eFiled and eRecorded DATE: 08/01/2023 **TIME: 3:03 PM** PLAT BOOK: 77 PAGE: 99 - 100

FILING FEES: \$20.00 PART ID: 5760990854 RECORDED BY: TS

Sheila Butler MATION Paulding County, GA

Paulding County Development Certification

This plat, having been submitted to Paulding County and having been found to comply with the Paulding County Development Regulations and the Paulding County Zonina Ordinance, is approved subject to the installation and dedication of all streets, utilities, easements and other improvements in accordance with the Standard Details and the posting of an 18-month maintenance bond.

Department Respublich Water, Seyer & Environmental

Commissioners

- Ptw 7/3/2024 Paulding County Board of STREET LIGHT REQUIREMENTS:

- 1.) IN ACCORDANCE WITH THE PAULDING COUNTY STREET LIGHT DISTRICT ORDINANCE (AMENDMENT 12/12/17), THE DEVELOPER OF THIS SUBDIVISION MUST PROVIDE STREET LIGHTS.
- 2) THE DEVELOPER SHALL SUBMIT TO THE PAULDING COUNTY DOT THE STREET LIGHT LAYOUT PREPARED BY THE UTILITY COMPANY THAT WILL PROVIDE THE LIGHTING SERVICE SHOWING EXACT LOCATION OF STREET LIGHTS WITHIN THIS SUBDIVISION
- 3.) THE DEVELOPER SHALL SUBMIT PAYMENT TO THE PAULDING COUNTY DOT FOR BOTH 12 MONTHS ENERGY COST PLUS 10% ADMINISTRATIVE FEE AND INSTALLATION COST OF STREET LIGHTS, INCLUDING POLES, FIXTURES AND ANY OTHER RELATED ITEMS OR MATERIALS NECESSARY FOR INSTALLATION.
- 4.) THE FINAL PLAN SHALL ANNOTATE THAT STREET LIGHTS SHALL BE INSTALLED IN ACCORDANCE WITH PROVISIONS OF THE STREET LIGHT ORDINANCE.
- 5.) THE STREET LIGHT REQUIREMENTS MUST BE MET PRIOR TO OBTAINING ANY BUILDING PERMITS OR WATER METERS FOR THIS SUBDIVISION.

PAULDING DOT NOTES

- A) Ensure curb cuts in driveways are installed via cut method
- B) Driveways are to be installed to slape toward the street (should meet the Roadway Typical Section)
- C) Garage floor and first floor to be at a minimum of 1 foot above the adjacent top of curb.
- D) ADA requirements shall be met within the development (ie: Handicap Ramps, detectable working pads, etc.)

All detention ponds to be county owned and existing lakes to be owned and maintained by H.O.A.

House location plans shall be submited to Paulding County Engineering Division prior to obtaining building permits

THIS PLAT IS SUBJECT TO THE COVENANTS SET FORTH IN THE SEPARATE WHICH HEREBY BECOMES A PART OF THIS PLAT, RECORDED IN DEED BOOK_____, PAGE____, PAULDING COUNTY DEED RECORDS AND SIGNED.

Owner's Acknowledgment

I hereby certify as the owner of the land shown on this plat and whose name is subscribed hereto, acknowledge that this plat was made from an actual survey, and for value received the sufficiency of which is hereby acknowledged, do hereby convey all streets and rights-of-way, water mains and sewer lines shown hereon in fee simple to Paulding County and further dedicate to the use of the public forever all alleys, parks, water courses, drains, easements and public places hereon shown for the purposes and considerations herein expressed. In consideration of the approval of development plan and other valuable considerations, the owner further releases and holds harmless Paulding County from any claims, damages or demands arising: on account of the design, construction and maintenance of the property shown hereon; on account of the roads, fills. embankments, ditches, cross drains, culverts, water mains, sewer lines, and bridges within the proposed rights—of—way and easements shown; and on account of backwater, the collection and discharge of surface water, or the changing of courses of streams. And further the owner warrants that he owns fee simple title to the property shown hereon and agrees that Paulding county shall not be liable to him, his heirs, successors for any claims or damages resulting from the construction or maintenance of cross drain extensions, drives. structures, street, culverts, curbs of sidewalks, the changing of courses of streams and rivers, flooding from natural creeks and rivers, surface waters and any other matte whatsoever. I further warrant that I have the right to sell and convey the land according to this plat and do hereby bind myself and owners subsequent in title to defend by virtue of these presents.

City of Dallas Certification

It is hereby certified that the Sanitary Sewer System, Easements, and other required improvements in this subdivision, have been installed in a acceptable manner or surety has been provided in an amount to ensure their installation, and that this plat meets all the requirements of the City of Dallas, water and sewer regulations and specification.

7-25-13 City Manager, City of Dallas 7-25-23

Surveyors Acknowledgment I hereby certify that the plan shown and described hereon is a true correct survey made on the ground under my supervision, that the monuments have been placed as shown hereon, and is to the accuracy and specifications required by the Paulding County, Development Standards.

