



**AREA SUMMARY**  
 PROPOSED LOTS = 50 AC.  
 PROPOSED R/W = 2.15 AC.  
 POND AREA = 1.00 AC.  
 OPEN SPACES = 10.0 AC.  
 TOTAL AREA = 18.65 AC.

**SITE SUMMARY**  
 APPROXIMATE SITE AREA = 18.65 AC.  
 PROPOSED ZONING = PRD  
 USE = TOWNHOUSES (FEE SIMPLE)  
 TOTAL UNITS = 90 LOTS (24' X 50')  
 GROSS DENSITY = 90 UNITS / 18.65 AC.  
 GROSS DENSITY = 4.83 UNITS/ACRE  
 APPROX. STREAM BUFFER AREA = 2.98 AC.  
 NET DENSITY = 90 UNITS / 15.67 AC.  
 NET DENSITY = 5.74 UNITS/ACRE  
 OPEN SPACES = 10.0 ACRES (53%)  
 (INCLUDES ALL BUFFERS BUT NOT POND)  
 (30% MINIMUM OPEN SPACES REQUIRED)  
 MIN. LOT SIZE = 2,160 SF (24' X 90')  
 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  
 160 Old Dawson Village Rd  
 Dawsonville, GA 30534  
 Phone: 706-531-8428

REED PLANNING & DESIGN, INC.  
 ALL RIGHTS RESERVED

STAMP

GSWCC LEVEL 2  
 CERTIFIED DESIGN  
 PROFESSIONAL  
 CERTIFICATION NO. 1639  
 EXPIRES 10/27/2026

BILL REED  
 TOWNHOUSE PROJECT  
 FRIENDSHIP RD. TRACT

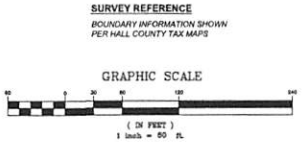
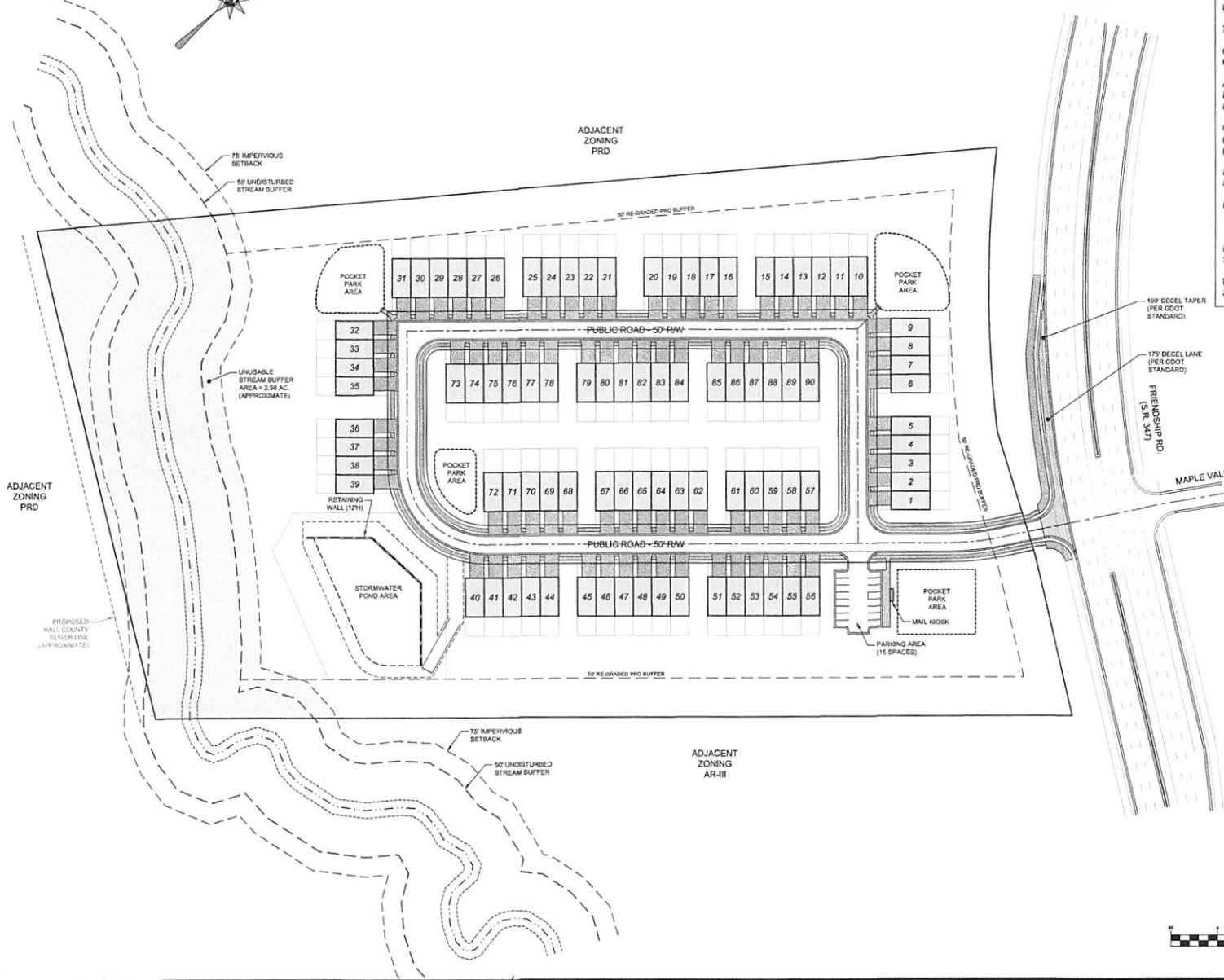
|          |          |
|----------|----------|
| PARCEL   | -        |
| LAND LOT | -        |
| DISTRICT | GMD-1419 |
| CITY     | -        |
| COUNTY   | HALL     |
| STATE    | GEORGIA  |

