



**AMENDMENT TO DEVELOPMENT AGREEMENT BETWEEN
PAULDING COUNTY LAND DEVELOPMENT, LLC
AND
CITY OF DALLAS, GEORGIA
COLE LAKE DEVELOPMENT SUBDIVISIONS**

THIS AMENDMENT “No.1” TO DEVELOPMENT AGREEMENT BETWEEN PAULDING COUNTY LAND DEVELOPMENT, LLC AND CITY OF DALLAS, GEORGIA - COLE LAKE DEVELOPMENT SUBDIVISIONS (this “Amendment”) is made and entered into by and between **CITY OF DALLAS, GEORGIA**, a political subdivision of the State of Georgia, (hereinafter “City of Dallas”), and **PAULDING COUNTY LAND DEVELOPMENT, LLC** (hereinafter “Owner”), its successors and assigns, and collectively “the parties.”

RECITALS:

WHEREAS, City of Dallas and Owner entered into that certain Development Agreement between Paulding County Land Development, LLC and City Of Dallas, Georgia Cole Lake Development Subdivisions dated December 12, 2023, and recorded in Deed Book 5036, Page 216, of the Public Records of Paulding County, Georgia (“Development Agreement”).

WHEREAS, the parties desire to amend the Development Agreement upon the terms herein.

NOW, THEREFORE, for and in consideration of the mutual covenants, agreements, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledges, the parties hereto hereby agree as follows:

1. Recitals. The recitals set forth above are true and correct and are incorporated herein by this reference.
2. Amendment.
 - A. Section 1 of the Development Agreement shall be replaced in its entirety with the following:

1.

Owner will be responsible for the design adhering to the water and sewer standards and specification of the City of Dallas and construction of The Arbors at Silver Trail Sewer Outfall. As included on the approved construction plans prepared by Falcon Design Group, LLC, dated March 27, 2026, a copy which is attached hereto as Exhibit “A” (the “Construction Plans”).

- B. Exhibit “A” the approved construction plans prepared by Elite Engineering, LLC., dated August 17, 2023, attached hereto of the Development Agreement shall be removed and replaced with Exhibit “A” the approved construction plans prepared by Falcon Design Group, LLC., dated March 27, 2026, attached hereto of the Development Agreement.
3. Conflicts. All terms and conditions of the Development Agreement shall remain in full force and effect, except as provided in this Amendment. If any provision of this Amendment conflicts with any provisions of the Development Agreement, the provision of this Amendment shall control.
4. Entire Agreement. This Amendment, together with the underlying Development Agreement contains the entire agreement between the parties concerning the subject matter hereof.



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5. Execution. This Amendment may be executed in one or more counterparts, all of which shall be considered one and the same contract, and shall become a binding contract when one or more counterparts have been signed by and delivered to each of the parties.

IN WITNESS WHEREOF, the parties hereto have caused these presents to be executed in its name this the _____ day of _____, 2026.

Signed, sealed, and delivered in the presence of:

PAULDING COUNTY LAND DEVELOPMENT, LLC

Official Signature – Paulding County Land Development, LLC.

Official Signature – Print Name

Official Signature - Title

Notary Public

Notary Public Signature

My Commission Expires the _____ day of _____, _____.

[Notarial Seal]

Signed, sealed, and delivered in the presence of:

CITY OF DALLAS, GEORGIA

City Manager

City Clerk - Tina Clark

[City Seal]

Approved as to Form:

City Attorney – Darrin Keaton



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EXHIBIT “A”

ATTACHED (Pages 4-25)

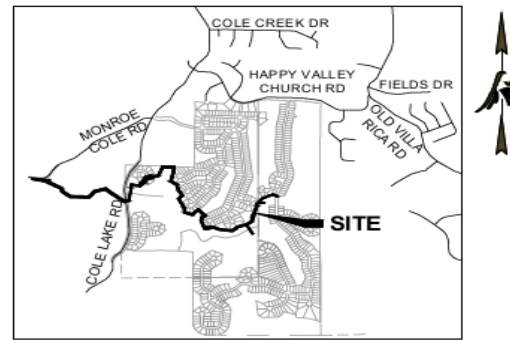
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COLE LAKE
NORMAL POOL ELEV: 918.0'
MAX POOL ELEV: 933.4'
DATA PROVIDED BY DAM NO. 50 GA-E-84-012
PER US DEPARTMENT OF AGRICULTURE
SOIL CONSERVATION SERVICE

**CIVIL DESIGN DRAWINGS
FOR
ARBORS AT
SILVER TRAIL
SEWER OUTFALL**



VICINITY MAP
NTS

**THESE CONSTRUCTION DRAWINGS
ARE APPROVED BY THE
FOLLOWING PAULDING
COUNTY DEPARTMENTS**

WATER & SEWER DEPT. _____ DATE 4-3-25
DEVELOPMENT DIV. _____ DATE 4/2/2025 Unincorporated Paulding Only.
3-28-25 / BEC
PLANNING & ZONING DIV. _____ DATE 4/2/25
PAULDING COUNTY DOT _____ DATE 04/03/2025
FIRE DEPARTMENT N/A DATE _____
ENVIRONMENTAL HEALTH N/A DATE _____

LAND LOTS 444, 512, 513, 514, 515, 516 & 566
2ND DISTRICT, 3RD SECTION
PAULDING COUNTY, GEORGIA

OWNER/DEVELOPER: GEOSAM CAPITAL US (GEORGIA) LLC 2170 SATELLITE BLVD, SUITE 425 DULUTH, GA 30097 PHONE: (470) 440-6500	24 HOUR CONTACT: MAC HAGAN PHONE: (850) 556-1670	SURVEYOR: FALCON DESIGN CONSULTANTS, LLC 235 CORPORATE CENTER DR., SUITE 200 STOCKBRIDGE, GA 30281 PHONE: (770) 389-8666	ENGINEER: FALCON DESIGN CONSULTANTS, LLC 500 PIRKLE FERRY RD SUITE C CUMMING, GA 30040 PHONE: (678) 807-7100
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APPROVED FOR CONSTRUCTION AS NOTED
City of Dallas
Public Works Department - Water/Sewer
Approval Date: March 27, 2026
Approval Expires: March 27, 2027
Approved By:

Approval signifies general plan conformance to the City of Dallas
Development Regulations and Standard Specifications for Construction
of Water Mains and Sanitary Sewers. Design Professional and
Development remain solely responsible for design and for correcting
any and all errors, problems, and regulation violations (if any) exposed
during construction AFTER authorization by City of Dallas.



**COVER SHEET
FOR
ARBORS AT SILVER TRAIL
SEWER OUTFALL**
LOCATED IN:
LAND LOTS 444, 512, 513, 514, 515, 516 & 566
2ND DISTRICT, 3RD SECTION
PAULDING COUNTY, GEORGIA

SHEET INDEX	
SHEET NO.	SHEET TITLE
1.0	COVER PAGE
1.1	APPROVAL LETTER
1.2	ZONING CONDITIONS
2.0	GENERAL NOTES
2.1	EROSION CONTROL NOTES
2.2	NPDES NOTES
2.3	ESPC CHECKLIST
3.0 - 3.2	EROSION CONTROL PLAN
4.0 - 4.6	SANITARY SEWER PLAN AND PROFILES
5.0	EROSION CONTROL DETAILS
6.0 - 6.4	CONSTRUCTION DETAILS



**FEMA FLOOD MAP
N.T.S.
FLOOD NOTE**

AS SHOWN ON FLOOD INSURANCE RATE MAPS OF A PAULDING COUNTY, GEORGIA
COMMUNITY PANEL NUMBER: 13223C01380 EFFECTIVE DATE: JUNE 07, 2019.
PORTIONS OF THESE PROPERTIES ARE NOT LOCATED IN A FEMA FLOOD HAZARD
ZONE.

DEVELOPMENT DATA

1. OWNER / DEVELOPER GEOSAM CAPITAL US (GEORGIA) LLC 2170 SATELLITE BLVD, SUITE 425 DULUTH, GA 30097 PHONE: (470) 440-6500	5. FLOOD ZONE DATA THE PARCEL SHOWN HEREIN DOES LIE WITHIN A SPECIAL FLOOD HAZARD AREA PERF. I.R.M. PANEL 13223C01380 EFFECTIVE DATE JUNE 07, 2019.
2. ENGINEER FALCON DESIGN CONSULTANTS, LLC 500 PIRKLE FERRY RD SUITE C CUMMING, GA 30040 PHONE: (678) 807-7100	6. PROPERTY ADDRESS MONROE COLE RD. AND COLE LAKE RD. IN PAULDING CO., GA
3. SOURCE OF DATA FALCON DESIGN CONSULTANTS, LLC 235 CORPORATE CENTER DR., SUITE 200 STOCKBRIDGE, GA 30281 PHONE: (770) 389-8666	7. SITE REQUIREMENTS PROJECT RECEIVING WATERS: COLE LAKE AND LANE CREEK
4. SITE LOCATION DATA MONROE COLE RD. AND COLE LAKE RD. IN PAULDING CO., GA. THERE ARE STATE WATERS LOCATED WITHIN 200 FT. OF THE SITE.	8. PROPERTY ADDRESS MONROE COLE RD. AND COLE LAKE RD. IN PAULDING CO., GA

PAULDING COUNTY UTILITY NOTES:

1. A UTILITY ENCROACHMENT PERMIT IS REQUIRED PRIOR TO INSTALLATION OF ANY NEW UTILITY FACILITIES INSIDE EXISTING COUNTY RW
2. CONTACT THE UTILITY INSPECTOR AT LEAST 72 HOURS PRIOR TO CONSTRUCTION OF ANY NEW UTILITY FACILITIES AFTER ENCROACHMENT PERMIT IS APPROVED AND ACTIVATED 470-858-6651
3. A TRAFFIC CONTROL PLAN IS REQUIRED FOR THE UTILITY ENCROACHMENT PERMIT

DATE	REVISIONS

DATE:	3/13/25
SCALE:	N/A
PROJ NUMBER:	082.016
DRAWN BY:	LCM
REVIEWED BY:	SPH
REVISED BY:	-



SHEET NUMBER
1.0

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May 15, 2023

Mr. Chairman Davis Nelson
Coosa River SWCD
1282 SR 33 Spur SW, Suite 300
Calhoun, GA 30701

Re: Pumpkinvine Creek Watershed Structure No. 50
Sanitary Sewer Outfall line adjacent to flood pool

Dear Mr. Nelson:

The Natural Resources Conservation Service (NRCS) has reviewed the drawings provided for "The Arbors Sewer Outfall" adjacent to the Pumpkinvine Creek Watershed Structure No. 50 in Paulding County. This construction is in conjunction with a residential development that surrounds the impoundment. There are long stretches of the outfall sanitary sewer line that are inside the flowage easement (flood pool).

NRCS does not feel that the construction of the outfall sanitary sewer line will impact the function of the watershed structure if constructed in accordance with the submitted drawings.

- As noted on the drawings, all manholes below the elevation of the flowage easement should have bolt down (watertight) rings and covers installed. Also, verify that Paulding County Water Administration and Engineering is aware of this.
- Due to the nature of the residential development, it is recommended that the limits of the embankment and spillways be marked by a surveyor for the applicant's reference.
- Lots # 6-9 show a finished floor elevation of 936 (grading was not reviewed). Reviewing the 1958 as-built drawings, this is higher than the crest of the auxiliary spillway (A/S) at 933.4, but lower than the top of the embankment (938.4). In the unlikely event that the A/S were to be severely restricted, these lots could provide a secondary path for flood waters. We recommend that the grading in this area go no lower than the elevation of the top of the embankment.
- The preliminary drawings received early in the review showed lots and grading impacting the A/S. The most recent set provided no longer extend to show this area. We recommend that you verify these lots are not in the current layout of the subdivision.

The applicant should:

- be provided the attached documents pertaining to development near a watershed structure for their future reference.
- be reminded that any fill placed within the limits of the flowage easement will require a compensation plan.
- provide as-built drawings to the sponsors and NRCS.
- be informed that any work in the vicinity of the embankment, auxiliary or principal spillways will be subject to a review by the Safe Dams Program (SDP). This is noted on the drawings provided.

Natural Resources Conservation Service
Georgia State Office
315 East Hartsack Avenue - Athens, GA - 30605-2775
Phone: 706/342-2772 Fax: 706/342-1849
An Equal Opportunity Provider, Employer and Lender.

- be informed that this watershed structure is a candidate for rehabilitation due to its classification as a Category I structure by the SDP. This could result in an alteration to the structure adjacent to their proposed lots.

This recommendation does not eliminate the requirement of obtaining any national, state, or local permits. If these plans are modified in the future, please route through this office for technical review.

If you have any questions or concerns regarding this correspondence, please contact Howard Sewell, NRCS O&M Dam Safety Engineer by phone (706-352-2537) or email (Howard.Sewell@USDA.gov).

Sincerely,

DIANE GUTHRIE Digital signed by DIANE GUTHRIE Date: 2023.05.19 09:40:53 -0400

Diane A. Guthrie, P.E.
State Conservation Engineer

CC:
Steve Blackston, Acting Assistant State Conservationist for Field Operations, NRCS, Griffin, GA
Shemekia Mosley, District Conservationist, NRCS, Marietta, GA
David Griffin, Program Manager, Georgia Safe Dams Program, Atlanta, GA
Greg Walker, Project Manager, GSWCC, Calhoun, GA
Callie Walker, Specialist, GSWCC, Athens, GA

File Code: 210-28, Dam Safety, Individual Dam Folder

Attachments:
Letter of Request from the Georgia Soil and Water Conservation Commission
Drawings for "The Arbors Sewer Outfall" by Elite Engineering
A portion of the preliminary site plan provided with the structure as-built superimposed
Guidelines for Development Adjacent to Watershed Structures
Checklist for Development Adjacent to Watershed Structures



**APPROVAL LETTER
FOR
ARBORS AT SILVER TRAIL
SEWER OUTFALL**

LOCATED IN:
LAND LOTS 444, 512, 513, 514, 515, 516 & 566
2ND DISTRICT, 3RD SECTION
PAULDING COUNTY, GEORGIA

DATE	REVISIONS

Know what's below.
Call before you dig.
UTILITY PROTECTION CENTER
1-800-4-A-DAWG
OR 800-475-8171

DATE:	3/13/23
SCALE:	N/A
PROJ NUMBER:	082.016
DRAWN BY:	LCM
REVIEWED BY:	SPH
REVISED BY:	-



SHEET NUMBER

1.1

©:Discussions at elite hdl\engineering\DWG\sewer outfall\SEWER OUTFALL CND00.dwg, c:\msimmon, Thu, Mar 13, 2023 - 2:29pm

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CITY OF DALLAS, GEORGIA COLE LAKE DEVELOPMENT SUBDIVISIONS**

POD D ZONING CONDITIONS

City of Dallas, GA Mayor and Council Final Application Decision
Application # 20222409

The City of Dallas, GA Mayor and Council APPROVES / DENIES application # 20222409 on this 7th day of August, 2023 to rezone the property from Paulding County R-2 to R-2C with city recommended stipulations as referenced below:

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/sewer sewer project. The final cost, approved contractor, and construction plans of the off-site gravity 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 off-site gravity sewer outfall upgrade with standard cost (the "Actual Cost Differential"). In consideration of this development agreement, the City of Dallas agrees to pay to Owner, in the form of sewer tap fee credits issued at the prevailing rate based on their published rates, an amount equal to the Actual Cost Differential. Developer will be responsible for all costs related to the development of the off-site sewer upgrade improvements project. The final agreed upon pricing 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 off-site water system upgrades required by Paulding County Water System.

