

SITE SUMMARY

PARCEL ID = 15037A000070 & 15037A000001

PARCEL ADDRESS = 4610 & 4616 WINDER HWY

TOTAL SITE AREA = 31.77 AC.

PROPOSED ZONING = PRD

USE = SINGLE FAMILY RESIDENTIAL S/D

TOTAL UNITS = 53 LOTS

SITE DENSITY = 1.67 UNITS/ACRE

OPEN SPACES = 30% MINIMUM

MIN. LOT WIDTH = 60'
MIN. LOT SIZE = 8,000 SF (60' X 134')

PERIMETER BUFFERS
50' REPLANTED BUFFER ALONG NORTH PL (LOTS 1-22)
10' LANDSCAPE STRIP ALONG WINDER HWY

LOT SETBACKS
FRONT = 20'
SIDE = 5'
REAR = 20'

WATER SERVICE = GAINESVILLE
SEWER SERVICE = HALL COUNTY

REED
PLANNING & DESIGN

100 Old Dawson Village Rd
Suite 110
Dawsonville, GA 30534

Phone: 706-531-8428

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STAMP

GSWCC LEVEL 2
CERTIFIED DESIGN
PROFESSIONAL

CERTIFICATION NO. 1639
EXPIRES 10/27/2026

WINDER HIGHWAY S/D
ATLAS DEVELOPMENT, INC.
HALL COUNTY, GA

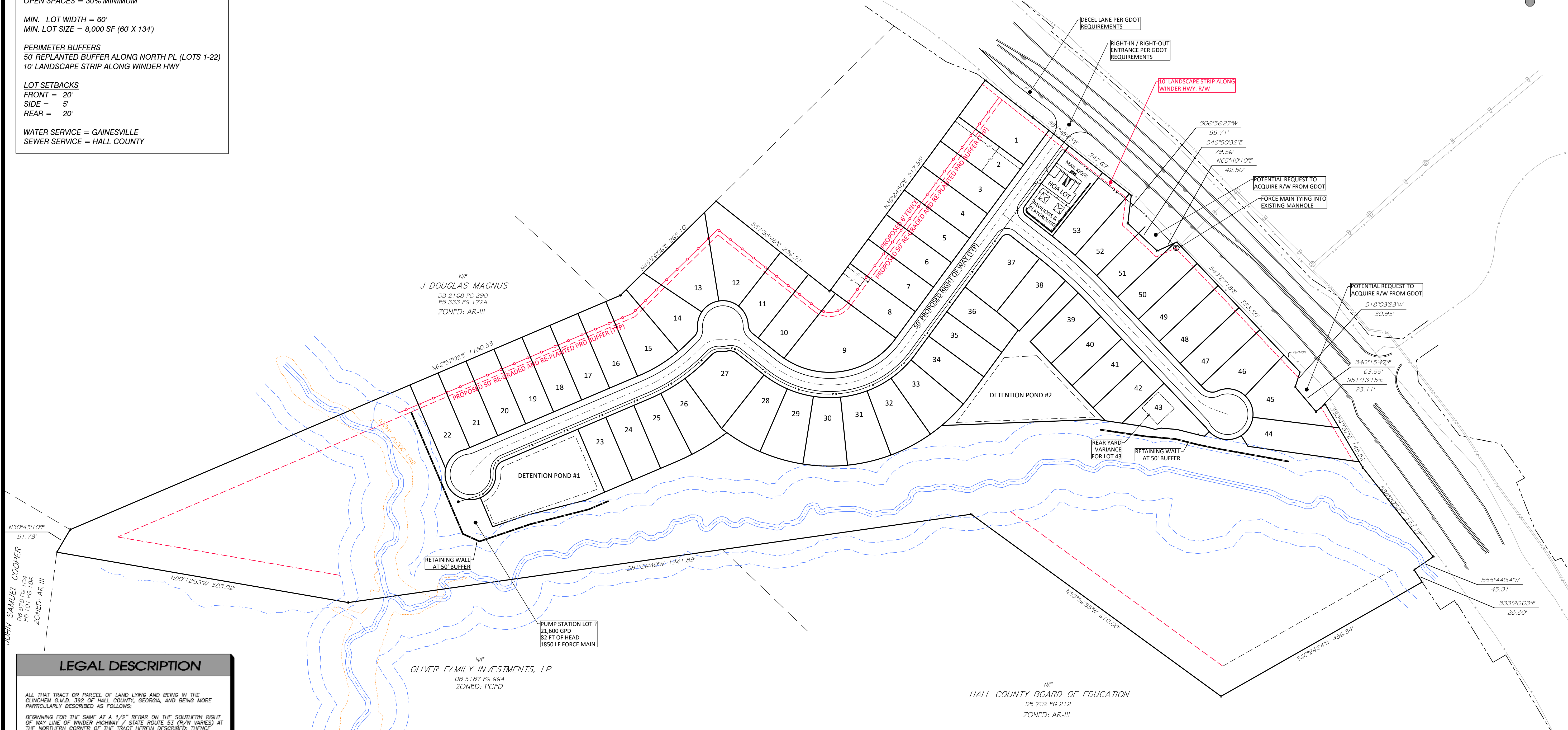
PARCEL	-
LAND LOT	-
DISTRICT	GMD-392
CITY	-
COUNTY	HALL
STATE	GEORGIA

CONCEPTUAL
SITE PLAN

JOB NUMBER	DATE
24102	1-08-2024

DATE	NO	REVISION

C-1



LEGAL DESCRIPTION

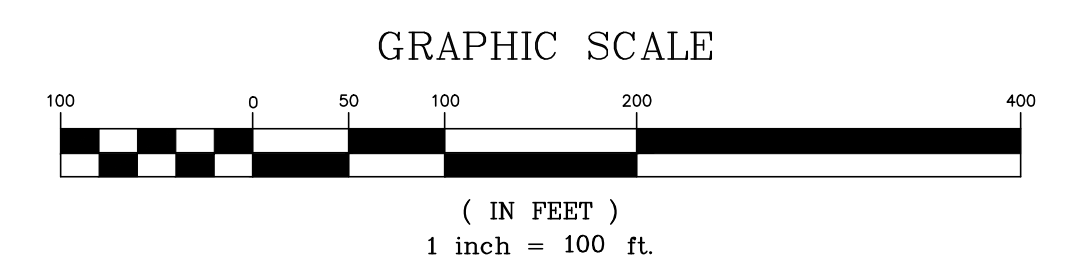
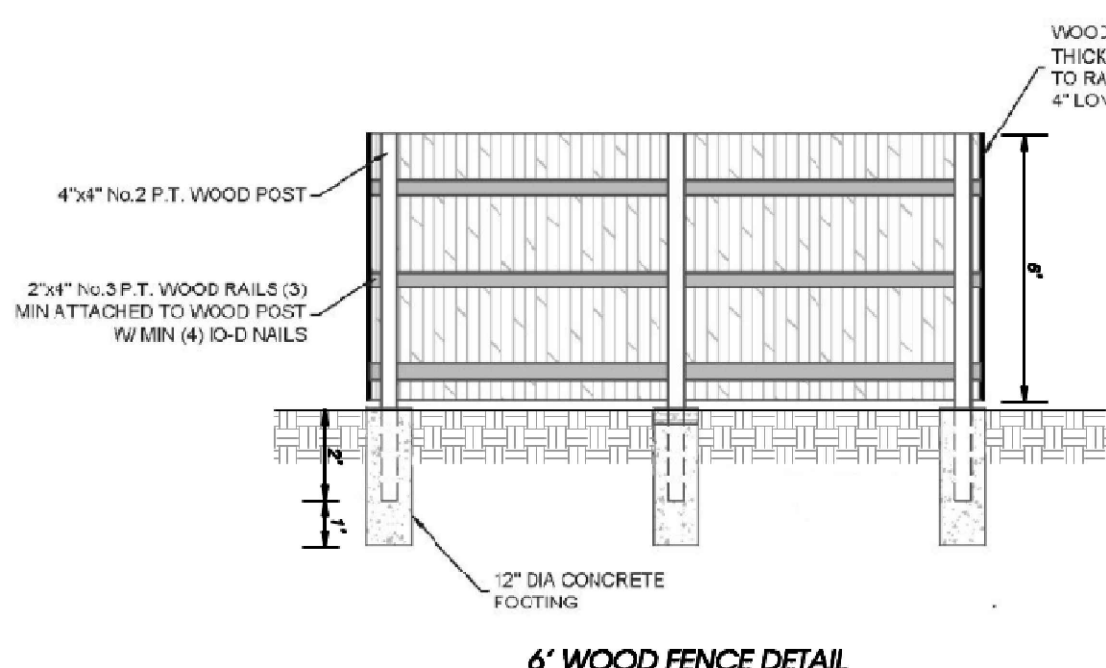
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE CLINCHEN G.M.D. 392 OF HALL COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING FOR THE SAME AT A 1/2" REBAR ON THE SOUTHERN RIGHT OF WAY LINE OF WINDER HIGHWAY, STATE ROUTE 53 (BY WHARVES) AT THE NORTHERN CORNER OF THE TRACT HEREIN DESCRIBED; THENCE RUNNING ALONG SAID WINDER HIGHWAY RIGHT OF WAY LINE SOUTH 51°44'23" EAST, A DISTANCE OF 119.20 FEET TO A 1/2" REBAR; THENCE SOUTH 51°28'45" EAST, A DISTANCE OF 24.83 FEET TO A 3/8" REBAR; THENCE SOUTH 06°56'27" WEST, A DISTANCE OF 55.71 FEET TO A 1/2" REBAR; THENCE SOUTH 48°50'32" EAST, A DISTANCE OF 72.56 FEET TO A POINT; THENCE NORTH 