

1 ARCHITECTURAL SITE PLAN - ORIGINAL  
1" = 30'-0"





ZONING SUMMARY		
<b>PARCEL 'A' - 1.98 ACRES (86,284 SF)</b>		
BUILDING GSF - 12,500		
CURRENT ZONING: R2, PROPOSED ZONING: CN		
<b>PARKING</b>		
CONVENIENCE STORES	REQUIRED	PROVIDED
1 PER 200 SF	12,500SF/200SF = 63	68
LOADING	REQUIRED	PROVIDED
0-25,000SF = 1 SPACE	1	1
<b>SETBACK</b>		
	FRONT REQUIRED	PROVIDED
	25'-0"	81'-0"
	SIDE REQUIRED	PROVIDED
	0'-0" / 10'-0"	89'-10"(W), 106'-4"(E)
	REAR REQUIRED	PROVIDED
	15'-0"	70'-2"
<b>IMPERVIOUS SURFACE</b>		
80% LOT (SALEM TIER 3)	REQUIRED	PROVIDED
	86,284SF*0.80=69,028 SF	51,000 (59.2%)

ZONING SUMMARY		
<b>PARCEL 'B'</b>		
<b>PARKING</b>		
CONVENIENCE STORES	REQUIRED	PROVIDED
	1/200 SF	
RESTAURANTS	REQUIRED	PROVIDED
	1/100 SF	21
SHOPPING CENTER	REQUIRED	PROVIDED
	3/1000 SF	14
LOADING	REQUIRED	PROVIDED
	1	1

1 ARCHITECTURAL SITE PLAN -  
OPTION 03a  
1" = 30'-0"





ZONING SUMMARY		
PARCEL 'A' - 1.98 ACRES (86,284 SF)		
BUILDING GSF - 12,500		
CURRENT ZONING: R2, PROPOSED ZONING: CN		
PARKING		
CONVENIENCE STORES	REQUIRED	PROVIDED
1 PER 200 SF	12,500SF/200SF = 63	68
LOADING	REQUIRED	PROVIDED
0-25,000SF = 1 SPACE	1	1
SETBACK		
	FRONT REQUIRED	PROVIDED
	25'-0"	81'-0"
	SIDE REQUIRED	PROVIDED
	0'-0" / 10'-0"	89'-10"(W), 106'-4"(E)
	REAR REQUIRED	PROVIDED
	15'-0"	70'-2"
IMPERVIOUS SURFACE		
80% LOT (SALEM TIER 3)	REQUIRED	PROVIDED
	86,284SF*0.80=69,028 SF	51,000 (59.2%)

ZONING SUMMARY		
PARCEL 'B'		
PARKING		
CONVENIENCE STORES	REQUIRED	PROVIDED
	1/200 SF	
RESTAURANTS	REQUIRED	PROVIDED
	1/100 SF	22
SHOPPING CENTER	REQUIRED	PROVIDED
	3/1000 SF	15
LOADING	REQUIRED	PROVIDED
	1	1

1 ARCHITECTURAL SITE PLAN - OPTION 03b  
1" = 30'-0"

PROPOSED SITE PLAN

# NORTHSTAR

Newton County





ZONING SUMMARY		
<b>PARCEL 'A' - 1.98 ACRES (86,284 SF)</b>		
BUILDING GSF - 12,500		
CURRENT ZONING: R2, PROPOSED ZONING: CN		
<b>PARKING</b>		
CONVENIENCE STORES	REQUIRED	PROVIDED
1 PER 200 SF	12,500SF/200SF = 63	68
LOADING	REQUIRED	PROVIDED
0-25,000SF = 1 SPACE	1	1
<b>SETBACK</b>		
	FRONT REQUIRED	PROVIDED
	25'-0"	81'-0"
	SIDE REQUIRED	PROVIDED
	0'-0" / 10'-0"	89'-10"(W), 106'-4"(E)
	REAR REQUIRED	PROVIDED
	15'-0"	70'-2"
<b>IMPERVIOUS SURFACE</b>		
80% LOT (SALEM TIER 3)	REQUIRED	PROVIDED
	86,284SF*0.80=69,028 SF	51,000 (59.2%)

ZONING SUMMARY		
<b>PARCEL 'B'</b>		
<b>PARKING</b>		
CONVENIENCE STORES	REQUIRED	PROVIDED
	1/200 SF	
RESTAURANTS	REQUIRED	PROVIDED
	1/100 SF	18
SHOPPING CENTER	REQUIRED	PROVIDED
	3/1000 SF	14
LOADING	REQUIRED	PROVIDED
	1	1

