CITY COUNCIL
LESLIE MCPHERSON, MAYOR
STEPHANIE WARMOTH, MAYOR PRO-TEM
SHIRLEY MARCHMAN
TYLER L. BARR
MATTHEW MOMTAHAN
DOMINIQUE CONTEH

City of Villa Rica

INT CITY MGR:JENNIFER HALLMAN
CITY CLERK: THERESA CAMPBELL
CITY ATTORNEY: NICOLE SMITH

571 W BANKHEAD HWY
VILLA RICA, GA. 30180
770.459.7000 | VILLARICA.ORG

MAYOR & COUNCIL MEETING AGENDA

Holt-Bishop Justice Center, Municipal Courtroom, 101 Main Street
April 14, 2026 | 6:00 PM

Meeting Call to Order (Mayor Leslie McPherson)

Invocation Theresa Campbell, City Clerk

Pledge of Allegiance Cpl Jacob Early

Ceremonial Presentations (Mayor & Council)

- Proclamation — Child Abuse Prevention Month
- 5- Year Employee Recognition, Austin Massey, VRPD

Adoption of the Agenda (Mayor Leslie McPherson)

Public Comment (We ask that you sign in for Public Comment before the meeting begins. Please state your Name and Address for the record and limit your comments to three minutes.)

Council Updates (Subjects of General Interest and Concern)

Consent Agenda (Mayor Leslie McPherson)

The Consent Agenda is a single item that encompasses all things the City Council would normally approve with little comment. Each of these items were discussed at the Council Work Session, and it was the unanimous consensus of the Governing Body to place the following items on the Consent Agenda.

1. Resolution Cities Week April 20–25, 2026
2. Resolution of the City Council of the City of Villa Rica, Georgia expressing the intent to establish a Small Business Advisory Commission (SBAC).
3. Liberty Pointe Phase 5 - Final Plat Approval
4. The Cottages of Villa Rica — Final Plat Approval
5. Northwoods III Phase B - Final Plat Approval
6. SAN and Switch Replacement
7. Downtown Streetscape Task Order #2 ,Keck+Wood - LCI Engineering Study
8. Apply for Local Road Assistance Administration funds (LRA)
9. FY26 Budget Amendments #101 - 138

Individuals with disabilities who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities are required to contact the City Clerk at 678-840-1229 2 business days before the scheduled meeting to allow the City to make reasonable accommodations for those persons.

10. Excess (Supplemental) Cyber Liability Insurance

11. Renewal with GIRMA for Property and Liability Insurance

12. Amending Resolution, R-72-2024, Accepting Park Ridge Drive as a Public Street

13. Resolution Agreeing to Participate in National Settlements Concerning the National Prescription Opioid Litigation

14. Certify the Estimate Roll-Back Millage Rate at 5.588 for 2026

15. Resolution to Support the Application of Federal & State Grants for Safety Action Plan Projects

16. Old Stone Road Residential, LLC - Agreement Addendum

17. Punkintown Rd. Phase I - Stream & Wetland Credits

H. Governing Body (Mayor Leslie McPherson)

1. FY25 Annual Audit Presentation

2. Approval of the March 3, 2026, Work Session and March 10, 2026, City Council Meeting Minutes

I. Building Development (Tracy Jarvis, Director of Building Development)

1. Appeal of Capacity Decision - Peachstate Trucking - (Nic Griffin, Deputy Director of Building Development)

J. Community Development (Brecca Carter, Community and Economic Development Director)

1. ABL-04-26 Aom's Thai Delites, LLC dba Chat & Choo- Restaurant Limited Pouring License and **Public Hearing** (Whitney Cox, Licensing Specialist)

2. Rezoning request by Apex Nexus Investments, to rezone the subject property from Agricultural Residential (AG) to Commercial Low-Density (C1). The property is located at 974 Dallas Highway (corrected), within Land Lot 208 of District 2, also known as Parcel Numbers V04 0130002, and is located within Carroll County, GA, Ward 3. The total property size is approximately 1.56 ± acres. **This is a Public Hearing.** (Brecca Carter, Community Development Director)

3. Special Exception request pursuant to *Sec. 4.05* of the Zoning Ordinance to allow a Place of Worship within the Agricultural Residential (AG) Zoning District; submitted by the property owner, West Hills Church, for the development of a church. The subject property consists of approximately 22.45 ± acres and is located on Carrollton Villa Rica Highway, Land Lot 99, District 6, Parcel Number V07 0140153, Ward 2, Carroll County, Georgia. **This is a Public Hearing.** (Brecca Carter, Community Development Director)

4. Stream Buffer Variance request for Village Walk Townhomes, for land development activity within the required stream buffer impervious area in accordance with the City of Villa Rica Stream Buffer Protection Ordinance. The request applies to Lots 21–28 of the Village Walk Townhomes subdivision, located on Village Lane, Villa Rica, Georgia, within Land Lots 161 and 162 of the 6th District, Carroll County, Georgia, Ward 5. **This is a Public Hearing**. (Brecca Carter, Community Development Director).

5. An ordinance by the Mayor and City Council for the City of Villa Rica, Georgia; To adopt and amend Appendix A: Developmental Regulations, 300. General Design Regulations, 302. Street Design Criteria, 304.10 Sidewalks. To replace and repeal Ordinance O-6-2021 and all conflicting ordinances. **This is a Public Hearing.** (Nic Griffin, Deputy Director, Development Services)

K. Legal Nicole Smith, City Attorney

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1. Resolution for Road Dedication & Acceptance of "Fortune Parkway" as a Public Street (Nicole Smith, City Attorney)

2. Resolution to Affirm the Resolution to Amend the City Charter of the City of Villa Rica Pertaining to the Appointment and Removal of the City Manager Subject to Pending Legislative Action (Nicole Smith, City Attorney)

3. Sumter Consulting Contract for City Manager (Nicole Smith, City Attorney)

L. City Manager (Interim City Manager, Jennifer Hallman)

1. Community and Economic Development Director Appointment (Jennifer Hallman, Interim City Manager)

2. Public Works Director Appointment (Jennifer Hallman, Interim City Manager)

3. Renaming Fortune Parkway (Jennifer Hallman, Interim City Manager)

4. City Manager Report

M. Executive Session (Nicole Smith, City Attorney)

1. Meeting to discuss or vote to enter into a contract to purchase, dispose of, or lease property subject to approval in a subsequent public vote as provided in Georgia Code section 50-14-3(b)(1)(D).

2. Meeting to discuss or deliberate upon the appointment, employment, compensation, hiring, disciplinary action or dismissal, or periodic evaluation or rating of a public officer or employee as provided in Georgia Code section 50-14-3(b)(2).

Adjournment (Mayor Leslie McPherson)

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2026 Child Abuse Prevention Month Proclamation

WHEREAS: Children are both Villa Rica's most valuable and vulnerable resource and are vital to our future success, prosperity, and quality of life; and

WHEREAS: Child Abuse and maltreatment can be prevented by supporting and strengthening Villa Rica's families, whatever their makeup; and

WHEREAS: All children in Villa Rica deserve to have the safe, stable, nurturing homes and communities which they need to foster healthy growth and development; and

WHEREAS: Effective child abuse and maltreatment response and prevention are both a community responsibility and succeed because of partnerships among citizens, human service agencies, schools, faith communities, health care providers, civic organizations, law enforcement agencies, and the business community; and

WHEREAS: By providing a safe, stable, and nurturing environment for our children, free of violence, abuse, neglect, or maltreatment, we can ensure Villa Rica's children will grow to their full potential; and

WHEREAS: Carroll County CASA is dedicated to supporting abused and neglected children throughout their court proceedings. With the help of their advocacy, our children are provided with a safe, stable, and nurturing environment, free of violence, abuse, neglect, or maltreatment. Insuring all of Villa Rica's children grow to their full potential; and

WHEREAS: Carroll County Division of Family and Children Services provides numerous programs and resources to help families in need; investigates reports regarding child abuse and neglect; finding foster and adoptive homes for those children who have experienced abuse and neglect; ensures the safety and well-being of children in harmful situations; and

WHEREAS: West Georgia Child Advocacy Center champions the needs of sexually, physically, and emotionally abused children in Villa Rica through prevention, intervention, therapy, collaboration, and healing; and, through partnership with local agencies, is uniquely positioned to facilitate a multidisciplinary team response; and

THEREFORE: We, the City of Villa Rica, Georgia, do hereby proclaim April 14, 2026 as Child Abuse Prevention Month, and call upon all citizens, community agencies, faith groups, health care providers, civic organizations, law enforcement agencies, elected leaders, and businesses to increase their participation in our efforts to support families, thereby preventing child abuse and strengthening the communities in which we live.

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Mayor Leslie McPherson

CITY OF VILLA RICA

City Council Meeting
Agenda Item Cover Sheet

SUBJECT: CITIES WEEK 2026 RESOLUTION
AGENDA DATE: 4/14/2026

DATE PREPARED: 3/18/2026
PREPARED BY: LeAnne Wilkins

AMOUNT: N/A
GL ACCOUNT #: N/A
FUNDING SOURCE: N/A
BUDGETED ITEM? N/A
PUBLIC HEARING: N/A

PURPOSE: To announce the dates for Cities Week and read attached Resolution

BACKGROUND: organized by the Georgia Municipal Association cities week is a long-running statewide initiative (for 25 years) designed to highlight the importance of city governments and strengthen connections between local officials and residents. The main goals of Cities Week are to raise public awareness of municipal services (police, fire, water, infrastructure, etc.), educate citizens about how city government works and how decisions are made promote civic engagement and encourage residents to get involved, highlight achievements like economic development, revitalization, and community projects and recognize city employees and volunteers for their service. This year we have engaged with the College and Career Academy on several projects.

Event Calendar April 20-25, 2026

4/20-Selfie pop-up at the Library/ Senior Center 10 am-3 pm and Coloring Sheet contest for youth ages 5-10 can be picked up and returned at City Hall or Library, winner will be at next Council Meeting

4/21- Tree planting with college and career academy students at Pine Mountain Gold Museum at 10 am

4/22- City Hall Open House with civics talk at 11 am, Mayor read lead to children at Library at 11 am

4/23- Coffee with a Cop at Café Bloom 8:30-10:30 am Civics talk at Library 12:30 pm and 5 pm

4/24-Parks and Rec Pickleball Courts Ribbon Cutting at 10:30 am, beginner pickleball lesson to follow & sample Cardio Kick Boxing class at 11:15 am

4/25-Art and Soul Festival at The Mill from 2:00-8:00 pm

Motion: I move to approve the Resolution recognizing Georgia's Cities Week as April 20-25, 2026.

VILLA RICA CITIES WEEK ACTIVITIES

Dates: APRIL 20-25,2026

20	Selfie Pop -Up at the Villa Rica Library and Senior Center from 10 AM-3 PM. Coloring contest sheet from the Library or City Hall and let your child ages 5-10 try and win. Each entry will be posted to Facebook, and citizens can vote on their favorite! Return all sheets to either location by Friday 4/24 @ 4 PM
21	Pine Mountain Gold Museum is planting trees along with the support of the Agricultural students from the College and Career Academy, beginning at 10 AM
22	City Hall Open House, join us at City Hall for a quick and fun civics lesson @ 11:00 AM Learn how local government works and see democracy in action Mayor read to lead to children Library at 11 am
23	Cafe Bloom, Coffee with a Cop starting at 8:30 stop by and support your local law enforcement by having a cup a joe with fellow LEO Civics Lesson at Library at 12:30 PM and 5 PM Learn how local government works and see democracy in action
24	Gold Dust Park, Pickleball Courts ribbon cutting at 10:30 followed by beginner pickleball lesson, sample cardio-kickboxing class at 11:15 am
25	Arts & Soul Festival at the Mill 2-8 PM

VILLA RICA CITIES WEEK DETAILS

APRIL 20-25

DETAILS OF EVENTS

4/20	Coloring Contest Sheets can be picked up at the Library or City Hall beginning Monday 4/20/26. Children ages 5-10 can enter their sheets for a grand prize to be given at the May City Council Meeting. All entries will be judged by the citizens of Villa Rica, for safety and security no names or ages will be given out to the voters.
4/20	Selfie Pop-Up will be at the library, stop by and take a selfie and email it lwilkins@villarica.gov and we will upload the photos to our Facebook and Instagram pages.
4/21	The tree planting is cooperative effort with the College and Career Academy students. The agriculture class will be planting the trees alongside the Pine Mountain Gold Museum employees.
4/22	City Hall Open House will run from 10 am to 3 pm. A civics talk will be given at 11 am. Stop by for some goodies and a fun lesson.
4/23	Coffee with a Cop will be at Bloom Cafe, 407 Main St. beginning at 8:30-10:30 AM, stop by and have a cup of coffee or pastry with our local law enforcement.
4/24	Gold Dust Park is offering a free sample exercise class
4/25	Help us close out Cities Week with the Art and Soul Festival, from 2-8 PM. located at The Mill Amphitheater.

GEORGIA CITIES WEEK

“Love Your City” - APRIL 20-25, 2026

A RESOLUTION OF THE CITY OF VILLA RICA RECOGNIZING GEORGIA CITIES WEEK, APRIL 20-25, 2026, AND ENCOURAGING ALL RESIDENTS TO SUPPORT THE CELEBRATION AND CORRESPONDING ACTIVITIES.

WHEREAS, city government is the closest to most citizens, and the one with the most direct daily impact upon its residents; and

WHEREAS, city government is administered for and by its citizens, and is dependent upon public commitment to and understanding of its many responsibilities; and

WHEREAS, city government officials and employees share the responsibility to pass along their understanding of public services and their benefits; and

WHEREAS, Georgia Cities Week is a very important time to recognize the important role played by city government in our lives; and

WHEREAS, this week offers an important opportunity to spread the word to all the citizens of Georgia that they can shape and influence this branch of government which is closest to the people; and

WHEREAS, the Georgia Municipal Association and its member cities have joined together to teach students and other citizens about municipal government through a variety of different projects and information; and

WHEREAS, Georgia Cities Week offers an important opportunity to convey to all the citizens of Georgia that they can shape and influence government through their civic involvement.

NOW, THEREFORE BE IT RESOLVED THAT THE CITY OF VILLA RICA, AND I, MAYOR LESLIE MCPHERSON DECLARES APRIL 20-25, 2026 AS GEORGIA CITIES WEEK.

BE IT FURTHER RESOLVED THAT THE CITY OF VILLA RICA ENCOURAGES ALL CITIZENS, CITY GOVERNMENT OFFICIALS AND EMPLOYEES TO DO EVERYTHING POSSIBLE TO ENSURE THAT THIS WEEK IS RECOGNIZED AND CELEBRATED ACCORDINGLY.

_____ _____

ATTEST: Theresa Campbell, City Clerk Leslie McPherson, Mayor

CITY OF VILLA RICA

City Council Meeting
Agenda Item Cover Sheet

SUBJECT: A Resolution of the City Council of the City of Villa Rica, Georgia expressing the intent to establish a Small Business Advisory Commission to support small business development, strengthen the local business climate, and provide recommendations to the City Council; and for other lawful purposes.

AGENDA DATE: **April 7, 2026**

MEETING DATE: **April 14, 2026**

PREPARED BY: **Councilman Tyler Barr, Ward 4**

PUBLIC HEARING: **NO**

PURPOSE:

The purpose of establishing the Small Business Advisory Commission (SBAC) is to serve as an advisory body to help identify and review resources, programs, and technical assistance opportunities that support small business development and provide recommendations to strengthen the local business ecosystem. This advisory body will serve to help support the newly approved Community & Economic Development Department.

The proposed ordinance would allow the City Council to designate one Council member to serve as a non-voting liaison to the Commission.
The liaison would:

- Facilitate communication between the Commission, City Council, and staff
- Attend meetings as available
- Not vote or be counted toward quorum

This structure helps maintain transparency while ensuring the Commission remains advisory in nature.

The Commission shall consist of seven (7) members appointed by the City Council, who shall, to the extent practicable, represent diverse sectors of the local business community, including retail, service industries, restaurants and hospitality, professional services, finance, and commercial development. Members shall have a demonstrated interest in the economic vitality and business environment of the City and shall serve without compensation.

Members shall serve staggered two-year terms to promote continuity and stability in the Commission's work. The Commission shall annually elect from among its members a Chair, Vice Chair, and Secretary to provide leadership and assist with the organization of meetings and Commission activities. The Commission shall meet quarterly, or as otherwise necessary, and all meetings shall be conducted in accordance with the Georgia Open Meetings Act.

CITY OF VILLA RICA

City Council Meeting
Agenda Item Cover Sheet

BACKGROUND:

Recent discussion with the community and feedback from local business owners have highlighted the importance of improving communication between the city and the business community. Additionally, the City has recently undertaken efforts to modernize permitting, licensing, and development processes to make them more efficient and accessible. Establishing a Small Business Advisory Commission would support these ongoing efforts by creating a formal mechanism for business owners to provide input on City policies, procedures, and economic development initiatives.
Many municipalities across the country utilize advisory commissions to strengthen engagement with their local business communities and to provide constructive feedback on policies impacting economic development.

The Small Business Advisory Commission would serve in an advisory capacity only and would not exercise any legislative or administrative authority.

The Commission's purpose would be to:
• Provide a forum for communication between small business owners and city leadership
• Identify barriers that may affect business formation, expansion, or retention
• Provide recommendations to improve the local business climate
• Support economic development initiatives that strengthen the local economy
• Encourage entrepreneurship and small business growth within the city
• Identify and review available resources, programs, and technical assistance opportunities that support small businesses and provide recommendations to strengthen access to these resources

STAFF RECOMMENDATION:

It is recommended that the City Council consider the preparation and review of an ordinance establishing the Small Business Advisory Commission to support the continued growth, success, and sustainability of small businesses within the City of Villa Rica.

IMPACT:

The anticipated fiscal impact of establishing the Commission is minimal. The Commission would serve in an advisory capacity and rely primarily on existing administrative resources, in Community & Economic Development Department, City Management, etc.

MOTION:

I move to Approve the Resolution to establish the Small Business Advisory Commission (SBAC), within the City of Villa Rica, GA.

Proposal to Establish a Small Business Advisory Commission for the City of Villa Rica

1. Purpose of the Proposal

The purpose of this proposal is to recommend the establishment of a Small Business Advisory Commission (SBAC) to serve as an advisory body to the City Council and City administration on matters affecting small businesses and the overall business climate within the City of Villa Rica.

Small businesses play a vital role in the economic vitality of the community by creating jobs, generating local tax revenue, and contributing to the unique character of the city. As Villa Rica continues to grow, providing structured opportunities for business owners to share feedback and recommendations will help ensure the city remains a welcoming and business-friendly environment.

The Commission would also help identify and review resources, programs, and technical assistance opportunities that support small business development and provide recommendations to strengthen the local business ecosystem.

This proposal recommends the development and adoption of an ordinance formally establishing the Small Business Advisory Commission.

2. Background

Recent discussions within the community and feedback from local business owners have highlighted the importance of improving communication between the city and the business community.

Additionally, the City has recently undertaken efforts to modernize permitting, licensing, and development processes to make them more efficient and accessible. Establishing a Small Business Advisory Commission would support these ongoing efforts by creating a formal mechanism for business owners to provide input on City policies, procedures, and economic development initiatives.

Many municipalities across the country utilize advisory commissions to strengthen engagement with their local business communities and to provide constructive feedback on policies impacting economic development.

3. Purpose of the Small Business Advisory Commission

The Small Business Advisory Commission would serve in an advisory capacity only and would not exercise any legislative or administrative authority.

The Commission's purpose would be to:

- Provide a forum for communication between small business owners and city leadership
- Identify barriers that may affect business formation, expansion, or retention
- Provide recommendations to improve the local business climate
- Support economic development initiatives that strengthen the local economy
- Encourage entrepreneurship and small business growth within the city
- Identify and review available resources, programs, and technical assistance opportunities that support small businesses and provide recommendations to strengthen access to these resources

4. Proposed Commission Structure

The proposed ordinance would establish the following membership structure for the Small Business Advisory Commission:

The Commission shall consist of seven (7) members appointed by the City Council, who shall, to the extent practicable, represent diverse sectors of the local business community, including retail, service industries, restaurants and hospitality, professional services, finance, and commercial development. Members shall have a demonstrated interest in the economic vitality and business environment of the City and shall serve without compensation.

Members shall serve staggered two-year terms to promote continuity and stability in the Commission's work. The Commission shall annually elect from among its members a Chair, Vice Chair, and Secretary to provide leadership and assist with the organization of meetings and Commission activities. The Commission shall meet quarterly, or as otherwise necessary, and all meetings shall be conducted in accordance with the Georgia Open Meetings Act.

5. Council Liaison

The proposed ordinance would allow the City Council to designate one Council member to serve as a non-voting liaison to the Commission.

The liaison would:

- Facilitate communication between the Commission, City Council, and staff
- Attend meetings as available
- Not vote or be counted toward quorum

This structure helps maintain transparency while ensuring the Commission remains advisory in nature.

6. City Staff Liaison

City staff would provide administrative support to the Commission as needed. This may include:

- Meeting coordination
- Agenda preparation
- Assistance with reports or research

The Commission would work collaboratively with City staff, particularly the Community Development and Economic Development functions.

7. Expected Benefits

Establishing a Small Business Advisory Commission would provide several important benefits to the City and the local business community. The Commission would create a structured channel for communication between City leadership and business owners, allowing for meaningful dialogue and collaboration. It would also provide practical insight into how city policies, regulations, and processes impact day-to-day business operations. By offering informed recommendations and feedback, the Commission could support the City's economic development efforts while helping identify opportunities to improve the overall business environment. Additionally, the Commission would help strengthen business retention and growth by supporting existing local businesses and encouraging new entrepreneurship opportunities.

8. Fiscal Impact

The anticipated fiscal impact of establishing the Commission is minimal. The Commission would serve in an advisory capacity and rely primarily on existing administrative resources.

9. Implementation

If the Council chooses to proceed, the following steps will occur:

1. Staff review of the proposed ordinance
2. Presentation of the ordinance at a City Council work session
3. First reading of the ordinance
4. Second reading and adoption by City Council
5. Appointment of Commission members

10. Recommendation

It is recommended that the City Council consider the preparation and review of an ordinance establishing the Small Business Advisory Commission to support the continued growth, success, and sustainability of small businesses within the City of Villa Rica.

CITY OF VILLA RICA

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF VILLA RICA, GEORGIA, EXPRESSING THE INTENT TO ESTABLISH A SMALL BUSINESS ADVISORY COMMISSION TO SUPPORT SMALL BUSINESS DEVELOPMENT, STRENGTHEN THE LOCAL BUSINESS CLIMATE, AND PROVIDE RECOMMENDATIONS TO THE CITY COUNCIL; AND FOR OTHER LAWFUL PURPOSES.

WHEREAS, Small businesses play a vital role in the economic vitality of the City of Villa Rica by creating jobs, generating local tax revenue, and contributing to the character and growth of the community; and

WHEREAS, The City Council recognizes the importance of maintaining a business-friendly environment that supports entrepreneurship, encourages business retention and expansion, and promotes sustainable economic development; and

WHEREAS, Providing structured opportunities for communication between local business owners, city leadership, and city staff can help identify opportunities to strengthen the local business climate and improve policies, processes, and resources that support small businesses; and

WHEREAS, The City Council finds that establishing a Small Business Advisory Commission will provide a constructive forum for dialogue, feedback, and recommendations that support the continued economic vitality of the City.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF VILLA RICA, GEORGIA:

Section 1. Intent.

The City Council hereby expresses its intent to establish a Small Business Advisory Commission (SBAC) to serve in an advisory capacity to the City Council and City administration on matters affecting small businesses and the overall business environment within the City.

Section 2. Purpose.

The Small Business Advisory Commission shall serve as a forum for communication between the City and the local business community and may provide recommendations

regarding policies, initiatives, and strategies that support small business development, economic growth, and a business-friendly environment.

The Commission may also identify and review resources, programs, and technical assistance opportunities that support small businesses and provide recommendations that strengthen awareness of and access to these resources.

Section 3. Ordinance Development.

The City Council directs that an ordinance be prepared and presented for consideration establishing the structure, membership, duties, and procedures for the Small Business Advisory Commission.

Section 4. Advisory Role.

The Small Business Advisory Commission shall serve solely in an advisory capacity and shall not exercise legislative, administrative, or binding authority on behalf of the City.

Section 5. Effective Date.

This Resolution shall become effective immediately upon adoption.

CITY OF VILLA RICA

City Council Meeting
Agenda Item Cover Sheet

SUBJECT: Liberty Pointe Phase 5 - Final Plat

AGENDA DATE: March 3rd, 2026

DATE PREPARED: February 26th, 2026

PREPARED BY: Nic Griffin

PUBLIC HEARING: Not required

PURPOSE: All Final Plats of subdivision developments with public streets must be approved by the Mayor and City Council before building permits are issued. The Liberty Pointe Phase 5 final plat has been reviewed and items associated with Final Plat approval have been completed.

BACKGROUND: Liberty Pointe Phase 5 is located off Connor's road.
This phase is a continuance of an existing subdivision and is the last platted phase of this development. This phase consists of 37 single family residential units. The minimum dwelling size shall be 1500S.F.

This is a planned development.

All civil construction has been completed and inspected. The Final Plat has several other items that must be accomplished/completed prior to the vote by the Mayor and City Council. These items have been completed and are listed as follows:

Maintenance bond - $246,748.54
Performance bond for sidewalks and asphalt topping: $168,000.00
Street Light Fees paid for one year in advance - $1,410.00 for 10 street lights
Water, Sewer, and Storm system as-built record drawings have been submitted and approved.
All fees associated with the Final Plat submittal have been paid

STAFF RECOMMENDATION: Staff recommends approval of the Final Plat for Liberty Pointe Phase 5.

MOTION:
1. I move to approve the Final Plat for Liberty Pointe Phase 5.

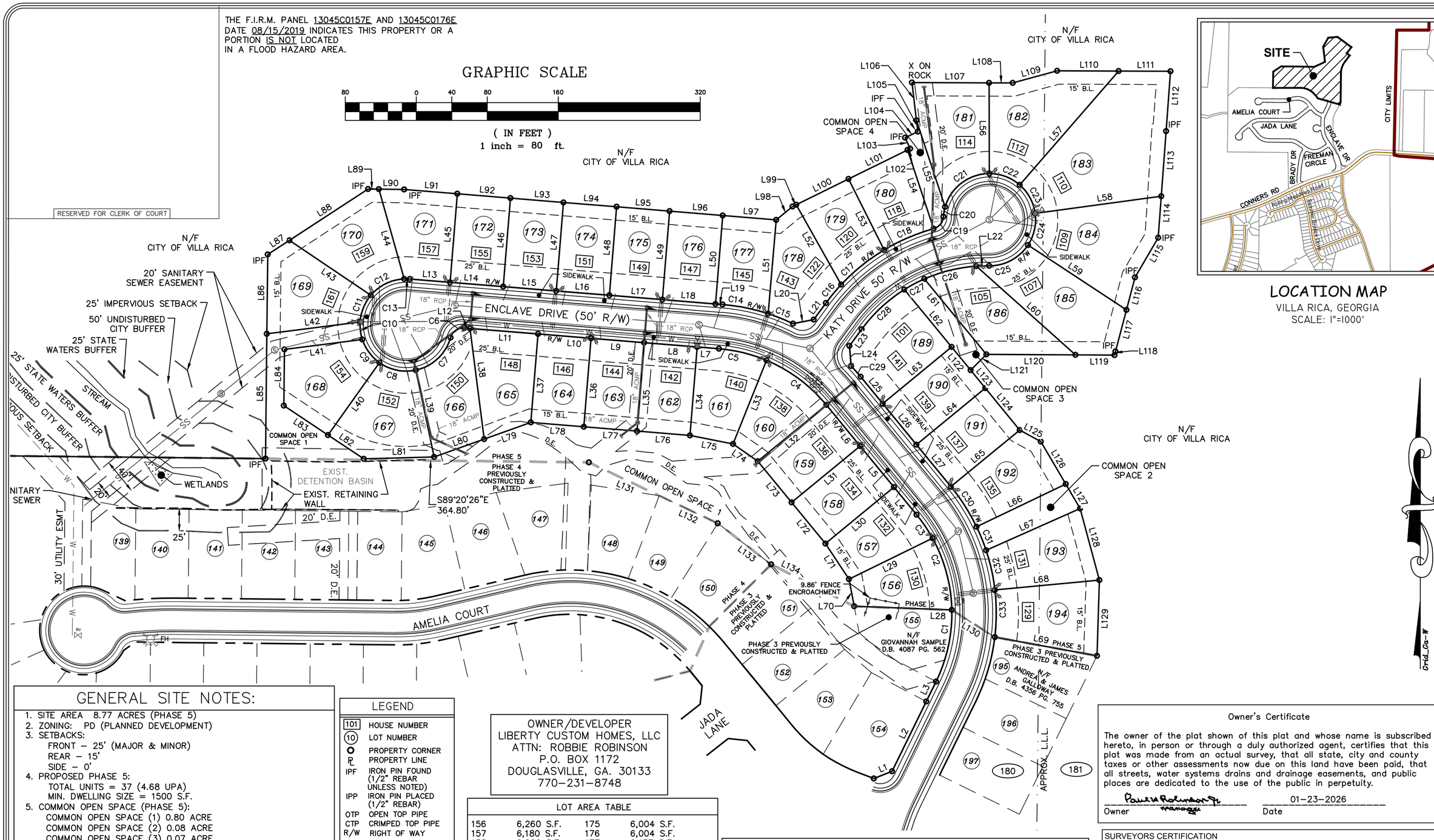
THE F.I.R.M. PANEL 13045C0157E AND 13045C0176E
DATE 08/15/2019 INDICATES THIS PROPERTY OR A
PORTION IS NOT LOCATED
IN A FLOOD HAZARD AREA.

RESERVED FOR CLERK OF COURT

GRAPHIC SCALE

80 0 40 80 160 320

(IN FEET)
1 inch = 80 ft.



LOCATION MAP

VILLA RICA, GEORGIA
SCALE: 1"=1000'

GENERAL SITE NOTES:

1. SITE AREA 8.77 ACRES (PHASE 5)
2. ZONING: PD (PLANNED DEVELOPMENT)
3. SETBACKS:
   FRONT – 25' (MAJOR & MINOR)
   REAR – 15'
   SIDE – 0'
4. PROPOSED PHASE 5:
   TOTAL UNITS = 37 (4.68 UPA)
   MIN. DWELLING SIZE = 1500 S.F.
5. COMMON OPEN SPACE (PHASE 5):
   COMMON OPEN SPACE (1) 0.80 ACRE
   COMMON OPEN SPACE (2) 0.08 ACRE
   COMMON OPEN SPACE (3) 0.07 ACRE
   COMMON OPEN SPACE (4) 0.05 ACRE
   TOTAL 1.00 ACRE (11.40% OF PHASE 5)
6. DRAINAGE EASEMENTS OFF THE RIGHT OF WAY SHALL BE MAINTAINED BY THE PROPERTY OWNER.
7. FOR LOTS UPSTREAM OF CULVERT ROAD CROSSINGS, FINISH FLOOR ELEVATIONS SHALL BE NO LESS THAN 2 FEET ABOVE THE LOW POINT IN THE ROAD.
8. SIDEWALKS ARE REQUIRED TO BE INSTALLED WITH THE CONSTRUCTION OF EACH HOME.
9. PROTECTIVE COVENANTS RECORDED IN D.B. 2873 PG. 893–946
10. HALF INCH REBAR WITH IDENTIFICATION CAPS SET AT ALL PROPERTY CORNERS UNLESS NOTED OTHERWISE.
11. EASEMENT CENTERED ON CONSTRUCTED STORM SEWERS.
12. LOT NUMBERS 187 & 188 OMITTED
13. PROTECTIVE COVENANTS RECORDED IN D.B. 2873 PG. 893–946.

LEGEND

101	HOUSE NUMBER
(10)	LOT NUMBER
	PROPERTY CORNER
PL	PROPERTY LINE
IPF	IRON PIN FOUND (1/2" REBAR UNLESS NOTED)
IPP	IRON PIN PLACED (1/2" REBAR)
OTP	OPEN TOP PIPE
CTP	CRIMPED TOP PIPE
R/W	RIGHT OF WAY
———	RIGHT OF WAY
	R/W MONUMENT
(223)	LAND LOT NUMBER
L.L.L.	LAND LOT LINE
———	LAND LOT LINE
E.O.P.	EDGE OF PAVEMENT
–X–	FENCE LINE
	LAMP POLE
	UTILITY POLE
PP	POWER POLE
LP	LAMP POLE
–P–	OVERHEAD POWER
P.I.	POINT OF INTERSECTION
D.E.	DRAINAGE EASEMENT
B.L.	BUILDING LINE

OWNER/DEVELOPER
LIBERTY CUSTOM HOMES, LLC
ATTN: ROBBIE ROBINSON
P.O. BOX 1172
DOUGLASVILLE, GA. 30133
770–231–8748

LOT AREA TABLE

156	6,260 S.F.	175	6,004 S.F.
157	6,180 S.F.	176	6,004 S.F.
158	6,000 S.F.	177	6,137 S.F.
159	6,000 S.F.	178	6,932 S.F.
160	6,051 S.F.	179	6,020 S.F.
161	6,608 S.F.	180	6,058 S.F.
162	6,000 S.F.	181	8,629 S.F.
163	6,000 S.F.	182	10,589 S.F.
164	6,000 S.F.	183	17,422 S.F.
165	7,273 S.F.	184	11,348 S.F.
166	7,155 S.F.	185	9,900 S.F.
167	8,493 S.F.	186	8,082 S.F.
168	7,576 S.F.	189	8,034 S.F.
169	8,148 S.F.	190	6,026 S.F.
170	8,166 S.F.	191	6,129 S.F.
171	7,044 S.F.	192	7,313 S.F.
172	6,005 S.F.	193	7,442 S.F.
173	6,005 S.F.	194	8,011 S.F.
174	6,004 S.F.		

City of Villa Rica Certificate

In accordance with the City of Villa Rica Development Regulation and the City's Zoning Ordinance, all requirements of approval have been fulfilled; this plat is given final approval by the following officials on behalf of the City of Villa Rica:

Community Development Director — Date

Planning Commission — Date

Mayor — Date

Owner's Certificate

The owner of the plat shown of this plat and whose name is subscribed hereto, in person or through a duly authorized agent, certifies that this plat was made from an actual survey, that all state, city and county taxes or other assessments now due on this land have been paid, that all streets, water systems drains and drainage easements, and public places are dedicated to the use of the public in perpetuity.

Owner — 01–23–2026 Date

SURVEYORS CERTIFICATION

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 FOR CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HERON. 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 FOR IN O.C.G.A. SECTION 15-6-67.

GA. REG. L.S. #3125 MICHAEL D. CRAWFORD

CLOSURE

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TOPCON 233 WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

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GENERAL NOTES

4. NO WARRANTY OR GUARANTEE AS TO ENVIRONMENTAL ISSUES HAS BEEN IMPLIED, ONLY THOSE ITEMS SHOWN HEREON HAVE BEEN ADDRESSED.

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7. NO WARRANTY OR GUARANTEE AS TO COUNTY OR CITY ORDINANCE ISSUES, TO INCLUDE SET BACKS, HAS BEEN IMPLIED. ONLY THOSE ITEMS SHOWN HAVE BEEN ADDRESSED.

GEORGIA & WEST, INC.
ENGINEERING • LAND SURVEYING • LAND PLANNING
105 CORPORATE DRIVE
CARROLLTON, GA. 30117
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FAX (770) 834-1005
E-MAIL: mailbox@georgiaandwest.com

GEORGIA REGISTERED No. 3125 LAND SURVEYOR MICHAEL D. CRAWFORD

FINAL PLAT FOR:

LIBERTY POINTE PHASE 5

LOCATED IN LAND LOTS 180 & 181 DISTRICT 02 SECTION 05
CITY OF VILLA RICA, DOUGLAS COUNTY, GEORGIA
SCALE: 1" = 80' DATE: 01/20/2026
CHECKED BY: REVISED: 02/06/2026 (CITY COMMENTS)

JN060104
3-26-001

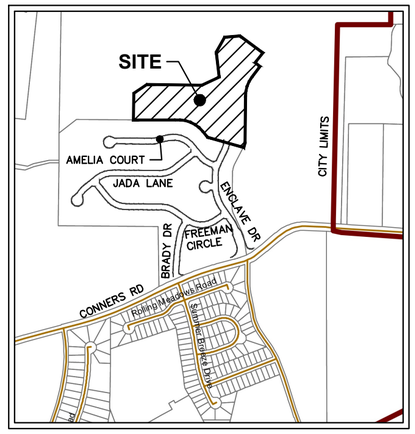
RESERVED FOR CLERK OF COURT

Parcel Line Table		
Line #	Length	Direction
L1	22.13'	N68° 33' 47"E
L2	87.60'	N26° 06' 18"E
L3	25.01'	N26° 06' 18"E
L4	40.11'	S39° 24' 45"E
L5	60.00'	S39° 24' 45"E
L6	60.00'	S39° 24' 45"E
L7	24.63'	S85° 20' 10"E
L8	60.00'	S85° 20' 10"E
L9	60.00'	S85° 20' 10"E
L10	60.00'	S85° 20' 10"E
L11	76.92'	S85° 20' 10"E
L12	6.23'	S85° 20' 10"E
L13	45.46'	S85° 20' 10"E
L14	60.00'	S85° 20' 10"E
L15	60.00'	S85° 20' 10"E
L16	60.00'	S85° 20' 10"E
L17	60.00'	S85° 20' 10"E
L18	60.00'	S85° 20' 10"E
L19	8.05'	S85° 20' 10"E
L20	23.70'	N79° 02' 23"E
L21	23.21'	N36° 15' 00"E
L22	14.59'	S88° 26' 02"W
L23	23.21'	S36° 15' 00"W
L24	22.69'	S04° 36' 03"E
L25	39.11'	S39° 24' 45"E
L26	60.00'	S39° 24' 45"E
L27	61.00'	S39° 24' 45"E
L28	110.19'	N87° 49' 08"W
L29	104.80'	S63° 56' 07"W
L30	100.00'	S50° 35' 15"W
L31	100.00'	S50° 35' 15"W
L32	100.00'	S50° 35' 15"W
L33	101.48'	S21° 48' 33"W
L34	100.00'	S04° 39' 50"W
L35	100.00'	S04° 39' 50"W
L36	100.00'	S04° 39' 50"W
L37	100.00'	S04° 39' 50"W
L38	125.73'	S07° 18' 14"E
L39	100.00'	S11° 59' 27"E
L40	100.07'	S35° 21' 59"W
L41	88.47'	N82° 43' 25"E
L42	105.89'	S82° 43' 25"W
L43	110.70'	N55° 57' 19"W
L44	105.10'	N15° 44' 20"W
L45	100.09'	N04° 39' 50"E

Parcel Line Table		
Line #	Length	Direction
L46	100.08'	N04° 39' 50"E
L47	100.08'	N04° 39' 50"E
L48	100.07'	N04° 39' 50"E
L49	100.06'	N04° 39' 50"E
L50	100.05'	N04° 39' 50"E
L51	106.13'	N04° 57' 38"E
L52	103.35'	N29° 23' 09"W
L53	89.44'	N26° 41' 03"W
L54	93.42'	N18° 19' 26"W
L55	102.63'	N18° 19' 26"W
L56	102.23'	N00° 10' 09"W
L57	169.90'	N41° 00' 35"E
L58	143.43'	N82° 13' 49"E
L59	132.82'	S56° 37' 42"E
L60	149.88'	S48° 10' 39"E
L61	110.05'	S39° 25' 04"E
L62	83.75'	S39° 24' 45"E
L63	100.44'	N50° 35' 15"E
L64	100.41'	N50° 35' 15"E
L65	100.33'	N50° 39' 28"E
L66	111.43'	N64° 20' 24"E
L67	115.97'	N66° 02' 44"E
L68	118.27'	N84° 38' 14"E
L69	116.96'	S79° 40' 32"E
L70	31.12'	N10° 40' 13"W
L71	48.14'	N33° 33' 05"W
L72	60.00'	N39° 24' 45"W
L73	60.00'	N39° 24' 45"W
L74	34.03'	N55° 00' 49"W
L75	49.47'	N78° 46' 39"W
L76	60.00'	N85° 20' 10"W
L77	60.00'	N85° 20' 10"W
L78	60.00'	N85° 20' 10"W
L79	55.81'	S70° 19' 55"W
L80	59.78'	S70° 19' 55"W
L81	79.26'	S88° 26' 11"W
L82	48.47'	N56° 22' 45"W
L83	59.77'	N56° 22' 45"W
L84	63.33'	N00° 36' 44"E
L85	140.60'	N00° 36' 44"E
L86	89.46'	N00° 36' 44"E
L87	29.20'	N56° 53' 06"E
L88	105.79'	N56° 53' 06"E
L89	12.19'	S89° 20' 52"E
L90	28.46'	S89° 20' 52"E

Parcel Line Table		
Line #	Length	Direction
L91	60.14'	S85° 19' 46"E
L92	60.00'	S85° 19' 46"E
L93	60.00'	S85° 19' 46"E
L94	60.00'	S85° 19' 46"E
L95	60.00'	S85° 19' 46"E
L96	60.00'	S85° 19' 46"E
L97	60.55'	S85° 19' 46"E
L98	23.75'	N50° 40' 45"E
L99	4.51'	N63° 50' 24"E
L100	65.70'	N63° 50' 24"E
L101	74.17'	N63° 50' 24"E
L102	3.27'	N63° 50' 24"E
L103	13.77'	N24° 59' 35"W
L104	15.94'	N64° 55' 13"E
L105	12.76'	N06° 54' 45"W
L106	42.99'	N06° 54' 45"W
L107	86.93'	S89° 46' 12"E
L108	26.71'	S89° 46' 12"E
L109	51.87'	N74° 47' 33"E
L110	69.30'	S89° 46' 11"E
L111	58.39'	S89° 46' 11"E
L112	67.68'	S04° 12' 38"W
L113	73.46'	S04° 12' 38"W
L114	46.94'	S04° 12' 38"W
L115	51.73'	S30° 26' 26"W
L116	37.94'	S14° 42' 31"W
L117	48.42'	S14° 42' 31"W
L118	4.22'	S14° 42' 31"W
L119	44.08'	N89° 42' 06"W
L120	100.34'	N89° 42' 06"W
L121	25.12'	S45° 09' 50"W
L122	33.76'	S39° 24' 45"E
L123	26.24'	S39° 20' 16"E
L124	61.13'	S39° 20' 16"E
L125	26.97'	S61° 23' 44"E
L126	55.52'	S30° 27' 37"E
L127	32.02'	S30° 27' 37"E
L128	83.61'	S15° 03' 43"E
L129	85.29'	S01° 51' 39"W
L130	57.31'	N57° 39' 33"W
L131	87.61'	S64° 41' 23"E
L132	73.12'	S64° 41' 23"E
L133	75.82'	S52° 24' 44"E
L134	104.77'	N63° 14' 23"W

Curve Table				
Curve #	Length	Radius	Chord Direction	Chord Length
C1	83.45'	175.00'	N12° 26' 42"E	82.66'
C2	84.51'	175.00'	N15° 03' 00"W	83.69'
C3	32.16'	175.00'	N34° 08' 55"W	32.11'
C4	84.92'	175.00'	N53° 18' 51"W	84.09'
C5	55.34'	175.00'	N76° 16' 34"W	55.11'
C6	20.63'	15.00'	N55° 15' 28"E	19.04'
C7	56.41'	52.00'	S46° 55' 50"W	53.69'
C8	42.98'	52.00'	S78° 18' 44"E	41.77'
C9	32.92'	52.00'	S36° 29' 55"E	32.37'
C10	20.13'	52.00'	S07° 16' 35"E	20.00'
C11	32.92'	52.00'	S21° 56' 45"W	32.37'
C12	43.10'	52.00'	S63° 49' 25"W	41.87'
C13	6.44'	52.00'	N88° 53' 05"W	6.44'
C14	52.42'	225.00'	N78° 39' 43"W	52.30'
C15	30.29'	225.00'	N68° 07' 53"W	30.26'
C16	27.01'	225.00'	S39° 41' 20"W	26.99'
C17	62.44'	225.00'	S51° 04' 42"W	62.24'
C18	60.88'	225.00'	S66° 46' 50"W	60.70'
C19	18.55'	15.00'	N39° 06' 47"E	17.39'
C20	11.32'	52.00'	S09° 55' 45"W	11.29'
C21	66.86'	52.00'	S52° 59' 47"W	62.35'
C22	37.37'	52.00'	N69° 34' 50"W	36.58'
C23	37.37'	52.00'	N28° 23' 59"W	36.58'
C24	37.37'	52.00'	N12° 46' 53"E	36.58'
C25	51.60'	52.00'	N61° 48' 03"E	49.51'
C26	60.57'	175.00'	S76° 10' 13"W	60.27'
C27	25.53'	175.00'	S62° 04' 28"W	25.51'
C28	66.11'	175.00'	S47° 04' 20"W	65.72'
C29	16.25'	225.00'	N41° 28' 54"W	16.25'
C30	54.01'	225.00'	N32° 32' 10"W	53.88'
C31	28.53'	225.00'	N22° 01' 36"W	28.52'
C32	45.89'	225.00'	N12° 33' 05"W	45.81'
C33	53.36'	225.00'	N00° 05' 05"E	53.23'



LOCATION MAP

VILLA RICA, GEORGIA
SCALE: 1"=1000'

Owner's Certificate

The owner of the plat shown of this plat and whose name is subscribed hereto, in person or through a duly authorized agent, certifies that this plat was made from an actual survey, that all state, city and county taxes or other assessments now due on this land have been paid, that all streets, water systems drains and drainage easements, and public places are dedicated to the use of the public in perpetuity.

Owner _____ Date 01-23-2026

City of Villa Rica Certificate

In accordance with the City of Villa Rica Development Regulation and the City's Zoning Ordinance, all requirements of approval have been fulfilled; this plat is given final approval by the following officials on behalf of the City of Villa Rica:

Community Development Director _____ Date _____

Planning Commission _____ Date _____

Mayor _____ Date _____

SURVEYORS CERTIFICATION

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 FOR CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HERON. 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 FOR IN O.C.G.A. SECTION 15-6-67.

