



CITY OF DALLAS, GEORGIA
APPLICATION FOR VARIANCE
BOARD OF APPEALS

NAME OF PROPERTY OWNER:

PLG, LLC

ADDRESS OF PROPERTY OWNER:

20 Mansell Court East Ste. 100 Roswell GA 30076

LOCATION OF PROPERTY:

Palisades Pkwy, Dallas, Ga. 30132

COUNTY TAX MAP NUMBER: 148.3.2.002.0000

INTENDED USE OF PROPERTY: Single Family Detached Residential

ZONING DISTRICT AND SETBACKS: G - General Industrial District Designed to R2 Single Family
Detached residential

**CHECKLIST
(SUBMIT WITH APPLICATION AND FEE)**

☒ LEGAL DESCRIPTION OF PROPERTY (COPY OF DEED)

☒ PLAT SHOWING DIMENSIONS, ACREAGE AND LOCATION OF TRACT(S) PREPARED TO SCALE (6 COPIES)

☒ EXACT DESCRIPTION OF VARIANCE(S) APPLIED FOR:

See attached exhibits and mark up. Lots 83, 58, 60, 27, 36, 69, 50, 1, 49 and 72 do not meet the
minimum 100 ft frontage requirement for corner lots per City of Dallas development regulations.

9 of the 10 lots average over 100 ft of frontage with the exception of lot 69 which averages 99.99 ft
We are seeking a variance to allow for road frontage for these 10 lots per the attached preliminary plat.

DATE

9/24/21

SIGNATURE OF OWNER OR AGENT

K. M. K.

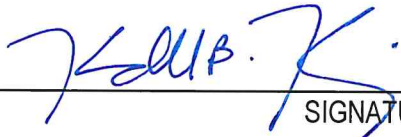
LEGAL NOTICE

I, PLG, LLC HAVE APPLIED FOR A VARIANCE(S) TO
(OWNER OR AGENT)

THE CITY OF DALLAS, GEORGIA AS IT APPLIES TO MY PROPERTY WHICH IS WITHIN A PORTION
OF LAND LOT(S) 481 & 528 IN THE 2nd DISTRICT AND 3rd SECTION OF PAULDING
COUNTY, LOCATED AT Palisades Parkway, Dallas, Ga. 30132

SAID REQUEST FOR A VARIANCE IS SUBJECT TO A PUBLIC HEARING TO BE HELD AT THE
DALLAS CITY COUNCIL ROOM, **129 EAST MEMORIAL DRIVE, DALLAS, GEORGIA**. SAID
PUBLIC HEARING WILL BE HELD ON _____

REQUESTED THIS 24th DAY OF September


SIGNATURE

FOR OFFICE USE:

LEGAL AD NOTICE WILL RUN WEEK OF _____ AND WEEK OF _____

SENT TO PAPER FOR PUBLICATION _____

COMMENTS:

Disclosure Statement

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



I / (We) (Circle One), PLG, LLC, do hereby certify that, to the best of my (our) knowledge, no elected official of the City of Dallas, Georgia has a property interest, a financial interest nor does any family member of an elected official of the City of Dallas, Georgia have a property interest or financial interest in this property or in this application for rezoning except as follows:

NA

I / (We) (Circle One), PLG, LLC, do further certify that we, nor the property owner, have not contributed any monies and/or gifts totaling over \$250.00 within the last two years to any elected official of the City of Dallas, Georgia except for the following (Give the names of officials, dates and amounts of contribution):

NA

9/24/21
Date

Kellie B. K.
Applicant

DISPOSITION

A PUBLIC HEARING WAS HELD ON AN APPLICATION FOR A VARIANCE REQUESTED BY
PLG, LLC

AT THE CITY OF DALLAS COUNCIL ROOM.

SAID HEARING WAS HELD ON _____.

THE BOARD OF APPEALS OF THE CITY OF DALLAS, GA. HAVE INDICATED BY A VOTE OF
_____ TO _____ THAT THE ABOVE APPLICATION BE:

- ☐ APPROVED
- ☐ DISAPPROVED

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

COMMENTS:

DATE _____

SECRETARY TO THE BOARD OF APPEALS _____

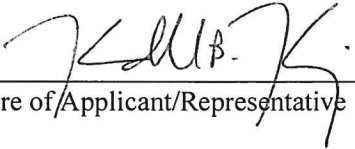


Applicant / Representative Attendance Required

Applicant or representative must be present at the public hearings before the Dallas Planning Commission and the Mayor and City Council. Failure to attend may result in dismissal with prejudice, rejection of the application, or continuance of the hearing at the Commission or Council's sole discretion.

I / **We** (Circle One) have investigated the site as to the existence of archeological and/or architectural landmarks. I / **We** (Circle One) hereby certify there are / **are not** (Circle One) any such assets. If any exist, documentation must be provided with the application.

I / **We** (Circle One) have investigated the site as to the existence of any cemetery located on the property. I / **We** (Circle One) hereby certify there is / **is not** (Circle One) such a cemetery. If any exist, documentation must be provided with the application, including notice to the Paulding County Cemetery Commission.

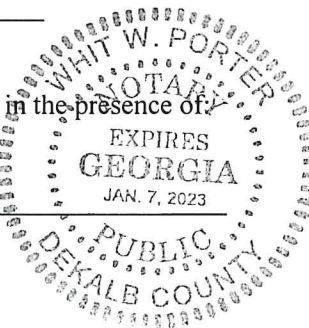

Signature of Applicant/Representative

9/27/21
Date

Kendall King
Printed Name of Applicant/Representative

Signed, sealed and delivered in the presence of:


Notary Public Signature



1/7/23
Commission Expiration

Signature of Applicant/Representative

Date

Printed Name of Applicant/Representative

Signed, sealed and delivered in the presence of:

Notary Public Signature

Commission Expiration



CITY OF DALLAS REZONING APPLICATION SITE PLAN REQUIREMENTS

- ☐ Site Development Plan prepared by a Registered Surveyor, Engineer, Land Planner, or Architect (with professional seal and signature affixed) drawn to scale of the subject property.
- ☐ Scale (graphic and verbal).
- ☐ Exact size and location of all buildings, including out lots, for commercial and multi-family projects.
- ☐ Statement of proposed use of property within the requested zoning classification.
- ☐ Required and proposed setbacks and buffers.
- ☐ Parking areas, number of spaces, including access points for commercial and multi-family projects.
- ☐ Show distance from the access point(s) in both directions to all curb cuts, driveways, easements and all points of ingress/egress on both sides of the road within 500 feet of property lines.
- ☐ Current location/vicinity map.
- ☐ North arrow.
- ☐ Land Lot(s)/District(s)/Section depicted on plan and in description box.
- ☐ City and/or County boundary lines depicted on plan, if applicable.
- ☐ Bearings and distances.
- ☐ Adjoining and proposed streets (paving and right-of-way widths).
- ☐ Total acreage (must match application, legal description and survey).
- ☐ Topography depicted at a minimum of 20-foot contour intervals clearly marked and labeled.
- ☐ Show creeks, streams, lakes, etc., with required buffers (50 foot undisturbed buffer and an additional 25 foot impervious buffer, totaling 75 feet, on each side of the stream), or note if not applicable.
- ☐ Detention/Retention areas, or note if not applicable.
- ☐ Easements of any type, or note if not applicable.
- ☐ Cemeteries, Architectural or Archaeological landmarks, or note if not applicable.
- ☐ Property owners and zoning category of adjacent properties depicted on site plan.

***Applicant may be required to furnish additional material
that may aid in the understanding of the request.***



RECORDED 09/23/2021 3:32 PM Recpt:021537

WARRANTY DEED

DEED BOOK 4610 PAGES 421 - 424

FILING FEES: \$25.00 TRANSFER TAX: \$2,875.00

PT61: 110-2021-008246

Sheila Butler, Superior Court Clerk, Paulding County, GA

TAX PARCEL:

Map Codes R0139 14, R0139 21 and R0138 79

AFTER RECORDING, RETURN TO:

Michael J. Hay, Esq.
ANDERSEN, TATE & CARR, P.C.
One Sugarloaf Centre, Suite 4000
1960 Satellite Boulevard
Duluth, Georgia 30097
File #29008.70003 (JW)

LIMITED WARRANTY DEED

THIS INDENTURE, Made as of the 17th day of September, 2021, between

INTEGRITY DEVELOPMENT GROUP-ATL, LLC,
a Georgia limited liability company

as party or parties of the first part (hereinafter collectively called "Grantor"), and

PLG, LLC,
a Georgia limited liability company

as party or parties of the second part (hereinafter called "Grantee") (the words Grantor and Grantee to include their respective heirs, successors and assigns where the context requires or permits);

W I T N E S S E T H That: Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATIONS, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee:

All that tract or parcel of land lying and being in Land Lots 481 and 528 of the 2nd District, 3rd Section, Paulding County, Georgia, as more particularly described in Exhibit "A" attached hereto and incorporated herein by reference.

Said property is conveyed subject to those permitted title exceptions set forth on Exhibit "B" attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of Grantor and all others claiming by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the date and year above written.

Signed, sealed and delivered
in the presence of:

**INTEGRITY DEVELOPMENT
GROUP-ATL, LLC**, a Georgia
limited liability company

Judy Steward
Unofficial Witness

By: [Signature] (SEAL)
John Hastings
Sole Member and Manager

[Signature]
Notary Public

[NOTARY SEAL]



EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL 1:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 481 OF THE 2ND DISTRICT, 3RD SECTION, PAULDING COUNTY, GEORGIA, CONTAINING 14.757 ACRES AND DESIGNATED TRACT THREE ON THAT CERTAIN PLAT OF SURVEY FOR TIBBITTS CHILDREN'S, RECORDED IN PLAT BOOK 45, PAGE 184, PAULDING COUNTY, GEORGIA RECORDS; WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE.

PARCEL 2:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 481 AND 528 OF THE 2ND DISTRICT, 3RD SECTION, PAULDING COUNTY, GEORGIA, CONTAINING 14.757 ACRES AND DESIGNATED TRACT FOUR ON THAT CERTAIN PLAT OF SURVEY FOR TIBBITTS CHILDREN'S, RECORDED IN PLAT BOOK 45, PAGE 184, PAULDING COUNTY, GEORGIA RECORDS; WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE.

PARCEL 3:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 528 OF THE 2ND DISTRICT, 3RD SECTION, PAULDING COUNTY, GEORGIA, CONTAINING 14.757 ACRES AND DESIGNATED TRACT FIVE ON THAT CERTAIN PLAT OF SURVEY FOR TIBBITTS CHILDREN'S, RECORDED IN PLAT BOOK 45, PAGE 184, PAULDING COUNTY, GEORGIA RECORDS; WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE.

EXHIBIT "B"

PERMITTED EXCEPTIONS

1. All taxes for the year 2021 and subsequent years, not yet due and payable.
2. Matters depicted on plat of survey recorded in Plat Book 45, Page 184, Paulding County, Georgia Records.
3. Matters depicted on ALTA/NSPS Land Title Survey for PLG, LLC and Chicago Title Insurance Company, dated June 16, 2021, as last revised September 14, 2021, prepared by Planners and Engineers Collaborative and bearing the certification and seal of Jonathan K. Howard, Georgia Registered Land Surveyor No. 3008.

