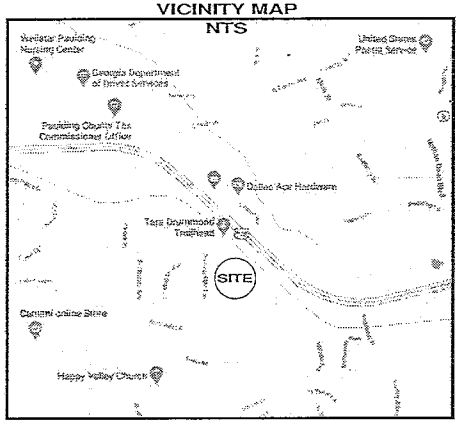
VICINITY MAP
NTS

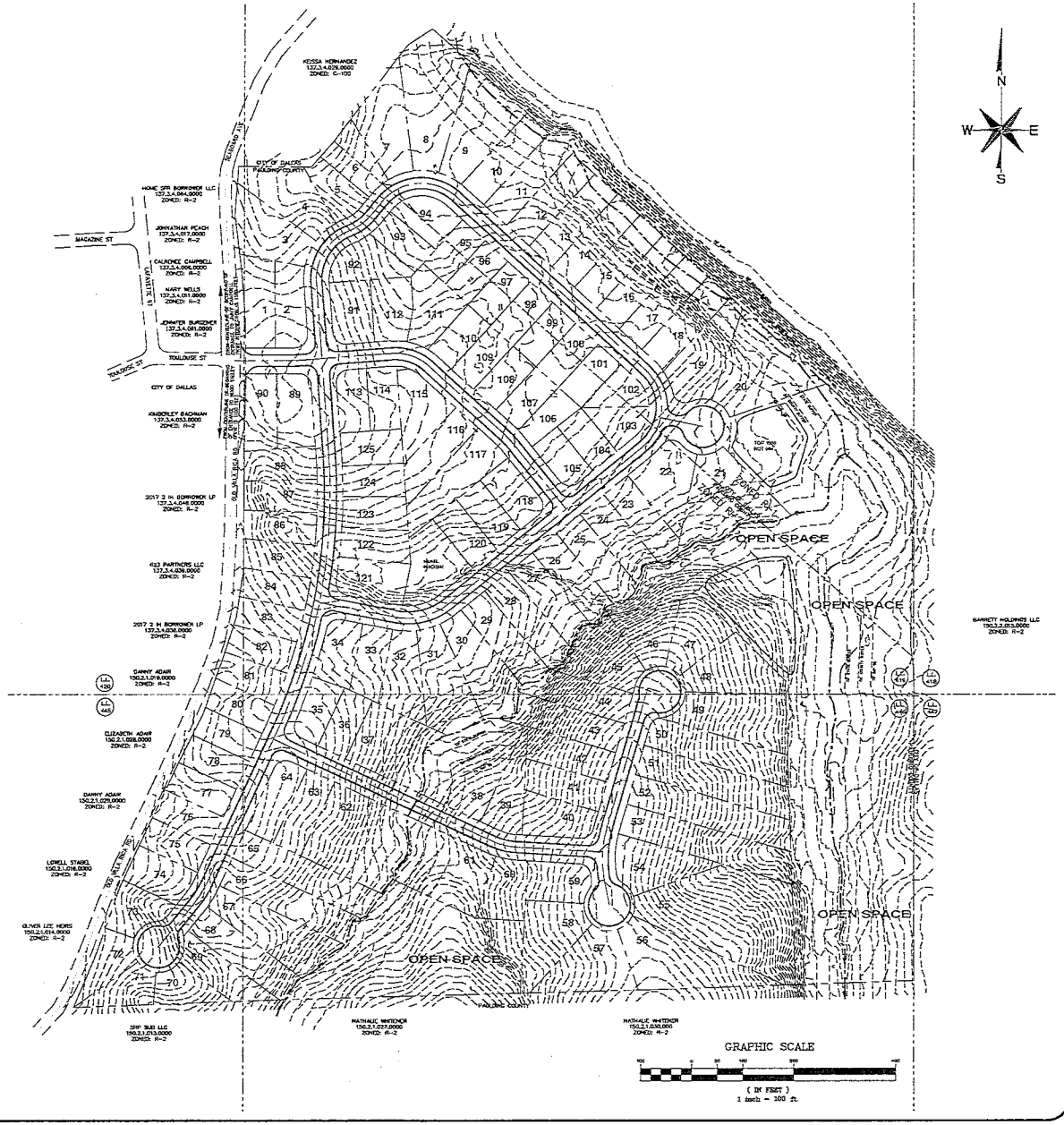


1. BOUNDARY INFORMATION SHOWN IS A COMPILED SURVEY COMPLETED BY ELITE SURVEY LLC
2. TOPOGRAPHIC INFORMATION SHOWN HEREON PROVIDED BY PAULDING COUNTY G.I.S. DEPARTMENT
3. OWNER/DEVELOPER :
   SUMMERLYN HOMES LLC.
   P.O. BOX 5374
   DOUGLASVILLE, GA 30154
   24 HR. CONTACT: WALTER HUDSON 770-380-1323
4. ENGINEER :
   ELITE ENGINEERING, LLC
   3662 CEDARCREST ROAD, STE 220, ACWORTH, GA 30101
   CONTACT: JONATHAN JONES, P.E. 678-215-2966
5. PROPOSED ZONING : R-3 (CITY)
   CURRENT ZONING : R-2 (COUNTY) & R-1
   TOTAL SITE AREA = 49.25 ACRES
   OPEN SPACE PROVIDED = 12.3 ACRES (25%)
   TOTAL NUMBER OF LOTS = 125
   DENSITY = 2.47 U/AC

   SETBACKS:
   MIN. FRONT YARD = 30 FEET
   MIN. SIDE YARD = 10 FEET
   MIN. REAR YARD = 20 FEET
6. THIS PROPERTY DOES NOT LIE WITHIN AN IDENTIFIED FLOOD HAZARD AREA PER PAULDING COUNTY F.I.R.M. PANELS NO. 13223C0137C DATED SEPTEMBER 28, 2006 AND NO. 13223C0139C DATED SEPTEMBER 28, 2006.
7. NO CEMETERIES, ARCHEOLOGICAL OR ARCHITECTURAL SITES EXIST ON THIS SITE.
