



PARKING REQUIREMENTS:

CITY REQUIREMENT	MINIMUM PARKING	MAXIMUM PARKING	PROVIDED PARKING
OFFICE @ 14,300 S.F.			
1 SPACE PER 300 S.F. (MINIMUM)	48	52	52
1 SPACE PER 275 S.F. (MAXIMUM)			
TOTAL	48	52	52*

*INCLUDES 3 A.D.A. SPACE (3 REQUIRED)



ZONING DATA TABLE:

CURRENT ZONING:	R100 (GWINNETT)
PROPOSED ZONING:	LM (SNELLVILLE)
MINIMUM LOT AREA:	1 ACRE
MINIMUM LOT WIDTH:	100 FEET
MINIMUM ROAD FRONTAGE:	25 FEET
MAXIMUM BUILDING HEIGHT:	40 FEET
MAXIMUM COVER:	75% IMPERVIOUS
BUILDING SETBACKS:	
FRONT:	50 FEET
SIDE:	20 FEET (35 FEET ROAD FRONTAGE)
REAR:	15 FEET
LANDSCAPE STRIPS:	
ALONG ROW:	10 FEET
OTHER:	5 FEET

THIS PROPERTY DOES NOT LIE IN A 100-YR FLOOD ZONE AS SHOWN ON FIRM COMMUNITY PANEL NO. 315C0131F, DATED SEPTEMBER 29, 2006.

Evans Design Group, Inc.
Civil Engineering /
Site Planning /
Land Development Services
4755 Summer Song Court
Buford, GA 30519
(Ph) 678.207.6830
jevans@evansdg.com

REGISTERED PROFESSIONAL ENGINEER
JON M. EVANS
GSWCC LEVEL II CERT. # 10877

PROJECT NAME
TOMCO2 OFFICE BUILDING

3320 BRUSHY FORK RD.
L.L. 99, 5TH DIST.,
PARCEL 3, GWINNETT
COUNTY, GEORGIA

DATE:
01-25-21

DESIGN BY	DRAWN BY	CHECKED BY
JME	JME	JME

Not Released For Construction
 Released For Construction

OWNER/DEVELOPER

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REVISIONS

NO.	DATE	DESCRIPTION

JOB NUMBER:
21-005

SHEET TITLE
SITE PLAN
C-4

GEORGIA 811
Utilities Protection Center, Inc.
Know what's below.
Call before you dig.

UTILITY DISCLAIMER:
IN ADDITION TO SHOWING THE STRUCTURES TO BE BUILT UNDER THIS CONTRACT, THE DRAWINGS SHOW CERTAIN INFORMATION OBTAINED BY THE ENGINEER REGARDING THE PIPES, POLE LINES, CONDUITS, AND OTHER STRUCTURES WHICH EXIST ALONG THE LINE OF THE WORK, BOTH AT AND BELOW THE SURFACE OF THE GROUND. THE ENGINEER AND THE OWNER EXPRESSLY DISCLAIM ANY RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS OF THE INFORMATION GIVEN ON THE DRAWINGS WITH REGARD TO EXISTING STRUCTURES, AND THE CONTRACTOR WILL NOT BE ENTITLED TO ANY EXTRA COMPENSATION ON ACCOUNT OF ANY INACCURACY OR INCOMPLETENESS OF SUCH INFORMATION, SAID STRUCTURES BEING INDICATED ONLY FOR THE CONVENIENCE OF THE CONTRACTOR, WHO MUST VERIFY THE INFORMATION TO HIS OWN SATISFACTION. THE GIVING OF THIS INFORMATION UPON THE CONTRACT DRAWINGS WILL NOT RELIEVE THE CONTRACTOR OF HIS OBLIGATION TO SUPPORT AND PROTECT ALL PIPES, CONDUITS, AND OTHER STRUCTURES. THE CONTRACTOR SHALL LOCATE ALL UNDERGROUND OBSTRUCTIONS PRIOR TO EXCAVATION SO AS TO PREVENT ANY DAMAGE TO THOSE SERVICES OR OTHER UTILITIES. ANY SUCH DAMAGES MUST BE REPAIRED WITHOUT DELAY AND THE COST OF SUCH REPAIRS MUST BE BORNE BY THE CONTRACTOR.

LINE	BEARING	DISTANCE
L1	S 66°06'18" E	56.80'
L2	N 02°48'07" E	17.00'

CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C1	263.44'	448.25'	259.66'	S 49°11'01" E
C2	232.81'	803.44'	232.00'	N 10°23'35" E

OWNER/DEVELOPER:

24-HR CONTACT:

ENGINEER:
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4755 SUMMER SONG COURT
BUFORD, GA 30519
678.207.6830 (Ph)
CONTACT: JON M. EVANS, P.E.

