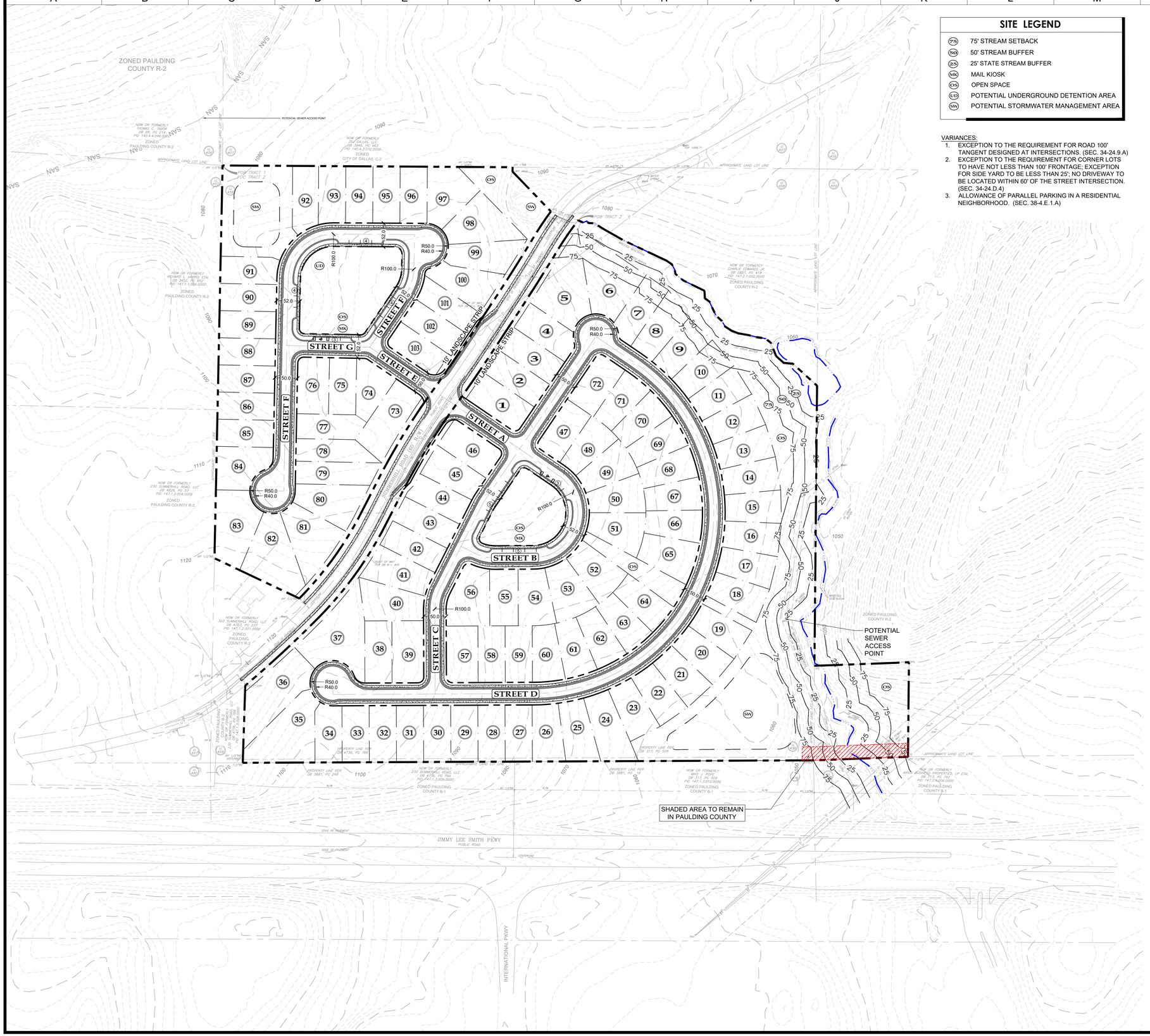
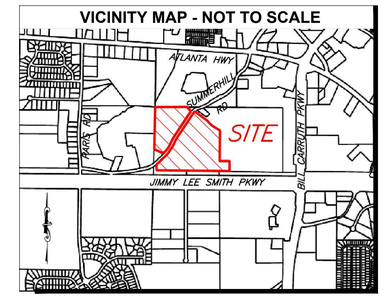


SITE LEGEND

75	75' STREAM SETBACK
50	50' STREAM BUFFER
25	25' STATE STREAM BUFFER
MK	MAIL KIOSK
OS	OPEN SPACE
UD	POTENTIAL UNDERGROUND DETENTION AREA
SW	POTENTIAL STORMWATER MANAGEMENT AREA

VARIANCES:
1. EXCEPTION TO THE REQUIREMENT FOR ROAD 100' TANGENT DESIGNED AT INTERSECTIONS. (SEC. 34-24.9.A)
2. EXCEPTION TO THE REQUIREMENT FOR CORNER LOTS TO HAVE NOT LESS THAN 100' FRONTAGE; EXCEPTION FOR SIDE YARD TO BE LESS THAN 25'; NO DRIVEWAY TO BE LOCATED WITHIN 60' OF THE STREET INTERSECTION. (SEC. 34-24.D.4)
3. ALLOWANCE OF PARALLEL PARKING IN A RESIDENTIAL NEIGHBORHOOD. (SEC. 38-4.E.1.A)

VICINITY MAP - NOT TO SCALE



SITE DATA

SITE AREA (GROSS):	34.614 ACRES TOTAL
AREA ANNEXED/REZONED TO THE CITY OF DALLAS:	34.447 ACRES
AREA TO REMAIN IN PAULDING COUNTY:	0.167 ACRES
EXISTING ZONING:	PAULDING COUNTY R-2 & B-2
EXISTING OVERLAY DISTRICT:	PARTIALLY IN THE CORRIDOR OVERLAY DISTRICT
PROPOSED ZONING:	CITY OF DALLAS R-2C
MAX DENSITY ALLOWED:	3 UNITS PER ACRE
LOT DENSITY PROPOSED:	2.98 UNITS/ACRE
LOTS PROPOSED:	103 LOTS
TYPICAL LOT DIMENSIONS:	50' - 60' WIDE / LOT DEPTH VARIES
MINIMUM LOT AREA:	7,500 S.F.

