

OVERALL PROJECT DATA

TOTAL AREA: +/- 32.284 ACRES (GROSS TH & C1)
 EXISTING ZONING: R-2 (PAULDING COUNTY)
 PROPOSED ZONING: CITY OF DALLAS, TH & C1

TH PROJECT DATA

TH AREA (GROSS): +/- 25.417 ACRES
 TOTAL TOWNHOMES: 113 (24'X50' - 3 STORY UNITS)
 PROPOSED DENSITY: +/- 4.4 U/A

SETBACKS:
 FRONT EXTERIOR: 25'
 SIDE EXTERIOR: 40' PRINCIPLE / 10' ACCESSORY
 REAR EXTERIOR: 40' PRINCIPLE / 10' ACCESSORY

OTHER:
 MIN. LOT SIZE: 1 ACRE
 MIN. LOT WIDTH: 100'
 MIN. LOT FRONTAGE: 50'
 MIN. GFA PER UNIT: 1,040 SF (1 STORY) / 650 SF (2+ STORY)
 MIN. LIVING AREA PER UNIT: 1,040 SF / 950 SF
 MIN. LIVING AREA FACADE WIDTH: 24'
 MAX. LOT COVERAGE: 50% / 5% ACCESSORY OR 600 SF (STRUCTURES & BUILDINGS)
 60% (ALL IMPERVIOUS SURFACES)
 MAX. BUILDING HEIGHT: 40' PRINCIPAL / 24' ACCESSORY
 LANDSCAPE STRIP: AS SHOWN
 BUFFER: 10'

SITE LEGEND

- (S) 75' STREAM SETBACK
- (SB) 50' STREAM BUFFER
- (S25) 25' STATE STREAM BUFFER
- (SW) 5' SIDEWALK
- (MK) MAIL KIOSK
- (SM) STORMWATER MANAGEMENT (DETENTION/RETENTION/OR WATER QUALITY AREA)
- (CA) CABANA
- (PT) POOL
- (CG) COMMUNITY GREEN
- (BN) BENCHES
- (ES) ENTRANCE SIGN
- (DP) DUMPSTERS

TH PARKING CALCS

USE TYPE	UNIT	UNITS	TOTAL SPACES
REAR ENTRY TH GARAGE SPACES:	2	113	226
REAR ENTRY TH DRIVEWAY/GUEST SPACES:	2	113	226
OFF STREET AMENITY AREAS, MAIL KIOSK PARKING (INCLUDES 1 ADA PARKING SPACE)			14
GRAND TOTAL			466

OPEN SPACE CALCS

OPEN SPACE AREAS	LEGEND	OPEN SPACE REQUIRED	OPEN SPACE PROVIDED
TH		20%	+/- 10.95 AC. OR +/- 43.03%
C1 - TRACT A		5%	+/- 0.44 AC. OR 14.8%
C1 - TRACT B		5%	+/- 1.25 AC. OR +/- 37.02%

C-1 PROJECT DATA

PROPOSED CITY OF DALLAS C-1 DEVELOPMENT IS SEEKING SPLIT ZONING.

C-1 AREA (GROSS): +/- 6.869 ACRES

SETBACKS:
 FRONT YARD: 30'
 SIDE SETBACK: 10' PRINCIPLE; 10' ACCESSORY
 REAR YARD: 20' PRINCIPLE; 15' ACCESSORY

USES INCLUDE: PROFESSIONAL/OFFICE, CLINIC, RESTAURANT/FOOD PREP, OTHER
 BUT ARE NOT LIMITED TO:

TRACT A AREA: +/- 2.966 ACRES
 HEATED FLOOR AREA: +/- 33,100 S.F.

TRACT B AREA: +/- 3.903 ACRES
 HEATED FLOOR AREA: +/- 34,350 S.F.

