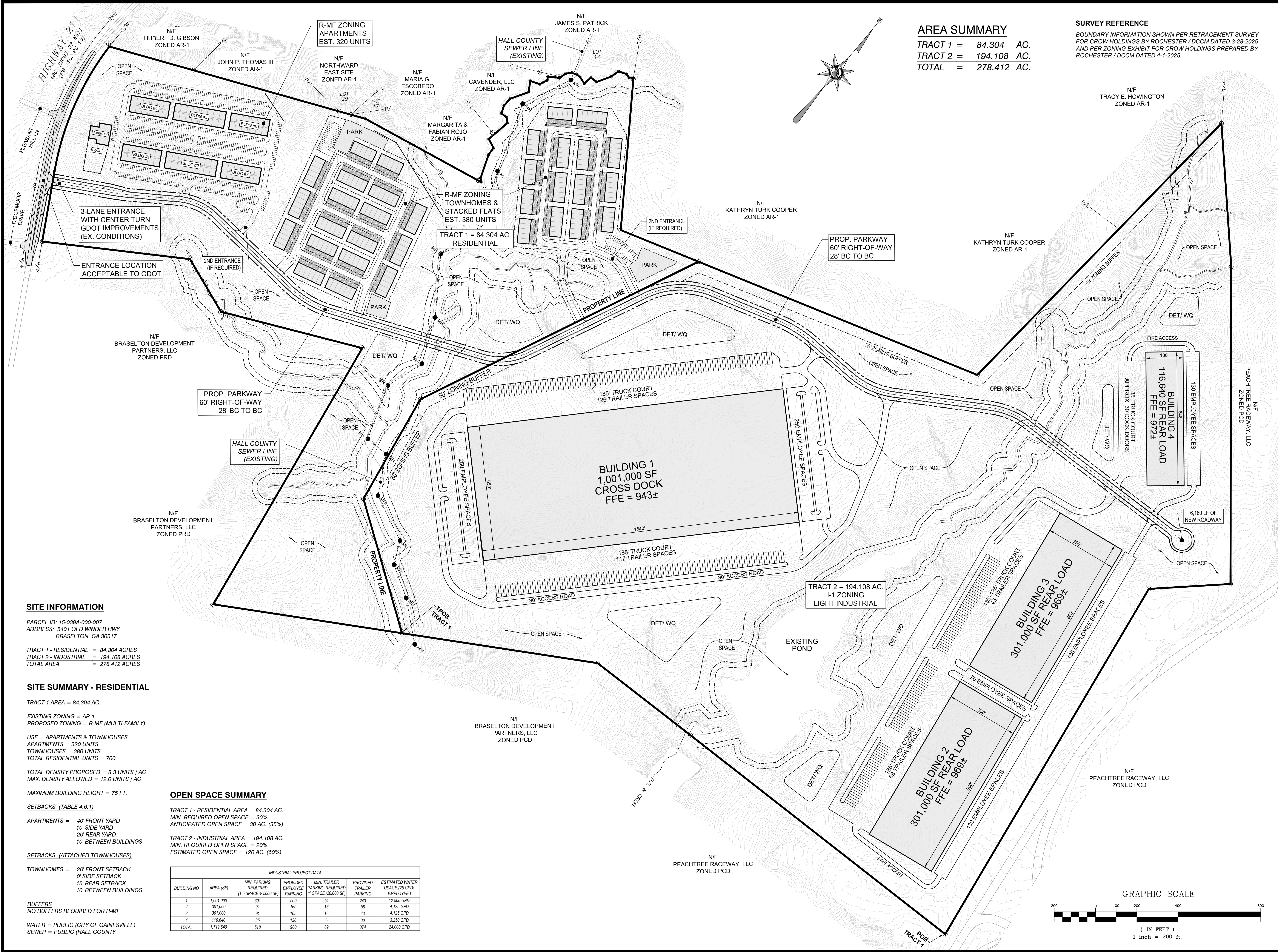




SITE INFORMATION

PARCEL ID: 15-039A-000-007
ADDRESS: 5401 OLD WINDER HWY
BRASELTON, GA 30517

TRACT 1 - RESIDENTIAL = 84.304 ACRES
TRACT 2 - INDUSTRIAL = 194.108 ACRES
TOTAL AREA = 278.412 ACRES

SITE SUMMARY - RESIDENTIAL

TRACT 1 AREA = 84.304 AC.

