



ZONING / REZONING APPLICATION

City of Dallas, Georgia

Application # _____

Hearing Dates: PC: _____ CC: _____

OFFICE USE:

Time/Date Stamp

(PLEASE PRINT OR TYPE ALL INFORMATION)

Applicant: Blue River Development Acquisitions, LLC (Brad Cooper) Business phone: 770-335-4013 Cell: 678-656-1047

Address: 3810 Windermere Pkwy, Suite 504 Home phone: _____

City: Cumming State: GA Zip: 30041 Fax phone: _____

E-mail address: stacey@blueriverdevelopment.com

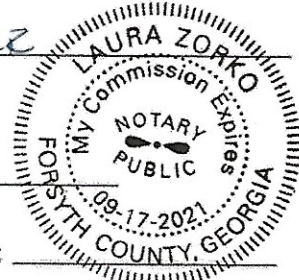
Applicant's Signature

Printed Name of Signatory

Signed, sealed and delivered in the presence of:

Notary Public

Date Notary Commission Expires



Representative: _____ Phone: _____ Cell: _____

Address: _____ City: _____ State: _____ Zip: _____

E-mail address: _____ Fax phone: _____

Representative's Signature

Printed Name of Signatory

Signed, sealed and delivered in the presence of:

Notary Public

Date Notary Commission Expires

Titleholder: Sharon B. Daniels Business phone: _____ Home phone: _____

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

Address: 225 Hart Circle City: Dallas State: GA Zip: 30132

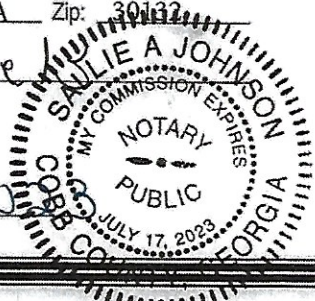
Signature

Printed Name of Signatory

Signed, sealed and delivered in the presence of:

Notary Public

Date Notary Commission Expires



Property Information

Present Zoning Classification: R-1 Requested Zoning Classification: R-3 Residential District, High Density

Total Acreage of Zoning/Rezoning Application: 9.23 ^{MSC} 2/24/2021 Acreage of Titleholder: 9.23 ^{MSC} 2/24/2021

Land Lot(s): 206 District(s): 2 Section(s): 3 Tax Parcel I.D. Number(s): 002079

Location of Property: 250 Polk Avenue, Dallas, GA 30132

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 Attached

Residential, 6.6 UPA, 161 units.

Filed with City: 2/22/2021 (Date) MSC (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: _____

Wednesday, February 24, 2021



Mr. Michael Cash
City of Dallas, Community Development Director
200 Main Street
Dallas, GA 30132

RE: 250 Polk Avenue, Dallas, GA 30132, Application Package, Survey

Dear Mr. Cash,

Please see the attached survey completed by Gaskins for 250 Polk Avenue showing the subject parcel as 9.23 acres. Per your request, I am giving you permission to change the zoning application and any other necessary documents to 9.23 acres as reflected on the attached survey.

Please let us know if you need any additional information for this application.

Sincerely,

A handwritten signature in blue ink, appearing to read "Brad Cooper". The signature is fluid and cursive, with a prominent loop at the end.

Brad Cooper, Managing Partner
Blue River Development, LLC
404.797.7325 Mobile



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

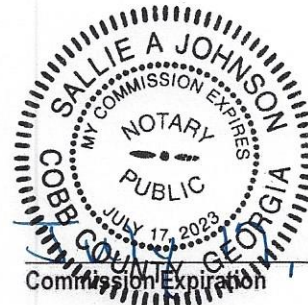
2-20-2021
Date

Sharon B. Daniels, Titleholder

Printed Name of Applicant/Representative

Signed, sealed and delivered in the presence of:

Sallie A. Johnson
Notary Public Signature



2023
Commission Expiration

Signature of Applicant/Representative

2-22-21
Date

Brad Cooper
Printed Name of Applicant/Representative

Signed, sealed and delivered in the presence of:

