

SITE SUMMARY

APPROXIMATE SITE AREA = 20.0 AC.

PROPOSED ZONING = PRD

USE = TOWNHOUSES (FEE SIMPLE)

TOTAL UNITS = 97 LOTS (24' x 50')

SITE DENSITY = 4.85 UNITS/ACRE

OPEN SPACES = 8.0 ACRES (40%)
(INCLUDES ALL BUFFERS BUT NOT POND)
(30% MINIMUM OPEN SPACES REQUIRED)

MIN. LOT SIZE = 1,800 SF
MIN. LOT WIDTH = 20' (ATTACHED UNITS)

PERIMETER BUFFERS = 50' FRONT
50' REAR
50' SIDE

INTERNAL SETBACKS (ATTACHED UNITS)
15' FRONT, 15' REAR, 0' SIDE

WATER SERVICE = PUBLIC
SEWER SERVICE = PUBLIC

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

ATLAS DEVELOPMENT
TOWNHOUSE PROJECT
GA. HWY. 211 TRACT

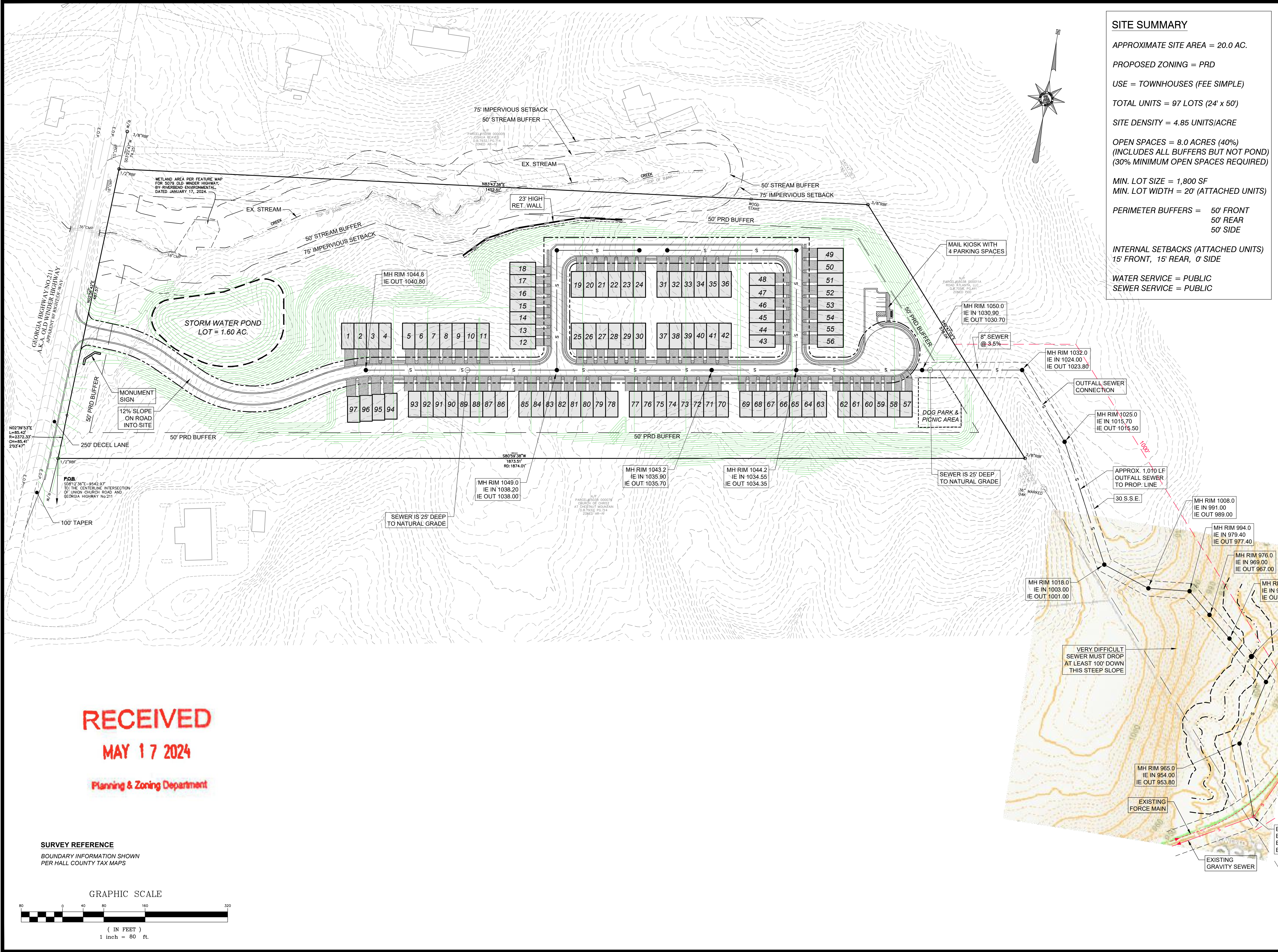
PARCEL	-
LAND LOT	-
DISTRICT	-
CITY	-
COUNTY	HALL
STATE	GEORGIA

ALTERNATE
CONCEPT PLAN

JOB NUMBER	DATE
24103	4-10-2024

DATE	NO	REVISION

RZ-1.B



RECEIVED
MAY 17 2024
Planning & Zoning Department

SURVEY REFERENCE
BOUNDARY INFORMATION SHOWN
PER HALL COUNTY TAX MAPS

