

**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 = 2,200 SF (24' X 92')

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

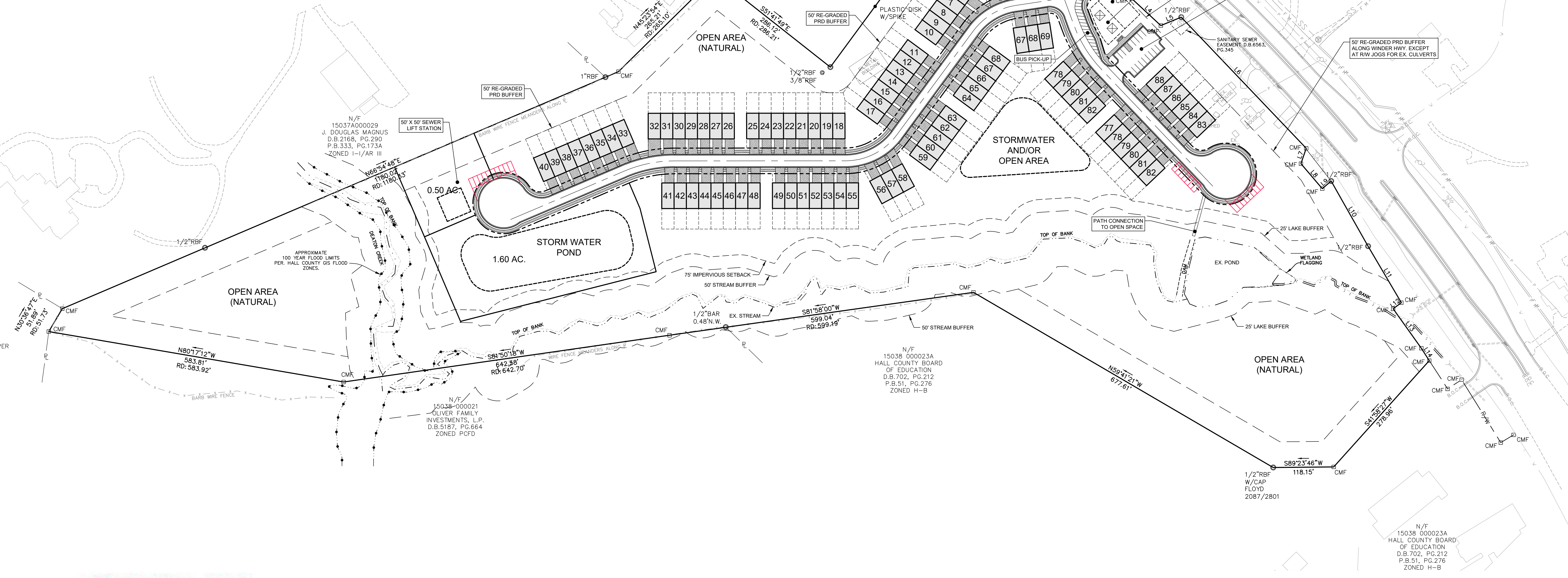
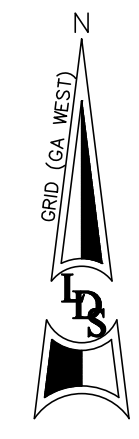
**INTERNAL LOT SETBACKS**  
 FRONT = 15'  
 SIDE = 0'  
 REAR = 15'

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 |



**REED**  
 PLANNING & DESIGN

100 Old Dawson Village Rd  
 Suite 110  
 Dawsonville, GA 30534  
 Phone: 706-531-8428

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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 |

