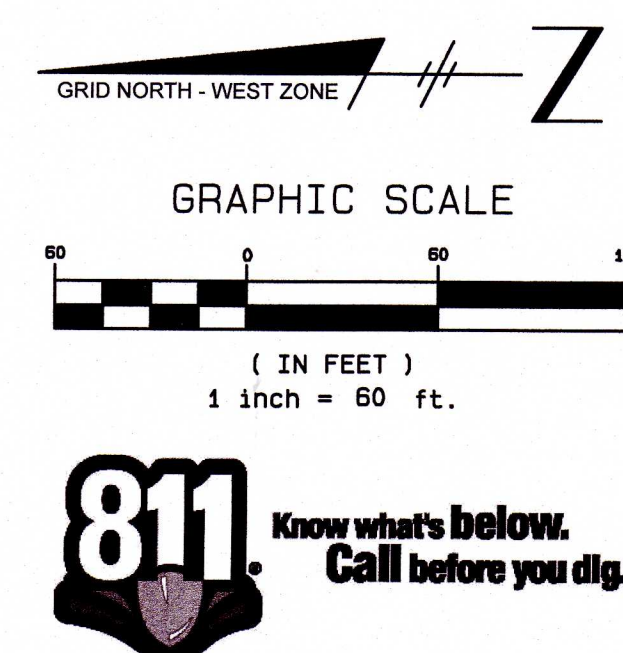
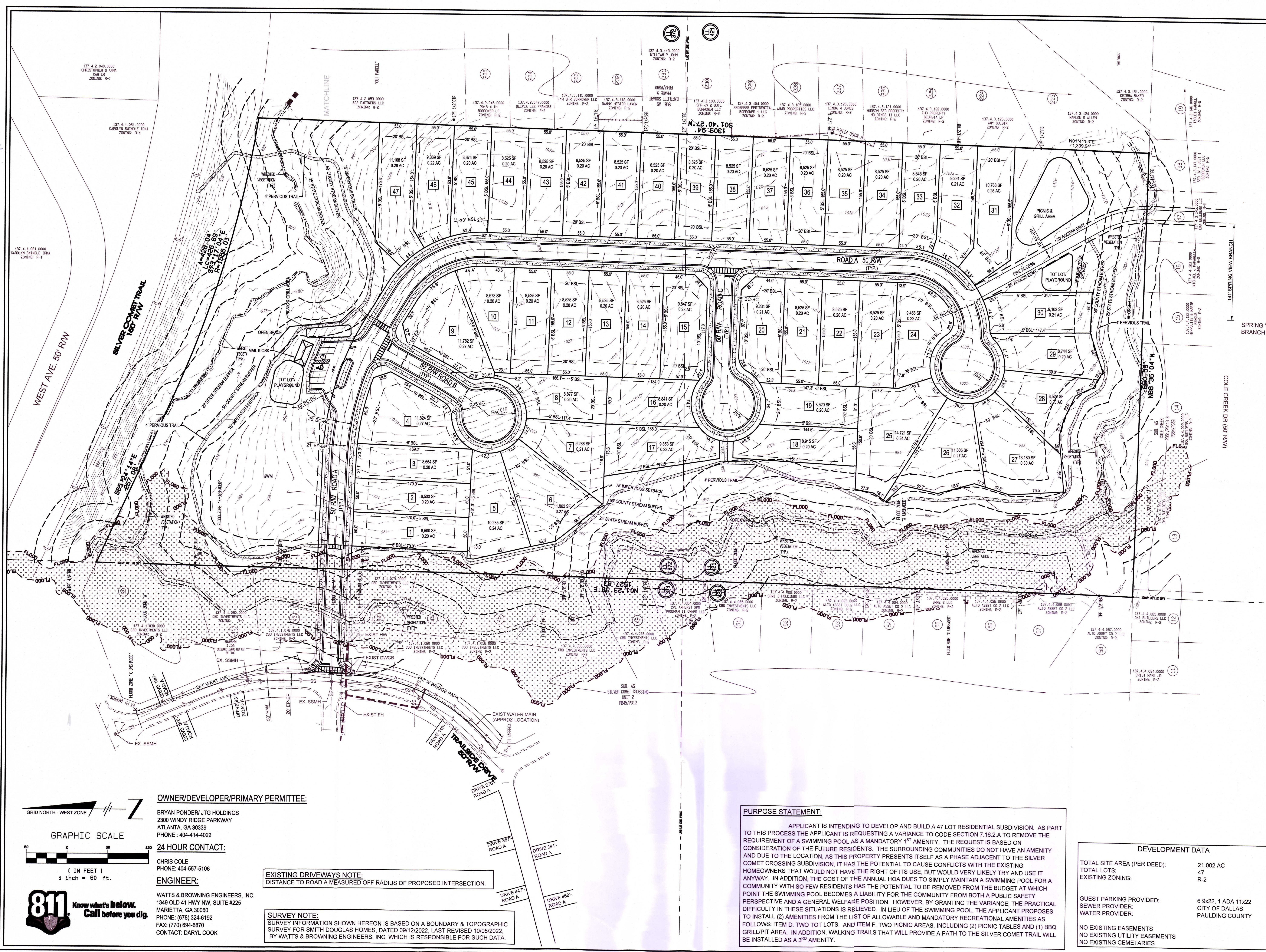




