



City Council Regular Meeting

Monday, August 07, 2023

5:15 PM

City Hall, 129 E Memorial Dr, Dallas GA 30132

Individuals with disabilities who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of a meeting or the facilities, are required to promptly contact the City's ADA Coordinator at 770-443-8110 ext. 1604 or e-mail rbruce@dallasga.gov to allow the city to make reasonable accommodations for those persons.

AGENDA

PUBLIC HEARING

1. Annexation Application A-2023-01

Geosam Capital US, LLC have applied for annexation and to zone/rezone a portion of Land Lot(s) 566, and 567 in the 2nd District, 3rd Section of Paulding County, located South of Happy Valley Church Rd., East of Cole Lake Rd., and West of Arbor Creek Dr., within Paulding County, Georgia, from a zoning District of R-2 Residential in Paulding County, GA to a District of R2-C Residential, in the City of Dallas, GA.

2. Zoning Application Z-2023-04

Geosam Capital US, LLC have applied for annexation and to zone/rezone a portion of Land Lot(s) 566, and 567 in the 2nd District, 3rd Section of Paulding County, located South of Happy Valley Church Rd., East of Cole Lake Rd., and West of Arbor Creek Dr., within Paulding County, Georgia, from a zoning District of R-2 Residential in Paulding County, GA to a District of R2-C Residential, in the City of Dallas, GA.

3. Annexation Application A-2023-02

Paulding County Land Development, LLC have applied for annexation and to zone/rezone a portion of Land Lot(s) 494, 495, 514, 515, 566, and 567 in the 2nd District, 3rd Section of Paulding County, located South of Happy Valley Church Rd., East of Cole Lake Rd., and West of Arbor Creek Dr., within Paulding County, Georgia, from a zoning District of R-2 Residential in Paulding County, GA to a District of R2-C Residential, in the City of Dallas, GA.

4. Zoning Application Z-2023-05

Paulding County Land Development, LLC have applied for annexation and to zone/rezone a portion of Land Lot(s) 494, 495, 514, 515, 566, and 567 in the 2nd District, 3rd Section of Paulding County, located South of Happy Valley Church Rd., East of Cole Lake Rd., and West of Arbor Creek Dr., within Paulding County, Georgia, from a zoning District of R-2 Residential in Paulding County, GA to a District of R2-C Residential, in the City of Dallas, GA.

5. Zoning Application Z-2023-06

Paulding County Land Development, LLC have applied for annexation and to zone/rezone a portion of Land Lot(s) 514 in the 2nd District, 3rd Section of Paulding County, located South of Happy Valley Church Rd., East of Cole Lake Rd., and West of Arbor Creek Dr., within Paulding County, Georgia, from a zoning District of R-2 Residential in Paulding County, GA to a District of R2-C Residential, in the City of Dallas, GA.

6. Zoning Application Z-2023-07

Paulding County Land Development, LLC have applied for annexation and to zone/rezone a portion of Land Lot(s) 514 and 567 in the 2nd District, 3rd Section of Paulding County, located South of Happy Valley Church Rd., East of Cole Lake Rd., and West of Arbor Creek Dr., within Paulding County, Georgia, from a zoning District of R-2 Residential in Paulding County, GA to a District of R2-C Residential, in the City of Dallas, GA.

CALL TO ORDER

INVOCATION AND PLEDGE

RECOGNITION OF VISITORS AND COMMENTS

Jessica Worthington, EDFP & Elizabeth Elliott, EDFP from Georgia Main Street: Classic Main Street Dedication

MINUTES APPROVAL

1. July 10, 2023, Regular Meeting Minutes

CONSENT AGENDA

OLD BUSINESS

NEW BUSINESS

2. Annexation Application A-2023-01; Geosam Capital US, LLC have applied for annexation and to zone/rezone a portion of Land Lot(s) 566, and 567 in the 2nd District, 3rd Section of Paulding County, located South of Happy Valley Church Rd., East of Cole Lake Rd., and West of Arbor Creek Dr., within Paulding County, Georgia, from a zoning District of R-2 Residential in Paulding County, GA to a District of R2-C Residential, in the City of Dallas, GA.
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- [5.](#) Zoning Application Z-2023-05; Paulding County Land Development, LLC have applied for annexation and to zone/rezone a portion of Land Lot(s) 494, 495, 514, 515, 566, and 567 in the 2nd District, 3rd Section of Paulding County, located South of Happy Valley Church Rd., East of Cole Lake Rd., and West of Arbor Creek Dr., within Paulding County, Georgia, from a zoning District of R-2 Residential in Paulding County, GA to a District of R2-C Residential, in the City of Dallas, GA.
- [6.](#) Zoning Application Z-2023-06; Paulding County Land Development, LLC have applied for annexation and to zone/rezone a portion of Land Lot(s) 514 in the 2nd District, 3rd Section of Paulding County, located South of Happy Valley Church Rd., East of Cole Lake Rd., and West of Arbor Creek Dr., within Paulding County, Georgia, from a zoning District of R-2 Residential in Paulding County, GA to a District of R2-C Residential, in the City of Dallas, GA.
- [7.](#) Zoning Application Z-2023-07; Paulding County Land Development, LLC have applied for annexation and to zone/rezone a portion of Land Lot(s) 514 and 567 in the 2nd District, 3rd Section of Paulding County, located South of Happy Valley Church Rd., East of Cole Lake Rd., and West of Arbor Creek Dr., within Paulding County, Georgia, from a zoning District of R-2 Residential in Paulding County, GA to a District of R2-C Residential, in the City of Dallas, GA.
- [8.](#) Purchase new server and related equipment for police department at a cost of \$9400 to be paid from new SPLOST
- [9.](#) Lead and Copper Rule Revisions - Lead Service Line Inventory and Replacement Program Project; Award WK Dickson & Company, Inc., for the sum of \$94,800.00.
- [10.](#) 2023 LMIG Paving Project – Award; Bartow Paving Company, Inc., for the sum of \$247,810.00.
- [11.](#) Outer Loop Water System Upgrade Project – Phase I; Award WK Dickson & Company, Inc., Phase I - for the sum of \$412,020.00.
- [12.](#) Development Agreement – Paulding County Land Development, LLC.; Cole Lake Development Subdivisions – Cole Lake Development Subdivisions Offsite Sewer Improvements.
- [13.](#) Development Agreement – Weatherstone, LLC.; Lane Creek Sewer System Upgrade – Weatherstone Development Offsite Sewer Improvements - Weatherstone Subdivision.
- [14.](#) West Dallas Collector Sewer Extension Project – GEFA Loan CW2021008 – Second Modification Approval.
- [15.](#) RES 2023-13 West Dallas Collector Sewer Extension Project – GEFA Loan CW2021008 – Second Modification.
- [16.](#) RES 2023-14 Establishing a Moratorium on Applications for Permits and/or Occupational/Business Licenses for New or Expanded Used Car Sales Lots, Tire Retailer, and Used/Scrap Tire Storage in The City of Dallas, Georgia.
- [17.](#) 2023 PCHS Homecoming Parade Special Event Permit for 09/13/2023, with the City of Dallas to provide road closures and security.

ADDITIONAL/COMMENTS

ADJOURNMENT



City Council Regular Meeting

Monday, July 10, 2023

5:15 PM

City Hall, 129 E Memorial Dr, Dallas GA 30132

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MINUTES

PUBLIC HEARING

OA-2023-04 Chapter 44: Proposed amendments to the Zoning Ordinance, in Part II of the Dallas Code of Ordinances, Chapter 44 Sections 44-1 through and including Section 44-303; to repeal conflicting ordinances; and for other purposes. Mayor Kelly closed the hearing with no comments.

CALL TO ORDER

PRESENT

Mayor L. James Kelly
 Councilmember Leah Alls
 Councilmember Nancy Arnold
 Councilmember Michael Cason
 Councilmember James Henson
 Councilmember Cooper Cochran

ABSENT

Councilmember Christopher Carter

INVOCATION AND PLEDGE

Councilmember Cason led the Invocation and Pledge.

RECOGNITION OF VISITORS AND COMMENTS

Andrew Rodriguez, The Dallas Markets

Joshua McMillan, Hancock & Downtown Axe

MINUTES APPROVAL

1. Motion to adopt the June 05, 2023, Regular Meeting Minutes.

Motion made by Councilmember Alls, Seconded by Councilmember Cason.

Voting Yea: Councilmember Alls, Councilmember Arnold, Councilmember Cason, Councilmember Henson, Councilmember Cochran

CONSENT AGENDA

None

OLD BUSINESS

None

NEW BUSINESS

2. Motion to approve the “Public Safety & Community Violence Reduction” Grant.

Motion made by Councilmember Henson, Seconded by Councilmember Arnold.

Voting Yea: Councilmember Alls, Councilmember Arnold, Councilmember Cason, Councilmember Henson, Councilmember Cochran

3. Motion to approve the Animated Sign Permit Application for 653 West Memorial Drive.

Motion made by Councilmember Cason, Seconded by Councilmember Cochran.

Voting Yea: Councilmember Alls, Councilmember Arnold, Councilmember Cason, Councilmember Henson, Councilmember Cochran

4. Motion to approve the final 2024 Special Events Calendar.

Motion made by Councilmember Alls, Seconded by Councilmember Henson.

Voting Yea: Councilmember Alls, Councilmember Arnold, Councilmember Cason, Councilmember Henson, Councilmember Cochran

5. Motion to approve the July 10, 2023, Revision - Standard Specifications for Construction Of Water Mains and Sanitary Sewer.

Motion made by Councilmember Cochran, Seconded by Councilmember Henson.

Voting Yea: Councilmember Alls, Councilmember Arnold, Councilmember Cason, Councilmember Henson, Councilmember Cochran

6. Motion to approve OA-2023-04: Amendments to Zoning Ordinance Chapter 44.

Motion made by Councilmember Cason, Seconded by Councilmember Arnold.

Voting Yea: Councilmember Alls, Councilmember Arnold, Councilmember Cason, Councilmember Henson, Councilmember Cochran

7. Motion to approve the Bond with Raymond James for the new City Hall remodel.

Motion made by Councilmember Henson, Seconded by Councilmember Alls.

Voting Yea: Councilmember Alls, Councilmember Arnold, Councilmember Cason, Councilmember Henson, Councilmember Cochran

ADDITIONAL/COMMENTS

None

ADJOURNMENT

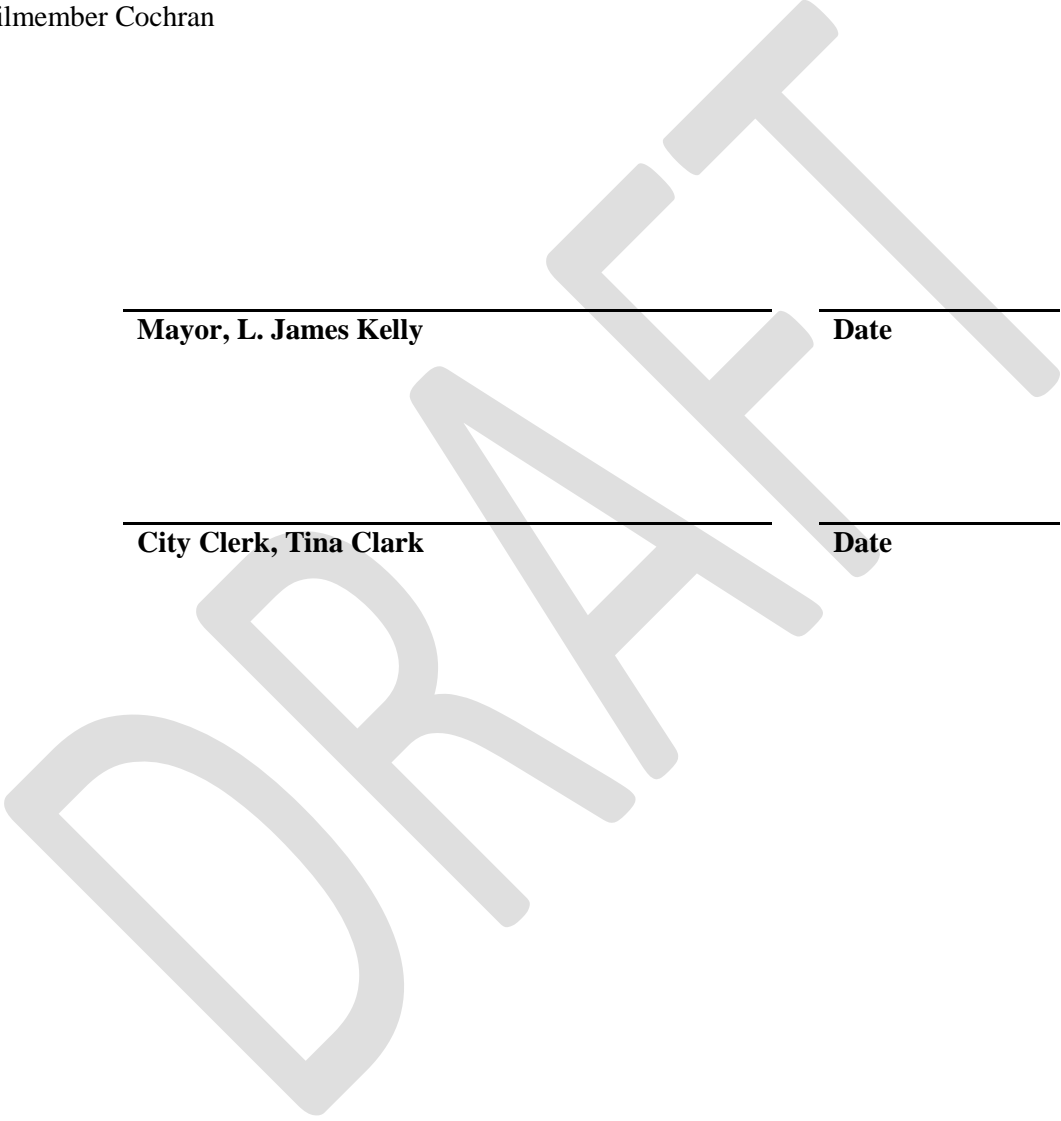
Motion to adjourn.

Motion made by Councilmember Alls, Seconded by Councilmember Arnold.

Voting Yea: Councilmember Alls, Councilmember Arnold, Councilmember Cason, Councilmember Henson, Councilmember Cochran

Mayor, L. James Kelly **Date**

City Clerk, Tina Clark **Date**



A-2023-01

**ARBORS POD C
ANNEXATION**

STAFF COMMENTS:

The applicant (Geosam Capital US (Georgia), LLC) is proposing to annex and zone 32.72 Paulding County R-2 (Suburban Residential) to City of Dallas R-2C (Single Family Residential – Conservation). The property is located at South of Happy Valley Church Road, East of Cole Lake Road, and West of Arbors Creek Drive.

Properties that border the site to the South and East are other lands of the applicant that currently inside City limits. Properties that border to the North and North West are under application to be annexed into the City on the same day. Properties that border to the West are in Paulding County.

Existing land use and zoning classification of nearby property:

ADJACENT ZONING

ADJACENT DEVELOPMENT

NORTH: County R-2

NORTH: Undeveloped

EAST: Dallas R-2

EAST: Residential, single family

SOUTH: Dallas R-2

SOUTH: Residential, single family

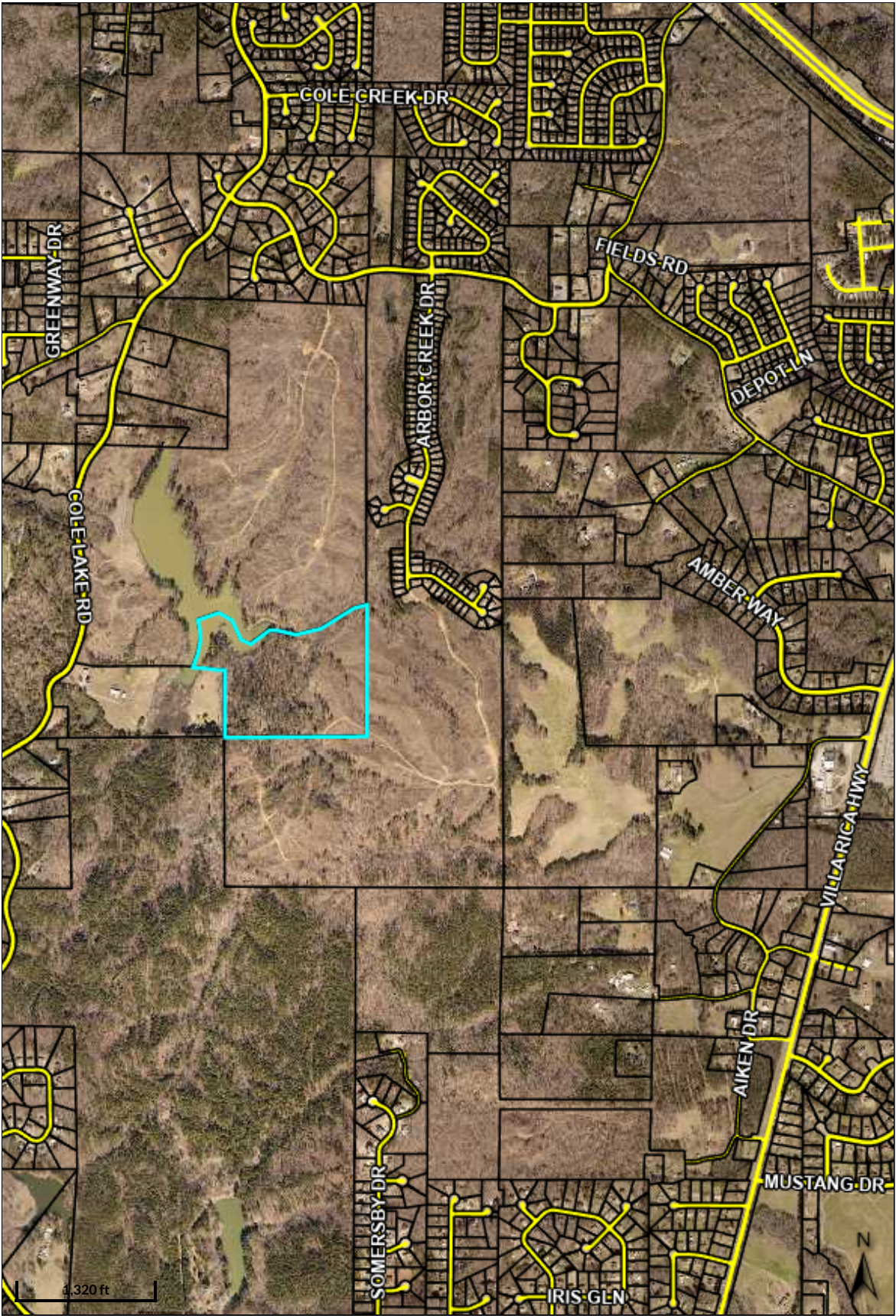
WEST: County R-2

WEST: Undeveloped

STAFF RECOMMENDATIONS:

Staff recommends approval of annexation. See zoning staff comments for zoning recommendations and stipulations:

The findings made herein are the opinions of the City of Dallas, Ga Development staff and do not constitute a final decision. The City of Dallas, Ga Mayor and Council makes the final decision on all Zoning/Rezoning, Land Use Permit, Special Use Permit, and Medical Hardship Applications.



- Legend
- Parcels
 - Subdivision Names
 - Roads

Letter of Intent for Rezoning Application:
32.720 Acres (Pod C)
Paulding County Parcel Identification Number: 151.3.2.001.000 (part of)
City of Dallas, Georgia

The owner and applicant, Geosam Capital US (Georgia), LLC (“Geosam”), requests rezoning with conditions of approximately 32.720 acres in Land Lots 566 & 567, 2nd District, 3rd Section, Paulding County, Georgia (the "Property") located south of Happy Valley Church Road, east of Cole Lake Road and west of Arbors Creek Drive. The Property is currently zoned R-2 Residential District (“R-2”).

Geosam requests a rezoning from R-2 to R-2 Residential District with conditions ("R-2 with Conditions") to accommodate the development of twenty-seven (27) single-family lots, as shown on the site plans by Elite Engineering dated January 12, 2022, attached hereto and incorporated herein (the "Site Plan"). Geosam is proposing to rezone the Property to R-2 with Conditions to permit the development of the Property for use as a single-family residential community at a size, quality, and price adequate to or exceeding existing homes in the surrounding area. The proposed rezoning would positively impact the property value in the surrounding area and will not adversely affect adjacent or nearby properties' existing use or usability. All properties contiguous with the Property are zoned R-2 (County) or R-2 (City).

Geosam requests conditions for the rezoning as follows:

1. Reduce the minimum lot width from 100 feet to 60 feet.
2. Reduce the minimum corner lot width from 100 feet to 60 feet.
3. Reduce the minimum distance from side lot lines from 15 feet to 7.5 feet.
4. Reduce the minimum front setback from 35 feet to 20 feet.
5. Reduce the minimum sidewalk width from 5 feet to 4 feet.
6. Reduce the minimum lot size from 20,000 square feet to 8,000 square feet

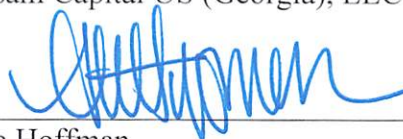
The requested rezoning conditions are necessary to afford Geosam relief so that the Property may be developed in accordance with the intent of the Site Plan and consistent with the surrounding developments. Due to the size, existing layout, and topography of the Property, strict adherence to the current zoning requirements is impossible. The conditions accompanying the R-2 zoning will permit a practical usage of the Property given the use and development of the adjacent and nearby properties, specifically to conform with the zoning conditions of the Arbors

at Silver Trail Subdivision. The Property will be the last and final phase of the Arbors at Silver Trail Subdivision.

Geosam believes the rezoning of the Property represents an opportunity to enhance the existing area while also reinforcing the City of Dallas' strong identity of a city that its citizens are proud to call home. Geosam respectfully requests the Major and City Council to approve the proposed rezoning with conditions. Geosam looks forward to continuing to work closely with the City of Dallas during this process and welcomes the opportunity to answer any questions or address any concerns relating to this matter.

Respectfully submitted this 30th day of November 2022,

Geosam Capital US (Georgia), LLC



Alise Hoffman
Authorized Signatory of the LLC

Required Constitutional and Ante Litem Notice

Georgia law and the procedures of the City of Dallas require us to raise Federal and State constitutional objections prior to any final action by the City of Dallas. While Geosam anticipates a smooth application process, failure to raise constitutional objections at this stage may mean Geosam will be barred from raising important legal claims later in the process. Accordingly, Geosam raises the following constitutional objections at this time:

The portions of the City of Dallas Ordinance, as applied to the Property, which restricts the Property to any uses, land use designations, conditions, development standards, or to any zoning district other than that proposed by Geosam, are unconstitutional in that they constitute an unlawful taking, in violation of the Constitution of the State of Georgia and the Equal Protection Clause and Due Process Clause of the Fourteenth Amendment to the United States Constitution in that the City of Dallas would destroy and impair Geosam's rights without first paying fair, adequate and just compensation for such taking.

A refusal by the City of Dallas to grant the requested rezoning would be unconstitutional and discriminate in an arbitrary, capricious and unreasonable manner between Geosam and owners of similarly situated property in violation of the Constitution of the State of Georgia and the Equal Protection Clause of the Fourteenth Amendment to the United States Constitution. Any use restrictions or conditions placed on the Property which are different from the conditions requested by Geosam, to the extent such different conditions would have the effect of further restricting Geosam's utilization of the Property, would also constitute an arbitrary, capricious, and discriminatory act and would likewise violate each of the provisions of the State and Federal Constitutions set forth hereinabove.

This notice is being given to comply with the provisions of O.C.G.A. §36-33-5 to afford the City of Dallas an opportunity to approve the rezoning and zoning conditions as requested by Geosam. If action is not taken by the City of Dallas to approve the rezoning, Petitioner shall be forced to bring action, against the City, for all claims and damages afforded to Petitioner under State and Federal Law, including but without limitation (1) fair and just compensation for the unlawful taking, (2) diminution of value, (3) attorneys' fees, (4) inverse commutation and (5) any and all other damages as a result of the unlawful deprivation of Petitioner's rights.

Required York Objection

As applied to the Property, the public hearing regarding, and any Board of Commissioners of the City of Dallas, Georgia, actions are objected to by Geosam based on, but not limited to, the following (the "York Objection") in accordance with *York v. Athens College of Ministry, Inc.*, 348 Ga. App. 58, 821 S.E.2d. 120 (Ga. Ct. App. 2018):

1. Any time limitation for presentation and argument imposed on Geosam;
2. The standing of public opponents and the lay, testimony, and evidence presented by them;
3. Any evidence or testimony presented or decision made upon grounds other than the standards of the local ordinances required by O.C.G.A. §36-66-5;
4. Any decision that does not follow the recommendations of approval, if any, by the City of Dallas planning staff and/or any other department or agency of the City of Dallas, Georgia, or the State of Georgia; and
5. Grounds for reversal similar to those set out in O.C.G.A. §50-13-19(h) for a decision of administrative agencies.

By and through this York Objection, Geosam hereby preserves all the above and incorporated objections and asserts them on and within the record before, and for consideration and resolution by, the Board of Commissioners of the City of Dallas, Georgia.



ZONING / REZONING APPLICATION
City of Dallas, Georgia

Application # _____ - _____
Hearing Dates: PC: _____ CC: _____

OFFICE USE
Time/Date Stamp

Item 2.

(PLEASE PRINT OR TYPE ALL INFORMATION)

Applicant: Geosam Capital US (Georgia), LLC Business phone: 470-440-6500 Cell: _____

Address: 2170 Satellite Blvd, Suite 425 Home phone: _____

City: Duluth State: GA Zip: 30097 Fax phone: _____

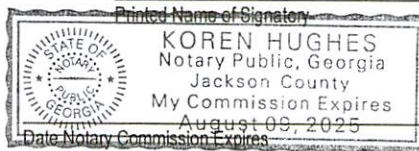
E-mail address: bembry@geosamatl.com

Brett Embry
Applicant's Signature

Signed, sealed and delivered in the presence of:

Koren Hughes
Notary Public

Brett Embry



Representative: Steven Jones Phone: 678-426-4628 Cell: _____

Address: 1600 Parkwood Circle, Suite 200 City: Atlanta State: GA Zip: 30339

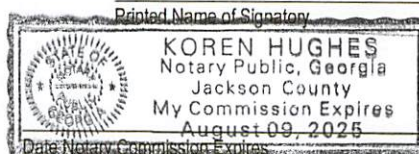
E-mail address: sjones@taylorenghish.com Fax phone: _____

Steven Jones
Representative's Signature

Signed, sealed and delivered in the presence of:

Koren Hughes
Notary Public

Steven Jones



Titleholder: Geosam Capital US (Georgia), LLC Business phone: 470-440-6500 Home phone: _____

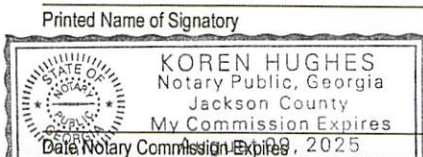
(Each Titleholder must have a separate, complete form with notarized signatures)
Address: 2170 Satellite Blvd, Suite 425 City: Duluth State: GA Zip: 30097

Brett Embry
Signature

Signed, sealed and delivered in the presence of:

Koren Hughes
Notary Public

Brett Embry



Property Information

Present Zoning Classification: R-2 (County) Requested Zoning Classification: R-2 (City)

Total Acreage of Zoning/Rezoning Application: 32.720 Acreage of Titleholder: 32.720

Land Lot(s): 566, 567 District(s): 2nd Section(s): 3rd Tax Parcel I.D. Number(s): 150.4.4.002.0000

Location of Property: South of Happy Valley Church Road, East of Cole Lake Road and West of Arbors Creek Drive
Physical address, if available, and nearest intersections (i.e. east/west side of given road, and north/south of given road)

Detailed description of proposed development (including maximum number of lots, if residential, or number of units): Annexation of Property into the City of Dallas

Filed with City: _____ (Date) _____ (Signature)

City of Dallas Planning Commission Recommendation: Approve Disapprove No recommendation

Conditions, reasons, stipulations: _____

City Council Decision: Approve Approve as different classification Disapprove

Conditions, reasons, stipulations: _____



Applicant / Representative Attendance Required

Applicant or representative must be present at the public hearings before the Dallas Planning Commission and the Mayor and City Council. Failure to attend may result in dismissal with prejudice, rejection of the application, or continuance of the hearing at the Commission or Council's sole discretion.

~~I / We~~ (Cross Out One) have investigated the site as to the existence of archeological and/or architectural landmarks. ~~I / We~~ (Cross Out One) hereby certify there ~~are~~ / are not (Cross Out One) any such assets. If any exist, documentation must be provided with the application.

~~I / We~~ (Cross Out One) have investigated the site as to the existence of any cemetery located on the property. ~~I / We~~ (Cross Out One) hereby certify there ~~is~~ / is not (Cross Out One) such a cemetery. If any exist, documentation must be provided with the application, including notice to the Paulding County Cemetery Commission.

[Handwritten Signature]

5-1-2023

Signature of Applicant/Representative

Date

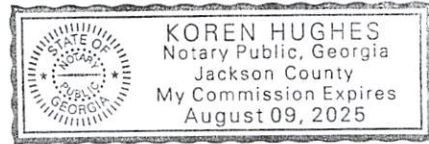
Geosam Capital US (Georgia) LLC

Printed Name of Applicant/Representative

Signed, sealed and delivered in the presence of:

[Handwritten Notary Signature]

Notary Public Signature



Commission Expiration

Signature of Applicant/Representative

Date

Printed Name of Applicant/Representative

Signed, sealed and delivered in the presence of:

Notary Public Signature

Commission Expiration



Applicant / Representative Attendance Required

Applicant or representative must be present at the public hearings before the Dallas Planning Commission and the Mayor and City Council. Failure to attend may result in dismissal with prejudice, rejection of the application, or continuance of the hearing at the Commission or Council's sole discretion.

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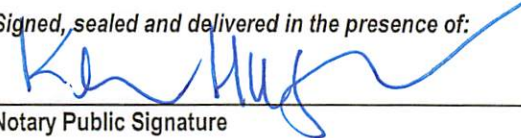
Signature of Applicant/Representative

5/1/23

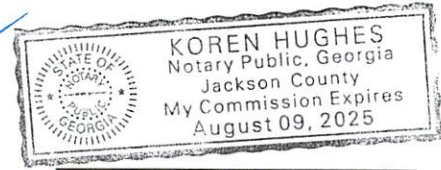
Date

Steven Jones

Printed Name of Applicant/Representative

Signed, sealed and delivered in the presence of:


Notary Public Signature



Commission Expiration

Signature of Applicant/Representative

Date

Printed Name of Applicant/Representative

Signed, sealed and delivered in the presence of:

Notary Public Signature

Commission Expiration

Disclosure Statement

(Required by O.C.G.A. 36-67A)



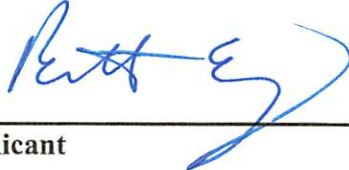
I (we), Geosam Capital US (Georgia) LLC, do hereby certify that, to the best of my (our) knowledge, no elected official of the City of Dallas, Georgia has a property interest, a financial interest nor does any family member of an elected official of the City of Dallas, Georgia have a property interest or financial interest in this property or in this application for rezoning except as follows:

None

I (we), Geosam Capital US (Georgia) LLC, do further certify that we, nor the property owner, have not contributed any monies and/or gifts totaling over \$250.00 within the last two years to any elected official of the City of Dallas, Georgia except for the following (Give the names of officials, dates and amounts of contribution):

None

5-1-2023
Date


Applicant

Disclosure Statement

(Required by O.C.G.A. 36-67A)



I (we), Steven Jones, do hereby certify that, to the best of my (our) knowledge, no elected official of the City of Dallas, Georgia has a property interest, a financial interest nor does any family member of an elected official of the City of Dallas, Georgia have a property interest or financial interest in this property or in this application for rezoning except as follows:

None

I (we), Steven Jones, do further certify that we, nor the property owner, have not contributed any monies and/or gifts totaling over \$250.00 within the last two years to any elected official of the City of Dallas, Georgia except for the following (Give the names of officials, dates and amounts of contribution):

None

5/1/23
Date

Steven Jones
Applicant

CITY OF DALLAS LEGAL NOTICE ZONING / REZONING



I / WE (Choose one), Geosam Capital US (Georgia) LLC
 HAVE APPLIED TO ZONE/REZONE A PORTION OF LAND LOT(S) 566, 567
 IN THE 2nd DISTRICT AND 3rd SECTION OF PAULDING COUNTY, LOCATED
 AT South of Happy Valley Church Road, East of Cole Lake Road & West of Arbor Creek Drive WITHIN THE CITY OF DALLAS, GEORGIA,
 FROM A ZONING DISTRICT OF R-2 (County) TO A ZONING DISTRICT OF
R-2 (City) SUBJECT TO PUBLIC HEARING TO BE HELD AT
 7:00 PM AT THE DALLAS CITY COUNCIL ROOM, 129 EAST MEMORIAL DRIVE, DALLAS, GEORGIA.

SAID PUBLIC HEARING WILL BE HELD ON _____ BEFORE THE
 CITY OF DALLAS PLANNING COMMISSION AND ON _____ BEFORE THE
 MAYOR AND COUNCIL OF THE CITY OF DALLAS.

THIS, THE _____ DAY OF _____, 20_____.

Keith G
 APPLICANT(S) NAME

For City Use

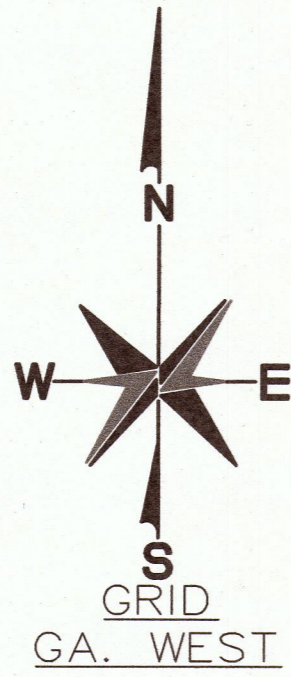
NOTICE WILL RUN WEEKS OF: _____
 AND THE WEEK OF: _____
 AND THE WEEK OF: _____

Survey for Geosam Capital US (Georgia), LLC

Located in Land Lots 566 and 567
2nd District, 3rd Section
Paulding County, Georgia

Plat Date: November 16, 2022

Scale: 1" = 100'

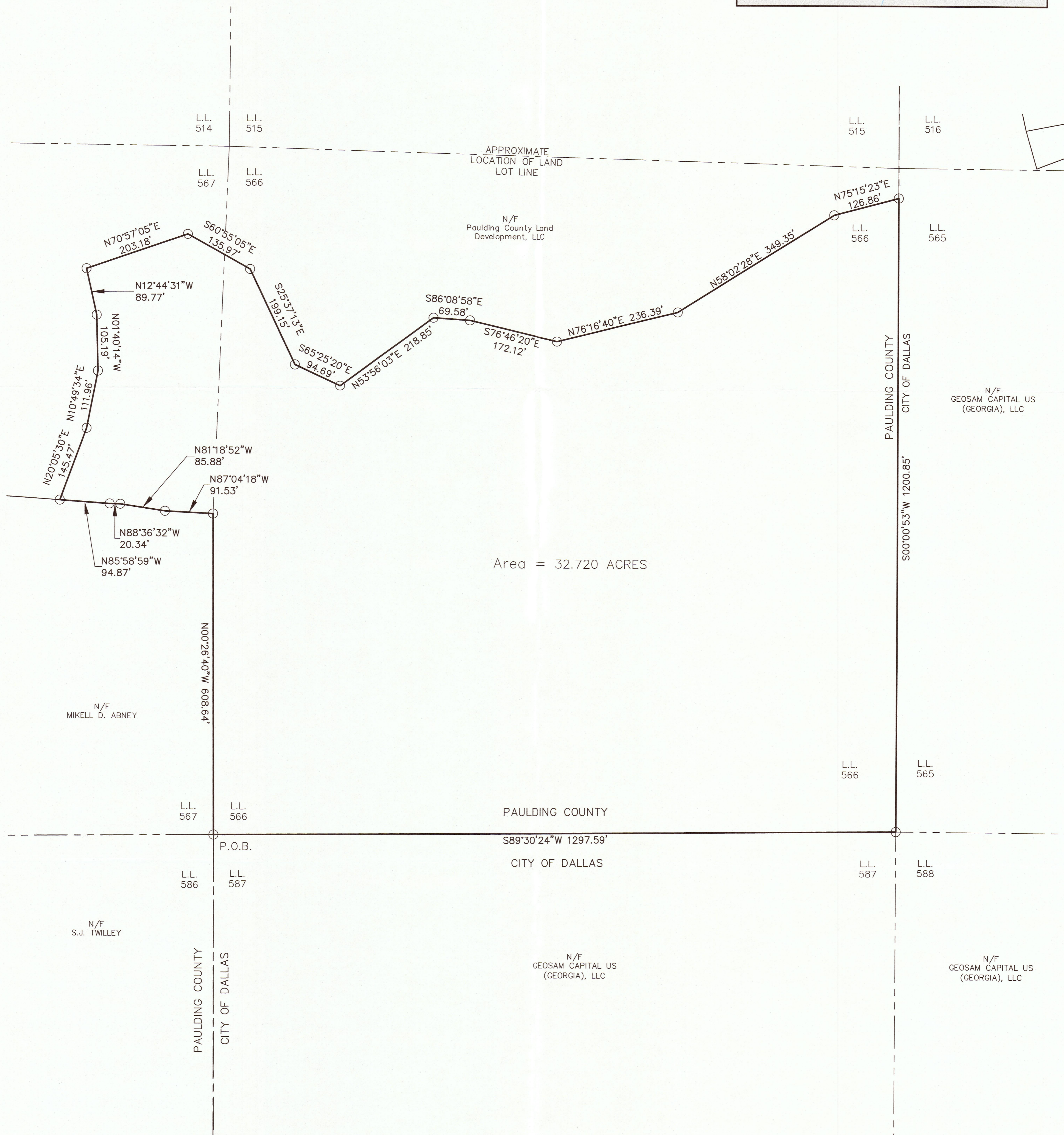
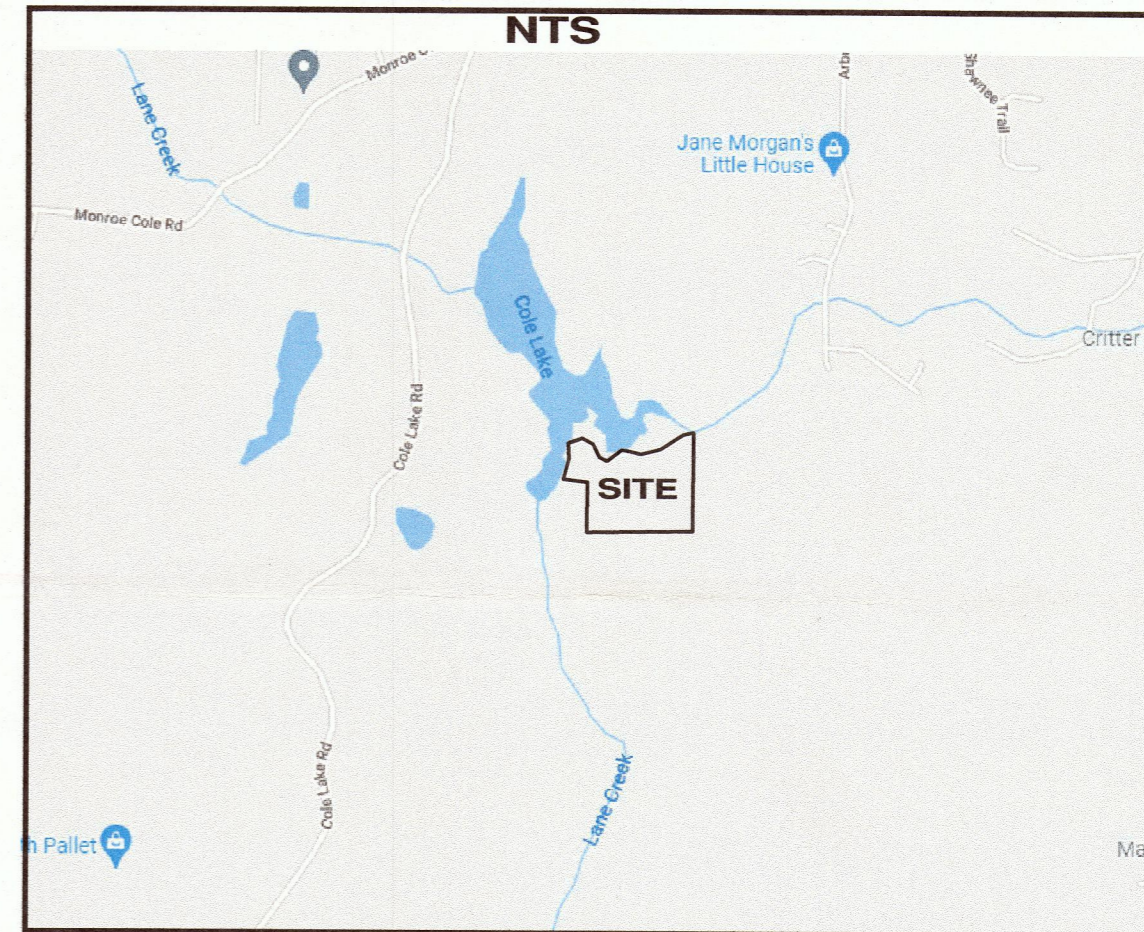


RECORDING INFORMATION

SURVEY NOTES

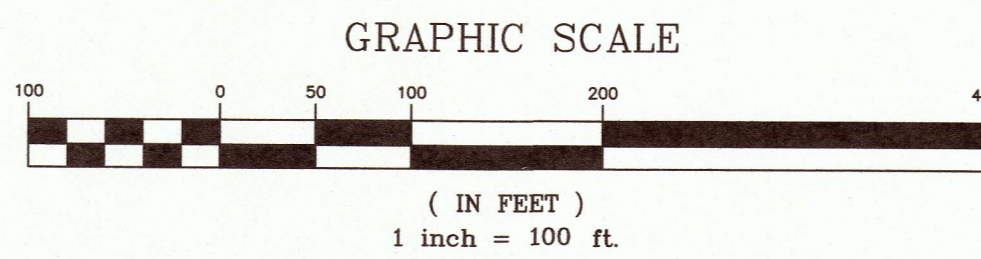
1. Total Area: 32.720 Acres
2. This map or plat has been calculated for closure and is found to be accurate within 1 foot in 2,387,837 feet.
3. This property does not lie within a 100 year flood hazard zone as defined by the F.E.M.A. Insurance. This property lies in Zone "X" (low risk) per FEMA FIRM Panel 13223C0138D

VICINITY MAP NTS



Area = 32.720 ACRES

NO.	DATE	DESCRIPTION	BY



PREPARED BY:

ELITE

ENGINEERING | SURVEYING | CONSTRUCTION MANAGEMENT
3660 Cedarcrest Road, Suite 220
Acworth, Georgia 30101
(678) 324-8291

21147surv3.5.dwg

POD C NOTES PROPOSED ANNEXATION & REZONING

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 :
GEOSAM CAPITAL US (GEORGIA), LLC
2170 SATELLITE BLVD, SUITE 425
DULUTH, GA 30097
24 HR. CONTACT: ROBIN EMBRY 678-758-4639
4. ENGINEER :
ELITE ENGINEERING, LLC
3860 CEDARCREST ROAD, STE 220, ACWORTH, GA 30101
CONTACT: JONATHAN JONES, P.E. 678-215-2988
5. PROPOSED ZONING : R-2 (CITY) WITH CONDITIONS
CURRENT ZONING : R-2 (COUNTY)
TOTAL SITE AREA = 32.720 ACRES
OPEN SPACE PROVIDED = 8.54 ACRES (20%)
TOTAL NUMBER OF LOTS = 27 (LOT NO. 66-85, 100-105)
DENSITY = 0.95 U/AC

CURRENT SETBACKS FOR R-2 (COUNTY):
FRONT: 35'
REAR: 25'
SIDE: 15', 25' CORNER LOTS
MIN LOT SIZE 20,000SF AND 100' WIDE LOTS
6. THIS PROPERTY DOES NOT LIE WITHIN AN IDENTIFIED FLOOD HAZARD AREA, PER PAULDING COUNTY F.I.R.M. PANELS NO. 13223001380 DATED JUNE 7, 2019.
7. NO CEMETERIES, ARCHEOLOGICAL OR ARCHITECTURAL SITES EXIST ON THIS SITE.
8. NO EXISTING LANDFILLS ARE PRESENT ON THIS SITE.
9. SANITARY SEWER SERVICE TO BE PROVIDED BY EXTENSION OF CITY OF DALLAS SYSTEM.
10. FIRE PROTECTION TO BE PROVIDED BY THE PAULDING COUNTY FIRE DEPARTMENT.
11. DETENTION TO BE PROVIDED BY 1 PROPOSED EARTHEN DETENTION PONDS.
12. NO EXISTING EASEMENTS ON SITE.

STATEMENT OF PROPOSED USE:
PROPOSED DEVELOPMENT IS TO BE A SINGLE FAMILY RESIDENTIAL DEVELOPMENT THAT IS ATTACHED TO AND FOLLOWS THE ORIGINAL PLAN FOR ARBORS AT SILVER TRAIL. THIS EXTENSION OF ARBORS WILL NOT CAUSE AN ISSUE WITH THE ORIGINAL ENTITLEMENT OF 397 LOTS THAT WAS GRANTED TO ARBORS AT SILVER TRAIL AND WILL BE DEVELOPED IN ACCORDANCE WITH THE ORIGINAL DEVELOPMENT CONDITIONS AND STANDARDS.

- CONDITIONS REQUESTED:**
- 1) REDUCTION OF LOT WIDTH FROM 100' TO 60' FOR ALL LOTS.
 - 2) REDUCTION OF LOT WIDTH FOR CORNER LOTS FROM 100' TO 60'
 - 3) REDUCTION OF SIDEWALK WIDTH FROM 5' TO 4'
 - 4) REDUCTION OF FRONT SETBACK FROM 35' TO 20'
 - 5) REDUCTION OF LOT SIZE TO 8,000 SF
 - 6) REDUCTION OF SIDE SETBACK FROM 15 TO 7.5'

MAIL KIOSK FOR POD C TO BE LOCATED AT CURRENT LOCATION WITHIN POD B. # OF PARKING SPACES INCLUDES 6 STANDARD AND 1 ADA.

PARCEL	MEASURED DISTANCE	PROPOSED ENTRANCE DIRECTION
PARCEL 150.1.2.095.0000	831 FT	RIGHT
PARCEL 150.1.2.090.0000	996 FT	RIGHT
PARCEL 150.1.1.044.0000	351 FT	LEFT
PARCEL 150.1.1.045.0000	532 FT	LEFT
PARCEL 150.1.1.010.0000	668 FT	LEFT
PARCEL 150.1.1.015.0000	675 FT	LEFT
PARCEL 150.1.1.008.0000	765 FT	LEFT
PARCEL 150.1.1.012.0000	819 FT	LEFT
PARCEL 150.1.1.002.0000	891 FT	LEFT
PARCEL 150.1.1.009.0000	970 FT	LEFT
REMINGTON PLACE DR	162 FT	STRAIGHT

* NOTE: ALL CURB CUTS, DRIVEWAYS, EASEMENTS AND ALL POINTS ON INGRESS/EGRESS ARE WITHIN 500' OF THE PROPERTY LINES

NOTE: PROPOSED ROADS ARE 24' WIDE BACK-OF-CURB TO BACK-OF-CURB WITH 50' RIGHT-OF WAY

NOTE: PODS A, B, AND LOTS 1-65, 87-99, 106-112 OF POD C ARE WITHIN THE CITY LIMITS OF DALLAS AND NOT INCLUDED WITH PROPOSED ANNEXATION AND REZONING APPLICATIONS. THIS AREA TOTALS 233.762 ACRES

NOTE: EXISTING CONTOURS SHOWN AT 10' INTERVALS



PREPARED BY
Elite Engineering
3860 Cedarcreek Road
Suite 220
Acworth, Georgia 30101
Jonathan Jones, P.E.
(770) 715-2988

DATE	REVISION

REZONING PLAN FOR
MASTER PLAN PODS A, B, & C
 LAND LOT 444.493.514.565.566.567.567.568. 2ND DISTRICT, 3RD SECTION
 PAULDING COUNTY, GA

PREPARED FOR
GEOSAM CAPITAL US (GEORGIA) LLC



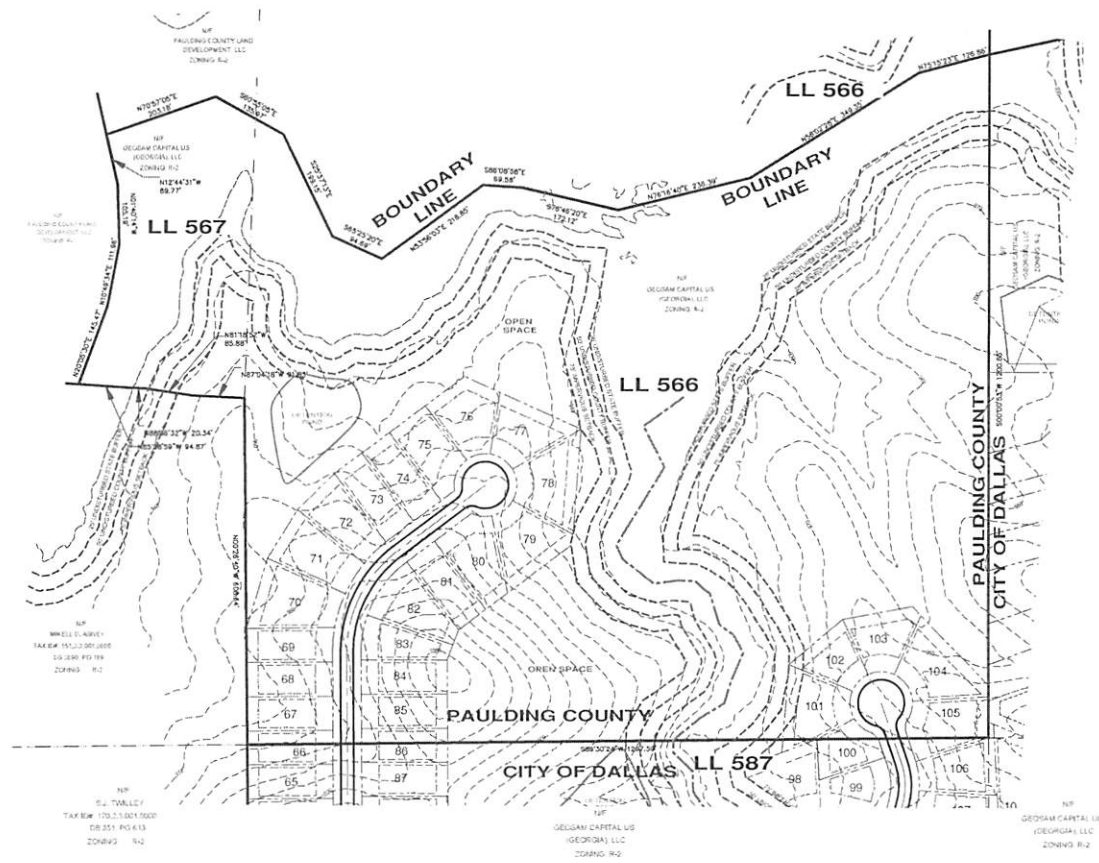
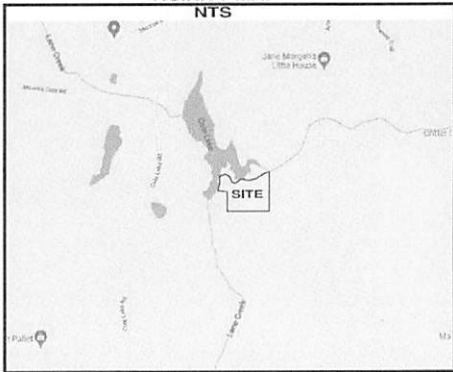
PROJECT NO.	21047
DRAWING SCALE	AS SHOWN
DESIGNED BY	JFJ
DRAWN BY	JFJ
CHECKED BY	JFJ
DATE	11/15/22



CALL BEFORE YOU DIG

NOTE: DEVELOPER SHALL BE RESPONSIBLE FOR ANY CONFLICTS WITH EXISTING UTILITIES.

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 :
GEOSAM CAPITAL US (GEORGIA), LLC
2170 SATELLITE BLVD, SUITE 425
DULUTH, GA 30087
24 HR. CONTACT: ROBIN EMBRY 678-758-4639
4. ENGINEER :
ELITE ENGINEERING, LLC
3660 CEDARCREST ROAD, STE 220, ACWORTH, GA 30101
CONTACT: JONATHAN JONES, P.E. 678-215-2988
5. PROPOSED ZONING : R-2 (CITY) WITH CONDITIONS
CURRENT ZONING : R-2 (COUNTY)
TOTAL SITE AREA = 32.720 ACRES
OPEN SPACE PROVIDED = 6.54 ACRES (20%)
TOTAL NUMBER OF LOTS = 27 (LOT NO. 66-86, 100-105)
DENSITY = 0.95 U/AC

CURRENT SETBACKS FOR R-2 (COUNTY):
FRONT: 35'
REAR: 25'
SIDE: 10', 25' CORNER LOTS
MIN LOT SIZE 20,000SF AND 100' WIDE LOTS
6. THIS PROPERTY DOES NOT LIE WITHIN AN IDENTIFIED FLOOD HAZARD AREA, PER PAULDING COUNTY F.I.R.M. PANELS NO. 13223001380 DATED JUNE 7, 2019.
7. NO CEMETERIES, ARCHEOLOGICAL OR ARCHITECTURAL SITES EXIST ON THIS SITE.
8. NO EXISTING LANDFILLS ARE PRESENT ON THIS SITE.
9. SANITARY SEWER SERVICE TO BE PROVIDED BY EXTENSION OF CITY OF DALLAS SYSTEM.
10. FIRE PROTECTION TO BE PROVIDED BY THE PAULDING COUNTY FIRE DEPARTMENT.
11. DETENTION TO BE PROVIDED BY 1 PROPOSED EARTHEN DETENTION PONDS.
12. NO EXISTING EASEMENTS ON SITE.

MAIL KIOSK FOR POD C TO BE LOCATED AT CURRENT LOCATION WITHIN POD B. # OF PARKING SPACES INCLUDES 6 STANDARD AND 1 ADA.

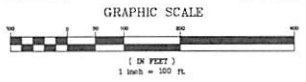
STATEMENT OF PROPOSED USE:
PROPOSED DEVELOPMENT IS TO BE A SINGLE FAMILY RESIDENTIAL DEVELOPMENT THAT IS ATTACHED TO AND FOLLOWS THE ORIGINAL PLAN FOR ARBORS AT SILVER TRAIL. THIS EXTENSION OF ARBORS WILL NOT CAUSE AN ISSUE WITH THE ORIGINAL ENTITLEMENT OF 397 LOTS THAT WAS GRANTED TO ARBORS AT SILVER TRAIL AND WILL BE DEVELOPED IN ACCORDANCE WITH THE ORIGINAL DEVELOPMENT CONDITIONS AND STANDARDS.

REZONING PLAN LEGEND

○	PROPERTY CORNER
—	PROPERTY LINE
- - -	RIGHT OF WAY
- - -	EXISTING ROAD
- - -	LAND LOT LINE
~ ~ ~	EXISTING CONTOUR
—	CENTERLINE OF CREEK
- - -	CREEK BUFFER
- - -	C/L OF PROPOSED ROAD
- - -	PROPOSED BACK OF CURB
- - -	PROPOSED RIGHT OF WAY

NOTE: EXISTING CONTOURS SHOWN AT 10' INTERVALS

- CONDITIONS REQUESTED:
- 1) REDUCTION OF LOT WIDTH FROM 100' TO 60' FOR ALL LOTS.
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NOTE: PROPOSED ROADS ARE 24' WIDE BACK-OF-CURB TO BACK-OF-CURB WITH 50' RIGHT-OF-WAY



PREPARED BY
Elite Engineering
3660 CEDARCREST ROAD
SUITE 220
ACWORTH, GEORGIA 30101
CONTACT: JONATHAN JONES, P.E.
678-215-2988

DATE	
REVISION	
AS	

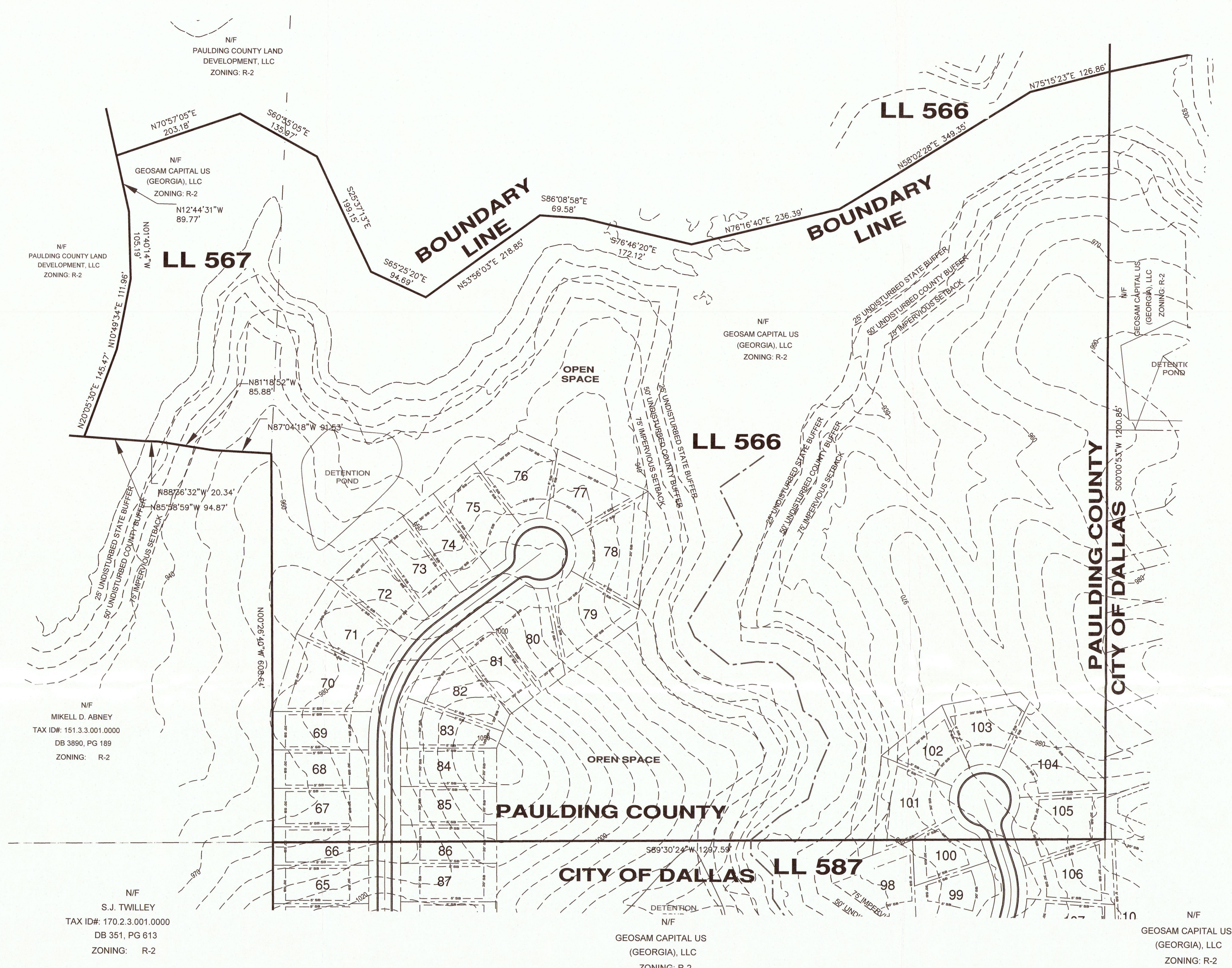
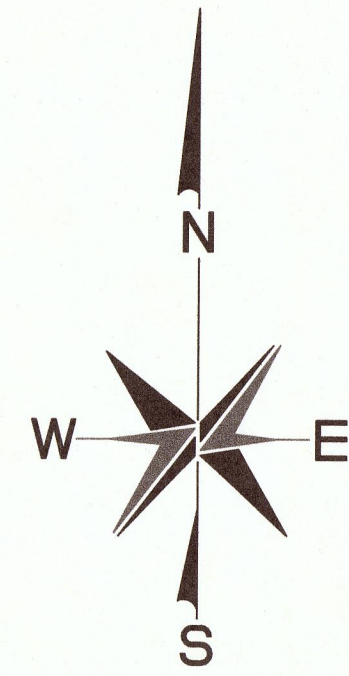
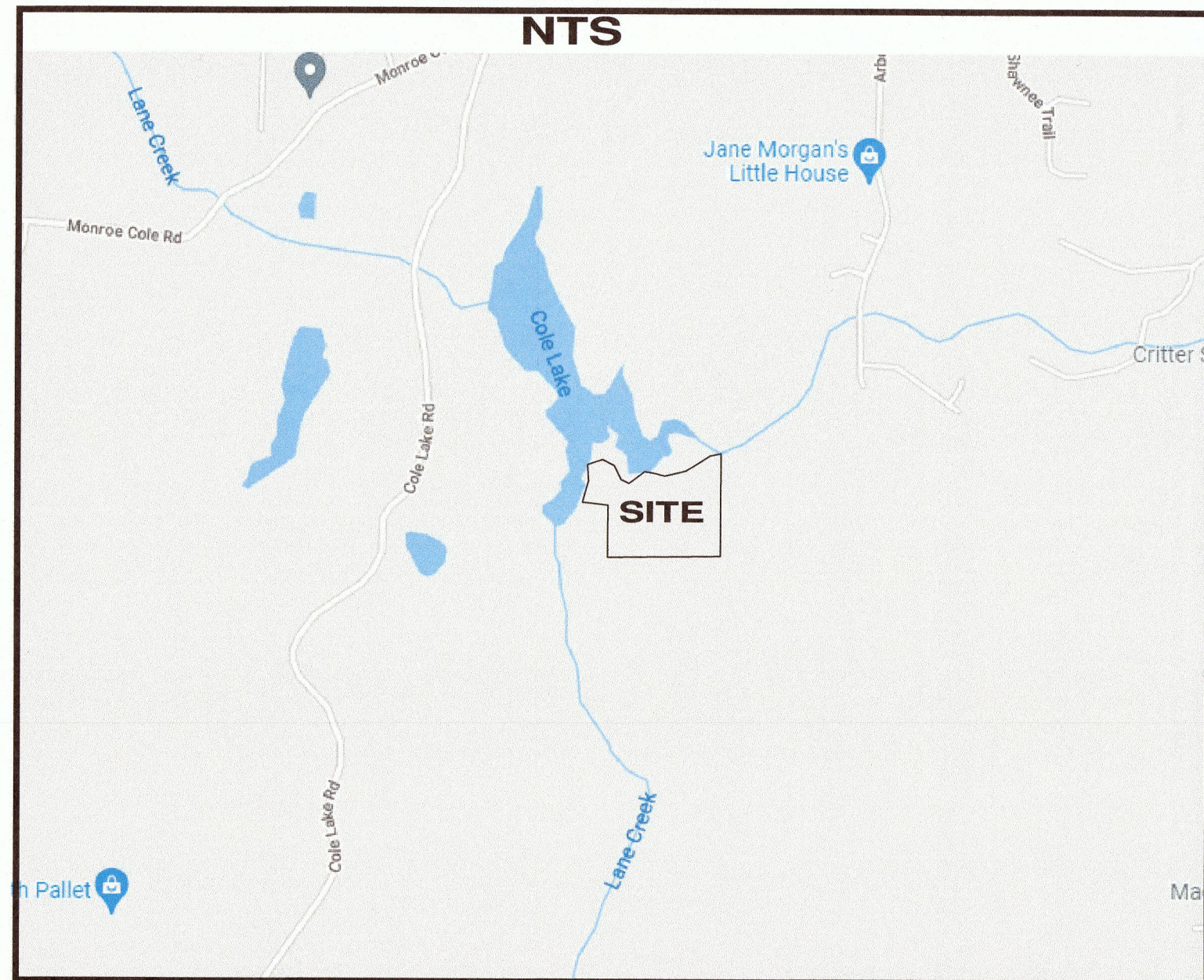
REZONING PLAN FOR
ARBORS AT SILVER TRAIL POD C
LANDLOT 566, 567, 2ND DISTRICT, 3RD SECTION, PAULDING COUNTY, GA

PREPARED FOR
GEOSAM CAPITAL US (GEORGIA) LLC



PROJECT No.: 21147
DRAWING SCALE: 1"=100'
DESIGNED BY: JJJ
DRAWN BY: JJJ
CHECKED BY: JJJ
DATE: 1/13/22

VICINITY MAP
NTS



- BOUNDARY INFORMATION SHOWN IS A COMPILED SURVEY COMPLETED BY ELITE SURVEY LLC
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- OWNER/DEVELOPER :
GEOSAM CAPITAL US (GEORGIA), LLC
2170 SATELLITE BLVD, SUITE 425
DULUTH, GA 30097
24 HR. CONTACT: ROBIN EMBRY 678-758-4639
- ENGINEER :
ELITE ENGINEERING, LLC
3660 CEDARCREST ROAD, STE 220, ACWORTH, GA 30101
CONTACT: JONATHAN JONES, P.E. 678-215-2968
- PROPOSED ZONING : R-2 (CITY) WITH CONDITIONS
CURRENT ZONING : R-2 (COUNTY)
TOTAL SITE AREA = 32.720 ACRES
OPEN SPACE PROVIDED = 6.54 ACRES (20%)
TOTAL NUMBER OF LOTS = 27 (LOT NO. 66-86, 100-105)
DENSITY = 0.95 U/AC

CURRENT SETBACKS FOR R-2 (COUNTY):
FRONT: 35'
REAR: 25'
SIDE: 15', 25' CORNER LOTS
MIN LOT SIZE 20,000SF AND 100' WIDE LOTS
- THIS PROPERTY DOES NOT LIE WITHIN AN IDENTIFIED FLOOD HAZARD AREA, PER PAULDING COUNTY F.I.R.M. PANELS NO. 13223C0138D DATED JUNE 7, 2019.
- NO CEMETERIES, ARCHEOLOGICAL OR ARCHITECTURAL SITES EXIST ON THIS SITE.
- NO EXISTING LANDFILLS ARE PRESENT ON THIS SITE.
- SANITARY SEWER SERVICE TO BE PROVIDED BY EXTENSION OF CITY OF DALLAS SYSTEM.
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- DETENTION TO BE PROVIDED BY 1 PROPOSED EARTHEN DETENTION PONDS.
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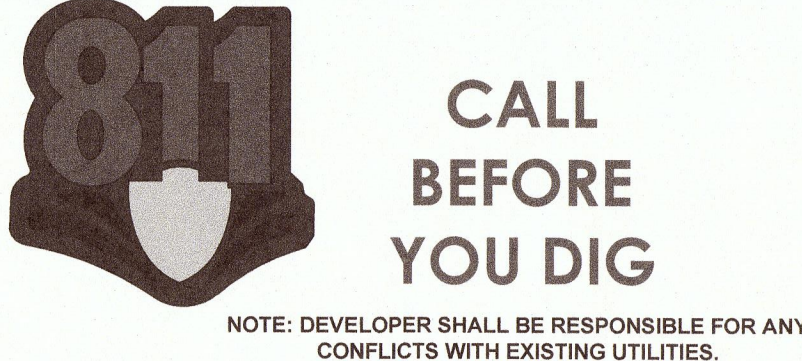
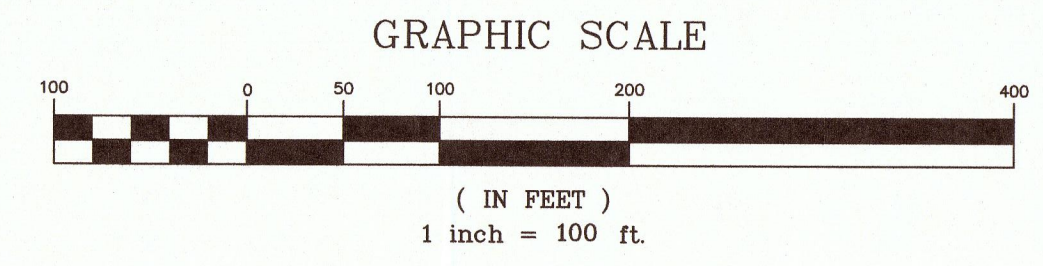
NOTE: PROPOSED ROADS ARE 24' WIDE BACK-OF-CURB TO BACK-OF-CURB WITH 50' RIGHT-OF WAY

REZONING 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

NOTE: EXISTING CONTOURS SHOWN AT 10' INTERVALS

- CONDITIONS REQUESTED:
- REDUCTION OF LOT WIDTH FROM 100' TO 60' FOR ALL LOTS.
 - REDUCTION OF LOT WIDTH FOR CORNER LOTS FROM 100' TO 60'
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 - REDUCTION OF FRONT SETBACK FROM 35' TO 20'
 - REDUCTION OF LOT SIZE TO 8,000 SF
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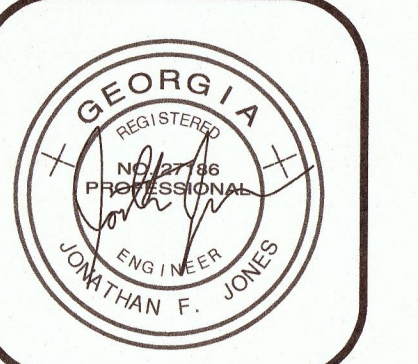


PREPARED BY:
Elite Engineering
3660 Cedarcrest Road
Suite 220
Acworth, Georgia 30101
Jonathan Jones, P.E.
(878) 215-2968

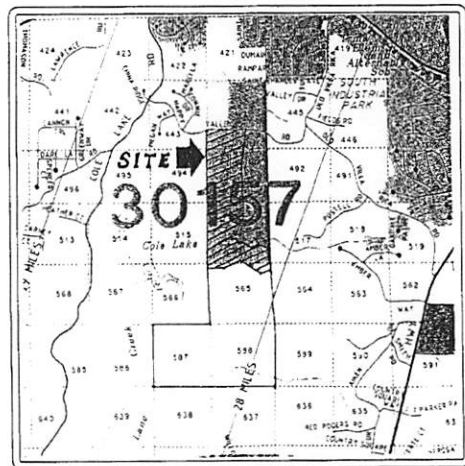
DATE:	
REVISION	
No.	

