

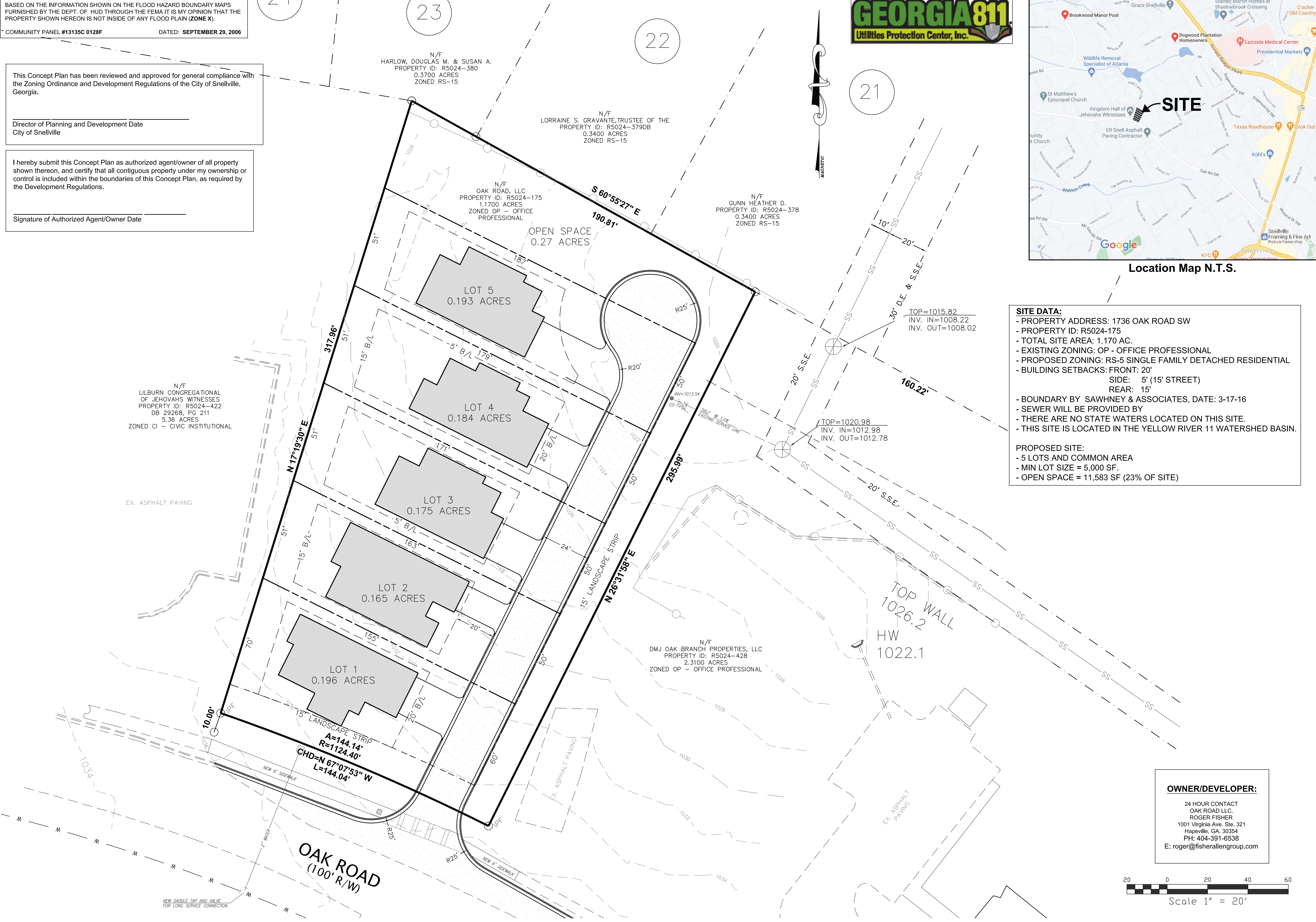
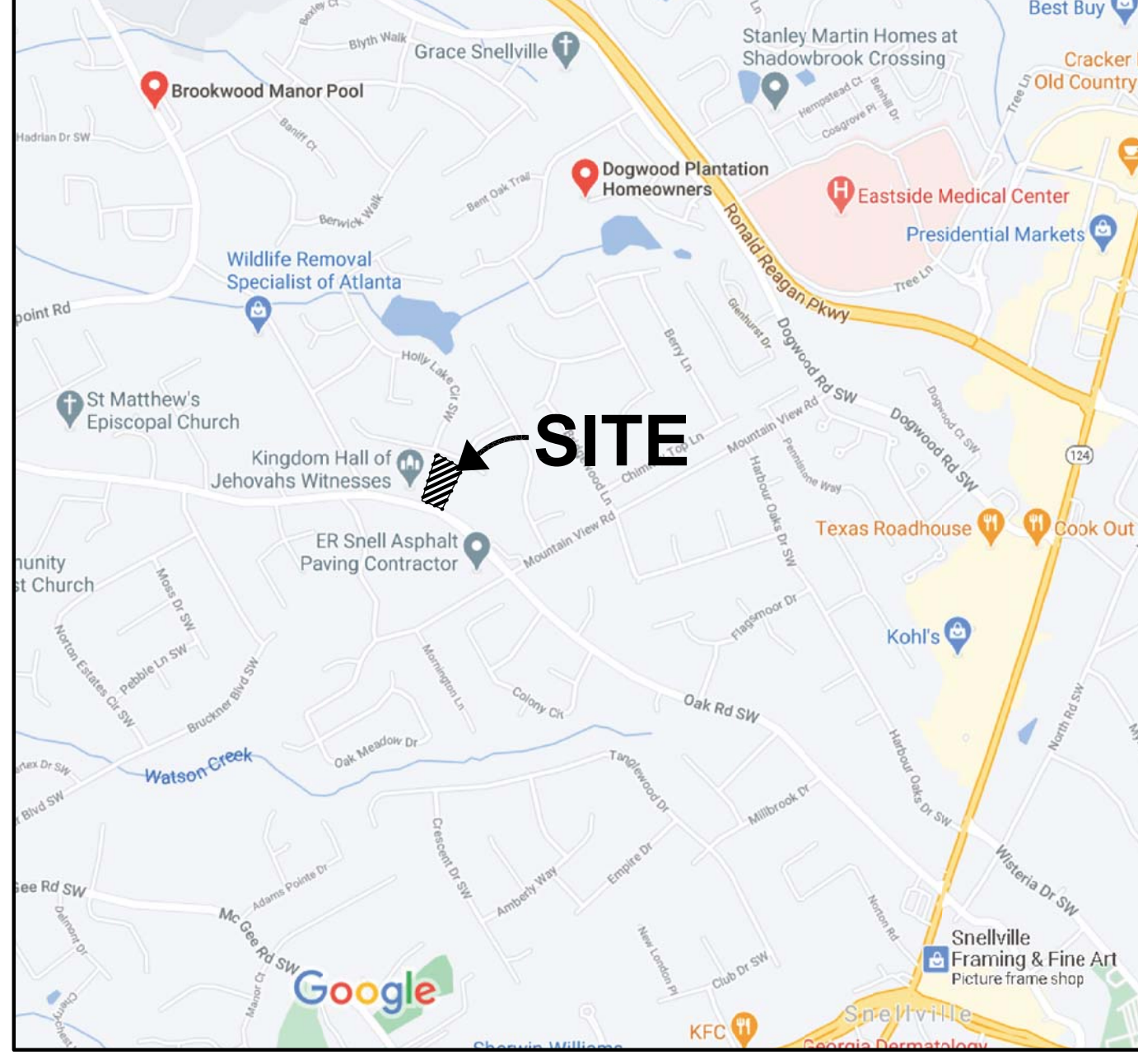
BASED ON THE INFORMATION SHOWN ON THE FLOOD HAZARD BOUNDARY MAPS FURNISHED BY THE DEPT. OF HUD THROUGH THE FEMA IT IS MY OPINION THAT THE PROPERTY SHOWN HEREON IS NOT INSIDE OF ANY FLOOD PLAIN (ZONE X).
 COMMUNITY PANEL #13135C 0128F DATED: SEPTEMBER 29, 2006