OWNER/DEVELOPER/PRIMARY PERMITTEE:
BRYAN PONDER/ JTG HOLDINGS
2300 WINDY RIDGE PARKWAY
ATLANTA, GA 30339
PHONE: 404-414-4022

24 HOUR CONTACT:
CHRIS COLE
PHONE: 404-557-5106

ENGINEER:
WATTS & BROWNING ENGINEERS, INC.
1349 OLD 41 HWY NW, SUITE #225
MARIETTA, GA 30060
PHONE: (678) 324-6192
FAX: (770) 894-8870
CONTACT: DARYL COOK

EXISTING DRIVEWAYS NOTE:
DISTANCE TO ROAD A MEASURED OFF RADIUS OF PROPOSED INTERSECTION.

SURVEY NOTE:
SURVEY INFORMATION SHOWN HEREON IS BASED ON A BOUNDARY & TOPOGRAPHIC SURVEY FOR SMITH DOUGLAS HOMES, DATED 09/12/2022, LAST REVISED 10/05/2022, BY WATTS & BROWNING ENGINEERS, INC. WHICH IS RESPONSIBLE FOR SUCH DATA.

PURPOSE STATEMENT:

APPLICANT IS INTENDING TO DEVELOP AND BUILD A 47 LOT RESIDENTIAL SUBDIVISION. AS PART TO THIS PROCESS THE APPLICANT IS REQUESTING A VARIANCE TO CODE SECTION 7.16.2.A TO REMOVE THE REQUIREMENT OF A SWIMMING POOL AS A MANDATORY 1ST AMENITY. THE REQUEST IS BASED ON CONSIDERATION OF THE FUTURE RESIDENTS. THE SURROUNDING COMMUNITIES DO NOT HAVE AN AMENITY AND DUE TO THE LOCATION, AS THIS PROPERTY PRESENTS ITSELF AS A PHASE ADJACENT TO THE SILVER COMET CROSSING SUBDIVISION, IT HAS THE POTENTIAL TO CAUSE CONFLICTS WITH THE EXISTING HOMEOWNERS THAT WOULD NOT HAVE THE RIGHT OF ITS USE, BUT WOULD VERY LIKELY TRY AND USE IT ANYWAY. IN ADDITION, THE COST OF THE ANNUAL HOA DUES TO SIMPLY MAINTAIN A SWIMMING POOL FOR A COMMUNITY WITH SO FEW RESIDENTS HAS THE POTENTIAL TO BE REMOVED FROM THE BUDGET AT WHICH POINT THE SWIMMING POOL BECOMES A LIABILITY FOR THE COMMUNITY FROM BOTH A PUBLIC SAFETY PERSPECTIVE AND A GENERAL WELFARE POSITION. HOWEVER, BY GRANTING THE VARIANCE, THE PRACTICAL DIFFICULTY IN THESE SITUATIONS IS RELIEVED. IN LIEU OF THE SWIMMING POOL, THE APPLICANT PROPOSES TO INSTALL (2) AMENITIES FROM THE LIST OF ALLOWABLE AND MANDATORY RECREATIONAL AMENITIES AS FOLLOWS: ITEM D, TWO TOT LOTS, AND ITEM F, TWO PICNIC AREAS, INCLUDING (2) PICNIC TABLES AND (1) BBQ GRILL/PIT AREA. IN ADDITION, WALKING TRAILS THAT WILL PROVIDE A PATH TO THE SILVER COMET TRAIL WILL BE INSTALLED AS A 3RD AMENITY.

