



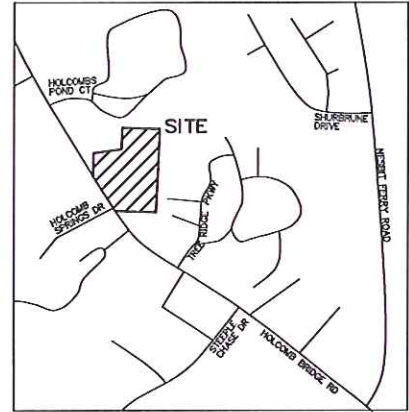
**TRACT ONE
TOTAL AREA
167 ACRES**

**TRACT ONE AND TRACT
TWO TO BE COMBINED
INTO ONE TRACT**

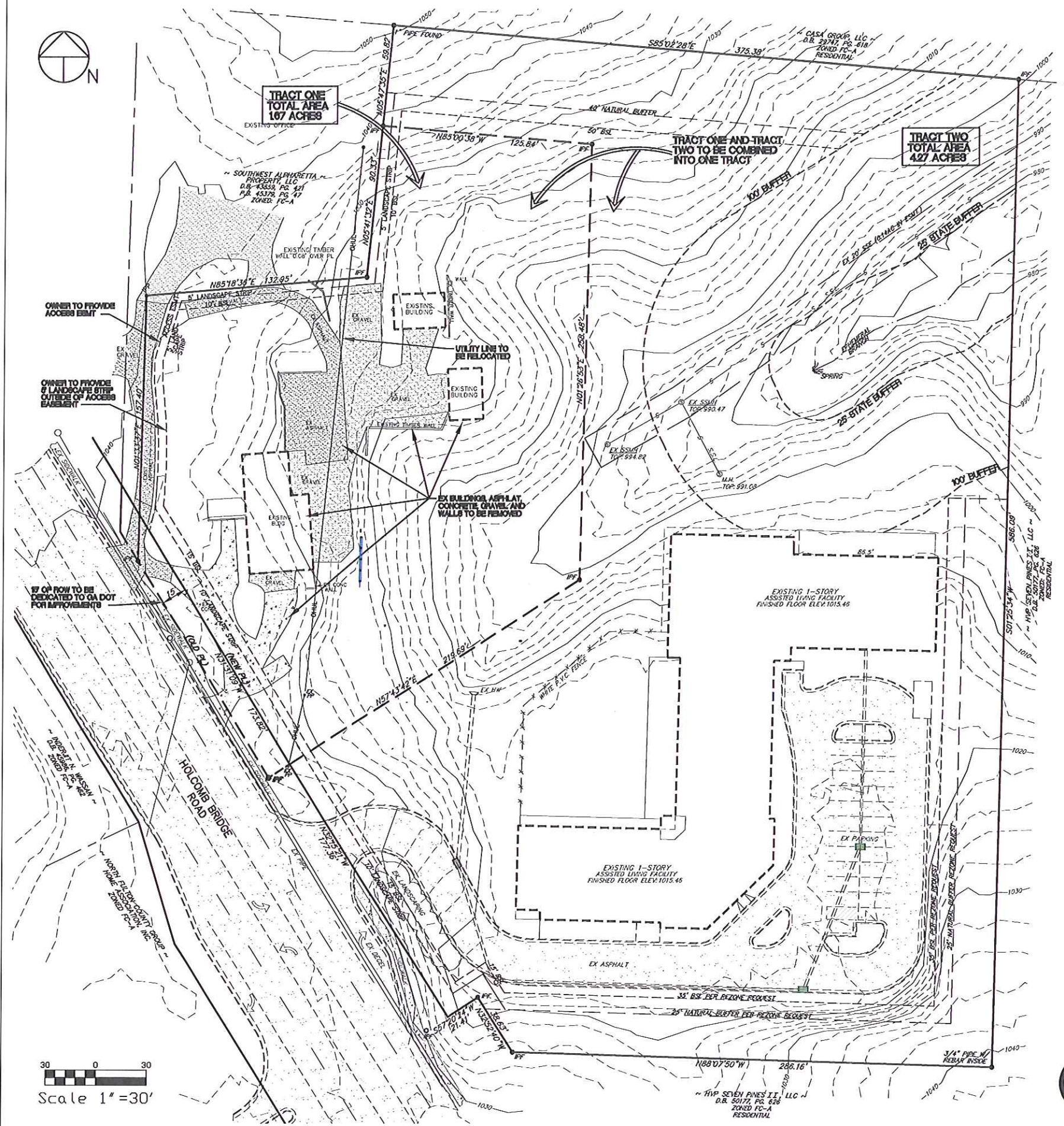
**TRACT TWO
TOTAL AREA
427 ACRES**

OWNER & DEVELOPER
 INSIGNIA SENIOR LIVING
 2725 HOLCOMB BRIDGE ROAD
 ALPHARETTA, GA 30022
 PHONE: 770-649-0808

24 HR. CONTACT
 RAMSEY JENNINGS
 PHONE: 706-844-5000



LOCATION MAP



OWNER TO PROVIDE ACCESS EASEMENT

OWNER TO PROVIDE LANDSCAPE STRIP OUTSIDE OF ACCESS EASEMENT

17' OF ROW TO BE DEDICATED TO GA DOT FOR IMPROVEMENTS

EX BUILDING AIRWAY, CONCRETE GRAVEL, AND WALLS TO BE REMOVED

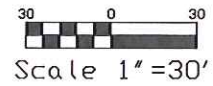
UTILITY LINE TO BE RELOCATED

EXISTING 1-STORY ASSISTED LIVING FACILITY FINISHED FLOOR ELEV. 1015.48

EXISTING 1-STORY ASSISTED LIVING FACILITY FINISHED FLOOR ELEV. 1015.45

EX ASPHALT

EX PARKING



IF YOU DIG GEORGIA...
 CALL US FIRST!
 1-800-282-7411
 UTILITIES PROTECTION CENTER
 IT'S THE LAW



DATE	REVISION

