

SITE SUMMARY

PARCEL ID = 15037A000070 & 15037A000001

PARCEL ADDRESS = 4610 & 4616 WINDER HWY

TOTAL SITE AREA = 31.64 AC.

PROPOSED ZONING = PRD

USE = ATTACHED TOWNHOUSES

TOTAL UNITS = 88 UNITS

UNIT SIZE = 24' X 50'

SITE DENSITY = 2.79 UNITS/ACRE

OPEN SPACES = 67% (MIN. 30% REQUIRED)

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 = 15'

WATER SERVICE = GAINESVILLE

SEWER SERVICE = HALL COUNTY

AREA SUMMARY

PROPOSED R/W = 2.55 AC.

PROPOSED LOTS = 5.25 AC.

POND BMP LOT = 1.60 AC.

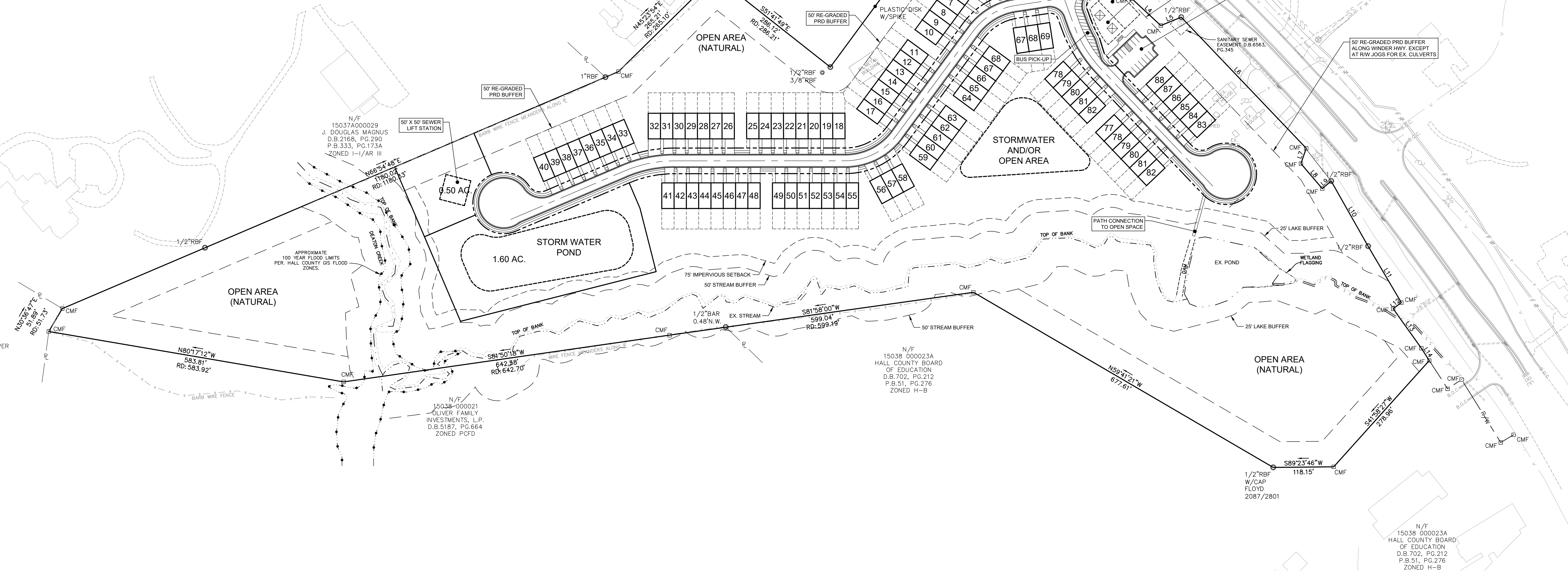
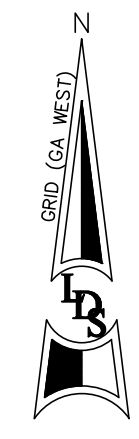
LIFT STATION LOT = 0.50 AC.