DEVELOPMENT DATA	
TOTAL SITE AREA (PER DEED):	21,002 AC
TOTAL LOTS:	47
EXISTING ZONING:	R-2
GUEST PARKING PROVIDED:	6 9x22, 1 ADA, 11x22
SEWER PROVIDER:	CITY OF DALLAS
WATER PROVIDER:	PAULDING COUNTY
NO EXISTING EASEMENTS	
NO EXISTING UTILITY EASEMENTS	
NO EXISTING CEMETARIES	

LAND PLAN EXHIBIT

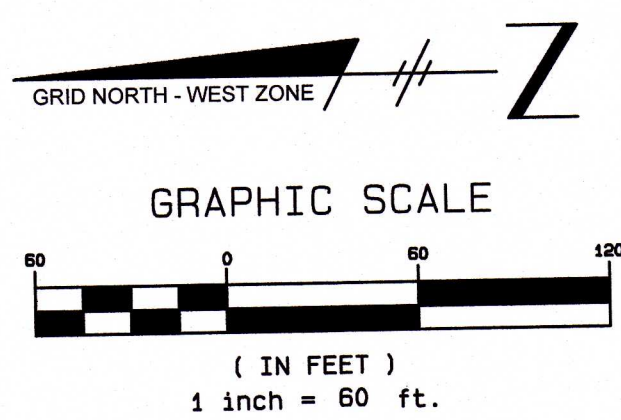
FOR
RICHLAND WALK
LAND LOTS 372 & 421 ~ 2ND DISTRICT ~ 3RD SECTION
CITY OF DALLAS,
PAULDING COUNTY, GEORGIA

GSWCC LEVEL II CERTIFICATION NO. 31908
EXPIRES: 01/22/2025

NO.	DATE	BY	DESCRIPTION
1	06/19/2025	JJT	REVISE LOTS
2	06/27/2025	JJT	REVISE LOTS
3	09/10/2025	RB	NEARBY INFORMATION ADDED
4	09/16/2025	RB	ADDED ADDITIONAL SHEETS

WATTS & BROWNING ENGINEERS, INC.
CIVIL ENGINEERS & LAND SURVEYORS
1349 OLD 41 HWY NW, SUITE #225
MARIETTA, GEORGIA 30060
PHONE: (678) 324-6192
FAX: (770) 894-8870
WWW.WBENG.COM
LSF000429 - PEF000714

SCALE:	1" = 60'
DESIGNED BY:	RB
DRAWN BY:	JJT
CHECKED BY:	DRC
INITIAL ISSUE DATE:	05/27/2025
JOB NUMBER:	210923
SHEET NUMBER:	EX-1



OWNER/DEVELOPER/PRIMARY PERMITTEE:

