

REED
PLANNING & DESIGN
100 Old Dawson Village Rd
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STAMP

GSWCC LEVEL 2
REGISTERED PROFESSIONAL
CERTIFICATION NO. 1639
EXPIRES 10/27/2023

ATLAS DEVELOPMENT
TOWNHOUSE PROJECT

PARCELS 15039-18 15039-19
15039-20 15039-21 15039-22
15039-23 15039-25 15039-26
15039-27 15039-28

COUNTY HALL
STATE GEORGIA

CONCEPT
PLAN

JOB NUMBER 22100-CH2
DATE 10-17-2022

DATE NO REVISION

C-1

OWNER/DEVELOPER
CAMERON HENDERSON
ATLAS DEVELOPMENT
218 S. HILL STREET
BUFORD, GA 30518

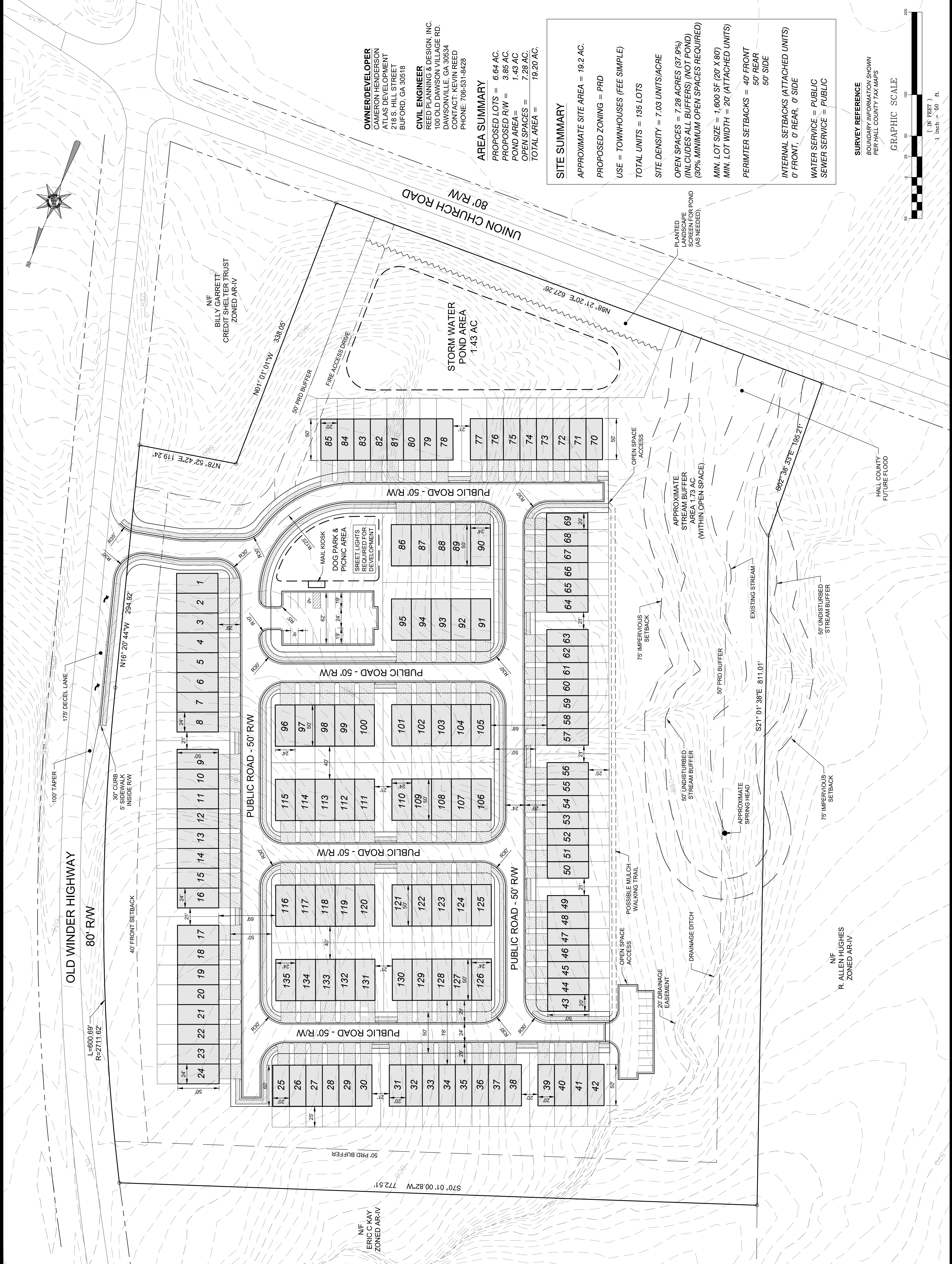
CIVIL ENGINEER
REED PLANNING & DESIGN, INC.
100 OLD DAWSON VILLAGE RD.
DAWSONVILLE, GA 30534
CONTACT: KEVIN REED
PHONE: 706-531-8428

AREA SUMMARY
PROPOSED LOTS = 6.64 AC.
PROPOSED R/W = 3.85 AC.
POND AREA = 1.43 AC
OPEN SPACES = 7.28 AC.
TOTAL AREA = 19.20 AC.

