

SITE LOCATION MAP - NTS



**W&A
ENGINEERING**
CIVIL ENGINEERING | LANDSCAPE ARCHITECTURE
LAND SURVEYING | TRAFFIC ENGINEERING
ECONOMIC DEVELOPMENT

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GREENLEAF TOWNHOMES

HALL COUNTY, GA
2455 FLOYD RD - +/-6.93 ACRES

PROJECT DATA

PROPERTY OWNER: GREENLEAF INVESTMENT PARTNERS L051, LLC
P.O. BOX 450233
ATLANTA, GA 31145
ATTN: JOSH FRIEDENSOHN (404-386-2577)

DEVELOPER: GREENLEAF, LLC
3081 HOLCOMB BRIDGE ROAD, SUITE A2
NORCROSS, GA 30071
ATTN: JOSH FRIEDENSOHN (404-386-2577)

AUTHORIZED AGENT: W&A ENGINEERING
355 ONETA ST, SUITE D100,
ATHENS, GA 30601
ATTN: JASON DYE (706.310.0400)

PHYSICAL ADDRESS: 2455 FLOYD RD, GAINESVILLE, GA
TAX PARCEL: 15022000037
TOTAL PROJECT ACREAGE: 6.93 ACRES (301,871 SF.)
OPEN SPACE ACREAGE: 2.13 ACRES (92,880 SF) (30.77%)
CONTOUR INTERVAL: 2' TOPO DIGITIZED FROM HALL COUNTY GIS.
BOUNDARY SURVEY: THIS DRAWING WAS PREPARED USING A CHASTAIN & ASSOCIATES, PC ALTA/NSPS LAND TITLE SURVEY FOR GREENLEAF INVESTMENT PARTNERS L051, LLC, DATED 02/15/2019.

EXISTING ZONING: AR-IV
PROPOSED ZONING: PRD
EXISTING USE: MOBILE HOME PARK
PROPOSED USE: MULTI-FAMILY TOWNHOME DEVELOPMENT

FLOOD PLAIN: SUBJECT PROPERTIES ARE WITHIN AREAS HAVING ZONE DESIGNATION OF ZONE X, DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP NO. 13139C0195H, WITH AN EFFECTIVE DATE OF 12/01/2022, FOR COMMUNITY PANEL NUMBER 195, HALL COUNTY, GEORGIA.

THERE ARE NO STATE WATERS ON-SITE, NOR WITHIN 200' OF THE SITE.
THERE ARE NO WETLANDS DELINEATED ON SITE.
THIS PROPERTY DOES NOT CONTAIN ENVIRONMENTAL AREAS AS DENOTED ON THE HALL COUNTY ENVIRONMENTAL MAP DATED 11/03/04.

WATER SUPPLY: GAINESVILLE DEPARTMENT OF WATER RESOURCES
SEWAGE DISPOSAL: GAINESVILLE DEPARTMENT OF WATER RESOURCES
SOLID WASTE: BY PRIVATE CONTRACT VIA SINGLE ON-SITE CONTAINER
UTILITIES: POWER, GAS, WATER, SEWER, TELEPHONE, CABLE TV
SITE DRAINAGE: CONCRETE CURB AND GUTTER AND COUNTY APPROVED PIPE WILL BE EMPLOYED TO COLLECT AND DIVERT SURFACE WATER TO THE PROPOSED STORM WATER MANAGEMENT FACILITIES.

PRD ZONING SETBACK REGULATIONS

FRONT YARD: 20'
SIDE YARD: 40'
REAR YARD: 40'
FROM ACCESS EASEMENT: 10' FROM EDGE OF EXISTING EASEMENT & 25' FROM CENTERLINE OF EXISTING EASEMENT

APARTMENT BUILDING DATA (44 UNITS/112 BEDROOMS)

BUILDING	UNITS	2 BEDROOMS	3 BEDROOMS	TOTAL BEDROOMS/BUILDING
BUILDING 100	2 UNITS x 2 BEDROOMS = 4 BEDROOMS/BUILDING	4 UNITS x 3 BEDROOMS = 12 BEDROOMS/BUILDING	16 BEDROOMS	
BUILDING 200	2 UNITS x 2 BEDROOMS = 4 BEDROOMS/BUILDING	3 UNITS x 3 BEDROOMS = 9 BEDROOMS/BUILDING	13 BEDROOMS	
BUILDING 300	2 UNITS x 2 BEDROOMS = 4 BEDROOMS/BUILDING	2 UNITS x 3 BEDROOMS = 6 BEDROOMS/BUILDING	10 BEDROOMS	
BUILDING 400	2 UNITS x 2 BEDROOMS = 4 BEDROOMS/BUILDING	5 UNITS x 3 BEDROOMS = 15 BEDROOMS/BUILDING	19 BEDROOMS	
BUILDING 500	2 UNITS x 2 BEDROOMS = 4 BEDROOMS/BUILDING	2 UNITS x 3 BEDROOMS = 6 BEDROOMS/BUILDING	10 BEDROOMS	
BUILDING 600	5 UNITS x 2 BEDROOMS = 10 BEDROOMS/BUILDING	4 UNITS x 3 BEDROOMS = 12 BEDROOMS/BUILDING	22 BEDROOMS	
BUILDING 700	5 UNITS x 2 BEDROOMS = 10 BEDROOMS/BUILDING	4 UNITS x 3 BEDROOMS = 12 BEDROOMS/BUILDING	22 BEDROOMS	
TOTAL APARTMENT BEDROOMS			= 112 BEDROOMS	

