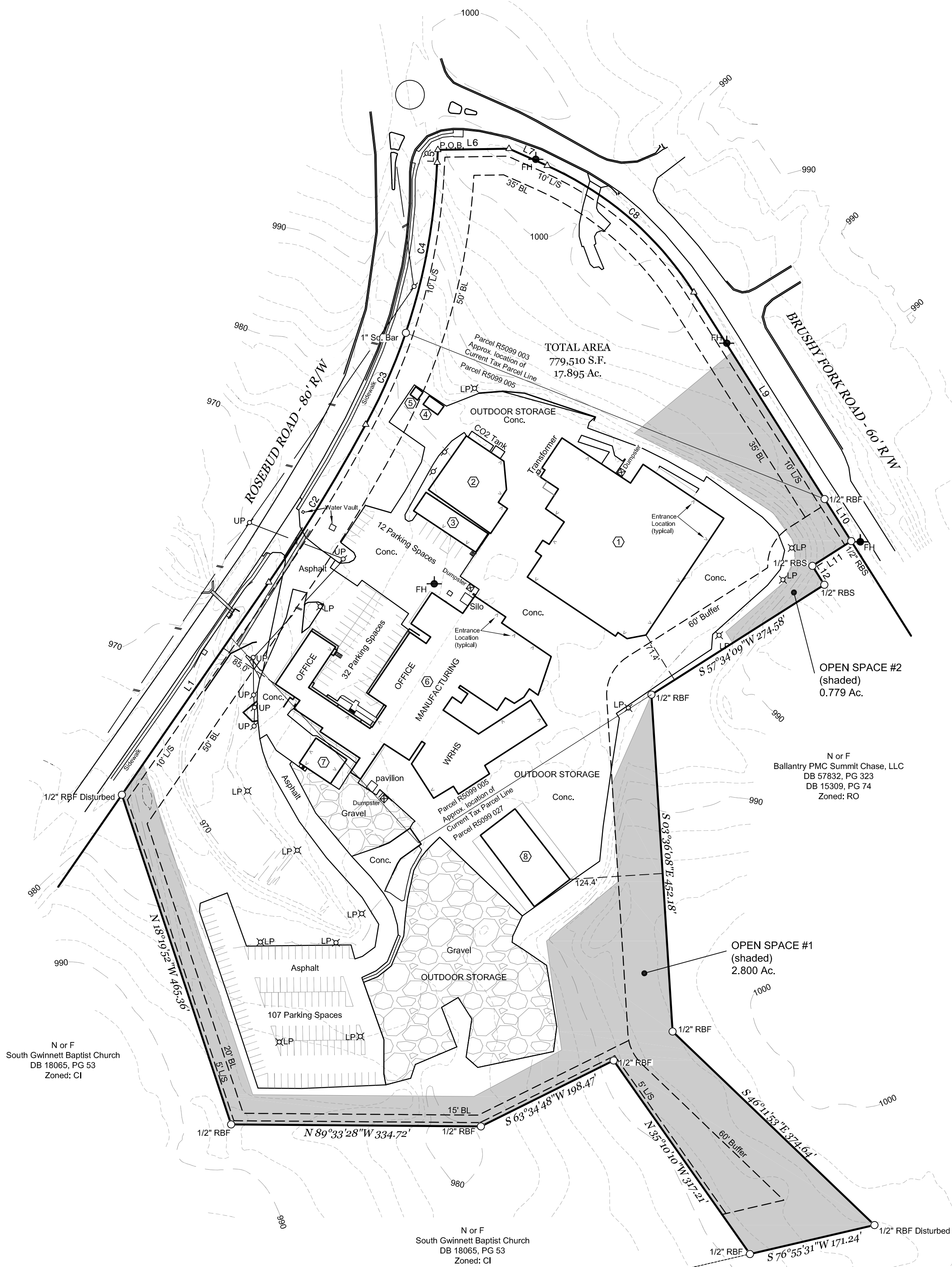


LEGEND	
OTPF	Open Top Pin Found
CTPF	Crimp Top Pin Found
CTPS	Crimp Top Pin Set
RBF	Rebar Found
RBS	Rebar Set
B/L	Building Line
DB	Deed Book
PB	Plot Book
UP	Utility Pole
R/W	Right-of-Way
N or F	Now or Formerly
P	Property Line
L.L.	Land Lot Line
P.O.C.	Point of Commencement
P.O.B.	Point of Beginning
P.O.L.	Point On Line
USACE	U.S. Army Corps of Eng.
---	Land Lot Line
---	Fence
---	Overhead Wire
---	Not to Scale
---	Calculated Point
---	Water Meter