SITE SUMMARY
APPROXIMATE SITE AREA = 19.2 AC.
PROPOSED ZONING = PRD
USE = TOWNHOUSES (FEE SIMPLE)
TOTAL UNITS = 135 LOTS
SITE DENSITY = 7.03 UNITS/ACRE
OPEN SPACES = 7.28 ACRES (37.9%)
(INCLUDES ALL BUFFERS) (NOT POND)
(30% MINIMUM OPEN SPACES REQUIRED)
MIN. LOT SIZE = 1,600 SF (20' X 80')
MIN. LOT WIDTH = 20' (ATTACHED UNITS)
PERIMETER SETBACKS = 40' FRONT
50' REAR
50' SIDE
INTERNAL SETBACKS (ATTACHED UNITS)
0' FRONT, 0' REAR, 0' SIDE
WATER SERVICE = PUBLIC
SEWER SERVICE = PUBLIC

SURVEY REFERENCE
BOUNDARY INFORMATION SHOWN
PER HALL COUNTY TAX MAPS

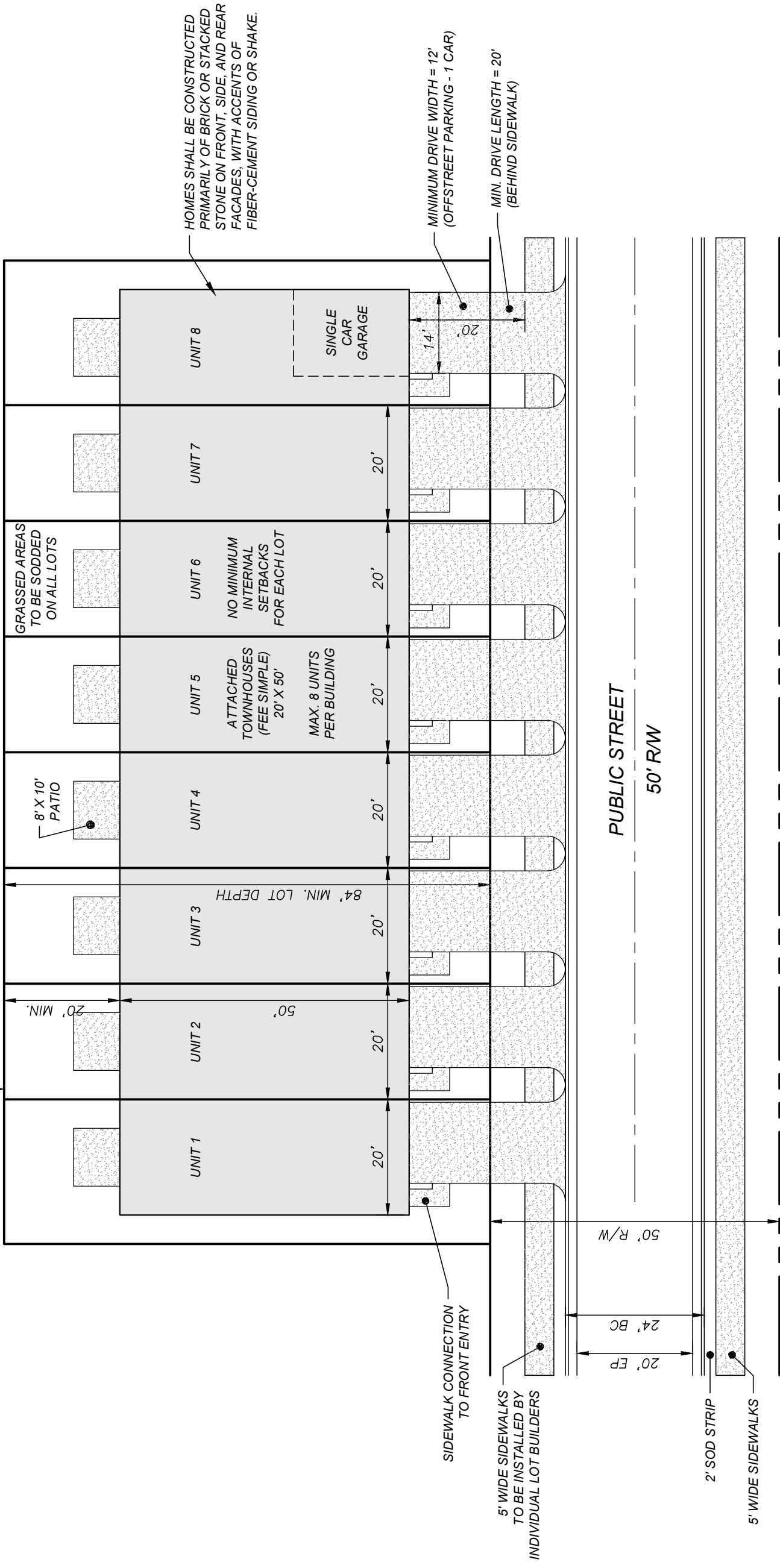
GRAPHIC SCALE
1 inch = 50 ft.