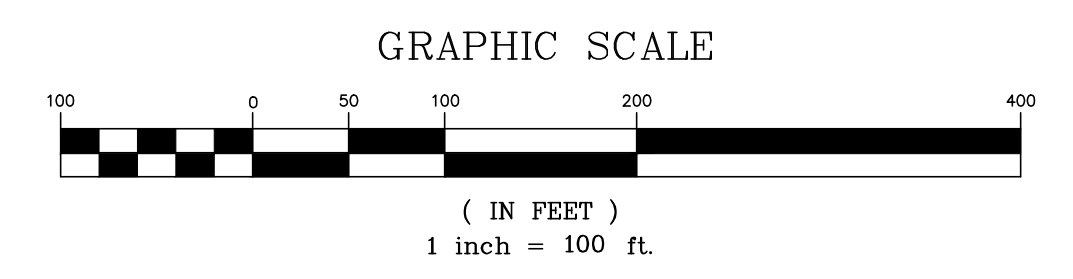
CONCEPTUAL  
 SITE PLAN

|            |           |
|------------|-----------|
| JOB NUMBER | DATE      |
| 24102      | 2-21-2024 |

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

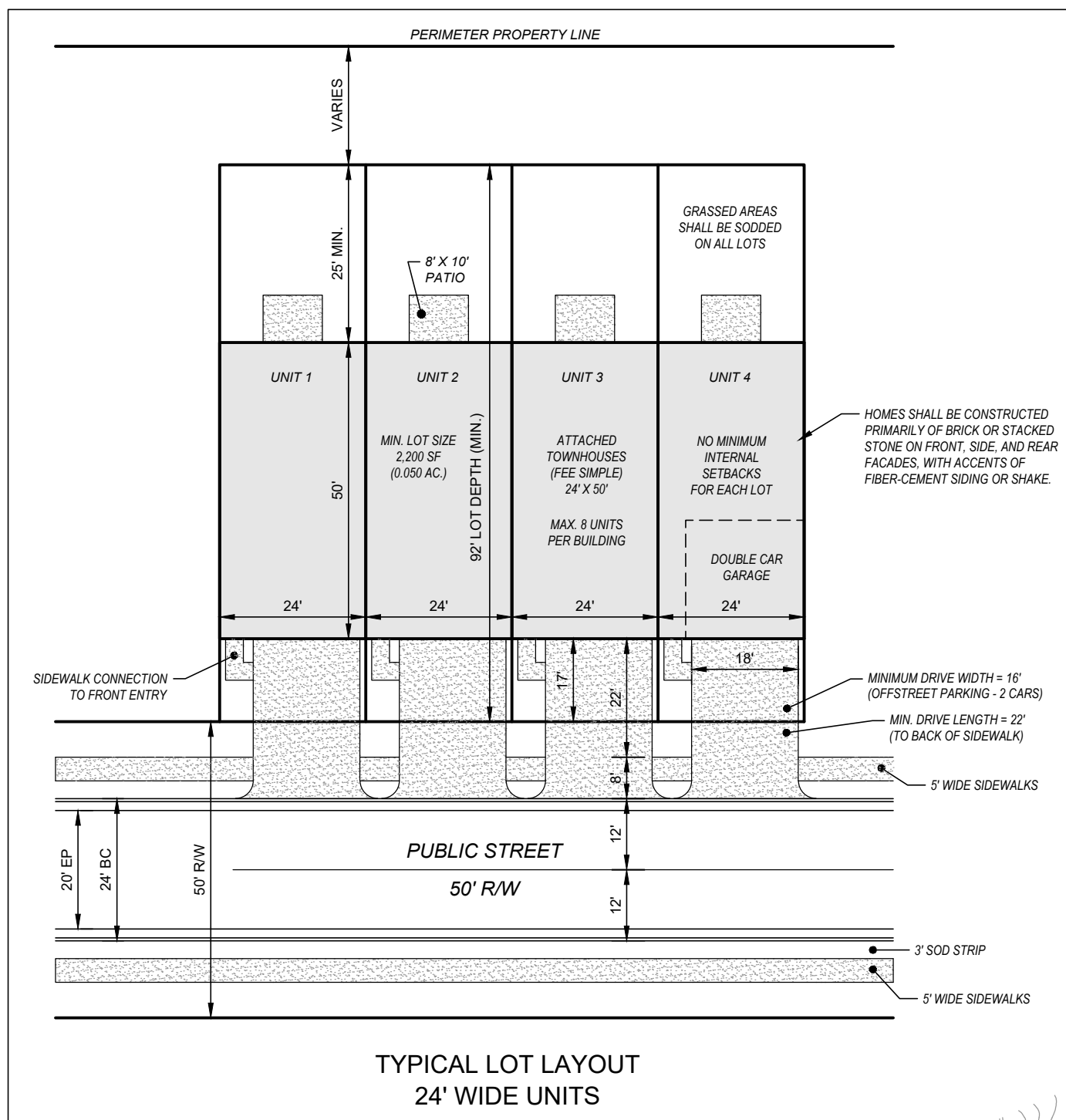
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**RECEIVED**  
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 Planning & Zoning Department



