

eFiled and eRecorded
 DATE: 08/29/2023
 TIME: 9:08 AM
 PLAT BOOK: 77
 PAGE: 142 - 145
 FILING FEES: \$40.00
 PART ID: 2051548593
 RECORDED BY: BH
 Sheila Butler
 Paulding County, GA

GENERAL INFORMATION

ENGINEER:	EDISON ENGINEERING
ENGINEER ADDRESS:	2203 CHARLES HARDY PKWY
CURRENTLY ZONED:	LDQRD
TOTAL AREA OF DEVELOPMENT:	69.60 ACRES
PHASE 2 AREA:	58.603 ACRES
ZONING CASE #:	2019-12-2 DATED 7-17-19
TOTAL # OF LOTS DEVELOPED:	90 LOTS PHASE 2
LENGTH OF NEW STREETS:	4,036 FEET PHASE 2
MINIMUM LOT SIZE:	12,000 S.F.
MINIMUM FRONT SETBACK:	25 FEET
MINIMUM SIDE SETBACK:	7.5 FEET
MINIMUM REAR SETBACK:	20 FEET
MINIMUM HOUSE SIZE:	2,000 S.F. (HEATED)
FIELD TRAVERSE PRECISION:	1" : 13,983'
ANGLE ADJUSTMENT:	2" PER ANGLE
TRAVERSE ADJUSTMENT:	COMPASS
PLAT PRECISION:	1" : 580,726'
EQUIPMENT:	SOKKIA SET 2-100
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 (UNLESS NOTED)
PAVEMENT WIDTH:	20 FEET (UNLESS NOTED)
PAVEMENT TYPE:	ASPHALT

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 Zoning 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.

8-28-23

Date Community Development Department

8/21/23

Date Water System

8/25/23

Date Department of Transportation

8/28/2023

Date Board of Commissioners

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 an 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 & Specification.

Manager, City of Dallas

Clerk, City of Dallas

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 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 matter 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.