1 ARCHITECTURAL SITE PLAN - OPTION 04a  
1" = 30'-0"



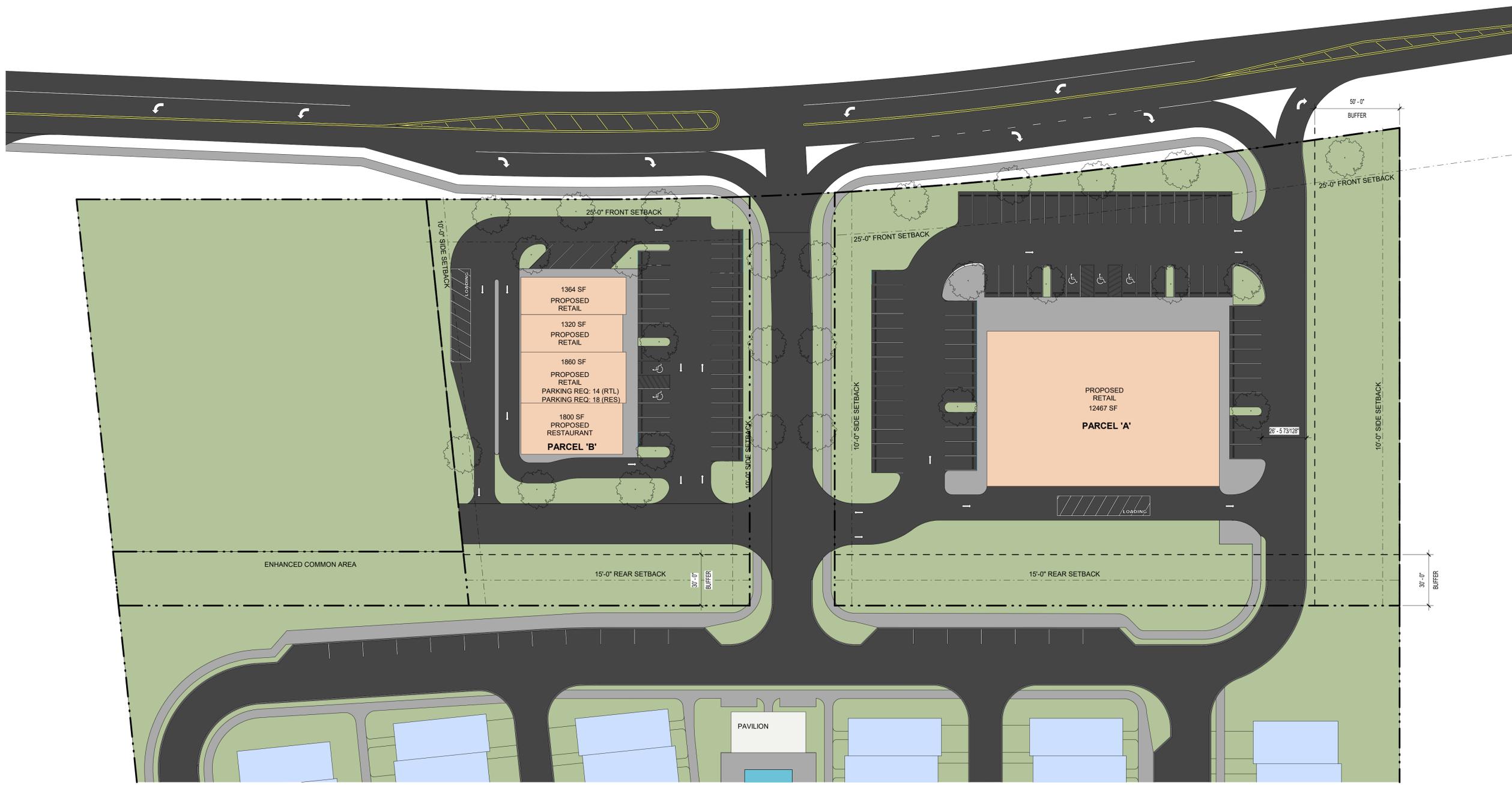
PROPOSED SITE PLAN

**NORTHSTAR**

Newton County



05/04/23



**ZONING SUMMARY**

**PARCEL 'A' - 1.98 ACRES (86,284 SF)**

BUILDING GSF - 12,500

CURRENT ZONING: R2, PROPOSED ZONING: CN

PARKING		
CONVENIENCE STORES	REQUIRED	PROVIDED
1 PER 200 SF	12,500SF/200SF = 63	68
LOADING	REQUIRED	PROVIDED
0-25,000SF = 1 SPACE	1	1
SETBACK		
	FRONT REQUIRED	PROVIDED
	25'-0"	81'-0"
	SIDE REQUIRED	PROVIDED
	0'-0" / 10'-0"	89'-10"(W), 106'-4"(E)
	REAR REQUIRED	PROVIDED
	15'-0"	70'-2"
IMPERVIOUS SURFACE		
80% LOT (SALEM TIER 3)	REQUIRED	PROVIDED
	86,284SF*0.80=69,028 SF	51,000 (59.2%)