Laura Zorko
Notary Public Signature



9-17-21
Commission Expiration

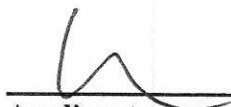
Disclosure Statement
(Required by O.C.G.A. 36-67A)



I (we), Brad Cooper, 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:

I (we), Brad Cooper, 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):

2-22-21
Date


Applicant

Brad Cooper

**CITY OF DALLAS
LEGAL NOTICE
ZONING / REZONING**



~~WE~~ (Choose one), Blue River Development Acquisitions, LLC (Brad Cooper)
HAVE APPLIED TO ZONE/REZONE A PORTION OF LAND LOT(S) 206
IN THE 2 DISTRICT AND 3 SECTION OF PAULDING COUNTY, LOCATED
AT 250 Polk Avenue, Dallas, GA 30132 WITHIN THE CITY OF DALLAS, GEORGIA,
FROM A ZONING DISTRICT OF R-1 TO A ZONING DISTRICT OF
R-3 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 April 1, 2021 BEFORE THE
CITY OF DALLAS PLANNING COMMISSION AND ON April 5, 2021 BEFORE THE
MAYOR AND COUNCIL OF THE CITY OF DALLAS.

THIS, THE 22 DAY OF February, 2021.

 Brad Cooper
APPLICANT(S) NAME

For City Use

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

For City Use

CITY OF DALLAS ZONING/ REZONING REQUEST DISPOSITION FORM



A PUBLIC HEARING WAS HELD ON AN APPLICATION FOR ZONING/REZONING REQUESTED
BY _____ AT THE DALLAS
COUNCIL ROOM. SAID HEARING WAS HELD ON _____.

THE CITY OF DALLAS PLANNING COMMISSION RECOMMENDS TO THE DALLAS CITY
COUNCIL THAT THE ABOVE APPLICATION BE:

☐ APPROVED

☐ DISAPPROVED















PLEASE INDICATE BELOW ANY COMMENTS, REASONS FOR DISAPPROVAL, OPPOSITION
TO THE REQUEST AND/OR ANY CONDITIONS THAT SHOULD BE MADE A PART OF THE
ZONING AMENDMENT.