Signature

8/02/2023

Date

W. CARLTON RAKESTRAW, JR.

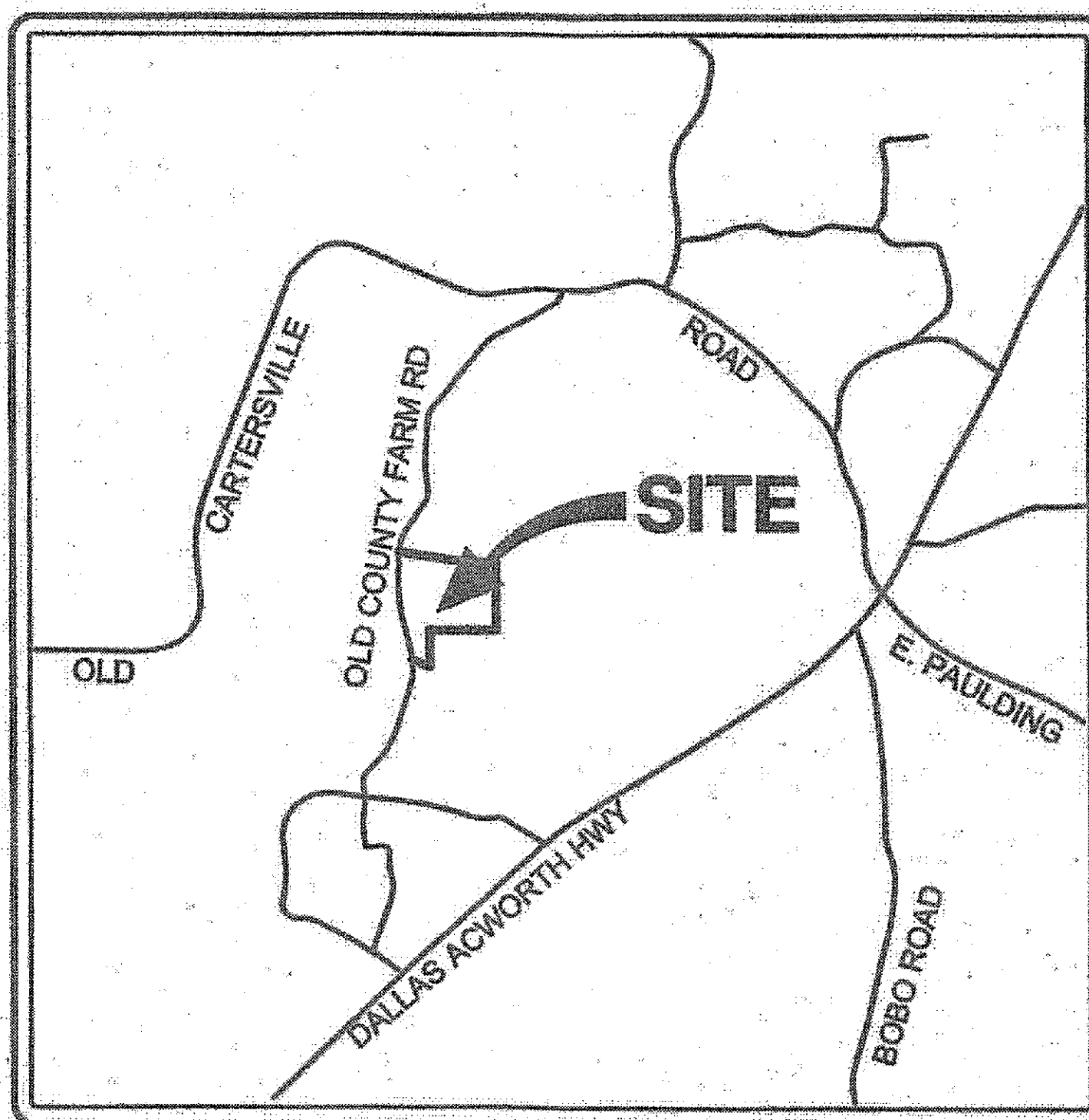
8/02/23

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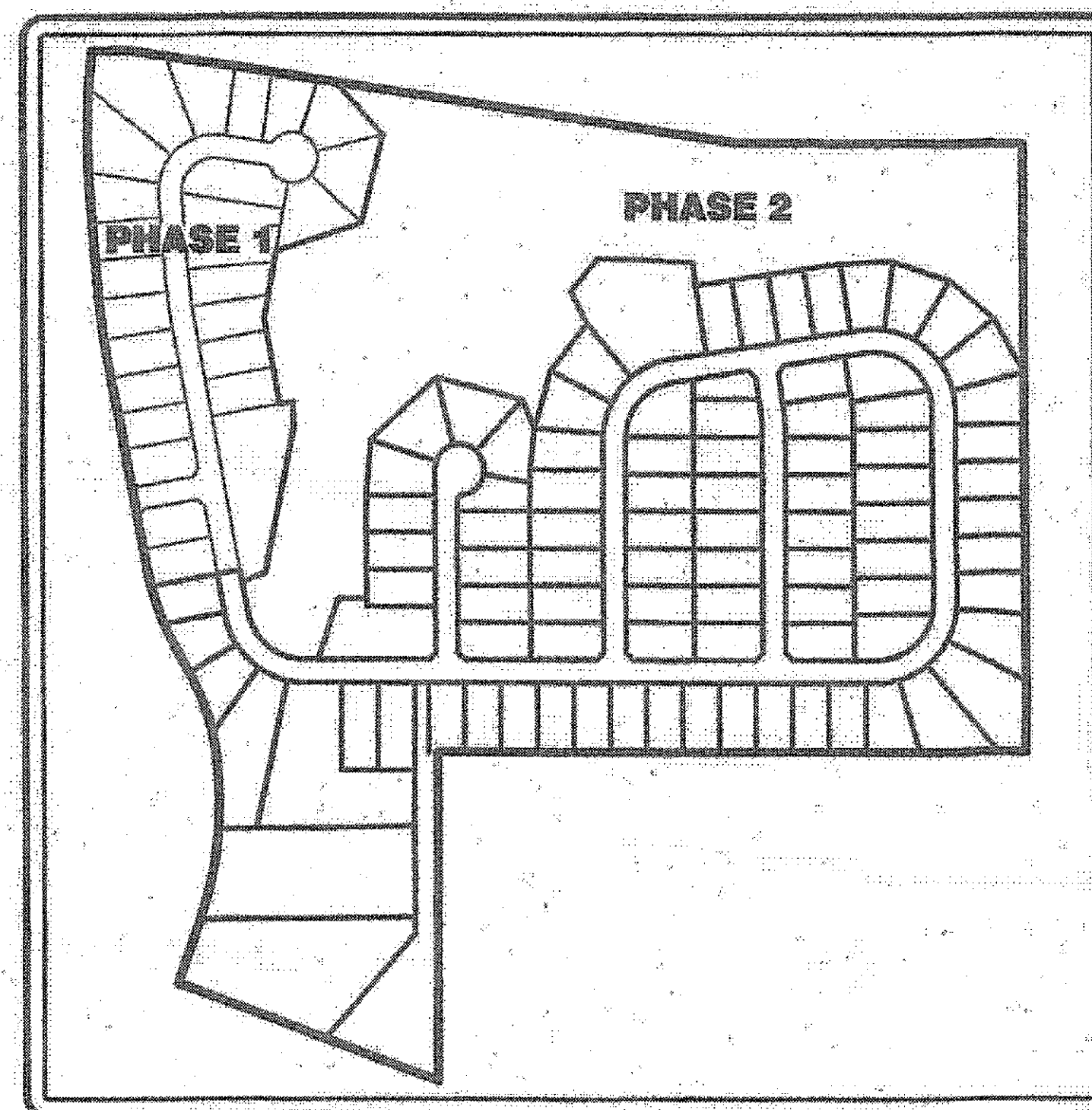
LOCATED IN LAND LOTS: 1205, 1244, 1245, 1277
 3RD DISTRICT, 3RD SECTION
 PAULDING COUNTY, GEORGIA