9. Owner/developer is responsible for providing and installing flood control at development entrance compatible with the City of Dallas Police Department system.
10. A Homeowners Association is required for all property included in entire development from the beginning of the development process with mandatory membership.
11. The Homeowners Association shall provide and adhere to policies and procedures that the community is included to provide housing for persons 55 and over, and include maintaining surveys or verify compliance with 55 and older residency requirements as permitted by 47 USC Section 5077(b) (2)(c) of the Federal Fair Housing Act. The Homeowners Association shall execute declarations and bylaws including rules and regulations which, if necessary, shall regulate and control the following: (a) restrictions on home being occupied with at least 60 percent of the occupied units occupied by at least one resident who is age 55 or older and who shall include any other requirements of federal law applying to housing for persons 55 years of age and older.
12. The architectural style, construction and design of the proposed single-family homes shall be constructed consistent with Florida building standards that include the application of stone, brick, hardy plank, shakes, and board and batten. No vinyl materials shall be used on the exterior of the proposed homes. Owner/developer shall comply with City of Dallas approved, 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 Pamphill Creek Watershed Structure No. 50.
14. Final HOA declares that there will be no rental properties and will be owner occupied per covenant in HOA. (Subject to State Law Rental Requirements)

 City Clerk
 Mayor

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 City Clerk
 Mayor

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 City Clerk
 Mayor



ZONING CONDITIONS FOR ARBORS AT SILVER TRAIL SEWER OUTFALL
LOCATED IN:
LAND LOTS 444, 512, 513, 514, 515, 516 & 565
2ND DISTRICT, 3RD SECTION
PAULDING COUNTY, GEORGIA

REVISIONS	
DATE	DESCRIPTION

DATE: 3/13/23
SCALE: N/A
PROJ. NUMBER: 002 016
DRAWN BY: LCM
REVIEWED BY: SPH
REVISED BY: -



GSWCC# 0000058941
THIS DOCUMENT IS NOT VALID UNLESS IT BEARS THE SIGNATURE OF THE ENGINEER ACROSS THE REGISTERED SEAL.

SHEET NUMBER
1.2

**AMENDMENT TO DEVELOPMENT AGREEMENT BETWEEN PAULDING COUNTY LAND DEVELOPMENT, LLC
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**SOILS INFORMATION:
SOURCE: USDA WEB SOIL SURVEY**

Map Unit Symbol	Map Unit Name	Acres in ACI	Percent of ACI
ArB	Alfalfa sandy loam, 2 to 6 percent slopes	5.0	1.4%
GaA	Clayey sandy loam, 2 to 3 percent slopes, occasionally flooded	41.6	9.3%
RvC	Rain sandy loam, 6 to 10 percent slopes	45.0	10.3%
RvD	Rain sandy loam, 13 to 15 percent slopes	11.5	2.5%
W	Water	23.7	5.2%
WnC	Water-Worn complex, 6 to 10 percent slopes	17.7	4.1%
WnD	Water-Worn complex, 10 to 15 percent slopes	9.0	2.1%
WnE	Water-Worn complex, 10 to 20 percent slopes	273.4	63.0%
Total for Area of Interest		438.7	100.0%

STRUCTURAL PRACTICES				
CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Cd	CHECKDAM			A small temporary barrier or dam constructed across a wash, drainage ditch or area of concentrated flow.
Ch	CHANNEL STABILIZATION			Improving, constructing or stabilizing an open channel, existing stream, or ditch.
Cc	CONSTRUCTION EXIT			A crushed stone pad located at the construction site exit to provide a place for removing mud from tires thereby protecting public streets.
Cr	CONSTRUCTION ROAD STABILIZATION			A gravelway constructed as part of a construction plan including access roads, subdivision roads, parking areas, and other on-site vehicle transportation routes.
Dc	STREAM DIVERSION CHANNEL			A temporary channel constructed to convey flow around a construction site while a permanent structure is being constructed.
Di	DIVERSION			An earth channel or dike located above, below, or across a slope to divert runoff. This may be a temporary or permanent structure.
Dn1	TEMPORARY DOWN DRAIN STRUCTURE			A flexible conduit of heavy-duty fabric or other material designed to safely conduct surface runoff down a slope. This is temporary and inexpensive.
Dn2	PERMANENT DOWN DRAIN STRUCTURE			A paved chute, pipe, sectional conduit or similar material designed to safely conduct surface runoff down a slope.
Ga	GABION			Rock filled baskets which are hand placed into position forming soil stabilizing structures.
Gr	GRADE STABILIZATION STRUCTURE			Permanent structures installed to protect channels or waterways where otherwise the slope would be sufficient for the running water to form gullies.
Lv	LEVEL SPREADER			A storm flow outlet device constructed at zero grade across the slope whereby concentrated runoff may be discharged at a non-erosive velocity onto undisturbed areas stabilized by existing vegetation.
Rd	ROCK FILTER DAM			A temporary stone filter dam installed across drainageways or in conjunction with a temporary sediment trap.
Re	RETAINING WALL			A wall installed to stabilize cut and fill slopes where maximum permissible slopes are not obtainable. Each situation will require special design.
Rt	RETROFITTING			A device or structure placed in front of a permanent storm water detention pond outlet structure to serve as a temporary sediment filter.
Sd1	SEDIMENT BARRIER			A barrier to prevent sediment from leaving the construction site. It may be sandbags, bales of straw or hay, brush, logs and poles, or a silt fence.
Sd2	INLET SEDIMENT TRAP			A temporary protective device formed at or around an inlet to a storm drain to trap sediment.
Sd3	TEMPORARY SEDIMENT BASIN			A basin created by excavation or a dam across a waterway. The surface water runoff is temporarily stored allowing the bulk of the sediment to drop out.
Sd4	TEMPORARY SEDIMENT TRAP			A small temporary pond that drains a disturbed area so that sediment can settle out. The principle feature distinguishing a temporary sediment trap from a temporary sediment basin is the lack of a pipe or riser.
Sk	FLOATING SURFACE SKIMMER			A buoyant device that releases/strains water from the surface of sediment ponds, traps, or basins at a controlled rate of flow.

VEGETATIVE MEASURES				
CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Bf	BUFFER ZONE			An undisturbed natural "green belt" separating the land disturbed site from surrounding property and bordering streams. It serves to reduce water velocity and remove some sediment. It is also at times a noise or "vision pollution" barrier.
Ds1	DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)			Established temporary protection for disturbed areas where seedlings may not have a suitable growing season to produce an erosion retarding cover.
Ds2	DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING)			Establishing a temporary vegetative cover with fast growing seedlings on disturbed areas.
Ds3	DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION)			Establishing permanent vegetative cover such as trees, shrubs, vines, grasses, sod, or legumes on disturbed areas.
Ds4	DISTURBED AREA STABILIZATION (WITH SODDING)			A permanent vegetative cover using sods on highly erodible or critically eroded lands.
Du	DUST CONTROL ON DISTURBED AREAS			Controlling surface and air movement of dust on construction sites, roadways and similar sites.
Ss	EROSION CONTROL MATTING AND BLANKETS			The installation of a protective covering (blanket) or soil stabilization mat on a prepared planting area of a steep slope, channel, or shoreline.
Fl-Co	FLOCCULANTS AND COAGULANTS			The land application of product containing anionic polyacrylamide (PAM) as temporary soil binding agents to reduce soil erosion.
Sb	STREAMBANK STABILIZATION (USING PERMANENT VEGETATION)			The use of readily available plant materials to maintain and enhance streambanks, or to prevent, or restore and repair small streambank erosion problems.
Tac	TACKIFIERS AND BINDERS			Substance used to anchor straw or hay mulch by causing the organic material to bind together.

FOR FURTHER EXPLANATION OF THE SYMBOLS AND CONSTRUCTION PRACTICES WE REFER YOU TO THE MANUAL FOR SEDIMENTATION AND EROSION CONTROL PER THE "SEDIMENTATION AND EROSION ACT OF 1975 FOR GEORGIA."

SILT STORAGE REQUIREMENTS (ONSITE) DISTURBED AREA: 8.17 Ac. REQUIRED STORAGE: 67 CY / Ac. *8.17 = 551.4 CY (14,888.1 CF)
SILT STORAGE PROVIDED STORAGE PER L.F. SILT FENCE INSTALLED 0.14 CY * 14,989.6 L.F. = 2,098.7 CY. AVAILABLE STORAGE (Sd1-Sj): 2,098.7 CY. TOTAL SILT STORAGE PROVIDED: 2,098.7 CY.

GSWCC
SEAN P. HAYES
Level II Certified Design Professional
CERTIFICATION NUMBER: 0000058941
ISSUED: 09/01/2024 EXPIRES: 09/01/2027

CONSTRUCTION ACTIVITY SCHEDULE ESTIMATED START DATE: MAY 2025	MONTH 1	MONTH 2	MONTH 3	MONTH 4	MONTH 5	MONTH 6	MONTH 7	END OF PROJECT
INITIAL PHASE INSTALL CONSTRUCTION ENTRANCE, SILT FENCE, AND TREE PROTECTION FENCES CLEARING AND GRUBBING GRASSING MAINTENANCE OF EROSION, SEDIMENTATION, POLLUTION CONTROL, AND TREE PROTECTION MEASURES								
INTERMEDIATE PHASE GRADING INSTALL SANITARY SEWER GRASSING MAINTENANCE OF EROSION, SEDIMENTATION, POLLUTION CONTROL, AND TREE PROTECTION MEASURES								
FINAL PHASE FINAL LANDSCAPING AND GRASSING MAINTENANCE OF EROSION, SEDIMENTATION, POLLUTION CONTROL, AND TREE PROTECTION MEASURES								



EROSION CONTROL NOTES FOR
ARBORS AT SILVER TRAIL
SEWER OUTFALL
LOCATED IN:
LAND LOTS 444, 512, 513, 514, 515, 516 & 566
2ND DISTRICT, 3RD SECTION
PAULDING COUNTY, GEORGIA

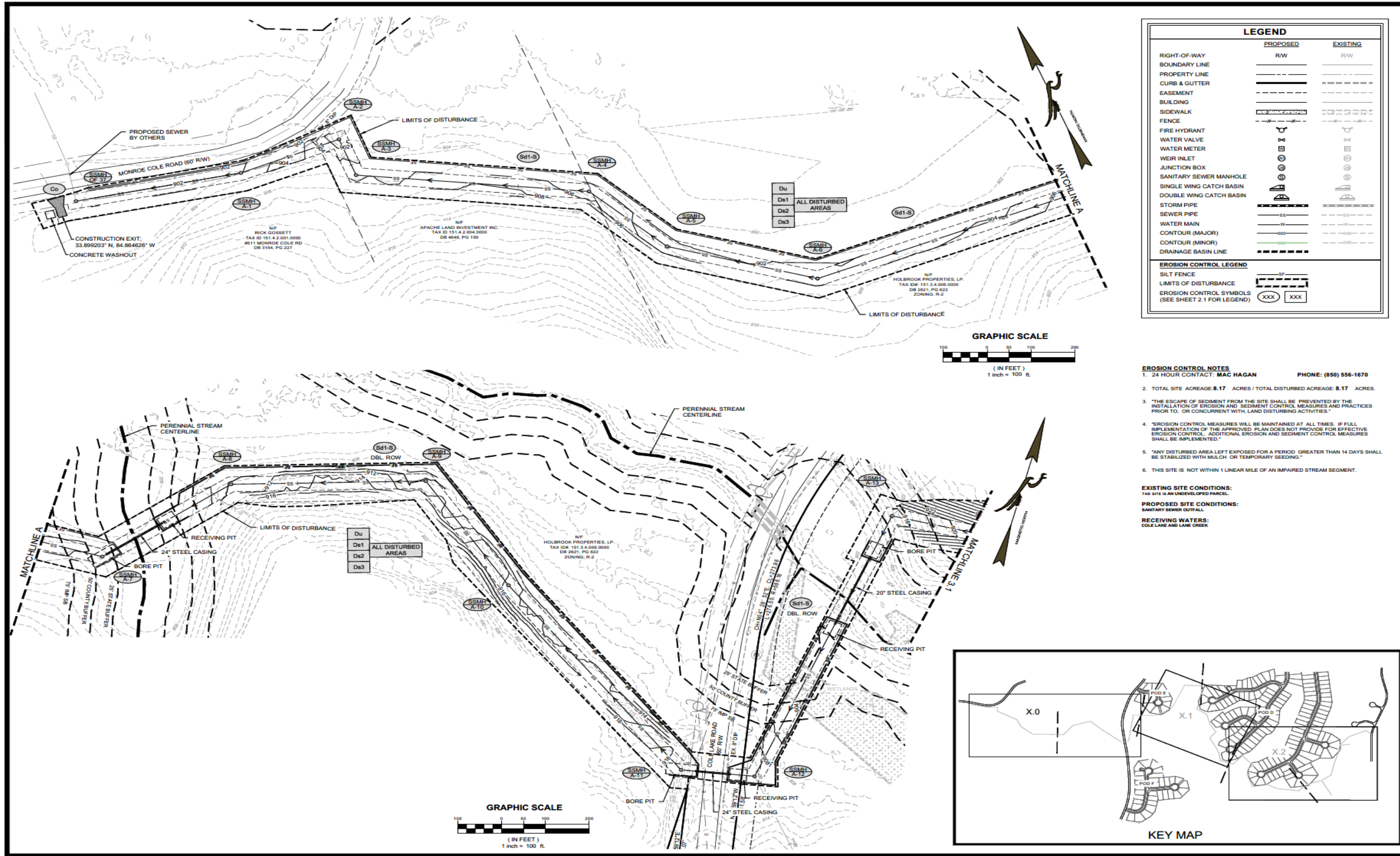
REVISIONS	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		

DATE: 5/13/25
SCALE: N/A
PROJECT NUMBER: 082-016
DRAWN BY: LCM
REVIEWED BY: SPH
REVISED BY: -



GSWCC# 000058941
THIS DOCUMENT IS NOT VALID UNLESS IT BEARS THE
SIGNATURE, SEAL AND EXPIRES DATE OF THE REGISTERED
PROFESSIONAL ENGINEER.
SHEET NUMBER
2.1

**AMENDMENT TO DEVELOPMENT AGREEMENT BETWEEN PAULDING COUNTY LAND DEVELOPMENT, LLC
AND
CITY OF DALLAS, GEORGIA COLE LAKE DEVELOPMENT SUBDIVISIONS**