OTHER:
 MIN. LOT SIZE: 1 ACRE
 MIN. LOT WIDTH: 100'
 MIN. LOT FRONTAGE: 50'
 MIN. GROUND FLOOR AREA: N/A
 MIN. LIVING AREA PER UNIT: 750 SF. AVG.
 MIN. LIVING AREA FACADE WIDTH: N/A
 MAX. LOT COVERAGE: 50% (STRUCTURES AND BUILDINGS)
 75% (ALL IMPERVIOUS SURFACES)
 MAX. BUILDING HEIGHT: 45' PRINCIPLE / 26' ACCESSORY
 LANDSCAPE STRIP: AS SHOWN
 BUFFER: 30' GRADED AND REPLANTED

C-1 PARKING CALCS

TRACT A: 33,100 SF BUILDING	
BUSINESS, RETAIL, OR PROFESSIONAL OFFICE PARKING REQUIRED (1 SPACE PER 300 SF)	110.3
PARKING PROVIDED (INCLUDES 5 ADA PARKING SPACES)	111
TRACT B: 34,350 SF BUILDING	
BUSINESS, RETAIL, OR PROFESSIONAL OFFICE PARKING REQUIRED (1 SPACE PER 300 SF)	114.5
PARKING PROVIDED (INCLUDES 5 ADA PARKING SPACES)	116

