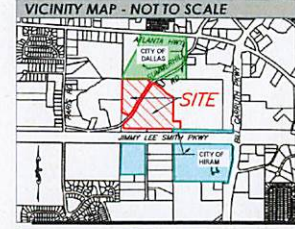


**DEVELOPMENT/CONSTRUCTION ACCREDITATION BY AREA**

ACCELERATED	CONSTRUCTION	APPROVALS
NO OF 1.5 HOUR PERMITS	NO OF 1.5 HOUR PERMITS	NO OF 1.5 HOUR PERMITS
1	1	1
2	2	2
3	3	3
4	4	4
5	5	5
6	6	6
7	7	7
8	8	8
9	9	9
10	10	10
11	11	11
12	12	12
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90	90	90
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92	92	92
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94	94	94
95	95	95
96	96	96
97	97	97
98	98	98
99	99	99
100	100	100

**DEVELOPMENT/CONSTRUCTION ACCREDITATION BY DISTRICT**

ACCELERATED	CONSTRUCTION	APPROVALS
NO OF 1.5 HOUR PERMITS	NO OF 1.5 HOUR PERMITS	NO OF 1.5 HOUR PERMITS
1	1	1
2	2	2
3	3	3
4	4	4
5	5	5
6	6	6
7	7	7
8	8	8
9	9	9
10	10	10
11	11	11
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88	88	88
89	89	89
90	90	90
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95	95	95
96	96	96
97	97	97
98	98	98
99	99	99
100	100	100



**OVERALL OPEN SPACE CALCS**

OPEN SPACE AREA	PERCENT	OPEN SPACE REQUIRED	OPEN SPACE PROVIDED
TH	20%	47.73 AC	OR 47.73 AC
C1 - TRACT A	5%	OR 18.18 AC	OR 18.18 AC
C1 - TRACT B	5%	OR 18.18 AC	OR 18.18 AC

**TH PROJECT DATA**

TH AREA (GROSS): 47.24 ACRES  
 TOTAL TOWNHOME: 175 (24 ROW - 3 STORY UNITS)  
 PROPOSED DENSITY: 4.5 U/AC

SETRACES:  
 FRONT EXTERIOR: 25'  
 REAR 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. G.F.A. PER UNIT: 1,040 SF (1 STORY) / 450 SF (2+ STORY)  
 MIN. LIVING AREA PER UNIT: 1,040 SF / 850 SF  
 MIN. LIVING AREA FACADE WIDTH: 24'  
 MAX. LOT COVERAGE: 50% / 5% ACCESSORY OR 400 SF (STRUCTURES & BUILDINGS)  
 40% (ALL IMPERVIOUS SURFACES)  
 MAX. BUILDING HEIGHT: 40' PRINCIPAL / 24' ACCESSORY  
 LANDSCAPE STRIP: AS SHOWN  
 BUFFER: 30' GRADED AND REPLANTED

**TH PARKING CALCS**

USE TYPE	SPACE	ORIGINALLY	TOTAL PER	TOTAL	TOTAL
REAR ENTRY TH	2	2	175	175	175
AMENITY AREA PARKING PROVIDED INCLUDING ADA SPACES	30	30	30	30	30
CELEBRATORY / SPECIAL EVENTS SPACE	0	0	0	0	0
NON-COMPETITION POOL (100 SF WATER SURFACE AREA)	0	0	0	0	0
ADDITIONAL AMENITY AREA SPACES PROVIDED: 2 PEOPLE BALL COURT, PLAYGROUND, GOLF PLAY FIELD, HALLS, LOCKERS, OTHER	18	18	18	18	18
AMENITY AREA SPACES REQUIRED: ONE SPACE PER 300 SF OF CELEBRATORY OR LOOSE SPACE; FIVE (5) SPACE PER 200 SF OF NON-COMPETITION POOL	12	12	12	12	12
<b>GRAND TOTAL</b>	<b>720</b>	<b>720</b>	<b>720</b>	<b>720</b>	<b>720</b>

**C-2 PROJECT DATA**

PROPOSED CITY OF DALLAS C-2 DEVELOPMENT IS SEEKING SPLIT ZONING.

C-2 AREA (GROSS): 47.933 ACRES

SETRACES:  
 FRONT YARD: 33'  
 SIDE SETBACK: 30' PRINCIPLE; 10' ACCESSORY  
 REAR YARD: 45' PRINCIPLE; 15' ACCESSORY

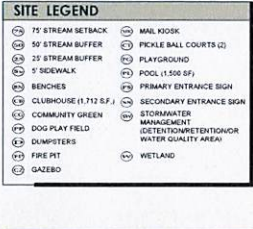
USE TYPE:  
 HOTEL, PROFESSIONAL OFFICE, RESTAURANT, HOOD PREPARATION, OTHER

RELATIVE HEIGHTS:  
 TRACT A AREA: 47.930 ACRES  
 HEARD ELEVOR AREA: 47.930 ACRES  
 TRACT B AREA: 47.933 ACRES  
 HEARD ELEVOR AREA: 47.933 ACRES

