

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 = 74 UNITS
UNIT SIZE = 24' X 50'

SITE DENSITY = 2.34 UNITS/ACRE

OPEN SPACE = 23.46 AC. (12.8 AC. NATURAL)
OPEN SPACE = 74% (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'

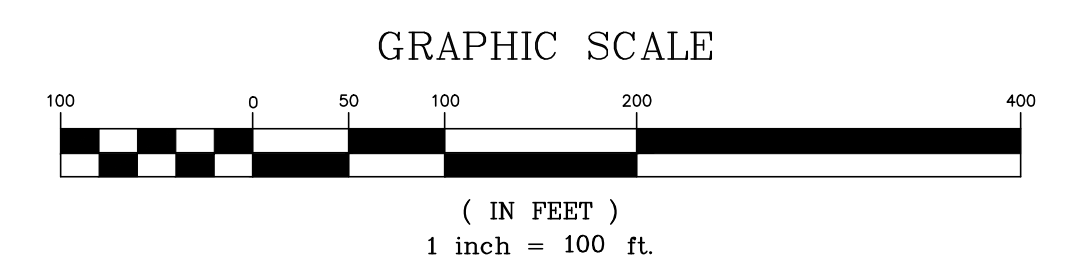
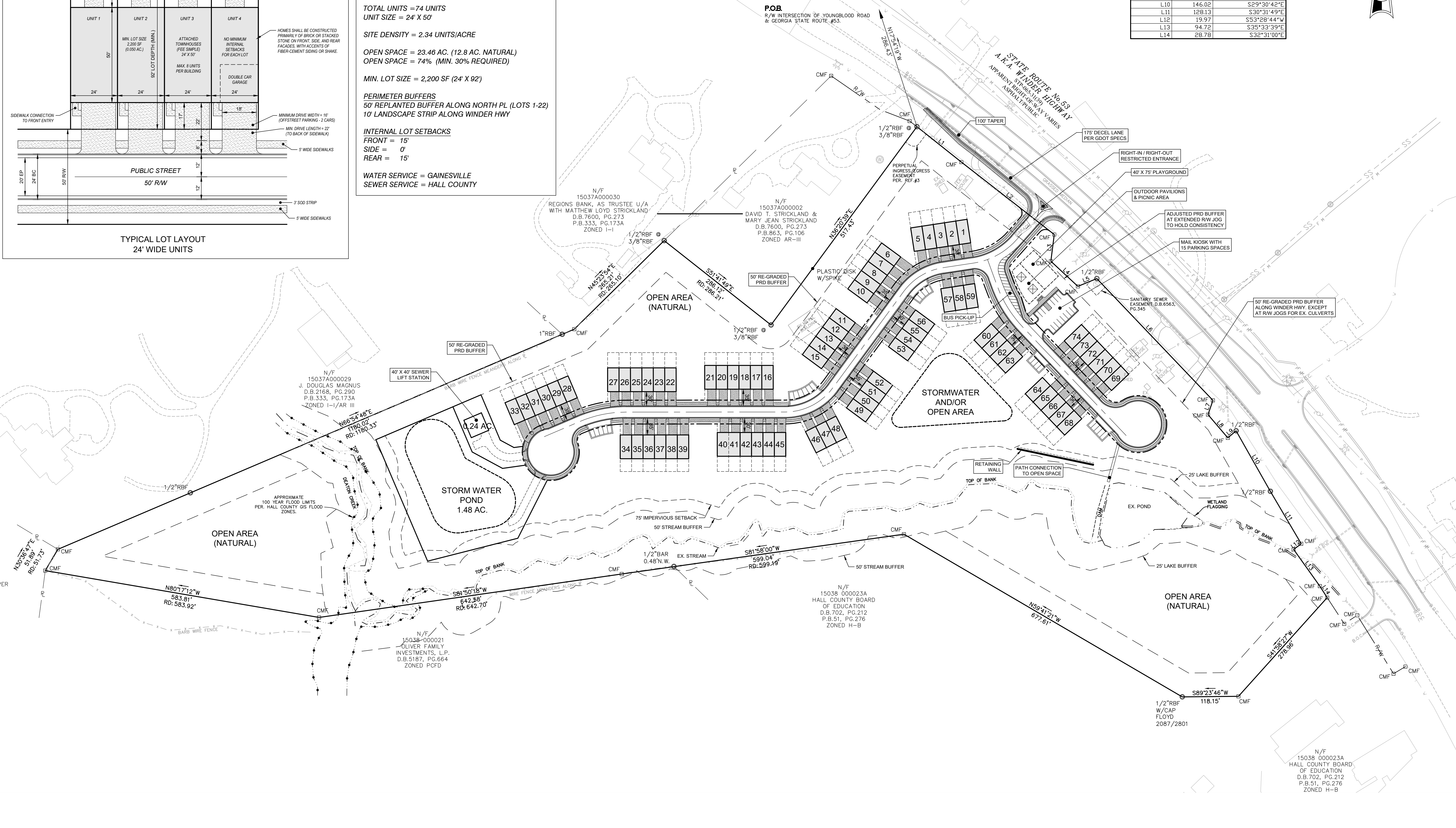
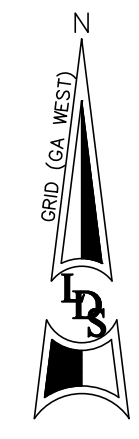
WATER SERVICE = GAINESVILLE
SEWER SERVICE = HALL COUNTY

PRELIM. AREA SUMMARY

PROPOSED R/W = 2.36 AC.
PROPOSED LOTS = 4.10 AC.
POND BMP LOT = 1.48 AC.
LIFT STATION LOT = 0.24 AC.
COMMON / OPEN = 23.46 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	S39°33'39"E
L14	28.78	S32°31'00"E



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

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
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	7-5-2024

DATE	NO	REVISION

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