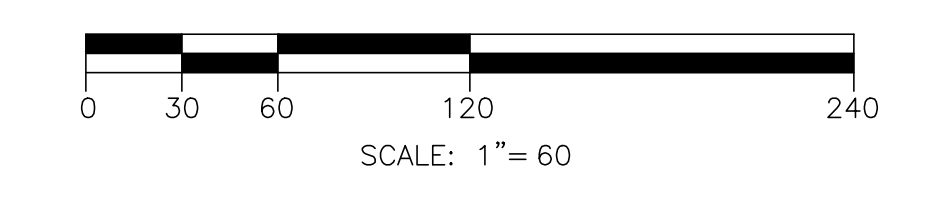


VICINITY MAP  
WINDER, BARROW CO., GA SCALE: NTS

SITE ANALYSIS	
PUBLIX	48,387 S.F.
SHOPS	9,000 S.F.
TOTAL BLDG. AREA	57,387 S.F.
PARKING PROVIDED	± 289 SPACES
PARKING RATIO	5.03 SPACES / MSF
SHOPPING CENTER AREA	± 12.18 ACRES
OUTLOTS (3)	± 3.06 ACRES
DEDICATED RIGHT-OF-WAY	± 0.66 ACRES
TOTAL LAND AREA	± 15.9 ACRES

**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  
 VOICE 770.650.7685  
 FAX 770.650.7684  
 www.paulsonmitchell.com

## PAULSON MITCHELL INCORPORATED

### PROJECT: PROPOSED SHOPPING CENTER

GAINESVILLE HWY (SR 53) AT  
 JEFFERSON HWY. (ST 11)  
 CITY OF WINDER  
 BARROW CO., GA 30680

FOR:  
**ARS VENTURES,  
 LLC**

3715 NORTHSIDE PARKWAY  
 BLDG. 400, SUITE 350  
 ATLANTA, GA 30327

### ZONING INFORMATION

ZONING RESEARCH DATE: AUGUST, 2016

**ZONING CLASSIFICATION**  
 JURISDICTION: CITY OF WINDER  
 EX. ZONING: A-1, B-1, R-2  
 PR. ZONING: B-1 (NEIGH. COMM.)

**BUILDING SETBACKS**  
 FRONT: NONE  
 SIDE: 6' MIN, 4' PER 12' HT  
 REAR: N/A

**BUFFERS**  
 FRONT (L.S.S.): 7' FROM S/W  
 SIDE: 5' FROM R ZONE  
 REAR: 5' FROM R ZONE

**BUILDING SUMMARY**  
 MAX. BUILDING HT.: 50' (4 STORES)  
 MAX. BUILDING COVERAGE: --%

**PARKING SUMMARY**  
 RETAIL REQ.: 1 SPACES/100 S.F. (NET)  
 RESTAURANT REQ.: 1/4 SEATS + 4/100 S.F.  
 STANDARD CO. STALL DIM'S: 9' x 20'  
 COMPACT STALL DIMENSIONS: --' x --'  
 COMPACT STALLS ALLOWED: --%  
 MIN. 90°/60° DRIVE WIDTH: 24'/18'

**LANDSCAPE REGULATIONS**  
 TREE DENSITY: -- UNITS/ACRE  
 ISLAND REQ.: 1 TREE/50 FT. SPACING  
 MIN. ISLAND SIZE/WIDTH: 160 S.F./8'  
 GREENSPACE %: MIN. 8%

**FEMA MAP**  
 FIRM PANEL #: --  
**DRAWING RECORD**  
 DRAWN BY: bs/shh  
 2016176-PS22.dwg 09.04.20

### PRELIMINARY SITE PLAN