PROJECT NO. 19-071
 PLOT FILE # CREEKSIDE 2 F
 DATE: 8-02-23
 DRAWN BY: W.C.R.
 APPROVED BY: W.C.R.

CARLTON RAKESTRAW & ASSOCIATES
 REGISTERED LAND SURVEYORS
 2203 MARIETTA HWY DALLAS, GEORGIA 30157
 PHONE: 770-443-2200 FAX: 770-443-2300



LOCATION MAP --- 1" = 2000'



SITE MAP-- NTS

GENERAL NOTES

ALL PROPOSED S2 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" 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 ROAD THE MINIMUM F.F. ELEVATIONS SHALL BE NO LESS THAN 1 FOOT ABOVE THE TOP OF CURB AT THE LOW POINT.

DRAINAGE EASEMENTS LOCATED OUTSIDE THE RIGHT OF WAY ARE CONSIDERED PRIVATE AND SHALL BE MAINTAINED BY THE PROPERTY OWNER/HOA.

A 20 FOOT DRAINAGE EASEMENT (10 FEET EACH SIDE OF CENTERLINE) IS RESERVED ALONG ALL CREEKS AND NATURAL DITCHES.

A 10 FOOT DRAINAGE/UTILITY EASEMENT (5 FEET EACH SIDE OF PROPERTY LINE) IS RESERVED ALONG FRONT, SIDE AND REAR PROPERTY LINES.

BUILDER TO INSURE LOTS DRAIN TO STREET AND/OR DRAINAGE EASEMENTS AND NOT ONTO ADJOINING LOTS.

SUBJECT PROPERTY LIES WITHIN AN AREA DESIGNATED AS ZONE "A & X" ON COMMUNITY PANEL 13223C0129 D & 13223C0133 C OF THE FLOOD INSURANCE RATE MAPS FOR PAULDING COUNTY PREPARED BY F.E.M.A. DATED JUNE 07, 2019 & SEP. 29, 2006.

NOTE: THE DIMENSIONS, BEARINGS, DISTANCES, AND AREA CALCULATIONS OF THE RESIDENTIAL SUBDIVISION SHOWN HEREON WERE PREPARED BY AND ARE THE RESPONSIBILITY OF CARLTON RAKESTRAW & ASSOCIATES.

THE CIVIL ENGINEERING DESIGN OF THIS DEVELOPMENT, WHICH INCLUDES: STORM WATER, HYDROLOGY STUDIES, CULVERT SIZES, 100 YEAR FLOOD ELEVATIONS, MINIMUM FLOOR ELEVATIONS, ETC. WAS PREPARED BY EDISON ENGINEERING, GROUP AS SHOWN ON CONSTRUCTION PLANS FOR CREEKSIDE LANDING AND DATED JANUARY 2018.

BOUNDARY INFORMATION SHOWN HEREON IS BASED ON A PLAT OF RETRACEMENT SURVEY FOR PIEDMONT RESIDENTIAL, LLC. PREPARED BY CRA AND DATED 3/31/21

ALL CORNERS ARE 1/2" REBAR UNLESS OTHERWISE NOTED

THIS PLAT IS SUBJECT TO THE COVENANTS SET FORTH IN THE SEPARATE DOCUMENT(S) DATED AUGUST 3, 2022 WHICH HEREBY BECOMES A PART OF THIS PLAT, RECORDED IN DEED BOOK 4824, PAGE 299-365, PAULDING COUNTY DEED RECORDS AND SIGNED BY THE OWNER.

