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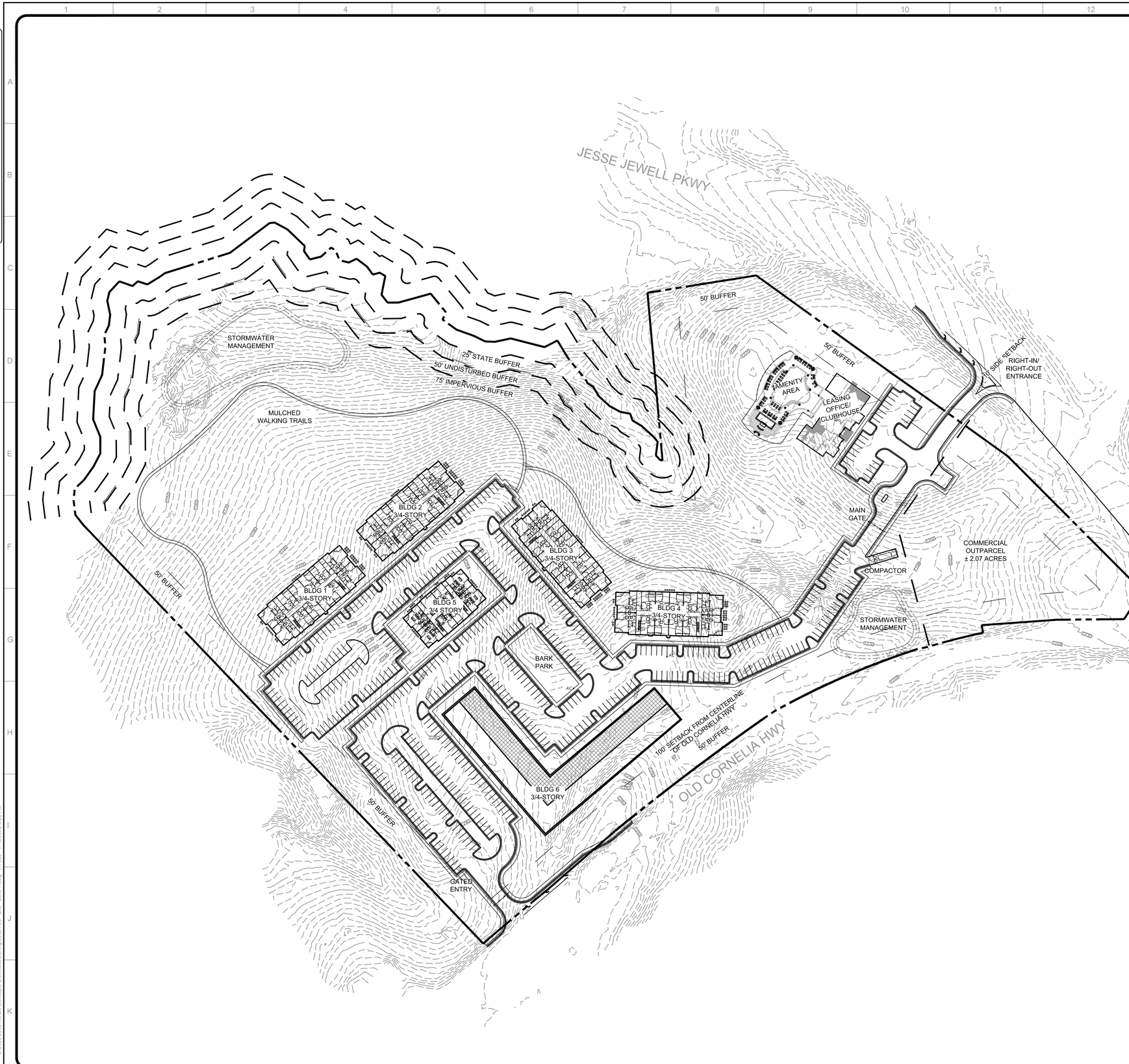
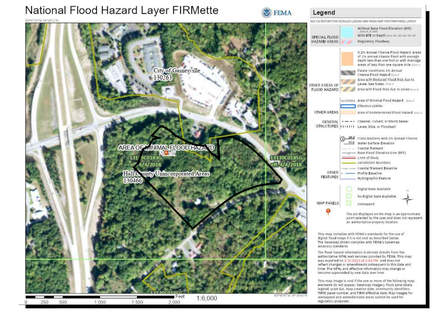
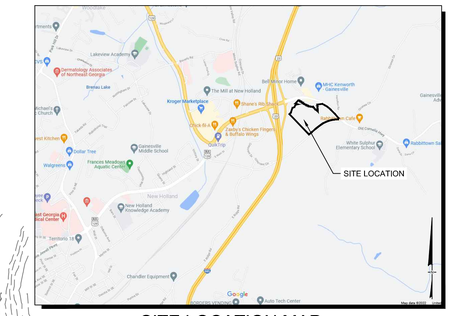