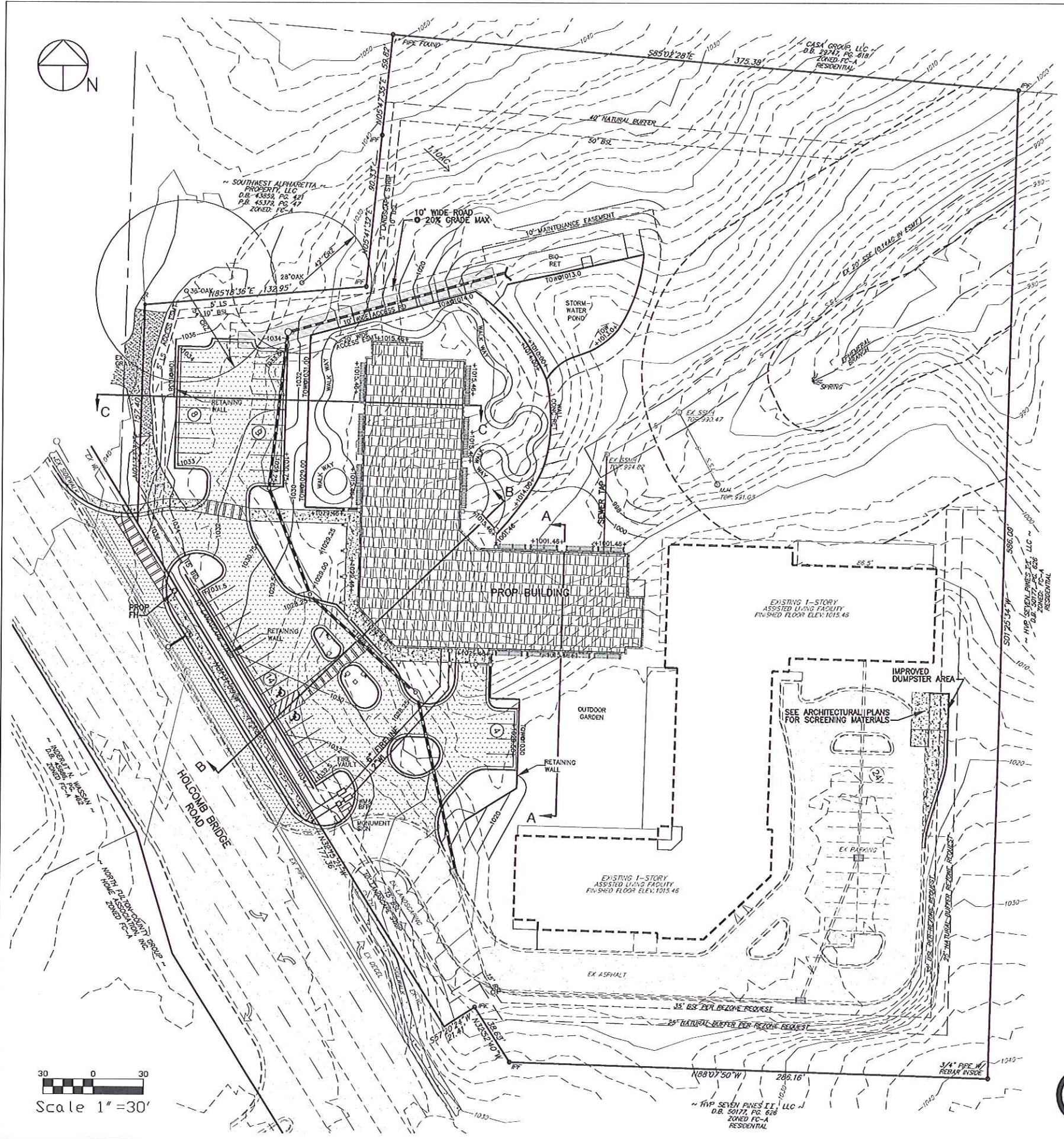
SHEET 2 OF 6

SITE PLAN: EXISTING CONDITIONS STATE OF GEORGIA

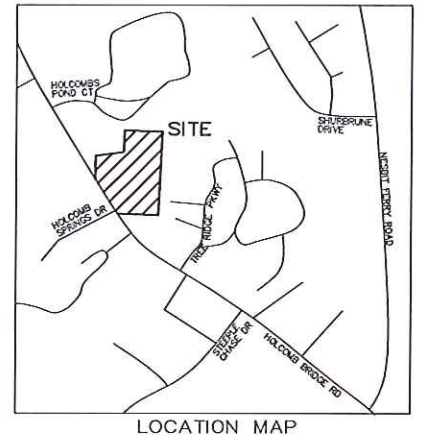
2715&2725 HOLCOMB BRIDGE RD

CITY	COUNTY	SCALE	DATE
ROSELLE	FULTON	1"=30'	3/04/13

SULLINS CIVIL SERVICES, INC.
 420 HAMPTON COURT (678) 887-8219 ATHENS, GEORGIA

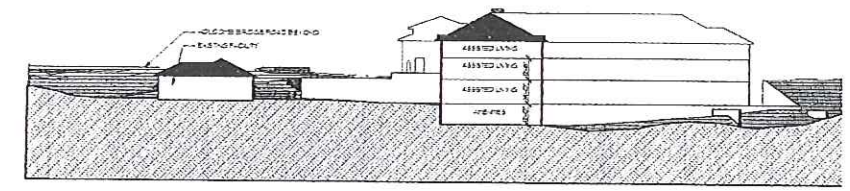


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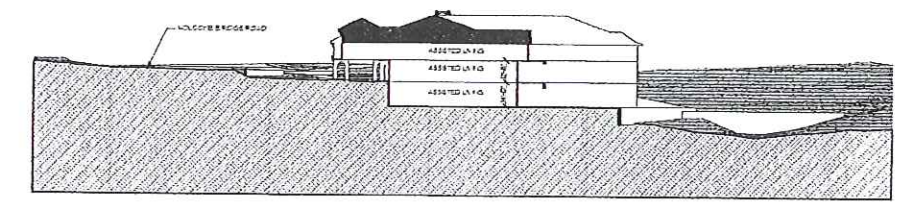


LOCATION MAP

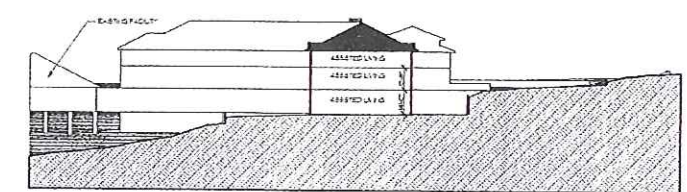
DEVELOPMENT STATISTICAL SUMMARY	
MAX ALLOWABLE HEIGHT OF PROPOSED STRUCTURES:	40FT
HEIGHT OF PROPOSED STRUCTURE:	62FT
BUILDING SQUARE FOOTAGE:	60000SF MAX
MAX ALLOWABLE OF DWELLING UNITS:	N/A
MIN ALLOWABLE OF DWELLING UNITS:	N/A
EXISTING NUMBER OF DWELLING UNITS/BEDS:	32
PROPOSED NUMBER OF DWELLING UNITS/BEDS:	68
TOTAL NUMBER OF DWELLING UNITS/BEDS:	100
PROP SF OF HEATED FLOOR AREA FOR EACH NEW DWELLING UNIT:	635 SF
TOTAL SITE AREA:	5.94AC