AS TO PARCEL 1 ONLY:

4. Matters depicted on plat of survey recorded in Plat Book 45, Page 164-A, Paulding County, Georgia Records.
5. Easements as contained within Right of Way Deed from Susan B. Tibbitts, *et al.* to Paulding County, dated November 30, 1989, filed for record January 4, 1990 and recorded in Deed Book 183, Page 638, aforesaid records.

AS TO PARCEL 2 ONLY:

6. Matters depicted on plat of survey recorded in Plat Book 45, Page 171-A, Paulding County, Georgia Records.
7. Easement for Right of Way from Lafayette M. Tibbitts & Bertha Tibbitts to Georgia Power Company, a corporation, dated January 14, 1975, filed for record January 24, 1975 and recorded in Deed Book 7-O, Page 492, aforesaid records.
8. Easement for Right of Way from Vickie Tibbitts to Georgia Power Company, a corporation, dated January 28, 1975, filed for record February 10, 1975 and recorded in Deed Book 7-O, Page 701, aforesaid records.
9. Easements within Right of Way Deed from Vickie T. Fennell *et al.* to Paulding County, dated November 30, 1989, filed for record January 4, 1990 and recorded in Deed Book 183, Page 639, aforesaid records.

AS TO PARCEL 3 ONLY:

10. Matters depicted on plat of survey recorded in Plat Book 45, Page 164-B, Paulding County, Georgia Records.
11. Easements contained within Right of Way Deed from Susan B. Tibbitts *et al.* to Paulding County, dated November 30, 1989, filed for record January 4, 1990 and recorded in Deed Book 183, Page 638, aforesaid records.



OVERLOOK AT PALISADES

LAND LOT 481 & 528, 2ND DISTRICT, 3RD SECTION,
CITY OF DALLAS, PAULDING COUNTY, GA
ZONED G - GENERAL INDUSTRIAL

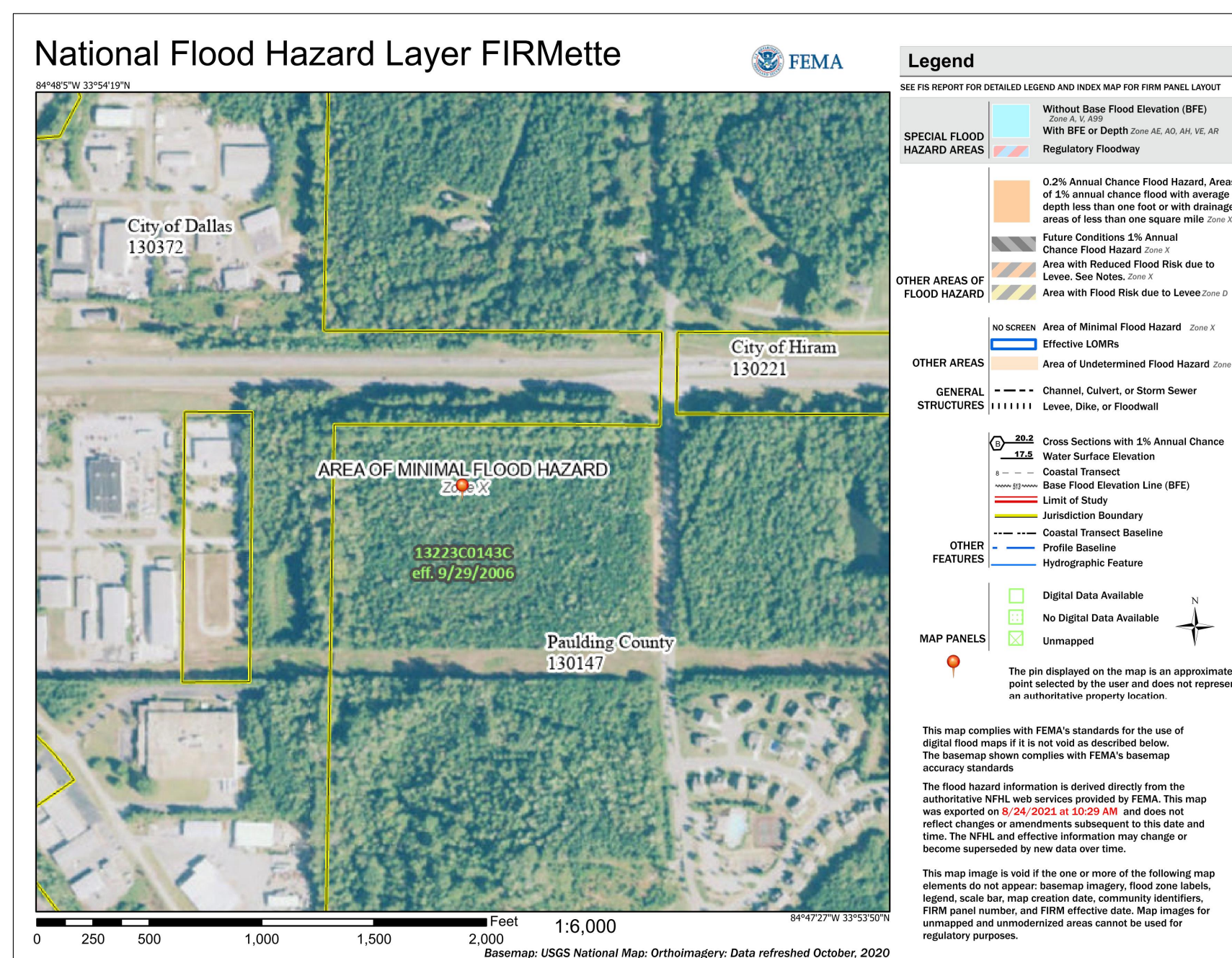
Sheet List Table	
Sheet Number	Sheet Title
01	COVER
02	ZONING
03	SITE PLAN (1 OF 2)
04	SITE PLAN (2 OF 2)

OWNER:
PLG, LLC
20 MANSELL COURT EAST, SUITE 100
ROSWELL, GA 30076

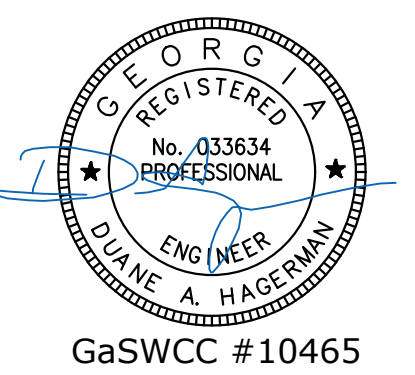
24-HOUR CONTACT:
STUART WIGGINS
770-596-2105

[illegible][illegible]

- GENERAL DEVELOPMENT NOTES:
1. ALL HANDICAP RAMPS, HANDICAP PARKING SPACES AND SIDEWALKS TO BE A.D.A. COMPLIANT.
 2. ALL BUFFERED STATE WATERS LOCATED ON OR WITHIN 200 FEET OF THE PROJECT SITE HAVE BEEN DELINEATED.
 3. ALL EROSION AND SEDIMENTATION CONTROLS, AND TREE PROTECTION MEASURES SHALL BE INSTALLED PRIOR TO GRADING.
 4. EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLANS DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
 5. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND-DISTURBING ACTIVITIES.



TOTAL SITE AREA = 47.10 ACRES



GaSWCC #10465

OVERLOOK AT PALISADES

LAND LOT 481 & 528, 2ND DISTRICT, 3RD SECTION,
CITY OF DALLAS, PAULDING COUNTY, GA
ZONED G - GENERAL INDUSTRIAL

REVISION DESCRIPTION:

DRAWN BY: *DH*

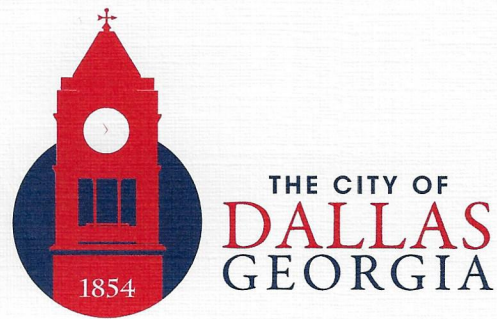
CHECKED BY: DH

DATE: 09/03/21

SHEET TITLE:
COVER

SCALE: N/A

HT.	01	REV.	---
NO		NO:	



Community Development Department
200 Main Street, Dallas, Georgia 30132
Office (678) 363-6175 / mcash@dallas-ga.gov

July 8, 2021

Ms. Catherine McCormack
Real Estate Analyst
Paran Homes, LLC
20 Mansell Court East, Suite 100
Roswell, GA 30076

Reference: Zoning Certification Letter for Palisades Parkway property in Dallas, Georgia.

Dear Ms. McCormack,

The property which is approximately +/- 47.099 acres located on the West side of Palisades Parkway in Dallas, Georgia 30157, tax parcel numbers 148.2.3.004.0000, 148.2.3.003.0000, 148.2.3.002.0000, and 148.3.2.002.0000, is zoned G – General Industrial District. To the North of the property is Jimmy Campbell Parkway (Highway 278). The property is bordered to the West by the Cadillac Business Park which is also zoned G – General Industrial District. The property is bordered to the South and to the East by residential properties in Paulding County's jurisdiction. The property is not in a planned unit development but it is in a Corridor Overlay District. The property has not been granted any variances, special or conditional use permits. There is no pending zoning or building code violations on file for the property. The City of Dallas zoning ordinances can be found on the City's website www.cityofdallas.com or at www.municode.com.

The property is currently serviced by the City of Dallas water system and the Paulding County sewer system. Greystone Power is the electrical utility supplier and AGL Resources is the natural gas provider. Comcast is the local cable service provider. Please feel free to contact my office should you have any additional questions.