BRYAN PONDER/ JTG HOLDINGS
2300 WINDY RIDGE PARKWAY
ATLANTA, GA 30339
PHONE: 404-414-4022

24 HOUR CONTACT:

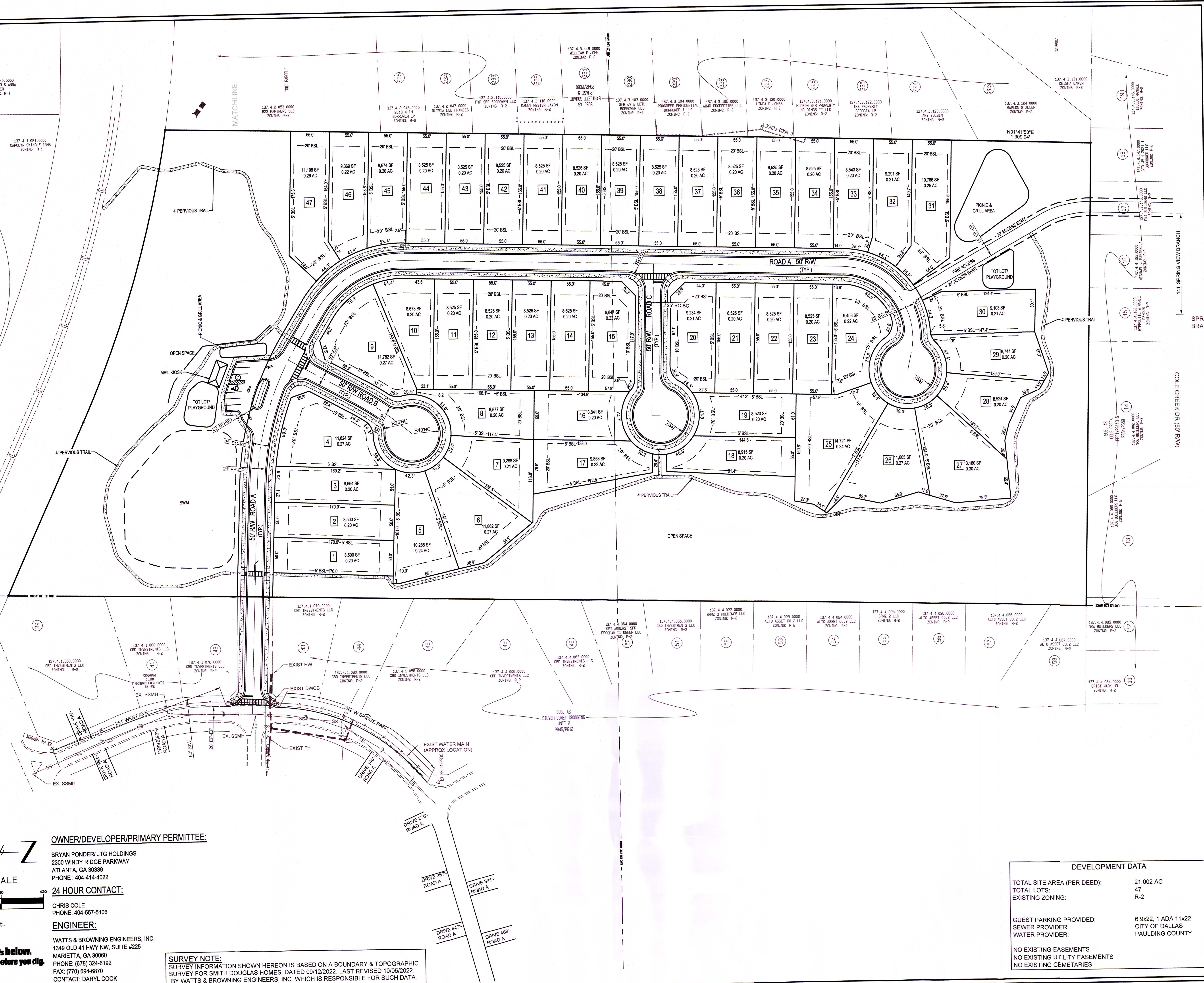
CHRIS COLE
PHONE: 404-557-5106

ENGINEER:

WATTS & BROWNING ENGINEERS, INC.
1349 OLD 41 HWY NW, SUITE #225
MARIETTA, GA 30060
PHONE: (678) 324-6192
FAX: (770) 694-6870
CONTACT: DARYL COOK

SURVEY NOTE:

SURVEY INFORMATION SHOWN HEREON IS BASED ON A BOUNDARY & TOPOGRAPHIC SURVEY FOR SMITH DOUGLAS HOMES, DATED 09/12/2022, LAST REVISED 10/05/2022, BY WATTS & BROWNING ENGINEERS, INC. WHICH IS RESPONSIBLE FOR SUCH DATA.



DEVELOPMENT DATA	
TOTAL SITE AREA (PER DEED):	21.002 AC
TOTAL LOTS:	47
EXISTING ZONING:	R-2
GUEST PARKING PROVIDED:	6 9x22, 1 ADA 11x22
SEWER PROVIDER:	CITY OF DALLAS
WATER PROVIDER:	PAULDING COUNTY
NO EXISTING EASEMENTS	
NO EXISTING UTILITY EASEMENTS	
NO EXISTING CEMETARIES	

LAND PLAN EXHIBIT

FOR
RICHLAND WALK
LAND LOTS 372 & 421 ~ 2ND DISTRICT ~ 3RD SECTION
CITY OF DALLAS,
PAULDING COUNTY, GEORGIA



GSWCC LEVEL II CERTIFICATION NO. 31908
EXPIRES: 01/22/2025

NO.	DATE	BY	DESCRIPTION
1	06/19/2025	JTG	REVISE LOTS
2	06/19/2025	JTG	REVISE LOTS
3	06/19/2025	RB	NEARBY INFORMATION ADDED
4	06/16/2025	RB	ADDED ADDITIONAL SHEETS