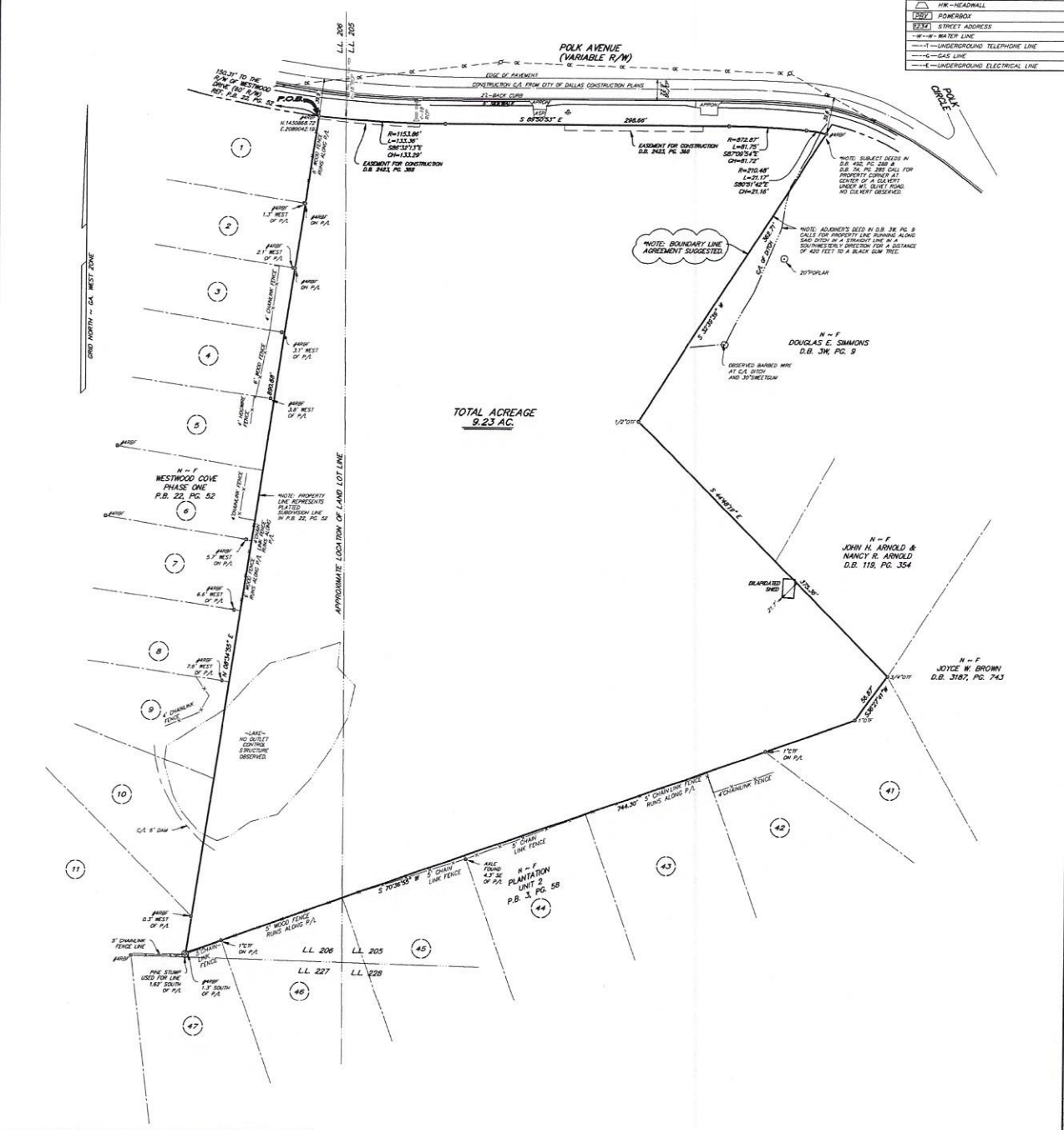
DATE

SECRETARY TO THE PLANNING
COMMISSION

PRINTED NAME

LEGEND

 D.P. - POWER POLE
 L.S. - LIGHT SIGNAL
 T.M. - TOW MOUNT
 M.H. - MOUNTAIN SEARCH MANHOLE
 W.M. - WATER METER
 G.M. - GAS METER
 P.B. - POUNDING BAR SET
 P.B.F. - POUNDING BAR FOUND
 C.T. - CRIMP TIE FOUND
 D.F. - DETERMINE FUSE FOUND
 W.M. - MOUNTING OF W.P. MOUNTMENT
X - TYPE OF FENCE
 J.B. - JUNCTION BOX
 D.C. - DROP CABLE / TARD RAIL
 C.B. - CATCH BASIN
== A.C.P. - REINFORCED CONCRETE PIPE
== C.C.P. - CORRUGATED METAL PIPE
= D.F. - POUNDED FUSE FOUND
D4
WATER VALVE
= METER CLEAN OUT
= TELEPHONE MANHOLE
= OVERHEAD POWER LINES
P
P.K. - HEADRAIL
P
P.O. - POWER
P
P. STREET ADDRESS
= M. - WATER LINE
= L. - UNDERGROUND TELEPHONE LINE
= G. - GAS LINE
= U. - UNDERGROUND ELECTRICAL LINE



THIS PLAN IS A RETRACTION OF AN EXISTING PARCEL, OR PARCELS OF LAND AND DOES NOT SURRENDER OR CREATE A NEW PARCEL, OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE PARCEL OR PARCELS OF LAND ARE THE SAME AS THE PARCELS OF LAND IN OTHER INSTRUMENTS WHICH CREATED THE PARCEL, OR PARCELS ARE STATED HEREIN. RECORDATION OF THIS PLAN DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL ORDINANCES, OR THE ACCURACY OF THE SURVEY. THE SURVEYOR'S CERTIFICATE OF THIS PLAN, FURTHERMORE, THE UNDERGROUND LAND SURVEYOR CERTIFIES THAT THIS PLAN COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN G.C.G.A. SECTION 15-6-67.