Sincerely,

Michael S. Cash

Micheal S. Cash
Community Development Director
City of Dallas, Georgia

129 EAST MEMORIAL DRIVE | DALLAS GEORGIA 30132 | (T) 770.443.8110 | (F) 770.443.8107 | WWW.CITYOFDALLASGA.COM



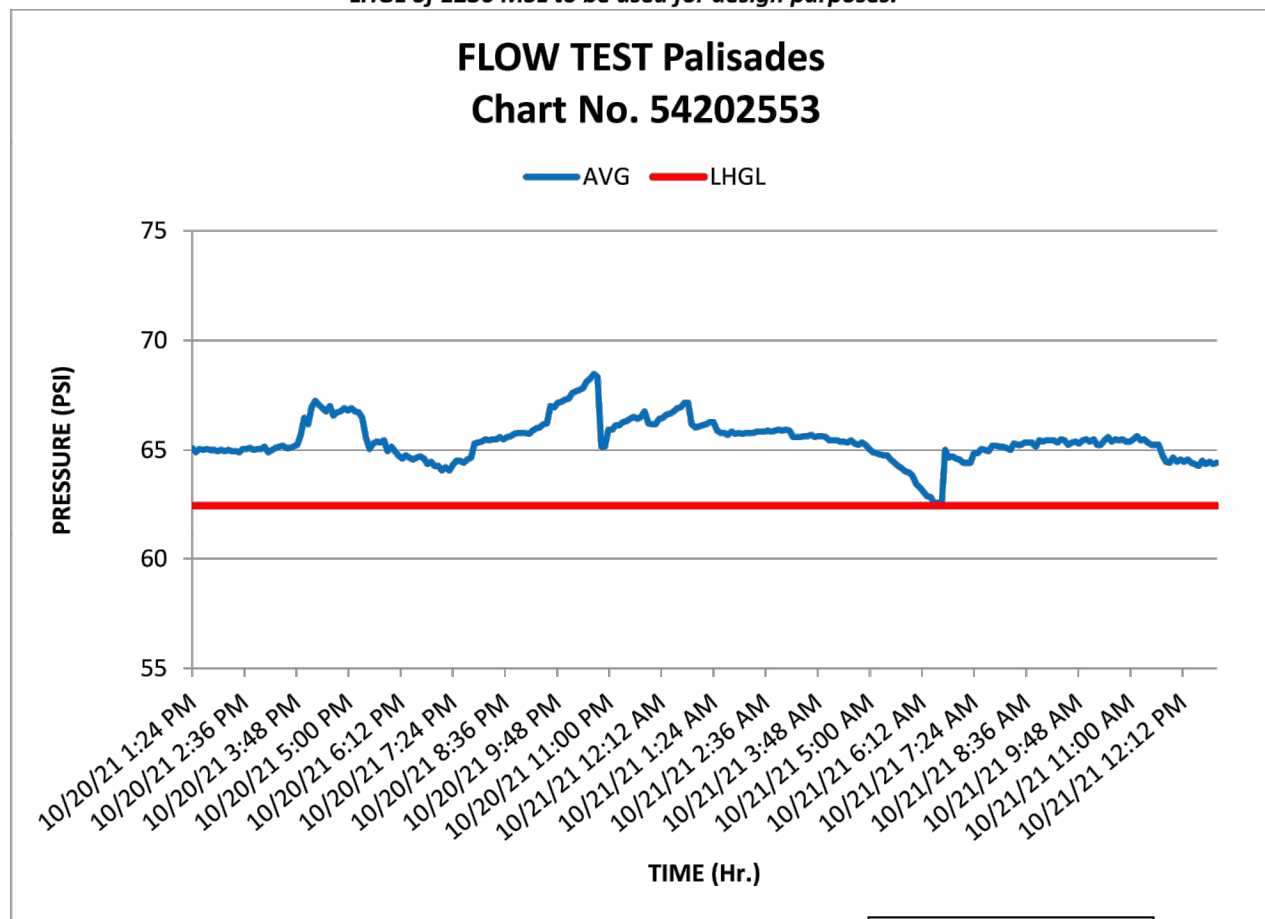
PAULDING COUNTY WATER SYSTEM

240 Constitution Boulevard, Dallas, Georgia 30132
Telephone: 770-222-6850 / Fax: 770-222-8815

FLOW TEST REPORT

PROJECT: Residential		CHART NUMBER: 54202553	
DATE: 10-21-2021			
LOCATION: Palisades Pkwy			
STATIC:	67 PSI	TEST ELEVATION:(MSL)	1101'
RESIDUAL:	57 PSI	ON-SITE ELEVATION:	
FLOW:(2.5" PITOT)	57 PSI	Qt: (GPM) =	1265.54
Qa: (GPM) =	2764.43	@ HGL: (MSL/PSI) =	1256'/67 psi
Qc: (GPM) =	2136.85	@ LHGL: (MSL/PSI) =	1245'/62.5 psi*

*LHGL of 1230 MSL to be used for design purposes.



$$Q_t = 29.8 * C * d^2 * \sqrt{P}$$

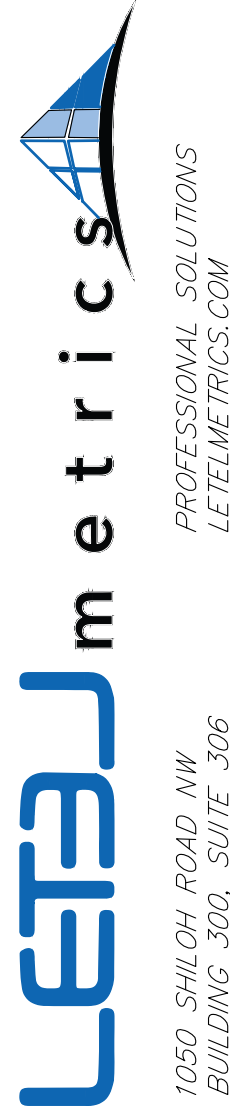
Q_t Hydrant Discharge, gpm
C Orifice Coefficient, 0.9
d Diameter of Outlet, 2.5 inches
P Pitot Gage Reading, psi

Equation 5.10 "Water and Wastewater Calculations Manual" 2001

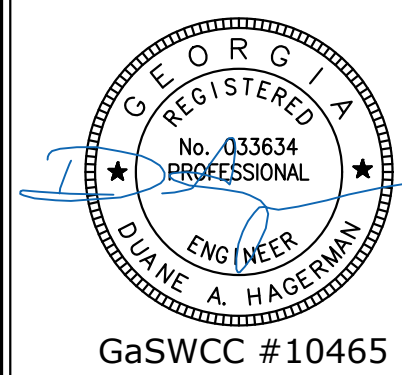
$$Q_d = \left(\frac{S' - 20}{S - R} \right)^{0.54} * Q_t$$

Q_d Hydrant Discharge (@20 psi), gpm
S' Low Pressure (24-hour Chart), psi
S Static Test Pressure, psi
R Residual Test Pressure, psi
Q_t Hydrant Discharge, gpm

Adapted from Equation 5.11b "Water and Wastewater Calculations Manual" 2001



1050 SHILOH ROAD NW
BUILDING 300, SUITE 306
KENNESAW, GA 30144



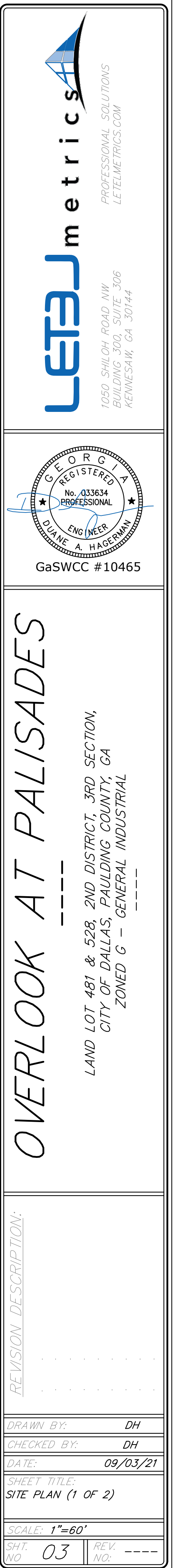
GaSWCC #10465

OVERLOOK AT PALISADES

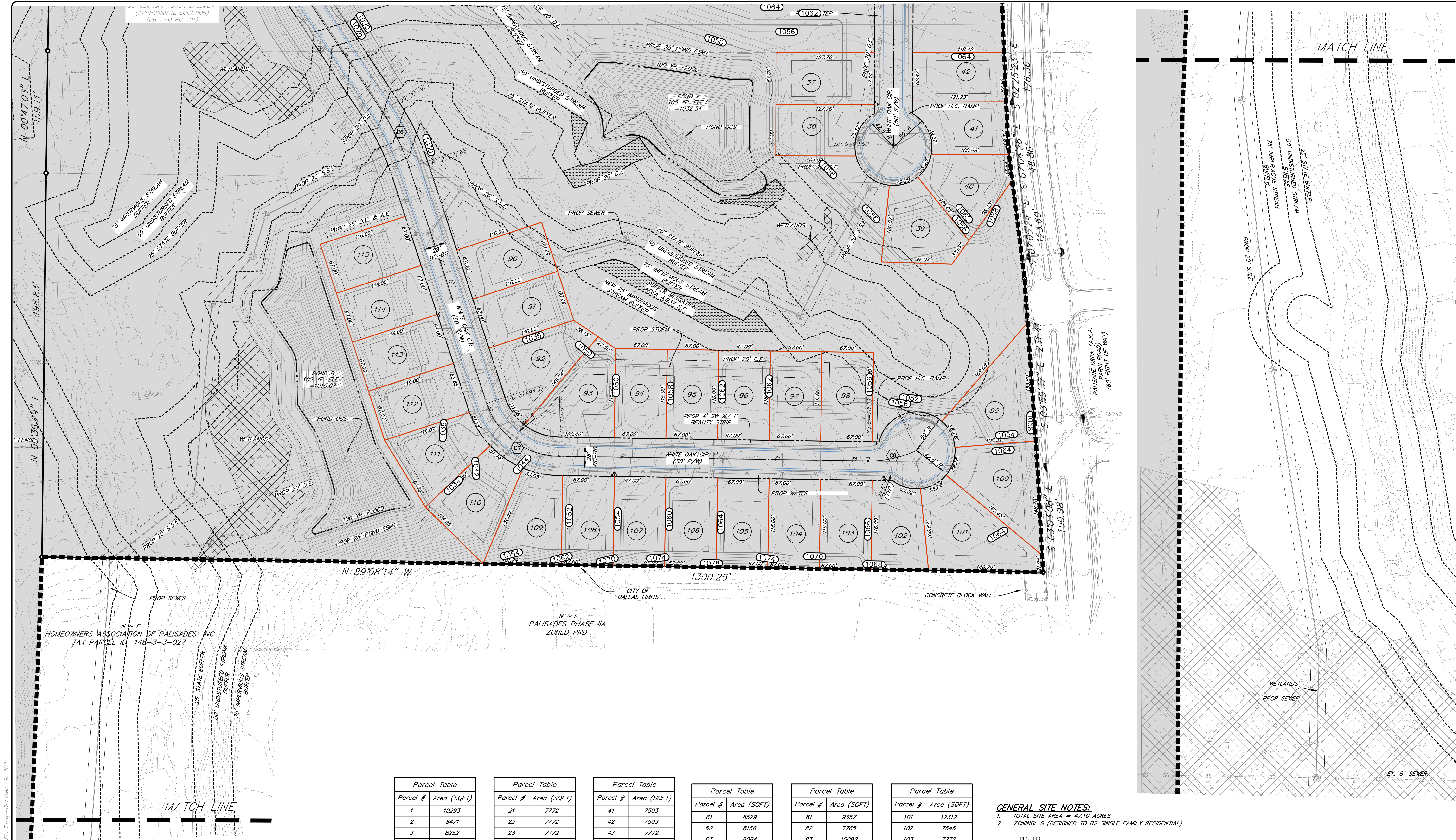
LAND LOT 481 & 528, 2ND DISTRICT, 3RD SECTION,
CITY OF DALLAS, PAULDING COUNTY, GA
ZONED G – GENERAL INDUSTRIAL

REVISION DESCRIPTION:

DRAWN BY:	DH
CHECKED BY:	DH
DATE:	09/03/21
SHEET TITLE:	ZONING
SCALE:	N/A
SHT. NO.	02
REV. NO.	----



Drawn by: [Client Name] (Palisades) [Project Name] (Palisades) [Date] (October 19, 2021)



