

MOSSY CREEK
A MASTER PLANNED RESIDENTIAL
DEVELOPMENT

AT
2500 & 2508 ATHENS HWY.
GAINESVILLE, GA. 30507
CITY OF GAINESVILLE/
HALL COUNTY JURISDICTION:

FOR
MADISON CAPITAL GROUP,
LLC.

MUNICIPALITY PROJECT

[illegible]

THIS SEAL IS ONLY VALID IF COUNTER SIGNED
AND DATED WITHIN AN ORIGINIAL RECEIPT

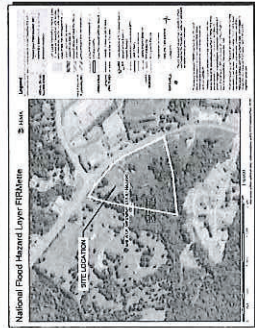
PRELIMINARY

NOT TO BE RELEASED FOR CONSTRUCTION

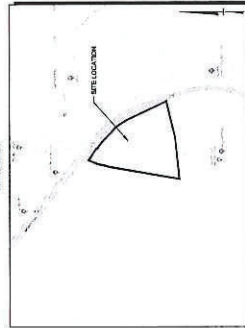
CONCEPTUAL MASTER PLAN



24 HOUR CONTACT:
RYAN HANKS



FEMA FIRM MAP
NOT TO SCALE



SITE LOCATION MAP

USE DATA	22.00 ACRES ON 700' WIDE
GENERAL	
EXISTING ZONING	S-2 SUBURBAN (OFF-OPENING CORNER)
PROPOSED ZONING	PROPOSED RESIDENTIAL (OFF-OPENING CORNER)
EXISTING DISTRICT	UNCLASSIFIED
PROPOSED DISTRICT	UNCLASSIFIED
EXISTING PLANNING	UNCLASSIFIED
PROPOSED PLANNING	UNCLASSIFIED
ZONING JURISDICTION	HALL COUNTY
GENERAL REQUIREMENTS	
FRONT SETBACK	30 FEET
SIDE SETBACK	10 FEET
REAR SETBACK	30 FEET
STREET FRONTING LANDSCAPE STRIP	10 FEET
REQUIRED BAY LIFE	30 FEET AGAINST RESIDENTIAL ZONED PROPERTY
DEVELOPMENT STANDARDS	
MIN LOT FRONTAGE	100 FEET
MIN. BUILDING HEIGHT	41' (10' H-41' C-01)
MIN. LOT AREA	300 SQUARES
MIN. LOT AREA WITH 40% COVERED	13.62 ACRA
TOTAL SITE ACRES PROVIDED	
DEVELOPMENT STANDARDS	
MIN LOT FRONTAGE	4.1 ACRES (ON TOTAL SITE AREA)
MIN. BUILDING HEIGHT	41' (10' H-41' C-01)
MIN. LOT AREA	400 SQUARES (1.3 AC) MINIMUM
MIN. LOT AREA WITH 40% COVERED	400 SQUARES (1.3 AC) MINIMUM
TOTAL ACRES REQUIRED	
PROPOSED RESIDENTIAL PLANNING	400 SQUARES (1.3 AC) MINIMUM
PROPOSED GENERAL PLANNING	20 SQUARES
PROPOSED RESIDENTIAL PLANNING	400 SQUARES (1.3 AC) MINIMUM
PROPOSED GENERAL PLANNING	20 SQUARES

