



# REGIONAL REVIEW NOTICE

Atlanta Regional Commission • 40 Courtland Street NE, Atlanta, Georgia 30303 • ph: 404.463.3100 • fax: 404.463.3105 • www.atlantaregional.com

DATE: May 28, 2014

ARC REVIEW CODE: R14052281

TO: Chairman Charlotte Nash  
ATTN TO: Jeff West, Planning Manager  
FROM: Douglas R. Hooker, Executive Director  
RE: Development of Regional Impact Review

The Atlanta Regional Commission (ARC) has completed a preliminary regional review of the following Development of Regional Impact (DRI). ARC reviewed the DRI with regard to conflicts to regional plans, goals, and policies and impacts it might have on the activities, plans, goals, and policies of other local jurisdictions as well as state, federal, and other agencies. The preliminary report does not address whether the DRI is or is not in the best interest of the local government.

**Name of Proposal:** KD Towers

**Review Type:** DRI

**Submitting Local Government:** Gwinnett County

**Date Opened:** May 28, 2014

**Deadline for Comments:** June 12, 2014 **Date to Close:** June 17, 2014

**Description:** The proposed KD Towers development is located in unincorporated Gwinnett County at 5064 Singleton Rd., Norcross, GA 30093. The development will include a 12-story, 530-unit senior housing facility and is adjacent to an existing private school.

**PRELIMINARY COMMENTS:** Regional Context:

According to the ARC Unified Growth Policy Map (UGPM) and the Regional Development Guide (RDG), the proposed KD Towers development is within an area designated as Established Suburbs. The RDG states Established Suburbs, are areas in the region where suburban development has occurred. These areas are characterized by strip commercial development, single family subdivisions, and office in limited locations.

These areas represent the part of the region that has just recently reached "build out." With few remaining large parcels for additional development, these are the areas in which the region may see the least amount of land use change outside of retail/ commercial areas.

The development is also located within the Indian Trail-Lilburn Livable Centers Initiative (LCI) study area. The developer should work with Gwinnett County and the Gwinnett Village CID to ensure the proposed development is consistent with any relevant recommendations within the LCI plan.

The proposed development is located in an area that consists mostly of single-family residential development. As such, the development should blend with the existing community where possible and provide appropriate buffers where appropriate.

Additional comments are attached.

**THE FOLLOWING LOCAL GOVERNMENTS AND AGENCIES RECEIVED NOTICE OF THIS REVIEW:**

ARC LAND USE PLANNING  
ARC DATA RESEARCH  
GEORGIA DEPARTMENT OF NATURAL RESOURCES  
GWINNETT COUNTY  
GWINNETT VILLAGE CID

ARC TRANSPORTATION PLANNING  
ARC AGING DIVISION  
GEORGIA DEPARTMENT OF TRANSPORTATION  
CITY OF LILBURN

ARC ENVIRONMENTAL PLANNING  
GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS  
GEORGIA REGIONAL TRANSPORTATION AUTHORITY  
CITY OF NORCROSS

If you have any questions regarding this review, Please contact Jon Tuley at (404) 463-3307 or [jtuley@atlantaregional.com](mailto:jtuley@atlantaregional.com). This finding will be published to the ARC website.

The ARC review website is located at: <http://www.atlantaregional.com/landuse>.



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## DEVELOPMENT OF REGIONAL IMPACT REQUEST FOR COMMENTS

Instructions: The project described below has been submitted to this Regional Development Center for review as a Development of Regional Impact (DRI). A DRI is a development of sufficient project of sufficient scale or importance that it is likely to have impacts beyond the jurisdiction in which the project is actually located, such as adjoining cities or neighboring counties. We would like to consider your comments on this proposed development in our DRI review process. Therefore, please review the information about the project included on this form and give us your comments in the space provided. The completed form should be returned to the RDC on or before the specified return deadline.