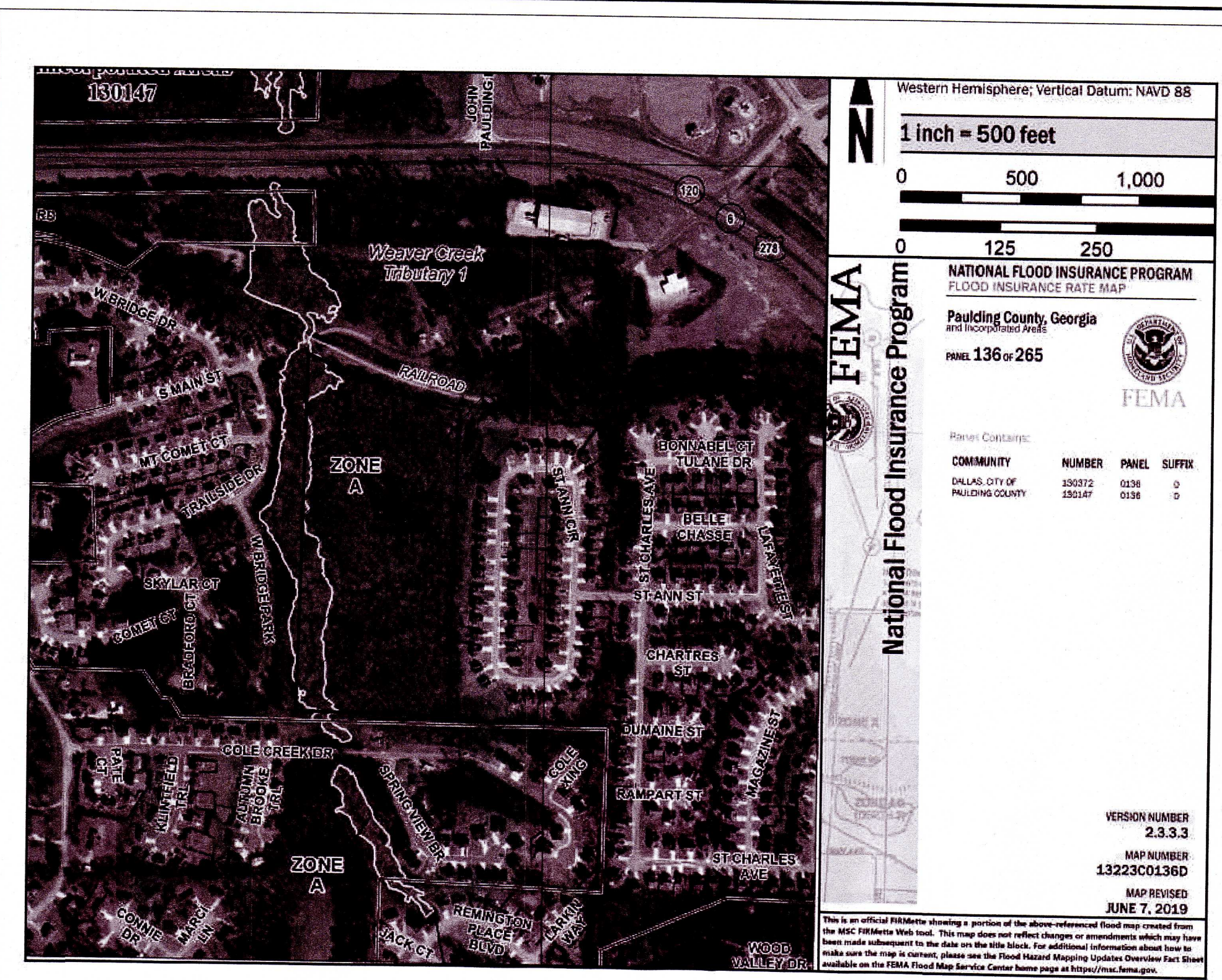
WATTS & BROWNING ENGINEERS, INC.
CIVIL ENGINEERS & LAND SURVEYORS
1349 OLD 41 HWY NW, SUITE #225
MARIETTA, GEORGIA 30060
PHONE: (678) 324-6192
FAX: (770) 694-6870
WWW.WBENG.COM
LSF000429 - PEF000714

SCALE:	1" = 60'
DESIGNED BY:	RB
DRAWN BY:	JTG
CHECKED BY:	DRC
INITIAL ISSUE DATE:	05/27/2025
JOB NUMBER:	210923
SHEET NUMBER:	EX-2