CURVE TABLE				
CURVE #	DELTA	RADIUS (FT)	LENGTH (FT)	CHORD DIRECTION
C1	2'05'45"	150.00'	5.49'	N88°52'52"W
C2	1'14'06"	350.00'	7.54'	N0°45'19"E
C3	90°48'04"	100.00'	158.48'	N44°01'40"W
C4	88°24'17"	100.00'	154.30'	S46°22'09"W
C5	35°44'54"	100.00'	62.39'	S15°42'26"E
C6	15°24'56"	300.00'	80.72'	S25°52'25"E
C7	70°58'16"	100.00'	123.87'	S53°39'06"E
C8	26°10'43"	142.72'	65.21'	N77°46'24"E
C9	34°21'11"	125.00'	74.95'	S74°59'26"W
C10	33°33'32"	125.00'	73.21'	S74°35'36"W

LINE TABLE		
Line #	Length	Direction
L1	679.012	N89° 55' 44.28"W
L2	100.913	N87° 49' 59.01"W
L3	608.428	N0° 08' 16.00"E
L4	235.836	N1° 22' 22.00"E
L5	573.072	N89° 25' 42.00"W
L6	596.486	S2° 10' 00.99"W
L7	194.741	S33° 34' 53.34"E
L8	322.936	S18° 09' 57.66"E
L9	401.584	S89° 08' 14.00"E
L10	467.847	N87° 49' 59.01"W
L11	118.150	S57° 48' 50.49"W
L12	202.411	N88° 37' 38.00"W

Parcel Table	
Parcel #	Area (SQFT)
1	10293
2	8471
3	8252
4	7938
5	8304
6	7773
7	7773
8	7773
9	7773
10	7773
11	7773
12	7773
13	7773
14	8571
15	8162
16	8099
17	8180
18	7772
19	7772
20	7772

Parcel Table	
Parcel #	Area (SQFT)
21	7772
22	7772
23	7772
24	7772
25	7772
26	7773
27	10396
28	7758
29	7766
30	7778
31	7786
32	7780
33	7791
34	7792
35	7793
36	10116
37	8565
38	7502
39	8741
40	8410

Parcel Table	
Parcel #	Area (SQFT)
41	7503
42	7503
43	7772
44	7772
45	7772
46	7772
47	7772
48	7703
49	10092
50	12018
51	10652
52	9590
53	8399
54	8008
55	8090
56	8172
57	8254
58	10092
59	7772
60	10994

Parcel Table	
Parcel #	Area (SQFT)
61	8529
62	8166
63	8084
64	8002
65	7920
66	7605
67	7545
68	7540
69	9749
70	7571
71	8544
72	11085
73	7540
74	7540
75	7540
76	7540
77	7760
78	7772
79	7772
80	7772

Parcel Table	
Parcel #	Area (SQFT)
81	9357
82	7765
83	10092
84	8875
85	9000
86	9126
87	9251
88	9299
89	8144
90	7772
91	7772
92	9679
93	9514
94	7772
95	7772
96	7772
97	7772
98	7772
99	10974
100	10602

Parcel Table	
Parcel #	Area (SQFT)
101	12312
102	7646
103	7772
104	7772
105	7772
106	7772
107	7772
108	7772
109	9273
110	9384
111	8549
112	7772
113	7772
114	7772
115	7772

- GENERAL SITE NOTES:**
- TOTAL SITE AREA = 47.10 ACRES
 - ZONING: G (DESIGNED TO R2 SINGLE FAMILY RESIDENTIAL)
 - PLG, LLC
20 MANSELL COURT EAST, SUITE 100
ROSWELL, GA 30076
 - 24-HOUR CONTACT:
STUART WIGGINS
770-596-2105
 - BUILDING SETBACKS:
FRONT: 30'
REAR: 20'
SIDE: 10'
 - PROPOSED NUMBER OF UNITS: 115
 - MINIMUM LOT SIZE: 7,500 S.F.
 - MINIMUM LOT WIDTH AT FRONT BUILDING LINE: 65'
 - MAXIMUM BUILDING HEIGHT: 35'
 - PROPOSED DENSITY: 115 LOTS / 47.10 ACRES = 2.4 LOTS/ACRE
 - BOUNDARY INFO TAKEN FROM SURVEY BY PLANNERS AND ENGINEERS, INC. ON 05/28/20
 - ALL INFRASTRUCTURE/RIGHT-OF-WAY SHOWN TO BE PUBLIC. ALL OTHER AREAS AND DETENTION PONDS TO BE PRIVATE.
 - STREET NAMES FOR SUBDIVISION TO BE APPROVED PRIOR TO ISSUANCE OF LDP.
 - THERE ARE NO PLANS TO PHASE THIS DEVELOPMENT AT THIS TIME.
 - CITY OF DALLAS THROUGH PAULDING COUNTY MASTER METER DOES NOT GUARANTEE WATER SERVICE ABOVE AN ELEVATION OF 1130
 - THIS PROJECT IS IN THE COPPERMINE SEWER BASIN.

OVERLOOK AT PALISADES

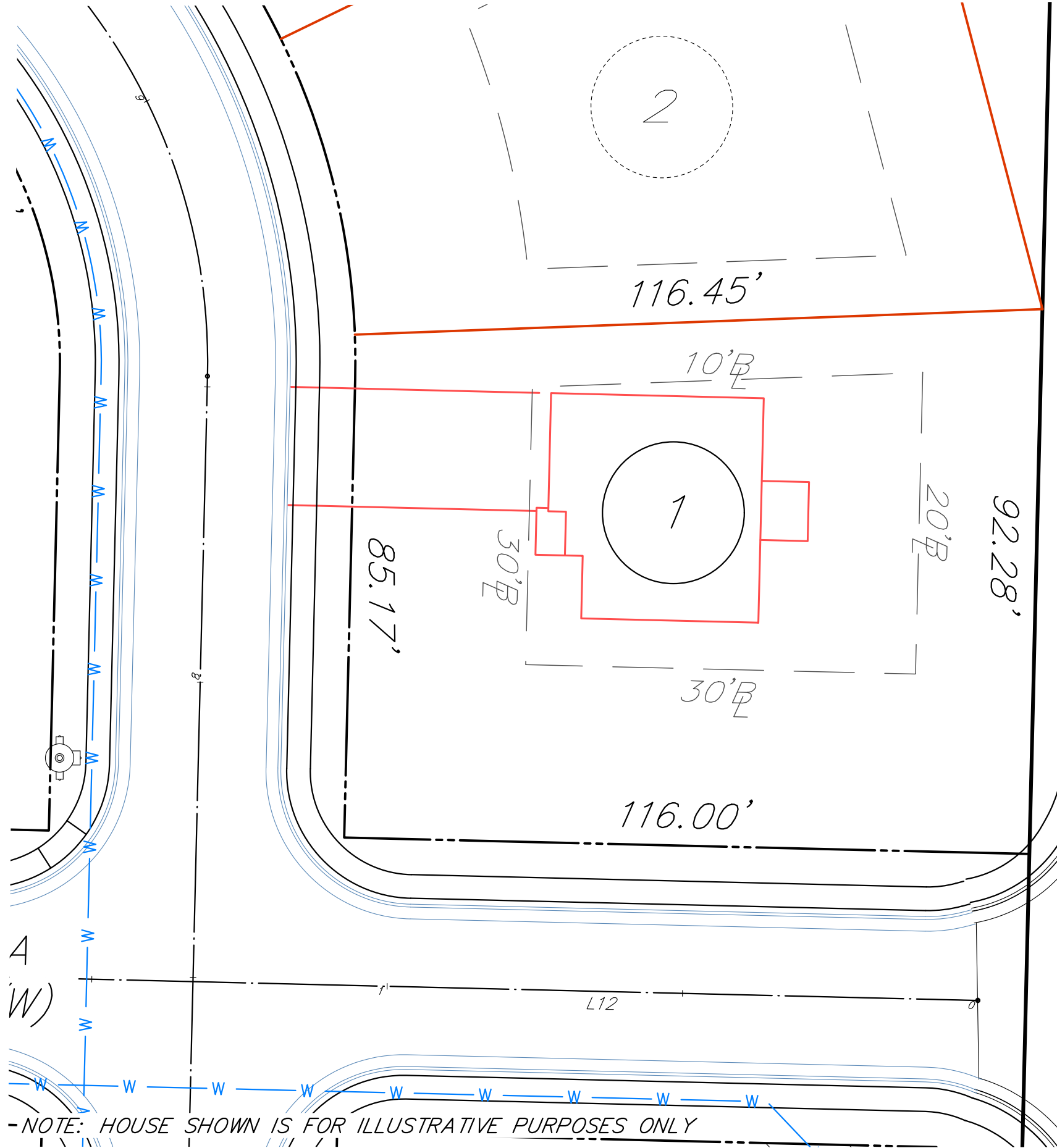
LAND LOT 481 & 528, 2ND DISTRICT, 3RD SECTION,
CITY OF DALLAS, PAULDING COUNTY, GA
ZONED G - GENERAL INDUSTRIAL

REVISION DESCRIPTION:

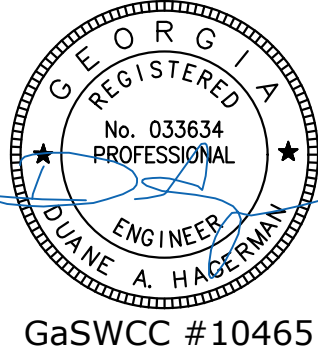
DRAWN BY:	DH
CHECKED BY:	DH
DATE:	09/03/21
SHEET TITLE:	SITE PLAN (2 OF 2)
SCALE:	1"=60'
SHT. NO.	04
REV. NO.	---

LET metrics
PROFESSIONAL SOLUTIONS
1050 SHILOH ROAD NW
BUILDING 300, SUITE 306
KENNESAW, GA 30144
LET@METRICS.COM

REGISTERED PROFESSIONAL ENGINEER
No. 033634
DUANE A. HAGEMAN
GaSWCC #10465



NORTH



DRAWN BY: DH
CHECKED BY: DH
DATE: 10/06/21

SHEET TITLE:
LOT 1 VARIANCE
EXHIBIT

SCALE: 1"=20'