PARKING DATA - MULTIFAMILY

REQUIRED PARKING: 1.5 SPACES PER UNIT
44 PROPOSED UNITS

REQUIRED PARKING:
REQUIRED UNIT PARKING: 66 SPACES (44 X 1.5)
REQUIRED MAILBOX PARKING: 3 SPACES
TOTAL REQUIRED PARKING: 69 SPACES

PROPOSED PARKING:
STANDARD SURFACE: 95
ADA ACCESSIBLE: 2
TOTAL PROPOSED: 97 TOTAL SPACES

ADA ACCESSIBLE PARKING SPACE (2% OF 97): 2 SPACES REQUIRED

Know what's below.
Call before you dig.

REVISIONS	
DATE	COMMENT

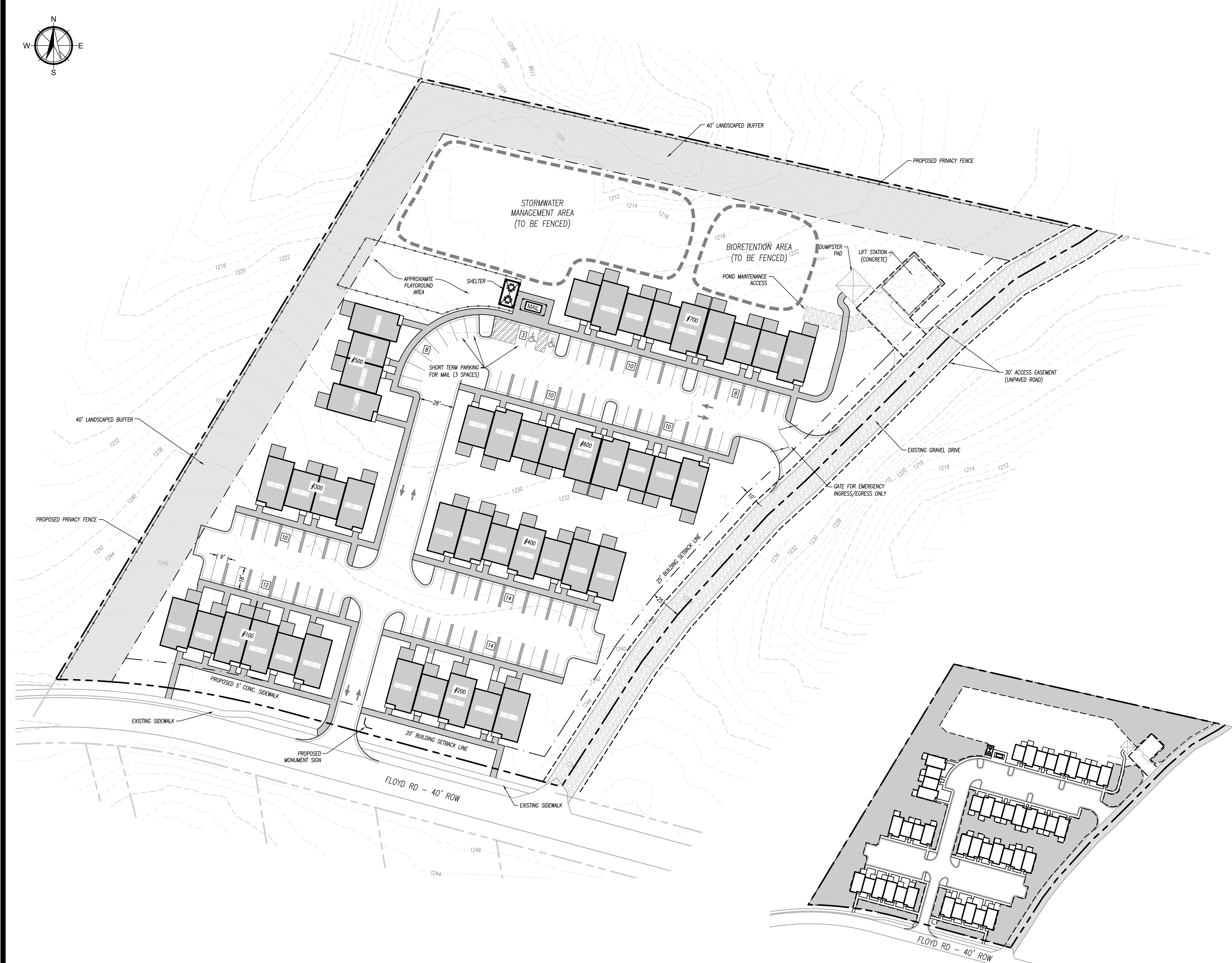
INITIAL SUB. DATE: ----

ISSUANCE DATE: ----

W&A PROJECT #: 230185

CONCEPT A

C01



PROPOSED OPEN SPACES AREAS - SCALE: 1"=100'

SCALE 1" = 40' 20' 40' 80'

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