GA. REG. L.S. #3125 MICHAEL D. CRAWFORD

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GEORGIA REGISTERED No. 3125 LAND SURVEYOR MICHAEL D. CRAWFORD

FINAL PLAT FOR:

LIBERTY POINTE PHASE 5

LOCATED IN LAND LOTS 180 & 181 DISTRICT 02 SECTION 05
CITY OF VILLA RICA, DOUGLAS COUNTY, GEORGIA
SCALE: 1" = 80' DATE: 01/20/2026
CHECKED BY: REVISED: 02/06/2026 (CITY COMMENTS)

JN060104
3-26-001

BUILDING DEVELOPMENT DEPARTMENT

Building Development Services
571 W. Bankhead Highway
Villa Rica, GA 30180

FEE COMPUTATION SHEET

LDP:	DEVELOPMENT AND INSPECTION DEPARTMENT			
DISTRICT: 2	LAND LOT(S): 180 & 181	SUBDIVISON/PRJOECT: Liberty Pointe Phase 5	LOCATIONS: Enclave Dr	DATE: 2/24/2026
DEVELOPMENT/REPRESENTATIVE: Paul Robinson		TELEPHONE NUMBER: 770-231-8748	PREPARED BY (INSPECTOR): Nic Griffin	Mark Teal

ITEM	TOTAL 100%	PERFORMANCE 150%	MAINTENANCE 25%	PERFORMANCE % INCOMPLETE
STORM DRAINAGE @ $118.00/LF 835LF	$98,530		$24,632.50	
STORM HW $5,500/EA 4EA	$22,000		$5,500.00	
STORM CB $5,600/EA 9EA	$50,400		$12,600.00	
CURB & GUTTER @ $40.00/LF 2260LF	$90,400		$22,600.00	
BASE & PAVING @ $168.00/LF 1130LF	$189,840		$47,460.00	
WATER MAIN @ $75.00/LF 1200LF	$90,000		$22,500.00	
SANITARY SEWER 8INCH @ $70.00/LF 1409LF	$98,630		$24,657.50	
S/SEWER SERVICES @$750.00 34EA	$25,500		$6,375.00	
MANHOLES @ $4,000.00/EA 6EA	$76,000		$19,000.00	
8 INCH VALVES @$1,500/EA 4EA	$6,000		$1,500.00	
¾ INCH WATER SERVICES $500.00/EA 34EA	$17,000		$4,250.00	
FIRE HYDRANTS @2,500.00/EA 3EA	$7,500		$1,875.00	
DETENTION STRUCTURE @ $.22/FT^3 450,357FT^3	$99,078.54		24,769.64	
5 FOOT SIDEWALK @ $30.00/LF 2260LF	$67,800	$101,700.00	$16,950	
OTHER – Asphalt Topcoat @ $20.00/LF 1130LF	$44,070	$66,106.50	$11,017.50	
MAINTENANCE TOTALS	$982,748.54		**$246,748.54**	
PERFORMANCE TOTAL	$111,8740.00	**$168,000.00**		

THE MAINTENANCE AND/OR PERFORMANCE BOND AMOUNTS HAVE BEEN COMPUTED ABOVE. THE FINAL PLAT MAY BE RECORDED UPON RECEIPT OF ACCEPTABLE SECURITIES OR THE PROJECT MAY CONTINUE TO COMPLETION ONCE ALL APPROVALS ARE RECEIVED.

DATE: 2-24-26

THE SECURITIES IN THE AMOUNTS CALCULATED ABOVE HAVE BEEN RECEIEVED AND ARE ON FILE IN THIS OFFICE. I HEREBY AUTHORIZE THE RECORDING OF THE SUBDIVISION PLAT IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF CARROLL COUNTY OR THE PROJECT MAY CONTINUE TO COMPLETION.

_____ **DATE**: _____

NIC GRIFFIN, DEPUTY DIRECTOR

GAB & BINDER INSTALLED ☒YES☐NO
FINAL TOPPING INSTALLED ☐YES☒NO

SIDEWALK INSTALLED ☐YES☒NO
PERFORMANCE BOND NEEDED ☒YES☐NO

CITY OF VILLA RICA

City Council Meeting
Agenda Item Cover Sheet

SUBJECT: The Cottages of Villa Rica - Final Plat

AGENDA DATE: April 7th, 2026

DATE PREPARED: April 1st, 2026

PREPARED BY: Nic Griffin

PUBLIC HEARING: Not required

PURPOSE: All Final Plats of subdivision developments with public streets must be approved by the Mayor and City Council before building permits are issued. The Cottages of Villa Rica's submittal has been reviewed and items associated with Final Plat approval have been completed.

BACKGROUND: The Cottages of Villa Rica is a single family-attachedcommunity. There will be a total of 192 units.

The Cottages is a private community and will remain so in perpetuity. They will be responsible for their own infrastructure.

They have also contributed to our sidewalk fund in lieu of installing sidewalks along their frontage.

This Development has entered into an agreement with the City of Villa Rica to install a new lift station and dismantling our Waterford Lift Station. The developer has satisfied that requirement and the new lift station is currently live.

Chapman Communities s has provided this contribution in the form of a check, to the City of Villa Rica.

All civil construction has been completed and inspected. The Final Plat has several other items that must be accomplished/completed prior to the vote by the Mayor and City Council. These items have been completed and are listed as follows:

Maintenance bond submitted - $140,063.50 (Infrastructure located within easement)
Performance Bond submitted - $509,000.00
Street Light Fees paid for - $120,735.00
Sidewalk contribution - $12,240.00
Water, Sewer, and Storm system as-built record drawings have been submitted and approved.
All fees associated with the Final Plat submittal have been paid

STAFF RECOMMENDATION: Staff recommends approval of the Final Plat for The Cottages of Villa Rica.

MOTION:

1. I move to approve the Final Plat for The Cottages of Villa Rica.

RECORDATION AREA

FINAL PLAT FOR

COTTAGES OF VILLA RICA

LOCATED IN LAND LOT 165
6TH DISTRICT, 7TH SECTION
CITY OF VILLA RICA, CARROLL COUNTY, GEORGIA

GENERAL NOTES

A. THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED HEREON. NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREON.

B. THIS DRAWING WAS CREATED ELECTRONICALLY. THIS MEDIA SHOULD NOT BE CONSIDERED A CERTIFIED DOCUMENT UNLESS IT HAS BEEN PROPERLY SEALED AND ORIGINALLY SIGNED BY A REGISTERED LAND SURVEYOR OF HUGHES RAY COMPANY, INC., AUTHORITY OF O.C.G.A. 43-15-22.

C. THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67. LAST DATE OF FIELD WORK WAS ON 3/16/2026. ISSUE OR REVISION DATES ARE BASED ON FIELD OBSERVATIONS MADE AT THAT TIME. ANY CHANGES IN SITE CONDITIONS AFTER THE DATE OF THE FIELD SURVEY ARE NOT REFLECTED HEREON.

D. THE FOLLOWING TYPE OF EQUIPMENT WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT: TRIMBLE S SERIES ROBOTIC TOTAL STATION AND DATA COLLECTOR.

E. THE BEARING BASIS IS GRID NORTH, NAD '83, GEORGIA WEST ZONE, AS ESTABLISHED BY PERFORMING REDUNDANT RTK GPS OBSERVATIONS ON PRIMARY SURVEY CONTROL POINTS UTILIZING TRIMBLE VRS NOW NETWORK. ALL DISTANCES SHOWN ARE GROUND DISTANCES.

F. THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF 1 FOOT IN 10,000+ FEET, AND WAS NOT ADJUSTED.

G. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1 FOOT IN 1,365,064 FEET.

H. MONUMENTS FOUND ARE AS INDICATED ON DRAWING. MONUMENTS PLACED ARE EITHER A 1/2" REBAR WITH CAP (INSCRIBED LSF 000462) OR A NAIL WITH WASHER (INSCRIBED LSF 000462).

I. THIS SURVEY WAS BASED ON CURRENT COUNTY TAX RECORDS, INFORMATION PROVIDED BY THE CLIENT, OR OTHER FACTS KNOWN BY THE SURVEYOR AT THE TIME OF THE SURVEY AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED. ANY FEATURES SHOWN ARE BASED ON MINIMUM REQUIREMENTS OF GEORGIA LAW OR A SPECIFIC AGREEMENT WITH THE CLIENT AND ANY FIELD OBSERVATIONS MADE WERE BASED ON VISIBLE SURFACE EVIDENCE. OTHER SUB-SURFACE IMPROVEMENTS OR FEATURE LOCATIONS NOT REQUESTED AS PART OF THIS SURVEY MAY EXIST AND NOT BE SHOWN HEREON.

J. BASED ON F.E.M.A. FLOOD INSURANCE RATE MAP NUMBER 13045C0152D, CARROLL COUNTY, GEORGIA, EFFECTIVE DATE SEPTEMBER 19, 2007, THE SUBJECT PROPERTY LIES WITHIN F.E.M.A. ZONES "A" AND "X" (OTHER AREAS), DEFINED THEREON AS FOLLOWS:

ZONE "A" SPECIAL FLOOD HAZARD AREAS (SFHA's) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD - NO BASE FLOOD ELEVATIONS DETERMINED".

ZONE "X" (OTHER AREAS): AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN"

CARROLL COUNTY NOTE

CARROLL COUNTY ASSUMES NO RESPONSIBILITY FOR OVERFLOW OR EROSION OF NATURAL DRAINS BEYOND THE EXTENT OF THE STREET RIGHT OF WAY OR FOR THE EXTENSION OF CULVERTS BEYOND THE POINT SHOWN ON THE APPROVED AND RECORDED PLAT.

SITE NARRATIVE

PARCEL ID: V02 0070483
TOTAL ACRES: 33.08 AC
TOTAL UNITS: 192
UNITS/AC: 5.80

OPEN SPACE REQUIRED: 12% (4 ACRES)
OPEN SPACE PROVIDED: 10 ACRES

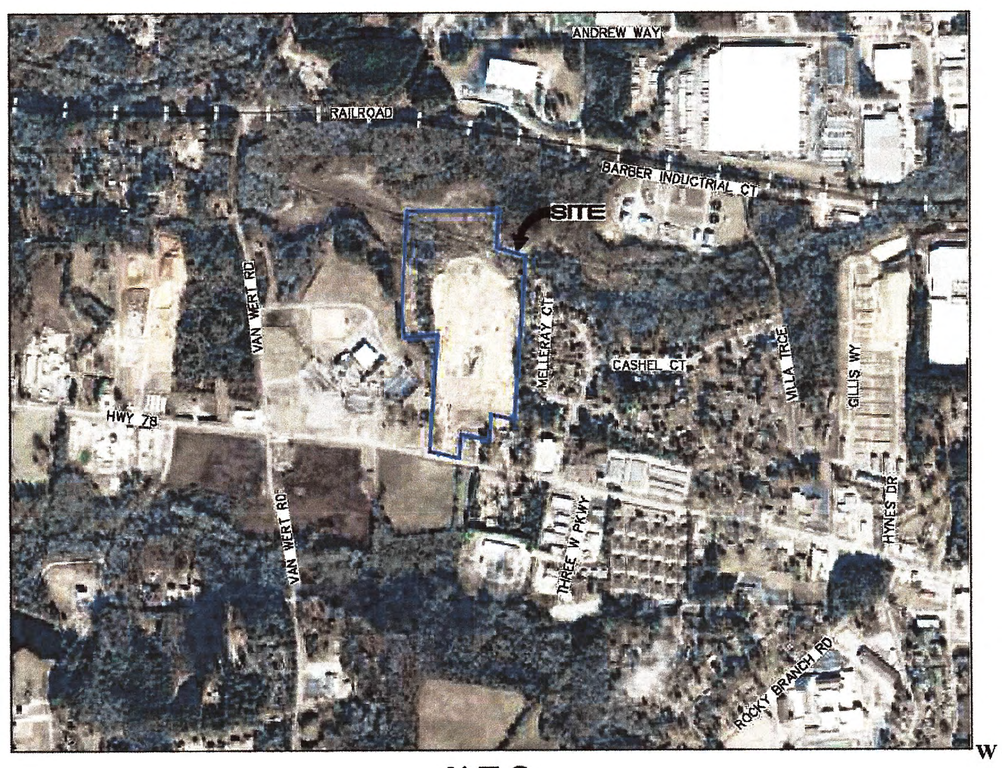
ZONING: SFA

FRONT SETBACK: 25'
SIDE SETBACK: 0'/10'
REAR SETBACK: 15'
"PURSUANT TO THE APPLICABLE SETBACK REQUIREMENTS IN EFFECT PRIOR TO THE CODE AMENDMENT DATED SEPTEMBER 10, 2021, AND SUBSEQUENT TO THE ZONING APPROVAL GRANTED ON DECEMBER 8, 2020, AND THE ISSUANCE OF THE LAND DEVELOPMENT PERMIT ON JULY 20, 2021.

LEGEND

- BOUNDARY LINE
- ADJACENT PROPERTY LINE
- FENCE
- GAS LINE
- UGE — UNDERGROUND POWER LINE
- OVERHEAD POWER LINE
- SS — SANITARY SEWER LINE
- SD — STORM DRAIN LINE
- W — WATER LINE
- T — COMMUNICATIONS LINE
- FP — FLOODPLAIN
- FW — FLOODWAY
- BFE 1000 — BASE FLOOD ELEV. LINE AND VALUE
- APPROX. PIPE DIRECTION
- CALCULATED POINT
- IRON PIN FOUND
- IRON PIN SET (1/2" REBAR)
- RB REBAR
- RBC REBAR CAPPED
- CTP CRIMPED TOP PIPE
- OTP OPEN TOP PIPE
- R/W MONUMENT
- R/W RIGHT OF WAY
- N/F NOW OR FORMERLY
- BL BUILDING LINE
- CMP CORRUGATED METAL PIPE
- RCP CONCRETE PIPE
- HDPE HIGH DENSITY POLYETHYLENE PIPE
- (R: XXX') RECORD DISTANCE
- DOUBLE WING CATCH BASIN
- SINGLE WING CATCH BASIN
- SQUARE CATCH BASIN
- HEADWALL
- JUNCTION BOX
- DROP INLET
- YARD INLET
- CURB INLET
- FLARED END SECTION
- WQ WATER QUALITY MANHOLE
- DOWN SPOUT
- WM WATER METER
- WATER VALVE
- FIRE HYDRANT
- FDC FIRE DEPT. CONNECTION
- PIV POST INDICATOR VALVE
- WATER MARKER
- WM WATER MANHOLE
- ICV IRRIGATION CONTROL VALVE
- S SANITARY SEWER MANHOLE
- CLEANOUT
- GT GREASE TRAP
- E1 E1 SEWER BOX
- AIR RELEASE VALVE
- GM GAS METER
- GAS VALVE
- PM POWER METER
- T TRANSFORMER
- E ELECTRIC BOX
- CROSSWALK SIGNAL POLE
- LANDSCAPE LIGHT
- PBX POWER BOX
- TSB TRAFFIC SIGNAL BOX
- GUY POLE
- POWER POLE
- GUY ANCHOR
- LIGHT POLE
- TRAFFIC SIGNAL POLE
- TELEPHONE PEDESTAL
- TELEPHONE MANHOLE
- FIBER OPTIC MARKER
- A/C AIR CONDITIONER
- SIGN
- BOLLARD
- FLAG POLE
- PARKING SPACE COUNT
- EVERGREEN TREE
- HARDWOOD TREE
- BENCHMARK
- CONCRETE
- ASPHALT
- WALL
- GRAVEL/RIP RAP
- FLOODPLAIN - ZONE A
- WETLANDS
- EASEMENT
- INGRESS/EGRESS UTILITY EASEMENT

SITE MAP



N.T.S.

LEGAL DESCRIPTION

ALL THAT PARCEL OF LAND LYING IN LAND LOT 165, OF THE 6TH DISTRICT, 7TH SECTION OF THE CITY OF VILLA RICA, CARROLL COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY OF NORTH VAN WERT RD (80' R/W) AND THE NORTHERLY RIGHT-OF-WAY OF U.S. HIGHWAY 78 (80' R/W)
THENCE, SOUTH 81 DEGREES 22 MINUTES 12 SECONDS EAST, 1,351.01 FEET TO A 1/2-INCH REBAR CAPPED BEING THE POINT OF BEGINNING.

THENCE, FROM SAID **POINT OF BEGINNING**, NORTH 03 DEGREES 45 MINUTES 35 SECONDS EAST, 191.44 FEET TO A 1/2-INCH REBAR;
THENCE, NORTH 03 DEGREES 45 MINUTES 35 SECONDS EAST, 747.41 FEET TO A CONCRETE MONUMENT;
THENCE, SOUTH 85 DEGREES 12 MINUTES 11 SECONDS WEST, 261.23 FEET TO A 1/2-INCH REBAR;
THENCE, NORTH 08 DEGREES 42 MINUTES 52 SECONDS WEST, 206.95 FEET TO A NAIL IN POST;
THENCE, NORTH 03 DEGREES 42 MINUTES 44 SECONDS EAST, 811.46 FEET TO A 1/2-INCH REBAR SET;
THENCE, NORTH 89 DEGREES 32 MINUTES 32 SECONDS EAST, 738.92 FEET TO A 1/2-INCH REBAR SET;
THENCE, SOUTH 03 DEGREES 38 MINUTES 21 SECONDS WEST, 296.46 FEET TO A 1/2-INCH REBAR SET;
THENCE, SOUTH 72 DEGREES 52 MINUTES 01 SECONDS EAST, 241.06 FEET TO A 1/2-INCH REBAR SET;
THENCE, SOUTH 03 DEGREES 56 MINUTES 54 SECONDS WEST, 1316.66 FEET TO A 1/2-INCH OPEN TOP PIPE;
THENCE, NORTH 77 DEGREES 12 MINUTES 25 SECONDS WEST, 198.38 FEET TO A 1/2-INCH OPEN TOP PIPE;
THENCE, SOUTH 03 DEGREES 34 MINUTES 03 SECONDS WEST, 209.31 FEET TO A 1/2-INCH REBAR;
THENCE, NORTH 77 DEGREES 39 MINUTES 25 SECONDS WEST, 228.62 FEET TO A 1/2-INCH REBAR SET;
THENCE, SOUTH 03 DEGREES 40 MINUTES 19 SECONDS WEST, 191.67 FEET TO A 1/2-INCH REBAR SET ON THE NORTHERLY RIGHT-OF-WAY OF UNITED STATES HIGHWAY 78 (80' R/W);
THENCE, ALONG SAID NORTHERLY RIGHT-OF-WAY, NORTH 77 DEGREES 43 MINUTES 12 SECONDS WEST, 25.29 FEET TO A 1/2-INCH REBAR;
THENCE, NORTH 77 DEGREES 36 MINUTES 39 SECONDS WEST, 37.41 FEET TO A POINT;
THENCE, NORTH 77 DEGREES 38 MINUTES 34 SECONDS WEST, 63.91 FEET TO A POINT;
THENCE, NORTH 77 DEGREES 38 MINUTES 34 SECONDS WEST, 62.44 FEET TO A POINT;
THENCE, NORTH 77 DEGREES 38 MINUTES 34 SECONDS WEST, 56.76 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINING 33.08 ACRES, MORE OR LESS.

THE ABOVE PROPERTY BEING THE SAME PROPERTY AS DESCRIBED OF RECORD AS:

ALL THAT TRACT OR PARCEL OF LAND LYING BEING SHOWN AS TRACT C CONTAINING 16.41 ACRES AND TRACT D CONTAINING 15.71 ACRES, PLAT BOOK 98, PAGE 88 CARROLL COUNTY, GEORGIA RECORDS.

AND

ALL THAT TRACT OR PARCEL OF LAND LYING BEING SHOWN AS TRACT B CONTAINING 0.96 ACRES, PLAT BOOK 98 PAGE 88, CARROLL COUNTY, GEORGIA RECORDS.

SAID PARCELS BEING FURTHER DELINEATED AS SET FORTH IN THAT CERTAIN BOUNDARY LINE AGREEMENT AND QUITCLAIM DEED TO CLARIFY BOUNDARY LINE BY AND BETWEEN JCC VILLA RICA, LLC, A GEORGIA LIMITED LIABILITY COMPANY AND SPG VILLA RICA, LLC, A GEORGIA LIMITED LIABILITY COMPANY, DATED JUNE 30, 2023, FILED JULY 3, 2023 AND RECORDED IN DEED BOOK 6173, PAGE 1, RECORDS OF THE SUPERIOR COURT OF CARROLL COUNTY, GEORGIA.

NOTE: ALL ROADS AND UTILITIES IN THIS DEVELOPMENT WILL REMAIN PRIVATE IN PERPETUITY

OWNER'S CERTIFICATE

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, CERTIFIES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY, THAT ALL STATE, CITY AND COUNTY TAXES OR OTHER ASSESSMENTS NOW DUE ON THIS LAND HAVE BEEN PAID, THAT ALL STREETS, WATER SYSTEMS DRAINS AND DRAINAGE EASEMENTS, AND PUBLIC PLACES ARE DEDICATED TO THE USE OF THE PUBLIC FOREVER.

SIGNATURE OF OWNER Andrew Cohen — DATE 3-26-2026

SURVEYOR'S CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY BY ME OR UNDER MY SUPERVISION, THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST OR ARE MARKED "FUTURE" AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN, AND THAT ALL REQUIREMENTS OF THE DEVELOPMENT AND ZONING REGULATIONS HAVE BEEN FULLY COMPLIED WITH.

SIGNATURE OF SURVEYOR — DATE 3/23/26

CITY OF VILLA RICA CERTIFICATE

IN ACCORDANCE TO THE CITY OF VILLA RICA DEVELOPMENT REGULATIONS AND THE CITY'S ZONING ORDINANCE, ALL REQUIREMENTS OF APPROVAL HAVE BEEN FULFILLED. THIS PLAT WAS GIVEN FINAL APPROVAL BY THE FOLLOWING CITY OFFICIALS AND PERSONNEL AND ON BEHALF OF THE CITY OF VILLA RICA:

COMMUNITY DEVELOPMENT DIRECTOR — DATE

MAYOR — DATE

4. VA-11-23 Request for Three Variances (3) from Architectural Standards found in Section 9.03 1305 W. Bankhead Highway and Public Hearing (Ron Johnson, Planning and Zoning Administrator)

No one came forward for Public Hearing.

Applicant James Chapman presented in support of these items and agreed to conditions:

1. Section 9.03(2)(e) – Individual buildings shall be located to avoid more than two (2) buildings with parallel orientations to a public street, unless offset by more than twenty (20) feet. Vary the orientation to lessen the massing. The maximum length of a multi-family building shall not exceed one-hundred ninety two (192) feet. No more than eight (8) townhome units shall be attached in a single row. The applicant proposes not to stagger the buildings, a length of more than 224' per building, and for three (3) buildings that have nine (9) units.
2. Section 9.03(4)(b) – Multi-family developments with one-hundred fifty (150) units or more shall have at least two (2) points of ingress/egress. The applicant proposes one gated entrance and exit.
3. Section 9.03(8)(f) – All townhomes shall have at a minimum a two-car garage. The applicant proposes half of all units to be one-car garage units.

a. Council Matthew Momtahan moved to approve the requested variance in section 9.03 (2)(e) of the Villa Rica Zoning Ordinance for 1305 W. Bankhead Highway subject to the units having the Master on the Main Level.

RESULT: APPROVED (UNANIMOUS)
MOVER: Matthew Momtahan, Councilman
SECONDER: Danny Carter, Councilman
AYES: Marchman, Momtahan, Warmoth, McCoy, Carter

b. Councilman Matthew Momtahan moved to approve the variance request from Section 9.03(4)(b) of the Villa Rica Zoning Ordinance for 1305 W. Bankhead Highway, subject to having approval from the fire department.

RESULT: APPROVED (UNANIMOUS)
MOVER: Matthew Momtahan, Councilman
SECONDER: Danny Carter, Councilman
AYES: Marchman, Momtahan, Warmoth, McCoy, Carter

c. Councilman Matthew Momtahan moved to approve the variance request from Section 9.03(8)(f) of the Villa Rica Zoning Ordinance for 1305 W. Bankhead Highway, subject to the unit being 28 feet wide.

RESULT: APPROVED (UNANIMOUS)
MOVER: Matthew Momtahan, Councilman
SECONDER: Danny Carter, Councilman
AYES: Marchman, Momtahan, Warmoth, McCoy, Carter

Georgia Power

Account Number 09959-28017 — **Please Pay By** Jul 13, 2025 — **Total Due** $120,735.00

Contact Us *24 hours a day, 7 days a week*
georgiapower.com

GEORGIA POWER COMPANY
1790 Montreal Circle
Tucker, GA 30084-6801

Account Number 09959-28017
Customer Service 1-888-655-5888
Web Access Code 635562
Power Outage Reporting 1-888-891-0938

INVOICE — Account Number 09959-28017 — Work Order GP872L28325 — Billing Date: Jun 13, 2025

WEST HIGHWAY 78 VILLA RICA P
4500 DORR STREET
TOLEDO , OH 43615

Business Description	Amount
LIGHTING - UNREGULATED PREPAY: Contact: KING,JAMES R 706-236-1423 Office, JRKING@SOUTHERNCO.COM	$120,735.00
TOTAL INVOICE AMOUNT	**$120,735.00**

Convenient Payment Options

By Mail: GEORGIA POWER COMPANY, 96 ANNEX, ATLANTA, GA 30396-0001
Georgia Power Company web site address georgiapower.com/mypayment

Online: Visit the company web site and login to your account using the following: Account Number **09959-28017** and Web Access Code **635562**

Please keep this portion for your records
Please return this portion with your payment

Georgia Power

Please Pay By Jul 13, 2025 — **Total Due** $120,735.00

Account Number 09959-28017
WEST HIGHWAY 78 VILLA RICA P
4500 DORR STREET
TOLEDO , OH 43615

Mail To:
GEORGIA POWER COMPANY
96 ANNEX
ATLANTA, GA 30396-0001

CARROLL COUNTY
OFFICE OF THE TAX ASSESSOR

423 College Street • Carrollton, Georgia 30117
P.O. Box 558 • Carrollton, Georgia 30112
Phone: 770.830.5812 • Fax: 770.830.5810
www.carrollton.com

APPLICATION TO COMBINE PARCELS

NOTE: Only the deed holding property owners may request to combine parcels and all parcels must be deeded in the exact same name.

Property Owner Information:
Name: JCC Villa Rica, LLC — Phone: 770.434.3602
Mailing Address: 2700 Cumberland Parkway SE, Suite 130
Atlanta, GA 30339

Property Information: Parcels to be combined

Size (acres): 96 — Parcel: V02-007-0483 — District: — LL:
Size (acres): 15.71 — Parcel: V02-007-0498 — District: — LL:
Size (acres): 16.41 — Parcel: V02-007-0486 — District: — LL:
Size (acres): — Parcel: — District: — LL:
Total Acres: 33.08 — Acres Corrected by Plat — Plat Book

OWNER HAS NOTIFIED MORTGAGE COMPANY OF INTENT TO COMBINE PARCELS X YES NO
Owner's signature — Date 10/05/22

BELOW IS FOR OFFICE USE ONLY

Current tax paid on all parcels ✓ YES NO — Taxes current through year 2022
Comments
Signature

PLANNING AND ZONING
Signature — Date 10/14/2022
Comments

MAP ROOM
New Parcel # of combined parcels V02-007-0483 — Combined for Tax Year 2022
Signature T. Webber — Date 31 Jan 2023

HOA NOTE: THIS DEVELOPMENT WILL NOT HAVE AN HOA

OWNERS/DEVELOPER

WEST HIGHWAY 78 VILLA RICA PROPERTY OWNER, LLC,
A DELAWARE LIMITED LIABILITY COMPANY
4500 DORR STREET
TOLEDO, OH 43615
KEVIN HESS
(404) 557-9314
KHESS@JIMCHAPMANCOMMUNITIES.COM

ENGINEER

HRC ENGINEERS
6554 EAST CHURCH STREET
DOUGLASVILLE, GEORGIA 30134
(770) 942-0196
JONATHAN TILENIS, P.E.
JTILENIS@HRCENGINEERS.COM

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.

Aaron Studdard (Ga. R.L.S. #3486) — DATE 3/23/26

GEORGIA REGISTERED No. 3486 PROFESSIONAL LAND SURVEYOR AARON STUDDARD

SHEET 1/5

PREPARED BY:
HRC ENGINEERS
ENGINEERS | SURVEYORS | LANDSCAPE ARCHITECTS
6554 EAST CHURCH STREET
DOUGLASVILLE, GEORGIA 30134
p 770.942.0196 f 770.942.0152
www.hrcengineers.com
STATE OF GEORGIA CERTIFICATE OF AUTHORIZATION FOR LAND SURVEYING HUGHES-RAY COMPANY, INC. LSF# 000462 EXPIRES 06/30/26

FINAL PLAT FOR:

COTTAGES OF VILLA RICA

LOCATED IN LAND LOT 165 ,
6TH DISTRICT, 7TH SECTION
CITY OF VILLA RICA, CARROLL COUNTY, GEORGIA

DATE: 16 DECEMBER 2025 — DRAWING NO. H23196_AB-FP

NO.	DATE	REVISION DESCRIPTION
1.	2/19/26	CITY COMMENTS
2.	2/26/26	CITY COMMENTS
3.	3/23/26	CLIENT COMMENTS

DRAWN BY: JRB
CHECKED BY: WAS
JOB NO.: H23196
SCALE: 1"=50'

THIS DRAWING IS COPYRIGHTED. THE ORIGINAL DRAWING WAS PRODUCED AND IS ON RECORD IN THE OFFICES OF THIS FIRM. ANY UNAUTHORIZED USE, MODIFICATION, AND/OR REPRODUCTION OF THIS DRAWING, IN PART OR WHOLE, IS HEREBY PROHIBITED.

RECORDATION AREA

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.

3/23/26

Aaron Studdard (Ga. R.L.S. #3486) DATE

GEORGIA REGISTERED No. 3486 PROFESSIONAL LAND SURVEYOR AARON STUDDARD

CITY of VILLA RICA
COMMUNITY DEVELOPMENT DEPARTMENT

Code Enforcement
Building Inspections
Geographic Information Systems
Licensing
Permitting
Planning & Zoning

571 W Bankhead Highway
Villa Rica, Georgia 30180

www.villarica.org
770.459.7000 (t)
770.459.7003 (f)

March 2, 2021

Michael Canady
Vice President, Land Acquisition
Jim Chapman Communities
2700 Cumberland Parkway, Suite 130
Atlanta, GA 30339
michael@jimchapmancommunities.com

Re: Parcel No. V02 0070486, V02 0070498 and V02 0070483
1305 W. Bankhead Highway. Villa Rica, Georgia 30180

Mr. Canady:

This is to advise you that the zoning and use of the aforementioned properties are governed by the laws and regulations of incorporated Villa Rica, in Carroll County, Georgia. We certify the above referenced properties hold a zoning designation of SFA (Single-Family Attached).

Based on the zoning designation, the premises are entitled to those permitted uses as listed in *Chapter 4, Table 4.3 (pages 18-21)* of the Zoning Ordinance of the City of Villa Rica (attached).

On December 8th, 2020, the parcel V02 0070483 was subject to City Council action approving a rezoning from Single-Family Agricultural (AG) to Single-Family Attached (SFA). The Council approved the application (RA-03-20) without conditions. Parcels V02 0070486 and V02 0070498 were already zoned as SFA and were not subject to the application.

If you have any questions or comments, please feel free to contact the Community Development Department at (678) 840-1238.

Sincerely,

Ronald Johnson
Planning & Zoning Specialist

The Cottages at Villa Rica

In lieu of constructing a secondary emergency access and installing a fire sprinkler system throughout the proposed townhome development, the developer has provided information and commitments for consideration and approval by the Fire Marshal's Office. These measures are being proposed by the developer as alternative methods to maintain emergency access and life safety standards within the community.

Knox Box Installations

- Entry Gate: Model 3501 Knox Box Switch to be installed at the entry gate.
- Clubhouse: Model 3200 Knox Box to be installed at the clubhouse.

See attached documents for illustration reference

Fire Wall Construction

The developer has submitted UL Cut Sheet No. U373, depicting a 2-hour fire wall assembly that will be used to separate all townhome units.
This construction method is consistent with how the developer attaches townhome structures throughout the southeastern United States.
See attached UL Cut Sheet for reference

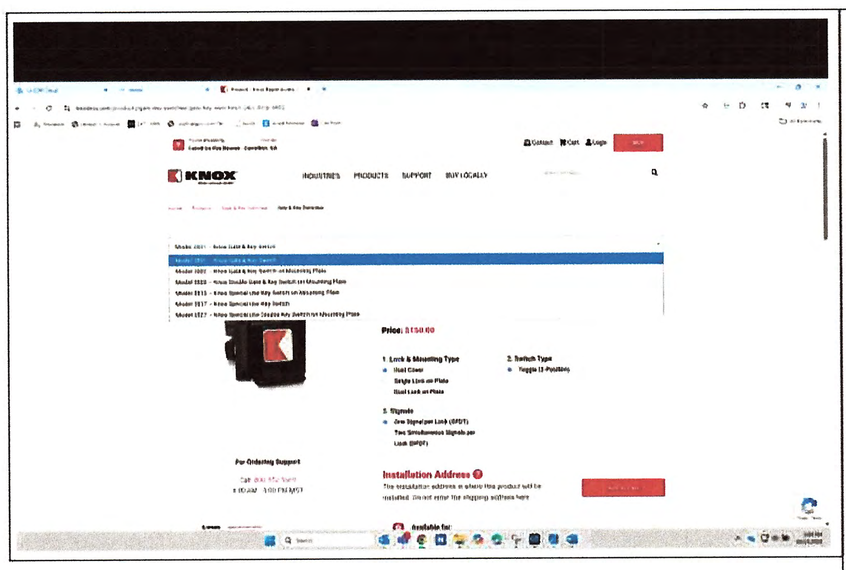
Parking Control

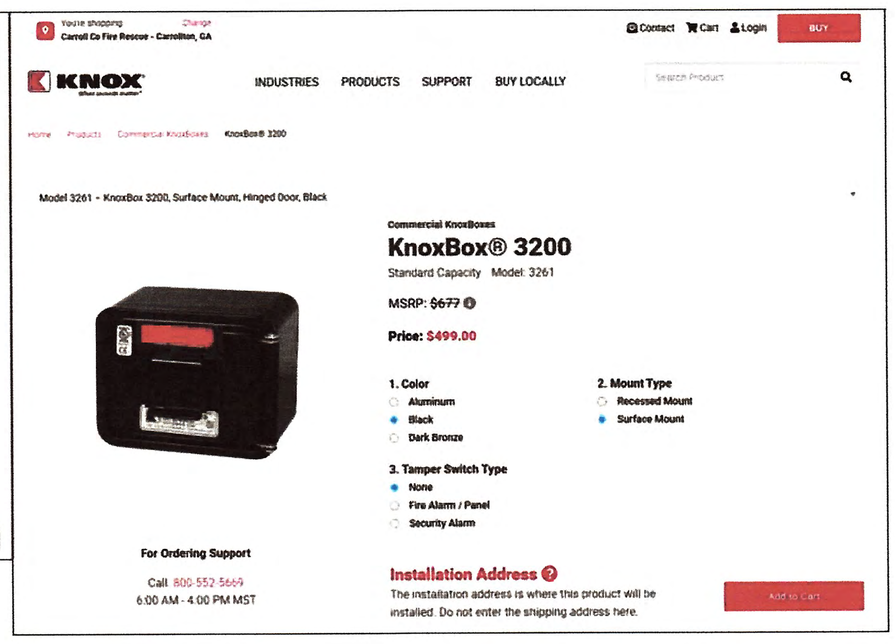
In response to the Fire Marshal's request for an HOA and recorded covenants prohibiting street parking, the developer has consulted with the property owner, management company, and legal counsel. Due to the project's single-parcel ownership and lack of subdivided lots, traditional HOA covenants will not be suitable. Instead, the Parking Addendum attached to each tenant's lease will contain the following that will be enforced by Property Management:

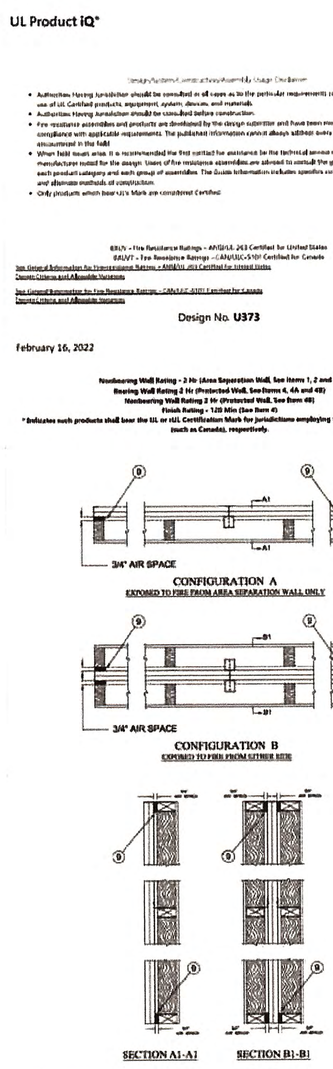
- Prohibit parallel parking on the main streets throughout the community.
- Impose a $100 per day fine for violations.
- Classify non-payment of fines as a breach of lease, enforceable under credit reporting standards, thereby ensuring compliance and effective enforcement.

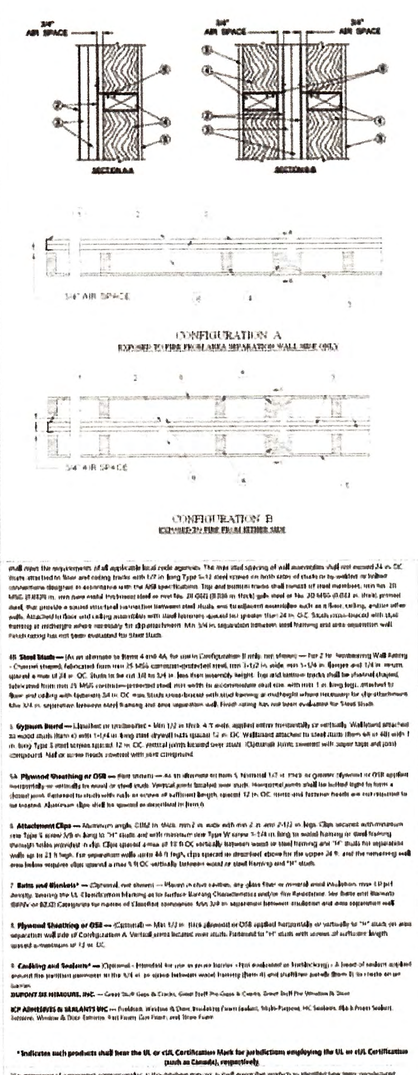
See attached parking addendum

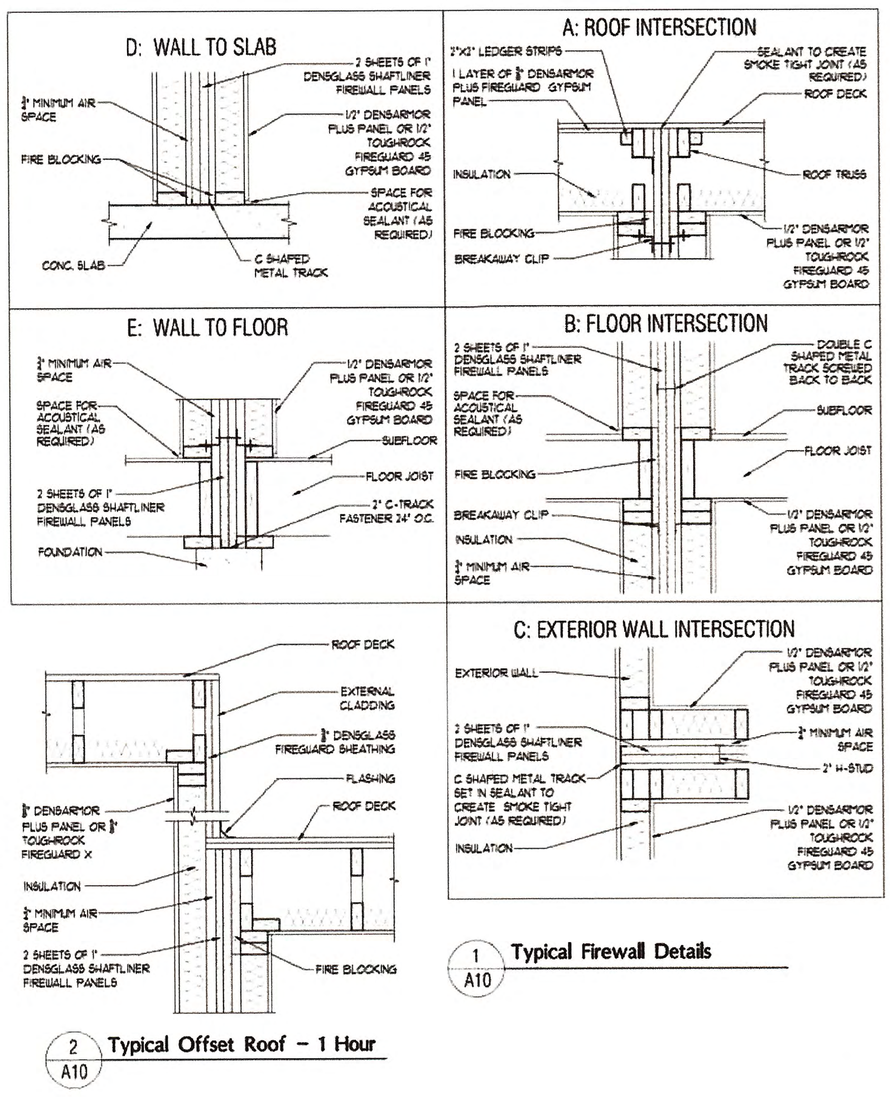
REVIEWED
10/29/2025
THIS SET OF PLANS HAS BEEN REVIEWED FOR GENERAL COMPLIANCE WITH ADOPTED FIRE AND LIFE SAFETY CODES. THE FIRE MARSHAL'S OFFICE REVIEW OF THESE PLANS SHALL NOT RELIEVE THE OWNER, CONTRACTOR, OR REGISTERED DESIGN PROFESSIONAL OF THEIR RESPECTIVE RESPONSIBILITIES FOR COMPLIANCE WITH APPLICABLE CODES, STANDARDS, RULES, REGULATIONS, LAWS, OR ORDINANCES.











1 A10 Typical Firewall Details

2 A10 Typical Offset Roof – 1 Hour

CHAPMAN DESIGN STUDIO
2700 CUMBERLAND PARKWAY SE
SUITE 130 ATLANTA, GA 30339
PH. 770.281.0708

The Cottages at Villa Rica
UL Assembly

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REVISION DATE:	INITIAL:
1.	
2.	
3.	
4.	

DRAWN BY: DSC
CHECK BY:
DATE: 10.7.25
JOB No.:

SHEET CONTENTS:
TENANT SEPARATION DETAILS

SHEET No.:
A10

SHEET 2/5

PREPARED BY:
HRC ENGINEERS
ENGINEERS | SURVEYORS | LANDSCAPE ARCHITECTS
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www.hrcengineers.com

STATE OF GEORGIA
CERTIFICATE OF AUTHORIZATION
FOR LAND SURVEYING
HUGHES-RAY COMPANY, INC
LSF# 000462 EXPIRES 06/30/26

FINAL PLAT FOR:

COTTAGES OF VILLA RICA

LOCATED IN LAND LOT 165 ,
6TH DISTRICT, 7TH SECTION
CITY OF VILLA RICA, CARROLL COUNTY, GEORGIA

DATE: 16 DECEMBER 2025

NO.	DATE	REVISION DESCRIPTION
1.	2/19/26	CITY COMMENTS
2.	2/26/26	CITY COMMENTS
3	3/23/26	CLIENT COMMENTS

DRAWING NO. H23196_AB-FP
DRAWN BY:JRB
CHECKED BY:WAS
JOB NO.:H23196
SCALE:1"=50'

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RECORDATION AREA

RESIDENT PARKING ADDENDUM

Date:
(when this Addendum is filled out)

1. DWELLING UNIT DESCRIPTION.
Unit No. _____ [redacted]
_____
_____ *(street address)* in
_____ [redacted]
(city), Georgia, _____ *(zip code)*.

2. LEASE CONTRACT DESCRIPTION.
Lease Contract Date: _____
Owner's name: _____
_____
_____
_____
_____

Residents *(list all residents)*:
[redacted] _____
_____
_____
_____
_____
_____
_____
_____
_____
_____
_____
_____

This Addendum constitutes an Addendum to the above described Lease Contract for the above described premises, and is hereby incorporated into and made a part of such Lease Contract. Where the terms or conditions found in this Addendum vary or contradict any terms or conditions found in the Lease Contract, this Addendum shall control.

The term of this Parking Addendum is as follows: Begins on _____ and ending on _____

RESIDENT AND OWNER AGREE AS FOLLOWS:

3. You agree to properly register all vehicles with management. If you get a new or replacement vehicle you must notify us and complete a revised agreement.

4. If you are provided with a parking tag or sticker it must be properly installed and displayed.

5. Unless your vehicle(s) has been assigned a specific space(s) you may park in any available space(s) in the parking areas, with the exception of spaces reserved for a particular use or any marked handicap space, unless you possess a government issued handicap decal or similar signage.

6. If you are assigned a specific parking space we shall assign you the space(s) and retain the right to change assigned space(s) at our sole discretion.

7. You understand and accept that we have the right at any time, without notice, to tow unauthorized or non-registered vehicles from any parking space on the property.

8. You agree to use parking spaces in accord with the terms of the Lease and Community Rules.

9. Any vehicles which are improperly parked or are in violation of this addendum, the terms of the Lease, or Community Rules will be towed at your expense. You agree that we shall not be liable to you for damages related to the physical towing nor any consequential damages you may incur through loss of use of the vehicle(s).

10. You understand that we will not be held liable for any damage or theft that may occur while your vehicle(s) is parked on any part of the property. Upon signing this agreement you knowingly accept the risk of parking any vehicle(s) on the property.

11. Any action by you, any occupant, guest, or visitor that violates this addendum shall constitute a violation of the Lease Contract.

*2. You understand and agree that any judgment of possession entered against you shall be a judgment for possession of any parking spaces which you are entitled to under this addendum. Once such judgment is rendered and executed upon you, you shall immediately remove all vehicles from the property parking areas. If you fail to remove your vehicle(s), we shall tow the vehicle(s) at your expense. You agree that we shall not be liable to you for damages related to the physical towing nor any consequential damages you may incur through loss of use of the vehicle(s).

COST FOR PARK114G
Resident agrees to pay a ☐ monthly ☐ one-time fee of $ _____ per vehicle. If monthly, resident agrees to pay on or before the _____ day of the month. If no amount is filled in, parking shall be free for properly registered and authorized vehicles.

Resident understands and accepts that all-parking rights and privileges will immediately be revoked in the case that Resident is _____ days delinquent in paying the required parking fee.

Resident agrees to pay $ 30.00 NSF fee for all checks returned for non-sufficient funds.

VETICLE INFORMATION:

Vehicle 1
Make: _____
Model & Year: _____
State: _____
License Plate: _____
Permit Number: _____
Phone Number: _____
Parking Space: _____

Vehicle 2
Make: _____
Model & Year: _____
State: _____
License Plate: _____
Permit Number: _____
Phone Number: _____
Parking Space: _____

Vehicle 3
Make: _____
Model & Year: _____
State: _____
License Plate: _____
Permit Number: _____
Phone Number: _____
Parking Space: _____

13. SPECIAL PROVISIONS.
Resident agrees to park their registered vehicle(s) in the garage spaces provided, and not on the street. Resident must park in the garage first before parking in the driveway. If resident or resident's guest park in the street, a $100.00 per day fine will be charged to resident.