SHT. NO. 09
REV. NO. ###

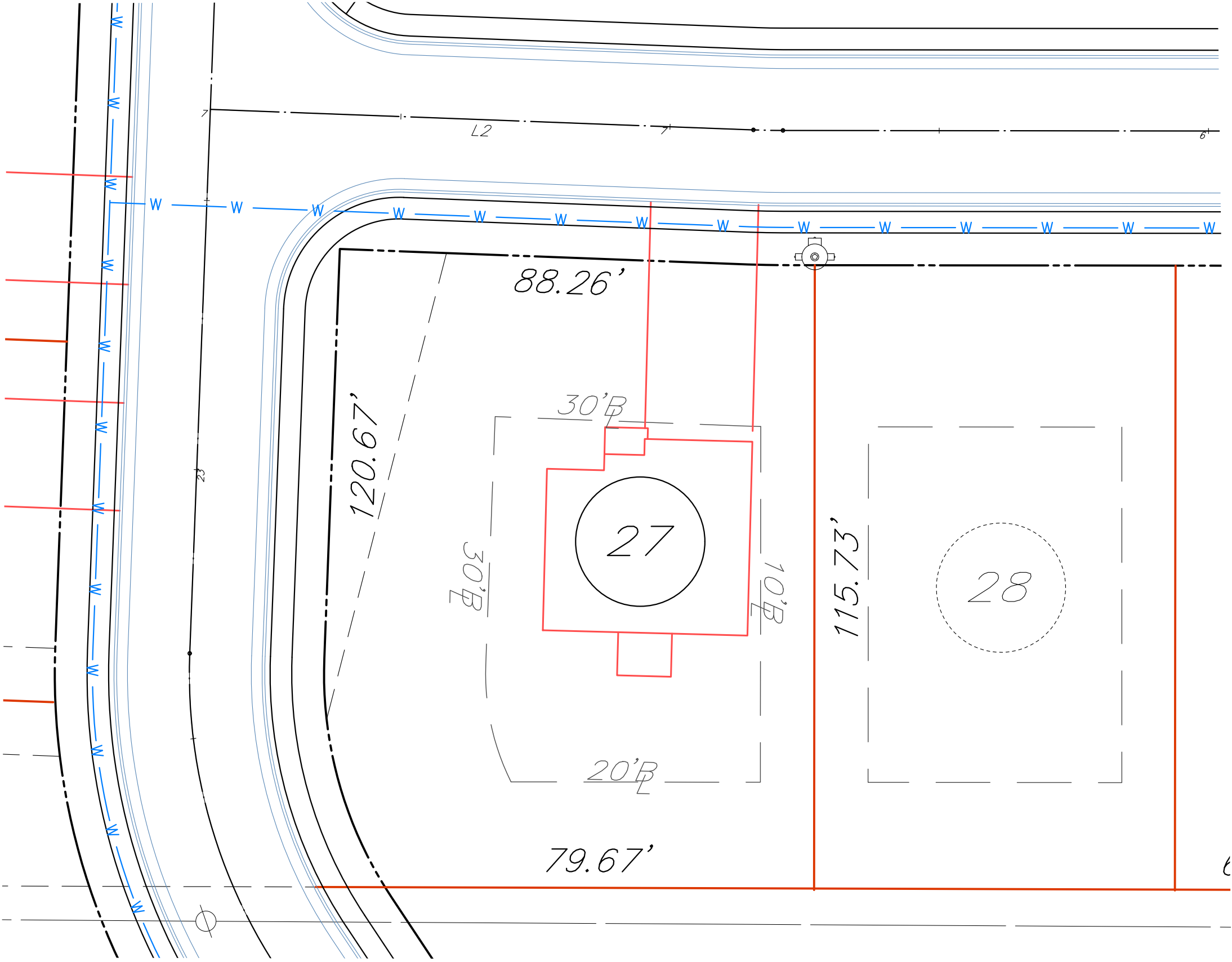
OVERLOOK AT PALISADES

LAND LOT 481 & 528, 2ND DISTRICT, 3RD SECTION,
CITY OF DALLAS, PAULDING COUNTY, GA
ZONED G - GENERAL INDUSTRIAL

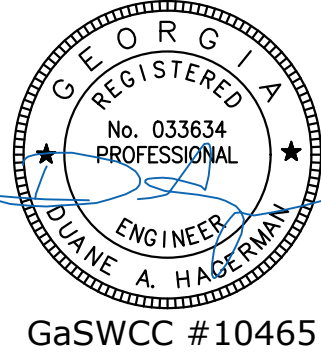


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GaSWCC #10465

DRAWN BY: DH
CHECKED BY: DH
DATE: 10/06/21

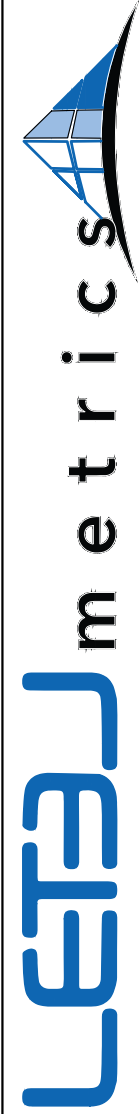
SHEET TITLE:
LOT 27 VARIANCE
EXHIBIT

SCALE: 1"=20'

SHT. NO. 04
REV. NO. ###

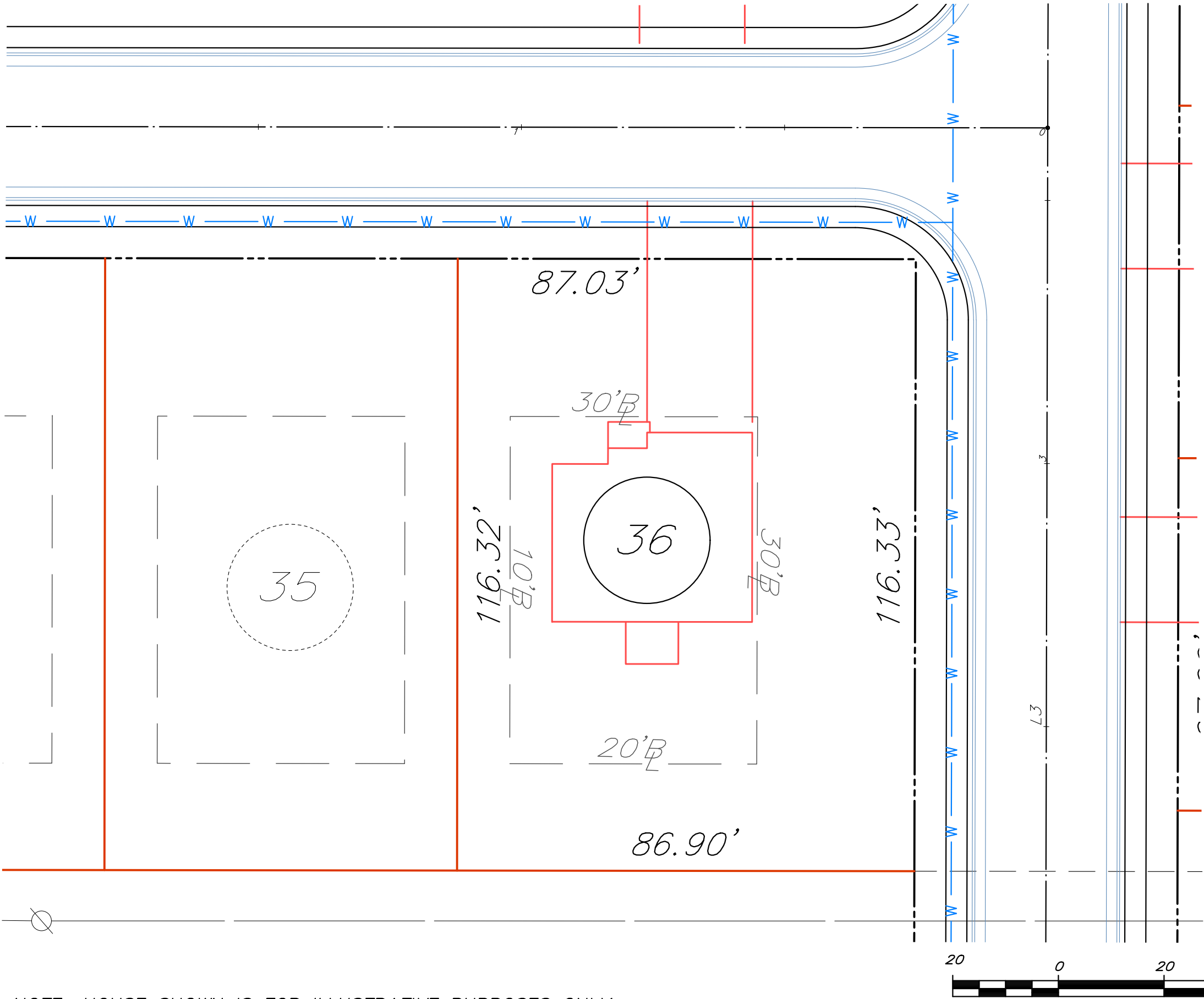
OVERLOOK AT PALISADES

LAND LOT 481 & 528, 2ND DISTRICT, 3RD SECTION,
CITY OF DALLAS, PAULDING COUNTY, GA
ZONED G - GENERAL INDUSTRIAL

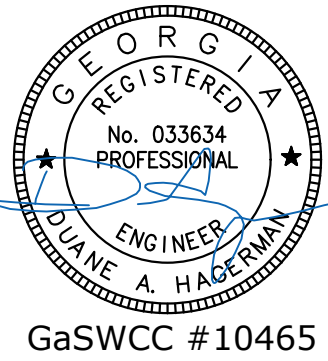


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BUILDING 300, SUITE 306
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DRAWN BY: DH
CHECKED BY: DH
DATE: 10/06/21

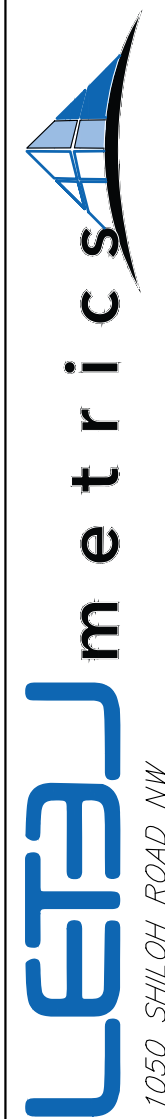
SHEET TITLE:
LOT 36 VARIANCE
EXHIBIT

SCALE: 1"=20'