COMMON AREA = 0.50 AC.

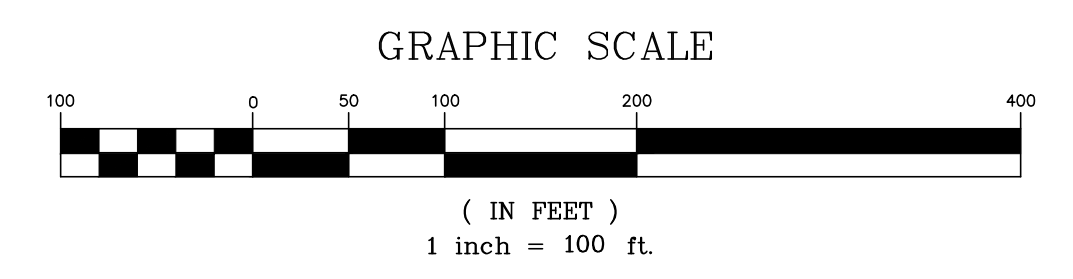
OPEN SPACE = 21.24 AC.

TOTAL AREA = 31.64 AC.

LINE	LENGTH	BEARING
L1	119.60	S81°31'41"E
L2	247.52	S52°02'20"E
L3	56.58	S07°20'29"W
L4	77.60	S47°10'12"E
L5	43.00	N67°42'11"E
L6	353.63	S43°36'16"E
L7	31.65	S19°01'14"W
L8	64.17	S40°29'36"E
L9	22.79	N49°45'41"E
L10	146.02	S29°30'42"E
L11	128.13	S30°31'49"E
L12	19.97	S53°28'44"W
L13	94.72	S35°33'39"E
L14	28.78	S32°31'00"E



Received 5-15-2024



OWNER/DEVELOPER
 GEORGIA SOUTH DEVELOPMENT, LLC
 390 BROGDON ROAD
 SUWANEE, GA 30024
 CAMERON HENDERSON
 PHONE: 678-978-6782

CIVIL ENGINEER
 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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 PLANNING & DESIGN

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 Suite 110
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 Phone: 706-531-8428

