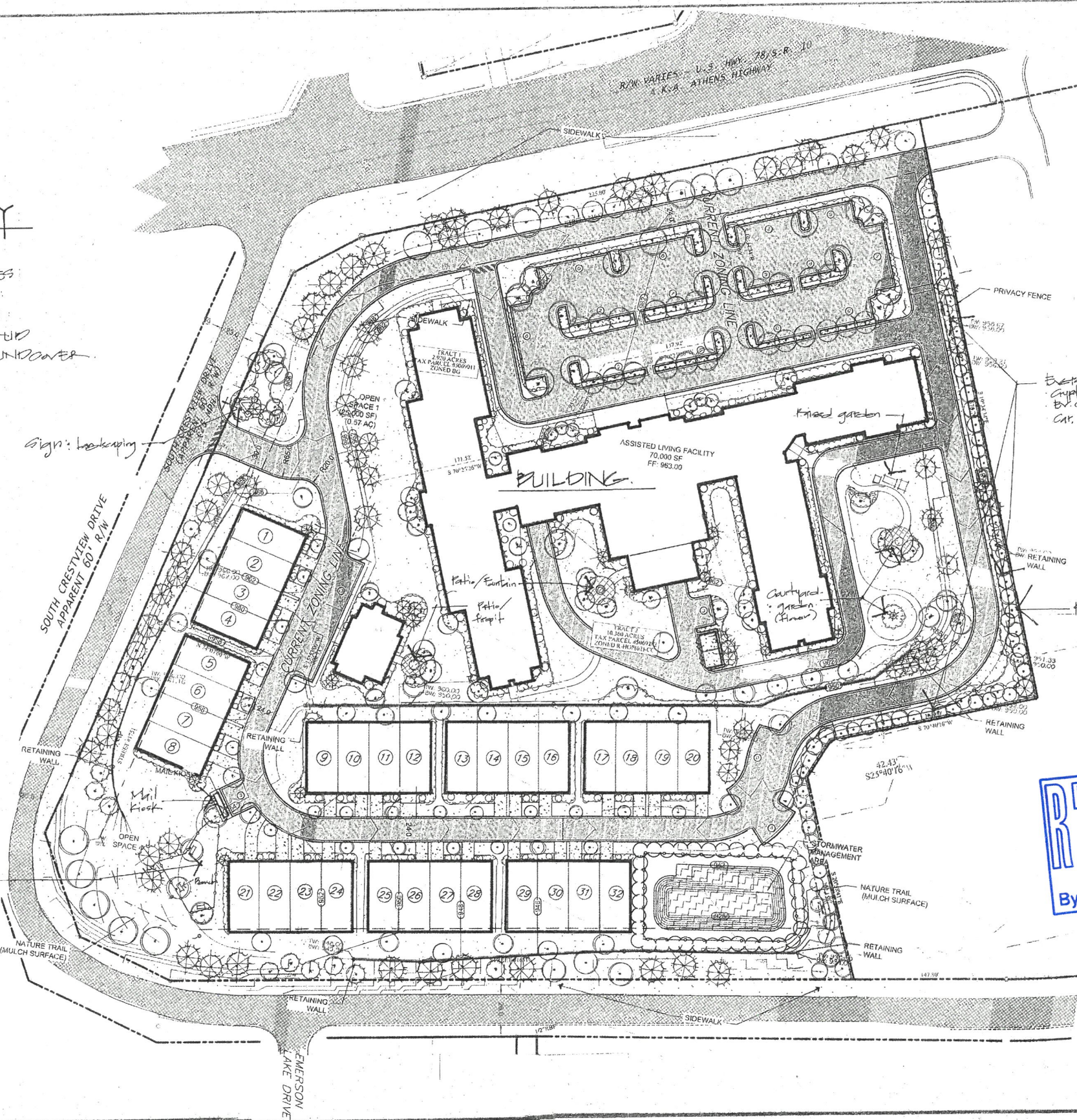


# LANDSCAPE KEY

- SHADE TREES
- ORNAMENTAL TREES
- LARGE EVERGREEN
- MED. EVERGREEN
- MED. ACCENT SHRUB
- SMALL SHRUB/GROUNDCOVER
- TURF-LAWN



PROJECT INFORMATION	
TOTAL SITE AREA:	13.28 AC.
EXISTING ZONING:	R-2 (2.92 AC (26,500 SF TOTAL)) R-HDP(R)-10 (10.36 AC (204 UNITS, 3-STORY))
PROPOSED ZONING:	RD & CI 13.28 ACRES 87 UNITS (1% REDUCTION) RD - 5.621 AC CI - 7.659 AC
SITE DATA	
TRACT 1	7.671 ACRES
TRACT 2	5.611 ACRES
PROPOSED ZONING CI	PROPOSED ZONING RD
TOTAL DISTURBED ACREAGE:	113.28 AC.
LOTS PROPOSED:	2 LOTS
LARGE LOT (MOTHER SHIP) 0.500 SF:	1 LOT
VILLA LOT (SINGLE STORY RENTAL UNITS)	1 LOT
OPEN SPACE:	25.6% (12.32 ACRES) OF 144.0 (15) SQ. FT.
OPEN SPACE REQUIRED:	25.1% (12.37 ACRES) OF 148,000 SQ. FT.
OPEN SPACE PROVIDED:	25.1% (12.37 ACRES) OF 148,000 SQ. FT.
PARKING CALCULATIONS	
VILLAS (SINGLE FAMILY ATTACHED)	32 UNITS = 40 SPACES
REQUIRED: 1 SPACE/UNIT + 1 SPACE/DRIVE	2 SPACES/UNIT = 64 SPACES
PROPOSED: 1 CAR GARAGE & 1 CAR IN DRIVE	
ADD. PARKING = 28 SPACES	
TOTAL PARKING = 102 SPACES	
ASSISTED LIVING (CONTINUING CARE FACILITY)	
REQUIRED: 0.5 SPACE/1 BEDROOM OR BEDS	87 UNITS/800 = 44 SPACES
PROPOSED: 91 SPACES (1.0 SPACE/BED)	

REVISIONS	DATE	BY
1	6-1-22	JL

**JAMES D. GREENE**  
 AIAA, Landscape Architect  
 325 Poplar Creek Crossing Gwinnett Co, GA 30114

Eastern Red Cedar  
 Cupressus  
 by ornamental  
 Car. Sapphire Cypress

**RECEIVED**  
 JUN - 1 2022  
 By \_\_\_\_\_

MANOR LAKE - Snellville Georgia  
 an assisted living facility  
 Landscape Concept Plan



Date:	5-17-22
Scale:	1" = 4'-0"
Drawn:	Shane
Job:	
Sheet:	1
Of:	Sheets

