

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

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STAMP

GSWCC LEVEL 2
CIVIL ENGINEER
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

CONCEPT
PLAN B

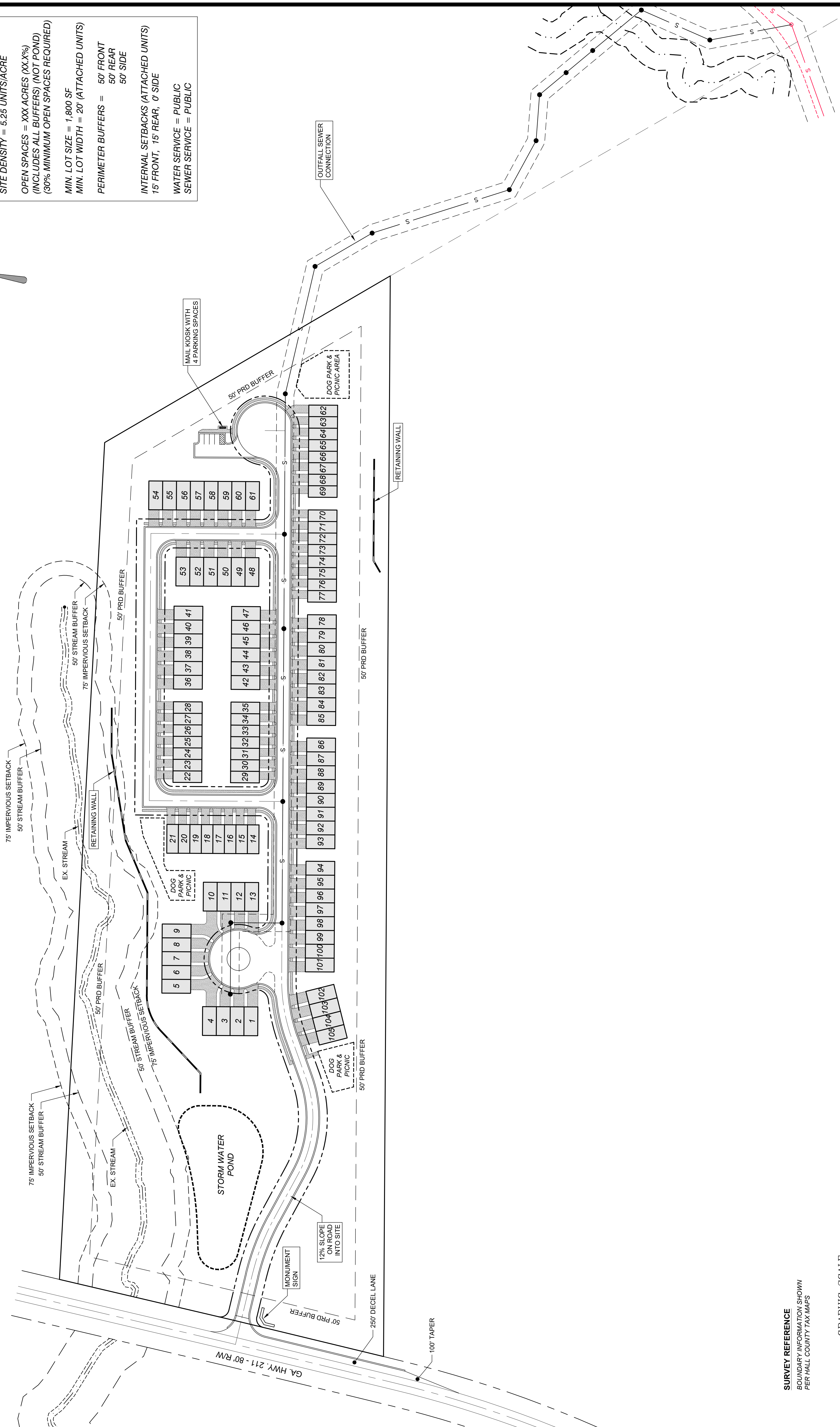
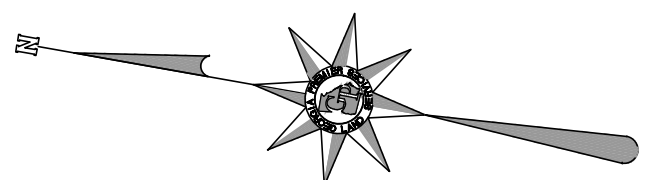
JOB NUMBER	23100-AD2
DATE	1-19-2024