Rec'd 10-19-2022

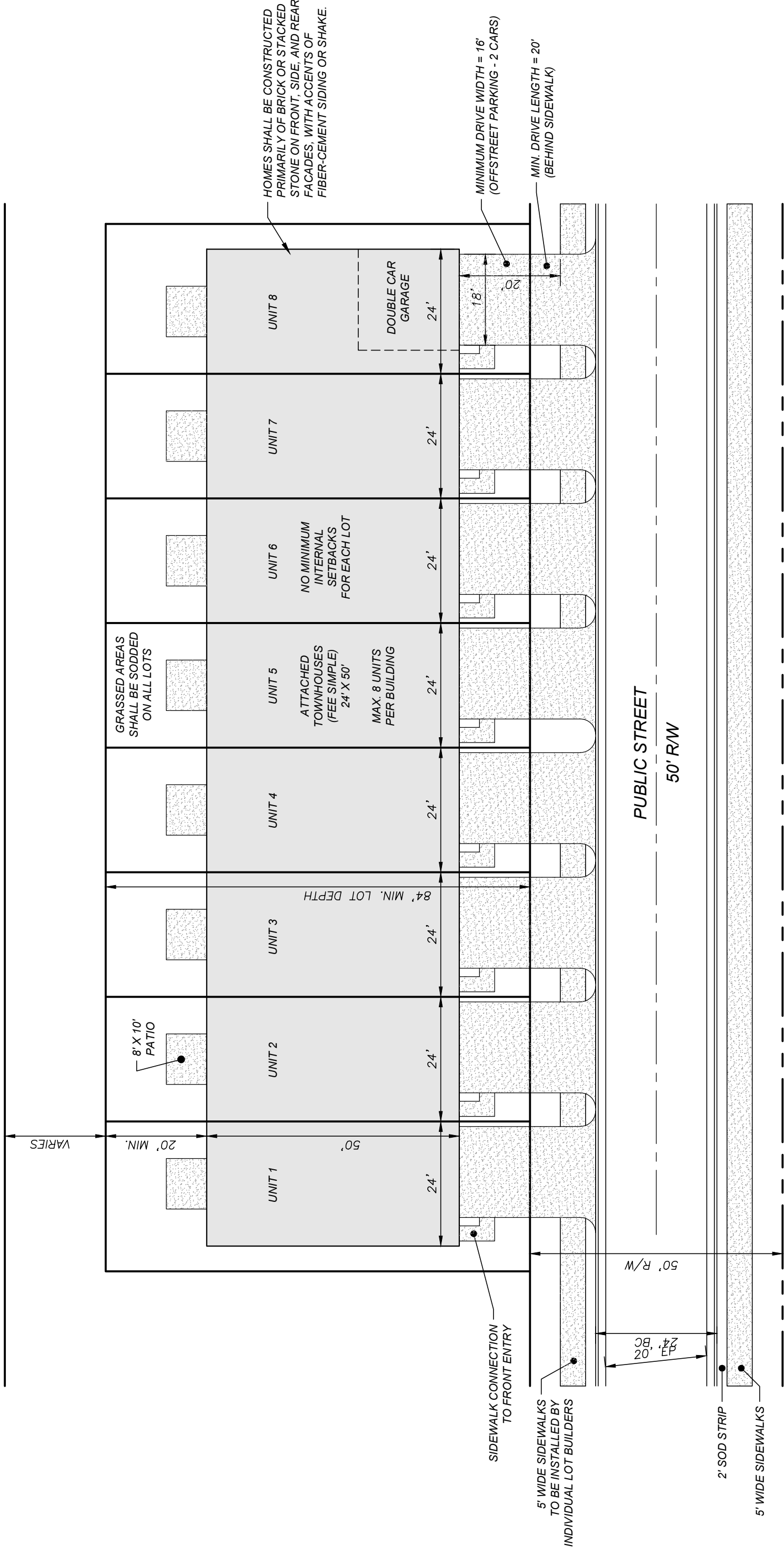
PERIMETER PROPERTY LINE

VARIES



TYPICAL LOT LAYOUT 20' WIDE UNITS

PERIMETER PROPERTY LINE



TYPICAL LOT LAYOUT 24' WIDE UNITS