EXISTING ZONING = AR-1
PROPOSED ZONING = R-MF (MULTI-FAMILY)

USE = APARTMENTS & TOWNHOUSES
APARTMENTS = 320 UNITS
TOWNHOUSES = 380 UNITS
TOTAL RESIDENTIAL UNITS = 700

TOTAL DENSITY PROPOSED = 8.3 UNITS / AC
MAX. DENSITY ALLOWED = 12.0 UNITS / AC

MAXIMUM BUILDING HEIGHT = 75 FT.

SETBACKS (TABLE 4.6.1)

APARTMENTS = 40' FRONT YARD
10' SIDE YARD
20' REAR YARD
10' BETWEEN BUILDINGS

SETBACKS (ATTACHED TOWNHOUSES)

TOWNHOUSES = 20' FRONT SETBACK
0' SIDE SETBACK
15' REAR SETBACK
10' BETWEEN BUILDINGS

BUFFERS
NO BUFFERS REQUIRED FOR R-MF

WATER = PUBLIC (CITY OF GAINESVILLE)
SEWER = PUBLIC (HALL COUNTY)

OPEN SPACE SUMMARY

TRACT 1 - RESIDENTIAL AREA = 84.304 AC.
MIN. REQUIRED OPEN SPACE = 30%
ANTICIPATED OPEN SPACE = 30 AC. (35%)

TRACT 2 - INDUSTRIAL AREA = 194.108 AC.
MIN. REQUIRED OPEN SPACE = 20%
ESTIMATED OPEN SPACE = 120 AC. (60%)

INDUSTRIAL PROJECT DATA						
BUILDING NO	AREA (SF)	MIN. PARKING REQUIRED (1.5 SPACES/5000 SF)	PROVIDED EMPLOYEE PARKING	MIN. TRAILER PARKING REQUIRED (1 SPACE/20,000 SF)	PROVIDED TRAILER PARKING	ESTIMATED WATER USAGE (25 GPD/ EMPLOYEE)
1	1,001,000	301	500	51	243	12,500 GPD
2	301,000	91	165	16	58	4,125 GPD
3	301,000	91	165	16	43	4,125 GPD
4	116,640	35	130	6	30	3,250 GPD
TOTAL	1,719,640	518	960	89	374	24,000 GPD

AREA SUMMARY

TRACT 1 = 84.304 AC.
TRACT 2 = 194.108 AC.
TOTAL = 278.412 AC.

SURVEY REFERENCE

BOUNDARY INFORMATION SHOWN PER RETRACEMENT SURVEY FOR CROW HOLDINGS BY ROCHESTER / DCCM DATED 3-28-2025 AND PER ZONING EXHIBIT FOR CROW HOLDINGS PREPARED BY ROCHESTER / DCCM DATED 4-1-2025.

REED
PLANNING & DESIGN

100 Old Dawson Village Rd
Suite 110
Dawsonville, GA 30534
Phone: 706-531-8428

© 2025
REED PLANNING & DESIGN, INC.
ALL RIGHTS RESERVED

THESE CONSTRUCTION DOCUMENTS AND ANY REPRODUCTIONS, IN WHOLE OR IN PART, ARE THE SOLE PROPERTY OF REED PLANNING & DESIGN, INC. THEY SHALL NOT BE REPRODUCED OR CONVEYED IN ANY MANNER NOR ARE THEY TO BE USED FOR ANY OTHER PROJECTS OTHER THAN THOSE SPECIFICALLY INDICATED HEREIN WITHOUT WRITTEN PERMISSION FROM AND DUE COMPENSATION TO REED PLANNING & DESIGN, INC.