Dean C. Olson 02-04-21

THIS PARCEL OF LAND IS NOT IN THE 100 YEAR FLOOD
PLAIN AND IS IN ZONE X; ACCORDING TO F.E.M.A. (F.I.A.
COMMUNITY NUMBER # 130372, MAP NUMBER
13223 C 0136 D DATED JUNE 7, 2019.

THIS PLAT IS PREPARED FROM A FIELD SURVEY USING A FIVE SECOND DIGITAL THEODOLITE AND ELECTRONIC DISTANCE METER. LINEAR PRECISION OF TRANSVERSE: 1/16,660; ANGULAR ERROR: 3" PER POINT. THE TRANSVERSE WAS ADJUSTED USING THE COMPASS RULE. LINEAR PRECISION OF THIS PLAT: 1/508,414. MATTERS OF TITLE ARE EXCEPTED. MEASUREMENTS FROM THE TRANSIRE ARE NOT RECONSIDERED. THE BEST REASONABLE SOLUTION HAS BEEN USED. POSITIONAL ACCURACY OBTAINED FROM THE POINTS UTILIZED IN THIS SURVEY WERE 0.04 FT. HORIZONTAL AND 0.07 FT. VERTICAL AT THE 95% CONFIDENCE LEVEL.

CURRENT OWNER:
SHARON B. DANIELS
D.B. 492, PG. 268
D.B. 7A, PG. 285
D.B. 791, PG. 207
P.B. 20, PG. 6
(TRACT TWO)

LOCATION OF UTILITIES EXISTING ON OR SERVING THE SUBJECT PROPERTY IS DETERMINED BY OBSERVABLE EVIDENCE ONLY. THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, CLAIMS, PRESCRIPTION AND SUBSURFACE CONDITIONS THAT ARE NOT VISIBLE OR RECORDED, THUS DEEMING THEM UNDETERMINED AND NOT SHOWN. THIS PLAN IS INTENDED FOR THE PARTIES STATED ON THE FACE OF SURVEY. USE OF THE SURVEY BY THIRD PARTIES IS AT THEIR OWN RISK.

DRAWN BY: MAN
CHECKED BY: DOO
FILE: POLK AVE BND
FIELD DATE: 1-28-21
OFFICE DATE: 2-1-21
SCALE: 1"=30'
REVISIONS

Gaskins
ENGINEERING • SURVEYING • PLANNING • CONSULTING • CONSTRUCTION AGENT
www.gsksurvey.com 559.789.7899

Memphis Office
1266 Forrest Springs Rd
Memphis, TN 38117

Chicago Office
147 Randolph Chase Dr. Pine
Chicago, IL 60643

BOUNDARY RETRACEMENT SURVEY FOR:

BLUE RIVER DEVELOPMENT

LOCATED IN L.L. 205 & 206
2nd DISTRICT, 3rd SECTION
CITY OF DALLAS
PAULDING COUNTY, GA.

[illegible]

PROPERTY LINE DESCRIPTION FOR 250 POLK AVENUE

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 205 & 206 OF THE 2ND DISTRICT, 3RD SECTION, PAULDING COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A #4 REBAR FOUND ON THE SOUTHERLY RIGHT OF WAY LINE OF POLK AVENUE (VARIABLE R/W) HAVING GEORGIA STATE PLAIN COORDINATES OF (NAD83, GEORGIA WEST ZONE) N.1430868.72 & E.2089042.19, SAID POINT 150.31' ALONG THE RIGHT OF WAY LINE OF POLK AVENUE IN A SOUTHEASTERLY DIRECTION FROM THE RIGHT OF WAY LINE OF WESTWOOD DRIVE (60' R/W, PLAT BOOK 22, PAGE 52) AND BEING THE POINT OF BEGINNING.