PAULDING DOT NOTES

- ENSURE CURB CUTS IN DRIVEWAYS ARE INSTALLED VIA CUT METHOD.
- DRIVEWAYS ARE TO BE INSTALLED TO SLOPE TOWARD THE STREET (SHOULD MEET THE ROADWAY TYPICAL SECTION)
- GARAGE FLOOR AND FIRST FLOOR TO BE AT A MINIMUM OF 1 FOOT ABOVE THE ABOVE ADJACENT TOP OF CURB.
- ADA REQUIREMENTS SHALL BE MET WITHIN THE DEVELOPMENT (I.E. HANDICAP RAMPS, SIDEWALKS, DETECTABLE WORKING PADS, ETC.)
- SIDEWALKS WITHIN COMMON AREAS, OPEN SPACES ARE TO BE INSTALLED BY THE DEVELOPER

STREET LIGHT REQUIREMENTS

- IN ACCORDANCE WITH THE PAULDING COUNTY STREET LIGHT DISTRICT ORDINANCE (AMENDMENT 12/12/17), THE DEVELOPER OF THIS SUBDIVISION MUST PROVIDE STREET LIGHTS.
- 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.
- THE DEVELOPER SHALL SUBMIT TO THE PAULDING COUNTY DOT FOR BOTH 12 MONTHS ENERGY COST PLUS A 10% ADMINISTRATIVE FEE AND INSTALLATION COST OF STREET LIGHTS, INCLUDING POLES, FIXTURES, AND ANY RELATED ITEMS OR MATERIALS NECESSARY FOR INSTALLATION.
- THE FINAL PLAT SHALL ANNOTATE THAT STREET LIGHTS SHALL BE INSTALLED IN ACCORDANCE WITH PROVISIONS OF THE STREET LIGHT ORDINANCE.
- THE STREET LIGHT REQUIREMENTS MUST BE MET PRIOR TO OBTAINING ANY BUILDING PERMITS OR WATER METERS FOR THIS SUBDIVISION.

WATER SYSTEM NOTES

- NO PERMANENT STRUCTURES ARE ALLOWED INSIDE ANY PERMANENT WATER OR SEWER EASEMENTS.

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.

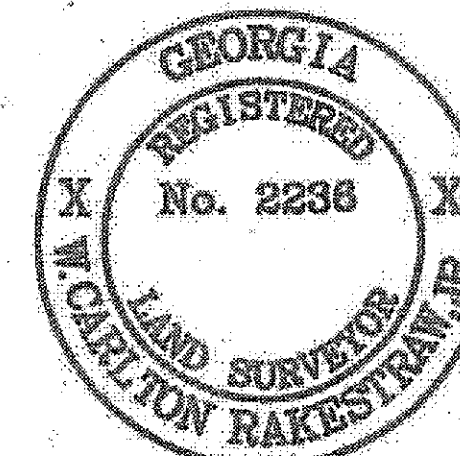
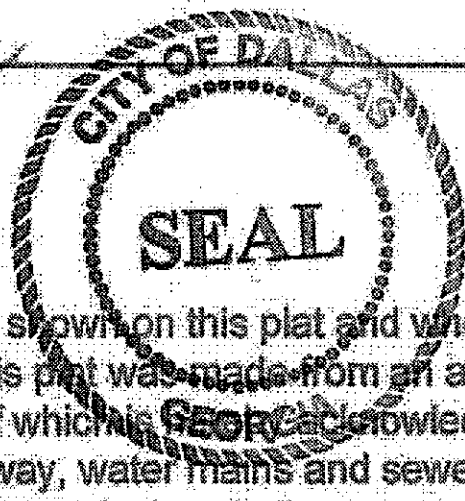
AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED 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 CERTIFIES 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.