CIVIL ENGINEERING
CONSTRUCTION MANAGEMENT
LAND SURVEYING
LANDSCAPE ARCHITECT
LAND PLANNING

FALCON DESIGN CONSULTANTS

4100 N. WINDYBROOK DRIVE, SUITE 200, DALLAS, TX 75244
PH: (214) 343-7400 FAX: (214) 343-7401
WWW.FDCON.COM

EROSION CONTROL PLAN FOR ARBORS AT SILVER TRAIL SEWER OUTFALL

LOCATED IN:
LAND LOTS 444, 512, 513, 514, 515, 516 & 566
2ND DISTRICT, 3RD SECTION
PAULDING COUNTY, GEORGIA

DATE	REVISIONS

Write what is below.
Call before you dig.
UTILITY LOCATIONS VARY BY CONTRACTOR (SEE FIELD NOTES FOR EXACT LOCATIONS)

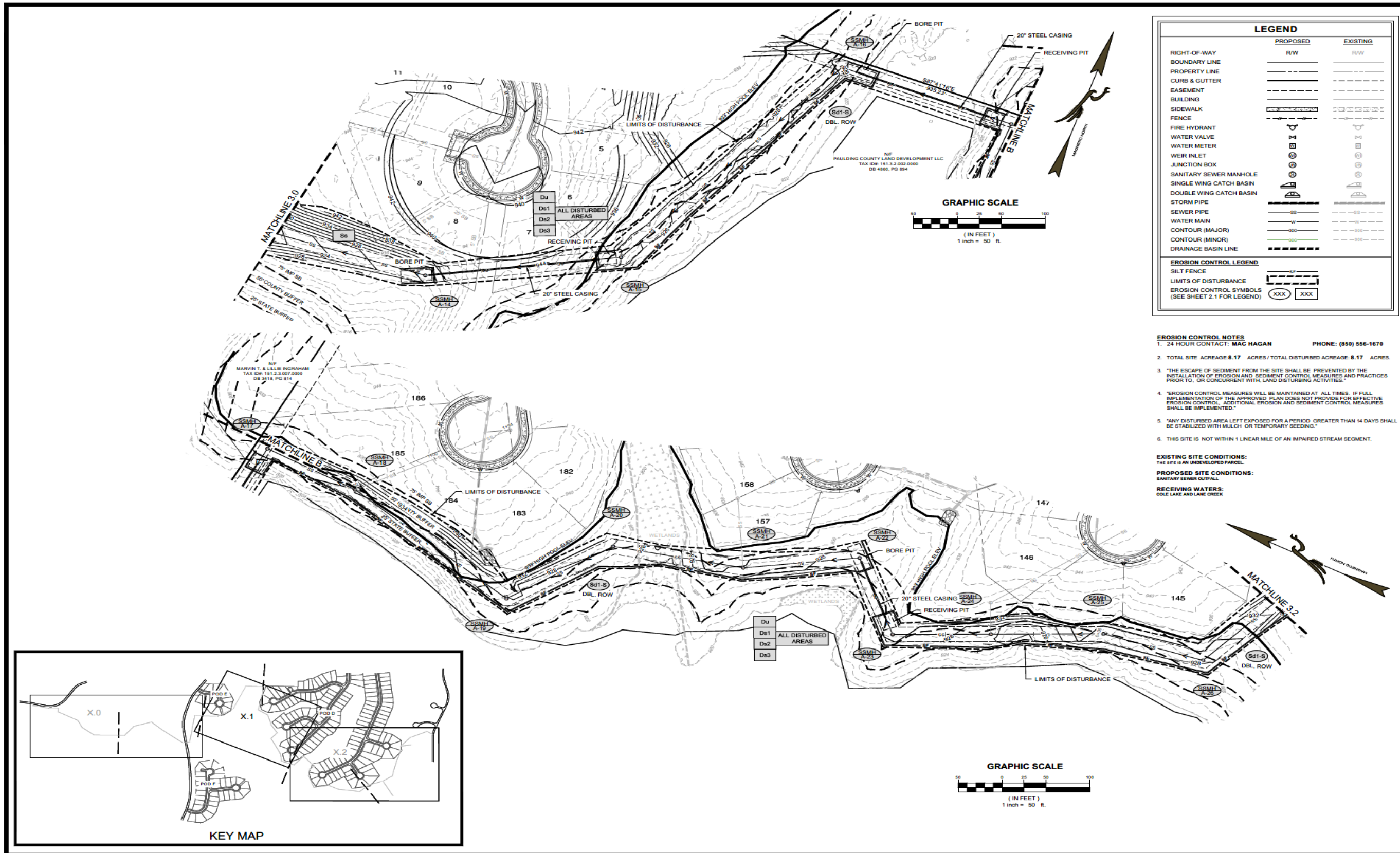
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DRAWN BY:	LCM
REVIEWED BY:	BPH
REVISED BY:	-

GSWCC# 0000658941
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SHEET NUMBER
3.0

A:\Geospatial\Arbors at Silver Trail\ENGINEERING\DWG\SEWER OUTFALL\SEWER OUTFALL EROSION.dwg, c:\user\lcm\lcm.dwg, Thu, Mar 13, 2025 - 3:05pm

AMENDMENT TO DEVELOPMENT AGREEMENT BETWEEN PAULDING COUNTY LAND DEVELOPMENT, LLC
AND
CITY OF DALLAS, GEORGIA COLE LAKE DEVELOPMENT SUBDIVISIONS



CIVIL ENGINEERING
CONSTRUCTION MANAGEMENT
LAND PLANNING

LAND SURVEYING
LANDSCAPE ARCHITECT

FALCON DESIGN CONSULTANTS

4700 W. BRIDGE STREET
SUITE 200
MARIETTA, GA 30067
770.427.7000
www.fdc.com

EROSION CONTROL PLAN FOR ARBORS AT SILVER TRAIL SEWER OUTFALL

LOCATED IN:
LAND LOTS 444, 512, 513, 514, 515, 516 & 566
2ND DISTRICT, 3RD SECTION
PAULDING COUNTY, GEORGIA

DATE	REVISIONS

Know what's below.
Call before you dig.
Use the 811 PROTECT YOUR SAFETY
OR 811.ORG

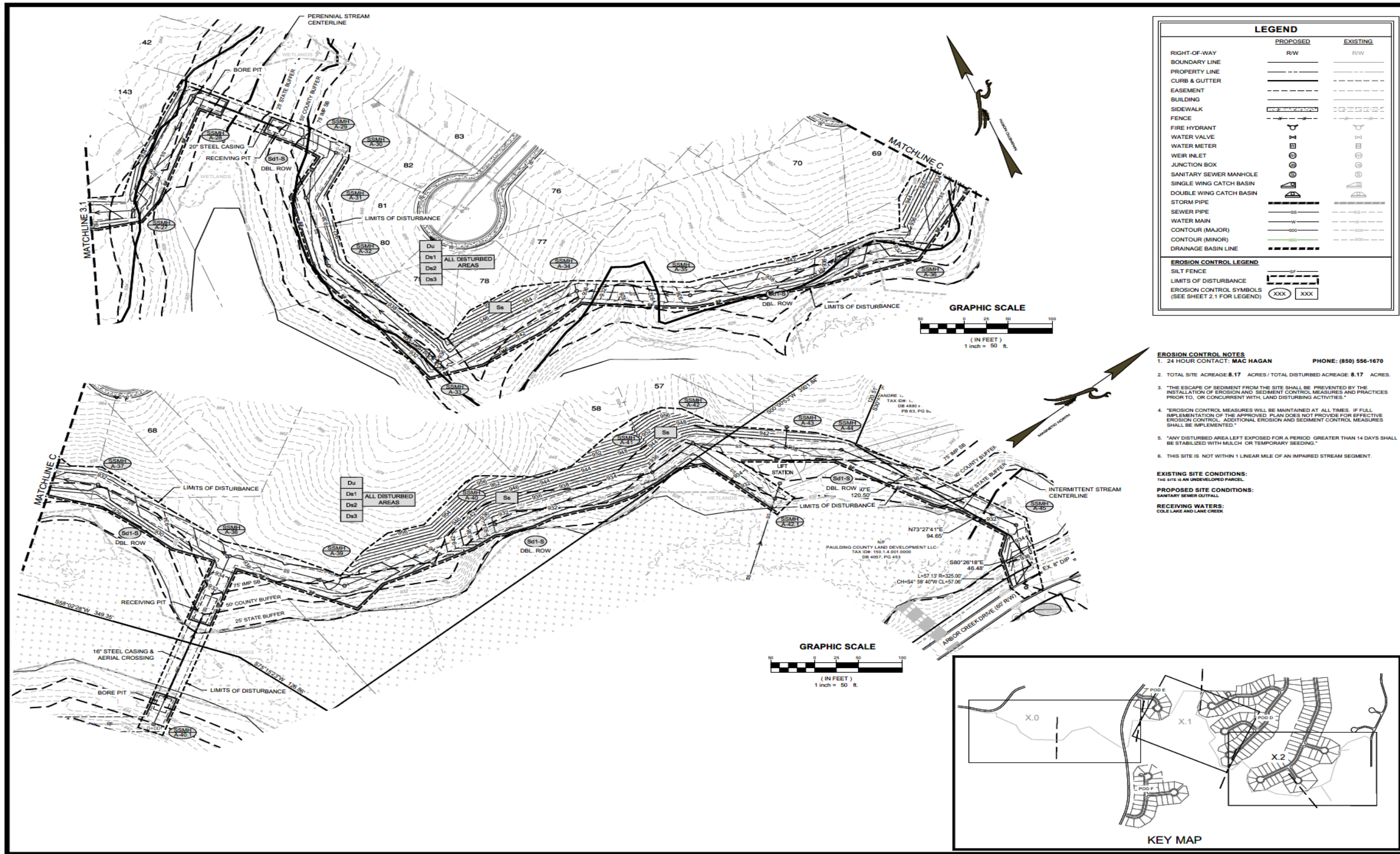
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PROJ NUMBER:	082.016
DRAWN BY:	LCM
REVIEWED BY:	SPH
REVISED BY:	-



GSWCC# 000058941
THIS DOCUMENT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE OF THE REGISTERED ARCHITECT ACROSSING THE REGISTERED SEAL.

SHEET NUMBER
3.1

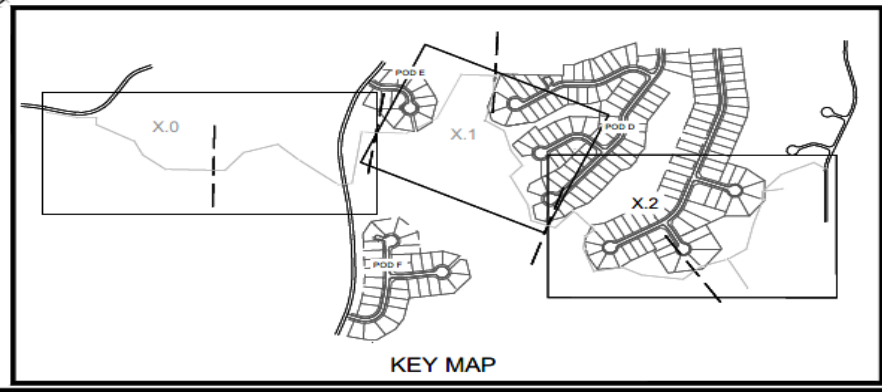
**AMENDMENT TO DEVELOPMENT AGREEMENT BETWEEN PAULDING COUNTY LAND DEVELOPMENT, LLC
AND
CITY OF DALLAS, GEORGIA COLE LAKE DEVELOPMENT SUBDIVISIONS**



	PROPOSED	EXISTING
RIGHT-OF-WAY	R/W	R/W
BOUNDARY LINE	---	---
PROPERTY LINE	---	---
CURB & GUTTER	---	---
EASEMENT	---	---
BUILDING	---	---
SIDEWALK	---	---
FENCE	---	---
FIRE HYDRANT	⊕	⊕
WATER VALVE	⊕	⊕
WATER METER	⊕	⊕
WEIR INLET	⊕	⊕
JUNCTION BOX	⊕	⊕
SANITARY SEWER MANHOLE	⊕	⊕
SINGLE WING CATCH BASIN	⊕	⊕
DOUBLE WING CATCH BASIN	⊕	⊕
STORM PIPE	---	---
SEWER PIPE	---	---
WATER MAIN	---	---
CONTOUR (MAJOR)	---	---
CONTOUR (MINOR)	---	---
DRAINAGE BASIN LINE	---	---

EROSION CONTROL LEGEND	
SILT FENCE	---
LIMITS OF DISTURBANCE	---
EROSION CONTROL SYMBOLS (SEE SHEET 2.1 FOR LEGEND)	XXX, XXXX

- EROSION CONTROL NOTES**
- 24 HOUR CONTACT: MAC HAGAN PHONE: (850) 556-1670
 - TOTAL SITE ACREAGE **8.17** ACRES / TOTAL DISTURBED ACREAGE: **8.17** ACRES.
 - "THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND DISTURBING ACTIVITIES."
 - "EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED."
 - "ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING."
 - THIS SITE IS NOT WITHIN 1 LINEAR MILE OF AN IMPAIRED STREAM SEGMENT.
- EXISTING SITE CONDITIONS:**
THE SITE IS AN UNDEVELOPED PARCEL.
- PROPOSED SITE CONDITIONS:**
SANITARY SEWER OUTFALL.
- RECEIVING WATERS:**
COLE LAKE AND LANE CREEK.



FALCON DESIGN CONSULTANTS

CIVIL ENGINEERING
CONSTRUCTION MANAGEMENT
LAND SURVEYING
LANDSCAPE ARCHITECT
LAND PLANNING

4700 KNOWLEDGE OFFICE
10000 N. GOLF COURSE ROAD, SUITE 100
DALLAS, TEXAS 75243
PHONE: 972.981.2000
WWW.FALCONDESIGNCONSULTANTS.COM

**EROSION CONTROL PLAN
FOR
ARBORS AT SILVER TRAIL
SEWER OUTFALL**

LOCATED IN:
LAND LOTS 444, 512, 513, 514, 515, 516 & 566
2ND DISTRICT, 3RD SECTION
PAULDING COUNTY, GEORGIA

DATE	REVISIONS

Know what's below.
Call before you dig.
USE THE 811 SERVICE TO IDENTIFY UTILITIES BEFORE YOU DIG.

