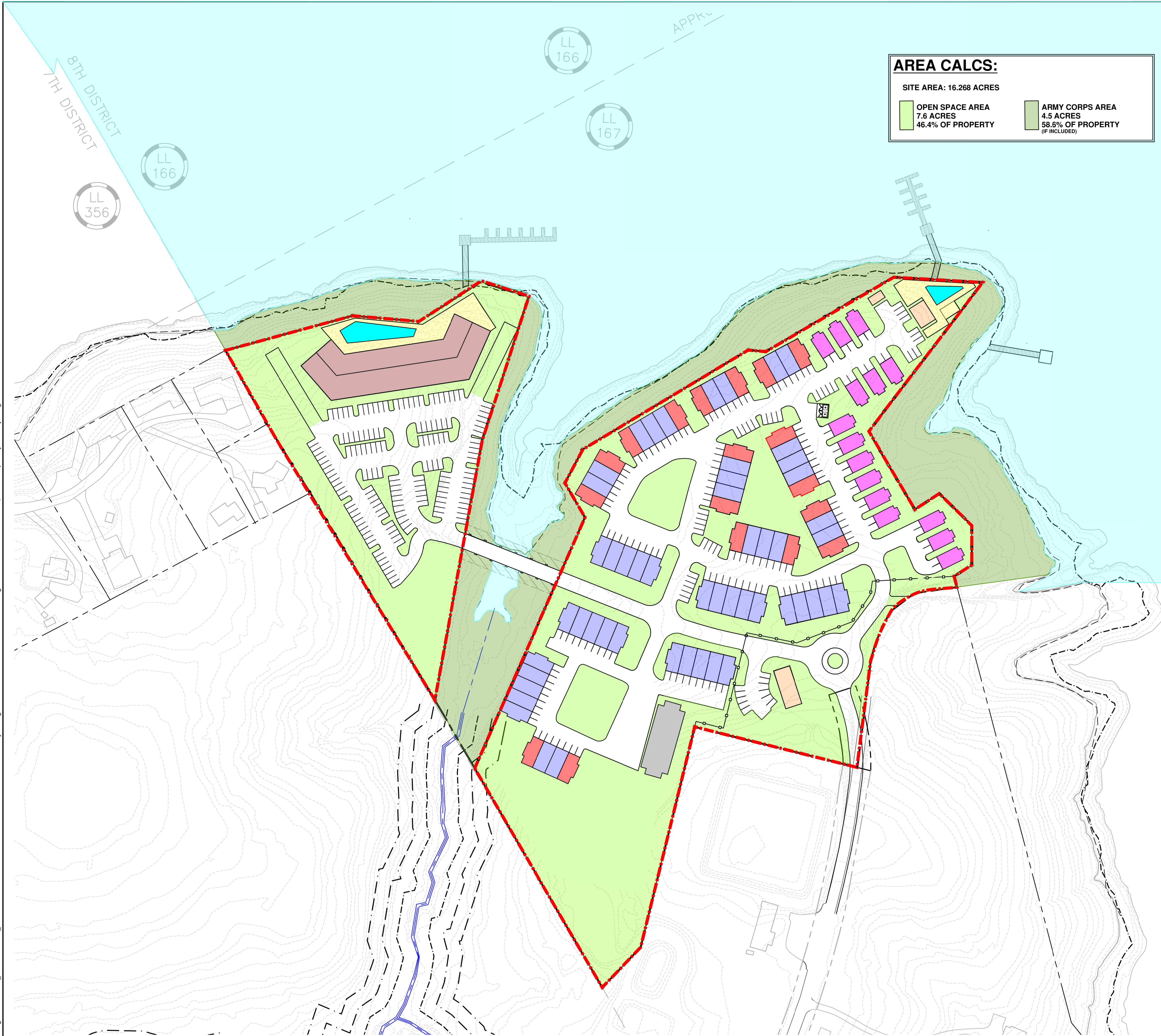


Drawing name: K:\ALP_PRJ\013660000_NSC Waterside at Lake Lanier\CAD\Exhibits\2021-04-26 Hall County Zoning Site Plan\C2-20 OPEN SPACE - ZONING SITE PLAN.dwg Jul 29, 2021 4:30pm by: Corney Douglas



AREA CALCS:

SITE AREA: 16.268 ACRES

OPEN SPACE AREA 7.6 ACRES 46.4% OF PROPERTY	ARMY CORPS AREA 4.5 ACRES 58.6% OF PROPERTY (IF INCLUDED)
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LEGEND:

	COTTAGE		APARTMENTS
	2 BR TOWNHOME		AMENITIES
	3 BR TOWNHOME		BOAT STORAGE
		PROPERTY LINE	

SITE DATA TABLE:

Cottages - 15 units
 Size Range: 1,750 SF
 15 - Three Bedroom (1,750 SF)
 Parking: 30 spaces @ 2 spaces / unit

Townhomes - 70 units
 Size Range: 1,200 - 1,500 SF
 18 - Three Bedroom (1,500 SF)
 52 - Two Bedroom (1,200 SF)
 Parking: 140 @ 2 spaces / unit

Apartments - 120
 Size Range: 725 to 1,200 SF
 100 - One Bedroom (725 to 850 SF)
 20 - Two Bedroom (1,000 to 1,200 SF)

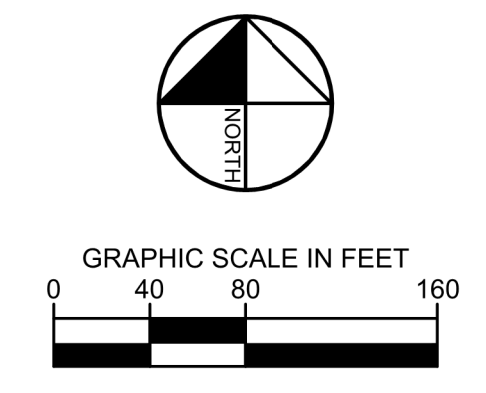
Parking:
 150 spaces on west peninsula @ 1.25 spaces / unit

Leasing Office
 5,500 SF

Parking:
 11 spaces @ 2 spaces / 1,000 GSF

Clubhouse
 2,500 SF

Parking:
 10 spaces @ 4 spaces / 1,000 GSF



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No. ISSUANCE AND REVISION DESCRIPTIONS DATE BY	DRAWN BY: CAD DESIGNED BY: BV REVIEWED BY: BV DATE: 10/21/2021 PROJECT NO.: 013660000 TITLE: REZONING SITE PLAN SHEET NUMBER: C2-20	

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