SEE ZONING
 STIPULATIONS ON
 SHEET 4

OWNER
 PR LAND INVESTMENTS, LLC
 285 PARKWAY 575
 WOODSTOCK, GA 30188

CONTACT:
 AARON VANDERSTAPPEN
 678-366-6470

POST OFFICE:
 DALLAS, GA 30132



SHEET 1 OF 4

FINAL PLAT FOR
 CREEKSIDE LANDING
 PHASE 2

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LOT SYMBOL LEGEND

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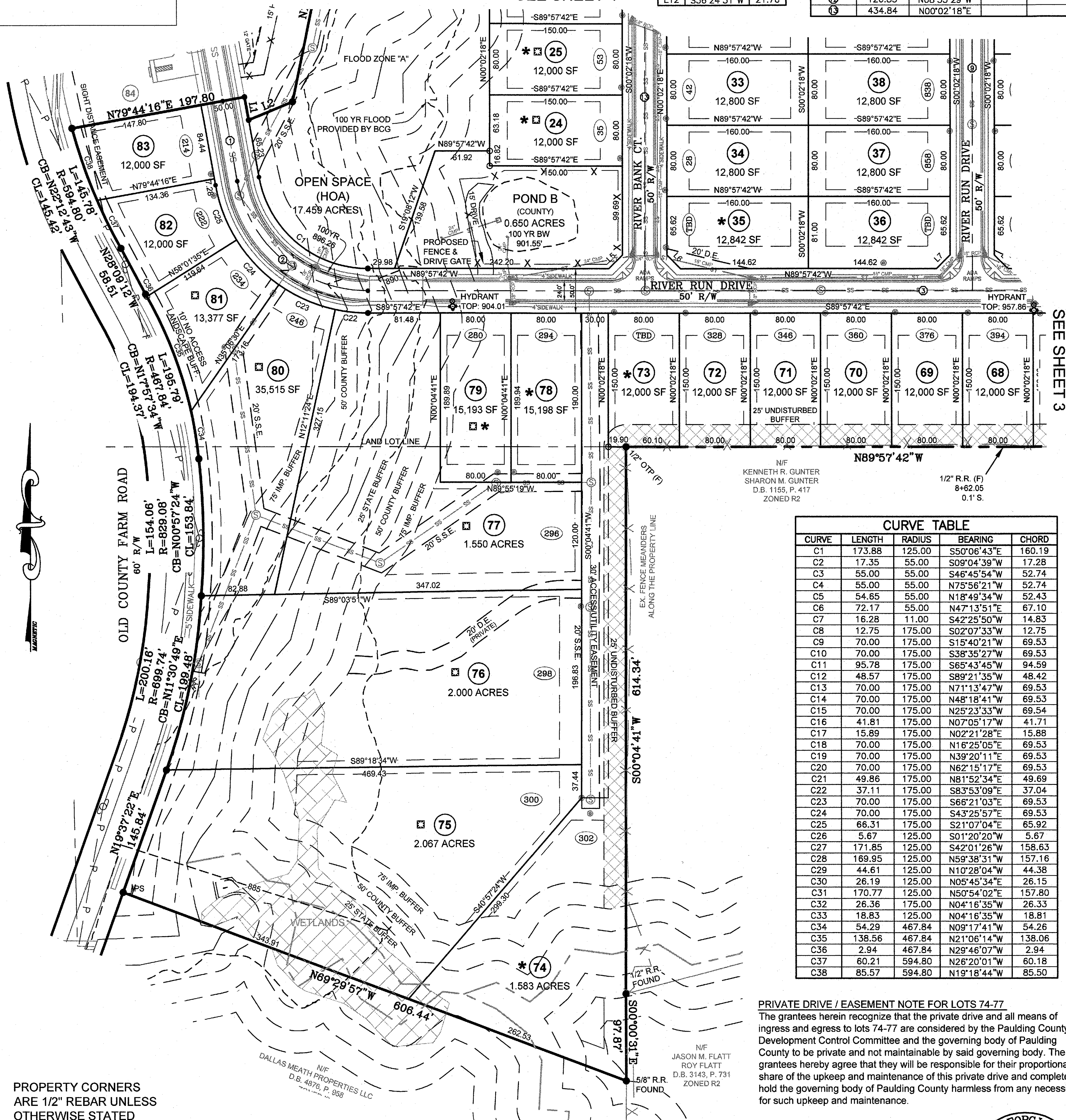
LINE TABLE

