

**REED**  
PLANNING & DESIGN  
100 Old Dawson Village Rd  
Lawsonville, GA 30534  
Phone: 706-531-8428

© 2021  
REED PLANNING & DESIGN, INC.  
ALL RIGHTS RESERVED

THIS CONSTRUCTION DOCUMENT AND ANY ADDENDUMS  
HEREON SHALL BE THE SOLE PROPERTY OF REED  
PLANNING & DESIGN, INC. NO PART OF THIS DOCUMENT  
OR ANY INFORMATION CONTAINED HEREIN IS TO BE  
REPRODUCED, COPIED, OR TRANSMITTED IN ANY  
MANNER, ELECTRONIC OR MECHANICAL, INCLUDING  
PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION  
SYSTEM, WITHOUT THE WRITTEN PERMISSION OF REED  
PLANNING & DESIGN, INC.

STAMP

JON GOMOLAK  
4240 WINDER HIGHWAY  
DAYCARE CENTER

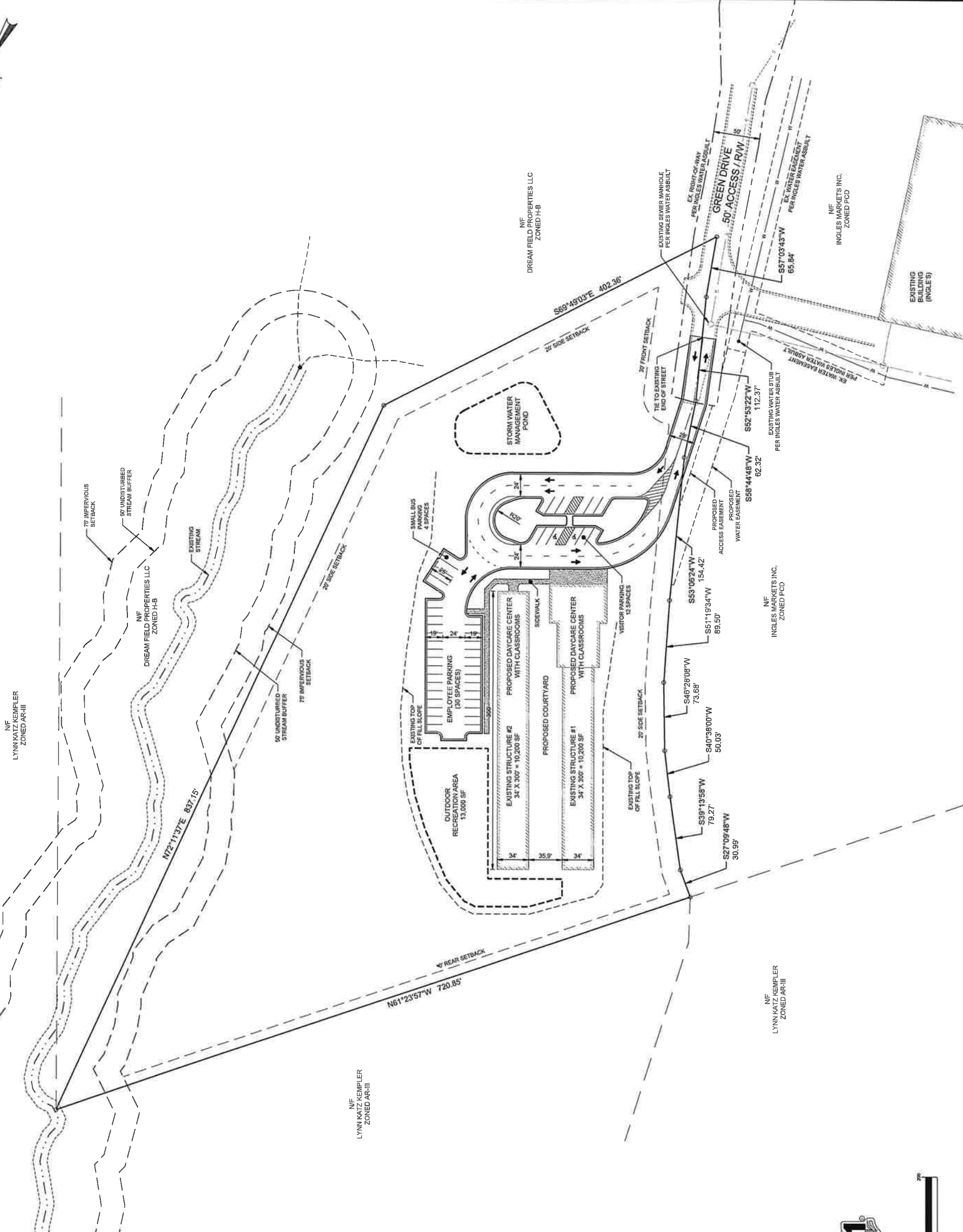
PARCEL	15044B000009
LAND LOT	44
DISTRICT	15
CITY	*
COUNTY	HALL
STATE	GEORGIA

CONCEPT  
PLAN

JOB NUMBER	21106
DATE	5-27-2021

DATE	NO	REVISION

C-1



**SITE SUMMARY**  
SITE AREA = +/- 7.51 ACRES  
EXISTING ZONING = AR-III  
PROPOSED ZONING = O-1  
USE = DAYCARE CENTER  
SETBACKS = 30' FRONT  
10' REAR  
20' SIDE  
WATER = CITY OF GAINESVILLE (PUBLIC)  
SEWER = HALL COUNTY (PUBLIC)

**PARKING SUMMARY**  
PARKING REQUIRED:  
1 SPACE PER CHILDREN +  
1 SPACE PER EMPLOYEE +  
1 SPACE PER SCHOOL VEHICLE  
APPROXIMATE 200 STUDENTS MAX  
500 CHILDREN / 10 = 50 SPACES +  
2 EMPLOYEES = 2 SPACES +  
4 SCHOOL VEHICLES = 4 SPACES  
TOTAL PARKING REQUIRED = 46 SPACES  
TOTAL PARKING PROVIDED = 46 SPACES  
HANDICAP SPACES:  
2 REQUIRED - 2 PROVIDED

**SURVEY REFERENCE**  
BOUNDARY INFORMATION SHOWN PER SURVEY FOR  
DILLARD HUGHINS & KATHERINE RIDLEY PREPARED  
BY DWIGHT KELBY, RLS DATED 6-15-1991

**OWNER/DEVELOPER**  
IN-TRANSITION REALTY, INC.  
5072 BRISTOL INDUSTRIAL WAY, SUITE C  
BUFORD, GA 30518  
CONTACT: JON GOMOLAK  
PHONE: 678-987-0075

**CIVIL ENGINEER**  
REED PLANNING & DESIGN, INC.  
100 OLD DAWSON VILLAGE RD, SUITE 110  
LAWSONVILLE, GA 30534  
CONTACT: KEVIN REED  
PHONE: 706-531-8428

