

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 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 |

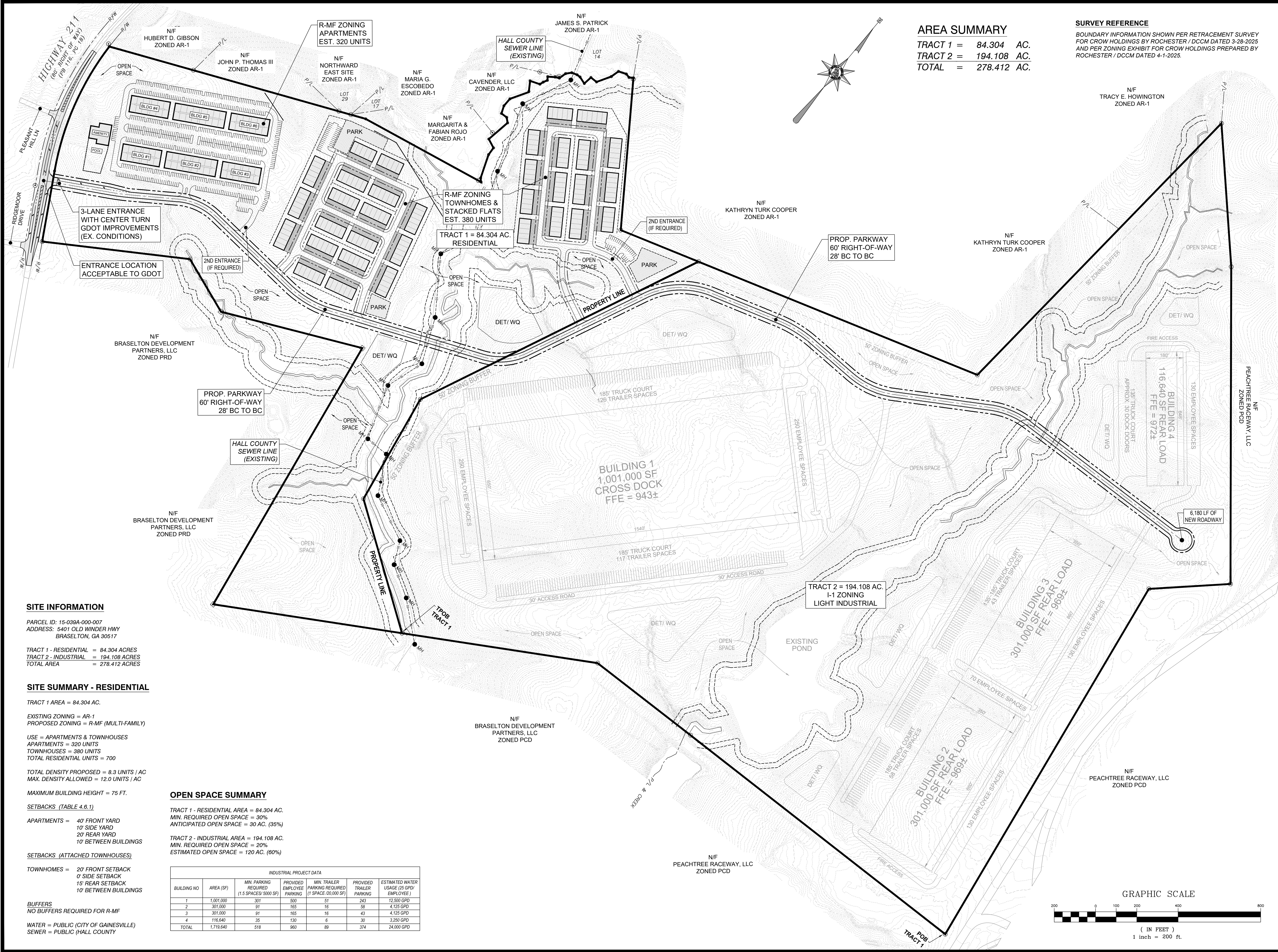
| DATE | NO | REVISION |
|-----------|----|------------------|
| 4-29-2025 | 1 | UPDATED LAYOUTS |
| 5-30-2025 | 2 | REVISED ENTRANCE |
| 7-15-2025 | 3 | REVISED ENTRANCE |
| | | |
| | | |
| | | |
| | | |

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/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 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 |