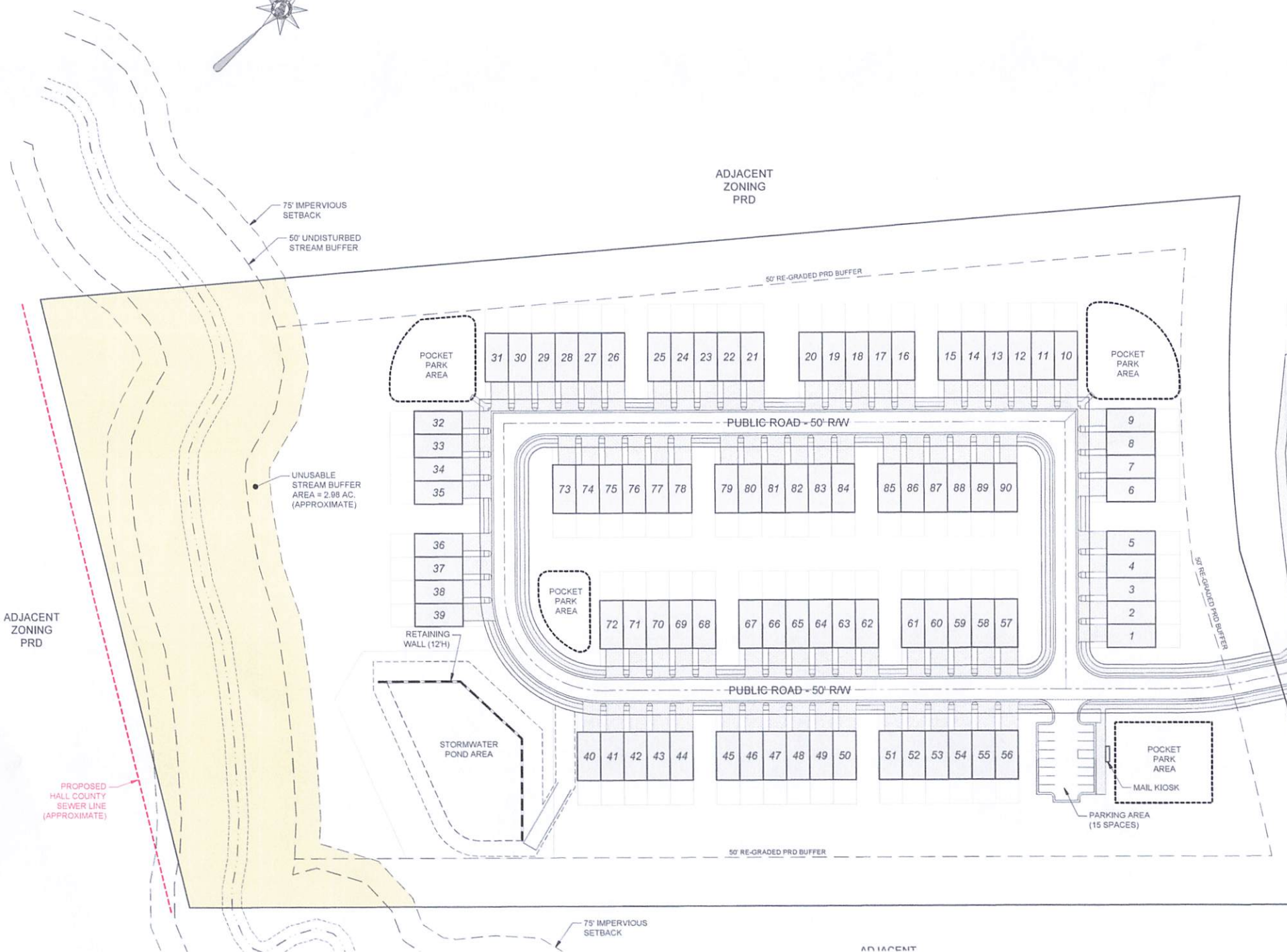
CONCEPT  
 PLAN A

|            |            |
|------------|------------|
| JOB NUMBER | DATE       |
| 24100-BR1  | 10-18-2024 |

|      |     |          |
|------|-----|----------|
| DATE | NO. | REVISION |
|      |     |          |
|      |     |          |
|      |     |          |
|      |     |          |
|      |     |          |

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ADJACENT