STAMP

GSWCC LEVEL 2
CERTIFIED DESIGN
PROFESSIONAL

CERTIFICATION NO. 1639
EXPIRES 10/27/2026

K2P, LLC
MIXED USE DEVELOPMENT
5401 OLD WINDER HWY.

PARCEL	15-039A-000007
LAND LOT	-
DISTRICT	GMD-392
CITY	-
COUNTY	HALL
STATE	GEORGIA

REZONING
PLAN

JOB NUMBER	DATE
25101	3-20-2025

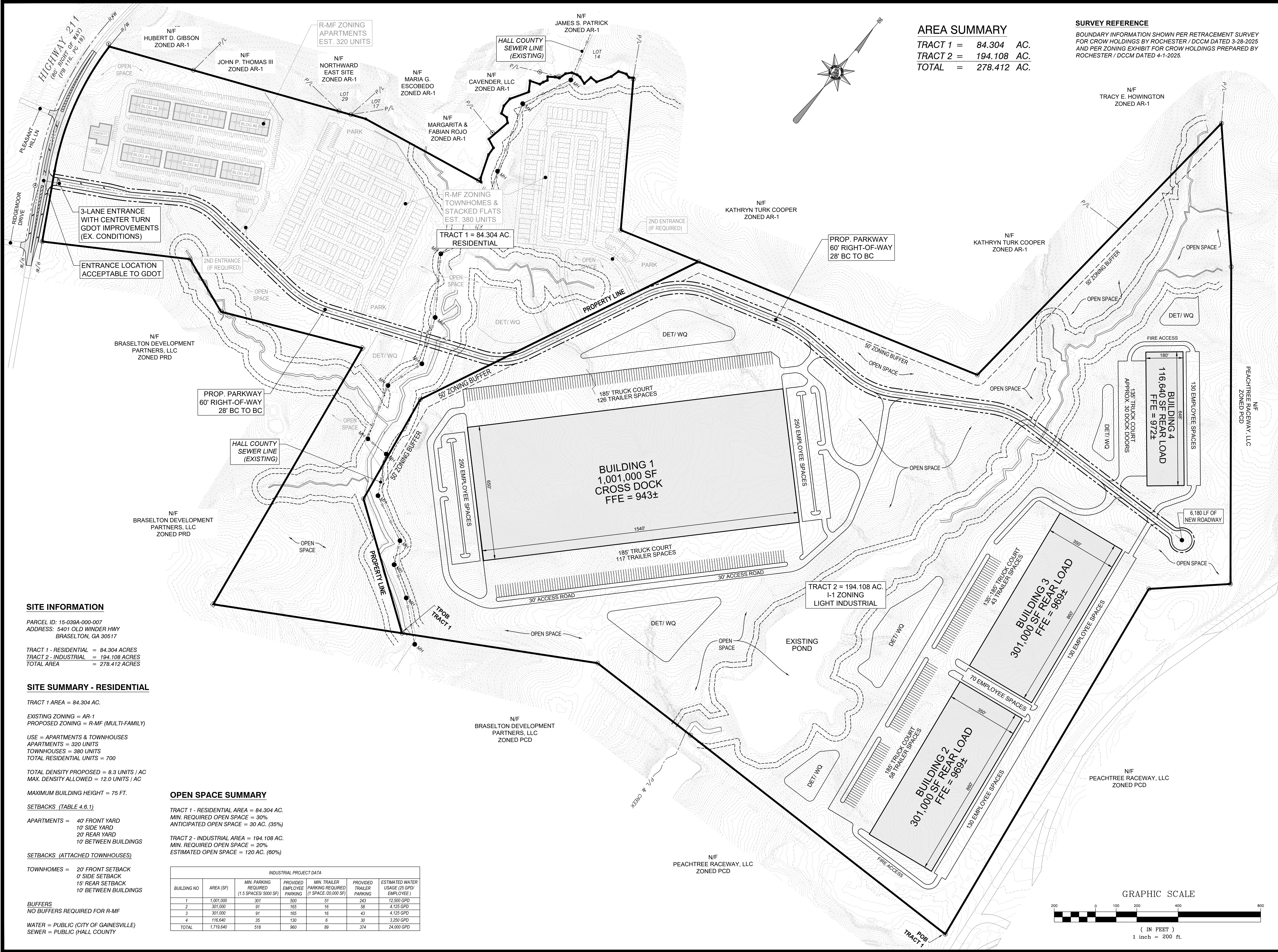
DATE	NO	REVISION
4-29-2025	1	UPDATED LAYOUTS
5-30-2025	2	REVISED ENTRANCE
7-15-2025	3	REVISED ENTRANCE

C-1.0

GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft.