FLOOD NOTE:
WATTS & BROWNING ENGINEERS, INC. HAS EXAMINED THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) AND BY GRAPHICALLY PLOTTING THE LOCATION OF THE SUBJECT PROPERTY ONTO PAULDING COUNTY, FIRM MAP NUMBER 13223C0136D, EFFECTIVELY DATED, JUNE 7, 2019. THE REFERENCED PROPERTY APPEARS TO BE LOCATED:

- IN ZONE A (SHADED); AREAS DETERMINED TO BE SPECIAL FLOOD HAZARD AREAS WITHOUT BASE FLOOD ELEVATIONS DETERMINED. (2.2 AC OF SITE)
- IN ZONE X (UNSHADED); AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

THE FLOOD LINE IS APPROXIMATE AND THE ACTUAL LIMITS OF FLOOD LINE BASED ON PUBLISHED ELEVATIONS MAY EXTEND BEYOND THOSE SHOWN HEREON.



LAND PLAN EXHIBIT
FOR
RICHLAND WALK
LAND LOTS 372 & 421 ~ 2ND DISTRICT ~ 3RD SECTION
CITY OF DALLAS,
PAULDING COUNTY, GEORGIA



GSWCC LEVEL II CERTIFICATION NO. 31908
EXPIRES: 01/22/2025

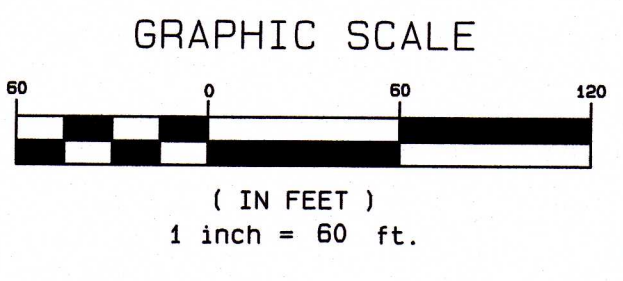
REVISIONS			
NO.	DATE	BY	DESCRIPTION
1	06/19/2025	JJT	REVISE LOTS
2	06/27/2025	JJT	REVISE LOTS
3	09/10/2025	RB	NEARBY INFORMATION ADDED
4	09/16/2025	RB	ADDED ADDITIONAL SHEETS

W&B
WATTS & BROWNING ENGINEERS, INC.
CIVIL ENGINEERS & LAND SURVEYORS
1349 OLD 41 HWY NW, SUITE #225
MARIETTA, GEORGIA 30060
PHONE: (770) 384-6192
FAX: (770) 684-5670
WWW.WBENGR.COM
LSF000429 - PEF000714

SCALE:	1" = 60'
DESIGNED BY:	RB
DRAWN BY:	JJT
CHECKED BY:	DRC
INITIAL ISSUE DATE:	05/27/2025
JOB NUMBER:	210923
SHEET NUMBER:	EX-3

SURVEY NOTE:
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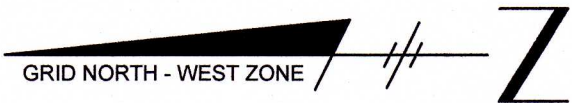
GRID NORTH - WEST ZONE



OWNER/DEVELOPER/PRIMARY PERMITTEE:
BRYAN PONDER/ JTG HOLDINGS
2300 WINDY RIDGE PARKWAY
ATLANTA, GA 30339
PHONE: 404-414-4022
24 HOUR CONTACT:
CHRIS COLE
PHONE: 404-557-5106
ENGINEER:
WATTS & BROWNING ENGINEERS, INC.
1349 OLD 41 HWY NW, SUITE #225
MARIETTA, GA 30060
PHONE: (770) 324-6192
FAX: (770) 684-6870
CONTACT: DARYL COOK