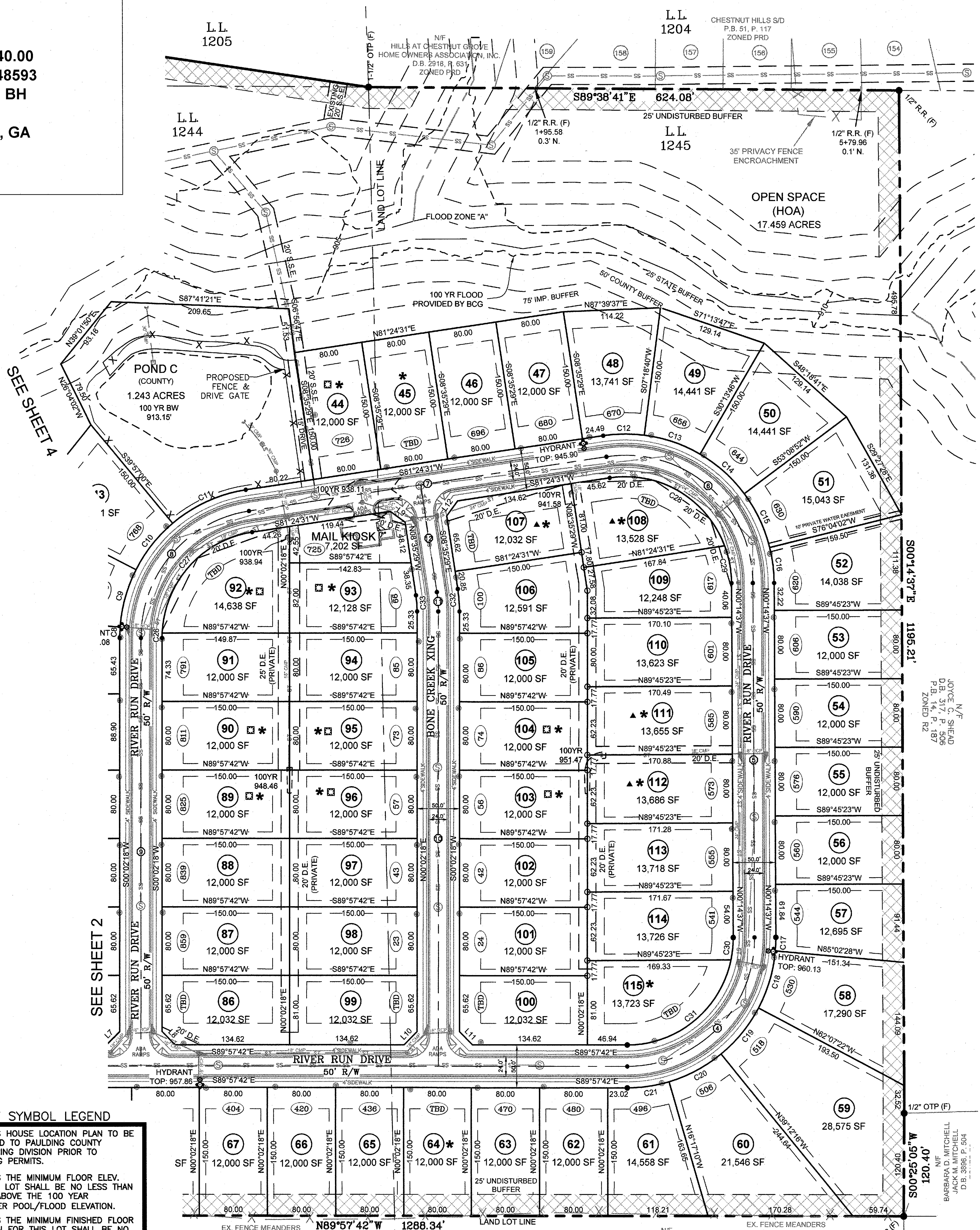
LINE	BEARING	LENGTH
L1	S10°15'44"E	26.49
L2	N67°26'15"E	53.86
L3	N02°11'56"W	58.69
L4	S79°44'16"W	29.49
L5	S45°02'18"W	21.76
L6	N44°57'42"W	21.76
L7	S45°02'18"W	21.76
L8	S44°57'42"E	21.76
L9	N53°35'29"W	21.76
L10	N45°02'18"E	21.76
L11	S44°57'42"E	21.76
L12	S36°24'31"W	21.76

ROAD CENTERLINE TABLE

SEGMENT	LENGTH	BEARING	RADIUS	CHORD
①	91.72	S10°15'44"E		
②	208.65	S50°06'43"E	150.00	192.23
③	1254.50	S89°57'42"E		
④	236.36	N44°53'51"E	150.00	212.65
⑤	414.06	N00°14'37"W		
⑥	257.47	N49°25'03"W	150.00	227.01
⑦	424.71	S81°24'31"W		
⑧	213.03	S40°43'25"W	150.00	195.57
⑨	500.33	S00°02'18"W		
⑩	531.33	N00°02'18"E		
⑪	22.59	N04°16'35"W	150.00	22.57
⑫	126.85	N08°35'29"W		
⑬	434.84	N00°02'18"E		

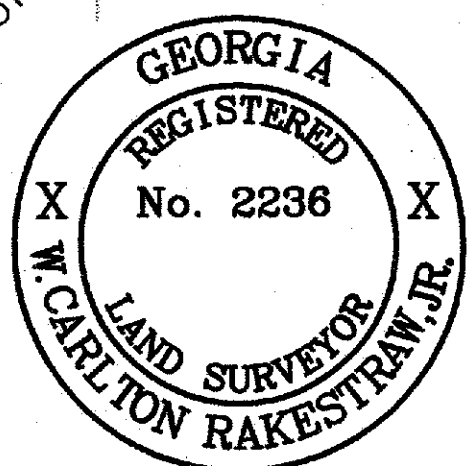
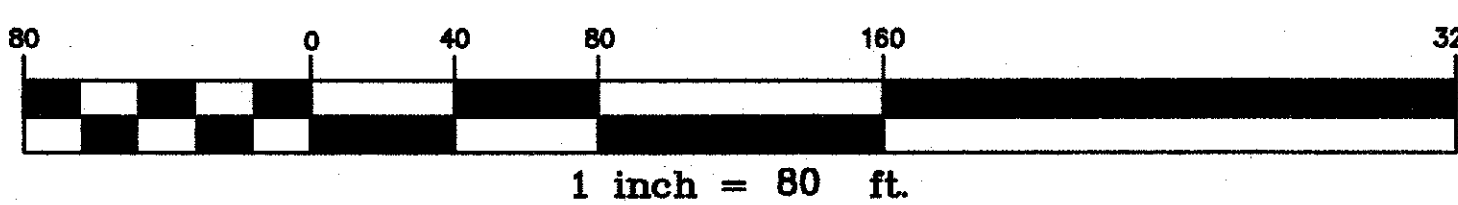
SEE SHEET 4