DATE:	3/13/25
SCALE:	1" = 50'
PROJ NUMBER:	082-016
DRAWN BY:	LCM
REVIEWED BY:	SPH
REVISED BY:	-

GEORGIA REGISTERED PROFESSIONAL ENGINEER
PAUL HAY

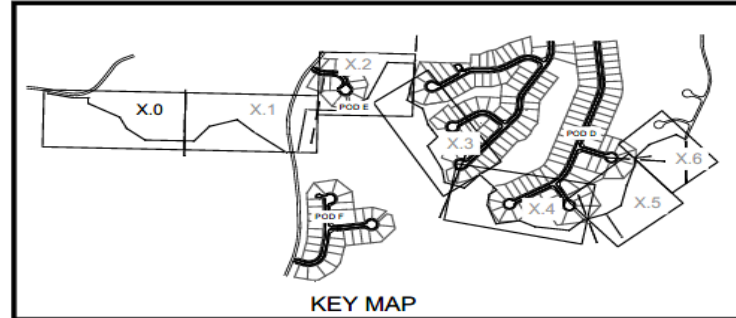
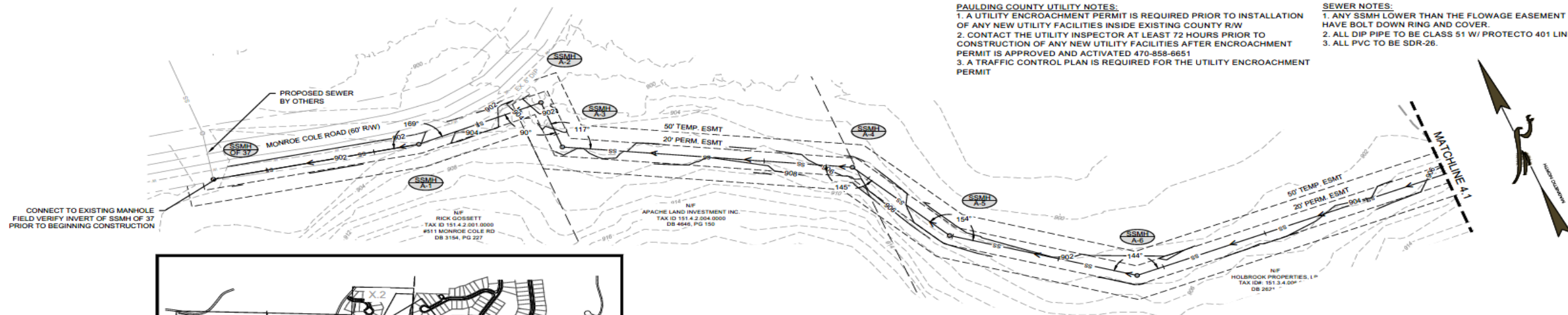
No. 03387
3/15/25

GSWCC# 0000658941
THIS DOCUMENT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE OF THE REGISTERED PROFESSIONAL ENGINEER AND APPROVES THE REGISTERED PROFESSIONAL ENGINEER'S SEAL.

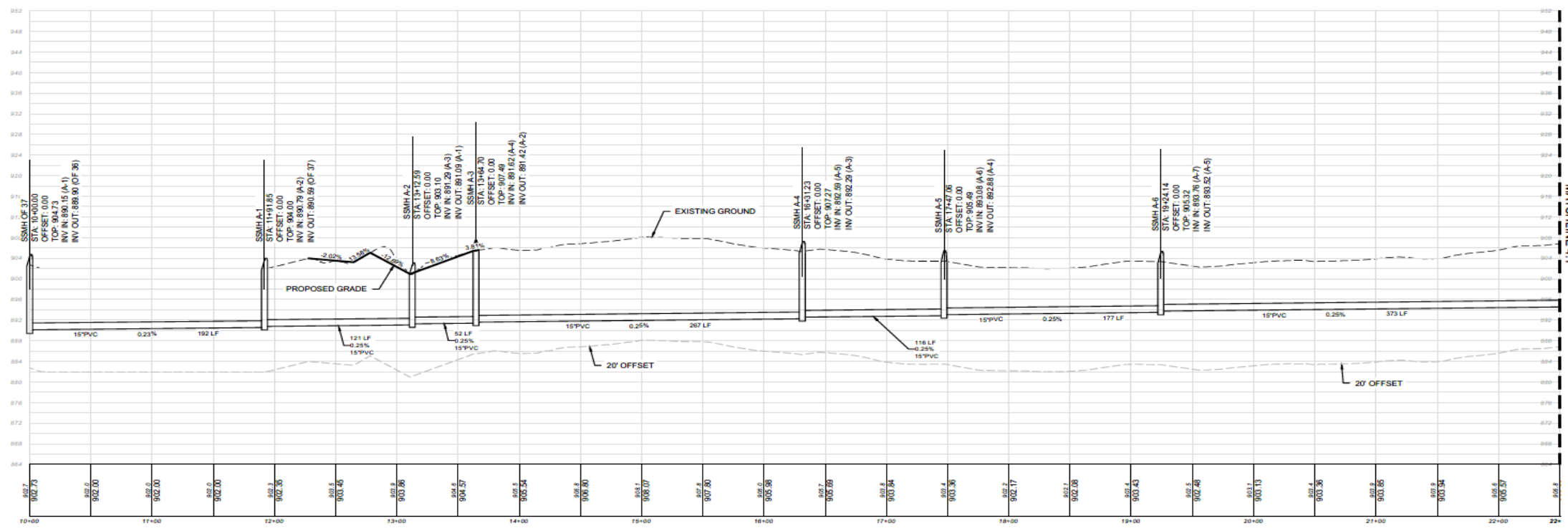
SHEET NUMBER
3.2

A:\Cadd\Arbors at Silver Trail\ENGINEERING\DWG\SEWER OUTFALL\SEWER OUTFALL EROSO.dwg, c:\user\... Thu, Mar 13, 2025 - 3:06pm

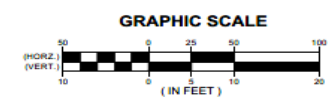
**AMENDMENT TO DEVELOPMENT AGREEMENT BETWEEN PAULDING COUNTY LAND DEVELOPMENT, LLC
AND
CITY OF DALLAS, GEORGIA COLE LAKE DEVELOPMENT SUBDIVISIONS**



SEWER OUTFALL PLAN
1" = 50'



SEWER OUTFALL PROFILE



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SEWER NOTES:
 1. ANY SSMH LOWER THAN THE FLOWAGE EASEMENT ELEVATION TO HAVE BOLT DOWN RING AND COVER.
 2. ALL DIP PIPE TO BE CLASS 51 W/ PROTECTO 401 LINING.
 3. ALL PVC TO BE SDR-26.

CIVIL ENGINEERING
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LAND PLANNING
LAND SURVEYING
LANDSCAPE ARCHITECT

FALCON DESIGN CONSULTANTS

1370 W. WOODRIDGE AVENUE
SUITE 100
DALLAS, TEXAS 75203
TEL: 214.343.2200
WWW.FDCON.COM

SANITARY SEWER PLAN AND PROFILE FOR ARBORS AT SILVER TRAIL SEWER OUTFALL
 LOCATED IN:
 LAND LOTS 444, 512, 513, 514, 515, 516 & 566
 2ND DISTRICT, 3RD SECTION
 PAULDING COUNTY, GEORGIA

DATE	REVISIONS

Now it's below. Call before you dig. UTILITIES PROTECTION CENTER OF THE CITY OF DALLAS, TEXAS

DATE:	3/13/25
SCALE:	1" = 50'
PROJ. NUMBER:	082.018
DRAWN BY:	LCM
REVIEWED BY:	SPH
REVISID BY:	-

Professional Engineer
 No. 53367
 PAUL HAY
 9/10/25

GSWCC# 000058941
 SHEET NUMBER
4.0

**AMENDMENT TO DEVELOPMENT AGREEMENT BETWEEN PAULDING COUNTY LAND DEVELOPMENT, LLC
AND
CITY OF DALLAS, GEORGIA COLE LAKE DEVELOPMENT SUBDIVISIONS**



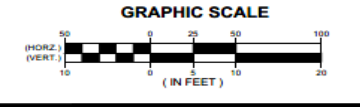
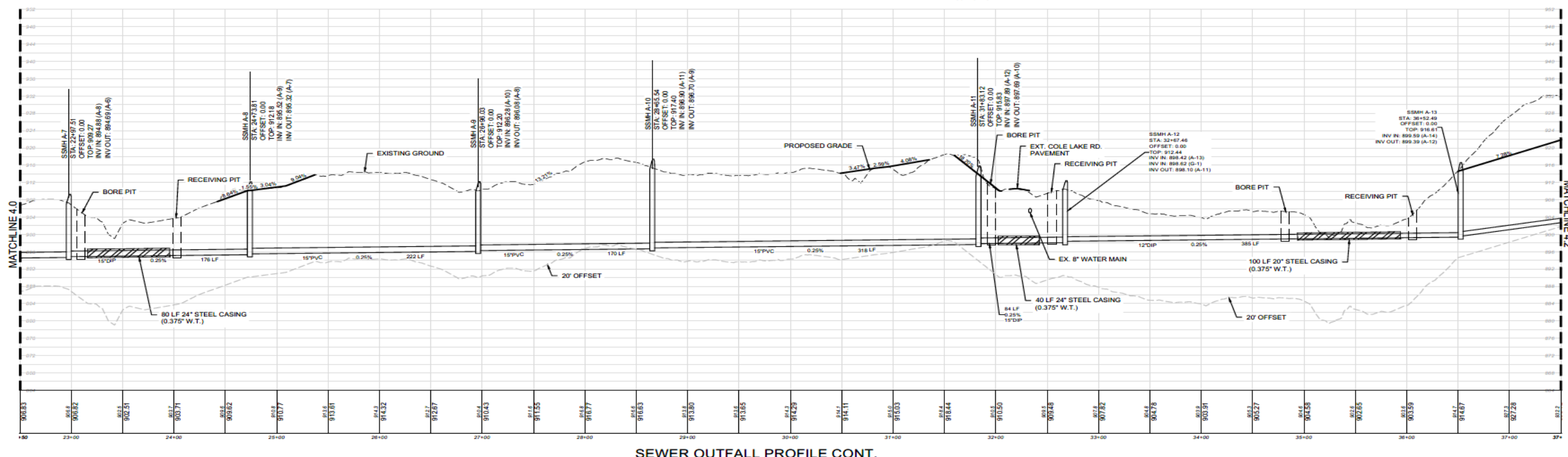
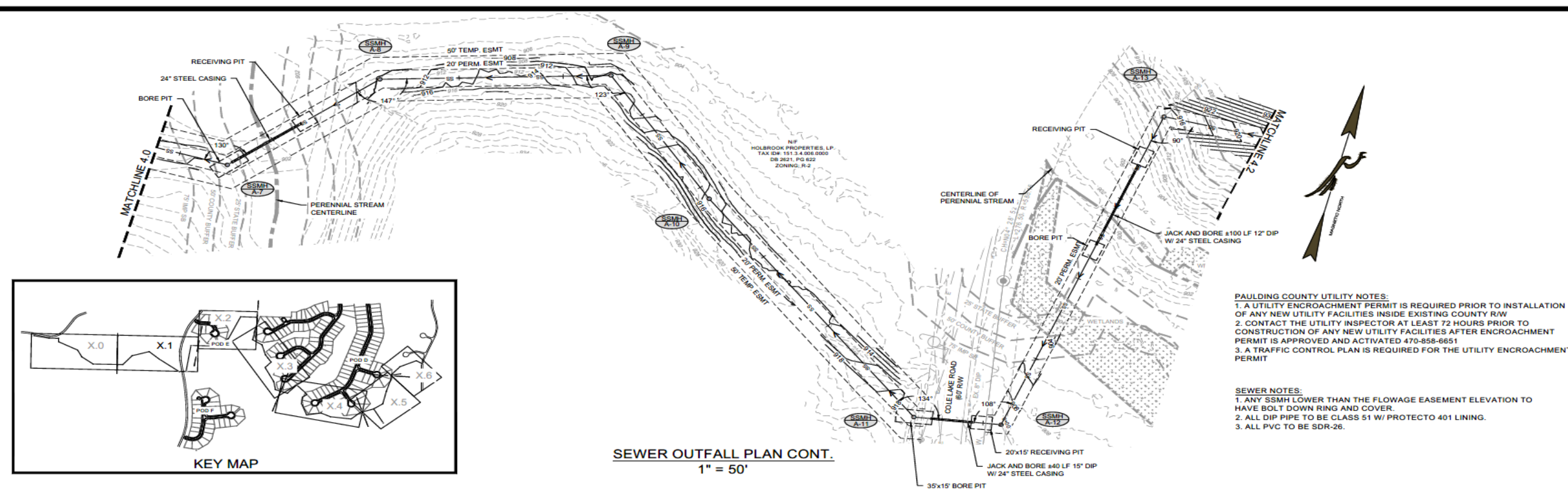
SANITARY SEWER PLAN AND PROFILE FOR ARBORS AT SILVER TRAIL SEWER OUTFALL
 LOCATED IN:
 LAND LOTS 444, 512, 513, 514, 515, 516 & 566
 2ND DISTRICT, 3RD SECTION
 PAULDING COUNTY, GEORGIA