Resident or Residents
(All residents must sign)

Owner or Owner's Representative
(Signs below)

Date of Signing Addendum

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Aaron Studdard (Ga. R.L.S. #3486) 3/23/26 DATE

GEORGIA REGISTERED No. 3486 PROFESSIONAL LAND SURVEYOR AARON STUDDARD

SHEET 3/3

PREPARED BY:
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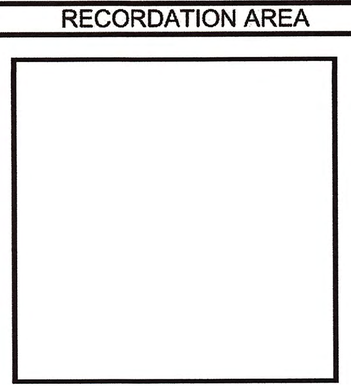
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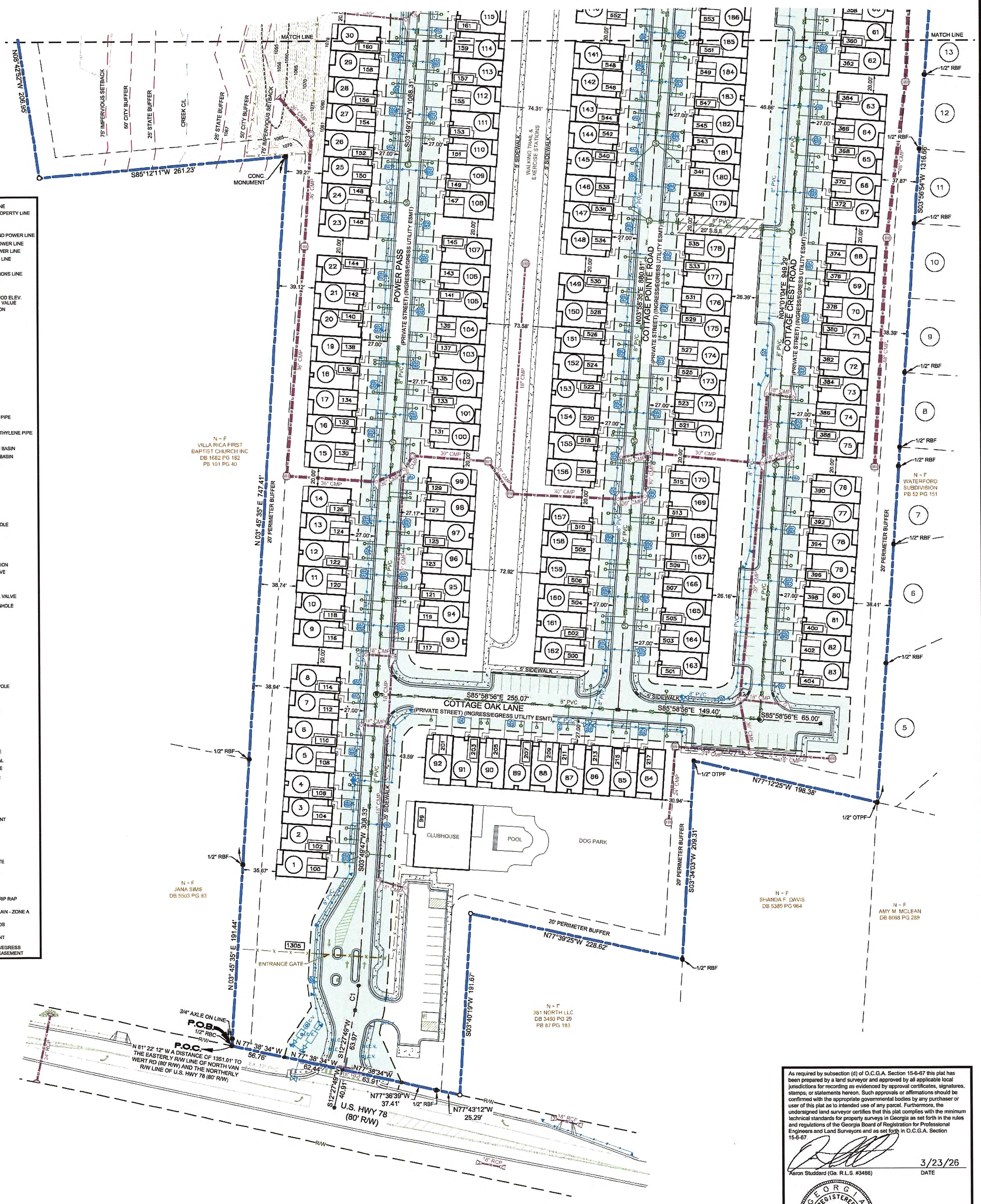
RECORDATION AREA





LEGEND

- BOUNDARY LINE
- ADJACENT PROPERTY LINE
- FENCE
- GAS LINE
- UNDERGROUND POWER LINE
- OVERHEAD POWER LINE
- SANITARY SEWER LINE
- STORM DRAIN LINE
- WATER LINE
- COMMUNICATIONS LINE
- FLOODPLAIN
- FLOODWAY
- BASE FLOOD ELEV. LINE AND VALUE
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- CALCULATED POINT
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- IRON PIN SET (1/2" REBAR)
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Aaron Studdard (Ga. R.L.S. #3486) — DATE 3/23/26

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SHEET 1/5

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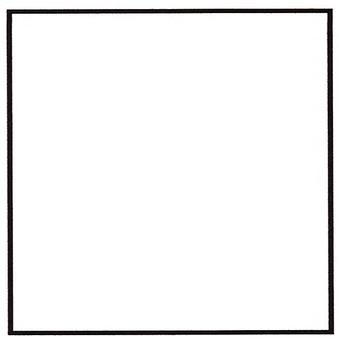
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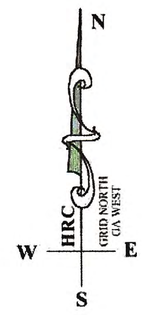
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RECORDATION AREA





N - F
CITY OF VILLA RICA
DB 6053 PG 113
PB 32 PG 280

N - F
SPG VILLA RICA LLC
DB 1995 PG 299

N89°32'32"E 738.92'

20' PERIMETER BUFFER

N - F
VILLA RICA FIRST
BAPTIST CHURCH INC
DB 1682 PG 182
PB 101 PG 40

N03°42'44"E 811.46'

S03°38'21"W 296.46'

N - F
SPG VILLA RICA LLC
DB 1995 PG 299

S72°52'01"E 241.06'

EXISTING 20'S.S.E

ZONE "A"

APPROXIMATE LIMITS
F.E.M.A. FLOOD
HAZARD AREA

LIFT STATION UNDER CONSTRUCTION

PUBLIC FORCE MAIN & SANITARY SEWER EASEMENT

N86°10'13"W 95.57'

N86°10'13"W 247.13'

COTTAGE CREST ROAD
(PRIVATE STREET) (INGRESS/EGRESS UTILITY ESMT)

PUBLIC PUMP STATION EASEMENT

MAINTENANCE

N63°18'17"W 38.46'

N45°44'06"E 109.43'

100YR HW ELEV:1061.11

DETENTION POND

POWER PASS
(PRIVATE STREET) INGRESS/EGRESS UTILITY ESMT)

WALKING TRAIL & EXERCISE STATIONS

COTTAGE POINTE ROAD
(PRIVATE STREET) (INGRESS/EGRESS UTILITY ESMT)

N - F
WATERFORD
SUBDIVISION
PB 52 PG 151

1/2" RBF

NAIL

MATCH LINE

75' IMPERVIOUS SETBACK
50' CITY BUFFER
25' STATE BUFFER
CREEK C/L

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50 0 50 100

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GEORGIA REGISTERED No. 3486 PROFESSIONAL LAND SURVEYOR AARON STUDDARD

SHEET 5/5

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RECORD DRAWINGS FOR

COTTAGES OF VILLA RICA

LOCATED IN LAND LOT 165
6TH DISTRICT, 7TH SECTION
CITY OF VILLA RICA, CARROLL COUNTY, GEORGIA

OWNERS/DEVELOPER

WEST HIGHWAY 78 VILLA RICA PROPERTY OWNER, LLC.
A DELAWARE LIMITED LIABILITY COMPANY
4500 DORR STREET
TOLEDO, OH 43615
KEVIN HESS
(404) 557-9314
KHESS@JIMCHAPMANCOMMUNITIES.COM

ENGINEER

HRC ENGINEERS
6554 EAST CHURCH STREET
DOUGLASVILLE, GEORGIA 30134
(770) 942-0196
JONATHAN TILENIS, P.E.
JTILENIS@HRCENGINEERS.COM

SITE MAP



N.T.S.

INDEX OF DRAWINGS	
SHEET	DESCRIPTION
1	COVER
2	STORM DRAINAGE PLAN
3	STORM DRAINAGE PLAN
4	STORM DRAINAGE PROFILE
5	STORM DRAINAGE PROFILE
6	STORM DRAINAGE PROFILE
7	SANITARY SEWER PLAN
8	SANITARY SEWER PLAN
9	SANITARY SEWER PLAN
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13	WATER PLAN
14	WATER PLAN

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OWNER'S CERTIFICATE

I CERTIFY THAT THIS PROJECT HAS BEEN CONSTRUCTED IN ACCORDANCE WITH THE CITY OF VILLA RICA DESIGN AND CONSTRUCTION STANDARDS AND ORDINANCES, LATEST EDITIONS. I ALSO CERTIFY THAT THIS PROJECT HAS BEEN BUILT AS SHOWN ON THE "RECORD" DRAWINGS.

SIGNATURE OF OWNER/DEVELOPER ANDREW COHEN 3-26-2026 DATE

ENGINEER'S CERTIFICATE

GEORGIA REGISTERED No. PE050382 PROFESSIONAL ENGINEER JONATHAN J. TILENIS

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY BY ME OR UNDER MY SUPERVISION; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST OR ARE MARKED "FUTURE" AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN, AND THAT ALL REQUIREMENTS OF THE DEVELOPMENT AND ZONING REGULATIONS HAVE BEEN FULLY COMPLIED WITH.

SIGNATURE, JONATHAN J. TILENIS (PE# 050382) 3/23/26 DATE

SURVEYOR CERTIFICATION

GEORGIA REGISTERED No. 3486 PROFESSIONAL LAND SURVEYOR AARON STUDDARD

IN ACCORDANCE TO THE CITY OF VILLA RICA DEVELOPMENT REGULATIONS AND THE CITY'S ZONING ORDINANCE, ALL REQUIREMENTS OF APPROVAL HAVE BEEN FULFILLED; THIS PLAT WAS GIVEN FINAL APPROVAL BY THE FOLLOWING CITY OFFICIALS AND PERSONNEL AND ON BEHALF OF THE CITY OF VILLA RICA:

AARON STUDDARD (GA. R.L.S. #3486) 3/23/26 DATE

SHEET 1/14

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DRAWN BY: JRB
CHECKED BY: WAS
JOB NO. H23196
SCALE: 1"=80'

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N
W HRC GRID NORTH GA WEST E
S

MATCH LINE

75' IMPERVIOUS SETBACK
50' CITY BUFFER
25' STATE BUFFER
CREEK C/L
25' STATE BUFFER
80' CITY BUFFER
75' IMPERVIOUS SETBACK

HW A1
TOP=1069.26
IN=1055.76

SWCB C3
TOP=1075.89
IN=1068.10
OUT=1068.08

JB A2
TOP=1077.18
IN=1056.87
OUT=1056.53

YI A3
TOP=1077.15
WEIR=1076.15
IN=1059.26
OUT=1059.20

YI B1
TOP=1078.61
WEIR=1077.61
OUT=1072.14

JB A7
TOP=1075.61
IN=1063.33
OUT=1063.20

DWCB A6
TOP=1075.93
IN=1069.84(L1)
IN=1063.05(A7)
OUT=1063.05

YI A4
TOP=1074.17
WEIR=1073.17
IN=1061.84
OUT=1061.65

DWCB A5
TOP=1076.07
IN=1062.83
OUT=1062.67

YI A8
TOP=1077.67
WEIR=1076.67
IN=1063.82
OUT=1063.82

YI A9
TOP=1077.08
WEIR=1076.08
IN=1064.96(A8)
IN=1066.03(B1)
OUT=1064.96

DWCB A10
TOP=1078.08
IN=1066.00
OUT=1065.84

DWCB A11
TOP=1078.19
IN=1066.19
OUT=1066.19

SWCB A12
TOP=1078.82
IN=1072.74(C1)
IN=1066.57(A13)
OUT=1066.49

SWCB C1
TOP=1078.74
OUT=1073.92

DWCB A13
TOP=1072.90
IN=1068.21(D1)
IN=1067.58(E1)
IN=1067.48(A14)
OUT=1067.40

SWCB D1
TOP=1073.76
IN=1069.06
OUT=1069.01

SWCB D2
TOP=1073.84
OUT=1069.25

DWCB E1
TOP=1073.21
OUT=1069.34

YI D5
TOP=1071.68
WEIR=1070.68
OUT=1065.34

YI D3
TOP=1076.44
WEIR=1075.44
IN=1063.29
OUT=1063.29

YI D4
TOP=1074.64
WEIR=1073.64
IN=1064.11
OUT=1064.11

SWCB L1
TOP=1079.02
IN=1074.39(M1)
IN=1074.32(L2)
OUT=1074.27

SWCB M1
TOP=1076.99
OUT=1074.54

SWCB N1
TOP=1080.07
OUT=1076.63

SWCB L2
TOP=1080.50
IN=1075.82(L3)
IN=1075.43(N1)
OUT=1075.29

YI A16
TOP=1079.51
WEIR=1078.51
IN=1073.21
OUT=1072.92

SWCB A15
TOP=1077.88
IN=1071.82(A16)
IN=1071.79(F1)
OUT=1071.68

YI A17
TOP=1081.07
WEIR=1080.07
OUT=1074.13

YI F1
TOP=1077.74
WEIR=1076.74
OUT=1073.57

SWCB A14
TOP=1078.82
IN=1071.39(A15)
IN=1073.88(A14a)
OUT=1071.29

SWCB A14a
TOP=1078.13
OUT=1074.13

SWCB L3
TOP=1083.23
IN=1077.96
OUT=1077.91

DWCB L4
TOP=1083.81
OUT=1079.06

FES A1
TOP=1084.54
OUT=1082.77

FES A2
TOP=1086.16
OUT=1084.47

EX HW
TOP=1074.49
OUT=1071.93

EX HW
TOP=1074.24
OUT=1071.29

FES
TOP=1090.51
IN=1089.66

FES
TOP=1091.86
OUT=1090.06

FES
TOP=1088.97
OUT=1087.57

FES
TOP=1089.75
OUT=1088.19

30" CMP
24" CMP
18" CMP
16" CMP
18" RCP
24" RCP

20' PERIMETER BUFFER
POWER PASS (PRIVATE STREET) (INGRESS/EGRESS UTILITY ESMT)
COTTAGE POINTE ROAD (PRIVATE STREET) (INGRESS/EGRESS UTILITY ESMT)
COTTAGE CREST ROAD (PRIVATE STREET) (INGRESS/EGRESS UTILITY ESMT)
COTTAGE OAK LANE (PRIVATE STREET) (INGRESS/EGRESS UTILITY ESMT)
5' SIDEWALK
WALKING TRAIL & EXERCISE STATIONS
20' S.S.E
6' SIDEWALK

CLUBHOUSE
POOL
DOG PARK
ENTRANCE GATE

N - F
VILLA RICA FIRST BAPTIST CHURCH INC
DB 1662 PG 182
PB 101 PG 40

N - F
JANA SIMS
DB 5583 PG 83

N - F
SPANDA F. DAVIS
DB 5385 PG 964

N - F
AMY M. MCLEAN
DB 5060 PG 295

N - F
WATERFORD SUBDIVISION
PB 52 PG 151

N - F
381 NORTH LLC
DB 3450 PG 29
PB 47 PG 183

U.S. HWY 78
(80' R/W)
R/W

LEGEND

- BOUNDARY LINE
- ADJACENT PROPERTY LINE
- FENCE
- GAS LINE
- UNDERGROUND POWER LINE
- OVERHEAD POWER LINE
- SANITARY SEWER LINE
- STORM DRAIN LINE
- WATER LINE
- COMMUNICATIONS LINE
- FLOODPLAIN
- FLOODWAY
- BASE FLOOD ELEV LINE AND VALUE
- APPROX. PIPE DIRECTION
- CALCULATED POINT
- IRON PIN FOUND
- IRON PIN SET (1/2" REBAR)
- RB REBAR
- RBC REBAR CAPPED
- CTP CRIMPED TOP PIPE
- OTP OPEN TOP PIPE
- R/W MONUMENT
- R/W RIGHT OF WAY
- N/F NOW OR FORMERLY
- BL BUILDING LINE
- CMP CORRUGATED METAL PIPE
- RCP CONCRETE PIPE
- HDPE HIGH DENSITY POLYETHYLENE PIPE (R: XXX') RECORD DISTANCE
- DOUBLE WING CATCH BASIN
- SINGLE WING CATCH BASIN
- SQUARE CATCH BASIN
- HEADWALL
- JUNCTION BOX
- DROP INLET
- YARD INLET
- CURB INLET
- FLARED END SECTION
- WATER QUALITY MANHOLE
- DOWN SPOUT
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- F.D.C. FIRE DEPT. CONNECTION
- P.I.V. POST INDICATOR VALVE
- WATER MARKER
- WATER MANHOLE
- I.C.V. IRRIGATION CONTROL VALVE
- SANITARY SEWER MANHOLE
- CLEANOUT
- GREASE TRAP
- E1 SEWER BOX
- AIR RELEASE VALVE
- GAS METER
- GAS VALVE
- POWER METER
- TRANSFORMER
- ELECTRIC BOX
- CROSSWALK SIGNAL POLE
- LANDSCAPE LIGHT
- POWER BOX
- TRAFFIC SIGNAL BOX
- GUY POLE
- POWER POLE
- GUY ANCHOR
- LIGHT POLE
- TRAFFIC SIGNAL POLE
- TELEPHONE PEDESTAL
- TELEPHONE MANHOLE
- FIBER OPTIC MARKER
- AIR CONDITIONER
- SIGN
- BOLLARD
- FLAG POLE
- PARKING SPACE COUNT
- EVERGREEN TREE
- HARDWOOD TREE
- BENCHMARK
- CONCRETE
- ASPHALT
- WALL
- GRAVEL/RIP RAP
- FLOODPLAIN - ZONE A
- WETLANDS
- EASEMENT
- INGRESS/EGRESS UTILITY EASEMENT

OWNER'S CERTIFICATE

I CERTIFY THAT THIS PROJECT HAS BEEN CONSTRUCTED IN ACCORDANCE WITH THE CITY OF VILLA RICA DESIGN AND CONSTRUCTION STANDARDS AND ORDINANCES, LATEST EDITIONS. I ALSO CERTIFY THAT THIS PROJECT HAS BEEN BUILT AS SHOWN ON THE "RECORD" DRAWINGS.

SIGNATURE OF OWNER/DEVELOPER Andrew Cohen — 3-26-26 DATE

50 0 50 100
SCALE: 1" = 50'

GEORGIA REGISTERED No. PE050382 PROFESSIONAL ENGINEER JONATHAN J TILENIS

ENGINEER'S CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY BY ME OR UNDER MY SUPERVISION; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST OR ARE MARKED "FUTURE" AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN, AND THAT ALL REQUIREMENTS OF THE DEVELOPMENT AND ZONING REGULATIONS HAVE BEEN FULLY COMPLIED WITH.

SIGNATURE, JONATHAN J. TILENIS (PE# 050382) — 3/23/26 DATE

GEORGIA REGISTERED No. 3486 PROFESSIONAL LAND SURVEYOR AARON STUDDARD

SURVEYOR CERTIFICATION

IN ACCORDANCE TO THE CITY OF VILLA RICA DEVELOPMENT REGULATIONS AND THE CITY'S ZONING ORDINANCE, ALL REQUIREMENTS OF APPROVAL HAVE BEEN FULFILLED; THIS PLAT WAS GIVEN FINAL APPROVAL BY THE FOLLOWING CITY OFFICIALS AND PERSONNEL AND ON BEHALF OF THE CITY OF VILLA RICA:

AARON STUDDARD (GA. R.L.S. #3486) — 3/23/26 DATE

SHEET 2/14

PREPARED BY
HRC ENGINEERS
ENGINEERS | SURVEYORS | LANDSCAPE ARCHITECTS
6554 EAST CHURCH STREET
DOUGLASVILLE, GEORGIA 30134
p 770.942.0996 f 770.942.0132
www.hrcengineers.com
SEAL OF GEORGIA CERTIFICATE OF AUTHORIZATION FOR LAND SURVEYING HUGHES-RAY COMPANY, INC. LSF000462 EXPIRES 06/30/26

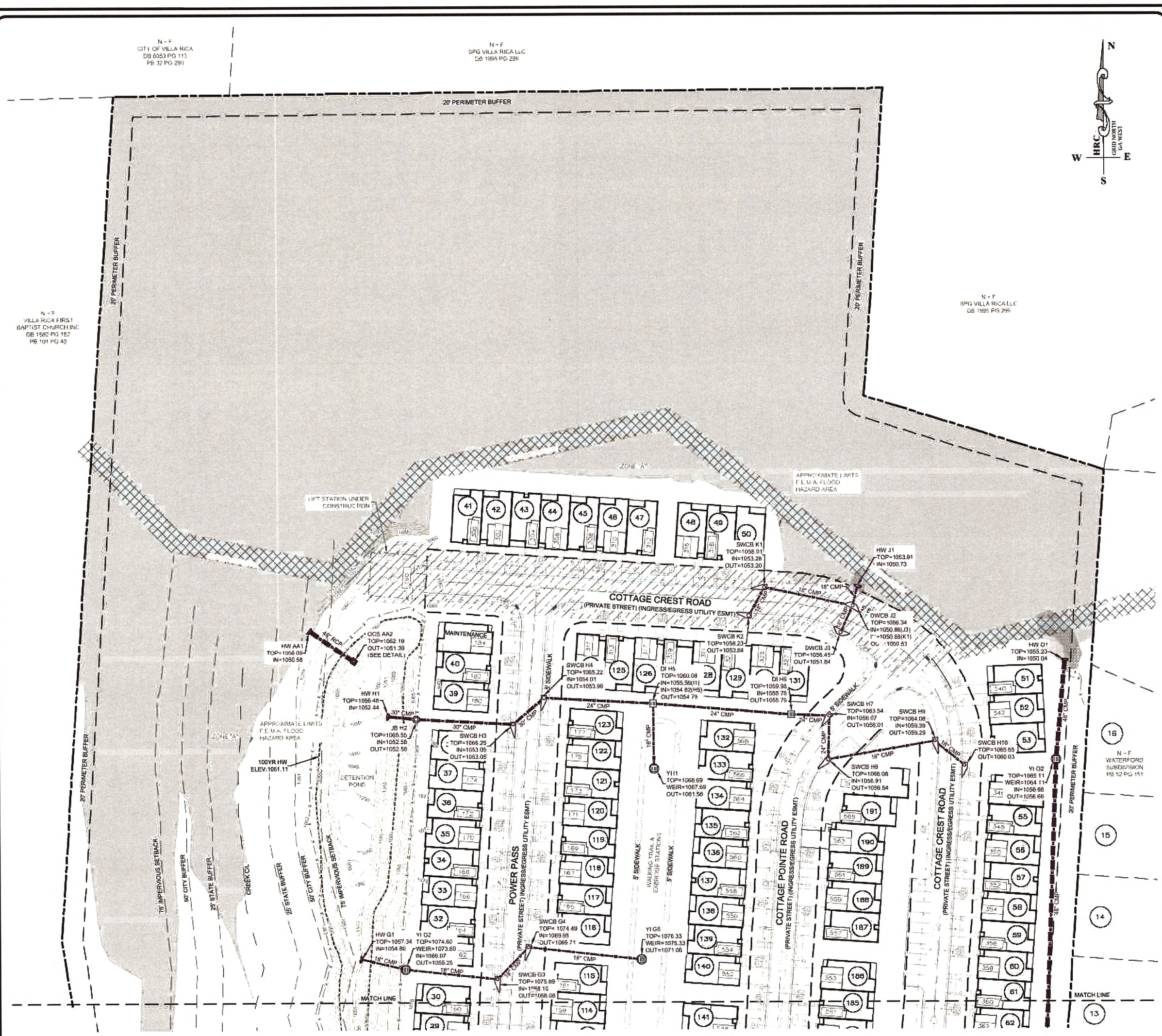
STORM RECORD DRAWINGS FOR:

COTTAGES OF VILLA RICA

LOCATED IN LAND LOT 165 ,
6TH DISTRICT, 7TH SECTION
CITY OF VILLA RICA, CARROLL COUNTY, GEORGIA

DATE: 16 DECEMBER 2025			DRAWING NO. H23196_AB-FP
NO.	DATE	REVISION DESCRIPTION	DRAWN BY: JRB
1	2/26/26	CITY COMMENTS	CHECKED BY: WAB
2	3/23/26	CLIENT COMMENTS	JOB NO.: H23196
			SCALE: 1"=50'

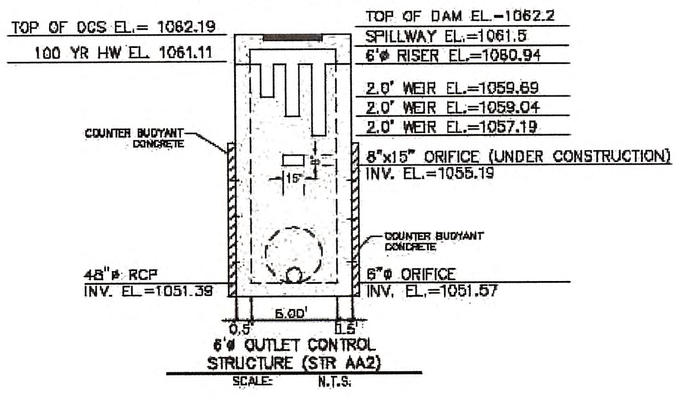
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LEGEND

- BOUNDARY LINE
- ADJACENT PROPERTY LINE
- FENCE
- GAS LINE
- UNDERGROUND POWER LINE
- OVERHEAD POWER LINE
- SANITARY SEWER LINE
- STORM DRAIN LINE
- WATER LINE
- COMMUNICATIONS LINE
- FLOODPLAIN
- FLOODWAY
- BASE FLOOD ELEV LINE AND VALUE
- APPROX. PIPE DIRECTION
- CALCULATED POINT
- IRON PIN FOUND
- IRON PIN SET (1/2" REBAR)
- RB REBAR
- RBC REBAR CAPPED
- CTP CRIMPED TOP PIPE
- OTP OPEN TOP PIPE
- R/W MONUMENT
- R/W RIGHT OF WAY
- N/F NOW OR FORMERLY
- BL BUILDING LINE
- CMP CORRUGATED METAL PIPE
- RCP CONCRETE PIPE
- HDPE HIGH DENSITY POLYETHYLENE PIPE
- (R: XXX') RECORD DISTANCE
- DOUBLE WING CATCH BASIN
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- SQUARE CATCH BASIN
- HEADWALL
- JUNCTION BOX
- DROP INLET
- YARD INLET
- CURB INLET
- FLARED END SECTION
- WATER QUALITY MANHOLE
- DOWN SPOUT
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- F.D.C. FIRE DEPT. CONNECTION
- P.I.V. POST INDICATOR VALVE
- WATER MARKER
- WATER MANHOLE
- IRRIGATION CONTROL VALVE
- SANITARY SEWER MANHOLE
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- GREASE TRAP
- E1 SEWER BOX
- AIR RELEASE VALVE
- GAS METER
- GAS VALVE
- POWER METER
- TRANSFORMER
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- GUY ANCHOR
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- TELEPHONE MANHOLE
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- PARKING SPACE COUNT
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- HARDWOOD TREE
- BENCHMARK
- CONCRETE
- ASPHALT
- WALL
- GRAVEL/RIP RAP
- FLOODPLAIN - ZONE A
- WETLANDS
- EASEMENT
- INGRESS/EGRESS UTILITY EASEMENT

OCS AA2 DETAIL



6'ø OUTLET CONTROL STRUCTURE (STR AA2)
SCALE: N.T.S.

50 0 50 100
SCALE : 1" = 50'

OWNER'S CERTIFICATE

I CERTIFY THAT THIS PROJECT HAS BEEN CONSTRUCTED IN ACCORDANCE WITH THE CITY OF VILLA RICA DESIGN AND CONSTRUCTION STANDARDS AND ORDINANCES, LATEST EDITIONS. I ALSO CERTIFY THAT THIS PROJECT HAS BEEN BUILT AS SHOWN ON THE "RECORD" DRAWINGS.

SIGNATURE OF OWNER/DEVELOPER Andrew Cohen — DATE 3-26-26

ENGINEER'S CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY BY ME OR UNDER MY SUPERVISION; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST OR ARE MARKED "FUTURE" AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN, AND THAT ALL REQUIREMENTS OF THE DEVELOPMENT AND ZONING REGULATIONS HAVE BEEN FULLY COMPLIED WITH.

GEORGIA REGISTERED No. PE050382 PROFESSIONAL ENGINEER JONATHAN J. TILENIS

SIGNATURE, JONATHAN J. TILENIS (PE# 050382) — DATE 3/23/26

SURVEYOR CERTIFICATION

IN ACCORDANCE TO THE CITY OF VILLA RICA DEVELOPMENT REQULATIONS AND THE CITY'S ZONING ORDINANCE, ALL REQUIREMENTS OF APPROVAL HAVE BEEN FULFILLED. THIS PLAT WAS GIVEN FINAL APPROVAL BY THE FOLLOWING CITY OFFICIALS AND PERSONNEL AND ON BEHALF OF THE CITY OF VILLA RICA.

GEORGIA REGISTERED No. 3488 PROFESSIONAL LAND SURVEYOR AARON STUDDARD

AARON STUDDARD (GA. R.L.S. #3488) — DATE 3/23/26

SHEET 3/14

PREPARED BY
HRC ENGINEERS
ENGINEERS | SURVEYORS | LANDSCAPE ARCHITECTS
6554 EAST CHURCH STREET
DOUGLASVILLE, GEORGIA 30134
p 770.942.0096 f 770.942.0152
www.hrcengineers.com
STATE OF GEORGIA
CERTIFICATE OF AUTHORIZATION
FOR LAND SURVEYING
HUGHES-RAY COMPANY, INC
LSF000445 EXPIRES 06/30/26

STORM RECORD DRAWINGS FOR:

COTTAGES OF VILLA RICA

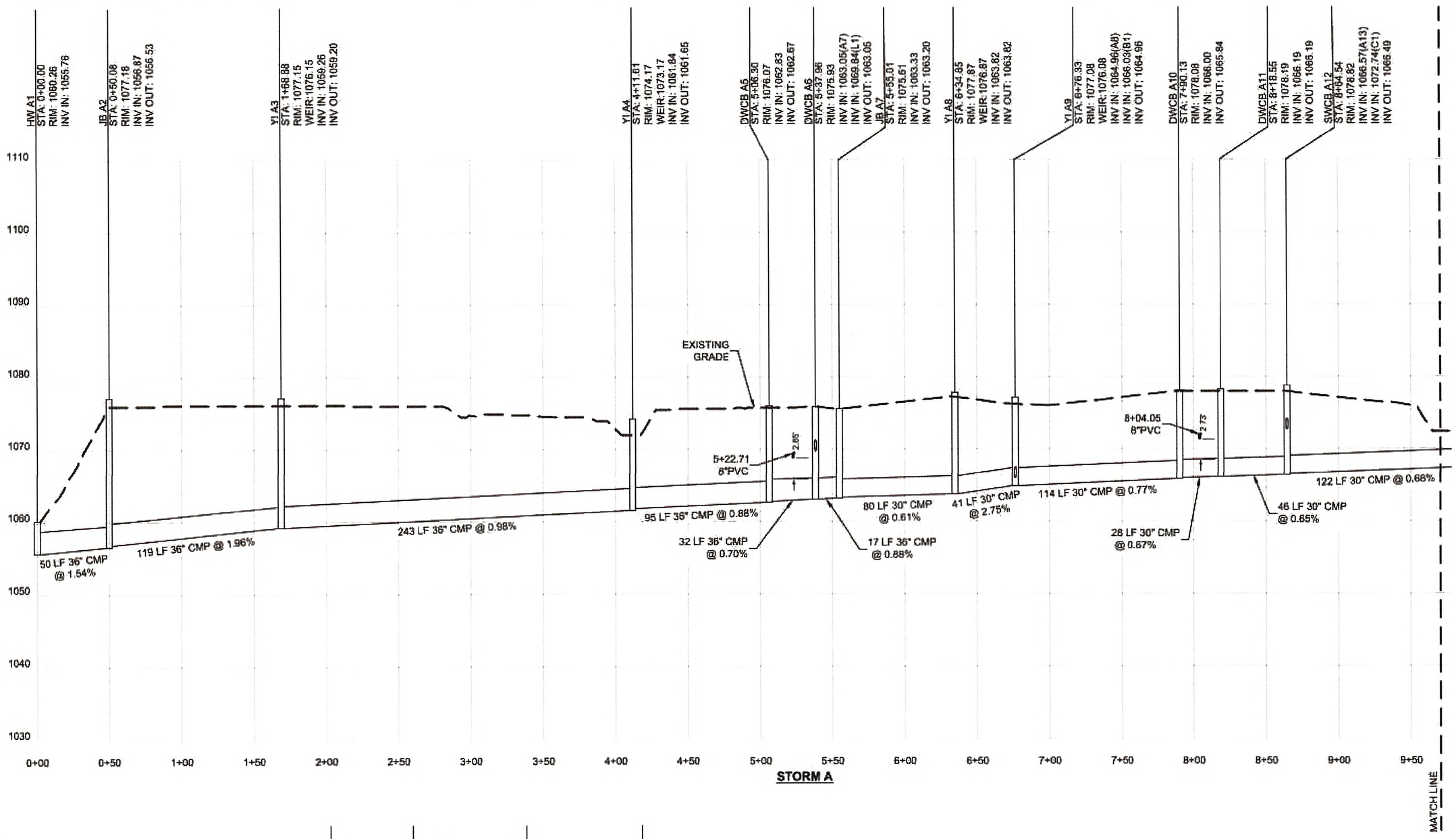
LOCATED IN LAND LOT 165 ,
6TH DISTRICT, 7TH SECTION
CITY OF VILLA RICA, CARROLL COUNTY, GEORGIA

DATE: 16 DECEMBER 2025

NO.	DATE	REVISION DESCRIPTION
1	2/26/26	CITY COMMENTS
2	3/23/26	CLIENT COMMENTS

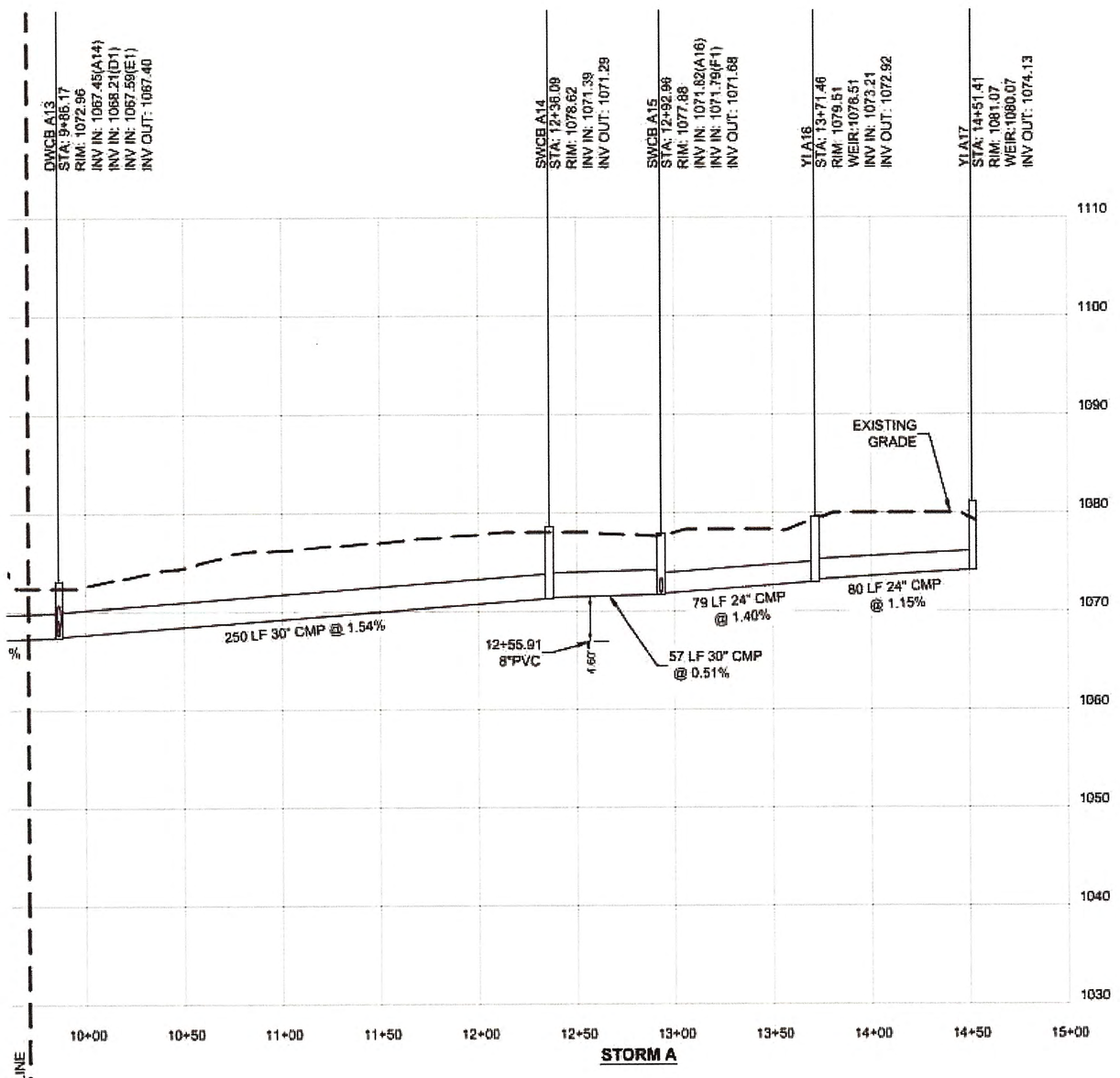
DRAWING NO. H23196_AB-FP
DRAWN BY JRB
CHECKED BY WAB
JOB NO. H23196
SCALE 1"=50'

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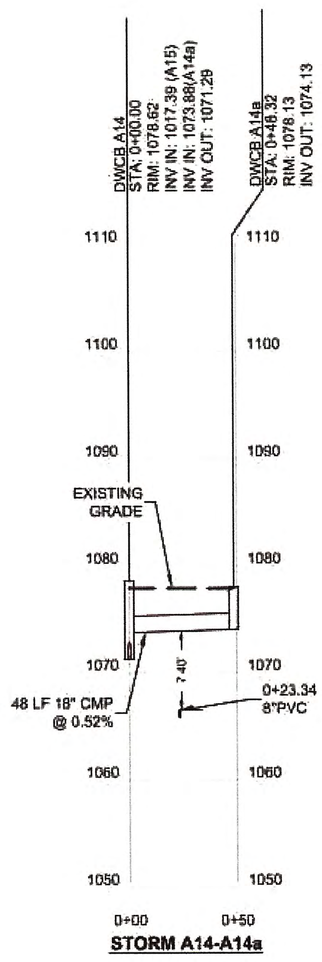


STORM A

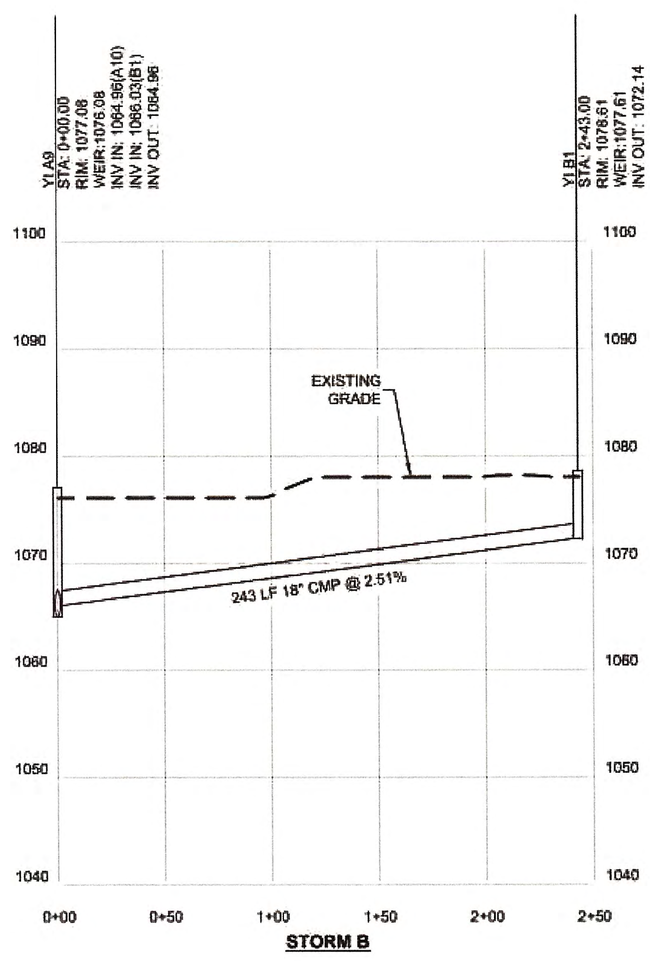
MATCH LINE



STORM A

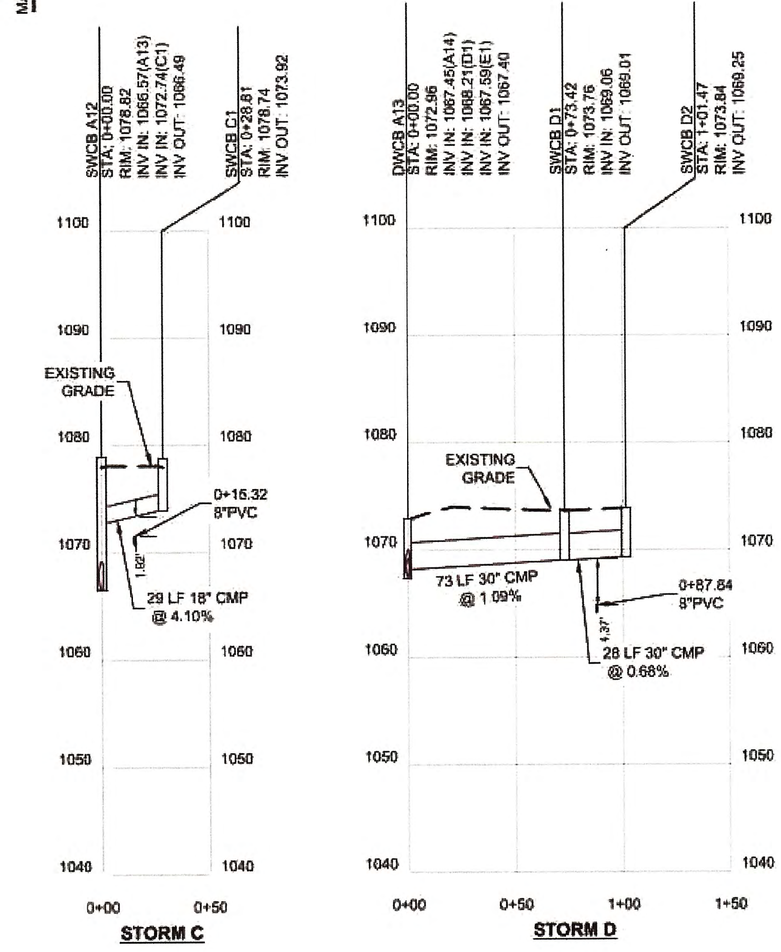


STORM A14-A14a



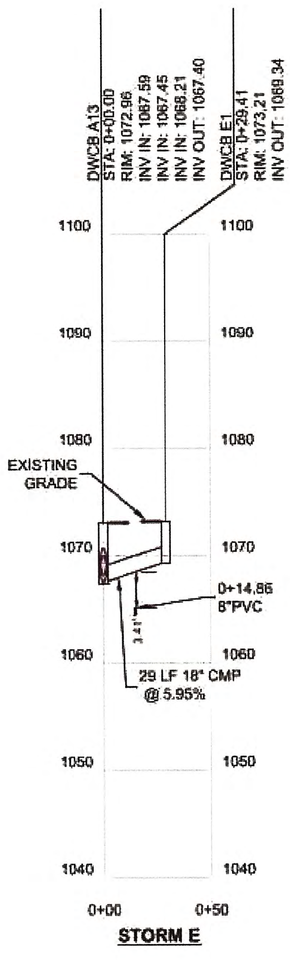
STORM B

MATCH LINE

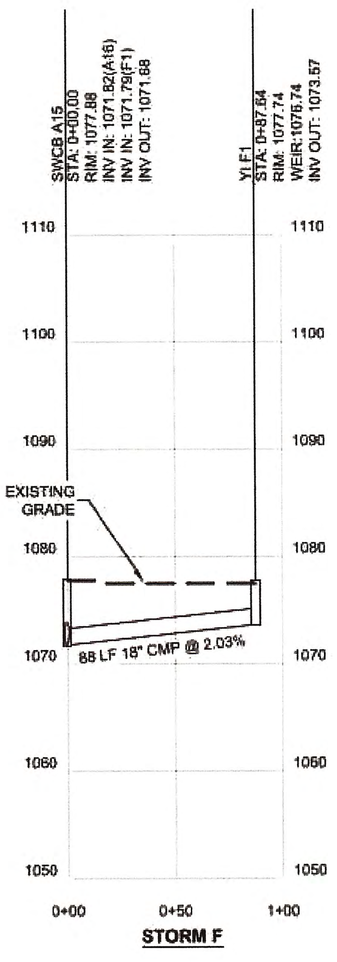


STORM C

STORM D



STORM E



STORM F

OWNER'S CERTIFICATE

I CERTIFY THAT THIS PROJECT HAS BEEN CONSTRUCTED IN ACCORDANCE WITH THE CITY OF VILLA RICA DESIGN AND CONSTRUCTION STANDARDS AND ORDINANCES, LATEST EDITIONS. I ALSO CERTIFY THAT THIS PROJECT HAS BEEN BUILT AS SHOWN ON THE "RECORD" DRAWINGS.

