LEGAL DESCRIPTIONS

Crestview Village Tract 1 Rezoning - Legal Description

A parcel of land lying in Land Lot 69 of the 6th District, Gwinnett County, Georgia and being more particularly described as follows:
Begin at a point on the southerly right-of-way of U.S. Hwy. 78 (A.K.A. Athens Highway)(Variable right-of-way), said point also being the northern corner common to Tract 2 & Tract 3 of that subdivision recorded in Plat Book 140, Page 113, Gwinnett County Records; Thence leaving said right-of-way, run South 19 Degrees 34 Minute 34 Seconds East for a distance of 574.70 feet to a point; Thence run South 70 Degrees 40 Minutes 16 Seconds West for a distance of 204.00 feet to a point; Thence run South 25 Degrees 40 Minutes 16 Seconds West for a distance of 42.43 feet to a point; Thence run North 20 Degrees 58 Minutes 41 Seconds West for a distance of 68.81 feet to a point; Thence run South 82 Degrees 52 Minutes 20 Seconds West for a distance of 209.11 feet to a point; Thence run South 82 Degrees 24 Minutes 17 Seconds West for a distance of 118.34 feet to a point; Thence run North 35 Degrees 55 Minutes 18 Seconds West for a distance of 201.84 feet to a point; Thence run North 71 Degrees 34 Minutes 27 Seconds West for a distance of 156.77 feet to a point lying on the southerly right-of-way of South Crestview Drive (Apparent 60' right-of-way); Thence run North 15 Degrees 50 Minutes 09 Seconds East along said right-of-way for a distance of 30.85 feet to a found 1/2 inch rebar; Thence run North 15 Degrees 56 Minutes 08 Seconds East along said right-of-way for a distance of 147.02 feet to a found concrete right-of-way monument being the southerly mitered corner between said easterly right-of-way and the aforementioned southerly right-of-way of U.S. Hwy. 78; Thence run North 54 Degrees 13 Minutes 40 Seconds East along said mitered right-of-way for a distance of 74.63 feet to a found concrete right-of-way being the northerly mitered corner of said right-of-way; Thence leaving said mitered right-of-way, run North 70 Degrees 25 Minutes 00 Seconds East along said right-of-way of U.S. Hwy. 78 for a distance of 118.09 feet to a found 1/2 inch rebar; Thence run South 19 Degrees 25 Seconds 25 Seconds East along said right-of-way for a distance of 435.13 feet to the POINT OF BEGINNING.
Said Parcel Contains 334,489 square feet, or 7.679 acres.

Crestview Village Tract 2 Rezoning - Legal Description

A parcel of land lying in Land Lot 69 of the 6th District, Gwinnett County, Georgia and being more particularly described as follows:
Commence at a point on the southerly right-of-way of U.S. Hwy. 78 (A.K.A. Athens Highway)(Variable right-of-way), said point also being the northern corner common to Tract 2 & Tract 3 of that subdivision recorded in Plat Book 140, Page 113, Gwinnett County Records; Thence leaving said right-of-way, run South 19 Degrees 34 Minute 34 Seconds East for a distance of 574.70 feet to a point; Thence run South 70 Degrees 40 Minutes 16 Seconds West for a distance of 204.00 feet to a point; Thence run South 25 Degrees 40 Minutes 16 Seconds West for a distance of 42.43 feet to the POINT OF BEGINNING of the parcel herein described; Thence run South 20 Degrees 58 Minutes 41 Seconds East for a distance of 202.15 feet to a point lying on the northerly right-of-way of South Crestview Drive (Apparent 60' right-of-way); Thence run South 82 Degrees 14 Minutes 40 Seconds West along said right-of-way for a distance of 664.53 feet to a point; Thence run North 71 Degrees 39 Minutes 24 Seconds West along said right-of-way for a distance of 99.34 feet to a point; Thence run North 26 Degrees 02 Minutes 31 Seconds West along said right-of-way for a distance of 106.25 feet to a point; Thence run North 15 Degrees 53 Minutes 15 Seconds East along said right-of-way for a distance of 396.72 feet to a point; Thence leaving said right of way run South 73 Degrees 48 Minutes 27 Seconds East for a distance of 156.77 feet to a point; Thence run South 35 Degrees 55 Minutes 18 Seconds East for a distance of 201.84 feet to a point; Thence run North 82 Degrees 24 Minutes 17 Seconds East for a distance of 118.34 feet to a point; Thence run North 82 Degrees 52 Minutes 20 Seconds East for a distance of 209.11 feet to a point; Thence run South 20 Degrees 58 Minutes 41 Seconds East for a distance of 68.81 feet to the POINT OF BEGINNING.
Said parcel containing 243,993 square feet, or 5.601 acres.