REZONING PLAN FOR
ARBORS AT SILVER TRAIL POD C
LANDLOT 566, 567, 2ND DISTRICT, 3RD SECTION, PAULDING COUNTY, GA

PREPARED FOR:
GEOSAM CAPITAL US (GEORGIA) LLC



PROJECT No. 21147
DRAWING SCALE: 1"=100'
DESIGNED BY: JFJ
DRAWN BY: JFJ
CHECKED BY: JFJ
DATE: 1/12/22
SHEET



LOCATION MAP --- 1" = 2000'

CITY OF DALLAS CERTIFICATION

IT IS HEREBY CERTIFIED THAT THE STREETS, UTILITIES, EASEMENTS AND OTHER REQUIRED IMPROVEMENTS IN THIS SUBDIVISION HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER OR SURETY HAS BEEN PROVIDED IN AN AMOUNT TO INSURE THEIR INSTALLATION, AND THAT THIS PLAT MEETS ALL THE REQUIREMENTS OF THE CITY OF DALLAS SUBDIVISION REGULATIONS.

[Signature] 11/24/04
MANAGER, CITY OF DALLAS

[Signature] 12/28/04
CLERK, CITY OF DALLAS

SURVEYORS' CERTIFICATION

HEREBY CERTIFY THAT THE FINAL PLAT SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY MADE ON THE GROUND AND HAS BEEN MADE UNDER MY SUPERVISION. THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON AND IS TO THE ACCURACY AND SPECIFICATIONS REQUIRED BY THE CITY OF DALLAS SUBDIVISION REGULATIONS.

[Signature] 12/2/04
C.R.L.S. # 2236 DATE

CERTIFICATION OF OWNERSHIP AND DEDICATION

THE OWNER OF THE LAND SHOWN ON THIS PLAT, WHO, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY AND DEDICATES TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, PARKS AND PUBLIC PLACES, AS HEREON SHOWN, FOR THE PURPOSE AND CONSIDERATION HEREIN EXPRESSED.

[Signature]
MANAGING MEMBER P 12053, 440
AUTHORIZED SIGNATURE DATE

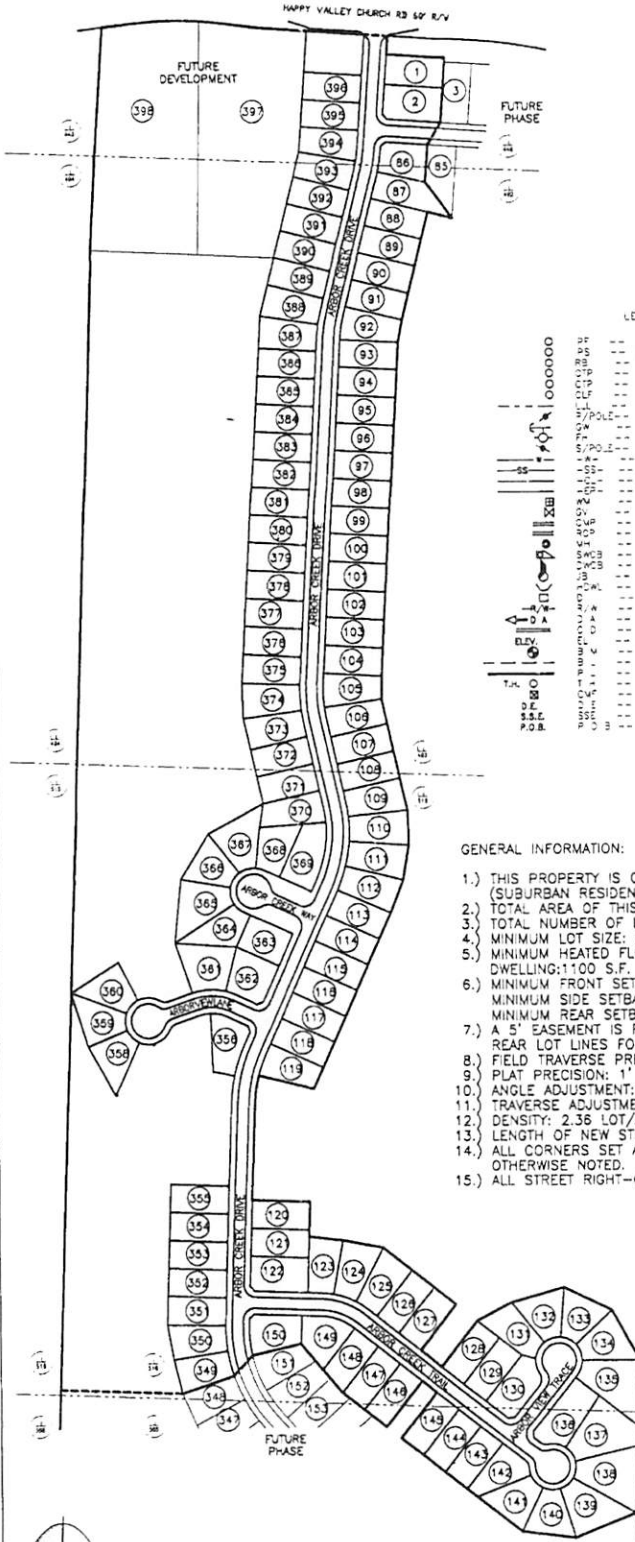
THIS PLAT SUPERSEDES THE PLATS RECORDED IN PLAT BOOK 44 PAGES 155-160. THE PURPOSE OF THIS REVISION IS TO CHANGE THE 100 YEAR FLOOD LIMITS, SHOW THE COOSA RIVER SOIL CONSERVATION EASEMENT, ADD ADDITIONAL STORM PIPE & EASEMENTS AND REMOVE LOTS 119, 120, 355 & 356. REVISION DATE: 8/7/07

THIS PLAT SUPERSEDES THE PLATS RECORDED IN PLAT BOOK 53 PAGES 97-102. THE PURPOSE OF THIS REVISION IS TO REMOVE LOT 357. REVISION DATE: 10/05/11

THE PROPERTY SHOWN HEREON IS LOCATED WITHIN AN AREA DESIGNATED AS ZONE "X" ON COMMUNITY PANEL MAP # 13223C0138 B OF THE FLOOD INSURANCE MAPS FOR PAULDING COUNTY, PREPARED BY F.E.M.A. AND DATED NOVEMBER 8, 1999.

APPROVED
[Signature] 10/14/2011
10-14-11

SHEET ONE OF SIX



LEGEND

---	IRON PIN FOUND
---	IRON PIN SET
---	REBAR TOP PIPE
---	GRUP TOP PIPE
---	CHAIN LINK FENCE
---	LAND LOT LINE
---	POWER POLE
---	JOY WARE
---	FIRE HYDRANT
---	SERVICE POLE
---	WATER MAIN
---	SAWTOOTH SEWER
---	CENTERLINE
---	EDGE OF PAVEMENT
---	WATER METER
---	GATE VALVE
---	CORROGATED METAL PIPE
---	REINFORCED CONCRETE PIPE
---	MANHOLE
---	SINGLE WING CATCH BASIN
---	DOUBLE WING CATCH BASIN
---	JUNCTION BOX
---	HEADWALL
---	DROP INLET
---	RIGHT-OF-WAY
---	DRAINAGE AREA
---	CROSS DRAIN
---	ELEVATION
---	BENCH MARK
---	TRIBUTARY WAKE
---	PROPERTY LINE
---	TEST HOLE
---	CONCRETE MONUMENT FOUND
---	DRAINAGE EASEMENT
---	SANITARY SEWER EASEMENT
---	POINT OF BEGINNING

GENERAL INFORMATION:

- 1.) THIS PROPERTY IS CURRENTLY ZONED: R2 (SUBURBAN RESIDENTIAL DISTRICT)
- 2.) TOTAL AREA OF THIS PROJECT: 48.544 ACRES
- 3.) TOTAL NUMBER OF LOTS DEVELOPED: 115 LOTS
- 4.) MINIMUM LOT SIZE: 7,500 S.F.
- 5.) MINIMUM HEATED FLOOR SPACE OF DWELLING: 1100 S.F.
- 6.) MINIMUM FRONT SETBACK: 20 FEET
MINIMUM SIDE SETBACK : 7.5 FEET
MINIMUM REAR SETBACK : 20 FEET
- 7.) A 5' EASEMENT IS RESERVED ON SIDE AND REAR LOT LINES FOR DRAINAGE AND UTILITIES.
- 8.) FIELD TRAVERSE PRECISION: 1' IN 30,133
- 9.) PLAT PRECISION: 1' : 700,145'
- 10.) ANGLE ADJUSTMENT: 0" PER ANGLE POINT.
- 11.) TRAVERSE ADJUSTMENT: COMPASS RULE
- 12.) DENSITY: 2.38 LOT/ACRE
- 13.) LENGTH OF NEW STREETS: 4493.00 L.F.
- 14.) ALL CORNERS SET ARE 1/2" REBAR UNLESS OTHERWISE NOTED.
- 15.) ALL STREET RIGHT-OF-WAYS: 50 FEET

DEVELOPER/24 HOUR CONTACT: TEMCO-TIBBITTS
P.O. BOX 1081
DALLAS, GEORGIA 30132
CONTACT PERSON: WAYNE TIBBITTS
770-943-0949

STREET SPECIFICATIONS:
STREET RIGHT-OF-WAYS: 50 FEET
CUL-DE-SAC RADIUS: 50 FEET
CENTERLINE OF STREET: 25 FEET FROM R/W
STREET WIDTH (BOC/BOC) 24 FEET (UNLESS NOTED)
PAVEMENT WIDTH: 20 FEET (UNLESS NOTED)
PAYEMENT TYPE: ASPHALT



FINAL PLAT FOR
THE ARBORS AT SILVER TRAIL
PHASE I

BEING IN THE CITY OF DALLAS
LOCATED IN LAND LOT(S) 444,493,518&565
2nd DISTRICT, 3rd SECTION
PAULDING COUNTY, GEORGIA

PROJECT No: 04-097
PLOT FILE # 04-297 CWS
DATE: 12/27/04
DRAWN BY: SME
APPROVED BY: A.C.R.

CARLTON RAKESTRAW & ASSOCIATES
REGISTERED LAND SURVEYORS
764 MARIETTA HIGHWAY - DALLAS, GEORGIA 30157
PHONE: (770) 443-2200 - FAX: (770) 443-2200

N/F
TEMCO-TIBBITTS
R-2

THIS PLAT SUPERSEDES THE PLATS RECORDED IN PLAT BOOK 44
PAGES 155-160. THE PURPOSE OF THIS REVISION IS TO CHANGE
THE 100 YEAR FLOOD LIMITS, SHOW THE COOSA RIVER SOIL
CONSERVATION EASEMENT, ADD ADDITIONAL STORM PIPE &
EASEMENTS AND REMOVE LOTS 119, 120, 335 & 356.
REVISION DATE: 6/7/07



APPROVED
WAYNE TIBBITTS
10-14-11

HAPPY VALLEY CHURCH RD 60' R/W

DEVELOPER/24 HOUR
CONTACT: TEMCO-TIBBITTS
P.O. BOX 1031
DALLAS, GEORGIA 30132
CONTACT PERSON: WAYNE TIBBITTS
770-943-0949

MINIMUM SETBACK
FRONT 20 FEET
SIDE 7.5 FEET
REAR 20 FEET

PHASE I
AREA = 2,113.5' SF
48.519 ACRES

LOT AREA TABLE

LOT	SQ FT	ACRES
1	8,725	0.197
2	9,215	0.213
3	7,312	0.170
4	7,591	0.174
5	7,500	0.172
6	7,500	0.172
7	7,500	0.172
8	7,500	0.172
9	7,500	0.172
10	7,500	0.172
11	7,500	0.172
12	7,500	0.172
13	7,500	0.172
14	7,500	0.172
15	7,500	0.172
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37	7,500	0.172
38	7,500	0.172
39	7,500	0.172
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41	7,500	0.172
42	7,500	0.172
43	7,500	0.172
44	7,500	0.172
45	7,500	0.172
46	7,500	0.172
47	7,500	0.172
48	7,500	0.172
49	7,500	0.172
50	7,500	0.172
51	7,500	0.172
52	7,500	0.172
53	7,500	0.172
54	7,500	0.172
55	7,500	0.172
56	7,500	0.172
57	7,500	0.172
58	7,500	0.172
59	7,500	0.172
60	7,500	0.172
61	7,500	0.172
62	7,500	0.172
63	7,500	0.172
64	7,500	0.172
65	7,500	0.172
66	7,500	0.172
67	7,500	0.172
68	7,500	0.172
69	7,500	0.172
70	7,500	0.172
71	7,500	0.172
72	7,500	0.172
73	7,500	0.172
74	7,500	0.172
75	7,500	0.172
76	7,500	0.172
77	7,500	0.172
78	7,500	0.172
79	7,500	0.172
80	7,500	0.172
81	7,500	0.172
82	7,500	0.172
83	7,500	0.172
84	7,500	0.172
85	7,500	0.172
86	7,500	0.172
87	7,500	0.172
88	7,500	0.172
89	7,500	0.172
90	7,500	0.172
91	7,500	0.172
92	7,500	0.172
93	7,500	0.172
94	7,500	0.172
95	7,500	0.172
96	7,500	0.172
97	7,500	0.172
98	7,500	0.172
99	7,500	0.172
100	7,500	0.172

LINE TABLE

LINE	LENGTH	BEARING
L1	14.14	N41°00'00"W
L2	14.14	S48°58'22"W
L3	8.25	S65°58'06"W
L15	50.00	S88°00'44"W
L16	55.90	S30°39'00"W
L17	59.15	N5°45'48"W

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD	CHORD BEARING	CHORD LENGTH
C1	48.83	325.00	N08°17'24"E		48.79
C2	7.25	325.00	N15°13'58"E		7.25
C3	50.88	275.00	S08°24'18"W		50.80
C33	30.08	325.00	S05°55'18"W		30.05
C34	30.08	325.00	S11°13'18"W		30.05
C35	20.13	275.00	N11°46'30"E		20.12
C36	27.33	275.00	N06°49'54"E		27.31
C37	57.77	300.00	N68°55'48"E		57.70
C38	55.90	300.00	S08°34'18"W		55.28
C70	184.12	718.79	S89°44'10"E		183.82

Item 2.

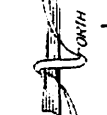
PROJECT NO: 04-097
PLOT 111 # 04 097/097
DRAWN BY: S.M.B.
APPROVED BY: W.C.H.

BEING IN THE CITY OF DALLAS
LOCATED IN LAND LOT(S) 444, 489, 518 & 565
2nd DISTRICT, 3rd SECTION
PAULDING COUNTY, GEORGIA

PHASE I

THE ARBORS AT SILVER TRAIL

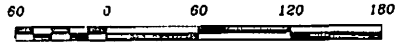
FINAL PLAT FOR



LL. 443

LL. 494

N/F JONES COMPANY, LTD R-2
1" OIP FOUND



Scale 1" = 60'

APPROX. L.L.L.

GREENSPACE
1.722 AC

SHEET TWO
N88°00'36"W
364.93
SHEET THREE

LOT 2 & 86 WILL BE ADDRESS FROM ARBOR CREEK DR. ONLY WHEN PHASE TWO IS SUBMITTED.

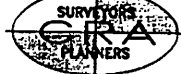
Recorded 10/14/2011 09:55AM
Title: P.L. 1
Twp: 0025
Ltr. No: 00057
Ltr. W. Number
City, State and County, Location, Date

* THE MINIMUM FLOOR ELEVATIONS FOR PROPOSED DWELLINGS SHALL BE NO LESS THAN 4 FEET ABOVE THE 100 YEAR FLOOD STAGE OR NO LESS THAN TWO FEET ABOVE THE TOP OF CURB FOR LOTS UPSTREAM OF THE LOW POINT OF ROADS.

CRA, INC. IS NOT RESPONSIBLE FOR DETERMINING THE 100 YEAR FLOOD STAGE AND TAKES NO RESPONSIBILITY FOR ANY FLOODING CAUSED BY BACKWATER FROM CULVERTS ON THIS DEVELOPMENT.

THE BUILDER IS RESPONSIBLE FOR INSURING THAT ALL LOTS DRAIN PROPERLY AND AWAY FROM DWELLINGS.
NO HOUSES SHALL BE CONSTRUCTED BELOW ELEVATION 942.

SHEET TWO OF SIX



Recorded 10/14/2011 09:55AM
 PLAT No. 1141
 JOHN W. NICHOLS
 Civil Engineer, Professional Seal
 No. 00057 Exp. 10/31/16

L.L.
494

N/F
 JONES COMPANY, LTD
 R-2

N01°59'22"E
 798.45

GREENSPACE
 6.531 AC

SHEET THREE
 S86°00'38"W
 353.69
 SHEET FOUR

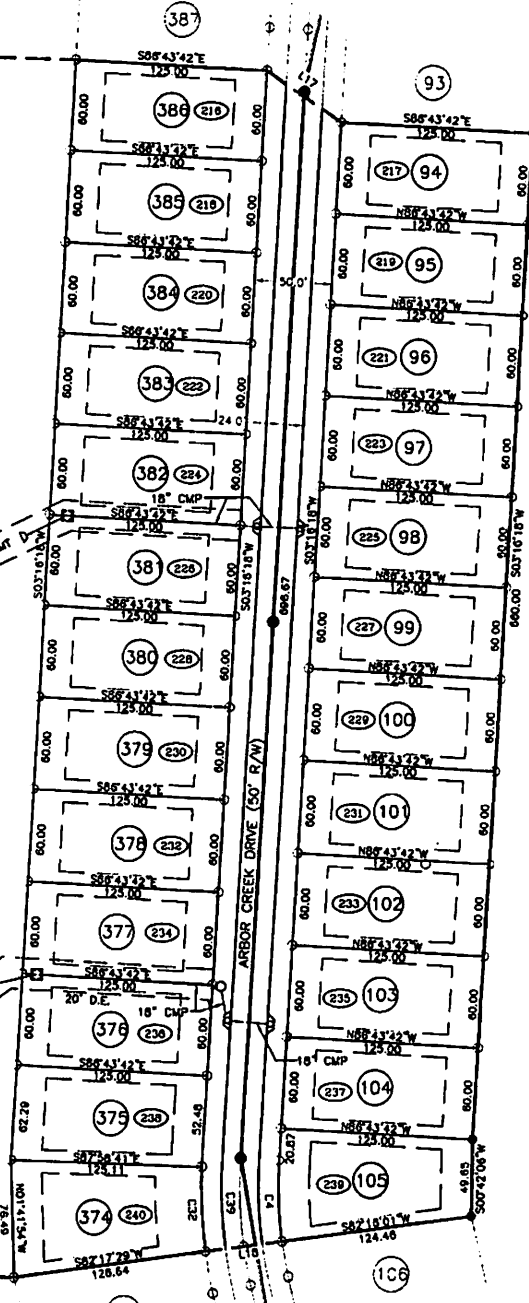
SHEET TWO
 S86°00'38"E
 384.83
 SHEET THREE

GREENSPACE

75' CREEK BUFFER
 25' CREEK BUFFER

20' DRAIN EMBANKMENT

ARBOR CREEK DRIVE (50' R/W)



THIS PLAT SUPERSEDES THE PLATS RECORDED IN PLAT BOOK 44 PAGES 155-160. THE PURPOSE OF THIS REVISION IS TO CHANGE THE 100 YEAR FLOOD LIMITS, SHOW THE COOSA RIVER SOIL CONSERVATION EASEMENT, ADD ADDITIONAL STORM PIPE & EASEMENTS AND REMOVE LOTS 119, 120, 335 & 356. REVISION DATE: 6/7/07



DEVELOPER/24 HOUR
 CONTACT: TEMCO-TIBBITTS
 P.O. BOX 1081
 DALLAS, GEORGIA 30132
 CONTACT PERSON: WAYNE TIBBITTS
 770-943-0649

P-ASE
 AREA = 2,113,515 SF
 48,519 ACRES

APPROVED
 [Signature]
 10-11-11

CARLTON RAKESTRAW & ASSOCIATES
 REGISTERED LAND SURVEYORS
 704 MARSHALL HIGHWAY
 DALLAS, GEORGIA
 PHONE: (770) 443-2800 FAX: (770) 443-

LOT AREA TABLE

LOT	SQ FT	ACRES
92	7,500	0.172
93	7,500	0.172
94	7,500	0.172
95	7,500	0.172
96	7,500	0.172
97	7,500	0.172
98	7,500	0.172
99	7,500	0.172
100	7,500	0.172
101	7,500	0.172
102	7,500	0.172
103	7,500	0.172
104	7,500	0.172
105	7,739	0.178
372	8,210	0.188
373	7,818	0.179
374	7,500	0.172
375	7,500	0.172
376	7,500	0.172
377	7,500	0.172
378	7,500	0.172
379	7,500	0.172
380	7,500	0.172
381	7,500	0.172
382	7,500	0.172
383	7,500	0.172
384	7,500	0.172
385	7,500	0.172
386	7,500	0.172

MINIMUM SETBACK
 FRONT 20 FEET
 SIDE 7.5 FEET
 REAR 20 FEET

GREENSPACE

LINE TABLE

LINE	LENGTH	BEARING
L17	59.15	S82°25'46" E
L18	50.00	S82°34'32" W

CURVE TABLE

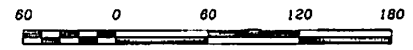
CURVE	LENGTH	RADIUS	BEARING	CHORD	CHORD BEARING
C1	58.82	275.00	S02°18'50" E	58.74	
C2	55.19	325.00	S02°50'16" E	55.12	
C3	57.53	300.00	S02°13'24" E	57.48	

* THE MINIMUM FLOOR ELEVATIONS FOR PROPOSED DWELLINGS SHALL BE NO LESS THAN 4 FEET ABOVE THE 100 YEAR FLOOD STAGE OR NO LESS THAN TWO FEET ABOVE THE TOP OF CURB FOR LOTS UPSTREAM OF THE LOW POINT OF ROADS.

GRA, INC. IS NOT RESPONSIBLE FOR DETERMINING THE 100 YEAR FLOOD STAGE AND TAKES NO RESPONSIBILITY FOR ANY FLOODING CAUSED BY BACKWATER FROM CULVERTS ON THIS DEVELOPMENT.

THE BUILDER IS RESPONSIBLE FOR INSURING THAT ALL LOTS DRAIN PROPERLY AND AWAY FROM DWELLINGS.

NO HOUSES SHALL BE CONSTRUCTED BELOW ELEVATION 942.



Scale 1" = 60'

SHEET THREE OF SIX



P853, P6199
 BEING IN THE CITY OF DALLAS
 LOCATED IN LAND LOT(S) 444,483,516&565
 2nd DISTRICT, 3rd SECTION
 PAULDING COUNTY, GEORGIA

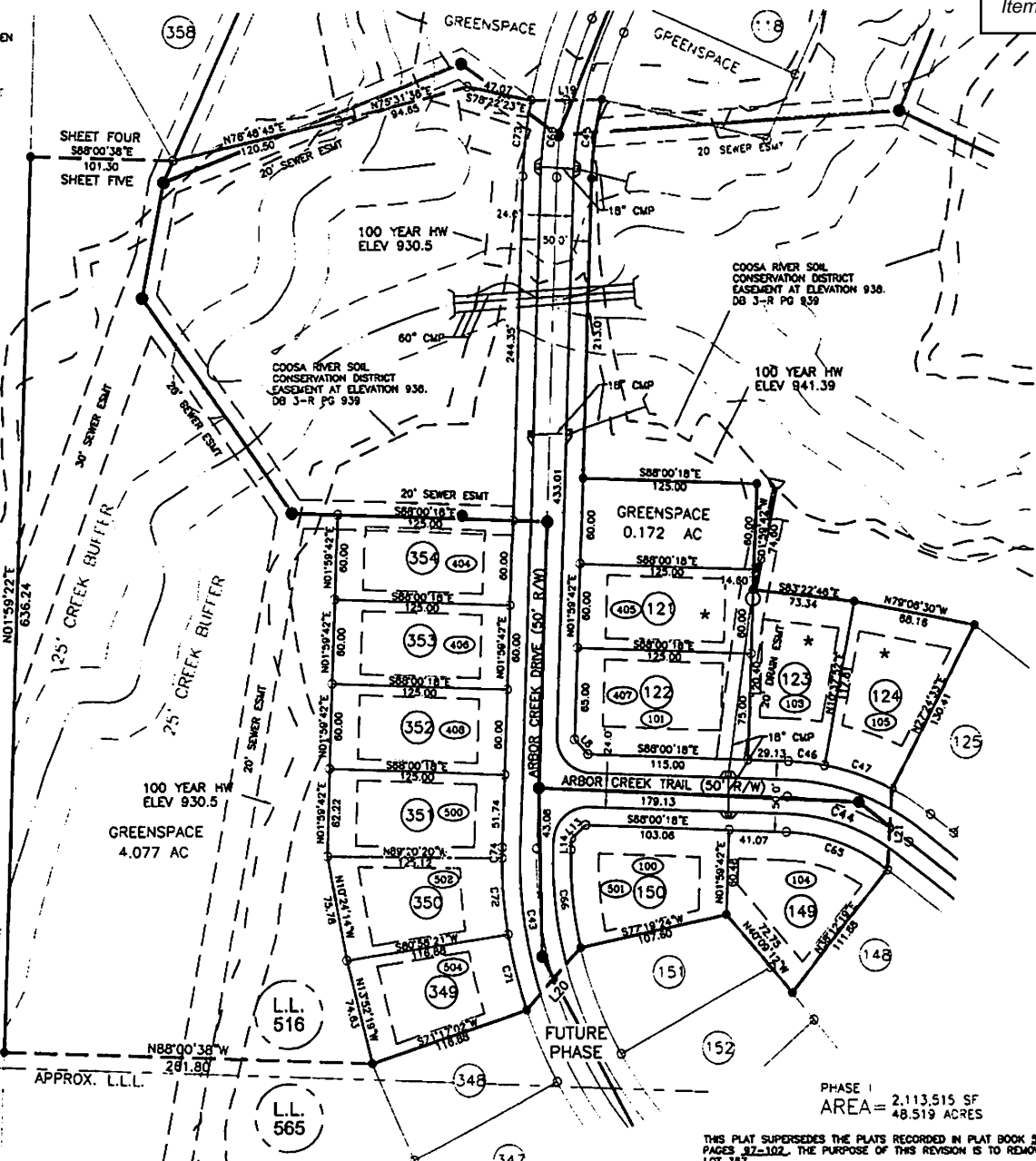
FINAL PLAT FOR
THE ARBORS AT SILVER TRAIL
 PHASE 1

PROJECT No 04-097
 PLAT FILE # 04-097/DWG
 DATE 07/17/04
 DRAWN BY S.W.B.
 APPROVED BY M.E.A.

LOTS 122 & 150 WILL BE ADDRESSED WHEN PERMIT IS APPLIED FOR.
 Recorded 10/14/2011 09:55AM
 Plat Doc PLAT
 Clerk Superior Court, Paulding County, Ga.
 No. 00057 Pg. 0032



N/F JONES COMPANY, LTD
 R-2



L.L. 515

L.L. 566

PHASE I
 AREA = 2,113,515 SF
 48.519 ACRES

THIS PLAT SUPERSEDES THE PLATS RECORDED IN PLAT BOOK 33 PAGES 92-102. THE PURPOSE OF THIS REVISION IS TO REMOVE LOT 357.
 REVISION DATE: 10/05/11

THIS PLAT SUPERSEDES THE PLATS RECORDED IN PLAT BOOK 44 PAGES 188-190. THE PURPOSE OF THIS REVISION IS TO CHANGE THE 100 YEAR FLOOD LIMITS, SHOW THE COOSA RIVER SOIL CONSERVATION EASEMENT, ADD ADDITIONAL STORM PIPE & EASEMENTS AND REMOVE LOTS 119, 120, 335 & 356.
 REVISION DATE: 6/7/07

* THE MINIMUM FLOOR ELEVATIONS FOR PROPOSED DWELLINGS SHALL BE NO LESS THAN 4 FEET ABOVE THE 100 YEAR FLOOD STAGE OR NO LESS THAN TWO FEET ABOVE THE TOP OF CURB FOR LOTS UPSTREAM OF THE LOW POINT OF ROADS.

CRA, INC. IS NOT RESPONSIBLE FOR DETERMINING THE 100 YEAR FLOOD STAGE AND TAKES NO RESPONSIBILITY FOR ANY FLOODING CAUSED BY BACKWATER FROM CONVEYERS ON THIS DEVELOPMENT.

THE BUILDER IS RESPONSIBLE FOR INSURING THAT ALL LOTS DRAIN PROPERLY AND AWAY FROM DWELLINGS.

NO HOUSES SHALL BE CONSTRUCTED BELOW ELEVATION 942.

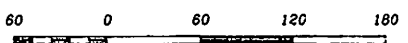
DEVELOPER/24 HOUR
 CONTACT: TEMCO-TIBBITTS
 P.O. BOX 1081
 DALLAS, GEORGIA 30132
 CONTACT PERSON: WAYNE TIBBITTS
 770-943-0949

LOT	SQ FT	ACRES
121	7,500	0.172
122	9,325	0.214
123	7,607	0.173
124	8,423	0.193
129	8,279	0.190
130	8,243	0.189
348	7,500	0.172
349	7,500	0.172
350	7,808	0.179
351	7,595	0.174
352	7,500	0.172
353	7,500	0.172
354	7,500	0.172

CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C43	94.21	300.00	S07°00'05"E	93.82
C44	77.95	150.00	N73°07'03"W	77.08
C45	56.93	275.00	S07°56'32"E	56.83
C46	26.38	175.00	N83°41'13"W	26.35
C47	51.25	175.00	N70°58'47"E	51.06
C48	32.97	175.00	N87°11'34"W	32.83
C49	79.00	125.00	N68°54'00"W	77.89
C50	70.42	275.00	S05°20'27"E	70.33
C51	55.77	300.00	S07°18'14"E	55.69
C71	54.86	325.00	S73°52'13"E	54.89
C72	54.86	325.00	S0°10'53"E	54.89
C73	54.85	325.00	S08°48'40"E	54.87
C74	7.57	325.00	S01°18'41"W	7.67

LINE	LENGTH	BEARING
L8	14.14	N45°00'18"W
L13	14.14	N45°58'48"E
L14	8.08	N01°58'42"E
L19	51.33	N89°38'04"E
L20	59.09	S41°58'05"E
L21	57.22	S05°16'21"W

MINIMUM SETBACK
 FRONT 20 FEET
 SIDE 7.5 FEET
 REAR 20 FEET



Scale 1" = 60'

SHEET FIVE OF SIX

10-14-11

FINAL PLAT FOR
THE ARBORS AT SILVER TRAIL
 PHASE I

BEING IN THE CITY OF DALLAS
 LOCATED IN LAND LOT(S) 444,493,516&565
 2nd DISTRICT, 3rd SECTION
 PAULDING COUNTY, GEORGIA

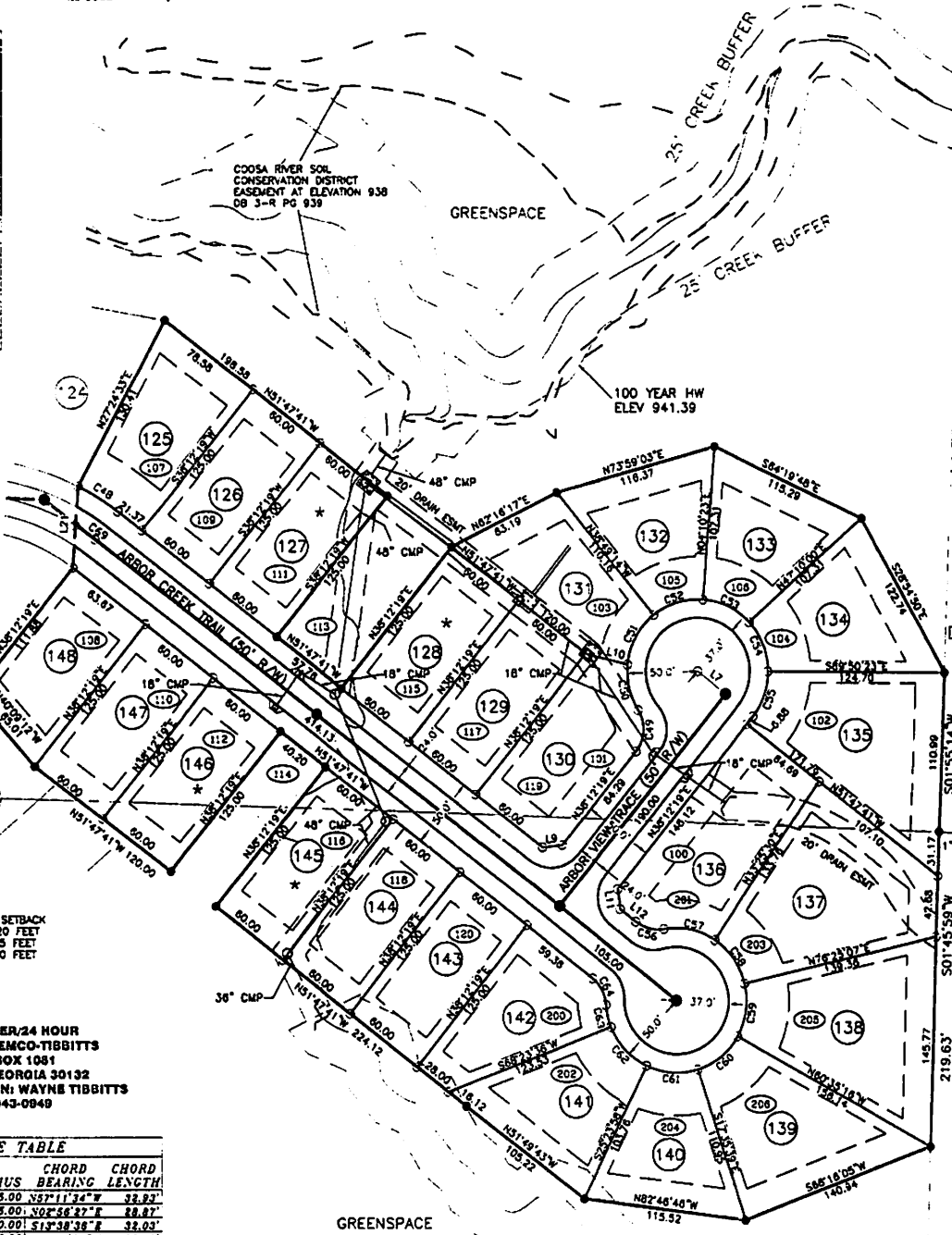
PROJECT No. 04-097
 PLOT FILE # 04-097.DWG.
 DATE: 12/21/04
 DRAWN BY: S.M.B.
 APPROVED BY: M.C.R.

CARLTON RAKESTRAW & ASSOCIATES
 REGISTERED LAND SURVEYORS
 704 MARIETTA HIGHWAY - DALLAS, GEORGIA 30187
 PHONE: (770) 443-2200 - FAX: (770) 443-

P=ASE
 AREA = 2,135.5 SF
 48,519 ACRES

For A.W. Shilton
 Clerk Superior Court, Paulding County, Ga.
 Hk 00057 Pg 0033

LOT	SQ. FT.	ACRES
125	8,387	0.192
126	7,300	0.172
127	7,300	0.172
128	7,300	0.172
129	7,300	0.172
130	8,865	0.203
131	8,051	0.185
132	7,853	0.178
133	7,300	0.172
134	8,433	0.194
135	11,977	0.275
136	10,513	0.241
137	12,765	0.293
138	12,371	0.284
139	10,374	0.238
140	7,300	0.172
141	8,180	0.187
142	7,734	0.178
143	7,300	0.172
144	7,300	0.172
145	7,300	0.172
146	7,300	0.172
147	7,300	0.172
148	7,341	0.173



L.L. 516

L.L. 565

L.L. 517

L.L. 564

MINIMUM SETBACK
 FRONT 20 FEET
 SIDE 7.5 FEET
 REAR 20 FEET

DEVELOPER/24 HOUR
 CONTACT: TEMCO-TIBBITTS
 P.O. BOX 1081
 DALLAS, GEORGIA 30132
 CONTACT PERSON: WAYNE TIBBITTS
 770-943-0949

CURVE TABLE			
CURVE	LENGTH	RADIUS	BEARING
C48	38.97	175.00	N87°11'34" W 32.87'
C49	30.77	25.00	N02°58'27" E 28.87'
C50	38.80	50.00	S13°38'38" E 38.03'
C51	40.27	50.00	S28°08'22" W 39.19'
C52	37.52	50.00	S72°40'35" W 36.84'
C53	37.52	50.00	N64°18'48" W 36.84'
C54	37.52	50.00	N81°20'11" W 36.84'
C55	33.20	50.00	N19°10'58" E 32.39'
C56	21.03	25.00	S75°53'23" E 20.41'
C57	37.88	50.00	N78°16'47" W 36.28'
C58	37.52	50.00	N53°04'41" W 36.84'
C59	37.52	50.00	N07°44'58" E 36.84'
C60	37.52	50.00	N92°34'33" E 36.84'
C61	37.52	50.00	S93°05'30" E 36.84'
C62	37.52	50.00	S42°09'13" E 36.84'
C63	15.71	50.00	S12°38'21" E 15.42'
C64	21.03	25.00	N27°48'00" E 20.41'
C65	16.85	150.00	N58°00'45" W 16.84'

LINE TABLE		
LINE	LENGTH	BEARING
L7	25.00	N81°47'41" W
L9	14.74	S88°18'18" E
L10	30.86	N75°59'13" E
L11	14.74	S06°47'41" E
L12	14.10	N61°47'41" E
L81	57.22	N03°15'21" E

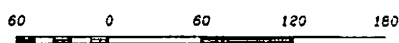
THIS PLAT SUPERSEDES THE PLATS RECORDED IN PLAT BOOK 44 PAGES 153-150. THE PURPOSE OF THIS REVISION IS TO CHANGE THE 100 YEAR FLOOD LIMITS, SHOW THE COOSA RIVER SOIL CONSERVATION EASEMENT, ADD ADDITIONAL STORM PIPE & EASEMENTS AND REMOVE LOTS 119, 120, 335 & 338. REVISION DATE: 8/7/07

THIS PLAT SUPERSEDES THE PLATS RECORDED IN PLAT BOOK 53 PAGES 97-102. THE PURPOSE OF THIS REVISION IS TO REMOVE LOT 357. REVISION DATE: 10/05/11

THE MINIMUM FLOOR ELEVATIONS FOR PROPOSED DWELLINGS SHALL BE NO LESS THAN 4 FEET ABOVE THE 100 YEAR FLOOD STAGE OR NO LESS THAN TWO FEET ABOVE THE TOP OF CURB FOR LOTS UPSTREAM OF THE LOW POINT OF ROADS.
 CRA, INC. IS NOT RESPONSIBLE FOR DETERMINING THE 100 YEAR FLOOD STAGE AND TAKES NO RESPONSIBILITY FOR ANY FLOODING CAUSED BY BACKWATER FROM CULVERTS ON THIS DEVELOPMENT.
 THE BUILDER IS RESPONSIBLE FOR INSURING THAT ALL LOTS DRAIN PROPERLY AND AWAY FROM DWELLINGS.
 NO HOUSES SHALL BE CONSTRUCTED BELOW ELEVATION 942.



LOTS 130 & 136 WILL BE ADDRESSED WHEN PERMIT IS APPLIED FOR.



Scale 1" = 60'

FINAL PLAT FOR
THE ARBORS AT SILVER TRAIL
 PHASE

BEING IN THE CITY OF DALLAS
 LOCATED IN LAND LOT(S) 444, 493, 518 & 565
 2nd DISTRICT, 3rd SECTION
 PAULDING COUNTY, GEORGIA

PROJECT No. 04-237
 PLOT FILE # 04-237 P&G
 DATE: 12/21/04
 DRAWN BY: S.W.B.
 APPROVED BY: W.C.R.

CARLTON RAKESTRAW & ASSOCIATES
 REGISTERED LAND SURVEYORS
 764 MARISTA HIGHWAY - DALLAS, GEORGIA 30137
 PHONE: (770) 445-2200 - FAX: (770) 445-

Legal Description

Pod "C"

All that tract of land lying in or being in Land Lots 566 and 567, 2nd District, 3rd Section, Paulding County, Georgia, and being more particularly described as follows:

BEGINNING at the common corner of Land Lots 566, 587, 586, and 567 then running along the common line between Land Lots 566 and 567 North 00 degrees 26 minutes 40 seconds West for 608.64 feet to a point; THEN leaving said Land Lot North 87 degrees 04 minutes 18 seconds West for 91.53 feet to a point; THEN North 81 degrees 18 minutes 52 seconds West for 85.88 feet to a point; THEN North 88 degrees 36 minutes 32 seconds West for 20.34 feet to a point; THEN North 85 degrees 58 minutes 59 seconds West for 94.87 feet to a point; THEN North 20 degrees 05 minutes 30 seconds East for 145.47 feet to a point; THEN North 10 degrees 49 minutes 34 seconds East for 111.96 feet to a point; THEN North 01 degree 40 minutes 14 seconds West for 105.19 feet to a point; THEN North 12 degrees 44 minutes 31 seconds West for 89.77 feet to a point;

THEN North 70 degrees 57 minutes 05 seconds East for 203.18 feet to a point; THEN South 60 degrees 55 minutes 05 seconds East for 135.97 feet to a point; THEN South 25 degrees 37 minutes 13 seconds East for 199.15 feet to a point; THEN South 65 degrees 25 minutes 20 seconds East for 94.69 feet to a point; THEN North 53 degrees 56 minutes 03 seconds East for 218.85 feet to a point; THEN South 86 degrees 08 minutes 58 seconds East for 69.58 feet to a point; THEN South 76 degrees 46 minutes 20 seconds East for 172.12 feet to a point; THEN North 76 degrees 16 minutes 40 seconds East for 236.39 feet to a point; THEN North 58 degrees 02 minutes 28 seconds East for 349.35 feet to a point; THEN North 75 degrees 15 minutes 23 seconds East for 126.86 feet to a point on the East line of Land Lot 566 and west line of Land Lot 565; THEN South 00 degrees 00 minutes 53 seconds West for 1200.85 feet to the common corner of Land Lots 565, 566, 587, and 588; THEN South 89 degrees 30 minutes 24 seconds West for 1297.59 feet to the southwest corner of Land Lot 566 and the Point of BEGINNING.

Said tract of land being described above having an area of 32.720 acres of land more or less along with all improvements and is subject to all valid encumbrances.

eFiled & eRecorded
 DATE: 6/26/2019
 TIME: 9:15 AM
 DEED BOOK: 04057
 PAGE: 00453 - 00465
 RECORDING FEES: \$34.00
 TRANSFER TAX: \$1140.00
 PARTICIPANT ID: 7339863107,7067927936
 CLERK: Shella Butler
 Paulding County, GA
 PT61: 1102019004211

After recording, return to:
 McMichael & Gray, PC
 2055 North Brown Road, Suite 250
 Lawrenceville, Georgia 30043
 CONST- 21022A

LIMITED WARRANTY DEED
(Paulding County, GA)

THIS LIMITED WARRANTY DEED is made as of June 14, 2019, between **HUBBLE TIMBER, LLC**, a Missouri limited liability company (herein referred to as "Grantor"), and **GEOSAM CAPITAL US (GEORGIA) LLC**, a Delaware limited liability company (herein referred to as "Grantee") ("Grantor" and "Grantee" to include its successors and assigns where the context requires or permits).

WITNESSETH

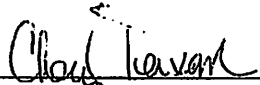
GRANTOR, in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other valuable consideration, the receipt and sufficiency whereof are hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and does hereby grant, bargain, sell alien, convey and confirm unto Grantee all that tract or parcel of land lying and being in Paulding County, Georgia (hereinafter referred to as the "Land") as more particularly described in the attached Exhibit "A", which Exhibit is incorporated herein.

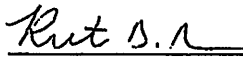
TO HAVE AND TO HOLD the Land, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of Grantee forever in FEE SIMPLE; subject only to the matters (hereinafter referred to as "Permitted Exceptions") set out in the attached Exhibit "B", which Exhibit is incorporated herein.

AND GRANTOR WILL WARRANT and forever defend the right and title to the Land unto Grantee against the claims of any persons owning, holding or claiming by, through or under Grantor, except for claims arising under or by virtue of the Permitted Exceptions. Notwithstanding the foregoing, the mineral, oil and gas rights of Grantor (if any) are conveyed by quitclaim without any warranty of title.

EXECUTED under seal as of the date above.

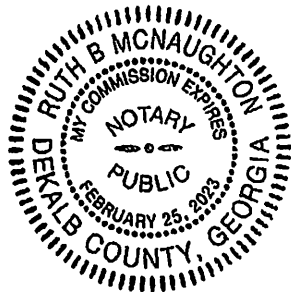
Signed, sealed and delivered
in the presence of:


Unofficial Witness


Notary Public

My commission expires: 2/25/2023

(NOTARIAL SEAL)

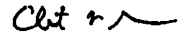


GRANTOR:

HUBBLE TIMBER, LLC,
a Missouri limited liability company

By: Timberland Investment Resources, LLC,
a Georgia limited liability company

Its: Manager

By: 
Christopher T. Mathis
Authorized Representative

[SEAL]

EXHIBIT "A"
(Legal Description)

All those tracts or parcels of land lying and being in Land Lots 444, 493, 494, 514, 515, 516, 565, 566, 567, 587, and 588, 2nd District, Paulding County, Georgia, being a total of 350.74 acres, more or less, as shown on Boundary and Topographic Survey for: Geosam Capital US, dated 4/17/2009, by Falcon Design, certified by Kevin M. Brown, Georgia Registered Land Surveyor No. 2960, and being more particularly described as follows:

Tract One

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 494, 514, 515, 566 & 567, 2ND DISTRICT, PAULDING COUNTY, GEORGIA, AND DESCRIBED AS FOLLOWS:

BEGINNING AT A ONE AND ONE-HALF INCH OPEN TOP PIPE FOUND AT THE COMMON CORNER OF LAND LOTS 566, 567, 586 AND 587;

THENCE, ALONG COMMON LINE OF LAND LOTS 566 AND 567, NORTH 00 DEGREES 26 MINUTES 40 SECONDS WEST FOR A DISTANCE OF 608.64 FEET TO AN IRON PIN SET;

THENCE, LEAVING SAID LINE, NORTH 87 DEGREES 04 MINUTES 18 SECONDS WEST A DISTANCE OF 91.53 FEET TO AN IRON PIN SET;

THENCE, NORTH 81 DEGREES 18 MINUTES 52 SECONDS WEST A DISTANCE OF 85.88 FEET TO AN IRON PIN SET;

THENCE, NORTH 88 DEGREES 36 MINUTES 32 SECONDS WEST A DISTANCE OF 20.34 FEET TO AN IRON PIN SET;

THENCE, NORTH 85 DEGREES 58 MINUTES 59 SECONDS WEST A DISTANCE OF 176.89 FEET TO AN IRON PIN SET;

THENCE, NORTH 87 DEGREES 12 MINUTES 42 SECONDS WEST A DISTANCE OF 21.64 FEET TO AN IRON PIN SET;

THENCE, SOUTH 89 DEGREES 54 MINUTES 36 SECONDS WEST A DISTANCE OF 101.59 FEET TO AN IRON PIN SET;

THENCE, NORTH 89 DEGREES 42 MINUTES 37 SECONDS WEST A DISTANCE OF 208.01 FEET TO AN IRON PIN SET;

THENCE, SOUTH 88 DEGREES 39 MINUTES 44 SECONDS WEST A DISTANCE OF 57.21 FEET TO AN IRON PIN SET;

THENCE, SOUTH 89 DEGREES 52 MINUTES 20 SECONDS WEST A DISTANCE OF 181.56 FEET TO AN IRON PIN SET;

THENCE, SOUTH 88 DEGREES 31 MINUTES 49 SECONDS WEST A DISTANCE OF 99.04 FEET TO AN IRON PIN SET;

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THENCE, NORTH 88 DEGREES 54 MINUTES 20 SECONDS WEST A DISTANCE OF 52.03 FEET TO AN IRON PIN SET;

THENCE, NORTH 88 DEGREES 28 MINUTES 57 SECONDS WEST A DISTANCE OF 43.22 FEET TO AN IRON PIN SET;

THENCE, SOUTH 89 DEGREES 16 MINUTES 06 SECONDS WEST A DISTANCE OF 53.07 FEET TO AN IRON PIN SET;

THENCE, NORTH 78 DEGREES 51 MINUTES 42 SECONDS WEST A DISTANCE OF 170.52 FEET TO A ONE-HALF INCH REBAR AND GAP FOUND ON THE EASTERLY RIGHT-OF-WAY LINE OF COLE LAKE ROAD (60 FOOT RIGHT-OF-WAY);

THENCE, WITH SAID RIGHT-OF-WAY LINE, NORTH 19 DEGREES 50 MINUTES 35 SECONDS EAST A DISTANCE OF 168.51 FEET TO A POINT;

THENCE, 378.10 FEET ALONG A CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 970.00 FEET, AND A CHORD BEARING NORTH 08 DEGREES 40 MINUTES 34 SECONDS EAST, 375.71 FEET) TO A POINT;

THENCE, NORTH 02 DEGREES 29 MINUTES 27 SECONDS WEST A DISTANCE OF 189.00 FEET TO A POINT;

THENCE, 319.24 FEET ALONG A CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 2,815.77 FEET, AND A CHORD BEARING NORTH 05 DEGREES 44 MINUTES 19 SECONDS WEST, 319.07 FEET) TO A POINT;

THENCE, NORTH 08 DEGREES 59 MINUTES 12 SECONDS WEST A DISTANCE OF 281.58 FEET TO A POINT;

THENCE, 276.50 FEET ALONG A CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 588.16 FEET, AND A CHORD BEARING NORTH 04 DEGREES 28 MINUTES 52 SECONDS EAST, 273.88 FEET) TO A POINT;

THENCE, NORTH 17 DEGREES 56 MINUTES 56 SECONDS EAST A DISTANCE OF 130.91 FEET TO A POINT;

THENCE, 220.28 FEET ALONG A CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 605.51 FEET, AND A CHORD BEARING NORTH 28 DEGREES 22 MINUTES 14 SECONDS EAST, 219.07 FEET) TO A POINT;

THENCE, 117.34 FEET ALONG A CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 2,352.14 FEET, AND A CHORD BEARING NORTH 37 DEGREES 21 MINUTES 48 SECONDS EAST, 117.33 FEET) TO A ONE-HALF INCH REBAR FOUND ON THE COMMON LINE OF LAND LOTS 495 AND 514;

THENCE, ALONG COMMON LINE OF LAND LOTS 495 AND 514, SOUTH 87 DEGREES 41 MINUTES 16 SECONDS EAST A DISTANCE OF 935.45 FEET TO A ONE-HALF INCH CRIMP TOP PIPE FOUND;

THENCE, SOUTH 88 DEGREES 56 MINUTES 41 SECONDS EAST A DISTANCE OF 191.87 FEET TO A ONE AND ONE-HALF INCH OPEN TOP PIPE FOUND AT THE COMMON CORNER OF LAND LOTS 494, 495, 514 AND 515;

THENCE, FOLLOWING ALONG COMMON LINE OF LAND LOTS 494 AND 495, NORTH 00 DEGREES 36 MINUTES 11 SECONDS EAST A DISTANCE OF 1,385.59 FEET TO A ONE AND ONE-HALF INCH OPEN TOP PIPE FOUND AT THE COMMON CORNER OF LAND LOTS 442, 443, 494 AND 495;

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THENCE, FOLLOWING ALONG COMMON LINE OF LAND LOTS 443 AND 494, SOUTH 87 DEGREES 19 MINUTES 32 SECONDS EAST A DISTANCE OF 1,255.27 FEET TO A ONE AND ONE-HALF INCH OPEN TOP PIPE FOUND AT THE COMMON CORNER OF LAND LOTS 443, 444, 493 AND 494;

THENCE, FOLLOWING ALONG COMMON LINE OF LAND LOTS 493 AND 494, SOUTH 00 DEGREES 00 MINUTES 53 SECONDS WEST A DISTANCE OF 3,921.84 FEET TO THE COMMON CORNER OF LAND LOTS 565, 566, 587 AND 588;

THENCE, FOLLOWING ALONG COMMON LINE OF LAND LOTS 566 AND 587, SOUTH 89 DEGREES 30 MINUTES 24 SECONDS WEST A DISTANCE OF 1,297.59 FEET TO THE POINT OF BEGINNING;

SAID TRACT OR PARCEL HAVING AN AREA OF 175.87 ACRES (7,660,719 SQUARE FEET).

TOGETHER WITH:

Tract Two

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 514, 2ND DISTRICT PAULDING COUNTY, GEORGIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A ONE-HALF INCH REBAR FOUND AT THE COMMON LINE OF LAND LOTS 513 AND 514 AND THE WESTERLY RIGHT-OF-WAY LINE OF COLE LAKE ROAD (60 FOOT RIGHT-OF-WAY);

THENCE, ALONG SAID RIGHT-OF-WAY LINE, SOUTH 08 DEGREES 59 MINUTES 12 SECONDS EAST A DISTANCE OF 93.07 FEET TO A POINT;

THENCE, 312.44 FEET ALONG A CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 2,755.77 FEET, AND A CHORD BEARING SOUTH 05 DEGREES 44 MINUTES 19 SECONDS EAST, 312.27 FEET) TO A POINT;

THENCE, SOUTH 02 DEGREES 29 MINUTES 27 SECONDS EAST A DISTANCE OF 64.97 FEET TO A ONE-HALF INCH REBAR FOUND AT THE COMMON LINE OF LAND LOTS 514 AND 567;

THENCE, LEAVING SAID RIGHT-OF-WAY LINE AND ALONG COMMON LAND LOT LINE, NORTH 89 DEGREES 20 MINUTES 45 SECONDS WEST A DISTANCE OF 63.28 FEET TO A ONE-HALF INCH REBAR FOUND AT THE COMMON CORNER OF LAND LOT LINES 513, 514, 587 AND 566;

THENCE, ALONG COMMON LINE OF LAND LOTS 513 AND 514, NORTH 00 DEGREES 34 MINUTES 32 SECONDS EAST A DISTANCE OF 466.95 FEET TO THE POINT OF BEGINNING.

SAID TRACT OR PARCEL HAVING AN AREA OF 0.35 ACRES (15,101 SQUARE FEET).

TOGETHER WITH:

Tract Three

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 514, 2ND DISTRICT PAULDING COUNTY, GEORGIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A ONE-HALF INCH OPEN TOP PIPE FOUND AT THE COMMON CORNER OF LAND LOTS 485, 486, 513 AND 514;

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THENCE, ALONG COMMON LINE OF LAND LOTS 495 AND 514, SOUTH 87 DEGREES 39 MINUTES 00 SECONDS EAST A DISTANCE OF 185.88 FEET TO A ONE-HALF INCH REBAR FOUND ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF COLE LAKE ROAD (60 FOOT RIGHT OF WAY);

THENCE, WITH SAID RIGHT-OF-WAY LINE, 74.03 FEET ALONG A CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 2,292.14 FEET, AND A CHORD BEARING SOUTH 37 DEGREES 52 MINUTES 02 SECONDS WEST, 74.02 FEET) TO A POINT;

THENCE, 242.11 FEET ALONG A CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 665.51 FEET, AND A CHORD BEARING SOUTH 28 DEGREES 22 MINUTES 14 SECONDS WEST, 240.78 FEET) TO A POINT;

THENCE, SOUTH 17 DEGREES 56 MINUTES 56 SECONDS WEST A DISTANCE OF 95.11 FEET TO A ONE-HALF INCH REBAR FOUND ON THE COMMON LINE OF LAND LOTS 513 AND 514;

THENCE, ALONG COMMON LINE, NORTH 00 DEGREES 33 MINUTES 52 SECONDS EAST A DISTANCE OF 388.40 FEET TO THE POINT OF BEGINNING.

SAID TRACT OR PARCEL HAVING AN AREA OF 0.64 ACRES (27,695 SQUARE FEET).

TOGETHER WITH:

Tract Four

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 444, 493, 494, 514, 515, 516, 585, 586, 587, 587 & 588, 2ND DISTRICT, PAULDING COUNTY, GEORGIA, AND DESCRIBED AS FOLLOWS:

BEGINNING AT A PK NAIL SET ON THE SOUTHERLY RIGHT-OF-WAY LINE OF HAPPY VALLEY CHURCH ROAD (60 FOOT RIGHT-OF-WAY) AND THE WESTERLY RIGHT-OF-WAY LINE OF ARBOR CREEK DRIVE (60 FOOT RIGHT-OF-WAY), AS SHOWN IN PLAT BOOK 44, PAGE 155, PAULDING COUNTY RECORDS;

THENCE, ALONG ARBOR CREEK DRIVE RIGHT-OF-WAY LINE, SOUTH 01 DEGREES 55 MINUTES 11 SECONDS WEST A DISTANCE OF 88.52 FEET TO AN IRON PIN SET;

THENCE, LEAVING SAID LINE, NORTH 88 DEGREES 04 MINUTES 49 SECONDS WEST A DISTANCE OF 125.00 FEET TO AN IRON PIN SET;

THENCE, SOUTH 02 DEGREES 01 MINUTES 17 SECONDS WEST A DISTANCE OF 175.06 FEET TO A ONE-HALF INCH REBAR FOUND;

THENCE, SOUTH 11 DEGREES 48 MINUTES 24 SECONDS WEST A DISTANCE OF 366.23 FEET TO A ONE-HALF INCH REBAR FOUND;

THENCE, SOUTH 01 DEGREES 12 MINUTES 22 SECONDS WEST A DISTANCE OF 792.44 FEET TO A ONE-HALF INCH REBAR FOUND;

THENCE, SOUTH 03 DEGREES 45 MINUTES 50 SECONDS EAST A DISTANCE OF 76.49 FEET TO A ONE-HALF INCH REBAR FOUND;

THENCE, SOUTH 14 DEGREES 39 MINUTES 35 SECONDS EAST A DISTANCE OF 188.23 FEET TO A ONE-HALF INCH REBAR FOUND;

THENCE, SOUTH 68 DEGREES 50 MINUTES 02 SECONDS WEST A DISTANCE OF 135.89 FEET TO A ONE-HALF INCH REBAR FOUND;

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THENCE, SOUTH 28 DEGREES 57 MINUTES 28 SECONDS WEST A DISTANCE OF 115.21 FEET TO A ONE-HALF INCH REBAR FOUND;

THENCE, SOUTH 03 DEGREES 28 MINUTES 59 SECONDS WEST A DISTANCE OF 138.10 FEET TO A ONE-HALF INCH REBAR FOUND;

THENCE, SOUTH 20 DEGREES 57 MINUTES 48 SECONDS EAST A DISTANCE OF 112.22 FEET TO A ONE-HALF INCH REBAR FOUND ON THE NORTHERLY RIGHT-OF-WAY LINE OF ARBOR VIEW LANE (50 FOOT RIGHT-OF-WAY);

THENCE, ALONG SAID RIGHT-OF-WAY LINE, SOUTH 68 DEGREES 56 MINUTES 38 SECONDS WEST A DISTANCE OF 53.36 FEET TO A POINT;

THENCE, 21.03 FEET ALONG A CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 25.00 FEET, AND A CHORD BEARING NORTH 86 DEGREES 57 MINUTES 41 SECONDS WEST, 20.41 FEET) TO A POINT;

THENCE, 49.05 FEET ALONG A CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 50.00 FEET, AND A CHORD BEARING SOUTH 89 DEGREES 01 MINUTES 50 SECONDS WEST, 47.11 FEET) TO A ONE-HALF INCH REBAR FOUND;

THENCE, LEAVING SAID RIGHT OF WAY LINE, NORTH 29 DEGREES 04 MINUTES 20 SECONDS WEST A DISTANCE OF 80.76 FEET TO A ONE-HALF INCH REBAR FOUND;

THENCE, SOUTH 55 DEGREES 06 MINUTES 49 SECONDS WEST A DISTANCE OF 120.50 FEET TO A ONE-HALF INCH REBAR FOUND;

THENCE, NORTH 00 DEGREES 00 MINUTES 53 SECONDS EAST A DISTANCE OF 1,810.93 FEET TO A ONE AND ONE-HALF INCH OPEN TOP PIPE FOUND AT THE COMMON CORNER OF LAND LOTS 443, 444, 493 AND 494;

THENCE, ALONG COMMON LINE OF LAND LOTS 443 AND 444, NORTH 01 DEGREES 41 MINUTES 56 SECONDS EAST A DISTANCE OF 279.48 FEET TO A ONE-HALF INCH REBAR FOUND ON THE SOUTHERLY RIGHT-OF-WAY LINE OF HAPPY VALLEY CHURCH ROAD;

THENCE, ALONG SAID RIGHT-OF-WAY LINE, NORTH 81 DEGREES 03 MINUTES 50 SECONDS EAST A DISTANCE OF 67.80 FEET TO A POINT;

THENCE, 184.12 FEET ALONG A CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 718.19 FEET, AND A CHORD BEARING NORTH 88 DEGREES 11 MINUTES 50 SECONDS EAST, 183.82 FEET) TO A POINT;

THENCE, SOUTH 84 DEGREES 27 MINUTES 52 SECONDS EAST A DISTANCE OF 85.10 FEET TO A POINT;

THENCE, SOUTH 88 DEGREES 04 MINUTES 49 SECONDS EAST A DISTANCE OF 104.92 FEET TO A POINT;

THENCE, SOUTH 88 DEGREES 04 MINUTES 49 SECONDS EAST A DISTANCE OF 125.00 FEET TO THE **POINT OF BEGINNING**;

SAID TRACT OR PARCEL HAVING AN AREA OF **17.34 ACRES (755,277 SQUARE FEET)**.