Preliminary Findings of the RDC: **KD Towers** *See the Preliminary Report.*

Comments from affected party (attach additional sheets as needed):

Individual Completing Form:

Local Government:

Department:

Telephone: (     )

Signature:

Date:

***Please return this form to:***

Jon Tuley, Atlanta Regional Commission  
40 Courtland Street NE  
Atlanta, GA 30303  
Ph. (404) 463-3307 Fax (404) 463-3254  
[jtuley@atlantaregional.com](mailto:jtuley@atlantaregional.com)

Return Date: *June 12, 2014*

## ARC STAFF NOTICE OF REGIONAL REVIEW AND COMMENT FORM

DATE: May 28, 2014

ARC REVIEW CODE: R14052281

**TO:** ARC Community Development, Natural Resources, Transportation Access and Mobility, Research and Analytics, and Aging and Health Resources Division Managers

**FROM:** Jon Tuley, Extension: 3-3307

### Reviewing staff by Jurisdiction:

**Community Development:** Tuley, Jon

**Transportation Access and Mobility:** Willis, Marshall

**Natural Resources:** Santo, Jim

**Research and Analytics:** Skinner, Jim

**Aging and Health Resources:** Rader, Carolyn

**Name of Proposal:** KD Towers

**Review Type:** Development of Regional Impact

**Description:** The proposed KD Towers development is located in unincorporated Gwinnett County at 5064 Singleton Rd., Norcross, GA 30093. The development will include a 12-story, 530-unit senior housing facility and is adjacent to an existing private school.

**Submitting Local Government:** Gwinnett County

**Date Opened:** May 28, 2014

**Deadline for Comments:** June 12, 2014

**Date to Close:** June 17, 2014

### Response:

- 1) ☐ Proposal is CONSISTENT with the following regional development guide listed in the comment section.
- 2) ☐ While neither specifically consistent nor inconsistent, the proposal relates to the following regional development guide listed in the comment section.
- 3) ☐ While neither specifically consistent nor inconsistent, the proposal relates to the following regional development guide listed in the comment section.
- 4) ☐ The proposal is INCONSISTENT with the following regional development guide listed in the comment section.
- 5) ☐ The proposal does NOT relate to any development guide for which this division is responsible.
- 6) ☐ Staff wishes to confer with the applicant for the reasons listed in the comment section.

### **COMMENTS:**




## MEMORANDUM

**TO:** Jon Tuley, Land Use Division

**FROM:** Marshall Willis, Transportation Access and Mobility Division

**DATE:** May 28th, 2014

**SUBJECT:** **Transportation Division Review of DRI # 2413**

Project: KD Towers Senior Housing

County: Gwinnett

Location: 5064 Singleton Road, Norcross, GA 30093, located at Singleton Road and Tech Drive

Analysis:

Expedited

☐

Non-Expedited

☒

**cc:** David Haynes  
TAMD

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The Transportation Access & Mobility Division has reviewed the traffic study performed by WMB Engineering, on behalf of the developer of the King David Center & Tower Mixed-Use Development. The following input is provided for the Infrastructure section of the DRI Report. This DRI proposal is being considered for review under the Georgia Regional Transportation Authority Non-Expedited Review Process.

The applicant proposes to develop an 11-story senior housing facility totaling 276,100 square feet in the City of Norcross. The development contains 530 units of independent and assisted living on floors 2-10, a mix of uses on the first floor, and a total of 149 parking spaces located underground. The parcel under review is connected to the parcel directly across from Tech Drive, which houses current and future complimentary uses and services including a gym, pool, and community center. Build-out is expected in 2017, occurring in one phase.

## INFRASTRUCTURE

### Transportation

#### **How many site access points and parking facilities will be associated with the proposed development? What are their locations?**

Site access is proposed to be directly across from Tech Drive at Singleton Road, located on an adjacent parcel. A drive will be constructed on the northern edge to link the two parcels. The developer is working with Gwinnett County to signalize the intersection of Tech Drive and Singleton Road. An additional entrance is provided via a right-in, right-out on the north-west portion of the subject site.

