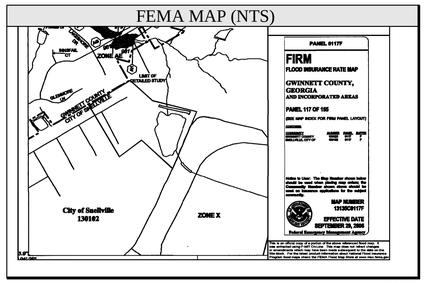
## SITE LOCATION MAP (NTS)

## 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, SNF):

- Density: CCRC Independent Living Units 35 units/acres Max.
  CCRC AL: .05 of IL Min, 30 of IL max.
- Requested Density: CCRC Independent Living Units 35 units/acres Max.
  CCRC AL: .05 of IL Min, 1.00 of IL max.
- Minimum distance between buildings: Twenty-Five feet (25') per Zoning Ordinance. The project requests Ten Feet (10') min. at Independent Living Cottages.
- Max Height: 5 Stories, 3 Stories when abutting a residential property with 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 (Article XX of the Zoning Ordinance)
- Multi-story Dwelling: min. 850 SF/1 BR, 1,000 SF/2 BR, 1200 SF/3+ BR per Zoning Ordinance. 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/Private Studio, 400 SF/Private 1 BR, 525 SF/Shared 2 BR
- Single-Story Dwelling: min. 1200 SF/home, min 1400 SF/3+ BR home. The Project requests 1000 SF/home min. Max. 75% of the property acreage developed for a single use

## 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 | 78,000 SF |
| **INDEPENDENT LIVING BUILDING:** | |
| INDEPENDENT LIVING BLDG. (3 STORY) | 81 UNITS |
| GROSS (IL) BLDG. SF | 88,200 SF |
| *TOTAL SHARED AMENITIES FOR MC/AL/IL BLDGS. | 20,200 SF |
| *TOTAL GROSS BLDG. SF | 186,400 SF |
| *MAXIMUM BLDG. HEIGHT INCLUDING MECHANICALS | 50 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) | 24 SPACES/MIN. |
| (IL) COTTAGE PARKING PROVIDED(DETACHED STREET PARKING) | 10 SPACES |
| TOTAL (IL) COTTAGE PARKING PROVIDED | 34 SPACES |
| **AL/MC/IL PARKING CALCULATIONS:** | |
| ASSISTED LIVING & MEMORY CARE PARKING REQUIRED (0.5 SPACE/UNIT) | 48 SPACES |
| INDEPENDENT LIVING PARKING REQUIRED (0.5 SPACE/UNIT) | 90 SPACES |
| TOTAL PARKING REQUIRED | 138 SPACES |
| TOTAL PARKING PROVIDED | *145 SPACES |
| * INCLUDES HANDICAP PARKING REQUIRED | 6 SPACES |

Know what's below. Call before you dig.

24 HOUR CONTACT:
MATT GRIFFIN 770-876-1686

# TREE LANE & NEW HAMPTON DRIVE

A MASTER PLANNED RESIDENTIAL COMMUNITY

GRIFFIN FINE LIVING SENIOR LIFESTYLE CORPORATTION
24005 VENTURA BLVD.
CALABASA, CALIFORNIA 91364
PHONE: 818-965-7400

303 EAST WACKER DRIVE
SUITE 2400
CHICAGO, ILLINOIS 60601
PHONE: 312-673-4376

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GWINNETT COUNTY
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## REVISIONS:

| NO. | DATE | BY | DESCRIPTION |
|---|---|---|---|
| | | | |

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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 No. 32391 PROFESSIONAL ENGINEER KENNETH J. WOODS

8/16/2016

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

Z1
SHEET