DATE	REVISIONS

DATE:	3/13/25
SCALE:	1" = 50'
PROJ NUMBER:	082.016
DRAWN BY:	LCM
REVIEWED BY:	SPH
REVISION BY:	-



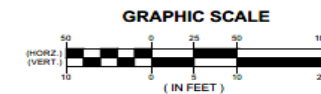
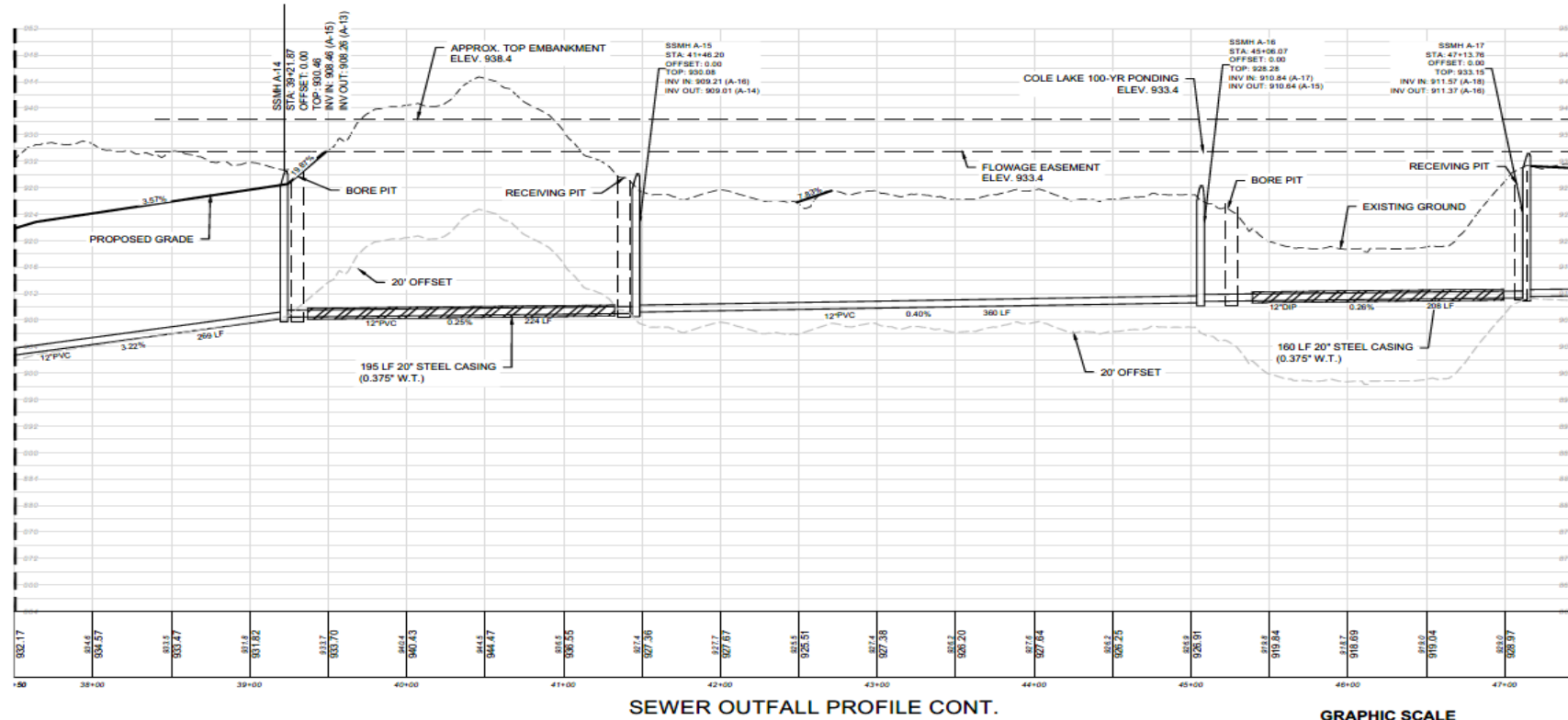
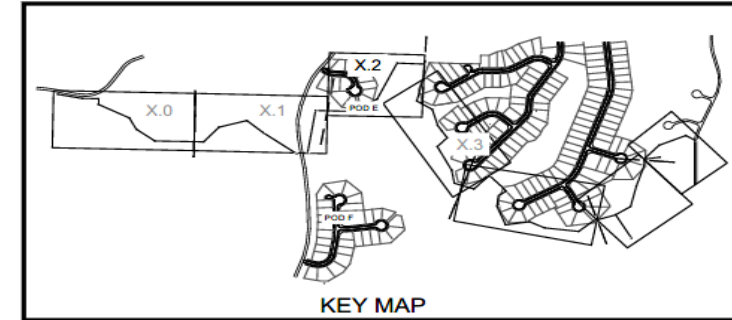
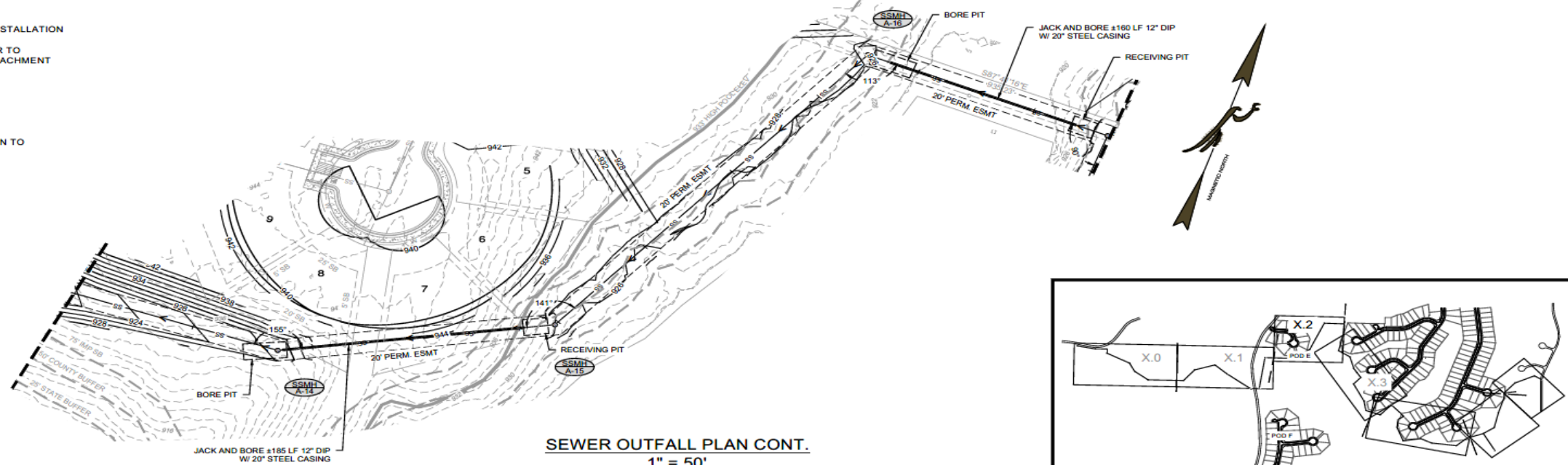
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 THIS DOCUMENT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE OF THE REGISTERED PROFESSIONAL ENGINEER.
SHEET NUMBER
4.1



**AMENDMENT TO DEVELOPMENT AGREEMENT BETWEEN PAULDING COUNTY LAND DEVELOPMENT, LLC
AND
CITY OF DALLAS, GEORGIA COLE LAKE DEVELOPMENT SUBDIVISIONS**

PAULDING COUNTY UTILITY NOTES:
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 3. A TRAFFIC CONTROL PLAN IS REQUIRED FOR THE UTILITY ENCROACHMENT PERMIT

SEWER NOTES:
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 3. ALL PVC TO BE SDR-26.



CIVIL ENGINEERING
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 LAND SURVEYING
 LANDSCAPE ARCHITECT
FALCON DESIGN CONSULTANTS
1050 N. WINDY HILL RD. SUITE 100
DALLAS, TEXAS 75218
PHONE: 972-412-1111
WWW.FALCONCONSULTANTS.COM

SANITARY SEWER PLAN AND PROFILE
FOR
ARBORS AT SILVER TRAIL
SEWER OUTFALL
 LOCATED IN:
 LAND LOTS 444, 512, 513, 514, 515, 516 & 566
 2ND DISTRICT, 3RD SECTION
 PAULDING COUNTY, GEORGIA

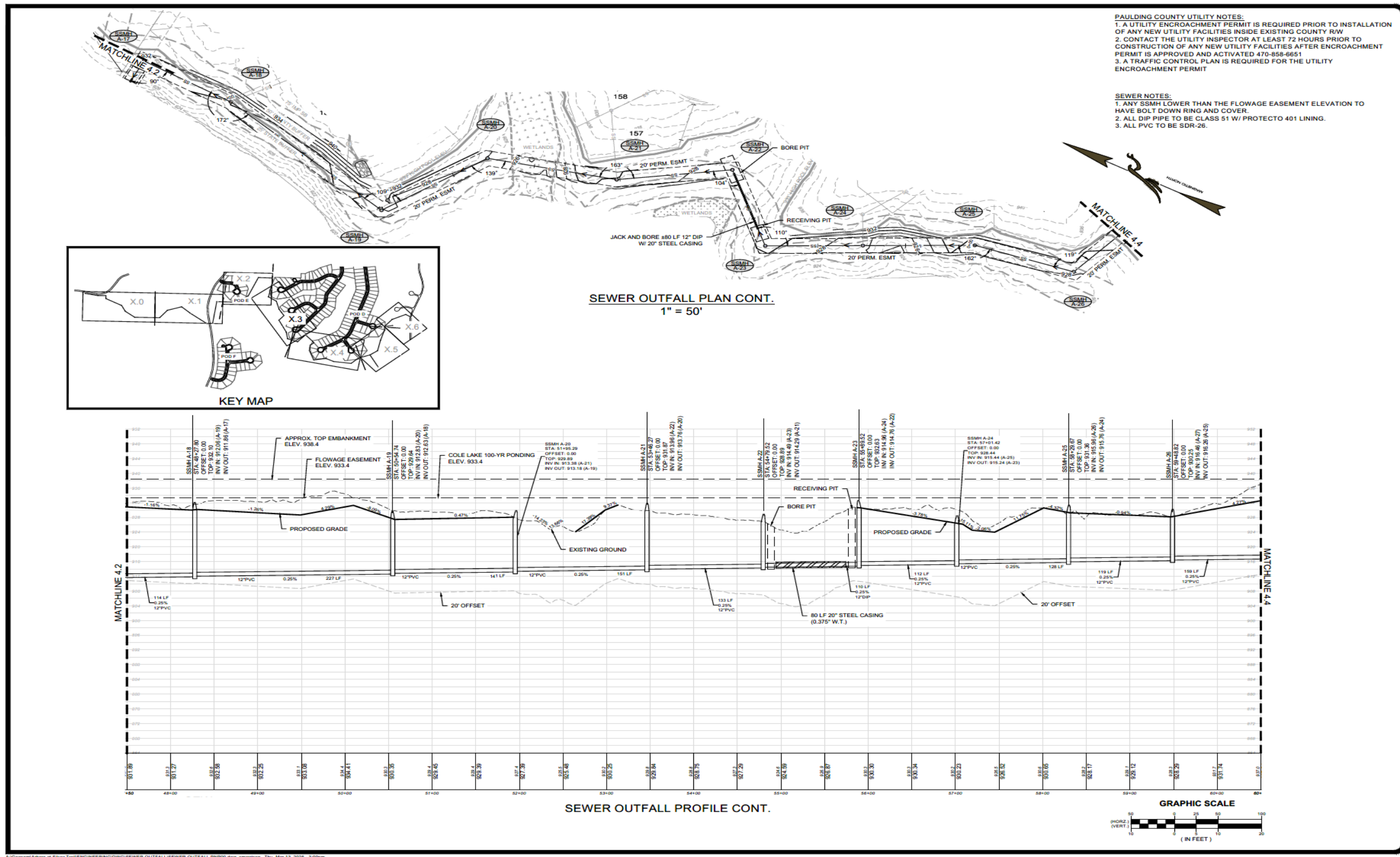
DATE	REVISIONS

DATE:	3/13/25
SCALE:	1" = 50'
PROJ NUMBER:	082.016
DRAWN BY:	LCM
REVIEWED BY:	SPH
REVISED BY:	-

SHEET NUMBER
4.2

A:\Growth\Arbors at Silver Trail\ENGINEERING\DWG\SEWER OUTFALL\SEWER OUTFALL P&PG.dwg - smc08m - Thu, Mar 13, 2025 - 2:56pm

AMENDMENT TO DEVELOPMENT AGREEMENT BETWEEN PAULDING COUNTY LAND DEVELOPMENT, LLC AND CITY OF DALLAS, GEORGIA COLE LAKE DEVELOPMENT SUBDIVISIONS



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CIVIL ENGINEERING
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 LAND SURVEYING
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 LAND PLANNING

FALCON DESIGN CONSULTANTS

1000 BUCKLEBOURNE DRIVE
 SUITE 1000
 DALLAS, TEXAS 75243
 (972) 383-7800
 www.falconcd.com

SANITARY SEWER PLAN AND PROFILE FOR ARBORS AT SILVER TRAIL SEWER OUTFALL
 LOCATED IN:
 LAND LOTS 444, 512, 513, 514, 515, 516 & 566
 2ND DISTRICT, 3RD SECTION
 PAULDING COUNTY, GEORGIA

DATE	REVISIONS

Know what's below.
 Call before you dig.
 UTILITIES PROTECTION CENTER
 (800) 875-2552

DATE: 3/13/25
 SCALE: 1" = 50'
 PROJ NUMBER: 082.018
 DRAWN BY: LCM
 REVIEWED BY: SPH
 REVISED BY: -

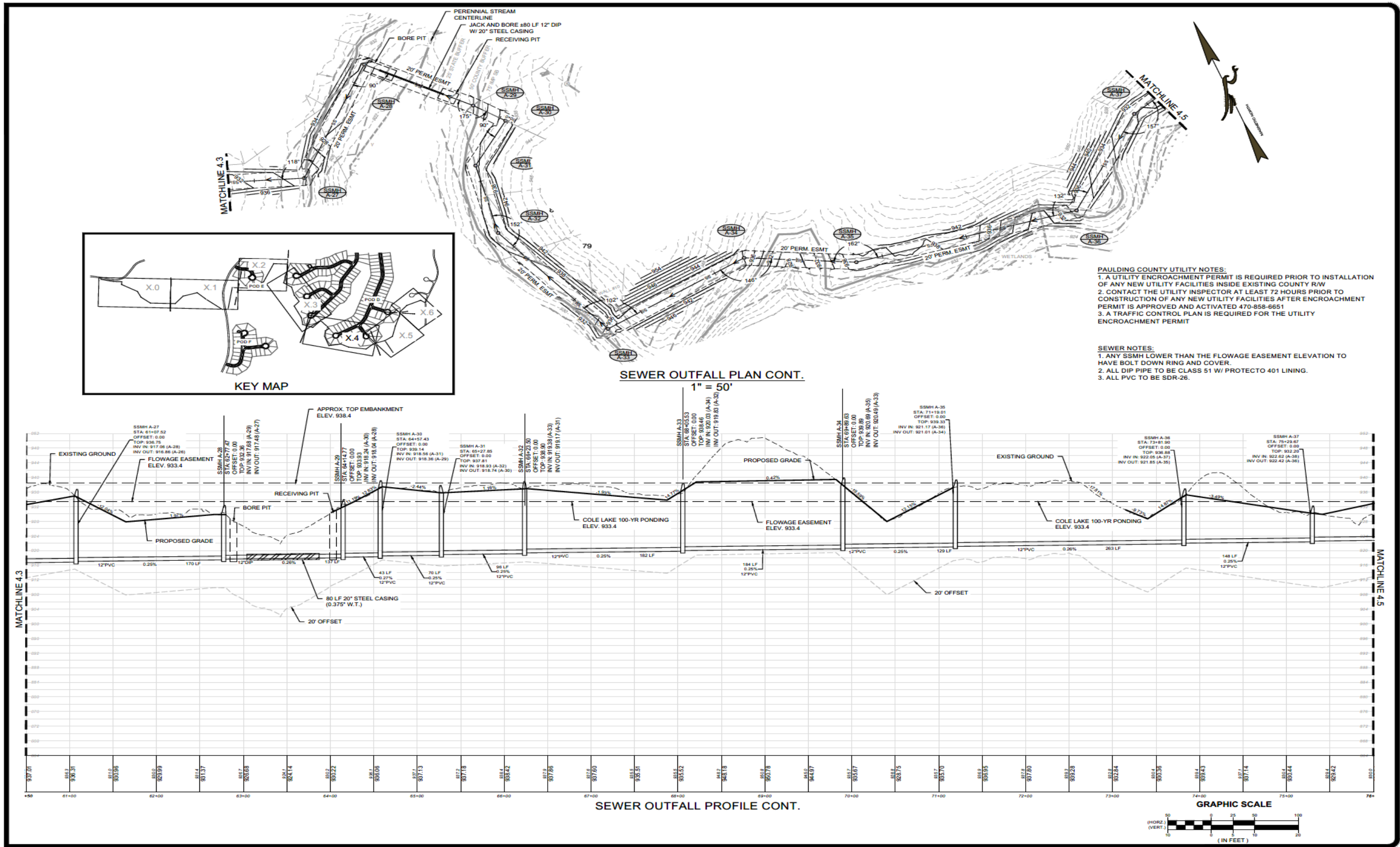
NO. 63367
 PROFESSIONAL ENGINEER
 IN PAUL DALLAS
 9/19/25

GSWCC# 000058941
 THIS DOCUMENT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE OF THE REGISTERED PROFESSIONAL ENGINEER AND THE REGISTERING BOARD.