THENCE FOLLOWING ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF POLK AVENUE THE FOLLOWING COURSES AND DISTANCES:

ALONG A CURVE TO THE LEFT AN ARC LENGTH OF 133.36 FEET, SAID CURVE HAVING A RADIUS OF 1153.86 FEET, AND BEING SUBTENDED BY A CHORD OF 133.29 FEET, AT SOUTH 86 DEGREES 32 MINUTES 13 SECONDS EAST TO A POINT;

THENCE SOUTH 89 DEGREES 50 MINUTES 53 SECONDS EAST 298.66 FEET TO A POINT;

THENCE ALONG A CURVE TO THE RIGHT AN ARC LENGTH OF 81.75 FEET, SAID CURVE HAVING A RADIUS OF 872.87 FEET, AND BEING SUBTENDED BY A CHORD OF 81.72 FEET, AT SOUTH 87 DEGREES 09 MINUTES 54 SECONDS EAST TO A POINT;

THENCE WITH A COMPOUND CURVE TO THE RIGHT AN ARC LENGTH OF 21.17 FEET, SAID CURVE HAVING A RADIUS OF 210.48 FEET, AND BEING SUBTENDED BY A CHORD OF 21.16 FEET, AT SOUTH 80 DEGREES 51 MINUTES 42 SECONDS EAST TO A #4 REBAR FOUND;

THENCE LEAVING SAID SOUTHERLY RIGHT OF WAY LINE OF POLK STREET AND ALONG THE PROPERTY OF DOUGLAS E. SIMMONS SOUTH 32 DEGREES 39 MINUTES 39 SECONDS WEST 362.71 FEET TO A 1/2" OPEN TOP PIPE FOUND;

THENCE CONTINUING ALONG THE PROPERTY OF DOUGLAS E. SIMMONS AND ALONG THE PROPERTY OF JOHN H. ARNOLD & NANCY R. ARNOLD SOUTH 44 DEGREES 48 MINUTES 19 SECONDS EAST 375.36 FEET TO A 3/4" OPEN TOP PIPE FOUND;

THENCE ALONG THE PROPERTY OF PLANTATION SUBDIVISION, UNIT 2, LOT 41 SOUTH 36 DEGREES 27 MINUTES 41 SECONDS WEST 56.87 FEET TO A 1" OPEN TOP PIPE FOUND;

THENCE ALONG THE PROPERTY OF PLANTATION SUBDIVISION, UNIT 2, LOTS 41-47 SOUTH 70 DEGREES 36 MINUTES 55 SECONDS WEST 744.30 FEET TO A POINT (STUMP FOUND 1.62 FEET SOUTH);

THENCE ALONG THE PROPERTY OF WESTWOOD COVE SUBDIVISION, PHASE ONE, LOTS 1-11 NORTH 08 DEGREES 34 MINUTES 55 SECONDS EAST 890.68 FEET TO A #4 REBAR FOUND ON THE SOUTHERLY RIGHT OF WAY LINE OF POLK AVENUE, SAID POINT BEING THE POINT OF BEGINNING.

SAID TRACT OR PARCEL CONTAINS 9.23 ACRES MORE OR LESS.

STATE OF GEORGIA, PAULDING County.

THIS INDENTURE, made this 31st day of December
in the year of our Lord One Thousand Nine Hundred and Sixty Eight
between Tom Strickland

of the State of Georgia and County of Paulding of the first part
and R. J. Bullock, Sr. and Sharon Bullock

of the State of Georgia and County of Paulding of the second part.

WITNESSETH: That the said part Y of the first part, for and in consideration of the sum
of DOLLARS
in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged,
has granted, bargained, sold and conveyed and by these presents does grant, bargain, sell and convey unto
the said part ies of the second part, Their heirs and assigns, all that tract or
parcel of land lying and being in The Second District and Third Section of
Paulding County, Georgia, and being a part of Original
Land Lot No. 205, described as follows:

BEGINNING at a point where the South side of the right-of-
way of Mt. Olivet Road intersects with the West original
line of Land Lot No. 205; thence running East along the
South side of the right of way of Mt. Olivet Road a distance
of 554 feet to the center of a culvert under the said road;
Thence South 12 degrees, 30 minutes west 133 feet; thence
South 18 degrees, 30 minutes west 44 feet; thence South
32 degrees west 100 feet; thence South 74 degrees west
44 feet; thence South 37 degrees, 30 minutes west 102 feet
to an Iron Pin; thence South 46 degrees east a distance
of 378 feet to an Iron Pin; thence South 32 degrees, 30
minutes west 59 feet to an Iron Pin; thence South 70 degrees
west along a fence 627 feet to the west original line of
Land Lot No. 205; thence North 1 degree, 30 minutes east
along the west original line of Land Lot No. 205 a distance
of 865 feet to the point of beginning.