#### **How much average daily traffic will be generated by the proposed project?**

The preliminary figures suggest 1,325 net weekday trips to be generated by the site, with 412 expected in the peak hour. Background traffic growth is assumed to be 3% according to the traffic study, which differs from the 1% background growth recommended in the pre-review meeting. Additionally, Table 2 in the traffic study referenced 1,250 net new trips, which conflicts with the study's narrative suggesting 1,325 trips. This net figure accounts for mixed-use and alternative mode trip reductions, determined by the Institute of Transportation Engineers' *Trip Generation* and *Trip Generation Handbook* publications. Table 1 shows the existing levels of service of intersections within the study area, as well as projected future "build" and "no-build" scenarios.

**Table 1: Intersection Level of Service in Study Network (Current/No Build/Build)**

Intersection		Control	Intersection Level of Service (Format: Current/No Build/Build)							
			AM Peak Hour				PM Peak Hour			
1	Indian Trail Rd & Singleton Rd	Signal	E	/	F	/	F	F	/	F / F
2	Indian Trail Rd & Tech Dr	Signal	F	/	F	/	F	C	/	C / C
3	Singleton Rd & Tech Dr	Signal	A	/	B	/	B	B	/	B / B

#### **Summarize the transportation improvements as recommended by the consultant in the traffic study for the Braves Stadium Mixed-Use Development**

The consultant, through coordination with GRTA, ARC, Cobb DOT, GDOT, and representatives from neighboring cities, identified 3 intersections near the proposed development to be included in the traffic study. These intersections within the study area are expected to carry a significant portion of the trips generated by the Development. The service standard is LOS D unless the intersection is currently operating at LOS E or below, in which case the applicant would need to identify improvements to achieve a LOS E. In the no-build and build scenarios below, the intersections falling below the acceptable LOS D (from Table 1) and the abbreviated recommendations to achieve an acceptable level of service are included.

#### No-Build Scenario Recommended Improvements

- None listed in traffic study

#### Build Scenario Recommended Improvements

- Singleton Rd & Tech Dr: Install signalization (in Gwinnett SPLOST)
- No recommendations were given for other two intersections, which have LOS F

#### **List the transportation improvements that would affect or be affected by the proposed project.**

The project(s) listed below are in the Atlanta Region's Regional Transportation Plan.

**Table 2: PLAN 2040 RTP (Long Range Projects)\* within 1 mile of the subject site:**

ARC Number	<i>Route and Description</i>	Type of Improvement	Scheduled Construction Year
GW-385	NORCROSS TO LILBURN MULTIUSE TRAIL: Develop final design for a multi-use trail connecting two cities in unincorporated Gwinnett County and link five LCI areas; provide pedestrian and bicycle access to residences, schools, businesses, retail, government services, and transit.	Last Mile Connectivity / Joint Bike-Ped Facilities	2016

*\*The ARC Board adopted the PLAN 2040 RTP and FY 2014-2019 TIP on April 10<sup>th</sup>, 2014.*

#### **Is the site served by transit? If so, describe type and level of service and how it will enhance or be enhanced by the presence of transit? Are there plans to provide or expand transit service in the vicinity of the proposed project?**

The site is served by Gwinnett County Transit bus routes 20 and 30.

#### **What other issues should be considered during the traffic study or in general for the proposed development?**

The applicant should review design guidelines related to ARC's Policy and Investment Networks. The proposed development is located along or near the following:

- Regional Strategic Transportation System Minor Arterial: Indian Trail Road
- Regional Strategic Transportation System Major Collector: Steve Reynolds Boulevard

#### Consideration of Pedestrian Access:

- Internal site connectivity for pedestrians should include sidewalks and/or paths designed to accommodate safe movement for elderly persons and persons with disabilities between the different uses

