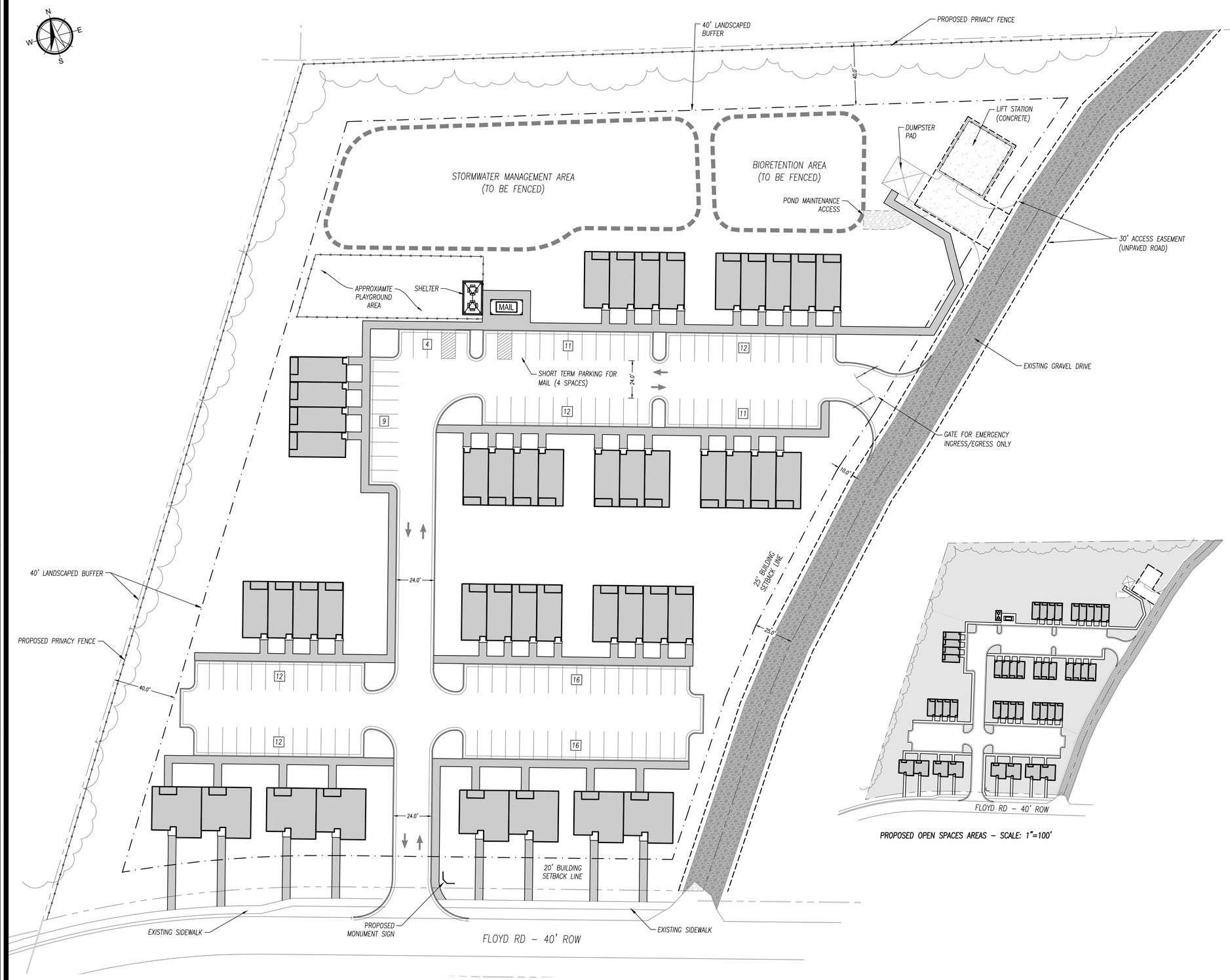

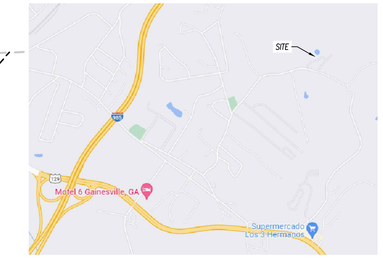

SITE LOCATION MAP – NTS

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

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: JIM BURT (706.310.0400)

PHYSICAL ADDRESS: 2455 FLOYD RD, GAINESVILLE, GA

TAX PARCEL: 15022000037

TOTAL PROJECT ACREAGE: 5.74 ACRES (250,041 SF.)

OPEN SPACE ACREAGE: INCLUDING PONDS 3.50 ACRES (152,740 SF) (61.09%)

IMPERVIOUS AREA: 2.24 ACRES (97,301 SF) (38.91%)

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 ONSITE, 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

PARKING DATA – MULTIFAMILY

REQUIRED PARKING: 2.5 SPACES PER UNIT
44 PROPOSED UNITS

REQUIRED PARKING
REQUIRED UNIT PARKING: 110 SPACES (44 X 2.5)
REQUIRED MAILBOX PARKING: 3 SPACES
TOTAL REQUIRED PARKING: 113 SPACES

PROPOSED PARKING
STANDARD SURFACE: 112
ADA ACCESSIBLE: 3
TOTAL PROPOSED: 115 TOTAL SPACES (2.6 PER UNIT)

ADA ACCESSIBLE PARKING SPACE (2% OF 115): 3 SPACES REQUIRED

SCALE 1" = 30' 15 30 60

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

355 Oneta Street, Suite D100
Athens, GA 30601
P: (706) 310-0400 • F: (706) 310-4011
waengineering.com

ALL DRAWINGS SHALL REMAIN THE PROPERTY OF W&A ENGINEERING. THESE INSTRUMENTS OF SERVICE ARE TO BE USED SOLELY FOR THIS SPECIFIC PROJECT. W&A ENGINEERING SHALL RETAIN ALL LEGAL RIGHTS TO THE USE OF THE INSTRUMENTS OF SERVICE AND SHALL RETAIN FULL PROTECTION UNDER UNITED STATES COPYRIGHT LAW.

GREENLEAF TOWNHOMES

HALL COUNTY, GA

2455 FLOYD RD - +/-6.93 ACRES

Know what's below. Call before you dig. 811

REVISIONS

DATE	COMMENT

FOR REVIEW ONLY

INITIAL SUB. DATE: ----

ISSUANCE DATE: 02/09/2024

W&A PROJECT #: 230185

CONCEPT A

C01

X:\Projects\2023\230185-Greenleaf Townhomes-2455 Floyd Road Gainesville GA\Design Concept\2024.01.30-Concept E-230185.dwg 2-09-24 09:29:24 AM skesler