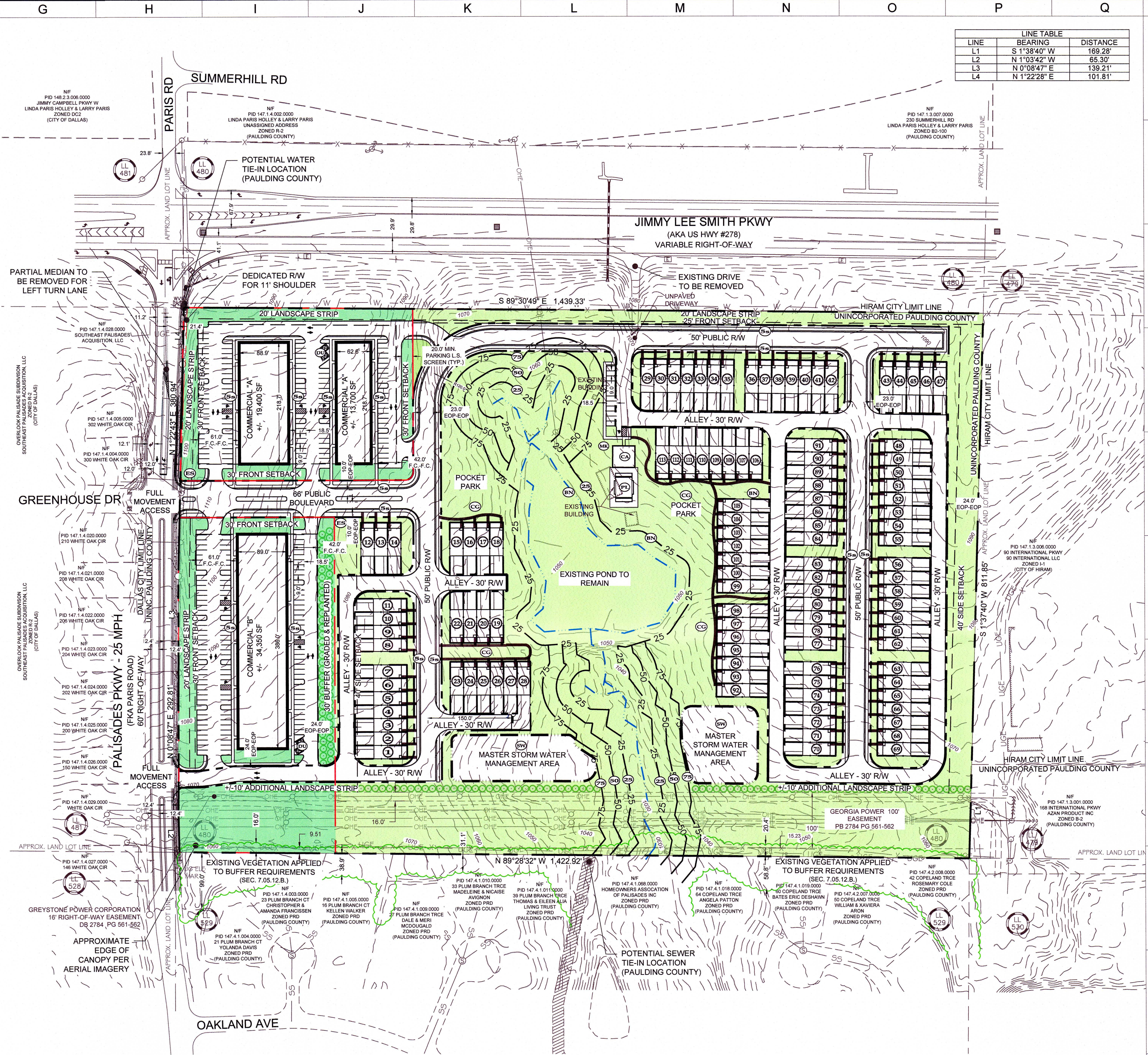
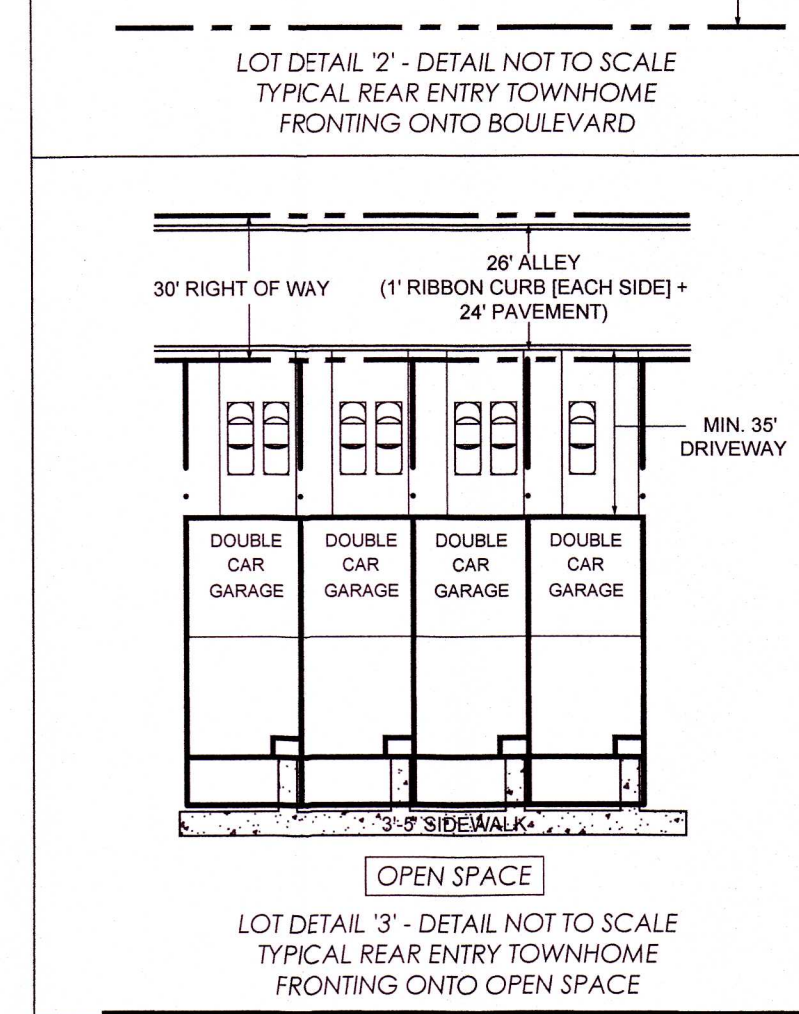
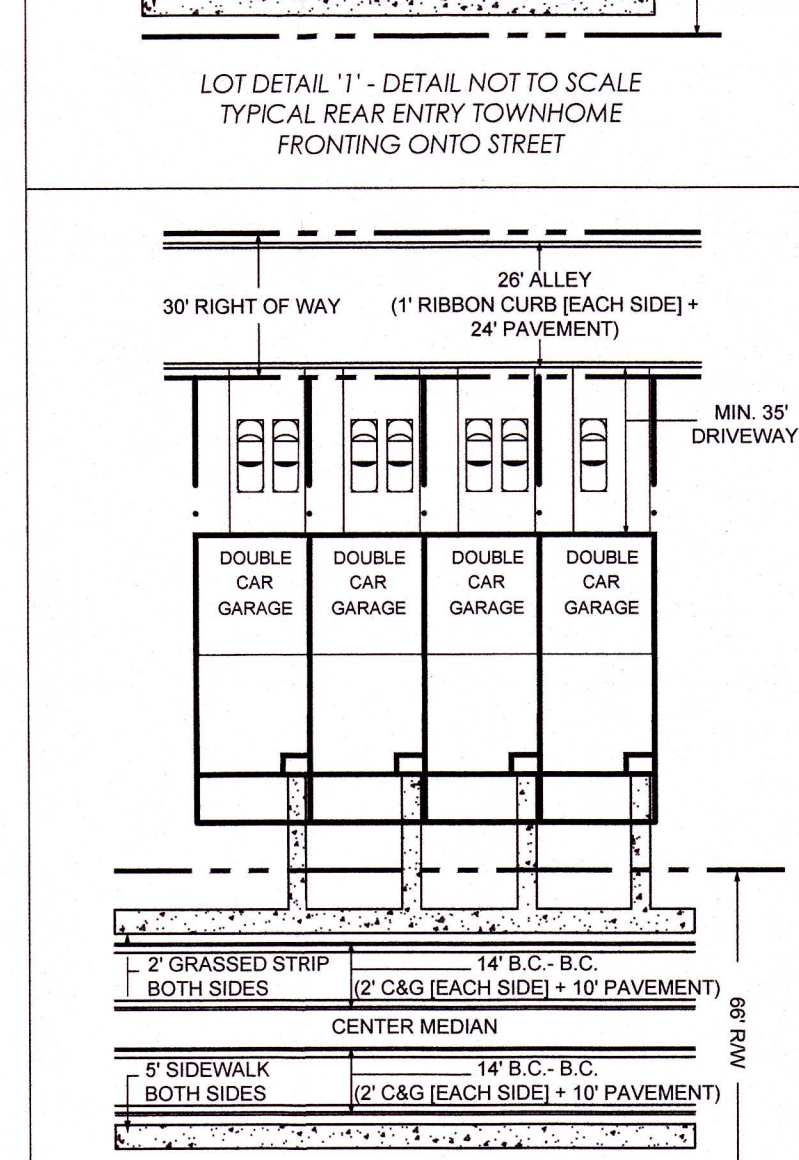