ID	Owner	Mailing Address
1	2018 4 IH Borrower LP	4900 PO Box, Scottsdale, AZ 85261-4900
2	623 Partners LLC	PO Box 818 Hobe Sound, FL 33475
3	AH4R Properties LLC	23975 PARK SORRENTO STE 300, CALABASAS, CA 91302
4	ALLEN MARLON S	154 St. Ann Circle, Dallas, GA 30157
5	ALTO ASSET COMPANY 2 LLC	5001 PLAZA ON THE LK Unit 200, AUSTIN, TX 78746-1053
6	BAKER KEISHA	156 St. Ann Circle, Dallas, GA 30157
7	Carter Christopher B & Anna C.	344 West Ave, Dallas, Ga 30157
8	Carter Kelly & Theresa	340 WEST AVE, Dallas, Ga 30157
9	Carter L Deborah	330 WEST AVE, Dallas, Ga 30157
10	CBD Investments LLC	434 Green St Gainesville Ga 30501
11	Cheryl Long	407 Cole Creek Dr. Dallas, GA 30157
12	CPI AMHERST SFR PROGRAM II OWNER LLC	5001 PLAZA ON THE LK Unit 200, AUSTIN, TX 78746-1053
13	DKA BUILDERS LLC	980 KINGHORN DR NW, KENNESAW, GA 30152-6981
14	Frances Olivia Lee	132 St. Ann Circle, Dallas, GA 30157
15	FYR SFR Borrower LLC	4090 PO Box Scottsdale AZ 85261-4900
16	GULBIN AMY	152 St. Ann Circle, Dallas, GA 30157
17	Hester Danny Lawon	136 St. Ann Circle, Dallas, GA 30157
18	HUDSON SFR PROPERTY HOLDINGS II LLC	4849 GREENVILLE AVE STE 500 Dallas, TX 75206
19	IH3 PROPERTY GEORGIA LP	4900 PO Box, Scottsdale, AZ 85261-4900
20	Ima Caroline Swindle	74 Township Dr., Hiram, GA 30141-4303
21	John William P	138 St. Ann Circle, Dallas, GA 30157
22	JONES LINDA R	146 St. Ann Circle, Dallas, GA 30157
23	MONTPELIER ASSETS LLC	401 CONGRESS AVE, AUSTIN, TX 78701
24	P.R. BORROWER 1 LLC	4090 PO Box, Scottsdale, AZ 85261-4900
25	PAPARELLA MICHAEL J	503 Cole Creek Dr. Dallas, GA 30157
26	Paulding Child Advocacy Center Inc.	244 Carter Rd., Dallas, GA 30157
27	RANGEL IZOLDI	276 RICHARDS WAY, Hiram, GA 30141
28	RENOUS HYPOLITE, RENOUS MARIE C	501 Cole Creek Dr. Dallas, GA 30157
29	RH Partners ownerco llc	PO Box 4090 Scottsdale AZ 85261
30	SFR JV 1 2021 1 BORROWER LLC	15771 Red Hill Ace Ste 100 Tustin, CA 92780-7333
31	SFR JV 2 2021 1 DDTL BORROWER LLC	15771 Red Hill Ace Ste 100 Tustin, CA 92780-7333
32	SILVER COMET HOLDING COMPANY	PO BOX 7598, SAINT PETERSBURG, FL 33734
33	SRMZ 2 LLC	5004 PLAZA ON THE LK Unit 200, AUSTIN, TX 78746-1053
34	SRMZ 3 HOLDINGS LLC	401 CONGRESS AVE, AUSTIN, TX 78701



OWNER/DEVELOPER/PRIMARY PERMITTEE:

