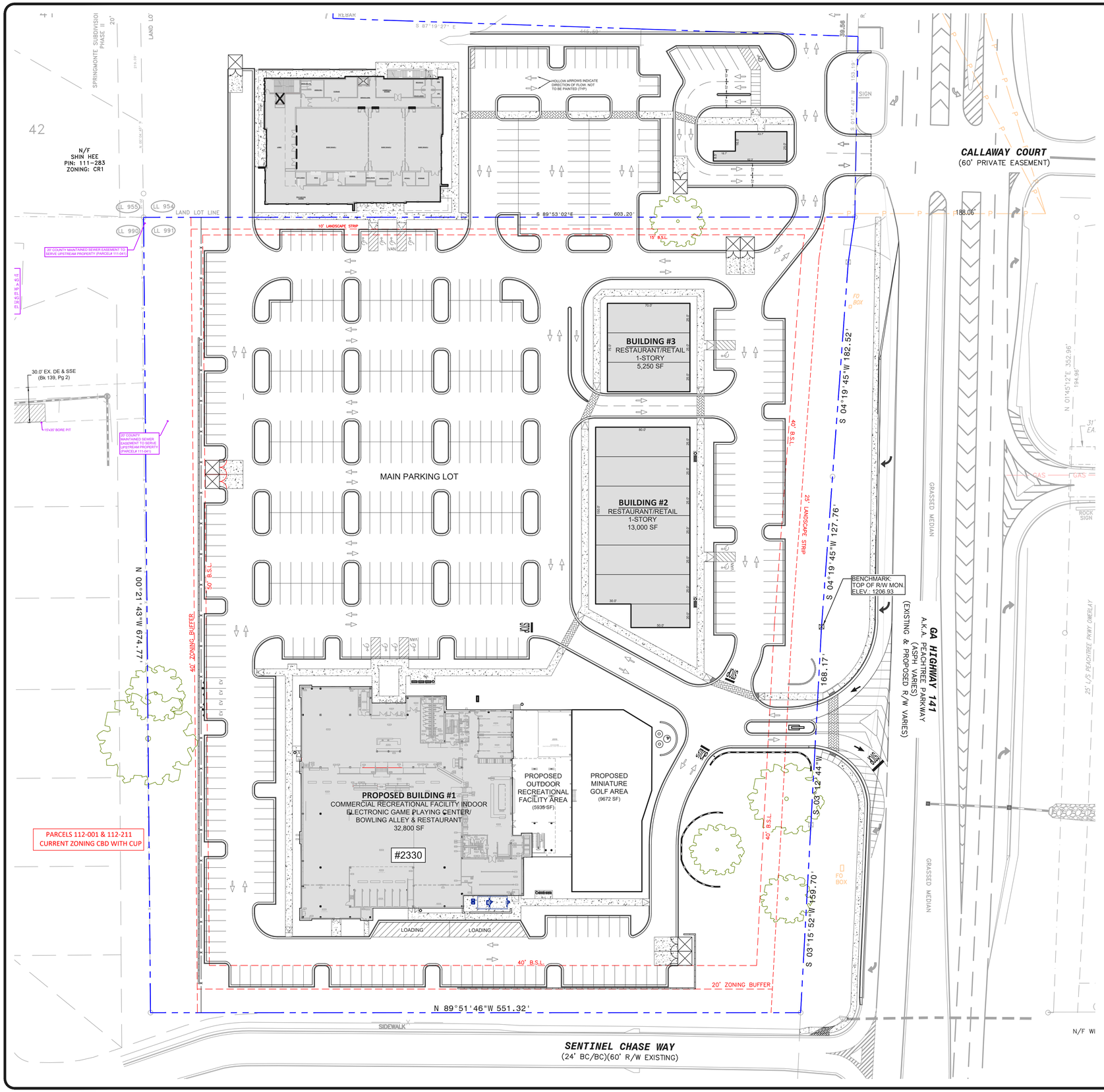
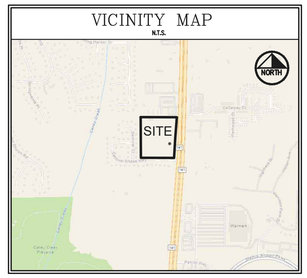


HATCH LEGEND

OPEN SPACE
68145 SF
(1.564 AC)

VICINITY MAP
N.T.S.