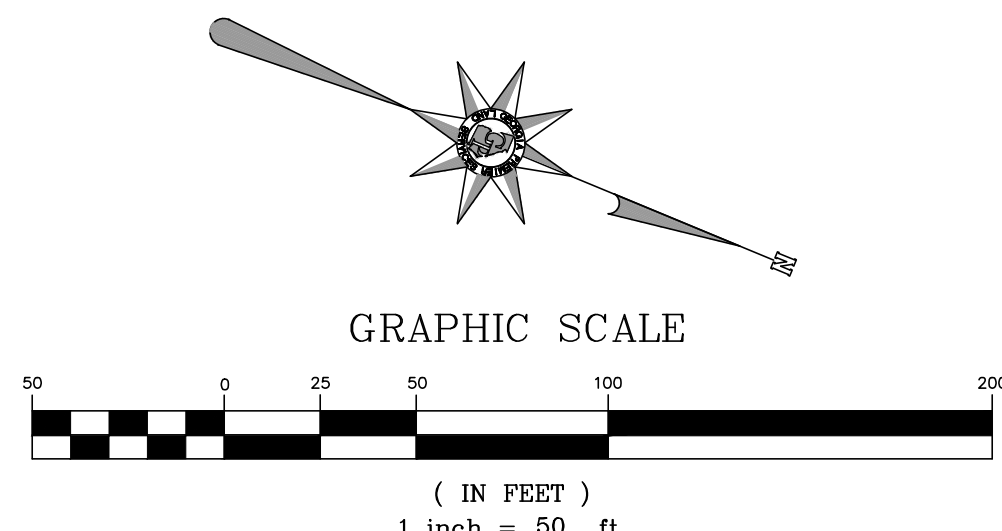
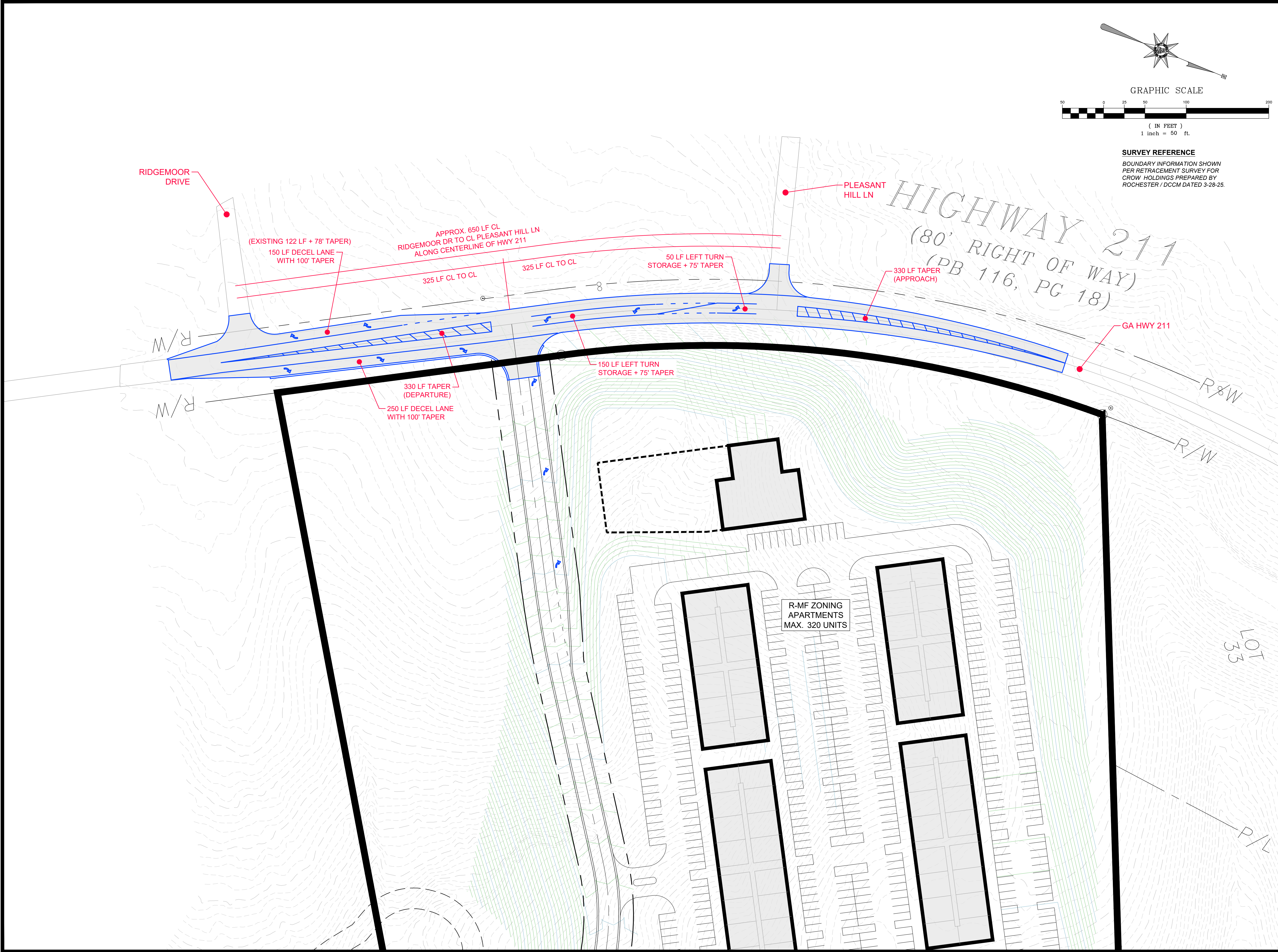
| DATE | NO | REVISION |
|-----------|----|------------------|
| 4-29-2025 | 1 | UPDATED LAYOUTS |
| 5-30-2025 | 2 | REVISED ENTRANCE |
| 7-15-2025 | 3 | REVISED ENTRANCE |
| | | |
| | | |
| | | |
| | | |