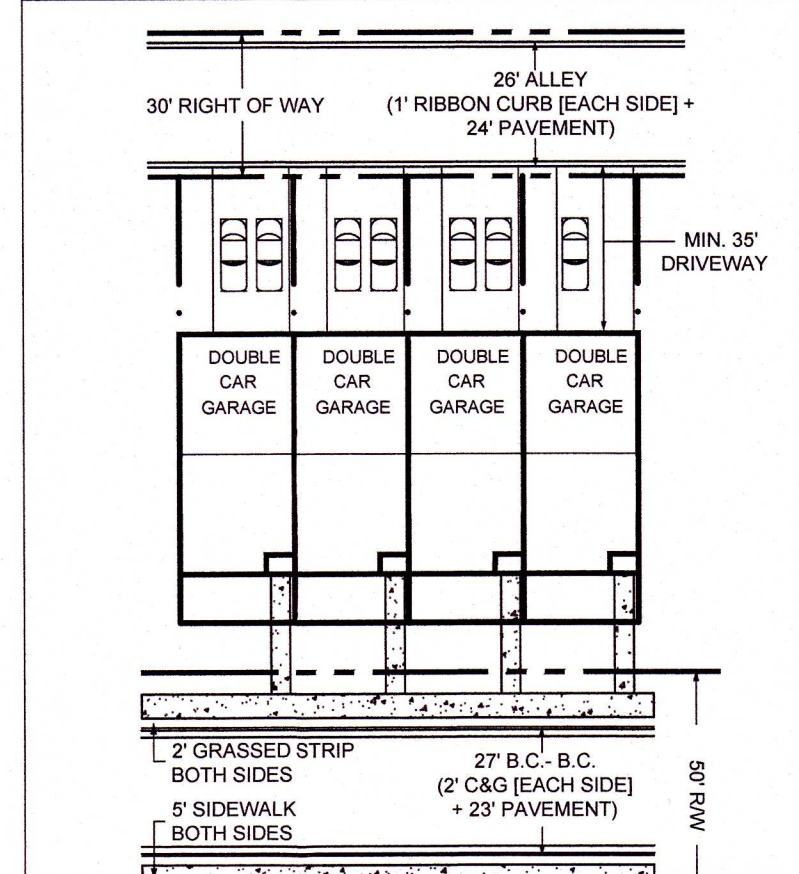
DISTANCE FROM RESIDENTIAL ACCESS POINT (66' RW BOULEVARD)

