SITE SUMMARY

PARCEL ID = 15037A000070 & 15037A000001

PARCEL ADDRESS = 4610 & 4616 WINDER HWY

TOTAL SITE AREA = 31.77 AC.

PROPOSED ZONING = PRD

USE = ATTACHED TOWNHOUSES

TOTAL UNITS = 88 UNITS
UNIT SIZE = 24' X 50'

SITE DENSITY = 2.77 UNITS/ACRE

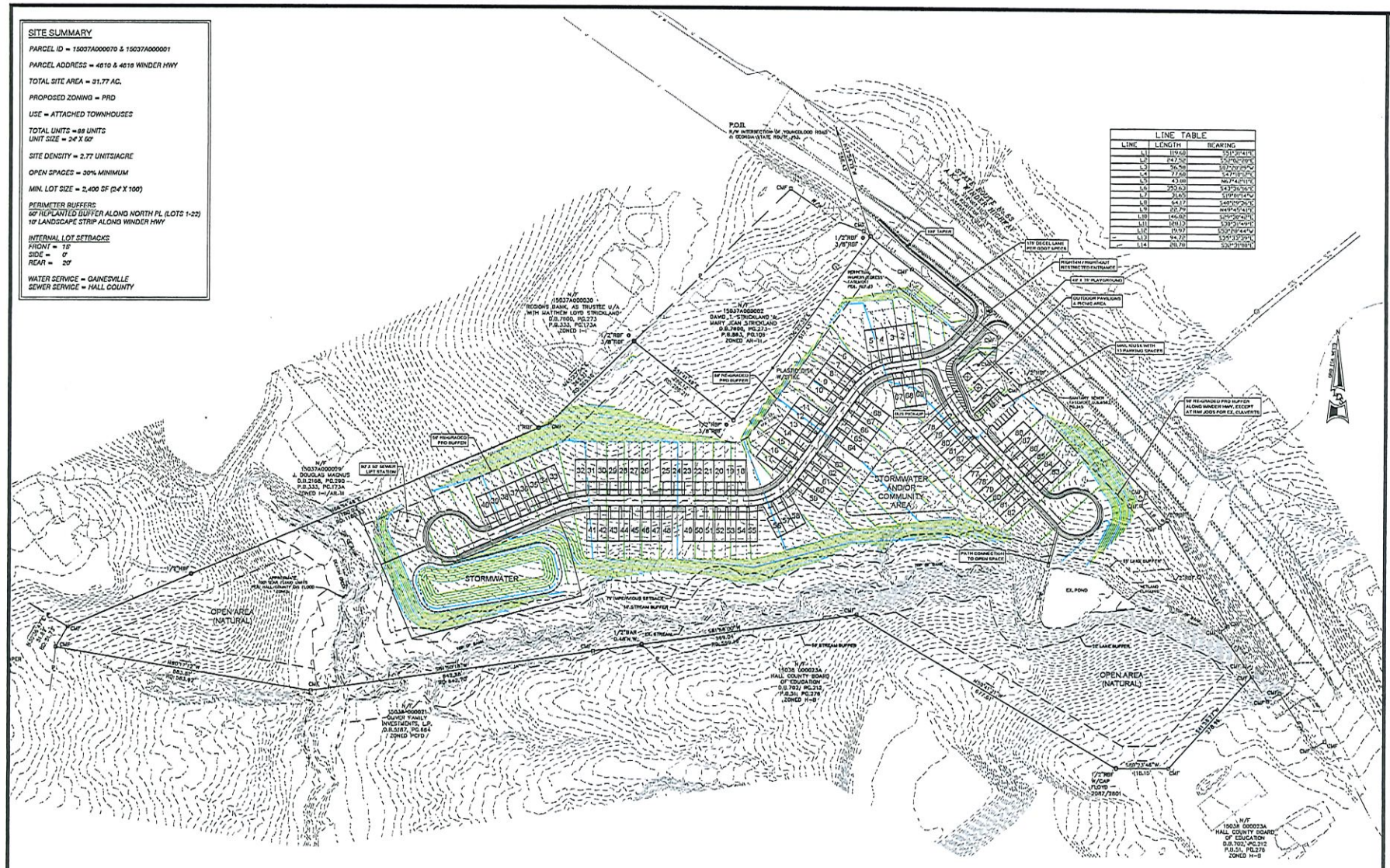
OPEN SPACES = 30% MINIMUM

MIN. LOT SIZE = 2,400 SF (24' X 100')

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

INTERNAL LOT SETBACKS
FRONT = 15'
SIDE = 0'
REAR = 20'

WATER SERVICE = GAINESVILLE
SEWER SERVICE = HALL COUNTY



LINE TABLE		
LINE	LENGTH	BEARING
L1	119.60	S51°31'41"E
L2	247.52	S52°02'29"E
L3	56.58	S07°20'29"W
L4	77.60	S47°10'11"E
L5	43.00	N67°42'11"E
L6	253.63	S43°36'16"E
L7	31.65	S19°01'14"W
L8	64.17	S49°29'36"E
L9	22.79	N49°45'41"E
L10	146.02	S29°30'42"E
L11	120.13	S30°31'49"E
L12	19.97	S53°28'44"W
L13	94.72	S55°33'39"E
L14	20.78	S30°31'00"E

GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.

OWNER/DEVELOPER	CIVIL ENGINEER
ATLAS DEVELOPMENT, INC 218 S. HILL STREET BUFORD, GA 30518 CAMERON HENDERSON PHONE: 678-978-6782	REED PLANNING & DESIGN, INC. 100 OLD DAWSON VILLAGE RD, STE 110 DAWSONVILLE, GA 30534 CONTACT: KEVIN REED 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	2-21-2024

DATE	NO	REVISION

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