

### M-1 DISTRICT SITE DATA - CITY OF BUFORD

EXISTING ZONING:	R-100 (GWINNETT COUNTY)
PROPOSED ZONING:	M-1 (CITY OF BUFORD)
TOTAL BUILDING FLOOR AREA:	138,500 S.F.
BUILDING USE:	WHOLESALE AND WAREHOUSING
GROSS AREA:	11.11 ACRES
SETBACKS:	ALL SETBACKS DRAWN ARE FROM EDGE OF A 60' RIGHT OF WAY
FRONT YARD:	50' FROM PLUNKETTS RD
SIDE YARD:	20' BUT 50' IF ABUTTING RESIDENTIAL DISTRICT
REAR YARD:	15' BUT 40' IF ABUTTING RESIDENTIAL DISTRICT
MAX HEIGHT:	40'
BUFFER:	50' (GRADED AND REPLANTED VARIANCE)
LANDSCAPE STRIP:	10' FRONTAGE LANDSCAPE STRIP

PARKING CALCS		
USE	AREA S.F.	SPACES PROVIDED
WHOLESALE AND WAREHOUSING	138,500	188
ADA ACCESSIBLE PARKING		8

- (25) 25' STATE BUFFER
- (50) 50' COUNTY STREAM BUFFER
- (75) 75' IMPERVIOUS SETBACK
- (MK) MAIL KIOSK
- (D) DUMPSTERS



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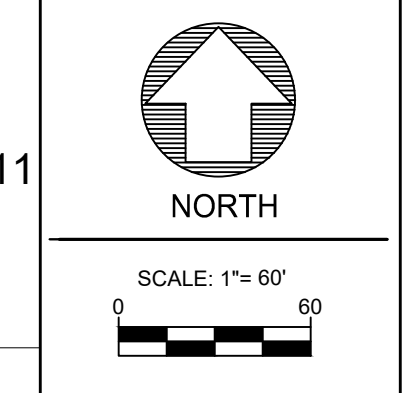
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SURVEYING BY:  
XXX  
PHONE: (XXX) XXX-XXXX  
CONTACT: XXXX.XXXXX

DEVELOPER

Site Concept Plans for  
**1781 PLUNKETTS ROAD**  
ADDRESS  
L.L. XXX - DISTRICT XTH  
PARCEL # XXX

Orig. Issue XX.XX.XX  
Designed by XXX  
Checked by XXX  
Project # XXXXXX



CONCEPT PLAN

5-27-2022