OTHER:  
 PART I USE: 2.5 ACRES  
 MIN. LOT WIDTH: 150'  
 MIN. LOT FRONTAGE: N/A  
 MIN. LIVING AREA PER UNIT: N/A  
 MIN. LIVING AREA FACADE WIDTH: N/A  
 MAX. LOT COVERAGE: 50% (BOTH BINS AND BUILDINGS)  
 40% (ALL IMPERVIOUS SURFACES)  
 MAX. BUILDING HEIGHT: 20' ACCESSORY / 40' PRINCIPLE  
 AS SHOWN  
 LANDSCAPE STRIP: 30' GRADED AND REPLANTED  
 BUFFER:

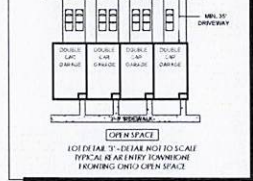
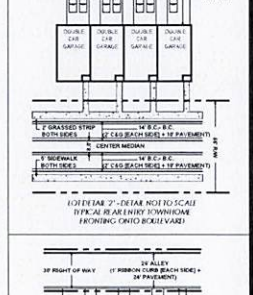
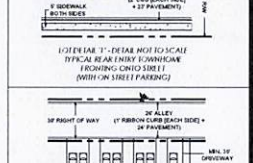
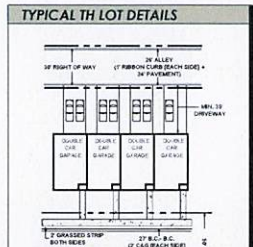
**C-2 PARKING CALCS**

USE TYPE	SPACE	ORIGINALLY	TOTAL PER	TOTAL	TOTAL
TRACT A HOTEL OTHER PARKING PROVIDED	128	128	128	128	128
SLEEPING ROOMS (13)	133	133	133	133	133
MULTI-FAMILY (2,000 SF)	5	5	5	5	5
PARKING SPACES REQUIRED: 1 SPACE FOR EVERY SLEEPING ROOM PLUS ONE SPACE FOR EACH 400 SF OF PUBLIC MEETING AREA AND/OR RESTAURANT SPACE	138	138	138	138	138
TRACT B PROFESSIONAL OFFICE RESTAURANT/FOOD PREPARATION OTHER PARKING PROVIDED	76	76	76	76	76
OFFICE (3,000 SF)	32	32	32	32	32
PARKING SPACES REQUIRED: 1 SPACE FOR EVERY 300 SF FLOOR AREA	32	32	32	32	32
<b>GRAND TOTAL</b>	<b>214</b>	<b>214</b>	<b>214</b>	<b>214</b>	<b>214</b>



**OVERALL PROJECT DATA**

TOTAL AREA: 47.33 ACRES (0.003 TH & C2)  
 EXISTING ZONING: PAULDING COUNTY R-2 & B-1  
 PROPOSED ZONING: CITY OF DALLAS TH & C2



**PROPERTY OWNERS LTD.**  
 PID: 147.12.001.0000 - TRIBUTES MARY DUE  
 PORTION OF PID: 147.12.002.0000 - TRIBUTES MARY DUE  
 PORTION OF PID: 147.1.0.000.0000 - 220 BARNHILL ROAD LLC  
 PORTION OF PID: 147.1.0.010.0000 - MKE POPE  
 PORTION OF PID: 147.2.0.000.0000 - ARDEN BUSINESS PROPERTIES LP, OTS PRODUCTIONS INC

**SURVEY NOTE (TH & C2)**  
 THIS PLAN REFERENCE SURVEY DATA FROM TSS TECHNICAL SURVEY SERVICES:  
 1441 NUTMAN BLVD. SW  
 CONYERS, GEORGIA 30012  
 OFFICE: (770) 431-0111 | WWW.TSS-ATL.COM | WWW.TSS-ATL.COM

**PLAN NOTE (TH & C2)**  
 THIS PLAN IS CONCEPTUAL IN NATURE AND IS NOT INTENDED FOR CONSTRUCTION OR DEVELOPMENT. LAYOUT IS SUBJECT TO CHANGES WITH ENGINEERED PLANS.

**BASEMAP NOTE (TH & C2)**  
 PLAN REFERENCES SOME GIS DATA FOR PAYMENT, WETLANDS, PONDS TOPOGRAPHY, CURB CUTS, DRIVEWAYS, POINTS OF PROGRESS, AND ROW DATA BEYOND THE PROJECT BOUNDARY. WETLAND AND STREAMS DELINEATION SHOWN PER GIS DATA BY OTHERS.

**STORMWATER NOTE (TH & C2)**  
 THE STORMWATER MANAGEMENT WILL BE PROVIDED ON SITE AS EITHER RETENTION OR DETENTION. TH & C2 TRACT STORMWATER WILL BE MARKED ON THE C2 PARCELS MASTER STORMWATER MANAGEMENT AREA.