SITE INFORMATION

PARCEL ID: 15-039A-000-007
ADDRESS: 5401 OLD WINDER HWY
BRASELTON, GA 30517

TRACT 1 - RESIDENTIAL = 84.304 ACRES
TRACT 2 - INDUSTRIAL = 194.108 ACRES
TOTAL AREA = 278.412 ACRES

SITE SUMMARY - RESIDENTIAL

TRACT 1 AREA = 84.304 AC.

EXISTING ZONING = AR-1
PROPOSED ZONING = R-MF (MULTI-FAMILY)

USE = APARTMENTS & TOWNHOUSES
APARTMENTS = 320 UNITS
TOWNHOUSES = 380 UNITS
TOTAL RESIDENTIAL UNITS = 700

TOTAL DENSITY PROPOSED = 8.3 UNITS / AC
MAX. DENSITY ALLOWED = 12.0 UNITS / AC

MAXIMUM BUILDING HEIGHT = 75 FT.

SETBACKS (TABLE 4.6.1)

APARTMENTS = 40' FRONT YARD
10' SIDE YARD
20' REAR YARD
10' BETWEEN BUILDINGS

SETBACKS (ATTACHED TOWNHOUSES)

TOWNHOUSES = 20' FRONT SETBACK
0' SIDE SETBACK
15' REAR SETBACK
10' BETWEEN BUILDINGS

BUFFERS
NO BUFFERS REQUIRED FOR R-MF

WATER = PUBLIC (CITY OF GAINESVILLE)
SEWER = PUBLIC (HALL COUNTY)

OPEN SPACE SUMMARY

TRACT 1 - RESIDENTIAL AREA = 84.304 AC.
MIN. REQUIRED OPEN SPACE = 30%
ANTICIPATED OPEN SPACE = 30 AC. (35%)

TRACT 2 - INDUSTRIAL AREA = 194.108 AC.
MIN. REQUIRED OPEN SPACE = 20%
ESTIMATED OPEN SPACE = 120 AC. (60%)

INDUSTRIAL PROJECT DATA						
BUILDING NO	AREA (SF)	MIN. PARKING REQUIRED (1.5 SPACES/3000 SF)	PROVIDED EMPLOYEE PARKING	MIN. TRAILER PARKING REQUIRED (1 SPACE/20,000 SF)	PROVIDED TRAILER PARKING	ESTIMATED WATER USAGE (25 GPD/ EMPLOYEE)
1	1,001,000	301	500	51	243	12,500 GPD
2	301,000	91	165	16	58	4,125 GPD
3	301,000	91	165	16	43	4,125 GPD
4	116,640	35	130	6	30	3,250 GPD
TOTAL	1,719,640	518	960	89	374	24,000 GPD

AREA SUMMARY

TRACT 1 = 84.304 AC.
TRACT 2 = 194.108 AC.
TOTAL = 278.412 AC.

SURVEY REFERENCE

BOUNDARY INFORMATION SHOWN PER RETRACEMENT SURVEY FOR CROW HOLDINGS BY ROCHESTER / DCCM DATED 3-28-2025 AND PER ZONING EXHIBIT FOR CROW HOLDINGS PREPARED BY ROCHESTER / DCCM DATED 4-1-2025.