TOGETHER WITH:

Tract Five

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 444, 493 AND 516, 2ND DISTRICT PAULDING COUNTY, GEORGIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A PK NAIL SET ON THE SOUTHERLY RIGHT-OF-WAY LINE OF HAPPY VALLEY CHURCH ROAD (60 FOOT RIGHT-OF-WAY) AND THE EASTERLY RIGHT-OF-WAY LINE OF ARBOR CREEK DRIVE (50 FOOT RIGHT-OF-WAY); AS SHOWN IN PLAT BOOK 44, PAGE 155, PAULDING COUNTY RECORDS.

THENCE, ALONG HAPPY VALLEY CHURCH ROAD RIGHT-OF-WAY LINE, SOUTH 88 DEGREES 44 MINUTES 26 SECONDS EAST A DISTANCE OF 162.70 FEET TO A POINT;

THENCE, 178.48 FEET ALONG A CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 1,200.00 FEET, AND A CHORD BEARING SOUTH 84 DEGREES 28 MINUTES 47 SECONDS EAST, 178.32 FEET) TO A POINT;

THENCE, SOUTH 80 DEGREES 13 MINUTES 07 SECONDS EAST A DISTANCE OF 296.84 FEET TO A THREE-FOURTH INCH REBAR FOUND;

THENCE, LEAVING SAID RIGHT-OF-WAY LINE, SOUTH 00 DEGREES 35 MINUTES 30 SECONDS WEST A DISTANCE OF 215.48 FEET TO A SHOTGUN BARREL FOUND AT THE COMMON CORNER OF LAND LOTS 444, 445, 492 AND 493;

THENCE, ALONG COMMON LINE OF LAND LOTS 492 AND 493, SOUTH 00 DEGREES 34 MINUTES 24 SECONDS WEST A DISTANCE OF 1,304.99 FEET TO A ONE-HALF INCH REBAR FOUND AT THE COMMON CORNER OF LAND LOTS 492, 493, 516 AND 517;

THENCE, ALONG COMMON LINE OF LAND LOTS 516 AND 517, SOUTH 00 DEGREES 08 MINUTES 52 SECONDS EAST A DISTANCE OF 613.89 FEET TO A FIVE-EIGHTHS INCH REBAR FOUND;

THENCE, SOUTH 00 DEGREES 08 MINUTES 31 SECONDS EAST A DISTANCE OF 258.13 FEET TO A ONE-HALF INCH REBAR FOUND;

THENCE, SOUTH 00 DEGREES 09 MINUTES 15 SECONDS EAST A DISTANCE OF 168.39 FEET TO A FIVE-EIGHTHS INCH REBAR FOUND;

THENCE, SOUTH 00 DEGREES 02 MINUTES 48 SECONDS EAST A DISTANCE OF 209.84 FEET TO A ONE-HALF INCH REBAR FOUND;

THENCE, LEAVING COMMON LAND LOT LINE, NORTH 30 DEGREES 57 MINUTES 00 SECONDS WEST A DISTANCE OF 122.74 FEET TO A ONE-HALF INCH REBAR FOUND;

THENCE, NORTH 66 DEGREES 21 MINUTES 58 SECONDS WEST A DISTANCE OF 115.29 FEET TO AN IRON PIN SET;

THENCE, SOUTH 71 DEGREES 56 MINUTES 52 SECONDS WEST A DISTANCE OF 116.37 FEET TO A ONE-HALF INCH REBAR FOUND;

THENCE, SOUTH 60 DEGREES 14 MINUTES 06 SECONDS WEST A DISTANCE OF 83.19 FEET TO A ONE-HALF INCH REBAR FOUND;

THENCE, SOUTH 36 DEGREES 10 MINUTES 09 SECONDS WEST A DISTANCE OF 125.00 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF ARBOR CREEK TRAIL (60 FOOT RIGHT-OF-WAY);

THENCE, ALONG SAID RIGHT-OF-WAY LINE, NORTH 53 DEGREES 49 MINUTES 51 SECONDS WEST A DISTANCE OF 57.76 FEET TO A ONE-HALF INCH REBAR FOUND;

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THENCE, LEAVING SAID RIGHT-OF-WAY LINE, NORTH 36 DEGREES 10 MINUTES 09 SECONDS EAST A DISTANCE OF 125.00 FEET TO A ONE-HALF INCH REBAR FOUND;

THENCE, NORTH 53 DEGREES 49 MINUTES 51 SECONDS WEST A DISTANCE OF 198.58 FEET TO A ONE-HALF INCH REBAR FOUND;

THENCE, NORTH 81 DEGREES 08 MINUTES 40 SECONDS WEST A DISTANCE OF 88.16 FEET TO A ONE-HALF INCH REBAR FOUND;

THENCE, NORTH 85 DEGREES 24 MINUTES 56 SECONDS WEST A DISTANCE OF 73.33 FEET TO A ONE-HALF INCH REBAR FOUND;

THENCE, NORTH 00 DEGREES 02 MINUTES 28 SECONDS WEST A DISTANCE OF 74.60 FEET TO AN IRON PIN SET;

THENCE, SOUTH 89 DEGREES 57 MINUTES 32 SECONDS WEST A DISTANCE OF 125.00 FEET TO A ONE-HALF INCH REBAR FOUND ON THE EASTERLY RIGHT-OF-WAY LINE OF ARBOR CREEK DRIVE (60 FOOT RIGHT-OF-WAY);

THENCE, ALONG SAID RIGHT-OF-WAY LINE, NORTH 00 DEGREES 02 MINUTES 28 SECONDS WEST A DISTANCE OF 210.41 FEET TO A POINT;

THENCE, 59.47 FEET ALONG A CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 275.00 FEET, AND A CHORD BEARING NORTH 08 DEGREES 09 MINUTES 14 SECONDS EAST, 59.35 FEET) TO A ONE-HALF INCH REBAR FOUND;

THENCE, LEAVING SAID RIGHT-OF-WAY LINE, SOUTH 78 DEGREES 12 MINUTES 34 SECONDS EAST A DISTANCE OF 122.98 FEET TO A ONE-HALF INCH REBAR FOUND;

THENCE, NORTH 22 DEGREES 13 MINUTES 18 SECONDS EAST A DISTANCE OF 411.94 FEET TO A POINT;

THENCE, NORTH 18 DEGREES 57 MINUTES 16 SECONDS EAST A DISTANCE OF 76.38 FEET TO A ONE-HALF INCH REBAR FOUND;

THENCE, NORTH 08 DEGREES 49 MINUTES 03 SECONDS EAST A DISTANCE OF 76.57 FEET TO A ONE-HALF INCH REBAR FOUND;

THENCE, NORTH 02 DEGREES 52 MINUTES 16 SECONDS WEST A DISTANCE OF 76.57 FEET TO A ONE-HALF INCH REBAR FOUND;

THENCE, NORTH 14 DEGREES 39 MINUTES 35 SECONDS WEST A DISTANCE OF 246.55 FEET TO A ONE-HALF INCH REBAR FOUND;

THENCE, NORTH 01 DEGREES 21 MINUTES 49 SECONDS WEST A DISTANCE OF 49.65 FEET TO AN IRON PIN SET;

THENCE, NORTH 01 DEGREES 12 MINUTES 23 SECONDS EAST A DISTANCE OF 720.05 FEET TO A ONE-HALF INCH REBAR FOUND;

THENCE, NORTH 08 DEGREES 48 MINUTES 58 SECONDS EAST A DISTANCE OF 49.03 FEET TO A POINT;

THENCE, NORTH 11 DEGREES 48 MINUTES 24 SECONDS EAST A DISTANCE OF 240.00 FEET TO A ONE-HALF INCH REBAR FOUND;

THENCE, SOUTH 78 DEGREES 11 MINUTES 38 SECONDS EAST A DISTANCE OF 55.23 FEET TO A ONE-HALF INCH REBAR FOUND;

THENCE, NORTH 38 DEGREES 57 MINUTES 38 SECONDS WEST A DISTANCE OF 97.60 FEET TO A ONE-HALF INCH REBAR FOUND;

THENCE, NORTH 01 DEGREES 55 MINUTES 11 SECONDS EAST A DISTANCE OF 82.59 FEET TO A ONE-HALF INCH REBAR FOUND;

THENCE, NORTH 28 DEGREES 29 MINUTES 05 SECONDS EAST A DISTANCE OF 55.90 FEET TO A ONE-HALF INCH REBAR FOUND;

THENCE, NORTH 01 DEGREES 55 MINUTES 11 SECONDS EAST A DISTANCE OF 75.40 FEET TO A ONE-HALF INCH REBAR FOUND;

THENCE, NORTH 01 DEGREES 55 MINUTES 11 SECONDS EAST A DISTANCE OF 65.00 FEET TO A ONE-HALF INCH REBAR FOUND;

THENCE, NORTH 88 DEGREES 04 MINUTES 49 SECONDS WEST A DISTANCE OF 125.00 FEET TO A ONE-HALF INCH REBAR FOUND;

THENCE, NORTH 01 DEGREES 55 MINUTES 11 SECONDS EAST A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING.

SAID TRACT OR PARCEL HAVING AN AREA OF 37.53 ACRES (1,634,629 SQUARE FEET).

TOGETHER WITH:

Tract Six

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 516, 565, 587 AND 588, 2ND DISTRICT PAULDING COUNTY, GEORGIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A ONE AND ONE-HALF INCH OPEN TOP PIPE FOUND AT THE COMMON CORNER OF LAND LOTS 586, 587, 588 AND 587;

THENCE, ALONG COMMON LINE OF LAND LOTS 586 AND 587, NORTH 88 DEGREES 30 MINUTES 24 SECONDS EAST A DISTANCE OF 1,297.59 FEET TO AN IRON PIN SET AT THE COMMON CORNER OF LAND LOTS 565, 566, 587 AND 588;

THENCE, ALONG COMMON LINE OF LAND LOTS 586 AND 585, NORTH 00 DEGREES 00 MINUTES 53 SECONDS EAST A DISTANCE OF 2,110.91 FEET TO A ONE-HALF INCH REBAR FOUND;

THENCE, LEAVING COMMON LINE, SOUTH 19 DEGREES 15 MINUTES 44 SECONDS EAST A DISTANCE OF 120.50 FEET TO A ONE-HALF INCH REBAR FOUND;

THENCE, SOUTH 30 DEGREES 52 MINUTES 19 SECONDS EAST A DISTANCE OF 120.51 FEET TO A ONE-HALF INCH REBAR FOUND;

THENCE, NORTH 74 DEGREES 44 MINUTES 50 SECONDS EAST A DISTANCE OF 120.50 FEET TO A ONE-HALF INCH REBAR FOUND;

THENCE, NORTH 73 DEGREES 27 MINUTES 41 SECONDS EAST A DISTANCE OF 94.65 FEET TO A ONE-HALF INCH REBAR FOUND;

THENCE, SOUTH 80 DEGREES 28 MINUTES 18 SECONDS EAST A DISTANCE OF 46.48 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF ARBOR CREEK DRIVE (50 FOOT RIGHT-OF-WAY);

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THENCE, WITH SAID RIGHT-OF-WAY LINE 57.13 FEET, ALONG A CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 325.00 FEET, AND A CHORD BEARING SOUTH 04 DEGREES 59 MINUTES 40 SECONDS WEST, 57.06 FEET) TO A POINT;

THENCE, SOUTH 00 DEGREES 02 MINUTES 28 SECONDS EAST A DISTANCE OF 181.74 FEET TO A ONE-HALF INCH REBAR FOUND;

THENCE, LEAVING SAID RIGHT-OF-WAY LINE, SOUTH 89 DEGREES 57 MINUTES 32 SECONDS WEST A DISTANCE OF 125.00 FEET TO AN IRON PIN SET IN WATER;

THENCE, SOUTH 00 DEGREES 02 MINUTES 28 SECONDS EAST A DISTANCE OF 302.22 FEET TO A ONE-HALF INCH REBAR FOUND;

THENCE, SOUTH 12 DEGREES 26 MINUTES 24 SECONDS EAST A DISTANCE OF 75.78 FEET TO A ONE-HALF INCH REBAR FOUND;

THENCE, SOUTH 15 DEGREES 54 MINUTES 29 SECONDS EAST A DISTANCE OF 74.63 FEET TO A ONE-HALF INCH REBAR FOUND;

THENCE, NORTH 69 DEGREES 14 MINUTES 52 SECONDS EAST A DISTANCE OF 116.88 FEET TO AN IRON PIN SET ON THE WESTERLY RIGHT-OF-WAY LINE OF ARBOR CREEK DRIVE;

THENCE, ACROSS SAID RIGHT-OF-WAY, NORTH 39 DEGREES 55 MINUTES 55 SECONDS EAST A DISTANCE OF 59.09 FEET TO A ONE-HALF INCH REBAR FOUND ON THE EASTERLY RIGHT-OF-WAY LINE OF ARBOR CREEK DRIVE;

THENCE, LEAVING SAID RIGHT-OF-WAY LINE, NORTH 75 DEGREES 17 MINUTES 14 SECONDS EAST A DISTANCE OF 107.60 FEET TO A ONE-HALF INCH REBAR FOUND;

THENCE, SOUTH 42 DEGREES 11 MINUTES 22 SECONDS EAST A DISTANCE OF 137.76 FEET TO A ONE-HALF INCH REBAR FOUND;

THENCE, SOUTH 53 DEGREES 49 MINUTES 51 SECONDS EAST A DISTANCE OF 120.00 FEET TO A ONE-HALF INCH REBAR FOUND;

THENCE, NORTH 36 DEGREES 10 MINUTES 09 SECONDS EAST A DISTANCE OF 125.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF ARBOR CREEK TRAIL (60 FOOT RIGHT-OF-WAY);

THENCE, WITH SAID RIGHT-OF-WAY LINE, SOUTH 53 DEGREES 49 MINUTES 51 SECONDS EAST A DISTANCE OF 40.20 FEET TO A ONE-HALF INCH REBAR FOUND;

THENCE, LEAVING SAID RIGHT-OF-WAY LINE, SOUTH 36 DEGREES 10 MINUTES 09 SECONDS WEST A DISTANCE OF 125.00 FEET TO A ONE-HALF INCH REBAR FOUND;

THENCE, SOUTH 53 DEGREES 49 MINUTES 51 SECONDS EAST A DISTANCE OF 224.12 FEET TO A POINT;

THENCE, SOUTH 54 DEGREES 11 MINUTES 23 SECONDS EAST A DISTANCE OF 108.17 FEET TO A ONE-HALF INCH REBAR FOUND;

THENCE, SOUTH 84 DEGREES 50 MINUTES 43 SECONDS EAST A DISTANCE OF 115.56 FEET TO A FIVE-EIGHTHS INCH REBAR FOUND;

THENCE, NORTH 68 DEGREES 01 MINUTES 52 SECONDS EAST A DISTANCE OF 139.90 FEET TO A ONE-HALF INCH REBAR FOUND ON THE COMMON LINE OF LAND LOTS 564 AND 565;

7/1/2019
eFiled & eRecorded
DATE: 6/26/2019
TIME: 9:15 AM
DEED BOOK: 04057
PAGE: 00464

GSCCCA.org - Image Index

THENCE, ALONG SAID LINE, SOUTH 00 DEGREES 17 MINUTES 09 SECONDS EAST A DISTANCE OF 2,417.35 FEET TO A ONE-HALF INCH REBAR FOUND;

THENCE, NORTH 89 DEGREES 45 MINUTES 21 SECONDS WEST A DISTANCE OF 2,548.52 FEET TO A ONE AND ONE-HALF INCH OPEN TOP PIPE FOUND AT THE COMMON LINE OF LAND LOTS 586 AND 587;

THENCE, ALONG COMMON LINE, NORTH 00 DEGREES 15 MINUTES 51 SECONDS WEST A DISTANCE OF 1,367.82 FEET TO THE POINT OF BEGINNING.

SAID TRACT OR PARCEL HAVING AN AREA OF 119.01 ACRES (5,183,898 SQUARE FEET).

EXHIBIT "B"

Permitted Exceptions

All taxes for the year of closing and subsequent years, which are liens not yet due and payable, and any additional taxes, interest and/or penalties for the current year or any prior years as a result of any re-assessment, re-appraisal or re-billing of taxes.

2. Riparian rights incident to the premises.
3. Rights of the public to use for vehicular and pedestrian access that portion of the Land within the boundaries of any public road or highway.
4. Matters which would be disclosed by an accurate survey and inspection of the subject premises.
5. All matters reflected in the public records of Paulding County, Georgia.
6. Utility easements and rights-of ways of record that do not materially affect Purchaser's intended use or value of the Land.

Pod C

Owner	Address	Tax Parcel ID Number
Abney Mikell D	1565 Cole Lake Rd Dallas, GA 30157	151.3.3.001.0000
Twilley S J (C/O Jeff Twilley)	1406 Shine Dr Douglasville, GA 30134	170.2.3.001.0000
Paulding County Land Development, LLC (Pod F)	2170 SATELLITE BLVD STE 425 DULUTH, GA 30097	151.3.2.001.0000
Paulding County Land Development, LLC (Pod E)	2170 SATELLITE BLVD STE 425 DULUTH, GA 30097	151.3.2.001.0000
Paulding County Land Development, LLC (Pod D)	2170 SATELLITE BLVD STE 425 DULUTH, GA 30097	151.3.2.001.0000
Paulding County Land Development, LLC (Pod D)	2170 SATELLITE BLVD STE 425 DULUTH, GA 30097	150.4.4.001.0000
Geosam Capital US (Georgia), LLC (Pod C)	2170 SATELLITE BLVD STE 425 DULUTH, GA 30097	151.3.2.001.0000

A-2023-01
Z-2023-04

ARBORS POD C

STAFF COMMENTS:

The applicant (Geosam Capital US (Georgia), LLC) is proposing to annex and zone 32.72 Paulding County R-2 (Suburban Residential) to City of Dallas R-2C (Single Family Residential – Conservation). The property is located at South of Happy Valley Church Road, East of Cole Lake Road, and West of Arbors Creek Drive.

Properties that border the site to the South and East are other lands of the applicant that currently inside City limits. Properties that border to the North and North West are under application to be annexed into the City on the same day. Properties that border to the West are in Paulding County.

A. Existing land use and zoning classification of nearby property:

ADJACENT ZONING

ADJACENT DEVELOPMENT

NORTH: County R-2

NORTH: Undeveloped

EAST: Dallas R-2

EAST: Residential, single family

SOUTH: Dallas R-2

SOUTH: Residential, single family

WEST: County R-2

WEST: Undeveloped

B. Permitted Use impact on adjacent properties.

All surrounding properties are either undeveloped or single family residential.

C. Adverse effect on the usability of adjacent or nearby property?

None

D. Proposal cause excessive or burdensome use of streets, transportation facilities, utilities, schools

Increased traffic on Arbor Creek Drive through existing and planned phases of the Arbors at Silver Trail subdivision. Increased traffic on Happy Valley Church Road and other nearby collector roads. May increase student population of nearby schools.

E. Supported by current conditions

Water and Sewer are available. Sewer outfall construction is required. Water will tie into City lines in existing Arbors subdivision.

F. 2022 Comprehensive Plan

Conforms to the 2022 Paulding Comprehensive Plan as being Community Residential character area.

STAFF RECOMMENDATIONS:

Based on the preceding analysis, staff recommends approval with the following stipulations:

1. Development shall not increase the total number of lots that were originally approved during zoning of the adjacent property for The Arbors at Silver Trail subdivision.

Unless explicitly stated herein, all other lot development standards shall comply with the R-2C zoning district as written in the City of Dallas Code of Ordinances.

The findings made herein are the opinions of the City of Dallas, Ga Development staff and do not constitute a final decision. The City of Dallas, Ga Mayor and Council makes the final decision on all Zoning/Rezoning, Land Use Permit, Special Use Permit, and Medical Hardship Applications.



ZONING / REZONING APPLICATION

City of Dallas, Georgia

Application # _____ - _____
Hearing Dates: PC: _____ CC: _____

OFFICE USE
Time/Date Stamp

Item 3.

(PLEASE PRINT OR TYPE ALL INFORMATION)

Applicant: Geosam Capital US (Georgia), LLC Business phone: 470-440-6500 Cell: _____
Address: 2170 Satellite Blvd, Suite 425 Home phone: _____
City: Duluth State: GA Zip: 30097 Fax phone: _____
E-mail address: bembry@geosamatl.com

[Signature]
Applicant's Signature
Signed, sealed and delivered in the presence of:
[Signature]
Notary Public

Brett Embry
Printed Name of Signatory
KOREN HUGHES
Notary Public, Georgia
Jackson County
My Commission Expires
August 09, 2025
Date Notary Commission Expires

Representative: Steven Jones Phone: 678-426-4628 Cell: _____
Address: 1600 Parkwood Circle, Suite 200 City: Atlanta State: GA Zip: 30339
E-mail address: sjones@taylorenchish.com Fax phone: _____

[Signature]
Representative's Signature
Signed, sealed and delivered in the presence of:
[Signature]
Notary Public

Steven Jones
Printed Name of Signatory
KOREN HUGHES
Notary Public, Georgia
Jackson County
My Commission Expires
August 09, 2025
Date Notary Commission Expires

Titleholder: Geosam Capital US (Georgia), LLC Business phone: 470-440-6500 Home phone: _____
(Each Titleholder must have a separate, complete form with notarized signatures)
Address: 2170 Satellite Blvd, Suite 425 City: Duluth State: GA Zip: 30097

[Signature]
Signature
Signed, sealed and delivered in the presence of:
[Signature]
Notary Public

Brett Embry
Printed Name of Signatory
KOREN HUGHES
Notary Public, Georgia
Jackson County
My Commission Expires
August 09, 2025
Date Notary Commission Expires

Property Information

Present Zoning Classification: R-2 (County) Requested Zoning Classification: R-2 (City) *C*
Total Acreage of Zoning/Rezoning Application: 32.720 Acreage of Titleholder: 32.720
Land Lot(s): 566, 567 District(s): 2nd Section(s): 3rd Tax Parcel I.D. Number(s): 150.4.4.002.0000
Location of Property: South of Happy Valley Church Road, East of Cole Lake Road and West of Arbors Creek Drive
Physical address, if available, and nearest intersections (i.e. east/west side of given road, and north/south of given road)
Detailed description of proposed development (including maximum number of lots, if residential, or number of units): Single Family Residential, 27 Lots

Filed with City: _____ (Date) _____ (Signature)

City of Dallas Planning Commission Recommendation: ___ Approve ___ Disapprove ___ No recommendation
Conditions, reasons, stipulations: _____

City Council Decision: ___ Approve ___ Approve as different classification ___ Disapprove
Conditions, reasons, stipulations: _____



Applicant / Representative Attendance Required

Applicant or representative must be present at the public hearings before the Dallas Planning Commission and the Mayor and City Council. Failure to attend may result in dismissal with prejudice, rejection of the application, or continuance of the hearing at the Commission or Council's sole discretion.

~~I / We~~ (Cross Out One) have investigated the site as to the existence of archeological and/or architectural landmarks. ~~I / We~~ (Cross Out One) hereby certify there ~~are~~ / are not (Cross Out One) any such assets. If any exist, documentation must be provided with the application.

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Signature of Applicant/Representative

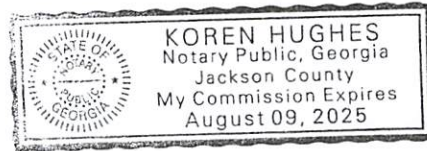
5-1-2023

Date

Geosam Capital US (Georgia) LLC
Printed Name of Applicant/Representative

Signed, sealed and delivered in the presence of:

Notary Public Signature



Commission Expiration

Signature of Applicant/Representative

Date

Printed Name of Applicant/Representative

Signed, sealed and delivered in the presence of:

Notary Public Signature

Commission Expiration



Applicant / Representative Attendance Required

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Signature of Applicant/Representative

5/1/23

Date

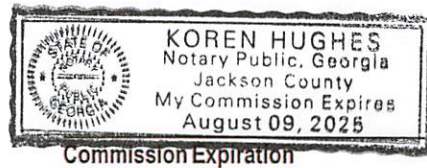
Steven Jones

Printed Name of Applicant/Representative

Signed, sealed and delivered in the presence of:



Notary Public Signature



Commission Expiration

Signature of Applicant/Representative

Date

Printed Name of Applicant/Representative

Signed, sealed and delivered in the presence of:

Notary Public Signature

Commission Expiration

Disclosure Statement

(Required by O.C.G.A. 36-67A)



I (we), Geosam Capital US (Georgia) LLC, do hereby certify that, to the best of my (our) knowledge, no elected official of the City of Dallas, Georgia has a property interest, a financial interest nor does any family member of an elected official of the City of Dallas, Georgia have a property interest or financial interest in this property or in this application for rezoning except as follows:

None

I (we), Geosam Capital US (Georgia) LLC, do further certify that we, nor the property owner, have not contributed any monies and/or gifts totaling over \$250.00 within the last two years to any elected official of the City of Dallas, Georgia except for the following (Give the names of officials, dates and amounts of contribution):

None

5-1-2023
Date

[Signature]
Applicant

Disclosure Statement

(Required by O.C.G.A. 36-67A)



I (we), Steven Jones, do hereby certify that, to the best of my (our) knowledge, no elected official of the City of Dallas, Georgia has a property interest, a financial interest nor does any family member of an elected official of the City of Dallas, Georgia have a property interest or financial interest in this property or in this application for rezoning except as follows:

None

I (we), Steven Jones, do further certify that we, nor the property owner, have not contributed any monies and/or gifts totaling over \$250.00 within the last two years to any elected official of the City of Dallas, Georgia except for the following (Give the names of officials, dates and amounts of contribution):

None

5/1/23
Date

Steven Jones
Applicant

CITY OF DALLAS LEGAL NOTICE ZONING / REZONING



I, WE (Choose one), Geosam Capital US (Georgia) LLC
 HAVE APPLIED TO ZONE/REZONE A PORTION OF LAND LOT(S) 566, 567
 IN THE 2nd DISTRICT AND 3rd SECTION OF PAULDING COUNTY, LOCATED
 AT South of Happy Valley Church Road, East of Cole Lake Road & West of Arbor Creek Drive WITHIN THE CITY OF DALLAS, GEORGIA,
 FROM A ZONING DISTRICT OF R-2 TO A ZONING DISTRICT OF
R-2 with Conditions SUBJECT TO PUBLIC HEARING TO BE HELD AT
 7:00 PM AT THE DALLAS CITY COUNCIL ROOM, 129 EAST MEMORIAL DRIVE, DALLAS, GEORGIA.

SAID PUBLIC HEARING WILL BE HELD ON _____ BEFORE THE
 CITY OF DALLAS PLANNING COMMISSION AND ON _____ BEFORE THE
 MAYOR AND COUNCIL OF THE CITY OF DALLAS.

THIS, THE _____ DAY OF _____, 20_____.

[Signature]
 APPLICANT(S) NAME

For City Use

NOTICE WILL RUN WEEKS OF: _____
 AND THE WEEK OF: _____
 AND THE WEEK OF: _____

A-2023-02

**ARBORS PODS D, E, & F
ANNEXATION**

STAFF COMMENTS:

The applicant (Paulding County Land Development, LLC) is proposing to annex and zone 150.784 acres from Paulding County R-2 (Suburban Residential) to City of Dallas R-2C (Single Family Residential – Conservation). The property is located at South of Happy Valley Church Road, East of Cole Lake Road, and West of Arbors Creek Drive.

Properties that border the site to the East are currently inside City limits. Properties that border to the South East are under application to be annexed into the City on the same day. Properties that border to the North, West, and South West are in Paulding County.

Existing land use and zoning classification of nearby property:

ADJACENT ZONING

ADJACENT DEVELOPMENT

NORTH: County R-2

NORTH: Residential, single family

EAST: Dallas R-2

EAST: Residential, single family

SOUTH: County R-2

SOUTH: Undeveloped

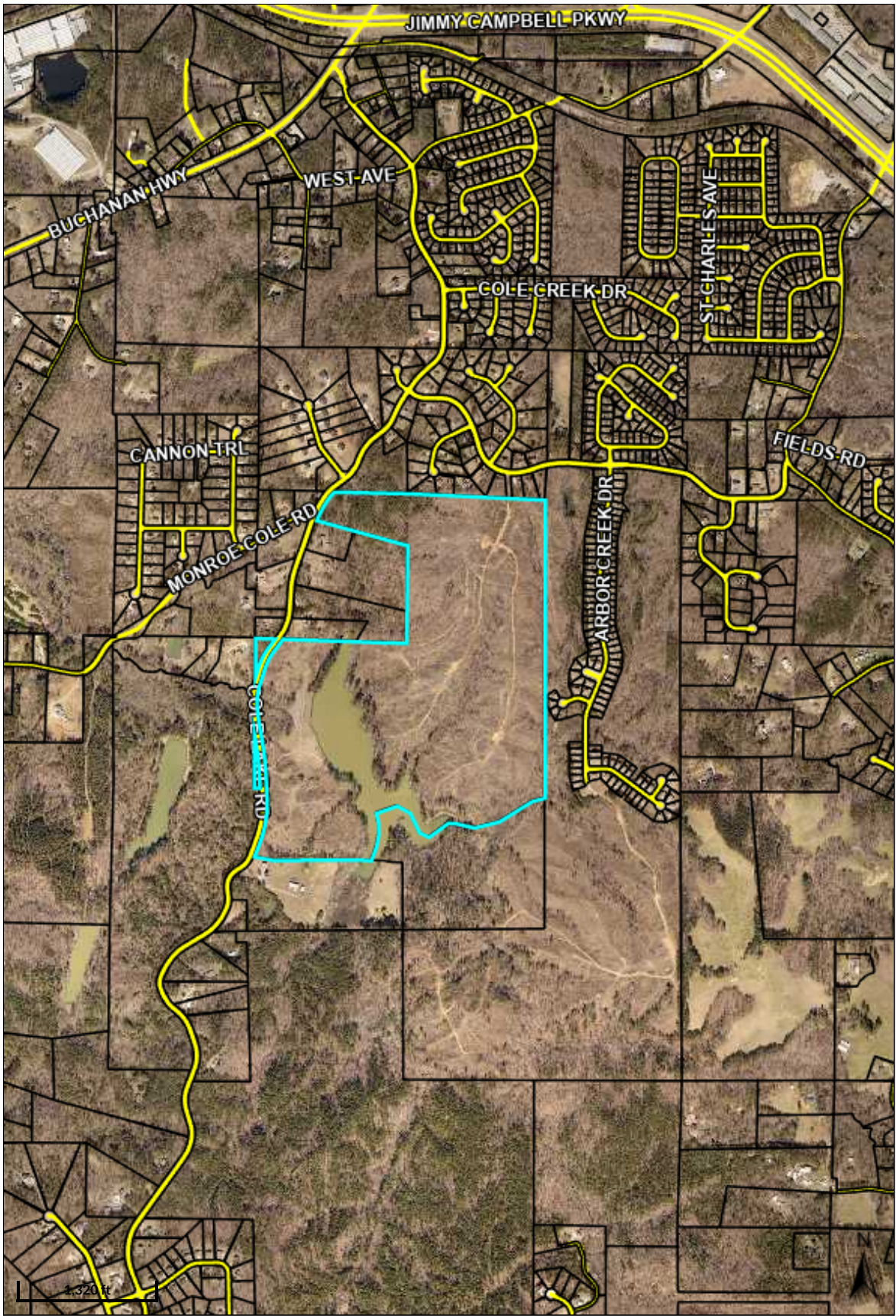
WEST: County R-2

WEST: Undeveloped

STAFF RECOMMENDATIONS:

Staff recommends approval of annexation. See zoning staff comments for each individual pod for zoning recommendations and stipulations:

The findings made herein are the opinions of the City of Dallas, Ga Development staff and do not constitute a final decision. The City of Dallas, Ga Mayor and Council makes the final decision on all Zoning/Rezoning, Land Use Permit, Special Use Permit, and Medical Hardship Applications.



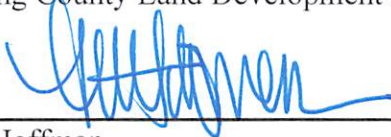
- Legend
- Parcels
 - Subdivision Names
 - Roads

Letter of Intent for Annexation Application:
150.784 Acres
Paulding County Parcel Identification Numbers: 151.3.2.001.0000 (part of) &
151.2.3.003.0000
City of Dallas, Georgia

The owner and applicant, Paulding County Land Development LLC (“PCLD”), requests the annexation of approximately 150.784 acres in Land Lots 494, 495, 514, 515, 566, and 567, 2nd District, 3rd Section, Paulding County, Georgia (the "Property") located south of Happy Valley Church Road, east of Cole Lake Road and west of Arbors Creek Drive. The Property is currently in the Paulding County zoning classification of R-2 Single Family Residential District (“R-2 (County)”). PCLD desires to annex the Property into the City of Dallas, Georgia (“City of Dallas”) to allow the Property to conform to the neighboring properties and develop attractive single-family residential communities. The Property to be annexed is unincorporated and contiguous as described in O.C.G.A. §36-36-20 to the existing City of Dallas corporate limits.

PCLD believes the annexation of the Property represents an opportunity to enhance the existing area while also reinforcing the City of Dallas' strong identity of a city that its citizens are proud to call home. PCLD respectfully requests the Major and City Council annex the Property into the City of Dallas. PCLD looks forward to continuing to work closely with the City of Dallas during this process and welcomes the opportunity to answer any questions or address any concerns relating to this matter.

Respectively submitted this ^{15th} day of November 2022,
Paulding County Land Development LLC



Alise Hoffman
Authorized Signatory of the LLC

Required Constitutional and Ante Litem Notice

Georgia law and the procedures of the City of Dallas require us to raise Federal and State constitutional objections prior to any final action by the City of Dallas. While PCLD anticipates a smooth application process, failure to raise constitutional objections at this stage may mean PCLD will be barred from raising important legal claims later in the process. Accordingly, PCLD raises the following constitutional objections at this time:

The portions of the City of Dallas Ordinance, as applied to the Property, which restricts the Property to any uses, land use designations, conditions, development standards, or to any zoning district other than that proposed by PCLD, are unconstitutional in that they constitute an unlawful taking, in violation of the Constitution of the State of Georgia and the Equal Protection Clause and Due Process Clause of the Fourteenth Amendment to the United States Constitution in that the City of Dallas would destroy and impair PCLD's rights without first paying fair, adequate and just compensation for such taking.

A refusal by the City of Dallas to grant the requested annexation, rezoning, and/or zoning conditions would be unconstitutional and discriminate in an arbitrary, capricious and unreasonable manner between PCLD and owners of similarly situated property in violation of the Constitution of the State of Georgia and the Equal Protection Clause of the Fourteenth Amendment to the United States Constitution. Any use restrictions or conditions placed on the Property which are different from the conditions requested by PCLD, to the extent such different conditions would have the effect of further restricting PCLD's utilization of the Property, would also constitute an arbitrary, capricious and discriminatory act and would likewise violate each of the provisions of the State and Federal Constitutions set forth hereinabove.

This notice is being given to comply with the provisions of O.C.G.A. §36-33-5 to afford the City of Dallas an opportunity to approve the annexation, rezoning and zoning conditions as requested by PCLD. If action is not taken by the City of Dallas to approve the annexation and rezoning, Petitioner shall be forced to bring action, against the City, for all claims and damages afforded to Petitioner under State and Federal Law, including but without limitation (1) fair and just compensation for the unlawful taking, (2) diminution of value, (3) attorneys' fees, (4) inverse commutation and (5) any and all other damages as a result of the unlawful deprivation of Petitioner's rights.

Required York Objection

As applied to the Property, the public hearing regarding, and any Board of Commissioners of the City of Dallas Georgia, actions are objected to by PCLD based on, but not limited to, the following (the "York Objection") in accordance with *York v. Athens College of Ministry, Inc.*, 348 Ga. App. 58, 821 S.E.2d. 120 (Ga. Ct. App. 2018):

1. Any time limitation for presentation and argument imposed on PCLD;
2. The standing of public opponents and the lay, testimony, and evidence presented by them;
3. Any evidence or testimony presented or decision made upon grounds other than the standards of the local ordinances required by O.C.G.A. §36-66-5;
4. Any decision that does not follow the recommendations of approval (if any) by the City of Dallas planning staff and/or any other department or agency of the City of Dallas, Georgia, or the State of Georgia; and
5. Grounds for reversal similar to those set out in O.C.G.A. §50-13-19(h) for a decision of administrative agencies.

By and through this York Objection, PCLD hereby preserves all the above and incorporated objections and asserts them on and within the record before, and for consideration and resolution by, the Board of Commissioners of the City of Dallas, Georgia.



ZONING / REZONING APPLICATION
City of Dallas, Georgia

Application # _____ - _____
Hearing Dates: PC: _____ CC: _____

OFFICE USE
Time/Date Stamp

Item 4.

(PLEASE PRINT OR TYPE ALL INFORMATION)

Applicant: Paulding County Land Development, LLC Business phone: 470-440-6500 Cell: _____

Address: 2170 Satellite Blvd, Suite 425 Home phone: _____

City: Duluth State: GA Zip: 30097 Fax phone: _____

E-mail address: bembry@geosamtl.com

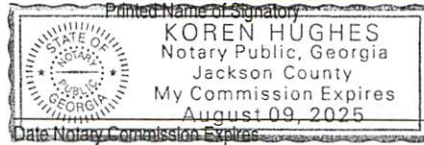
Applicant's Signature

Signed, sealed and delivered in the presence of:

Notary Public

Brett Embry

Printed Name of Signatory



Representative: Steven Jones Phone: 678-426-4628 Cell: _____

Address: 1600 Parkwood Circle, Suite 200 City: Atlanta State: GA Zip: 30339

E-mail address: sjones@taylorenghish.com Fax phone: _____

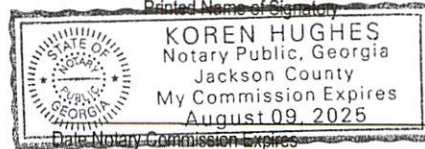
Representative's Signature

Signed, sealed and delivered in the presence of:

Notary Public

Steven Jones

Printed Name of Signatory



Titleholder: Paulding County Land Development, LLC Business phone: 470-440-6500 Home phone: _____

(Each Titleholder must have a separate, complete form with notarized signatures)

Address: 2170 Satellite Blvd, Suite 425 City: Duluth State: GA Zip: 30097

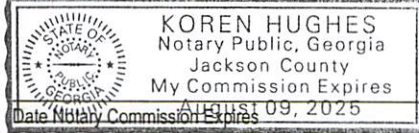
Signature

Signed, sealed and delivered in the presence of:

Notary Public

Brett Embry

Printed Name of Signatory



Property Information

Present Zoning Classification: R-2 (County) Requested Zoning Classification: R-2 (City) C

Total Acreage of Zoning/Rezoning Application: 150.784 Acreage of Titleholder: 150.784

Land Lot(s): 494, 495, 514 District(s): 2nd Section(s): 3rd Tax Parcel I.D. Number(s): 151.3.2.002.000

Location of Property: South of Happy Valley Church Road, East of Cole Lake Road and West of Arbors Creek Drive
Physical address, if available, and nearest intersections (i.e. east/west side of given road, and north/south of given road)

Detailed description of proposed development (including maximum number of lots, if residential, or number of units): Annexation of Property into the City of Dallas

Filed with City: _____ (Date) _____ (Signature)

City of Dallas Planning Commission Recommendation: Approve Disapprove No recommendation

Conditions, reasons, stipulations: _____

City Council Decision: Approve Approve as different classification Disapprove

Conditions, reasons, stipulations: _____



Applicant / Representative Attendance Required

Applicant or representative must be present at the public hearings before the Dallas Planning Commission and the Mayor and City Council. Failure to attend may result in dismissal with prejudice, rejection of the application, or continuance of the hearing at the Commission or Council's sole discretion.

~~I / We~~ (Cross Out One) have investigated the site as to the existence of archeological and/or architectural landmarks. ~~I / We~~ (Cross Out One) hereby certify there ~~are~~ / are not (Cross Out One) any such assets. If any exist, documentation must be provided with the application.

~~I / We~~ (Cross Out One) have investigated the site as to the existence of any cemetery located on the property. ~~I / We~~ (Cross Out One) hereby certify there ~~is~~ / is not (Cross Out One) such a cemetery. If any exist, documentation must be provided with the application, including notice to the Paulding County Cemetery Commission.

Signature of Applicant/Representative

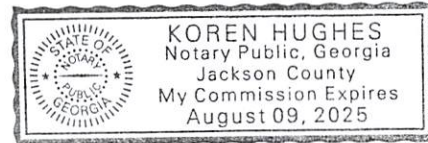
5-1-2023

Date

Paulding County Land Development LLC
Printed Name of Applicant/Representative

Signed, sealed and delivered in the presence of:

Notary Public Signature



Commission Expiration

Signature of Applicant/Representative

Date

Printed Name of Applicant/Representative

Signed, sealed and delivered in the presence of:

Notary Public Signature

Commission Expiration



Applicant / Representative Attendance Required

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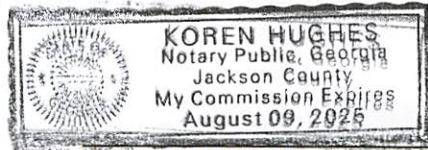
Steven Jones
Signature of Applicant/Representative

5/1/23
Date

Steven Jones
Printed Name of Applicant/Representative

Signed, sealed and delivered in the presence of:

Karen Hughes
Notary Public Signature



Commission Expiration

Signature of Applicant/Representative

Date

Printed Name of Applicant/Representative

Signed, sealed and delivered in the presence of:

Notary Public Signature

Commission Expiration

Disclosure Statement

(Required by O.C.G.A. 36-67A)



I (we), Paulding County Land Development LLC, do hereby certify that, to the best of my (our) knowledge, no elected official of the City of Dallas, Georgia has a property interest, a financial interest nor does any family member of an elected official of the City of Dallas, Georgia have a property interest or financial interest in this property or in this application for rezoning except as follows:

None

I (we), Paulding County Land Development LLC, do further certify that we, nor the property owner, have not contributed any monies and/or gifts totaling over \$250.00 within the last two years to any elected official of the City of Dallas, Georgia except for the following (Give the names of officials, dates and amounts of contribution):

None

5-1-2023
Date


Applicant

Disclosure Statement

(Required by O.C.G.A. 36-67A)



I (we), Steven Jones, do hereby certify that, to the best of my (our) knowledge, no elected official of the City of Dallas, Georgia has a property interest, a financial interest nor does any family member of an elected official of the City of Dallas, Georgia have a property interest or financial interest in this property or in this application for rezoning except as follows:

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None

5/1/23
Date

Steven Jones
Applicant

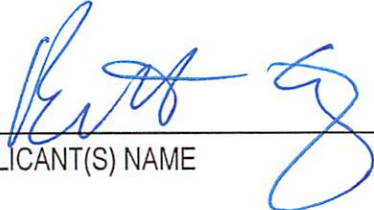
CITY OF DALLAS LEGAL NOTICE ZONING / REZONING



I / WE (Choose one), Paulding County Land Development, LLC
 HAVE APPLIED TO ZONE/REZONE A PORTION OF LAND LOT(S) 494, 495, 514, 515, 566, 567
 IN THE 2nd DISTRICT AND 3rd SECTION OF PAULDING COUNTY, LOCATED
 AT South of Happy Valley Church Road, East of Cole Lake Road & West of Arbor Creek Drive WITHIN THE CITY OF DALLAS, GEORGIA,
 FROM A ZONING DISTRICT OF R-2 (County) TO A ZONING DISTRICT OF
R-2 (City) SUBJECT TO PUBLIC HEARING TO BE HELD AT
 7:00 PM AT THE DALLAS CITY COUNCIL ROOM, 129 EAST MEMORIAL DRIVE, DALLAS, GEORGIA.

SAID PUBLIC HEARING WILL BE HELD ON _____ BEFORE THE
 CITY OF DALLAS PLANNING COMMISSION AND ON _____ BEFORE THE
 MAYOR AND COUNCIL OF THE CITY OF DALLAS.

THIS, THE _____ DAY OF _____, 20____.


 APPLICANT(S) NAME

For City Use

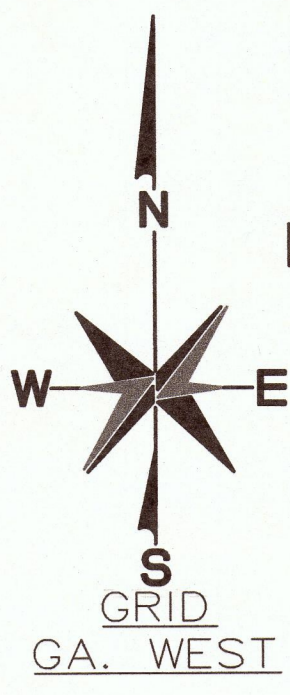
NOTICE WILL RUN WEEKS OF: _____
 AND THE WEEK OF: _____
 AND THE WEEK OF: _____

Survey For Paulding County Land Development, LLC

Located in Land Lots 494, 495, 514, 515, 566, and 567,
2nd District, 3rd Section,
Paulding County, Georgia

Plat Date: November 16, 2022

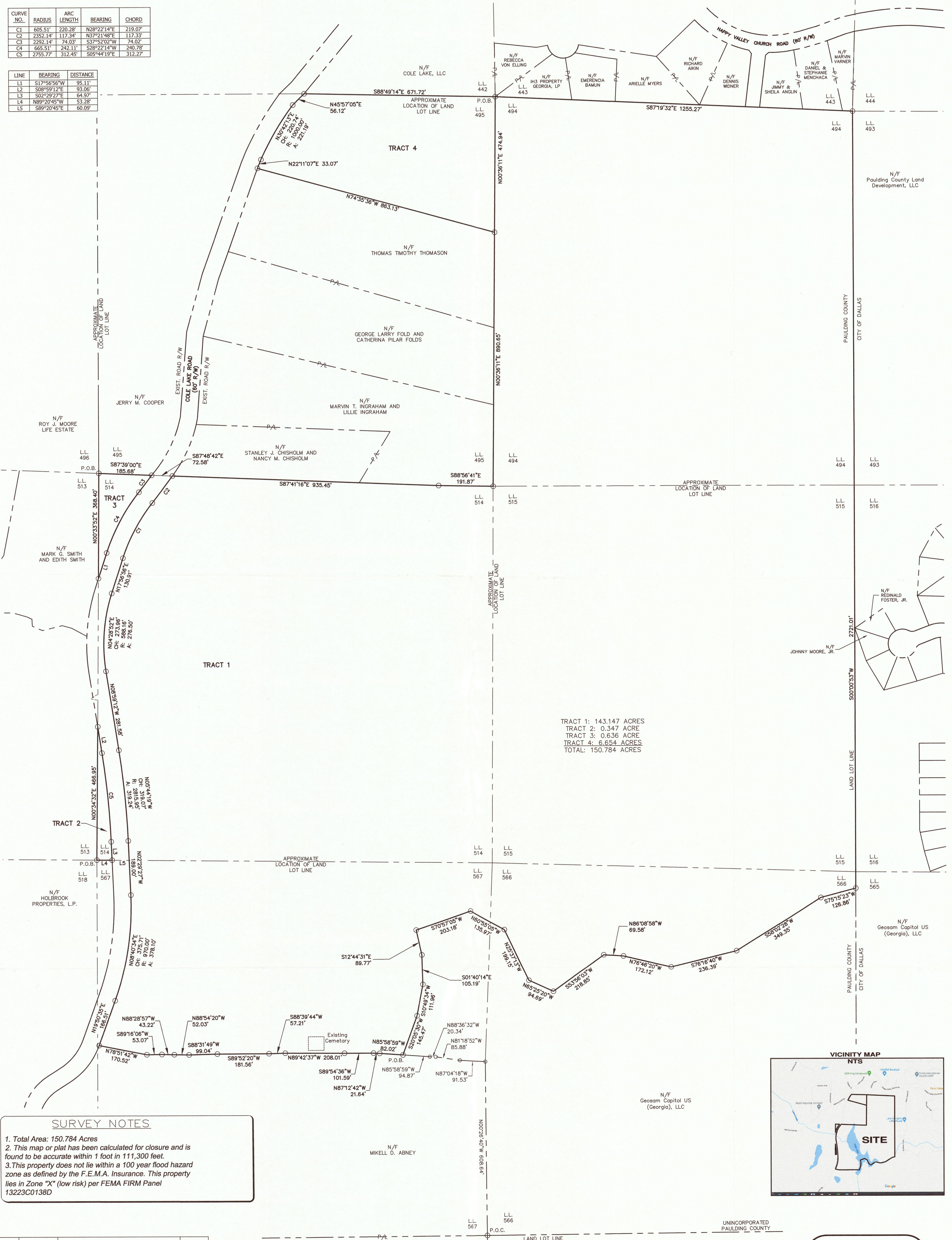
Scale: 1" = 150'



RECORDING INFORMATION

CURVE NO.	RADIUS	ARC LENGTH	BEARING	CHORD
C1	605.51'	220.28'	N28°22'14"E	219.07'
C2	2352.14'	117.34'	N37°21'48"E	117.33'
C3	2292.14'	74.03'	S37°52'02"W	74.02'
C4	665.51'	242.11'	S28°22'14"W	240.78'
C5	2755.77'	312.45'	S05°44'19"E	312.27'

LINE	BEARING	DISTANCE
L1	S17°56'56"W	95.11'
L2	S08°59'12"E	93.06'
L3	S02°29'27"E	64.97'
L4	N89°20'45"W	53.28'
L5	S89°20'45"E	60.09'

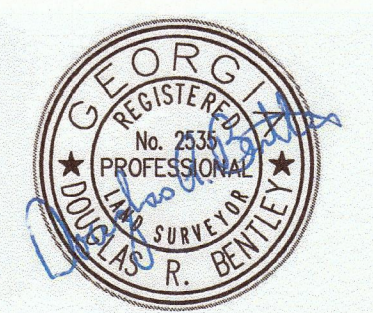


TRACT 1: 143.147 ACRES
 TRACT 2: 0.347 ACRE
 TRACT 3: 0.636 ACRE
 TRACT 4: 6.654 ACRES
 TOTAL: 150.784 ACRES

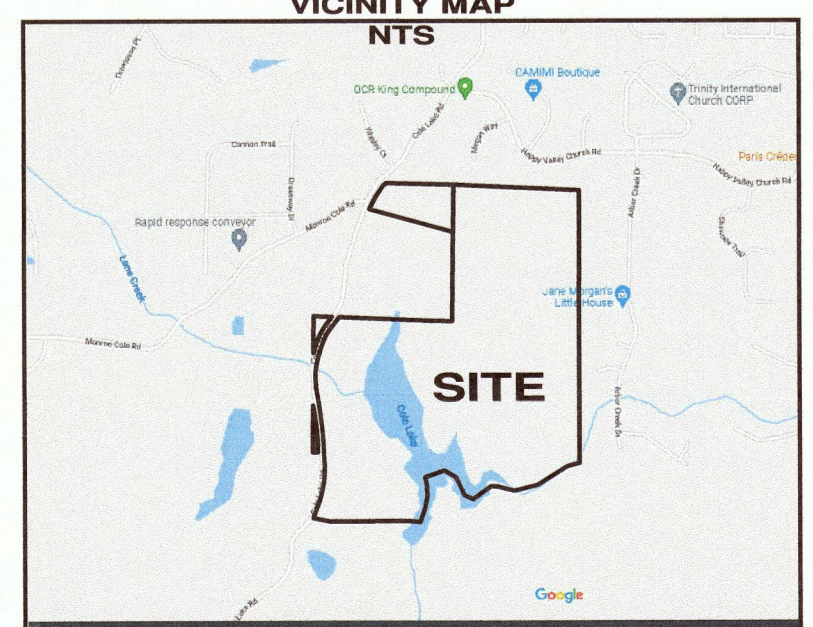
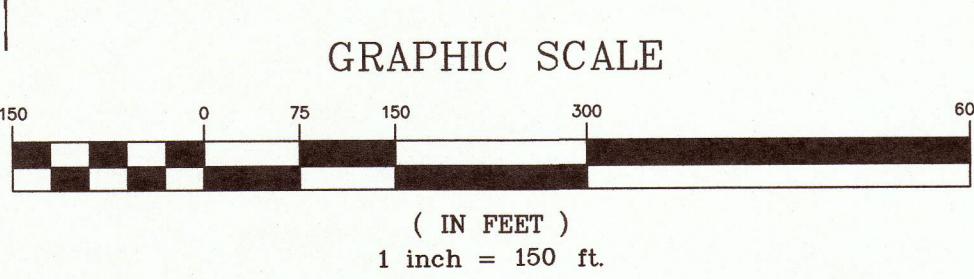
SURVEY NOTES

1. Total Area: 150.784 Acres
2. This map or plat has been calculated for closure and is found to be accurate within 1 foot in 111,300 feet.
3. This property does not lie within a 100 year flood hazard zone as defined by the F.E.M.A. Insurance. This property lies in Zone "X" (low risk) per FEMA FIRM Panel 13223C0138D

NO.	DATE	DESCRIPTION	BY



N/F S.J. TWILLEY
 TAX ID: 170.2.3.001.0000



PREPARED BY:



ELITE
 ENGINEERING | SURVEYING | CONSTRUCTION MANAGEMENT
 3660 Cedarcrest Road, Suite 220
 Acworth, Georgia 30101
 (678) 324-8291

21147surv3.5.dwg

VICINITY MAP NTS



SITE

NOTE: TOTAL ACREAGE OF PODS D, E & F IS 150.784 ACRES

NOTE: PROPOSED ROADS ARE 24' WIDE BACK-OF-CURB TO BACK-OF-CURB WITH 50' RIGHT-OF-WAY

NOTE: EXISTING CONTOURS SHOWN AT 10' INTERVALS

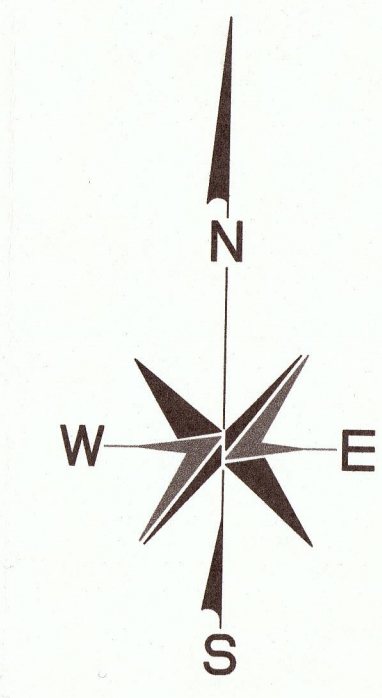
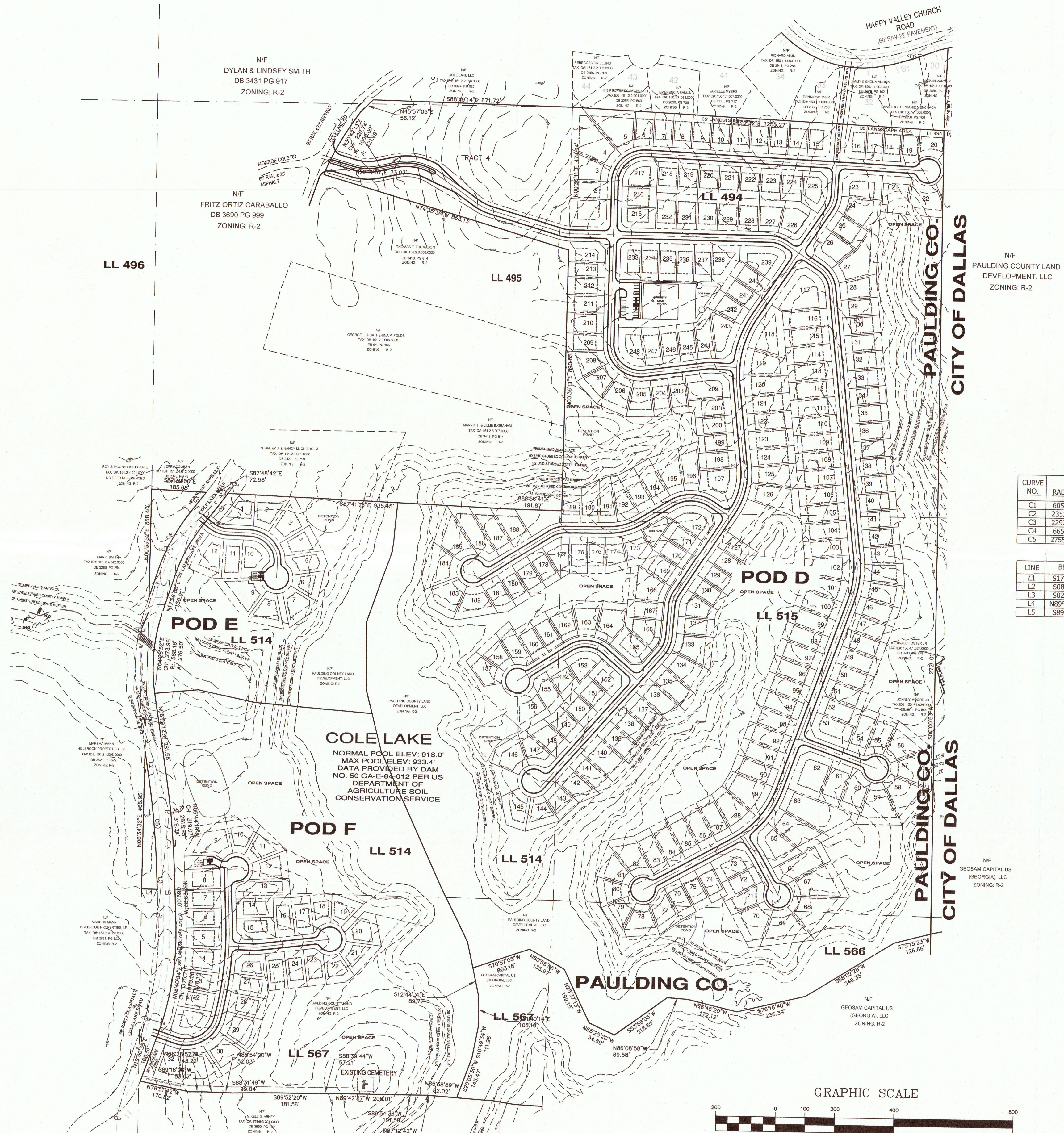
REZONING PLAN LEGEND

- 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



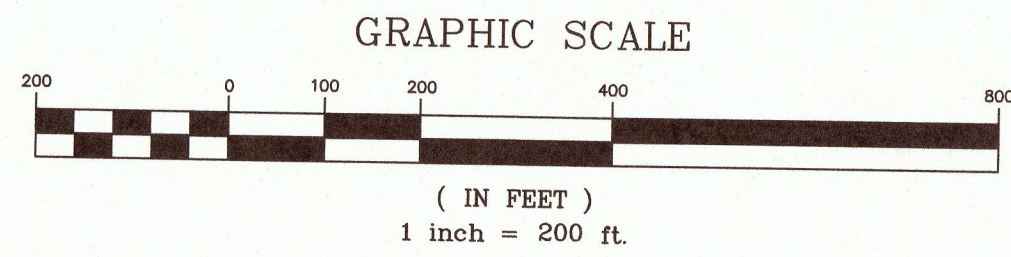
**CALL
BEFORE
YOU DIG**

NOTE: DEVELOPER SHALL BE RESPONSIBLE FOR ANY CONFLICTS WITH EXISTING UTILITIES.



CURVE NO.	RADIUS	ARC LENGTH	BEARING	CHORD
C1	605.51'	220.28'	N28°22'14"E	219.07'
C2	2352.14'	117.34'	N37°21'48"E	117.33'
C3	2292.14'	74.03'	S37°52'02"W	74.02'
C4	665.51'	242.11'	S28°22'14"W	240.78'
C5	2755.77'	112.45'	S05°44'19"E	312.27'

LINE	BEARING	DISTANCE
L1	S17°56'56"W	95.11'
L2	S08°59'12"E	93.07'
L3	S02°29'27"E	64.97'
L4	N89°20'45"W	53.28'
L5	S89°20'45"E	60.09'



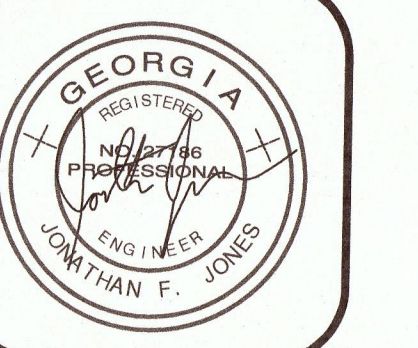
PREPARED BY:

Elite Engineering
 3660 Cedarcrest Road
 Suite 220
 Acworth, Georgia 30101
 Jonathan Jones, P.E.
 (678) 215-2968

NO.	REVISION	DATE

REZONING PLAN FOR
**MASTER PLAN PODS
 D, E & F**
 LANDLOT 494, 495, 514, 515, 566, 567, 2ND DISTRICT, 3RD SECTION
 PAULDING COUNTY, GA

PREPARED FOR:
**PAULDING COUNTY LAND
 DEVELOPMENT
 LLC**



PROJECT No. 21147
 DRAWING SCALE: 1"= 200'
 DESIGNED BY: JFJ
 DRAWN BY: JFJ
 CHECKED BY: JFJ
 DATE: 11/15/22
 SHEET

POD D NOTES

- BOUNDARY INFORMATION SHOWN IS A COMPILED SURVEY COMPLETED BY ELITE SURVEY LLC
- TOPOGRAPHIC INFORMATION SHOWN HEREON PROVIDED BY PAULDING COUNTY G.I.S. DEPARTMENT
- OWNER/DEVELOPER :
PAULDING COUNTY LAND DEVELOPMENT, LLC
2170 SATELLITE BLVD, SUITE 425
DULUTH, GA 30097
24 HR. CONTACT: ROBIN EMBRY 678-758-4639
- ENGINEER :
ELITE ENGINEERING, LLC
3660 CEDARCREST ROAD, STE 220, ACWORTH, GA 30101
CONTACT: JONATHAN JONES, P.E. 678-215-2968
- PROPOSED ZONING : R-2 (CITY) WITH CONDITIONS
CURRENT ZONING : R-2 (COUNTY)
TOTAL SITE AREA = 111.193 ACRES
OPEN SPACE PROVIDED = 30.64 ACRES (23%)
TOTAL NUMBER OF LOTS = 248
DENSITY = 1.93 U/AC
PARKING SPACES : 18 TOTAL (3 ADA)

CURRENT SETBACKS FOR R-2 (COUNTY):
FRONT: 35'
REAR: 25'
SIDE: 15', 25' CORNER LOTS
MIN LOT SIZE: 20,000 SF
MIN LOT WIDTH: 100'
- THIS PROPERTY DOES NOT LIE WITHIN AN IDENTIFIED FLOOD HAZARD AREA, PER PAULDING COUNTY F.I.R.M. PANELS NO. 13223C0138D DATED JUNE 7, 2019.
- NO CEMETERIES, ARCHEOLOGICAL OR ARCHITECTURAL SITES EXIST ON THIS SITE.
- NO EXISTING LANDFILLS ARE PRESENT ON THIS SITE.
- SANITARY SEWER SERVICE TO BE PROVIDED BY EXTENSION OF CITY OF DALLAS SYSTEM.
- FIRE PROTECTION TO BE PROVIDED BY THE PAULDING COUNTY FIRE DEPARTMENT.
- DETENTION TO BE PROVIDED BY 3 PROPOSED DETENTION PONDS.
- NO EXISTING EASEMENTS ON SITE. PROPOSED EMERGENCY ACCESS ROAD WILL TIE IN TO PROPOSED R/W PER PB 31, PG 131.

STATEMENT OF PROPOSED USE:
PROPOSED DEVELOPMENT IS TO BE SINGLE FAMILY RESIDENTIAL DEVELOPMENT THAT WILL HAVE A DEED RESTRICTION ENSURING THAT THE ENTIRETY OF THIS DEVELOPMENT IS AGE - RESTRICTED. DEVELOPER'S INTENTION IS TO BRING FORTH A 55+ COMMUNITY WITH AN AMENITY PACKAGE AND EFFICIENT LAYOUT TO MINIMIZE MAINTENANCE OF FUTURE HOMEOWNERS' ASSOCIATION TO ALLOW FOR A PRISTINE APPEARANCE.