**MANHOLES POLE NOTE (TH & C2)**  
 ALL EXISTING MANHOLES POLE ON NORTHWEST TH TRACT TO BE FILLED IN OR REDESIGNED. NO JURISDICTIONAL FEATURES EXIST ON THE MANHOLES POLE PER DELINEATION REPORT.

**SEWER NOTE (TH & C2)**  
 SEWER WILL BE A GAVINITY LINE AND MAY TIE INTO EXISTING SEWER MAINLINE EXISTING. SEWER PROVIDED BY OTHER PAULDING COUNTY.

**WATER NOTE (TH & C2)**  
 EXISTING WATER LINE LOCATED ON NORRIS LAKE DR. WATER PROVIDED BY PAULDING COUNTY.

**EXISTING STRUCTURES NOTE (TH & C2)**  
 ALL EXISTING STRUCTURES ARE TO BE REMOVED.

**TOPOGRAPHY NOTE**  
 TOPOGRAPHY IS DEPicted FOR GIS DATA.

**NOTE (TH & C2)**  
 THERE ARE NO KNOWN CEMETERIES, ARCHITECTURAL, OR ARCHEOLOGICAL LANDMARKS.

**NOTE (TH & C2)**  
 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 & C2)**  
 NO PORTION OF THESE PROPERTIES ARE LOCATED IN A FEMA HAZARD AREA AS FOR FEMA MAP NO. 132201414C & 132201410C, DATED 04/26/2006.

**DUMPSTER NOTE**  
 ALL DUMPSTERS AND STORAGE AREAS WILL BE COMPLIANT WITH ALL RELATED SECTIONS OF THE UCC.

**EASEMENTS UTILITIES NOTE**  
 ALL EXISTING EASEMENTS AND UTILITIES ARE REFERENCED FROM THE SURVEY. NOTE EXISTING SANITARY SEWER AND 20" SANITARY SEWER EASEMENT IS SHOWN PER DS 646. PG 774.

**STATEMENT OF PROPOSED USE (TH)**  
 APPLICANT IS PROPOSING 24.294 ACRES TO BE ZONED INTO THE TH DISTRICT FOR 175 SINGLE FAMILY ATTACHED TOWNHOMES.

**STATEMENT OF PROPOSED USE (C2)**  
 APPLICANT IS PROPOSING 2.533 ACRES TO BE ZONED INTO THE C2 DISTRICT FOR HOTEL, PROFESSIONAL OFFICE, RESTAURANT/FOOD PREPARATION, OTHER COMMERCIAL USES.

**LANDSCAPING NOTE**  
 ALL LANDSCAPING WILL BE COMPLIANT WITH THE LANDSCAPING STANDARDS (UCC SECTION 175).

**VARIANCE NOTE**  
 SECTION 14.4.2.4 CURVED STREETS SHALL HAVE LESS THAN 100 FEET AS INTERSECTIONS AS MEASURED FROM THE CENTERLINE OF THE CROSS STREET. VARIANCE AS SHOWN IS FOR 58' & 58' (SEE GRID E-4).

**NOTE**  
 SITE PLAN conforms WITH ALL REQUIREMENTS LISTED UNDER MULTIFAMILY AND TOWNHOME LAYOUT AND SITE PLANNING REQUIREMENTS (UCC SECTION 17), EXCEPT FOR THE VARIANCE LISTED.

**PROPOSED CITY OF DALLAS C-2 DEVELOPMENT IS SEEKING SPLIT ZONING.**

**C-2 AREA (GROSS):** 47.933 ACRES

**SETRACES:**  
 FRONT YARD: 33'  
 SIDE SETBACK: 30' PRINCIPLE; 10' ACCESSORY  
 REAR YARD: 45' PRINCIPLE; 15' ACCESSORY

**USE TYPE:**  
 HOTEL, PROFESSIONAL OFFICE, RESTAURANT, HOOD PREPARATION, OTHER

**RELATIVE HEIGHTS:**  
 TRACT A AREA: 47.930 ACRES  
 HEARD ELEVOR AREA: 47.930 ACRES  
 TRACT B AREA: 47.933 ACRES  
 HEARD ELEVOR AREA: 47.933 ACRES

**OTHER:**  
 PART I USE: 2.5 ACRES  
 MIN. LOT WIDTH: 150'  
 MIN. LOT FRONTAGE: N/A  
 MIN. LIVING AREA PER UNIT: N/A  
 MIN. LIVING AREA FACADE WIDTH: N/A  
 MAX. LOT COVERAGE: 50% (BOTH BINS AND BUILDINGS)  
 40% (ALL IMPERVIOUS SURFACES)  
 MAX. BUILDING HEIGHT: 20' ACCESSORY / 40' PRINCIPLE  
 AS SHOWN  
 LANDSCAPE STRIP: 30' GRADED AND REPLANTED  
 BUFFER:

**C-2 PARKING CALCS**

USE TYPE	SPACE	ORIGINALLY	TOTAL PER	TOTAL	TOTAL
TRACT A HOTEL OTHER PARKING PROVIDED	128	128	128	128	128
SLEEPING ROOMS (13)	133	133	133	133	133
MULTI-FAMILY (2,000 SF)	5	5			