3-26-26

SIGNATURE OF OWNER/DEVELOPER Andrew Cohen — DATE

ENGINEER'S CERTIFICATE

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3/23/26

SIGNATURE, JONATHAN J. TILENIS (PE# 060382) — DATE

GEORGIA REGISTERED No. PE060382 PROFESSIONAL ENGINEER JONATHAN J. TILENIS

SURVEYOR CERTIFICATION

IN ACCORDANCE TO THE CITY OF VILLA RICA DEVELOPMENT REGULATIONS AND THE CITY'S ZONING ORDINANCE, ALL REQUIREMENTS OF APPROVAL HAVE BEEN FULFILLED; THIS PLAT WAS GIVEN FINAL APPROVAL BY THE FOLLOWING CITY OFFICIALS AND PERSONNEL AND ON BEHALF OF THE CITY OF VILLA RICA:

3/23/26

AARON STUBBARD (GA. R.L.S. #3486) — DATE

GEORGIA REGISTERED No. 3486 PROFESSIONAL LAND SURVEYOR AARON STUBBARD

SHEET 14

PREPARED BY
HRC ENGINEERS
ENGINEERS | SURVEYORS | LANDSCAPE ARCHITECTS
6554 EAST CHURCH STREET
DOUGLASVILLE, GEORGIA 30134
p 770.942.0196 f 770.942.0172
www.hrcengineers.com
STATE OF GEORGIA
CERTIFICATE OF AUTHORIZATION
FOR LAND SURVEYING
HUGHES-RAY COMPANY, INC.
LSF000462 EXPIRES 06/30/26

STORM RECORD DRAWINGS FOR:

COTTAGES OF VILLA RICA

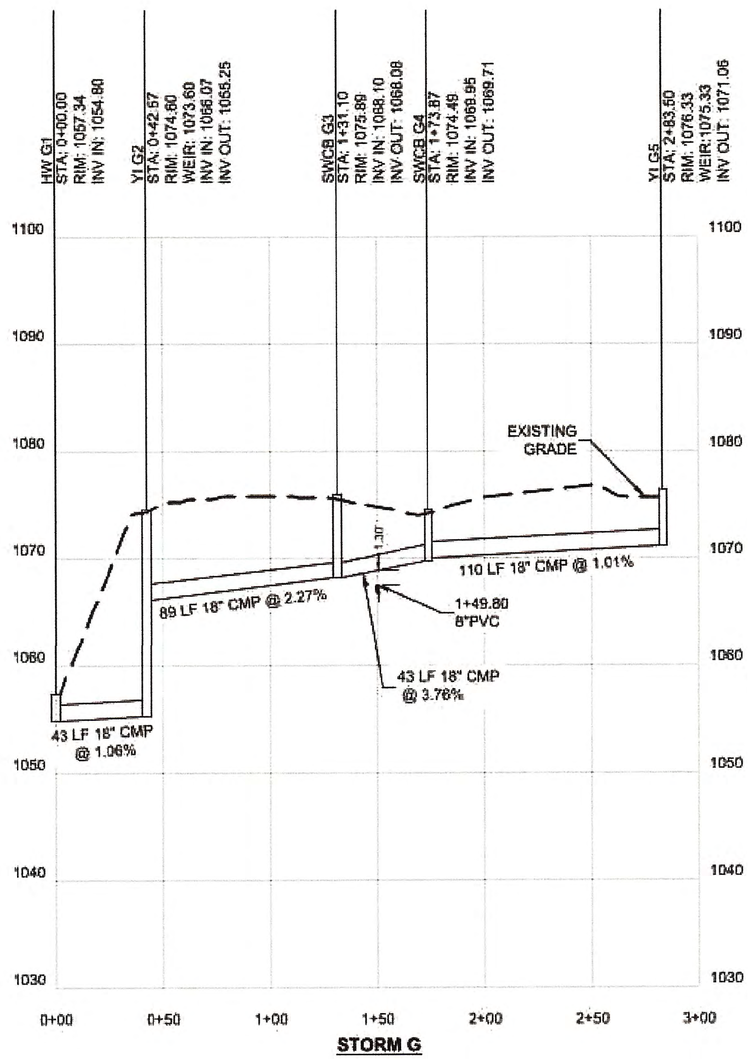
LOCATED IN LAND LOT 165 ,
6TH DISTRICT, 7TH SECTION
CITY OF VILLA RICA, CARROLL COUNTY, GEORGIA

DATE: 16 DECEMBER 2025 — DRAWING NO. H23196_AB-FP

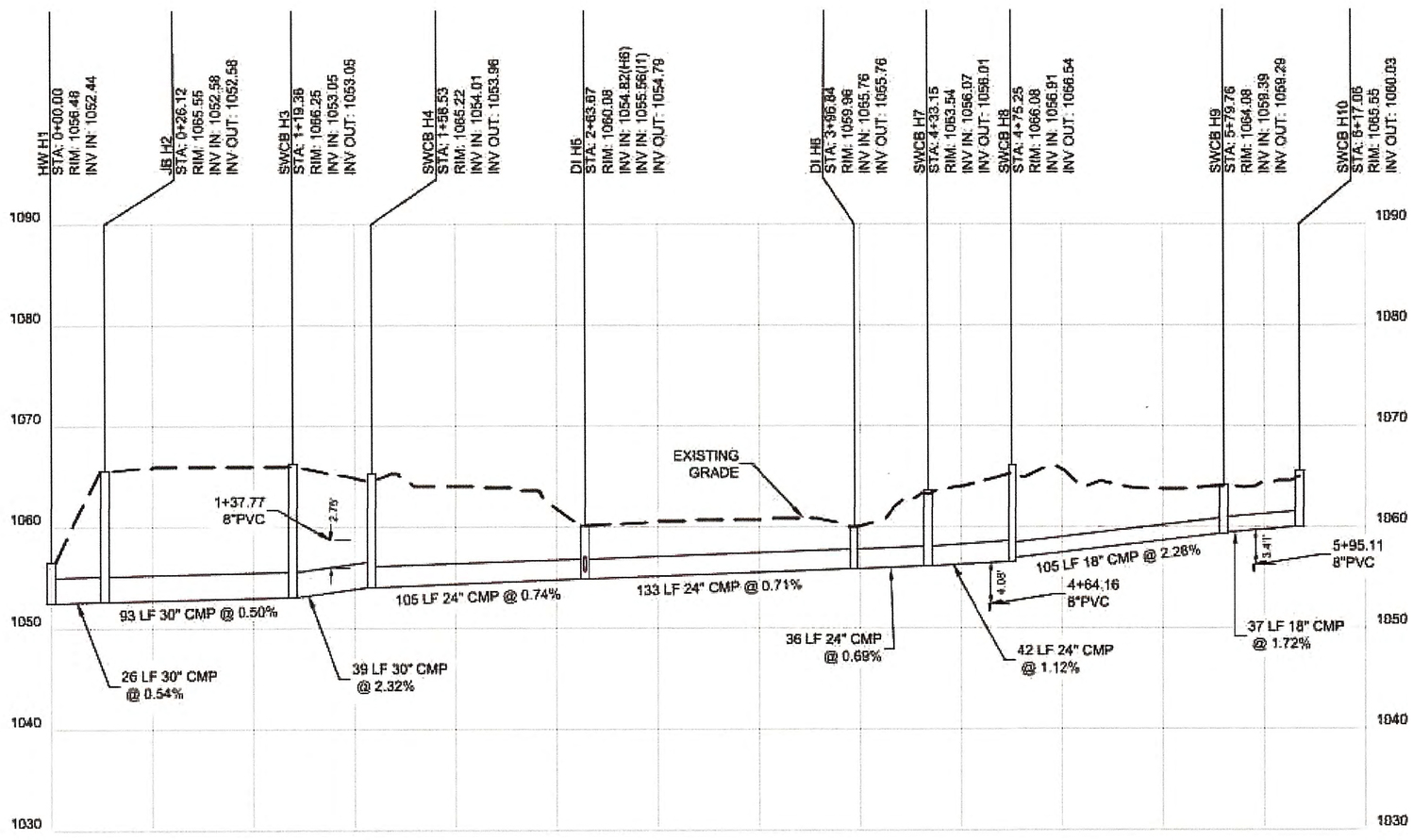
NO.	DATE	REVISION DESCRIPTION
1	2/20/26	CITY COMMENTS
2.	3/23/26	CLIENT COMMENTS

DRAWN BY: JRB
CHECKED BY: WAS
JOB NO.: H23196
SCALE: 1"=50'

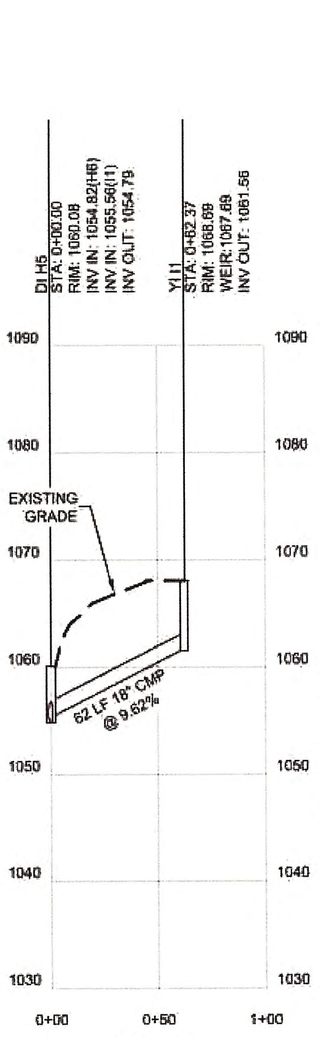
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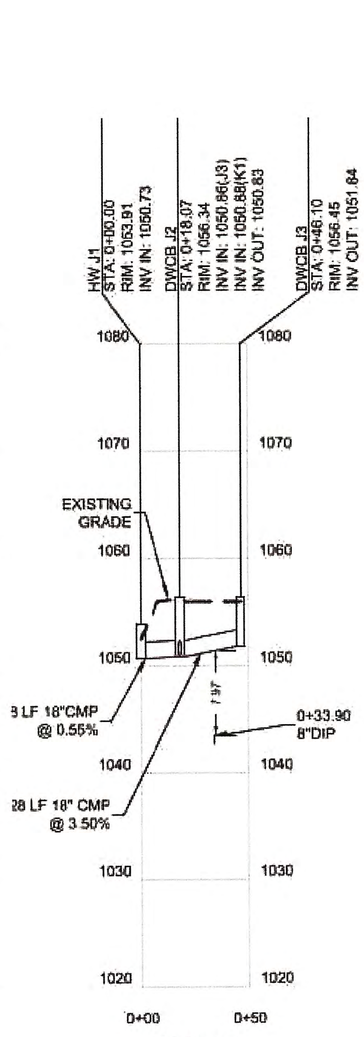
STORM G



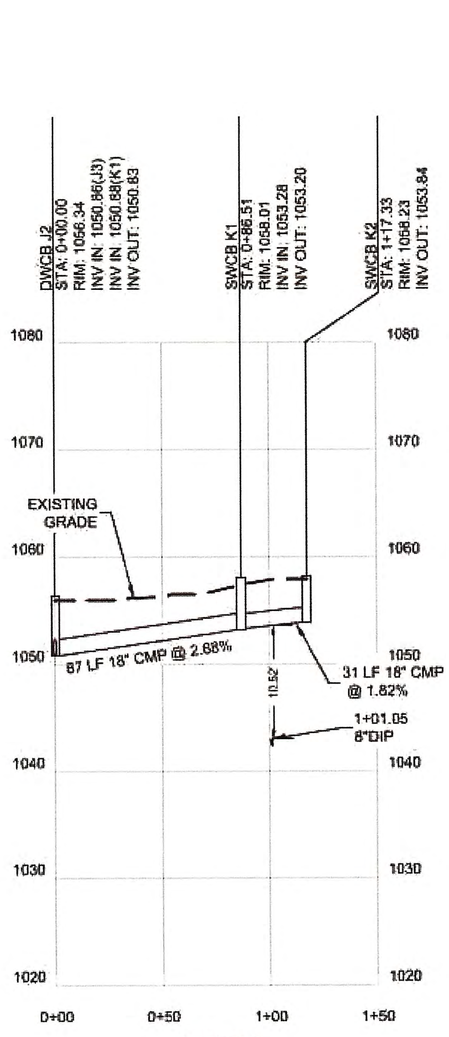
STORM H



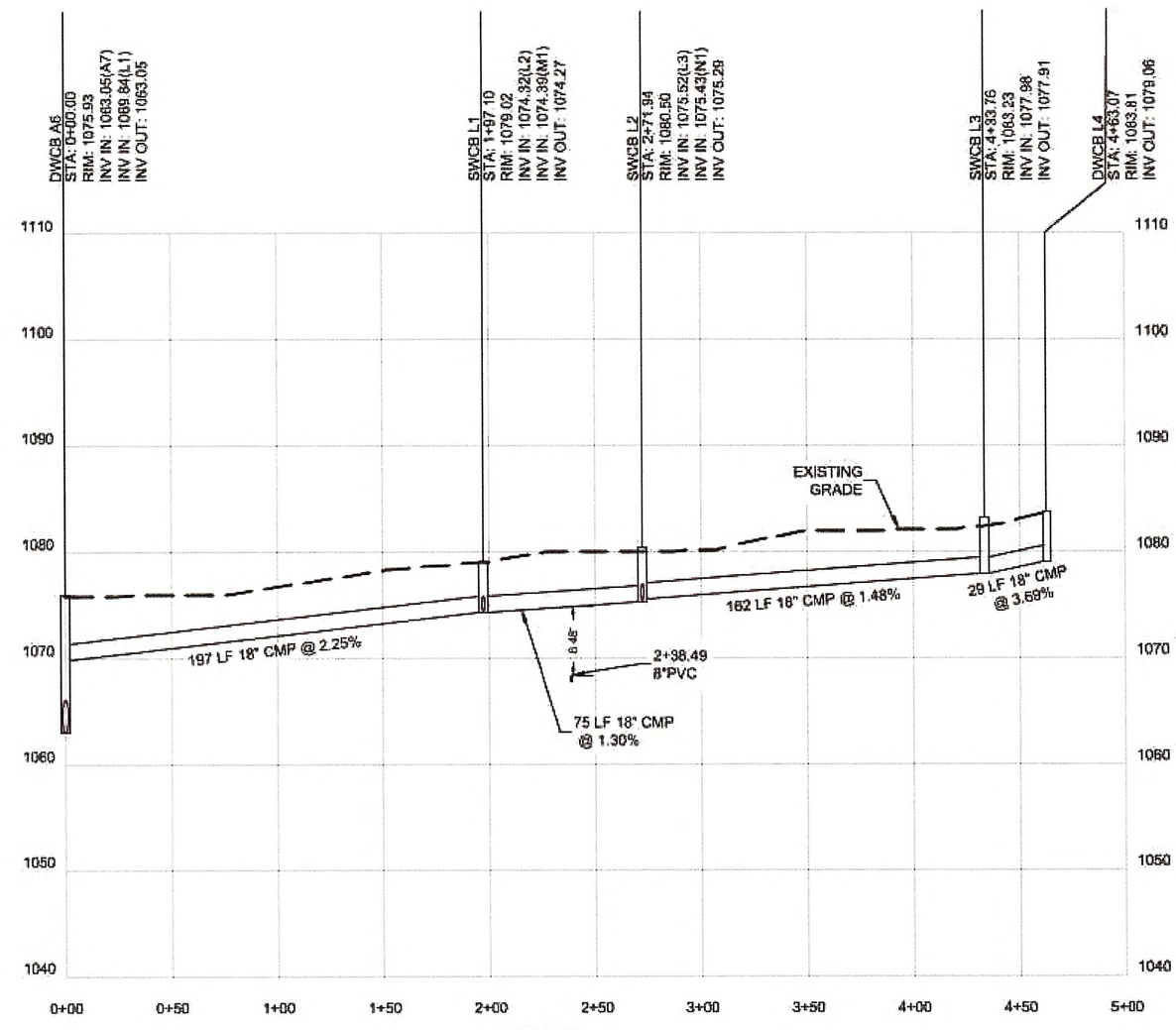
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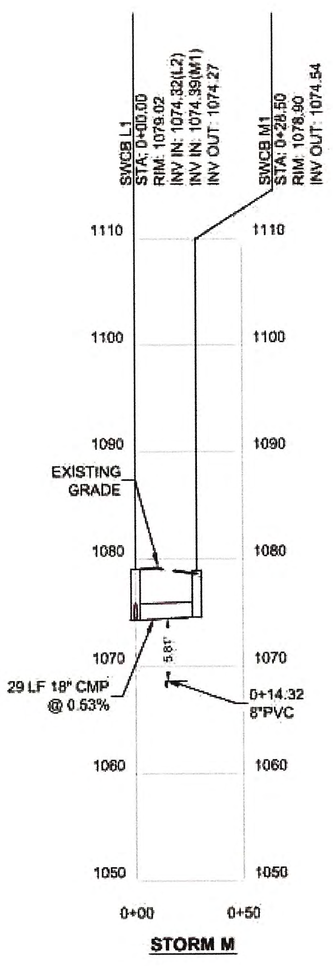
STORM J



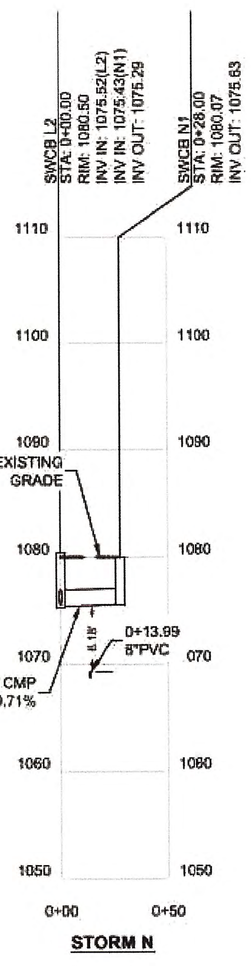
STORM K



STORM L



STORM M



STORM N

OWNER'S CERTIFICATE

I CERTIFY THAT THIS PROJECT HAS BEEN CONSTRUCTED IN ACCORDANCE WITH THE CITY OF VILLA RICA DESIGN AND CONSTRUCTION STANDARDS AND ORDINANCES; LATEST EDITIONS. I ALSO CERTIFY THAT THIS PROJECT HAS BEEN BUILT AS SHOWN ON THE "RECORD" DRAWINGS.

SIGNATURE OF OWNER/DEVELOPER Andrew Cohen — DATE 3-26-26

ENGINEER'S CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY BY ME OR UNDER MY SUPERVISION; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST OR ARE MARKED "FUTURE" AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN; AND THAT ALL REQUIREMENTS OF THE DEVELOPMENT AND ZONING REGULATIONS HAVE BEEN FULLY COMPLIED WITH.

SIGNATURE, JONATHAN J. TILENIS (PE# 058382) — DATE 3/23/26

GEORGIA REGISTERED No. PE058382 PROFESSIONAL ENGINEER JONATHAN J. TILENIS

SURVEYOR CERTIFICATION

IN ACCORDANCE TO THE CITY OF VILLA RICA DEVELOPMENT REGULATIONS AND THE CITY'S ZONING ORDINANCE, ALL REQUIREMENTS OF APPROVAL HAVE BEEN FULFILLED. THIS PLAT WAS GIVEN FINAL APPROVAL BY THE FOLLOWING CITY OFFICIALS AND PERSONNEL AND ON BEHALF OF THE CITY OF VILLA RICA.

AARON STUDDARD (GA. R.L.S. #3486) — DATE 3/23/26

GEORGIA REGISTERED No. 3486 PROFESSIONAL LAND SURVEYOR AARON STUDDARD

SHEET 5/14

PREPARED BY:
HRC ENGINEERS
ENGINEERS | SURVEYORS | LANDSCAPE ARCHITECTS
6554 EAST CHURCH STREET
DOUGLASVILLE, GEORGIA 30134
p 770.942.0096 f 770.942.0152
www.hrcengineers.com
STATE OF GEORGIA
CERTIFICATE OF AUTHORIZATION
FOR LAND SURVEYING
HIGHWAY COMPANY, INC.
LSF000485 EXPIRES on 06-30-26

STORM RECORD DRAWINGS FOR:

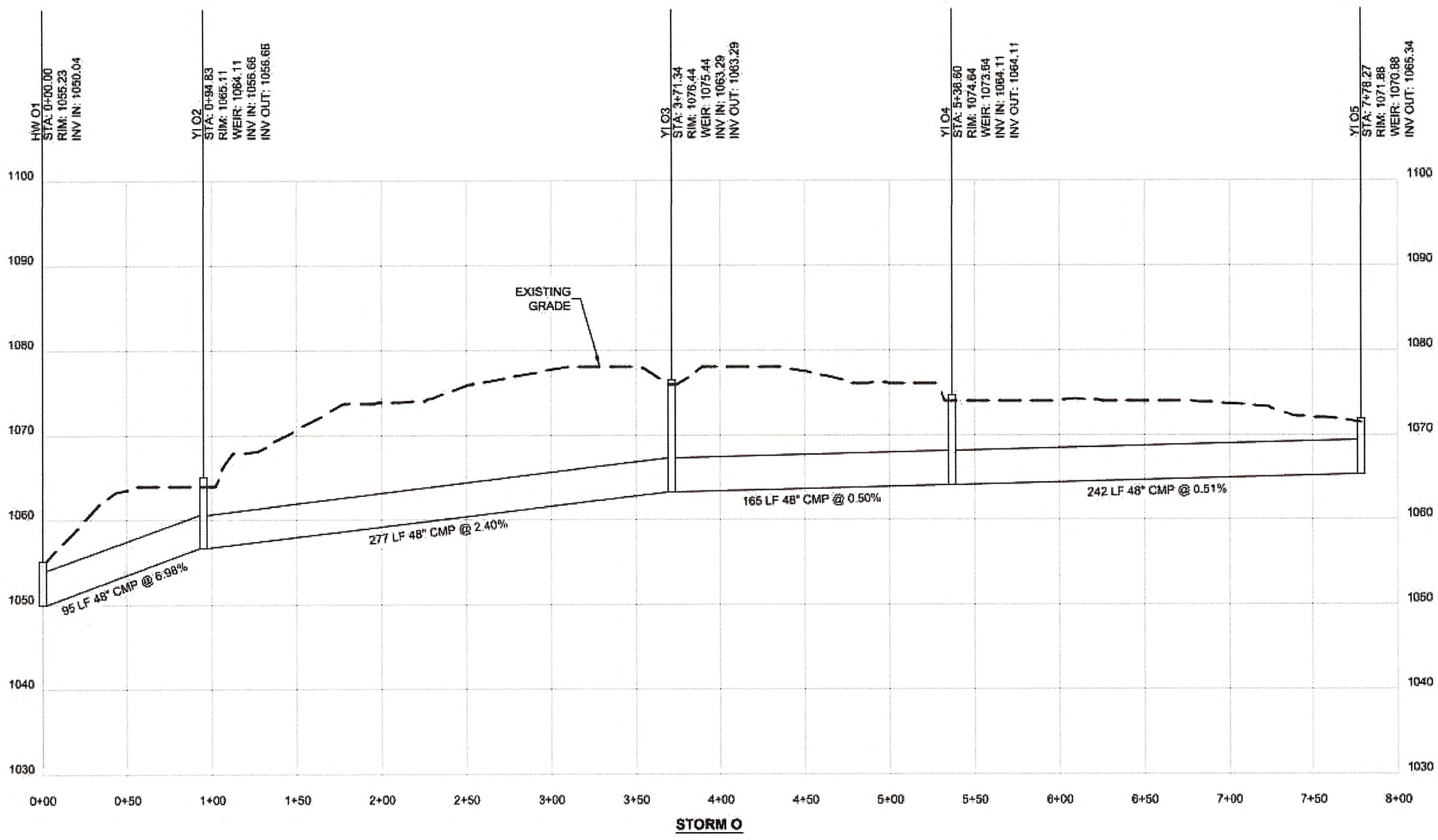
COTTAGES OF VILLA RICA

LOCATED IN LAND LOT 165 ,
6TH DISTRICT, 7TH SECTION
CITY OF VILLA RICA, CARROLL COUNTY, GEORGIA

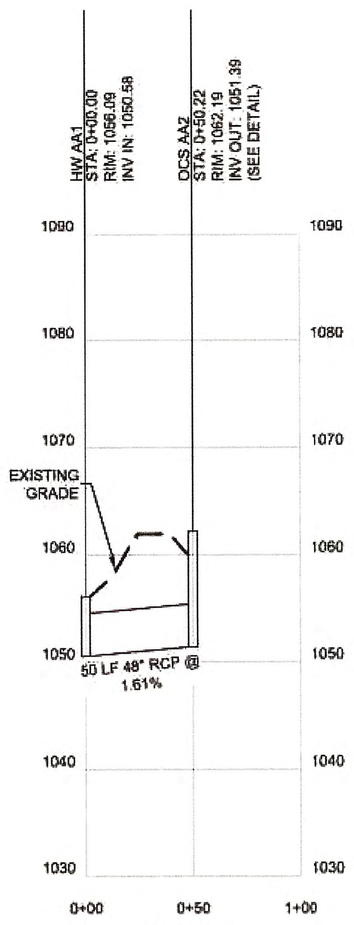
NO.	DATE	REVISION DESCRIPTION
1	2/20/26	CITY COMMENTS
2.	3/23/26	CLIENT COMMENTS

DATE: 16 DECEMBER 2025
DRAWING NO. H03196_AB-FP
DRAWN BY: JRB
CHECKED BY: WAS
JOB NO.: H23196
SCALE: 1"=50'

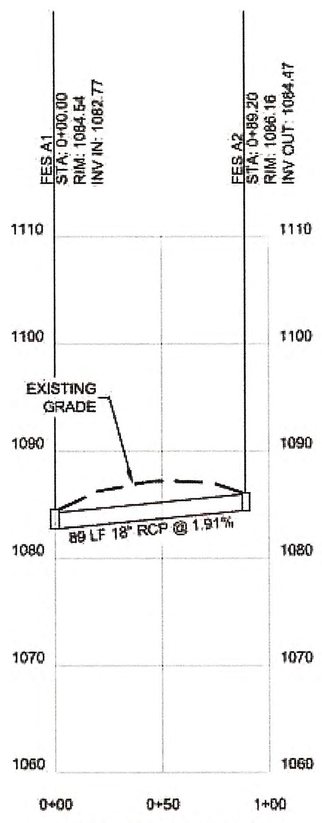
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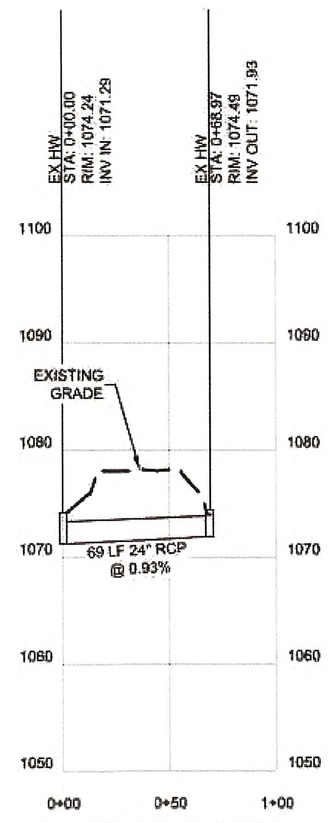
STORM O



STORM AA



ENTRANCE STORM A



EXISTING CULVERT

OWNER'S CERTIFICATE

I CERTIFY THAT THIS PROJECT HAS BEEN CONSTRUCTED IN ACCORDANCE WITH THE CITY OF VILLA RICA DESIGN AND CONSTRUCTION STANDARDS AND ORDINANCES, LATEST EDITIONS. I ALSO CERTIFY THAT THIS PROJECT HAS BEEN BUILT AS SHOWN ON THE "RECORD" DRAWINGS.

SIGNATURE OF OWNER/DEVELOPER Andrew Cohen DATE 3-26-26

GEORGIA REGISTERED No. PE050382 PROFESSIONAL ENGINEER JONATHAN J. TILENIS

ENGINEER'S CERTIFICATE

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SIGNATURE: JONATHAN J. TILENIS (PE# 050382) 3/23/26 DATE

GEORGIA REGISTERED No. 3486 PROFESSIONAL LAND SURVEYOR AARON STUDDARD

SURVEYOR CERTIFICATION

IN ACCORDANCE TO THE CITY OF VILLA RICA DEVELOPMENT REGULATIONS AND THE CITY'S ZONING ORDINANCE, ALL REQUIREMENTS OF APPROVAL HAVE BEEN FULFILLED; THIS PLAT WAS GIVEN FINAL APPROVAL BY THE FOLLOWING CITY OFFICIALS AND PERSONNEL AND ON BEHALF OF THE CITY OF VILLA RICA:

AARON STUDDARD (GA. R.L.S. #3486) 3/23/26 DATE

SHEET 5/14

PREPARED BY
HRC ENGINEERS
ENGINEERS | SURVEYORS | LANDSCAPE ARCHITECTS
6554 EAST CHURCH STREET
DOUGLASVILLE, GEORGIA 30134
p 770.942.1096 f 770.942.0132
www.hrcengineers.com
STATE OF GEORGIA
CERTIFICATE OF AUTHORIZATION
FOR LAND SURVEYING
HUGHES-RAY COMPANY, INC.
LSF000445 EXPIRES 06/30/26

STORM RECORD DRAWINGS FOR:

COTTAGES OF VILLA RICA

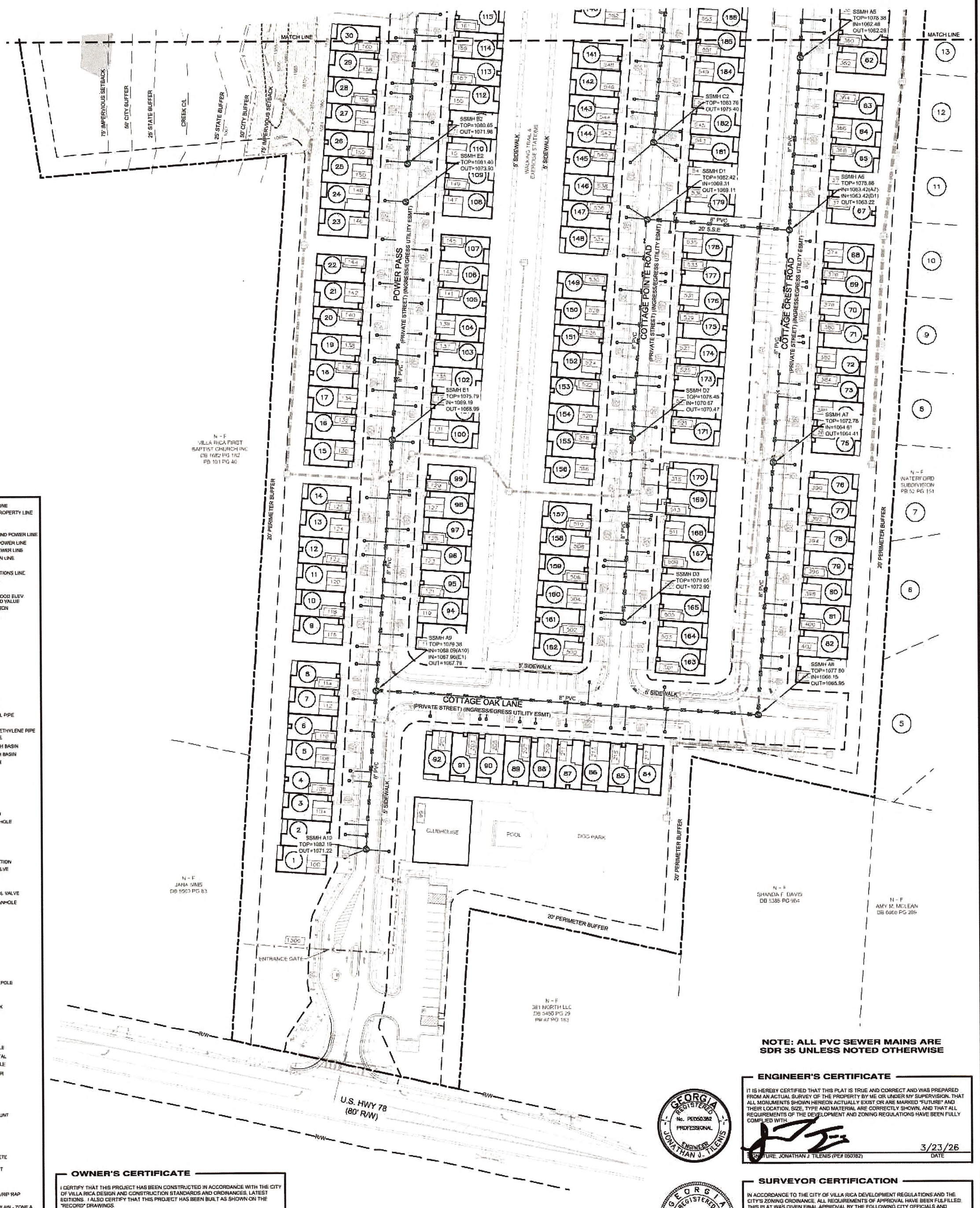
LOCATED IN LAND LOT 165 ,
6TH DISTRICT, 7TH SECTION
CITY OF VILLA RICA, CARROLL COUNTY, GEORGIA

DATE: 16 DECEMBER 2025

NO.	DATE	REVISION DESCRIPTION
1	2/20/26	CITY COMMENTS
2.	3/23/26	CLIENT COMMENTS

DRAWING NO. H03196_AS-FP
DRAWN BY: JRB
CHECKED BY: WAS
JOB NO.: H23196
SCALE: 1"=50'

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LEGEND

- BOUNDARY LINE
- ADJACENT PROPERTY LINE
- FENCE
- GAS LINE
- UNDERGROUND POWER LINE
- OVERHEAD POWER LINE
- SANITARY SEWER LINE
- STORM DRAIN LINE
- WATER LINE
- COMMUNICATIONS LINE
- FLOODPLAIN
- FLOODWAY
- BASE FLOOD ELEV LINE AND VALUE
- APPROX. PIPE DIRECTION
- CALCULATED POINT
- IRON PIN FOUND
- IRON PIN SET (1/2" REBAR)
- RB REBAR
- RBC REBAR CAPPED
- CTP CRIMPED TOP PIPE
- OTP OPEN TOP PIPE
- R/W MONUMENT
- R/W RIGHT OF WAY
- N/F NOW OR FORMERLY
- BL BUILDING LINE
- CMP CORRUGATED METAL PIPE
- RCP CONCRETE PIPE
- HDPE HIGH DENSITY POLYETHYLENE PIPE
- (R: XXX') RECORD DISTANCE
- DOUBLE WING CATCH BASIN
- SINGLE WING CATCH BASIN
- SQUARE CATCH BASIN
- HEADWALL
- JUNCTION BOX
- DROP INLET
- YARD INLET
- CURB INLET
- FLARED END SECTION
- WATER QUALITY MANHOLE
- DOWN SPOUT
- WM WATER METER
- WATER VALVE
- FIRE HYDRANT
- F.D.C. FIRE DEPT. CONNECTION
- P.I.V. POST INDICATOR VALVE
- WATER MARKER
- WATER MANHOLE
- I.C.V. IRRIGATION CONTROL VALVE
- S SANITARY SEWER MANHOLE
- CLEANOUT
- GREASE TRAP
- E1 SEWER BOX
- AIR RELEASE VALVE
- GAS METER
- GAS VALVE
- POWER METER
- TRANSFORMER
- ELECTRIC BOX
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- GUY POLE
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- SIGN
- BOLLARD
- FLAG POLE
- PARKING SPACE COUNT
- EVERGREEN TREE
- HARDWOOD TREE
- BENCHMARK
- CONCRETE
- ASPHALT
- WALL
- GRAVEL/RIP RAP
- FLOODPLAIN - ZONE A
- WETLANDS
- EASEMENT
- INGRESS/EGRESS UTILITY EASEMENT

OWNER'S CERTIFICATE

I CERTIFY THAT THIS PROJECT HAS BEEN CONSTRUCTED IN ACCORDANCE WITH THE CITY OF VILLA RICA DESIGN AND CONSTRUCTION STANDARDS AND ORDINANCES, LATEST EDITIONS. I ALSO CERTIFY THAT THIS PROJECT HAS BEEN BUILT AS SHOWN ON THE "RECORD" DRAWINGS.

SIGNATURE OF OWNER/DEVELOPER Andrew Cohen 3-26-26 DATE

SCALE: 1" = 50'

GEORGIA REGISTERED No. PE050382 PROFESSIONAL ENGINEER JONATHAN J. TILENIS

ENGINEER'S CERTIFICATE

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SIGNATURE, JONATHAN J. TILENIS (PE# 050382) 3/23/26 DATE

GEORGIA REGISTERED No. 3486 PROFESSIONAL LAND SURVEYOR AARON STUBBARD

SURVEYOR CERTIFICATION

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AARON STUBBARD (GA. R.L.S. #3486) 3/23/26 DATE

NOTE: ALL PVC SEWER MAINS ARE SDR 35 UNLESS NOTED OTHERWISE

SHEET 7/14

PREPARED BY:
HRC ENGINEERS
ENGINEERS | SURVEYORS | LANDSCAPE ARCHITECTS
6554 EAST CHURCH STREET
DOUGLASVILLE, GEORGIA 30134
p 770.942.0896 f 770.942.0152
www.hrcengineers.com
STATE OF GEORGIA CERTIFICATE OF AUTHORIZATION FOR LAND SURVEYING HUGHES-BAY COMPANY, INC LSF000465 EXPIRES 06/30/26

SEWER RECORD DRAWINGS FOR:

COTTAGES OF VILLA RICA

LOCATED IN LAND LOT 165 ,
6TH DISTRICT, 7TH SECTION
CITY OF VILLA RICA, CARROLL COUNTY, GEORGIA

DATE: 16 DECEMBER 2025

NO.	DATE	REVISION DESCRIPTION
1	2/20/26	CITY COMMENTS
2.	3/23/26	CLIENT COMMENTS

DRAWING NO. H03196_AB-FP
DRAWN BY: JRB
CHECKED BY: WAS
JOB NO.: H23196
SCALE: 1"=80'

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N - F
CITY OF VILLA RICA
DB 6053 PG 113
PB 32 PG 260

N - F
SPG VILLA RICA LLC
DB 1999 PG 299

N - F
VILLA RICA FIRST
BAPTIST CHURCH INC
DB 1682 PG 163
PB 101 PG 44

N - F
SPG VILLA RICA LLC
DB 1999 PG 299

N
W HRC E
S
GRID NORTH
GA WEST

20' PERIMETER BUFFER

EXISTING 20'S.S.E.

ZONE "A"

APPROXIMATE LIMITS
F.E.M.A. FLOOD
HAZARD AREA

LIFT STATION UNDER CONSTRUCTION

DEBRIS SSMH
TOP=1062.09
IN=1040.72(A1)
IN=1040.68(A1.1)
OUT=1040.64

AIR RELEASE
TOP=1061.97

SSMH A1
TOP=1061.45
IN=1041.91(A2)
IN=1054.88(B1)
OUT=1041.31

SSMH A2
TOP=1055.96
IN=1042.83
OUT=1042.61

SSMH-A1.1
TOP=1052.61
OUT=1040.54

SSMH-WET WELL
TOP=1062.20
IN=1040.34

8" DIP

SEWER FORCEMAIN

SSMH A3
TOP=1058.61
IN=1043.45(A4)
IN=1043.46(A5-OUTFALL)
IN=1043.45(C1)
OUT=1043.25

SSMH A5
TOP=1055.36
IN=1043.97
OUT=1043.77

COTTAGE CREST ROAD
(PRIVATE STREET) (INGRESS/EGRESS UTILITY ESMT)

5' SIDEWALK

8" PVC

PUBLIC PUMP STATION EASEMENT

SEE LIFT STATION DETAIL

MAINTENANCE

PUBLIC FORCE MAIN & SANITARY SEWER EASEMENT

SSMH A4
TOP=1061.36
IN=1054.67
OUT=1054.47

SSMH C1
TOP=1067.19
IN=1054.94
OUT=1054.74

SSMH B1
TOP=1059.46
IN=1052.47
OUT=1052.27

POWER PASS
(PRIVATE STREET) INGRESS/EGRESS UTILITY ESMT)

COTTAGE POINTE ROAD
(PRIVATE STREET) (INGRESS/EGRESS UTILITY ESMT)

WALKING TRAIL & EXERCISE STATIONS

DETENTION POND

75' IMPERVIOUS SETBACK
50' CITY BUFFER
25' STATE BUFFER
CREEK
25' STATE BUFFER
50' CITY BUFFER
75' IMPERVIOUS SETBACK

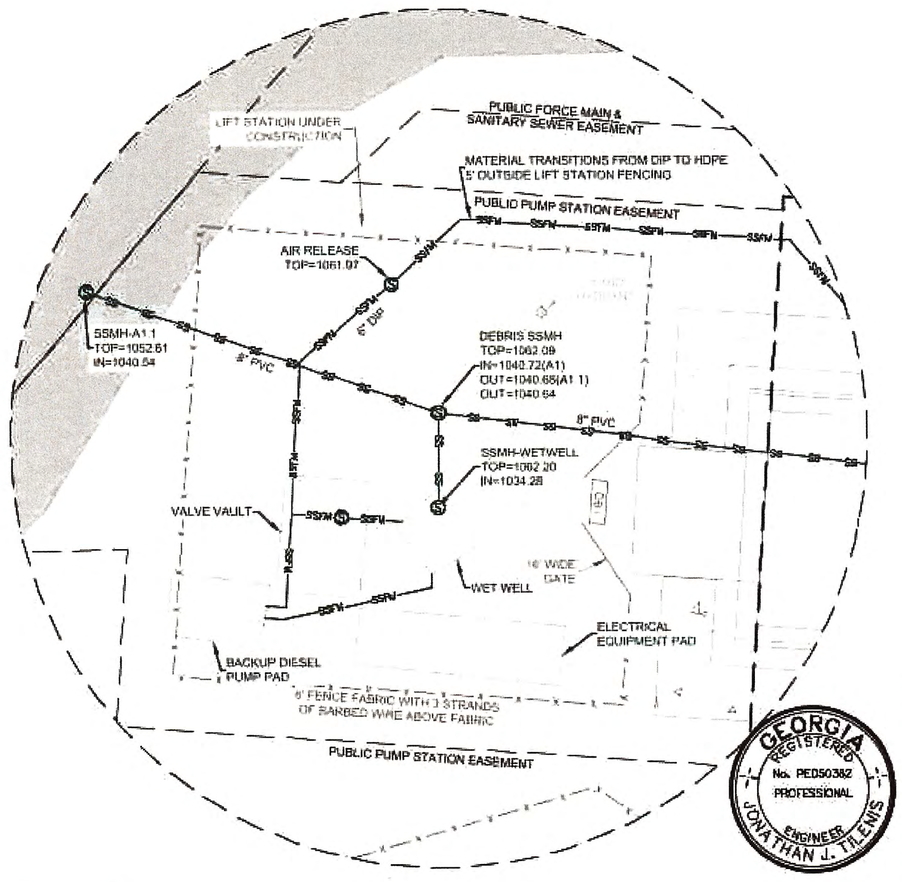
SSMH A5
TOP=1078.36
IN=1062.48
OUT=1062.28

MATCH LINE 2

MATCH LINE

N - F
WATERFORD
SUBDIVISION
PB 52 PG 151

50 0 50 100
SCALE : 1" = 50'



LIFT STATION DETAIL

10 0 10 20
SCALE : 1" = 10'

LEGEND

- BOUNDARY LINE
- ADJACENT PROPERTY LINE
- FENCE
- GAB LINE
- UNDERGROUND POWER LINE
- OVERHEAD POWER LINE
- SS SANITARY SEWER LINE
- SD STORM DRAIN LINE
- W WATER LINE
- T COMMUNICATIONS LINE
- FLOODPLAIN
- FW FLOODWAY
- BFE 1000' BASE FLOOD ELEV LINE AND VALUE
- APPROX. PIPE DIRECTION
- CALCULATED POINT
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- IRON PIN SET (1/2" REBAR)
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- CURB INLET
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- WQM WATER QUALITY MANHOLE
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NOTE: ALL PVC SEWER MAINS ARE SDR 35 UNLESS NOTED OTHERWISE

OWNER'S CERTIFICATE

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SIGNATURE OF OWNER/DEVELOPER: Andrew Cohen — DATE: 3-26-26

GEORGIA REGISTERED No. PE050382 PROFESSIONAL ENGINEER JONATHAN J. TILENIS

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GEORGIA REGISTERED No. 3486 PROFESSIONAL LAND SURVEYOR AARON STUBBARD

SURVEYOR CERTIFICATION

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AARON STUBBARD (GA. R.L.S. #3486) — DATE: 3/23/26

SHEET 8/14

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STATE OF GEORGIA CERTIFICATE OF AUTHORIZATION FOR LAND SURVEYING
HUGHES BAY COMPANY, INC.
LSF000462 EXPIRES 06/30/26

SEWER RECORD DRAWINGS FOR:

COTTAGES OF VILLA RICA

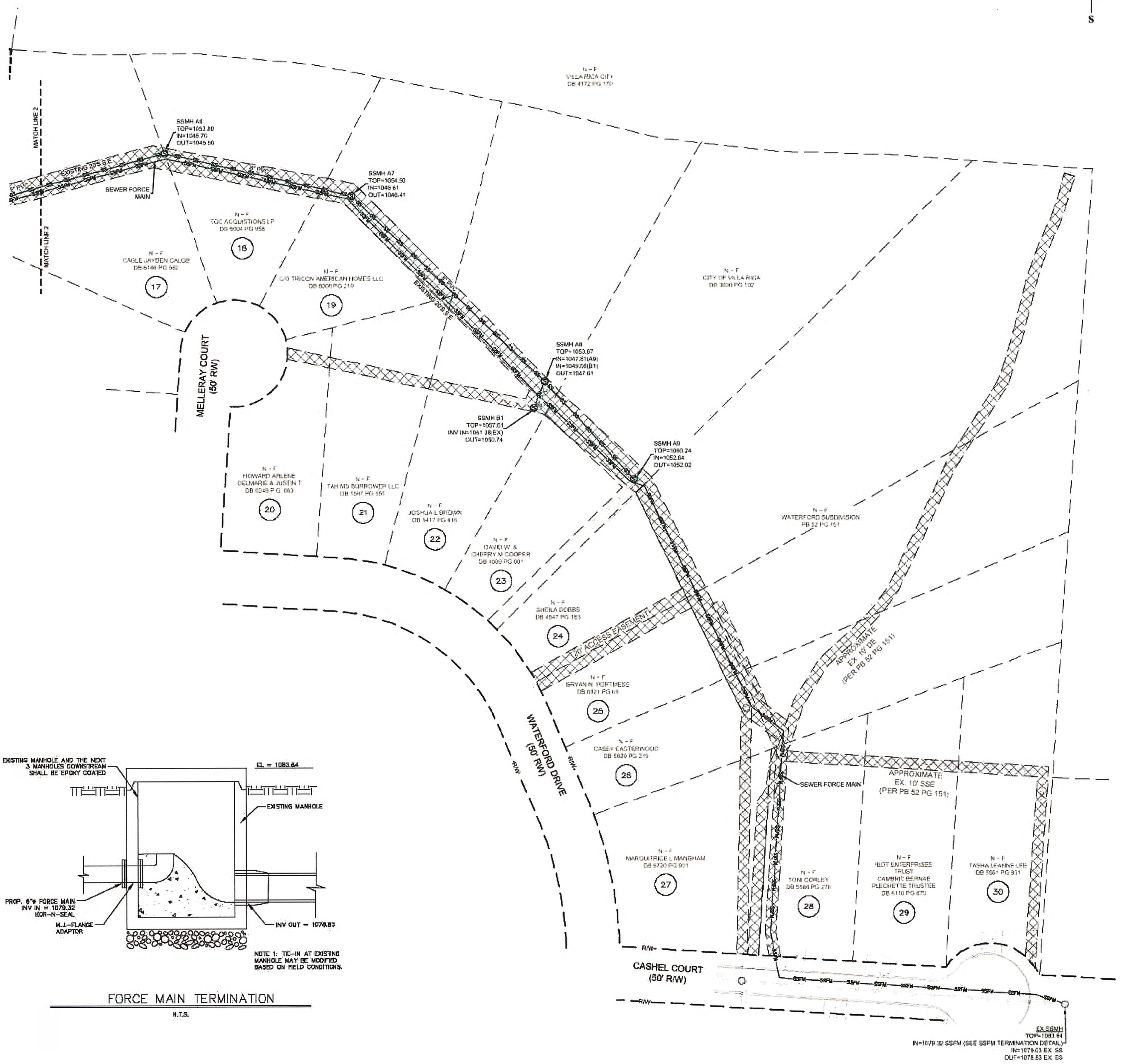
LOCATED IN LAND LOT 165 ,
6TH DISTRICT, 7TH SECTION
CITY OF VILLA RICA, CARROLL COUNTY, GEORGIA

DATE: 16 DECEMBER 2025

NO.	DATE	REVISION DESCRIPTION
1	2/20/26	CITY COMMENTS
2	3/23/26	CLIENT COMMENTS

DRAWING NO. H03196_AB-FP
DRAWN BY: JRB
CHECKED BY: WAS
JOB NO.: H23196
SCALE: 1"=50'

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FORCE MAIN TERMINATION

N.T.S.

