



**REED**  
 PLANNING & DESIGN  
 100 Old Dawson Village Rd  
 Suite 110  
 Dawsonville, GA 30534  
 Phone: 706-531-8428

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 PRELIMINARY PLAN. IT IS NOT TO BE USED  
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 APPROVAL OF REED PLANNING & DESIGN, INC.

STAMP

GSWCC LEVEL 2  
 "CERTIFIED DESIGN  
 PROFESSIONAL"  
 CERTIFICATION NO. 1639  
 EXPIRES 10/27/2023

ATLAS DEVELOPMENT  
 TOWNHOUSE PROJECT

**OWNER/DEVELOPER**  
 CAMERON HENDERSON  
 ATLAS DEVELOPMENT  
 218 S. HILL STREET  
 BUFORD, GA 30616

**CIVIL ENGINEER**  
 REED PLANNING & DESIGN, INC.  
 100 OLD DAWSON VILLAGE RD.  
 DAWSONVILLE, GA 30634  
 CONTACT: KEVIN REED  
 PHONE: 706-531-8428

**AREA SUMMARY**  
 PROPOSED LOTS = 135  
 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 AND 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" = 50'

PARCELS	15039-18	15039-19
	15039-20	15039-21
	15039-22	15039-23
	15039-24	15039-25
	15039-26	15039-27
	15039-28	15039-29
COUNTY	HALL	
STATE	GEORGIA	

CONCEPT  
 PLAN

JOB NUMBER	DATE
22100-CH2	7-12-2022

DATE	NO.	REVISION

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