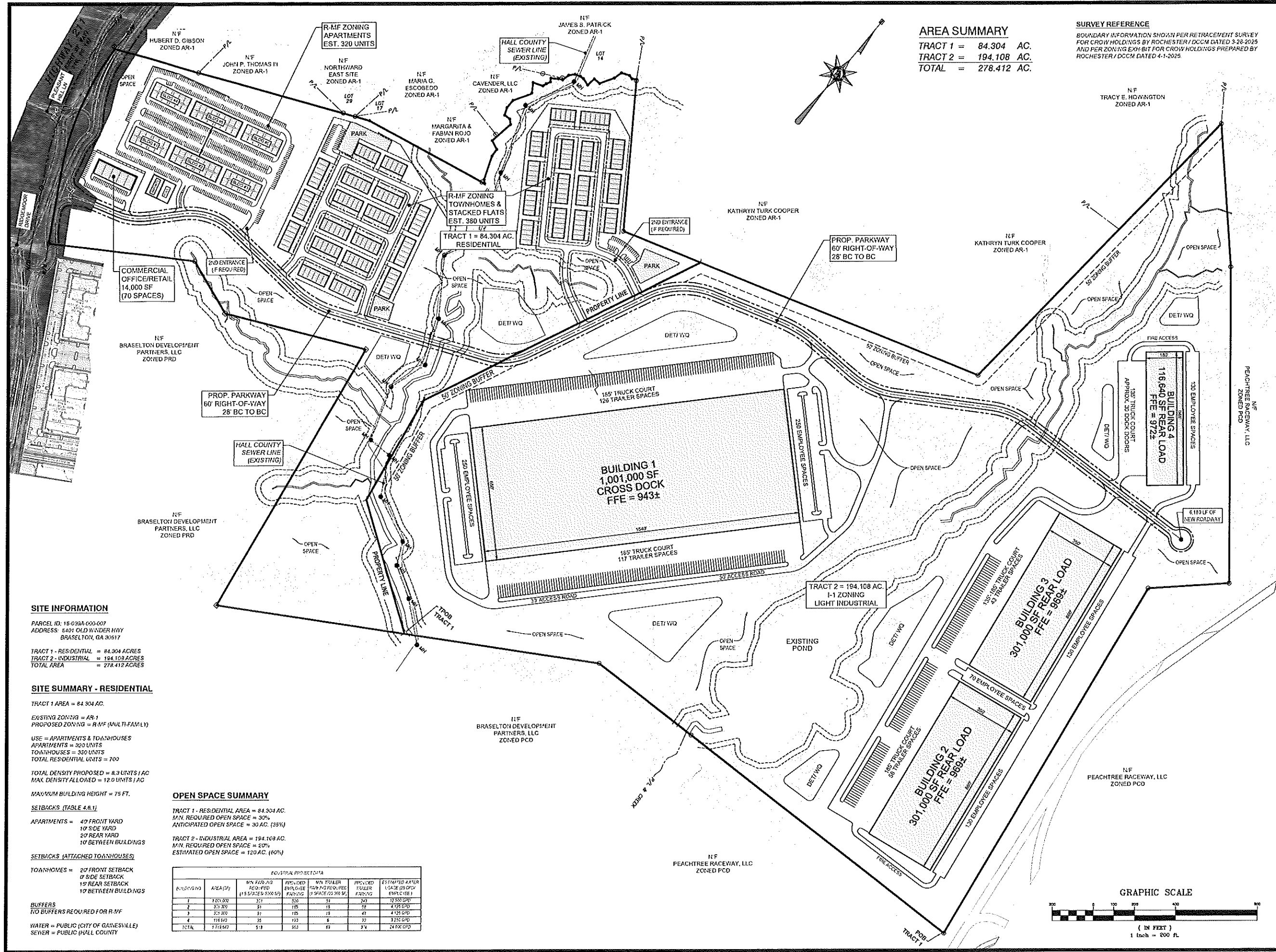




AREA SUMMARY

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 30034
Phone: 706-531-8428

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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
6-30-2025	2	REVISED ENTRANCE
7-15-2025	3	REVISED ENTRANCE
8-19-2025	4	ADD COMMERCIAL
10-3-2025	5	REVISED ENTRANCE

C-1.0

SITE INFORMATION

PARCEL ID: 15-039A-000-007
ADDRESS: 5401 OLD WINDER HWY
BRASLETTON, GA 30017

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 = 350 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 4.8.1)

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 (15.52/AC @ 550 SF)	PROPOSED EMPLOYEE PARKING	MIN. TRAILER SPACE (25,000 SF)	PROPOSED TRAILER PARKING
1	1,001,000	321	550	51	343
2	301,000	91	185	15	78
3	301,000	91	185	15	41
4	116,640	35	122	6	32
TOTAL	1,719,640	538	950	87	494

GRAPHIC SCALE