LEGEND

- BOUNDARY LINE
- ADJACENT PROPERTY LINE
- FENCE
- GAS LINE
- UNDERGROUND POWER LINE
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- SANITARY SEWER LINE
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- IRON PIN FOUND
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- LIGHT POLE
- TRAFFIC SIGNAL POLE
- TELEPHONE PEDESTAL
- TELEPHONE MANHOLE
- FIBER OPTIC MARKER
- AIR CONDITIONER
- SIGN
- BOLLARD
- FLAG POLE
- PARKING SPACE COUNT
- EVERGREEN TREE
- HARDWOOD TREE
- BENCHMARK
- CONCRETE
- ASPHALT
- WALL
- GRAVEL/RIP RAP
- FLOODPLAIN - ZONE A
- WETLANDS
- EASEMENT
- INGRESS/EGRESS UTILITY EASEMENT

NOTE: ALL PVC SEWER MAINS ARE SDR 35 UNLESS NOTED OTHERWISE

OWNER'S CERTIFICATE

I CERTIFY THAT THIS PROJECT HAS BEEN CONSTRUCTED IN ACCORDANCE WITH THE CITY OF VILLA RICA DESIGN AND CONSTRUCTION STANDARDS AND ORDINANCES, LATEST EDITIONS. I ALSO CERTIFY THAT THIS PROJECT HAS BEEN BUILT AS SHOWN ON THE "RECORD" DRAWINGS.

SIGNATURE OF OWNER/DEVELOPER Andrew Cohen — DATE 3-26-26

50 0 50 100

SCALE : 1" = 50'

ENGINEER'S CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY BY ME OR UNDER MY SUPERVISION, THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST OR ARE MARKED "FUTURE" AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN, AND THAT ALL REQUIREMENTS OF THE DEVELOPMENT AND ZONING REGULATIONS HAVE BEEN FULLY COMPLIED WITH.

GEORGIA REGISTERED No. PE050382 PROFESSIONAL ENGINEER JONATHAN J. TILENIS

SIGNATURE JONATHAN J TILENIS (PE# 050382) — DATE 3/23/26

SURVEYOR CERTIFICATION

IN ACCORDANCE TO THE CITY OF VILLA RICA DEVELOPMENT REGULATIONS AND THE CITY'S ZONING ORDINANCE, ALL REQUIREMENTS OF APPROVAL HAVE BEEN FULFILLED; THIS PLAT WAS GIVEN FINAL APPROVAL BY THE FOLLOWING CITY OFFICIALS AND PERSONNEL AND ON BEHALF OF THE CITY OF VILLA RICA:

GEORGIA REGISTERED No. 3486 PROFESSIONAL LAND SURVEYOR AARON STUDDARD

AARON STUDDARD GA R.L.S. #3486 — DATE 3/23/26

SHEET 9/14

PREPARED BY

HRC ENGINEERS

ENGINEERS | SURVEYORS | LANDSCAPE ARCHITECTS

6554 EAST CHURCH STREET
DOUGLASVILLE, GEORGIA 30134
p 770.942.0996 f 770.942.0132
www.hrcengineers.com

SEAL OF GEORGIA
CERTIFICATE OF AUTHORIZATION
FOR LAND SURVEYING
HUGHES-RAY COMPANY, INC.
LSF000482 EXPIRES 06/30/26

SEWER RECORD DRAWINGS FOR:

COTTAGES OF VILLA RICA

LOCATED IN LAND LOT 165 ,
6TH DISTRICT, 7TH SECTION
CITY OF VILLA RICA, CARROLL COUNTY, GEORGIA

NO.	DATE	REVISION DESCRIPTION
1	2/20/26	CITY COMMENTS
2.	3/23/26	CLIENT COMMENTS

DATE: 16 DECEMBER 2025

DRAWING NO. H23196_AB-FP

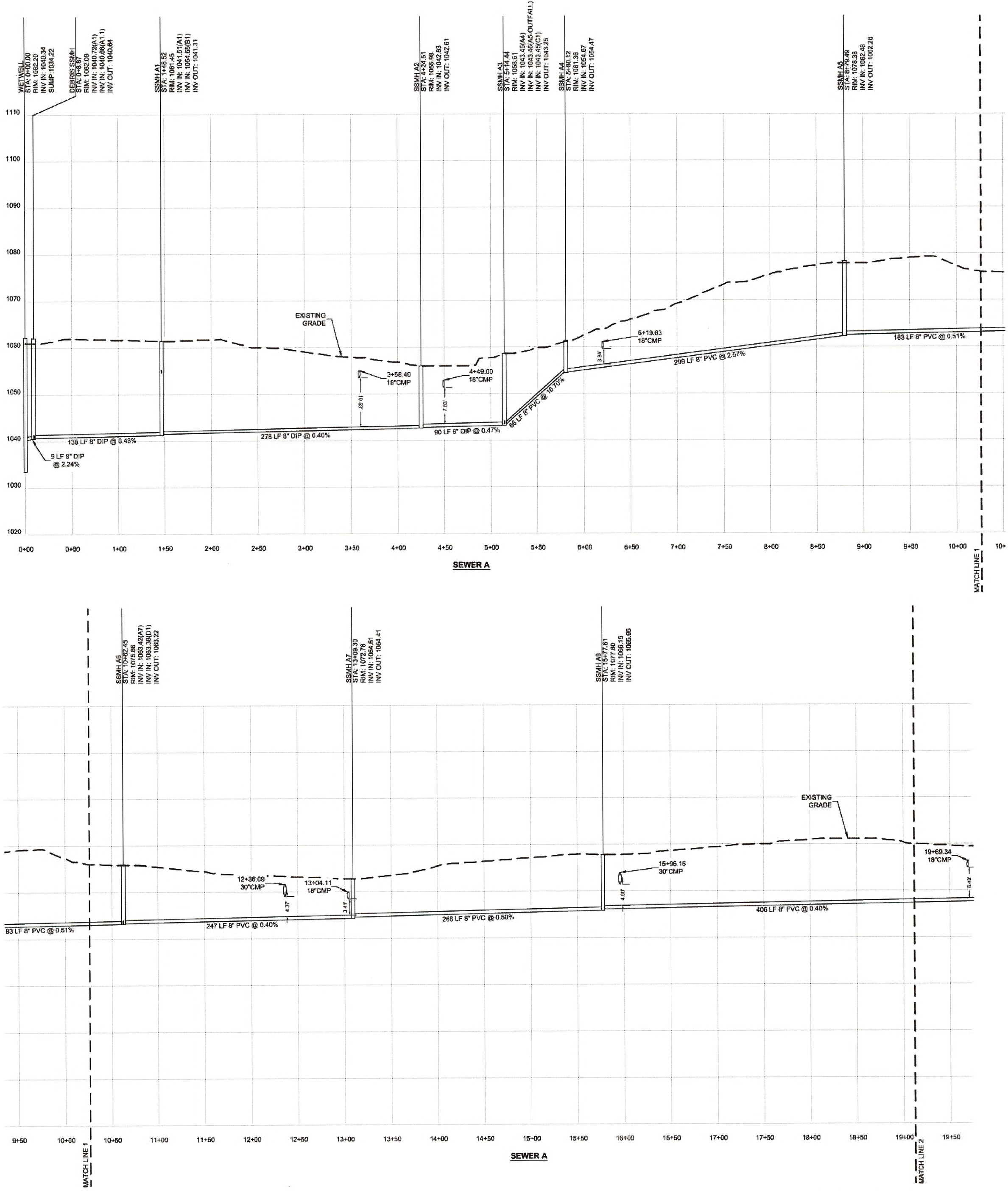
DRAWN BY: JRB

CHECKED BY: WAS

JOB NO.: H23196

SCALE: 1"=50'

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SEWER A

SEWER A

OWNER'S CERTIFICATE

I CERTIFY THAT THIS PROJECT HAS BEEN CONSTRUCTED IN ACCORDANCE WITH THE CITY OF VILLA RICA DESIGN AND CONSTRUCTION STANDARDS AND ORDINANCES, LATEST EDITIONS. I ALSO CERTIFY THAT THIS PROJECT HAS BEEN BUILT AS SHOWN ON THE "RECORD" DRAWINGS.

SIGNATURE OF OWNER/DEVELOPER Andrew Cohen DATE 3-26-26

NOTE: ALL PVC SEWER MAINS ARE SDR 35 UNLESS NOTED OTHERWISE

GEORGIA REGISTERED No. PE050382 PROFESSIONAL ENGINEER JONATHAN J. TILENIS

ENGINEER'S CERTIFICATE

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SIGNATURE: JONATHAN J. TILENIS (PE# 050382) DATE 3/23/26

GEORGIA REGISTERED No. 3486 PROFESSIONAL LAND SURVEYOR AARON STUDDARD

SURVEYOR CERTIFICATION

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AARON STUDDARD (GA. R.L.S. #3486) DATE 3/23/26

SHEET 10/14

PREPARED BY:
HRC ENGINEERS
ENGINEERS | SURVEYORS | LANDSCAPE ARCHITECTS
6554 EAST CHURCH STREET
DOUGLASVILLE, GEORGIA 30134
p 770.942.0096 f 770.942.0152
www.hrcengineers.com
STATE OF GEORGIA
CERTIFICATE OF AUTHORIZATION FOR LAND SURVEYING
HUGHES-RAY COMPANY, INC.
LSF000462 EXPIRES 06/30/26

SEWER RECORD DRAWINGS FOR:

COTTAGES OF VILLA RICA

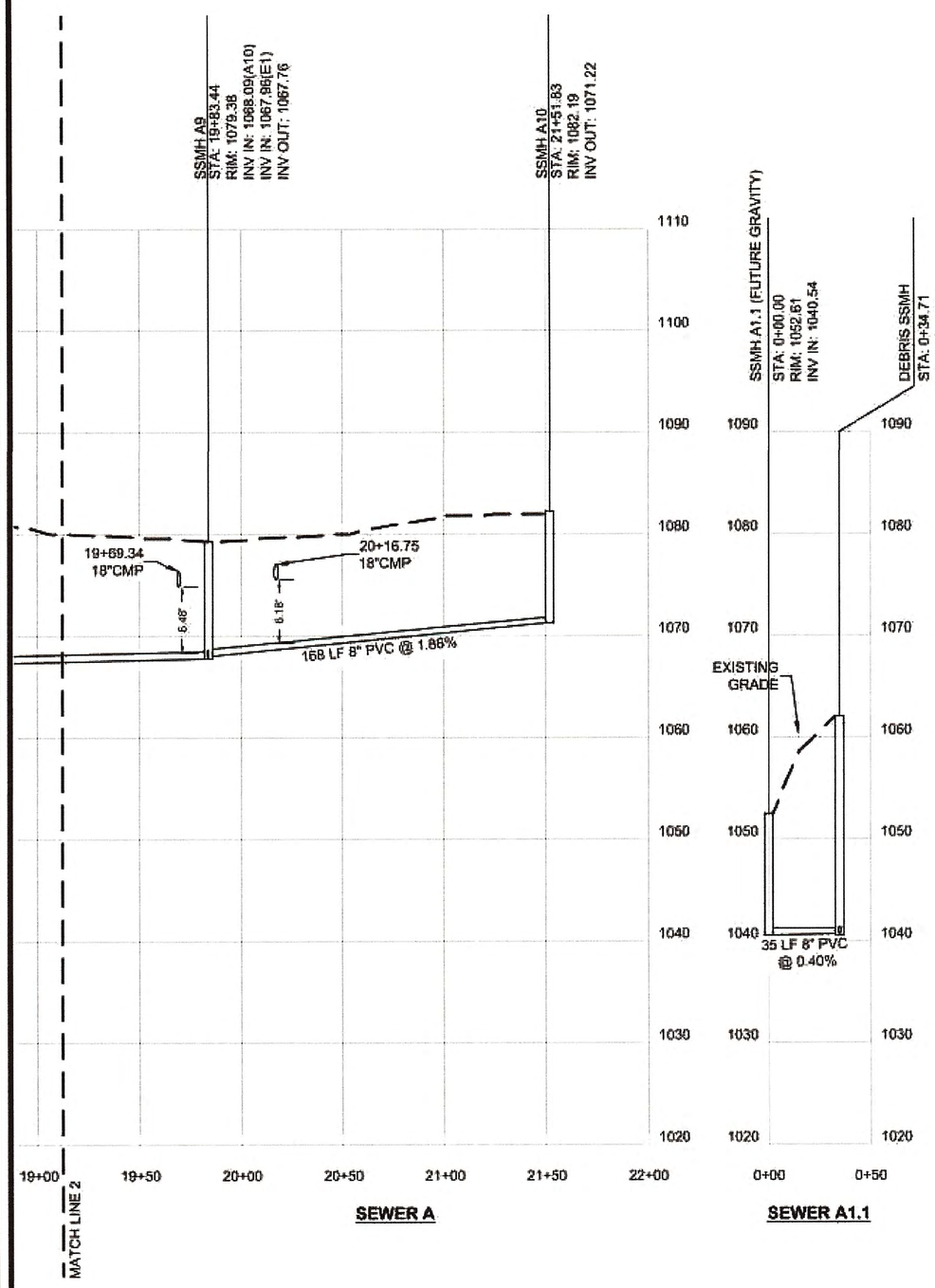
LOCATED IN LAND LOT 165 ,
6TH DISTRICT, 7TH SECTION
CITY OF VILLA RICA, CARROLL COUNTY, GEORGIA

NO.	DATE	REVISION DESCRIPTION
1.	2/20/26	CITY COMMENTS
2.	3/23/26	CLIENT COMMENTS

DATE: 16 DECEMBER 2025

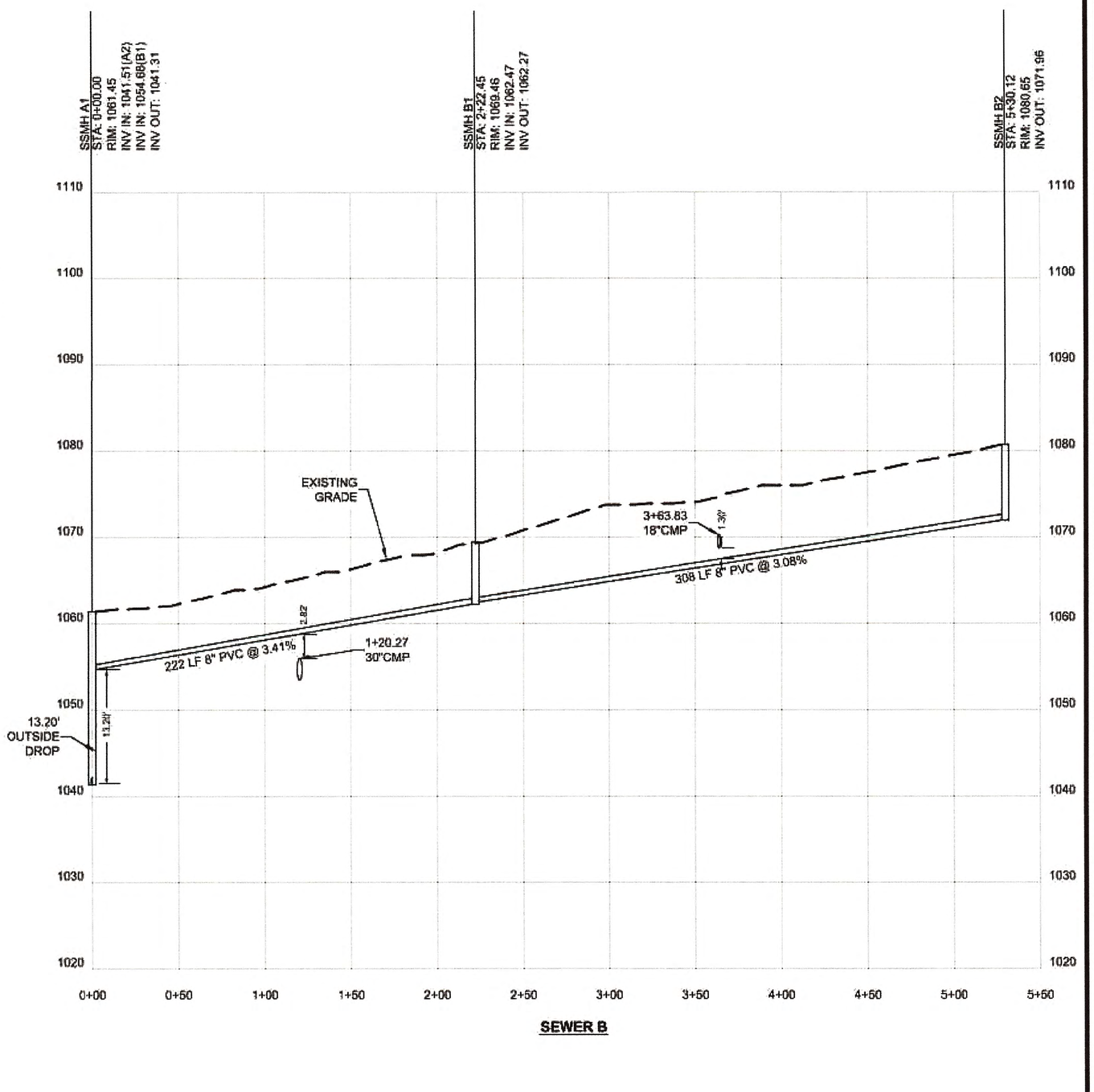
DRAWING NO. H23196_AB-FP
DRAWN BY: JRB
CHECKED BY: WAS
JOB NO.: H23196
SCALE: 1"=60'

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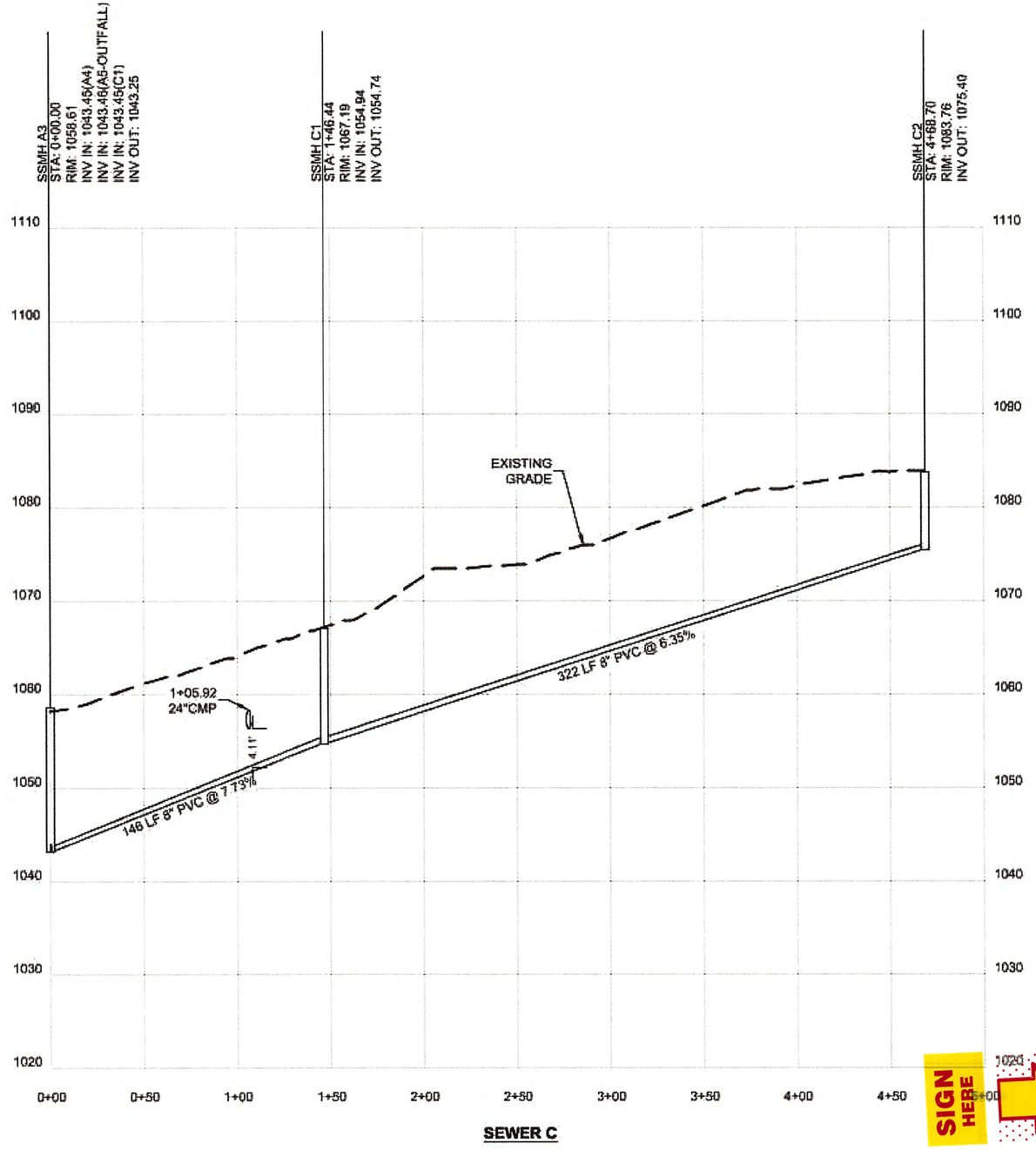


SEWER A

SEWER A1.1



SEWER B



SEWER C

SIGN HERE

NOTE: ALL PVC SEWER MAINS ARE SDR 35 UNLESS NOTED OTHERWISE

OWNER'S CERTIFICATE

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SIGNATURE OF OWNER/DEVELOPER Andrew Cohen — DATE 3-26-26

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SIGNATURE JONATHAN J. TILENIS (PE# 050382) — DATE 3/23/26

GEORGIA REGISTERED No. PE050382 PROFESSIONAL ENGINEER JONATHAN J. TILENIS

SURVEYOR CERTIFICATION

IN ACCORDANCE TO THE CITY OF VILLA RICA DEVELOPMENT REGULATIONS AND THE CITY'S ZONING ORDINANCE, ALL REQUIREMENTS OF APPROVAL HAVE BEEN FULFILLED; THIS PLAT WAS GIVEN FINAL APPROVAL BY THE FOLLOWING CITY OFFICIALS AND PERSONNEL AND ON BEHALF OF THE CITY OF VILLA RICA:

AARON STUBBARD (GA. R.L.S. #3486) — DATE 3/23/26

GEORGIA REGISTERED No. 3486 PROFESSIONAL LAND SURVEYOR AARON STUBBARD

SHEET 11/14

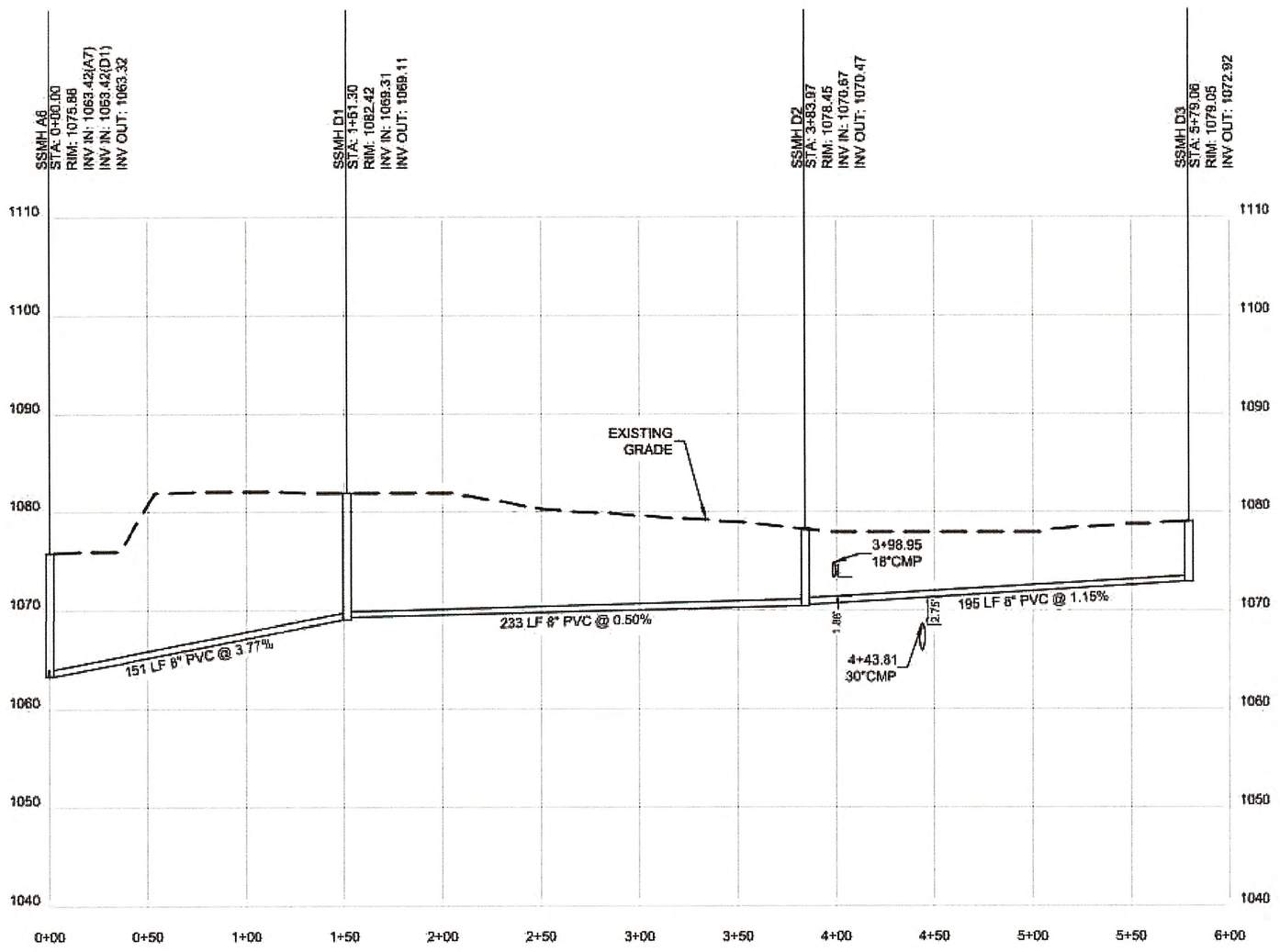
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FOR LAND SURVEYING
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LSF000442 EXPIRES 06/30/26

SEWER RECORD DRAWINGS FOR:

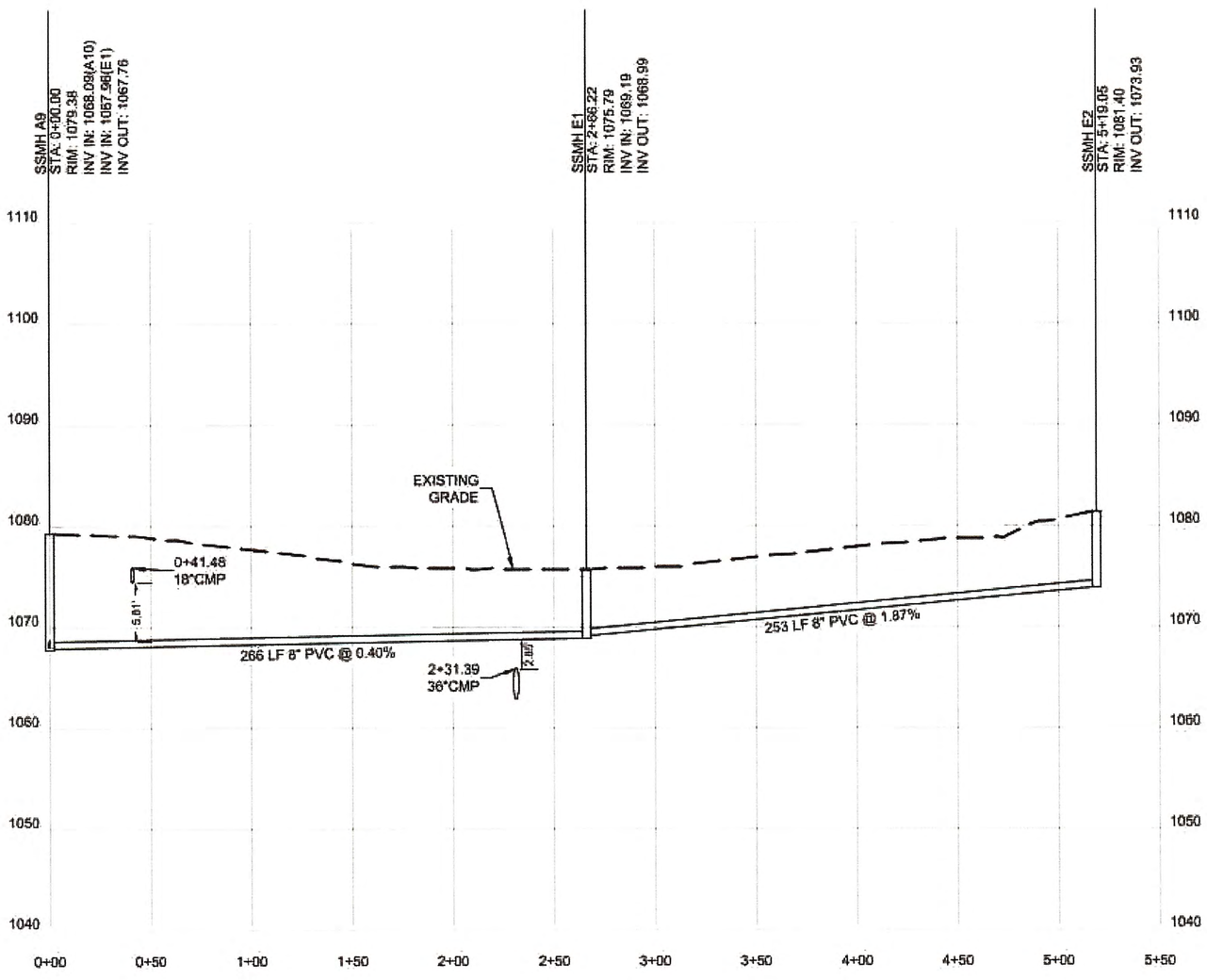
COTTAGES OF VILLA RICA

LOCATED IN LAND LOT 165 ,
6TH DISTRICT, 7TH SECTION
CITY OF VILLA RICA, CARROLL COUNTY, GEORGIA

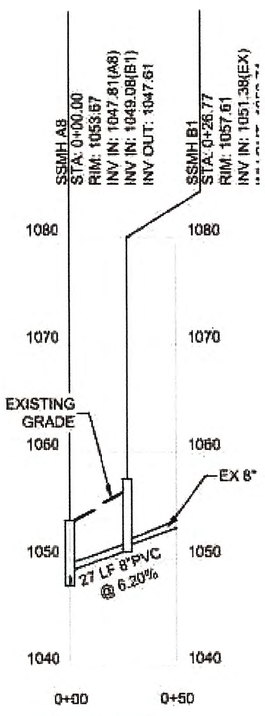
DATE: 16 DECEMBER 2025			DRAWING NO. H03196_AB-FP
NO.	DATE	REVISION DESCRIPTION	DRAWN BY: JRB
1	2/26/26	CITY COMMENTS	CHECKED BY: WAE
2.	3/23/26	CLIENT COMMENTS	JOB NO.: H23196
			SCALE: 1"=50'
			THIS DRAWING IS COPYRIGHTED. THE ORIGINAL DRAWING WAS PRODUCED AND IS ON RECORD IN THE OFFICES OF THIS FIRM. ANY UNAUTHORIZED USE, MODIFICATION, AND/OR REPRODUCTION OF THIS DRAWING, IN PART OR WHOLE, IS HEREBY PROHIBITED.



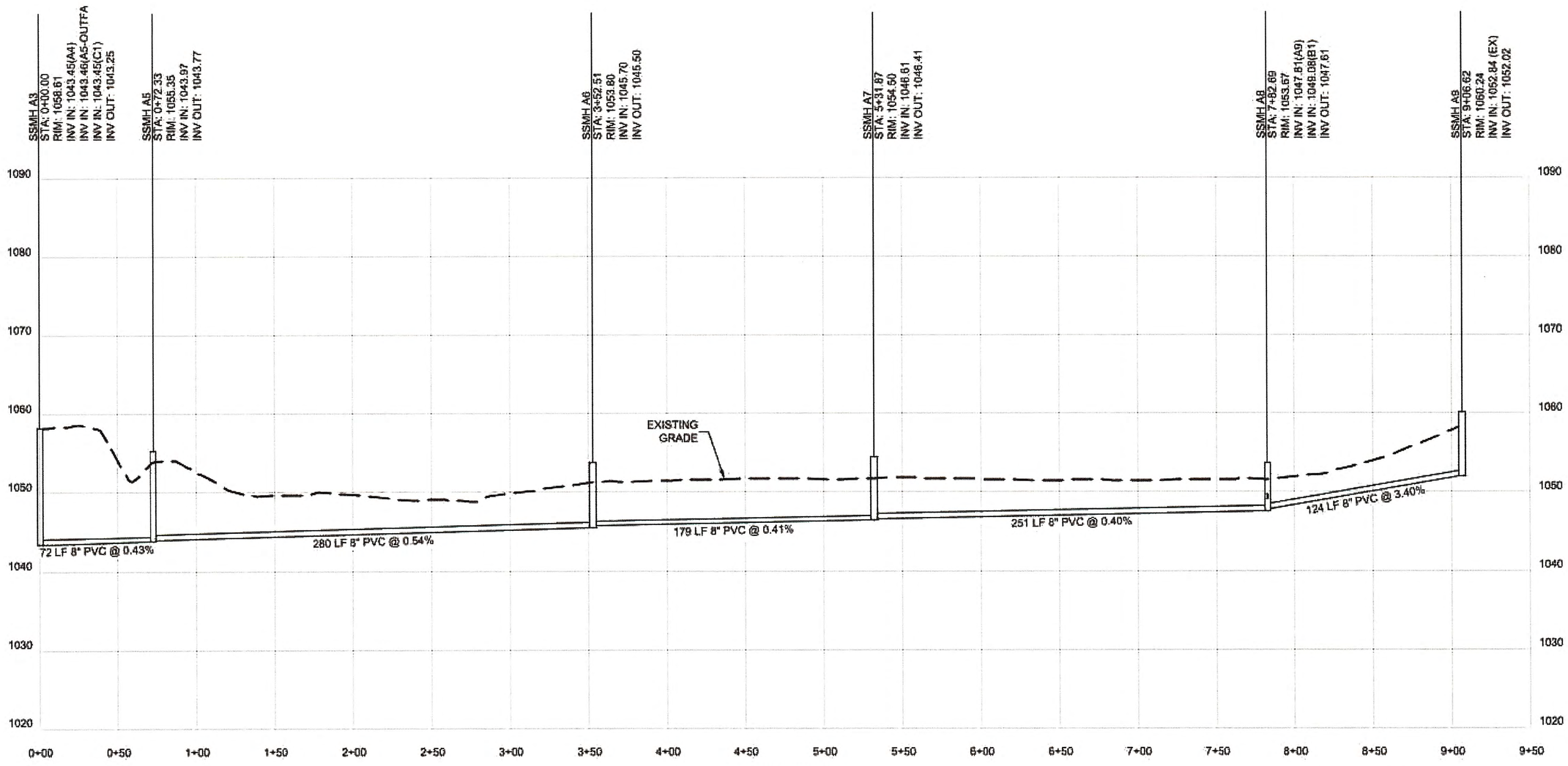
SEWER D



SEWER E



SEWER OUTFALL B



SEWER OUTFALL A

NOTE: ALL PVC SEWER MAINS ARE SDR 35 UNLESS NOTED OTHERWISE

ENGINEER'S CERTIFICATE

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GEORGIA REGISTERED No. PE050382 PROFESSIONAL ENGINEER JONATHAN J. TILENIS

SIGNATURE, JONATHAN J. TILENIS (PE# 050382) — DATE 3/23/26

SURVEYOR CERTIFICATION

IN ACCORDANCE TO THE CITY OF VILLA RICA DEVELOPMENT REGULATIONS AND THE CITY'S ZONING ORDINANCE, ALL REQUIREMENTS OF APPROVAL HAVE BEEN FULFILLED; THIS PLAT WAS GIVEN FINAL APPROVAL BY THE FOLLOWING CITY OFFICIALS AND PERSONNEL AND ON BEHALF OF THE CITY OF VILLA RICA:

GEORGIA REGISTERED No. 3486 PROFESSIONAL LAND SURVEYOR AARON STUDDARD

AARON STUDDARD GA. R.L.S. #3486 — DATE 3/23/26

OWNER'S CERTIFICATE

I CERTIFY THAT THIS PROJECT HAS BEEN CONSTRUCTED IN ACCORDANCE WITH THE CITY OF VILLA RICA DESIGN AND CONSTRUCTION STANDARDS AND ORDINANCES, LATEST EDITIONS. I ALSO CERTIFY THAT THIS PROJECT HAS BEEN BUILT AS SHOWN ON THE "RECORD" DRAWINGS.

SIGNATURE OF OWNER/DEVELOPER Andrew Cohen — DATE 3-26-26

SHEET 12/14

PREPARED BY
HRC ENGINEERS
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p 770.942.0196 f 770.942.0132
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STATE OF GEORGIA CERTIFICATE OF AUTHORIZATION FOR LAND SURVEYING HUGHES-RAY COMPANY, INC. LSF000482 EXPIRES 06/30/26

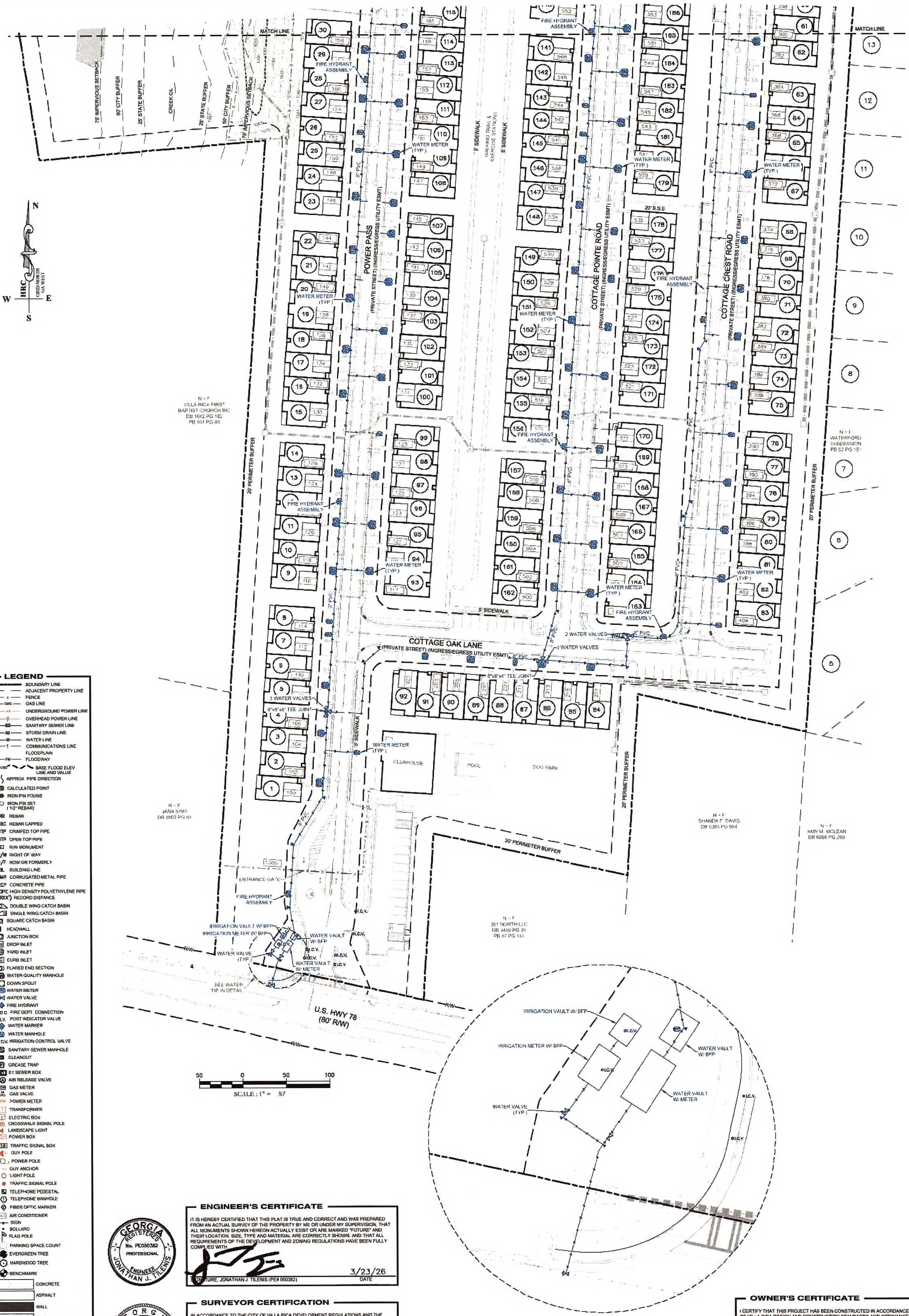
SEWER RECORD DRAWINGS FOR:

COTTAGES OF VILLA RICA

LOCATED IN LAND LOT 165 ,
6TH DISTRICT, 7TH SECTION
CITY OF VILLA RICA, CARROLL COUNTY, GEORGIA

DATE: 16 DECEMBER 2025			DRAWING NO. H23196_AB-FP
NO.	DATE	REVISION DESCRIPTION	DRAWN BY: JRB
1	2/26/26	CITY COMMENTS	CHECKED BY: WAS
2.	3/23/26	CLIENT COMMENTS	JOB NO.: H23196
			SCALE: 1"=50'

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LEGEND

- BOUNDARY LINE
- ADJACENT PROPERTY LINE
- FENCE
- GAS LINE
- UNDERGROUND POWER LINE
- OVERHEAD POWER LINE
- SANITARY SEWER LINE
- STORM DRAIN LINE
- WATER LINE
- COMMUNICATIONS LINE
- FLOODPLAIN
- FLOODWAY
- BASE FLOOD ELEV LINE AND VALUE
- APPROX. PIPE DIRECTION
- CALCULATED POINT
- IRON PIN FOUND
- IRON PIN SET (1/2" REBAR)
- RB REBAR
- RBC REBAR CAPPED
- CTP CRIMPED TOP PIPE
- OTP OPEN TOP PIPE
- R/W MONUMENT
- R/W RIGHT OF WAY
- N/F NOW OR FORMERLY
- BL BUILDING LINE
- CMP CORRUGATED METAL PIPE
- RCP CONCRETE PIPE
- HDPE HIGH DENSITY POLYETHYLENE PIPE
- (R:XXX') RECORD DISTANCE
- DOUBLE WING CATCH BASIN
- SINGLE WING CATCH BASIN
- SQUARE CATCH BASIN
- HEADWALL
- JUNCTION BOX
- DROP INLET
- YARD INLET
- CURB INLET
- FLARED END SECTION
- WATER QUALITY MANHOLE
- DOWN SPOUT
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- F.D.C. FIRE DEPT. CONNECTION
- P.I.V. POST INDICATOR VALVE
- WATER MARKER
- WATER MANHOLE
- I.C.V. IRRIGATION CONTROL VALVE
- SANITARY SEWER MANHOLE
- CLEANOUT
- GREASE TRAP
- E SEWER BOX
- AIR RELEASE VALVE
- GAS METER
- GAS VALVE
- POWER METER
- TRANSFORMER
- ELECTRIC BOX
- CROSSWALK SIGNAL POLE
- LANDSCAPE LIGHT
- POWER BOX
- TRAFFIC SIGNAL BOX
- GUY POLE
- POWER POLE
- GUY ANCHOR
- LIGHT POLE
- TRAFFIC SIGNAL POLE
- TELEPHONE PEDESTAL
- TELEPHONE MANHOLE
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GEORGIA REGISTERED No. PE050382 PROFESSIONAL ENGINEER JONATHAN J. TILENIS

ENGINEER'S CERTIFICATE

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SIGNATURE, JONATHAN J. TILENIS (PE# 050382) — 3/23/26 DATE

GEORGIA REGISTERED No. 3486 PROFESSIONAL LAND SURVEYOR AARON STUDDARD

SURVEYOR CERTIFICATION

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AARON STUDDARD (GA. R.L.S. #3486) — 3/23/26 DATE

OWNER'S CERTIFICATE

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SIGNATURE OF OWNER/DEVELOPER Andrew Cohen — 3-26-26 DATE