SHEET NUMBER
4.3

A:\062025\Arbors at Silver Trail\ENGINEERING\DWG\SEWER OUTFALL\SEWER OUTFALL PNP00.dwg, c:\msdcs\11\user\lcm\11\062025\Arbors at Silver Trail\ENGINEERING\DWG\SEWER OUTFALL\SEWER OUTFALL PNP00.dwg, c:\msdcs\11\user\lcm\11\062025\Arbors at Silver Trail\ENGINEERING\DWG\SEWER OUTFALL\SEWER OUTFALL PNP00.dwg, Thu, Mar 13, 2025 - 3:02pm

**AMENDMENT TO DEVELOPMENT AGREEMENT BETWEEN PAULDING COUNTY LAND DEVELOPMENT, LLC
AND
CITY OF DALLAS, GEORGIA COLE LAKE DEVELOPMENT SUBDIVISIONS**



CIVIL ENGINEERING
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CONSTRUCTION MANAGEMENT
LANDSCAPE ARCHITECT
LAND PLANNING

FALCON DESIGN CONSULTANTS

1770 GORDON STREET
DALLAS, TEXAS 75202
972.444.0000
WWW.FALCONDESIGNCONSULTANTS.COM

SANITARY SEWER PLAN AND PROFILE FOR ARBORS AT SILVER TRAIL SEWER OUTFALL

LOCATED IN:
LAND LOTS 444, 512, 513, 514, 515, 516 & 566
2ND DISTRICT, 3RD SECTION
PAULDING COUNTY, GEORGIA

UTILITY PROTECTION CENTER
Call before you dig.
1-800-4-A-DIG

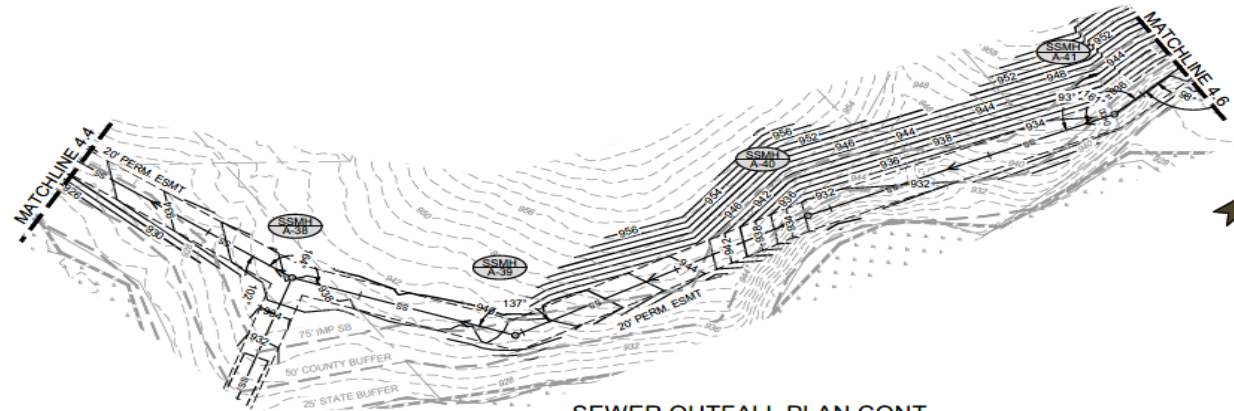
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SCALE:	1" = 50'
PROJ NUMBER:	082 016
DRAWN BY:	LCM
REVIEWED BY:	SPH
REVISIED BY:	-

GEORGIA REGISTERED PROFESSIONAL ENGINEER
No. 63637
PAUL HALL
9/19/25

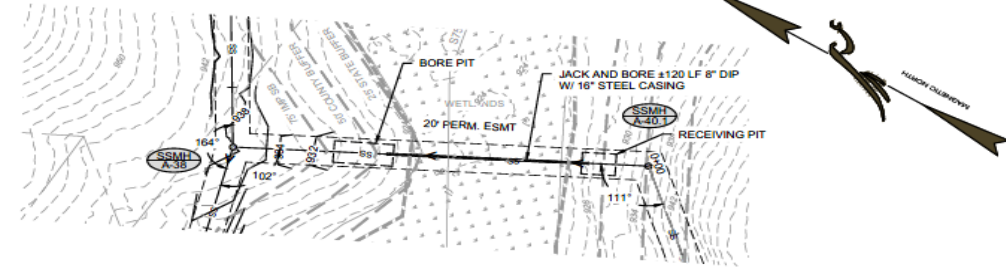
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THIS DOCUMENT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE OF THE REGISTERED PROFESSIONAL ENGINEER.

SHEET NUMBER
4.4

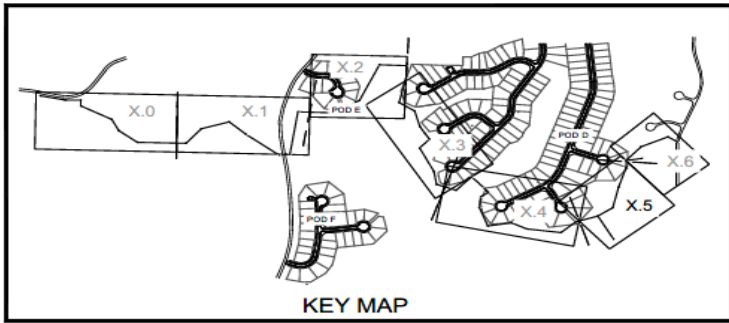
**AMENDMENT TO DEVELOPMENT AGREEMENT BETWEEN PAULDING COUNTY LAND DEVELOPMENT, LLC
AND
CITY OF DALLAS, GEORGIA COLE LAKE DEVELOPMENT SUBDIVISIONS**



SEWER OUTFALL PLAN CONT.
1" = 50'



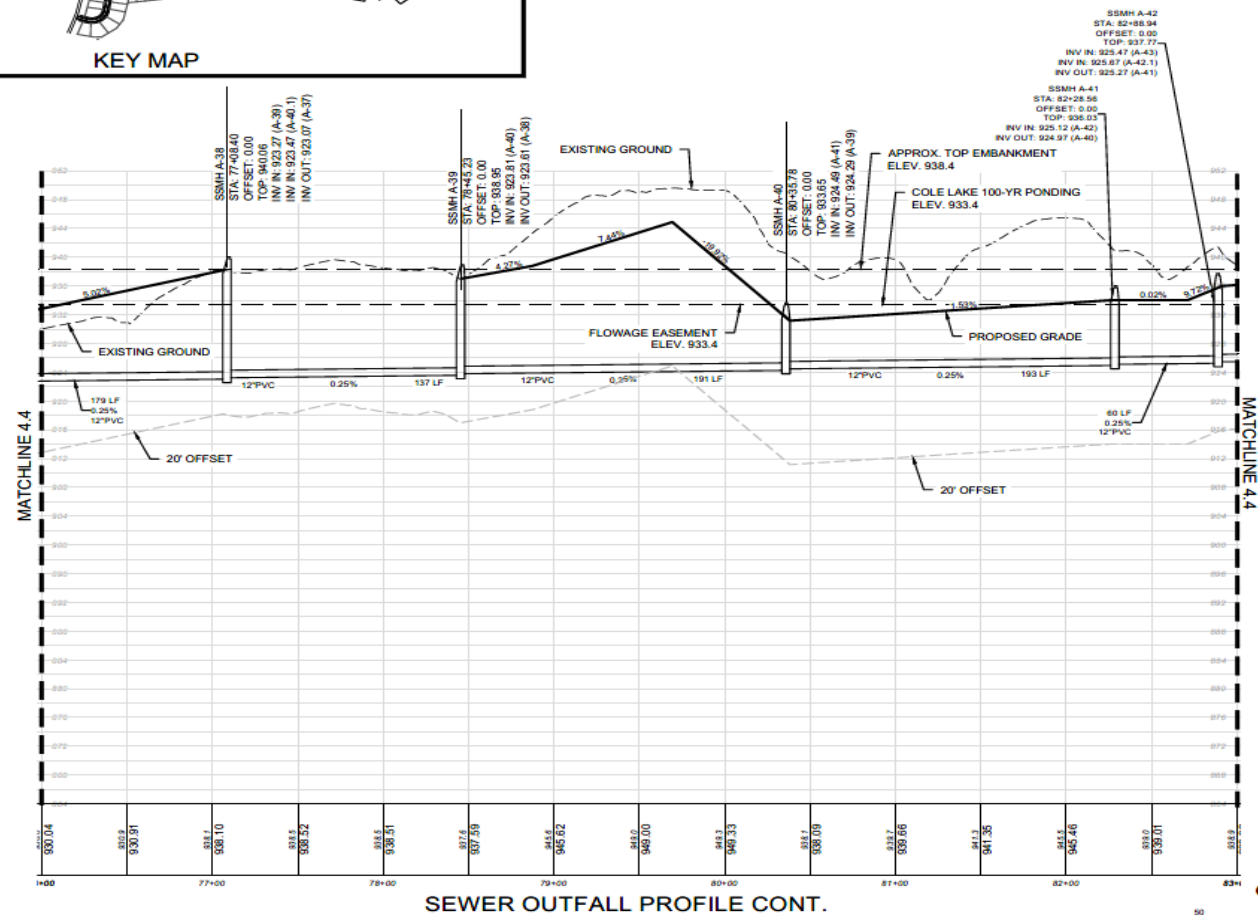
SEWER OUTFALL A-38 - A-40.1 PLAN CONT.
1" = 50'



KEY MAP

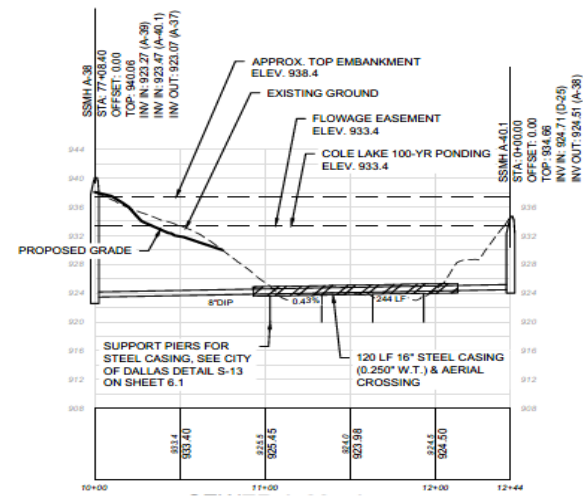
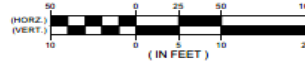
PAULDING COUNTY UTILITY NOTES:
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SEWER OUTFALL PROFILE CONT.

GRAPHIC SCALE



SEWER OUTFALL A-38 - A-40.1 PROFILE

GRAPHIC SCALE



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LANDSCAPE ARCHITECT
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LANDSCAPE ARCHITECT
LAND PLANNING

FALCON DESIGN CONSULTANTS

4710 WILKINSON AVENUE
DALLAS, TEXAS 75243
972.414.1100
www.fdc.com

SANITARY SEWER PLAN AND PROFILE FOR ARBORS AT SILVER TRAIL SEWER OUTFALL

LOCATED IN:
LAND LOTS 444, 512, 513, 514, 515, 516 & 566
2ND DISTRICT, 3RD SECTION
PAULDING COUNTY, GEORGIA

REVISIONS

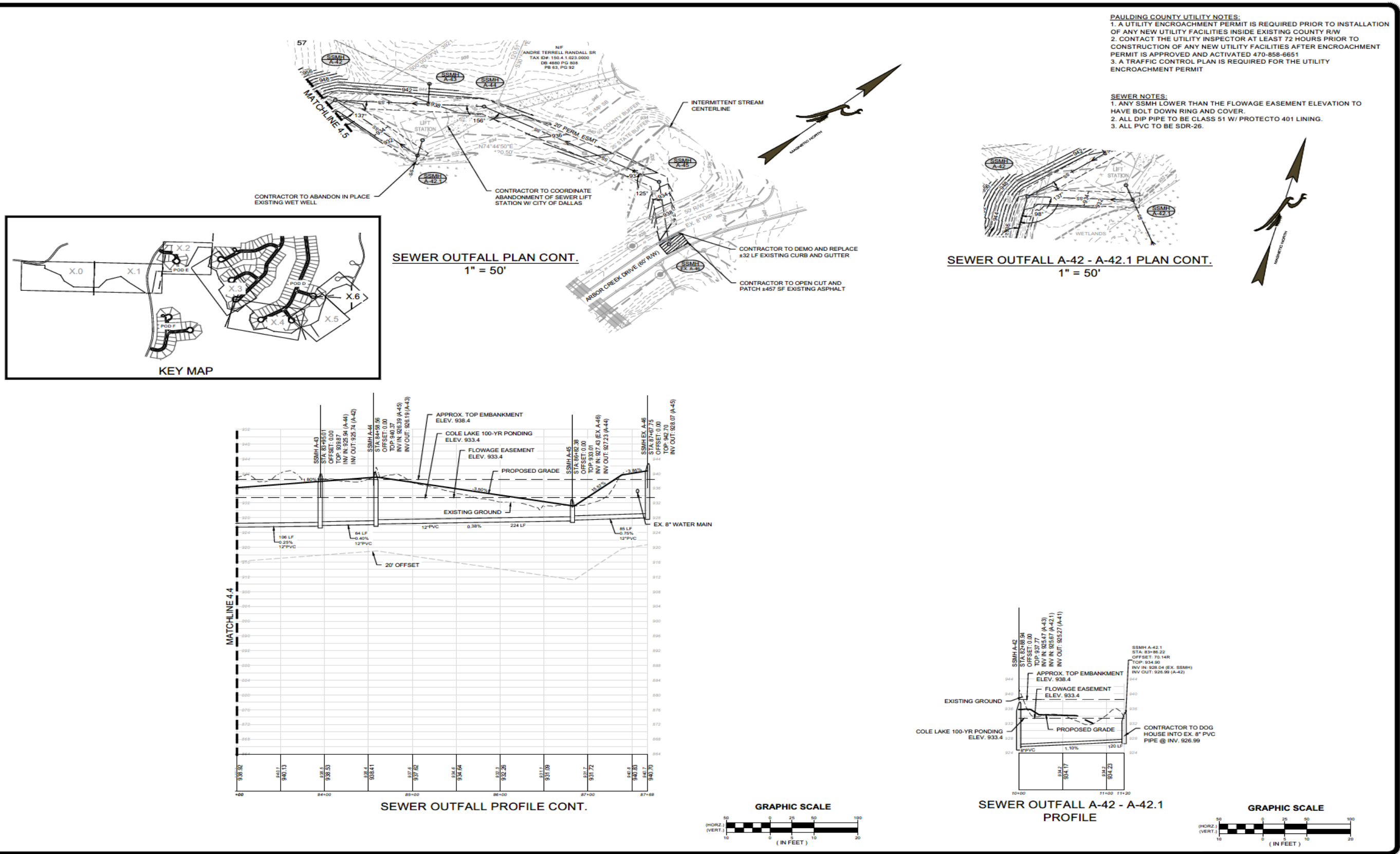
DATE	REVISIONS

DATE: 3/13/25
SCALE: 1" = 50'
PROJ NUMBER: 082.016
DRAWN BY: LCM
REVIEWED BY: SPH
REVISED BY: -

GEORGIA REGISTERED PROFESSIONAL ENGINEER
L. PAUL HA
No. 85837
Exp. 9/10/25

SHEET NUMBER
4.5

**AMENDMENT TO DEVELOPMENT AGREEMENT BETWEEN PAULDING COUNTY LAND DEVELOPMENT, LLC
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CIVIL ENGINEERING
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FALCON DESIGN CONSULTANTS

3700 WOODBRIDGE DRIVE
 SUITE 200, DALTON, GA 30705
 (706) 276-7700
 WWW.FALCONDESIGNCONSULTANTS.COM

SANITARY SEWER PLAN AND PROFILE FOR ARBOR'S AT SILVER TRAIL SEWER OUTFALL

LOCATED IN:
 LAND LOTS 444, 512, 513, 514, 515, 516 & 566
 2ND DISTRICT, 3RD SECTION
 PAULDING COUNTY, GEORGIA

DATE	REVISIONS

Know what's below.
 Call before you dig.
 UTILITIES PROTECTION CENTER
 1-800-4-A-DIG
 WWW.UTILITIESPROTECTIONCENTER.COM

DATE:	3/13/25
SCALE:	1" = 50'
PROJ NUMBER:	082.016
DRAWN BY:	LCM
REVIEWED BY:	SPH
REVISED BY:	

GEORGIA REGISTERED PROFESSIONAL ENGINEER

No. 65667
 PAUL HAY
 9/10/25

GSWCC# 000058941
 THIS DOCUMENT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE OF THE OCCUPANT ADDRESS THE NECESSARY SEAL.

