenue
Skokie, IL 60076
(847) 675-4455

SKETCH PLAT OVERALL SITE PLAN
PATEL BROS. ADDITIONAL PARKING
3230 CALIBER STREET
LAND LOT 1156, 2ND DISTRICT, 1ST SECTION
FORSYTH COUNTY, GEORGIA

Drawing No.
S1