**K.D. TOWERS DRI**  
**Gwinnett County**  
**Natural Resources Division Review Comments**  
**May 27, 2014**

**Watershed Protection and Stream Buffers**

The property is in the Yellow River watershed, which is not a water supply watershed portion in the Atlanta Region or the Metropolitan North Georgia Water Planning District. The USGS coverage for the project area does not show any streams in the project vicinity. However, the submitted plans show a stream at the southern end of the property. The 25-foot State Sediment and Erosion Control Buffer is shown, as is the undisturbed 50-foot County Stream Buffer. However, the additional 25-foot impervious setback/limited disturbance required under the County Stream Buffer Ordinance is not shown and is the site of a Stormwater detention facility and parking. If this stream is actually covered by the County Ordinance, a variance will be required to put impervious surfaces in the 25-foot additional impervious setback. Any other state waters that may be on the property will be subject to the State 25-foot Erosion and Sedimentation Act buffers. Any work within these buffers would require a variance.

**Storm Water / Water Quality**

The project should adequately address the impacts of the proposed development on stormwater runoff and downstream water quality. During construction, the project should conform to the relevant state and federal erosion and sedimentation control requirements. After construction, water quality will be impacted due to polluted stormwater runoff. ARC has estimated the amount of pollutants produced after the construction of the proposed project as presented on the submitted site plan. These estimates are based on some simplifying assumptions for typical pollutant loading factors (lbs/ac/yr). The loading factors are based on the results of regional storm water monitoring data from the Atlanta Region with impervious areas based on estimated averages for land uses in the Atlanta Region. Actual pollutant loads will vary with the actual impervious area and percentage. Based on the coverage shown on the submitted site plan, commercial was chosen as the use with the closest average coverage. The following tables summarize the results of the analysis:

**Estimated Pounds of Pollutants Per Year**

<b>Land Use:</b>	<b>Land Area (Acres)</b>	<b>Total Phosphorus</b>	<b>Total Nitrogen</b>	<b>BOD</b>	<b>TSS</b>	<b>Zinc</b>	<b>Lead</b>
Commercial	1.98	3.39	34.45	213.84	1946.34	2.44	0.44
<b>TOTAL</b>	1.98	3.39	34.45	213.84	1946.34	2.44	0.44

**Total Percentage Impervious:      85%**

In order to address post-construction stormwater runoff quality, the project should to the applicable Metropolitan North Georgia Water Planning District 2009 Watershed Management Plan's Stormwater and Watershed Protection Ordinances, as adopted by Gwinnett County. It should also implement stormwater management controls (structural and/or nonstructural) as found in the Georgia Stormwater Management Manual ([www.georgiastormwater.com](http://www.georgiastormwater.com)) and meet the stormwater management quantity and quality criteria outlined in the Manual. Where possible, the project should utilize the stormwater better site design concepts included in the Manual.

# Developments of Regional Impact

[DRI Home](#) [DRI Rules](#) [Thresholds](#) [Tier Map](#) [FAQ](#) [Apply](#) [View Submissions](#) [Login](#)

## DRI #2413

### DEVELOPMENT OF REGIONAL IMPACT Initial DRI Information

This form is to be completed by the city or county government to provide basic project information that will allow the RDC to determine if the project appears to meet or exceed applicable DRI thresholds. Refer to both the [Rules for the DRI Process](#) and the [DRI Tiers and Thresholds](#) for more information.

### Local Government Information

Submitting Local Government:	Gwinnett
Individual completing form:	Jeff West
Telephone:	678-518-6211
E-mail:	jeffrey.west@gwinnettcountry.com

\*Note: The local government representative completing this form is responsible for the accuracy of the information contained herein. If a project is to be located in more than one jurisdiction and, in total, the project meets or exceeds a DRI threshold, the local government in which the largest portion of the project is to be located is responsible for initiating the DRI review process.