SHEET 13/14

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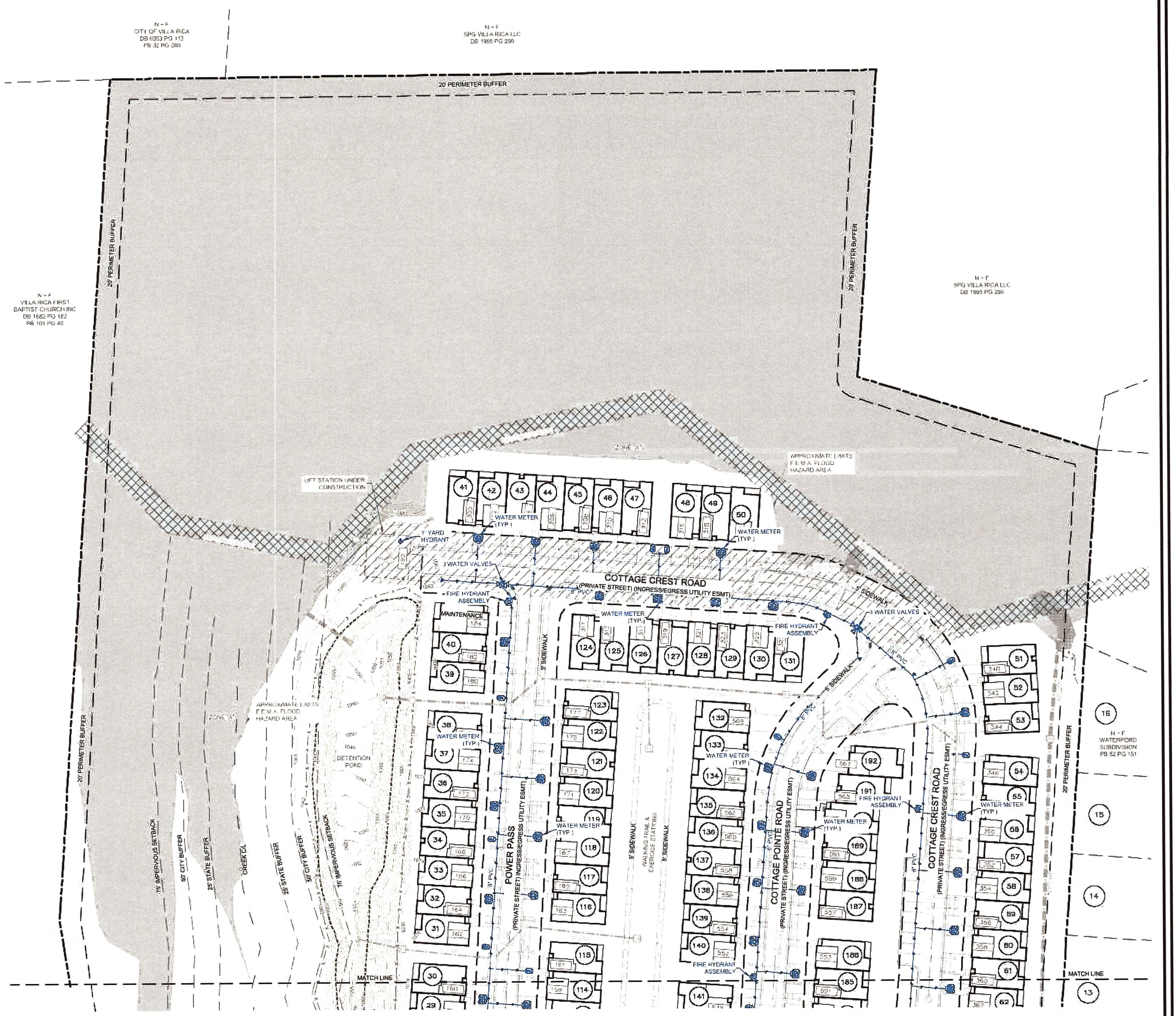
WATER RECORD DRAWINGS FOR:

COTTAGES OF VILLA RICA

LOCATED IN LAND LOT 165 ,
6TH DISTRICT, 7TH SECTION
CITY OF VILLA RICA, CARROLL COUNTY, GEORGIA

DATE: 16 DECEMBER 2025			DRAWING NO. H23196_AB-FP
NO.	DATE	REVISION DESCRIPTION	DRAWN BY: JRB
1.	2/26/26	CITY COMMENTS	CHECKED BY: WAS
2.	3/23/26	CLIENT COMMENTS	JOB NO. H23196
			SCALE: 1"=50'

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LEGEND

- BOUNDARY LINE
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- OVERHEAD POWER LINE
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- BASE FLOOD ELEV LINE AND VALUE
- APPROX. PIPE DIRECTION
- CALCULATED POINT
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- IRON PIN SET (1/2" REBAR)
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- SANITARY SEWER MANHOLE
- CLEANOUT
- GREASE TRAP
- E1 SEWER BOX
- AIR RELEASE VALVE
- GAS METER
- GAS VALVE
- POWER METER
- TRANSFORMER
- ELECTRIC BOX
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- LANDSCAPE LIGHT
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- TSB TRAFFIC SIGNAL BOX
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- POWER POLE
- GUY ANCHOR
- LIGHT POLE
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- TELEPHONE PEDESTAL
- TELEPHONE MANHOLE
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- ASPHALT
- WALL
- GRAVEL/RIP RAP
- FLOODPLAIN - ZONE A
- WETLANDS
- EASEMENT
- INGRESS/EGRESS UTILITY EASEMENT

50 0 50 100

SCALE : 1" = 50'

OWNER'S CERTIFICATE

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SIGNATURE OF OWNER/DEVELOPER Andrew Cohen 3-26-26 DATE

ENGINEER'S CERTIFICATE

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GEORGIA REGISTERED No. PE050382 PROFESSIONAL ENGINEER JONATHAN J. TILENIS

SIGNATURE, JONATHAN J. TILENIS (PE# 050382) 3/23/26 DATE

SURVEYOR CERTIFICATION

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GEORGIA REGISTERED No. 3486 PROFESSIONAL LAND SURVEYOR AARON STUDDARD

AARON STUDDARD (GA. R.L.S. #3486) 3/23/26 DATE

SHEET 14/14

PREPARED BY

HRC ENGINEERS

ENGINEERS | SURVEYORS | LANDSCAPE ARCHITECTS

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STATE OF GEORGIA
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HUGHES-HAY COMPANY, INC.
LSF000482 EXPIRES 06/30/26

WATER RECORD DRAWINGS FOR:

COTTAGES OF VILLA RICA

LOCATED IN LAND LOT 165 ,
6TH DISTRICT, 7TH SECTION
CITY OF VILLA RICA, CARROLL COUNTY, GEORGIA

DATE: 16 DECEMBER 2025			DRAWING NO. H03196_AB-FP
NO.	DATE	REVISION DESCRIPTION	DRAWN BY: JRB
1	2/20/26	CITY COMMENTS	CHECKED BY: WAS
2.	3/23/26	CLIENT COMMENTS	JOB NO.: H03196
			SCALE: 1"=50'

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MIRROR LAKE-NORTHWOODS PHASE III-B
LAND LOT 205
CITY OF VILLA RICA
DOUGLAS COUNTY, GEORGIA

THIS BLOCK RESERVED FOR THE CLERK OF SUPERIOR COURT.

TEMPORARY BENCHMARKS		
BENCHMARK	DESCRIPTION	ELEVATION
BENCHMARK #1	PK NAIL IN CURB	1056.69
BENCHMARK #2	PK NAIL IN CURB	1059.70
BENCHMARK #3	PK NAIL IN CURB	1046.46
BENCHMARK #4	PK NAIL IN CURB	1036.86

UTILITY CALCULATIONS (BOTH PHASES)

NORTHWOODS PH 3 COMMITTEE
DATE: 10-21-2025
ENGINEER: HUSSEY GAY BELL
151 LOTS TOTAL

HUSSEY GAY BELL
Established 1958

WATER	PROPOSED	NOTES
8" DIP	7926	LF
10" DIP (SINGLE LINE)	497	LF
FIRE HYDRANT	19	EA
8" VALVE	22	EA
10" VALVE	1	EA

STREETS	PROPOSED	NOTES
LENGTH OF ROAD	7289	LF MEASURED FROM CL
LENGTH OF CURB	15275	LF MEASURED FROM BOC
LENGTH OF SIDEWALK	6814	LF
AREA OF SIDEWALK	34970	SF

SEWER	PROPOSED	NOTES
6" PVC	6810	LF
8" DIP	2237	LF
SSMH	55	EA

STORM	PROPOSED	NOTES
18" RCP	1615	LF
24" RCP	691	LF
30" RCP	269	LF
42" RCP	443	LF
48" RCP	55	LF
15" HDPE	2764	LF
24" HDPE	2460	LF
30" HDPE	609	LF
36" HDPE	151	LF
42" HDPE	59	LF
HEADWALL	1	EA
JUNCTION BOX	3	EA
SWDB	66	EA
DWDB	15	EA
DROP/GRAVITY INLET	2	EA
WIER INLET	13	EA

POND A= 220.159 CFT @ 1052.18
POND B= 151.336 CFT @ 1051.50
POND D= 108.522 CFT @ 1026.51
TOTAL= 480.157 CFT

* CALCULATIONS ARE FROM THE DESIGN PLANS AND DO NOT REFLECT THE ASBUILT CONDITIONS



KEY MAP
NOT TO SCALE

ZONING STIPULATIONS

Northwoods Node – Phase III

- The maximum number of proposed lots = 154 single family detached lots
- The lots to be a minimum width of 70 feet. The minimum lot size to be 8,000 sft.
- The total area is 66.39 acres.
- Approximately 2.3 dwellings per acre.
- The setbacks proposed are:
  - Front Setback = 25 feet
  - Side Setback = 5 feet
  - Rear Setback = 20 feet
  - House Separation Minimum = 10 feet
- The minimum heated square footage for the houses is as follows:
  - Ranch Plan = 1,800 sf minimum
  - Two-story Plan = 2,400 sf minimum
  - Average Square Footage 2,450 sf.
- The houses will meet the below specifications:
  Minimum front façade 33% brick, stone, or stucco.
  - Exterior Façade Material:
    - Full-depth brick
    - Natural or cast stone
    - Smooth natural-wood siding and/or cement-based siding
    - Shake siding
    - If combined: horizontally, with the heavier below the lighter
  - No exterior blank, windowless walls will be constructed.
  - Roofs may be shingles, tiles, or metal.
    - Roof shingles will be slate, cedar, or asphalt.
    - Front gables may use painted fish-scale style shingles
    - Roof tiles will be clay, terra cotta, or concrete.
  - Roofs shall have a 12" overhang past the façade of the house.
  - Gutters and downspouts to match. They are to be copper, aluminum, or galvanized steel
  - Chimneys:
    - Wrapped in brick, stone, or suitable masonry finish material.
    - Shall begin at grade (for exterior walls) and
    - Extend between 3 and 6 feet above the roofline
  - If dormers are included, they will not be taller than the main roof.
- The house plans will have front- or side loaded garages.
- Driveway width to be a minimum of 18 ft., two-car garage.
- Street lighting will be provided throughout the development.
- Sidewalks will be provided throughout the development on at least one side of internal streets.
- All mechanical units will be screened from the right-of-way with landscaping.

Old: 176 lots at 7000 sft
New = 8000 sft
Ratio = 7000/8000 =0.875
0.875*176 = 154 lots

*THE 10' BUILDING SEPARATION SHALL BE MEASURED FROM EXTENSIONS BEYOND THE BUILDING'S WALL FACADE, INCLUDING THE ROOF OVERHANGS.

SURVEYOR'S CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY BY ME OR UNDER MY SUPERVISION, THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST OR ARE MARKED FUTURE AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN, AND THAT ALL REQUIREMENTS OF THE DEVELOPMENT AND ZONING REGULATIONS HAVE BEEN FULLY COMPLIED WITH.

James A. Cannington — 3/31/2026
JAMES A. CANNINGTON — DATE:
GEORGIA REGISTERED LAND SURVEYOR NO. 2678
AS SURVEYOR FOR HUSSEY, GAY, BELL & DEYOUNG, INC.
CERTIFICATE OF AUTHORIZATION # LSF000300

OWNER'S CERTIFICATE

THE OWNER OF THE PLAT SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, CERTIFIES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY, THAT ALL STATE, CITY AND COUNTY TAXES OR OTHER ASSESSMENTS NOW DUE ON THIS LAND HAVE BEEN PAID, THAT ALL STREETS, WATER SYSTEMS DRAINS AND DRAINAGE EASEMENTS, AND PUBLIC PLACES ARE DEDICATED TO THE USE OF THE PUBLIC IN PERPETUITY.

OWNER — 3/31/2026 DATE

CITY OF VILLA RICA CERTIFICATE

IN ACCORDANCE WITH THE CITY OF VILLA RICA DEVELOPMENT REGULATIONS AND THE CITY'S ZONING ORDINANCE, ALL REQUIREMENTS OF APPROVAL HAVE BEEN FULFILLED; THIS PLAT IS GIVEN FINAL APPROVAL BY THE FOLLOWING OFFICIALS ON BEHALF OF THE CITY OF VILLA RICA:

COMMUNITY DEVELOPMENT DIRECTOR — DATE

MAYOR — DATE

SURVEYOR'S CERTIFICATION

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 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.

James A. Cannington DIGITALLY SIGNED 2026.03.31 11:34:20-04'00'
JAMES A. CANNINGTON — DATE:
GEORGIA REGISTERED LAND SURVEYOR NO. 2678
AS SURVEYOR FOR HUSSEY, GAY, BELL & DEYOUNG, INC.
CERTIFICATE OF AUTHORIZATION # LSF000300

GEORGIA REGISTERED No. 2678 LAND SURVEYOR JAMES A. CANNINGTON

THE SURVEYOR IS RESPONSIBLE FOR ALL PROPERTY LINE AND AS-BUILT STRUCTURE LOCATIONS AND ELEVATIONS PURSUANT TO THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA. THIS SURVEY WAS RELEASED BY THE SURVEYOR PRIOR TO FINAL APPROVALS.

ENGINEER/SURVEYOR
HUSSEY GAY BELL 3100 BRECKINRIDGE BLVD, BLDG 300 DULUTH, GA 30096 **PROJECT CONTACT** MARK BOND, PE (770) 923-1600 mbond@husseygaybell.com
OWNER / DEVELOPER
MERITAGE HOMES OF GEORGIA, INC 3700 MANSELL ROAD ALPHARETTA, GA 30022 **PROJECT CONTACT** CLAY KIRKLEY (678) 348-8362 clay.kirkley@meritagehomes.com

GEORGIA REGISTERED NO. 23275 PROFESSIONAL ENGINEER STEPHEN MARK BOND

ENGINEERING PERFORMED BY:
HUSSEY GAY BELL
3100 BRECKINRIDGE, BLVD. BUILDING 300
DULUTH, GA 30096

THE ENGINEER IS RESPOSIBLE FOR ALL HYDROLOGY CALCULATIONS AND ALL PONDING ELEVATIONS.

PROPERTY SUMMARY

OWNER:	MERITAGE HOMES OF GEORGIA, INC.
PARCEL ID:	02050250166
REFERENCES:	DB 4364, PG 422 PB 41, PG 458-459
AREA:	995,425 SQUARE FEET OR 22.852 ACRES
ZONING:	P.U.D.
SETBACKS: FRONT: SIDE: REAR:	 25' 7.5' 20'
LOTS: 38	10.279 ACRES OR 447,874 SQ.FT.
R/W:	2.237 ACRES OR 97,425 SQ.FT.
OPEN SPACE:	10.338 ACRES OR 450,327 SQ.FT.
TOTAL:	22.852 ACRES OR 995,425 SQ.FT.

HUSSEY GAY BELL
Established 1958
3100 BRECKINRIDGE BLVD.
BLDG. 300
DULUTH, GEORGIA 30096-4986
TEL: (770) 923-1600
FAX: (770) 923-4202

CLIENT:

MERITAGE HOMES OF GEORGIA, INC.
3700 MANSELL ROAD
ALPHARETTA, GEORGIA 30022

This document is preparad for the exclusive use of the parties listed hereon and no certification extends to any unnamed parties.

No.	Description	By	Date
0	INITIAL ISSUE	DTW	02-12-2026
1	ADDRESS CLIENT COMMENTS	DTW	02-16-2026
2	ADDRESS COMMENTS	DTW	03-26-2026
3	ADDRESS COMMENTS	DTW	03-31-2026
4			
5			
6			
7			
8			
9			
10			
11			
12			

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FINAL SUBDIVISION PLAT FOR:
MIRROR LAKE-NORTHWOODS PHASE III-B
LOCATED IN LAND LOT 205 OF THE 2ND DISTRICT,
5TH SECTION, CITY OF VILLA RICA, DOUGLAS COUNTY, GEORGIA

Project No. 21069
Drawn By: DTW
Checked By: JAC

Sheet Number
1 of 5

surveynew.ctb i:\proj\surv\2021\21069 mirror lake northwood ph 3\dwg\21069-nw3 phase b final plat rev 3.dwg

THIS BLOCK RESERVED FOR THE CLERK OF SUPERIOR COURT.

GENERAL NOTES

1) THE FIELD SURVEY WAS COMPLETED ON FEBRUARY 03, 2026. ISSUE OR REVISION DATES ARE BASED ON FIELD OBSERVATIONS MADE AT THAT TIME. ANY CHANGES IN SITE CONDITIONS AFTER THE DATE OF THE FIELD SURVEY ARE NOT REFLECTED HEREON.

2) HORIZONTAL AND VERTICAL CONTROL WAS ESTABLISHED WITH AN eGPS TL20 GPS RECEIVER; GROUND MEASUREMENTS WERE OBTAINED USING A 5 SECOND TRIMBLE S5 ROBOTIC TOTAL STATION.

3) THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF 1 FOOT IN 35,331, AN ANGULAR ERROR OF 3 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.

4) THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN THE RATIOS SHOWN ON THE LOT AREA AND CLOSURE TABLE.

5) THE HORIZONTAL DATUM IS NAD 83 (2011), GEORGIA WEST ZONE. ALL DISTANCES SHOWN ARE GROUND DISTANCES.

6) PROPERTY CORNER MONUMENTS WILL BE SET AT ALL LOT CORNERS AS SHOWN. ALL CORNER MONUMENTS SET WILL BE 1/2-INCH REBARS WITH PLASTIC CAP UNLESS OTHERWISE NOTED. ALL REAR LOT CORNERS WERE SET PRIOR TO ISSUANCE OF THIS PLAT, PER THE CLIENTS REQUEST, ALL FRONT LOT CORNERS WILL BE SET AFTER INSTALLATION OF UNDERGROUND POWER LINES. IF POWER TRANSFORMERS ARE ENCOUNTERED ON THE LOT CORNERS, A 1/2-INCH REBAR WITH PLASTIC CAP WILL BE SET ON THE SIDE LOT LINES 10 FEET FROM THE FRONT CORNER.

7) ALL UNDERGROUND UTILITIES SHOWN WERE BASED ON SURFACE EVIDENCE OR OTHER INFORMATION PROVIDED AND MAY BE APPROXIMATE ONLY. NO CERTIFICATION IS MADE REGARDING THE ACCURACY, THOROUGHNESS OR PRESENCE OF UNDERGROUND UTILITY STRUCTURES. THE GEORGIA ONE CALL SYSTEM SHOULD BE CONTACTED PRIOR TO THE COMMENCEMENT OF ANY EARTH DISTURBING ACTIVITIES.

8) THE SITE CONTAINS 22.852 ACRES AND HAS 38 LOTS.

9) DENSITY: 38 LOTS / 22.852 ACRES = 1.663 LOTS PER ACRE.

10) BASED ON F.E.M.A. FLOOD INSURANCE RATE MAP NUMBER 13045C0044D, 13045C0063E, 13045C0157E AND 13045C0176E EFFECTIVE DATE AUGUST 15, 2019, CARROLL COUNTY, GEORGIA AND INCORPORATED AREAS, THE SUBJECT PROPERTY LIES WITHIN F.E.M.A. ZONE "X" (OTHER AREAS) DEFINED THEREON AS FOLLOWS:

ZONE "X" (OTHER AREAS): AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN"

THE REFERENCED FLOOD MAP OR MAPS WERE PREPARED FOR INSURANCE RATE PURPOSES AND ARE NOT A GUARANTEE, EITHER EXPRESSED OR IMPLIED, THAT FLOODING WILL NOT OCCUR ANYWHERE ON THIS PROPERTY. OTHER LOCAL FLOODING CONDITIONS MAY EXIST OR SEVERE LOCAL STORMS MAY OCCUR. INDEPENDENT ENGINEERING STUDIES SHOULD BE PERFORMED TO DETERMINE IF CONDITIONS EXIST THAT MAY CAUSE LOCAL FLOODING.

11) THIS SURVEY WAS BASED ON CURRENT COUNTY TAX RECORDS, INFORMATION PROVIDED BY THE CLIENT, OR OTHER FACTS KNOWN BY THE SURVEYOR AT THE TIME OF THE SURVEY AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED. ANY FEATURES SHOWN ARE BASED ON MINIMUM REQUIREMENTS OF GEORGIA LAW OR LOCAL REQUIREMENTS AND ANY FIELD OBSERVATIONS MADE WERE BASED ON VISIBLE SURFACE EVIDENCE. OTHER SUB-SURFACE IMPROVEMENTS OR FEATURE LOCATIONS NOT REQUIRED MAY EXIST AND NOT BE SHOWN HEREON. A GEORGIA LICENSED ATTORNEY-AT-LAW SHOULD BE CONSULTED CONCERNING ANY TITLE QUESTIONS THAT MAY BE REVEALED BY TITLE EXAMINATION.

12) ALL STORM DRAINAGE OR SANITARY SEWER EASEMENTS FOLLOWING STORM DRAIN OR SEWER PIPES ARE BASED ON AN EQUAL OFFSET FROM THE CENTERLINE OF THE AS-BUILT STRUCTURE.

13) THIS DRAWING WAS PRODUCED ON A 24" X 36" SHEET UTILIZING ELECTRONIC MEDIA, PLOTTED TO A PDF FILE AND DIGITALLY SIGNED BY THE SURVEYOR UTILIZING BLUEBEAM REVU SOFTWARE. THE ORIGINAL DRAWING WITH A SIGNATURE VALIDATION IS KEPT IN THE OFFICE OF THE SURVEYOR. ANY HARD COPIES OF THE DRAWING OR ELECTRONIC COPIES THAT DO NOT CONTAIN A SIGNATURE VALIDATION CAN BE AUTHENTICATED BY CONTACTING THE SURVEYOR TO OBTAIN A COPY OF THE ORIGINAL DRAWING. ANY CHANGES MADE TO THE ORIGINAL DRAWING AFTER RELEASE BY THE SURVEYOR WERE DONE WITHOUT THE SURVEYOR'S AUTHORIZATION AND ARE NOT TO BE CONSIDERED PART OF THE SURVEY INFORMATION. ANY OTHER SIGNATURES OR STATEMENTS BY THE OWNER OR JURISDICTIONAL AUTHORITIES WERE DONE AFTER RELEASE OF THE ORIGINAL DRAWING BY THE SURVEYOR AND CAN BE AUTHENTICATED BY CONTACTING THOSE PARTIES.

14) THE MINIMUM FLOOR ELEVATIONS SHOWN HEREON ARE BASED ON FLOOD, PONDING OR DRAINAGE STRUCTURE ELEVATIONS AS INSTALLED NO LATER THAN FEBRUARY 03, 2026. ANY MODIFICATIONS MADE TO THE DRAINAGE STRUCTURE ELEVATIONS AFTER THAT DATE WOULD CHANGE THOSE MINIMUM FLOOR ELEVATIONS. FURTHERMORE, THE BUILDING CONTRACTOR IS RESPONSIBLE FOR PROVIDING POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES. HUSSEY GAY BELL SHALL NOT BE HELD LIABLE FOR ANY DRAINAGE ISSUES CAUSED BY GRADING OF THE LOTS.

DRAINAGE NOTE

THE CITY OF VILLA RICA ASSUMES NO RESPONSIBILITY FOR THE OVERFLOW OR EROSION OF NATURAL DRAINS. DRAINAGE EASEMENTS OFF THE RIGHT-OF-WAY SHALL BE MAINTAINED BY THE PROPERTY OWNER.

LOT DRAINAGE NOTE

FOR ALL LOTS, SURFACE WATER MAY DRAIN ALONG SIDE LOT LINES AND REAR LOT LINES OF ADJACENT LOTS. NO OWNER OR RESIDENT MAY BLOCK, DIVERT, OR OTHERWISE IMPEDE SURFACE WATER DRAINAGE WITHIN 5 FEET OF A SIDE LOT LINE, WITHIN 10 FEET OF A REAR LOT LINE, OR WITHIN 20 FEET OF A REAR LOT LINE THAT IS ALONG THE EXTERIOR BOUNDARY OF THE COMMUNITY

ROAD LENGTH INFORMATION

CURLING POND COURT	1,349 LF (FROM THE PHASE LINE TO THE CUL-DE-SAC)
ADDISON'S COVE	242 LF (FROM THE CENTERLINE OF CURLING POND COURT TO THE CUL-DE-SAC)
DUCKWEED DRIVE	149 LF (FROM THE CENTERLINE OF CURLING POND COURT TO THE CUL-DE-SAC)

HATCH LEGEND

- PROPOSED CONCRETE SIDEWALK
- EASEMENT
- WETLANDS
- NATIONAL CONSERVATION EASEMENT

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	420.00'	90.96'	90.78'	S 80°18'00" E
C2	420.00'	35.74'	35.73'	S 71°39'28" E
C3	233.00'	28.76'	28.92'	N 16°15'11" W
C4	50.00'	46.66'	44.99'	N 25°20'08" W
C5	50.00'	45.71'	45.03'	N 28°09'39" E
C6	50.00'	46.56'	44.89'	N 81°35'50" E
C7	50.00'	47.83'	46.02'	S 44°19'31" E
C8	50.00'	31.59'	31.07'	S 01°10'38" W
C9	25.00'	26.63'	25.39'	N 60°19'30" E
C10	50.00'	18.20'	18.10'	N 60°09'47" E
C11	25.00'	21.02'	20.41'	N 46°29'52" E
C12	215.00'	71.13'	70.81'	N 12°59'43" E
C13	215.00'	85.36'	84.80'	N 07°55'23" W
C14	25.00'	35.81'	32.87'	N 58°56'32" W
C15	50.00'	30.14'	29.68'	N 82°29'27" W
C16	50.00'	55.79'	52.94'	N 33°14'24" W
C17	50.00'	51.08'	48.87'	N 27°58'49" E
C18	50.00'	37.30'	36.44'	N 78°06'36" E
C19	50.00'	43.08'	41.76'	S 55°20'02" E
C20	325.50'	42.90'	42.87'	S 26°50'35" E
C21	265.00'	61.53'	61.39'	S 12°31'49" E
C22	265.00'	62.01'	61.87'	S 00°49'27" W
C23	265.00'	68.27'	68.10'	S 14°41'30" W
C24	265.00'	2.52'	2.52'	S 22°07'52" W
C25	25.00'	21.03'	20.42'	S 01°41'31" E
C26	50.00'	48.46'	46.59'	S 01°58'53" W
C27	50.00'	44.25'	42.82'	S 55°05'49" W
C28	50.00'	54.28'	51.66'	N 68°26'42" W
C29	25.00'	13.91'	13.73'	N 53°16'53" W
C30	370.00'	9.85'	9.85'	N 69°58'59" W
C31	370.00'	94.05'	93.80'	N 78°01'40" W
C32	449.99'	59.23'	59.19'	S 86°25'47" E (LT)
C33	449.99'	64.70'	64.68'	S 79°34'47" E (LT)
C34	1471.63'	45.68'	45.68'	S 67°49'53" E (RT)
C35	1471.63'	80.02'	80.01'	S 70°16'42" E (RT)
C36	1471.63'	24.49'	24.49'	S 72°18'47" E (RT)
C37	1271.25'	72.61'	72.61'	S 71°11'54" E (LT)
C38	1271.25'	68.35'	68.34'	S 68°01'18" E (LT)
C39	325.00'	27.92'	27.92'	S 20°36'00" E
C40	370.00'	95.45'	95.19'	S 87°17'57" W
C41	575.00'	73.47'	73.42'	S 22°44'49" W
CL42	395.00'	115.30'	114.89'	N 77°34'59" W
CL43	240.00'	174.43'	170.61'	S 01°35'09" W
CL44	300.00'	65.38'	65.25'	S 24°22'54" E

LINE	BEARING	DISTANCE
L1	N 89°32'09" E	1.94'

AREA	SQUARE FEET	ACRES	CLOSURE
LOT 1	12,048 SQ.FT.	0.277 AC.	1:88,150
LOT 2	10,715 SQ.FT.	0.246 AC.	1:88,727
LOT 3	10,858 SQ.FT.	0.249 AC.	1:122,663
LOT 4	11,135 SQ.FT.	0.256 AC.	1:71,668
LOT 5	12,300 SQ.FT.	0.282 AC.	1:141,859
LOT 6	11,744 SQ.FT.	0.270 AC.	1:227,601
LOT 7	10,748 SQ.FT.	0.247 AC.	1:84,146
LOT 8	11,207 SQ.FT.	0.257 AC.	1:82,159
LOT 9	13,417 SQ.FT.	0.308 AC.	1:122,783
LOT 10	17,364 SQ.FT.	0.399 AC.	1:98,249
LOT 11	10,336 SQ.FT.	0.237 AC.	1:29,831
LOT 12	9,914 SQ.FT.	0.228 AC.	1:274,427
LOT 13	10,154 SQ.FT.	0.233 AC.	1:65,846
LOT 14	9,585 SQ.FT.	0.220 AC.	1:57,150
LOT 15	8,876 SQ.FT.	0.204 AC.	1:58,877
LOT 16	10,890 SQ.FT.	0.250 AC.	1:48,892
LOT 17	9,872 SQ.FT.	0.227 AC.	1:78,816
LOT 18	8,997 SQ.FT.	0.207 AC.	1:84,399
LOT 19	9,484 SQ.FT.	0.217 AC.	1:114,464
LOT 20	11,563 SQ.FT.	0.265 AC.	1:48,693
LOT 21	20,787 SQ.FT.	0.477 AC.	1:103,942
LOT 22	17,873 SQ.FT.	0.410 AC.	1:107,110
LOT 23	11,447 SQ.FT.	0.263 AC.	1:209,738
LOT 24	8,704 SQ.FT.	0.200 AC.	1:54,283
LOT 25	8,654 SQ.FT.	0.199 AC.	1:39,135
LOT 26	8,645 SQ.FT.	0.199 AC.	1:72,237
LOT 27	9,671 SQ.FT.	0.222 AC.	1:41,777
LOT 28	11,468 SQ.FT.	0.263 AC.	1:40,688
LOT 29	13,347 SQ.FT.	0.306 AC.	1:47,366
LOT 30	8,713 SQ.FT.	0.200 AC.	1:156,702
LOT 31	12,468 SQ.FT.	0.286 AC.	1:136,438
LOT 32	12,740 SQ.FT.	0.293 AC.	1:110,045
LOT 33	12,192 SQ.FT.	0.280 AC.	1:92,978
LOT 34	12,205 SQ.FT.	0.280 AC.	1:182,834
LOT 35	19,194 SQ.FT.	0.441 AC.	1:98,326
LOT 36	18,187 SQ.FT.	0.371 AC.	1:142,131
LOT 37	9,828 SQ.FT.	0.221 AC.	1:44,573
LOT 38	12,581 SQ.FT.	0.289 AC.	1:147,415
OPEN SPACE	450,337 SQ.FT.	10.338 AC.	1:268,900
ROW	97,425 SQ.FT.	2.237 AC.	1:403,396
OVERALL	995,425 SQ.FT.	22.852 AC.	1:623,409

DECLARATION OF COVENANTS

DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR MIRROR LAKE BY MIRROR LAKE, LLC, A GEORGIA LIMITED LIABILITY COMPANY, DATED NOVEMBER 3, 1998, FILED FOR RECORD NOVEMBER 4, 1998 AT 9:16 A.M., RECORDED IN DEED BOOK 1208, PAGE 370, AFORESAID RECORDS; AS AFFECTED BY THAT CERTAIN SUPPLEMENTARY DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR MIRROR LAKE BY MIRROR LAKE, LLC, A GEORGIA LIMITED LIABILITY COMPANY, DATED AS OF MARCH 10, 1999, FILED FOR RECORD APRIL 22, 1999 AT 2:59 P.M., RECORDED IN DEED BOOK 1248, PAGE 708, AFORESAID RECORDS; AS FURTHER AFFECTED BY THAT CERTAIN SUPPLEMENTARY DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR MIRROR LAKE BY MIRROR LAKE, LLC, A GEORGIA LIMITED LIABILITY COMPANY, DATED AS OF JANUARY 6, 1999, FILED FOR RECORD JANUARY 8, 1999 AT 4:33 P.M., RECORDED IN DEED BOOK 1224, PAGE 695, AFORESAID RECORDS; AS FURTHER AFFECTED BY THAT CERTAIN SUPPLEMENTARY DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR MIRROR LAKE BY MIRROR LAKE, LLC, A GEORGIA LIMITED LIABILITY COMPANY, DATED AS OF JANUARY 29, 1999, FILED FOR RECORD FEBRUARY 3, 1999 AT 11:14 A.M., RECORDED IN DEED BOOK 1229, PAGE 470, AFORESAID RECORDS; AS FURTHER AFFECTED BY THAT CERTAIN SUPPLEMENTARY DECLARATION OF PRD FUTURE COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR MIRROR LAKE (CLUB POINTE AT MIRROR LAKE) BY MIRROR LAKE, LLC, A GEORGIA LIMITED LIABILITY COMPANY, UNDATED, FILED FOR RECORD APRIL 22, 1999 AT 3:09 P.M., RECORDED IN DEED BOOK 1248, PAGE 723, AFORESAID RECORDS; AS FURTHER AFFECTED BY THAT CERTAIN SUPPLEMENTARY DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR MIRROR LAKE BY MIRROR LAKE, LLC, A GEORGIA LIMITED LIABILITY COMPANY, DATED AS OF JUNE 11, 1999, FILED FOR RECORD JUNE 17, 1999 AT 11:31 A.M., RECORDED IN DEED BOOK 1261, PAGE 926, AFORESAID RECORDS; AS FURTHER AFFECTED BY THAT CERTAIN SUPPLEMENTARY DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR MIRROR LAKE BY MIRROR LAKE, LLC, A GEORGIA LIMITED LIABILITY COMPANY, DATED AS OF JULY 14, 1999, FILED FOR RECORD JULY 20, 1999 AT 11:56 A.M., RECORDED IN DEED BOOK 1288, PAGE 195, AFORESAID RECORDS; AS FURTHER AFFECTED BY THAT CERTAIN SUPPLEMENTARY DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR MIRROR LAKE BY MIRROR LAKE, LLC, A GEORGIA LIMITED LIABILITY COMPANY, DATED AS OF OCTOBER 7, 1998, FILED FOR RECORD OCTOBER 8, 1999 AT 10:49 A.M., RECORDED IN DEED BOOK 1286, PAGE 479, AFORESAID RECORDS; AS FURTHER AFFECTED BYTHAT CERTAIN SUPPLEMENTARY DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR MIRROR LAKE BY MIRROR LAKE, LLC, A GEORGIA LIMITED LIABILITY COMPANY, DATED AS OF NOVEMBER 8, 1999, FILED FOR RECORD NOVEMBER 12, 1999 AT 1:56 P.M., RECORDED IN DEED BOOK 1293, PAGE 253, AFORESAID RECORDS; AS FURTHER AFFECTED BY THAT CERTAIN SUPPLEMENTARY DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR MIRROR LAKE BY MIRROR LAKE, LLC, A GEORGIA LIMITED LIABILITY COMPANY, DATED AS OF DECEMBER 21, 1999, FILED FOR RECORD DECEMBER 21, 1999 AT 12:39 P.M., RECORDED IN DEED BOOK 1300, PAGE 202, AFORESAID RECORDS; AS FURTHER AFFECTED BY THAT CERTAIN SUPPLEMENTARY DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR MIRROR LAKE BY MIRROR LAKE, LLC, A GEORGIA LIMITED LIABILITY COMPANY, DATED AS OF SEPTEMBER 27, 1999, FILED FOR RECORD DECEMBER 21, 1999 AT 12:39 P.M., RECORDED IN DEED BOOK 1300, PAGE 205, AFORESAID RECORDS; AS FURTHER AFFECTED BY THAT CERTAIN SUPPLEMENTARY DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR MIRROR LAKE BY MIRROR LAKE, LLC, A GEORGIA LIMITED LIABILITY COMPANY, DATED AS OF SEPTEMBER 17, 1999, FILED FOR RECORD DECEMBER 21, 2000 AT 12:39 P.M., RECORDED IN DEED BOOK 1300, PAGE 208, AFORESAID RECORDS; AS FURTHER AFFECTED BY THAT CERTAIN SUPPLEMENTARY DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR MIRROR LAKE BY MIRROR LAKE, LLC, A GEORGIA LIMITED LIABILITY COMPANY, DATED AS OF FEBRUARY 4, 2000, FILED FOR RECORD FEBRUARY 7, 2000 AT 3:19 P.M., RECORDED IN DEED BOOK 1309, PAGE 45, AFORESAID RECORDS; AS FURTHER AFFECTED BY THAT CERTAIN SUPPLEMENTARY DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR MIRROR LAKE BY MIRROR LAKE, LLC, A GEORGIA LIMITED LIABILITY COMPANY, DATED AS OF APRIL 18, 2000, FILED FOR RECORD MAY 10, 2000 AT 11:44 A.M., RECORDED IN DEED BOOK 1328, PAGE 228, AFORESAID RECORDS; AS FURTHER AFFECTED BY THAT CERTAIN SUPPLEMENTARY DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR MIRROR LAKE BY MIRROR LAKE, LLC, A GEORGIA LIMITED LIABILITY COMPANY, DATED AS OF MAY 31, 2000, FILED FOR RECORD JUNE 5, 2000 AT 2:56 P.M., RECORDED IN DEED BOOK 1332, PAGE 1034, AFORESAID RECORDS; AS FURTHER AFFECTED BY THAT CERTAIN SUPPLEMENTARY DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR MIRROR LAKE BY MIRROR LAKE, LLC, A GEORGIA LIMITED LIABILITY COMPANY, DATED AS OF JANUARY 24, 2000, FILED FOR RECORD JUNE 22, 2000 AT 2:37 P.M., RECORDED IN DEED BOOK 1336, PAGE 504, AFORESAID RECORDS; AS FURTHER AFFECTED BY THAT CERTAIN SUPPLEMENTARY DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR MIRROR LAKE BY MIRROR LAKE, LLC, A GEORGIA LIMITED LIABILITY COMPANY, DATED AS OF JUNE 15, 2000, FILED FOR RECORD JUNE 28, 2000 AT 12:36 P.M., RECORDED IN DEED BOOK 1338, PAGE 906, AFORESAID RECORDS; AS FURTHER AFFECTED BY THAT CERTAIN SUPPLEMENTARY DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR MIRROR LAKE BY MIRROR LAKE, LLC, A GEORGIA LIMITED LIABILITY COMPANY, DATED AS OF JULY 5, 2000, FILED FOR RECORD JULY 10, 2000 AT 3:53 P.M., RECORDED IN DEED BOOK 1339, PAGE 1013, AFORESAID RECORDS; AS FURTHER AFFECTED BY THAT CERTAIN SUPPLEMENTARY DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR MIRROR LAKE BY MIRROR LAKE, LLC, A GEORGIA LIMITED LIABILITY COMPANY, DATED AS OF JULY 5, 2000, FILED FOR RECORD JULY 10, 2000 AT 3:54 P.M., RECORDED IN DEED BOOK 1339, PAGE 1016, AFORESAID RECORDS; AS FURTHER AFFECTED BY THAT CERTAIN SUPPLEMENTARY DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR MIRROR LAKE BY MIRROR LAKE, LLC, A GEORGIA LIMITED LIABILITY COMPANY, DATED AS OF SEPTEMBER 20, 2000, FILED FOR RECORD SEPTEMBER 20, 2000 AT 11:51 A.M., RECORDED IN DEED BOOK 1358, PAGE 915, AFORESAID RECORDS; AS FURTHER AFFECTED BY THAT CERTAIN SUPPLEMENTARY DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR MIRROR LAKE BY MIRROR LAKE, LLC, A GEORGIA LIMITED LIABILITY COMPANY, DATED AS OF SEPTEMBER 25, 2000, FILED FOR RECORD SEPTEMBER 29, 2000 AT 12:51 P.M., RECORDED IN DEED BOOK 1358, PAGE 944, AFORESAID RECORDS; AS FURTHER AFFECTED BY THAT CERTAIN SUPPLEMENTARY DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR MIRROR LAKE BY MIRROR LAKE, LLC, A GEORGIA LIMITED LIABILITY COMPANY, DATED AS OF SEPTEMBER 27, 2000, FILED FOR RECORD OCTOBER 10, 2000 AT 1:02 P.M., RECORDED IN DEED BOOK 1381, PAGE 821, AFORESAID RECORDS; AS CORRECTED BY THAT CERTAIN CORRECTIVE SUPPLEMENTARY DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR MIRROR LAKE BY AND BETWEEN MIRROR LAKE, LLC, A GEORGIA LIMITED LIABILITY COMPANY, MIRROR LAKES OF CARROLLTON DEVELOPMENT, LLC, A GEORGIA LIMITED LIABILITY COMPANY AND PATRICK MALLOY COMMUNITIES, INC., A GEORGIA CORPORATION, DATED AS OF NOVEMBER 10, 2000, FILED FOR RECORD NOVEMBER 13, 2000 AT 1:43 P.M., RECORDED IN DEED BOOK 1388, PAGE 963, AFORESAID RECORDS; AS FURTHER AFFECTED BY THAT CERTAIN SUPPLEMENTARY DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR MIRROR LAKE BY MIRROR LAKE, LLC, A GEORGIA LIMITED LIABILITY COMPANY, DATED AS OF NOVEMBER 30, 2000, FILED FOR RECORD DECEMBER 11, 2000 AT 4:55 P.M., RECORDED IN DEED BOOK 1375, PAGE 42, AFORESAID RECORDS; AS FURTHER AFFECTED BY THAT CERTAIN SUPPLEMENTARY DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR MIRROR LAKE BY MIRROR LAKE, LLC, A GEORGIA LIMITED LIABILITY COMPANY, DATED AS OF JANUARY 9, 2001, FILED FOR RECORD JANUARY 18, 2001 AT 2:25 P.M., RECORDED IN DEED BOOK 1383, PAGE 147, AFORESAID RECORDS; AS FURTHER AFFECTED BY THAT CERTAIN SUPPLEMENTARY DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR MIRROR LAKE BY MIRROR LAKE, LLC, A GEORGIA LIMITED LIABILITY COMPANY, DATED AS OF JANUARY 21, 2001, FILED FOR RECORD FEBRUARY 20, 2001 AT 1:01 P.M., RECORDED IN DEED BOOK 1390, PAGE 831, AFORESAID RECORDS; AS FURTHER AFFECTED BY THAT CERTAIN SUPPLEMENTARY DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR MIRROR LAKE BY MIRROR LAKE, LLC, A GEORGIA LIMITED LIABILITY COMPANY, DATED AS OF FEBRUARY 28, 2001, FILED FOR RECORD MARCH 5, 2001 AT 4:07 P.M., RECORDED IN DEED BOOK 1394, PAGE 971, AFORESAID RECORDS; AS FURTHER AFFECTED BY THAT CERTAIN SUPPLEMENTARY DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR MIRROR LAKE BY MIRROR LAKE, LLC, A GEORGIA LIMITED LIABILITY COMPANY, DATED AS OF MAY 11, 2001, FILED FOR RECORD JUNE 5, 2001 AT 1:52 P.M., RECORDED IN DEED BOOK 1425, PAGE 723, AFORESAID RECORDS; AS FURTHER AFFECTED BY THAT CERTAIN SUPPLEMENTARY DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR MIRROR LAKE BY MIRROR LAKE, LLC, A GEORGIA LIMITED LIABILITY COMPANY, DATED AS OF JUNE 1, 2001, FILED FOR RECORD JUNE 11, 2001 AT 2:38 P.M., RECORDED IN DEED BOOK 1427, PAGE 455, AFORESAID RECORDS; AS FURTHER AFFECTED BY THAT CERTAIN SUPPLEMENTARY DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR MIRROR LAKE BY MIRROR LAKE, LLC, A GEORGIA LIMITED LIABILITY COMPANY, DATED AS OF JULY 2, 2001, FILED FOR RECORD JULY 9, 2001 AT 1:45 P.M., RECORDED IN DEED BOOK 1438, PAGE 250, AFORESAID RECORDS; AS FURTHER AFFECTED BY THAT CERTAIN SUPPLEMENTARY DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR MIRROR LAKE BY MIRROR LAKE, LLC, A GEORGIA LIMITED LIABILITY COMPANY, DATED AS OF AUGUST 24, 2001, FILED FOR RECORD SEPTEMBER 5, 2001 AT 2:00 P.M., RECORDED IN DEED BOOK 1461, PAGE 211, AFORESAID RECORDS; AS FURTHER AFFECTED BY THAT CERTAIN SUPPLEMENTARY DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR MIRROR LAKE BY MIRROR LAKE, LLC, A GEORGIA LIMITED LIABILITY COMPANY, DATED AS OF DECEMBER 12, 2001, FILED FOR RECORD DECEMBER 21, 2001 AT 2:36 P.M., RECORDED IN DEED BOOK 1503, PAGE 542, AFORESAID RECORDS; AS FURTHER AFFECTED BY THAT CERTAIN SUPPLEMENTARY DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR MIRROR LAKE BY MIRROR LAKE, LLC, A GEORGIA LIMITED LIABILITY COMPANY, DATED AS OF MARCH 1, 2002, FILED FOR RECORD MARCH 13, 2002 AT 11:00 A.M., RECORDED IN DEED BOOK 1539, PAGE 385, AFORESAID RECORDS; AS FURTHER AFFECTED BY THAT CERTAIN SUPPLEMENTARY DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR MIRROR LAKE BY AND BETWEEN MIRROR LAKE, LLC, A GEORGIA LIMITED LIABILITY COMPANY AND THE RYLAND GROUP, INC., A MARYLAND CORPORATION, DATED AS OF JANUARY 22, 1999, FILED FOR RECORD APRIL 1, 2002 AT 2:59 P.M., RECORDED IN DEED BOOK 1546, PAGE 798, AFORESAID RECORDS; AS FURTHER AFFECTED BY THAT CERTAIN SUPPLEMENTARY DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR MIRROR LAKE BY AND BETWEEN MIRROR LAKE, LLC, A GEORGIA LIMITED LIABILITY COMPANY AND THE RYLAND GROUP, INC., A MARYLAND CORPORATION, DATED AS OF JANUARY 22, 1999, FILED FOR RECORD APRIL 1, 2002 AT 2:59 P.M., RECORDED IN DEED BOOK 1546, PAGE 802, AFORESAID RECORDS; AS FURTHER AFFECTED BY THAT CERTAIN SUPPLEMENTARY DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR MIRROR LAKE BY AND BETWEEN MIRROR LAKE, LLC, A GEORGIA LIMITED LIABILITY COMPANY, DATED EFFECTIVE JULY 22, 2002, FILED FOR RECORD JULY 29, 2002 AT 9:26 A.M., RECORDED IN DEED BOOK 1597, PAGE 120, AFORESAID RECORDS; AS FURTHER AFFECTED BY THAT CERTAIN SUPPLEMENTARY DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR MIRROR LAKE BY MIRROR LAKE, LLC, A GEORGIA LIMITED LIABILITY COMPANY, DATED AS OF JULY 19, 2002, FILED FOR RECORD JULY 31, 2002 AT 2:42 P.M., RECORDED IN DEED BOOK 1599, PAGE 26, AFORESAID RECORDS; AS FURTHER AFFECTED BY THAT CERTAIN SUPPLEMENT TO DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR MIRROR LAKE BY MIRROR LAKE, LLC, A GEORGIA LIMITED LIABILITY COMPANY, DATED EFFECTIVE AUGUST 5, 2002, FILED FOR RECORD AUGUST 16, 2002 AT 3:26 P.M., RECORDED IN DEED BOOK 1607, PAGE 256, AFORESAID RECORDS; AS FURTHER AFFECTED BY THAT CERTAIN SUPPLEMENTAL DECLARATION FOR SOUTH HARBOUR UNIT ONE AT MIRROR LAKE BY FAIRGREEN CAPITAL, L.P., A GEORGIA LIMITED PARTNERSHIP, DATED EFFECTIVE AS OF FEBRUARY 24, 2003, FILED FOR RECORD MARCH 10, 2003 AT 10:59 A.M., RECORDED IN DEED BOOK 1705, PAGE 96, AFORES

THIS BLOCK RESERVED FOR THE CLERK OF SUPERIOR COURT.