SHT. NO. 06
REV. NO. ###

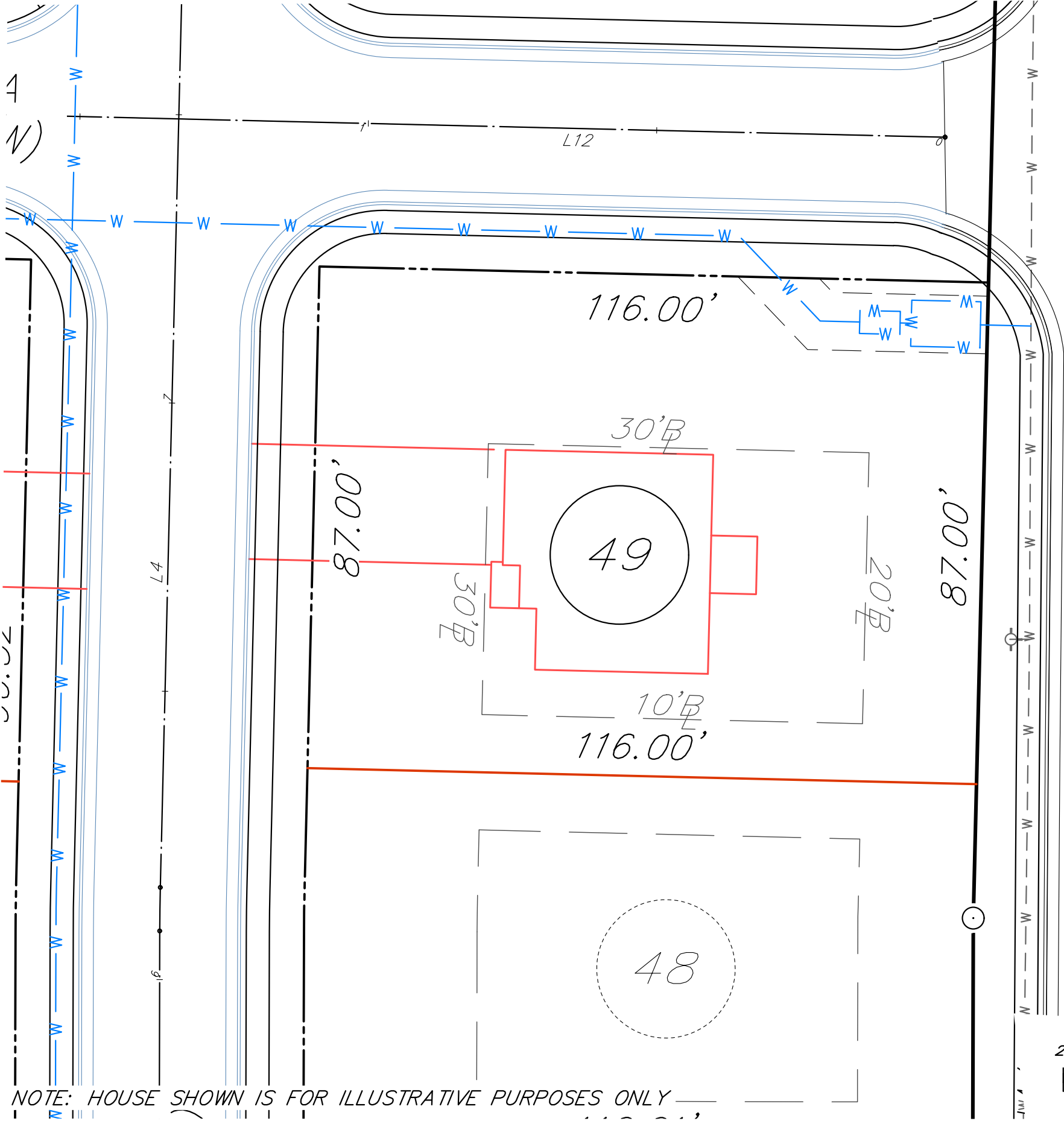
OVERLOOK AT PALISADES

LAND LOT 481 & 528, 2ND DISTRICT, 3RD SECTION,
CITY OF DALLAS, PAULDING COUNTY, GA
ZONED G - GENERAL INDUSTRIAL



1050 SHILOH ROAD NW
BUILDING 300, SUITE 306
KENNESAW, GEORGIA 30144

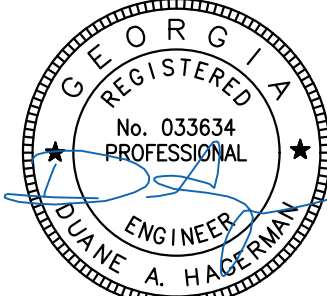
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NORTH



GaSWCC #10465

DRAWN BY: DH
CHECKED BY: DH
DATE: 10/06/21

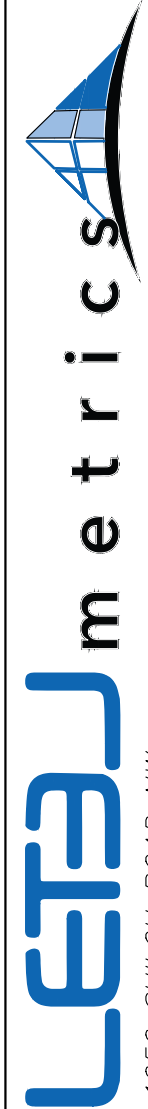
SHEET TITLE:
LOT 49 VARIANCE
EXHIBIT

SCALE: 1"=20'

SHT. NO. 10
REV. NO. ###

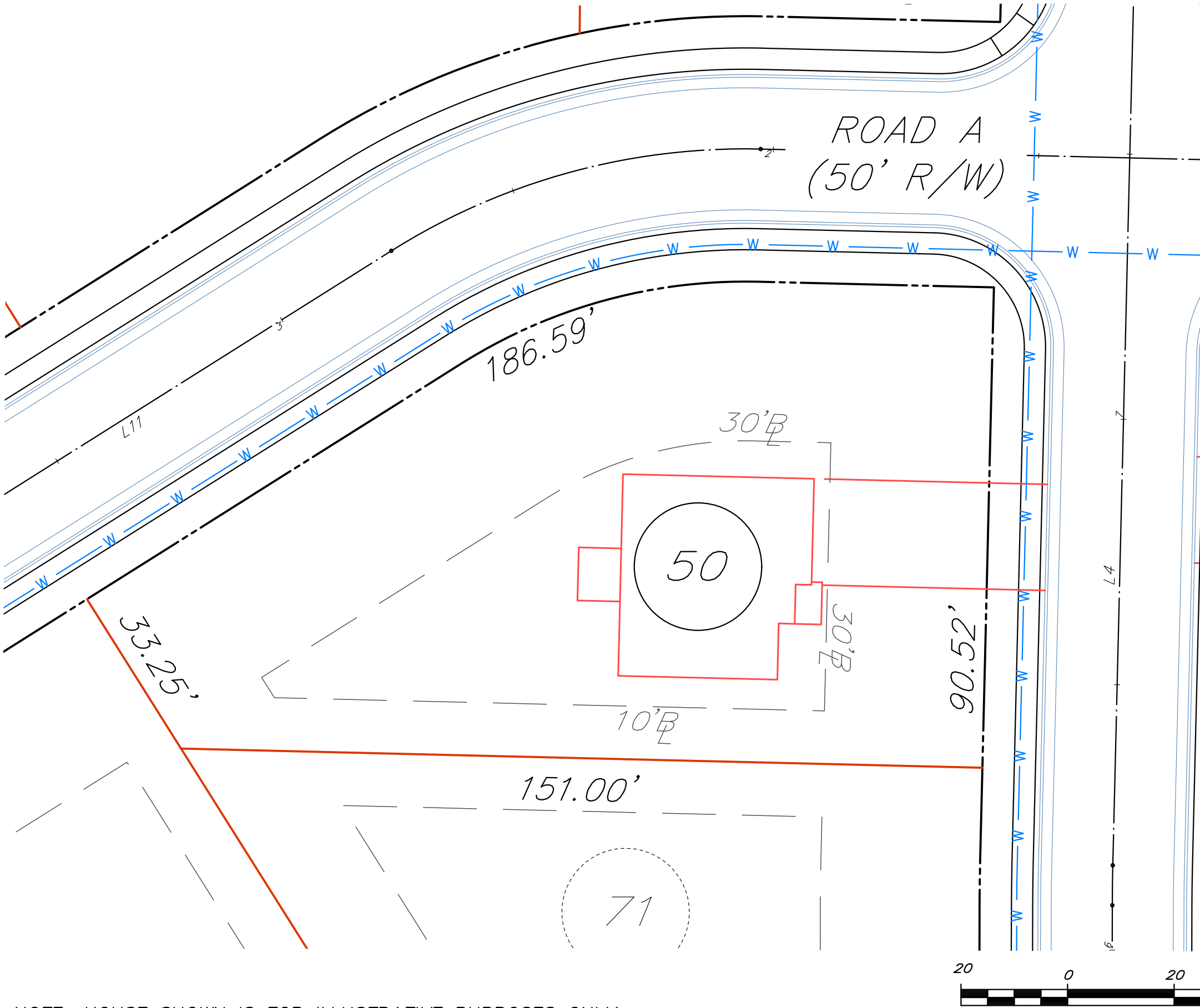
OVERLOOK AT PALISADES

LAND LOT 481 & 528, 2ND DISTRICT, 3RD SECTION,
CITY OF DALLAS, PAULDING COUNTY, GA
ZONED G - GENERAL INDUSTRIAL

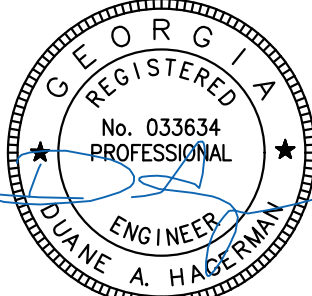


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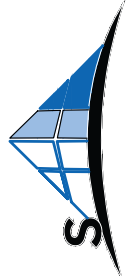
NOTE: HOUSE SHOWN IS FOR ILLUSTRATIVE PURPOSES ONLY