SHEET NUMBER
 4.6

A:\Gasent\Arborgs at Silver Trail\ENGINEERING\DWG\SEWER OUTFALL\SEWER OUTFALL PNP50.dwg, cmormon, Thu, Mar 13, 2025 - 3:02pm

**AMENDMENT TO DEVELOPMENT AGREEMENT BETWEEN PAULDING COUNTY LAND DEVELOPMENT, LLC
AND
CITY OF DALLAS, GEORGIA COLE LAKE DEVELOPMENT SUBDIVISIONS**

PIPE SIZE	A	B	C
8"	12"	2"	6"
10"	14"	2-1/2"	6"
12"	16"	3"	6"
16"	19"	4"	8"
18"	21"	5"	9"
20"	23"	5"	10"
24"	26"	6"	10"
30"	32"	7-1/2"	12"
36"	38"	9"	12"

CITY OF DALLAS, GEORGIA
PUBLIC WORKS DEPARTMENT
TELEPHONE (770) 443-8117

**SEWER DETAILS
CONCRETE PIER**

DRAWN BY: TGA SCALE: NTS DATE: JUNE 5, 2017 DWG. NO.: S-2

CITY OF DALLAS, GEORGIA
PUBLIC WORKS DEPARTMENT
TELEPHONE (770) 443-8117

**SEWER DETAILS
PIPE BEDDING**

DRAWN BY: TGA SCALE: NTS DATE: JUNE 5, 2017 DWG. NO.: S-3

CITY OF DALLAS, GEORGIA
PUBLIC WORKS DEPARTMENT
TELEPHONE (770) 443-8117

**SEWER DETAILS
BOLT DOWN - WATERTIGHT
MANHOLE FRAME AND COVER
(OUTSIDE OF ASPHALT ONLY)**

DRAWN BY: PBH SCALE: NTS DATE: JUNE 5, 2017 DWG. NO.: S-4A

CITY OF DALLAS, GEORGIA
PUBLIC WORKS DEPARTMENT
TELEPHONE (770) 443-8117

**SEWER DETAILS
STANDARD MANHOLE
FRAME AND COVER**

DRAWN BY: PBH SCALE: NTS DATE: JUNE 5, 2017 DWG. NO.: S-4B

CITY OF DALLAS, GEORGIA
PUBLIC WORKS DEPARTMENT
TELEPHONE (770) 443-8117

**SEWER DETAILS
PAVEMENT REPLACEMENT**

DRAWN BY: TGA SCALE: NTS DATE: JUNE 5, 2017 DWG. NO.: S-5

CITY OF DALLAS, GEORGIA
PUBLIC WORKS DEPARTMENT
TELEPHONE (770) 443-8117

**SEWER DETAILS
SERVICE LATERAL**

DRAWN BY: TGA SCALE: NTS DATE: JUNE 5, 2017 DWG. NO.: S-6

CITY OF DALLAS, GEORGIA
PUBLIC WORKS DEPARTMENT
TELEPHONE (770) 443-8117

**SEWER DETAILS
DROP CONNECTION**

DRAWN BY: TGA SCALE: NTS DATE: JUNE 5, 2017 DWG. NO.: S-7

CITY OF DALLAS, GEORGIA
PUBLIC WORKS DEPARTMENT
TELEPHONE (770) 443-8117

**SEWER DETAILS
FORCE MAIN CONN. TO MANHOLE**

DRAWN BY: TGA SCALE: NTS DATE: JUNE 5, 2017 DWG. NO.: S-8

CIVIL ENGINEERING
CONSTRUCTION MANAGEMENT
LAND SURVEYING
LANDSCAPE ARCHITECTURE
LAND PLANNING

FALCON DESIGN CONSULTANTS

4100 AMBERWOOD DRIVE
SUITE 200
DALLAS, TEXAS 75244
TEL: 972.443.8117
WWW.FALCONDESIGNCONSULTANTS.COM

SEWER DETAILS FOR ARBORS AT SILVER TRAIL SEWER OUTFALL

LOCATED IN:
LAND LOTS 444, 512, 513, 514, 515, 516 & 566
2ND DISTRICT, 3RD SECTION
PAULDING COUNTY, GEORGIA

REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		

Know what's below. Call before you dig.
UTILITY PROTECTION CENTER
1-800-4-A-SHIELD
OR 800-851-1212

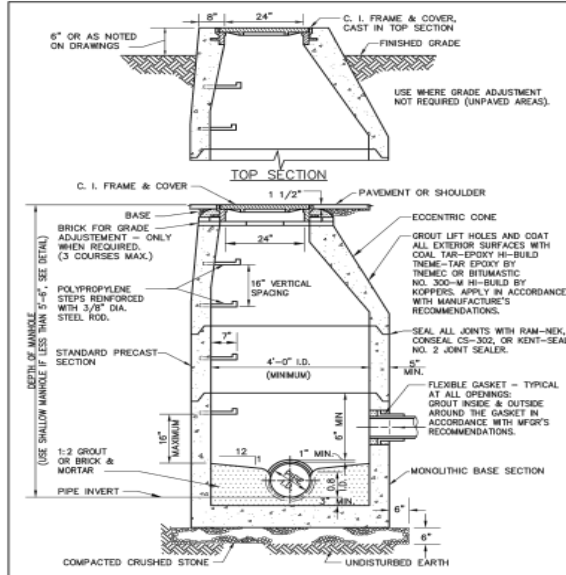
DATE: 3/13/25
SCALE: N/A
PROJ NUMBER: 082.016
DRAWN BY: LCM
REVIEWED BY: PBH
REVISED BY: -

GEORGIA REGISTERED PROFESSIONAL ENGINEER
PAUL HALL
2/15/25

GSWCC# 000058941
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SHEET NUMBER
6.0

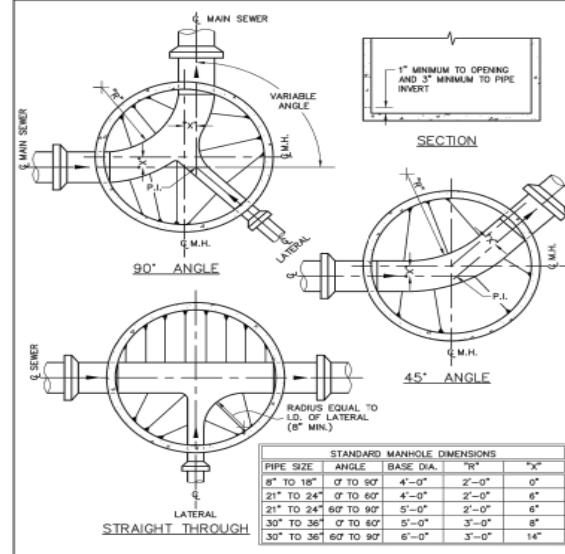
**AMENDMENT TO DEVELOPMENT AGREEMENT BETWEEN PAULDING COUNTY LAND DEVELOPMENT, LLC
AND
CITY OF DALLAS, GEORGIA COLE LAKE DEVELOPMENT SUBDIVISIONS**



CITY OF DALLAS, GEORGIA
PUBLIC WORKS DEPARTMENT
TELEPHONE (770) 443-8117

**SEWER DETAILS
STANDARD PRECAST MANHOLE**

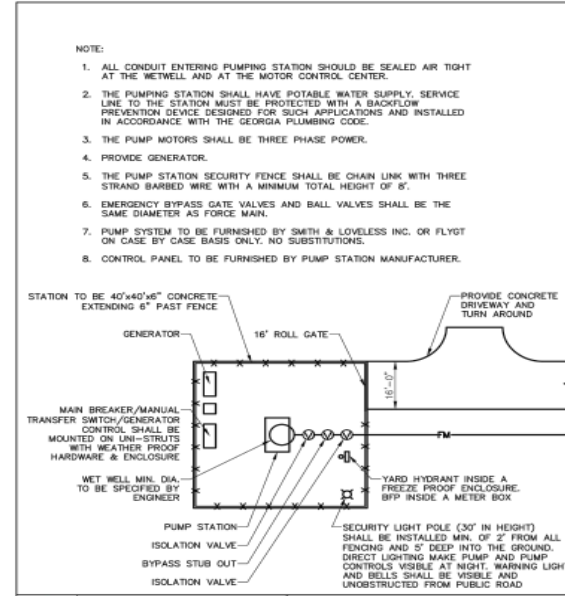
DRAWN BY: TGA SCALE: NTS DATE: JUNE 5, 2017 DWG. NO.: S-9A



CITY OF DALLAS, GEORGIA
PUBLIC WORKS DEPARTMENT
TELEPHONE (770) 443-8117

**SEWER DETAILS
TYPICAL MANHOLE INVERT PLANS**

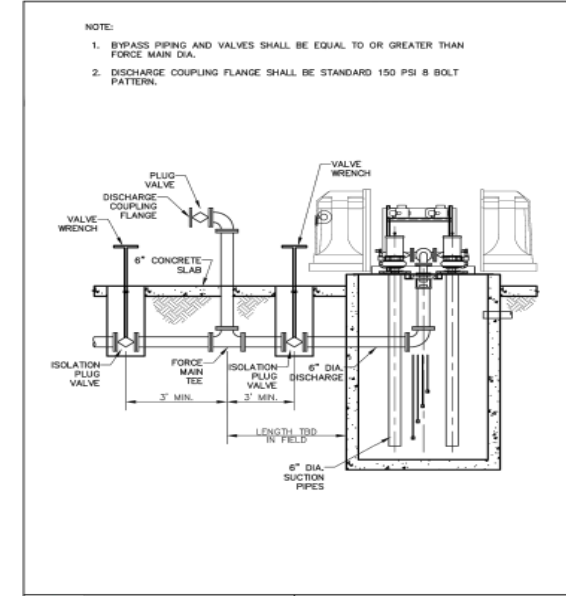
DRAWN BY: DJH SCALE: NTS DATE: JUNE 5, 2017 DWG. NO.: S-9B



CITY OF DALLAS, GEORGIA
PUBLIC WORKS DEPARTMENT
TELEPHONE (770) 443-8117

**CITY OF DALLAS
PUMP STATION
SITE PLAN**

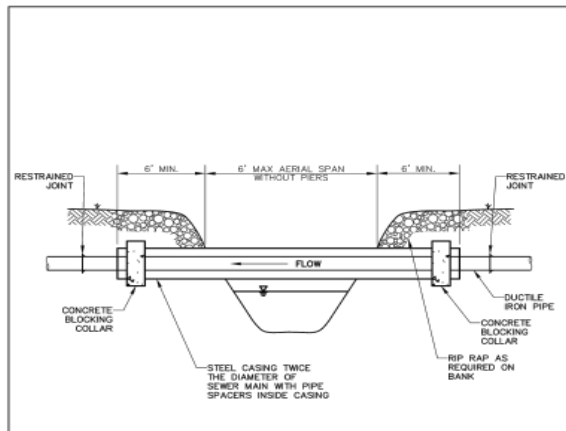
DRAWN BY: PBH SCALE: NTS DATE: JUNE 5, 2017 DWG. NO.: S-10



CITY OF DALLAS, GEORGIA
PUBLIC WORKS DEPARTMENT
TELEPHONE (770) 443-8117

**SEWER DETAILS
BYPASS PUMPING FORCE MAIN
AND VALVE ARRANGEMENT**

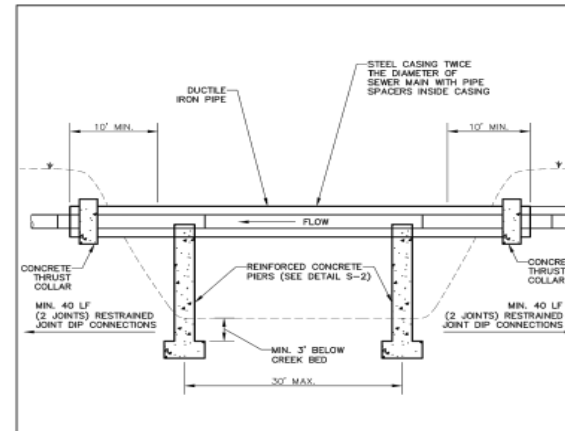
DRAWN BY: TGA SCALE: NTS DATE: JUNE 5, 2017 DWG. NO.: S-11



CITY OF DALLAS, GEORGIA
PUBLIC WORKS DEPARTMENT
TELEPHONE (770) 443-8117

**SEWER DETAILS
SEWER MAIN CREEK CROSSING
(WITHOUT PIERS)**

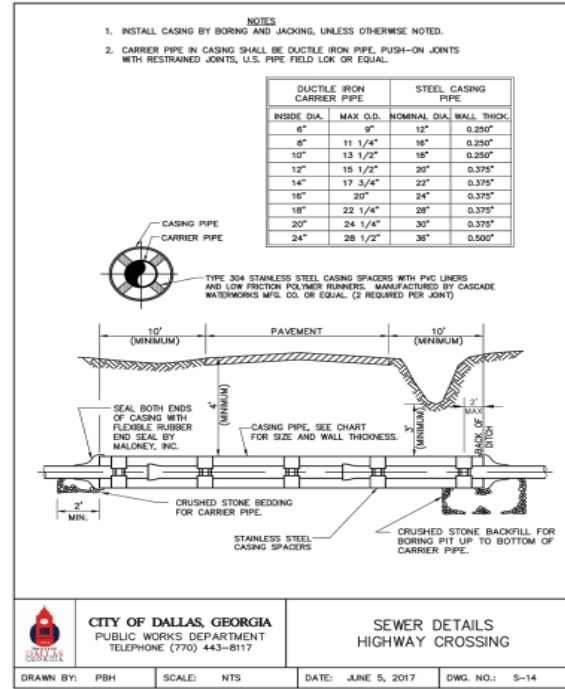
DRAWN BY: TGA SCALE: NTS DATE: JUNE 5, 2017 DWG. NO.: S-12



