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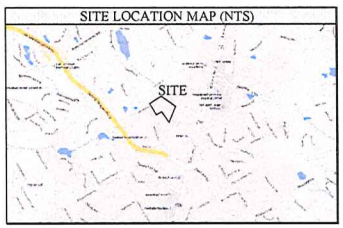
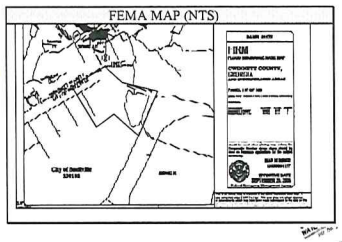
SEP -7 2016
CITY OF SNELLVILLE
PLANNING DEPARTMENT

SITE LOCATION MAP (NTS)



FEMA MAP (NTS)



ZONING NOTES:

R-HOP (62) CC (CONTINUOUS CARE CAMPUS) DISTRICT

Note: Project has been approved for the maximum density of 393 units, and a 51,500 SF Medical Office on the 15 acre site per letter dated November 5, 2015 issued by the City Manager's office.

CCRC Dwellings (IL, AL, MC Units):
- Density: CCRC Independent Living Units 35 units/acres Max.
  CCRC AL: 0% of IL Min, 30% of IL Max.
- Requested Density: CCRC Independent Living Units 35 units/acres Max.
  CCRC AL: 0% of IL Min, 1.1 of IL Max.
- Minimum distance between buildings: The project requests ten feet (10') min. at Independent Living Cottages.
- Max Height: 5 Stories, 3 Stories when abutting a residential property within less than 70' buffer per Article X of Zoning Ordinance. Buffer is defined as the distance between the Property boundaries to the building edge.

Site & Landscape Design Standards:
- 50' wide landscape strip along all exterior street frontages (Clyde Williams Parkway, A.K.A. Tree Lane), (Article IX of the Zoning Ordinance)
- Multi-story Dwelling: The project requests following unit sizes:
  - CCRC Independent Living Units: 450 SF/Studio, 650 SF/1 BR, 950 SF/2 BR
  - CCRC AL/MC units: 300 SF/Studio, 400 SF/1 BR, 525 SF/2 BR
- Single-Story Dwelling: The Project requests 1000 SF/home min.

Architectural Variance:
- The Project requests 4/12 min. roof pitch.
- The Project requests a min. of 50% of the elevation will be brick or stone masonry.

SITE DATA:

SENIOR TRACT SITE AREA	15.37 ACRES
ASSISTED LIVING AND MEMORY CARE BUILDING:	
MEMORY CARE (1 STORY)	32 UNITS
ASSISTED LIVING (3 STORY)	64 UNITS
GROSS MC/AL BLDG SF	75,000 SF
INDEPENDENT LIVING BUILDING:	
INDEPENDENT LIVING BLDG. (3 STORY)	81 UNITS
GROSS (IL) BLDG. SF	89,000 SF
*TOTAL SHARED AMENITIES FOR MC/AL/IL BLDGS.	24,600 SF
*TOTAL GROSS BLDG. SF	188,600 SF
*MAXIMUM BLDG. HEIGHT INCLUDING MECHANICALS (NOTE: THIS DOES NOT INCLUDE CUPULAS, WEATHER VEINS AND/OR OTHER SIMILAR VERTICAL PROJECTIONS.)	*65 FEET
INDEPENDENT LIVING COTTAGES:	
INDEPENDENT LIVING COTTAGES (DUPLEXES AND TRIPLEXES)	24 UNITS
TYPICAL COTTAGE SF	1,000 SF/MIN.
(IL) COTTAGE PARKING PROVIDED (ATTACHED TO UNITS) (1 SPACE/UNIT)	24 SPACES/MIN.
(IL) COTTAGE PARKING PROVIDED (DETACHED STREET PARKING)	12 SPACES
TOTAL (IL) COTTAGE PARKING PROVIDED	36 SPACES
TOTAL (IL) COTTAGE PARKING REQUIRED (1.1 SPACE/UNIT)	27 SPACES
AL/MC/IL PARKING CALCULATIONS:	
ASSISTED LIVING & MEMORY CARE PARKING REQUIRED (0.5 SPACE/UNIT)	48 SPACES
INDEPENDENT LIVING PARKING REQUIRED (1.1 SPACE/UNIT)	90 SPACES
TOTAL PARKING REQUIRED	138 SPACES
TOTAL PARKING PROVIDED	*157 SPACES
* INCLUDES HANDICAP PARKING REQUIRED	6 SPACES

TREE LANE & NEW HAMPTON DRIVE

A MASTER PLANNED RESIDENTIAL COMMUNITY

GRIFFIN FINE LIVING SENIOR LIFESTYLE CORPORATION
23005 VENTURA BLVD.
CALABASAS, CALIFORNIA 91364
PHONE: 818-965-7400

303 EAST WACKER DRIVE
SUITE 2400
CHICAGO, ILLINOIS 60601
PHONE: 312-472-3376

LAND LOTS 41 & 55
5th DISTRICT

CITY OF SNELLVILLE
GWINNETT COUNTY
GEORGIA

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330 RESEARCH COURT ■ NORCROSS, GEORGIA 30092 ■ (770)455-2741 ■ FAX (770)455-3915 ■ WWW.PECATL.COM

REVISIONS:

NO	DATE	BY	DESCRIPTION
-1	9/1/2016	JH	SITE PLAN REVISIONS

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SHEET TITLE
MASTER REZONING PLAN

0 40 80 160 240

SCALE: 1" = 80'
DATE: AUGUST 16, 2016
PROJECT: 03028.03A

THIS SEAL IS ONLY VALID IF COUNTER SIGNED AND DATED WITH AN ORIGINAL SIGNATURE.

GEORGIA REGISTERED PROFESSIONAL ENGINEER No. 22570 KENNETH J. NUNN

9/1/2016

GSWCC LEVEL II DESIGN PROFESSIONAL CERTIFICATION # 0000006389 EXP. 10/27/2016

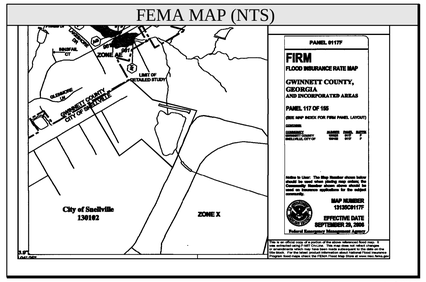
Z1
SHEET

811 Know what's below. Call before you dig.

24 HOUR CONTACT:
MATT GRIFFIN 770-876-1686

SITE LOCATION MAP (NTS)

FEMA MAP (NTS)



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9/1/2016

GSWCC LEVEL II DESIGN PROFESSIONAL CERTIFICATION # 0000059389 EXP. 10/27/2018

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