MIRROR LAKE

P.U.D.

CITY OF VILLA RICA
CARROLL & DOUGLAS COUNTY, GEORGIA

REVISED MASTER PLAN

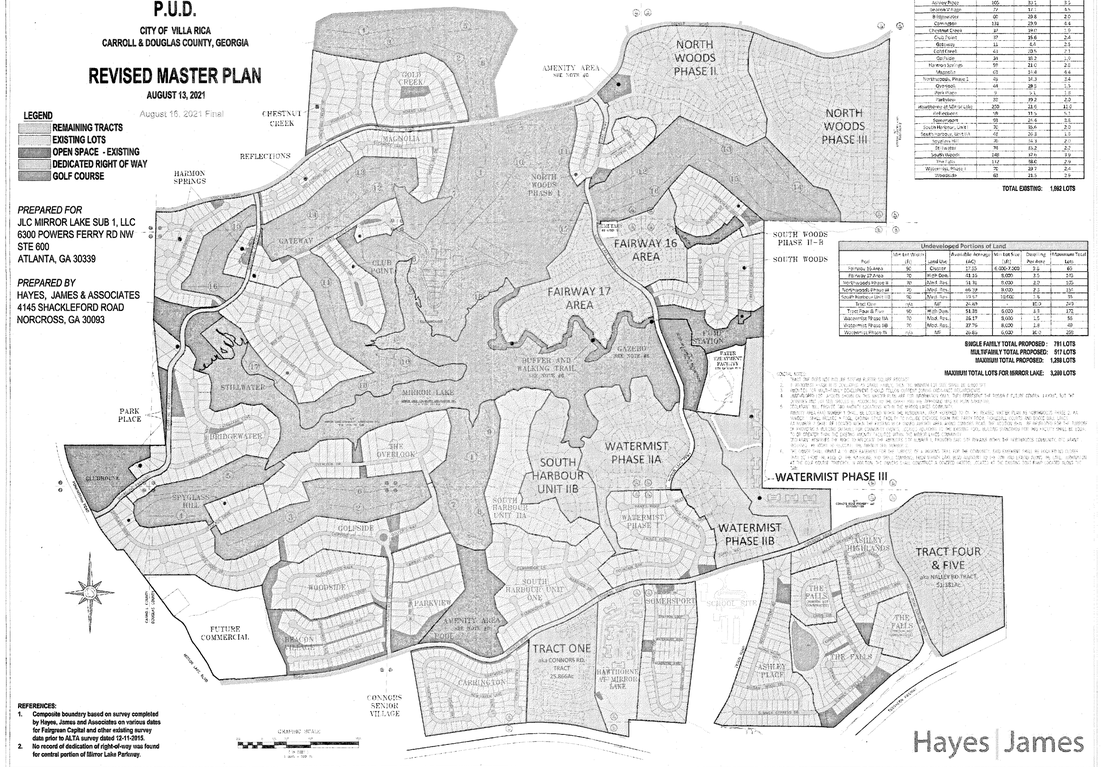
AUGUST 13, 2021

August 16, 2021 Final

LEGEND
- REMAINING TRACTS
- EXISTING LOTS
- OPEN SPACE - EXISTING
- DEDICATED RIGHT OF WAY
- GOLF COURSE

PREPARED FOR
JLC MIRROR LAKE SUB 1, LLC
6300 POWERS FERRY RD NW
STE 600
ATLANTA, GA 30339

PREPARED BY
HAYES, JAMES & ASSOCIATES
4145 SHACKLEFORD ROAD
NORCROSS, GA 30093



Developed/Platted Land

Part	Existing Units/Acres	Acreage	Dwelling Units/Acre
Ashley Highlands	127	22.6	5.6
Ashley Place	105	32.1	3.3
Brookview Park	77	17.7	4.4
B Homesites	66	29.6	2.2
Glen Abbey	116	29.9	3.9
Crooked Creek	47	24.7	1.9
Club Point	39	16.6	2.4
Gateway	44	6.6	2.1
Gatehouse	43	10.2	4.2
Harmon Springs	91	21.0	2.2
Magnolia	63	31.4	2.0
Northwoods, Phase I	79	34.3	2.3
Overlook	64	28.1	2.3
Reflections	3	3.1	1.0
Stillwater	82	29.2	2.8
Waterstone at Mirror Lake	209	34.5	6.0
Watermist	48	11.1	4.3
Spyglass Hill	93	25.4	3.6
South Harbour Unit I	70	30.4	2.3
South Harbour Unit II	42	20.3	1.5
Stratford Hall	75	16.3	4.6
St Ives Park	78	35.2	2.2
South Haven	148	47.4	3.1
The Falls	112	38.6	2.9
Watermist, Phase II	75	28.1	2.7
Westside	68	23.5	2.9

TOTAL EXISTING: 1,982 LOTS

Undeveloped Portions of Land

Part	Current Zoning (R-)	Land Use	Buildable Acreage (AC)	Net Yield/Acre (AC)	Dwelling Per Acre	Maximum Total Lots
Harbour Unit IIB	90	Cluster	17.05	4.000-7.000	3.6	60
Fairway 17 Area	70	Multi-Fam.	18.33	8.000	7.5	140
Northwoods Phase II	90	Multi-Fam.	14.76	9.000	6.2	100
Northwoods Phase III	70	Multi-Fam.	39.38	9.000	6.2	250
South Harbour Unit IIA	90	Multi-Fam.	19.57	10.000	7.5	150
Tract One	70	SF	25.65	4.000	2.5	203
Tract Four & Five	90	Multi-Fam.	34.93	9.000	6.5	175
Watermist Phase IIA	70	Multi-Fam.	29.17	9.000	5.5	90
Watermist Phase IIB	70	Multi-Fam.	27.75	9.000	5.8	69
Watermist Phase III	70	SF	49.80	4.000	2.5	200

SINGLE FAMILY TOTAL PROPOSED: 791 LOTS
MULTIFAMILY TOTAL PROPOSED: 517 LOTS
MAXIMUM TOTAL PROPOSED: 1,308 LOTS

MAXIMUM TOTAL LOTS FOR MIRROR LAKE: 1,200 LOTS

GENERAL NOTES:
1. ALL LOTS SHALL MEET OR EXCEED THE MINIMUM REQUIREMENTS OF THE ZONING ORDINANCE.
2. ALL STREETS SHALL BE PUBLIC AND SHALL MEET OR EXCEED THE MINIMUM REQUIREMENTS OF THE SUBDIVISION REGULATIONS.
3. ALL SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS.
4. ALL PROPOSED UTILITIES SHALL BE UNDERGROUND IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS.
5. ALL SIGNAGE SHALL BE IN ACCORDANCE WITH THE SIGN ORDINANCE.
6. ALL LANDSCAPING SHALL BE IN ACCORDANCE WITH THE LANDSCAPE ORDINANCE.
7. ALL BUFFERS SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCE.
8. ALL STORMWATER MANAGEMENT FACILITIES SHALL BE IN ACCORDANCE WITH THE STORMWATER MANAGEMENT ORDINANCE.
9. ALL PROPOSED DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE FLOOD DAMAGE PREVENTION ORDINANCE.
10. ALL PROPOSED DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE WATERSHED PROTECTION ORDINANCE.
11. ALL PROPOSED DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE GROUNDWATER RECHARGE AREA PROTECTION ORDINANCE.
12. ALL PROPOSED DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE WETLANDS PROTECTION ORDINANCE.
13. ALL PROPOSED DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE RIVER CORRIDOR PROTECTION ORDINANCE.
14. ALL PROPOSED DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE EROSION AND SEDIMENTATION CONTROL ORDINANCE.
15. ALL PROPOSED DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE FLOODPLAIN MANAGEMENT ORDINANCE.
16. ALL PROPOSED DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE HISTORIC PRESERVATION ORDINANCE.
17. ALL PROPOSED DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE ARCHAEOLOGICAL RESOURCES ORDINANCE.
18. ALL PROPOSED DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE CEMETERY PRESERVATION ORDINANCE.
19. ALL PROPOSED DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE ANIMAL CONTROL ORDINANCE.
20. ALL PROPOSED DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE NUISANCE ABATEMENT ORDINANCE.
21. ALL PROPOSED DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE PROPERTY MAINTENANCE ORDINANCE.
22. ALL PROPOSED DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE ABANDONED VEHICLES ORDINANCE.
23. ALL PROPOSED DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE JUNK YARDS ORDINANCE.
24. ALL PROPOSED DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE SIGN ORDINANCE.
25. ALL PROPOSED DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE LANDSCAPE ORDINANCE.
26. ALL PROPOSED DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE BUFFER ORDINANCE.
27. ALL PROPOSED DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE STORMWATER MANAGEMENT ORDINANCE.
28. ALL PROPOSED DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE FLOOD DAMAGE PREVENTION ORDINANCE.
29. ALL PROPOSED DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE WATERSHED PROTECTION ORDINANCE.
30. ALL PROPOSED DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE GROUNDWATER RECHARGE AREA PROTECTION ORDINANCE.
31. ALL PROPOSED DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE WETLANDS PROTECTION ORDINANCE.
32. ALL PROPOSED DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE RIVER CORRIDOR PROTECTION ORDINANCE.
33. ALL PROPOSED DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE EROSION AND SEDIMENTATION CONTROL ORDINANCE.
34. ALL PROPOSED DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE FLOODPLAIN MANAGEMENT ORDINANCE.
35. ALL PROPOSED DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE HISTORIC PRESERVATION ORDINANCE.
36. ALL PROPOSED DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE ARCHAEOLOGICAL RESOURCES ORDINANCE.
37. ALL PROPOSED DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE CEMETERY PRESERVATION ORDINANCE.
38. ALL PROPOSED DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE ANIMAL CONTROL ORDINANCE.
39. ALL PROPOSED DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE NUISANCE ABATEMENT ORDINANCE.
40. ALL PROPOSED DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE PROPERTY MAINTENANCE ORDINANCE.
41. ALL PROPOSED DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE ABANDONED VEHICLES ORDINANCE.
42. ALL PROPOSED DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE JUNK YARDS ORDINANCE.

REFERENCES:
1. Composite boundary based on survey completed by Hayes, James and Associates on various dates for Fairgreen Capital and other existing survey data prior to ALTA survey dated 12-11-2015.
2. No record of dedication of right-of-way was found for central portion of Mirror Lake Parkway.

CITY of VILLA RICA
COMMUNITY DEVELOPMENT DEPARTMENT

Code Enforcement
Building Inspections
Geographic Information Systems
Licensing
Permitting
Planning & Zoning

571 W Bankhead Highway
Villa Rica, Georgia 30180

www.villarica.org
770.459.7000 (t)
770.459.7003 (f)

August 17, 2021

Mr. Kevin Spindel
Capstone Development Consulting, LLC.
6300 Powers Ferry Rd., NW, Suite 600
Atlanta, Georgia 30339

Re: Mirror Lake Planned Unit Development Master Plan Revision

Mr. Spindel:

This is to advise you that on August 13, 2021, the City Council approved the application to revise the Planned Unit Development zoning for Mirror Lake. Attached, please find the final Master Plan Map dated August 16, 2021 along with the document titled Mirror Lake Planned Unit Development Master Plan with the latest revision being August 16, 2021. This document contains the conditions of zoning for all remaining pods under your control.

These pods include the following:

Fairway 16, Fairway 17, Northwoods Phase II, Northwoods Phase III, South Harbour Unit IIB, Tract One, Tract Four and Five, Watermist Phase IIA, Watermist Phase IIB and Watermist Phase III.

If you have any questions or comments referencing this document, please feel free to contact me at the Community Development Department at (678) 840-1213.

Sincerely,

Bobby C. Elliott

Bobby C. Elliott, P.E.
Community Development Director
City Engineer

cc: Mirror Lake File

DEVELOPMENT AGREEMENT

This Agreement is entered into on this 20th day of December 2023, between the City of Villa Rica, Georgia (the "City"), Mirror Lake Partners, LLC., (the "Owner").

WITNESSETH:

WHEREAS, a subdivision located within the City of Villa Rica known as Northwoods at Mirror Lake (the "Subdivision") Phase III was previously approved for development by the City; and

WHEREAS, the City and the Owner wish to enter into this Agreement governing the terms and the conditions of the existing Sanitary Sewer lift station and force main located in Brandywine Subdivision that will serve Northwoods Phase III;

NOW, THEREFORE, in consideration of Ten and 0/100 Dollars ($10.00) in hand to the City, the receipt of which is hereby acknowledged, as well as the promises and mutual covenants of the parties herein contained, it is agreed and understood as follows:

1. Construction of Phase III of Northwoods at Mirror Lake.

   The parties agree that the construction of Phase III of this development will follow all rules, regulations and specifications set forth by the City of Villa Rica Development Regulations with regards to all infrastructure installations including the following: Streets, curb and gutter, water and sewer, storm drains, stormwater detention facilities, sidewalks, street signage and street lighting. Maintenance bonds will be required before final acceptance of the development.

2. Maintenance and Repair of the existing sanitary sewer lift station and force main located in Brandywine Subdivision.

   Due to maintenance and capacity issues related to the existing sanitary sewer lift station and force main, it is necessary to make repairs and capacity improvements to said station and force main in order to be able to serve effluent discharges from the new homes in Phase III of Northwoods at Mirror Lake. Calculations have been made to determine the cost per lot necessary for these upgrades. The calculated cost per lot is $1,000.00 or a lump sum based on 154 total lots of $154,000.00.

3. This Agreement shall bind the Owner upon execution and may not be revoked without permission of the City.

4. This Agreement shall be interpreted in accordance with Georgia law and may only be enforced in the Superior Court for Douglas County, Georgia, and Georgia appellate courts.

1

5. In the event this Agreement is breached by the Owner and litigation is commenced, the Owner shall be responsible for the reasonable attorneys' fees and expenses incurred by the City as a result of the Owner's breach if the litigation concludes that the Owner was in default. If this Agreement is breached and it is determined that the Owner is not in default, each party will be responsible for their own attorney's fees and expenses incurred.

6. Transferability.

   The Owner may transfer the subdivision property upon written notice to the City as to the name, address, and telephone number of the transferee. In the event of a transfer, the transferee will assume responsibility of this agreement and will run with the land.

7. Acceptance of Improvements.

   Formal acceptance of improvements shall follow the procedure established in the Zoning and Subdivision Regulations. Subsequent to acceptance by the City, the Owner shall have no claim, direct or implied, in the title or ownership of the improvements. The City, upon final approval and acceptance, will take full title to the improvements and will provide maintenance thereafter, except that the Owner is responsible for construction failures and defects in the subdivision improvements. During this period, it shall remain the responsibility of the Owner to correct and cure these defects and failures.

8. Warranty.

   The Owner warrants that all improvements to be accepted by the City will be free from defects in design, materials, or workmanship for a period of eighteen (18) months from the date of acceptance by the City. The Owner shall immediately repair, at its own costs, all defects of any type whatsoever which occur within said eighteen (18) months period. If repairs required herein are not timely completed, the City shall have the right, at its option, to make said repairs at the expense of the Owner. In such event, the City may call the Owner's bond to pay for said repairs. Additionally, the Owner shall execute a maintenance bond as required by the Development Regulations.

2

IN WITNESS WHEREOF, the parties have executed this Agreement for the purposes herein expressed.

OWNER:

MIRROR LAKE DEVELOPMENT PARTNERS, LLC.

By: _____

CITY OF VILLA RICA, GEORGIA

By: _____

Approved as to Form and Legality:

_____
City Attorney

3

SURVEYOR'S CERTIFICATION

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.

James A. Cannington
JAMES A. CANNINGTON

3/31/2026
DATE:
GEORGIA REGISTERED LAND SURVEYOR NO. 2678

* THIS SURVEY WAS SIGNED AND RELEASED BY THE SURVEYOR PRIOR TO FINAL APPROVALS.

GEORGIA REGISTERED No. 2678 LAND SURVEYOR JAMES A. CANNINGTON

AS SURVEYOR FOR
HUSSEY, GAY, BELL & DEYOUNG, INC.

THE SURVEYOR IS RESPONSIBLE FOR ALL PROPERTY LINE AND AS-BUILT STRUCTURE LOCATIONS AND ELEVATIONS PURSUANT TO THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA. THIS SURVEY WAS SIGNED AND RELEASED BY THE SURVEYOR PRIOR TO FINAL APPROVALS.

HUSSEY GAY BELL
Established 1958

3100 BRECKINRIDGE BLVD.
BLDG. 300
DULUTH, GEORGIA 30096-4986
TEL: (770) 923-1600
FAX: (770) 923-4202

CLIENT:

MERITAGE HOMES OF GEORGIA, INC.
3700 MANSELL ROAD
ALPHARETTA, GEORGIA 30022

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FINAL SUBDIVISION PLAT FOR:
MIRROR LAKE-NORTHWOODS PHASE III-B
LOCATED IN LAND LOT 205 OF THE 2ND DISTRICT,
5TH SECTION, CITY OF VILLA RICA, DOUGLAS COUNTY, GEORGIA

Project No.	21069
Drawn By:	DTW
Checked By:	JAC

Sheet Number
3 of 5

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THIS BLOCK RESERVED FOR THE CLERK OF SUPERIOR COURT.

GRID NORTH
(SEE NOTE 5)

GEORGIA REGISTERED NO. 23375 PROFESSIONAL ENGINEER STEPHEN MARK BOND

ENGINEERING PERFORMED BY:
HUSSEY GAY BELL
3100 BRECKINRIDGE, BLVD. BUILDING 300
DULUTH, GA 30096

THE ENGINEER IS RESPOSIBLE FOR ALL HYDROLOGY CALCULATIONS AND ALL PONDING ELEVATIONS.



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James A. Cannington 3/31/2026

JAMES A. CANNINGTON — DATE:
GEORGIA REGISTERED LAND SURVEYOR NO. 2678
AS SURVEYOR FOR HUSSEY, GAY, BELL & DEYOUNG, INC.
CERTIFICATE OF AUTHORIZATION # LSF000300

GEORGIA REGISTERED No. 2678 LAND SURVEYOR JAMES A. CANNINGTON

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Established 1958
3100 BRECKINRIDGE BLVD.
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DULUTH, GEORGIA 30096-4986
TEL: (770) 923-1600
FAX: (770) 923-4202

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3700 MANSELL ROAD
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FINAL SUBDIVISION PLAT FOR: MIRROR LAKE-NORTHWOODS PHASE III-B

LOCATED IN LAND LOT 205 OF THE 2ND DISTRICT,
5TH SECTION, CITY OF VILLA RICA, DOUGLAS COUNTY, GEORGIA

Project No. 21069
Drawn By: DTW
Checked By: JAC

Sheet Number **4 of 5**

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James A. Cannington 3/31/2026

JAMES A. CANNINGTON — DATE:
GEORGIA REGISTERED LAND SURVEYOR NO. 2678
AS SURVEYOR FOR HUSSEY, GAY, BELL & DEYOUNG, INC.
CERTIFICATE OF AUTHORIZATION # LSF000300

GEORGIA REGISTERED No. 2678 LAND SURVEYOR JAMES A. CANNINGTON

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GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

GRID NORTH (SEE NOTE 5)

THIS BLOCK RESERVED FOR THE CLERK OF SUPERIOR COURT.

TABLE ROCK WAY (50' RIGHT-OF-WAY)

MIRROR LAKE-NORTHWOODS PHASE III-A
PB 42, PG 554-559

ADDISON'S COVE (50' RIGHT-OF-WAY)

CURLING POND COURT (50' RIGHT-OF-WAY)

DUCKWEED DRIVE (50' RIGHT-OF-WAY)

ALL WATER MAINS ARE 8" DIP

PROPOSED SIDEWALK (TYP)

1 — 0.277 AC. 12,048 SQ.FT. MFE=1057.4
2 — 0.246 AC. 10,715 SQ.FT. MFE=1057.1
3 — 0.249 AC. 10,858 SQ.FT.
4 — 0.200 AC. 8,713 SQ.FT.
5 — 0.263 AC. 11,447 SQ.FT.
6 — 0.200 AC. 8,704 SQ.FT.
7 — 0.199 AC. 8,654 SQ.FT.
8 — 0.199 AC. 8,645 SQ.FT.
9 — 0.222 AC. 9,671 SQ.FT.
10 — 0.263 AC. 11,466 SQ.FT.
11 — 0.306 AC. 13,347 SQ.FT.
12 — 0.293 AC. 12,740 SQ.FT.
13 — 0.233 AC. 10,154 SQ.FT.
14 — 0.220 AC. 9,585 SQ.FT.
15 — 0.250 AC. 10,890 SQ.FT.
16 — 0.250 AC. 10,890 SQ.FT.
17 — 0.227 AC. 9,872 SQ.FT.
18 — 0.207 AC. 8,997 SQ.FT.
19 — 0.217 AC. 9,464 SQ.FT.
20 — 0.265 AC. 11,563 SQ.FT. MFE=1031.0
21 — 0.477 AC. 20,787 SQ.FT.
22 — 0.410 AC. 17,873 SQ.FT.
23 — 0.263 AC. 11,447 SQ.FT.
31 — 0.286 AC. 12,468 SQ.FT.
32 — 0.293 AC. 12,740 SQ.FT.
33 — 0.280 AC. 12,197 SQ.FT.
34 — 0.280 AC. 12,205 SQ.FT.
35 — 0.441 AC. 19,194 SQ.FT.
36 — 0.371 AC. 16,167 SQ.FT.
37 — 0.221 AC. 9,628 SQ.FT.
38 — 0.289 AC. 12,581 SQ.FT.

OPEN SPACE — 10.338 AC. 450,327 SQ.FT.

POND C (100 YEAR PONDING EL=1028.99)
10' DE FROM 100YR ELEV.
100YR PONDING LINE

NATURAL CONSERVATION EASEMENT

WETLANDS

75 FOOT SETBACK
50 FOOT BUFFER
25 FOOT BUFFER

TEE BOX

N/F
SILVERLINE GOLF GROUP, LLC
DB 4292 PG 985 (47.418-ACRE TRACT)
PID 02080250147

N/F
MIRROR LAKE DEVELOPMENT PARTNERS, LLC
DB 4083 PG 689 (NORTHWOODS, PHASE 3)
PB 41 PG 458-459
A PORTION OF PID 02080250001

1/2" RBFWC
1/2" RBF

GEORGIA REGISTERED NO. 23275 PROFESSIONAL ENGINEER STEPHEN MARK BOOD

ENGINEERING PERFORMED BY:
HUSSEY GAY BELL
3100 BRECKINRIDGE, BLVD. BUILDING 300
DULUTH, GA 30096

THE ENGINEER IS RESPOSIBLE FOR ALL HYDROLOGY CALCULATIONS AND ALL PONDING ELEVATIONS.

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3100 BRECKINRIDGE BLVD.
BLDG. 300
DULUTH, GEORGIA 30096-4986
TEL: (770) 923-1600
FAX: (770) 923-4202

CLIENT:

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3700 MANSELL ROAD
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FINAL SUBDIVISION PLAT FOR:
MIRROR LAKE-NORTHWOODS PHASE III-B
LOCATED IN LAND LOT 205 OF THE 2ND DISTRICT,
5TH SECTION, CITY OF VILLA RICA, DOUGLAS COUNTY, GEORGIA

Project No. 21069
Drawn By: DTW
Checked By: JAC

Sheet Number
5 of 5

ASBUILT
POND A & B
HYDROLOGICAL ANALYSIS
FOR
NORTHWOODS III

Land Lot 205 & 206, District 2, Section 5
City of Villa Rica
Douglas County, Georgia

December 18, 2025



OWNER: Meritage Homes
3700 Mansell Rd. Suite 550
Alpharetta, GA 30022
Clay Kirkley 404-606-5348

ENGINEER: Hussey Gay Bell
3100 Breckinridge Blvd
Building 300
Duluth, GA 30096
(770) 923-1600

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Existing Basin 5

Basin data 100
Hydrographs 102

Developed Basin 5

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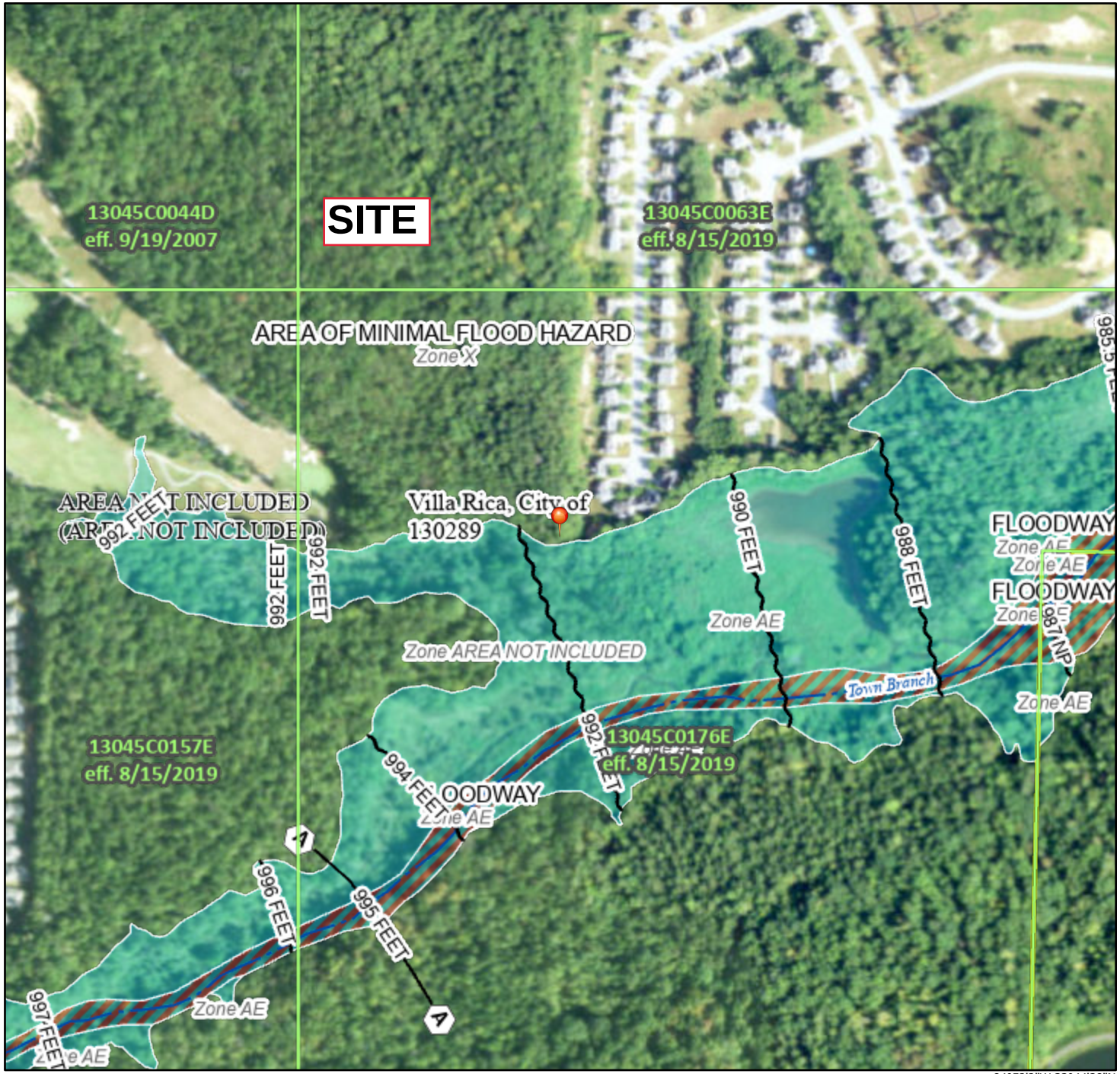
LOCATION MAP



National Flood Hazard Layer FIRMette

FEMA

84°52'40"W 33°45'8"N



84°52'2"W 33°44'38"N

0 250 500 1,000 1,500 2,000 Feet

1:6,000

Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

Legend

P-5

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 / 17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 3/10/2022 at 8:20 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

OBJECTIVE

The purpose of this study is to verify that detention and water quality facilities reduce the post-developed peak flows from the property to pre-developed rates and to meet the Villa Rica Storm Water Requirements. This report includes Ponds A & B only. Pond C to be as-built in a separate report.

PROJECT DESCRIPTION/ NARRATIVE

This project is a ± 65.4-acre tract of land located in Land Lot 205 & 206 of the 2nd District, 5th Section of Douglas County, Georgia, within the Villa Rica City limits. More specifically, the site is located on the south side of Brewer Road approximately 1,550 feet west of the intersection of New Brewer and Ragan Road.

The developed site will consist of 154 residential and approximately 7000 lf of road. See Typical lot layout on page 16 (TSS WQ Map). Water quality for the development is provided in a combination of (3) Extended Detention Ponds w/ Micropools. Detention is provided within the aforementioned ponds. This as-built does not address Pond C.

PRE-DEVELOPED CONDITION

The site discharges to six study points.

Study Point #1 is located on the eastern property line of the site approximately 1528 feet south of Brewer Road. The existing onsite basin consists primarily of wooded land. The discharge from this basin flows into a small detention pond within the Brandywine Lakes Subdivision.

Study Point #2 is located along the southern property line of the site. Runoff from the southern portion of the site exits at this point into a 100-year FEMA floodplain of Town Branch Creek. The site is currently wooded.

Study Point #2A is located along the southern property line of the site. Runoff from the southern portion of the site exits at this point into the golf course. The site is currently wooded.

Study Point #3 receives runoff from the western portion of the site. A small amount of offsite runoff enters Basin 3 from the right-of-way of Brewer Road and a somewhat larger amount enters from the west from Northwoods 2. The site is mostly wooded.

Study Point #4 is located on the eastern property line of the site approximately 335 feet south of Brewer Road. The existing onsite basin consists primarily of wooded land. The discharge from this basin flows into the backyards of the houses within the Brandywine Lake Subdivision.

Study Point #5 is located on the eastern property line of the site where the ditch for Brewer Road crosses the property line. The existing onsite basin consists primarily of wooded land.

POST-DEVELOPED CONDITION

Study Point #1 is located on the eastern property line of the site approximately 1528 feet south of Brewer Road. The runoff from Basin 1 is collected in a piped system and discharged into Stormwater Pond A. This pond is located immediately upstream of the existing detention pond for the Brandywine Lake subdivision. Pond A will reduce the peak flows from the site to rates that are below the existing peak flows for the 1-100 year storm frequencies. The dam for Pond A is the only bypass area. This bypass was designed to discharge into the downstream detention facility.

Study Point #2 is located along the southern property line of the site. Runoff from the site is piped to Stormwater Pond B. This pond will reduce the peak flows from the site to rates that are below the existing peak flows for the 1-100 year storm frequencies. The pond discharges below the golf course directly into the 100-year FEMA floodplain of Town Branch. Areas that bypass the pond consist primarily of grassed slopes and natural areas. A small ditch was designed behind lots 61-63 to prevent runoff from entering the golf course property.

Study Point #2A is located along the southern property line of the site. Runoff from the slopes in the rear of lots 53-60 will drain toward the golf course. The remainder of the Basin was designed to be diverted to Stormwater Pond B.

Study Point #3 receives runoff from the western portion of the site. A small amount of offsite runoff enters Basin 3 from the right-of-way of Brewer Road and a somewhat larger amount enters from the west from Northwoods 2. The runoff was designed to be collected and piped to Stormwater Pond C. This pond was designed to reduce the peak flows from the site to rates that are below the existing peak flows for the 1-100 year storm frequencies. There is a significant amount of bypass within this basin. These bypass areas are primarily natural and undisturbed. There are approximately 4 basement lots that bypass the pond. These lots discharge into a buffered creek. Asbuilt Pond C to be provided at a later date.

Study Point #4 is located on the eastern property line of the site approximately 335 feet south of Brewer Road. All of the runoff that previously discharged from this basin to backyards of the houses within the Brandywine Lake Subdivision was designed to be collected in a piped system and conveyed to Stormwater Pond A.

Study Point #5 is located on the eastern property line of the site where the ditch for Brewer Road crosses the property line. A significant portion of this basin was designed to be collected and conveyed to Stormwater Pond A. Any remaining bypass to this study point will consist of natural or grassed areas.

PROCEDURE

Existing Condition

1. The data for the Existing Condition was obtained from the "Hydrological Analysis for Northwoods III", dated 4/15/22, by Hayes, James & Associates.

Developed Condition

Basin 1 consists of the drainage basin to Stormwater Pond A and the bypass area

2. The drainage area, CN and Tc to Pond A were obtained from the "Hydrological Analysis for Northwoods III", dated 4/15/22, by Hayes, James & Associates. Hydrographs were developed using the SCS method.
3. The required WQ volume was calculated. The Micropool volume was calculated to be a maximum of 25% of the WQV. The required dry storage was calculated to be 75% of the WQV.
4. Based on the As-built Topographic survey, the required orifice size to drain the dry WQV over 24 hours was computed.
5. The Channel Protection Volume and corresponding orifice sizes were computed.
6. The detention weir was verified to be above the elevation corresponding to the Channel Protection Volume.
7. The WSE was set to the elevation of the micropool and the hydrographs developed in STEP 2 were routed through the asbuilt detention pond.
8. The drainage area, CN and Tc Bypassing Pond A were obtained from the "Hydrological Analysis for Northwoods III", dated 4/15/22, by Hayes, James & Associates.
9. Hydrographs were developed using the SCS method.
10. The routed hydrographs computed in STEP 7 were added to the bypass hydrographs developed in STEP 9.
11. Pre-developed Peak flows were compared to As-built Post Developed Peak flows.

Basin 2 consists of the drainage basin to Stormwater Pond B, the bypass area and the Basin 2A-dev basin

12. The drainage area, CN and Tc to Pond B were obtained from the "Hydrological Analysis for Northwoods III", dated 4/15/22, by Hayes, James & Associates.
13. Hydrographs were developed using the SCS method.
14. The required WQ volume was calculated. The Micropool volume was calculated to be a maximum of 25% of the WQV. The required dry storage was calculated to be 75% of the WQV.
15. The required orifice size to drain the dry WQV over 24 hours was computed.
16. The Channel Protection Volume and corresponding orifice sizes were computed.
17. The detention weir was verified to be above the elevation corresponding to the Channel Protection Volume.
18. The WSE was set to the elevation of the micropool and the hydrographs developed in STEP 13 were routed through the as-built detention pond.
19. The drainage area, CN and Tc Bypassing Pond B were obtained from the "Hydrological Analysis for Northwoods III", dated 4/15/22, by Hayes, James & Associates.
20. Hydrographs were developed using the SCS method.
21. The routed hydrographs computed in STEP 18 were added to the bypass hydrographs developed in STEP 20.
22. Pre-developed Peak flows were compared to As-built Post developed Peak flows.

Basin 4

23. All the flow to Study Point 4 was diverted to Pond A; therefore, no detention or WQ was necessary for this basin.

Basin 5

24. Because the post-developed peak flows were less than the existing and because no impervious surfaces are leaving the site at this point, no detention or water quality measures are required.

Downstream Analysis

Because of the discharge into the floodplain, the downstream analysis was waived.

AS-BUILT SUMMARIES

STUDY POINT #1: Discharges into the detention pond for Brandywine Lakes Subdivision.

Freq	Pre-developed flow @ Prop. line	Post-developed flow @ Prop. line	Bypass	Detention ROUTED FLOW	Pond A elevation	Downstream Pond Pre-Dev		Downstream Pond Post-developed	
	cfs	cfs	cfs	cfs	ft	Inflow	Elev	Inflow	Elev
1	3.13	.84	.26	.83	1005.86	14.95	998.53	14.70	998.48
2	6.64	1.71	.40	1.69	1006.52	20.55	999.21	18.87	998.96
5	16.42	7.09	.74	7.03	1007.16	35.34	1000.77	27.63	999.89
10	25.45	15.53	1.03	15.41	1007.83	48.71	1001.35	34.52	1000.49
25	39.02	31.62	1.43	31.43	1008.82	68.23	1001.80	43.86	1001.37
50	50.02	44.79	1.75	44.55	1009.50	83.75	1002.10	52.56	1001.64
100	57.69	53.57	1.97	53.30	1009.94	94.44	1002.33	61.77	1001.84

Top of Dam = 1012.0

All Post-Developed peak flows are less than the Pre-developed peak flows for the 1-100 year storm frequencies at the downstream property line. All Post-Developed peak flows are less than the Pre-developed peak flows for the 1-100 year storm frequencies within the downstream detention pond.

STUDY POINT #2: Pond B & Bypass discharges into the FEMA floodplain of Town Branch Creek, downstream of the golf course.

Freq	Pre-developed flow @ Prop. line	Post-developed flow @ Prop. line	Bypass	**Pond B** ROUTED FLOW	**Pond B** elevation
	cfs	cfs	cfs	cfs	ft
1	2.33	1.52	1.31	.55	998.15
2	4.95	2.42	2.17	1.18	998.60
5	12.23	5.22	4.22	4.85	999.14
10	18.91	11.11	5.97	10.31	999.68
25	28.94	21.37	8.48	20.19	1000.45
50	37.08	29.90	10.48	28.43	1000.99
100	42.74	35.55	11.86	33.89	1001.32

Top of Dam = 1003.9

All Post-Developed peak flows are less than the Pre-developed peak flows for the 1-100 year storm frequencies at the downstream property line.

STUDY POINT #2A: No Pond Required- Discharges exit as sheet flow to the golf course.

Freq	Pre-developed flow @ Prop. line	Post-developed flow @ Prop. line
	cfs	cfs
1	.34	.20
2	.71	.32
5	1.70	.59
10	2.59	.81
25	3.90	1.13
50	4.96	1.38
100	5.69	1.55

All Post-Developed peak flows are less than the Pre-developed peak flows for the 1-100 year storm frequencies at the downstream property line.

STUDY POINT #4: No Pond Required - Rear of Lot 113-Runoff Piped to Pond A

Freq	Pre-developed flow @ Prop. line	Post-developed flow @ Prop. line
	cfs	cfs
1	.54	0
2	1.12	0
5	2.61	0
10	3.93	0
25	5.88	0
50	7.46	0
100	8.55	0

STUDY POINT #5: No Pond Required - Ditch in Brewer R/W

Freq	Pre-developed flow @ Prop. line	Post-developed flow @ Prop. line
	cfs	cfs
1	1.57	1.58
2	2.50	2.10
5	4.71	3.19
10	6.56	4.06
25	9.22	5.27
50	11.32	6.19
100	12.76	6.82

All Post-Developed peak flows at Study Point 5 are less than the Pre-developed peak flows for the 2-100 year storm frequencies at the downstream property line. Runoff exits the site as sheet flow directly to the roadside ditch.

Extended Detention Pond w/ Micropool Summary

1	2	3	4	5	6	7	8	9
POND	Total Drainage area to pond	% Imperv	WQV required (cft)	Ab Perm Pool volume (cft)	Perm pool elev/ WQ orif size	WQV ponding Elev	1-year orifice invert	Direct runoff 1-yr storm (cft)
A	24.81	38.3	42,647	24,633	1001.72/3.5”	1003.81	1004.47	68,180
B	14.15	44.2	37,303	16,615	995.06/3.0”	996.62	997.25	60,833

10	12	13
CPV elev	Routed CP elev	2-25 weir elev
1005.63	1005.86	1006.31
998.04	998.15	998.41

SUMMARY

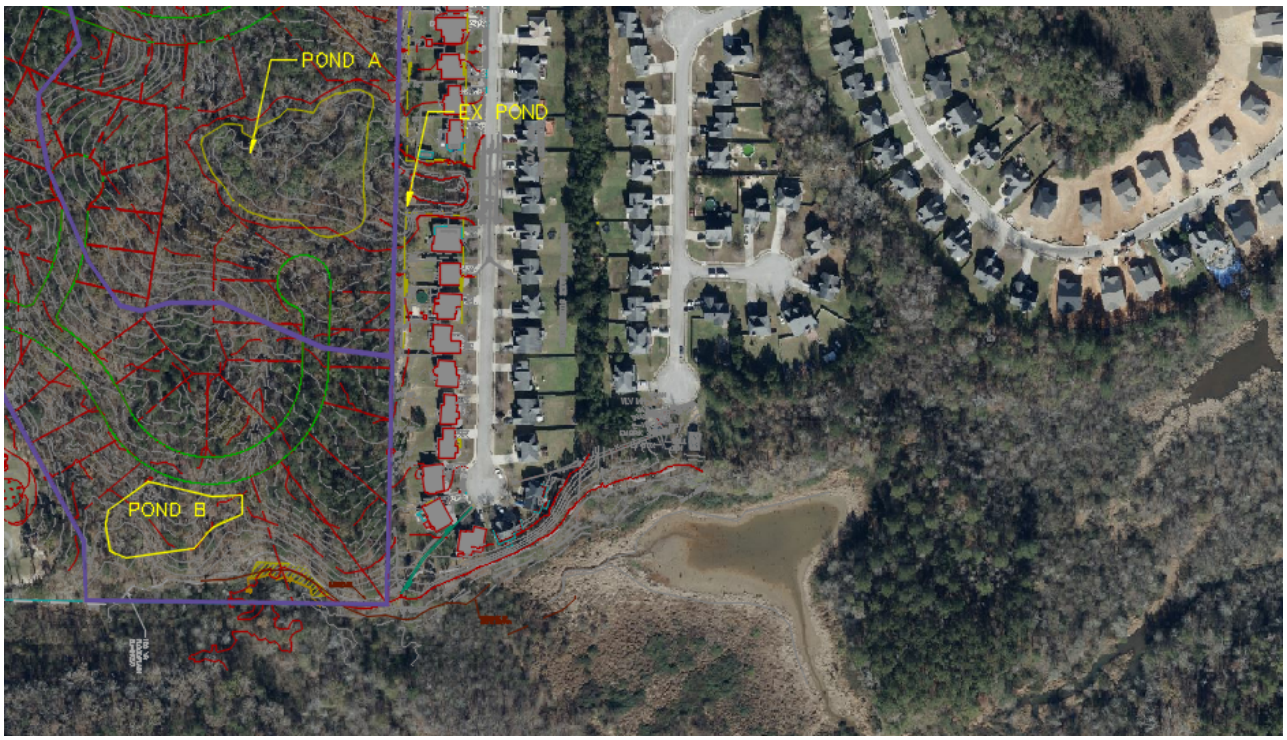
The asbuilt post-developed flows from the onsite development will not cause an increase in peak discharges for the 1-100 year storms at the downstream property lines. Downstream conditions are improved for the lot owners immediately downstream of all concentrated discharges.

DOWNSTREAM CONDITIONS

Due to the discharge into the FEMA floodplain, the downstream analysis was waived.

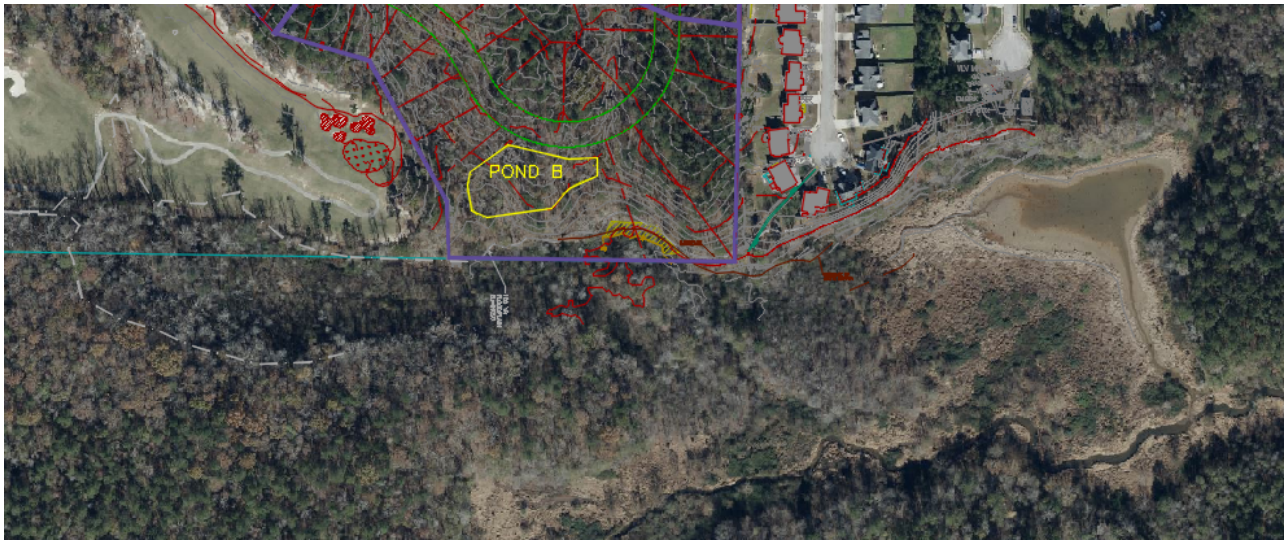
Basin 1

The runoff from basin 1 was designed to be collected in a piped and ditch system that carries most of the onsite area to Stormwater Pond A. This improves the downstream condition of the houses in the Brandywine Lake Subdivision, that are adjacent to the site, by removing runoff that previously flowed through the rear of their yards. Stormwater Pond A was designed to remove 80% of the total suspended solids and discharge directly into the downstream detention pond for the Brandywine Lake subdivision. A field run topographic survey of the pond was obtained and the asbuilt post-developed flows and ponding elevations of the pond were calculated. All peak flows and ponding elevations within the pond were decreased. Peak flows exiting the pond were decreased as well. The downstream pond is piped through the subdivision and discharges into the FEMA floodplain bordering the subdivision on the south side.



