

Parcel Information

Address: 6185 CROOKED CREEK RD
DAWSONVILLE

Owner: LUMPKIN 400 LLP

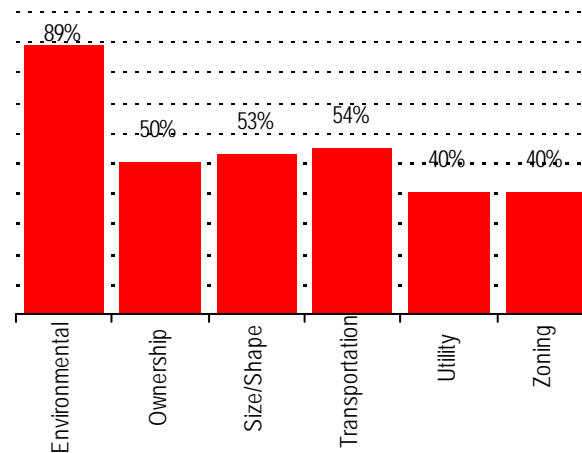
County Use:

Zoning: 001

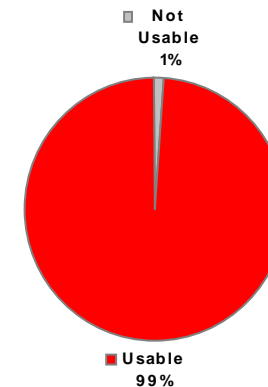
Acres: 54.11

Parcel Performance Summary

Parcel Strengths and Weaknesses:



Parcel Usable Acres:



Overall Score:

58.86%

Site Assessment Matrix (SAM) provided by Community and Economic Development, Engineering Services



Parcel Performance Detail

Criteria	Score
Environmental	
Based on site inspection stream is perennial and requires a min. 25' state buffer	75
Land under consideration does not contain any wetland areas per N.W.I.	100
Land under consideration does not contain any 100 yr. flood zone areas per F.I.R.M.	100
Land under consideration contains state waters along the perimeter of the property	80
	89%
Ownership	
Land under consideration is an assembly of 2 - 5 property owners	50
	50%

Size/Shape

Topography of the site is 10% or lower and conducive to larger pads	100
Land under consideration is < 200 Acres	5
	53%

Transportation

Land under consideration is located > 50 miles of an intermodal facility	50
Land under consideration is located > 50 miles of a sea port facility	50
Land under consideration is located > 50 miles of a commercial airport	50
Land under consideration is located > 50 miles of an international airport	50
Land under consideration has frontage on 4 lane arterial	100
Land under consideration is not rail served	0
Land under consideration is located within 20 miles of Interstate Highway	80
	54%

Utility

Electric transmission line is located < 2.5 mile from the site	50
Land under consideration is served by natural gas	100
Electrical sub-station is located < 2.5 mile from the site	50
	40%

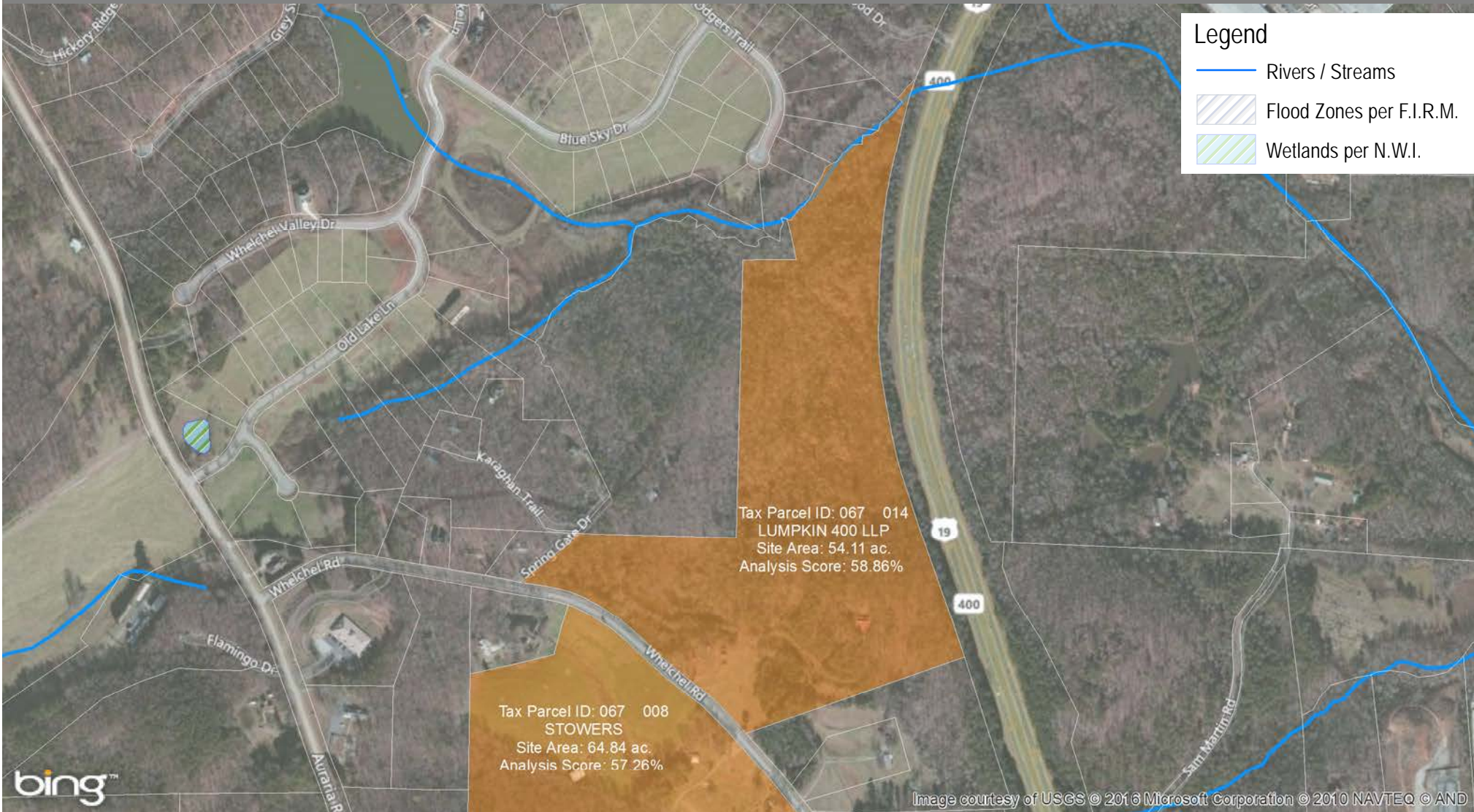
Zoning

Land under consideration can be re-zoned	40
	40%

Site Assessment Report

County Parcel Assessment: **LUMPKIN**
Property Owner: **LUMPKIN 400 LLP**
APN: **067 014**
Overall Score: **58.86%**

EXHIBIT A - AERIAL PHOTOGRAPHY MAP



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Source: BING Maps, Georgia Power