Said tract of land containing 10 acres with a frame dwelling
house located thereon.

Paulding County, Georgia
Real Estate Transfer Tax
Paid \$ 7.00
Date April 2, 1969
Clerk of Superior Court

TO HAVE AND TO HOLD the said bargained premises, together with all and singular the rights, members and
appurtenances thereof, to the same being, belonging or in any wise appertaining, to the only proper use, benefit
and behoof of them the said parties of the second part, their heirs and
assigns forever, IN FEE SIMPLE.

And the said part Y of the first part, for himself, his heirs, executors and administrators
will warrant and forever defend the right and title to the above described property unto the said parties of
the second part, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, The said party of the first part has hereunto set his
hand and affixed his seal, the day and year above written.

Signed, sealed and delivered in the presence of

Thomas C. Sanders
John T. Perren, N.P.
Seal Affixed

Tom Strickland

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

**Adjoining Property Owners
250 Polk Avenue, Dallas, GA 30132**

101 Westwood Dr, Dallas, GA 30132
Owner: Clifford Hatcher
Tax ID: 027730

103 Westwood Dr, Dallas, GA 30132
Owner: Frances Elizabeth Sexton
Tax ID: 027731

105 Westwood Dr, Dallas, GA 30132
Owner: Deidra Greer
Tax ID: 027732

107 Westwood Dr, Dallas, GA 30132
Owner: Carol Giammarco
Tax ID: 027733

109 Westwood Dr, Dallas, GA 30132
Owner: Michael H Mack/Maureen Mack
Tax ID: 027734

111 Westwood Dr, Dallas, GA 30132
Owner: Jessica J Thompson/Timothy Thompson
Tax ID: 027735

113 Westwood Dr, Dallas, GA 30132
Owner: Wayne D Howell/Patricia Howell
Tax ID: 027736

115 Westwood Dr, Dallas, GA 30132
Owner: Daniel R Alvarada
Tax ID: 027737

117 Westwood Dr, Dallas, GA 30132
Owner: Sunfire 3 LLC
Tax ID: 027738
Mailing Address: 5001 Plaza On The Lk #200, Austin, TX 78746

119 Westwood Dr, Dallas, GA 30132
Owner: Kristopher R Anderson
Tax ID: 027739

121 Westwood Dr, Dallas, GA 30132
Owner: Alba Lucia Kanwisher
Tax ID: 027740

126 Rosewood Dr, Dallas, GA 30132
Owner: Rachael Yoder
Tax ID: 003557
Mailing Address: 97 Water Oak Drive, Acworth, GA 30101

124 Rosewood Dr, Dallas, GA 30132
Owner: William Chase Anderson
Tax ID: 015259

122 Rosewood Dr, Dallas, GA 30132
Owner: Mary Kate Burt
Tax ID: 002172
Mailing Address: 1193 Cartersville Hwy, Dallas, GA 30132

120 Rosewood Dr, Dallas, GA 30132
Owner: Lehner
Tax ID: 009007
Mailing Address: 1100 W Chadwick Road, Dewitt, MI 48820

118 Rosewood Dr, Dallas, GA 30132
Owner: Elmont White/Geraldine White
Tax ID: 006292
Mailing Address: 3410 Mount Olivet Road, Dallas, GA 30132

116 Rosewood Dr, Dallas, GA 30132
Owner: Donna J Wines/Jennifer Corn
Tax ID: 015417
Mailing Address: PO Box 814, Dallas, GA 30132

114 Rosewood Dr, Dallas, GA 30132
Owner: Robin Worthy
Tax ID: 013310

105 Rosewood Dr, Dallas, GA 30132
Owner: Joyce W Brown
Tax ID: 013333

230 Polk Ave, Dallas, GA 30132
Owner: John H Arnold/Nancy Arnold
Tax ID: 000481
Mailing Address: PO Box 345, Dallas, GA 30132

232 Polk Ave, Dallas, GA 30132
Owner: Douglas E Simmons
Tax ID: 012698
Mailing Address: 34 Roving Hills Circle, Cartersville, GA 30121