- CONDITIONS REQUESTED:
- REDUCTION OF LOT WIDTH FROM 100' TO 60' FOR ALL LOTS.
 - REDUCTION OF LOT WIDTH FOR CORNER LOTS FROM 100' TO 60'
 - REDUCTION OF SIDE SETBACKS FROM 15' TO 5'
 - REDUCTION OF FRONT SETBACK FROM 35' TO 25'
 - REDUCTION OF LOT SIZE TO 7,500 SF

PARCEL	MEASURED DISTANCE	DIRECTION
PARCEL 150.1.1.004.0000	1152 FT	LEFT
PARCEL 150.1.1.018.0000	150 FT	RIGHT
PARCEL 150.1.1.010.0000	272 FT	RIGHT
PARCEL 150.1.1.011.0000	258 FT	LEFT
PARCEL 150.1.1.018.0000	844 FT	LEFT
PARCEL 150.1.1.027.0000	605 FT	LEFT
PARCEL 151.2.2.001.0000	1237 FT	LEFT
PARCEL 151.2.2.009.0000	924 FT	LEFT
PARCEL 150.1.1.003.0000	201 FT	LEFT
PARCEL 150.1.1.007.0000	1237 FT	LEFT
PARCEL 150.1.1.013.0000	980 FT	LEFT
PARCEL 150.1.1.014.0000	287 FT	LEFT
PARCEL 150.1.1.015.0000	268 FT	RIGHT
PARCEL 150.1.1.019.0000	668 FT	LEFT
PARCEL 150.1.1.044.0000	589 FT	RIGHT
PARCEL 150.1.1.045.0000	406 FT	RIGHT
PARCEL 151.2.2.006.0000	1033 FT	LEFT
PARCEL 151.2.2.008.0000	854 FT	LEFT
PARCEL 150.1.1.009.0000	25 FT	LEFT
PARCEL 150.1.1.016.0000	378 FT	LEFT
PARCEL 150.1.1.017.0000	287 FT	LEFT
PARCEL 150.1.1.021.0000	538 FT	LEFT
PARCEL 150.1.1.025.0000	719 FT	LEFT
PARCEL 150.1.1.064.0000	1237 FT	LEFT
PARCEL 151.2.2.002.0000	1152 FT	LEFT
PARCEL 151.2.2.005.0000	1237 FT	LEFT
PARCEL 150.1.1.002.0000	50 FT	RIGHT
PARCEL 150.1.1.012.0000	118 FT	RIGHT
PARCEL 151.2.2.025.0000	1006 FT	RIGHT
PARCEL 151.2.2.030.0000	875 FT	RIGHT
PARCEL 151.2.2.039.0000	263 FT	STRAIGHT
PARCEL 151.2.3.006.0000	475 FT	LEFT
PARCEL 151.2.2.029.0000	921 FT	RIGHT
PARCEL 151.2.2.037.0000	906 FT	RIGHT
PARCEL 151.2.3.005.0000	475 FT	LEFT
PARCEL 151.2.2.007.0000	1020 FT	RIGHT
PARCEL 151.2.2.023.0000	151 FT	STRAIGHT
PARCEL 151.2.2.027.0000	705 FT	RIGHT
PARCEL 151.2.2.028.0000	815 FT	RIGHT
PARCEL 151.2.2.031.0000	1030 FT	RIGHT
PARCEL 151.2.2.036.0000	1014 FT	RIGHT
PARCEL 151.2.2.038.0000	815 FT	RIGHT
PARCEL 151.2.3.002.0000	420 FT	LEFT
PARCEL 151.2.4.023.0000	549 FT	LEFT
CONNIE DR	188 FT	LEFT
MEGAN WAY	575 FT	LEFT
WHITLEY CT	443 FT	RIGHT

* NOTE: ALL CURB CUTS, DRIVEWAYS, EASEMENTS AND ALL POINTS ON INGRESS/EGRESS ARE WITHIN 500' OF THE PROPERTY LINES

POD E NOTES

- BOUNDARY INFORMATION SHOWN IS A COMPILED SURVEY COMPLETED BY ELITE SURVEY LLC
- TOPOGRAPHIC INFORMATION SHOWN HEREON PROVIDED BY PAULDING COUNTY G.I.S. DEPARTMENT
- OWNER/DEVELOPER :
PAULDING COUNTY LAND DEVELOPMENT, LLC
2170 SATELLITE BLVD, SUITE 425
DULUTH, GA 30097
24 HR. CONTACT: ROBIN EMBRY 678-758-4639
- ENGINEER :
ELITE ENGINEERING, LLC
3660 CEDARCREST ROAD, STE 220, ACWORTH, GA 30101
CONTACT: JONATHAN JONES, P.E. 678-215-2968
- PROPOSED ZONING : R-2 (CITY) WITH CONDITIONS
CURRENT ZONING : R-2 (COUNTY)
TOTAL SITE AREA = 11.618 ACRES
TRACT 1: 0.636 ACRES
TRACT 2: 10.982
OPEN SPACE PROVIDED = 8.03 ACRES (70%)
TOTAL NUMBER OF LOTS = 12
DENSITY = 1.18 U/AC
PARKING SPACES : 2 TOTAL (1 ADA)

CURRENT SETBACKS FOR R-2 (COUNTY):
FRONT: 35'
REAR: 25'
SIDE: 15', 25' CORNER LOTS
MIN LOT SIZE 20,000SF AND 100' WIDE LOTS
- THIS PROPERTY DOES NOT LIE WITHIN AN IDENTIFIED FLOOD HAZARD AREA, PER PAULDING COUNTY F.I.R.M. PANELS NO. 13223C0138D DATED JUNE 7, 2019.
- NO CEMETERIES, ARCHEOLOGICAL OR ARCHITECTURAL SITES EXIST ON THIS SITE.
- NO EXISTING LANDFILLS ARE PRESENT ON THIS SITE.
- SANITARY SEWER SERVICE TO BE PROVIDED BY EXTENSION OF CITY OF DALLAS SYSTEM.
- FIRE PROTECTION TO BE PROVIDED BY THE PAULDING COUNTY FIRE DEPARTMENT.
- DEVELOPMENT SERVED BY 1 EARTHEN DETENTION POND.
- NO EXISTING EASEMENTS ON SITE

STATEMENT OF PROPOSED USE:
PROPOSED DEVELOPMENT IS TO BE A SINGLE FAMILY RESIDENTIAL NEIGHBORHOOD THAT INCORPORATES THE BEAUTY OF COLE LAKE IN ITS DESIGN AND FEATURES.

- CONDITIONS REQUESTED:
- REDUCTION OF LOT WIDTH FROM 100' TO 65' FOR ALL LOTS.
 - REDUCTION OF LOT WIDTH FOR CORNER LOTS FROM 100' TO 60'
 - REDUCTION OF SIDE SETBACKS FROM 15' TO 7.5' ANY LOTS WITH 7.5 SSB SHALL BE SIDE ENTRY.
 - REDUCTION FROM 15' SSB TO 10' SSB FOR ANY LOTS WHERE SIDE ENTRY IS NOT POSSIBLE
 - REDUCTION OF FRONT SETBACK FROM 35' TO 25'
 - REDUCTION OF LOT SIZE TO 7,500 SF

PARCEL	MEASURED DISTANCE	DIRECTION
PARCEL 151.2.4.012.0000	303 FT	RIGHT
PARCEL 151.2.4.021.0000	355 FT	RIGHT
PARCEL 151.2.4.040.0000	353 FT	LEFT
PARCEL 151.2.3.006.0000	815 FT	RIGHT
PARCEL 151.2.3.001.0000	303 FT	RIGHT
PARCEL 151.2.3.007.0000	524 FT	RIGHT
PARCEL 151.2.4.023.0000	735 FT	RIGHT
PARCEL 151.2.4.006.0000	706 FT	LEFT
PARCEL 151.3.2.001.0000	1124 FT	LEFT

* NOTE: ALL CURB CUTS, DRIVEWAYS, EASEMENTS AND ALL POINTS ON INGRESS/EGRESS ARE WITHIN 500' OF THE PROPERTY LINES

POD F NOTES

- BOUNDARY INFORMATION SHOWN IS A COMPILED SURVEY COMPLETED BY ELITE SURVEY LLC
- TOPOGRAPHIC INFORMATION SHOWN HEREON PROVIDED BY PAULDING COUNTY G.I.S. DEPARTMENT
- OWNER/DEVELOPER :
PAULDING COUNTY LAND DEVELOPMENT, LLC
2170 SATELLITE BLVD, SUITE 425
DULUTH, GA 30097
24 HR. CONTACT: ROBIN EMBRY 678-758-4639
- ENGINEER :
ELITE ENGINEERING, LLC
3660 CEDARCREST ROAD, STE 220, ACWORTH, GA 30101
CONTACT: JONATHAN JONES, P.E. 678-215-2968
- PROPOSED ZONING : R-2 (CITY) WITH CONDITIONS
CURRENT ZONING : R-2 (COUNTY)
TOTAL SITE AREA = 27.972 ACRES
TRACT 1: 27.625 ACRES
TRACT 2: 0.347 ACRES
OPEN SPACE PROVIDED = 18.92 ACRES (68%)
TOTAL NUMBER OF LOTS = 32
DENSITY = 1.27 U/AC
PARKING SPACES : 2 TOTAL (1 ADA)

CURRENT SETBACKS FOR R-2 (COUNTY):
FRONT: 35'
REAR: 25'
SIDE: 15', 25' CORNER LOTS
MIN LOT SIZE 20,000SF AND 100' WIDE LOTS
- THIS PROPERTY DOES NOT LIE WITHIN AN IDENTIFIED FLOOD HAZARD AREA, PER PAULDING COUNTY F.I.R.M. PANELS NO. 13223C0138D DATED JUNE 7, 2019.
- EXISTING CEMETERIES ON SITE WITH NO ARCHEOLOGICAL OR ARCHITECTURAL SITES EXISTING.
- PROPOSED 20' ACCESS EASEMENT PROVIDED AND SHOWN ON PLAN FOR EXISTING CEMETERY.
- NO EXISTING LANDFILLS ARE PRESENT ON THIS SITE.
- SANITARY SEWER SERVICE TO BE PROVIDED BY EXTENSION OF CITY OF DALLAS SYSTEM.
- FIRE PROTECTION TO BE PROVIDED BY THE PAULDING COUNTY FIRE DEPARTMENT.
- DEVELOPMENT TO BE SERVED BY 1 EARTHEN DETENTION POND

STATEMENT OF PROPOSED USE:
PROPOSED DEVELOPMENT IS TO BE A SINGLE FAMILY RESIDENTIAL NEIGHBORHOOD THAT INCORPORATES THE BEAUTY OF COLE LAKE IN ITS DESIGN AND FEATURES.

- CONDITIONS REQUESTED:
- REDUCTION OF LOT WIDTH FROM 100' TO 65' FOR ALL LOTS.
 - REDUCTION OF LOT WIDTH FOR CORNER LOTS FROM 100' TO 60'
 - REDUCTION OF SIDE SETBACKS FROM 15' TO 7.5' ANY LOTS WITH 7.5 SSB SHALL BE SIDE ENTRY.
 - REDUCTION FROM 15' SSB TO 10' SSB FOR ANY LOTS WHERE SIDE ENTRY IS NOT POSSIBLE
 - REDUCTION OF FRONT SETBACK FROM 35' TO 25'
 - REDUCTION OF LOT SIZE TO 7,500 SF

PARCEL	MEASURED DISTANCE	DIRECTION
PARCEL 151.3.3.001.0000	279 FT	LEFT
PARCEL 151.3.2.001.0000	671 FT	RIGHT
PARCEL 151.3.4.006.0000	1094 FT	RIGHT

* NOTE: ALL CURB CUTS, DRIVEWAYS, EASEMENTS AND ALL POINTS ON INGRESS/EGRESS ARE WITHIN 500' OF THE PROPERTY LINES

PREPARED BY:

Elite Engineering
3660 Cedarcrest Road
Suite 220
Acworth, Georgia 30101
Jonathan Jones, P.E.
(678) 215-2968

DATE	REVISION	NO.

REZONING PLAN FOR
MASTER PLAN PODS
D, E, & F
LANDLOT 494,495,514,515,566,567, 2ND DISTRICT, 3RD SECTION
PAULDING COUNTY, GA

PREPARED FOR:
PAULDING COUNTY LAND DEVELOPMENT LLC



PROJECT No. 21147
DRAWING SCALE: 1"=200'
DESIGNED BY: JFJ
DRAWN BY: JFJ
CHECKED BY: JFJ
DATE: 11/15/22
SHEET
2 of 2

eFiled and eRecorded
DATE: 11/02/2022
TIME: 9:09 AM
DEED BOOK: 4860
PAGE: 894 - 900
FILING FEES: \$25.00
TRANSFER TAX: \$0.00
PARTICIPANT ID: 2835806959
PARTICIPANT ID: 7067927936
PT61: 1102022009613
RECORDED BY: SG
CLERK: Sheila Butler
Paulding County, GA

Item 4.

Tax Parcels: 151.2.3.003.0000 & 151.3.2.001.0000

STATE OF GEORGIA
COUNTY OF GWINNETT

PREPARED BY AND RETURN TO:
GEOSAM CAPITAL US (GEORGIA) LLC
2170 SATELLITE BOULEVARD, SUITE 425
DULUTH, GEORGIA 30097

QUITCLAIM DEED OF GIFT

THIS DEED made this 18th day of October, 2022, between **GEOSAM CAPITAL US (GEORGIA) LLC**, A Delaware limited liability company (the "Grantor") and **PAULDING COUNTY LAND DEVELOPMENT, LLC**, a Delaware limited liability company (as "Grantee") (the terms Grantor and Grantee to include their respective heirs, successors and assigns, where the context hereof requires or permits).

WITNESSETH THAT: Grantor, for and in consideration of the sum of Ten and No/100ths Dollars (\$10.00), and other good and valuable considerations, in hand paid at and before the sealing and delivery of these presents, the receipt, adequacy and sufficiency of which being hereby acknowledged by Grantor, has bargained, sold and conveyed, and by these presents does hereby bargain, sell, remise, release, and forever quit-claim unto Grantee all the right, title, interests, claim or demand which the said Grantor has, or may have had, in and to the following described property, to-wit:

SEE EXHIBIT "A"

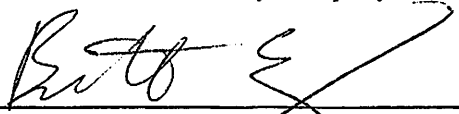
with all the rights, members and appurtenances to the said described premises in anywise appertaining or belonging.

TO HAVE AND TO HOLD the said described premises unto the said Grantee, so that neither the said Grantor, nor any other person or persons claiming under Grantor shall at any time, claim or demand any right, title or interest to the aforesaid described premises or its appurtenances.



IN WITNESS WHEREOF, Grantor has signed and sealed this Deed the day and year first above written.

GRANTOR

GEOSAM CAPITAL US (GEORGIA), LLC
a Delaware limited liability company

By: 
Brett Embry
Authorized Signatory

SIGNED, SEALED, AND DELIVERED
IN THE PRESENCE OF:


UNOFFICIAL WITNESS

NOTARY PUBLIC

MY COMMISSION EXPIRES



Legal Description**TRACT 1**

All that tract of land lying in or being in Land Lots 444, 493, and 516, 2nd District, 3rd Section, Paulding County, Georgia, and being more particularly described as follows:

BEGINNING at the southwest corner of Land Lot 444, said point also being the northwest corner of Land Lot 493, the northeast corner of 494 and southeast corner of 443, THEN running North 01 degree 41 minutes 56 seconds East along the west line of Land Lot 44 to the south right of way of Happy Valley Road (60 feet wide) then the following courses along said right of way: North 81 degrees 03 minutes 18 seconds East for 67.60 feet to a point; THEN 184.12 feet along the arc of a curve to the right, said curve having a radius of 718.19 feet and a chord bearing North 88 degrees 11 minutes 50 seconds East for 183.62 feet to a point; THEN South 84 degrees 27 minutes 52 seconds East for 85.10 feet to a point; THEN South 88 degrees 04 minutes 49 seconds East for 104.92 feet to a point; THEN South 88 degrees 04 minutes 49 seconds West for 125.00 feet to the westerly right of way (50 feet wide right of way) of Arbor Creek Drive; THEN leaving Happy Valley Road and running along the west side of Arbor Creek Drive South 01 degree 55 minutes 11 seconds East for 88.52 feet to a point;

THEN leaving the west right of way of Arbor Creek North 88 degrees 04 minutes 49 seconds West for 125.00 feet to a point; THEN South 02 degrees 01 minute 17 seconds West for 175.06 feet to a point; THEN South 11 degrees 48 minutes 24 seconds West for 366.23 feet to a point; THEN South 01 degree 12 minutes 22 seconds West for 792.44 feet to a point; THEN South 03 degrees 45 minutes 50 seconds West for 76.49 feet to a point; THEN South 14 degrees 39 minutes 35 seconds East for 188.23 feet to a point; THEN South 58 degrees 50 minutes 02 seconds West for 135.89 feet to a point; THEN South 28 degrees 57 minutes 28 seconds West for 115.21 feet to a point; ; THEN South 03 degrees 28 minutes 59 seconds West for 138.10 feet to a point; THEN South 20 degrees 57 minutes 48 seconds East for 112.22 feet to a point; THEN South 68 degrees 56 minutes 38 seconds West for 53.36 feet to a point; THEN 21.03 feet along the arc of a curve to the right, said curve having a radius of 25.00 feet and a chord bearing North 86 degrees 57 minutes 41 seconds West for 20.41 feet to a point; THEN 49.05 feet along the arc of a curve to the left, said curve having a radius of 50.00 feet and a chord bearing South 89 degrees 01 minute 50 seconds West for 47.11 feet to a point; THEN North 29 degrees 04 minutes 20 seconds West for 90.76 feet to a point; THEN South 55 degrees 06 minutes 49 seconds West for 120.50 feet to a point on the west line of Land Lot 516 and the west line of Land Lot 515; THEN along said common Land Lot line then continuing onto the common line between Land Lots 493 to the east and 494 to the west North 00 degree 00 minute 53 seconds East for 1810.93 feet to the northwest corner of Land Lot 493 and the POINT OF BEGINNING.

Said tract of land being described above having an area of 17.339 acres of land more or less along with all improvements and is subject to all valid encumbrances.

AND

All that tract of land lying in or being in Land Lots 494, 495, 514, 515, 566, and 567, 2nd District, 3rd Section, Paulding County, Georgia, and being more particularly described as follows:

BEGINNING at the northeast corner of Land Lots 494, said point also being the southeast corner of Land Lot 443, the southwest corner of Land Lot 444, and also being the northwest corner of Land Lot

444, THEN running South 00 degrees 00 minutes 53 seconds West along the east line of Land Lot 494 then the east line of 515 for 2721.01 feet to a point;

THEN South 75 degrees 15 minutes 23 seconds West for 126.86 feet to a point; THEN South 58 degrees 02 minutes 28 seconds West for 349.35 feet to a point; THEN South 76 degrees 16 minutes 40 seconds West for 236.39 feet to a point; THEN North 76 degrees 46 minutes 20 seconds West for 172.12 feet to a point; THEN North 86 degrees 08 minutes 58 seconds West for 69.58 feet to a point; THEN South 53 degrees 56 minutes 03 seconds West for 218.85 feet to a point; THEN North 65 degrees 25 minutes 20 seconds West for 94.69 feet to a point; THEN North 25 degrees 37 minutes 13 seconds West for 199.15 feet to a point; THEN North 60 degrees 55 minutes 05 seconds West for 135.97 feet crossing from Land Lot 566 into Land Lot 567 to a point; THEN South 70 degrees 57 minutes 05 seconds West for 203.18 feet to a point on the easterly boundary of Pod F; THEN running along the westerly boundary of Pod D also being the easterly boundary of Pod F the following courses: North 12 degrees 44 minutes 31 seconds West for 89.01 feet to a point; THEN North 26 degrees 23 minutes 57 seconds West for 202.99 feet to a point; THEN North 24 degrees 25 minutes 56 seconds West for 504.03 feet to a point; THEN North 14 degrees 38 minutes 54 seconds West for 208.23 feet to a point;

THEN North 00 degrees 59 minutes 16 seconds West for 236.01 feet to a point; THEN North 19 degrees 00 minutes 39 seconds East for 256.05 feet to a point; THEN North 05 degrees 22 minutes 24 seconds East for 165.23 feet to a point on the North line on Land Lot 514; THEN leaving the easterly boundary of Pod E South 87 degrees 41 minutes 16 seconds East for 362.81 feet along the north line of Land Lot 514 to a point; THEN continuing along the north line of Land Lot 514 South 88 degrees 56 minutes 41 seconds East for 191.87 feet to the northeast corner of Land Lot 514, said point also being the southeast corner of Land Lot 495, the southwest corner of Land Lot 494, and the northwest corner of Land Lot 515;

THEN leaving said common Land Lot corner, North 00 degrees 36 minutes 11 seconds East along the west line of Land Lot 494 and east line of Land Lot 495 for 890.65 feet to a point; THEN leaving said Land Lot Line and crossing into Land Lot 495 North 74 degrees 35 minutes 36 seconds West for 863.13 feet to a point on the easterly right of way of Cole Lake Road (60 foot width); THEN proceed along the following courses running along said easterly road right of way: North 22 degrees 11 minutes 07 seconds East for 33.07 feet to a point; THEN continuing along the arc of a curve turning to the right with an arc length of 221.19, a radius of 1000.00 feet, and a chord bearing North 30 degrees 42 minutes 13 seconds East for 220.74 feet to a point; THEN North 45 degrees 57 minutes 05 seconds East for 56.12 feet to a point on the north line of Land Lot 495 and south line of Land Lot 442 ;

THEN leaving said right of way and running along the common line between Land Lot 495 to the south and 442 to the north South 88 degrees 49 minutes 14 seconds East for 671.72 feet to a point on the northeast corner of Land Lot 495; THEN South 87 degrees 19 minutes 32 seconds East along the north line of Land Lot 494 and south line of Land Lot 443 for 1255.27 feet to the northeast corner of Land Lot 494 Point at the POINT of BEGINNING.

Said tract of land being described above having an area of 111.193 acres of land more or less along with all improvements and is subject to all valid encumbrances.

LESS AND EXCEPT

All that tract of land lying in or being in Land Lot 444, 2nd District, 3rd Section, Paulding County, Georgia, and being more particularly described as follows:

BEGINNING at the intersection of the south right of way of Happy Valley Church Road (variable width right of way) with the westerly right of way of Arbor Creek Drive (50 feet wide right of way) THEN running South 01 degree 55 minutes 11 seconds West along the west side of Arbor Creek Drive for 88.52 feet to a point; THEN leaving said right of way South 88 degrees 04 minutes 49 seconds West along the north line of Lot 396 of The Arbors at Silver Trail for 125.00 feet to the northwest corner of said Lot 396; THEN leaving the north line of Lot 396 North 01 degree 55 minutes 11 seconds East for 88.52 feet to a point on the south right of way of Happy Valley Church Road; THEN South 88 degrees 04 minutes 49 seconds East along the south right of way of Happy Valley Church Road for 125.00 feet to the west right of way of Arbor Creek Drive and the POINT OF BEGINNING.

Said tract of land being described above has an area of 11,065 Square Feet or 0.254 acre of land, more or less, and is subject to all valid easements or other encumbrances.

TRACT 2

All that tract of land lying in or being in Land Lot 514, 2nd District, 3rd Section, Paulding County, Georgia, and being more particularly described as follows:

BEGINNING at the northwest corner of Land Lot 514, said point also being the northeast corner of Land Lot 513, the southeast corner of Land Lot 496, and southwest corner of Land Lot 495, THEN leaving said Land Lot corner and running along the north line of Land Lot 514 South 87 degrees 39 minutes 00 second East for 185.68 feet to the westerly right of way (60 feet wide right of way) of Cole Lake Road;

THEN running along said right of way the following courses: 74.03 along the arc of a curve to the right, said curve having a radius of 2292.14 feet and a chord bearing South 37 degrees 52 minutes 02 seconds West for 74.02 feet to a point; THEN 242.11 along the arc of a curve to the left, said curve having a radius of 2292.14 feet and a chord bearing South 28 degrees 22 minutes 14 seconds West for 240.77 feet to a point; THEN South 17 degrees 56 minutes 56 seconds West for 95.11 to the west line of Land Lot 514;

THEN leaving said road right of way and running along said Land Lot line North 00 degree 33 minutes 52 seconds East for 368.40 feet to the northwest corner of Land Lot and the POINT OF BEGINNING.

Said tract of land contains 0.636 acre of land more or less along with all improvements and is subject to all valid encumbrances.

AND

BEGINNING at the intersection on the Northerly line of Land Lot 514 and the Southeasterly right of way of Cole Lake Road (60 foot width) and leaving said right of way and South 87 degrees 41 minutes

16 seconds East for 572.64 feet to a point; THEN South 05 degrees 22 minutes 24 seconds West for 165.23 feet to a point; THEN South 19 degrees 00 minutes 39 seconds West for 256.05 feet to a point; THEN South 00 degrees 59 minutes 16 seconds East for 236.01 feet to a point; THEN South 14 degrees 38 minutes 54 seconds East for 77.11 feet to the southeast corner of this subject parcel which is also the northeast corner of Pod F; THEN along the southerly border of Pod E also being the northerly side of Pod F North 85 degrees 30 minutes 26 seconds West for 397.69 feet to a point; THEN North 78 degrees 07 minutes 53 seconds West for 193.85 feet to a point; THEN South 84 degrees 25 minutes 24 seconds West for 148.44 feet to the easterly right of way of Cole Lake Road; THEN leaving the common north boundary between Pods E and F and continuing on the road right of way 276.50 feet along the arc of a curve to the right, said curve having a radius of 588.15 feet and a chord bearing North 04 degrees 28 minutes 52 seconds East for 273.96 feet to a point; THEN North 17 degrees 56 minutes 56 seconds East for 130.91 feet to a point; THEN 220.28 feet along the arc of a curve to the right, said curve having a radius of 605.51 feet and a chord bearing North 28 degrees 22 minutes 14 seconds East for 219.07 feet to a point; THEN 117.34 feet along the arc of a curve to the left said curve having a radius of 2352.14 feet and a chord bearing North 37 degrees 21 minutes 48 seconds East for 117.33 feet to the Point of BEGINNING.

Said Tract 1 described above containing 10.98 acres of land more or less along with all improvements and is subject to all valid encumbrances.

TRACT 3

All the tract of land lying in or being in Land Lots 514 and 567, 2nd District, 3rd Section, Paulding County, Georgia, and being more particularly described as follows:

BEGINNING at the intersection of the north line of Land Lot 567 also being the south line of Land Lot 514 with the east right of way of Cole Lake Road (60 foot width) THEN leaving said Land Lot line and running along said right of way North 02 degrees 29 minutes 27 seconds West for 68.26 feet to a point; THEN continuing 319.24 feet along the arc of a curve to the left, said curve having a radius of 2815.95 feet and a chord bearing North 05 degrees 44 minutes 19 seconds West for 319.07 feet to a point; THEN North 08 degrees 59 minutes 12 seconds West for 281.58 feet to the northwest corner of Pod F and the southwest corner of Pod E;

THEN leaving the easterly right of Cole Lake Road, proceed along the northerly boundary of Pod F also being the south boundary of Pod E the following calls: North 84 degrees 25 minutes 24 seconds West for 148.44 feet to a point; THEN South 78 degrees 07 minutes 53 seconds East for 193.85 feet to a point; THEN South 85 degrees 30 minutes 26 seconds East for 397.69 feet to the northeast corner of Pod F and southeast corner of Pod E;

THEN leaving said point proceed along the east line of Pod F also being the west side of Pod D the following courses: South 14 degrees 38 minutes 54 seconds East for 131.12 feet to a point; THEN South 24 degrees 25 minutes 56 seconds East for 504.03 feet to a point; THEN crossing from Land Lot 514 into Land Lot 567 South 26 degrees 23 minutes 57 seconds East for 202.99 feet to a point; THEN South 12 degrees 44 minutes 31 seconds East for 89.01 feet to the southwest corner of Pod D;

THEN continue along the east side of Pod F and the west side of Pod C South 12 degrees 44 minutes 31 seconds East for 89.77 feet to a point; THEN South 01 degrees 40 minutes 14 seconds East

for 105.19 feet to a point; THEN South 10 degrees 49 minutes 34 seconds West for 111.96 feet to a point; THEN South 20 degrees 05 minutes 30 seconds West for 145.47 feet to a point on the north property line of Abney;

THEN proceed along the following calls along the common boundary with Abney: North 85 degrees 58 minutes 59 seconds West for 82.02 feet to a point; THEN North 87 degrees 12 minutes 42 seconds West for 21.64 feet to a point; THEN North 89 degrees 54 minutes 36 seconds West for 101.59 feet to a point; THEN North 89 degrees 42 minutes 37 seconds West for 208.01 feet to a point; THEN South 88 degrees 39 minutes 44 seconds West for 57.21 feet to a point; THEN South 89 degrees 52 minutes 20 second West for 181.56 feet to a point; THEN South 88 degrees 31 minutes 49 seconds West for 99.04 feet to a point; THEN North 88 degrees 54 minutes 20 seconds West for 52.03 feet to a point; THEN North 88 degrees 28 minutes 57 seconds West for 43.22 feet to a point; THEN South 89 degrees 16 minutes 06 seconds West for 53.07 feet to a point; THEN North 78 degrees 51 minutes 42 seconds West for 170.52 feet to a point on the easterly right of way of Cole Lake Road;

THEN proceed along the following calls along said right of way: North 19 degrees 50 minutes 35 seconds East for 166.51 feet to a point; THEN 378.10 feet along the arc of a curve to the left, said curve having a radius of 970.00 feet with a chord bearing North 08 degrees 40 minutes 34 seconds East for Page 1 of 2

375.71 feet to a point; THEN continuing along said right of way North 02 degrees 29 minutes 27 seconds West for 120.74 feet to the north line of Land Lot 567 and the Point of BEGINNING.

Said tract of land being described above contains 27.626 acres of land more or less along with all improvements and is subject to all valid encumbrances.

AND

All the tract of land lying in or being in Land Lot 514, 2nd District, 3rd Section, Paulding County, Georgia, and being more particularly described as follows:

BEGINNING at the intersection of the south line of Land Lot 514 also being the north line of Land Lot 567 with the east right of way of Cole Lake Road (60 foot width) THEN leaving said right of way ; North 89 degrees 20 minutes 45 seconds West for 53.28 feet to the northwest corner of Land Lot 567, said point also being the southwest corner of Land Lot 514; ; THEN along the west line of Land Lot 514 North 00 degree 34 minutes 32 seconds East for 466.95 feet to a point on the westerly side of Cole Lake Road;

THEN proceed along the following calls along said right of way: South 08 degrees 59 minutes 12 seconds East for 93.07 feet to a point; THEN 312.44 feet along the arc of a curve to the right, said curve having a radius of 2755.77 feet and a chord bearing South 05 degrees 44 minutes 19 seconds East for 312.27 feet to a point; THEN South 02 degrees 29 minutes 27 seconds East for 64.97 feet to the POINT OF BEGINNING.

Said tract of land being described above contains 0.347 acre of land more or less along with all improvements and is subject to all valid encumbrances.

Legal Description

All those tracts of land lying in or being in Land Lots 494, 495, 514, 515, 566, and 567, 2nd District, 3rd Section, Paulding County, Georgia, and being more particularly described as follows:

Tract 1:

COMMENCING at the corner of Land Lots 566, 567, 586, and 587 and running along the west line of Land Lot 566 North 00 degrees 26 minutes 40 seconds West for 608.64 feet to a point; THEN leaving said Land Lot North 87 degrees 04 minutes 18 seconds West for 91.53 feet to a point; THEN North 81 degrees 18 minutes 52 seconds West for 85.88 feet to a point; THEN North 88 degrees 36 minutes 32 seconds West for 20.34 feet to a point; THEN North 85 degrees 58 minutes 59 seconds West for 94.87 feet to the POINT OF BEGINNING;

THEN continue North 85 degrees 58 minutes 59 seconds West for 82.02 feet to a point; THEN North 87 degrees 12 minutes 42 seconds West for 21.64 feet to a point; THEN South 89 degrees 54 minutes 36 seconds West for 101.59 feet to a point; THEN North 89 degrees 42 minutes 37 seconds West for 208.01 feet to a point; THEN South 88 degrees 39 minutes 44 seconds West for 57.21 feet to a point; THEN South 89 degrees 52 minutes 20 seconds West for 181.56 feet to a point; THEN South 88 degrees 31 minutes 49 seconds West for 99.04 feet to a point; THEN North 88 degrees 54 minutes 20 seconds West for 52.03 feet to a point; THEN North 88 degrees 28 minutes 57 seconds West for 43.22 feet to a point; THEN South 89 degrees 16 minutes 06 seconds West for 53.07 feet to a point; THEN North 78 degrees 51 minutes 42 seconds West for 170.52 feet to the southeasterly right of way of Cole Lake Road (60 foot width); then continuing along the road right of way North 19 degrees 50 minutes 35 seconds East for 166.51 feet to a point; THEN continuing along the arc of a curve turning to the left with an arc length of 378.10 feet, a radius of 970.00 feet, and a chord of North 08 degrees 40 minutes 34 seconds East for 375.71 feet to a point; THEN North 02 degrees 29 minutes 27 seconds West for 189.00 feet to a point; THEN continuing along the arc of a curve turning to the left with an arc length of 319.24 feet, a radius of 2815.95 feet, and a chord of North 05 degrees 44 minutes 19 seconds West for 319.07 feet to a point; THEN North 08 degrees 59 minutes 12 seconds West for 281.58 feet to a point; THEN continuing along the arc of a curve turning to the right with an arc length of 276.50 feet, a radius of 588.16 feet, a chord of North 04 degrees 28 minutes 52 seconds East for 273.96 feet to a point; THEN North 17 degrees 56 minutes 56 seconds East for 130.91 feet to a point; THEN continuing along the arc of a curve turning to the right with an arc length of 220.28 feet, a radius of 605.51 feet, and a bearing of North 28 degrees 22 minutes 14 seconds East for 219.07 to a point; THEN continuing along the curve turning to the left with an arc length of 117.34 feet, a radius of 2352.14 feet, and a chord of North 37 degrees 21 minutes 48 seconds East for 117.33 feet to a point; THEN leaving said right of way South 87 degrees 41 minutes 16 seconds East for 935.45 feet to a point; THEN South 88 degrees 56 minutes 41 seconds East for 191.87 feet to the corner of Land Lots 494, 495, 514, and 515; THEN continuing along the west line of Land Lot 494 North 00 degrees 36 minutes 11 seconds East for 890.65 feet to a point; North 00 degrees 36 minutes 11 seconds East for 474.94 to a point at the corner of Land Lots 442, 443, 494, and 495; THEN continuing along the north line of Land Lot 494 South 87 degrees 19 minutes 32 seconds East for 1255.27 feet to a point at the corner of Land Lots 443, 444, 493, and 494; THEN continuing along the east line of Land Lots 494, 515, and 566 South 00 degrees 00 minutes 53 seconds West 2721.01 feet to a point; THEN leaving the east line of Land Lot 566 South 75 degrees 15 minutes 23 seconds West for 126.86 feet to a point; THEN South 58 degrees 02 minutes 28 seconds West for

349.35 feet to a point; THEN South 76 degrees 16 minutes 40 seconds West for 236.39 feet to a point; THEN North 76 degrees 46 minutes 20 seconds West for 172.12 feet to a point; THEN North 86 degrees 08 minutes 58 seconds West for 69.58 feet to a point; THEN South 53 degrees 56 minutes 03 seconds West for 218.85 feet to a point; THEN North 65 degrees 25 minutes 20 seconds West for 94.69 feet to a point; THEN North 25 degrees 37 minutes 13 seconds West for 199.15 feet to a point; THEN North 60 degrees 55 minutes 05 seconds West for 135.97 feet to a point; THEN South 70 degrees 57 minutes 05 seconds West for 203.18 feet to a point;

THEN proceed along the following courses along the common line between Pod "F" to the west and Pod "C" to the east: South 12 degrees 44 minutes 31 seconds East for 89.77 feet; THEN South 01 degree 40 minutes 14 seconds East for 105.19 feet to a point; THEN South 10 degrees 49 minutes 34 seconds West for 111.96 feet to a point; THEN South 20 degrees 05 minutes 30 seconds West for 145.47 feet to the southeasterly corner of Pod "F" and the POINT OF BEGINNING.

Said tract of land being described above having an area of 6,235,496 Square Feet or 143.147 Acres.

Tract 2:

BEGINNING at the corner of Land Lots 513, 514, 518, and 567 and continuing along the west line of Land Lot 514 North 00 degrees 34 minutes 32 seconds East for 466.95 feet to a point at the intersection of the southwesterly right of way of Cole Lake Road (60 foot width) and the west line of Land Lot 514; THEN leaving said land lot line and continuing along said road right of way South 08 degrees 59 minutes 12 seconds East for 93.07 feet to a point; THEN continuing along the arc of a curve turning to the right with an arc length of 312.45 feet, a radius of 2755.77 feet, and a chord bearing of South 05 degrees 44 minutes 19 seconds East for 312.27 feet to a point; THEN South 02 degrees 29 minutes 27 seconds East for 64.97 feet to a point at the intersection of the westerly right of way of Cole Lake Road and the south line of Land Lot 514; THEN leaving said road right of way and continuing along the land lot line North 89 degrees 20 minutes 45 seconds West for 53.28 feet to the Point of BEGINNING.

Said tract of land being described above having an area of 15,101 Square Feet or 0.347 Acre.

Tract 3:

BEGINNING at the corner of Land Lots 495, 496, 513, and 514 and continuing along the north line of Land Lot 514 South 87 degrees 39 minutes 00 seconds East for 185.68 feet to a point at the intersection of the northwesterly right of way of Cole Lake Road (60 foot width) and the north line of Land Lot 514; THEN leaving said land lot line and continuing along said road right of way along the arc of a curve turning to the right with an arc length of 74.03 feet, a radius of 2292.14 feet, and a chord of South 37 degrees 52 minutes 02 seconds West for 74.02 feet to a point; THEN continuing along the arc of a curve turning to the left with an arc length of 242.11 feet, a radius of 665.51 feet, and a chord bearing of South 28 degrees 22 minutes 14 seconds West for 240.78 feet to a point; THEN South 17 degrees 56 minutes 56 seconds West for 95.11 feet to a point at the corner of the northwest right of way of Cole Lake Road and the west line of Land Lot 514; THEN leaving said road right of way and continuing along said Land Lot Line North 00 degrees 33 minutes 52 seconds East for 368.40 feet to the Point of BEGINNING.

Said tract of land being described above having an area of 27,696 Square Feet or 0.636 Acre.

Tract 4:

BEGINNING at the corner of Land Lots 442, 443, 494, and 495 and continuing along the east line of Land Lot 495 South 00 degrees 36 minutes 11 seconds West for 474.94 feet to a point; THEN leaving said Land Lot Line North 74 degrees 35 minutes 36 seconds West for 863.13 feet to a point on the southeasterly right of way of Cole Lake Road (60-foot width); THEN continuing along said right of way North 22 degrees 11 minutes 07 seconds East for 33.07 feet to a point; THEN continuing along the arc of a curve turning to the right with an arc length of 221.19 feet, a radius of 1000.00 feet, and a chord bearing of North 30 degrees 42 minutes 13 seconds East for 220.74 feet to a point; THEN North 45 degrees 57 minutes 05 seconds East for 56.12 feet to a point; THEN leaving said right of way South 88 degrees 49 minutes 14 seconds East for 671.72 feet to the Point of BEGINNING.

Said tract of land being described above having an area of 289,868 Square Feet or 6.654 Acres.



The Arbors at Silver Trail

Traffic Impact Study

Prepared for:

GeoSam Capital US (Georgia), LLC

Prepared by:

KCI Technologies Inc.

2160 Satellite Boulevard, Suite 130

Duluth, GA 30097

www.kci.com

678.990.6200

April 2022

KCI Project # 242202113

**RISE TO THE
CHALLENGE**



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**RISE TO THE
CHALLENGE**

Executive Summary

The purpose of this study is to evaluate the potential traffic impacts of *The Arbors at Silver Trail* proposed development Pods D, E & F. The site is in Paulding County but will be annexed into the City of Dallas upon rezoning. The development is located along the east side of Cole Lake Road. Based on the concept, the development will include a total of 295 detached single-family homes. The concept plan (see Appendix B) for the development illustrates the conditions in the study area, including the proposed development Pods D, E, & F and the proposed driveway locations. Each Pod is planned to have one driveway and all driveways are located along Cole Lake Road.

For the purposes of the traffic study, the analysis included the expected completion (build-out) of the development by year 2026. This study performed an analysis of existing traffic conditions and future traffic conditions. The future conditions analysis was performed for the year 2026 No-Build Conditions and the year 2026 Build Conditions (with the Arbors at Silver Trail development, Pods D, E, & F).

The traffic impact study network consisted of two intersections and a total of three driveways. The study intersections were Cole Lake Road at Monroe Cole Road (proposed Driveway #1), Cole Lake Road at Happy Valley Church Road / China Ridge, Cole Lake Road at Driveway #2, and Cole Lake Road at Driveway #3.

Capacity Results

The results of the traffic analysis indicates both study intersections are currently operating at acceptable levels of service (LOS A) and are expected to continue to operate acceptably in the future No-Build and Build Conditions (LOS A or B). The average vehicle delay is expected to be low at the study intersections due to the low peak hour traffic volume along Cole Lake Road.

Proposed Project Driveways

Access to each Pod is proposed via one driveway. Based on estimated traffic volumes and the capacity analysis in the year 2026 Build year conditions, the following intersection geometry recommendations are provided:

- Cole Lake Road at Monroe Cole Road / Driveway #1 (Pod D)
 - Construct driveway with one entry lane and one exit lane; with side-street stop-control
 - Provide a northbound right-turn deceleration lane
 - Provide a southbound left-turn lane
 - *Note: Paulding County is expected to require the installation of a northbound left-turn lane along Cole Lake Road (since this is opposite the southbound left-turn lane).*
- Cole Lake Road at Driveway #2 (Pod E)
 - Construct driveway with one entry lane and one exit lane; with side-street stop-control
- Cole Lake Road at Driveway #3 (Pod F)
 - Construct driveway with one entry lane and one exit lane; with side-street stop-control

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- Figure 3 – Existing Traffic Conditions
- Figure 4 – Project Trip Distribution
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B: Concept Plan

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E: Intersection Volume Development

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1. Existing Conditions

1.1 Site Conditions

The proposed development is located on undeveloped property. **Figure 1** provides a general location map. **Figure 2** is an aerial that shows the site locations (Pods D, E, & F) and the proposed site driveways (Figures included in Appendix A). Access to the property is proposed to be provided at one location per Pod (The concept plan is included in Appendix B). Nearby land uses are residential homes.

1.2 Roadway Conditions

Cole Lake Road is a two-lane roadway with left-turn lanes at newer neighborhoods and with a posted 35 mph posted speed limit. Narrow and soft shoulders is a consistent characteristic for the roadway, with some rollback curb & gutter at access points for newer neighborhoods. Notable horizontal and vertical curvature is common throughout its entire length. Cole Lake Road is north-south oriented roadway. GDOT classifies Cole Lake Road as a local roadway. It's a residential roadway between SR 120 / Buchanan Street, to the north, and SR 120 Connector / Scoggins Road, to the south. Cole Lake Road is designated as Georgia Bike Route 145 from SR 120 Connector to Happy Valley Church Road.

Monroe Cole Road is a two-lane roadway, with a 25 mph posted speed limit. Monroe Cole Road is an east-west oriented roadway. GDOT classifies Monroe Cole Road as a local roadway. The roadway has mostly grassed shoulders on both sides, with curb & gutter spread scarcely throughout its length.

Happy Valley Church Road is a two-lane roadway with a 30 mph posted speed limit. Happy Valley Church Road is an east-west oriented roadway. GDOT classifies Happy Valley Church Road as a local roadway. Grassy shoulders as well as curb & gutter can be found throughout its length. The road connects Cole Lake Road to Old Villa Rica Road. Happy Church Road is designated as Georgia Bike Route 145 from Cole Lake Road to Old Villa Rica Road

Both study intersections, Cole Lake Road at Monroe Cole Road and Cole Lake Road at Happy Valley Church Road, are side-street stop-controlled with a single lane per approach. Cole Lake Road is considered the main roadway within the study area, while Monroe Cole Road and Happy Valley Church Road are considered the side-streets.

1.3 Traffic Volumes

Traffic counts were collected on Tuesday, March 22, 2022, for use in the traffic analysis. Paulding County public schools were in session. The traffic data collected included intersection turning movement counts at the following locations during the 7-9AM and 4-6PM peak periods.

1. Cole Lake Road at Monroe Cole Road
2. Cole Lake Road at Happy Valley Church Road

Historical traffic volume data available from the GDOT TADA source were utilized to inform the annual growth factor. The four locations are indicated in Appendix D. The four locations are:

- GDOT Count Station #223-0218 located on SR 120, north of McMichen Road.
- GDOT Count Station #223-0110 located on US 278, east of Old Villa Rica Road.
- GDOT Count Station #223-0138 located on SR 61, south of Mustang Drive.
- GDOT Count Station #223-0234 located on SR 120 Connector, west of Cole Lake Road.

1.4 Crash Review

Crash history was not reviewed for the purposes of this study.

2. Future Conditions

2.1 Future No-Build Traffic Volumes

Future No-Build traffic volumes were developed by reviewing the historical traffic volumes roadways within the vicinity of the project and historic population growth in the county. Four nearby GDOT count stations were evaluated to determine a growth rate. The annual historic compound growth rate at the GDOT count stations averaged to 4.0% per year. Paulding County's population growth rate was most recently reported as 0.3% per year in 2020. The Governor's Office of Planning and Budget developed population projections which indicates an estimated growth of 2.2% per year by 2026 in Paulding County.

Considering this data, a 2.6% per year growth rate to account for background traffic volume growth was used in the traffic study. For the purposes of this study the proposed development is expected to be completed and opened by 2026. A 2.6% per year growth rate was applied to the 2022 existing volumes to calculate year 2026 No-Build traffic volumes. The 2026 No-Build traffic volumes are indicated in the Intersection Volume Development tables included in the Appendix E.

2.2 Future Roadway Conditions

A review of Georgia DOT and Paulding County planned and programmed transportation projects was performed. No planned roadway projects were located near the development site.

3. Proposed Development Traffic

Project traffic was calculated for the proposed development. Project traffic is defined as the vehicular trips expected to be generated by the development and distributed over the roadway network.

3.1 Trip Generation

The project driveway volumes were calculated based on the Institute of Transportation Engineers’ (ITE) Trip Generation Manual, Eleventh Edition. The development proposes a total of 295 detached single-family homes. The most applicable ITE land use (LU) codes is LU 210 (Single-Family Detached). Due to the development type, pass-by reductions and internal capture reductions were not included for the traffic analysis. **Table 1** below summarizes the trips expected daily, during the AM peak hour and during the PM peak hour for the development.

Table 1: Proposed Site Trip Generation								
Land Use (ITE Code)	Units	Daily Trips	AM Peak Hour			PM Peak Hour		
		Two-Way Total	Enter	Exit	Total	Enter	Exit	Total
Single-Family Detached (210)	295	2,730	52	147	199	173	102	275

3.2 Trip Distribution and Assignment

The total units were split between Pods D, E, & F per the concept plan; Pod D: 247 homes, Pod E: 13 homes, Pod F: 35 homes. An overall trip distribution and assignment of project trips was based on existing traffic patterns and a review of land uses and the street network in the area. This information was used to apply the project traffic volumes at the study intersections and development driveways.

The directional distribution for the proposed development is estimated to be:

- Residential use:
 - 25% to/from the south along Cole Lake Road
 - 50% to/from the north along Cole Lake Road
 - 10% to/from the west along Monroe Cole Road
 - 15% to/from the east along Happy Valley Church Road

Figure 4 (in Appendix A) illustrates the residential trip distribution in the study area.

3.3 Future Build Traffic Volumes

The 2026 future Build traffic volumes were calculated by adding the proposed development (The Arbors at Silver Trail, Pods D, E, & F) traffic volumes to the projected year 2026 No-Build traffic volumes. **Figure 5** (in Appendix A) illustrates the year 2026 Build traffic volumes.

4. Capacity Analysis

Capacity analysis was performed at the study intersections for the weekday AM and PM peak hours. Intersection Level of Service (LOS) was calculated based on the methodologies contained in the Highway Capacity Manual, 6th Edition. The Synchro Studio software, which utilizes the HCM 6th Edition methodology, was utilized to perform the analyses.

Capacity is defined as the maximum number of vehicles that can pass over a particular road segment or through a particular intersection within a specified period under prevailing roadway, traffic, and control conditions. Level of service (LOS) is used to describe the operating characteristics of a road segment or intersection in relation to its capacity. LOS is defined as a qualitative measure that describes operational conditions and motorist's perceptions. The Highway Capacity Manual defines six levels of service, LOS A through LOS F. Level of service A indicates excellent operations with little delay to motorists, while level of service F indicates extremely long delay.

Level of service for unsignalized intersections is calculated for the average control delay incurred for vehicles on the stop control approach, compared to the average control delay per vehicle for all approaches at a signalized intersection. Control delay for vehicles include initial deceleration delay, queue move-up time, stopped delay, and final acceleration delay. **Table 2** below indicates the relationship between delay and LOS for signalized and unsignalized intersections, respectively. Level-of-service "E" is typically considered to be the limit of acceptable delay.

Several factors affect the controlled delay for unsignalized intersections, including the availability of gaps in the cross-street traffic, and acceptable gap time to make the movement from the stop position. For stop-control intersections, LOS E and F exist when there are insufficient gaps in traffic, resulting in long delays. Low level of service for stop-control approaches are not uncommon at major cross-streets.

Table 2: Level of Service Criteria		
Level of Service	Average Control Delay Per Vehicle (sec)	
	Signalized Intersection	Unsignalized Intersection
A	≤10	≤10
B	>10 and ≤20	>10 and ≤15
C	>20 and ≤35	>15 and ≤25
D	>35 and ≤55	>25 and ≤35
E	>55 and ≤80	>35 and ≤50
F	>80	>50

4.1 Existing Conditions Capacity Analysis

Capacity analysis was performed for the year 2022 traffic volumes and the existing roadway conditions. The existing traffic conditions are illustrated in **Figure 3**. **Table 3** summarizes the results of the capacity analysis.

Table 3: Existing Year (2022) Level of Service				
Intersection	Intersection Control	Approach	AM Peak Hour LOS (Delay*)	PM Peak Hour LOS (Delay*)
Cole Lake Road at Monroe Cole Road	Stop-Control	EB	A (9)	A (9)
Cole Lake Road at Happy Valley Church Road / China Ridge	Stop-Control	EB	A (9)	A (10)
		WB	A (9)	A (9)

*Average vehicle delay in seconds

Both study intersections are currently operating at an acceptable level of service during both the AM and PM peak hours.

4.2 Future No-Build Conditions Capacity Analysis

Capacity analysis was performed for the year 2026 Future Conditions and includes the No-Build traffic and the existing roadway conditions. **Table 4** summarizes the results of the capacity analysis for the Future No-Build Conditions.

Table 4: Future Year (2026) No-Build Level of Service				
Intersection	Intersection Control	Approach	AM Peak Hour LOS (Delay*)	PM Peak Hour LOS (Delay*)
Cole Lake Road at Monroe Cole Road	Stop-Control	EB	A (9)	A (9)
Cole Lake Road at Happy Valley Church Road / China Ridge	Stop-Control	EB	A (9)	A (10)
		WB	A (9)	A (9)

*Average vehicle delay in seconds

By the 2026 Future No-Build Conditions, both intersections are expected to continue operating acceptably, similarly to the Existing Conditions.

4.3 Future Build Conditions Capacity Analysis

Capacity analysis was performed for the year 2026 Future Conditions and includes the No-Build traffic volumes plus the Arbors at Silver Trail Pods D, E, & F development volumes. Driveway #1 is for Pod D, Driveway #2 is for Pod E, and Driveway #3 is for Pod F. The Build traffic conditions and volumes are illustrated in **Figure 5**. **Table 5** summarizes the results of the capacity analysis.

Table 5: Future Year (2026) Build Level of Service				
Intersection	Intersection Control	Approach	AM Peak Hour LOS (Delay*)	PM Peak Hour LOS (Delay*)
Cole Lake Road at Monroe Cole Road / Driveway #1	Stop-Control	EB	B (11)	B (12)
		WB	A (10)	B (11)
Cole Lake Road at Happy Valley Church Road / China Ridge	Stop-Control	EB	B (11)	B (11)
		WB	B (11)	B (11)
Cole Lake Road at Driveway #2	Stop-Control	WB	A (9)	A (9)
Cole Lake Road at Driveway #3	Stop-Control	WB	A (9)	A (9)

*Average vehicle delay in seconds

By the 2026 Future Build Conditions, the study intersections and site driveways are expected to operate at acceptable levels of service during the AM and PM Peak hours; LOS A and LOS B. The average vehicle delay is expected to be low at the study intersections due to the low peak hour traffic volume along Cole Lake Road.

4.4 Turn Lane Analysis at Site Driveways

Paulding County follows Georgia DOT guidelines regarding turn lanes into developments. The Georgia DOT Driveway and Encroachment Control Manual was reviewed for the proposed driveways along Cole Lake. The GDOT driveway manual, Section 4I, Auxiliary Turn Lanes, provides minimum volumes requiring right-turn or left-turn deceleration lanes. The year 2026 Build traffic volumes were compared to the Georgia DOT driveway requirements for right-turn and left-turn deceleration lanes. A total of less than 300 vehicles were counted along Cole Lake Road south of Monroe Cole Road during the 4 hours of traffic data collection. Based on the low peak hour traffic volume, total daily traffic was assumed to be less than 6,000 vehicle trips.

Right-Turn Deceleration Lane Criteria

Based on the 35 mph speed limit, two-lane roadway, and less than 6,000 ADT (Average Daily Traffic) on Cole Lake Road, Table 4-6 indicates a dedicated right-turn lane is required if there are at least 200 vehicles turning right into the site within a day. The estimated daily northbound right-turn volume entering each Pod is the following:

- Pod D: 1365 daily entering trips x 21% distribution = 289 daily right-turning trips
- Pod E: 1365 daily entering trips x 1% distribution = 14 daily right-turning trips
- Pod F: 1365 daily entering trips x 3% distribution = 41 daily right-turning trips

Based on the expected trip distribution and assignment, only Pod D right-turning volume meets the GDOT criteria to install a right-turn deceleration lane at the proposed driveway.

Left-Turn Lane Criteria

Based on the 35 mph speed limit, two-lane roadway, and less than 6,000 ADT on Cole Lake Road, Table 4-7a indicates a dedicated left-turn lane is required if there are at least 300 vehicles turning left into the site within a day. The estimated daily southbound left-turn volume entering each Pod is the following:

- Pod D: 1365 daily entering trips x 55% distribution = 751 daily left-turning trips
- Pod E: 1365 daily entering trips x 3% distribution = 41 daily left-turning trips
- Pod F: 1365 daily entering trips x 9% distribution = 123 daily left-turning trips

Based on the expected trip distribution and assignment, only Pod D left-turning volume meets the GDOT criteria to install a left-turn lane at the proposed driveway.

Right-Hand Passing Lane Criteria

Based on the 35 mph speed limit, two-lane roadway, and less than 4,000 ADT on Cole Lake Road, Table 4-7b indicates a right-hand passing lane may be required if there are at least 200 vehicles turning left into the site within a day. Based on the left-turn lane criteria analysis, neither Pod E nor F meet the required threshold.

5. Recommendations

Recommendations for access for the proposed Pods D, E, & F at the development are based on existing conditions, the proposed development use, and expected traffic volumes. The appropriate traffic control was analyzed. Recommendations included reviewing City of Dallas Code of Ordinances and Paulding County requirements, knowledge of general transportation standards, and engineering judgment.

Access to each pod is proposed via one full-movement driveway. Due to overall low traffic volumes along Cole Lake Road and each intersection, the proposed capacity and lane configuration is expected to be sufficient to accommodate future traffic volumes. The required intersection sight distance will need to be verified at the proposed driveway locations.

5.1 Recommended Driveway Geometry

Access to each Pod is proposed via one driveway. Based on estimated traffic volumes and the capacity analysis in the year 2026 Build year conditions, the following intersection geometry recommendations are provided:

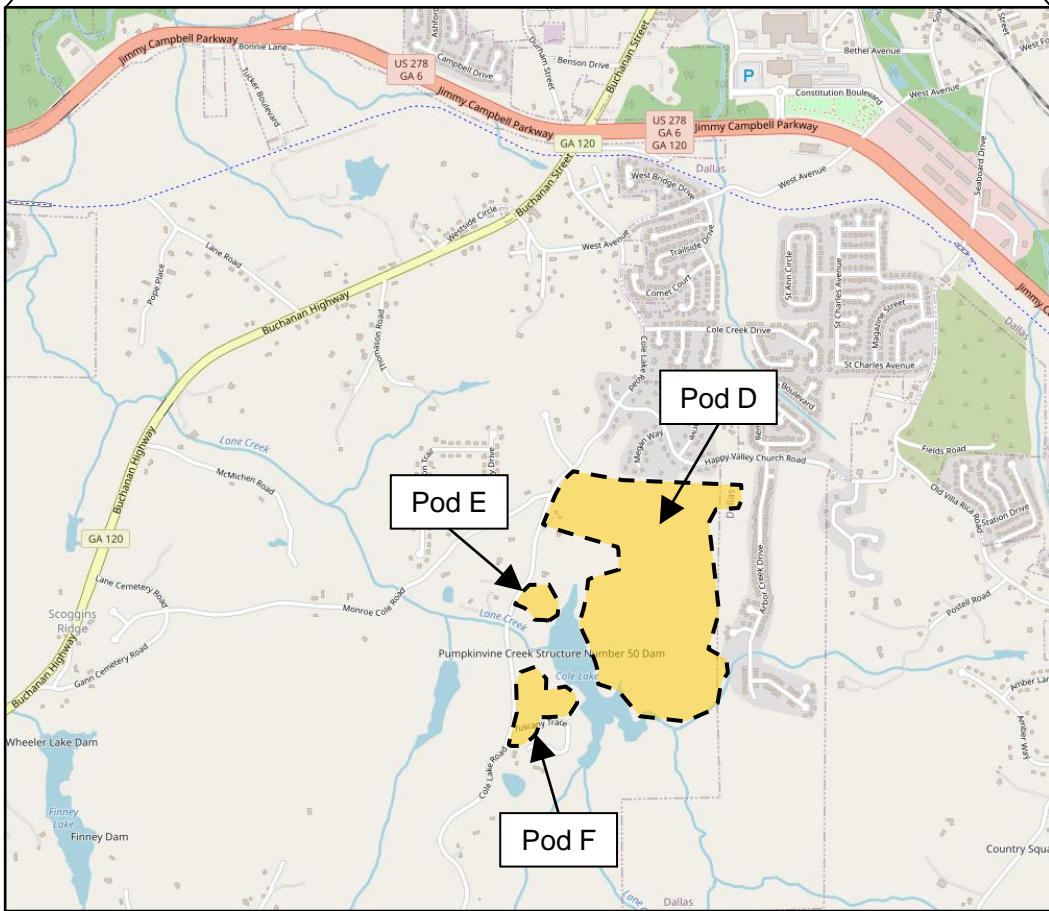
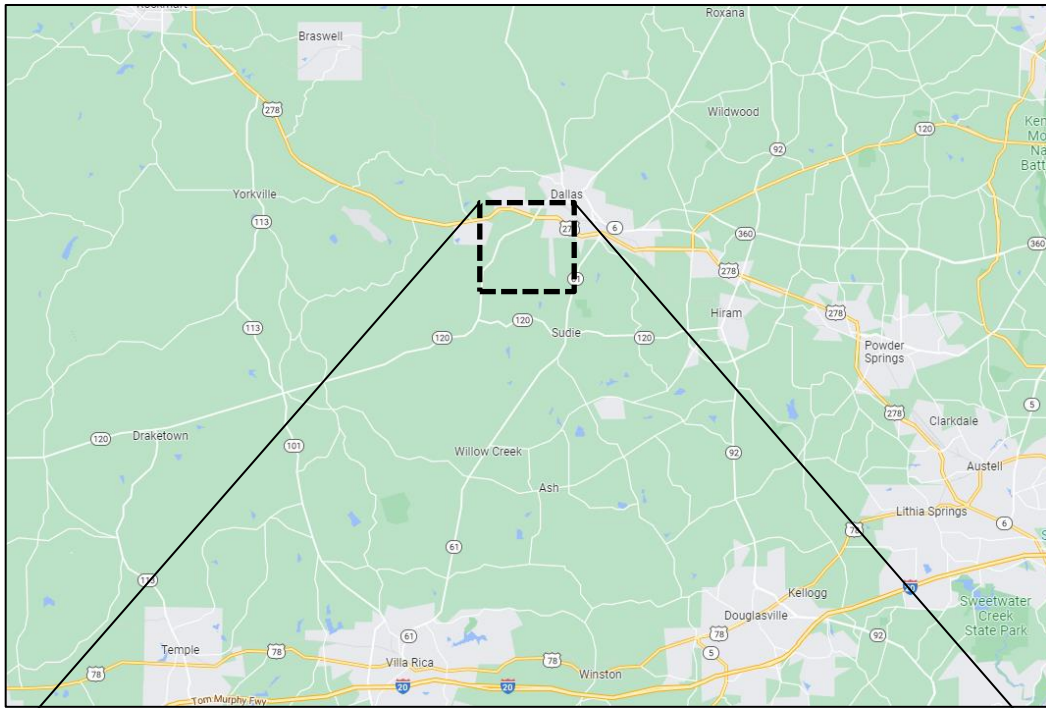
- Cole Lake Road at Monroe Cole Road / Driveway #1 (Pod D)
 - Construct driveway with one entry lane and one exit lane; with side-street stop-control
 - Provide a northbound right-turn deceleration lane
 - Provide a southbound left-turn lane
 - *Note: Paulding County is expected to require the installation of a northbound left-turn lane along Cole Lake Road (since this is opposite the southbound left-turn lane).*
- Cole Lake Road at Driveway #2 (Pod E)
 - Construct driveway with one entry lane and one exit lane; with side-street stop-control
- Cole Lake Road at Driveway #3 (Pod F)
 - Construct driveway with one entry lane and one exit lane; with side-street stop-control

Appendices

- Appendix A
 - Figures
- Appendix B
 - Concept Plan
- Appendix C
 - Traffic Count Data
- Appendix D
 - GDOT Traffic Data
- Appendix E
 - Intersection Volume Development
- Appendix F
 - Capacity Analysis Reports

Appendix A

Figures




Not to Scale

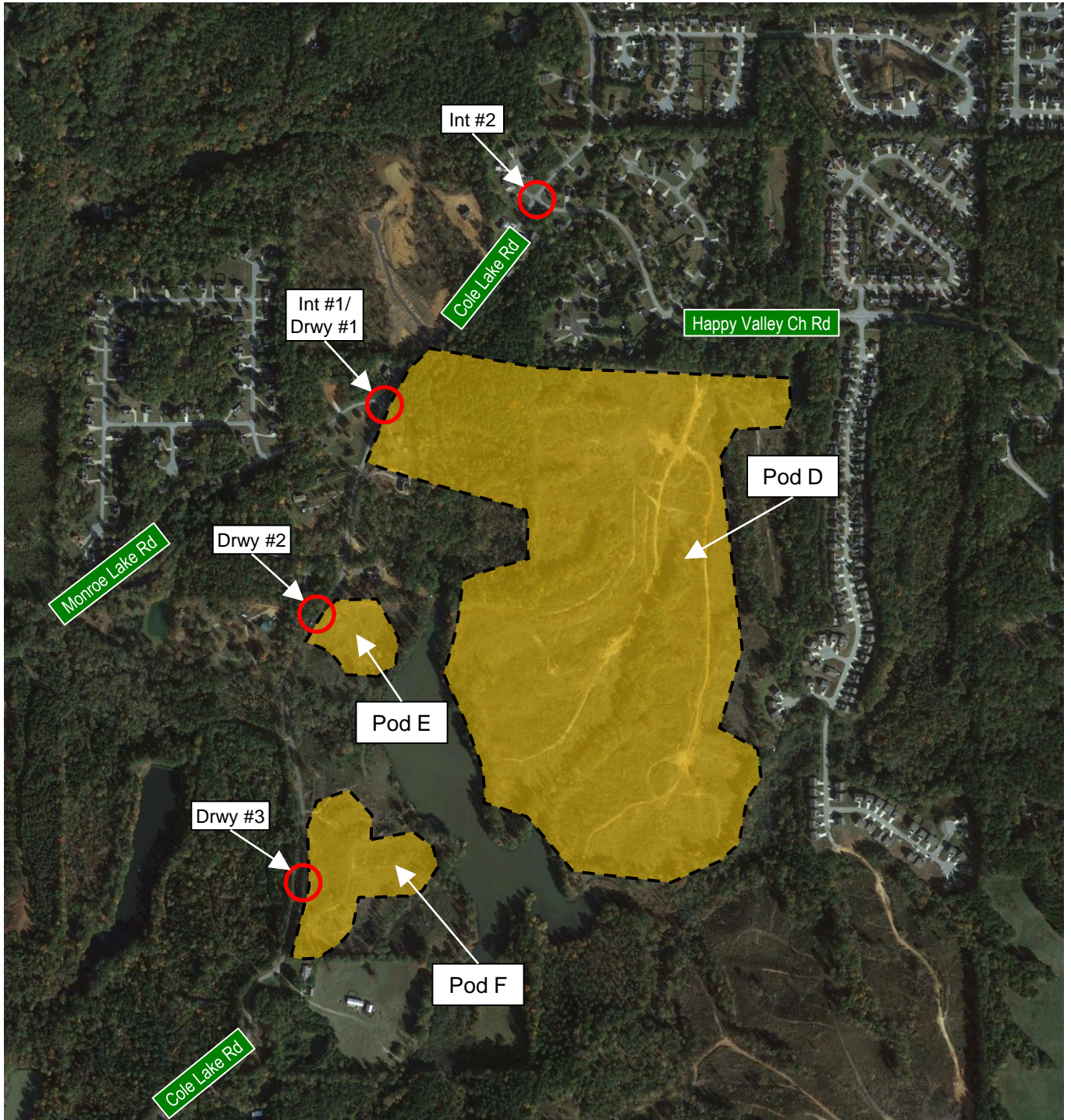


Traffic Impact Study The Arbors at Silver Trail Paulding County, Georgia

Location Map

Legend:

 Study Intersection



Not to Scale



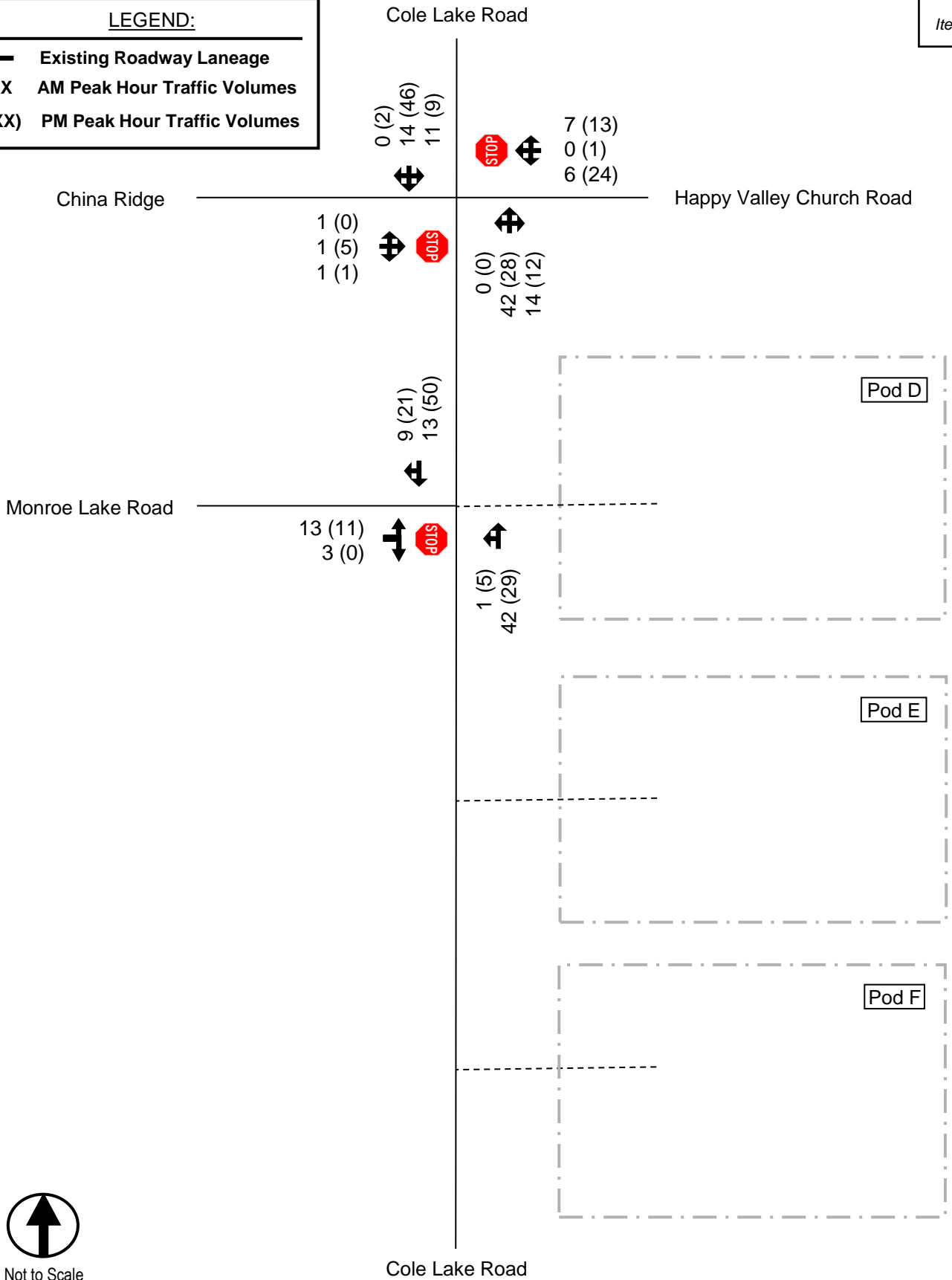
**Traffic Impact Study
The Arbors at Silver Trail
Paulding County, Georgia**

**Aerial &
Access
Locations**

LEGEND:

- ← Existing Roadway Laneage
- XX AM Peak Hour Traffic Volumes
- (XX) PM Peak Hour Traffic Volumes

Item 4.