As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a Land Surveyor and approved by all applicable local jurisdiction for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned Land Surveyor certifles that this plat 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 O.C.G.A. Section 15—6—67.

7/6/23

Down @ Bath

Douglas R. Bentley. Registered Land Surveyor #2535

BENCHMARK: TOP OF FH ELEV = 968.83 LOCATED ON OAK LEAF ROAD AT

2021-05-Z Approved January 26, 2021 1. Owner/Developer shall submit detailed landscaping plans prepared by a registered design professional for entrances, amenity, and required buffer areas for review/approval by the Planning and Zoning Division during the Plan Review Process.

2. Owner/Developer agrees to increase the required 25 ft. undisturbed/planted buffer along the perimeter of the development to 40 ft. where the development adjoins industrial zoned

3. Owner/Developer acknowledges all amenity areas, detention area lots, lift station lots, easements, parking areas, and buildings may not be accounted for as greenspace areas.

4. Owner/Developer agrees to provide an archaeological investigational study for historical and archaeological significance of the site that will be prepared by and archaeological consultant which meets the secretary of the

Interior's Professional Qualification Standards. 5. Owner/Developer agrees access to the development shall be determined during the plan review process.

6. Owner/Developer agrees to a donation of property to accommodate a 120ft R.O.W., which would be 60 feet from the centerline of Dallas-Acworth Hwy.

7. Owner/Developer shall provide 10' of additional permanent easement along Dallas-Acworth

8. Owner/Developer agrees to provide a traffic impact study for this development. The traffic impact study will include existing and base year (fully built out year) build and no build analysis and design year (base year plus 10 years) build and no build analysis. Study parameters and assumptions to be agreed on by Poulding County DOT.

9. Owner/Developer shall be responsible for incorporating horizontal traffic calming practices. All practices shall be approved by the Paulding County Department of Transportation and designed in accordance with the institute of Transportation Engineers (ITE), manual for Traffic

10. Owner/Developer acknowledges sewer service is

through the city of Dallas. 11. Owner/Developer agrees to relocate water mains outside acceleration/deceleration lanes, if

12. Owner/Developer agrees all dwelling units will meet the following design standards: A) Building Design. All dwelling units including attached two-car-

garages or carports architectural design elements described below as approved by the Planning and Zoning Division. B) Building materials. Dwellings constructed in the Low Density Quality Residential Development District shall be subject to the following

requirements. 1) Building materials for exterior walls are limited to the following: brick, stone, cement board siding, and glass. Vinyl components — not horizontal siding may be permitted for aesthetic

2) Building materials for roofs may be one of the follow: Architecturally texture composition shingles, State shingles, Standing seam metal roof approved by the Director of Community

Development. 3) Flat roofs (pitch less than 1:12) shall not be permitted on any building roof consisting of more than 200 sq. ft. in area.

Area = 34.520 Acres Area = 1,503,670 Sq.Ft.

STREET SPECIFICATIONS: STREET RIGHT-OF-WAYS: 50 FEET CUL-DE-SAC RADIUS: 55 FEET CENTERLINE OF STREET: 25 FEET FROM R/W STREET WIDTH (BOC/BOC) 24 FEET PAVEMENT WIDTH: PAVEMENT TYPE: ASPHALT

Sand/Gravel filter to be provided at 80% build-out or end of warranty.

Elevation Certificate required for indicated lots prior to Rough-In Inspection

Owner/Developer to execute Maintenance Agreement for commercial or private ponds.

LOTS WITH NO ADDRESSES SHOWN WILL BE ADDRESSED WHEN PERMITTED.

	ΑE	BREVIATIONS LEGEND				
D.E		DRAINAGE EASEMENT				
S.S	.E.	SANITARY SEWER EASEMENT				
A.E	A.E. ACCESS EASEMENT					
IPF	IPF IRON PIN FOUND					
N.A	.E.	NO ACCESS EASEMENT				
U.E		UTILITY EASEMENT				
P.D	E.	PRIVATE DRAINAGE EASEMENT				

DEVELOPER/24 HOUR CONTACT: Summerlyn Homes, LLC P.O. Box 1858 Douglasville, GA, 30133 PHONE: 770-380-1323 **CONTACT PERSON: Walter Hudson**

Density: 1.83 Lots per Acre

GENERAL INFORMATION:

1.) THIS PROPERTY IS CURRENTLY ZONED: R-3

2.) TOTAL AREA OF THIS PROJECT: 34.520 ACRES

3.) TOTAL NUMBER OF LOTS DEVELOPED: 63 LOTS 4.) MINIMUM LOT SIZE: 15,000 S.F. 5.) MINIMUM FRONT SETBACK: 30 FEET

MINIMUM SIDE SETBACK : 10 FEET MINIMUM REAR SETBACK: 25 FEET 6.) FIELD TRAVERSE PRECISION: 1' IN 90,943'

7.) PLAT CLOSURE PRECISION: EXCEEDS 1/960,326 8.) LENGTH OF NEW STREETS: 3,460 FEET

9.) ALL CORNERS ARE 1/2" REBAR UNLESS OTHERWISE NOTED. 10.) ZIP CODE(POST OFFICE): CITY OF DALLAS (30132) GENERAL NOTES

All proposed 52 Class Streets are to consist of 1" Type F asphaltic topping, 2" binder course, and 6" compacted graded aggregate base (GAB). All S3 Class Streets are to consist of 1-1/2" Type E asphaltic topping, 2" Type "B" binder, and 8" compacted graded aggregate base (GAB).