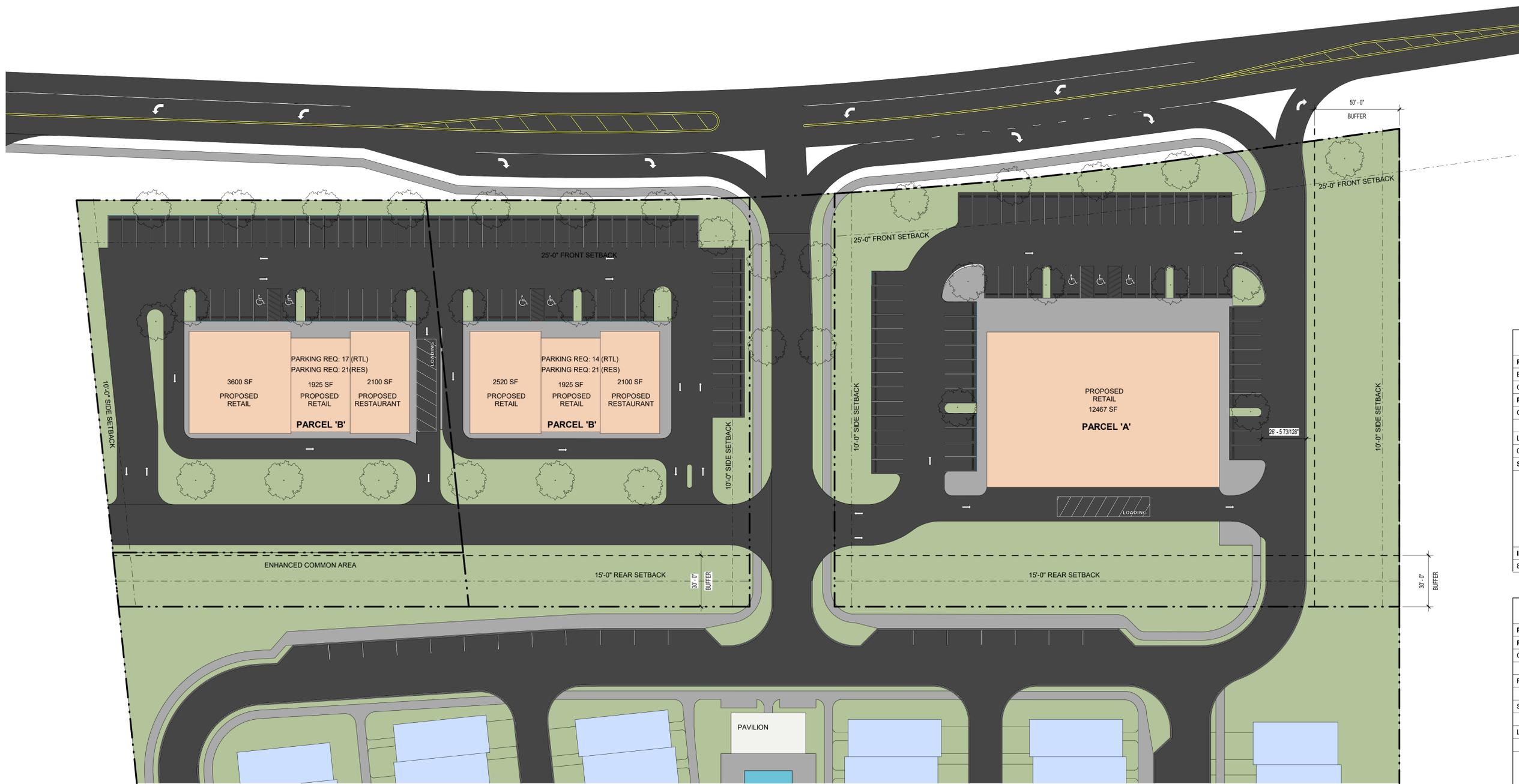
**ZONING SUMMARY**

**PARCEL 'B'**

PARKING		
CONVENIENCE STORES	REQUIRED	PROVIDED
	1/200 SF	
RESTAURANTS	REQUIRED	PROVIDED
	1/100 SF	18
SHOPPING CENTER	REQUIRED	PROVIDED
	3/1000 SF	14
LOADING	REQUIRED	PROVIDED
	1	1

1 ARCHITECTURAL SITE PLAN - OPTION 04b  
1" = 30'-0"





ZONING SUMMARY		
<b>PARCEL 'A' - 1.98 ACRES (86,284 SF)</b>		
BUILDING GSF - 12,500		
CURRENT ZONING: R2, PROPOSED ZONING: CN		
<b>PARKING</b>		
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1 PER 200 SF	12,500SF/200SF = 63	68
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0-25,000SF = 1 SPACE	1	1
<b>SETBACK</b>		
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<b>IMPERVIOUS SURFACE</b>		
80% LOT (SALEM TIER 3)	REQUIRED	PROVIDED
	86,284SF*0.80=69,028 SF	51,000 (59.2%)

ZONING SUMMARY		
<b>PARCEL 'B'</b>		
<b>PARKING</b>		
CONVENIENCE STORES	REQUIRED	PROVIDED
	1/200 SF	
RESTAURANTS	REQUIRED	PROVIDED
	1/100 SF	44
SHOPPING CENTER	REQUIRED	PROVIDED
	3/1000 SF	32
LOADING	REQUIRED	PROVIDED
	1	1

1 ARCHITECTURAL SITE PLAN - OPTION 05  
1" = 30'-0"