Not to Scale



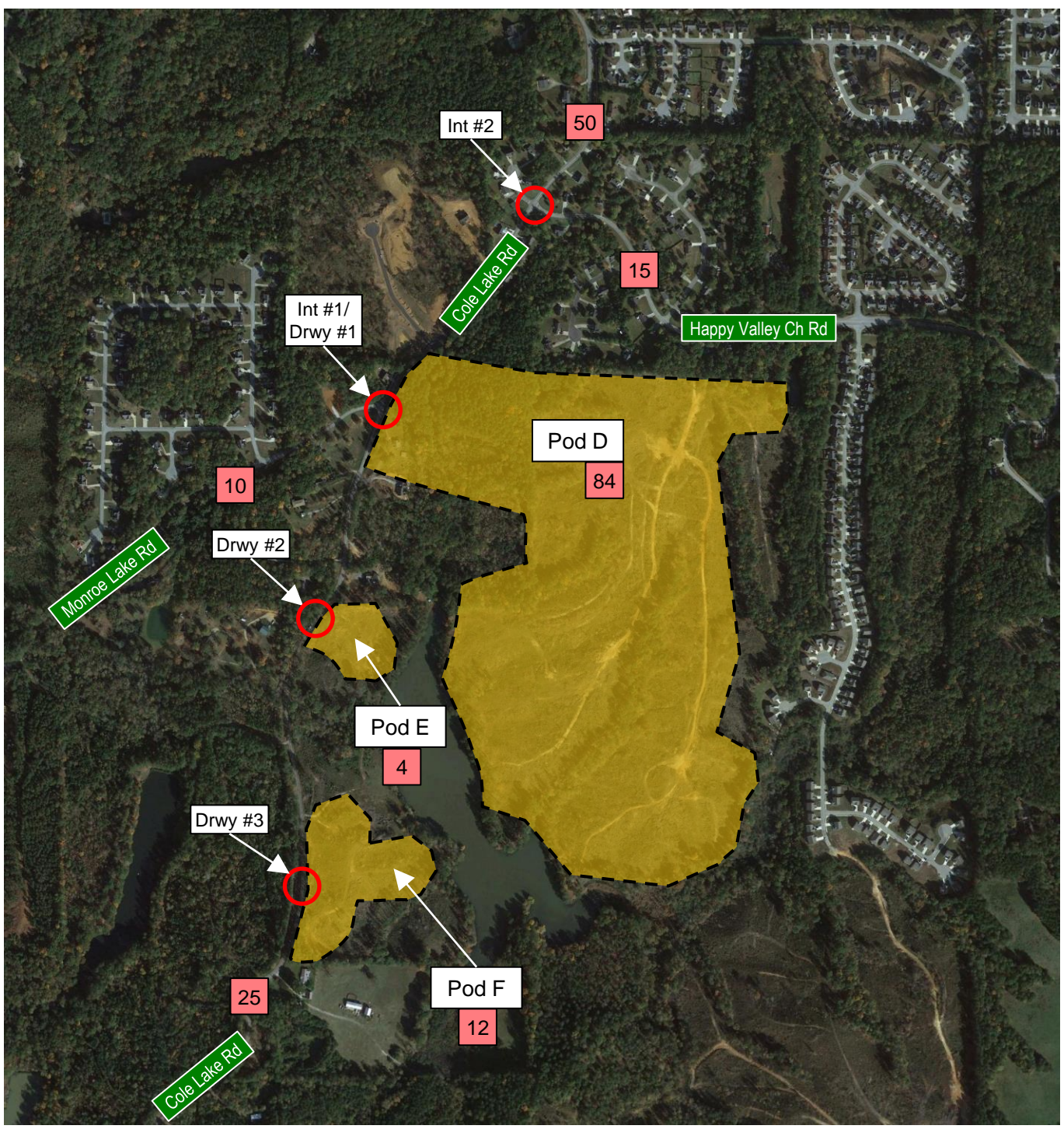
**Traffic Impact Study
The Arbors at Silver Trail
Paulding County, Georgia**

**Existing Traffic
Conditions**

Legend:

Item 4.

100 Residential %





Not to Scale



**Traffic Impact Study
The Arbors at Silver Trail
Paulding County, Georgia**

**Project Trip
Distribution**

LEGEND:

-  Existing Roadway Laneage
-  Proposed Roadway Laneage
- XX** AM Peak Hour Traffic Volumes
- (XX)** PM Peak Hour Traffic Volumes

Cole Lake Road

China Ridge

Happy Valley Church Road

Monroe Lake Road

Pod D

Driveway #1


Pod E

Driveway #2


Pod F

Driveway #3


0 (2)
42 (138)
12 (10)




8 (14)
0 (1)
15 (53)



1 (0)
1 (6)
1 (1)



0 (0)
121 (82)
38 (28)




10 (23)
19 (72)
29 (95)




81 (56)
12 (8)
31 (21)




14 (12)
4 (14)
4 (3)



4 (8)
62 (42)
11 (36)



54 (92)
2 (5)




4 (3)
1 (1)



72 (83)
1 (2)



50 (77)
5 (16)



13 (9)
4 (3)



59 (76)
5 (2)



Cole Lake Road

Note: Paulding County is expected to require the installation of a northbound left-turn lane along Cole Lake Road (since this is opposite the southbound left-turn lane).



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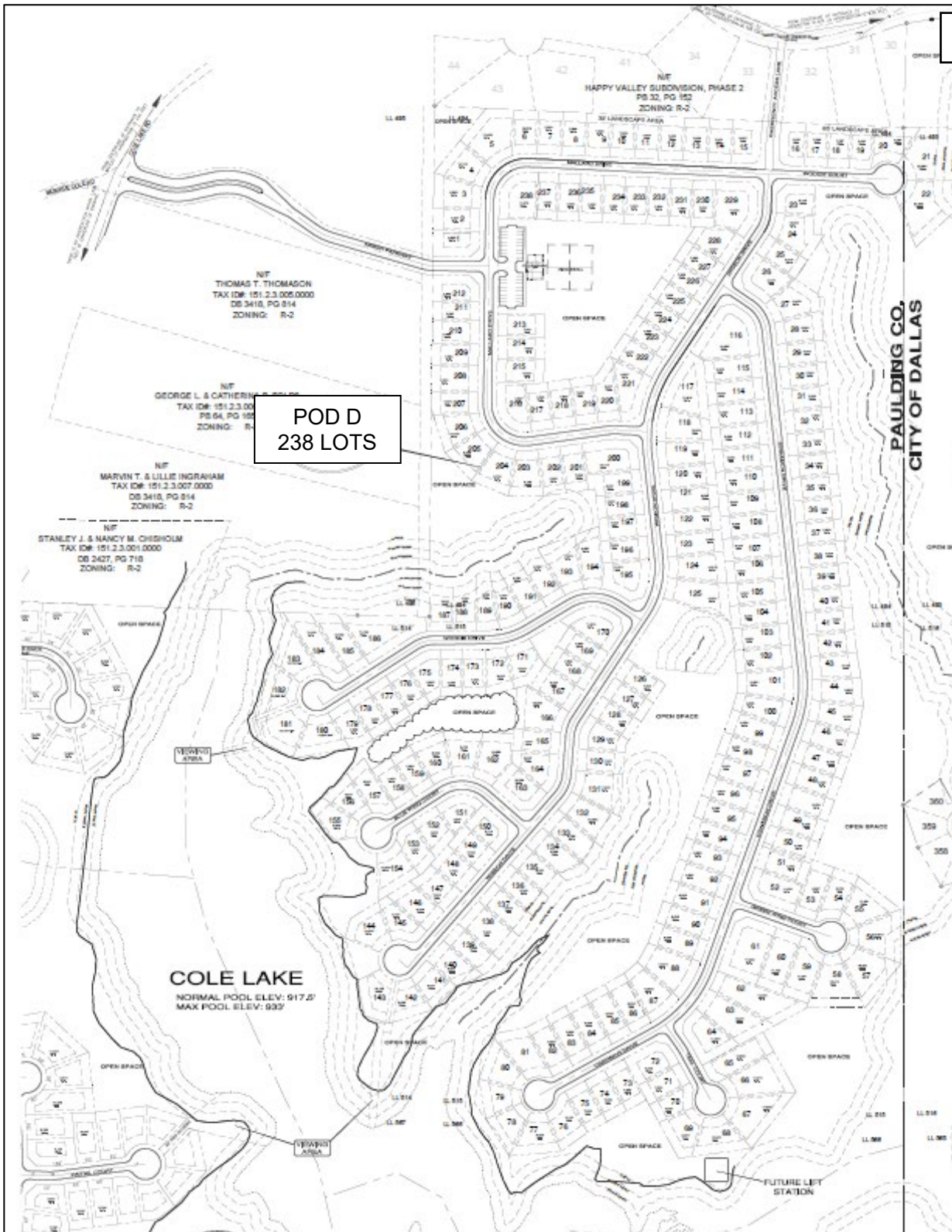


**Traffic Impact Study
The Arbors at Silver Trail
Paulding County, Georgia**

**Future Build
(Year 2026)
Conditions**

Appendix B

Concept Plan



POD D
238 LOTS

COLE LAKE
NORMAL POOL ELEV: 917.0'
MAX POOL ELEV: 932'



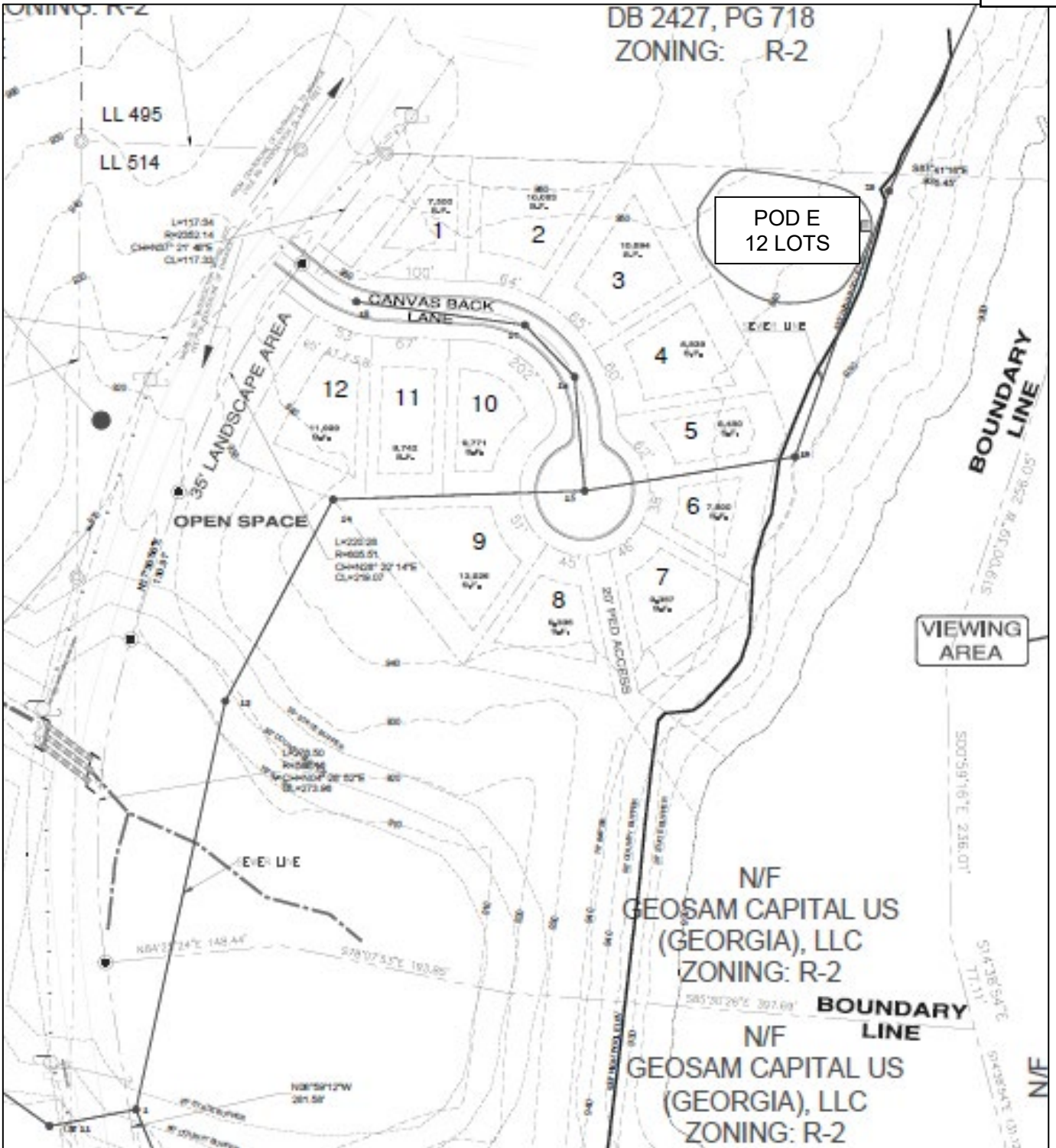
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Traffic Impact Study
The Arbors at Silver Trail
Paulding County, Georgia

Concept
Layout
Pod D

DB 2427, PG 718
ZONING: R-2



POD E
12 LOTS



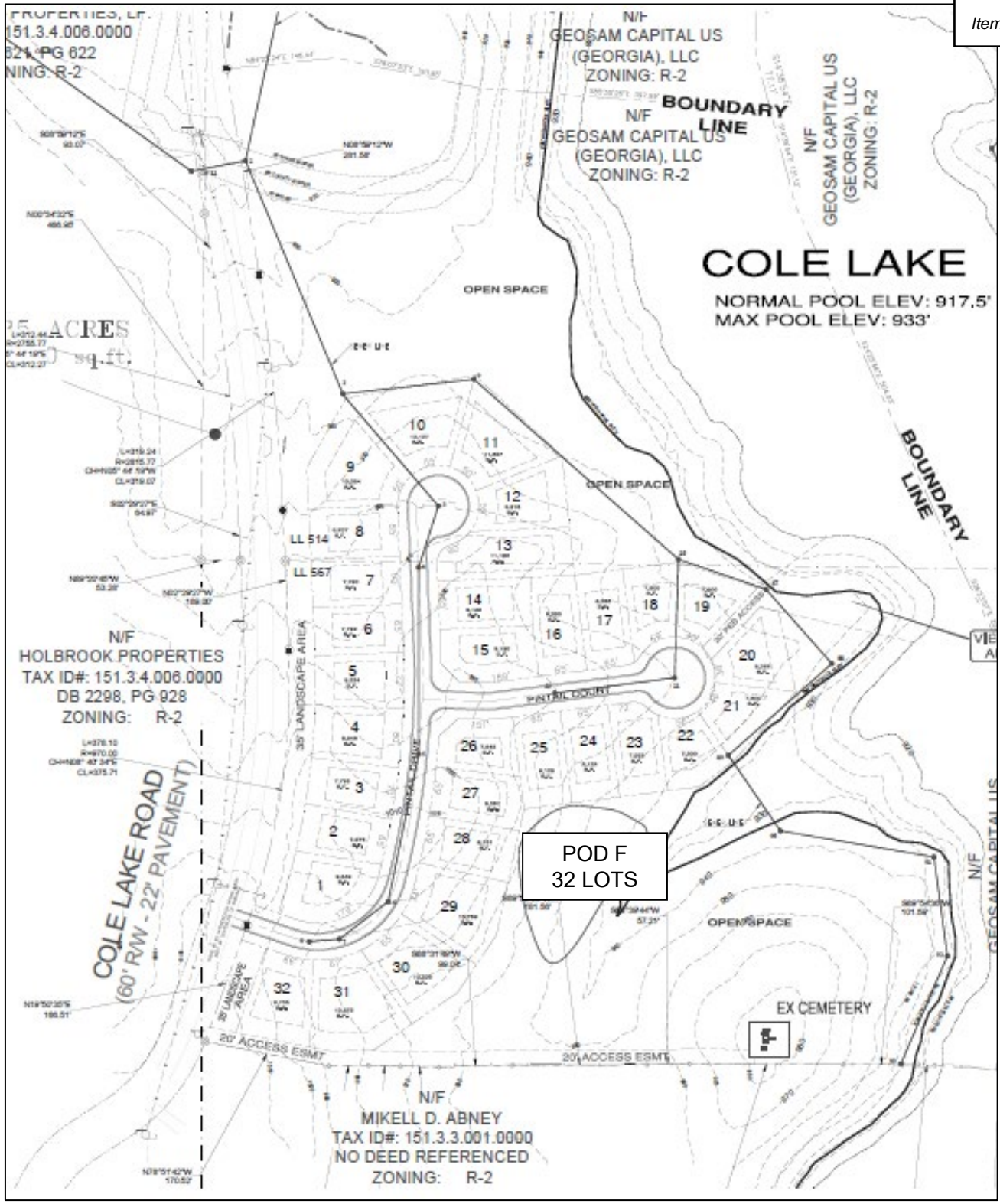
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Traffic Impact Study
The Arbors at Silver Trail
Paulding County, Georgia

Concept
Layout
Pod E

Exhibit



Not to Scale



**Traffic Impact Study
The Arbors at Silver Trail
Paulding County, Georgia**

**Concept
Layout
Pod F**

Exhibit

Appendix C

Traffic Count Data

Project ID: 22-180052-001
 Location: Cole Lake Rd & Monroe Cole Rd
 City: Dallas

Day: Tuesday
 Date: 3/22/2022

Groups Printed - Cars, PU, Vans - Heavy Trucks

Start Time	Cole Lake Rd Northbound					Cole Lake Rd Southbound					Monroe Cole Rd Eastbound					Monroe Cole Rd Westbound					Int. Total					
	Left	Thru	Rgt	Uturn	Peds	App. Total	Left	Thru	Rgt	Uturn	Peds	App. Total	Left	Thru	Rgt	Uturn	Peds	App. Total	Left	Thru		Rgt	Uturn	Peds	App. Total	
7:00 AM	0	12	0	0	0	12	0	7	2	0	0	9	1	0	0	0	0	1	0	0	0	0	0	0	0	22
7:15 AM	0	13	0	0	0	13	0	4	2	0	0	6	7	0	1	0	0	8	0	0	0	0	0	0	0	27
7:30 AM	1	10	0	0	0	11	0	1	4	0	0	5	3	0	1	0	0	4	0	0	0	0	0	0	0	20
7:45 AM	0	7	0	0	0	7	0	1	1	0	0	2	2	0	1	0	0	3	0	0	0	0	0	0	0	12
Total	1	42	0	0	0	43	0	13	9	0	0	22	13	0	3	0	0	16	0	0	0	0	0	0	0	81
8:00 AM	1	7	0	0	0	8	0	1	2	0	0	3	2	0	1	0	0	3	0	0	0	0	0	0	0	14
8:15 AM	0	4	0	1	0	5	0	5	1	0	0	6	1	0	0	0	0	1	0	0	0	0	0	0	0	12
8:30 AM	2	4	0	0	0	6	0	4	1	0	0	5	1	0	0	0	0	1	0	0	0	0	0	0	0	12
8:45 AM	1	3	0	0	0	4	0	3	1	0	0	4	5	0	0	0	0	5	0	0	0	0	0	0	0	13
Total	4	18	0	1	0	23	0	13	5	0	0	18	9	0	1	0	0	10	0	0	0	0	0	0	0	51
BREAK																										
4:00 PM	0	4	0	0	0	4	0	12	2	0	0	14	2	0	0	0	0	2	0	0	0	0	0	0	0	20
4:15 PM	0	8	0	0	0	8	0	9	1	0	0	10	2	0	0	0	0	2	0	0	0	0	0	0	0	20
4:30 PM	0	12	0	0	0	12	0	9	9	0	0	18	2	0	0	0	0	2	0	0	0	0	0	0	0	32
4:45 PM	2	6	0	0	0	8	0	16	2	0	0	18	2	0	0	0	0	2	0	0	0	0	0	0	0	28
Total	2	30	0	0	0	32	0	46	14	0	0	60	8	0	0	0	0	8	0	0	0	0	0	0	0	100
5:00 PM	1	7	0	0	0	8	0	8	4	0	0	12	4	0	0	0	0	4	0	0	0	0	0	0	0	24
5:15 PM	2	4	0	0	0	6	0	17	6	0	0	23	3	0	0	0	0	3	0	0	0	0	0	0	0	32
5:30 PM	0	3	0	0	0	3	0	6	5	0	0	11	1	0	1	0	0	2	0	0	0	0	0	0	0	16
5:45 PM	0	9	0	0	0	9	0	3	3	0	0	6	6	0	1	0	0	7	0	0	0	0	0	0	0	22
Total	3	23	0	0	0	26	0	34	18	0	0	52	14	0	2	0	0	16	0	0	0	0	0	0	0	94
Grand Total	10	113	0	1	0	124	0	106	46	0	0	152	44	0	6	0	0	50	0	0	0	0	0	0	0	326
Apprch %	8.1	91.1	0.0	0.8	0.0		0.0	69.7	30.3	0.0	0.0		88.0	0.0	12.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0		
Total %	3.1	34.7	0.0	0.3	0.0	38.0	0.0	32.5	14.1	0.0	0.0	46.6	13.5	0.0	1.8	0.0	0.0	15.3	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Cars, PU, Vans	10	113	0	1	0	124	0	106	46	0	0	152	44	0	6	0	0	50	0	0	0	0	0	0	0	326
% Cars, PU, Vans	100.0	100.0	0.0	100.0		100.0	0.0	100.0	100.0	0.0	100.0		100.0	0.0	100.0	0.0	100.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	100.0

Project ID: 22-180052-001
 Location: Cole Lake Rd & Monroe Cole Rd
 City: Dallas

PEAK HOURS

Day: Tuesday
 Date: 3/22/2022

AM

Start Time	Cole Lake Rd Northbound					Cole Lake Rd Southbound					Monroe Cole Rd Eastbound					Monroe Cole Rd Westbound					Int. Total					
	Left	Thru	Rgt	Uturn	App. Total	Left	Thru	Rgt	Uturn	App. Total	Left	Thru	Rgt	Uturn	App. Total	Left	Thru	Rgt	Uturn	App. Total						
Peak Hour Analysis from 07:00 AM - 09:00 AM																										
Peak Hour for Entire Intersection Begins at 07:00 AM																										
7:00 AM	0	12	0	0	12	0	7	2	0	9	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0	22
7:15 AM	0	13	0	0	13	0	4	2	0	6	7	0	1	0	8	0	0	0	0	0	0	0	0	0	0	27
7:30 AM	1	10	0	0	11	0	1	4	0	5	3	0	1	0	4	0	0	0	0	0	0	0	0	0	0	20
7:45 AM	0	7	0	0	7	0	1	1	0	2	2	0	1	0	3	0	0	0	0	0	0	0	0	0	0	12
Total Volume	1	42	0	0	43	0	13	9	0	22	13	0	3	0	16	0	0	0	0	0	0	0	0	0	0	81
% App. Total	2.3	97.7	0.0	0.0	100	0.0	59.1	40.9	0.0	100	81.3	0.0	18.8	0.0	100	0.0	0.0	0.0	0.0	0	0.0	0.0	0.0	0.0	0	
PHF	0.827					0.611					0.500					0.750										
Cars, PU, Vans	1	42	0	0	43	0	13	9	0	22	13	0	3	0	16	0	0	0	0	0	0	0	0	0	0	81
% Cars, PU, Vans	100.0	100.0	0.0	0.0	100.0	0.0	100.0	100.0	0.0	100.0	100.0	0.0	100.0	0.0	100.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	100.0

PM

Start Time	Cole Lake Rd Northbound					Cole Lake Rd Southbound					Monroe Cole Rd Eastbound					Monroe Cole Rd Westbound					Int. Total					
	Left	Thru	Rgt	Uturn	App. Total	Left	Thru	Rgt	Uturn	App. Total	Left	Thru	Rgt	Uturn	App. Total	Left	Thru	Rgt	Uturn	App. Total						
Peak Hour Analysis from 04:00 PM - 06:00 PM																										
Peak Hour for Entire Intersection Begins at 04:30 PM																										
4:30 PM	0	12	0	0	12	0	9	9	0	18	2	0	0	0	2	0	0	0	0	0	0	0	0	0	0	32
4:45 PM	2	6	0	0	8	0	16	2	0	18	2	0	0	0	2	0	0	0	0	0	0	0	0	0	0	28
5:00 PM	1	7	0	0	8	0	8	4	0	12	4	0	0	0	4	0	0	0	0	0	0	0	0	0	0	24
5:15 PM	2	4	0	0	6	0	17	6	0	23	3	0	0	0	3	0	0	0	0	0	0	0	0	0	0	32
Total Volume	5	29	0	0	34	0	50	21	0	71	11	0	0	0	11	0	0	0	0	0	0	0	0	0	0	116
% App. Total	14.7	85.3	0.0	0.0	100	0.0	70.4	29.6	0.0	100	100.0	0.0	0.0	0.0	100	0.0	0.0	0.0	0.0	0	0.0	0.0	0.0	0.0	0	
PHF	0.708					0.772					0.688					0.906										
Cars, PU, Vans	5	29	0	0	34	0	50	21	0	71	11	0	0	0	11	0	0	0	0	0	0	0	0	0	0	116
% Cars, PU, Vans	100.0	100.0	0.0	0.0	100.0	0.0	100.0	100.0	0.0	100.0	100.0	0.0	0.0	0.0	100.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	100.0

Project ID: 22-180052-002
 Location: Cole Lake Rd & China Ridge/Happy Valley Church Rd
 City: Dallas

Day: Tuesday
 Date: 3/22/2022

Groups Printed - Cars, PU, Vans - Heavy Trucks

Start Time	Cole Lake Rd Northbound					Cole Lake Rd Southbound					China Ridge/Happy Valley Church Rd Eastbound					China Ridge/Happy Valley Church Rd Westbound					Int. Total	
	Left	Thru	Rgt	Uturn	Peds	Left	Thru	Rgt	Uturn	Peds	Left	Thru	Rgt	Uturn	Peds	Left	Thru	Rgt	Uturn	Peds		App. Total
7:00 AM	0	12	2	0	0	3	7	0	0	0	0	0	0	0	0	0	0	1	0	0	1	25
7:15 AM	0	14	6	0	0	6	2	0	0	0	0	0	0	0	0	4	0	3	0	0	7	35
7:30 AM	0	10	3	0	0	2	3	0	0	0	1	1	0	0	0	2	2	0	3	0	5	25
7:45 AM	0	6	3	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	11
Total	0	42	14	0	0	11	14	0	0	0	1	1	0	0	0	6	0	7	0	0	13	96
8:00 AM	0	6	3	0	0	1	2	0	0	0	0	0	0	0	0	1	0	0	0	0	1	13
8:15 AM	0	4	1	0	0	2	5	0	0	0	0	0	0	0	0	1	0	3	0	0	4	16
8:30 AM	0	3	2	0	0	1	5	0	0	0	0	0	0	0	0	0	0	2	0	0	2	13
8:45 AM	0	4	4	0	0	0	3	0	0	0	0	0	0	0	0	1	0	0	0	0	1	12
Total	0	17	10	0	0	4	15	0	0	0	0	0	0	0	0	3	0	5	0	0	8	54
BREAK																						
4:00 PM	0	8	0	0	0	1	12	0	0	0	0	0	0	0	2	1	1	1	0	5	26	
4:15 PM	0	7	3	0	0	7	8	0	0	0	0	0	0	0	2	3	4	0	0	9	34	
4:30 PM	0	10	4	0	0	3	14	0	0	0	0	0	0	0	5	0	1	0	0	6	37	
4:45 PM	0	6	2	0	0	2	9	1	0	0	0	3	1	0	4	7	1	5	0	0	13	37
Total	0	31	9	0	0	13	43	1	0	0	0	3	1	0	4	16	5	11	1	0	33	134
5:00 PM	0	6	4	0	0	2	10	1	0	0	0	0	0	0	3	0	2	0	0	5	28	
5:15 PM	0	6	2	0	0	2	13	0	0	0	0	2	0	0	9	0	5	0	0	14	39	
5:30 PM	0	4	0	0	0	3	9	1	0	0	0	0	0	1	2	2	4	0	0	8	26	
5:45 PM	0	7	7	0	0	4	4	0	0	0	0	0	0	0	2	0	3	0	0	5	27	
Total	0	23	13	0	0	11	36	2	0	0	0	1	2	0	3	16	2	14	0	0	32	120
Grand Total	0	113	46	0	0	39	108	3	0	0	0	2	6	1	9	41	7	37	1	0	86	404
Apprch %	0.0	71.1	28.9	0.0	0.0	26.0	72.0	2.0	0.0	0.0	0.0	22.2	66.7	11.1	0.0	47.7	8.1	43.0	1.2	0.0		
Total %	0.0	28.0	11.4	0.0	0.0	9.7	26.7	0.7	0.0	0.0	37.1	0.5	1.5	0.2	0.0	10.1	1.7	9.2	0.2	0.0	21.3	
Cars, PU, Vans	0	113	46	0	0	39	108	3	0	0	0	2	6	1	9	41	7	37	1	0	86	404
% Cars, PU, Vans	0.0	100.0	100.0	0.0	0.0	100.0	100.0	100.0	0.0	0.0	100.0	100.0	100.0	0.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Project ID: 22-180052-002
 Location: Cole Lake Rd & China Ridge/Happy Valley Church R
 City: Dallas

PEAK HOURS

Day: Tuesday
 Date: 3/22/2022

AM

Start Time	Cole Lake Rd Northbound					Cole Lake Rd Southbound					China Ridge/Happy Valley Church Rd Eastbound					China Ridge/Happy Valley Church Rd Westbound					Int. Total	
	Left	Thru	Rgt	Uturn	App. Total	Left	Thru	Rgt	Uturn	App. Total	Left	Thru	Rgt	Uturn	App. Total	Left	Thru	Rgt	Uturn	App. Total		
Peak Hour Analysis from 07:00 AM - 09:00 AM																						
Peak Hour for Entire Intersection Begins at 07:00 AM																						
7:00 AM	0	12	2	0	14	3	7	0	0	10	0	0	0	0	0	0	0	1	0	1	25	
7:15 AM	0	14	6	0	20	6	2	0	0	8	0	0	0	0	0	4	0	3	0	7	35	
7:30 AM	0	10	3	0	13	2	3	0	0	5	1	1	0	0	2	2	0	3	0	5	25	
7:45 AM	0	6	3	0	9	0	2	0	0	2	0	0	0	0	0	0	0	0	0	0	11	
Total Volume	0	42	14	0	56	11	14	0	0	25	1	1	0	0	2	6	0	7	0	13	96	
% App. Total	0.0	75.0	25.0	0.0	100	44.0	56.0	0.0	0.0	100	50.0	50.0	0.0	0.0	100	46.2	0.0	53.8	0.0	100		
PHF	0.700					0.625					0.250					0.464					0.686	
Cars, PU, Vans	0	42	14	0	56	11	14	0	0	25	1	1	0	0	2	6	0	7	0	13	96	
% Cars, PU, Vans	0.0	100.0	100.0	0.0	100.0	100.0	100.0	0.0	0.0	100.0	100.0	100.0	0.0	0.0	100.0	100.0	0.0	100.0	0.0	100.0	100.0	

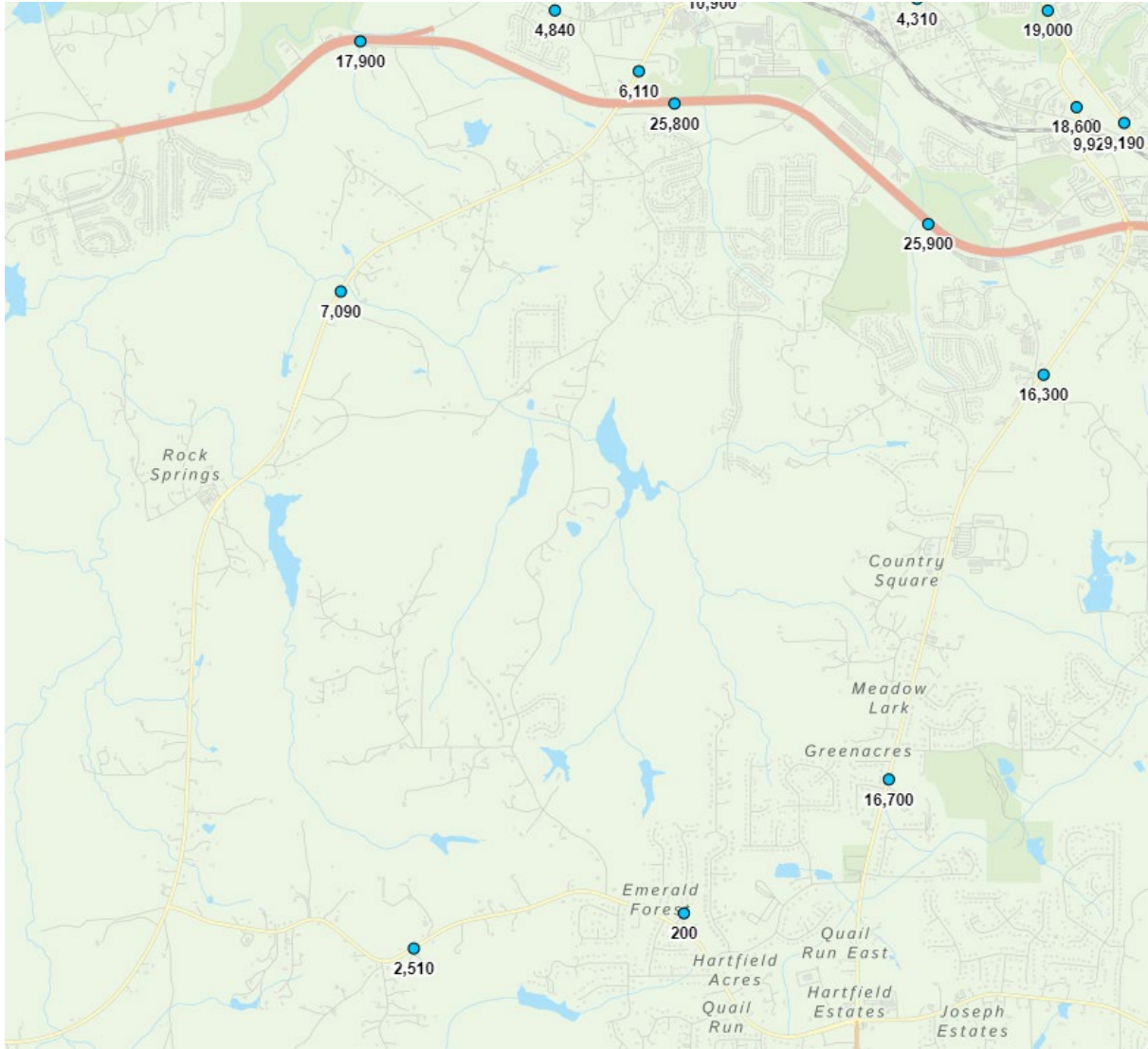
PM

Start Time	Cole Lake Rd Northbound					Cole Lake Rd Southbound					China Ridge/Happy Valley Church Rd Eastbound					China Ridge/Happy Valley Church Rd Westbound					Int. Total	
	Left	Thru	Rgt	Uturn	App. Total	Left	Thru	Rgt	Uturn	App. Total	Left	Thru	Rgt	Uturn	App. Total	Left	Thru	Rgt	Uturn	App. Total		
Peak Hour Analysis from 04:00 PM - 06:00 PM																						
Peak Hour for Entire Intersection Begins at 04:30 PM																						
4:30 PM	0	10	4	0	14	3	14	0	0	17	0	0	0	0	0	5	0	1	0	6	37	
4:45 PM	0	6	2	0	8	2	9	1	0	12	0	3	1	0	4	7	1	5	0	13	37	
5:00 PM	0	6	4	0	10	2	10	1	0	13	0	0	0	0	0	3	0	2	0	5	28	
5:15 PM	0	6	2	0	8	2	13	0	0	15	0	2	0	0	2	9	0	5	0	14	39	
Total Volume	0	28	12	0	40	9	46	2	0	57	0	5	1	0	6	24	1	13	0	38	141	
% App. Total	0.0	70.0	30.0	0.0	100	15.8	80.7	3.5	0.0	100	0.0	83.3	16.7	0.0	100	63.2	2.6	34.2	0.0	100		
PHF	0.714					0.838					0.375					0.679					0.904	
Cars, PU, Vans	0	28	12	0	40	9	46	2	0	57	0	5	1	0	6	24	1	13	0	38	141	
% Cars, PU, Vans	0.0	100.0	100.0	0.0	100.0	100.0	100.0	100.0	0.0	100.0	0.0	100.0	100.0	0.0	100.0	100.0	100.0	100.0	0.0	100.0	100.0	

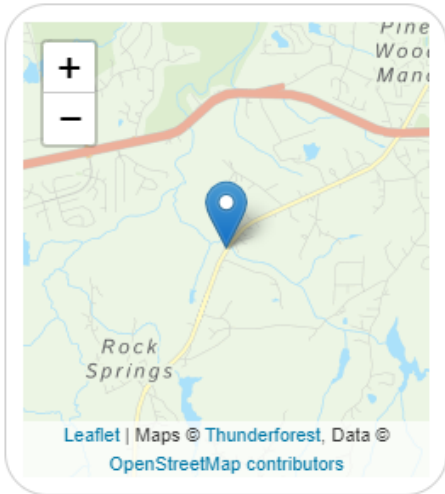
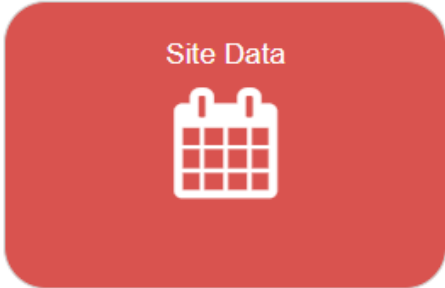
Appendix D

GDOT Traffic Data

Location Map of GDOT Count Stations



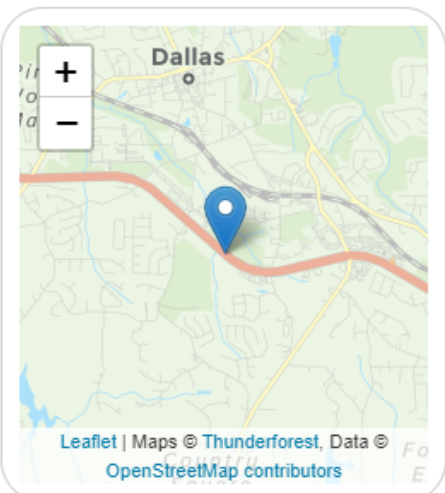
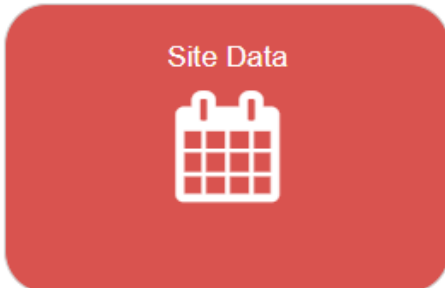
0000223_0218 - 223-0218
Description: SRT 0120CO R
County: Paulding
Route number: 00012000
LRS section: 2231012000
Functional class: 4U - Minor Arterial (Urban)
Coordinates: 33.9055507304301, -84.8742882716308



Count History

Year	Month	Count type	Duration	Count
2021	June	Class	48 hours	8428
2019	April	Class	48 hours	8277
2015	August	Class	48 hours	6584
2013	April	Class	48 hours	6334
2011	January	Class	48 hours	6004
2010	April	Volume	48 hours	6192

0000223_0110 - 223-0110
Description: CSX 065503LCS0786R
County: Paulding
Route number: 00000600
LRS section: 2231000600
Functional class: 3U - Principal Arterial - Other (Urban)
Coordinates: 33.9090821821383, -84.8371952599332


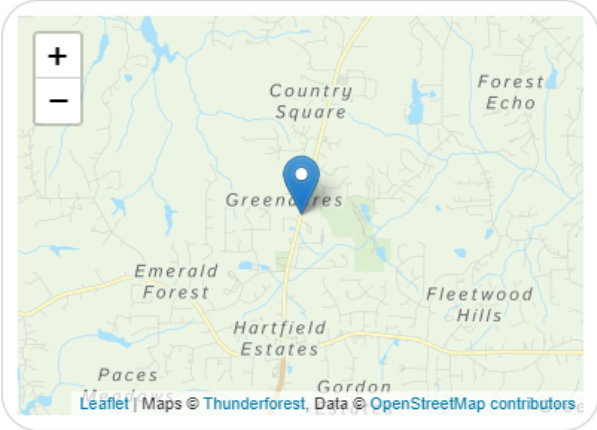


Count History

Year	Month	Count type	Duration	Count
2021	July	Class	48 hours	30540
2019	February	Class	48 hours	29826
2015	August	Class	48 hours	26780
2013	April	Class	48 hours	24914
2011	January	Volume	48 hours	22706
2010	March	Class	48 hours	20321

0000223_0138 - 223-0138
Description: SRX 0120CO
County: Paulding
Route number: 00006100
LRS section: 2231006100
Functional class: 4U - Minor Arterial (Urban)
Coordinates: 33.87998801, -84.83968519

Site Data


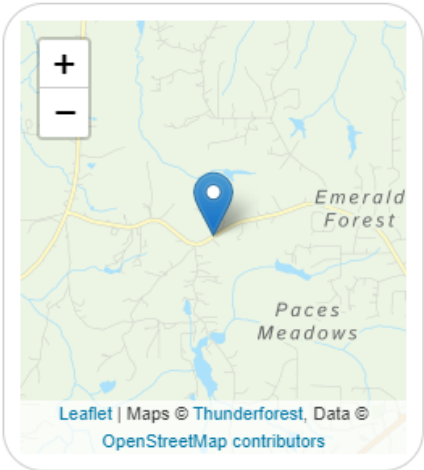



Count History

Year	Month	Count type	Duration	Count
2020	February	Volume	48 hours	19552
2018	March	Volume	48 hours	18953
2016	August	Volume	48 hours	21189
2012	March	Volume	48 hours	19676
2010	March	Class	48 hours	15638

0000223_0234 - 223-0234
Description: SR 012000 BEG AT
County: Paulding
Route number: 000120CO
LRS section: 22310120CO
Functional class: 4U - Minor Arterial (Urban)
Coordinates: 33.8711276968421, -84.8696770259023

Site Data

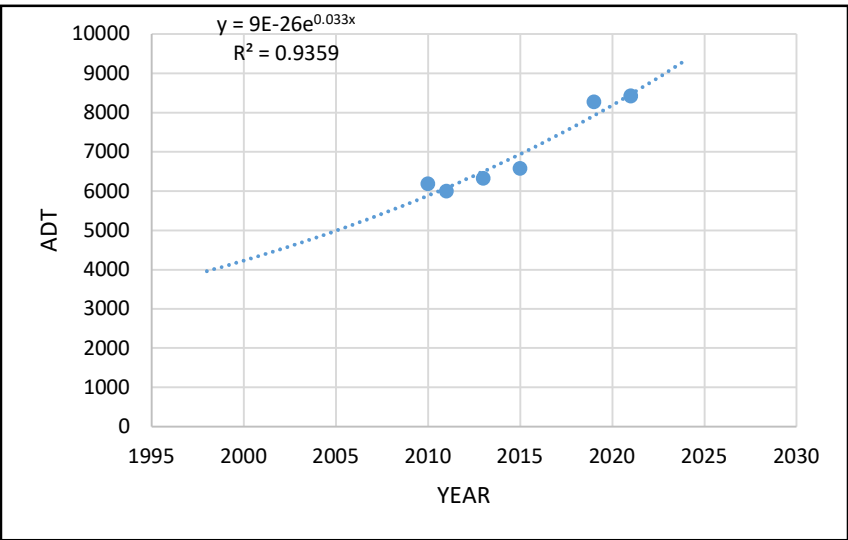
Count History

Year	Month	Count type	Duration	Count
2021	June	Class	48 hours	2844
2019	March	Volume	48 hours	3048
2015	July	Volume	48 hours	2681
2013	April	Volume	48 hours	2620
2011	January	Class	48 hours	2218
2010	February	Class	48 hours	2620

Count Station: GDOT #223-0218
 Street: SR 120
 Location: north of McMichen Rd
 Source: GDOT

YEAR	ADT	TREND
1998		4000
1999		4100
2000		4200
2001		4400
2002		4500
2003		4700
2004		4800
2005		5000
2006		5200
2007		5300
2008		5500
2009		5700
2010	6192	5900
2011	6004	6100
2012		6300
2013	6334	6500
2014		6700
2015	6584	6900
2016		7200
2017		7400
2018		7700
2019	8,277	7900
2020		8200
2021	8428	8500
2022		8700
2023		9000
2024		9300

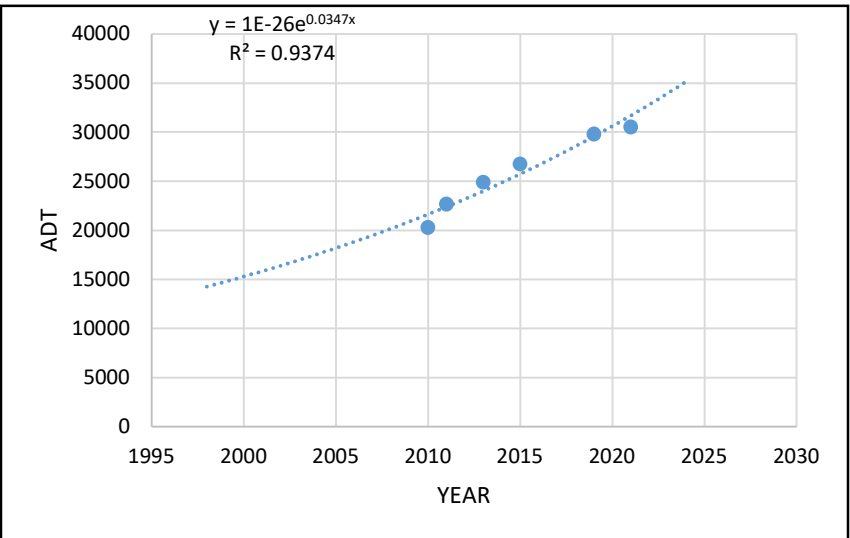
11-Years of Count Data
Trend Annual Historic Compound Growth Rate
 5.84%



Count Station: GDOT #223-0110
 Street: US 278
 Location: east of Old Villa Rica Rd
 Source: GDOT

YEAR	ADT	TREND
1998		14300
1999		14800
2000		15300
2001		15800
2002		16400
2003		17000
2004		17600
2005		18200
2006		18800
2007		19500
2008		20200
2009		20900
2010	20321	21600
2011	22706	22400
2012		23200
2013	24914	24000
2014		24900
2015	26780	25700
2016		26600
2017		27600
2018		28600
2019	29,826	29600
2020		30600
2021	30540	31700
2022		32800
2023		34000
2024		35200

11-Years of Count Data
Trend Annual Historic Compound Growth Rate
 6.00%



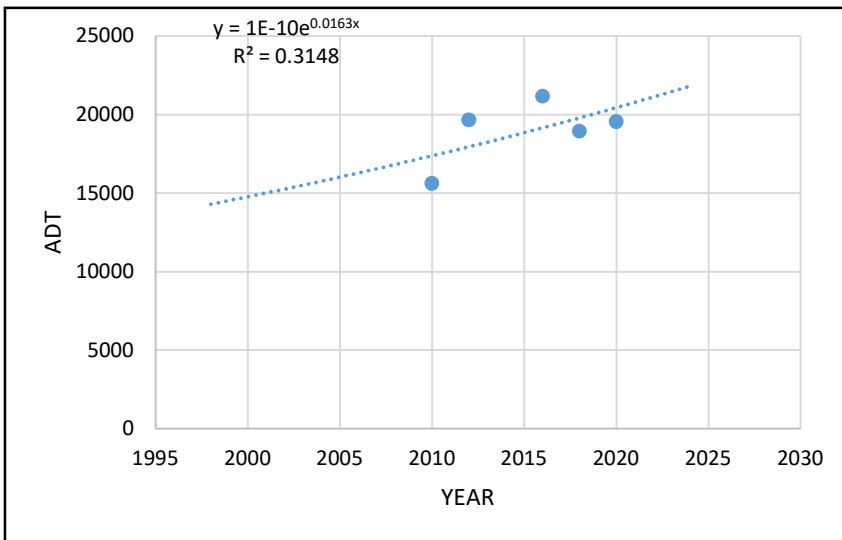
Count Station: GDOT #223-0138
 Street: SR 61
 Location: south of Mustang Dr
 Source: GDOT

YEAR	ADT	TREND
1998		14300
1999		14500
2000		14800
2001		15000
2002		15300
2003		15500
2004		15800
2005		16000
2006		16300
2007		16500
2008		16800
2009		17100
2010	15638	17400
2011		17700
2012	19,676	17900
2013		18200
2014		18500
2015		18800
2016	21,189	19200
2017		19500
2018	18953	19800
2019		20100
2020	19552	20400
2021		20800
2022		21100
2023		21500
2024		21800

10-Years of Count Data

Trend Annual Historic Compound Growth Rate

1.89%

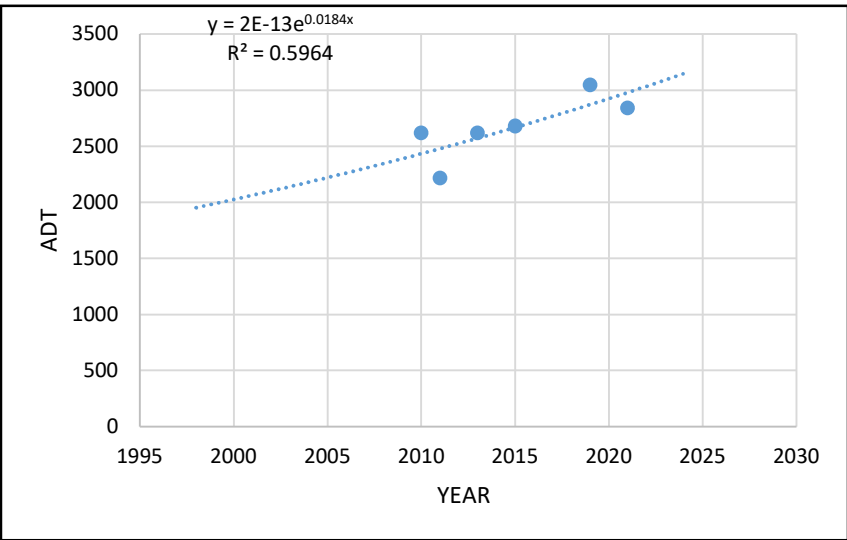


Count Station: GDOT #223-0234
 Street: SR 120 Conn
 Location: west of Cole Lake Rd
 Source: GDOT

YEAR	ADT	TREND
1998		2000
1999		2000
2000		2000
2001		2100
2002		2100
2003		2100
2004		2200
2005		2200
2006		2300
2007		2300
2008		2300
2009		2400
2010	2620	2400
2011	2218	2500
2012		2500
2013	2620	2600
2014		2600
2015	2681	2700
2016		2700
2017		2800
2018		2800
2019	3,048	2900
2020		2900
2021	2844	3000
2022		3000
2023		3100
2024		3100

11-Years of Count Data
Trend Annual Historic Compound Growth Rate

2.15%



Appendix E

Intersection Volume Development

Traffic Impact Study
 Arbors at Silver Trail
 Intersection Traffic Volumes

Intersection: #1 - Cole Lake Rd at Monroe Cole Rd

A.M. PEAK HOUR

Condition	Cole Lake Rd Northbound			Cole Lake Rd Southbound			Monroe Cole Rd Eastbound			Driveway #1 Westbound		
	L	T	R	L	T	R	L	T	R	L	T	R
Existing Volumes (2022)	1	42	0	0	13	9	13	0	3	0	0	0
Annual Growth Rate	2.6%	2.6%	2.6%	2.6%	2.6%	2.6%	2.6%	2.6%	2.6%	2.6%	2.6%	2.6%
Growth Factor	1.108	1.108	1.108	1.108	1.108	1.108	1.108	1.108	1.108	1.108	1.108	1.108
Base Condition (2026)	1	47	0	0	14	10	14	0	3	0	0	0
Project Trips:												
Trip Distribution IN			21%	55%	10%			8%	2%			
Trip Distribution OUT	2%	10%								21%	8%	55%
Residential Trips	3	15	11	29	5	0	0	4	1	31	12	81
Total Project Trips	3	15	11	29	5	0	0	4	1	31	12	81
Buildout Total (2026)	4	62	11	29	19	10	14	4	4	31	12	81

P.M. PEAK HOUR

Condition	Cole Lake Rd Northbound			Cole Lake Rd Southbound			Monroe Cole Rd Eastbound			Driveway #1 Westbound		
	L	T	R	L	T	R	L	T	R	L	T	R
Existing Volumes (2022)	5	29	0	0	50	21	11	0	0	0	0	0
Annual Growth Rate	2.6%	2.6%	2.6%	2.6%	2.6%	2.6%	2.6%	2.6%	2.6%	2.6%	2.6%	2.6%
Growth Factor	1.108	1.108	1.108	1.108	1.108	1.108	1.108	1.108	1.108	1.108	1.108	1.108
Base Condition (2026)	6	32	0	0	55	23	12	0	0	0	0	0
Project Trips:												
Trip Distribution IN			21%	55%	10%			8%	2%			
Trip Distribution OUT	2%	10%								21%	8%	55%
Residential Trips	2	10	36	95	17	0	0	14	3	21	8	56
Total Project Trips	2	10	36	95	17	0	0	14	3	21	8	56
Buildout Total (2026)	8	42	36	95	72	23	12	14	3	21	8	56

Traffic Impact Study
 Arbors at Silver Trail
 Intersection Traffic Volumes

Intersection: #2 - Cole Lake Rd at Monroe Cole Rd

A.M. PEAK HOUR

Condition	Cole Lake Rd Northbound			Cole Lake Rd Southbound			China Ridge Eastbound			Happy Valley Church Rd Westbound		
	L	T	R	L	T	R	L	T	R	L	T	R
Existing Volumes (2022)	0	42	14	11	14	0	1	1	1	6	0	7
Annual Growth Rate	2.6%	2.6%	2.6%	2.6%	2.6%	2.6%	2.6%	2.6%	2.6%	2.6%	2.6%	2.6%
Growth Factor	1.108	1.108	1.108	1.108	1.108	1.108	1.108	1.108	1.108	1.108	1.108	1.108
Base Condition (2026)	0	47	16	12	16	0	1	1	1	7	0	8
Project Trips:												
Trip Distribution IN					50%					15%		
Trip Distribution OUT		50%	15%									
Residential Trips	0	74	22	0	26	0	0	0	0	8	0	0
Total Project Trips	0	74	22	0	26	0	0	0	0	8	0	0
Buildout Total (2026)	0	121	38	12	42	0	1	1	1	15	0	8

P.M. PEAK HOUR

Condition	Cole Lake Rd Northbound			Cole Lake Rd Southbound			China Ridge Eastbound			Happy Valley Church Rd Westbound		
	L	T	R	L	T	R	L	T	R	L	T	R
Existing Volumes (2022)	0	28	12	9	46	2	0	5	1	24	1	13
Annual Growth Rate	2.6%	2.6%	2.6%	2.6%	2.6%	2.6%	2.6%	2.6%	2.6%	2.6%	2.6%	2.6%
Growth Factor	1.108	1.108	1.108	1.108	1.108	1.108	1.108	1.108	1.108	1.108	1.108	1.108
Base Condition (2026)	0	31	13	10	51	2	0	6	1	27	1	14
Project Trips:												
Trip Distribution IN					50%					15%		
Trip Distribution OUT		50%	15%									
Residential Trips	0	51	15	0	87	0	0	0	0	26	0	0
Total Project Trips	0	51	15	0	87	0	0	0	0	26	0	0
Buildout Total (2026)	0	82	28	10	138	2	0	6	1	53	1	14

Traffic Impact Study
 Arbors at Silver Trail
 Intersection Traffic Volumes

Intersection: #3 - Cole Lake Rd at Driveway #2

A.M. PEAK HOUR

Condition	Cole Lake Rd Northbound			Cole Lake Rd Southbound			N/A Eastbound			Driveway #2 Westbound		
	L	T	R	L	T	R	L	T	R	L	T	R
Existing Volumes (2022)		43	0	0	16					0		0
Annual Growth Rate	2.6%	2.6%	2.6%	2.6%	2.6%	2.6%	2.6%	2.6%	2.6%	2.6%	2.6%	2.6%
Growth Factor	1.108	1.108	1.108	1.108	1.108	1.108	1.108	1.108	1.108	1.108	1.108	1.108
Base Condition (2026)	0	48	0	0	18	0	0	0	0	0	0	0
Project Trips:												
Trip Distribution IN		21%	1%	3%	9%							
Trip Distribution OUT		9%			21%					1%		3%
Residential Trips	0	24	1	2	36	0	0	0	0	1	0	4
Total Project Trips	0	24	1	2	36	0	0	0	0	1	0	4
Buildout Total (2026)	0	72	1	2	54	0	0	0	0	1	0	4

P.M. PEAK HOUR

Condition	Cole Lake Rd Northbound			Cole Lake Rd Southbound			N/A Eastbound			Driveway #2 Westbound		
	L	T	R	L	T	R	L	T	R	L	T	R
Existing Volumes (2022)		34	0	0	50					0		0
Annual Growth Rate	2.6%	2.6%	2.6%	2.6%	2.6%	2.6%	2.6%	2.6%	2.6%	2.6%	2.6%	2.6%
Growth Factor	1.108	1.108	1.108	1.108	1.108	1.108	1.108	1.108	1.108	1.108	1.108	1.108
Base Condition (2026)	0	38	0	0	55	0	0	0	0	0	0	0
Project Trips:												
Trip Distribution IN		21%	1%	3%	9%							
Trip Distribution OUT		9%			21%					1%		3%
Residential Trips	0	45	2	5	37	0	0	0	0	1	0	3
Total Project Trips	0	45	2	5	37	0	0	0	0	1	0	3
Buildout Total (2026)	0	83	2	5	92	0	0	0	0	1	0	3

Traffic Impact Study
 Arbors at Silver Trail
 Intersection Traffic Volumes

Intersection: #4 - Cole Lake Rd at Driveway #3

A.M. PEAK HOUR

Condition	Cole Lake Rd Northbound			Cole Lake Rd Southbound			N/A Eastbound			Driveway #3 Westbound		
	L	T	R	L	T	R	L	T	R	L	T	R
Existing Volumes (2022)		43	0	0	16					0		0
Annual Growth Rate	2.6%	2.6%	2.6%	2.6%	2.6%	2.6%	2.6%	2.6%	2.6%	2.6%	2.6%	2.6%
Growth Factor	1.108	1.108	1.108	1.108	1.108	1.108	1.108	1.108	1.108	1.108	1.108	1.108
Base Condition (2026)	0	48	0	0	18	0	0	0	0	0	0	0
Project Trips:												
Trip Distribution IN		22%	3%	9%								
Trip Distribution OUT					22%					3%		9%
Residential Trips	0	11	2	5	32	0	0	0	0	4	0	13
Total Project Trips	0	11	2	5	32	0	0	0	0	4	0	13
Buildout Total (2026)	0	59	2	5	50	0	0	0	0	4	0	13

P.M. PEAK HOUR

Condition	Cole Lake Rd Northbound			Cole Lake Rd Southbound			N/A Eastbound			Driveway #3 Westbound		
	L	T	R	L	T	R	L	T	R	L	T	R
Existing Volumes (2022)		34	0	0	50					0		0
Annual Growth Rate	2.6%	2.6%	2.6%	2.6%	2.6%	2.6%	2.6%	2.6%	2.6%	2.6%	2.6%	2.6%
Growth Factor	1.108	1.108	1.108	1.108	1.108	1.108	1.108	1.108	1.108	1.108	1.108	1.108
Base Condition (2026)	0	38	0	0	55	0	0	0	0	0	0	0
Project Trips:												
Trip Distribution IN		22%	3%	9%								
Trip Distribution OUT					22%					3%		9%
Residential Trips	0	38	5	16	22	0	0	0	0	3	0	9
Total Project Trips	0	38	5	16	22	0	0	0	0	3	0	9
Buildout Total (2026)	0	76	5	16	77	0	0	0	0	3	0	9

Appendix F

Capacity Analysis Reports

Existing Conditions – Year 2022

HCM 6th TWSC
1: Cole Lake Rd & Monroe Cole Rd

Intersection						
Int Delay, s/veh	1.9					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	13	3	1	42	13	9
Future Vol, veh/h	13	3	1	42	13	9
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	75	75	75	75	75	75
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	17	4	1	56	17	12

Major/Minor	Minor2	Major1		Major2	
Conflicting Flow All	81	23	29	0	0
Stage 1	23	-	-	-	-
Stage 2	58	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-
Pot Cap-1 Maneuver	921	1054	1584	-	-
Stage 1	1000	-	-	-	-
Stage 2	965	-	-	-	-
Platoon blocked, %				-	-
Mov Cap-1 Maneuver	920	1054	1584	-	-
Mov Cap-2 Maneuver	920	-	-	-	-
Stage 1	999	-	-	-	-
Stage 2	965	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	8.9	0.2	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1584	-	942	-	-
HCM Lane V/C Ratio	0.001	-	0.023	-	-
HCM Control Delay (s)	7.3	0	8.9	-	-
HCM Lane LOS	A	A	A	-	-
HCM 95th %tile Q(veh)	0	-	0.1	-	-

HCM 6th TWSC
2: Cole Lake Rd & China Ridge/Happy Valley Ch Rd

Intersection												
Int Delay, s/veh	2.3											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	1	1	1	6	0	7	0	42	14	11	14	0
Future Vol, veh/h	1	1	1	6	0	7	0	42	14	11	14	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	69	69	69	69	69	69	69	69	69	69	69	69
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	1	1	1	9	0	10	0	61	20	16	20	0

Major/Minor	Minor2		Minor1		Major1			Major2				
Conflicting Flow All	128	133	20	124	123	71	20	0	0	81	0	0
Stage 1	52	52	-	71	71	-	-	-	-	-	-	-
Stage 2	76	81	-	53	52	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	845	758	1058	850	767	991	1596	-	-	1517	-	-
Stage 1	961	852	-	939	836	-	-	-	-	-	-	-
Stage 2	933	828	-	960	852	-	-	-	-	-	-	-
Platoon blocked, %								-	-	-	-	-
Mov Cap-1 Maneuver	829	750	1058	841	759	991	1596	-	-	1517	-	-
Mov Cap-2 Maneuver	829	750	-	841	759	-	-	-	-	-	-	-
Stage 1	961	843	-	939	836	-	-	-	-	-	-	-
Stage 2	923	828	-	947	843	-	-	-	-	-	-	-

Approach	EB		WB		NB		SB	
HCM Control Delay, s	9.2		9		0		3.3	
HCM LOS	A		A					

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1596	-	-	861	916	1517	-	-
HCM Lane V/C Ratio	-	-	-	0.005	0.021	0.011	-	-
HCM Control Delay (s)	0	-	-	9.2	9	7.4	0	-
HCM Lane LOS	A	-	-	A	A	A	A	-
HCM 95th %tile Q(veh)	0	-	-	0	0.1	0	-	-

HCM 6th TWSC
1: Cole Lake Rd & Monroe Cole Rd

Intersection						
Int Delay, s/veh	1.2					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	11	0	5	29	50	21
Future Vol, veh/h	11	0	5	29	50	21
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	91	91	91	91	91	91
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	12	0	5	32	55	23

Major/Minor	Minor2	Major1		Major2	
Conflicting Flow All	109	67	78	0	0
Stage 1	67	-	-	-	-
Stage 2	42	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-
Pot Cap-1 Maneuver	888	997	1520	-	-
Stage 1	956	-	-	-	-
Stage 2	980	-	-	-	-
Platoon blocked, %				-	-
Mov Cap-1 Maneuver	885	997	1520	-	-
Mov Cap-2 Maneuver	885	-	-	-	-
Stage 1	953	-	-	-	-
Stage 2	980	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	9.1	1.1	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1520	-	885	-	-
HCM Lane V/C Ratio	0.004	-	0.014	-	-
HCM Control Delay (s)	7.4	0	9.1	-	-
HCM Lane LOS	A	A	A	-	-
HCM 95th %tile Q(veh)	0	-	0	-	-