Minimum F.F. Elevations shall be no less than 4 feet above the 100 Year Headwater Pool or 100 Year Flood Elevations for lots upstream of Storm Drain crossings. For low points in roads the minimum F.F. Elevations shall be no less than 1 foot above the Top of Curb at the Low Point.

In all such lots requiring a House Location Plan pursuant to subsection, an asbuilt survey of the dwelling, building or structure shall be provided to the Community Development Department prior to final inspections and the Issuance of a certificate of occupancy. In the event the as-built survey shows the dwelling does not have proper setbacks, flood standards set forth herein in Article 10, floor elevations or other discrepancies, the Community Development Department may deny the issuance of the certificate of occupancy.

Builder/Developer to ensure that all lots discharge storm water to the street and/or drainage easements and not onto adjacent lots.

- A 20 foot Drainage Easement (10 feet each side of centerline) is reserved along all creeks
- A 10 foot Drainage/Utility (5 feet each side of property line) is reserved along front, side, and rear property lines.

No permanent structures shall be constructed inside any permanent water or sewereasements.

Subject property lies within greas designated as Zone "X" (Low Risk) on Community Panel 13223C0129D of the Flood Insurance Rate Maps of Paulding prepared by F.E.M.A. dated June 7. 2019.

Note: The dimensions, bearings, distances, and area calculations of the residential subdivision shown hereon were prepared by and are the responsibility of Elite Surveying, LLC.

The Civil Engineering of this development was prepared by Elite Engineering, LLC as shown on Construction Plans for Oakwood dated March 31, 2021 and revised April 14, 2021.

Boundary information shown hereon is based on on a Survey prepared by Elite Surveying, LLC for Summerlyn Homes dated February 1, 2021.

All corners are 1/2 inch re-bar unless otherwise noted.

Common dreds, Open Space, amenities, signs, fence & landscape easements shall be owned and maintained by the Home Owners Association.

Handicap ramps required at all intersection, driveway, and curb encroachments, wherever sidewalks are constructed.

Lot owner is responsible for all surface water drainage maintenance and repair for each lot and may not make any changes to surface water runoff without written approval from the homeowners association. Any surface water drainage concerns relation to a lot or adjacent lot or common area shall be reported in writing to the Homeowners Association for administration.

Prior to final dedication of roads, Paulding County Water and Sewer Authority shall be granted an access easement to all water and sewer infrastructure within the road right of

All water and sewer construction shall conform to the standards of the Paulding County woter system.

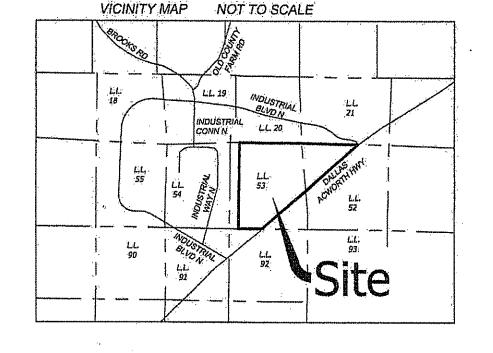
Handicap ramps shall be installed per current ADA requirements.

All wall maintenance will be either the responsibility of the HOA or the individual home owner's. County accepts no responsibility for maintenance of the walls.

Contractor will be responsible for sidewalk installation within greenspace and openspace.

Site Distance of all streets have been measured and meets minimum requirements. STRUCTURES LEGEND

		1.		
		*	^	HEADWALL
			-	SINGLE-WING CATCH BASIN
•		- -	40	DOUBLE-WING CATCH BASIN
Table of Dedication	วก	1	(JUNCTION BOX
ROAD NAMES	LENGTH	1	©	RAISED LID INLET
AK LEAF ROAD	1,142		©	FIRE HYRANT
AKWOOD HEIGHTS ROAD AKTREE STREET	1,766' 552'		8	WATER VALVES
MINEL SINCE	202	J		WATER LINE
		, i	S	SANITARY SEWER MAN HOLE
		F	s-	SANITARY SEWER LINE
				STORM SEWER LINE



Elite Engineering

Engineering | Surveying | Managemer

3660 Cedarcrest Road, Suite 22 Acworth, GA 30101 (678)324-8291

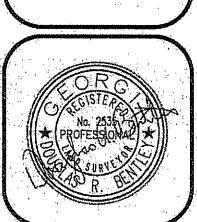
LOTS 52 AND 53 TON, PAULDING (

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PREPARED FOR:

Summerlyn Homes, LLC 24 HOUR CONTACT: Walter Hudson 770-380-1323



PROJECT No. DRAWING SCALE: N/A DESIGNED BY: DRAWN BY: LBA CHECKED BY: DATE: 07/13/2023