DATE	NO	REVISION

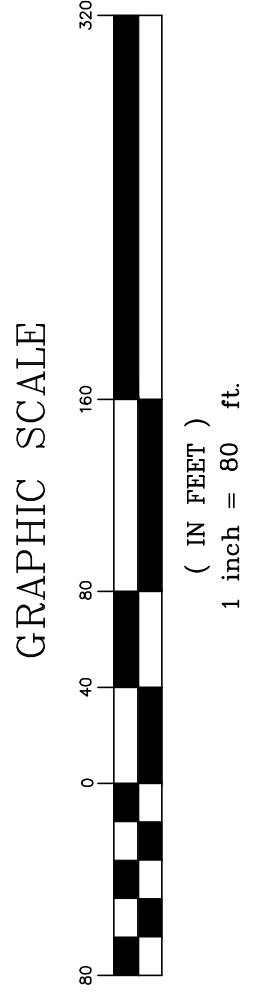
C-1.B

SITE SUMMARY

- APPROXIMATE SITE AREA = 20.0 AC.
- PROPOSED ZONING = PRD
- USE = TOWNHOUSES (FEE SIMPLE)
- TOTAL UNITS = 105 LOTS
 - 38 UNITS (20' X 50')
 - 67 UNITS (24' X 50')
- SITE DENSITY = 5.25 UNITS/ACRE
- OPEN SPACES = XXX ACRES (XX.X%)
(INCLUDES ALL BUFFERS) (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



SURVEY REFERENCE
BOUNDARY INFORMATION SHOWN
PER HALL COUNTY TAX MAPS



REED
 PLANNING & DESIGN
 180 Old Branch Village Rd
 Suite 110
 Marietta, GA 30066
 Phone: 770-575-9423

OWNER
 ATLANTA DEVELOPMENT
 1000 Peachtree Street, N.E.
 Atlanta, GA 30309
 Phone: 404-525-1100

STAMP

CONTRACT LEVEL 2
 PROFESSIONAL
 CERTIFICATION NO. 107
 EXPIRES 12/31/2023

ATLAS DEVELOPMENT
 GA. HWY. 211 TRACT

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

CONCEPT
PLAN B

JOB NUMBER	23100-1022	DATE	12-20-2023
DATE	1/18	REVISION	

C-1.B

SITE SUMMARY

APPROXIMATE SITE AREA = 20.0 AC.

PROPOSED ZONING = PRD

USE = TOWNHOUSES (SEE SIMPLIFIED)

TOTAL UNITS = 105 UNITS

SITE DENSITY = 5.25 UNITS/AC

OPEN SPACES = 300 ACRES (20%)
 (INCLUDES ALL BUFFERS) (NOT POVD)
 (20% MINIMUM OPEN SPACES REQUIRED)