HCM 6th TWSC
2: Cole Lake Rd & China Ridge/Happy Valley Ch Rd

Intersection												
Int Delay, s/veh	3.4											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	0	5	1	24	1	13	0	28	12	9	46	2
Future Vol, veh/h	0	5	1	24	1	13	0	28	12	9	46	2
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	90	90	90	90	90	90	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	6	1	27	1	14	0	31	13	10	51	2

Major/Minor	Minor2		Minor1		Major1			Major2				
Conflicting Flow All	117	116	52	114	111	38	53	0	0	44	0	0
Stage 1	72	72	-	38	38	-	-	-	-	-	-	-
Stage 2	45	44	-	76	73	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	859	774	1016	863	779	1034	1553	-	-	1564	-	-
Stage 1	938	835	-	977	863	-	-	-	-	-	-	-
Stage 2	969	858	-	933	834	-	-	-	-	-	-	-
Platoon blocked, %								-	-	-	-	-
Mov Cap-1 Maneuver	842	769	1016	853	774	1034	1553	-	-	1564	-	-
Mov Cap-2 Maneuver	842	769	-	853	774	-	-	-	-	-	-	-
Stage 1	938	829	-	977	863	-	-	-	-	-	-	-
Stage 2	954	858	-	919	828	-	-	-	-	-	-	-

Approach	EB		WB		NB		SB	
HCM Control Delay, s	9.5		9.2		0		1.2	
HCM LOS	A		A					

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1553	-	-	801	905	1564	-	-
HCM Lane V/C Ratio	-	-	-	0.008	0.047	0.006	-	-
HCM Control Delay (s)	0	-	-	9.5	9.2	7.3	0	-
HCM Lane LOS	A	-	-	A	A	A	A	-
HCM 95th %tile Q(veh)	0	-	-	0	0.1	0	-	-

Future No-Build Conditions – Year 2026

HCM 6th TWSC
1: Cole Lake Rd & Monroe Cole Rd

Intersection						
Int Delay, s/veh	1.8					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	14	3	1	47	14	10
Future Vol, veh/h	14	3	1	47	14	10
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	75	75	75	75	75	75
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	19	4	1	63	19	13

Major/Minor	Minor2	Major1		Major2	
Conflicting Flow All	91	26	32	0	0
Stage 1	26	-	-	-	-
Stage 2	65	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-
Pot Cap-1 Maneuver	909	1050	1580	-	-
Stage 1	997	-	-	-	-
Stage 2	958	-	-	-	-
Platoon blocked, %				-	-
Mov Cap-1 Maneuver	908	1050	1580	-	-
Mov Cap-2 Maneuver	908	-	-	-	-
Stage 1	996	-	-	-	-
Stage 2	958	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	9	0.2	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1580	-	930	-	-
HCM Lane V/C Ratio	0.001	-	0.024	-	-
HCM Control Delay (s)	7.3	0	9	-	-
HCM Lane LOS	A	A	A	-	-
HCM 95th %tile Q(veh)	0	-	0.1	-	-

HCM 6th TWSC
2: Cole Lake Rd & China Ridge/Happy Valley Ch Rd

Intersection												
Int Delay, s/veh	2.3											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	1	1	1	7	0	8	0	47	16	12	16	0
Future Vol, veh/h	1	1	1	7	0	8	0	47	16	12	16	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	69	69	69	69	69	69	69	69	69	69	69	69
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	1	1	1	10	0	12	0	68	23	17	23	0

Major/Minor	Minor2		Minor1		Major1			Major2				
Conflicting Flow All	143	148	23	138	137	80	23	0	0	91	0	0
Stage 1	57	57	-	80	80	-	-	-	-	-	-	-
Stage 2	86	91	-	58	57	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	826	743	1054	833	754	980	1592	-	-	1504	-	-
Stage 1	955	847	-	929	828	-	-	-	-	-	-	-
Stage 2	922	820	-	954	847	-	-	-	-	-	-	-
Platoon blocked, %								-	-	-	-	-
Mov Cap-1 Maneuver	809	735	1054	824	746	980	1592	-	-	1504	-	-
Mov Cap-2 Maneuver	809	735	-	824	746	-	-	-	-	-	-	-
Stage 1	955	838	-	929	828	-	-	-	-	-	-	-
Stage 2	911	820	-	941	838	-	-	-	-	-	-	-

Approach	EB		WB		NB		SB	
HCM Control Delay, s	9.3		9.1		0		3.2	
HCM LOS	A		A					

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1592	-	-	846	900	1504	-	-
HCM Lane V/C Ratio	-	-	-	0.005	0.024	0.012	-	-
HCM Control Delay (s)	0	-	-	9.3	9.1	7.4	0	-
HCM Lane LOS	A	-	-	A	A	A	A	-
HCM 95th %tile Q(veh)	0	-	-	0	0.1	0	-	-

HCM 6th TWSC
1: Cole Lake Rd & Monroe Cole Rd

Intersection						
Int Delay, s/veh	1.2					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations	T			T		T
Traffic Vol, veh/h	12	0	6	32	55	23
Future Vol, veh/h	12	0	6	32	55	23
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	91	91	91	91	91	91
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	13	0	7	35	60	25

Major/Minor	Minor2	Major1		Major2	
Conflicting Flow All	122	73	85	0	0
Stage 1	73	-	-	-	-
Stage 2	49	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-
Pot Cap-1 Maneuver	873	989	1512	-	-
Stage 1	950	-	-	-	-
Stage 2	973	-	-	-	-
Platoon blocked, %				-	-
Mov Cap-1 Maneuver	869	989	1512	-	-
Mov Cap-2 Maneuver	869	-	-	-	-
Stage 1	945	-	-	-	-
Stage 2	973	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	9.2	1.2	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1512	-	869	-	-
HCM Lane V/C Ratio	0.004	-	0.015	-	-
HCM Control Delay (s)	7.4	0	9.2	-	-
HCM Lane LOS	A	A	A	-	-
HCM 95th %tile Q(veh)	0	-	0	-	-

HCM 6th TWSC
2: Cole Lake Rd & China Ridge/Happy Valley Ch Rd

Intersection												
Int Delay, s/veh	3.4											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	0	6	1	27	1	14	0	31	13	10	51	2
Future Vol, veh/h	0	6	1	27	1	14	0	31	13	10	51	2
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	90	90	90	90	90	90	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	7	1	30	1	16	0	34	14	11	57	2

Major/Minor	Minor2		Minor1		Major1			Major2				
Conflicting Flow All	130	128	58	125	122	41	59	0	0	48	0	0
Stage 1	80	80	-	41	41	-	-	-	-	-	-	-
Stage 2	50	48	-	84	81	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	843	763	1008	849	768	1030	1545	-	-	1559	-	-
Stage 1	929	828	-	974	861	-	-	-	-	-	-	-
Stage 2	963	855	-	924	828	-	-	-	-	-	-	-
Platoon blocked, %								-	-	-	-	-
Mov Cap-1 Maneuver	825	758	1008	838	763	1030	1545	-	-	1559	-	-
Mov Cap-2 Maneuver	825	758	-	838	763	-	-	-	-	-	-	-
Stage 1	929	822	-	974	861	-	-	-	-	-	-	-
Stage 2	947	855	-	909	822	-	-	-	-	-	-	-

Approach	EB		WB		NB		SB	
HCM Control Delay, s	9.6		9.3		0		1.2	
HCM LOS	A		A					

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1545	-	-	786	891	1559	-	-
HCM Lane V/C Ratio	-	-	-	0.01	0.052	0.007	-	-
HCM Control Delay (s)	0	-	-	9.6	9.3	7.3	0	-
HCM Lane LOS	A	-	-	A	A	A	A	-
HCM 95th %tile Q(veh)	0	-	-	0	0.2	0	-	-

Future Build Conditions – Year 2026

HCM 6th TWSC
1: Cole Lake Rd & Monroe Cole Rd/Driveway #1

Intersection												
Int Delay, s/veh	5.7											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕	↕	↕	↕	
Traffic Vol, veh/h	14	4	4	31	12	81	4	62	11	29	19	10
Future Vol, veh/h	14	4	4	31	12	81	4	62	11	29	19	10
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	100	160	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	75	92	75	92	92	92	75	75	92	92	75	75
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	19	4	5	34	13	88	5	83	12	32	25	13

Major/Minor	Minor2		Minor1		Major1			Major2				
Conflicting Flow All	246	201	32	193	195	83	38	0	0	95	0	0
Stage 1	96	96	-	93	93	-	-	-	-	-	-	-
Stage 2	150	105	-	100	102	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	708	695	1042	767	700	976	1572	-	-	1499	-	-
Stage 1	911	815	-	914	818	-	-	-	-	-	-	-
Stage 2	853	808	-	906	811	-	-	-	-	-	-	-
Platoon blocked, %								-	-	-	-	-
Mov Cap-1 Maneuver	623	678	1042	746	683	976	1572	-	-	1499	-	-
Mov Cap-2 Maneuver	623	678	-	746	683	-	-	-	-	-	-	-
Stage 1	908	798	-	911	816	-	-	-	-	-	-	-
Stage 2	761	806	-	877	794	-	-	-	-	-	-	-

Approach	EB		WB		NB		SB	
HCM Control Delay, s	10.5		9.9		0.4		3.3	
HCM LOS	B		A					

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1572	-	-	683	873	1499	-	-
HCM Lane V/C Ratio	0.003	-	-	0.042	0.154	0.021	-	-
HCM Control Delay (s)	7.3	0	-	10.5	9.9	7.5	-	-
HCM Lane LOS	A	A	-	B	A	A	-	-
HCM 95th %tile Q(veh)	0	-	-	0.1	0.5	0.1	-	-

HCM 6th TWSC
2: Cole Lake Rd & China Ridge/Happy Valley Ch Rd

Intersection												
Int Delay, s/veh	1.5											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	1	1	1	15	0	8	0	121	38	12	42	0
Future Vol, veh/h	1	1	1	15	0	8	0	121	38	12	42	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	69	69	69	69	69	69	69	69	69	69	69	69
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	1	1	1	22	0	12	0	175	55	17	61	0

Major/Minor	Minor2		Minor1		Major1			Major2				
Conflicting Flow All	304	325	61	299	298	203	61	0	0	230	0	0
Stage 1	95	95	-	203	203	-	-	-	-	-	-	-
Stage 2	209	230	-	96	95	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	648	593	1004	653	614	838	1542	-	-	1338	-	-
Stage 1	912	816	-	799	733	-	-	-	-	-	-	-
Stage 2	793	714	-	911	816	-	-	-	-	-	-	-
Platoon blocked, %								-	-	-	-	-
Mov Cap-1 Maneuver	632	585	1004	645	606	838	1542	-	-	1338	-	-
Mov Cap-2 Maneuver	632	585	-	645	606	-	-	-	-	-	-	-
Stage 1	912	805	-	799	733	-	-	-	-	-	-	-
Stage 2	782	714	-	896	805	-	-	-	-	-	-	-

Approach	EB		WB		NB		SB	
HCM Control Delay, s	10.2		10.4		0		1.7	
HCM LOS	B		B					

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1542	-	-	700	701	1338	-	-
HCM Lane V/C Ratio	-	-	-	0.006	0.048	0.013	-	-
HCM Control Delay (s)	0	-	-	10.2	10.4	7.7	0	-
HCM Lane LOS	A	-	-	B	B	A	A	-
HCM 95th %tile Q(veh)	0	-	-	0	0.1	0	-	-

HCM 6th TWSC
3: Cole Lake Rd & Driveway #2

Intersection						
Int Delay, s/veh	0.5					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	1	4	72	1	2	54
Future Vol, veh/h	1	4	72	1	2	54
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	1	4	78	1	2	59

Major/Minor	Minor1	Major1	Major2
Conflicting Flow All	142	79	0
Stage 1	79	-	-
Stage 2	63	-	-
Critical Hdwy	6.42	6.22	-
Critical Hdwy Stg 1	5.42	-	-
Critical Hdwy Stg 2	5.42	-	-
Follow-up Hdwy	3.518	3.318	-
Pot Cap-1 Maneuver	851	981	-
Stage 1	944	-	-
Stage 2	960	-	-
Platoon blocked, %		-	-
Mov Cap-1 Maneuver	850	981	-
Mov Cap-2 Maneuver	850	-	-
Stage 1	944	-	-
Stage 2	959	-	-

Approach	WB	NB	SB
HCM Control Delay, s	8.8	0	0.3
HCM LOS	A		

Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBL	SBT
Capacity (veh/h)	-	-	952	1519
HCM Lane V/C Ratio	-	-	0.006	0.001
HCM Control Delay (s)	-	-	8.8	7.4
HCM Lane LOS	-	-	A	A
HCM 95th %tile Q(veh)	-	-	0	0

HCM 6th TWSC
4: Cole Lake Rd & Driveway #3

Intersection						
Int Delay, s/veh	1.4					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	4	13	59	2	5	50
Future Vol, veh/h	4	13	59	2	5	50
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	4	14	64	2	5	54

Major/Minor	Minor1	Major1	Major2		
Conflicting Flow All	129	65	0	0	66
Stage 1	65	-	-	-	-
Stage 2	64	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12
Critical Hdwy Stg 1	5.42	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218
Pot Cap-1 Maneuver	865	999	-	-	1536
Stage 1	958	-	-	-	-
Stage 2	959	-	-	-	-
Platoon blocked, %					
Mov Cap-1 Maneuver	862	999	-	-	1536
Mov Cap-2 Maneuver	862	-	-	-	-
Stage 1	958	-	-	-	-
Stage 2	956	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	8.8	0	0.7
HCM LOS	A		

Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBL	SBT
Capacity (veh/h)	-	-	963	1536
HCM Lane V/C Ratio	-	-	0.019	0.004
HCM Control Delay (s)	-	-	8.8	7.4
HCM Lane LOS	-	-	A	A
HCM 95th %tile Q(veh)	-	-	0.1	0

HCM 6th TWSC
1: Cole Lake Rd & Monroe Cole Rd/Driveway #1

Intersection												
Int Delay, s/veh	5.2											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕	↕	↕	↕	
Traffic Vol, veh/h	12	14	3	21	8	56	8	42	36	95	72	23
Future Vol, veh/h	12	14	3	21	8	56	8	42	36	95	72	23
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	100	160	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	91	92	91	92	92	92	91	91	92	92	91	91
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	13	15	3	23	9	61	9	46	39	103	79	25

Major/Minor	Minor2		Minor1		Major1		Major2					
Conflicting Flow All	417	401	92	371	374	46	104	0	0	85	0	0
Stage 1	298	298	-	64	64	-	-	-	-	-	-	-
Stage 2	119	103	-	307	310	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	546	538	965	586	557	1023	1488	-	-	1512	-	-
Stage 1	711	667	-	947	842	-	-	-	-	-	-	-
Stage 2	885	810	-	703	659	-	-	-	-	-	-	-
Platoon blocked, %								-	-	-	-	-
Mov Cap-1 Maneuver	478	498	965	539	516	1023	1488	-	-	1512	-	-
Mov Cap-2 Maneuver	478	498	-	539	516	-	-	-	-	-	-	-
Stage 1	707	622	-	941	837	-	-	-	-	-	-	-
Stage 2	819	805	-	637	614	-	-	-	-	-	-	-

Approach	EB		WB		NB		SB	
HCM Control Delay, s	12.4		10.3		0.7		3.8	
HCM LOS	B		B					

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1488	-	-	515	778	1512	-	-
HCM Lane V/C Ratio	0.006	-	-	0.062	0.119	0.068	-	-
HCM Control Delay (s)	7.4	0	-	12.4	10.3	7.6	-	-
HCM Lane LOS	A	A	-	B	B	A	-	-
HCM 95th %tile Q(veh)	0	-	-	0.2	0.4	0.2	-	-

HCM 6th TWSC
 2: Cole Lake Rd & China Ridge/Happy Valley Ch Rd

Intersection												
Int Delay, s/veh	2.6											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	0	6	1	53	1	14	0	82	28	10	138	2
Future Vol, veh/h	0	6	1	53	1	14	0	82	28	10	138	2
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	90	90	90	90	90	90	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	7	1	59	1	16	0	91	31	11	153	2

Major/Minor	Minor2		Minor1		Major1		Major2					
Conflicting Flow All	291	298	154	287	284	107	155	0	0	122	0	0
Stage 1	176	176	-	107	107	-	-	-	-	-	-	-
Stage 2	115	122	-	180	177	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	661	614	892	665	625	947	1425	-	-	1465	-	-
Stage 1	826	753	-	898	807	-	-	-	-	-	-	-
Stage 2	890	795	-	822	753	-	-	-	-	-	-	-
Platoon blocked, %								-	-	-	-	-
Mov Cap-1 Maneuver	645	609	892	654	620	947	1425	-	-	1465	-	-
Mov Cap-2 Maneuver	645	609	-	654	620	-	-	-	-	-	-	-
Stage 1	826	747	-	898	807	-	-	-	-	-	-	-
Stage 2	874	795	-	807	747	-	-	-	-	-	-	-

Approach	EB		WB		NB		SB	
HCM Control Delay, s	10.7		10.8		0		0.5	
HCM LOS	B		B					

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1425	-	-	638	698	1465	-	-
HCM Lane V/C Ratio	-	-	-	0.012	0.108	0.008	-	-
HCM Control Delay (s)	0	-	-	10.7	10.8	7.5	0	-
HCM Lane LOS	A	-	-	B	B	A	A	-
HCM 95th %tile Q(veh)	0	-	-	0	0.4	0	-	-

Intersection						
Int Delay, s/veh	0.4					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	1	3	83	2	5	92
Future Vol, veh/h	1	3	83	2	5	92
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	1	3	90	2	5	100

Major/Minor	Minor1	Major1	Major2			
Conflicting Flow All	201	91	0	0	92	0
Stage 1	91	-	-	-	-	-
Stage 2	110	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	788	967	-	-	1503	-
Stage 1	933	-	-	-	-	-
Stage 2	915	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	785	967	-	-	1503	-
Mov Cap-2 Maneuver	785	-	-	-	-	-
Stage 1	933	-	-	-	-	-
Stage 2	911	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	9	0	0.4
HCM LOS	A		

Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBL	SBT
Capacity (veh/h)	-	-	914	1503
HCM Lane V/C Ratio	-	-	0.005	0.004
HCM Control Delay (s)	-	-	9	7.4
HCM Lane LOS	-	-	A	A
HCM 95th %tile Q(veh)	-	-	0	0

HCM 6th TWSC
4: Cole Lake Rd & Driveway #3

Intersection						
Int Delay, s/veh	1.2					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	3	9	76	5	16	77
Future Vol, veh/h	3	9	76	5	16	77
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	3	10	83	5	17	84

Major/Minor	Minor1	Major1	Major2		
Conflicting Flow All	204	86	0	0	88
Stage 1	86	-	-	-	-
Stage 2	118	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12
Critical Hdwy Stg 1	5.42	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218
Pot Cap-1 Maneuver	784	973	-	-	1508
Stage 1	937	-	-	-	-
Stage 2	907	-	-	-	-
Platoon blocked, %					
Mov Cap-1 Maneuver	775	973	-	-	1508
Mov Cap-2 Maneuver	775	-	-	-	-
Stage 1	937	-	-	-	-
Stage 2	896	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	9	0	1.3
HCM LOS	A		

Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBL	SBT
Capacity (veh/h)	-	-	915	1508
HCM Lane V/C Ratio	-	-	0.014	0.012
HCM Control Delay (s)	-	-	9	7.4
HCM Lane LOS	-	-	A	A
HCM 95th %tile Q(veh)	-	-	0	0

A-2023-02
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ARBORS POD D

STAFF COMMENTS:

The applicant (Paulding County Land Development, LLC) is proposing to annex and zone 128.278 acres from Paulding County R-2 (Suburban Residential) to City of Dallas R-2C (Single Family Residential – Conservation). The property is located at South of Happy Valley Church Road, East of Cole Lake Road, and West of Arbors Creek Drive.

Properties that border the site to the East are currently inside City limits. Properties that border to the South East are under application to be annexed into the City on the same day. Properties that border to the North, West, and South West are in Paulding County.

A. Existing land use and zoning classification of nearby property:

ADJACENT ZONING

ADJACENT DEVELOPMENT

NORTH: County R-2

NORTH: Residential, single family

EAST: Dallas R-2

EAST: Residential, single family

SOUTH: County R-2

SOUTH: Undeveloped

WEST: County R-2

WEST: Undeveloped

B. Permitted Use impact on adjacent properties.

All surrounding properties are either undeveloped or single family residential.

C. Adverse effect on the usability of adjacent or nearby property?

None

D. Proposal cause excessive or burdensome use of streets, transportation facilities, utilities, schools

Increased traffic on Cole Lake Road and other nearby collector roads. May increase student population of nearby schools.

E. Supported by current conditions

Water and Sewer are available. Sewer outfall construction is required.

F. 2022 Comprehensive Plan

Conforms to the 2022 Paulding Comprehensive Plan as being Community Residential character area.

STAFF RECOMMENDATIONS:

Based on the preceding analysis, staff recommends approval with the following stipulations:

1. Off-site sewer infrastructure is required. Owner/developer is responsible for connection to existing gravity sewer.
2. Developer is to enter into a development agreement with the City of Dallas for the outfall sanitary sewer project. The final cost, approved contractor, and construction plans of the offsite gravity outfall sewer upgrade improvements will be subject to the approval of the City of Dallas, including, without limitation, agreement on the actual cost differential between the offsite gravity sewer outfall upgrade vs the standard cost (the "Actual Cost Differential"). In consideration of the development offsite gravity outfall sewer upgrade improvements, the City of Dallas agrees to pay to Owner, in the form of sewer tap fee credits issued at the prevailing rate (based on then published rates), an amount equal to the Actual Cost Differential. Developer will be responsible for all costs related to the development offsite gravity outfall sewer upgrade improvement project. The final agreed upon pricing is to be established at the time the outfall project has been permitted.
3. West Dallas Special Utility District: Owner/developer is responsible for a \$1,843.00 per lot utility fee payment required at time of final plat approval. This fee is in addition to the standard water and sewer tap fees imposed on each lot.
4. Development shall be constructed in general conformity to the site plan provided in zoning application.
5. Owner/developer shall provide a minimum 20-foot planted or natural (where possible) buffer around the entire site perimeter.
6. Owner/developer is responsible for providing a professionally landscaped entrance.
7. Owner/developer is responsible for providing any and all roadway improvements and development entrance improvements as required by Paulding County DOT for access.
8. Owner/developer shall comply, design, and construct all offsite water system upgrades required by Paulding County Water System.
9. Owner/developer is responsible for providing and installing Flock camera at development entrance compatible with the City of Dallas Police Department system.
10. A Homeowners Association required for all property included in entire development from the beginning of the development process with mandatory membership.

11. The Homeowners Association shall publish and adhere to policies and procedures that the community is intended to provide housing for persons 55 and over, including maintaining surveys or verifying compliance with 55 and older residency requirement as permitted by 42 U.S.C Section 3607 (b) (2) (c) of the Federal Fair Housing Act. The Homeowners Association shall also include declarations and bylaws including rules and regulations which, at a minimum, shall regulate and control the following: (a) restriction on homes being occupied, with at least 80 percent of the occupied units occupied by at least one resident who is age 55 or older and (b) shall include any other requirements of federal law applying to housing for persons 55 years of age and older.
12. The architectural style, composition and design of the proposed single-family homes shall be constructed consistent with blended building materials that may include the application of stone, brick, hardi-plank, shake, and board and batten. No vinyl materials shall be used on the exterior of the proposed homes. Owner/developer shall supply for City of Dallas approval, detailed architectural elevation design plans for front, left side, right side, and rear of homes for each home to be constructed.
13. Owner/developer shall comply with all NRCS requirements, recommendations, and guidelines in conjunction with development adjacent to the Pumpkinvine Creek Watershed Structure No. 50.

Unless explicitly stated herein, all other lot development standards shall comply with the R-2C zoning district as written in the City of Dallas Code of Ordinances.

The findings made herein are the opinions of the City of Dallas, Ga Development staff and do not constitute a final decision. The City of Dallas, Ga Mayor and Council makes the final decision on all Zoning/Rezoning, Land Use Permit, Special Use Permit, and Medical Hardship Applications.

Letter of Intent for Rezoning Application:
111.193 Acres (Pod D)
Paulding County Parcel Identification Numbers: 151.3.2.001.0000 (part of) &
151.2.3.003.0000
City of Dallas, Georgia

The owner and applicant, Paulding County Land Development LLC (“PCLD”), requests the rezoning with conditions of approximately 111.193 acres in Land Lots 444, 495, 514, 515, 566 & 567, 2nd District, 3rd Section, Paulding County, Georgia (the "Property") located south of Happy Valley Church Road, east of Cole Lake Road and west of Arbors Creek Drive. The Property is currently zoned R-2 Residential District (“R-2”).

PCLD requests a rezoning from R-2 to R-2 Residential District with Conditions ("R-2 with Conditions") to accommodate the development of two hundred forty-eight (248) single-family lots, as shown on the site plans by Elite Engineering dated January 12, 2022 (the "Site Plan"). PCLD is proposing to rezone the Property to R-2 with Conditions to permit the development of the Property for use as an age-targeted fifty-five (55) plus single-family residential community at a size, quality, and price adequate to or exceeding existing homes in the surrounding area. The proposed rezoning would positively impact the property value in the surrounding area and will not adversely affect adjacent or nearby properties' existing use or usability. The proposed development would also maintain a recreational amenity area for the use of the residents, including pickleball, shuffleboard courts, dog park, benches, and a gazebo overlooking Cole Lake. The amenities built within the Property are for this development alone and will not be made available for use by any neighboring communities. All properties contiguous with the Property are zoned R-2 (County) or R-2 (City).

PCLD requests conditions to the rezoning as follows:

1. Reduce the minimum lot width from 100 feet to 60 feet.
2. Reduce the minimum corner lot width from 100 feet to 60 feet.
3. Reduce the minimum distance from side lot lines from 15 feet to 5 feet.
4. Reduce the minimum front setback from 35 feet to 25 feet.
5. Reduce the minimum lot size from 20,000 square feet to 7,500 square feet.

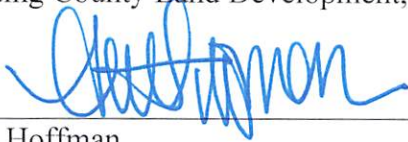
The requested rezoning conditions are necessary to afford PCLD relief so that the Property may be developed in accordance with the intent of the Site Plan. Due to the size, existing layout, and topography of the Property, strict adherence to the current zoning requirements is impossible.

The conditions to accompany the R-2 zoning will permit a practical usage of the Property given the use and development of the adjacent and nearby properties. The proposed development will be a separate standalone fifty-five (55) plus community without connection to any existing subdivision, and a new Homeowners Association will be created to govern the Property.

PCLD believes the rezoning of the Property represents an opportunity to enhance the existing area while also reinforcing the City of Dallas' strong identity of a city that its citizens are proud to call home. PCLD respectfully requests the Major and City Council to approve the proposed rezoning with conditions of the Property. PCLD looks forward to continuing to work closely with the City of Dallas during this process and welcomes the opportunity to answer any questions or address any concerns relating to this matter.

Respectively submitted this 30th day of November 2022,

Paulding County Land Development, LLC



Alise Hoffman
Authorized Signatory of the LLC

Required Constitutional and Ante Litem Notice

Georgia law and the procedures of the City of Dallas require us to raise Federal and State constitutional objections prior to any final action by the City of Dallas. While PCLD anticipates a smooth application process, failure to raise constitutional objections at this stage may mean PCLD will be barred from raising important legal claims later in the process. Accordingly, PCLD raises the following constitutional objections at this time:

The portions of the City of Dallas Ordinance, as applied to the Property, which restricts the Property to any uses, land use designations, conditions, development standards, or to any zoning district other than that proposed by PCLD, are unconstitutional in that they constitute an unlawful taking, in violation of the Constitution of the State of Georgia and the Equal Protection Clause and Due Process Clause of the Fourteenth Amendment to the United States Constitution in that the City of Dallas would destroy and impair PCLD's rights without first paying fair, adequate and just compensation for such taking.

A refusal by the City of Dallas to grant the requested rezoning would be unconstitutional and discriminate in an arbitrary, capricious and unreasonable manner between PCLD and owners of similarly situated property in violation of the Constitution of the State of Georgia and the Equal Protection Clause of the Fourteenth Amendment to the United States Constitution. Any use restrictions or conditions placed on the Property which are different from the conditions requested by PCLD, to the extent such different conditions would have the effect of further restricting PCLD's utilization of the Property, would also constitute an arbitrary, capricious and discriminatory act and would likewise violate each of the provisions of the State and Federal Constitutions set forth hereinabove.

This notice is being given to comply with the provisions of O.C.G.A. §36-33-5 to afford the City of Dallas an opportunity to approve the rezoning conditions as requested by PCLD. If action is not taken by the City of Dallas to approve the rezoning, Petitioner shall be forced to bring action, against the City, for all claims and damages afforded to Petitioner under State and Federal Law, including but without limitation (1) fair and just compensation for the unlawful taking, (2) diminution of value, (3) attorneys' fees, (4) inverse commutation and (5) any and all other damages as a result of the unlawful deprivation of Petitioner's rights.

Required York Objection

As applied to the Property, the public hearing regarding, and any Board of Commissioners of the City of Dallas, Georgia, actions are objected to by PCLD based on, but not limited to, the following (the "York Objection") in accordance with *York v. Athens College of Ministry, Inc.*, 348 Ga. App. 58, 821 S.E.2d. 120 (Ga. Ct. App. 2018):

1. Any time limitation for presentation and argument imposed on PCLD;
2. The standing of public opponents and the lay, testimony, and evidence presented by them;
3. Any evidence or testimony presented or decision made upon grounds other than the standards of the local ordinances required by O.C.G.A. §36-66-5;
4. Any decision that does not follow the recommendations of approval, if any, by the City of Dallas planning staff and/or any other department or agency of the City of Dallas, Georgia, or the State of Georgia; and
5. Grounds for reversal similar to those set out in O.C.G.A. §50-13-19(h) for a decision of administrative agencies.

By and through this York Objection, PCLD hereby preserves all the above and incorporated objections and asserts them on and within the record before, and for consideration and resolution by, the Board of Commissioners of the City of Dallas, Georgia.



ZONING / REZONING APPLICATION
City of Dallas, Georgia

Application # _____ - _____
Hearing Dates: PC: _____ CC: _____

OFFICE USE
Time/Date Stamp

Item 5.

(PLEASE PRINT OR TYPE ALL INFORMATION)

Applicant: Paulding County Land Development, LLC Business phone: 470-440-6500 Cell: _____

Address: 2170 Satellite Blvd, Suite 425 Home phone: _____

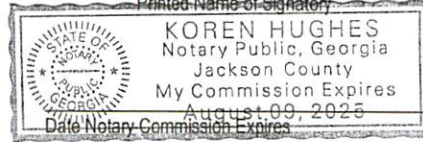
City: Duluth State: GA Zip: 30097 Fax phone: _____

E-mail address: bembry@geosamatl.com

[Signature]
Applicant's Signature

Brett Embry

Printed Name of Signatory



Signed, sealed and delivered in the presence of:

[Signature]
Notary Public

Representative: Steven Jones Phone: 678-426-4628 Cell: _____

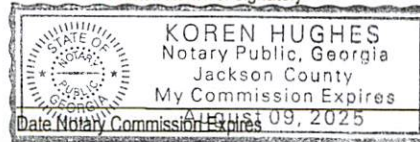
Address: 1600 Parkwood Circle, Suite 200 City: Atlanta State: GA Zip: 30339

E-mail address: sjones@taylorenghish.com Fax phone: _____

[Signature]
Representative's Signature

Steven Jones

Printed Name of Signatory



Signed, sealed and delivered in the presence of:

[Signature]
Notary Public

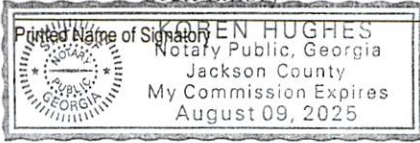
Titleholder: Paulding County Land Development, LLC Business phone: 470-440-6500 Home phone: _____

(Each Titleholder must have a separate, complete form with notarized signatures)

Address: 2170 Satellite Blvd, Suite 425 City: Duluth State: GA Zip: 30097

[Signature]
Signature

Brett Embry



Signed, sealed and delivered in the presence of:

[Signature]
Notary Public

Property Information

Present Zoning Classification: R-2 (County) Requested Zoning Classification: R-2 (City) *C*

Total Acreage of Zoning/Rezoning Application: 128.278 Acreage of Titleholder: 128.278

Land Lot(s): 494, 495, 514, 515 District(s): 2nd Section(s): 3rd Tax Parcel I.D. Number(s): 151.3.2.002.000 (Part of)

Location of Property: South of Happy Valley Church Road, East of Cole Lake Road and West of Arbors Creek Drive
Physical address, if available, and nearest intersections (i.e. east/west side of given road, and north/south of given road)

Detailed description of proposed development (including maximum number of lots, if residential, or number of units): Active Adult, Single Family Residential, 248 Lots

Filed with City: _____ (Date) _____ (Signature)

City of Dallas Planning Commission Recommendation: Approve Disapprove No recommendation

Conditions, reasons, stipulations: _____

City Council Decision: Approve Approve as different classification Disapprove

Conditions, reasons, stipulations: _____



Applicant / Representative Attendance Required

Applicant or representative must be present at the public hearings before the Dallas Planning Commission and the Mayor and City Council. Failure to attend may result in dismissal with prejudice, rejection of the application, or continuance of the hearing at the Commission or Council's sole discretion.

~~I / We~~ (Cross Out One) have investigated the site as to the existence of archeological and/or architectural landmarks. ~~I / We~~ (Cross Out One) hereby certify there ~~are~~ / are not (Cross Out One) any such assets. If any exist, documentation must be provided with the application.

~~I / We~~ (Cross Out One) have investigated the site as to the existence of any cemetery located on the property. ~~I / We~~ (Cross Out One) hereby certify there ~~is~~ / is not (Cross Out One) such a cemetery. If any exist, documentation must be provided with the application, including notice to the Paulding County Cemetery Commission.

Signature of Applicant/Representative

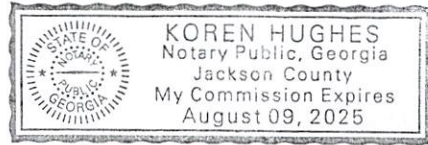
5-1-23

Date

Paulding County Land Development LLC
Printed Name of Applicant/Representative

Signed, sealed and delivered in the presence of:

Notary Public Signature



Commission Expiration

Signature of Applicant/Representative

Date

Printed Name of Applicant/Representative

Signed, sealed and delivered in the presence of:

Notary Public Signature

Commission Expiration



Applicant / Representative Attendance Required

Applicant or representative must be present at the public hearings before the Dallas Planning Commission and the Mayor and City Council. Failure to attend may result in dismissal with prejudice, rejection of the application, or continuance of the hearing at the Commission or Council's sole discretion.

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Signature of Applicant/Representative


5/1/23

Date

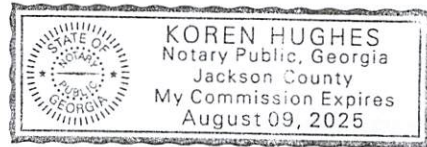
Steven Jones

Printed Name of Applicant/Representative

Signed, sealed and delivered in the presence of:



Notary Public Signature



Commission Expiration

Signature of Applicant/Representative

Date

Printed Name of Applicant/Representative

Signed, sealed and delivered in the presence of:

Notary Public Signature

Commission Expiration

Disclosure Statement

(Required by O.C.G.A. 36-67A)



I (we), Paulding County Land Development LLC, do hereby certify that, to the best of my (our) knowledge, no elected official of the City of Dallas, Georgia has a property interest, a financial interest nor does any family member of an elected official of the City of Dallas, Georgia have a property interest or financial interest in this property or in this application for rezoning except as follows:

None

I (we), Paulding County Land Development LLC, do further certify that we, nor the property owner, have not contributed any monies and/or gifts totaling over \$250.00 within the last two years to any elected official of the City of Dallas, Georgia except for the following (Give the names of officials, dates and amounts of contribution):

None

5-1-23
Date

[Signature]
Applicant

Disclosure Statement (Required by O.C.G.A. 36-67A)



I (we), Steven Jones, do hereby certify that, to the best of my (our) knowledge, no elected official of the City of Dallas, Georgia has a property interest, a financial interest nor does any family member of an elected official of the City of Dallas, Georgia have a property interest or financial interest in this property or in this application for rezoning except as follows:

None

I (we), Steven Jones, do further certify that we, nor the property owner, have not contributed any monies and/or gifts totaling over \$250.00 within the last two years to any elected official of the City of Dallas, Georgia except for the following (Give the names of officials, dates and amounts of contribution):

None

5/1/23
Date

Steven Jones
Applicant

CITY OF DALLAS LEGAL NOTICE ZONING / REZONING



I / WE (Choose one), Paulding County Land Development, LLC
HAVE APPLIED TO ZONE/REZONE A PORTION OF LAND LOT(S) 444, 493, 494, 495, 51
IN THE 2nd DISTRICT AND 3rd SECTION OF PAULDING COUNTY, LOCATED
AT South of Happy Valley Church Road, East of Cole Lake Road WITHIN THE CITY OF DALLAS, GEORGIA,
and West of Arbors Creek Drive
FROM A ZONING DISTRICT OF R-2 TO A ZONING DISTRICT OF
R-2 with Conditions SUBJECT TO PUBLIC HEARING TO BE HELD AT
7:00 PM AT THE DALLAS CITY COUNCIL ROOM, 129 EAST MEMORIAL DRIVE, DALLAS, GEORGIA.

SAID PUBLIC HEARING WILL BE HELD ON _____ BEFORE THE
CITY OF DALLAS PLANNING COMMISSION AND ON _____ BEFORE THE
MAYOR AND COUNCIL OF THE CITY OF DALLAS.

THIS, THE _____ DAY OF _____, 20_____.

[Signature]
APPLICANT(S) NAME

For City Use

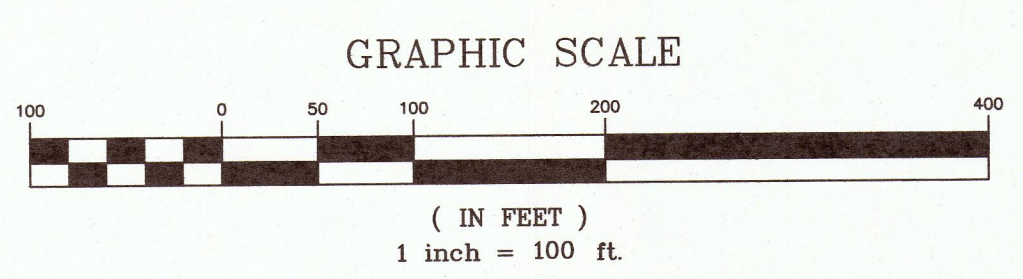
NOTICE WILL RUN WEEKS OF: _____
AND THE WEEK OF: _____
AND THE WEEK OF: _____

Survey For Paulding County Land Development, LLC

Located in Land Lots 494, 495, 514, 515, 566, and 567, 2nd District, 3rd Section, City of Dallas Paulding County, Georgia

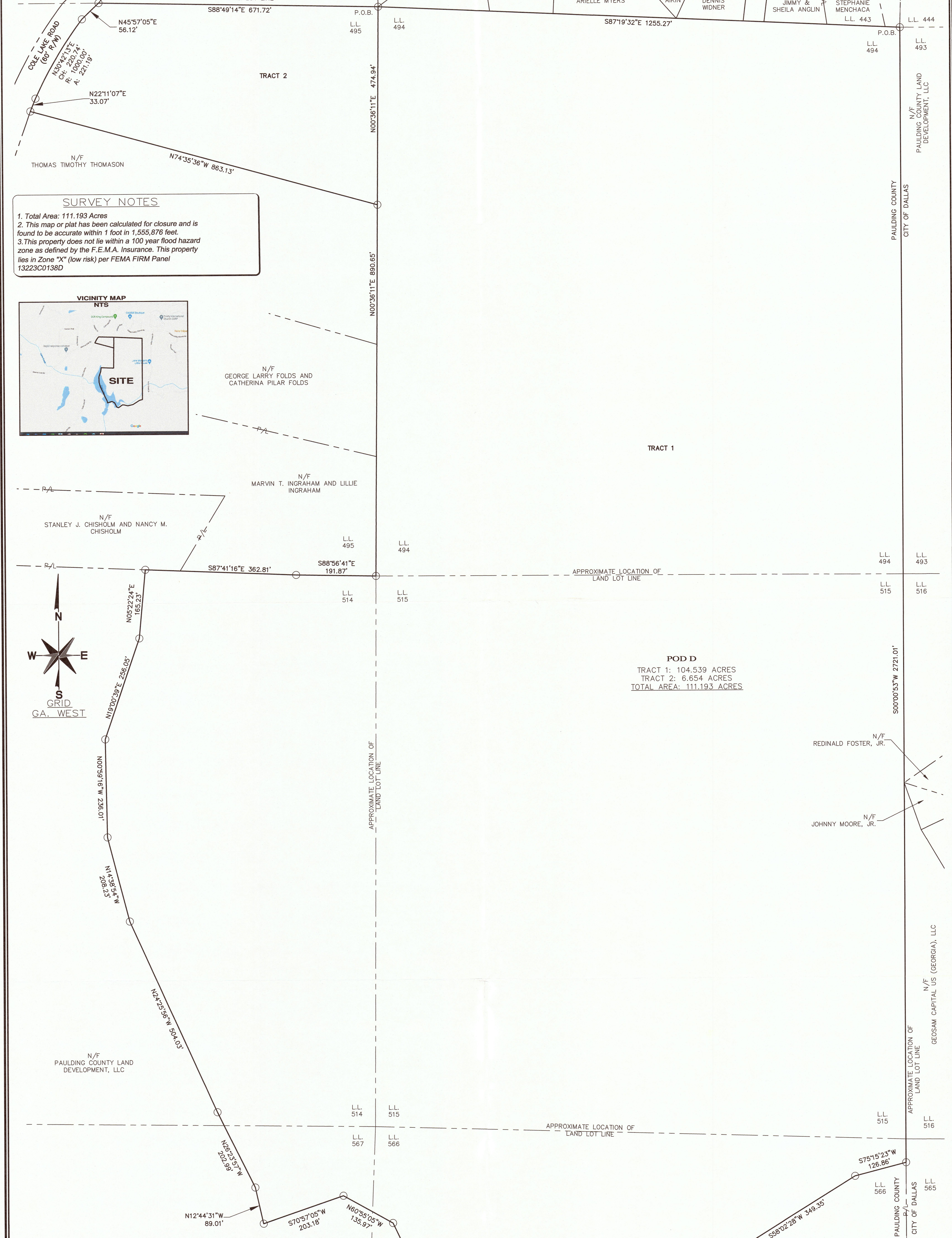
Plat Date: November 16, 2022

Scale: 1" = 100'



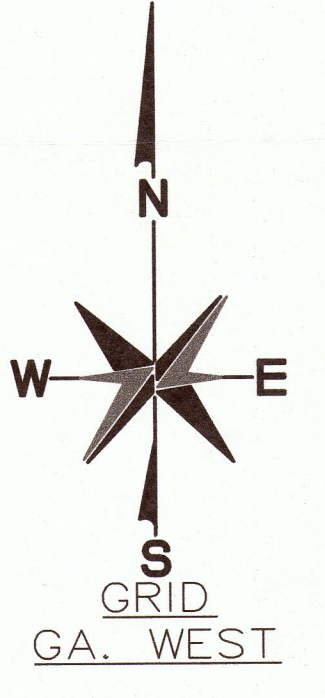
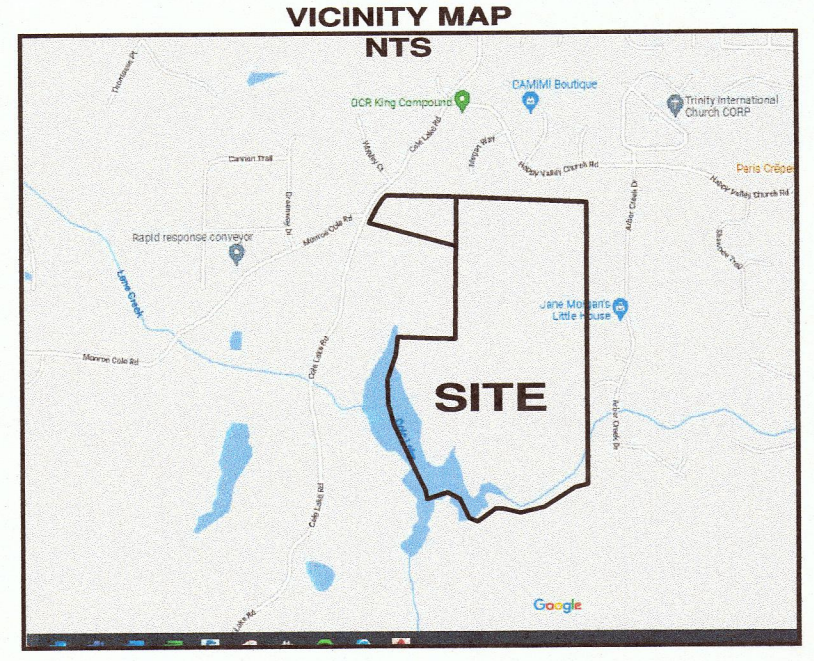
RECORDING INFORMATION

APPROXIMATE LOCATION OF LAND LOT LINE

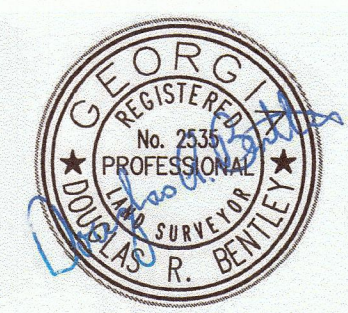


SURVEY NOTES

1. Total Area: 111.193 Acres
2. This map or plat has been calculated for closure and is found to be accurate within 1 foot in 1,555,876 feet.
3. This property does not lie within a 100 year flood hazard zone as defined by the F.E.M.A. Insurance. This property lies in Zone "X" (low risk) per FEMA FIRM Panel 13223C0138D



NO.	DATE	DESCRIPTION	BY



PREPARED BY:

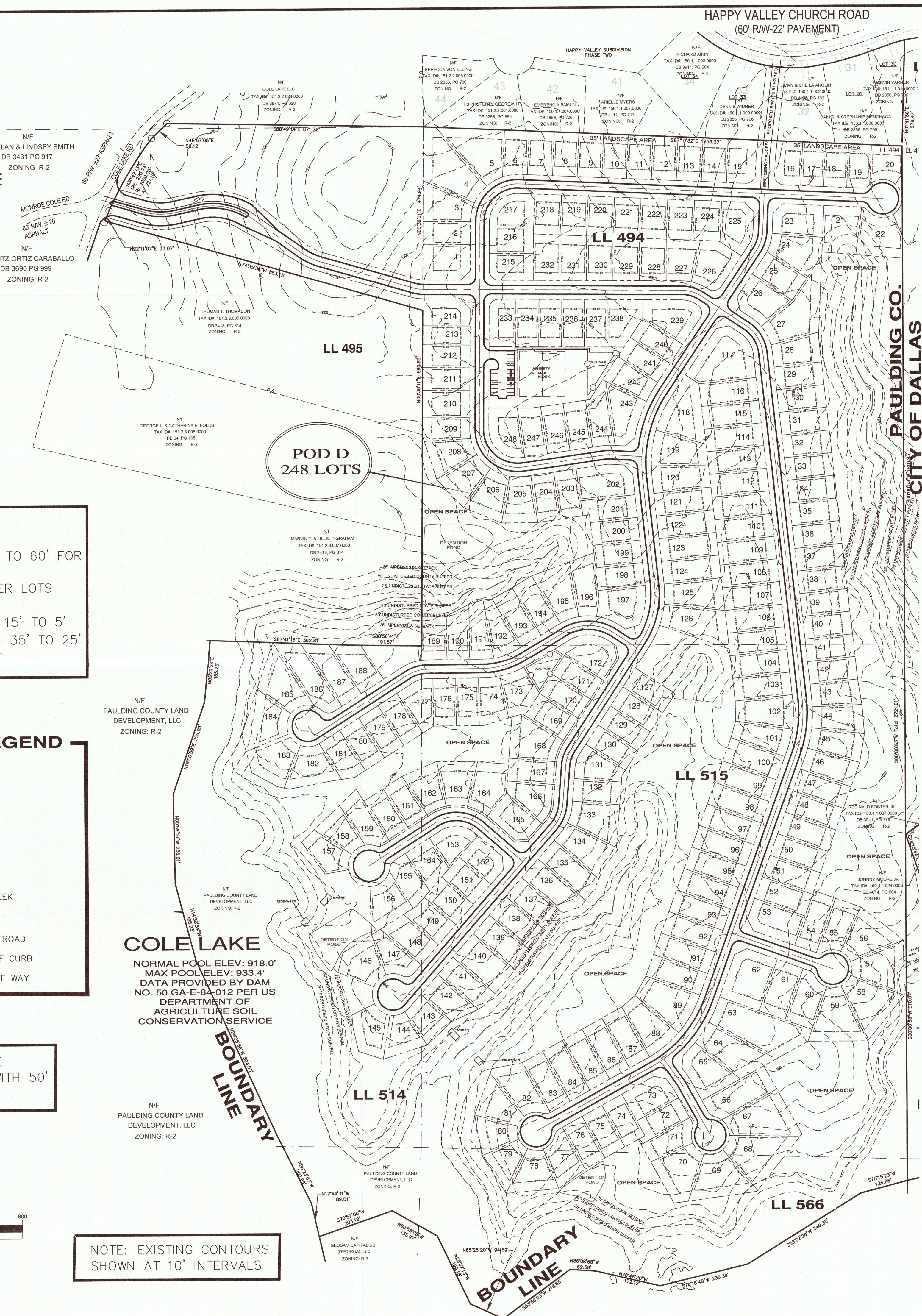
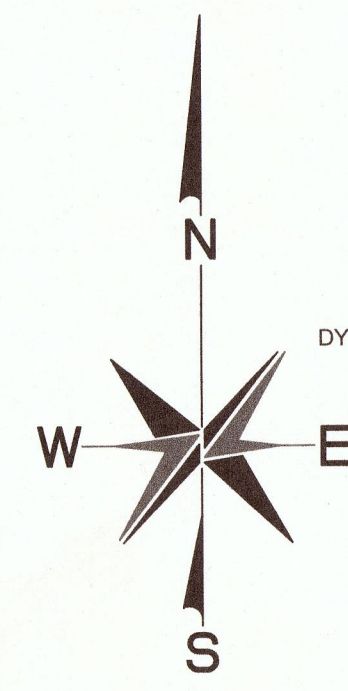
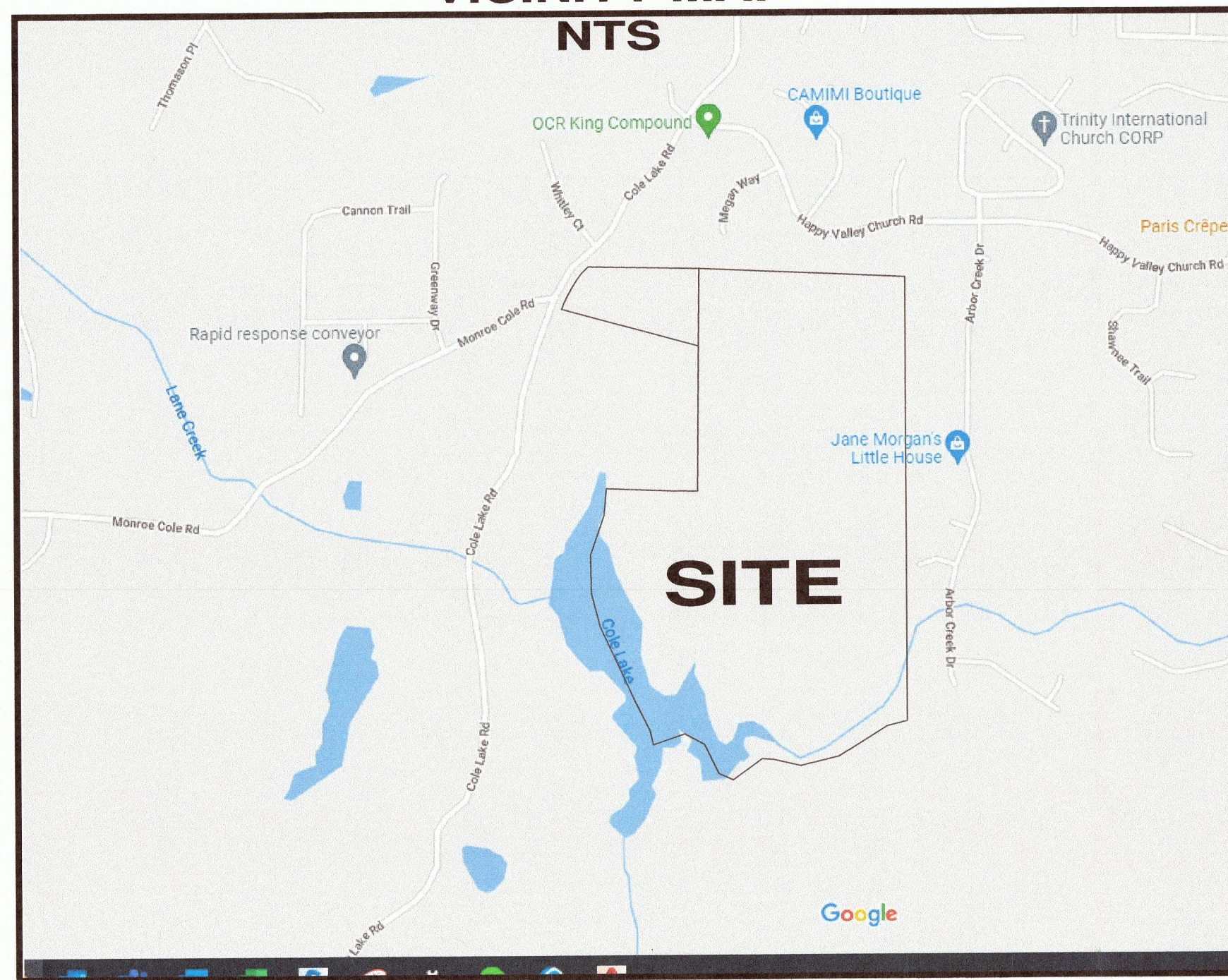
ELITE

ENGINEERING | SURVEYING | CONSTRUCTION MANAGEMENT

3660 Cedarcrest Road, Suite 220
Acworth, Georgia 30101
(678) 324-8291

21147surv3.5.dwg

VICINITY MAP NTS



PAULDING COUNTY LAND DEVELOPMENT, LLC ZONING: R-2

PARCEL	CURB CUTS (MEASURED FROM ENTRANCE)	MEASURED DISTANCE	DIRECTION
PARCEL 150.1.1.004.0000	-	1152 FT	LEFT
PARCEL 150.1.1.018.0000	-	150 FT	RIGHT
PARCEL 150.1.1.010.0000	-	272 FT	RIGHT
PARCEL 150.1.1.011.0000	-	258 FT	LEFT
PARCEL 150.1.1.018.0000	-	844 FT	LEFT
PARCEL 150.1.1.027.0000	-	605 FT	LEFT
PARCEL 151.2.2.001.0000	-	1237 FT	LEFT
PARCEL 151.2.2.009.0000	-	924 FT	LEFT
PARCEL 150.1.1.003.0000	-	201 FT	LEFT
PARCEL 150.1.1.007.0000	-	1237 FT	LEFT
PARCEL 150.1.1.013.0000	-	980 FT	LEFT
PARCEL 150.1.1.014.0000	-	287 FT	LEFT
PARCEL 150.1.1.015.0000	-	268 FT	RIGHT
PARCEL 150.1.1.019.0000	-	668 FT	LEFT
PARCEL 150.1.1.044.0000	-	589 FT	RIGHT
PARCEL 150.1.1.045.0000	-	406 FT	RIGHT
PARCEL 151.2.2.006.0000	-	1033 FT	LEFT
PARCEL 151.2.2.008.0000	-	854 FT	LEFT
PARCEL 150.1.1.009.0000	-	25 FT	LEFT
PARCEL 150.1.1.016.0000	-	378 FT	LEFT
PARCEL 150.1.1.017.0000	-	287 FT	LEFT
PARCEL 150.1.1.021.0000	-	538 FT	LEFT
PARCEL 150.1.1.025.0000	-	719 FT	LEFT
PARCEL 150.1.1.064.0000	-	1237 FT	LEFT
PARCEL 151.2.2.002.0000	-	1152 FT	LEFT
PARCEL 151.2.2.005.0000	-	1237 FT	LEFT
PARCEL 150.1.1.002.0000	-	50 FT	RIGHT
PARCEL 150.1.1.012.0000	-	118 FT	RIGHT
PARCEL 151.2.2.025.0000	-	1006 FT	RIGHT
PARCEL 151.2.2.030.0000	-	875 FT	RIGHT
PARCEL 151.2.2.039.0000	-	263 FT	STRAIGHT
PARCEL 151.2.3.006.0000	-	475 FT	LEFT
PARCEL 151.2.2.029.0000	-	921 FT	RIGHT
PARCEL 151.2.2.037.0000	-	906 FT	RIGHT
PARCEL 151.2.3.005.0000	-	475 FT	LEFT
PARCEL 151.2.2.007.0000	-	1020 FT	RIGHT
PARCEL 151.2.2.023.0000	-	151 FT	STRAIGHT
PARCEL 151.2.2.027.0000	-	705 FT	RIGHT
PARCEL 151.2.2.028.0000	-	815 FT	RIGHT
PARCEL 151.2.2.031.0000	-	1030 FT	RIGHT
PARCEL 151.2.2.036.0000	-	1014 FT	RIGHT
PARCEL 151.2.2.038.0000	-	815 FT	RIGHT
PARCEL 151.2.3.002.0000	-	420 FT	LEFT
PARCEL 151.2.4.023.0000	-	549 FT	LEFT
CONNIE DR	-	188 FT	LEFT
MEGAN WAY	-	575 FT	LEFT
WHITLEY CT	-	443 FT	RIGHT

NOTE: ALL CURB CUTS, DRIVEWAYS, EASEMENTS AND ALL POINTS ON INGRESS/EGRESS ARE WITHIN 500' OF THE PROPERTY LINES

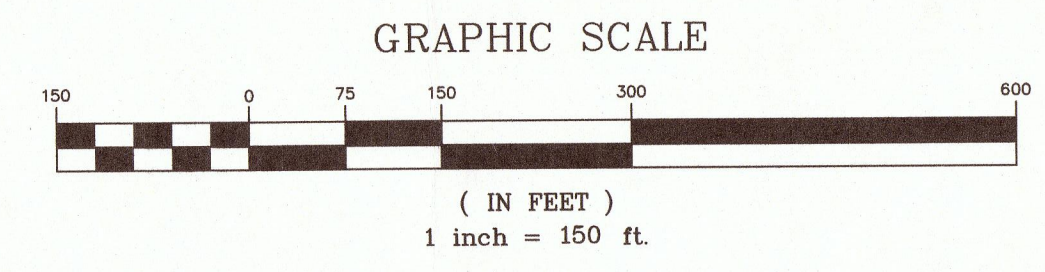
- BOUNDARY INFORMATION SHOWN IS A COMPILED SURVEY COMPLETED BY ELITE SURVEY LLC
- TOPOGRAPHIC INFORMATION SHOWN HEREON PROVIDED BY PAULDING COUNTY G.I.S. DEPARTMENT
- OWNER/DEVELOPER : PAULDING COUNTY LAND DEVELOPMENT, LLC
2170 SATELLITE BLVD, SUITE 425
DULUTH, GA 30097
24 HR. CONTACT: ROBIN EMBRY 678-758-4639
- ENGINEER : ELITE ENGINEERING, LLC
3660 CEDARCREST ROAD, STE 220, ACWORTH, GA 30101
CONTACT: JONATHAN JONES, P.E. 678-215-2968
- PROPOSED ZONING : R-2 (CITY) WITH CONDITIONS
CURRENT ZONING : R-2 (COUNTY)
TOTAL SITE AREA = 111.193 ACRES
OPEN SPACE PROVIDED = 30.64 ACRES (23%)
TOTAL NUMBER OF LOTS = 248
DENSITY = 1.93 U/AC
PARKING SPACES : 18 TOTAL (3 ADA)
- CURRENT SETBACKS FOR R-2 (COUNTY):
FRONT: 35'
REAR: 25'
SIDE: 15', 25' CORNER LOTS
MIN LOT SIZE: 20,000 SF
MIN LOT WIDTH: 100'
- THIS PROPERTY DOES NOT LIE WITHIN AN IDENTIFIED FLOOD HAZARD AREA, PER PAULDING COUNTY F.I.R.M. PANELS NO. 13223C0139D DATED JUNE 7, 2019.
- NO CEMETERIES, ARCHEOLOGICAL OR ARCHITECTURAL SITES EXIST ON THIS SITE.
- NO EXISTING LANDFILLS ARE PRESENT ON THIS SITE.
- SANITARY SEWER SERVICE TO BE PROVIDED BY EXTENSION OF CITY OF DALLAS SYSTEM.
- FIRE PROTECTION TO BE PROVIDED BY THE PAULDING COUNTY FIRE DEPARTMENT.
- DETENTION TO BE PROVIDED BY 3 PROPOSED DETENTION PONDS.
- NO EXISTING EASEMENTS ON SITE. PROPOSED EMERGENCY ACCESS ROAD WILL TIE IN TO PROPOSED R/W PER PB 31, PG 131.

- CONDITIONS REQUESTED:
- REDUCTION OF LOT WIDTH FROM 100' TO 60' FOR ALL LOTS.
 - REDUCTION OF LOT WIDTH FOR CORNER LOTS FROM 100' TO 60'
 - REDUCTION OF SIDE SETBACKS FROM 15' TO 5'
 - REDUCTION OF FRONT SETBACK FROM 35' TO 25'
 - REDUCTION OF LOT SIZE TO 7,500 SF

REZONING PLAN LEGEND

○	PROPERTY CORNER
---	PROPERTY LINE
---	RIGHT OF WAY
---	EXISTING ROAD
---	LAND LOT LINE
---	EXISTING CONTOUR
---	CENTERLINE OF CREEK
---	CREEK BUFFER
---	C/L OF PROPOSED ROAD
---	PROPOSED BACK OF CURB
---	PROPOSED RIGHT OF WAY

NOTE: PROPOSED ROADS ARE 24' WIDE BACK-OF-CURB TO BACK-OF-CURB WITH 50' RIGHT-OF WAY



NOTE: EXISTING CONTOURS SHOWN AT 10' INTERVALS

STATEMENT OF PROPOSED USE:
 PROPOSED DEVELOPMENT IS TO BE SINGLE FAMILY RESIDENTIAL DEVELOPMENT THAT WILL HAVE A DEED RESTRICTION ENSURING THAT THE ENTIRETY OF THIS DEVELOPMENT IS AGE - RESTRICTED. DEVELOPER'S INTENTION IS TO BRING FORTH A 55+ COMMUNITY WITH AN AMENITY PACKAGE AND EFFICIENT LAYOUT TO MINIMIZE MAINTENANCE OF FUTURE HOMEOWNERS' ASSOCIATION TO ALLOW FOR A PRISTINE APPEARANCE.

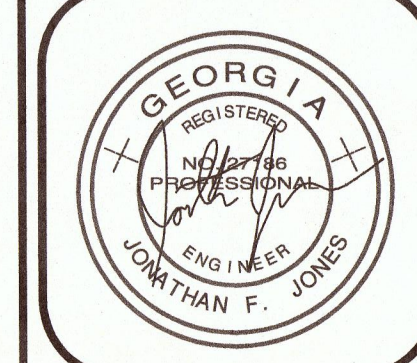
PREPARED BY:

 Elite Engineering
 3660 Cedarcrest Road
 Suite 220
 Acworth, Georgia 30101
 Jonathan Jones, P.E.
 (878) 215-2968

NO.	DATE	REVISION	REVISIONS PER STAFF COMMENTS	LAYOUT MODIFIED
1.	2/18/22			
2.	8/1/22			

REZONING PLAN FOR THE RESERVE AT COLE LAKE-POD D LAND LOT 495, 494, 514, 515, 566, 567 2ND DISTRICT, 3RD SECTION, PAULDING COUNTY, GA

PREPARED FOR:
 PAULDING COUNTY LAND DEVELOPMENT LLC



PROJECT No. 21147
 DRAWING SCALE: 1" = 150'
 DESIGNED BY: JFJ
 DRAWN BY: JFJ
 CHECKED BY: JFJ
 DATE: 1/12/21
 SHEET



CALL BEFORE YOU DIG

NOTE: DEVELOPER SHALL BE RESPONSIBLE FOR ANY CONFLICTS WITH EXISTING UTILITIES.