ACCESS POINT	APPROXIMATE CENTERLINE DISTANCE (L.F.) FROM ACCESS POINT
NEW COMMERCIAL ACCESS POINT (30' RW)	503.9
SUMMERHILL RD CENTERLINE	762.8
JIMMY LEE SMITH PARKWAY/JIMMY CAMPBELL PARKWAY CENTERLINE	493.2
GREENHOUSE DRIVE CENTERLINE	0
OAKLAND AVE CENTERLINE	953.9
GREYSTONE POWER CORPORATION 16' RW EASEMENT CENTERLINE	534.4
GEORGIA POWER 100' EASEMENT CENTERLINE	576.4

NEW COMMERCIAL ACCESS POINT (30' RW)

ACCESS POINT	APPROXIMATE CENTERLINE DISTANCE (L.F.) FROM ACCESS POINT
RESIDENTIAL ACCESS POINT (66' RW BOULEVARD)	503.9
SUMMERHILL RD CENTERLINE	1,266.70
JIMMY LEE SMITH PARKWAY/JIMMY CAMPBELL PARKWAY CENTERLINE	997.1
GREENHOUSE DRIVE CENTERLINE	503.9
OAKLAND AVE CENTERLINE	449
GREYSTONE POWER CORPORATION 16' RW EASEMENT CENTERLINE	30.5
GEORGIA POWER 100' EASEMENT CENTERLINE	72.5

TYPICAL TH LOT DETAILS



PROPERTY OWNERS (TH & C1):
 PID: 147.1.4.001.0000 - LINDA PARIS HOLLEY & LARRY D. PARIS

SURVEY NOTE (TH & C1):
 THIS PLAN REFERENCES ALTA SURVEY FROM LJA SURVEYING INC.: 4525 SOUTH LEE STREET, BUFORD, GEORGIA 30518
 CONTACT: CHAYCE BELL
 CBELL@LJASURVEY.COM 770.225.4730

STREAMS NOTE (TH & C1):
 STREAMS ARE SHOWN PER AQUATIC RESOURCES DELINEATION BY LJA ENVIRONMENTAL.

PLAN NOTE (TH & C1):
 THIS PLAN IS CONCEPTUAL IN NATURE AND IS NOT INTENDED FOR CONSTRUCTION OR DEVELOPMENT. LAYOUT IS SUBJECT TO CHANGES WITH ENGINEERED PLANS.

STORMWATER NOTE (TH & C1):
 TH/C1 STORMWATER WILL BE MANAGED ON TH PARCEL'S MASTER STORMWATER MANAGEMENT AREAS.

SEWER NOTE (TH & C1):
 SEWER MAY TIE INTO EXISTING SEWER MANHOLE SHOWN ON ADJACENT PROPERTY TO THE SOUTH AND PROVIDED BY PAULDING COUNTY. AN EASEMENT WILL BE REQUIRED. ANY NECESSARY SEWER IMPROVEMENTS WILL BE COMPLETED PRIOR TO PLATTING.

WATER NOTE (TH & C1):
 EXISTING WATER LINE LOCATED WITHIN JIMMY LEE SMITH PARKWAY RIGHT-OF-WAY AND PROVIDED BY PAULDING COUNTY.

EASEMENT NOTE (TH & C1):
 THERE IS A 16' GREYSTONE POWER CORPORATION RW EASEMENT INCLUDED WITHIN THE 100' GEORGIA POWER EASEMENT RUNNING ALONG THE SOUTHERN PORTION OF SITE. THERE ARE NO OTHER KNOWN DRIVEWAY OR ACCESS EASEMENTS.

NOTE (TH & C1):
 DEVELOPMENT WILL MEET OR EXCEED ALL REQUIRED FEDERAL, STATE AND LOCAL REQUIREMENTS REGARDING ENVIRONMENTAL AND NATURAL RESOURCE PROTECTION, EROSION AND SEDIMENTATION CONTROL.

FEMA NOTE (TH & C1):
 NO PORTION OF THESE PROPERTIES ARE LOCATED IN A FEMA HAZARD AREA AS PER FIRM MAP NO. 13223C0143C, DATED 9/29/2006

DUMPSTER NOTE:
 NO DUMPSTERS ARE PROVIDED FOR THE TH DEVELOPMENT. DUMPSTERS FOR THE C-1 DEVELOPMENT WILL BE PROVIDED FOR EACH TRACT, AS NEEDED TO MEET THE NEEDS OF EACH COMMERCIAL TRACT.

LANDMARK NOTE (TH & C1):
 THERE ARE NO KNOWN CEMETERIES, ARCHITECTURAL, OR ARCHEOLOGICAL LANDMARKS.

