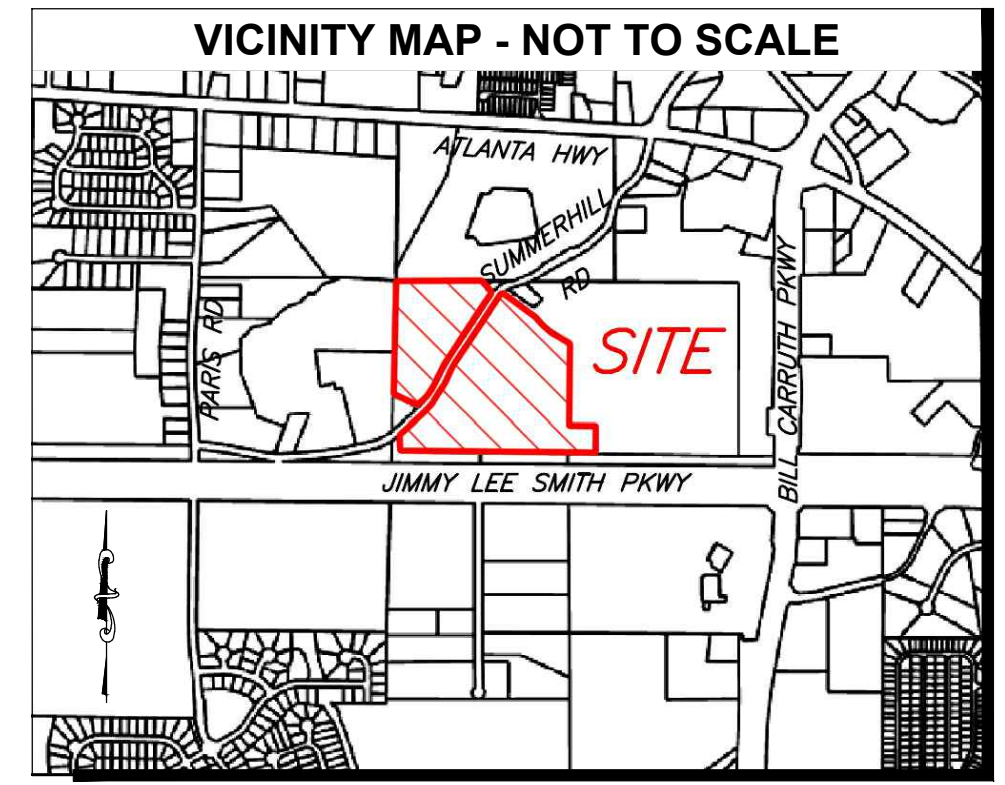


SITE LEGEND	
(75)	75' STREAM SETBACK
(50)	50' STREAM BUFFER
(25)	25' STATE STREAM BUFFER
(MK)	MAIL KIOSK
(PM)	POTENTIAL STORMWATER MANAGEMENT AREA
(DP)	DOG PARK
(FP)	FIRE PIT
(GZ)	GAZEBO
(TR)	TRAIL / PATHWAY
(OS)	OPEN SPACE



**SITE DATA**

**SITE AREA (GROSS):** 34.614 ACRES TOTAL  
**AREA ANNEXED/REZONED TO THE CITY OF DALLAS:** 34.447 ACRES  
**AREA TO REMAIN IN PAULDING COUNTY:** 0.167 ACRES

**EXISTING ZONING:** PAULDING COUNTY R-2 & B-2  
**EXISTING OVERLAY DISTRICT:** PARTIALLY IN THE CORRIDOR OVERLAY DISTRICT  
**PROPOSED ZONING:** CITY OF DALLAS R-2C  
**MAX DENSITY ALLOWED:** 3 UNITS PER ACRE  
**LOT DENSITY PROPOSED:** 2.74 UNITS/ACRE  
**LOTS PROPOSED:** 95 LOTS  
**TYPICAL LOT DIMENSIONS:** 50' - 60' WIDE / LOT DEPTH VARIES  
**MINIMUM LOT AREA:** 7,500 S.F.

**SETBACKS:**  
**FRONT SB:** 20' FROM A LOCAL RD (TYP.) / 25' FROM A PRIMARY RD  
**SIDE SB:** 5'  
**REAR SB:** 20'  
**DISTANCE BETWEEN BUILDINGS:** 10'  
**MAX STRUCTURE HEIGHT:** 35'

**OPEN SPACE:** 10.384 ACRES OR 30% OF THE TOTAL ACREAGE PROVIDED.

**STREET DESIGN:** 50' PUBLIC RIGHT-OF-WAY / 25' B.C. - B.C.

**PARKING:**  
**RESIDENT PARKING:** 2 SPACES PER EACH STRUCTURE REQUIRED/PROVIDED  
**GUEST / AMENITY PARKING:** 12 SPACES PROVIDED

**PROPERTY OWNERS:**  
 PID: 147.1.2.002.0000 - TIBBITTS MARY SUE

**SEWER NOTE:**  
 SEWER WILL BE A GRAVITY LINE AND MAY TIE INTO EXISTING SEWER MANHOLES SHOWN

**WATER NOTE:**  
 EXISTING WATER LINE LOCATED ON NORRIS LAKE DR AND PROVIDED BY EITHER PAULDING COUNTY OR CITY OF DALLAS.

