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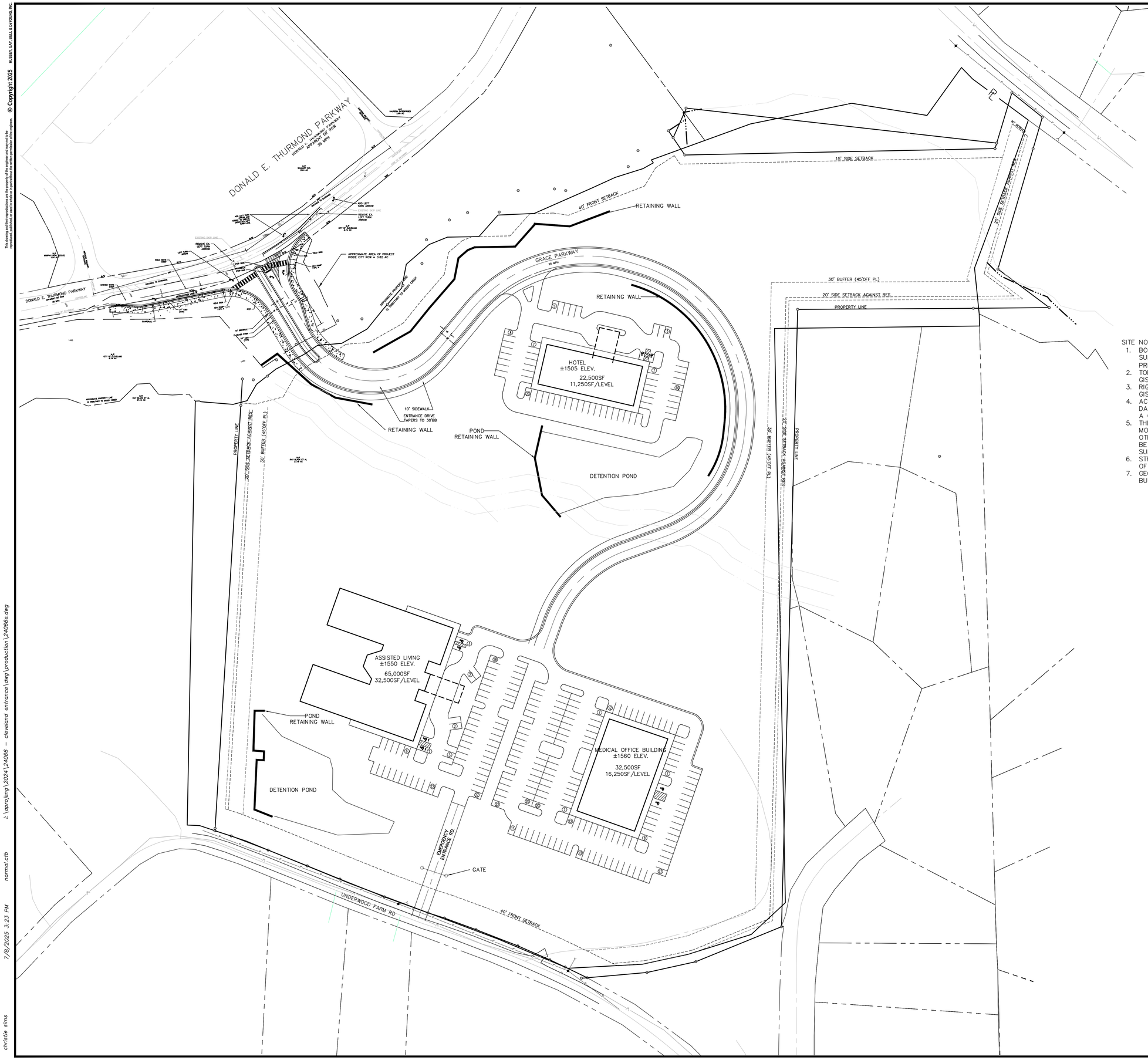

SITE AREA = 27.19 AC
PARCEL ID 048C 135
CURRENT ZONING = PM–U: MULTIPLE USE DISTRICT

PROPOSED USE IS AS FOLLOWS:
MEDICAL OFFICE BUILDING = 32,500SF
2 STORY– APPROX. 16,250SF/LEVEL

ASSISTED LIVING = 65,000SF
2 STORY–APPROX. 32,500SF/LEVEL

HOTEL = 22,500SF
2 STORY–APPROX. 11,250SF/LEVEL

TOTAL SF ON SITE = 120,000SF
MINIMUM SF ALLOWED = 100,000SF
MAXIMUM SF ALLOWED = 124,999SF

OPEN SPACE REQUIRED = 20% OR XX AC
OPEN SPACE PROVIDED = XX% OR XX AC

PARKING

HOTEL:
50 REQUIRED
50 PROVIDED

ASSISTED LIVING FACILITY:
70 REQUIRED
70 PROVIDED

MEDICAL OFFICE BUILDING:
150 REQUIRED
150 PROVIDED

THIS SITE WAS RECENTLY ANNEXED INTO THE CITY OF CLEVELAND, GEORGIA WITH STIPULATIONS.

SITE NOTES:
1. BOUNDARY INFORMATION TAKEN FROM A "RETRACEMENT SURVEY FOR PROPERTY OF BLACK, E. RAY ET AL – PREPARED BY CLARK CANADAY DATED 8/27/24.".
2. TOPOGRAPHIC INFORMATION TAKEN FROM WHITE COUNTY GIS DATA.
3. RIGHT–OF–WAY INFORMATION TAKEN FROM WHITE COUNTY GIS
4. ACCORDING TO THE WHITE COUNTY, GEORGIA ROAD MAP, DATED JULY 6, 2021, DONALD E. THURMOND PARKWAY IS A CITY ROAD.
5. THE CREEK SHOWN ON THE PLAN IS A TRIBUTARY TO MOSSY CREEK. A DELINEATION OF THIS CREEK, AND ANY OTHER DRAINAGE FEATURES, IS UNKNOWN AND SHOULD BE ACCOMPLISHED DURING THE FIELD RUN TOPOGRAPHIC SURVEY PROCESS.
6. STREET TREES AND LIGHTING WILL BE PROVIDED PER CITY OF CLEVELAND CODE REQUIREMENTS.
7. GEORGIA EPD ALLOWS PERPENDICULAR STATE WATER BUFFER CROSSINGS FOR ACCESS.

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

HUSSEY GAY BELL
Established 1958
3100 Breckinridge Blvd, Building 300, Duluth, GA 30096 / T: 770.923.1600

GRACE OF GEORGIA DEVELOPMENTS, LLC
78 LINDBERG DRIVE
ATLANTA, GA 30309

CONTACT: DOMINIC LAWSON DLBP, LLC
(407) 421-5170

No.	Description	By	App.	Date
	REVISION			

FOR REVIEW ONLY
NOT TO BE RELEASED FOR CONSTRUCTION

Project Title

475 UNDERWOOD FARM RD

Project Location

Address	475 UNDERWOOD FARM RD
City, State Zip	CLEVELAND, GA
Land Lot	41
District-Section	2
County	WHITE
Project No.	24-066
Drawn By:	CES
Checked By:	CES
Initial Issue Date:	07-07-2025

Sheet Title

PRELIMINARY SITE PLAN

Sheet Number

C-1.0

This document is prepared for the exclusive use of GRACE OF GEORGIA DEVELOPMENTS, LLC and shall not be relied on by any other person or entity.

christie sims normal.ctb 7/8/2025 3:23 PM L:\projects\2024\24066 - cleveland entrance\dwg\production\24066e.dwg