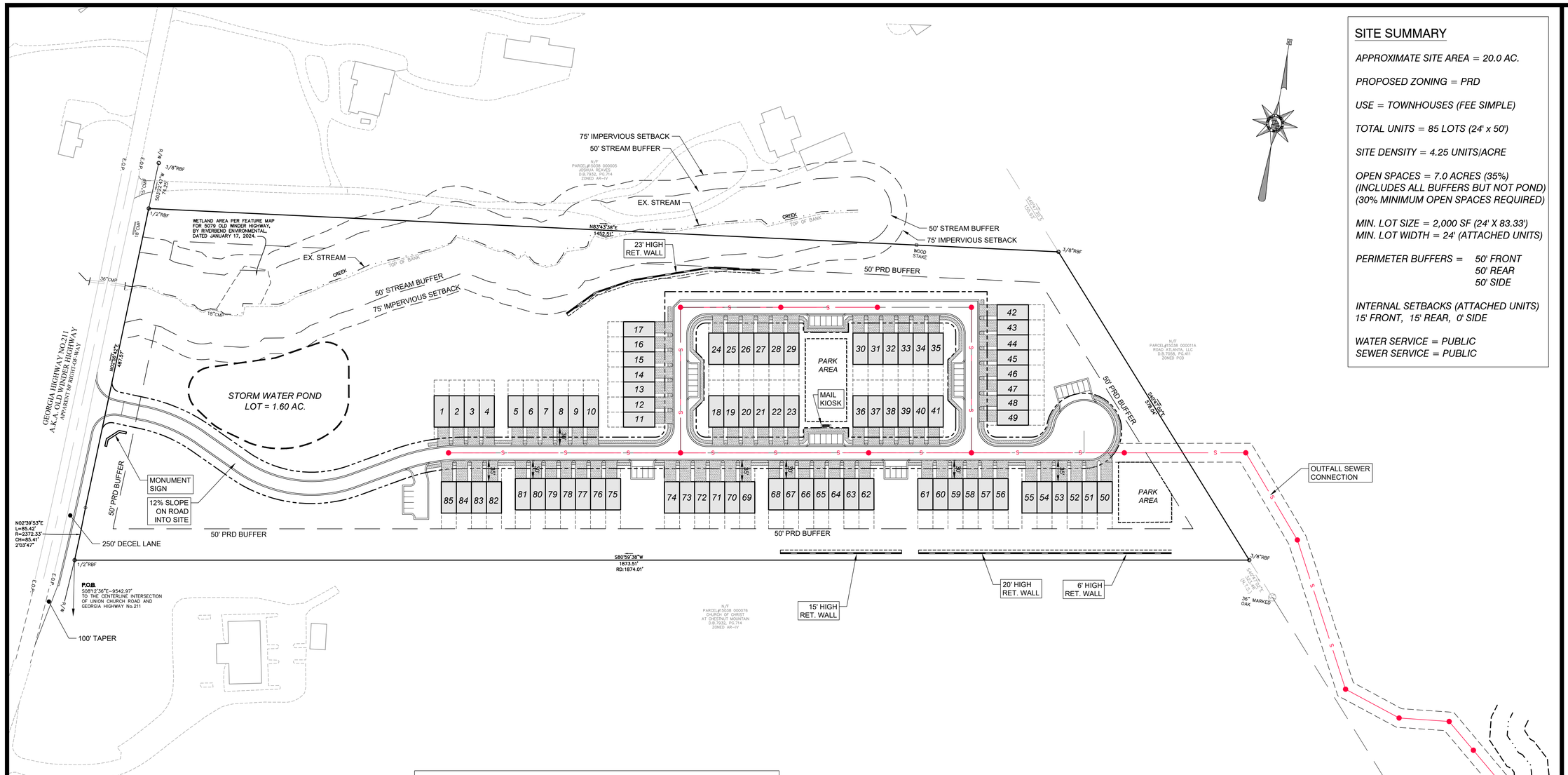


SITE SUMMARY

APPROXIMATE SITE AREA = 20.0 AC.

PROPOSED ZONING = PRD

USE = TOWNHOUSES (FEE SIMPLE)

TOTAL UNITS = 85 LOTS (24' x 50')

SITE DENSITY = 4.25 UNITS/ACRE

OPEN SPACES = 7.0 ACRES (35%)
(INCLUDES ALL BUFFERS BUT NOT POND)
(30% MINIMUM OPEN SPACES REQUIRED)

MIN. LOT SIZE = 2,000 SF (24' X 83.33')
MIN. LOT WIDTH = 24' (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

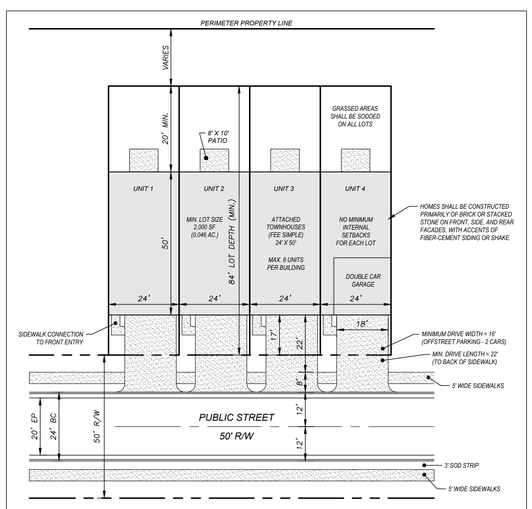
SURVEY REFERENCE

BOUNDARY INFORMATION SHOWN
PER HALL COUNTY TAX MAPS

GRAPHIC SCALE

80 0 40 80 160 320

(IN FEET)
1 inch = 80 ft.



TYPICAL LOT LAYOUT
24' WIDE UNITS

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
PROFEESIONAL

CERTIFICATION NO. 1639
EXPIRES 10/27/2026

ATLAS DEVELOPMENT
TOWNHOUSE PROJECT
GA. HWY. 211 TRACT

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

CONCEPTUAL
REZONING PLAN

JOB NUMBER	DATE
24103	7-8-2024

DATE	NO	REVISION

RZ-1