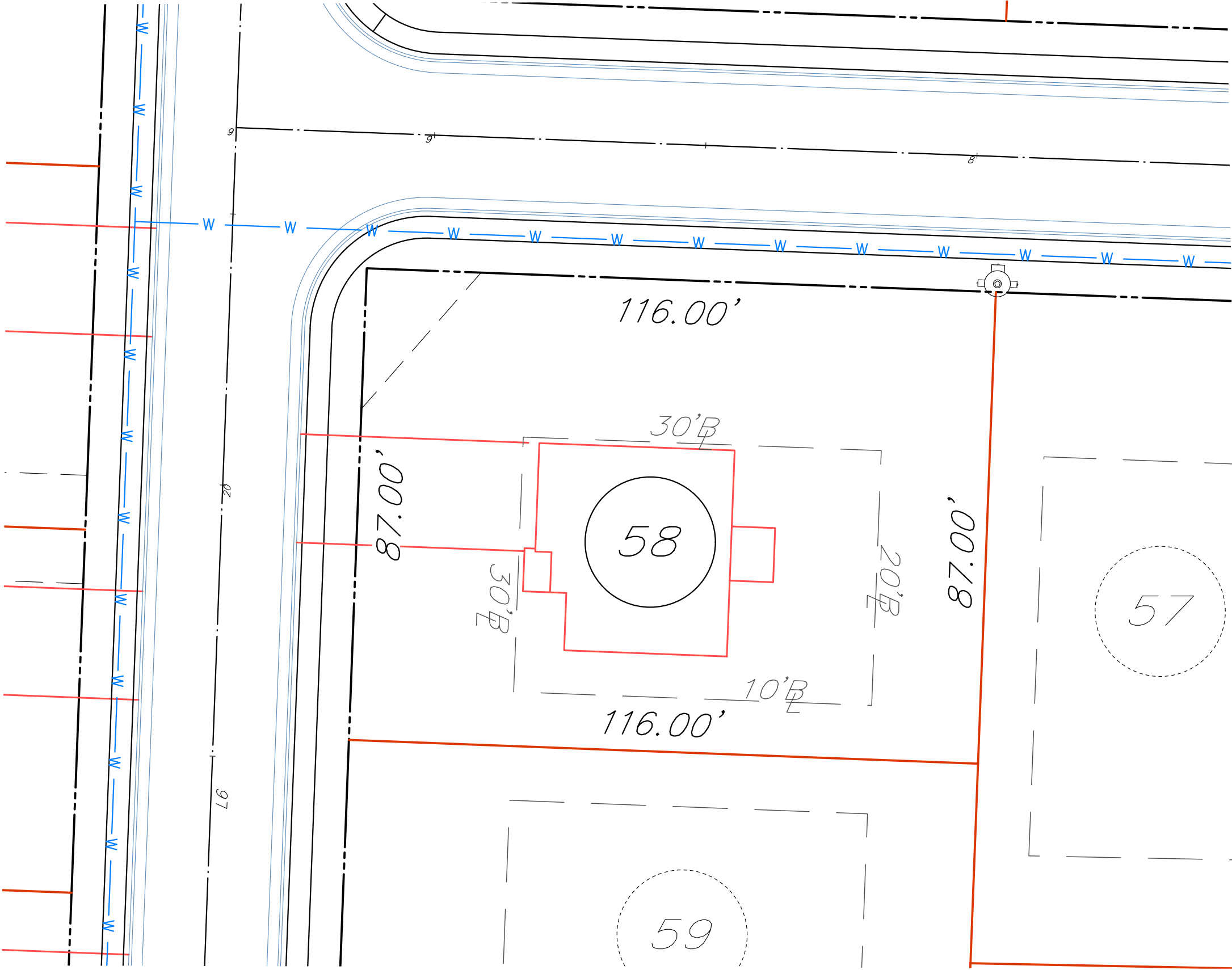

 GaSWCC #10465

DRAWN BY:	DH
CHECKED BY:	DH
DATE:	10/06/21
SHEET TITLE:	LOT 50 VARIANCE EXHIBIT
SCALE:	1"=20'
SHT. NO.	07
REV. NO.	####

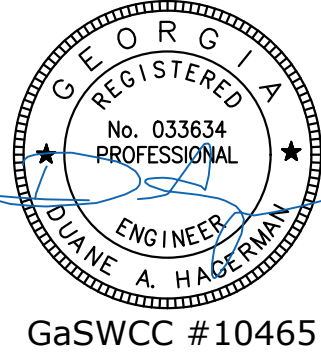
OVERLOOK AT PALISADES

LAND LOT 481 & 528, 2ND DISTRICT, 3RD SECTION,
 CITY OF DALLAS, PAULDING COUNTY, GA
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CHECKED BY: DH
DATE: 10/06/21

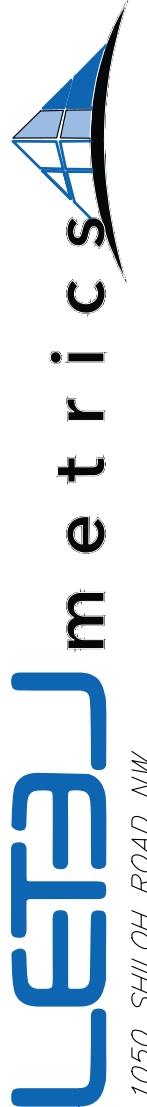
SHEET TITLE:
LOT 58 VARIANCE
EXHIBIT

SCALE: 1"=20'

SHT. NO. 02
REV. NO. ###

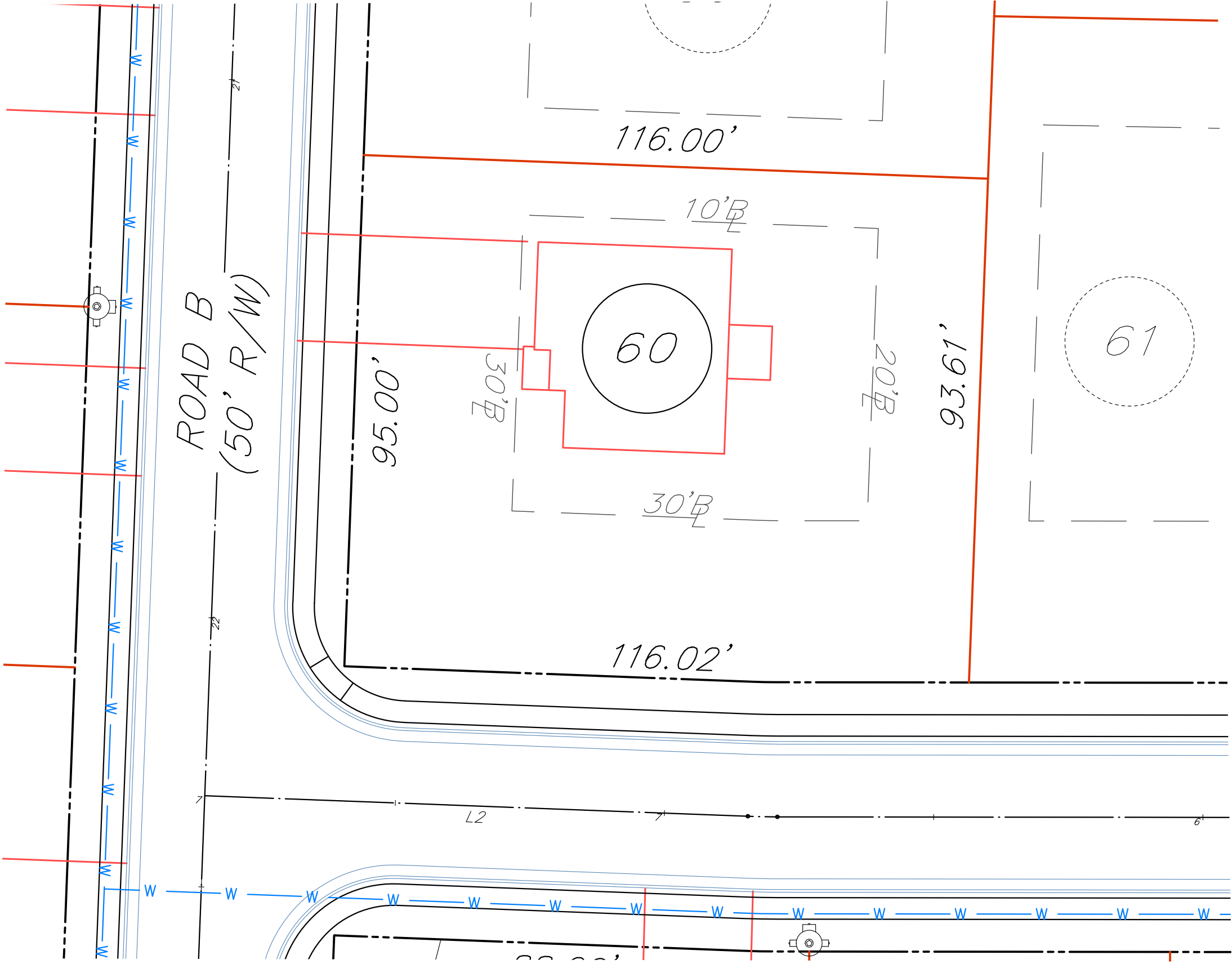
OVERLOOK AT PALISADES

LAND LOT 481 & 528, 2ND DISTRICT, 3RD SECTION,
CITY OF DALLAS, PAULDING COUNTY, GA
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1050 SHILOH ROAD NW
BUILDING 300, SUITE 306
KENNESAW, GEORGIA 30144

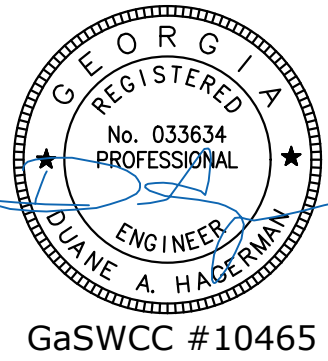
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NORTH



GaSWCC #10465

DRAWN BY: DH
CHECKED BY: DH
DATE: 10/06/21

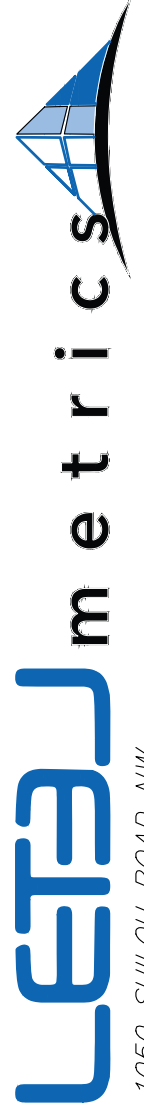
SHEET TITLE:
LOT 60 VARIANCE
EXHIBIT

SCALE: 1"=20'

SHT. NO. 03
REV. NO. ###

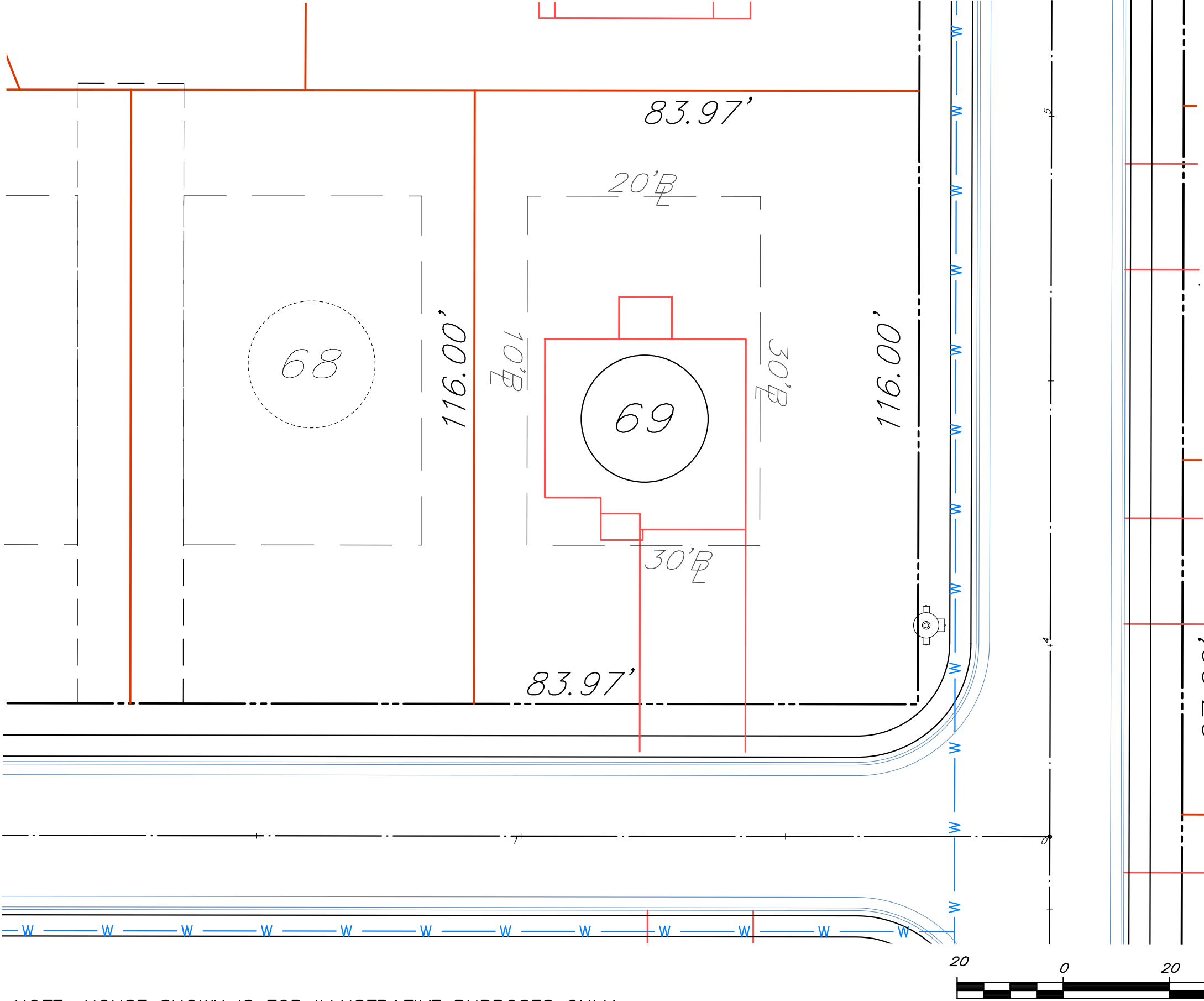
OVERLOOK AT PALISADES

LAND LOT 481 & 528, 2ND DISTRICT, 3RD SECTION,
CITY OF DALLAS, PAULDING COUNTY, GA
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1050 SHILOH ROAD NW
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GEORGIA