Legal Description

Pod D

All that tract of land lying in or being in Land Lots 494, 495, 514, 515, 566, and 567, 2nd District, 3rd Section, Paulding County, Georgia, and being more particularly described as follows:

Tract 1

BEGINNING at the northeast corner of Land Lots 494, said point also being the southeast corner of Land Lot 443, the southwest corner of Land Lot 444, and also being the northwest corner of Land Lot 444, THEN running South 00 degrees 00 minutes 53 seconds West along the east line of Land Lot 494 then the east line of 515 for 2721.01 feet to a point;

THEN South 75 degrees 15 minutes 23 seconds West for 126.86 feet to a point; THEN South 58 degrees 02 minutes 28 seconds West for 349.35 feet to a point; THEN South 76 degrees 16 minutes 40 seconds West for 236.39 feet to a point; THEN North 76 degrees 46 minutes 20 seconds West for 172.12 feet to a point; THEN North 86 degrees 08 minutes 58 seconds West for 69.58 feet to a point; THEN South 53 degrees 56 minutes 03 seconds West for 218.85 feet to a point; THEN North 65 degrees 25 minutes 20 seconds West for 94.69 feet to a point; THEN North 25 degrees 37 minutes 13 seconds West for 199.15 feet to a point; THEN North 60 degrees 55 minutes 05 seconds West for 135.97 feet crossing from Land Lot 566 into Land Lot 567 to a point; THEN South 70 degrees 57 minutes 05 seconds West for 203.18 feet to a point; THEN North 12 degrees 44 minutes 31 seconds West for 89.01 feet to a point; THEN North 26 degrees 23 minutes 57 seconds West for 202.99 feet to a point; THEN North 24 degrees 25 minutes 56 seconds West for 504.03 feet to a point; THEN North 14 degrees 38 minutes 54 seconds West for 208.23 feet to a point;

THEN North 00 degrees 59 minutes 16 seconds West for 236.01 feet to a point; THEN North 19 degrees 00 minutes 39 seconds East for 256.05 feet to a point; THEN North 05 degrees 22 minutes 24 seconds East for 165.23 feet to a point on the North line on Land Lot 514; THEN leaving the easterly boundary of Pod E South 87 degrees 41 minutes 16 seconds East for 362.81 feet along the north line of Land Lot 514 to a point; THEN continuing along the north line of Land Lot 514 South 88 degrees 56 minutes 41 seconds East for 191.87 feet to the northeast corner of Land Lot 514, said point also being the southeast corner of Land Lot 495, the southwest corner of Land Lot 494, and the northwest corner of Land Lot 515;

THEN leaving said common Land Lot corner, North 00 degrees 36 minutes 11 seconds East along the west line of Land Lot 494 and east line of Land Lot 495 for 890.65 feet to a point; THEN North 00 degrees 36 minutes 11 seconds East for 475.94 feet to a point on the northeast corner of Land Lot 495; THEN South 87 degrees 19 minutes 32 seconds East along the north line of Land Lot 494 and south line of Land Lot 443 for 1255.27 feet to the northeast corner of Land Lot 494 Point at the POINT of BEGINNING.

Said tract of land being described above having an area of 4,553,739 Square Feet or 104.539 acres of land more or less along with all improvements and is subject to all valid encumbrances.

Tract 2

BEGINNING at the corner of Land Lots 442, 443, 494, and 495 and continuing along the east line of Land Lot 495 South 00 degrees 36 minutes 11 seconds West for 474.94 feet to a point; THEN leaving said Land Lot Line North 74 degrees 35 minutes 36 seconds West for 863.13 feet to a point on the southeasterly right of way of Cole Lake Road (60-foot width); THEN continuing along said right of way North 22 degrees 11 minutes 07 seconds East for 33.07 feet to a point; THEN continuing along the arc of a curve turning to the right with an arc length of 221.19 feet, a radius of 1000.00 feet, and a chord bearing of North 30 degrees 42 minutes 13 seconds East for 220.74 feet to a point; THEN North 45 degrees 57 minutes 05 seconds East for 56.12 feet to a point; THEN leaving said right of way South 88 degrees 49 minutes 14 seconds East for 671.72 feet to the Point of BEGINNING.

Said tract of land being described above having an area of 289,868 Square Feet or 6.654 Acres.

A-2023-02
Z-2023-06

ARBORS POD E

STAFF COMMENTS:

The applicant (Paulding County Land Development, LLC) is proposing to annex and zone 11.618 acres from Paulding County R-2 (Suburban Residential) to City of Dallas R-2C (Single Family Residential – Conservation). The property is located at South of Happy Valley Church Road, East of Cole Lake Road, and West of Arbors Creek Drive.

Properties that border the site to the East and to the South are under application to be annexed into the City on the same day. Properties that border to the North and West are in Paulding County.

A. Existing land use and zoning classification of nearby property:

ADJACENT ZONING

ADJACENT DEVELOPMENT

NORTH: County R-2

NORTH: Residential, single family

EAST: County R-2

EAST: Undeveloped

SOUTH: County R-2

SOUTH: Undeveloped

WEST: County R-2

WEST: Undeveloped

B. Permitted Use impact on adjacent properties.

All surrounding properties are either undeveloped or single family residential.

C. Adverse effect on the usability of adjacent or nearby property?

None

D. Proposal cause excessive or burdensome use of streets, transportation facilities, utilities, schools

Increased traffic on Cole Lake Road and other nearby collector roads. May increase student population of nearby schools.

E. Supported by current conditions

Water and Sewer are available. Sewer outfall construction is required.

F. 2022 Comprehensive Plan

Conforms to the 2022 Paulding Comprehensive Plan as being Community Residential character area.

STAFF RECOMMENDATIONS:

Based on the preceding analysis, staff recommends approval with the following stipulations:

1. Off-site sewer infrastructure is required. Owner/developer is responsible for connection to existing gravity sewer.
2. Developer is to enter into a development agreement with the City of Dallas for the outfall sanitary sewer project. The final cost, approved contractor, and construction plans of the offsite gravity outfall sewer upgrade improvements will be subject to the approval of the City of Dallas, including, without limitation, agreement on the actual cost differential between the offsite gravity sewer outfall upgrade vs the standard cost (the "Actual Cost Differential"). In consideration of the development offsite gravity outfall sewer upgrade improvements, the City of Dallas agrees to pay to Owner, in the form of sewer tap fee credits issued at the prevailing rate (based on then published rates), an amount equal to the Actual Cost Differential. Developer will be responsible for all costs related to the development offsite gravity outfall sewer upgrade improvement project. The final agreed upon pricing is to be established at the time the outfall project has been permitted.
3. West Dallas Special Utility District: Owner/developer is responsible for a \$1,843.00 per lot utility fee payment required at time of final plat approval. This fee is in addition to the standard water and sewer tap fees imposed on each lot.
4. Development shall be constructed in general conformity to the site plan provided in zoning application.
5. Owner/developer shall provide a minimum 20-foot planted or natural (where possible) buffer around the entire site perimeter.
6. Owner/developer is responsible for providing a professionally landscaped entrance.
7. Owner/developer is responsible for providing any and all roadway improvements and development entrance improvements as required by Paulding County DOT for access.
8. Owner/developer shall comply, design, and construct all offsite water system upgrades required by Paulding County Water System.
9. Owner/developer is responsible for providing and installing Flock camera at development entrance compatible with the City of Dallas Police Department system.
10. A Homeowners Association required for all property included in entire development from the beginning of the development process with mandatory membership.

11. The architectural style, composition and design of the proposed single-family homes shall be constructed consistent with blended building materials that may include the application of stone, brick, hardi-plank, shake, and board and batten. No vinyl materials shall be used on the exterior of the proposed homes. Owner/developer shall supply for City of Dallas approval, detailed architectural elevation design plans for front, left side, right side, and rear of homes for each home to be constructed.
12. Owner/developer shall comply with all NRCS requirements, recommendations, and guidelines in conjunction with development adjacent to the Pumpkinvine Creek Watershed Structure No. 50.

Unless explicitly stated herein, all other lot development standards shall comply with the R-2C zoning district as written in the City of Dallas Code of Ordinances.

The findings made herein are the opinions of the City of Dallas, Ga Development staff and do not constitute a final decision. The City of Dallas, Ga Mayor and Council makes the final decision on all Zoning/Rezoning, Land Use Permit, Special Use Permit, and Medical Hardship Applications.

Letter of Intent for Rezoning Application:
11.618 Acres (Pod E)
Paulding County Parcel Identification Number: 151.3.2.001.000 (part of)
City of Dallas, Georgia

The owner and applicant, Paulding County Land Development LLC (“PCLD”), requests the rezoning with conditions of approximately 11.618 acres in Land Lots 514, 2nd District, 3rd Section, Paulding County, Georgia (the "Property") located south of Happy Valley Church Road, east of Cole Lake Road and west of Arbors Creek Drive. The Property is currently zoned R-2 Residential District (“R-2”).

PCLD requests a rezoning from R-2 to R-2 Residential District with conditions ("R-2 with Conditions") to accommodate the development of twelve (12) single-family lots, as shown on the site plans by Elite Engineering dated January 12, 2022, attached hereto and incorporated herein (the "Site Plan"). PCLD is proposing to rezone the Property to R-2 with Conditions to permit the development of the Property for use as a single-family residential community at a size, quality, and price adequate to or exceeding existing homes in the surrounding area. The proposed rezoning would positively impact the property values in the surrounding area and will not adversely affect adjacent or nearby properties' existing use or usability. All properties contiguous with the Property are zoned R-2 (County) or R-2 (City).

PCLD requests conditions to the rezoning as follows:

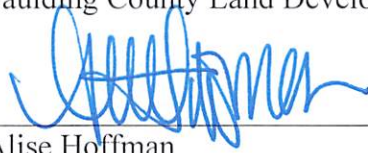
1. Reduce the minimum lot width from 100 feet to 65 feet.
2. Reduce the minimum corner lot width from 100 feet to 60 feet.
3. Reduce the minimum side setbacks from 15 feet to 7.5 feet on side entry lots
4. Reduce the minimum side setbacks from 15 feet to 10 feet for non-side entry lots.
5. Reduce the minimum front setback from 35 feet to 25 feet.
6. Reduce the minimum lot size from 20,000 square feet to 7,500 square feet.

The requested rezoning conditions are necessary to afford PCLD relief so that the Property may be developed in accordance with the intent of the Site Plan and consistent with surrounding developments. Due to the size, existing layout, and topography of the Property, strict adherence to the current zoning requirements is impossible. The conditions accompanying the R-2 zoning will permit a practical usage of the Property given the use and development of the adjacent and nearby properties.

PCLD believes the rezoning of the Property represents an opportunity to enhance the existing area while also reinforcing the City of Dallas' strong identity of a city that its citizens are proud to call home. PCLD respectfully requests the Major and City Council to approve the rezoning with conditions. PCLD looks forward to continuing to work closely with the City of Dallas during this process and welcomes the opportunity to answer any questions or address any concerns relating to this matter.

Respectively submitted this 20th day of November 2022,

Paulding County Land Development LLC



Alise Hoffman
Authorized Signatory of the LLC

Required Constitutional and Ante Litem Notice

Georgia law and the procedures of the City of Dallas require us to raise Federal and State constitutional objections prior to any final action by the City of Dallas. While PCLD anticipates a smooth application process, failure to raise constitutional objections at this stage may mean PCLD will be barred from raising important legal claims later in the process. Accordingly, PCLD raises the following constitutional objections at this time:

The portions of the City of Dallas Ordinance, as applied to the Property, which restricts the Property to any uses, land use designations, conditions, development standards, or to any zoning district other than that proposed by PCLD, are unconstitutional in that they constitute an unlawful taking, in violation of the Constitution of the State of Georgia and the Equal Protection Clause and Due Process Clause of the Fourteenth Amendment to the United States Constitution in that the City of Dallas would destroy and impair PCLD's rights without first paying fair, adequate and just compensation for such taking.

A refusal by the City of Dallas to grant the requested rezoning would be unconstitutional and discriminate in an arbitrary, capricious and unreasonable manner between PCLD and owners of similarly situated property in violation of the Constitution of the State of Georgia and the Equal Protection Clause of the Fourteenth Amendment to the United States Constitution. Any use restrictions or conditions placed on the Property which are different from the conditions requested by PCLD, to the extent such different conditions would have the effect of further restricting PCLD's utilization of the Property, would also constitute an arbitrary, capricious, and discriminatory act and would likewise violate each of the provisions of the State and Federal Constitutions set forth hereinabove.

This notice is being given to comply with the provisions of O.C.G.A. §36-33-5 to afford the City of Dallas an opportunity to approve the rezoning and zoning conditions as requested by PCLD. If action is not taken by the City of Dallas to approve the rezoning, Petitioner shall be forced to bring action, against the City, for all claims and damages afforded to Petitioner under State and Federal Law, including but without limitation (1) fair and just compensation for the unlawful taking, (2) diminution of value, (3) attorneys' fees, (4) inverse commutation and (5) any and all other damages as a result of the unlawful deprivation of Petitioner's rights.

Required York Objection

As applied to the Property, the public hearing regarding, and any Board of Commissioners of the City of Dallas Georgia, actions are objected to by PCLD based on, but not limited to, the following (the "York Objection") in accordance with *York v. Athens College of Ministry, Inc.*, 348 Ga. App. 58, 821 S.E.2d. 120 (Ga. Ct. App. 2018):

1. Any time limitation for presentation and argument imposed on PCLD;
2. The standing of public opponents and the lay, testimony, and evidence presented by them;
3. Any evidence or testimony presented or decision made upon grounds other than the standards of the local ordinances required by O.C.G.A. §36-66-5;
4. Any decision that does not follow the recommendations of approval, if applicable, by the City of Dallas planning staff and/or any other department or agency of the City of Dallas, Georgia, or the State of Georgia; and
5. Grounds for reversal similar to those set out in O.C.G.A. §50-13-19(h) for a decision of administrative agencies.

By and through this York Objection, PCLD hereby preserves all the above and incorporated objections and asserts them on and within the record before, and for consideration and resolution by, the Board of Commissioners of the City of Dallas, Georgia.



ZONING / REZONING APPLICATION
City of Dallas, Georgia

Application # _____ - _____
Hearing Dates: PC: _____ CC: _____

OFFICE USE
Time/Date Stamp

Item 6.

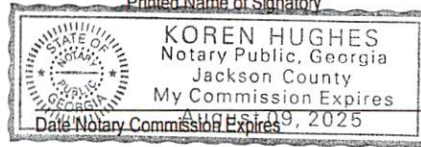
(PLEASE PRINT OR TYPE ALL INFORMATION)

Applicant: Paulding County Land Development, LLC Business phone: 470-440-6500 Cell: _____
Address: 2170 Satellite Blvd, Suite 425 Home phone: _____
City: Duluth State: GA Zip: 30097 Fax phone: _____
E-mail address: bembry@geosamatl.com

Brett Embry
Applicant's Signature

Brett Embry
Printed Name of Signatory

Signed, sealed and delivered in the presence of:
Ken Hughes
Notary Public

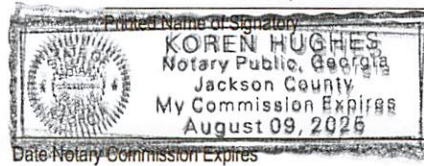


Representative: Steven Jones Phone: 678-426-4628 Cell: _____
Address: 1600 Parkwood Circle, Suite 200 City: Atlanta State: GA Zip: 30339
E-mail address: sjones@taylorenghish.com Fax phone: _____

Steven Jones
Representative's Signature

Steven Jones
Printed Name of Signatory

Signed, sealed and delivered in the presence of:
Ken Hughes
Notary Public

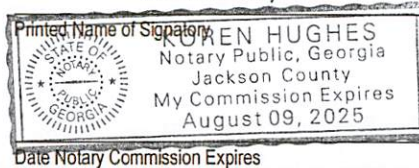


Titleholder: Paulding County Land Development, LLC Business phone: 470-440-6500 Home phone: _____
(Each Titleholder must have a separate, complete form with notarized signatures)
Address: 2170 Satellite Blvd, Suite 425 City: Duluth State: GA Zip: 30097

Brett Embry
Signature

Brett Embry
Printed Name of Signatory

Signed, sealed and delivered in the presence of:
Ken Hughes
Notary Public



Property Information

Present Zoning Classification: R-2 (County) Requested Zoning Classification: R-2 (City) *C*
Total Acreage of Zoning/Rezoning Application: 11.618 Acreage of Titleholder: 11.618
Land Lot(s): 514 District(s): 2nd Section(s): 3rd Tax Parcel I.D. Number(s): 151.3.2.002.000 (Part of)
Location of Property: South of Happy Valley Church Road, East of Cole Lake Road and West of Arbors Creek Drive
Detailed description of proposed development (including maximum number of lots, if residential, or number of units): Single Family Residential, 12 Lots

Filed with City: _____ (Date) _____ (Signature)

City of Dallas Planning Commission Recommendation: Approve Disapprove No recommendation

Conditions, reasons, stipulations: _____

City Council Decision: Approve Approve as different classification Disapprove

Conditions, reasons, stipulations: _____



Applicant / Representative Attendance Required

Applicant or representative must be present at the public hearings before the Dallas Planning Commission and the Mayor and City Council. Failure to attend may result in dismissal with prejudice, rejection of the application, or continuance of the hearing at the Commission or Council's sole discretion.

I / ~~We~~ (Cross Out One) have investigated the site as to the existence of archeological and/or architectural landmarks. I / ~~We~~ (Cross Out One) hereby certify there are / are not (Cross Out One) any such assets. If any exist, documentation must be provided with the application.

I / ~~We~~ (Cross Out One) have investigated the site as to the existence of any cemetery located on the property. I / ~~We~~ (Cross Out One) hereby certify there is / is not (Cross Out One) such a cemetery. If any exist, documentation must be provided with the application, including notice to the Paulding County Cemetery Commission.

Signature of Applicant/Representative

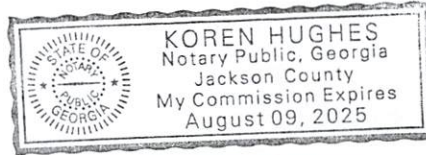
5-1-2023

Date

Paulding County Land Development LLC
Printed Name of Applicant/Representative

Signed, sealed and delivered in the presence of:

Notary Public Signature



Commission Expiration

Signature of Applicant/Representative

Date

Printed Name of Applicant/Representative

Signed, sealed and delivered in the presence of:

Notary Public Signature

Commission Expiration



Applicant / Representative Attendance Required

Applicant or representative must be present at the public hearings before the Dallas Planning Commission and the Mayor and City Council. Failure to attend may result in dismissal with prejudice, rejection of the application, or continuance of the hearing at the Commission or Council's sole discretion.

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Signature of Applicant/Representative

5/1/23

Date

Steven Jones

Printed Name of Applicant/Representative

Signed, sealed and delivered in the presence of:


Notary Public Signature



Commission Expiration

Signature of Applicant/Representative

Date

Printed Name of Applicant/Representative

Signed, sealed and delivered in the presence of:

Notary Public Signature

Commission Expiration

Disclosure Statement

(Required by O.C.G.A. 36-67A)



I (we), Paulding County Land Development LLC do hereby certify that, to the best of my (our) knowledge, no elected official of the City of Dallas, Georgia has a property interest, a financial interest nor does any family member of an elected official of the City of Dallas, Georgia have a property interest or financial interest in this property or in this application for rezoning except as follows:

None

I (we), Paulding County Land Development LLC do further certify that we, nor the property owner, have not contributed any monies and/or gifts totaling over \$250.00 within the last two years to any elected official of the City of Dallas, Georgia except for the following (Give the names of officials, dates and amounts of contribution):

None

5-1-23
Date

[Signature]
Applicant

Disclosure Statement

(Required by O.C.G.A. 36-67A)



I (we), Steven Jones, do hereby certify that, to the best of my (our) knowledge, no elected official of the City of Dallas, Georgia has a property interest, a financial interest nor does any family member of an elected official of the City of Dallas, Georgia have a property interest or financial interest in this property or in this application for rezoning except as follows:

None

I (we), Steven Jones, do further certify that we, nor the property owner, have not contributed any monies and/or gifts totaling over \$250.00 within the last two years to any elected official of the City of Dallas, Georgia except for the following (Give the names of officials, dates and amounts of contribution):

None

5/1/23
Date

Steven Jones
Applicant

**CITY OF DALLAS
LEGAL NOTICE
ZONING / REZONING**



I / WE (Choose one), Paulding County Land Development, LLC
HAVE APPLIED TO ZONE/REZONE A PORTION OF LAND LOT(S) 514
IN THE 2nd DISTRICT AND 3rd SECTION OF PAULDING COUNTY, LOCATED
AT South of Happy Valley Church Road, East of Cole Lake Road WITHIN THE CITY OF DALLAS, GEORGIA,
FROM A ZONING DISTRICT OF R-2 TO A ZONING DISTRICT OF
R-2 with Conditions SUBJECT TO PUBLIC HEARING TO BE HELD AT
7:00 PM AT THE DALLAS CITY COUNCIL ROOM, 129 EAST MEMORIAL DRIVE, DALLAS, GEORGIA.

SAID PUBLIC HEARING WILL BE HELD ON _____ BEFORE THE
CITY OF DALLAS PLANNING COMMISSION AND ON _____ BEFORE THE
MAYOR AND COUNCIL OF THE CITY OF DALLAS.

THIS, THE _____ DAY OF _____, 20_____.

[Signature]
APPLICANT(S) NAME

For City Use

NOTICE WILL RUN WEEKS OF: _____
AND THE WEEK OF: _____
AND THE WEEK OF: _____

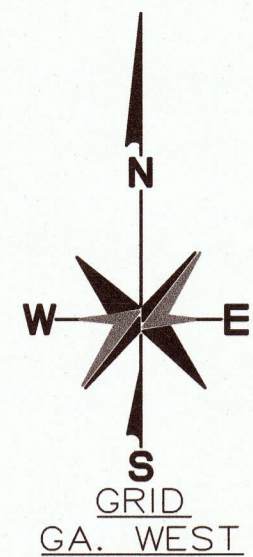
Survey for Paulding County Land Development, LLC

Located in Land Lot 514
2nd District, 3rd Section
Paulding County, Georgia

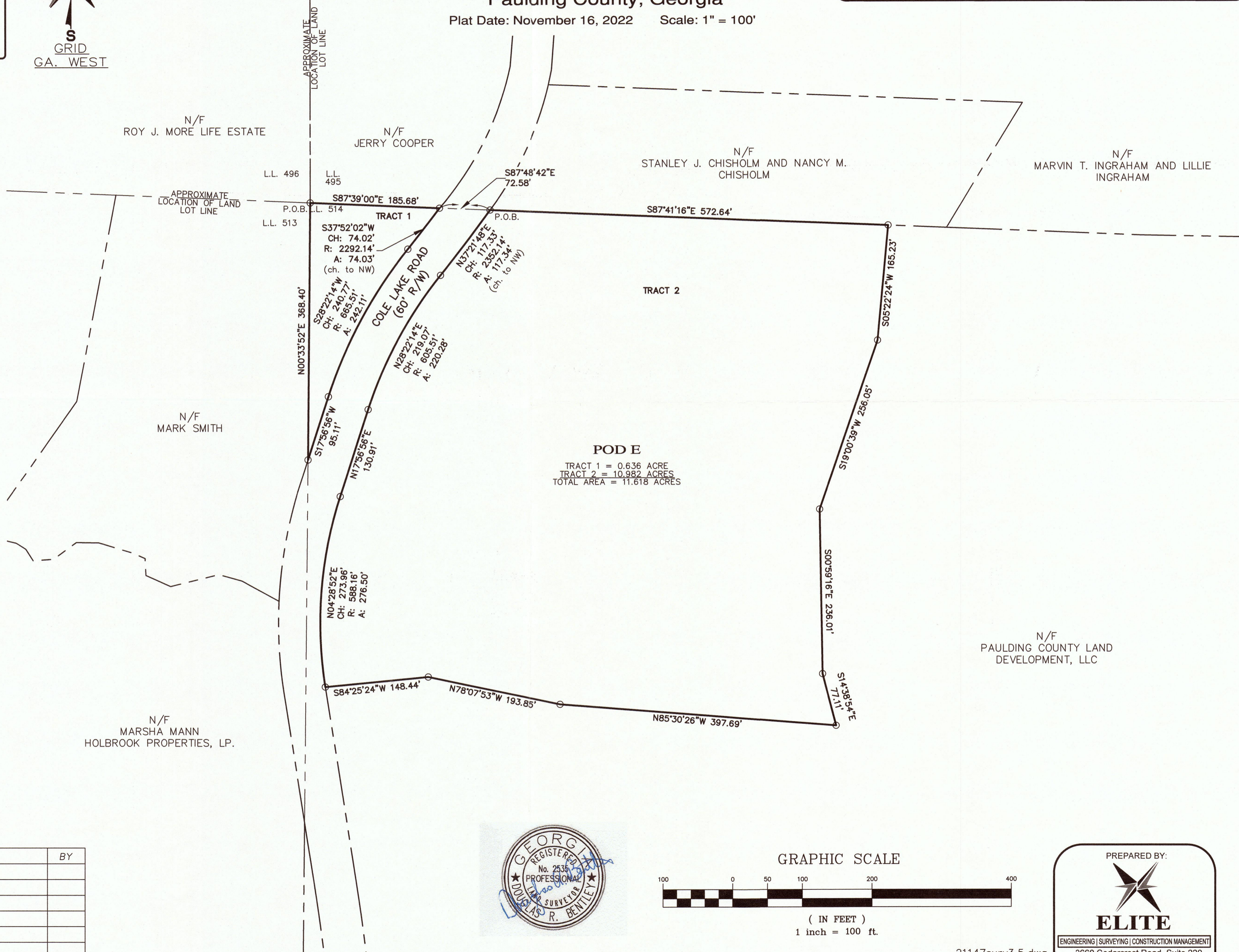
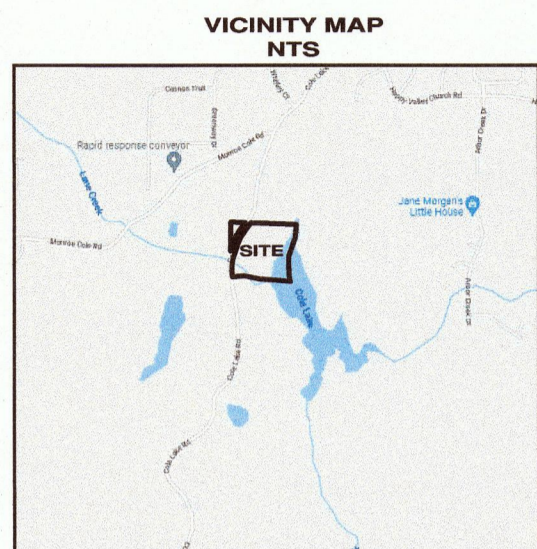
Plat Date: November 16, 2022 Scale: 1" = 100'

SURVEY NOTES

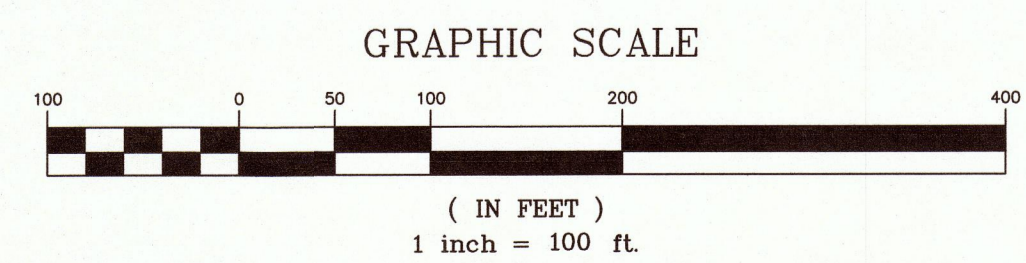
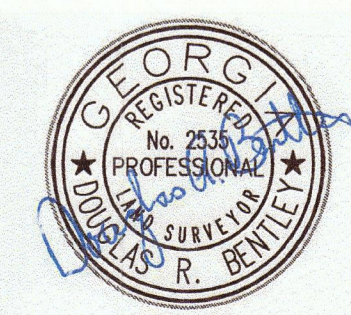
1. Total Area: 11.618 Acres
2. This map or plat has been calculated for closure and is found to be accurate within 1 foot in 615,408 feet(min).
3. This property does not lie within a 100 year flood hazard zone as defined by the F.E.M.A. Insurance. This property lies in Zone "X" (low risk) per FEMA FIRM Panel 13223C0138D



RECORDING INFORMATION



NO.	DATE	DESCRIPTION	BY



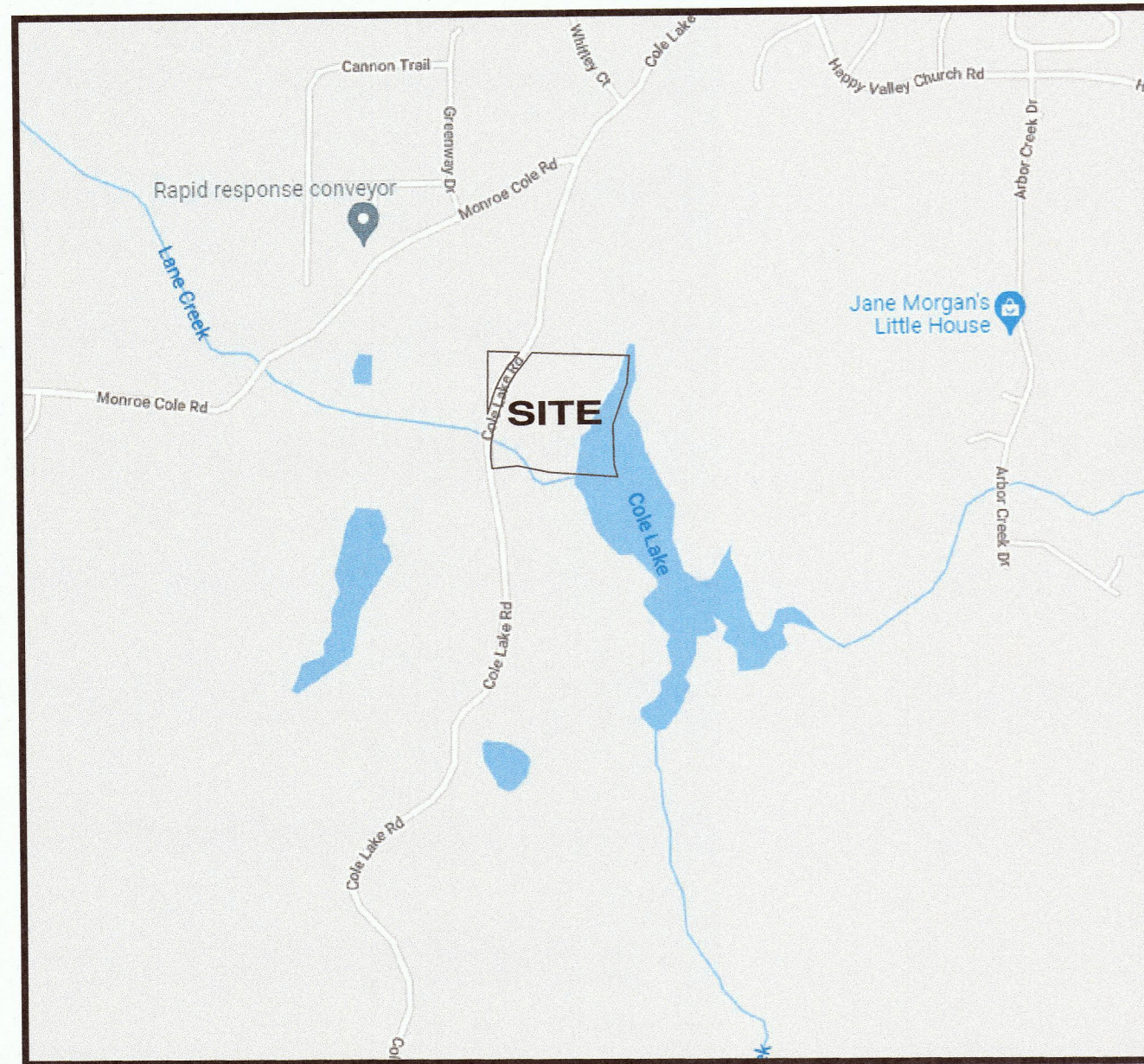
PREPARED BY:

ELITE

ENGINEERING | SURVEYING | CONSTRUCTION MANAGEMENT
3660 Cedarcrest Road, Suite 220
Acworth, Georgia 30101
(678) 324-8291

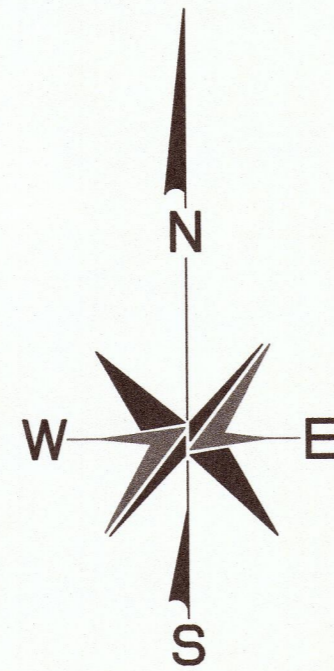
21147surv3.5.dwg

**VICINITY MAP
NTS**

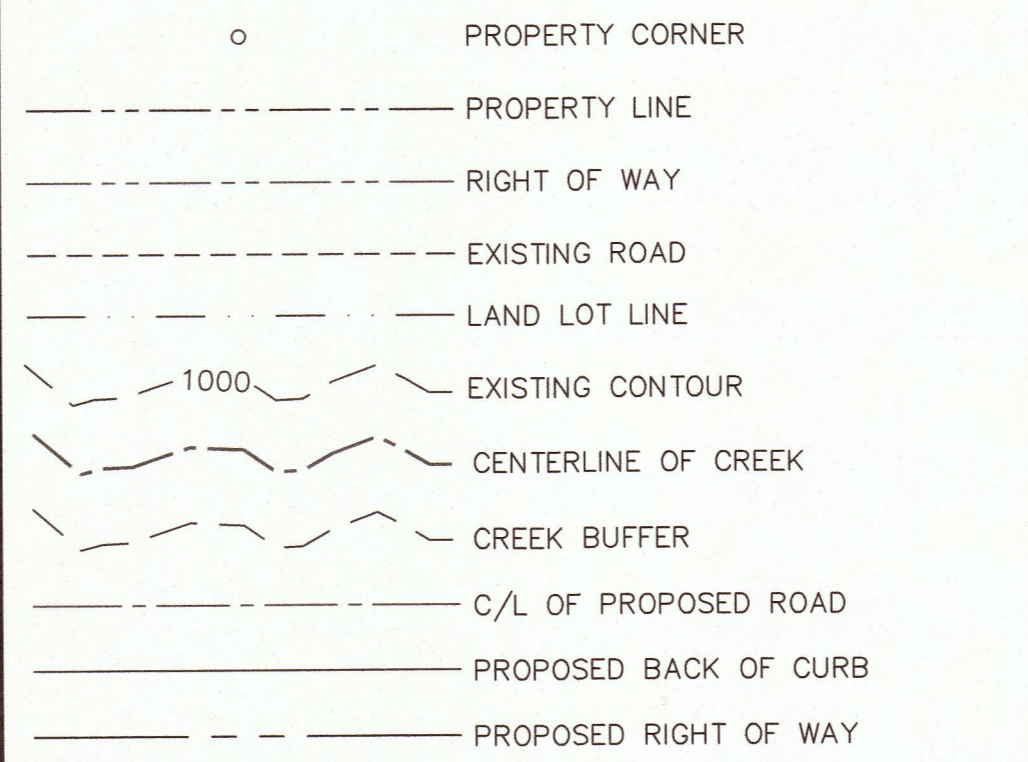


CONDITIONS REQUESTED:

- 1) REDUCTION OF LOT WIDTH FROM 100' TO 65' FOR ALL LOTS.
- 2) REDUCTION OF LOT WIDTH FOR CORNER LOTS FROM 100' TO 60'
- 3) REDUCTION OF SIDE SETBACKS FROM 15' TO 7.5' ANY LOTS WITH 7.5 SSB SHALL BE SIDE ENTRY.
- 4) REDUCTION FROM 15' SSB TO 10' SSB FOR ANY LOTS WHERE SIDE ENTRY IS NOT POSSIBLE
- 5) REDUCTION OF FRONT SETBACK FROM 35' TO 25'
- 6) REDUCTION OF LOT SIZE TO 7,500 SF



REZONING PLAN LEGEND



NOTE: EXISTING CONTOURS SHOWN AT 10' INTERVALS

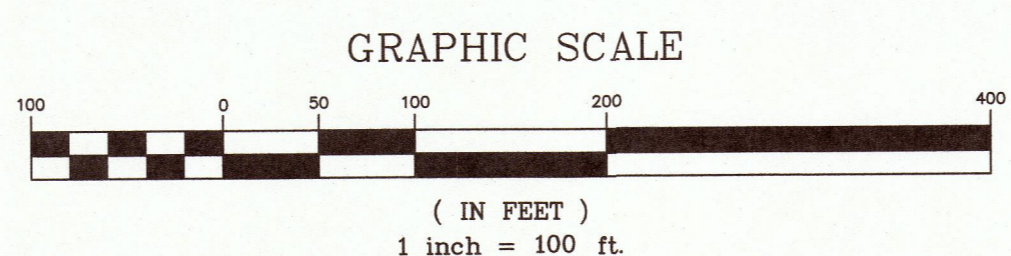
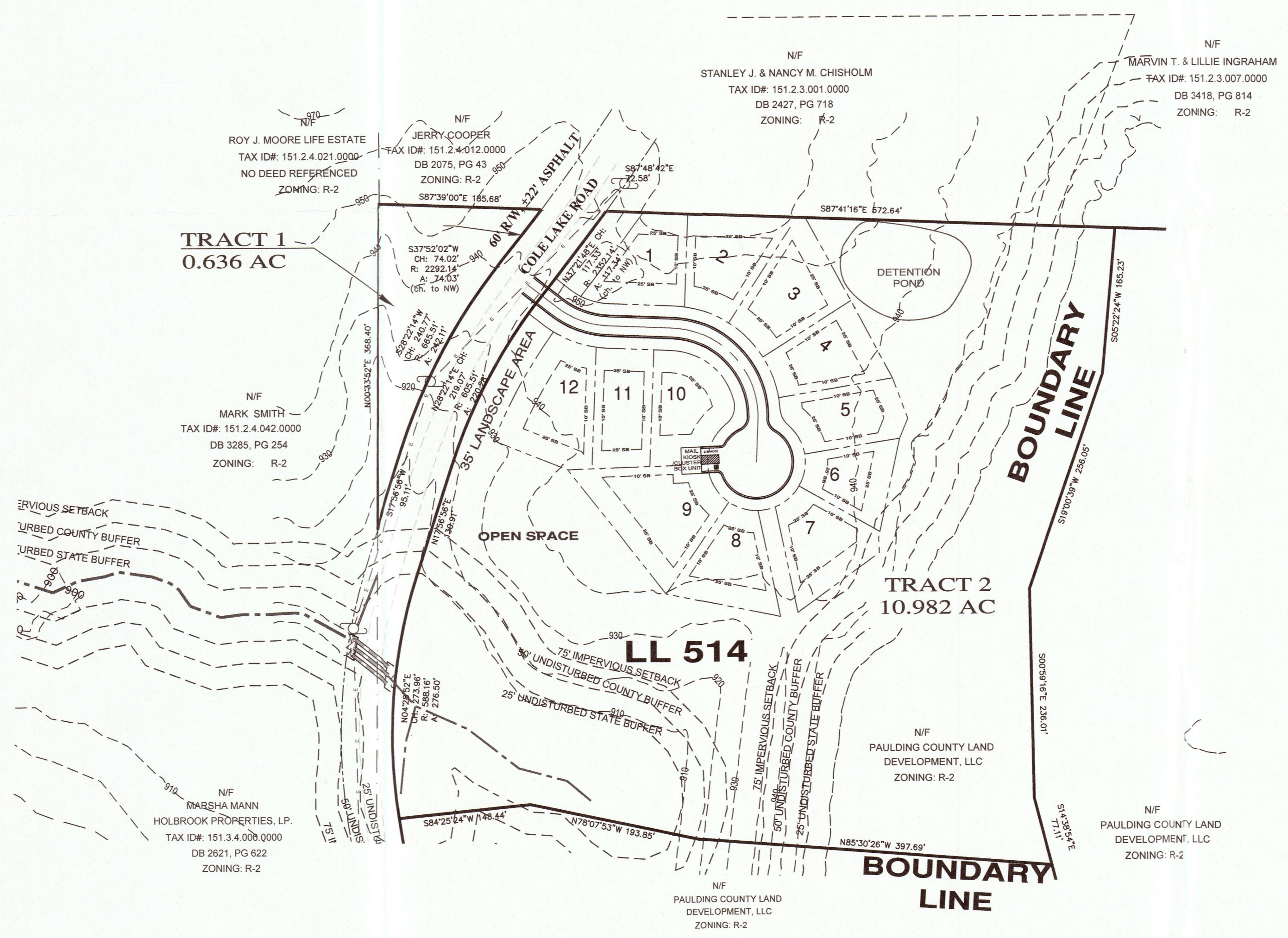
PARCEL	CURB CUTS (MEASURED FROM PROPOSED ENTRANCE)	MEASURED DISTANCE	DIRECTION
PARCEL 151.2.4.012.0000	-	303 FT	RIGHT
PARCEL 151.2.4.021.0000	-	355 FT	RIGHT
PARCEL 151.2.4.040.0000	-	353 FT	LEFT
PARCEL 151.2.3.006.0000	-	815 FT	RIGHT
PARCEL 151.2.3.001.0000	-	303 FT	RIGHT
PARCEL 151.2.3.007.0000	-	524 FT	RIGHT
PARCEL 151.2.4.023.0000	-	735 FT	RIGHT
PARCEL 151.2.4.006.0000	-	706 FT	LEFT
PARCEL 151.3.2.001.0000	-	1124 FT	LEFT

* NOTE: ALL CURB CUTS, DRIVEWAYS, EASEMENTS AND ALL POINTS ON INGRESS/EGRESS ARE WITHIN 500' OF THE PROPERTY LINES

STATEMENT OF PROPOSED USE:
PROPOSED DEVELOPMENT IS TO BE A SINGLE FAMILY RESIDENTIAL NEIGHBORHOOD THAT INCORPORATES THE BEAUTY OF COLE LAKE IN ITS DESIGN AND FEATURES.

NOTE: PROPOSED ROADS ARE 24' WIDE BACK-OF-CURB TO BACK-OF-CURB WITH 50' RIGHT-OF WAY

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 :
PAULDING COUNTY LAND DEVELOPMENT, LLC
2170 SATELLITE BLVD, SUITE 425
DULUTH, GA 30097
24 HR. CONTACT: ROBIN EMBRY 678-758-4639
4. ENGINEER :
ELITE ENGINEERING, LLC
3660 CEDARCREST ROAD, STE 220, ACWORTH, GA 30101
CONTACT: JONATHAN JONES, P.E. 678-215-2968
5. PROPOSED ZONING : R-2 (CITY) WITH CONDITIONS
CURRENT ZONING : R-2 (COUNTY)
TOTAL SITE AREA = 11.618 ACRES
TRACT 1: 0.636 ACRES
TRACT 2: 10.982
OPEN SPACE PROVIDED = 8.03 ACRES (70%)
TOTAL NUMBER OF LOTS = 12
DENSITY = 1.18 U/AC
PARKING SPACES : 2 TOTAL (1 ADA)
- CURRENT SETBACKS FOR R-2 (COUNTY):
FRONT: 35'
REAR: 25'
SIDE: 15', 25' CORNER LOTS
MIN LOT SIZE 20,000SF AND 100' WIDE LOTS
6. THIS PROPERTY DOES NOT LIE WITHIN AN IDENTIFIED FLOOD HAZARD AREA, PER PAULDING COUNTY F.I.R.M. PANELS NO. 13223C0138D DATED JUNE 7, 2019.
7. NO CEMETERIES, ARCHEOLOGICAL OR ARCHITECTURAL SITES EXIST ON THIS SITE.
8. NO EXISTING LANDFILLS ARE PRESENT ON THIS SITE.
9. SANITARY SEWER SERVICE TO BE PROVIDED BY EXTENSION OF CITY OF DALLAS SYSTEM.
10. FIRE PROTECTION TO BE PROVIDED BY THE PAULDING COUNTY FIRE DEPARTMENT.
11. DEVELOPMENT SERVED BY 1 EARTHEN DETENTION POND.
12. NO EXISTING EASEMENTS ON SITE



PREPARED BY:
Elite Engineering
3660 Cedarcrest Road
Suite 220
Acworth, Georgia 30101
Jonathan Jones, P.E.
(678) 215-2968

DATE	REVISION	No.

**REZONING PLAN FOR
THE COVE AT
COLE LAKE - PODE**
 LANDLOT 514, 2ND DISTRICT, 3RD SECTION, PAULDING COUNTY, GA

PREPARED FOR:
PAULDING COUNTY LAND DEVELOPMENT LLC



PROJECT No.	21147
DRAWING SCALE:	1"= 100'
DESIGNED BY:	JFJ
DRAWN BY:	JFJ
CHECKED BY:	JFJ
DATE:	1/12/22
SHEET	1 of 1

**CALL
BEFORE
YOU DIG**

NOTE: DEVELOPER SHALL BE RESPONSIBLE FOR ANY CONFLICTS WITH EXISTING UTILITIES.

Pod E – Total Area 11.618 Acres

Legal Description

All that tract of land lying in or being in Land Lot 514, 2nd District, 3rd Section, Paulding County, Georgia, and being more particularly described as follows:

Tract 1

BEGINNING at the northwest corner of Land Lot 514, said point also being the northeast corner of Land Lot 513, the southeast corner of Land Lot 496, and southwest corner of Land Lot 495, THEN leaving said Land Lot corner and running along the north line of Land Lot 514 South 87 degrees 39 minutes 00 second East for 185.68 feet to the westerly right of way (60 feet wide right of way) of Cole Lake Road; THEN running along said right of way the following courses: 74.03 along the arc of a curve to the right, said curve having a radius of 2292.14 feet and a chord bearing South 37 degrees 52 minutes 02 seconds West for 74.02 feet to a point; THEN 242.11 along the arc of a curve to the left, said curve having a radius of 665.51 feet and a chord bearing South 28 degrees 22 minutes 14 seconds West for 240.77 feet to a point; THEN South 17 degrees 56 minutes 56 seconds West for 95.11 to the west line of Land Lot 514; THEN leaving said road right of way and running along said Land Lot line North 00 degree 33 minutes 52 seconds East for 368.40 feet to the northwest corner of Land Lot and the POINT OF BEGINNING.

Said tract of land contains 0.636 acres of land more or less along with all improvements and is subject to all valid encumbrances.

Tract 2

BEGINNING at the intersection on the Northerly line of Land Lot 514 and the Southeasterly right of way of Cole Lake Road (60 foot width) and leaving said right of way and South 87 degrees 41 minutes 16 seconds East for 572.64 feet to a point; THEN South 05 degrees 22 minutes 24 seconds West for 165.23 feet to a point; THEN South 19 degrees 00 minutes 39 seconds West for 256.05 feet to a point; THEN South 00 degrees 59 minutes 16 seconds East for 236.01 feet to a point; THEN South 14 degrees 38 minutes 54 seconds East for 77.11 feet to the southeast corner of this subject parcel; THEN North 85 degrees 30 minutes 26 seconds West for 397.69 feet to a point; THEN North 78 degrees 07 minutes 53 seconds West for 193.85 feet to a point; THEN South 84 degrees 25 minutes 24 seconds West for 148.44 feet to the easterly right of way of Cole Lake Road; THEN continuing on the road right of way 276.50 feet along the arc of a curve to the right, said curve having a radius of 588.16 feet and a chord bearing North 04 degrees 28 minutes 52 seconds East for 273.96 feet to a point; THEN North 17 degrees 56 minutes 56 seconds East for 130.91 feet to a point; THEN 220.28 feet along the arc of a curve to the right, said curve having a radius of 605.51 feet and a chord bearing North 28 degrees 22 minutes 14 seconds East for 219.07 feet to a point; THEN 117.34 feet along the arc of a curve to the left said curve having a radius of 2352.14 feet and a chord bearing North 37 degrees 21 minutes 48 seconds East for 117.33 feet to the Point of BEGINNING.

Said Tract described above contains 10.982 acres of land more or less along with all improvements and is subject to all valid encumbrances.

A-2023-02
Z-2023-07

ARBORS POD F

STAFF COMMENTS:

The applicant (Paulding County Land Development, LLC) is proposing to annex and zone 27.973 acres from Paulding County R-2 (Suburban Residential) to City of Dallas R-2C (Single Family Residential – Conservation). The property is located at South of Happy Valley Church Road, East of Cole Lake Road, and West of Arbors Creek Drive.

Properties that border the site to the East and to the North are under application to be annexed into the City on the same day. Properties that border to the South and West are in Paulding County.

A. Existing land use and zoning classification of nearby property:

ADJACENT ZONING

ADJACENT DEVELOPMENT

NORTH: County R-2

NORTH: Undeveloped

EAST: County R-2

EAST: Undeveloped

SOUTH: County R-2

SOUTH: Undeveloped

WEST: County R-2

WEST: Undeveloped

B. Permitted Use impact on adjacent properties.

All surrounding properties are either undeveloped or single family residential.

C. Adverse effect on the usability of adjacent or nearby property?

None

D. Proposal cause excessive or burdensome use of streets, transportation facilities, utilities, schools

Increased traffic on Cole Lake Road and other nearby collector roads. May increase student population of nearby schools.

E. Supported by current conditions

Water and Sewer are available. Sewer outfall construction is required.

F. 2022 Comprehensive Plan

Conforms to the 2022 Paulding Comprehensive Plan as being Community Residential character area.

STAFF RECOMMENDATIONS:

Based on the preceding analysis, staff recommends approval with the following stipulations:

1. Off-site sewer infrastructure is required. Owner/developer is responsible for connection to existing gravity sewer.
2. Developer is to enter into a development agreement with the City of Dallas for the outfall sanitary sewer project. The final cost, approved contractor, and construction plans of the offsite gravity outfall sewer upgrade improvements will be subject to the approval of the City of Dallas, including, without limitation, agreement on the actual cost differential between the offsite gravity sewer outfall upgrade vs the standard cost (the "Actual Cost Differential"). In consideration of the development offsite gravity outfall sewer upgrade improvements, the City of Dallas agrees to pay to Owner, in the form of sewer tap fee credits issued at the prevailing rate (based on then published rates), an amount equal to the Actual Cost Differential. Developer will be responsible for all costs related to the development offsite gravity outfall sewer upgrade improvement project. The final agreed upon pricing is to be established at the time the outfall project has been permitted.
3. West Dallas Special Utility District: Owner/developer is responsible for a \$1,843.00 per lot utility fee payment required at time of final plat approval. This fee is in addition to the standard water and sewer tap fees imposed on each lot.
4. Development shall be constructed in general conformity to the site plan provided in zoning application.
5. Owner/developer shall provide a minimum 20-foot planted or natural (where possible) buffer around the entire site perimeter.
6. Owner/developer is responsible for providing a professionally landscaped entrance.
7. Owner/developer is responsible for providing any and all roadway improvements and development entrance improvements as required by Paulding County DOT for access.
8. Owner/developer shall comply, design, and construct all offsite water system upgrades required by Paulding County Water System.
9. Owner/developer is responsible for providing and installing Flock camera at development entrance compatible with the City of Dallas Police Department system.
10. A Homeowners Association required for all property included in entire development from the beginning of the development process with mandatory membership.

11. The architectural style, composition and design of the proposed single-family homes shall be constructed consistent with blended building materials that may include the application of stone, brick, hardi-plank, shake, and board and batten. No vinyl materials shall be used on the exterior of the proposed homes. Owner/developer shall supply for City of Dallas approval, detailed architectural elevation design plans for front, left side, right side, and rear of homes for each home to be constructed.
12. Owner/developer shall comply with all NRCS requirements, recommendations, and guidelines in conjunction with development adjacent to the Pumpkinvine Creek Watershed Structure No. 50.
13. Owner/developer shall provide traversable public access easement to the existing cemetery on the site.

Unless explicitly stated herein, all other lot development standards shall comply with the R-2C zoning district as written in the City of Dallas Code of Ordinances.

The findings made herein are the opinions of the City of Dallas, Ga Development staff and do not constitute a final decision. The City of Dallas, Ga Mayor and Council makes the final decision on all Zoning/Rezoning, Land Use Permit, Special Use Permit, and Medical Hardship Applications.

Letter of Intent for Rezoning Application:
27.972 Acres (Pod F)
Paulding County Parcel Identification Number: 151.3.2.001.000 (part of)
City of Dallas, Georgia

The owner and applicant, Paulding County Land Development LLC (“PCLD”), requests the rezoning with conditions of approximately 27.972 acres in Land Lots 514 & 567, 2nd District, 3rd Section, Paulding County, Georgia (the "Property") located south of Happy Valley Church Road, east of Cole Lake Road and west of Arbors Creek Drive. The Property is currently zoned R-2 Residential District (“R-2”).

PCLD requests a rezoning from R-2 to R-2 Residential District with conditions ("R-2 with Conditions") to accommodate the development of thirty-two (32) single-family lots, as shown on the site plans by Elite Engineering dated January 12, 2022, attached hereto and incorporated herein (the "Site Plan"). PCLD is proposing to rezone the Property to R-2 with Conditions to permit the development of the Property for use as a single-family residential community at a size, quality, and price adequate to or exceeding existing homes in the surrounding area. The proposed rezoning would positively impact the property value in the surrounding area and will not adversely affect adjacent or nearby properties' existing use or usability. All properties contiguous with the Property are zoned R-2 (County) or R-2 (City).

PCLD requests conditions to the rezoning as follows:

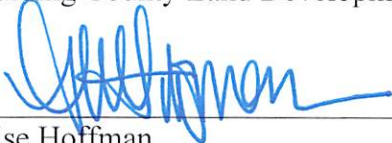
1. Reduce the minimum lot width from 100 feet to 65 feet.
2. Reduce the minimum corner lot width from 100 feet to 60 feet.
3. Reduce the minimum side setbacks from 15 feet to 7.5 feet on side entry lots
4. Reduce the minimum side setbacks from 15 feet to 10 feet for non-side entry lots.
5. Reduce the minimum front setback from 35 feet to 25 feet.
6. Reduce the minimum lot size from 20,000 square feet to 7,500 square feet.

The requested rezoning conditions are necessary to afford PCLD relief so that the Property may be developed in accordance with the intent of the Site Plan and consistent with surrounding developments. Due to the size, existing layout, and topography of the Property, strict adherence to the current zoning requirements is impossible. The conditions accompanying the R-2 zoning will permit a practical usage of the Property given the use and development of the adjacent and nearby properties.

PCLD believes the rezoning of the Property represents an opportunity to enhance the existing area while also reinforcing the City of Dallas' strong identity of a city that its citizens are proud to call home. PCLD respectfully requests the Major and City Council to approve the proposed rezoning with conditions. PCLD looks forward to continuing to work closely with the City of Dallas during this process and welcomes the opportunity to answer any questions or address any concerns relating to this matter.

Respectively submitted this 10th day of November 2022,

Paulding County Land Development LLC



Alise Hoffman
Authorized Signatory of the LLC

Required Constitutional and Ante Litem Notice

Georgia law and the procedures of the City of Dallas require us to raise Federal and State constitutional objections prior to any final action by the City of Dallas. While PCLD anticipates a smooth application process, failure to raise constitutional objections at this stage may mean PCLD will be barred from raising important legal claims later in the process. Accordingly, PCLD raises the following constitutional objections at this time:

The portions of the City of Dallas Ordinance, as applied to the Property, which restricts the Property to any uses, land use designations, conditions, development standards, or to any zoning district other than that proposed by PCLD, are unconstitutional in that they constitute an unlawful taking, in violation of the Constitution of the State of Georgia and the Equal Protection Clause and Due Process Clause of the Fourteenth Amendment to the United States Constitution in that the City of Dallas would destroy and impair PCLD's rights without first paying fair, adequate and just compensation for such taking.

A refusal by the City of Dallas to grant the requested rezoning would be unconstitutional and discriminate in an arbitrary, capricious and unreasonable manner between PCLD and owners of similarly situated property in violation of the Constitution of the State of Georgia and the Equal Protection Clause of the Fourteenth Amendment to the United States Constitution. Any use restrictions or conditions placed on the Property which are different from the conditions requested by PCLD, to the extent such different conditions would have the effect of further restricting PCLD's utilization of the Property, would also constitute an arbitrary, capricious, and discriminatory act and would likewise violate each of the provisions of the State and Federal Constitutions set forth hereinabove.

This notice is being given to comply with the provisions of O.C.G.A. §36-33-5 to afford the City of Dallas an opportunity to approve the rezoning and zoning conditions as requested by PCLD. If action is not taken by the City of Dallas to approve the rezoning, Petitioner shall be forced to bring action, against the City, for all claims and damages afforded to Petitioner under State and Federal Law, including but without limitation (1) fair and just compensation for the unlawful taking, (2) diminution of value, (3) attorneys' fees, (4) inverse commutation and (5) any and all other damages as a result of the unlawful deprivation of Petitioner's rights.

Required York Objection

As applied to the Property, the public hearing regarding, and any Board of Commissioners of the City of Dallas Georgia, actions are objected to by PCLD based on, but not limited to, the following (the "York Objection") in accordance with *York v. Athens College of Ministry, Inc.*, 348 Ga. App. 58, 821 S.E.2d. 120 (Ga. Ct. App. 2018):

1. Any time limitation for presentation and argument imposed on PCLD;
2. The standing of public opponents and the lay, testimony, and evidence presented by them;
3. Any evidence or testimony presented or decision made upon grounds other than the standards of the local ordinances required by O.C.G.A. §36-66-5;
4. Any decision that does not follow the recommendations of approval, if any, by the City of Dallas planning staff and/or any other department or agency of the City of Dallas, Georgia, or the State of Georgia; and
5. Grounds for reversal similar to those set out in O.C.G.A. §50-13-19(h) for a decision of administrative agencies.

By and through this York Objection, PCLD hereby preserves all the above and incorporated objections and asserts them on and within the record before, and for consideration and resolution by, the Board of Commissioners of the City of Dallas, Georgia.



ZONING / REZONING APPLICATION

City of Dallas, Georgia

Application # _____ - _____
Hearing Dates: PC: _____ CC: _____

OFFICE USE
Time/Date Stamp

Item 7.

(PLEASE PRINT OR TYPE ALL INFORMATION)

Applicant: Paulding County Land Development, LLC Business phone: 470-440-6500 Cell: _____

Address: 2170 Satellite Blvd, Suite 425 Home phone: _____

City: Duluth State: GA Zip: 30097 Fax phone: _____

E-mail address: bembry@geosamtl.com

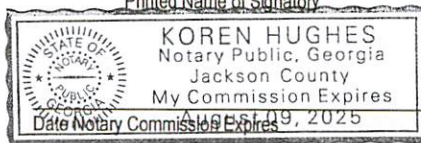
Applicant's Signature

Signed, sealed and delivered in the presence of:

Notary Public

Brett Embry

Printed Name of Signatory



Representative: Steven Jones Phone: 678-426-4628 Cell: _____

Address: 1600 Parkwood Circle, Suite 200 City: Atlanta State: GA Zip: 30339

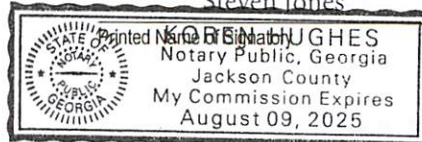
E-mail address: sjones@taylorenghish.com Fax phone: _____

Representative's Signature

Signed, sealed and delivered in the presence of:

Notary Public

Steven Jones



Date Notary Commission Expires

Titleholder: Paulding County Land Development, LLC Business phone: 470-440-6500 Home phone: _____

(Each Titleholder must have a separate, complete form with notarized signatures)

Address: 2170 Satellite Blvd, Suite 425 City: Duluth State: GA Zip: 30097

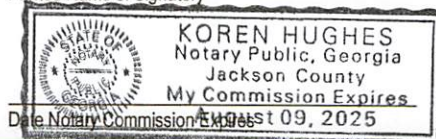
Signature

Signed, sealed and delivered in the presence of:

Notary Public

Brett Embry

Printed Name of Signatory



Date Notary Commission Expires

Property Information

Present Zoning Classification: R-2 (County) Requested Zoning Classification: R-2 (City) **C**

Total Acreage of Zoning/Rezoning Application: 27.973 Acreage of Titleholder: 27.973

Land Lot(s): 514, 567 District(s): 2nd Section(s): 3rd Tax Parcel I.D. Number(s): 151.3.2.002.000 (Part of)

Location of Property: South of Happy Valley Church Road, East of Cole Lake Road and West of Arbors Creek Drive
Physical address, if available, and nearest intersections (i.e. east/west side of given road, and north/south of given road)

Detailed description of proposed development (including maximum number of lots, if residential, or number of units): Single Family Residential, 32 Lots

Filed with City: _____ (Date) _____ (Signature)

City of Dallas Planning Commission Recommendation: Approve Disapprove No recommendation

Conditions, reasons, stipulations: _____

City Council Decision: Approve Approve as different classification Disapprove

Conditions, reasons, stipulations: _____



Applicant / Representative Attendance Required

Applicant or representative must be present at the public hearings before the Dallas Planning Commission and the Mayor and City Council. Failure to attend may result in dismissal with prejudice, rejection of the application, or continuance of the hearing at the Commission or Council's sole discretion.

We (Cross Out One) have investigated the site as to the existence of archeological and/or architectural landmarks.

We (Cross Out One) hereby certify there are / ~~are not~~ (Cross Out One) any such assets. If any exist, documentation must be provided with the application.

We (Cross Out One) have investigated the site as to the existence of any cemetery located on the property. We (Cross Out One) hereby certify there ~~is~~ / is not (Cross Out One) such a cemetery. If any exist, documentation must be provided with the application, including notice to the Paulding County Cemetery Commission.



Signature of Applicant/Representative

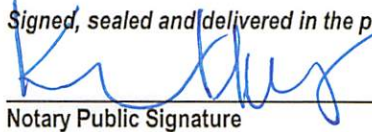
5/11/23

Date

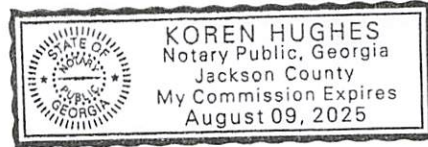
Steven L. Jones, Taylor English Duma LLP

Printed Name of Applicant/Representative

Signed, sealed and delivered in the presence of:



Notary Public Signature



Commission Expiration

Signature of Applicant/Representative

Date

Printed Name of Applicant/Representative

Signed, sealed and delivered in the presence of:

Notary Public Signature

Commission Expiration



Applicant / Representative Attendance Required

Applicant or representative must be present at the public hearings before the Dallas Planning Commission and the Mayor and City Council. Failure to attend may result in dismissal with prejudice, rejection of the application, or continuance of the hearing at the Commission or Council's sole discretion.

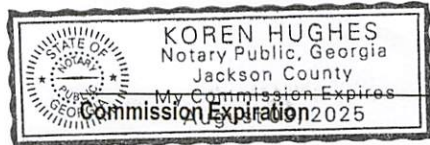
~~I / We~~ (Cross Out One) have investigated the site as to the existence of archeological and/or architectural landmarks. ~~I / We~~ (Cross Out One) hereby certify there are / ~~are not~~ (Cross Out One) any such assets. If any exist, documentation must be provided with the application.

~~I / We~~ (Cross Out One) have investigated the site as to the existence of any cemetery located on the property. ~~I / We~~ (Cross Out One) hereby certify there is / ~~is not~~ (Cross Out One) such a cemetery. If any exist, documentation must be provided with the application, including notice to the Paulding County Cemetery Commission.

[Signature] *Authorized Signatory* 5-11-2023
Signature of Applicant/Representative Date

Brett Embury
Printed Name of Applicant/Representative

Signed, sealed and delivered in the presence of:
[Signature]
Notary Public Signature



Signature of Applicant/Representative Date

Printed Name of Applicant/Representative

Signed, sealed and delivered in the presence of:

Notary Public Signature

Commission Expiration

Disclosure Statement (Required by O.C.G.A. 36-67A)



I (we), Paulding County Land Development LLC, do hereby certify that, to the best of my (our) knowledge, no elected official of the City of Dallas, Georgia has a property interest, a financial interest nor does any family member of an elected official of the City of Dallas, Georgia have a property interest or financial interest in this property or in this application for rezoning except as follows:

None

I (we), Paulding County Land Development LLC do further certify that we, nor the property owner, have not contributed any monies and/or gifts totaling over \$250.00 within the last two years to any elected official of the City of Dallas, Georgia except for the following (Give the names of officials, dates and amounts of contribution):

None

5-1-2023
Date


Applicant

Disclosure Statement

(Required by O.C.G.A. 36-67A)



I (we), Steven Jones, do hereby certify that, to the best of my (our) knowledge, no elected official of the City of Dallas, Georgia has a property interest, a financial interest nor does any family member of an elected official of the City of Dallas, Georgia have a property interest or financial interest in this property or in this application for rezoning except as follows:

None

I (we), Steven Jones, do further certify that we, nor the property owner, have not contributed any monies and/or gifts totaling over \$250.00 within the last two years to any elected official of the City of Dallas, Georgia except for the following (Give the names of officials, dates and amounts of contribution):

None

5/1/23
Date

Steven Jones
Applicant

CITY OF DALLAS LEGAL NOTICE ZONING / REZONING



I / WE (Choose one), Paulding County Land Development, LLC
HAVE APPLIED TO ZONE/REZONE A PORTION OF LAND LOT(S) 514, 567
IN THE 2nd DISTRICT AND 3rd SECTION OF PAULDING COUNTY, LOCATED
AT South of Happy Valley Church Road, East of Cole Lake Road WITHIN THE CITY OF DALLAS, GEORGIA,
and West of Arbors Creek Drive
FROM A ZONING DISTRICT OF R-2 TO A ZONING DISTRICT OF
R-2 with Conditions SUBJECT TO PUBLIC HEARING TO BE HELD AT
7:00 PM AT THE DALLAS CITY COUNCIL ROOM, 129 EAST MEMORIAL DRIVE, DALLAS, GEORGIA.

SAID PUBLIC HEARING WILL BE HELD ON _____ BEFORE THE
CITY OF DALLAS PLANNING COMMISSION AND ON _____ BEFORE THE
MAYOR AND COUNCIL OF THE CITY OF DALLAS.

THIS, THE _____ DAY OF _____, 20_____.