SETBACKS

FRONT SB:	20' FROM A LOCAL RD (TYP.) / 25' FROM A PRIMARY RD
SIDE SB:	5'
REAR SB:	20'
DISTANCE BETWEEN BUILDINGS:	10'
MAX STRUCTURE HEIGHT:	35'

OTHER

STREET DESIGN:	50' PUBLIC RIGHT-OF-WAY / 25' B.C. - B.C.

PARKING

OFF-STREET PARKING:	2 SPACES PER EACH STRUCTURE REQUIRED
ON-STREET PARALLEL PARKING:	AS SHOWN (VARIANCE REQUIRED)

PROPERTY OWNERS:
PID: 147.1.2.002.0000 - TIBBITTS MARY SUE

SEWER NOTE:
SEWER WILL BE A GRAVITY LINE AND MAY TIE INTO EXISTING SEWER MANHOLES SHOWN

WATER NOTE:
EXISTING WATER LINE LOCATED ON NORRIS LAKE DR AND PROVIDED BY EITHER PAULDING COUNTY OR CITY OF DALLAS.

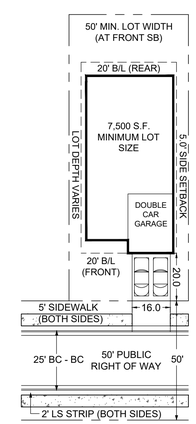
FEMA NOTE:
NO PORTION OF THIS PROPERTY IS LOCATED IN A FEMA HAZARD AREA AS PER FIRM MAP NO. 13223C0141C & 13223C0143C, DATED 9/29/2006

BASEMAP NOTE:
PLAN REFERENCES GIS AND AERIAL IMAGERY FOR PAVEMENT, CURB CUT, DRIVEWAY, POINTS OF INGRESS/EGRESS, AND R/W DATA BEYOND THE PROJECT BOUNDARY.

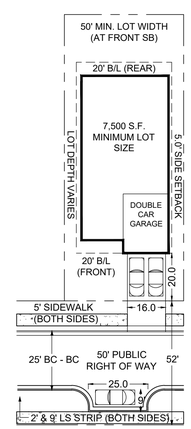
STEAMS NOTE:
A FIELD RUN STREAM/WETLAND DELINEATION IS NEEDED TO CONFIRM BOUNDARY AND BASEMAP DATA. THIS FIRM ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE ACCURACY OF THE REFERENCED STREAM/WETLAND DATA SHOWN.

SURVEY NOTE:
THIS PLAN REFERENCES SURVEY DATA FROM TSS TECHNICAL SURVEY SERVICES:
1641 AUTUMN BLVD, SW
CONYERS, GEORGIA 30012
OFFICE: 770-922-6391 | INFO@TSS-ATL.COM | WWW.TSS-ATL.COM

ACCESS POINT DISTANCE NOTE:
ACCESS POINT DISTANCE FROM PROJECT ENTRANCE TO NEXT CLOSEST DRIVEWAYS:
PID:147.2.1.002.0000: +/- 659' TO THE NORTH (CENTERLINE INTERSECTION MEASUREMENT)
PID:147.1.2.001.0000: +/- 737' TO THE SOUTH (CENTERLINE INTERSECTION MEASUREMENT)



TYP. LOT DETAIL (N.T.S)



TYP. LOT DETAIL (N.T.S) PARALLEL PARKING

NO.	DATE	DESCRIPTION	BY	CHK	APV
#1	10/25/2023	INITIAL STAMPED ZONING PLAN			
#2	11/01/2023	ADDITIONAL BASEMAP DATA ADDED			
#3	01/30/2024	ADDITIONAL BASEMAP DATA ADDED			
#4	02/09/2024	ADDITIONAL SITE DATA ADDED			

GEORGIA PE040989 PROFESSIONAL ENGINEER 2-9-24 TYLER SCOTT MARCHMAN

LJA ENGINEERING
299 S. MAIN STREET
ALPHARETTA, GA 30009
770-225-4730

Georgia Capital

400 GALLERIA PKWY #1130
ATLANTA, GA 30339
24 HR CONTACT: WHIT PORTER
PHONE: 504.256.2160
EMAIL: WPORTER@GEORGIACAPITAL.COM

SITE ZONING PLANS FOR 469 SUMMERHILL RD

DALLAS, GEORGIA
L.L. 458 & 459 ~ 3rd Section ~ 2nd District

NORTH

SCALE: 1"= 100'

PROJECT NUMBER: GA3944-2301

SHEET TITLE: ZONING PLAN

SHEET NUMBER: C-100

File Location: s:\sei\archive_01-civil_projects\03-projects\georgia capital\469 summerhill rd\02-design\drawings\01-conceptzoning1d