42°40'10" EAST, A DISTANCE OF 42.50 FEET TO A 1/2" REBAR; THENCE SOUTH 43°27'18" EAST, A DISTANCE OF 353.50 FEET TO A 1/2" REBAR; THENCE SOUTH 18°03'23" WEST, A DISTANCE OF 30.95 FEET TO A 1/2" REBAR; THENCE SOUTH 40°19'47" EAST, A DISTANCE OF 63.50 FEET TO A 1/2" REBAR; THENCE NORTH 51°13'15" EAST, A DISTANCE OF 23.11 FEET TO A 1/2" REBAR; THENCE SOUTH 30°47'57" EAST, A DISTANCE OF 145.52 FEET TO A 1/2" REBAR; THENCE SOUTH 38°00'33" EAST, A DISTANCE OF 224.17 FEET TO A 1/2" REBAR; THENCE SOUTH 55°44'34" WEST, A DISTANCE OF 45.91 FEET TO A 1/2" REBAR AT CONCRETE MONUMENT; THENCE SOUTH 33°20'03" EAST, A DISTANCE OF 28.80 FEET TO A CONCRETE MONUMENT; THENCE LEAVING SAID WINDER HIGHWAY RIGHT OF WAY LINE AND ALONG LAND NOW OR FORMERLY OF HALL COUNTY BOARD OF EDUCATION WORLD LANGUAGE ACADEMY SOUTH 60°24'34" WEST, A DISTANCE OF 456.34 FEET TO A POINT; THENCE NORTH 12°41'89" WEST, A DISTANCE OF 1241.89 FEET TO A POINT; THENCE NORTH 80°12'34" WEST, A DISTANCE OF 583.82 FEET TO A POINT; THENCE ALONG LAND NOW OR FORMERLY OF JOHN SAMUEL COOPER NORTH 30°45'10" EAST, A DISTANCE OF 51.73 FEET TO A POINT; THENCE ALONG LAND NOW OR FORMERLY OF J. DOUGLAS MAGNUS NORTH 68°57'02" EAST, A DISTANCE OF 1180.33 FEET TO A POINT; THENCE ALONG LAND NOW OR FORMERLY OF J. DOUGLAS MAGNUS AND REGIONS BANK, AS TRUSTEES U/A WITH MATTHEW LOYD STROCKLAND NORTH 45°30'00" EAST, A DISTANCE OF 285.10 FEET TO A POINT; THENCE ALONG LAND NOW OR FORMERLY OF REGIONS BANK, AS TRUSTEES U/A WITH MATTHEW LOYD STROCKLAND SOUTH 51°35'48" EAST, A DISTANCE OF 286.21 FEET TO A POINT; THENCE ALONG LAND NOW OR FORMERLY OF REGIONS BANK, AS TRUSTEES U/A WITH MATTHEW LOYD STROCKLAND AND J. DOUGLAS MAGNUS NORTH 36°24'30" EAST, A DISTANCE OF 517.35 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 31.777 ACRES MORE OR LESS.