040851 Ga, Paulding, GA
Owner: Jason J Betti/Dana Cable
Tax ID: 040851
Mailing Address: 67 Polk Lane, Dallas, GA 30132

2020 015923
DANIELS SHARON B

INTERNET TAX RECEIPT
250 POLK AVE
R0020 79

DESCRIPTION	TAX AMOUNT	EXEMPTION	MILLAGE
FAIR MARKET VALUE	\$82,300		
SCHOOL M&O	\$617.25	\$0.00	18.75
SCHOOL BND	\$0.00	\$0.00	0
COUNTY BND	\$72.42	\$0.00	2.2
FIRE DIST	\$102.05	\$0.00	3.1
COUNTY M&O	\$186.00	\$0.00	5.65

TO DANIELS SHARON B
225 HART CIR
DALLAS, GA 30132

FROM J.W. (Bill) Watson, III
Paulding County Tax Commissioner
240 Constitution Blvd. Room# 3006
Dallas, GA 30132-4614
(770) 443-7581



Scan this code
with your mobile
phone to view this
bill

INTERNET TAX RECEIPT

ORIGINAL TAX DUE
\$977.72
INTEREST
COLLECTION COST
FIFA CHARGE
PENALTY
TOTAL PAID
\$977.72
TOTAL DUE
\$0.00

Date Paid: 9/22/2020

BLUE RIVER DEVELOPMENT LLC
3810 WINDERMERE PKWY., STE. 504
CUMMING, GA 30041-7015

64-9238/610

556

DATE 2-22-21

PAY TO THE
ORDER OF

City of Dallas

\$1,026.00

ONE Thousand + Twenty - Six + ~~00~~

DOLLARS

Security Features
Included.
Details on Back.

CHASE

JPMorgan Chase Bank, N.A.
www.Chase.com

MEMO

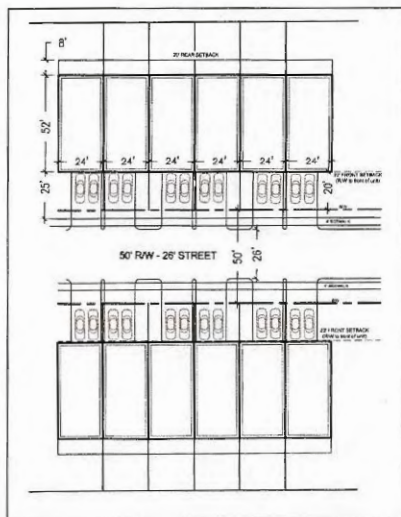
Polk Ave zoning/reZoning
Application

Laura J. [Signature]

MP

⑆061092387⑆

599356125⑆0556



TYPICAL LOT LAYOUT
SCALE: 1" = 30'

SITE SUMMARY
 TOTAL SITE AREA: 9.3 AC.
 TOTAL NO. OF UNITS: 61
 DENSITY: 6.6 UNITS/ AC.
 EX. ZONING: R-2 (RESIDENTIAL)
 PROPOSED ZONING: R-3 (SF ATTACHED RESIDENTIAL)
 SETBACKS: FRONT: 40' (ALONG POLK AVE)
 FRONT: 30' (INTERIOR) 20' SHOWN*
 SIDE: 25' (EXTERIOR) 20' INTERIOR
 (20' SEPARATION BETWEEN STRUCTURES)
 REAR: 25' (20' SHOWN)*
 BUFFER: 20' ALONG EXTERIOR PROPERTY EXCEPT ALONG POLK AVE

SCALE IN FEET
 0 50 100

DESIGNED BY:
 CHECKED BY:
 DATE: 02/04/21
 SCALE: 1" = 50'

Gaskins
 1344 Ponder Spring Rd.
 Marietta, GA 30066
 Phone: (770) 424-7441

REVISORS
 1344 Ponder Spring Rd.
 Marietta, GA 30066
 Phone: (770) 424-7441

PRELIMINARY SITE PLAN
 POLK AVENUE TRACT
 CITY OF DALLAS, GEORGIA



Elevation TH