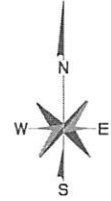
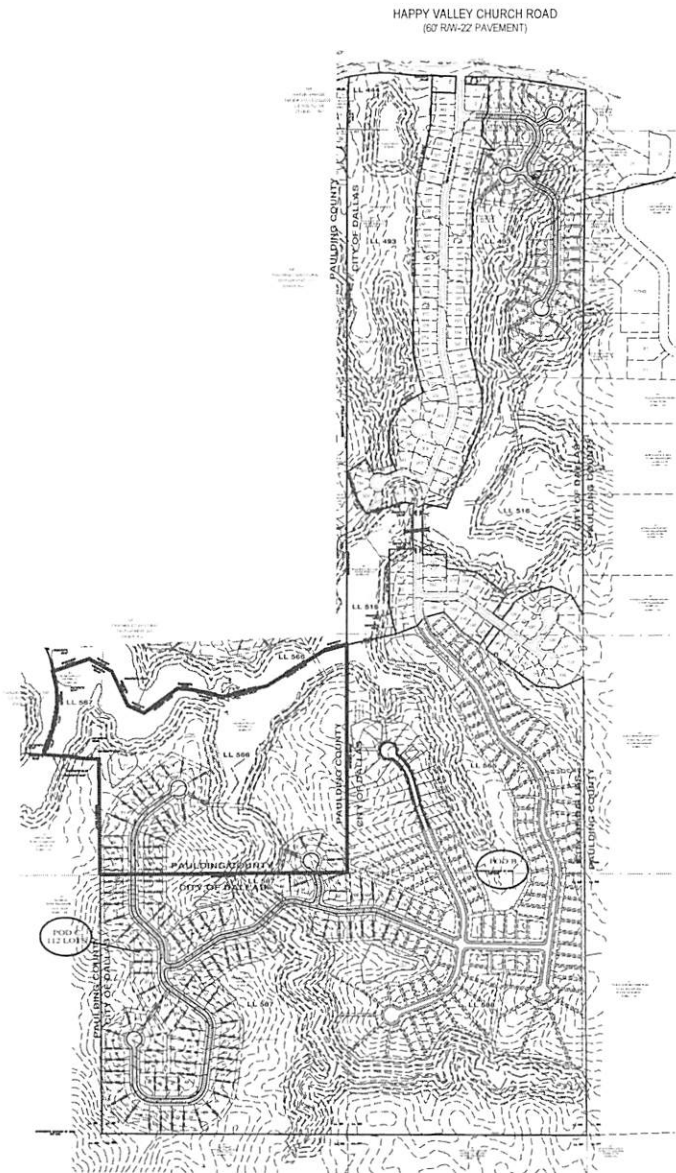
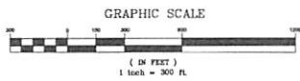
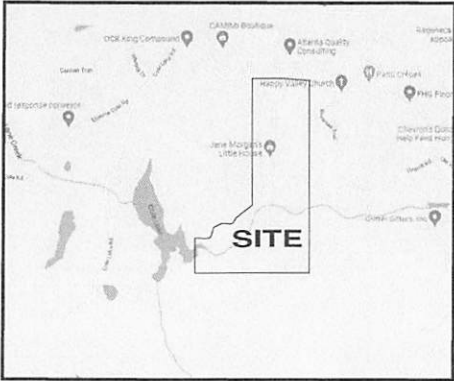


**VICINITY MAP
NTS**



PREPARED BY
Elite Engineering
3845 Geneva Road
Suite 203
Atlanta, Georgia 30371
Jonathan Jones, P.E.
404.771.1110

DATE

REZONING PLAN FOR
**MASTER PLAN PODS
A, B, & C**
LANDLOT 444.493.516.566.567.567.568.2ND DISTRICT.3RD SECTION
PAULDING COUNTY, GA

PREPARED FOR
**GEOSAM CAPITAL US
(GEORGIA)
LLC**



PROJECT No.	2147
DRAWING SCALE	1" = 300'
DESIGNED BY	JJ
DRAWN BY	JJ
CHECKED BY	JJ
DATE	11/15/22
DRAWN	JJ



**CALL
BEFORE
YOU DIG**

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

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 CEDARGREST 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.

