



SITE DATA SUMMARY:		CITY OF SNELLVILLE
GROSS ACRES (EXISTING):	+/- 3.29 ACRES	
ZONING (EXISTING):	BG	ZONING (PROPOSED): OP
PROPOSED BUILDINGS:	± 20,000 S.F. TOTAL	
MAX BUILDING HEIGHT:	40'	
LANDSCAPE STRIP:	10'	
SETBACKS		
FRONT YARD:	10' FROM NORTH ROAD	
SIDE YARD:	10'	
REAR YARD:	20'	

PARKING REQUIREMENTS:
 1 Space per 500 GFA (OFFICE)
 TOTAL PARKING REQUIRED = 20,000 X 1/500 GFA = 40 SP.
 (5 H/C SPACES REQUIRED)
 TOTAL PARKING SPACES PROVIDED = 119 SPACES

PROJECT APPLICANT/ CONTACT
 PLG PARTNERS, LLC
 BRIAN FAIR
 678 775 2751

PROPERTY ADDRESS:
 2165 NORTH ROAD,
 SNELLVILLE, GA. 30078

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

PROPERTY OWNERS:
 PID: 5039 273
 SNELL INVESTMENTS LLC
 PID: 5039 220
 SNELL INVESTMENTS LLC

UTILITIES:
 THE DEVELOPER SHALL BE RESPONSIBLE FOR ANY CONFLICTS WITH EXISTING UTILITIES.

STORMWATER NOTE:
 STORMWATER TO BE MANAGED ON-SITE.

SEWER NOTE:
 GRAVITY SEWER PROVIDED BY GWINNETT COUNTY AVAILABLE ON THE PROPERTY.

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

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

- SITE KEY**
- 25' STATE STREAM BUFFER
 - 50' COUNTY STREAM BUFFER
 - 75' IMPERVIOUS SETBACK

LINE	LENGTH	BEARING
L1	27.07	N67°24'13"E
L2	3.22	N54°03'28"E
L3	126.63	N61°10'53"E
L4	26.59	N70°19'34"E
L5	22.94	N67°46'46"E
L6	62.53	N33°55'15"E
L7	24.19	N45°03'18"E
L8	37.06	N36°00'45"E
L9	64.01	N30°30'39"E
L10	24.43	N21°00'03"E
L11	24.60	N03°23'38"E



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SURVEYING BY:
 SCI DEVELOPMENT SERVICES
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DEVELOPER
 PLG PARTNERS, LLC
 24 HR CONTACT: BRIAN FAIR,
 TELE: 678.775.2751
 bryanfair@plg.com

Site Zoning Plan for
 SCENIC HWY
 124 TRACT
 2165 NORTH ROAD SW
 LL 39 - DISTRICT 5TH
 PARCELS # 273 & #220

Orig. Issue 08.11.21
 Designed by GB
 Checked by BW
 Project # 21166

NORTH

SCALE: 1" = 30'

SITE ZONING PLAN

12.13.21