

**SITE SUMMARY**

APPROXIMATE SITE AREA = 30.0 AC.

PROPOSED ZONING = PRD

USE = TOWNHOUSES (FEE SIMPLE)

TOTAL UNITS = 120 LOTS (24' x 50')

SITE DENSITY = 4.0 UNITS/ACRE

OPEN SPACE = 15.6 ACRES (52%)  
(30% MINIMUM OPEN SPACE REQUIRED)  
(INCLUDES ALL BUFFERS BUT NOT POND)

MIN. LOT SIZE = 2,088 SF (24' X 87')  
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



**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

ATLAS DEVELOPMENT  
TOWNHOUSE PROJECT  
GA. HWY. 211 TRACT

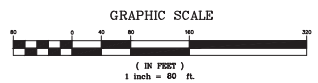
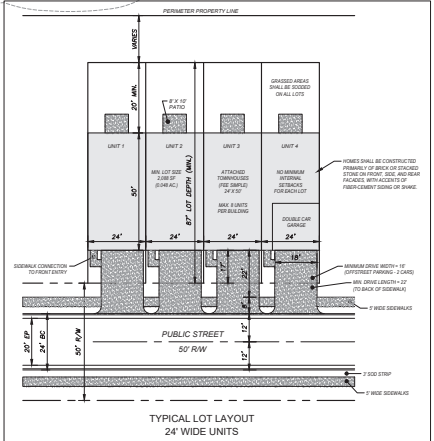
PARCEL	-
LAND LOT	-
DISTRICT	-
CITY	-
COUNTY	HALL
STATE	GEORGIA

CONCEPTUAL  
SEWER PLAN

JOB NUMBER	DATE
24103	8-23-2024

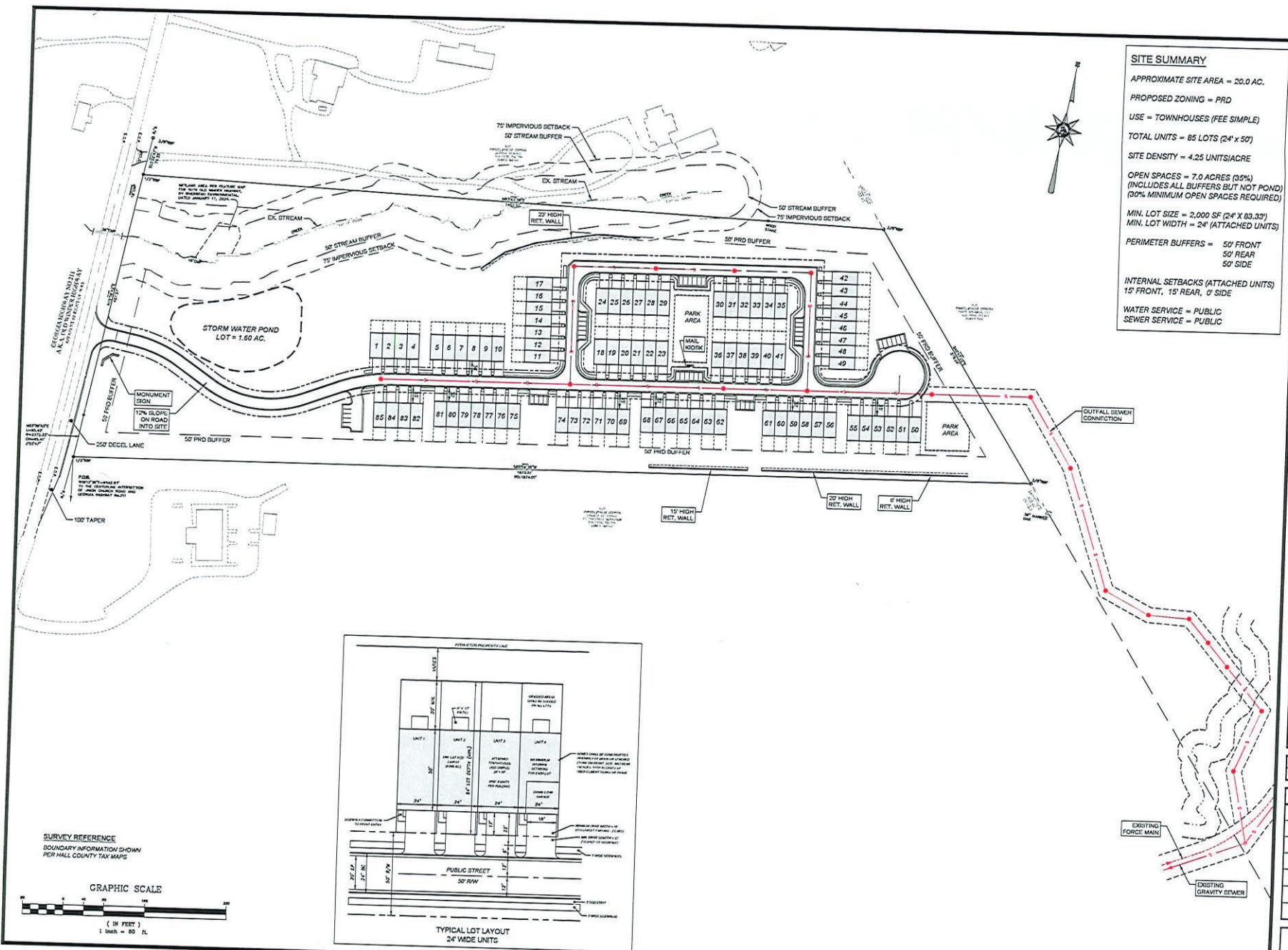
DATE	NO.	REVISION

RZ-1



SURVEY REFERENCE  
BOUNDARY INFORMATION SHOWN  
PER HALL COUNTY TAX MAPS

12-21-2024 - Item 6



**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

**REED**  
 PLANNING & DESIGN  
 188 Old Downs Village Rd  
 Dunwoody, GA 30534  
 Phone 786-531-0420

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GRADUATE LEVEL 2  
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 EXPIRES 10/23/2026

ATLAS DEVELOPMENT  
 TOWNHOUSE PROJECT  
 GA. HWY. 211 TRACT

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

CONCEPTUAL  
 REZONING PLAN

JOB NUMBER	24103	DATE	7-8-2024
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DATE	NO.	REVISION

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