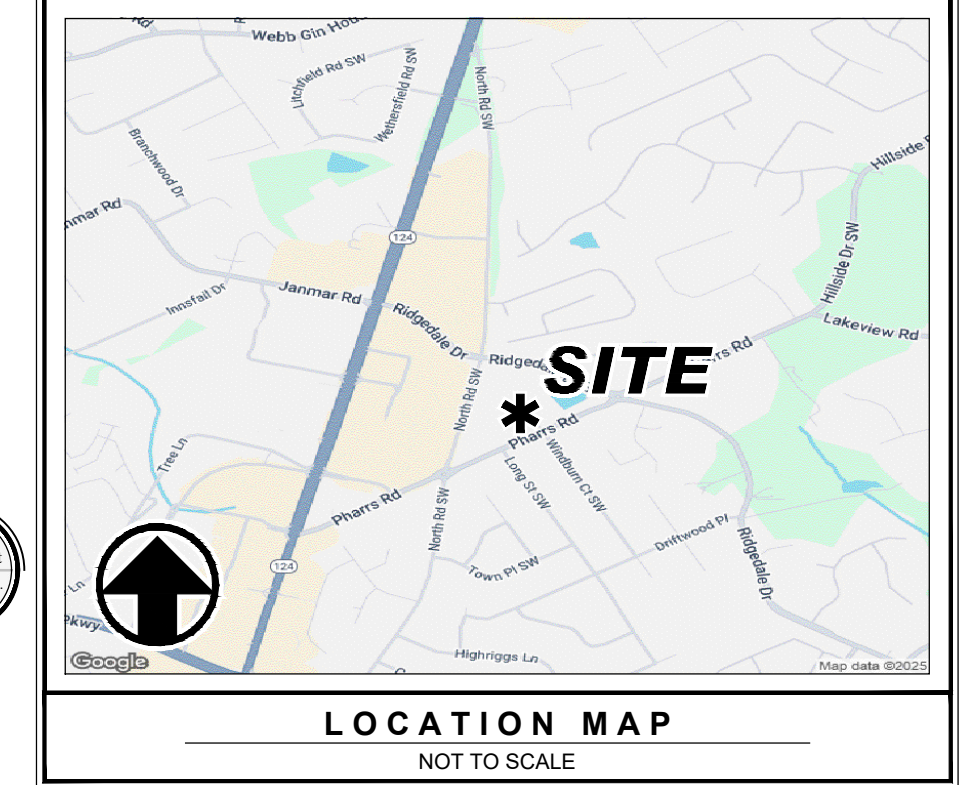


NEW 3-STORY BUILDING W/ BASEMENT

NOTE: EXACT DIMENSIONS MAY VARY PER PLANS



SITE ZONING: HSB
SITE AREA: 1.813 ACRES
TAX PARCEL ID: 5056 362

BUILDING SETBACK LINES:
 FRONT YARD: 50 FT.
 REAR YARD: 15 FT.
 SIDE YARD (INTERIOR): 10 FT.

REFERENCE PLATS
 1. ALTA/ NSPS LAND TITLE SURVEY FOR SEC DEVELOPMENT PARTNERS, LLC. AND CHICAGO TITLE INSURANCE COMPANY BY TRAVIS PRUITT & ASSOCIATES, INC., DATED 01/07/25.

PARKING SUMMARY

DESCRIPTION	PROVIDED
REGULAR PARKING (PROPOSED)	7
REGULAR PARKING (CROSS PARCEL)	5
ADA ACCESSIBLE PARKING:	1
TOTAL PARKING SPACES:	13

BUILDING SUMMARY:
 3-STORY W/ BASEMENT
 BUILDING FOOT PRINT: ± 25,500 SQ. FT.
 TOTAL BUILDING: ± 102,000 SQ. FT.

NO	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		

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 Norcross, Georgia 30093
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 Fax: (770) 416-6759
 www.travispruitt.com
 CONTACT PERSON: BRENT THOMAS
 e-mail: BTHOMAS@travispruitt.com



SPECIAL USE PERMIT SITE PLAN
SNELLVILLE SELF STORAGE
 1915 PHARRS ROAD, LAND LOT 56, 5TH DISTRICT, CITY OF SNELLVILLE, GWINNET COUNTY, GA



For The Firm
 Travis Pruitt & Associates, Inc.
 DATE: 02-14-2025
 SCALE: 1" = 20'
 CN: 240561PN
 JN: 1-25-0561
 FN: 174-D-098
SHEET NO: 1 OF 1

NOTE: ALL CURB RADII ARE 5 FT., UNLESS OTHERWISE NOTED.
 NOTE: ALL DIMENSIONS ARE TO FACE OF CURB, FACE OF BUILDING, OR CENTER OF STRUCTURE, UNLESS OTHERWISE NOTED.
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