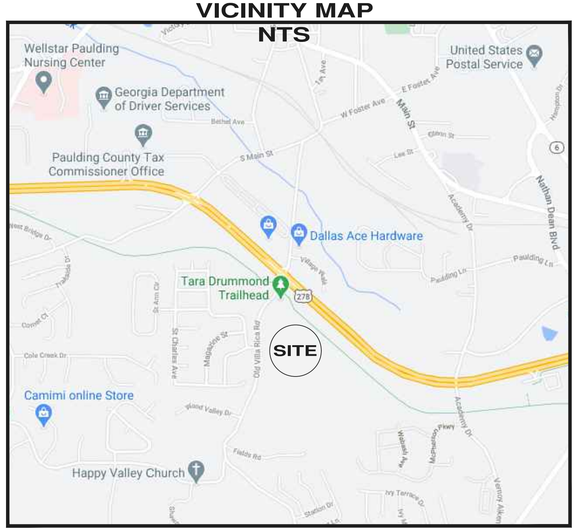
VICINITY MAP
NTS



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 5574
   DOUGLASVILLE, GA 30154
   24 HR. CONTACT: WALTER HUDSON 770-380-1323
4. ENGINEER :
   ELITE ENGINEERING, LLC
   3660 CEDARCREST ROAD, STE 220, ACWORTH, GA 30101
   CONTACT: JONATHAN JONES, P.E. 678-215-2968
5. 47.791 ACRES WITH PROPERTY USE OF SINGLE FAMILY HOMES

VARIANCES REQUESTED:

1) 5' FRONT SETBACK REDUCTION ON LOTS: 18-22, 38, 43, 62, 64-65, 82, 84-86 & 109-111.
2) EXEMPTION FROM ORDINANCE FOR MINIMUM DISTANCE BETWEEN INTERSECTIONS OF 200'.
3) EXEMPTION FROM ORDINANCE REQUIRING 600' FOR SUBDIVISION BLOCKS
4) EXEMPTION FROM ORDINANCE REQUIRING 200' ROAD FRONTAGE FOR CORNER LOTS ON LOTS 1, 9, 17, 24, 33, 68, 75, & 118.

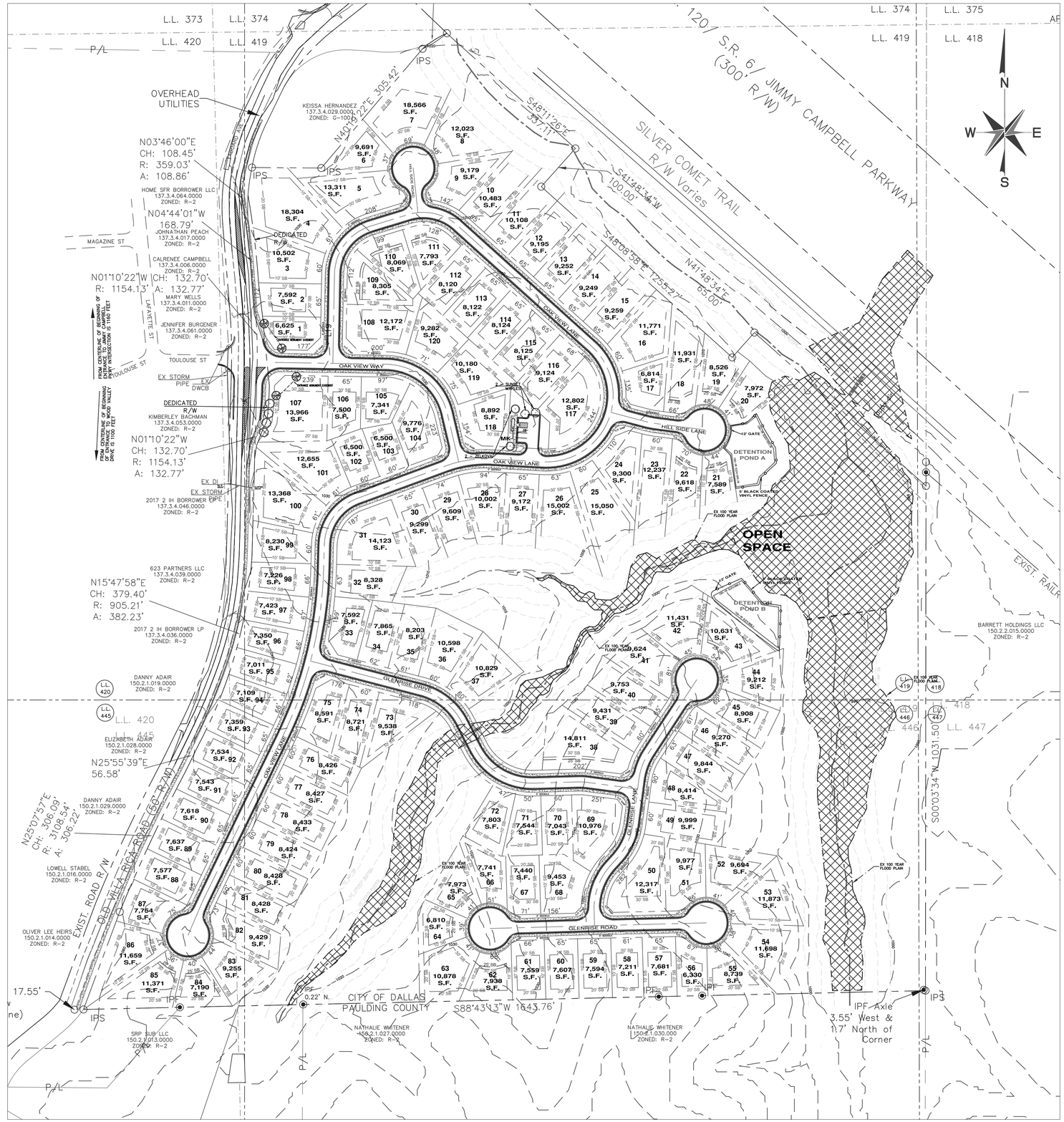
GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

VARIANCE 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



PREPARED BY:

Elite Engineering
3662 Cedarcrest Road
Suite 120
Acworth, Georgia 30101
Jonathan Jones, P.E.
(678) 215-2968

No.	REVISION	DATE:

VARIANCE PLAN FOR

HERITAGE POINTE

LANDLOT 419, 445, & 446, 2ND DISTRICT, 3RD SECTION, PAULDING COUNTY, GA

PREPARED FOR:

SUMMERLYN HOMES LLC
24 HR CONTACT:
WALTER HUDSON
(770) 380-1323

GEORGIA REGISTERED ENGINEER JONATHAN F. JONES

PROJECT No.	20198
DRAWING SCALE:	1"= 100'
DESIGNED BY:	JFJ
DRAWN BY:	JWS
CHECKED BY:	JFJ
DATE:	7/22/21
SHEET	1 of 1