REED
PLANNING & DESIGN

100 Old Dawson Village Rd
Suite 110
Dawsonville, GA 30534
Phone: 706-531-8428

© 2025
REED PLANNING & DESIGN, INC.
ALL RIGHTS RESERVED

THESE CONSTRUCTION DOCUMENTS AND ANY REPRODUCTIONS, IN WHOLE OR IN PART, ARE THE SOLE PROPERTY OF REED PLANNING & DESIGN, INC. THEY SHALL NOT BE REPRODUCED OR CONVEYED IN ANY MANNER NOR ARE THEY TO BE USED FOR ANY OTHER PROJECTS OTHER THAN THAT SPECIFICALLY INDICATED HEREIN WITHOUT WRITTEN PERMISSION FROM AND DUE COMPENSATION TO REED PLANNING & DESIGN, INC.

STAMP

GSWCC LEVEL 2
CERTIFIED DESIGN
PROFESSIONAL

CERTIFICATION NO. 1639
EXPIRES 10/27/2026

K2P, LLC
MIXED USE DEVELOPMENT
5401 OLD WINDER HWY.

PARCEL	15-039A-000007
LAND LOT	-
DISTRICT	GMD-392
CITY	-
COUNTY	HALL
STATE	GEORGIA

REZONING
PLAN

JOB NUMBER	DATE