### Proposed Project Information

Name of Proposed Project:	K.D. Towers (Senior Housing Center)
Location (Street Address, GPS Coordinates, or Legal Land Lot Description):	5064 Singleton Rd, Norcross GA 30093
Brief Description of Project:	12-story, 530 units senior housing, high-rise tower

#### Development Type:

- |  |   |   |
|--|---|---|
| <input type="radio"/> (not selected)                       | <input type="radio"/> Hotels                                | <input type="radio"/> Wastewater Treatment Facilities |
| <input type="radio"/> Office                               | <input type="radio"/> Mixed Use                             | <input type="radio"/> Petroleum Storage Facilities    |
| <input type="radio"/> Commercial                           | <input type="radio"/> Airports                              | <input type="radio"/> Water Supply Intakes/Reservoirs |
| <input type="radio"/> Wholesale & Distribution             | <input type="radio"/> Attractions & Recreational Facilities | <input type="radio"/> Intermodal Terminals            |
| <input type="radio"/> Hospitals and Health Care Facilities | <input type="radio"/> Post-Secondary Schools                | <input type="radio"/> Truck Stops                     |
| <input checked="" type="radio"/> Housing                   | <input type="radio"/> Waste Handling Facilities             | <input type="radio"/> Any other development types     |



<input type="radio"/> Industrial		<input type="radio"/> Quarries, Asphalt & Cement Plants	
If other development type, describe:			
Project Size (# of units, floor area, etc.):	530 dwelling units, 338,370 sq. ft.		
Developer:	AGI Builders, Inc.		
Mailing Address:	1450 Elm Creek Lane		
Address 2:			
	City:Norcross State: GA Zip:30093		
Telephone:	770-912-4044		
Email:	khanobjc@yahoo.com		
Is property owner different from developer/applicant?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No		
If yes, property owner:	King David Community Center, Inc.		
Is the proposed project entirely located within your local government's jurisdiction?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No		
If no, in what additional jurisdictions is the project located?			
Is the current proposal a continuation or expansion of a previous DRI?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No		
If yes, provide the following information:	Project Name:		
	Project ID:		
The initial action being requested of the local government for this project:	<input checked="" type="checkbox"/> Rezoning <input type="checkbox"/> Variance <input type="checkbox"/> Sewer <input type="checkbox"/> Water <input type="checkbox"/> Permit <input checked="" type="checkbox"/> Other Special Use Permit		
Is this project a phase or part of a larger overall project?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No		
If yes, what percent of the overall project does this project/phase represent?			
Estimated Project Completion Dates:	This project/phase: 2017 Overall project: 2017		
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# Developments of Regional Impact

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**DRI #2413**

## DEVELOPMENT OF REGIONAL IMPACT Additional DRI Information

This form is to be completed by the city or county government to provide information needed by the RDC for its review of the proposed DRI. Refer to both the [Rules for the DRI Process](#) and the [DRI Tiers and Thresholds](#) for more information.

### Local Government Information

Submitting Local Government:	Gwinnett
Individual completing form:	Jeff West
Telephone:	678-518-6211
Email:	jeffrey.west@gwinnettcountry.com

### Project Information

Name of Proposed Project:	K.D. Towers (Senior Housing Center)
DRI ID Number:	2413
Developer/Applicant:	AGI Builders, Inc.
Telephone:	770-912-4044
Email(s):	khanobjc@yahoo.com

### Additional Information Requested

Has the RDC identified any additional information required in order to proceed with the official regional review process? (If no, proceed to Economic Impacts.)	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
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If yes, has that additional information been provided to your RDC and, if applicable, GRTA?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
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If no, the official review process can not start until this additional information is provided.

### Economic Development

Estimated Value at Build-Out:	\$40,000,000.00
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Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development:	\$572,000.00 (property tax assuming no exempt status)
Is the regional work force sufficient to fill the demand created by the proposed project?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
Will this development displace any existing uses?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
If yes, please describe (including number of units, square feet, etc):	
<hr/>	
<hr/>	
<b>Water Supply</b>	
Name of water supply provider for this site:	Gwinnett County
What is the estimated water supply demand to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	0.1425 MGD
Is sufficient water supply capacity available to serve the proposed project?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
If no, describe any plans to expand the existing water supply capacity:	
Is a water line extension required to serve this project?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
If yes, how much additional line (in miles) will be required?	
<hr/>	
<hr/>	
<b>Wastewater Disposal</b>	
Name of wastewater treatment provider for this site:	Gwinnett County
What is the estimated sewage flow to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	0.1325 MGD
Is sufficient wastewater treatment capacity available to serve this proposed project?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
If no, describe any plans to expand existing wastewater treatment capacity:	
Is a sewer line extension required to serve this project?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
If yes, how much additional line (in miles) will be required?	
<hr/>	
<hr/>	
<b>Land Transportation</b>	
How much traffic volume is expected to be generated by the proposed development, in peak hour vehicle trips per day? (If only an alternative measure of volume is available, please provide.)	106 PHVTD