C-1.A

GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft.



SURVEY REFERENCE
BOUNDARY INFORMATION SHOWN
PER RETRACEMENT SURVEY FOR
CROW HOLDINGS PREPARED BY
ROCHESTER / DCCM DATED 3-28-25.

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.

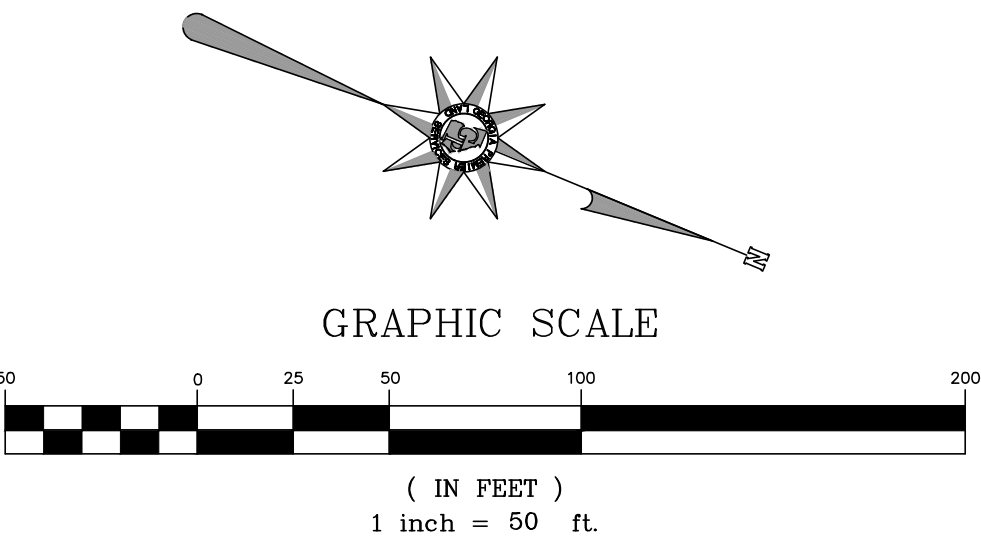
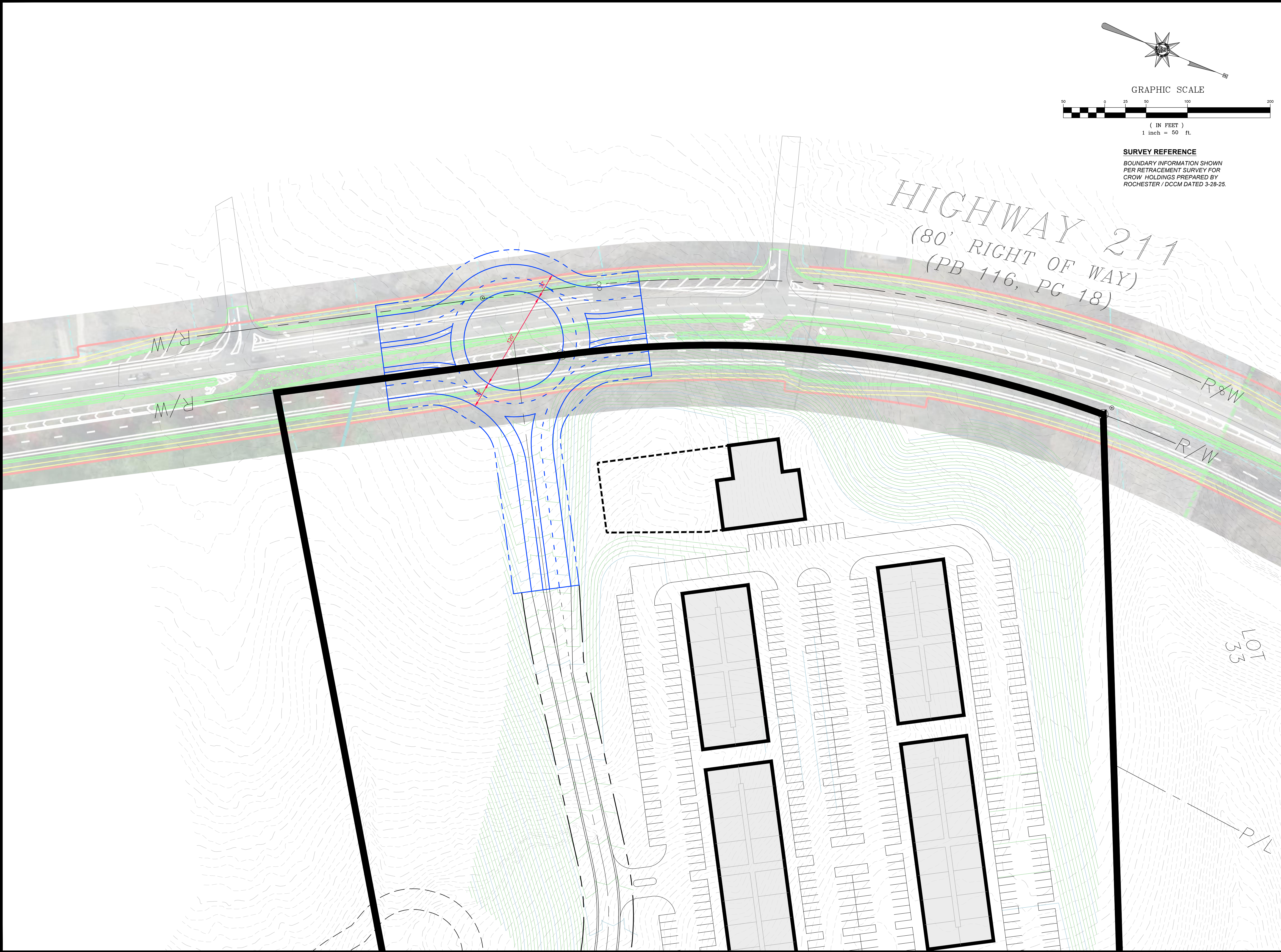
| | |
|----------|----------------|
| PARCEL | 15-039A-000007 |
| LAND LOT | - |
| DISTRICT | GMD-392 |
| CITY | - |
| COUNTY | HALL |
| STATE | GEORGIA |

GDOT CONCEPT
(EX. CONDITION)

| | |
|------------|-----------|
| JOB NUMBER | DATE |
| 25101 | 6-20-2025 |

| DATE | NO | REVISION |
|------|----|----------|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

C-2.A



SURVEY REFERENCE
BOUNDARY INFORMATION SHOWN
PER RETRACEMENT SURVEY FOR
CROW HOLDINGS PREPARED BY
ROCHESTER / DCCM DATED 3-28-25.

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 |

GDOT CONCEPT
(FUTURE)

| | |
|------------|-----------|
| JOB NUMBER | DATE |
| 25101 | 6-20-2025 |

| DATE | NO | REVISION |
|------|----|----------|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

C-2.B