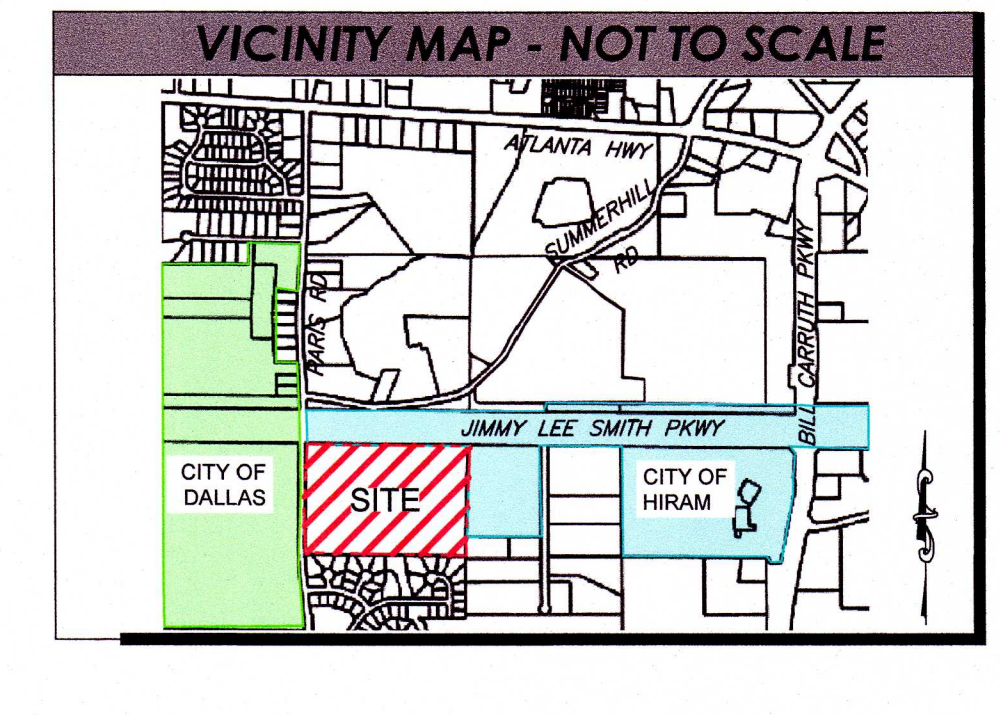
TOPOGRAPHY NOTE:
 TOPOGRAPHY IS DEPICTED PER GIS DATA.

STATEMENT OF PROPOSED USE (TH):
 APPLICANT IS PROPOSING 25,417 ACRES TO BE ZONED INTO THE TH DISTRICT FOR 113 SINGLE FAMILY ATTACHED TOWNHOMES.

STATEMENT OF PROPOSED USE (C1):
 APPLICANT IS PROPOSING 6,869 ACRES TO BE ZONED INTO THE C1 DISTRICT FOR CLINIC, PROFESSIONAL/OFFICE, RESTAURANT/ FOOD PREPARATION, OTHER COMMERCIAL USES.

EXISTING STRUCTURES NOTE:
 EXISTING BUILDINGS AND STRUCTURES TO BE REMOVED.

ENTRANCE SIGHT DISTANCE NOTE:
 ENGINEERING STUDY REQUIRED TO EVALUATE INTERSECTION SIGHT DISTANCE FOR FULL ACCESS MOVEMENT OR RIGHT-IN/RIGHT-OUT ONLY FOR SECONDARY C1 TRACT ENTRANCE.



LINE TABLE

LINE	BEARING	DISTANCE
L1	S 1°38'40" W	169.28'
L2	N 1°03'42" W	65.30'
L3	N 0°08'47" E	139.21'
L4	N 1°22'28" E	101.81'

REGISTERED
 No. LA001962
 LJA ENGINEERING
 299 S. MAIN STREET
 ALPHARETTA, GA 30009
 770-225-4730

REGISTERED
 BLUE RIVER DEVELOPMENT, LLC
 3715 DAVINCI CT, STE 300
 PEACHTREE CORNERS, GA 30092
 CONTACT: GREGORY REID
 GREG@BLUERIVERDEVELOPMENT.COM
 843.637.1365

SITE ZONING PLAN FOR
 PARIS ROAD TRACT

2076 JIMMY LEE SMITH PKWY
 DALLAS, GA 30132
 DISTRICT 2ND ~ 3RD SECTION
 PARCEL #147.1.4.001.0000

PROJECT NUMBER: GA3347-2502
 SHEET TITLE: ZONING PLAN
 SHEET NUMBER: 9.30.25