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**FINAL PLAT FOR
CREEKSIDE LANDING
PHASE 2**

LOCATED IN LAND LOTS: 1205, 1244, 1245, 1277
3RD DISTRICT, 3RD SECTION
PAULDING COUNTY, GEORGIA

PROJECT NO. 19-071
PLOT FILE # CREEKSIDE 2 F
DATE: 8-02-23
DRAWN BY: W.C.R.
APPROVED BY: W.C.R.

CARLTON RAKESTRAW & ASSOCIATES
REGISTERED LAND SURVEYORS
2203 MARIETTA HWY DALLAS, GEORGIA 30157
PHONE: 770-443-2200 FAX: 770-443-2300

SHEET 3 OF 4

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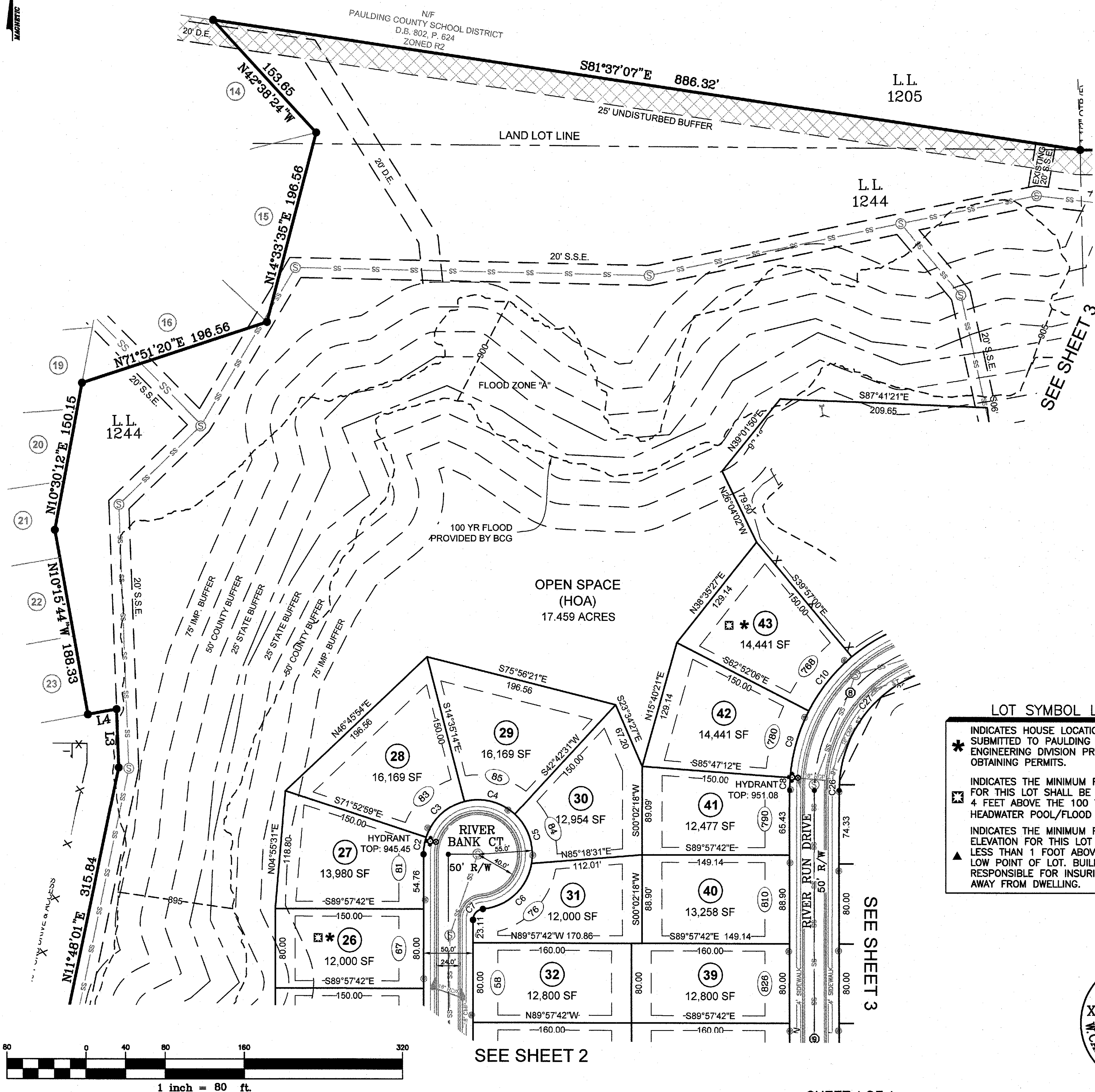
LEGEND	
IPS	IRON PIN SET
RR	REINFORCING ROD
OTF	OPEN TOP PIPE
CTP	CRIMP TOP PIPE
CM	CONCRETE MONUMENT
(F)	FOUND
(D)	DISTURBED
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
LLL	LAND LOT LINE
R/W	RIGHT-OF-WAY
-W-	WATER MAIN
B.L.	BUILDING LINE
-EP-	EDGE OF PAVEMENT
-SS-	SANITARY SEWER
P.L.	PROPERTY LINE
-CL-	CENTERLINE
CLF	CHAIN LINK FENCE
BWF	BARBED WIRE FENCE
PP	POWER POLE
GW	GUY WIRE
FM	FIRE HYDRANT
WM	WATER METER
GV	GATE VALVE
SSE	SANITARY SEWER EASEMENT
CMP	CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
SSMH	SANITARY MANHOLE
SSCO	SANITARY SERVICE
SWCB	SINGLE WING CATCH BASIN
DWCB	DOUBLE WING CATCH BASIN
JB	JUNCTION BOX
HDWL	HEADWALL
DI	DROP INLET
DA	DRAINAGE AREA
EL	ELEVATION
DE	DRAINAGE EASEMENT
BM	BENCH MARK