REGISTERED

No. 033634

PROFESSIONAL

ENGINEER

DUANE A. HAGERMAN

GaSWCC #10465

DRAWN BY:	DH
CHECKED BY:	DH
DATE:	10/06/21

SHEET TITLE:		LOT 69 VARIANCE EXHIBIT
SCALE:	1"=20'	
SHT. NO.	05	REV. ###
		NO. ###

OVERLOOK AT PALISADES

LAND LOT 481 & 528, 2ND DISTRICT, 3RD SECTION,
CITY OF DALLAS, PAULding COUNTY, GA
ZONED G – GENERAL INDUSTRIAL

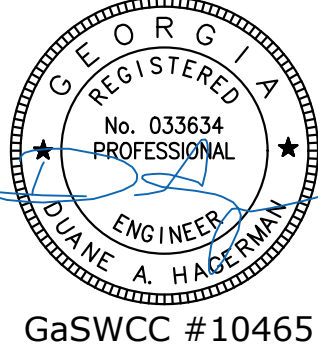
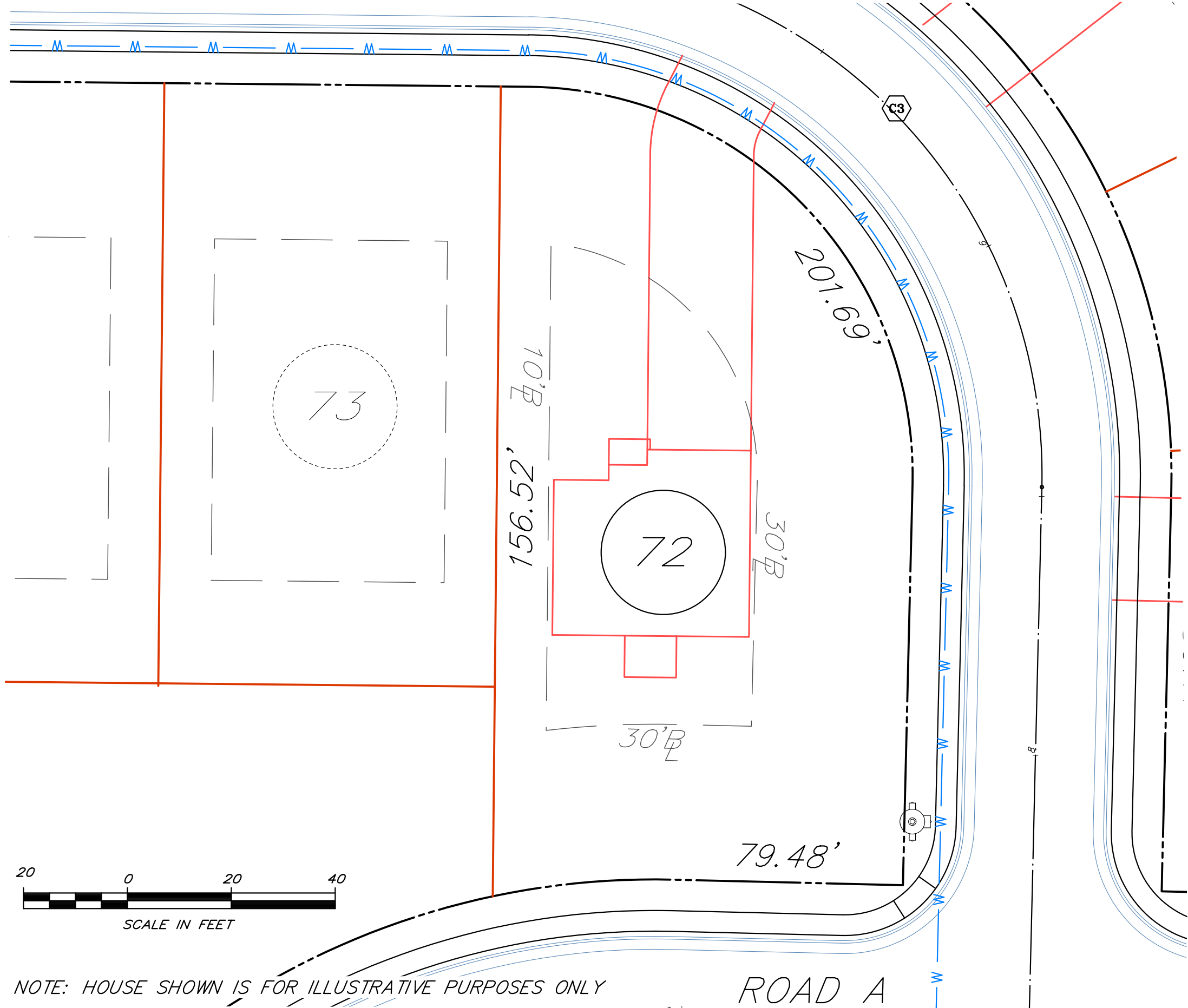
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DRAWN BY: DH
CHECKED BY: DH
DATE: 10/06/21

SHEET TITLE:
LOT 72 VARIANCE
EXHIBIT

SCALE: 1"=20'

SHT. NO. 08
REV. NO. ###

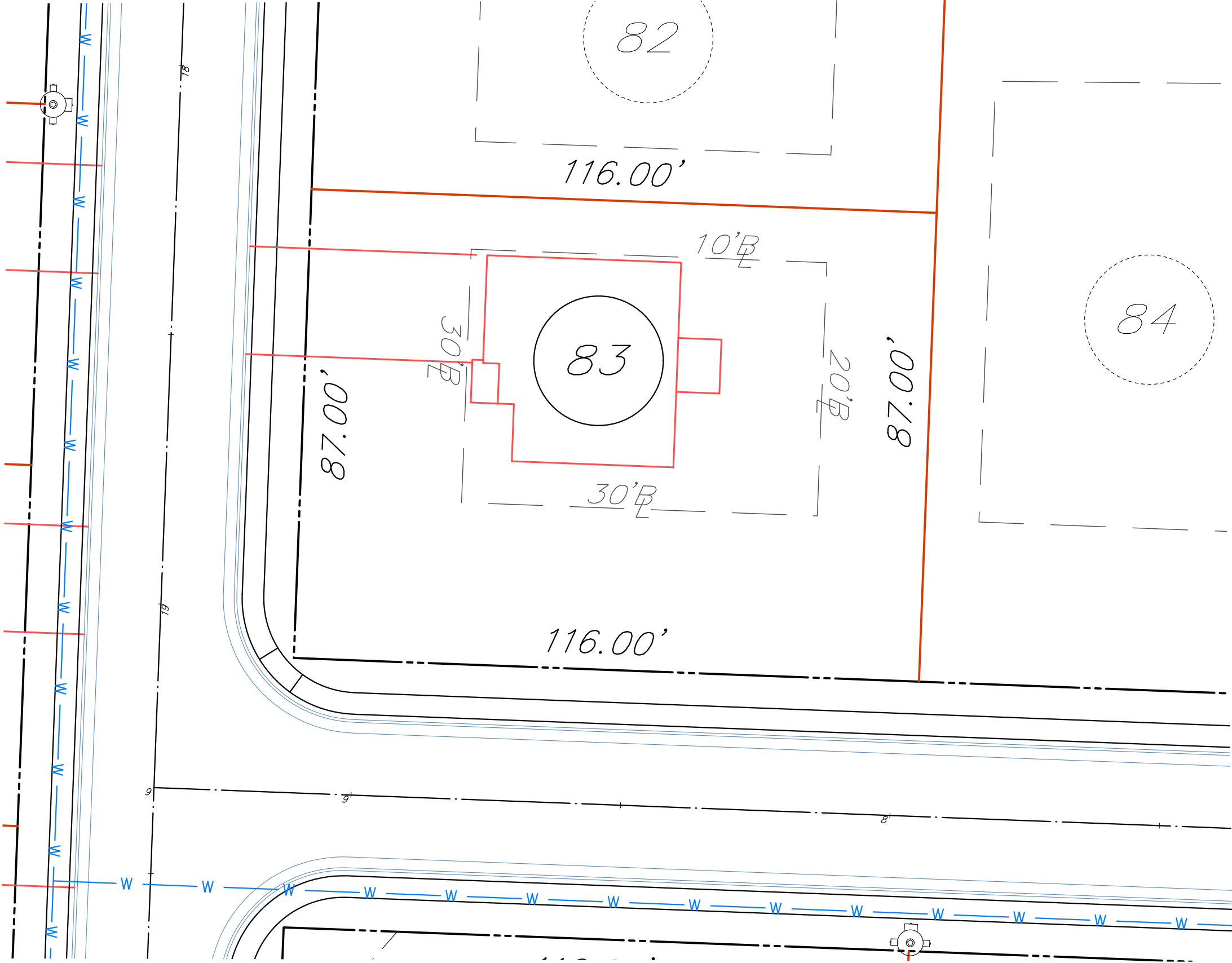
OVERLOOK AT PALISADES

LAND LOT 481 & 528, 2ND DISTRICT, 3RD SECTION,
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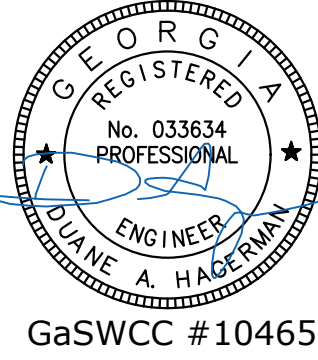
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DATE: 10/06/21

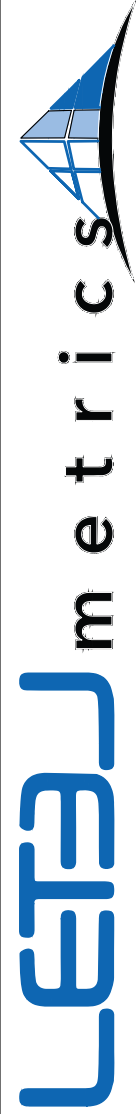
SHEET TITLE:
LOT 83 VARIANCE
EXHIBIT

SCALE: 1"=20'

SHT. NO. 01
REV. NO. ###

OVERLOOK AT PALISADES

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CITY OF DALLAS, PAULDING COUNTY, GA
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