This Concept Plan has been reviewed and approved for general compliance with the Zoning Ordinance and Development Regulations of the City of Snellville, Georgia.

Director of Planning and Development Date
 City of Snellville

I hereby submit this Concept Plan as authorized agent/owner of all property shown thereon, and certify that all contiguous property under my ownership or control is included within the boundaries of this Concept Plan, as required by the Development Regulations.

Signature of Authorized Agent/Owner Date



SITE DATA:

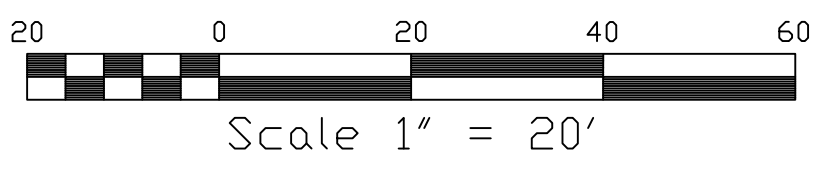
- PROPERTY ADDRESS: 1736 OAK ROAD SW
- PROPERTY ID: R5024-175
- TOTAL SITE AREA: 1.170 AC.
- EXISTING ZONING: OP - OFFICE PROFESSIONAL
- PROPOSED ZONING: RS-5 SINGLE FAMILY DETACHED RESIDENTIAL
- BUILDING SETBACKS: FRONT: 20' SIDE: 5' (15' STREET) REAR: 15'
- BOUNDARY BY SAWHNEY & ASSOCIATES, DATE: 3-17-16
- SEWER WILL BE PROVIDED BY
- THERE ARE NO STATE WATERS LOCATED ON THIS SITE.
- THIS SITE IS LOCATED IN THE YELLOW RIVER 11 WATERSHED BASIN.

PROPOSED SITE:

- 5 LOTS AND COMMON AREA
- MIN LOT SIZE = 5,000 SF.
- OPEN SPACE = 11,583 SF (23% OF SITE)

OWNER/DEVELOPER:

24 HOUR CONTACT
 OAK ROAD LLC.
 ROGER FISHER
 1001 Virginia Ave. Ste. 321
 Hapeville, GA. 30354
 PH: 404-391-6538
 E: roger@fisherallengroup.com



REV.	DATE	DESCRIPTION

PROJECT: 1736 OAK ROAD SW
 SHEET: CONCEPTUAL SITE PLAN
 DATE: 02/08/2021
 DRAWN BY: GPH
 CITY OF SNELLVILLE
 5TH DISTRICT
 SCALE: 1" = 20'
 DRAWING NO: 210201 - OAK ROAD