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STAMP

GSWCC LEVEL 2
 CERTIFIED DESIGN
 PROFESSIONAL

CERTIFICATION NO. 1639
 EXPIRES 10/27/2026

WINDER HWY. TOWNHOUSES
 GEORGIA SOUTH DEVELOPMENT, LLC
 HALL COUNTY, GA

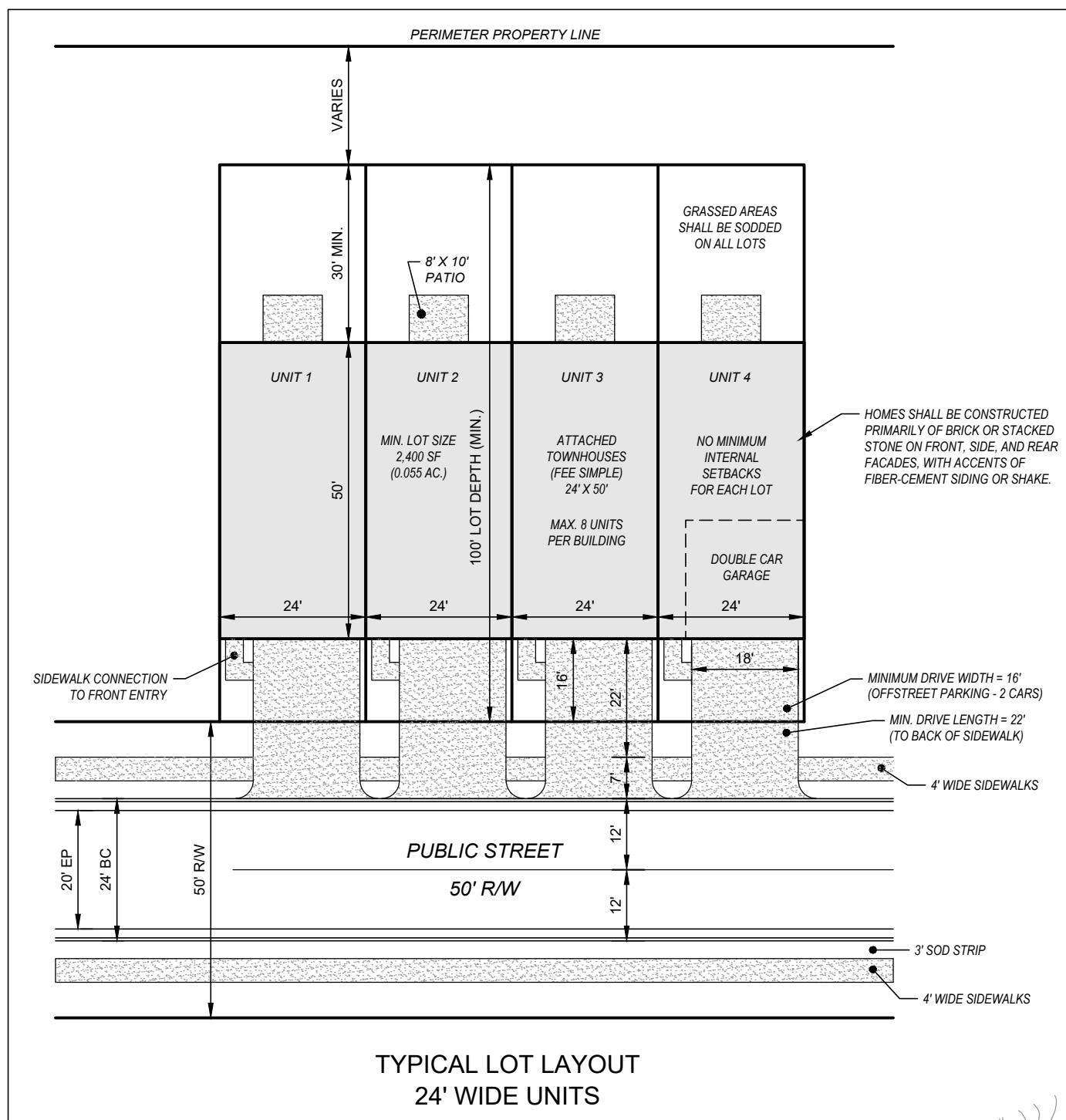
PARCEL	-
LAND LOT	-
DISTRICT	GMD-392
CITY	-
COUNTY	HALL
STATE	GEORGIA

CONCEPTUAL
 SITE PLAN