National Flood Hazard Layer FIRMette



FEMA FIRM MAP
NOT TO SCALE



SITE LOCATION MAP
NOT TO SCALE

SITE DATA:	
TOTAL SITE AREA	± 27.415 ACRES
APARTMENT SITE AREA	± 25.345 ACRES
COMMERCIAL OUTPARCEL AREA	± 2.07 ACRES
ZONING	
EXISTING ZONING	R-II (RESI - II) & HB (HIGHWAY BUISNESS)
PROPOSED ZONING	PRD (PLANNED RESIDENTIAL DISTRICT)
OVERLAY DISTRICT	NORTH OCONEE WATER SUPPLY WATERSHED
ZONING JURISDICTION	HALL CO.
USE CALCULATIONS	
MAXIMUM ALLOWABLE DENSITY	N/A
TOTAL PROPOSED DENSITY	320 UNITS (11.67 UPA)
UNIT BREAKDOWN	
1-BEDROOMS	45%
2-BEDROOMS	45%
3-BEDROOMS	10%
SETBACK REQUIREMENTS	
BUFFERS	50 FEET FROM ALL PROPERTY BOUNDARIES
LANDSCAPE REQUIREMENTS	A MINIMUM OF TWO TREES PER LOT
DEVELOPMENT STANDARDS	
MIN LOT AREA	35,000 SF
MIN LOT FRONTAGE	50 FEET
APARTMENT BUILDING SEPARATION	20 FEET
OPEN SPACE CALCULATIONS	
OPEN SPACE REQUIRED	30% (7.6 ACRES)
OPEN SPACE PROPOSED	48% (12 ACRES)
PARKING REQUIREMENTS	
TOTAL PARKING REQUIRED	1.5 SPACES PER UNIT (480 SPACES)
TOTAL PARKING PROVIDED	1.63 SPACES PER UNIT (522 SPACES)

24 HOUR CONTACT:
BRIAN EHRSAM

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350 RESEARCH COURT STE 200
PEACHTREE CORNERS, GA 30092

PROJECT

OLD CORNELIA HWY @ JESSE JEWELL PKWY

A MASTER PLANNED RESIDENTIAL DEVELOPMENT
AT

2191, 2211, 2233
OLD CORNELIA HWY
GAINESVILLE GA, 30507

HALL COUNTY JURISDICTION

FOR

INLINE COMMUNITIES

MUNICIPALITY PROJECT #

REVISIONS

NO.	DATE	BY	DESCRIPTION

THIS SEAL IS ONLY VALID IF COUNTER SIGNED AND DATED WITH AN ORIGINAL SIGNATURE.

PRELIMINARY
NOT TO BE RELEASED FOR CONSTRUCTION

REZONING MASTER PLAN

0 40 80 160 240

SCALE: 1" = 80'
DATE: 07/18/2022
PROJECT: 22021.00

GRID NORTH
GEORGIA WEST ZONE

Z1
SHEET