- NOTES:
- Boundary information shown per Retracement Survey for TOMCO2 Systems Company, prepared by McWhorter & Anderson, dated 5-20-2026.
 - This property is not located in a Flood Hazard Area as indicated on F.I.R.M. No. 13135C0131F, dated 09-29-2006.
 - Topographic information is from Gwinnett County GIS topography. IN SEALING THIS PLAN, THE UNDERSIGNED DOES NOT CERTIFY THE ACCURACY OF THE TOPOGRAPHY. THIS PLAN IS NOT A TOPOGRAPHIC SURVEY, BUT BASED ON GWINNETT COUNTY GIS TOPOGRAPHIC MAPS. ELEVATIONS SHOULD BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
 - Total Site Area: 17.895 Ac.
 - Current Zoning: OP, LI & LM
Proposed Zoning: LM - Light Manufacturing
 - Building Setbacks - LM
Front - 50' Side - 20'
Rear - 15' Side (street) - 35'
Maximum building height - 80'
Buffer adj. to "RO" - 60'
 - Open Space req: 20%
17.895 x 20% = 3.579 Ac. Required
3.579 Ac. Provided
 - Parking Calculations:
Office 1/500
Manufacturing/Warehouse 1/2000
Office space = ± 20,525 sq. ft.
Manufacturing/Warehouse space = ± 95,441 sq. ft.
20525/500 = 41 spaces required
95441/2000 = 48 spaces required
Total Required = 89 spaces
Total Provided = 151 spaces
 - Building Use and Square Footage:
① Manufacturing - 42,899 sq. ft.
② Manufacturing - 8,807 sq. ft.
③ Manufacturing - 3,219 sq. ft.
④ Warehouse - 400 sq. ft.
⑤ Warehouse - 139 sq. ft.
⑥ Office - 20,525 sq. ft.
⑦ Manufacturing - 11,453 sq. ft.
⑧ Warehouse - 2,298 sq. ft.
⑨ Warehouse - 5,415 sq. ft.
⑩ Building Heights - Office ±15 ft.
Manufacturing/Warehouse ±30 ft.

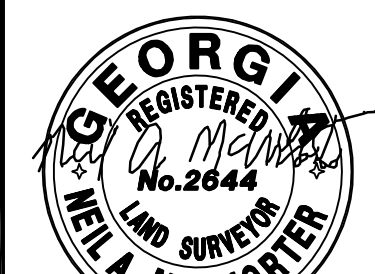
Zoning Site Plan for:

TOMCO2 Systems Company

Land Lot 99, 5th Dist.
City of Snellville, Gwinnett County, Georgia
5-29-2026

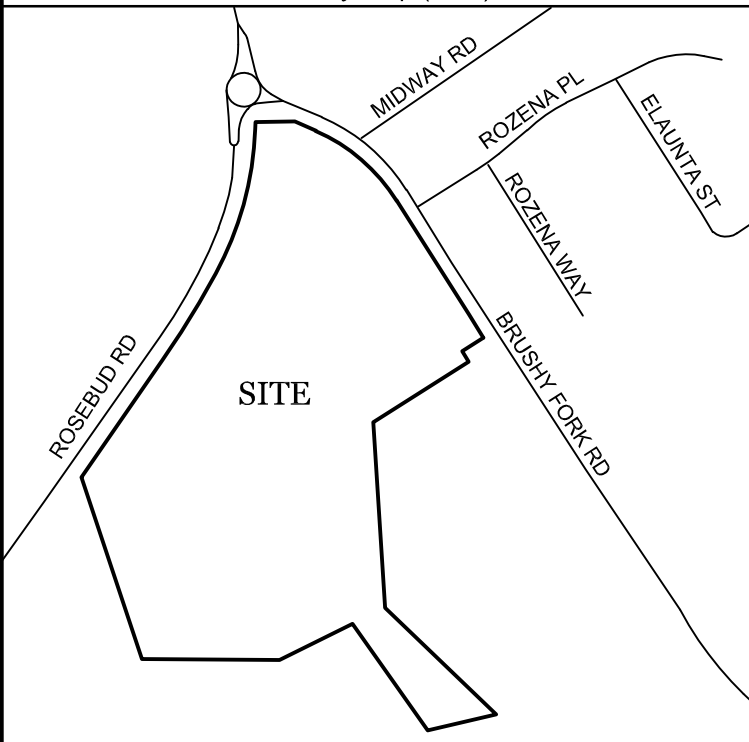
416 Pirkle Ferry Road
Building H, Unit 300
Cumming, GA 30040
(770) 889-9430
www.mga-se.com

McWhorter & Anderson
LAND SURVEYING &
CIVIL ENGINEERING

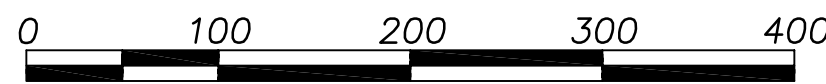


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FILE: 13482.Z

Vicinity Map (NTS)



Course	Bearing	Distance
L1	N 34°40'25" E	346.04'
C2	Rad: 2285.35' Tan: 124.21' Chd: N 31°34'12" E	A: 248.18' CA: 6°13'20" 248.06'
C3	Rad: 796.04' Tan: 67.29' Chd: N 23°37'36" E	A: 134.27' CA: 9°39'51" 134.11'
C4	Rad: 803.94' Tan: 117.21' Chd: N 10°25'34" E	A: 232.78' CA: 16°35'23" 231.97'
L5	N 02°48'13" E	17.00'
L6	N 89°03'31" E	95.45'
L7	S 66°02'56" E	55.96'
C8	Rad: 447.47' Tan: 135.67' Chd: S 49°10'56" E	A: 263.46' CA: 33°43'59" 259.66'
L9	S 32°18'56" E	327.74'
L10	S 32°18'32" E	66.64'
L11	S 57°26'02" W	61.69'
L12	S 32°27'12" E	29.95'



SCALE: 1"= 100'