25101	3-20-2025

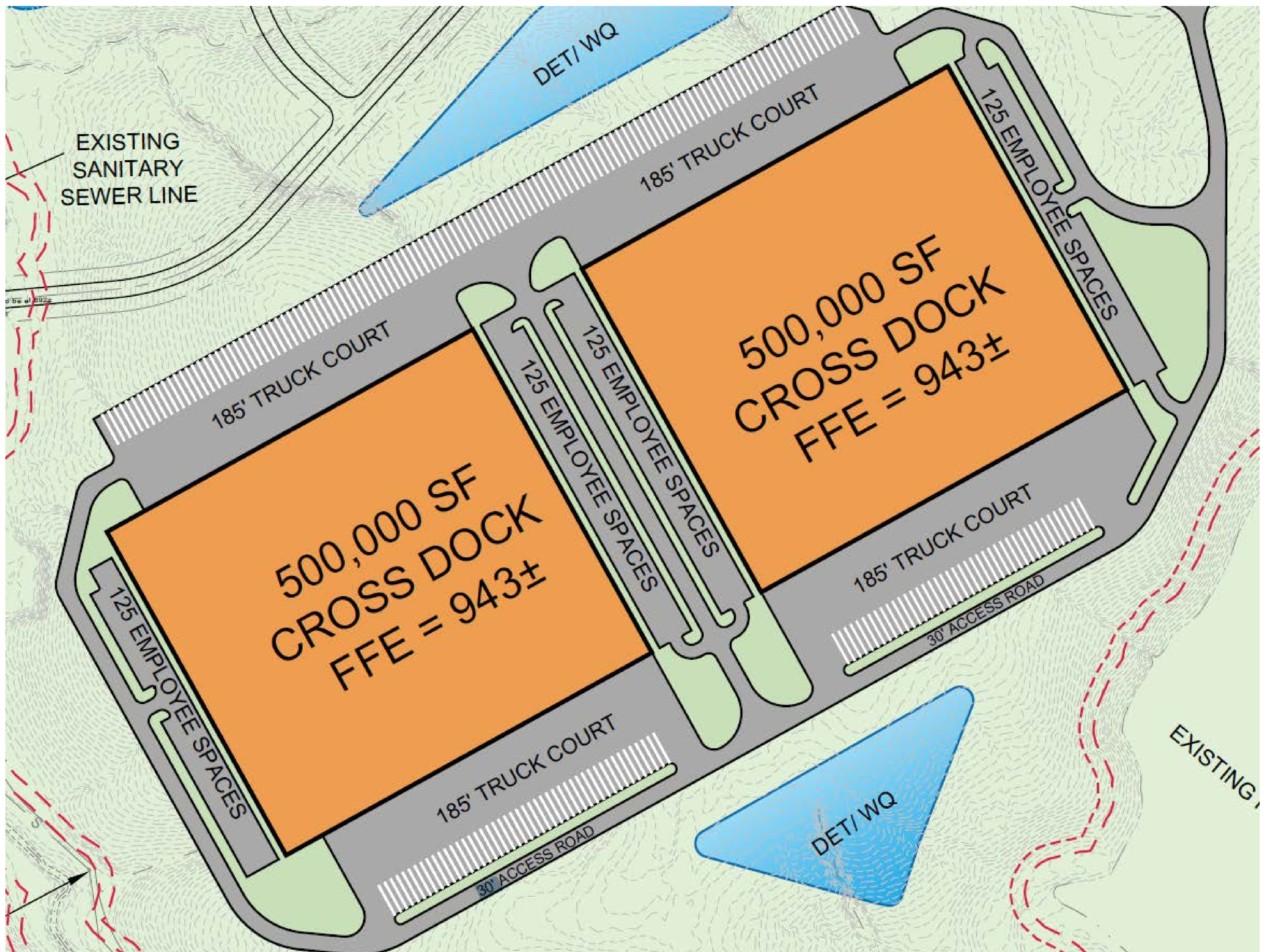
DATE	NO	REVISION
4-29-2025	1	UPDATED LAYOUTS
5-30-2025	2	REVISE ENTRANCE

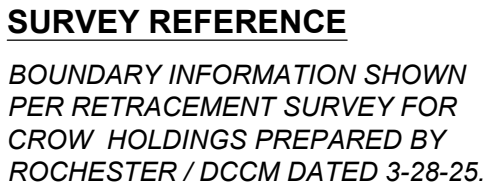
C-1.B

GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft.





100 Old Dawson Village Rd
Suite 110
Dawsonville, GA 30534
Phone: 706-531-8428

THESE CONSTRUCTION DOCUMENTS AND ANY REPRODUCTIONS, IN WHOLE OR IN PART, ARE THE SOLE PROPERTY OF REED PLANNING & DESIGN, INC. THEY SHALL NOT BE REPRODUCED OR CONVEYED IN ANY MANNER NOR ARE THEY TO BE USED FOR ANY OTHER PROJECTS OTHER THAN THAT SPECIFICALLY INDICATED HEREIN WITHOUT WRITTEN PERMISSION FROM AND DUE COMPENSATION TO REED PLANNING & DESIGN, INC.

TAMP

CERTIFICATION NO. 1639
EXPIRES 10/27/2026

KZF, LLC
MIXED USE DEVELOPMENT
5401 OLD WINDER HWY.