SITE VICINITY MAP

PROJECT INFORMATION

TOTAL SITE AREA:	13.28 AC.	
EXISTING ZONING:	BG - 2.92 AC (26,500 SF TOTAL) R-HOP(62) - 10.36 AC (304 UNITS, 3-STORY)	
PROPOSED ZONING:	RO & CI	13.28 ACRES 87 UNITS (71% REDUCTION) RO - 5.601 AC CI - 7.679 AC

SITE DATA

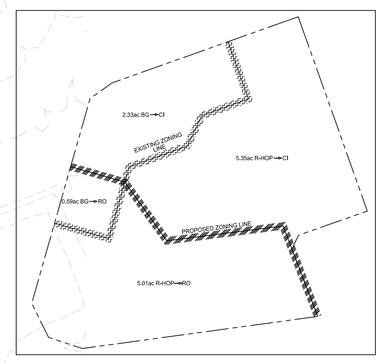
TRACT 1	7.679 ACRES	PROPOSED ZONING CI
TRACT 2	5.601 ACRES	PROPOSED ZONING RO

TOTAL DISTURBED ACREAGE:	±13.28 AC.
LOTS PROPOSED:	2 LOTS
LARGE LOT ('MOTHER SHIP' ≥ 9,500 SF.):	1 LOT
VILLA LOT (SINGLE STORY RENTAL UNITS)	1 LOT

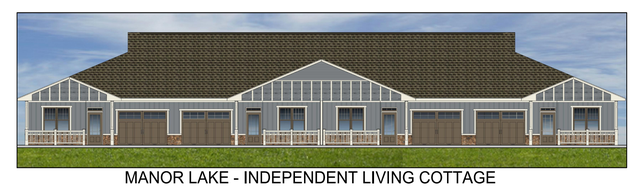
OPEN SPACE
OPEN SPACE REQUIRED: 25.0% (3.32 ACRES or 144,619 sq. ft.)
OPEN SPACE PROVIDED: 25.4% (3.37 ACRES or 146,900 sq. ft.)

PARKING CALCULATIONS:
VILLAS (SINGLE FAMILY ATTACHED)
REQUIRED: 1 SPACE /UNIT + 1 SPACE/4 UNITS — 32 UNITS = 40 SPACES
PROPOSED: 1 CAR GARAGE & 1 CAR IN DRIVE — 2 SPACES/UNIT = 64 SPACES
AUX. PARKING = 38PACES
TOTAL PARKING = 102SPACES

ASSISTED LIVING (CONTINUING CARE FACILITY)
REQUIRED: 0.5 SPACE/1 BEDROOMS OR BEDS
87 UNITS/BEDS = 44 SPACES
PROPOSED: 91 SPACES (1.0 SPACES/BED)



MANOR LAKE - ASSISTED LIVING FACILITY



MANOR LAKE - INDEPENDENT LIVING COTTAGE

MANOR LAKE - CLUBHOUSE

FLOODPLAIN INFORMATION:
THIS PROPERTY DOES NOT LIE IN A 100-YR FLOOD ZONE AS SHOWN ON FIRM COMMUNITY PANEL No. 13135 C 0130 F, DATED SEPTEMBER 29, 2006.

811 CALL BEFORE YOU DIG

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

ALLIANCE
ENGINEERING + PLANNING + LAND SURVEYING
LANDSCAPE ARCHITECTURE
CIVIL ENGINEERING • LAND PLANNING • LANDSCAPE ARCHITECTURE • LAND SURVEYING
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GEORGIA REGISTERED PROFESSIONAL ENGINEER No. 28214 THOMAS L. RODGERS

GASWCC LEVEL II
CERTIFICATION #3568
EXPIRATION DATE: 09/23/2024

SITE PLAN
MANOR LAKE FACILITY
SNELLVILLE, GWINNETT COUNTY, GEORGIA

Orig. Issue	
Designed by	TLR
Checked by	TLR
Project #	

NORTH

SCALE: 1"= 50'
0 50

Plot Date: Tuesday, March 15, 2022 9:56:08 AM

File Location: c:\users\lenogan\dropbox (aep)\01-civil projects\373-projects\manor lake development\crestview\crestview cub fill analysis revdl_final zoning