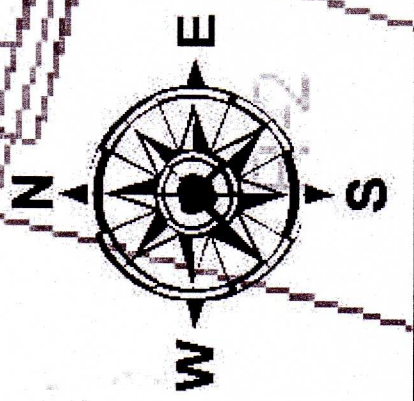
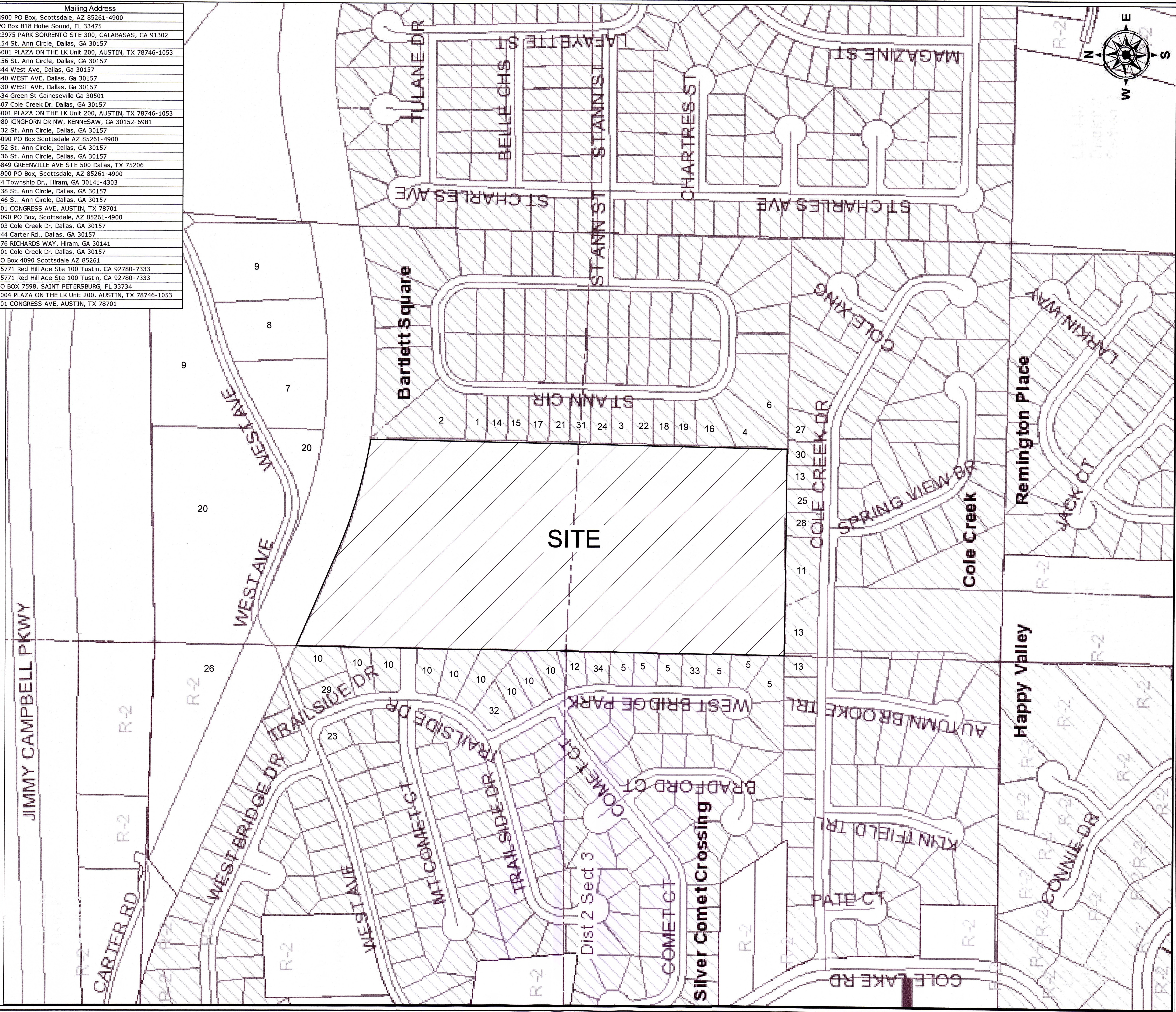
BRYAN PONDER/JTG HOLDINGS
2300 WINDY RIDGE PARKWAY
ATLANTA, GA 30339
PHONE : 404-414-0022

24 HOUR CONTACT:

CHRIS COLE
PHONE: 404-557-5106

ENGINEER:

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MARIETTA, GA 30060
PHONE: (678) 324-6192
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LAND PLAN EXHIBIT

FOR
RICHLAND WALK
LAND LOTS 372 & 421 ~ 2ND DISTRICT ~ 3RD SECTION
CITY OF DALLAS,
PAULDING COUNTY, GEORGIA



GSWCC LEVEL II CERTIFICATION NO. 31908
EXPIRES: 01/22/2025

REVISIONS			
NO.	DATE	BY	DESCRIPTION
1	06/19/2025	JJT	REVISE LOTS
2	06/27/2025	JJT	REVISE LOTS
3	08/10/2025	RB	NEARBY INFORMATION ADDED
4	08/16/2025	RB	ADDED ADDITIONAL SHEETS



WATTS & BROWNING ENGINEERS, INC.
CIVIL ENGINEERS & LAND SURVEYORS
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PHONE: (678) 324-6192
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SCALE:	NTS
DESIGNED BY:	RB
DRAWN BY:	JJT
CHECKED BY:	DRC
INITIAL ISSUE DATE:	05/27/2025
JOB NUMBER:	210923

SHEET NUMBER:
EX-4