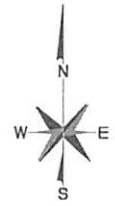
PARCEL	MEASURED DISTANCE	PROPOSED ENTRANCE DIRECTION
PARCEL 150.1.2.095.0000	831 FT	RIGHT
PARCEL 150.1.2.090.0000	996 FT	RIGHT
PARCEL 150.1.1.044.0000	351 FT	LEFT
PARCEL 150.1.1.045.0000	532 FT	LEFT
PARCEL 150.1.1.010.0000	668 FT	LEFT
PARCEL 150.1.1.015.0000	675 FT	LEFT
PARCEL 150.1.1.008.0000	765 FT	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 Cedargrest Road
Suite 220
Acworth, Georgia 30101
Jonathan Jones, P.E.
678-215-2988

DATE	REVISION

REZONING PLAN FOR
MASTER PLAN PODS A, B, & C
 LAND LOT 444, 493, 514, 565, 566, 567, 587, 588, 2ND DISTRICT, 3RD SECTION
 PAULDING COUNTY, GA

PREPARED FOR
GEOSAM CAPITAL US (GEORGIA) LLC



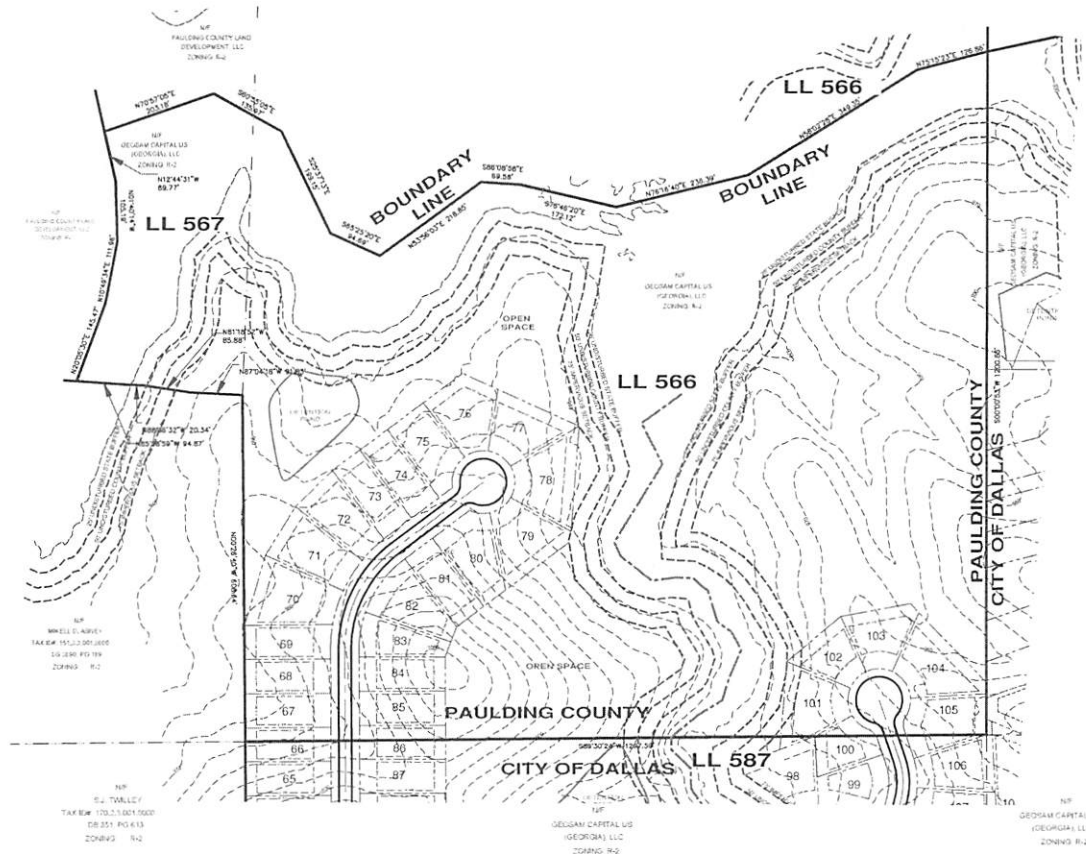
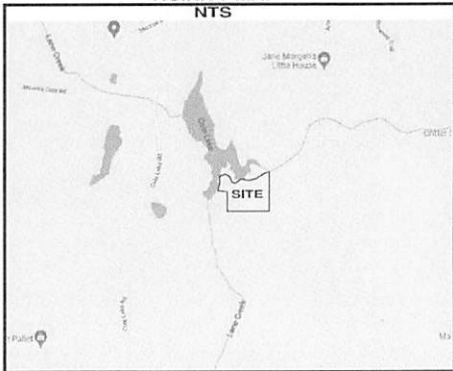
PROJECT NO.	21147
DRAWING SCALE	AS SHOWN
DESIGNED BY	JFJ
DRAWN BY	JFJ
CHECKED BY	JFJ
DATE	11/15/22



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 :
GESAM 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.
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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.

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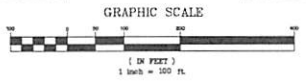
NOTE: PROPOSED ROADS ARE 24' WIDE BACK-OF-CURB TO BACK-OF-CURB WITH 50' RIGHT-OF-WAY

REZONING PLAN LEGEND

○	PROPERTY CORNER
—	PROPERTY LINE
- - -	RIGHT OF WAY
- - -	EXISTING ROAD
- - -	LAND LOT LINE
~ ~ ~	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.
 - 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'



PREPARED BY
Elite Engineering
3660 Cedarcrest Road
Suite 220
Acworth, Georgia 30101
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
GESAM CAPITAL US (GEORGIA) LLC



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