

SITE DATA:

TOTAL SITE AREA	15.37 ACRES
TRACT A	14.42 ACRES
TRACT B	0.95 ACRES

ZONING:

TRACT A	R-HOP 62 CC
(APPROVED DENSITY 393 SENIOR TYPE UNITS (NOTE #1) AND 51,500 SF MEDICAL OFFICE, DATED NOVEMBER 10, 2014)	
TRACT B	RS-150
(APPROVED ZONING CHANGE REQUIRED BY STAFF TO MET REQUIRED OPEN SPACE PRIOR TO ASSEMBLAGE AND ZONING OF EASTWYKE PHASE I, DATED NOVEMBER 10, 2014)	
PROPOSED ZONING TRACT B	R-HOP 62 CC

CURRENT PLANNED DEVELOPMENT PHASING:

PHASE I	201 UNITS
PHASE II (FUTURE DEVELOPMENT)	NOT TO EXCEED 192 SENIOR TYPE UNITS; NOT TO EXCEED 51,500 SF MEDICAL OFFICE

ASSISTED LIVING AND MEMORY CARE BUILDING (PHASE I):

MEMORY CARE (1 STORY)	32 UNITS
ASSISTED LIVING (3 STORY)	64 UNITS
GROSS MC/AL BLDG SF	75,000 SF

INDEPENDENT LIVING BUILDING (PHASE I):

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 COPULAS, WEATHER VEINS AND/OR OTHER SIMILAR VERTICAL PROJECTIONS.)	*65 FEET

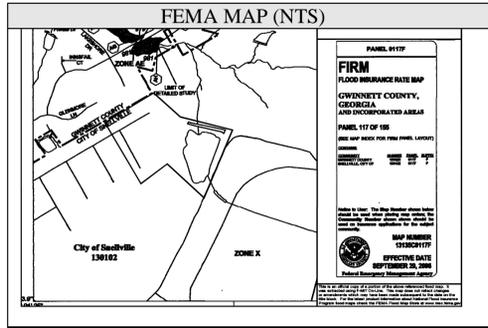
INDEPENDENT LIVING COTTAGES (PHASE I):

INDEPENDENT LIVING COTTAGES (DUPLICES AND TRIPLEXES)	24 UNITS
TYPICAL COTTAGE SF	1,000 SF/MIN.
(IL) COTTAGE PARKING PROVIDED (ATTACHED TO UNITS)	24 SPACES/MIN. (1 SPACE/UNIT)
(IL) COTTAGE PARKING PROVIDED (DETACHED STREET PARKING)	12 SPACES
TOTAL (IL) COTTAGE PARKING PROVIDED	36 SPACES
TOTAL (IL) COTTAGE PARKING REQUIRED	27 SPACES (1.1 SPACE/UNIT)

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

- NOTES:**
- 1.) PERMITTED USES FOR SENIOR TYPE UNITS INCLUDE LOW TO MID-RISE ATTACHED VILLA HOMES, SINGLE STORY ATTACHED HOMES, DETACHED AGE RESTRICTED FOR SALE HOMES INDEPENDENT LIVING UNITS, ASSISTED LIVING FACILITIES, SKILLED CARE NURSING AND ACCESSORY USES NECESSARY FOR THE OPERATION OR BENEFIT OF THE RESIDENTS OF THE SENIOR FACILITY AS DEFINED BY THE SNELLVILLE ZONING ORDINANCE.
 - 2.) THE SPECIFIC NUMBER OF UNITS IN EACH PERMITTED USE OF SENIOR PRODUCT TYPE WILL BE DETERMINED BY THE DEVELOPER BASED UPON THE DEVELOPER'S OPINION OF MARKET CONDITIONS.



EASTSIDE SENIOR COMMUNITY
A MASTER PLANNED RESIDENTIAL COMMUNITY

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REVISIONS:

NO.	DATE	BY	DESCRIPTION
-1	9/1/2016	JH	SITE PLAN REVISIONS
-2	9/20/2016	JH	CLIENT COMMENTS

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SHEET TITLE
SITE PLAN

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
KATHLEEN J. WOOD
9/20/2016
GSWCC LEVEL II DESIGN PROFESSIONAL CERTIFICATION # 0000059389 EXP. 10/27/2018

Z1
SHEET



24 HOUR CONTACT:
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