MAX ALLOWABLE LOT COVERAGE OF BUILDING AREA:	1.49AC/25%
PROPOSED LOT COVERAGE OF BUILDING AREA:	0.96AC/16.2%
PARKING REQUIRED: 1 SPACE/4 BEDS X 100 BEDS = 25 SPACES	
1 SPACE/STAFF X 20 STAFF = 20 SPACES	
14 ASSUMED FOR ADDITIONAL VISITORS	
EXISTING PARKING SPACES:	24
PROPOSED ADDITIONAL PARKING SPACES:	35
OVERALL TOTAL PARKING SPACES:	59
TOTAL IMPERVIOUS AREA:	2.06AC/34.7%
MIN SQUARE FOOTAGE OF LANDSCAPED AREA:	1.49AC/25%
PROPOSED SQUARE FOOTAGE OF LANDSCAPED AREA:	2.58AC/43%
UNDEVELOPED/NATURAL BUFFER AREA:	1.68AC
THERE IS NOT A FEMA IDENTIFIED FLOOD PLAN	0.00AC



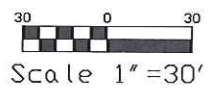
SECTION A
NOT TO SCALE



SECTION B
NOT TO SCALE



SECTION C
NOT TO SCALE



Scale 1" = 30'



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DATE	REVISION

SITE PLAN: PROPOSED				
2715&2725 HOLCOMB BRIDGE RD				
TAX MAP-PARCEL	CITY	COUNTY	SCALE	DATE
	ROSNELL	FULTON	1"=30'	5/02/13
SULLINS CIVIL SERVICES, INC.				
420 HAMPTON COURT	(878) 687-6219	ATHENS, GEORGIA		