PROJECT SUMMARY

This development will consist of 32,800 sf entertainment building, a 15,000 sf retail and restaurant building, and a 110 room hotel on an 8.8 acre parcel. There will be an underground detention facility to provide detention mitigation and water quality for the improvements from each parcel.

PARKING SUMMARY

BUILDING 1 (recreation)		
INDOOR RECREATION	1 space/250 sf	
Outdoor Area (sf)	32,800	131
OUTDOOR RECREATION	1 space/250 sf	
Outdoor Area (sf)	6,000	24
MINATURE GOLF	2 spaces/hole	
Provided Holes	18	36
SUB TOTAL		**191**

BUILDING 2 (assembly hall)		
ASSEMBLY HALL	1 space/150 sf seating area	
Area in Building (sf)	9,129	61
SUB TOTAL		**61**

BUILDING 3 (hotel)		
GUEST ROOMS	1 space/room	
Number of Rooms	110	110
EMPLOYEE	1 space/employee	
	20	20
SUB TOTAL		**130**

MINIMUM REQUIRED PARKING	**382**
MAXIMUM ALLOWED SPACES (min X 1.25)	**478**

PROVIDED PARKING		
MAIN LOT		
Regular Spaces		364
Handicap Spaces	(2.4% of spaces)	12
EV Spaces		8
TOTAL PROVIDED SPACES		**384**

EV SPACE REQUIREMENT	
EV Capable Space (9% of Total)	35
EV Charging Station (1% of Total)	4

MAIN PROPERTY DATA

PARCEL NUMBER: 112-001 & 112-211
MIXED USE AREA: 8.898 ACRES (387,597 SF)
CURRENT ZONING: CBD WITH CUP
LAND USE: COMMERCIAL RECREATIONAL FACILITY INDOOR - ELECTRONIC GAME PLAYING CENTER/BOWLING ALLEY - RESTAURANT - HOTEL - RETAIL
OVERLAY: PEACHTREE PARKWAY-BETHELVIEW ROAD

BUILDING 1: 31,800 SF (REC/RESTAURANT)
BUILDING 2: 16,000 SF (RETAIL)
BUILDING 3: 53,068 SF (HOTEL)
TOTAL BUILDING: 100,868 SF
(USE MIX SUBJECT TO CHANGE)

MAX BLDG COVERAGE: 70% (6.23 AC)
PROVIDED BLDG COVERAGE: 25.8% (2.3 AC)

MIN OPEN SPACE: 20% (1.78 AC)
PROVIDED OPEN SPACE: 39% (3.46 AC)

MAX HEIGHT PER BIG CREEK: 40'
BUILDING 1: 40'
BUILDING 2: 40'
BUILDING 3: 60'

SETBACKS/BUFFERS:
FRONT: 40'
SIDE: 15'
REAR: 25'
LANDSCAPE: 25' PARALLELING ROAD FRONTAGE
ABUTTING RESIDENTIAL, SETBACK: 50'
ABUTTING RESIDENTIAL, BUFFER: 40'

ZONING NOTES:

1. THE 40' ZONING BUFFER MUST REMAIN UNDISTURBED THEN SUPPLEMENTED TO BUFFER STANDARDS
2. NO GROUND SPEAKERS CURRENTLY DESIGNED FOR PROJECT

NOTIFY FORSYTH COUNTY INSPECTOR 24 HOURS BEFORE THE BEGINNING PHASE OF CONSTRUCTION (770) 781-2165.

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

CAUTION
THE UTILITIES SHOWN HEREON ARE FOR THE CONTRACTORS CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

NORTH

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

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

GEORGIA REGISTERED PROFESSIONAL ENGINEER No. 24527 William B. Dunlap

paradigm Engineering Services, Inc.
Seven Dunwoody Park
Suite 113
Atlanta, GA 30338
(770) 605-6030
www.Paradigmeng.net

Project No.	P-2330
Design By:	WBD
Drawn By:	LBF
Checked By:	WBD
Date:	4/3/24
Scale:	1" = 40'

No	Revision	Date

S1 PROPERTIES LLC
LOCATED IN:
12915 KEYSTONE CT.
ALPHARETTA, GA 30009

OVERALL SITE PLAN
2330 PEACHTREE PARKWAY

LAND LOT 991, DISTRICT 2, SECTION 1
FORSYTH COUNTY, GEORGIA

Drawing No.
C2.0