Brian Stover made a motion to approve with eleven (11) stipulations 2019-12-Z: Application by PIEDMONT RESIDENTIAL, LLC to rezone approximately 69.6 acres from I-1 (Light Industrial) to LDQRD (Low Density Quality Residential Development) for the development of a single-family residential subdivision (113 single-family lots) with public streets. Property is located in Land Lots 1205, 1206, 1243, 1244, 1245, and 1277; District 3; Section 3; east side of Old County Farm Road, north of Industrial Boulevard North. POST 4, seconded by Ron Davis; motion carried unanimously.

County Attorney Jayson Phillips read the requested additional phrase the applicant asked to add before the final vote, for clarification.

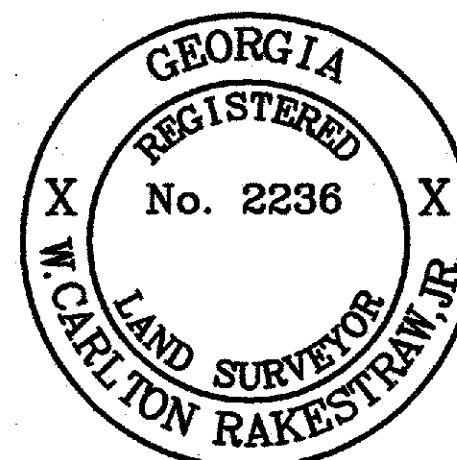
RECOMMENDATION: APPROVAL (4-3-0) with the following stipulations:

- 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.
- Owner/Developer acknowledges all required landscape buffers, amenity areas, detention area lots, lift station lots, easements, parking areas, and buildings may not be accounted for as greenspace areas.
- Owner/Developer agrees access to the development shall be determined during the plan review process.
- Owner/Developer is required to meet all County Development Standards and Ordinances related to project improvements.
- Owner/Developer agrees that roadway entrance improvements or other improvements shall be determined during the plan review process based upon a traffic study.
- Owner/Developer shall provide sufficient R.O.W. to accommodate the aforementioned left turn lane (if deemed necessary by PCDOT).
- Owner/Developer shall install 5' wide sidewalk along the entire frontage of the property on Old County Farm Road and tie into the existing sidewalk.
- Owner/Developer shall be responsible for incorporating 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 Calming.
- Owner/Developer acknowledges sewer service will be provided by the City of Dallas.
- Owner/Developer agrees to extend sewer service at applicant's expense to the north property line of the parcel for the benefit of the Moses Middle School facility upon commencement of construction of the development by applicant. In the event the Paulding County School District seeks to construct a sewer line through the parcel prior to applicant's commencement of construction, applicant will grant a sewer/utility easement to the Paulding County School District for the purpose without cost to the school district.
- Owner/Developer agrees no land disturbance permit shall be granted for the parcel prior to July 1, 2020.



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SHEET 4 OF 4