Has a traffic study been performed to determine whether or not transportation or access improvements will be needed to serve this project?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
Are transportation improvements needed to serve this project?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
If yes, please describe below: Signalization at shared project entrance; deceleration lanes. See TIS.	
<hr/> <hr/>	
<b>Solid Waste Disposal</b>	
How much solid waste is the project expected to generate annually (in tons)?	800 tons annually
Is sufficient landfill capacity available to serve this proposed project?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
If no, describe any plans to expand existing landfill capacity:	
Will any hazardous waste be generated by the development?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
If yes, please explain:	
<hr/> <hr/>	
<b>Stormwater Management</b>	
What percentage of the site is projected to be impervious surface once the proposed development has been constructed?	65%
Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management: Stormwater Management Facility; Stream Buffers and Impervious setbacks; Underground parking	
<hr/> <hr/>	
<b>Environmental Quality</b>	
Is the development located within, or likely to affect any of the following:	
1. Water supply watersheds?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
2. Significant groundwater recharge areas?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
3. Wetlands?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
4. Protected mountains?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
5. Protected river corridors?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
6. Floodplains?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No

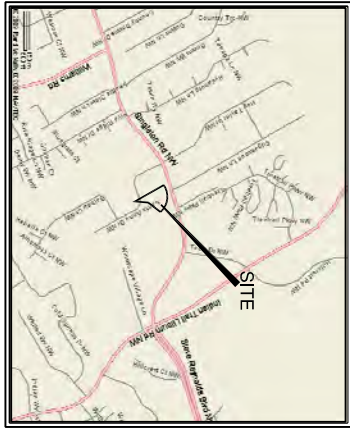
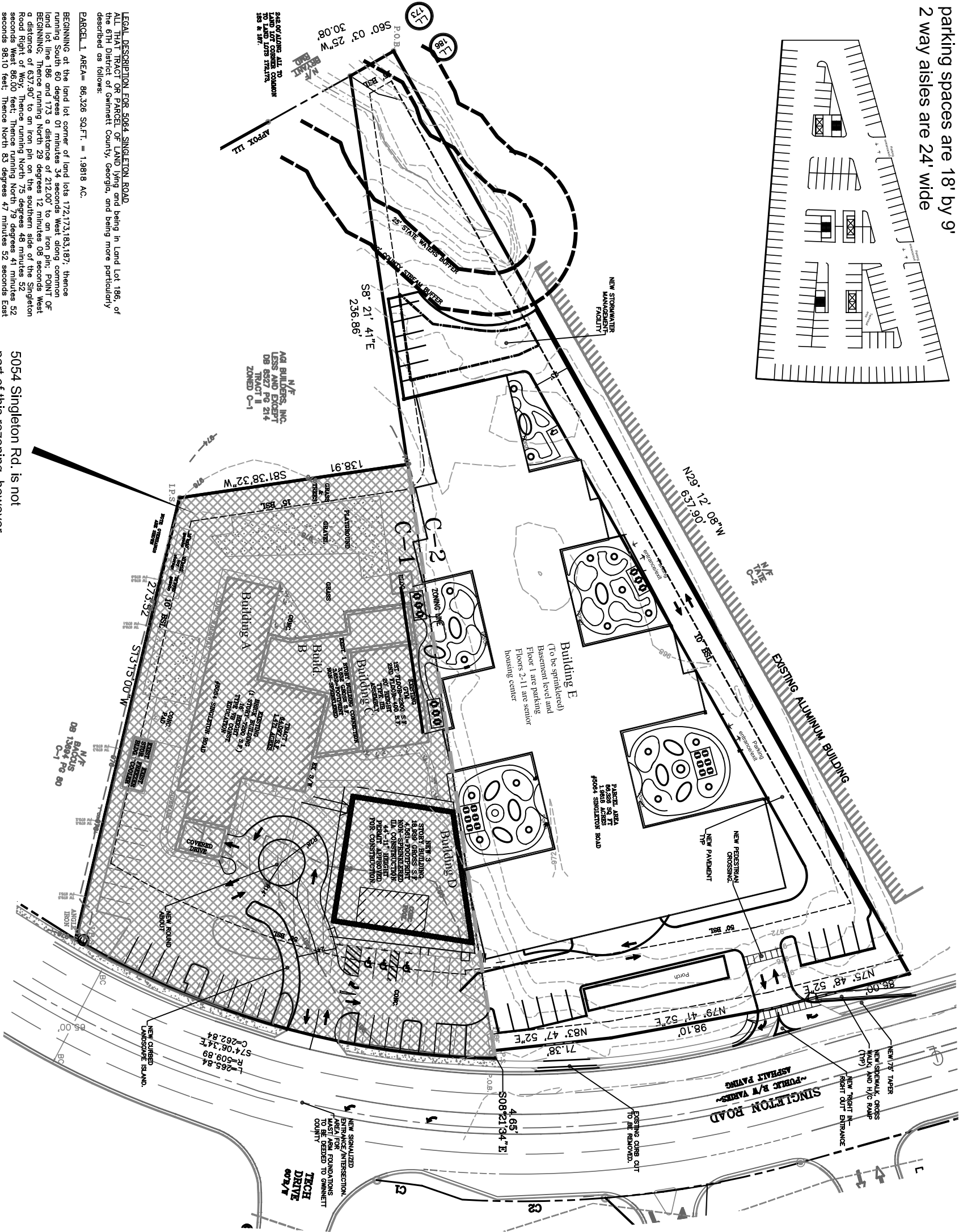
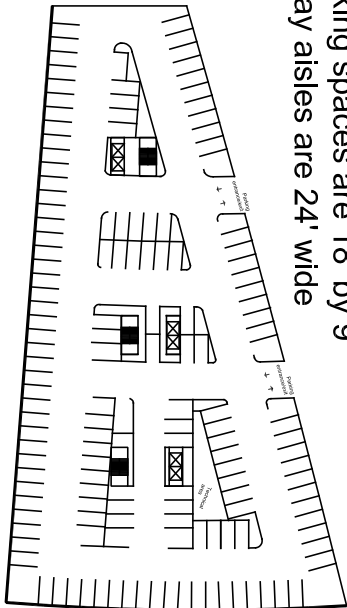
7. Historic resources?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
8. Other environmentally sensitive resources?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
If you answered yes to any question above, describe how the identified resource(s) may be affected: Ocmulgee watershed; Stormwater BMP's will be provided and on site streams buffered.	
<hr/>	
<hr/>	
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UNDERGROUND PARKING SCHEMATIC

149 parking spaces  
parking spaces are 18' by 9'  
2 way aisles are 24' wide



VICINITY MAP  
1" = 1000'

ZONING:

COMMERCIAL: C-1 - 5054 SINGLETON ROAD

SETBACKS C-1 & C-2: FRONT: 50' SIDE: 10' REAR: 15'

C-2 - 5064 SINGLETON ROAD.

TOTAL AREA:  
TOTAL PARCEL AREA(5064)= 1.98 AC. (86,326 S.F.)

EXISTING/APPROVED STRUCTURES 5054 SINGLETON RD.  
EXISTING BRICK BUILDING AREA (A)= 7,200 SQ.FT.  
COVERED DRIVE AREA (PART (A)) = 582 S.F.  
APPROVED UNDER CONSTRUCTION (B) = 3,652 S.F.  
EXISTING GYM AREA (C) = 2,700 SQ. FT.  
APPROVED POOL BUILDING (D) = 18,939 S.F.  
EXISTING APPROVED AREAS = 33,053 S.F.)