MIN. LOT SIZE = 300 SF FOR X-BOX

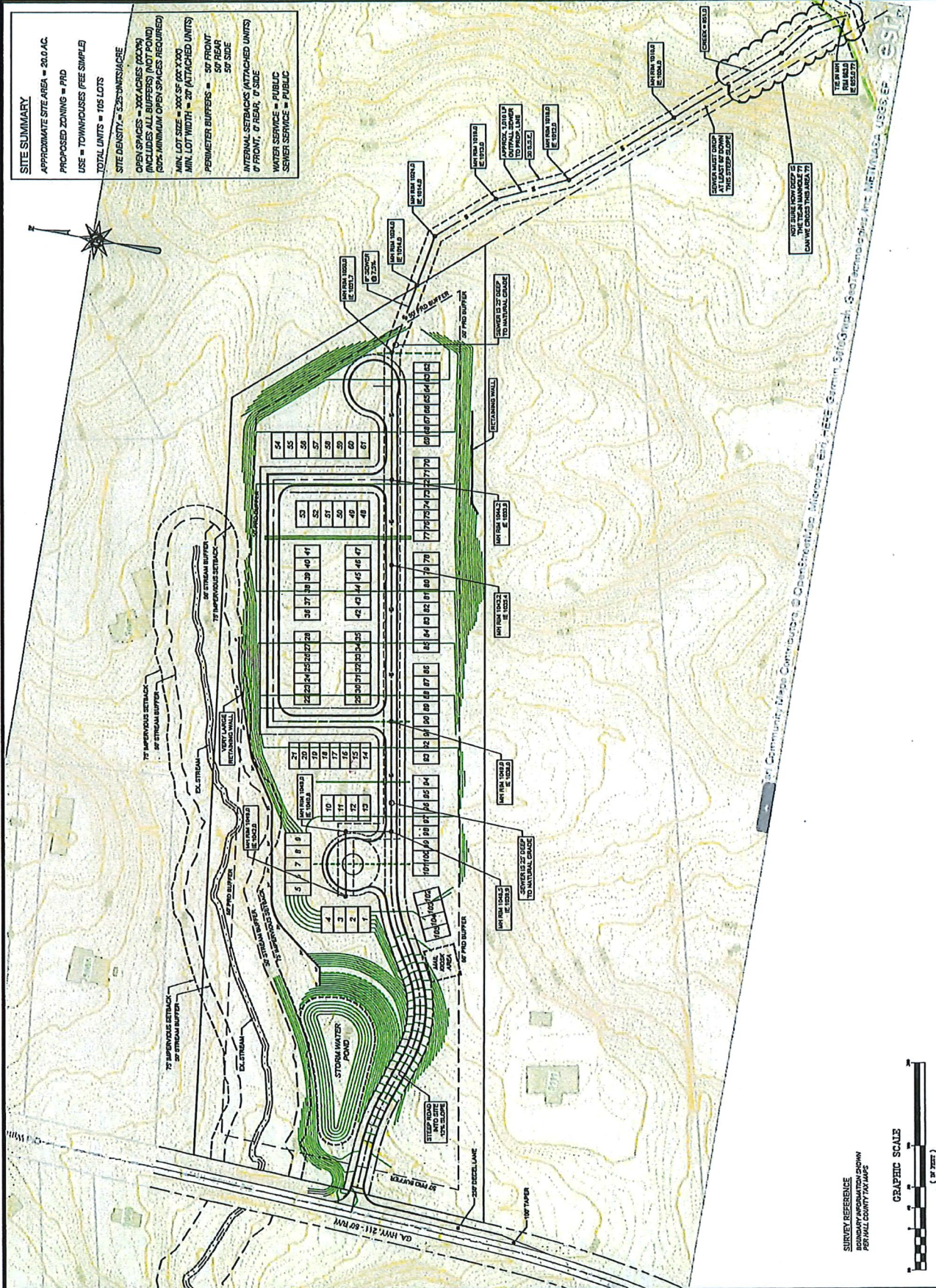
MIN. LOT WIDTH = 20' (ATTACHED UNITS)

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

INTERNAL STRIPES (ATTACHED UNITS)
 0' FRONT, 0' REAR, 0' SIDE

WATER SERVICE = PUBLIC

SEWER SERVICE = PUBLIC



SURVEY REFERENCE
 PER HALL COUNTY TAX MAPS

