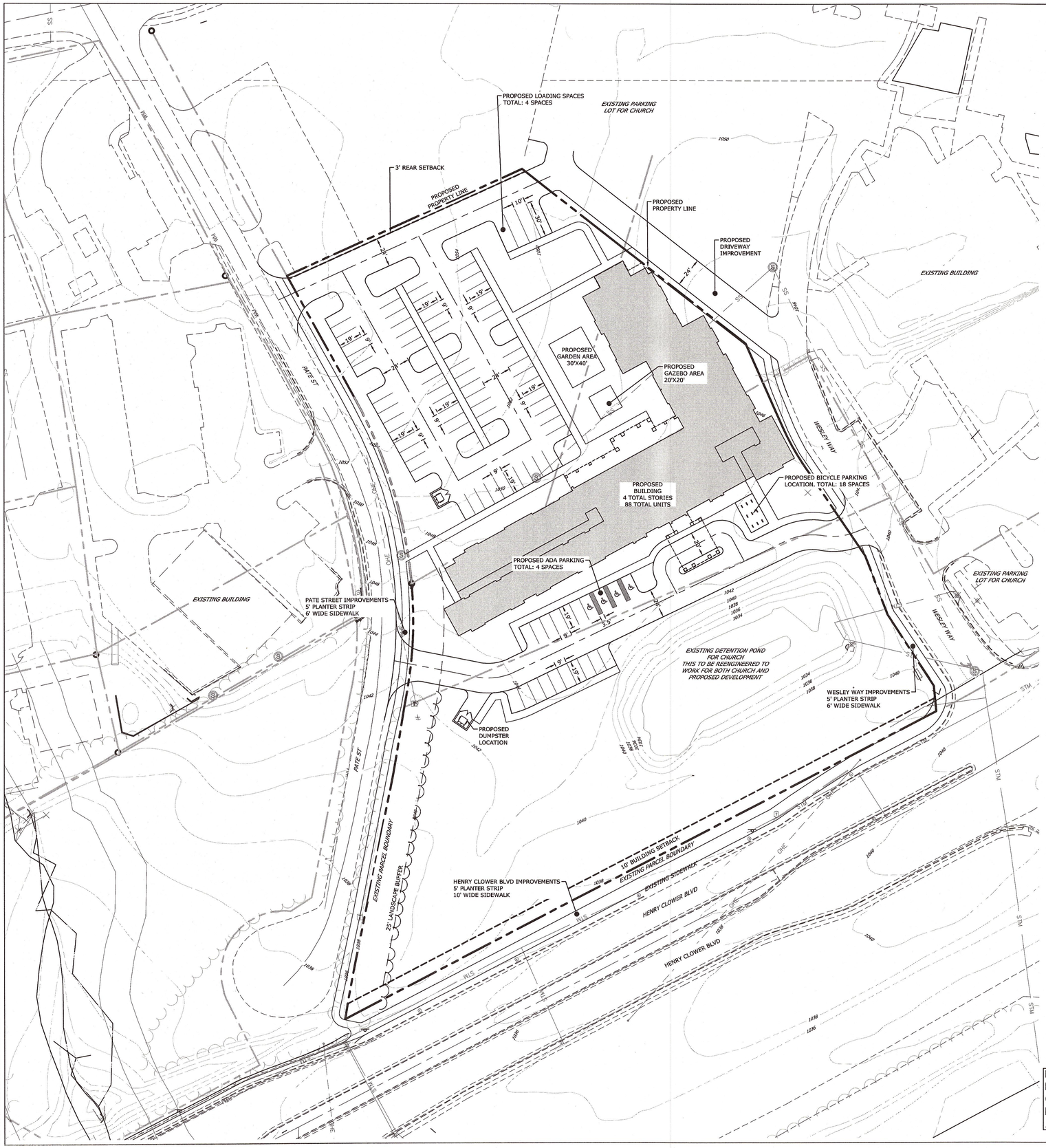

LEGEND

- RIGHT OF WAY
- PROPOSED PARCEL LINE
- ADJACENT PARCEL
- EDGE OF PAVEMENT (EP)
- CENTER LINE OF PAVEMENT
- CONCRETE SIDEWALK
- PARCEL LINE
- SETBACK LINE
- LANDSCAPE BUFFER
- FENCE
- STREAM / CREEK
- PERENNIAL STREAM BUFFER

SITE DATA:

TOTAL SITE ACREAGE:	±4.44 ACRES
AFFECTED PARCELS:	5027 107, 5026 051, 5026 177
CURRENT ZONING:	CI - CIVIC INSTITUTIONAL
PROPOSED ZONING:	TC-R TOWN CENTER RESIDENTIAL
PROPOSED LAND USE:	SENIOR LIVING FACILITY
REQUIRED SETBACKS:	FRONT: 10' SETBACK REAR: 3' SETBACK SIDE: NONE
REQUIRED BUFFER:	25' LANDSCAPE BUFFER ABUTTING LOW DENSITY RESIDENTIAL
REQUIRED AMENITY SPACE:	9,584 SF (5%)
PROVIDED AMENITY SPACE:	10,938 SF (6%)
MAXIMUM LOT COVERAGE:	134,165 SF (70%)
PROPOSED LOT COVERAGE:	92,254 SF (48%)
PROPOSED OPEN SPACE:	107,408 SF (56% OF TOTAL SITE)
PROPOSED BUILDING:	4 STORIES/88 UNITS
REQUIRED PARKING:	88 SPACES (1.0 SPACES/UNIT)
PROPOSED PARKING:	88 SPACES -4 ADA SPACES REQUIRED/PROVIDED -84 REGULAR SPACES PROVIDED
REQUIRED LOADING SPACES:	4 SPACES (1 PER FIRST 10 UNITS, 1 PER EVERY 20 UNITS THEREAFTER)
PROPOSED LOADING SPACES:	4 SPACES
REQUIRED BICYCLE SPACES:	18 SPACES (1.0 SPACES/5 DWELLING UNITS)
PROPOSED BICYCLE SPACES:	18 SPACES

NOTE: DRAWINGS CREATED FROM SURVEY INFORMATION PROVIDED BY LECRAW ENGINEERING, INC AND GWINNET COUNTY GIS DATA. THE DRAWINGS ARE PRELIMINARY AND NOT TO BE USED FOR CONSTRUCTION. THESE ARE TO BE USED AS CONCEPTUAL PLANS FOR THE REZONING SUBMITTAL ONLY.

N

0 20 40 80

1 INCH = 40 FEET

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CONCEPTUAL SITE PLAN LAYOUT
UNITED METHODIST CHURCH
WENDOVER GROUP
SNELLVILLE, GA

DATE	DESCRIPTION	BY

GEORGIA REGISTERED No. PE040544 PROFESSIONAL ENGINEER ROBERT L. CASH
3-7-19

ROBERT L. CASH, P.E.
GA LICENSE No. PE040544

DATE	03/06/2019
DRAWN	JLG
DESIGNED	JLG
CHECKED	RLC
PROJECT #	WEN160015

SHEET TITLE

CONCEPTUAL SITE PLAN LAYOUT

SHEET NUMBER

C-100

Plot Stamp: 3/6/2019 5:26:48 PM - Jennifer Greeson
File: W:\Wendover\United Methodist Church - Snellville GA\Civil\DWG\01_Base\WEN160015-XR-BASE-N-OPTION 1.dwg, Tab: C-400 SITE PLAN