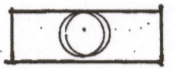
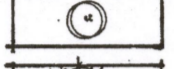
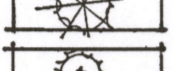

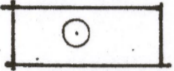
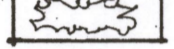
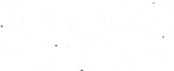


# LANDSCAPE KEY

-  - 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: BG - 2.82 AC (26,500 SF TOTAL)  
R-HOP(B2) - 10.36 AC (204 UNITS, 3-STORY)

PROPOSED ZONING: RO & CI 13.28 ACRES  
87 UNITS (71% REDUCTION)  
RO - 5.01 AC  
CI - 7.679 AC

**SITE DATA**

TRACT 1: 7.679 ACRES  
TRACT 2: 5.601 ACRES

PROPOSED ZONING CI  
PROPOSED ZONING RO

TOTAL DISTURBED ACREAGE: ±13.28 AC.

LOTS PROPOSED: 2 LOTS

LARGE LOT (MOTHER SHIP ± 9,500 SF): 1 LOT

VILLA LOT (SINGLE STORY RENTAL UNITS): 1 LOT

OPEN SPACE  
OPEN SPACE REQUIRED: 25.0% (3.32 ACRES or 144,619 sq. ft.)  
OPEN SPACE PROVIDED: 25.4% (3.37 ACRES or 146,900 sq. ft.)

**PARKING CALCULATIONS:**

VILLAS: SINGLE FAMILY ATTACHED  
REQUIRED: 1 SPACE/UNIT + 1 SPACE/4 UNITS  
PROPOSED: 1 CAR GARAGE + 1 CAR IN DRIVE  
AUX. PARKING = 38 SPACES  
TOTAL PARKING = 102 SPACES

32 UNITS = 40 SPACES  
2 SPACES/UNIT = 64 SPACES

**ASSISTED LIVING (CONTINUING CARE FACILITY)**

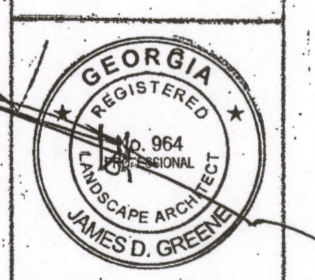
REQUIRED: 0.5 SPACE/1 BEDROOM OR BEDS  
87 UNITS/825 ± = 41 SPACES  
PROPOSED: 81 SPACES (1.0 SPACES/BED)

Between Ruffalo & H. Cypripedium, B. carolinensis, C. Sapphirae, C. cypress.

REVISIONS	BY

**JAMES D. GREENIE**  
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300 Poplar Creek Crossing, Canton GA 30114

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



Date: 5.17.22

Scale: 1" = 40'-0"

Drawn: [Signature]

Job:

Sheet: 1

Of: [ ] Sheets