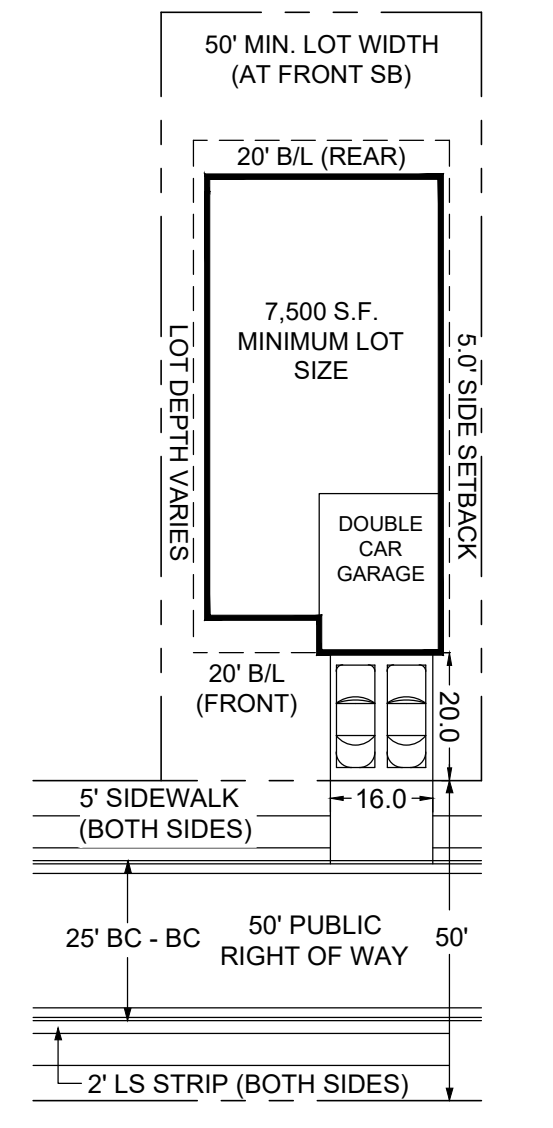
**FEMA NOTE:**  
 NO PORTION OF THIS PROPERTY IS LOCATED IN A FEMA HAZARD AREA AS PER FIRM MAP NO. 13223C0141C & 13223C0143C, DATED 9/29/2006

**BASEMAP NOTE:**  
 PLAN REFERENCES GIS AND AERIAL IMAGERY FOR PAVEMENT, CURB CUT, DRIVEWAY, POINTS OF INGRESS/EGRESS, AND R/W DATA BEYOND THE PROJECT BOUNDARY.

**STREAMS NOTE:**  
 A FIELD RUN STREAM/WETLAND DELINEATION IS NEEDED TO CONFIRM BOUNDARY AND BASEMAP DATA. THIS FIRM ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE ACCURACY OF THE REFERENCED STREAM/WETLAND DATA SHOWN.

**SURVEY NOTE:**  
 THIS PLAN REFERENCES SURVEY DATA FROM TSS TECHNICAL SURVEY SERVICES: 1641 AUTUMN BLVD, SW  
 CONYERS, GEORGIA 30012  
 OFFICE: 770-922-6391 | INFO@TSS-ATL.COM | WWW.TSS-ATL.COM

**ACCESS POINT DISTANCE NOTE:**  
 ACCESS POINT DISTANCE FROM PROJECT ENTRANCE TO NEXT CLOSEST DRIVEWAYS:  
 PID:147.2.1.002.0000: +/- 65' TO THE NORTH (CENTERLINE INTERSECTION MEASUREMENT)  
 PID:147.1.2.001.0000: +/- 73' TO THE SOUTH (CENTERLINE INTERSECTION MEASUREMENT)



**TYP. LOT DETAIL (N.T.S)  
STREETS A, B, C, D**

NO	DATE	DESCRIPTION	CHK	APP
1				
2				
3	10/25/2023	INITIAL STAMPED ZONING PLAN		
4	11/01/2023	ADDITIONAL BASEMAP DATA ADDED		
5	01/30/2024	ADDITIONAL BASEMAP DATA ADDED		
6	02/09/2024	ADDITIONAL SITE DATA ADDED		
7	04/11/2024	REVISED ZONING PLAN		

**LJA ENGINEERING**  
 299 S. MAIN STREET  
 ALPHARETTA, GA 30009  
 770-225-4730

**Georgia Capital**

400 GALLERIA PKWY #1130  
 ATLANTA, GA 30339  
 24 HR CONTACT: WHIT PORTER  
 PHONE: 504.256.2160  
 EMAIL: WPORTER@GEORGIACAPITAL.COM

**SITE ZONING PLANS FOR  
469 SUMMERHILL RD**

DALLAS, GEORGIA  
 LL 458 & 459 ~ 3rd Section ~ 2nd District

**ZONING PLAN**

SHEET NUMBER  
**C-100**