APPLICANT(S) NAME

For City Use

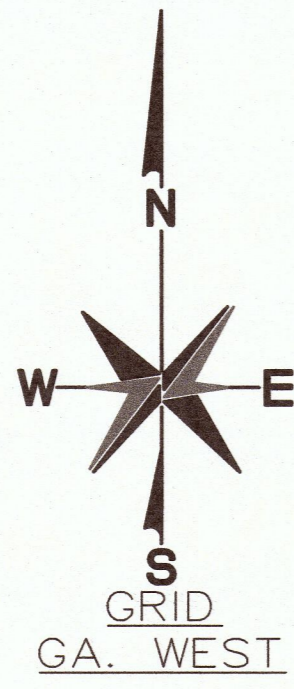
NOTICE WILL RUN WEEKS OF: _____
AND THE WEEK OF: _____
AND THE WEEK OF: _____

Survey For Paulding County Land Development, LLC

Located in Land Lots 514 and 567
2nd District, 3rd Section
Paulding County, Georgia

Plat Date: November 16, 2022

Scale: 1" = 100'

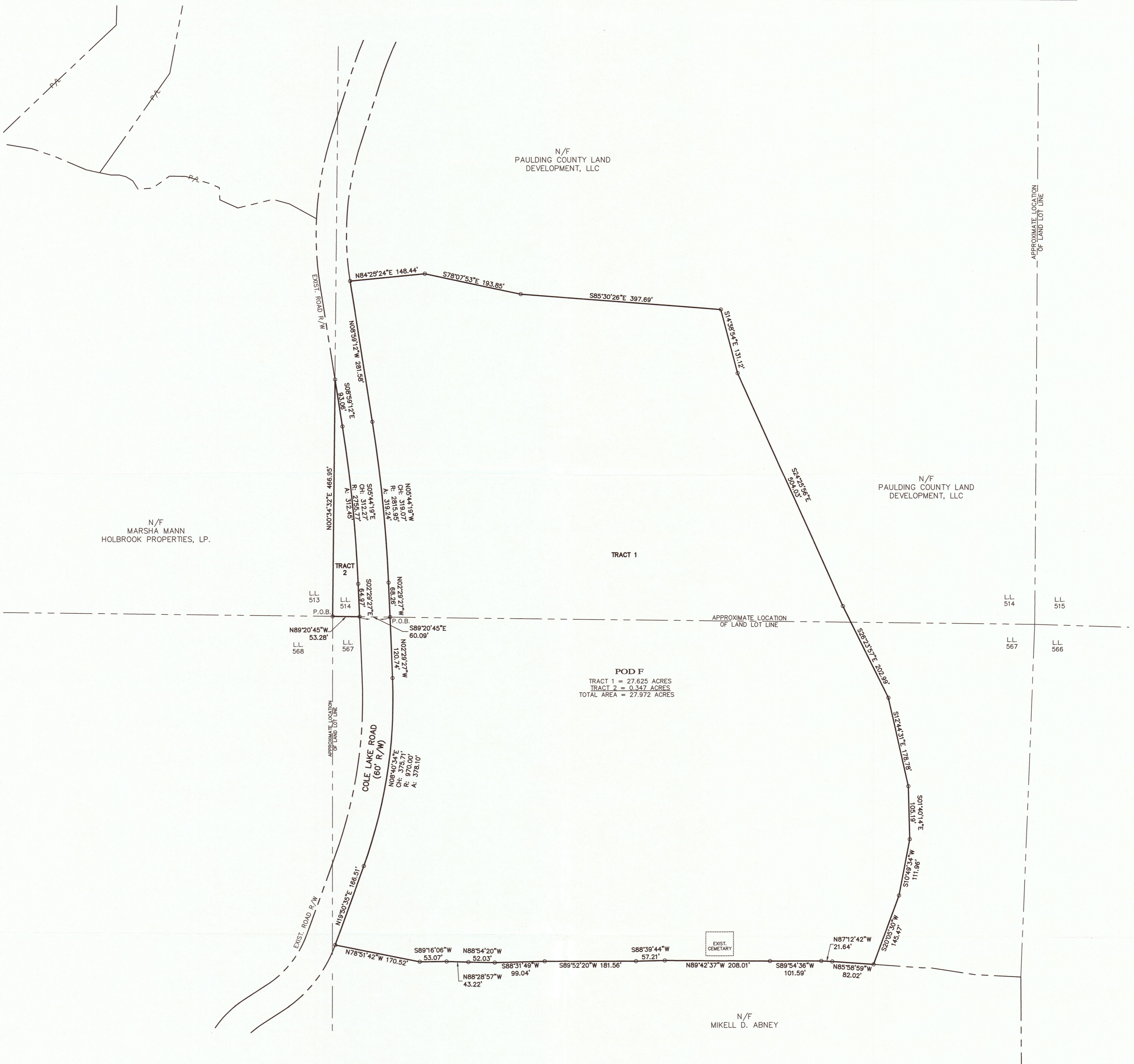
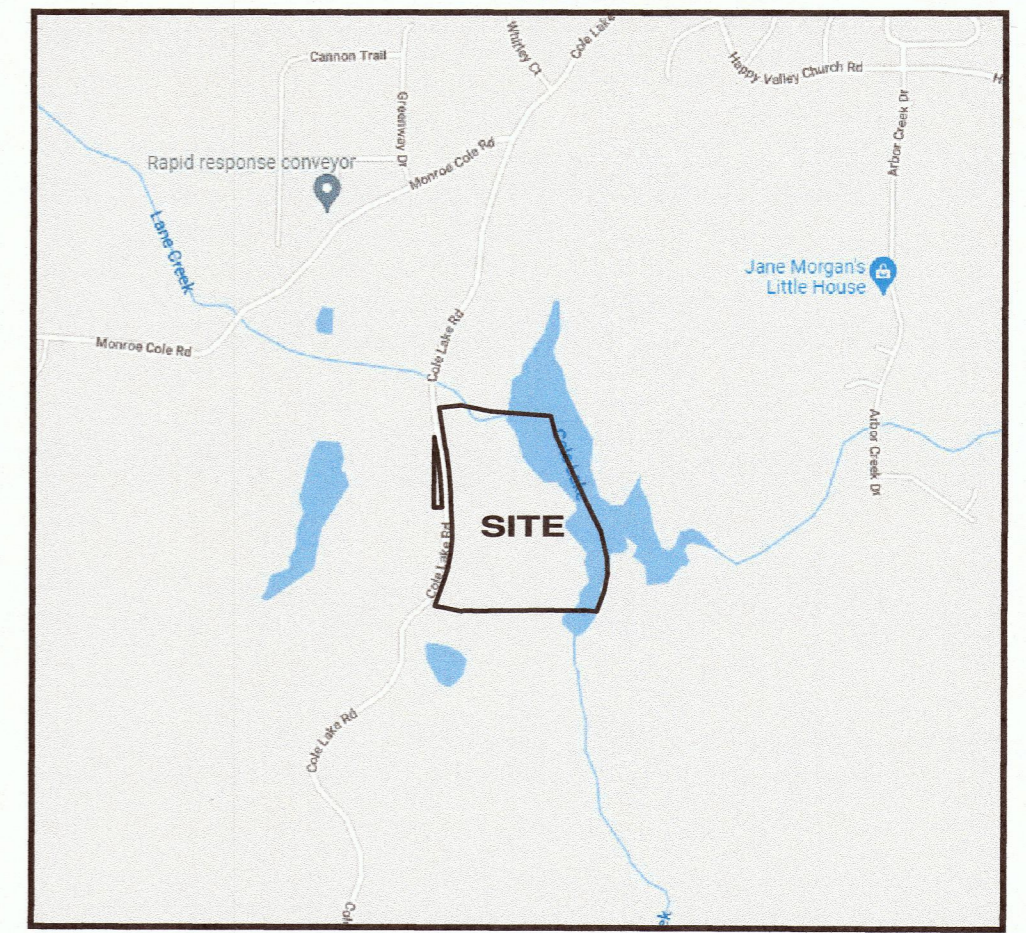


RECORDING INFORMATION

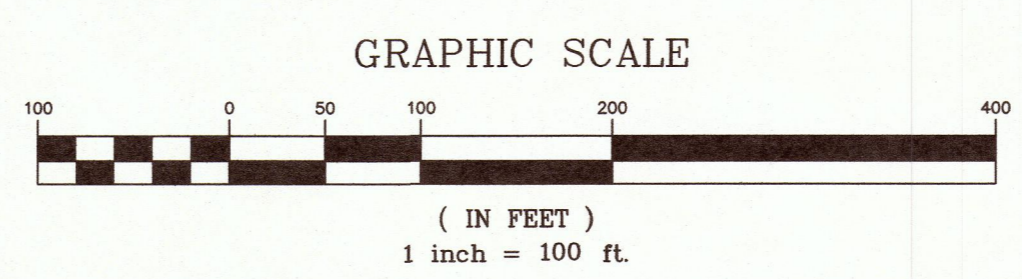
SURVEY NOTES

1. Total Area: 27.973 Acres
2. This map or plat has been calculated for closure and is found to be accurate within 1 foot in 150,277 feet(min).
3. This property does not lie within a 100 year flood hazard zone as defined by the F.E.M.A. Insurance. This property lies in Zone "X" (low risk) per FEMA FIRM Panel 13223C0138D

VICINITY MAP NTS



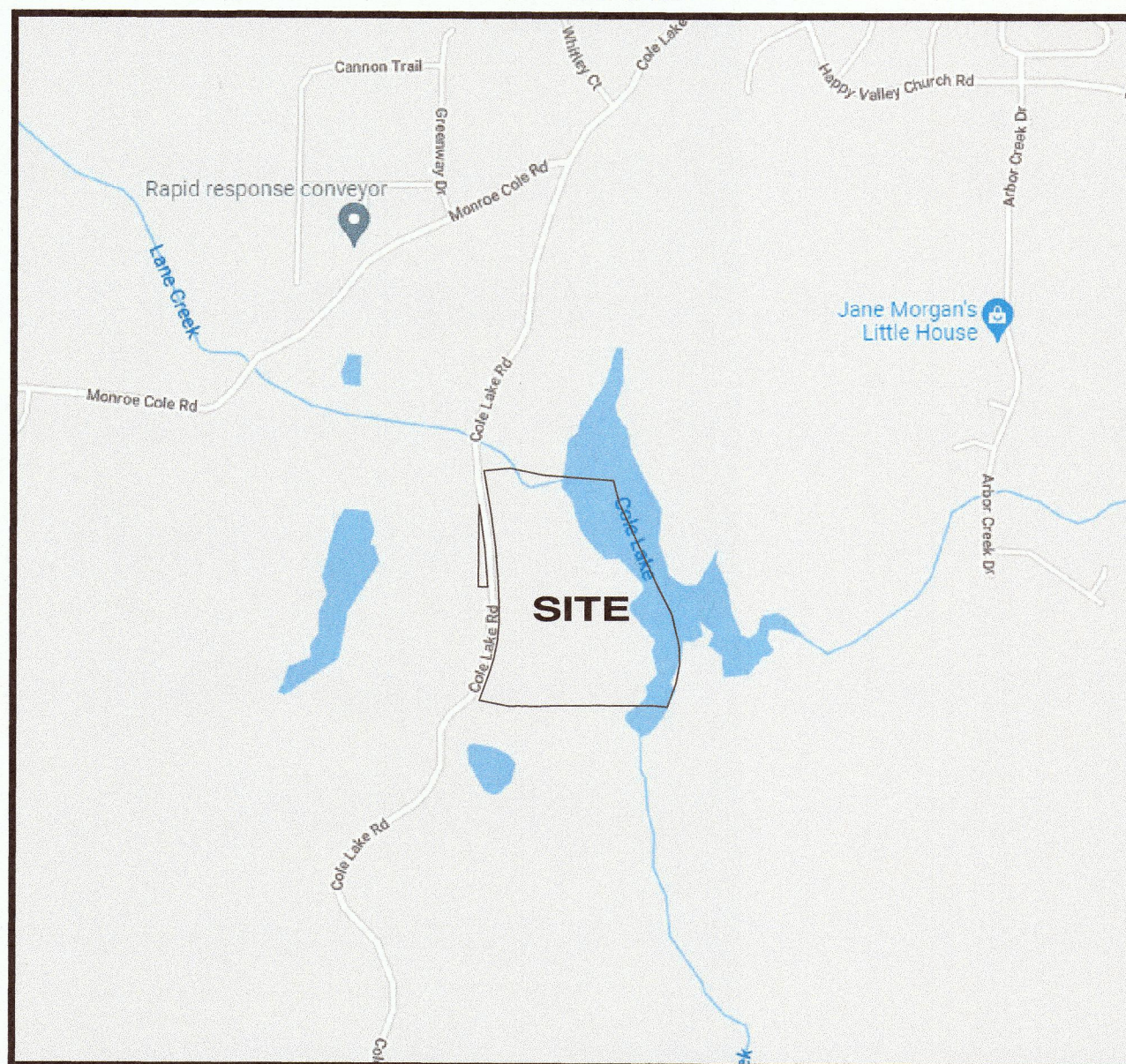
NO.	DATE	DESCRIPTION	BY



PREPARED BY:

ELITE
ENGINEERING | SURVEYING | CONSTRUCTION MANAGEMENT
3660 Cedarcrest Road, Suite 220
Acworth, Georgia 30101
(678) 324-8291

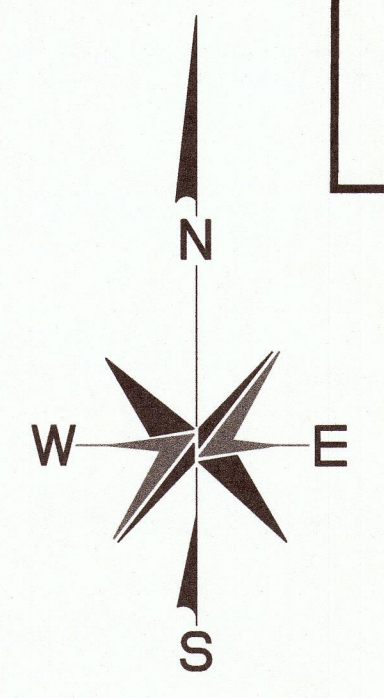
VICINITY MAP NTS



CURB CUTS (LENGTH AND DIRECTION MEASURED FROM ENTRANCE)

PARCEL	MEASURED DISTANCE	DIRECTION
PARCEL 151.3.3.001.0000	- 279 FT	LEFT
PARCEL 151.3.2.001.0000	- 671 FT	RIGHT
PARCEL 151.3.4.006.0000	- 1094 FT	RIGHT

* NOTE: ALL CURB CUTS, DRIVEWAYS, EASEMENTS AND ALL POINTS ON INGRESS/EGRESS ARE WITHIN 500' OF THE PROPERTY LINES



NOTE: EXISTING CONTOURS SHOWN AT 10' INTERVALS

- BOUNDARY INFORMATION SHOWN IS A COMPILED SURVEY COMPLETED BY ELITE SURVEY LLC
 - TOPOGRAPHIC INFORMATION SHOWN HEREON PROVIDED BY PAULDING COUNTY G.I.S. DEPARTMENT
 - OWNER/DEVELOPER :
PAULDING COUNTY LAND DEVELOPMENT, LLC
2170 SATELLITE BLVD, SUITE 425
DULUTH, GA 30097
24 HR. CONTACT: ROBIN EMBRY 678-758-4639
 - ENGINEER :
ELITE ENGINEERING, LLC
3660 CEDARCREST ROAD, STE 220, ACWORTH, GA 30101
CONTACT: JONATHAN JONES, P.E. 678-215-2968
 - PROPOSED ZONING : R-2 (CITY) WITH CONDITIONS
CURRENT ZONING : R-2 (COUNTY)
TOTAL SITE AREA = 27.972 ACRES
TRACT 1: 27.625 ACRES
TRACT 2: 0.347 ACRES
OPEN SPACE PROVIDED = 18.92 ACRES (68%)
TOTAL NUMBER OF LOTS = 32
DENSITY = 1.27 U/AC
PARKING SPACES : 2 TOTAL (1 ADA)
- CURRENT SETBACKS FOR R-2 (COUNTY):
FRONT: 35'
REAR: 25'
SIDE: 15', 25' CORNER LOTS
MIN LOT SIZE 20,000SF AND 100' WIDE LOTS
- THIS PROPERTY DOES NOT LIE WITHIN AN IDENTIFIED FLOOD HAZARD AREA, PER PAULDING COUNTY F.I.R.M. PANELS NO. 13223C0138D DATED JUNE 7, 2019.
 - EXISTING CEMETERIES ON SITE WITH NO ARCHEOLOGICAL OR ARCHITECTURAL SITES EXISTING.
 - PROPOSED 20' ACCESS EASEMENT PROVIDED AND SHOWN ON PLAN FOR EXISTING CEMETERY.
 - NO EXISTING LANDFILLS ARE PRESENT ON THIS SITE.
 - SANITARY SEWER SERVICE TO BE PROVIDED BY EXTENSION OF CITY OF DALLAS SYSTEM.
 - FIRE PROTECTION TO BE PROVIDED BY THE PAULDING COUNTY FIRE DEPARTMENT.
 - DEVELOPMENT TO BE SERVED BY 1 EARTHEN DETENTION POND

- CONDITIONS REQUESTED:
- REDUCTION OF LOT WIDTH FROM 100' TO 65' FOR ALL LOTS.
 - REDUCTION OF LOT WIDTH FOR CORNER LOTS FROM 100' TO 60'
 - REDUCTION OF SIDE SETBACKS FROM 15' TO 7.5' ANY LOTS WITH 7.5 SSB SHALL BE SIDE ENTRY.
 - REDUCTION FROM 15' SSB TO 10' SSB FOR ANY LOTS WHERE SIDE ENTRY IS NOT POSSIBLE
 - REDUCTION OF FRONT SETBACK FROM 35' TO 25'
 - REDUCTION OF LOT SIZE TO 7,500 SF

REZONING 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

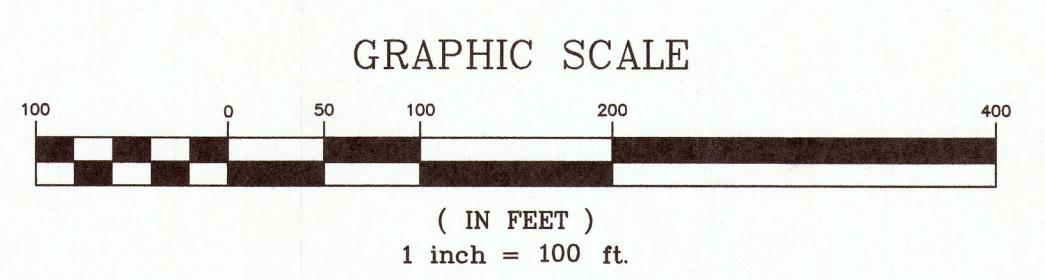
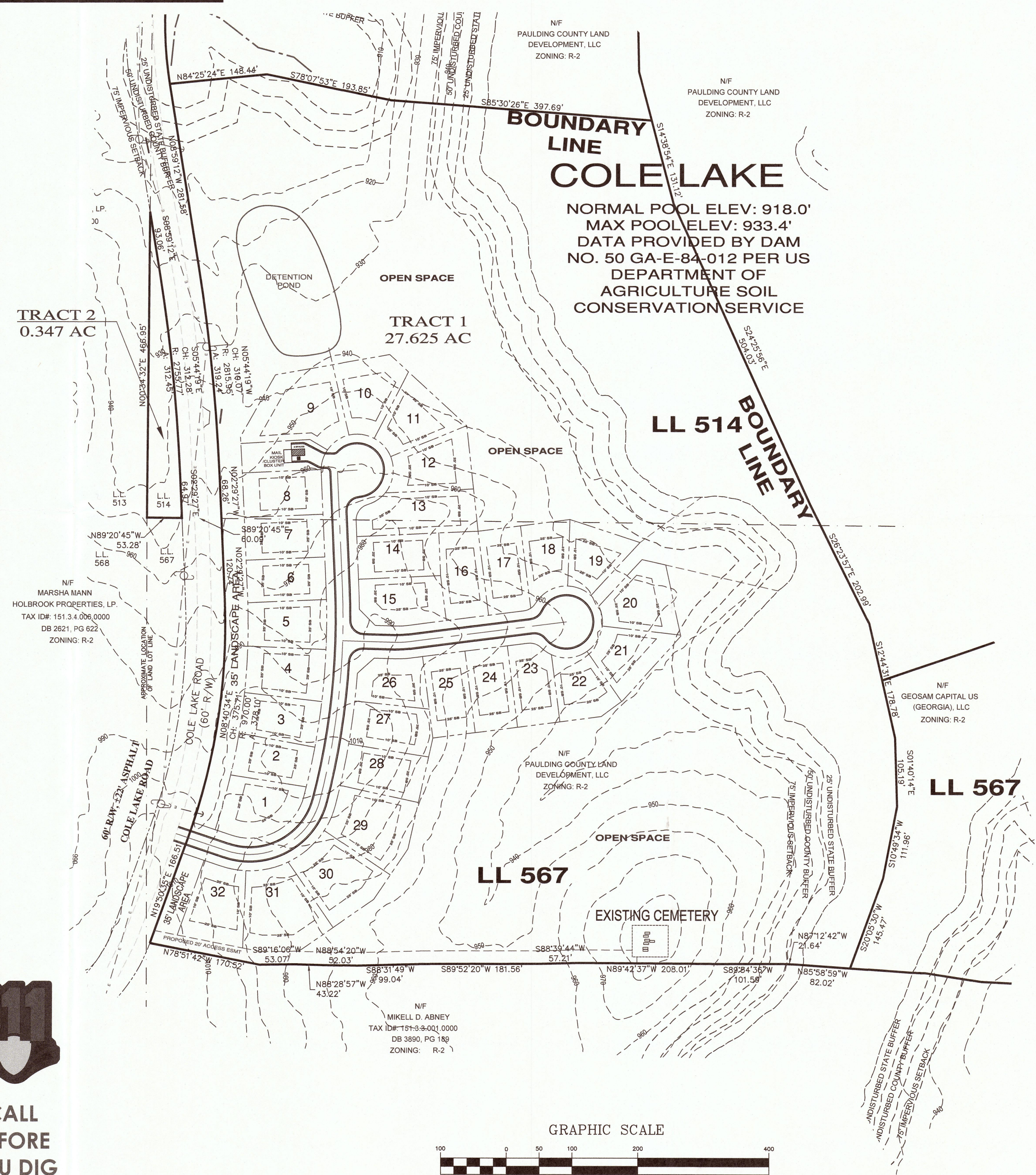
NOTE: PROPOSED ROADS ARE 24' WIDE BACK-OF-CURB TO BACK-OF-CURB WITH 50' RIGHT-OF-WAY

STATEMENT OF PROPOSED USE:
PROPOSED DEVELOPMENT IS TO BE A SINGLE FAMILY RESIDENTIAL NEIGHBORHOOD THAT INCORPORATES THE BEAUTY OF COLE LAKE IN ITS DESIGN AND FEATURES.



CALL BEFORE YOU DIG

NOTE: DEVELOPER SHALL BE RESPONSIBLE FOR ANY CONFLICTS WITH EXISTING UTILITIES.



PREPARED BY:
Elite Engineering
3660 Cedarcrest Road
Suite 220
Acworth, Georgia 30101
Jonathan Jones, P.E.
(678) 215-2968

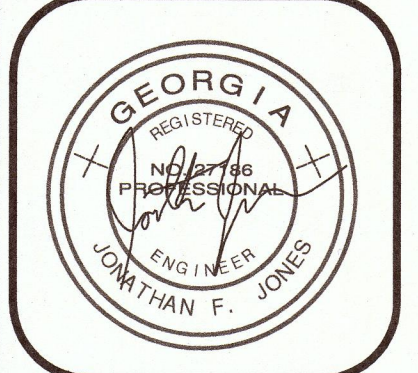
DATE: _____

REVISION

No.	

REZONING PLAN FOR
**THE OVERLOOK AT
COLE LAKE-POD F**
LANDLOT 514, 567, 2ND DISTRICT, 3RD SECTION, PAULDING COUNTY, GA

PREPARED FOR:
PAULDING COUNTY LAND DEVELOPMENT LLC



PROJECT No. 21147
DRAWING SCALE: 1"= 100'
DESIGNED BY: JFJ
DRAWN BY: JFJ
CHECKED BY: JFJ
DATE: 1/12/22
SHEET

Legal Description

Pod F – Total Area 27.972 Acres

Tract 1

All the tract of land lying in or being in Land Lots 514 and 567, 2nd District, 3rd Section, Paulding County, Georgia, and being more particularly described as follows:

BEGINNING at the intersection of the north line of Land Lot 567 also being the south line of Land Lot 514 with the east right of way of Cole Lake Road (60 foot width) THEN leaving said Land Lot line and running along said right of way North 02 degrees 29 minutes 27 seconds West for 68.26 feet to a point; THEN continuing 319.24 feet along the arc of a curve to the left, said curve having a radius of 2815.95 feet and a chord bearing North 05 degrees 44 minutes 19 seconds West for 319.07 feet to a point; THEN North 08 degrees 59 minutes 12 seconds West for 281.58 feet to the northwest corner of Pod F and the southwest corner of Pod E;

THEN leaving the easterly right of Cole Lake Road, proceed along the northerly boundary of Pod F also being the south boundary of Pod E the following calls: North 84 degrees 25 minutes 24 seconds West for 148.44 feet to a point; THEN South 78 degrees 07 minutes 53 seconds East for 193.85 feet to a point; THEN South 85 degrees 30 minutes 26 seconds East for 397.69 feet to the northeast corner of Pod F and southeast corner of Pod E;

THEN leaving said point proceed along the east line of Pod F also being the west side of Pod D the following courses: South 14 degrees 38 minutes 54 seconds East for 131.12 feet to a point; THEN South 24 degrees 25 minutes 56 seconds East for 504.03 feet to a point; THEN crossing from Land Lot 514 into Land Lot 567 South 26 degrees 23 minutes 57 seconds East for 202.99 feet to a point; THEN South 12 degrees 44 minutes 31 seconds East for 178.78 feet to a point; THEN South 01 degrees 40 minutes 14 seconds East for 105.19 feet to a point; THEN South 10 degrees 49 minutes 34 seconds West for 111.96 feet to a point; THEN South 20 degrees 05 minutes 30 seconds West for 145.47 feet to a point on the north property line of Abney;

THEN proceed along the following calls along the common boundary with Abney: North 85 degrees 58 minutes 59 seconds West for 82.02 feet to a point; THEN South 87 degrees 12 minutes 42 seconds West for 21.64 feet to a point; THEN South 89 degrees 54 minutes 36 seconds West for 101.59 feet to a point; THEN North 89 degrees 42 minutes 37 seconds West for 208.01 feet to a point; THEN South 88 degrees 39 minutes 44 seconds West for 57.21 feet to a point; THEN South 89 degrees 52 minutes 20 second West for 181.56 feet to a point: THEN South 88 degrees 31 minutes 49 seconds West for 99.04 feet to a point; THEN North 88 degrees 54 minutes 20 seconds West for 52.03 feet to a point; THEN North 88 degrees 28 minutes 57 seconds West for 43.22 feet to a point; THEN South 89 degrees 16 minutes 06 seconds West for 53.07 feet to a point; THEN North 78 degrees 51 minutes 42 seconds West for 170.52 feet to a point on the easterly right of way of Cole Lake Road;

THEN proceed along the following calls along said right of way: North 19 degrees 50 minutes 35 seconds East for 166.51 feet to a point; THEN 378.10 feet along the arc of a curve to the left, said curve having a radius of 970.00 feet with a chord bearing North 08 degrees 40 minutes 34 seconds East for

Page 2 of 2

375.71 feet to a point; THEN continuing along said right of way North 02 degrees 29 minutes 27 seconds West for 120.74 feet to the north line of Land Lot 567 and the Point of BEGINNING.

Said tract of land being described above contains 27.625 acres of land more or less along with all improvements and is subject to all valid encumbrances.

Tract 2

All the tract of land lying in or being in Land Lot 514, 2nd District, 3rd Section, Paulding County, Georgia, and being more particularly described as follows:

BEGINNING at the intersection of the south line of Land Lot 514 also being the north line of Land Lot 567 with the east right of way of Cole Lake Road (60 foot width) THEN leaving said right of way ; North 89 degrees 20 minutes 45 seconds West for 53.28 feet to the northwest corner of Land Lot 567, said point also being the southwest corner of Land Lot 514; ; THEN along the west line of Land Lot 514 North 00 degree 34 minutes 32 seconds East for 466.95 feet to a point on the westerly side of Cole Lake Road;

THEN proceed along the following calls along said right of way: South 08 degrees 59 minutes 12 seconds East for 93.06 feet to a point; THEN 312.45 feet along the arc of a curve to the right, said curve having a radius of 2755.77 feet and a chord bearing South 05 degrees 44 minutes 19 seconds East for 312.27 feet to a point; THEN South 02 degrees 29 minutes 27 seconds East for 64.97 feet to the POINT OF BEGINNING.

Said tract of land being described above contains 0.347 acre of land more or less along with all improvements and is subject to all valid encumbrances.



STAFF ACTION ITEM

MEETING DATE: 08.07.2023
TITLE: Chief of Police
PRESENTED BY: Joe Duvall

AGENDA ITEM DESCRIPTION (Agenda Content):

New server and related equipment for police department. The costs is \$9400 to be paid from new SPLOST

HISTORY/PAST ACTION:

Enter Text Here

FINANCIAL IMPACT:

Enter Text Here

INFORMATION:

Approval to purchase new server and related equipment for police department at a cost of \$9400 to be paid from new SPLOST



STAFF ACTION ITEM

MEETING DATE: 08/07/2023

TITLE: Lead and Copper Rule Revisions - Lead Service Line Inventory and Replacement Program Project; Award WK Dickson & Company, Inc.

PRESENTED BY: Brandon Rakestraw – Public Works Director

AGENDA ITEM DESCRIPTION (Agenda Content):

Lead and Copper Rule Revisions - Lead Service Line Inventory and Replacement Program Project; Award WK Dickson & Company, Inc.

HISTORY/PAST ACTION:

N/A

FINANCIAL IMPACT:

\$94,800.00

INFORMATION:

Request Mayor and Council approval: Award WK Dickson & Company, Inc. the Lead and Copper Rule Revisions - Lead Service Line Inventory and Replacement Program Project for the sum of \$94,800.00.

Request Mayor and Council approval: City Manager to execute professional services project contract.



City of Dallas, Georgia

Public Works Department

129 E. Memorial Drive, Dallas, Georgia 30132

Item 9.

July 28, 2023

Mike Jones, PE
WK Dickson & Company, Inc.
1350 Church Street Extension NE
Suite 200
Marietta, GA 30060
(via email: mjones@wk dickson.com)

RE: Lead and Copper Rule Revisions Compliance;
Lead Service Line Inventory and Replacement Program

Dear Mr. Jones,

The City of Dallas is pleased to announce that after rigorous review and scoring of the RFP submittals, **WK Dickson & Company, Inc.** has been chosen to provide design engineering, professional, and construction services for the Lead and Copper Rule Revisions Compliance; Lead Service Line Inventory and Replacement Program project. Formal award is scheduled for August 7, 2023 during the 5:15pm Mayor and Council regular meeting session.

The City of Dallas wants to thank the WK Dickson & Company team for their submittal. We appreciate the time, effort, and consideration in preparing the submittal. The city furthermore hopes to see WK Dickson & Company, Inc. submit on future projects. If you or the WK Dickson team have any questions, please contact me.

Sincerely,

Brandon Rakestraw
Public Works Director
City of Dallas, GA
brakestraw@dallas-ga.gov
(770)443-8110 ext:1401



STAFF ACTION ITEM

MEETING DATE: 08/07/2023

TITLE: 2023 LMIG Paving Project – Award; Bartow Paving Company, Inc.

PRESENTED BY: Brandon Rakestraw – Public Works Director

AGENDA ITEM DESCRIPTION (Agenda Content):

2023 LMIG Paving Project – Award; Bartow Paving Company, Inc.

HISTORY/PAST ACTION:

Award and approval of 2022 LMIG paving project

FINANCIAL IMPACT:

\$247,810.00

INFORMATION:

Request Mayor and Council approval: Award Bartow Paving Company, Inc. the 2023 LMIG Paving Project for the sum of \$247,810.00.

Request Mayor and Council approval: City Manager to execute construction project contract.

**EXHIBIT C
CITY OF DALLAS**

**BID SCHEDULE
2023 LMIG Paving Project**

Project # 2023-05

ITEM	DESCRIPTION	QUANTITY	UNIT PRICE	TOTAL
1. Overlay 1.5"- 12.5mm Superpave Asphaltic Concrete	Ivy Glen Court	1,020 sy	\$12.27	\$12,515.40
2. Mill Asphaltic Concrete Pavement – 1.5"	Ivy Glen Court	1,020 sy	\$3.73	\$3,804.60
3. Overlay 1.5"- 12.5mm Superpave Asphaltic Concrete	Ivy Brook Drive	5,000 sy	\$12.27	\$61,350.00
4. Mill Asphaltic Concrete Pavement – 1.5"	Ivy Brook Drive	5,000 sy	\$3.73	\$18,650.00
5. Overlay 1.5"- 12.5mm Superpave Asphaltic Concrete	Ivy Trace Lane	1,830 sy	\$12.27	\$22,454.10
6. Mill Asphaltic Concrete Pavement – 1.5"	Ivy Trace Lane	1,830 sy	\$3.73	\$6,825.90
7. Overlay 1.5"- 12.5mm Superpave Asphaltic Concrete	Ivy Green Court	1,240 sy	\$12.27	\$15,214.80
8. Mill Asphaltic Concrete Pavement – 1.5"	Ivy Green Court	1,240 sy	\$3.73	\$4,625.20
9. Overlay 1.5"- 12.5mm Superpave Asphaltic Concrete	Ivy Mill Way	2,485 sy	\$12.27	\$30,490.95
10. Mill Asphaltic Concrete Pavement – 1.5"	Ivy Mill Way	2,485 sy	\$3.73	\$9,269.05
11. Leveling – Binder/Base Repair Including Milling	Where Required	800 sy	\$70.35	\$56,280.00
12. Thermoplastic Traffic Stripe	Stop Bar	8 ea	\$106.70	\$853.60
13. Thermoplastic Traffic Stripe	Double Yellow	25 lf	\$22.00	\$550.00
14. Traffic Control	Daily Requirement	1 ls	\$4,926.40	\$4,926.40
TOTAL BASE BID				\$247,810.00

TWO HUNDRED FORTY-SEVEN THOUSAND EIGHT HUNDRED TEN AND 00/100-----DOLLARS

City of Dallas requires pricing to remain for the duration of the contract. Failure to hold firm pricing for the term of the contract will be sufficient cause for the City of Dallas to declare bid non-responsive.

Termination for Cause: The City may terminate this agreement for cause upon ten days prior written notice to the contractor of the contractor's default in the performance of any term of this agreement. Such termination shall be without prejudice to any of the City's rights or remedies by law.

TIME OF COMPLETION AND LIQUIDATED DAMAGES

Bidder must agree to commence work on or before a date to be specified in a written "Notice to Proceed" by the Owner and substantially complete the project within **Forty-five (45)** consecutive calendar days thereafter. The time allowed for final completion and readiness for final payment is **Sixty (60)** days from the date of Notice to Proceed. Bidders must also agree to pay, as liquidated damages, the sum of **\$500.00** per each consecutive calendar day thereafter based on the time for the substantial completion for the work.

Certification of Non-Collusion in Bid Preparation: *David F White* 07/20/2023
Signature Date
DAVID WHITE, DIRECTOR OF PRECONSTRUCTION

The City requires that all who enter into a contract for physical performance of services with the City must satisfy O.C.G.A. § 13-10-91 and Rule 300-10-1-02, in all manner, and such are the conditions of the contract.

In compliance with the attached specifications, the undersigned offers and agrees, if this bid is accepted by the City within ninety (90) days of the date of bid opening, to furnish any or all of the items upon which prices are quoted, at the price set opposite each item, delivered to the designated point (s) within the time specified in the bid schedule.

Legal Business Name **BARTOW PAVING COMPANY, INC.**

(If your company is a LLC, you must identify all principals to include addresses and phone numbers in your submittal)

Federal Tax ID **58-0833201**

Address **1055 ROWLAND SPRINGS ROAD, CARTERSVILLE, GEORGIA 30121-2951**

Does your company currently have a location within the City of Dallas or Paulding County? Yes No

Representative Signature *David F White* Printed Name **DAVID WHITE**

Phone Number **770-382-2025** Fax Number **770-387-1309**

Email address **dwhite@bartowpaving.com**



STAFF ACTION ITEM

MEETING DATE: 08/07/2023

TITLE: Outer Loop Water System Upgrade Project – Phase I; Award WK Dickson & Company, Inc.

PRESENTED BY: Brandon Rakestraw – Public Works Director

AGENDA ITEM DESCRIPTION (Agenda Content):

Outer Loop Water System Upgrade Project – Phase I; Award WK Dickson & Company, Inc.

HISTORY/PAST ACTION:

N/A

FINANCIAL IMPACT:

\$412,020.00

INFORMATION:

Request Mayor and Council approval: Award WK Dickson & Company, Inc. the Outer Loop Water System Upgrade Project – Phase I for the sum of \$412,020.00.

Request Mayor and Council approval: City Manager to execute engineering services contract.

Project Funding:

State Drinking Water Grant Funds - \$3,200,000.00

Local Match Funds - \$640,000.00

Total Project Funding - \$3,840,000.00

*This is an 80% - 20% match project. *



City of Dallas, Georgia

Public Works Department

129 E. Memorial Drive, Dallas, Georgia 30132

Item 11.

July 28, 2023

Mike Jones, PE
WK Dickson & Company, Inc.
1350 Church Street Extension NE
Suite 200
Marietta, GA 30060
(via email: mjones@wkdickson.com)

RE: Outer Loop Water System Upgrade Project – Phase I

Dear Mr. Jones,

The City of Dallas is pleased to announce that after rigorous review and scoring of the RFP submittals, **WK Dickson & Company, Inc.** has been chosen to provide professional engineering and construction services for the Outer Loop Water System Upgrade Project – Phase I. Formal award is scheduled for August 7, 2023 during the 5:15pm Mayor and Council regular meeting session.

The City of Dallas wants to thank the WK Dickson & Company team for their submittal. We appreciate the time, effort, and consideration in preparing the submittal. The city furthermore hopes to see WK Dickson & Company, Inc. submit on future projects. If you or the WK Dickson team have any questions, please contact me.

Sincerely,

Brandon Rakestraw
Public Works Director
City of Dallas, GA
brakestraw@dallas-ga.gov
(770)443-8110 ext:1401



STAFF ACTION ITEM

MEETING DATE: 08/07/2023

TITLE: Development Agreement – Paulding County Land Development, LLC.;
Cole Lake Development Subdivisions – Cole Lake Development
Subdivisions Offsite Sewer Improvements

PRESENTED BY: Brandon Rakestraw – Public Works Director

AGENDA ITEM DESCRIPTION (Agenda Content):

Development Agreement – Paulding County Land Development, LLC.; Cole Lake Development Subdivisions – Cole Lake Development Subdivisions Offsite Sewer Improvements

HISTORY/PAST ACTION:

N/A

FINANCIAL IMPACT:

\$146,000.00 – Sewer Tap Fee Credits Only

INFORMATION:

Request Mayor and Council approval: To enter into a Development Agreement with Paulding Land Development, LLC. for completion of the Cole Lake Development Subdivisions; Offsite Sewer Improvements. Allowing the City Manager to execute agreement.

Scope of project:

- 1- Project will provide gravity sewer service to the Upper Lane Creek sewer basin; Cole Lake area, per the current city Sewer Master Plan.
- 2- Allow Cole Lake Development Subdivisions and future developments to gravity flow to the Lane Creek Outfall Sewer.

- 3- Capacity sizing of the project provides basin capacity, per the current city Sewer Master Plan.
- 4- Allowing removal of Arbors @ Silver Trail sewer lift station once Cole Lake Development Subdivisions sewer improvements are completed and placed in service.
- 5- City will provide an estimated per lot sewer tap fee credit of \$500.00 for each platted lot within the Cole Lake Development Subdivisions; not to exceed 292 lots. Credit is based on the “Maximum Estimated Cost Differential” within agreement.



STAFF ACTION ITEM

MEETING DATE: 08/07/2023

TITLE: Development Agreement – Weatherstone, LLC.; Lane Creek Sewer System Upgrade – Weatherstone Development Offsite Sewer Improvements - Weatherstone Subdivision

PRESENTED BY: Brandon Rakestraw – Public Works Director

AGENDA ITEM DESCRIPTION (Agenda Content):

Development Agreement – Weatherstone, LLC.; Lane Creek Sewer System Upgrade – Weatherstone Development Offsite Sewer Improvements - Weatherstone Subdivision

HISTORY/PAST ACTION:

N/A

FINANCIAL IMPACT:

\$879,842.00 – Sewer Tap Fee Credits Only

INFORMATION:

Request Mayor and Council approval: To enter into a Development Agreement with Weatherstone, LLC. for completion of the Lane Creek Sewer System Upgrade. Allowing the City Manager to execute agreement.

Scope of project:

- 1- Project will provide gravity sewer service to the Lane Creek sewer basin, per the current city Sewer Master Plan.
- 2- Allow Weatherstone Subdivision and future developments to gravity flow to the Pumpkinvine Creek Outfall Sewer.

- 3- Capacity sizing of the project provides basin capacity, per the current city Sewer Master Plan.
- 4- Project is part of the city's Capital Improvement project list.
- 5- Allowing removal of Arbors @ Silver Trail sewer lift station once Cole Lake sewer improvements are completed and connected.
- 6- City will provide an estimated per lot sewer tap fee credit of \$2,903.76 for each platted lot within the Weatherstone Subdivision not to exceed 303 lots. Credit is based on the "Maximum Estimated Cost Differential" within agreement.



STAFF ACTION ITEM

MEETING DATE: 08/07/2023

TITLE: West Dallas Collector Sewer Extension Project – GEFA Loan CW2021008 – Second Modification Approval

PRESENTED BY: Brandon Rakestraw – Public Works Director

AGENDA ITEM DESCRIPTION (Agenda Content):

West Dallas Collector Sewer Extension Project – GEFA Loan CW2021008 – Second Modification Approval

HISTORY/PAST ACTION:

Approval of original CW2021008 loan agreement

FINANCIAL IMPACT:

N/A – Time extension only

INFORMATION:

Request approval for GEFA Loan CW2021008 – Second Modification

This modification adds additional construction time to the loan agreement.

Revised loan maturity date: January 1, 2025

EXHIBIT F

**EXTRACT OF MINUTES
RESOLUTION OF GOVERNING BODY**

Recipient: CITY OF DALLAS

Loan Number: CW2021008

At a duly called meeting of the governing body of the Borrower identified above (the "Borrower") held on the ____ day of _____, _____, the following resolution was introduced and adopted.

WHEREAS, the Borrower has borrowed **\$11,934,000** from the **GEORGIA ENVIRONMENTAL FINANCE AUTHORITY** (the "Lender"), pursuant to the terms of the Loan Agreement (the "Loan Agreement"), dated **APRIL 1, 2021**, between the Borrower and the Lender; and

WHEREAS, the Borrower's obligation to repay the loan made pursuant to the Loan Agreement is evidenced by a Promissory Note (the "Note"), dated **MARCH 1, 2021**, of the Borrower; and

WHEREAS, the Borrower and the Lender have determined to amend and modify the Note and the Loan Agreement, pursuant to the terms of a Second Modification of Promissory Note and Loan Agreement (the "Second Modification") between the Borrower and the Lender, the form of which has been presented to this meeting;

NOW, THEREFORE, BE IT RESOLVED by the governing body of the Borrower that the form, terms, and conditions and the execution, delivery, and performance of the Second Modification are hereby approved and authorized.

BE IT FURTHER RESOLVED by the governing body of the Borrower that the terms of the Second Modification are in the best interests of the Borrower, and the governing body of the Borrower designates and authorizes the following persons to execute and deliver, and to attest, respectively, the Second Modification, and any related documents necessary to the consummation of the transactions contemplated by the Second Modification.

(Signature of Person to Execute Documents)

(Print Title)

(Signature of Person to Attest Documents)

(Print Title)

The undersigned further certifies that the above resolution has not been repealed or amended and remains in full force and effect.

Date: _____
(SEAL)

Secretary/Clerk



STAFF ACTION ITEM

MEETING DATE: 08/07/2022

TITLE: West Dallas Collector Sewer Extension Project – GEFA Loan
CW2021008 – Second Modification – Resolution 2023-13

PRESENTED BY: Brandon Rakestraw – Public Works Director

AGENDA ITEM DESCRIPTION (Agenda Content):

West Dallas Collector Sewer Extension Project – GEFA Loan CW2021008 – Second Modification – Resolution 2023-13

HISTORY/PAST ACTION:

Approval of original CW2021008 loan agreement

FINANCIAL IMPACT:

N/A - Time extension only

INFORMATION:

Request approval of Resolution 2023-13

Resolution grants and allows the Mayor of the City of Dallas, Georgia to execute note and other loan documents required for GEFA Loan CW2021008 – Second Modification

This modification adds additional construction time to the loan agreement.

Revised loan maturity date: January 1, 2025

RESOLUTION 2023-13

A Resolution Authorizing the Mayor and City Council of the City of Dallas, Georgia to Execute a Second Modification to the Loan Agreement, Promissory Note, and All Related Documents for loan CW2021008. A Clean Water State Revolving Loan in The Amount of \$11,934,000.00

WHEREAS, The Charter of the City of Dallas, Georgia allows the Mayor and Council to adopt Resolutions; and

WHEREAS, The Mayor and Council of the City of Dallas, Georgia has the responsibility to provide for the health, safety and welfare of the citizens of Dallas, Georgia, which includes providing funding and obtaining loans from The Georgia Environmental Finance Authority (GEFA) in order to pay for certain Clean Water Projects and improvements necessary for the City of Dallas, Georgia; and

WHEREAS, The City of Dallas, Georgia, has applied and received loan CW2021008 from GEFA in the amount of \$11,934,000,00; and

WHEREAS, The City of Dallas, Georgia has applied for a modification to the current loan agreement extending the maturity date with the loan agreement to January 1, 2025.

WHEREAS, The Mayor and Council for the City of Dallas, Georgia, desires to allow the Mayor of the City of Dallas, Georgia to execute a Note Modification and any other loan documents required for the City of Dallas, Georgia to obtain a loan maturity date extension from GEFA; and

NOW THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF DALLAS, GEORGIA, that the Mayor of the City of Dallas, Georgia is hereby authorized to sign any and all loan documents, notes, or any other documents necessary for the City of Dallas, Georgia to obtain a loan modification from GEFA in order to extend the loan maturity date for certain clean water projects and improvements necessary for the City of Dallas, Georgia

SO SHALL IT BE RESOLVED, PASSED, ADOPTED, SIGNED, APPROVED, BY THE MAYOR AND COUNCIL OF THE CITY OF DALLAS, GEORGIA, and EFFECTIVE THIS THE ____ DAY OF _____, 2023.

L. James Kelly, Mayor

James R. Henson, Councilmember

Michael G. Cason, Councilmember

Cooper Cochran, Councilmember

Nancy R. Arnold, Councilmember

Christopher B. Carter, Councilmember

Leah Alls, Councilmember

ATTEST:

I, hereby certify that the forgoing resolution was regularly introduced, passed and adopted at a regular meeting of the City Council of the City of Dallas this ____ day of _____, 2023.

Tina Clark, City Clerk

Date



STAFF ACTION ITEM

MEETING DATE: 08/07/2023

TITLE: RES 2023-14 A Resolution Establishing a Moratorium on Applications for Permits and/or Occupational/Business Licenses for New or Expanded Used Car Sales Lots, Tire Retailer, and Used/Scrap Tire Storage in The City of Dallas, Georgia

PRESENTED BY: Amber Whisner, Business Development

AGENDA ITEM DESCRIPTION (Agenda Content):

Extension Resolution 2023-14 Establishing a Moratorium on Applications for Permits and/or Occupational/Business Licenses for New or Expanded Used Car Sales Lots, Tire Retailer, and Used/Scrap Tire Storage in The City of Dallas, Georgia

HISTORY/PAST ACTION:

None

FINANCIAL IMPACT:

None.

INFORMATION:

Requesting an additional extension until November 6th, 2023

RESOLUTION 2023-14

A Resolution Establishing a Moratorium on Applications for Permits and/or Occupational/Business Licenses for New or Expanded Used Car Sales Lots, Tire Retailer, and Used/Scrap Tire Storage in The City of Dallas, Georgia

- WHEREAS,** the City of Dallas, Georgia allows for the licensing of those businesses and practitioners of professions and occupations with one or more locations or offices in the corporate limits of the city, including used car sales lots, tire retailers, businesses, and used/scrap tire storage; and
- WHEREAS,** in recent years, the City of Dallas, Georgia has seen an increase in the establishment and/or expansion of used car sales lots, tire retailers, and used/scrap tire storage; and
- WHEREAS,** the Office of Community Development and Code Enforcement for the City of Dallas, Georgia, have brought forth concerns that currently there is a perceived oversaturation of used car sales lots, tire retailers, and used/scrap tire storage; and
- WHEREAS,** regulation and enforcement of those businesses operating as used car sales lots, tire retailers, and used/scrap tire storage have become a challenge for the City of Dallas, Georgia, and
- WHEREAS,** at the same time, such uses that have been abandoned by businesses operating as used car sales lots, tire retailers, and used/scrap tire storage, can leave vacant, blighted buildings and contaminated land on commercial corridors; and
- WHEREAS,** these uses can also present harmful and damaging environmental concerns requiring excessive enforcement resources, due to more frequent neighboring property or resident complaints and aesthetic issues; and
- WHEREAS,** the City has an interest in planning and regulating the use of property within the City, and has determined that an examination of the applicable provisions in the City Zoning Code for the City of Dallas, Georgia, including, but not limited to the Overlay Corridor District, is required to evaluate the current regulatory scheme pertaining to used car sales lots, tire retailers, and used/scrap tire storage; and
- WHEREAS,** this study and evaluation will identify appropriate measures and potential new regulations to limit oversaturation, and increase compliance with property maintenance, zoning, and licensing standards, and
- WHEREAS,** the Mayor and Council of the City of Dallas, Georgia have the responsibility to provide for public health, safety and welfare, and wishes to promote, protect and improve the health, safety and welfare of the citizens of the City of Dallas, Georgia.
- WHEREAS** the Mayor and Council have previously passed a Moratorium concerning this matter by Resolution on January 9th 2023 and the Mayor and Council find that it will take additional time to review the Ordinances of the City of Dallas, Georgia to determine any modifications, implementations or adoptions which the Mayor and Council feel may be necessary concerning these Ordinances; and

WHEREAS, There are issues concerning the current regulatory scheme pertaining to Used Car Sales Lots, Tire Retailers and used/scrap tire storage, which require elected officials, members of the Staff, the Police Department, the City Marshal and Public Works Department additional time to discuss these issues prior to the enactment of any Ordinance and will not be available until the August 7, 2023 meeting of the Mayor and Council;

NOW, THEREFORE, BE IT RESOLVED that the Mayor and City Council of the City of Dallas, Georgia hereby adopts the Resolution to establish a Moratorium which will allow time for such study, evaluation and counsel. During said Moratorium period, no City department may accept any application for a permit or license to establish or expand a used car sales lot, tire retailers, and used/scrap tire storage. The Moratorium shall not be construed to prohibit the annual renewal of existing business licenses required by the City Code for applicable uses included herein, which shall continue. The said moratorium will be set until **November 6th, 2023** unless sooner terminated by resolution of the Mayor and Council of the City of Dallas, Georgia. whereby no applications will be accepted for review by the City of Dallas, Georgia.

APPROVED, PASSED AND ADOPTED THIS THE _____ DAY OF _____, 2023. MAYOR AND COUNCIL OF THE CITY OF DALLAS, GEORGIA

L. James Kelly, Mayor

James R. Henson, Councilmember

Michael G. Cason, Councilmember

Cooper Cochran, Councilmember

Nancy R. Arnold, Councilmember

Christopher B. Carter, Councilmember

Leah Alls, Councilmember

Attest: _____
Tina Clark, City Clerk

Requesting Use of City Property



THE CITY OF DALLAS GEORGIA

Paulding County HS Annual Homecoming Parade

Special Events Permit Application

200 Main Street Dallas, Ga. 30132

Individuals or groups wishing to hold events within the city limits of the City of Dallas, Georgia, on public or private property must obtain a Special Event Permit from the City of Dallas. This application is for City Property.

Special Event Permits are subject to the review of city departments and require approval of the Mayor and Council of the City of Dallas.

Complete & return to awhisner@dallas-ga.gov

Applications for events requesting alcohol service will be subject to review by appointment only with the city's Chief Marshal.

For appointment call: 770.443.8110 x 1301 / or email mhester@dallas-ga.gov

Applications should be submitted at least 60 days prior to the proposed event.

A *Special Event* is any activity that occurs upon public or private property that affects the ordinary use of parks, public streets, rights-of-way or sidewalks, or causes an increase of more than 100% in average daily trips on any public street within the City.

Special Events may include, but are not limited to, activities such as arts festivals, fairs, tours, concerts, holiday celebrations, grand opening celebrations, certain business promotional events out of doors, block parties, bicycle races, runs, processions and motorcades. *Granting permission for use does not entitle exclusive use.*

Activities that do not require a Special Event Permit may include funeral processions; garage or lawn sales (or any similar casual sale of tangible personal property); and private social gatherings of up to 20 participants that make no use of city streets other than for lawful parking.

A request for a Special Event Permit may be denied if judged that the event will disrupt traffic within the city beyond practical solution; the event will interfere with access to fire hydrants; the event will cause undue hardship to adjacent businesses or residents; the event will require the diversion of so many public employees that allowing the event would unreasonably deny service to the remainder of the city; the event might otherwise interfere with the public welfare, peace, safety, health, good order and convenience of the general public; the application contains incomplete or false information; the applicant fails to comply with all requirements of the City of Dallas including failure to remit all fees and deposits and Hold Harmless Agreement to the city.

Matt Goodison 770-403-9256

Craig Wilcox, Principal 678-410-9191

Special Events Permit Application

Page 1 of 8

Revised 07/2021

Special Events Permit Application Part I

PCHS
HGCO Parade

Item 17.

Please initial acknowledgment in each item's box .

- Checks should be payable to **The City of Dallas.**
- Rain Policy:** Events take place as scheduled; no allowances made for inclement weather.
- Fees:** The application fee is non-refundable and should be included with the application. If the event is approved, the user fee and security clean-up deposit will then be due. The security clean-up deposit will be returned if the facility or park is left in appropriate order and no damage is reported. Failure to comply will result in loss of deposit and denial of future applications.

Fee Structure *

Application Processing Fee (non-refundable): \$100.00**
(This fee will be applied toward User Fee if the event is approved and not cancelled)

User Fee (per day): 1 day - \$400.00**
 2 days- \$750.00**
 3 days- \$1000.00**
 4 days- \$1200.00**

Security Deposit: \$150.00

Per Police Staff: \$ 50.00 per hour (Minimum - 2 officers/4-hours)

**Fees may also be assessed for additional city services including, but not limited to, clean-up, maintenance, streets, Police and traffic control, electricity, etc.*

***Non-Profit organizations can receive a 50% reduction on the Application Processing Fee and User Fee(s) when proof of 501(c)3 status is given (form must be submitted).*

Insurance: If an event is approved, it will be approved pending receipt of the insurance certificate, due no less than 14 days prior to event.

When using a City facility, common area(s), street(s), park(s) or trail(s), provide a **Certificate of Insurance** with the City of Dallas named specifically and separately, as an additional insured under the policy. The insurance agency must be licensed to do business in the State of Georgia. In the event of any changes or cancellation in the policy, the city must be notified by certified mail.

PCHS
HOCO Parade

Type of Insurance

Limits

General Liability

Each Occurrence

1,000,000

Damage to Rented Premises
(Each occurrence)

50,000

Med Exp
(Any one person)

5,000

Personal & Adv Injury

1,000,000

General Aggregate

2,000,000

Products
(Completed Operations / Aggregate products)

1,000,000

Occupation Tax Certificate: If products or services are to be sold at this event, submit a copy of your Occupation Tax Certificate with this application. To apply for an Occupation Tax Certificate, contact the City Business Registration office at 770.443.8110 x 1202 *before you submit your application.*

Police Requirements: Only certified off-duty police officers are allowed to work special events. Officers may be required depending on the size of event (the number required will be determined by the Dallas Police Department). If a police escort is needed, contact the Dallas Police Department at 770.443.8110 x 1003.

Signs: Permits are required for temporary signs or advertising devices. Approval may be obtained through the City's Community Development at 678.363.6175. No signs may be affixed to trees, buildings, street fixtures or in the street right-of-way. (Sec. 28-1 thru Sec. 28-23)

Fireworks Permit: For details on permitting, contact the Paulding County Probate at 770.443.7541 before you submit your application. (Fireworks are not permitted without county's prior approval.)

Hours: Special Event activities are prohibited after 10:00 pm and before 7:00am Sunday through Thursday. On Fridays and Saturdays, events must end by 11:00pm and may not resume before 8:00am unless otherwise approved by the Mayor and Council of the City of Dallas.

Length of Use: There is a maximum use of four (4) days for each event. (This time frame does not include set up and take down; there will be a seven (7) days maximum period for set up and take down.) A permit will not be issued to a subsequent group or individual for the purpose of continuing a previously permitted event or display.

Alcohol: Refer to code of City of Dallas, Georgia, Alcoholic Beverage Catering, Sec. 4-100 for permitting of alcoholic beverage catering/sales.

Trash: It is the event organizer's responsibility to deposit any trash into appropriate trash receptacles following the event to warrant returning the security deposit. Daily cleanup is required to return event location to its pre-event condition. If the applicant fails to clean up such refuse, cleanup will be arranged by the city and the costs charged to the applicant.

There are 18 stationary trash receptacles located along Main Street. In addition, the City provides six (6) rolling trash carts for approved special events held on Main Street. The event organizer can choose to empty the city receptacles/carts into the city's dumpster (located in the parking lot directly behind the civic center) or may request additional rolling trash carts at the rate of \$25/per day. If the City determines the size of the event will **require** additional receptacles, the public works department will notify the organizer. It is the responsibility of the event organizer to make all arrangements and pay any fees applicable for any additional equipment or services. The event organizer should contact City Hall to arrange for any additional equipment/receptacles/services at least 2 weeks prior to any approved event.

Restroom Facilities: The city may require event sponsors to provide temporary toilet facilities. In cooperation with the Americans with Disabilities Act, at least one portable toilet is to be handicap accessible. It is the event organizer's responsibility to make all arrangements (drop-off & pick-up) and pay any fees for temporary toilet facilities. The event organizer will need to coordinate the appropriate locations with Public Works Manager. Daily cleanup is required returning event location to its pre-event condition. If the applicant fails to clean up such refuse, cleanup will be arranged by the city and the costs charged to the applicant.

Sound System: Not provided. Any intended use of a sound system during the event needs to be addressed in writing. The City maintains a noise ordinance. (Sec. 24-1)

Traffic & Parking: Parking is permitted in designated areas. Absolutely no parking is allowed on brickwork or sidewalks. The Paulding County Fire Department requires that all entries, exits and fire lanes be maintained.

Swimming: Available at designated pools.

First Aid and Medical: The City recommends that you have emergency medical personnel on site for your event.



Enforcement: City of Dallas Police or Marshal Personnel may eject any citizen or event participant from any park or public facility for violation of rules and regulations. Fines may be applicable.

Alteration to Parks: Alterations to park facilities including attaching of decorations and displays are prohibited unless written permission has been given from the Public Works Manager for the City of Dallas. Construction and installation of special service facilities must be approved in writing prior to the event. Damage to any structure or plant material will be billed to the organization at replacement cost plus labor and a ten (10) percent administration fee added to that cost. The City of Dallas withholds the right to regulate placement and method of placement of items or structures in any City park.

Downtown Streetscape: Parking, cooking and skateboarding are prohibited on all brickwork.

Performance Bond: Event groups must take adequate measures to protect public and/or private property, wildlife and water from damage or injury. A Performance Bond in the amount of 150% of the total estimated cost of the special event to the city, may be required before the special event permit can be issued.



Complete Application: Applicants must provide a complete application. This includes, but is not limited to, a *Site Plan or Parade Route* which addresses:

- (a) the location of the event on the property, or the beginning/end of route;
- (b) features and attractions;
- (c) circulation;
- (d) proposed parking including how you will handle overflow parking;
- (e) any proposed road closures;
- (f) location of waste disposal facilities;
- (g) restrooms;
- (h) access for disabled;
- (i) proposed First Aid / Medical Plan
- (j) plan for emergency evacuation
- (k) approved MUTCD Traffic Plan.

Please Continue to Part II

Special Event Permit Application Part II

Contact/Designee MUST remain on-site from set-up through clean-up

FOR CITY USE ONLY
PERMIT APPROVED:

APPLICANT INFORMATION

Company / Organization Paulding County High School

Street Address 1297 Villa Rica Hwy

City, State, Zip Dallas, GA 30157

The City requires an individual named as a 24-hour contact for the event and a 24-hour phone number for the individual. One Alternate Contact is also requested.

Primary Contact Matt Goodison Phone 770-403-9256 (cell)

Address _____ Email mgoodison@paulding.k12.ga.us

Alternate Contact Craig Wilcox, Principal Phone 770-443-8008

Address _____ Email cwilcox@paulding.k12.ga.us

Event Information

Event Title PCHS Annual Homecoming Parade

Dates Requested: Start: 9/13/23 Time 6 am/pm End 7/13/23 Time 7 am/pm

Set-up date & time 9/13/23 5:30 p.m. Break-down date & time 9/13/23 7 pm

Event Type: Festival/Wedding Concert/Performance Exhibit/Special Attraction
 Fundraiser Parade/Processional Bike/Walk/Run
 Other: _____

City Facility Requested: Downtown/Main Street Gazebo at Dallas Trailhead
 Sara Babb Park McKoon Park Dogwoods at Coleman Camp Park
 Other: _____

Mark All That Apply: Alcohol Signage/Banners Amplified Sound/Music
 Tents/ Canopies Carnival Rides Fireworks/lasers Portable Restrooms
 Trash Road Closing Shuttles Generators/Electricity
 Inflatables Vendors/Concessions Animals Parking/Shuttles

Event Description: Describe type of your event, purpose of your event, projected attendance (including approximate number of persons and vehicles attending):

PCHS Annual Homecoming Parade:
- 30 vehicles, 300 participating students, approximately.
- appx. 600 parents/family members/community members in attendance along the street

Will you require road(s) closure? If yes, describe as provided for by an approved MUTCD traffic Plan:

Yes - ~~Hardee St~~
Main Street to W. Memorial Drive

City Property - List any electrical needs:

Please describe your plan for clean-up and removal of waste, recycling and garbage during and after the event:

Student volunteers collecting trash after event is over

How do you plan to publicize this event? School website, social media, local press

Schedule of the day's events (tentative is acceptable): 9/13/23
- line up procession at 5:30 p.m. Dallas Elementary
- parade kicks off at 6 pm

Attach and include a clear and clean copy of the Site Plan or Parade Route

Applicant should consider:

- Assembly area
- Sound Equipment
- Lighting
- Signage
- Parking
- Restrooms
- Tents/Canopies
- Route to Travel
- Vendor Area
- Stage
- Detour Plan
- Water supply
- Communication Facilities
- Generators/Electric Supply
- Event Vehicles
- Medical Treatment Facility
- Adjacent Streets
- Trash Receptacles
- Barricades/crowd control barriers
- Disability Access
- Other Event Components
- Approved MUTCD Traffic Plan

Applicant's Affidavit

I, applicant or authorized representative, have read and understand the contents of this application. The information contained herein and attached is complete and true, current and correct to the best of my knowledge.

I understand providing false information shall void the application and cancel the event.

I understand the permit may be cancelled by the Chief Marshal or Chief of Police for the City of Dallas, Georgia at any time with or without cause.

Organization/Group: Paulding County High School

Applicant/Representative Name: Matthew Goodison

Signature: [Signature] **Date:** 6/3/23

Release and Hold Harmless Agreement

In consideration for being granted a Special Event Permit from the City of Dallas, Georgia, I, applicant or authorized representative, hereby release and hold harmless the City of Dallas, Georgia itself and its' employees from any liabilities and claims arising during or after this event. I agree that I will never prosecute or in any way aid in the prosecuting of any demand, claim or suit against the City of Dallas, Georgia or its' agents, officers, volunteer staff, or any employee acting officially or otherwise, for any loss, damage, or injury to my person or property that may occur during or after this event held in the City of Dallas, Georgia.

My signature constitutes my agreement and the agreement of my organization (as listed below), including all participants from my organization present at this event. The person or persons signing this document hereby represent to the City of Dallas, Georgia that they have the specific authority on behalf of the organization to execute this Hold Harmless Agreement.

Organization/Group: Paulding County High School
Individual Representative: Matt Goodison
Signature: [Handwritten Signature] Date: 6/3/23

Appointments for review of completed applications and any attachments may be scheduled with the Chief Marshal by phone or email at:

770.443.8110 x 1003

mhester@dallas-ga.gov

STOP

FOR CITY USE ONLY

Initial after complete review (any comments/requirements/exclusions should be noted):

Marshal _____ Police _____ Theater _____ Public Works _____

Community Dev _____ Sanitation _____ Parks/Rec _____

Additional department review(s) needed: _____

Comments/Requirements/Exclusions/Changes: _____

Officers required (number): _____ at rate of \$ _____ per _____

Additional trash receptacles required (number): _____ at rate of \$25/each per day

Temporary toilets required (number): _____

Permits (sign or devices) required: _____

Alcoholic Beverage Catering License required: _____

2023 Paulding County High School Annual Homecoming Parade

Wednesday, September 13, 2023, 6 p.m.

Start: Dallas Elementary School, 520 Hardee Street

Stop: Parking lots on S. Johnston Street

Road Closures: Hardee Street heading up to Main Street, West Memorial Drive to S. Johnston Street



Matt Goodison, Homecoming Sponsor 770-403-9256 mgoodison@paulding.k12.ga.us

Craig Wilcox, Principal 678-410-9191 cwilcox@paulding.k12.ga.us

School Phone: 770-443-8008



STAFF ACTION ITEM

MEETING DATE: 08/07/2023

TITLE: Request for Support for Special Event- 2023 PCHS Homecoming Parade

PRESENTED BY: Amber Whisner, Business Development

AGENDA ITEM DESCRIPTION (Agenda Content):

Request to approve and support the 2023 PCHS Homecoming Parade Special Event Permit for 09/13/2023. Request for City of Dallas to handle road closure and security.

HISTORY/PAST ACTION:

None

FINANCIAL IMPACT:

None.

INFORMATION:

See attached Special Event Permit.