NOTES

- 1) ALL PROPOSED ITEMS DEPICTED ON THIS SITE PLAN ARE CONCEPTUAL IN NATURE AND ALL ITEMS MUST MEET THE CURRENT STANDARDS OF THE OFFICIAL CODE OF HALL COUNTY AT THE TIME OF PERMITTING AND CONSTRUCTION.
- 2) THE BASIS OF BEARING FOR THIS PLAN IS THE GEORGIA STATE PLANE COORDINATE SYSTEM, WEST ZONE (NAD 83). ALL DISTANCES SHOWN HEREON ARE GROUND (NOT GRID) DISTANCES. THE VERTICAL DATUM IS NAVD 88.
- 3) NO PORTION OF THE PROPERTY DEPICTED HEREON LIES WITHIN A FLOOD HAZARD ZONE PER FEMA FIRM MAP NUMBER 13139C0311F, EFFECTIVE DATE 09/29/2006.
- 4) THIS PLAN DOES NOT REPRESENT A THOROUGH INSPECTION OF THE INTERIOR OF THE PROPERTY SHOWN HEREON. IMPROVEMENTS, WETLANDS, DUMP SITES AND OTHER SIGNIFICANT FEATURES NOT SHOWN HEREON MAY EXIST.
- 5) IF THIS PROPERTY IS LOCATED IN THE NORTH OCOOEE WATERSHED DISTRICT, THEN ADDITIONAL STREAM BUFFERS AND IMPERVIOUS SETBACKS MAY BE REQUIRED FOR COMPLIANCE. (HALL COUNTY CODE SECTION 17.225.040)



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BUFORD, GA 30518
CAMERON HENDERSON
PHONE: 678-978-8782

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