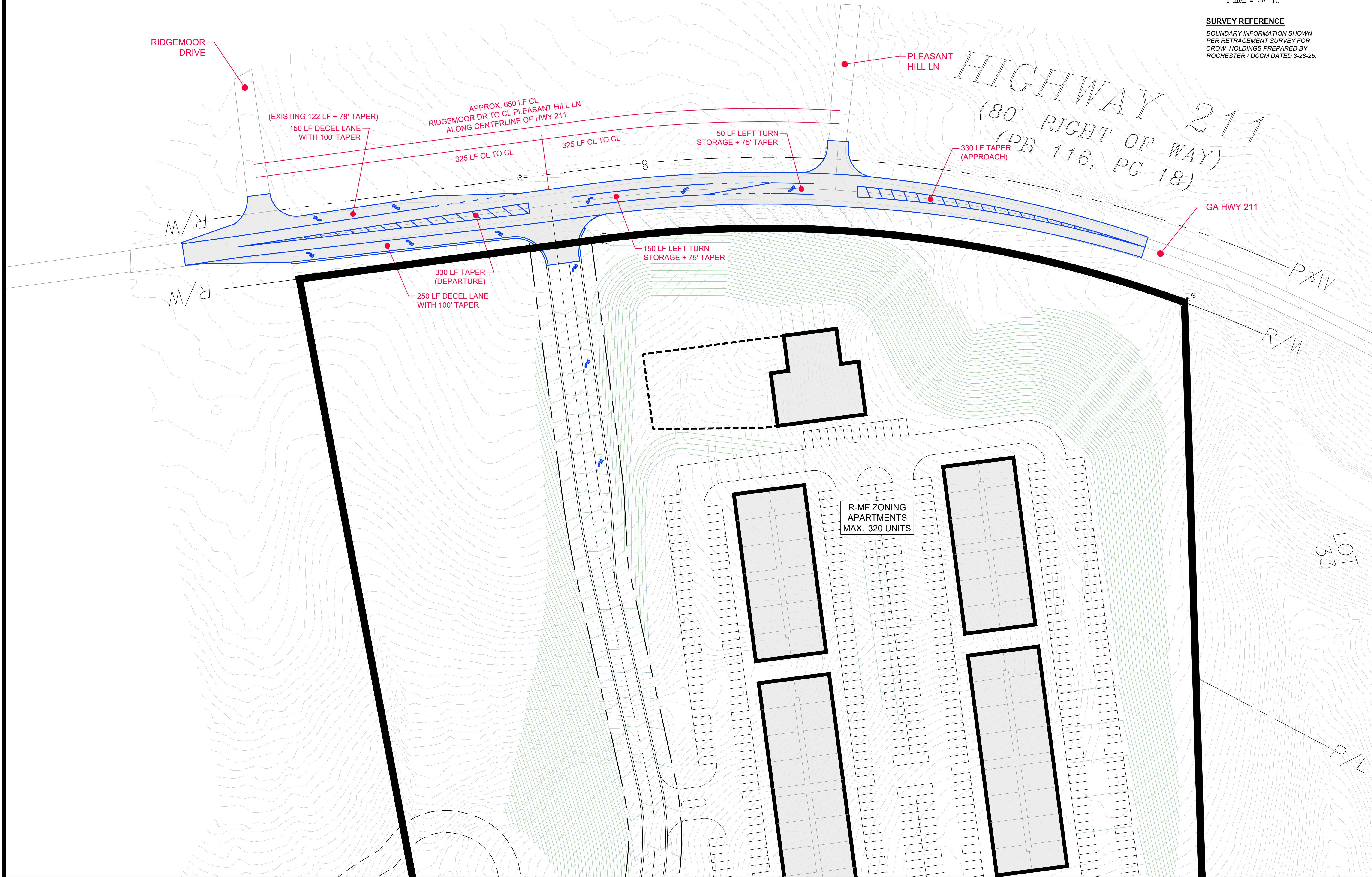
PARCEL	15-039A-000007
LAND LOT	-
DISTRICT	GMD-392
CITY	-
COUNTY	HALL
STATE	GEORGIA

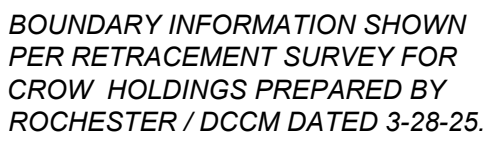
GDOT CONCEPT
(EX. CONDITION)

JOB NUMBER	DATE
25101	6-20-2025

[illegible]

C-2.A





100 Old Dawson Village Rd
Suite 110
Dawsonville, GA 30534
Phone: 706-531-8428

© 2025
REED PLANNING & DESIGN, INC.
ALL RIGHTS RESERVED

THESE CONSTRUCTION DOCUMENTS AND ANY REPRODUCTIONS, IN WHOLE OR IN PART, ARE THE SOLE PROPERTY OF REED PLANNING & DESIGN, INC. THEY SHALL NOT BE REPRODUCED OR CONVEYED IN ANY MANNER NOR ARE THEY TO BE USED FOR ANY OTHER PROJECTS OTHER THAN THAT SPECIFICALLY INDICATED HEREIN WITHOUT WRITTEN PERMISSION FROM AND DUE COMPENSATION TO REED PLANNING & DESIGN, INC.

TAMP

CERTIFICATION NO. 1639
EXPIRES 10/27/2026

KZP, LLC
MIXED USE DEVELOPMENT
5401 OLD WINDER HWY.

PARCEL	15-039A-000007
LAND LOT	-
DISTRICT	GMD-392
CITY	-
COUNTY	HALL
STATE	GEORGIA

DOT CONCEPT (FUTURE)

JOB NUMBER	DATE
25101	6-20-2025

[illegible]

C-2.B