CITY OF DALLAS, GEORGIA
PUBLIC WORKS DEPARTMENT
TELEPHONE (770) 443-8117

**SEWER DETAILS
SEWER MAIN CREEK CROSSING
(WITH PIERS)**

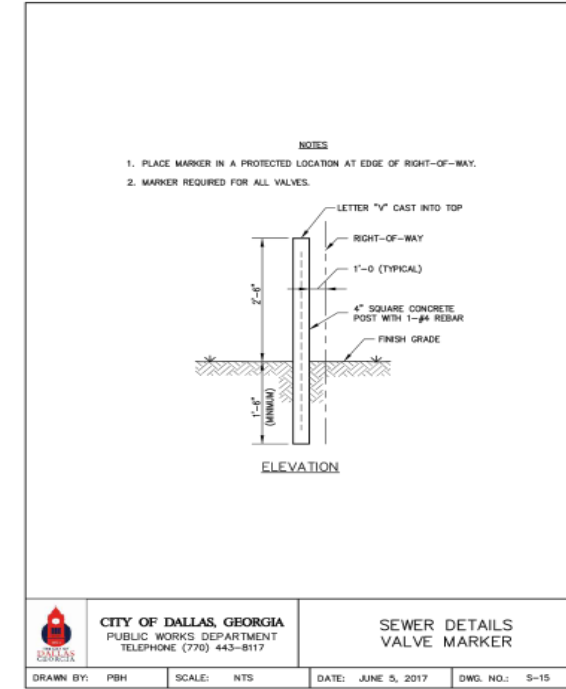
DRAWN BY: TGA SCALE: NTS DATE: JUNE 5, 2017 DWG. NO.: S-13



CITY OF DALLAS, GEORGIA
PUBLIC WORKS DEPARTMENT
TELEPHONE (770) 443-8117

**SEWER DETAILS
HIGHWAY CROSSING**

DRAWN BY: PBH SCALE: NTS DATE: JUNE 5, 2017 DWG. NO.: S-14



CITY OF DALLAS, GEORGIA
PUBLIC WORKS DEPARTMENT
TELEPHONE (770) 443-8117

**SEWER DETAILS
VALVE MARKER**

DRAWN BY: PBH SCALE: NTS DATE: JUNE 5, 2017 DWG. NO.: S-15

CIVIL ENGINEERING
CONSTRUCTION MANAGEMENT
LAND SURVEYING
LANDSCAPE ARCHITECTURE
LAND PLANNING

FALCON DESIGN CONSULTANTS

4300 W. BRIDGE CREEK
100 SUITE 1100, AM, TX 75244
972.450.8888
WWW.FALCONDESIGNCONSULTANTS.COM

SEWER DETAILS FOR ARBORS AT SILVER TRAIL SEWER OUTFALL

LOCATED IN:
LAND LOTS 444, 512, 513, 514, 515, 516 & 566
2ND DISTRICT, 3RD SECTION
PAULDING COUNTY, GEORGIA

DATE	REVISIONS

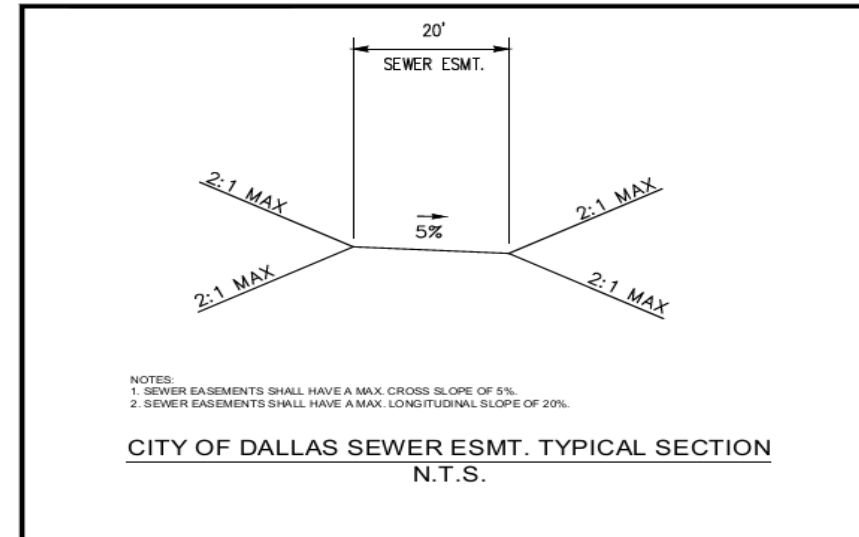
Know what's below. Call before you dig.
UTILITIES PROTECTION CENTER
OR 811

DATE: 3/13/25
SCALE: N/A
PROJECT NUMBER: 082-016
DRAWN BY: LCM
REVIEWED BY: PBH
REVISED BY: -

GEORGIA REGISTERED PROFESSIONAL ENGINEER
PAUL HALL
9/10/25
GSWVCC# 000058941
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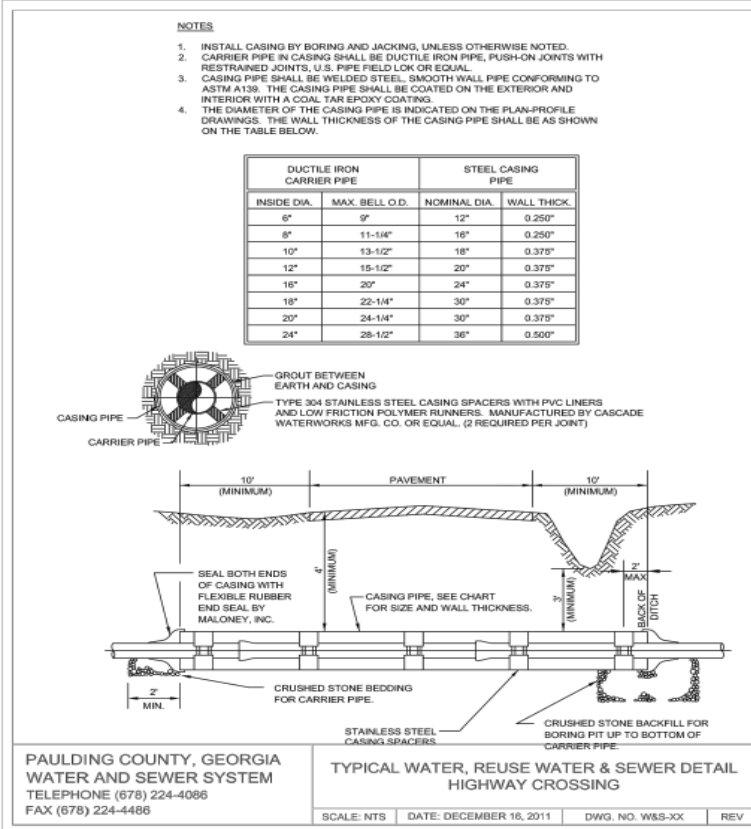
SHEET NUMBER
6.1

**AMENDMENT TO DEVELOPMENT AGREEMENT BETWEEN PAULDING COUNTY LAND DEVELOPMENT, LLC
AND
CITY OF DALLAS, GEORGIA COLE LAKE DEVELOPMENT SUBDIVISIONS**



- NOTES:**
1. SEWER EASEMENTS SHALL HAVE A MAX. CROSS SLOPE OF 5%.
2. SEWER EASEMENTS SHALL HAVE A MAX. LONGITUDINAL SLOPE OF 20%.

**CITY OF DALLAS SEWER ESMT. TYPICAL SECTION
N.T.S.**



CIVIL ENGINEERING
CONSTRUCTION MANAGEMENT
LAND PLANNING

LAND SURVEYING
LANDSCAPE ARCHITECT

FALCON DESIGN CONSULTANTS

A THE GEORGIA BOARD OF PROFESSIONAL ENGINEERS
1000 COMMERCIAL DRIVE, SUITE 100
DALLAS, GEORGIA 30117
404.272.8800
www.fdc.com

**CONSTRUCTION DETAILS
FOR
ARBORS AT SILVER TRAIL
SEWER OUTFALL**

LOCATED IN:
LAND LOTS 444, 512, 513, 514, 515, 516 & 566
2ND DISTRICT, 3RD SECTION
PAULDING COUNTY, GEORGIA

DATE	REVISIONS

Know what's below.
Call before you dig.
UTILITIES PROTECTION CENTER
1-800-4-A-DIG
UTLIES.COM

DATE: 3/13/25
SCALE: N/A
PROJ. NUMBER: 089-016
DRAWN BY: LCM
REVIEWED BY: SPH
REVISED BY: -

GEORGIA REGISTERED PROFESSIONAL ENGINEER
STATE OF GEORGIA
LICENSE NO. 0000058941
4/18/25

GSWVCC# 0000058941
THIS DOCUMENT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE OF THE REGISTERED PROFESSIONAL ENGINEER ACROSS THE REGISTERED NAME SIGN.

SHEET NUMBER
6.2

\\dcs\matters\at\shw\trah\geomg\DWG\sewer\outfall\SEWER OUTFALL_01030.dwg, cmmison, Thu, Mar 13, 2025 - 2:38pm

AMENDMENT TO DEVELOPMENT AGREEMENT BETWEEN PAULDING COUNTY LAND DEVELOPMENT, LLC AND CITY OF DALLAS, GEORGIA COLE LAKE DEVELOPMENT SUBDIVISIONS

Manhole Buoyancy Calculator A-39
Arbors at Silver Trail Sewer Outfall

Table with columns for Input Parameters, Output Parameters, and Notes. Input parameters include Structure Inside Diameter (4.00 ft), Structure Wall Thickness (0.50 ft), Top Slab Thickness (0.50 ft), and Manhole Ring Diameter (2.00 ft). Output parameters include Outfall Pipe Open Area (0.785 sq ft), Square Bottom Slab Width & Length (5.00 ft), Bottom Slab Thickness (0.50 ft), Unit Weight of Concrete (150.0 pcf), Unit Weight of Water (62.4 pcf), Maximum Water Elevation (933.40 ft), Insertion Rim Elevation (941.32 ft), Outfall Pipe Invert Elevation (932.02 ft), Total Volume of Concrete (88.09 cf), Total Weight of Concrete (8.48 tn), Maximum Volume of Water Displaced (29.84 cf), Maximum Buoyant Force (0.93 tn), and Factor of Safety (6.035). Notes include Flowage Easement Elev. @ 933.4'.

* = Neglects additional weight of pedestal supports, manhole hardware, soil friction, water inside structure, etc.

Manhole Buoyancy Calculator A-40
Arbors at Silver Trail Sewer Outfall

Table with columns for Input Parameters, Output Parameters, and Notes. Input parameters include Structure Inside Diameter (4.00 ft), Structure Wall Thickness (0.50 ft), Top Slab Thickness (0.50 ft), and Manhole Ring Diameter (2.00 ft). Output parameters include Outfall Pipe Open Area (0.785 sq ft), Square Bottom Slab Width & Length (5.00 ft), Bottom Slab Thickness (0.50 ft), Unit Weight of Concrete (150.0 pcf), Unit Weight of Water (62.4 pcf), Maximum Water Elevation (933.40 ft), Insertion Rim Elevation (940.59 ft), Outfall Pipe Invert Elevation (923.56 ft), Total Volume of Concrete (140.73 cf), Total Weight of Concrete (10.55 tn), Maximum Volume of Water Displaced (136.15 cf), Maximum Buoyant Force (4.25 tn), and Factor of Safety (2.485). Notes include Flowage Easement Elev. @ 933.4'.

* = Neglects additional weight of pedestal supports, manhole hardware, soil friction, water inside structure, etc.

Manhole Buoyancy Calculator A-41
Arbors at Silver Trail Sewer Outfall

Table with columns for Input Parameters, Output Parameters, and Notes. Input parameters include Structure Inside Diameter (4.00 ft), Structure Wall Thickness (0.50 ft), Top Slab Thickness (0.50 ft), and Manhole Ring Diameter (2.00 ft). Output parameters include Outfall Pipe Open Area (0.785 sq ft), Square Bottom Slab Width & Length (5.00 ft), Bottom Slab Thickness (0.50 ft), Unit Weight of Concrete (150.0 pcf), Unit Weight of Water (62.4 pcf), Maximum Water Elevation (933.40 ft), Insertion Rim Elevation (936.03 ft), Outfall Pipe Invert Elevation (924.97 ft), Total Volume of Concrete (98.53 cf), Total Weight of Concrete (7.39 tn), Maximum Volume of Water Displaced (118.43 cf), Maximum Buoyant Force (3.70 tn), and Factor of Safety (2.000). Notes include Flowage Easement Elev. @ 933.4'.

* = Neglects additional weight of pedestal supports, manhole hardware, soil friction, water inside structure, etc.

Manhole Buoyancy Calculator A-42
Arbors at Silver Trail Sewer Outfall

Table with columns for Input Parameters, Output Parameters, and Notes. Input parameters include Structure Inside Diameter (4.00 ft), Structure Wall Thickness (0.50 ft), Top Slab Thickness (0.50 ft), and Manhole Ring Diameter (2.00 ft). Output parameters include Outfall Pipe Open Area (0.785 sq ft), Square Bottom Slab Width & Length (5.00 ft), Bottom Slab Thickness (0.50 ft), Unit Weight of Concrete (150.0 pcf), Unit Weight of Water (62.4 pcf), Maximum Water Elevation (933.40 ft), Insertion Rim Elevation (937.77 ft), Outfall Pipe Invert Elevation (925.27 ft), Total Volume of Concrete (108.71 cf), Total Weight of Concrete (8.15 tn), Maximum Volume of Water Displaced (114.66 cf), Maximum Buoyant Force (3.58 tn), and Factor of Safety (2.279). Notes include Flowage Easement Elev. @ 933.4'.

* = Neglects additional weight of pedestal supports, manhole hardware, soil friction, water inside structure, etc.

Manhole Buoyancy Calculator A-43
Arbors at Silver Trail Sewer Outfall

Table with columns for Input Parameters, Output Parameters, and Notes. Input parameters include Structure Inside Diameter (4.00 ft), Structure Wall Thickness (0.50 ft), Top Slab Thickness (0.50 ft), and Manhole Ring Diameter (2.00 ft). Output parameters include Outfall Pipe Open Area (0.785 sq ft), Square Bottom Slab Width & Length (5.00 ft), Bottom Slab Thickness (0.50 ft), Unit Weight of Concrete (150.0 pcf), Unit Weight of Water (62.4 pcf), Maximum Water Elevation (933.40 ft), Insertion Rim Elevation (943.38 ft), Outfall Pipe Invert Elevation (925.27 ft), Total Volume of Concrete (148.37 cf), Total Weight of Concrete (11.13 tn), Maximum Volume of Water Displaced (114.66 cf), Maximum Buoyant Force (3.58 tn), and Factor of Safety (3.110). Notes include Flowage Easement Elev. @ 933.4'.

* = Neglects additional weight of pedestal supports, manhole hardware, soil friction, water inside structure, etc.



SEWER DETAILS FOR ARBORS AT SILVER TRAIL SEWER OUTFALL. LOCATED IN: LAND LOTS 444, 512, 513, 514, 515, 516 & 566. 2ND DISTRICT, 3RD SECTION PAULDING COUNTY, GEORGIA.

Table for REVISIONS with columns for DATE and REVISIONS. Includes a note: 'Know what's below. Call before you dig. UTILITIES PROTECTION CENTER 1-800-4-A- Dig 4'.

Table with project information: DATE: 3/13/25, SCALE: N/A, PROJ. NUMBER: 082_016, DRAWN BY: LCM, REVIEWED BY: SPH, REVISED BY: -.



SHEET NUMBER 6.4