**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

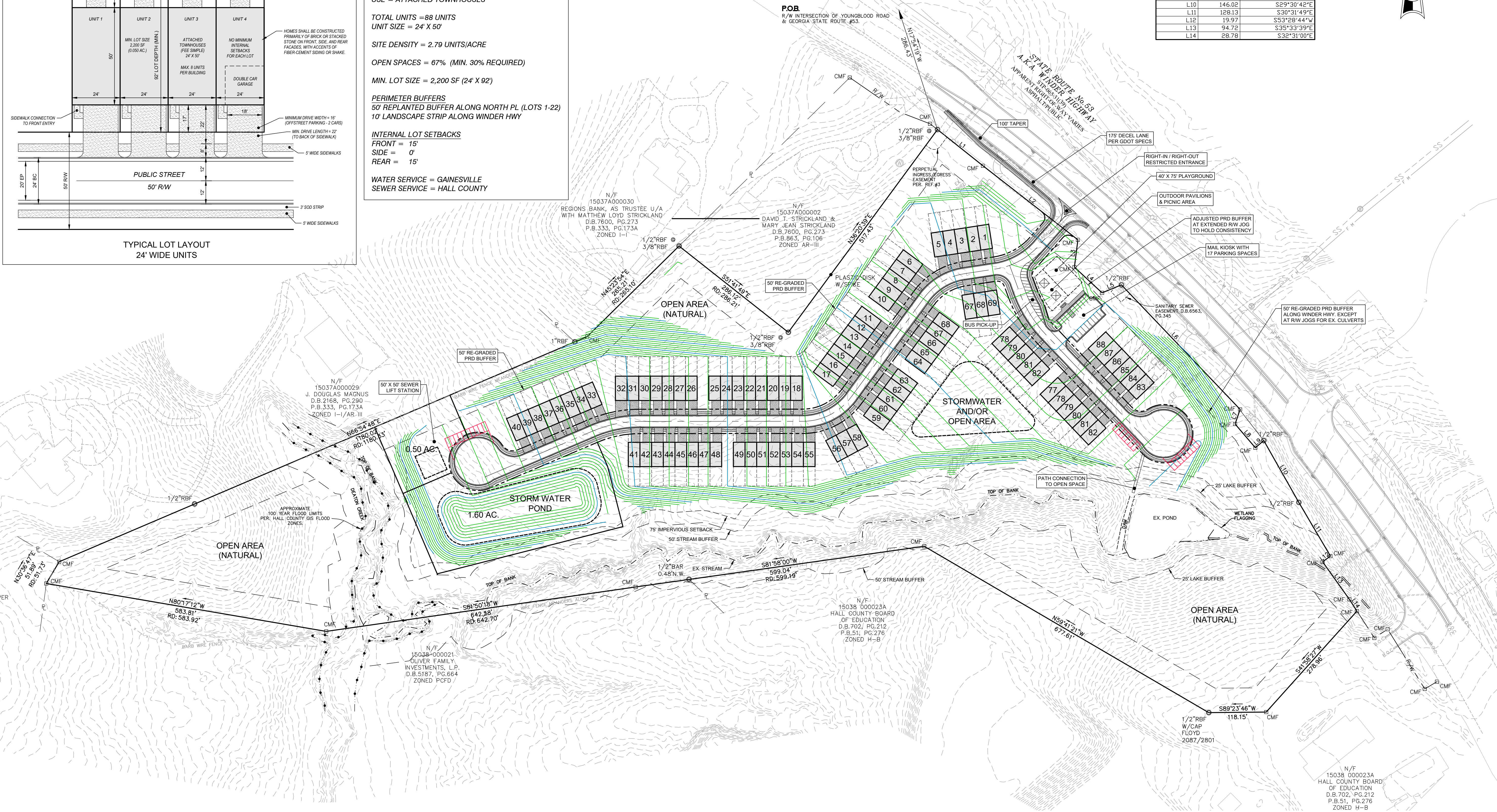
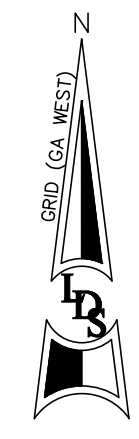


TYPICAL LOT LAYOUT  
24' WIDE UNITS

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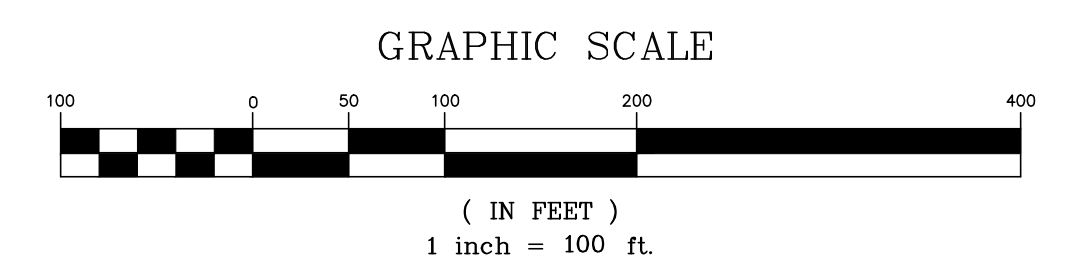
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