PROPOSED BUILDINGS ON 5064 SINGLETON ROAD  
NEW BUILDING "E" AREA = 33,537 S.F./FLOOR  
BASEMENT AND LEVEL 1 = PARKING STRUCTURE  
LEVEL 2 - LEVEL 11 = 10 LEVELS OF NEW SENIOR HOUSING UNITS AT 33 UNITS/LEVEL = 330 UNITS TOTAL  
TOTAL LIVING AREA = 338,370 S.F. OF NEW SPACE.

PARKING TOTAL:

C-1 PARKING CALCULATIONS (BUILDINGS A-D)

MIN SPOTS REQUIRED: 33,053 / 300 = 111  
MAX SPOTS REQUIRED: 33,053 / 100 = 330  
(PERMIT WITHDRAWN - CDP 2010-0089)

C-2 PARKING CALCULATIONS (BUILDING E)  
BUILDING E PARKING CALCULATIONS:  
330 UNITS / 1 UNIT/2.77 SPACE/UNIT = 191 SPACES  
41 SPACES FOR GUESTS AND STAFF  
MINIMUM REQUIRED PARKING = 111+191+41 = 343 SPACES.  
MINIMUM PROVIDED PARKING = 343 SPACES.

LEGEND

These standard symbols will be found in the drawing.

- TRAVERSE POINT
- PK NAIL FOUND
- IRON PIN SET
- IRON PIN FOUND
- CATCH BASIN
- GUY WIRE
- LIGHT POLE
- MANHOLE
- JUNCTION BOX
- POWER POLE
- HVAC UNIT
- SPOT ELEVATION
- HARD WOOD (OAK)
- PINE TREES
- 1032.10 PROPOSED FINISH GRADE ELEVATION
- 1032.20 EXISTING ELEVATION
- SAN. SEWER CLEANOUT
- GAS METER
- WATER METER
- ELECTRICAL BOX
- FIRE HYDRANT
- POWER METER
- UNDERGROUND TELEPHONE LINE
- UNDERGROUND GAS LINE
- UNDERGROUND WATER LINE
- OVERHEAD POWER LINE
- SAWTRAY SEWER
- UNDERGROUND ELECTRIC LINE
- FENCE
- UNDERGROUND PRELINE

SURVEY DATA:

AS-BUILT SURVEY BY GRANT SHEPHERD & ASSOCIATES  
FOR AGI BUILDERS, INC. DATED 11-14-2008.



NO REPRODUCTIONS OF THIS PLAN ARE PERMITTED WITHOUT THE WRITTEN CONSENT OF ABBOTT CONCEPTS & DESIGN, INC.

CIVIL ENGINEERING: RESIDENTIAL & COMMERCIAL SPECIALTY

PREPARED BY:  
**Abbott Concepts & Design, Inc.**

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Tucker, Ga 30084

Contact: Chuck Abbott P.E.  
Contact No: 770-815-7160  
chuck@abbottconcepts.com

OWNER/DEVELOPER:  
**AGI BUILDER'S, INC.**  
1450 Elm Creek Lane  
Norcross, GA 30093

24 hr. Contact: Mr. Anatoliy Iskhakov  
P: 770-912-4044 / F:770-931-8591

INITIAL	DATE	DESCRIPTION
RELEASE:	April 25, 2014	
1	05-20-14	DRI COM.
2		
3		
4		
5		
6		

ZONING SITE PLAN FOR:  
**K.D. TOWERS**  
**NEW SENIOR HOUSING CENTER**

GWINNETT COUNTY, GEORGIA  
LAND LOT 186 OF THE 6th DISTRICT, PARCEL 6186 012  
Address: 5054 Singleton Rd.

CITY PROJ. # COUNTY PROJ. #