8. NO EXISTING LANDFILLS ARE PRESENT ON THIS SITE.
9. SANITARY SEWER SERVICE TO BE PROVIDED BY EXTENSION OF CITY OF DALLAS SYSTEM.
10. WATER SERVICE TO BE PROVIDED BY PAULDING COUNTY.
11. POWER SERVICE TO BE PROVIDED BY GREYSTONE COMPANY.
12. FIRE PROTECTION TO BE PROVIDED BY THE PAULDING COUNTY FIRE DEPARTMENT.
13. DETENTION TO BE PROVIDED BY 2 PROPOSED EARTHEN DETENTION PONDS.

REZONING PLAN LEGEND

- PROPERTY CORNER
- PROPERTY LINE
- RIGHT OF WAY
- EXISTING ROAD
- LAND LOT LINE
- 1000 EXISTING CONTOUR
- CENTERLINE OF CREEK
- CREEK BUFFER
- C/L OF PROPOSED ROAD
- PROPOSED BACK OF CURB
- PROPOSED RIGHT OF WAY


KEISSA HERNANDEZ
CITY OF DALLAS
PAULDING COUNTY
HOME SFR BORROWER LLC
JOHNATHAN ROACH
CALVONCE CAMPBELL
MARY NEILS
JENNIFER BURGENER
MAGAZINE ST
TOULOUSE ST
CITY OF DALLAS
KIMBERLEY BACHMAN
2017 2 IH BORROWER LP
423 PARTNERS LLC
DANNY ADAIR
ELIZABETH ADAIR
LOWELL STARKS
OLIVER LEE HEIRS
SFR TUBI LLC
MATHALIE WHITENOR
NATHALIE WHITENOR
GARRETT HOLDINGS LLC
OPEN SPACE
OPEN SPACE
OPEN SPACE
OPEN SPACE
POND
POND
POND