

LEGEND:  
 POSSIBLE TRAIL ROUTING: 

**SITE DATA:**

2 SUN COURT  
 CITY OF PEACHTREE CORNERS  
 WINNETT COUNTY, GEORGIA  
 LAND LOT 302  
 6 TH DISTRICT

TOTAL ACREAGE: 9.68 AC.  
 CURRENT ZONING: MI  
 PROPOSED ZONING: MUD  
 EXISTING OFFICE AREA: 7.48 AC (77.3%)  
 PROPOSED RESIDENTIAL AREA: 2.20 AC (22.7%)

EXISTING USE:  
 • OFFICE: 102,000 s.f.

PROPOSED ADDED USE:  
 - MULTI-FAMILY  
 - RESIDENTIAL: 170 UNITS.  
 - CAFE: 1,579 S.F.

DENSITY (NET AND GROSS):  
 - RESIDENTIAL DENSITY: 17.56 UNITS/ ACRE  
 - OFFICE DENSITY: 10,537.19 S.F./ACRE

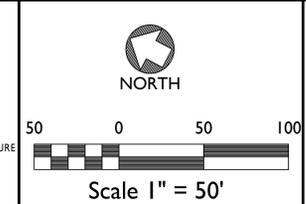
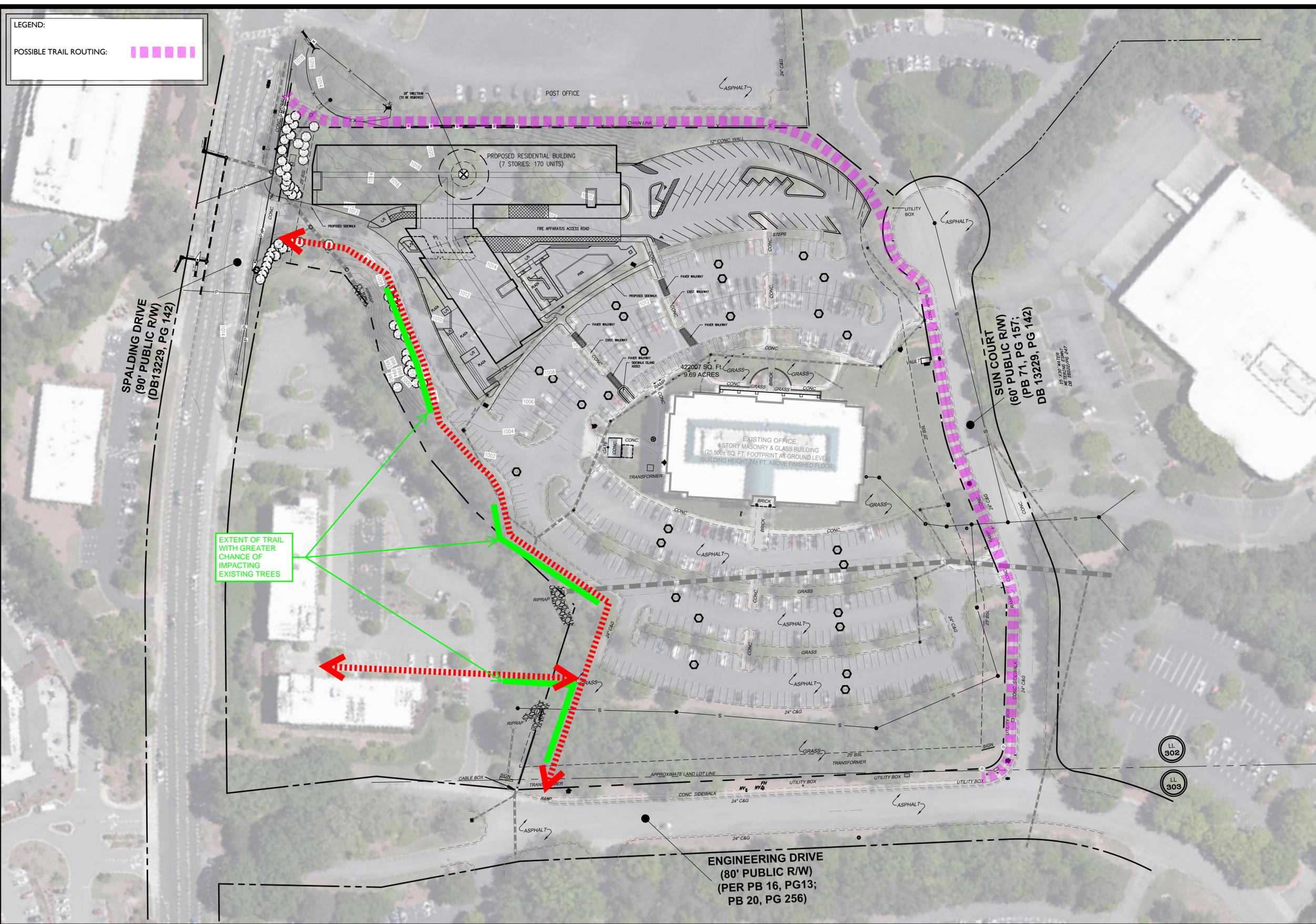
PARKING:  
 REQUIRED PARKING RATIOS  
 • OFFICE: 2:1000 s.f.(MIN) - 4.44:1000 s.f. (MAX)  
 • RESIDENTIAL: 1.5 UNIT (MIN) - 3 UNIT (MAX)  
 • RESTAURANT: 6.66:1000 s.f. (MIN) - 13.33:1000 (MAX)

OFFICE:	204 (MIN)	452 (MAX)
RESIDENTIAL:	225 (MIN)	510 (MAX)
CAFE:	11 (MIN)	21 (MAX)
TOTAL:	440 (MIN)	983 (MAX)

TOTAL PARKING PROVIDED:  
 - 471 EXISTING SPACES  
 - 163 PROPOSED SPACES (MULTI-FAMILY)  
 634 SPACES PROVIDED\*  
 \* 101 SHARED PARKING SPACES BETWEEN USES

MINIMUM COMMON AREA: 84,333 s.f. (20%)  
 PROP COMMON AREA: 84,500 s.f. (20%)

SETBACKS  
 FRONT 25' (MAIN ROAD)  
 SIDE 0'  
 REAR 0'



OVERALL PRELIMINARY  
 SITE PLAN

# 2 SUN COURT

PEACHTREE CORNERS, GEORGIA

PROJECT INFORMATION

PROJECT NO.:	22-0000.00
DATE:	MAY 2, 2022
SCALE:	1" = 50'
FILE NAME:	22-0000P00.dwg
DESIGN/DRAWN:	slr/slr