SITE DATA SUMMARY:	CITY OF SNELLVILLE		
GROSS ACRES (EXISTING):	+/- 1.129 ACRES		
ZONING (EXISTING):	RS30	ZONING (PROPOSED):	NR
SETBACKS			
FRONT YARD:	10'		
SIDE YARD:	10'		
REAR YARD:	20'		
MAX BUILDING HEIGHT:	35'		
LANDSCAPE STRIP:	10'		

## PARKING REQUIREMENTS:

1 SPACE PER 500 SF (OFFICE)

TOTAL PARKING REQUIRED = 2,183 X 1/500 SF = 4.3 SPACES (1 H/C SPACE REQUIRED)

4 SPACES TOTAL PARKING SPACES PROVIDED = 810 SF TOTAL SF OF ADDITIONAL IMPERVIOUS PARKING: +/-1966 SF

PROPERTY ADDRESS: 2154 NORTH ROAD SNELLVILLE, GA 30078

PROPERTY OWNERS: PID: 5039 032 - TONEY JAMES MURPHEY, TONEY MEGHAN BANKS

<u>UTILITIES:</u>
THE DEVELOPER SHALL BE RESPONSIBLE FOR ANY CONFLICTS WITH EXISTING UTILITIES.

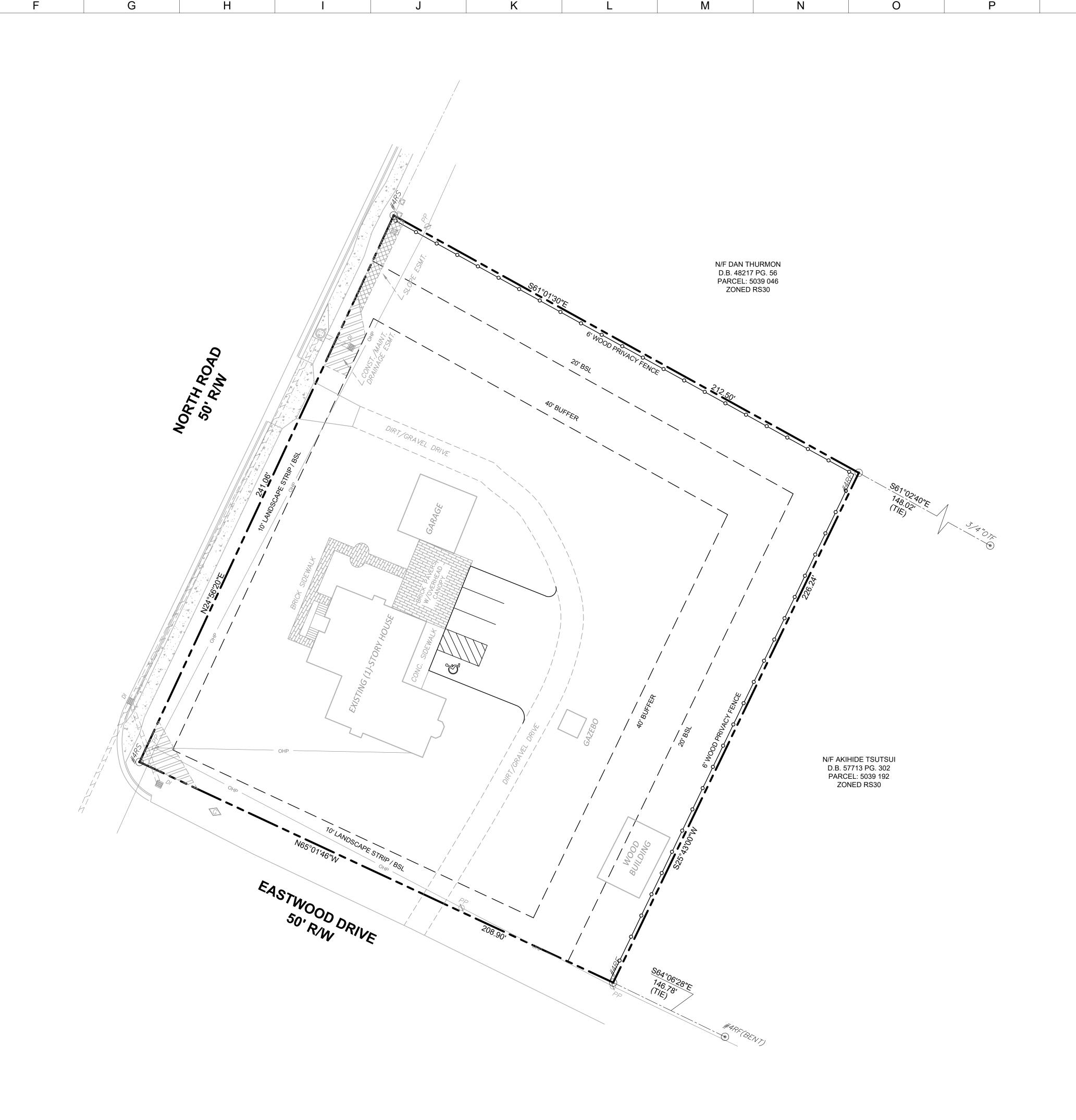
FEMA NOTE: NO PORTION OF THIS PROPERTY IS LOCATED IN A FEMA FLOOD HAZARD AREA AS PER FEMA MAP No. 13135C0129F, DATED 09/29/2006.

<u>PLAN NOTE:</u>
THIS PLAN IS CONCEPTUAL IN NATURE AND DOES NOT CONSTITUTE APPROVAL FOR CONSTRUCTION OR DEVELOPMENT. ADDITIONAL REGULATIONS SHALL APPLY PRIOR TO PERMIT ISSUANCE.

<u>CANOPY:</u> EXISTING TREE CANOPY COVERS A PORTION OF THE SITE.

<u>SEPTIC NOTE:</u> SEPTIC IS PROVIDED ON SITE. EXACT LOCATION TO BE DETERMINED.

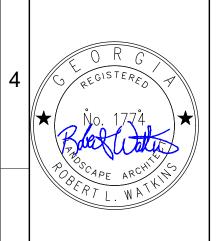
WATER NOTE:
WATER PROVIDED BY GWINNETT COUNTY. WATER AVAILABLE ON THE PROPERTY.



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SURVEYING BY: Colliers Engineering & Design PHONE: (732) 383 - 1950

Orig. Issue 10.31.22 Designed by Checked by Project #

SCALE: 1"= 20' 

SITE ZONING PLAN

12.13.22