JOB NUMBER	DATE
24102	2-21-2024

DATE	NO	REVISION
5-15-2024	1	ADD AREA CHART

C-1



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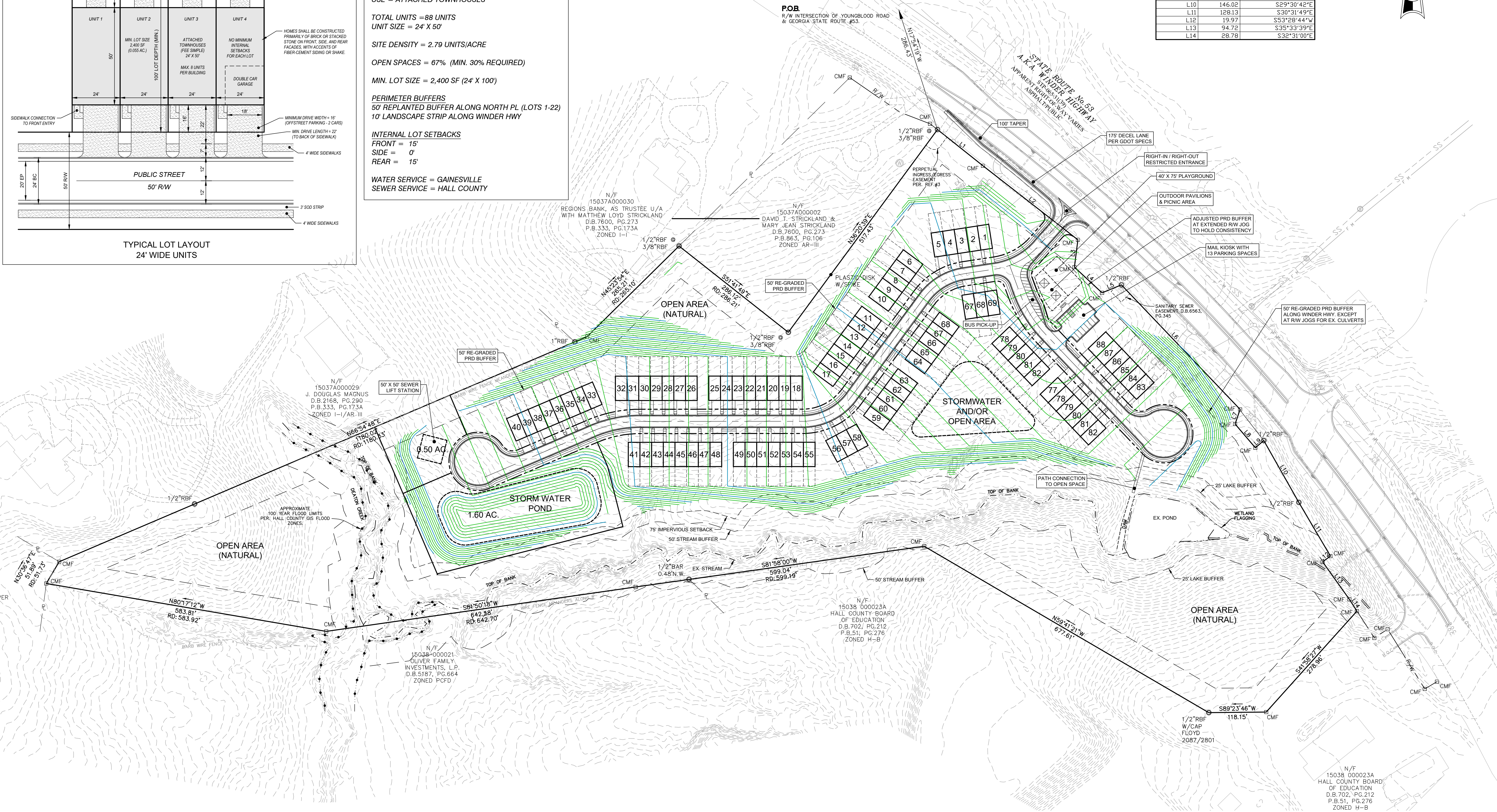
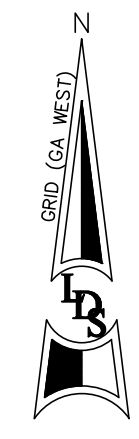
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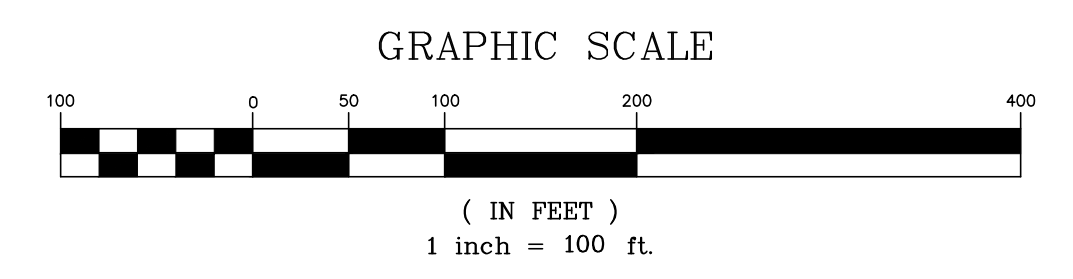
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