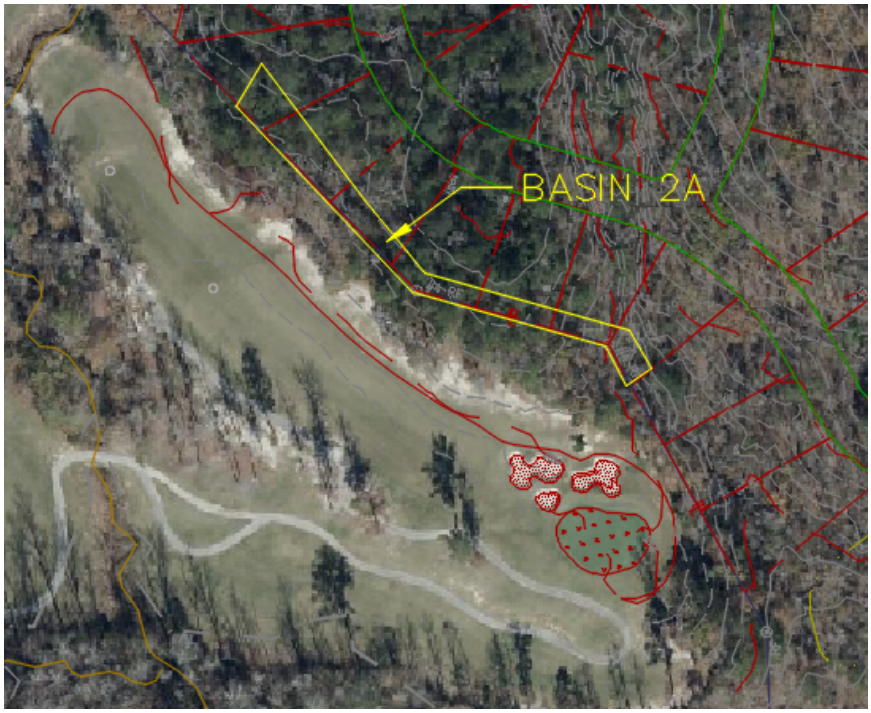
Basin 2

The runoff from basin 2 is collected in a piped system that carries most of the onsite area to Stormwater Pond B. The pond discharges east of the golf course, directly into the FEMA floodplain located along the southern property line of the site. Stormwater Pond B was designed to remove 80% of the total suspended solids and reduce peak flows below the pre-developed rates.



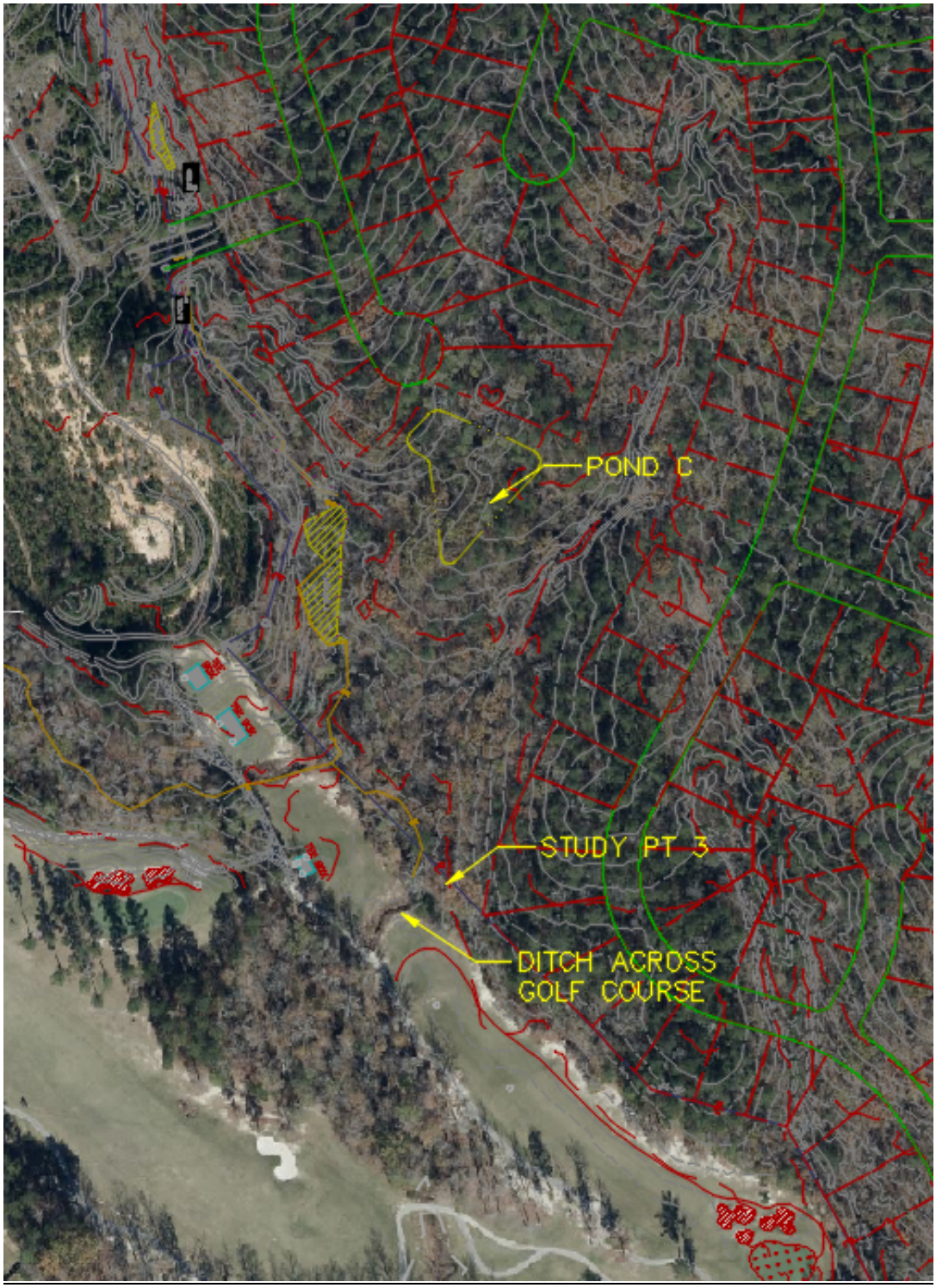
Basin 2A

The runoff from basin 2A exits the site as sheet flow into a wooded area, then into the fairway of the adjacent Golf Course. Most of the drainage area was diverted away from Basin 2A, allowing it to bypass without being detained.



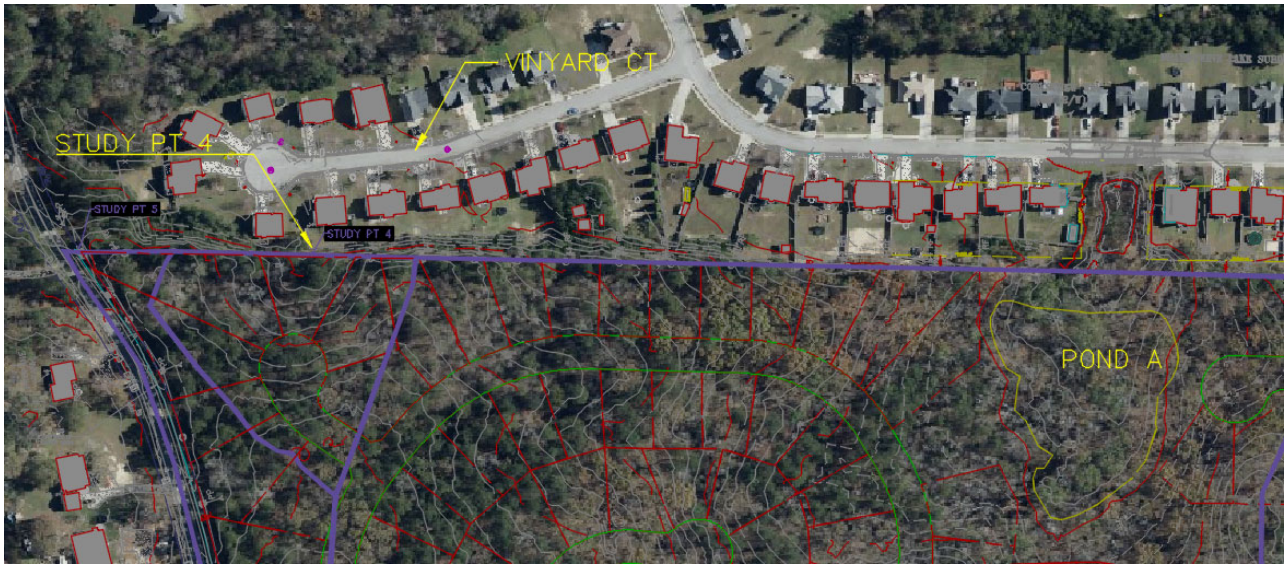
Basin 3

The runoff from basin 3 is collected in a piped system that carries most of the developed onsite area to Stormwater Pond C. The pond discharges into an existing creek and wetland system. The creek flows south until it crosses the golf course in a defined channel. Stormwater Pond C is designed to remove 80% of the total suspended solids and reduce peak flows below the pre-developed rates. Pond C will be as-built at a later date.



Basin 4

In the existing condition, approximately 2 acres exited the site into the rear yards of the houses that front Vinyard Court within the Brandywine Lake subdivision. In the developed condition, this area will be piped to Stormwater Pond A. Due to the reduction in flows to these yards, downstream conditions will be improved.



Basin 5

Basin 5 studies the runoff that enters the roadside ditch that parallels Brewer Road. In the proposed condition most of the onsite runoff is diverted away from the ditch. The runoff remaining is primarily the Right of Way of Brewer Road. Because post-developed peak flows are reduced below the existing peak flow rates, no detention was required.

WATER QUALITY CALCULATIONS

Water quality for the development is provided in a combination of (3) Extended Detention Ponds w/ Micropools. In addition to the Ponds providing water quality, it is anticipated that a large percentage of the houses' downspouts will discharge onto the grass to provide additional removal of sediments prior to entering the drainage systems.

TYPICAL LOT

Impervious surface area for a typical lot was computed as follows:

Lot Area = 9000 sft

Impervious surface = 3400 sft / lot = 37.7% impervious
- House = 50x50 = 2500 sft
- Deck or patio = 20x20 = 400 sft
- Driveway = 20x16 = 320 sft
- Misc = 180 sft

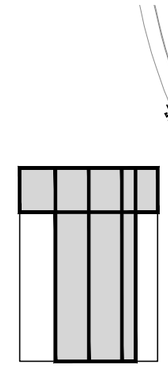
TYPICAL R/W

Impervious surface area for a typical R/W was computed as follows:

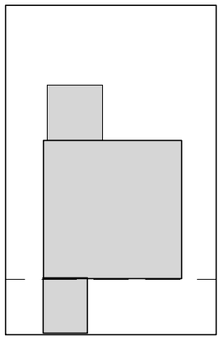
Section = 3500 sft = 50' x 70' (frontage)

Impervious surface = 2,366 sft/70 lf = 67.6% impervious

- Paving = 70' x 24' = 1680 sft
- Sidewalk = 5' x 70' = 350 sft
- Driveway = 21' x 16' = 336 sft



R/W
AREA=3500
IMP=2366
PERV=1134
68%IMP



LOT
AREA=9,000
IMP=3,400
PERV=5,600
38%IMP

IMPERVIOUS

BASIN 2 BYPASS
AREA = 2.13 AC
(PERVIOUS)

STORMWATER POND A
AREA = 24.81 ac
IMP = 9.5 ac
PERV = 15.31 ac
WQV req = 42,647cft
MICROPOOL EL = 1001.75

STORMWATER POND B
AREA = 14.15 AC
IMPERV = 6.25 AC
PERV = 7.9 AC
WQVreq = 27,584cft
MICROPOOL EL = 995.06

NATURAL
CONSERVATION ESMT
AREA = .60 AC

100 YR
FLOODPLAIN
EL=992.0

BASIN 2A-DEV
AREA = .26 AC
PERVIOUS

TO POND C ONSITE
AREA = 12.7 AC
IMPER=5.18
PERV=7.52 AC
WQ REQ = 23,074 CFT
MICROPOOL EL = 1021.5

DESIGN INFORMATION
ASBUILT AT LATER
DATE

SP3-BYPASS
AREA = 10.9 AC
IMP=.9 AC
PERV = 10 AC

NATURAL
CONSERVATION ESMT
AREA = 2.43 AC

NATURAL
CONSERVATION ESMT
AREA = .17 AC

DOWNSPOUT
DISCONNECT

NAT. CONSERV
ESMNT

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

Hayes | James
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FAX: (770) 923-4202

CABALLERO HOLDINGS
3840 WINDERMERE PKWY
SUITE 402
CUMMING, GA 30041

No.	Description	By	App.	Date
0	SUBMITTAL TO CITY	RH	MB	3/17/22

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FOR REVIEW ONLY
NOT TO BE RELEASED FOR CONSTRUCTION

Project Title
NORTHWOODS 3

Project Location	
Address	#
City, State Zip	VILLA RICA, GA
Land Lot	205 & 206
District-Section	2ND, 5TH SECTION
County	DOUGLAS
Project No.	21-069
Drawn By:	####
Checked By:	####
Initial Issue Date:	##########

Sheet Title
WATER QUALITY MAP

Sheet Number
H-03

i:\projects\2021\21069std - mirror lake - northwoods ph 3\dwg\production\21069hydr--updated.dwg
3/10/2022 2:16 PM normal.ctb
ruth e. hansen, pe

Georgia Stormwater Management Manual
Stormwater Quality Site Development Review Tool
Version 2.2

General Information

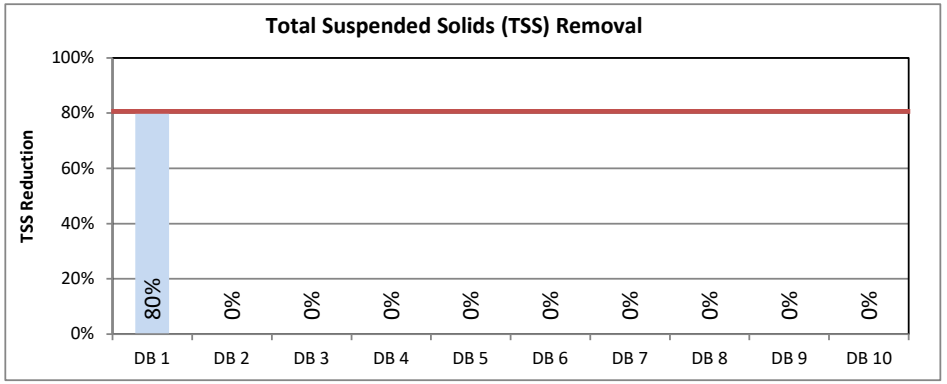
Name of Developer:	CABALLERO HOLDINGS	**Date Submitted:**	
Development Name:	NORTHWOODS III	**Permit Number:**	
Site Location / Address:	BREWER ROAD	**Developer Contact:**	
		Phone Number:	
		Name of Engineer(s):	HAYES/JAMES
Development Type:	Medium Density Residential	**Maintenance Responsibility:**	HOMEOWNER

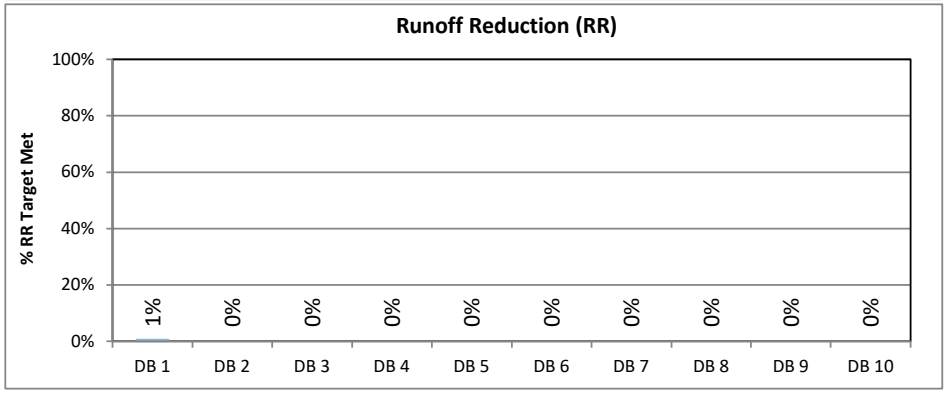
Site Summary

Total Pre-Development Area (ac):	**65.45**
Total Post-Development Area (ac):	**65.45**
Total Treated Area (ac):	**52.37**
Total Untreated Area (ac):	**13.08**

		I (ac)	P (ac)	CA (ac)
Drainage Basin 1	**DB 1**	21.83	40.42	3.20
Drainage Basin 2	**DB 2**	0.00	0.00	0.00
Drainage Basin 3	**DB 3**	0.00	0.00	0.00
Drainage Basin 4	**DB 4**	0.00	0.00	0.00
Drainage Basin 5	**DB 5**	0.00	0.00	0.00
Drainage Basin 6	**DB 6**	0.00	0.00	0.00
Drainage Basin 7	**DB 7**	0.00	0.00	0.00
Drainage Basin 8	**DB 8**	0.00	0.00	0.00
Drainage Basin 9	**DB 9**	0.00	0.00	0.00
Drainage Basin 10	**DB 10**	0.00	0.00	0.00
	TOTAL	**21.83**	**40.42**	**3.20**

I = Impervious Area, P = Pervious Area, CA = Conservation Area





Target Runoff Reduction Volume Achieved?	**No**
Target TSS Removal Achieved?	**Yes**
Total Target Runoff Reduction Volume (cf)	79,130
Runoff Reduction Volume Achieved (cf)	505
Total Target Water Quality Volume (cf)	94,956
% TSS Removal Achieved	80%

Official Use Only

Tracking #:		**Conditions of Approval:**	
Reviewed By:			
Date Approved:			

A RECORDED CONSERVATION EASEMENT OR SIMILAR FORM OF PROTECTION IS REQUIRED FOR THIS PROJECT

Georgia Stormwater Management Manual
Stormwater Quality Site Development Review Tool, v2.2

Development Name: NORTHWOODS III
Drainage Basin Name:

data input cells
calculation cells
constant values

Site Data

Indicate Pre-Development Land Cover and Runoff Curve Numbers in the Site's Disturbed Area

Cover Type	HSG* A (acres)	CN	HSG B (acres)	CN	HSG C (acres)	CN	HSG D (acres)	CN	Total	% Cover
Woods - Good Condition		30	65.45	55		70		77	65.45	100%
Select a land cover type…		0		0		0		0	0.00	0%
Select a land cover type…		0		0		0		0	0.00	0%
Select a land cover type…		0		0		0		0	0.00	0%
Select a land cover type…		0		0		0		0	0.00	0%
Local Jurisdiction Input									0.00	0%
Other									0.00	0%
Total	0.00		65.45		0.00		0.00		65.45	100%

*HSG = hydrologic soil group

Impervious (ac)	0.00
Weighted CN	55
Potential Max Soil Retention, S_{pre} (in)	8.18

Indicate Post-Development Land Cover and Runoff Curve Numbers in the Site's Disturbed Area

Cover Type	HSG A (acres)	CN	HSG B (acres)	CN	HSG C (acres)	CN	HSG D (acres)	CN	Total	% Cover
Impervious		98	20.93	98		98		98	20.93	32%
Impervious		98	0.90	98		98		98	0.90	1%
Open space - Good condition (grass cover > 75%)		39	30.73	61		74		80	30.73	47%
Open space - Good condition (grass cover > 75%)		39	12.89	61		74		80	12.89	20%
Select a land cover type…		0		0		0		0	0.00	0%
Local Jurisdiction Input									0.00	0%
Other									0.00	0%
Total	0.00		65.45		0.00		0.00		65.45	100%

Impervious (ac)	21.83
Rv	0.35
Weighted CN	73
Potential Max Soil Retention, S_{post} (in)	3.63

Conservation Area Credits

Scenario 1: Natural Conservation Area **See the GSMM Volume 2, Section 2.3.3.3 for more information.*

☑ Check the box if a portion of the post-developed area is protected by a conservation easement or equivalent form of protection.

3.2 Area (ac) of development protected by a conservation easement or equivalent form of protection.

Note: The green cell will unlock if the Scenario 1 box above is checked

Scenario 2: Site Reforestation/Revegetation **See the GSMM Volume 2, Section 4.22 for more information.*

☐ Check the box if a portion of the post-developed area employs site reforestation/revegetation and is protected by a conservation easement or equivalent form of protection.

Area (ac) of development reforested/revegetated and protected by a conservation easement or equivalent form of protection.

Note: The green cell will unlock if the Scenario 2 box above is checked

Total Conservation Area Credit (acres) **3.20**

Scenario 3: Soil Restoration **See the GSMM Volume 2, Section 4.23 for more information.*

☐ Check the box if a portion of the post-developed area employs soil restoration and is protected by a conservation easement or equivalent form of protection.

Area (ac) of development with restored soils and protected by a conservation easement or equivalent form of protection.

Note: The green cell will unlock if the Scenario 3 box above is checked

Scenario 4: Site Reforestation/Revegetation & Soil Restoration **See the GSMM Volume 2, Section 4.22 and 4.23 for more information.*

☐ Check the box if the same portion of the post-developed area employs site reforestation/revegetation and soil restoration, and is protected by a conservation easement or equivalent form of protection.

Area (ac) with restored soils in a reforested & revegetated area and protected by a conservation easement or equivalent form of protection.

Note: The green cell will unlock if the Scenario 4 box above is checked

Georgia Stormwater Management Manual
Stormwater Quality Site Development Review Tool, v2.2

Development Name: NORTHWOODS III
Drainage Basin Name:

data input cells
calculation cells
constant values

Water Quality Goals

Target Runoff Reduction Storm (in)	1.00
Total Site Area for Water Quality Volume (acres)	62.25
Target Runoff Reduction Volume (cf)	79,130
Target Water Quality Volume (cf)	94,956

Select BMPs for Runoff Reduction and Water Quality

		Area Draining to Each BMP			Storage Volume Provided by BMP (cf)	RR Conveyance Volume Provided by BMP (cf)	Down-stream BMP	Runoff Reduction Calculations						WQ Calculations	
		On-site Pervious Area (acres)	On-site Impervious Area (acres)	Offsite Area (acres)				RR Volume from Direct Drainage (cf)	RR Volume from Upstream Practices (cf)	Total RR Volume Received by BMP (cf)	Runoff Reduction %	RR Achieved (cf)	Remaining RR Volume (cf)	WQ$_v$ from Direct Drainage (cf)	Effective TSS Removal %
BMP 1	Stormwater Pond	15.31	9.50					35,540	0	35,540	0%	0	35,540	42,647	80%
BMP 2	Stormwater Pond	7.90	6.25					22,987	0	22,987	0%	0	22,987	27,584	80%
BMP 3	Stormwater Pond	7.52	5.18					19,228	0	19,228	0%	0	19,228	23,074	80%
BMP 4	Stormwater Pond							0	0	0	0%	0	0	0	80%
BMP 5	Downspout Disconnect (A & B hydrologic soils)	0.44	0.27			1,011		1,011	0	1,011	50%	505	505	1,213	80%
BMP 6	Select a BMP…							0	0	0	N/A	0	0	0	N/A
BMP 7	Select a BMP…							0	0	0	N/A	0	0	0	N/A
BMP 8	Select a BMP…							0	0	0	N/A	0	0	0	N/A
BMP 9	Select a BMP…							0	0	0	N/A	0	0	0	N/A
BMP 10	Select a BMP…							0	0	0	N/A	0	0	0	N/A
	TOTAL	31.17	21.20	0.00				78,766				505		94,519	
	UNTREATED AREA (acres)	12.45	0.63												

Target Runoff Reduction Volume (cf)	79,130
Target Achieved?	No
Remaining Runoff Reduction Volume (cf)	78,625

Target Water Quality Volume (cf)	94,956
% TSS Removal Achieved	80%
Target Achieved?	Yes!
Remaining TSS Removal %	0%

STORMWATER POND A ASBUILT

Blue Book PDF page 738

				CN
Onsite	Impervious	9.5	AC	98
	Pervious	15.31	AC	61
Offsite	Impervious	0	AC	98
	Pervious	0	AC	61
	total onsite	24.81		

Pond Storage	
Elevation	Total Storage (cft)
1000	10303
1001	17080
1002	27570
1003	42204
1004	60015
1005	80321
1006	102968
1007	127897
1008	155064
1010	216783

micropool

Water Quality

I	38.3	%
Rv	0.3946	
WQv	42,647	cft

Wet Pool

Assume:	25	%				
Assumed Micropool volume	10,662	cft	3448.5	cft	Minimum volume	
Elevation Up:	1001				.1" x imperv acre	
Elevation Down:	1000					
Storage Up:	17,080	cft				
Storage Down:	10,303	cft				
Calculated Ele.:	1,000.05	ft				
Chosen Ele.:	1001.72	ft	for Micropool			
Total Micropool Storage:	24,633	cft				

WQ Dry Portion

WQv:	31,985	cft	REQUIRED WQV DRY
WQv in Pond:	56,618	cft	Micropool volume+dry storage
Elevation Up:	1004		
Elevation Down:	1003		
Storage Up:	60,015	cft	
Storage Down:	42,204	cft	
Calculated Ele.:	1,003.81	ft	
Chosen Ele.:	1004.47	ft	IE CPorif
Total Storage:	69,559	cft	
Q Avg.:	0.37	cfs	WQv/(24*3600)
Avg. Head:	1.38	ft	(Chosen Ele. for dry - Chosen Ele. for wet) / 2
A:	0.066	sft	Q=CA(2gh)^0.5
Diameter:	0.29	ft	
	3.5	in	
Chosen Diameter:	3.5	in	

Channel Protection

CN	75			
Ia	0.667			
P	3.36	in	(1-yr storm rainfall)	
S	3.33			
Q	1.20	in		
Ia/P	0.20			
Tc	0.14	hours		
qu	900	csm/in	(from figure 3.1.5-6, pdf page 323)	
qo/qi	0.025		(from figure 3.3.5-1, pdf page 354)	
Vs/Vr	0.647		(equation 3.3.9, pdf pg 354)	Vs/Vr = .682 - 1.43(q0/qi) + 1.64 (q0/qi)^2-.804(q0/qi)^3
Vs = CPv	69,951	cft		Vs = Required storage (Ac ft)
Q Avg.	0.81	cfs	Vr= 108,072.36	Vr = runoff volume
CPv req in Pond:	94,584	cft	Micropool stor + dry storage	
Elevation Up:	1006			
Elevation Down:	1005			
Storage Up:	102,968	cft		
Storage Down:	80,321	cft		
Calculated Ele.:	1,005.63	ft		
Chosen Ele.:	1006.31	ft	2-25 year weir elevation	
Total Storage:	110,696	cft	at 2-25 weir elevtaion	
H Avg. through WQ	3.52	ft	from 2-25yr weir to ie WQ orif	
Q Avg. through WQ	0.60	cfs		
Q Avg. through CP	0.21	cfs		
H Avg. through CP	0.92	ft		
A:	0.045	sft	required area	
Calculated Diameter:	0.24	ft	max diameter	
	2.9	in	max diameter	
Chosen Diameter:	2.5	in		

STORMWATER POND B ASBUILT

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				CN
Onsite	Impervious	6.25	AC	98
	Pervious	7.9	AC	61
Offsite	Impervious	0	AC	98
	Pervious	0	AC	61
	total onsite	14.15		

Pond Storage	
Elevation	Total Storage (cft)
992	2713
993	5400
995	15887
996	28025
997	42987
998	60091
999	79109
1001	122623
1002	147289

micropool

Water Quality

I	44.2	%
Rv	0.4475	
WQv	27,584	cft

Wet Pool

Assume:	25	%			
Assumed Micropool volume	6,896	cft	2268.75	cft	Minimum volume
Elevation Up:	995				.1" x imperv acre
Elevation Down:	993				
Storage Up:	15,887	cft			
Storage Down:	5,400	cft			
Calculated Ele.:	993.29	ft			
Chosen Ele.:	995.06	ft	for Micropool		
Total Storage:	16,615	cft			

WQ Dry Portion

WQv:	20,688	cft	REQUIRED WQV DRY
WQv in Pond:	37,303	cft	Micropool volume+dry storage
Elevation Up:	997		
Elevation Down:	996		
Storage Up:	42,987	cft	
Storage Down:	28,025	cft	
Calculated Ele.:	996.62	ft	
Chosen Ele.:	997.25	ft	IE CPorif
Total Storage:	47,263	cft	
Q Avg.:	0.24	cfs	WQv/(24*3600)
Avg. Head:	1.10	ft	(Chosen Ele. for dry - Chosen Ele. for wet) / 2
A:	0.048	sft	Q=CA(2gh)^0.5
Diameter:	0.25	ft	
	3.0	in	
Chosen WQ Dia:	3	in	
Chosen WQ Elev:	995.06		

Channel Protection

CN	77			
Ia	0.597			
P	3.36	in	(1-yr storm rainfall)	
S	2.99			
Q	1.33	in		
Ia/P	0.18			
Tc	0.14	hours		
qu	900	csm/in	(from figure 3.1.5-6, pdf page 323)	
qo/qi	0.025		(from figure 3.3.5-1, pdf page 354)	
Vs/Vr	0.647		(equation 3.3.9, pdf pg 354)	Vs/Vr = .682 - 1.43(q0/qi) + 1.64 (q0/qi)^2-.804(q0/qi)^3
Vs = CPv	44,218	cft		Vs = Required storage (Ac ft)
Q Avg.	0.51	cfs	Vr= 68,314.79	Vr = runoff volume
CPv req in Pond:	60,833	cft	Micropool stor + dry storage	
Elevation Up:	999			
Elevation Down:	998			
Storage Up:	79,109	cft		
Storage Down:	60,091	cft		
Calculated CP Ele.:	998.04	ft		
Chosen Weir Ele.:	998.41	ft	2-25 year weir elevation	
Total Storage:	67,888	cft	at 2-25 weir elevtaion	
H Avg. through WQ	2.65	ft	from 2-25yr weir to ie WQ orif	
Q Avg. through WQ	0.38	cfs		
Q Avg. through CP	0.13	cfs		
H Avg. through CP	0.58	ft		
A:	0.035	sft	required area	
Calculated Diameter:	0.21	ft	max diameter	
	2.5	in	max diameter	
Chosen CP Diameter:	2.5	in		
Chosen CP elev	997.25			

STORMWATER POND C

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				CN
Onsite	Impervious	5.18	AC	98
	Pervious	7.52	AC	61
Offsite	Impervious	0.3	AC	98
	Pervious	0.17	AC	61
	total onsite	12.7		

Pond Storage	
Elevation	Total Storage (cft)
1018	0
1021	5331
1022	10882
1024	33317
1026	61854
1027	79715
1027.6	90432
1028	97576
1029	119540
1030	141505
1031	166872

micropool

DESIGN DATA

Water Quality

I	40.8	%
Rv	0.4171	
WQv	23,074	cft

Wet Pool

Assume:	25	%	
Assumed Micropool volume	5,768	cft	1880.34 cft Minimum volume
Elevation Up:	1022		.1" x imperv acre
Elevation Down:	1021		
Storage Up:	10,882	cft	
Storage Down:	5,331	cft	
Calculated Ele.:	1,021.08	ft	
Chosen Ele.:	1021.5	ft	for Micropool
Total Storage:	8,107	cft	

WQ Dry Portion

WQv:	17,306	cft	REQUIRED WQV DRY
WQv in Pond:	25,413	cft	Micropool volume+dry storage
Elevation Up:	1024		
Elevation Down:	1022		
Storage Up:	33,317	cft	
Storage Down:	10,882	cft	
Calculated Ele.:	1,023.30	ft	
Chosen Ele.:	1023.5	ft	IE CPorif
Total Storage:	27,708	cft	
Q Avg.:	0.20	cfs	WQv/(24*3600)
Avg. Head:	1.00	ft	(Chosen Ele. for dry - Chosen Ele. for wet) / 2
A:	0.042	sft	Q=CA(2gh)^0.5
Diameter:	0.23	ft	
	2.8	in	
Chosen Dia WQ:	2.75	in	

BASIN 3 IS NOT INCLUDED IN THIS ASBUILT REPORT

Channel Protection

CN	76			
Ia	0.632			
P	3.48	in	(1-yr storm rainfall)	
S	3.16			
Q	1.35	in		
Ia/P	0.18			
Tc	0.155	hours		
qu	900	csm/in	(from figure 3.1.5-6, pdf page 323)	
qo/qi	0.025		(from figure 3.3.5-1, pdf page 354)	
Vs/Vr	0.647		(equation 3.3.9, pdf pg 354)	Vs/Vr = .68
Vs = CPv	41,774	cft		Vs = Requir
Q Avg.	0.48	cfs	Vr= 64,539.59	Vr = runoff
CPv req in Pond:	49,881	cft	Micropool stor + dry storage	
Elevation Up:	1026			
Elevation Down:	1024			
Storage Up:	61,854	cft		
Storage Down:	33,317	cft		
Calculated Ele.:	1,025.16	ft		
Chosen Ele.:	1025.25	ft	2-25 year weir elevation	
Total Storage:	51,153	cft	at 2-25 weir elevtaion	
H Avg. through WQ	2.76	ft	from 2-25yr weir to ie WQ orif	
Q Avg. through WQ	0.33	cfs		
Q Avg. through CP	0.15	cfs		
H Avg. through CP	0.875	ft		
A:	0.034	sft	required area	
Calculated Diameter:	0.21	ft	max diameter	
	2.5	in	max diameter	
Chosen Dia CP:	2.5	in		

Tc Equations used...

SCS TR-55 Sheet Flow ==========

Tc = (.007 * ((n * Lf)**0.8)) / ((P**.5) * (Sf**.4))

Where: Tc = Time of concentration, hrs
n = Mannings n
Lf = Flow length, ft
P = 2yr, 24hr Rain depth, inches
Sf = Slope, ft/ft

SCS TR-55 Shallow Concentrated Flow ==========

Unpaved surface:
V = 16.1345 * (Sf**0.5)

Paved surface:
V = 20.3282 * (Sf**0.5)

Tc = (Lf / V) / (3600sec/hr)

Where: V = Velocity, ft/sec
Sf = Slope, ft/ft
Tc = Time of concentration, hrs
Lf = Flow length, ft

User Defined Length & Velocity ==========

Tc = (Lf / V) / (3600sec/hr)

Where: Tc = Time of concentration, hrs
Lf = Flow length, ft
V = Velocity, ft/sec

SCS Channel Flow ==========

R = Aq / Wp
V = (1.49 * (R**(2/3)) * (Sf**-0.5)) / n
Tc = (Lf / V) / (3600sec/hr)

Where: R = Hydraulic radius
Aq = Flow area, sq.ft.
Wp = Wetted perimeter, ft
V = Velocity, ft/sec
Sf = Slope, ft/ft
n = Mannings n
Tc = Time of concentration, hrs
Lf = Flow length, ft

24-hour rainfall depths for Villa Rica

frequency	Depth, inch
1	3.48”
2	3.98”
5	4.80”
10	5.49”
25	6.45”
50	7.19”
100	7.95”

POINT PRECIPITATION FREQUENCY (PF) ESTIMATES

WITH 90% CONFIDENCE INTERVALS AND SUPPLEMENTARY INFORMATION
NOAA Atlas 14, Volume 9, Version 2

PF tabular | PF graphical | Supplementary information | Print page

PDS-based precipitation frequency estimates with 90% confidence intervals (in inches)[1]

Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	0.396 (0.319-0.494)	0.454 (0.365-0.566)	0.554 (0.445-0.692)	0.643 (0.514-0.805)	0.773 (0.604-0.998)	0.880 (0.672-1.14)	0.993 (0.735-1.31)	1.11 (0.795-1.50)	1.28 (0.883-1.75)	1.41 (0.950-1.95)
10-min	0.580 (0.468-0.723)	0.665 (0.535-0.829)	0.812 (0.652-1.01)	0.942 (0.752-1.18)	1.13 (0.884-1.46)	1.29 (0.984-1.67)	1.45 (1.08-1.92)	1.63 (1.16-2.19)	1.87 (1.29-2.56)	2.07 (1.39-2.85)
15-min	0.708 (0.570-0.881)	0.811 (0.653-1.01)	0.990 (0.795-1.24)	1.15 (0.917-1.44)	1.38 (1.08-1.78)	1.57 (1.20-2.04)	1.77 (1.31-2.34)	1.99 (1.42-2.67)	2.29 (1.58-3.13)	2.52 (1.70-3.47)
30-min	1.04 (0.835-1.29)	1.19 (0.958-1.48)	1.46 (1.17-1.82)	1.69 (1.35-2.12)	2.03 (1.58-2.62)	2.31 (1.76-2.99)	2.60 (1.92-3.42)	2.90 (2.07-3.90)	3.33 (2.30-4.55)	3.67 (2.47-5.05)
60-min	1.36 (1.10-1.70)	1.57 (1.26-1.95)	1.92 (1.54-2.39)	2.23 (1.78-2.79)	2.68 (2.09-3.46)	3.06 (2.33-3.97)	3.45 (2.55-4.55)	3.87 (2.76-5.20)	4.45 (3.07-6.09)	4.91 (3.30-6.76)
2-hr	1.69 (1.38-2.08)	1.94 (1.58-2.39)	2.38 (1.93-2.94)	2.77 (2.23-3.43)	3.34 (2.64-4.26)	3.81 (2.94-4.89)	4.30 (3.23-5.62)	4.83 (3.50-6.42)	5.57 (3.90-7.54)	6.16 (4.20-8.38)
3-hr	1.91 (1.57-2.33)	2.19 (1.79-2.68)	2.67 (2.18-3.28)	3.11 (2.53-3.82)	3.75 (2.99-4.75)	4.28 (3.33-5.46)	4.84 (3.66-6.28)	5.43 (3.97-7.18)	6.27 (4.43-8.43)	6.94 (4.78-9.39)
6-hr	2.35 (1.95-2.85)	2.69 (2.23-3.25)	3.26 (2.69-3.95)	3.77 (3.10-4.58)	4.51 (3.64-5.65)	5.13 (4.04-6.47)	5.77 (4.43-7.40)	6.46 (4.79-8.43)	7.42 (5.32-9.86)	8.19 (5.73-10.9)
12-hr	2.91 (2.44-3.48)	3.31 (2.77-3.95)	3.98 (3.33-4.76)	4.56 (3.80-5.48)	5.40 (4.39-6.65)	6.07 (4.84-7.54)	6.77 (5.25-8.55)	7.50 (5.63-9.65)	8.51 (6.19-11.1)	9.30 (6.61-12.3)
24-hr	3.48 (2.96-4.11)	3.98 (3.37-4.70)	4.80 (4.06-5.68)	5.49 (4.62-6.51)	6.45 (5.29-7.81)	7.19 (5.80-8.80)	7.95 (6.24-9.88)	8.72 (6.63-11.0)	9.75 (7.19-12.6)	10.5 (7.61-13.8)
2-day	4.02 (3.45-4.69)	4.63 (3.97-5.40)	5.62 (4.81-6.57)	6.43 (5.48-7.54)	7.55 (6.27-9.03)	8.41 (6.86-10.2)	9.27 (7.37-11.4)	10.1 (7.81-12.7)	11.3 (8.44-14.4)	12.1 (8.91-15.6)
3-day	4.40 (3.80-5.10)	5.01 (4.33-5.80)	6.01 (5.18-6.98)	6.86 (5.89-7.99)	8.04 (6.74-9.57)	8.97 (7.39-10.8)	9.92 (7.96-12.1)	10.9 (8.48-13.5)	12.2 (9.21-15.4)	13.2 (9.77-16.9)
4-day	4.72 (4.10-5.44)	5.32 (4.62-6.14)	6.34 (5.49-7.32)	7.21 (6.22-8.35)	8.45 (7.14-10.0)	9.45 (7.84-11.3)	10.5 (8.47-12.7)	11.5 (9.05-14.3)	13.0 (9.90-16.4)	14.1 (10.5-18.0)
7-day	5.52 (4.85-6.30)	6.17 (5.42-7.05)	7.30 (6.39-8.35)	8.29 (7.23-9.51)	9.73 (8.33-11.5)	10.9 (9.16-12.9)	12.1 (9.94-14.6)	13.4 (10.7-16.5)	15.2 (11.8-19.1)	16.7 (12.6-21.0)
10-day	6.24 (5.51-7.07)	6.95 (6.13-7.88)	8.18 (7.21-9.30)	9.26 (8.13-10.6)	10.8 (9.34-12.7)	12.1 (10.3-14.3)	13.5 (11.1-16.2)	14.9 (12.0-18.2)	16.9 (13.2-21.0)	18.5 (14.1-23.1)
20-day	8.37 (7.48-9.37)	9.23 (8.25-10.3)	10.7 (9.53-12.0)	12.0 (10.6-13.5)	13.8 (12.0-15.9)	15.2 (13.0-17.7)	16.7 (14.0-19.8)	18.3 (14.9-22.0)	20.5 (16.2-25.1)	22.2 (17.2-27.4)
30-day	10.3 (9.24-11.4)	11.3 (10.2-12.5)	13.0 (11.6-14.4)	14.4 (12.9-16.1)	16.4 (14.3-18.6)	17.9 (15.4-20.6)	19.5 (16.4-22.8)	21.1 (17.3-25.1)	23.2 (18.5-28.2)	24.9 (19.5-30.5)
45-day	12.8 (11.6-14.1)	14.1 (12.8-15.5)	16.1 (14.6-17.8)	17.8 (16.0-19.7)	20.0 (17.6-22.5)	21.6 (18.8-24.6)	23.3 (19.7-26.9)	24.9 (20.5-29.3)	26.9 (21.7-32.3)	28.4 (22.5-34.6)
60-day	15.0 (13.7-16.5)	16.6 (15.1-18.2)	19.0 (17.2-20.8)	20.8 (18.9-23.0)	23.3 (20.6-26.0)	25.1 (21.9-28.3)	26.8 (22.8-30.7)	28.4 (23.5-33.2)	30.3 (24.5-36.1)	31.7 (25.3-38.4)

[1] Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS).

Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values.

Please refer to NOAA Atlas 14 document for more information.

Estimates from the table in CSV format: Precipitation frequency estimates | Submit

Hydrograph Return Period Recap

Hyd. No.	Hydrograph type (origin)	Inflow hyd(s)	Peak Outflow (cfs)								Hydrograph Description
			1-yr	2-yr	3-yr	5-yr	10-yr	25-yr	50-yr	100-yr	
1	SCS Runoff	------	2.332	4.948	-------	12.23	18.91	28.94	37.08	42.74	SP 2-EXISTING
2	SCS Runoff	------	25.00	32.08	-------	46.94	58.49	74.20	86.13	94.12	SP 2 TO POND B
3	Reservoir	2	0.553	1.180	-------	4.847	10.31	20.19	28.43	33.89	ROUTE B
4	SCS Runoff	------	1.311	2.166	-------	4.222	5.966	8.484	10.48	11.86	SP 2-BYPASS
5	Combine	3, 4	1.524	2.420	-------	5.217	11.11	21.37	29.90	35.55	SP 2-DEVELOPED
7	SCS Runoff	------	0.339	0.714	-------	1.704	2.592	3.902	4.960	5.694	SP2A-EXIST
8	SCS Runoff	------	0.204	0.318	-------	0.586	0.809	1.128	1.380	1.552	SP2A-DEVELOPED
10	SCS Runoff	------	6.037	12.82	-------	31.48	48.51	73.91	94.48	108.80	SP3-EXIST
11	SCS Runoff	------	27.99	35.67	-------	51.89	64.52	81.66	94.66	103.36	SP 3 TO POND C
12	Reservoir	11	0.689	1.548	-------	6.441	13.28	25.09	34.41	40.27	ROUTE C
13	SCS Runoff	------	4.612	8.661	-------	18.97	28.00	41.21	51.82	59.16	SP3-BYPASS
14	Combine	12, 13	5.028	9.218	-------	20.53	36.05	60.26	80.32	93.52	SP3-DEV
16	SCS Runoff	------	3.134	6.637	-------	16.42	25.45	39.02	50.02	57.69	SP1-EXIST
18	SCS Runoff	------	39.39	51.22	-------	76.55	96.40	123.57	144.29	158.20	SP 1 TO POND A
19	Reservoir	18	0.829	1.694	-------	7.029	15.41	31.43	44.55	53.30	ROUTE A
20	SCS Runoff	------	0.259	0.404	-------	0.743	1.026	1.431	1.751	1.970	SP-1 BYPASS
21	Combine	19, 20	0.836	1.708	-------	7.087	15.53	31.62	44.79	53.57	SP1-DEV
23	SCS Runoff	------	14.13	18.09	-------	26.39	32.83	41.58	48.26	52.76	TO CORKSCREW POND
24	Combine	16, 23	14.95	20.55	-------	35.34	48.71	68.23	83.75	94.44	EX-TO CORKSCREW POND
25	Reservoir	24	8.382	11.34	-------	19.18	34.94	57.55	69.02	72.69	EX-ROUTE CORKSCREW
27	Combine	21, 23,	14.70	18.87	-------	27.63	34.52	43.86	52.56	61.77	DEV -CORKSCREW INFLOW
28	Reservoir	27	8.149	10.22	-------	14.57	17.66	35.86	49.77	59.15	DEV-ROUTE CORKSCREW
30	SCS Runoff	------	0.537	1.117	-------	2.605	3.931	5.883	7.458	8.550	SP 4-EX
32	SCS Runoff	------	1.567	2.503	-------	4.710	6.559	9.216	11.32	12.76	SP 5-EX
33	SCS Runoff	------	1.584	2.096	-------	3.192	4.058	5.265	6.191	6.815	SP 5-DEV
35	Reservoir	18	0.786	1.820	-------	6.895	15.44	31.84	45.26	54.75	AB-POND A EMERGENCY
36	Reservoir	2	0.547	1.229	-------	4.706	10.25	20.31	28.66	34.23	AB-POND B-EMERGENCY
37	Reservoir	11	0.680	1.590	-------	6.333	13.41	25.65	34.94	40.95	POND C EMERGENCY

Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2025

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	SCS Runoff	2.332	1	727	14,770	------	------	------	SP 2-EXISTING
2	SCS Runoff	25.00	1	722	68,180	------	------	------	SP 2 TO POND B
3	Reservoir	0.553	1	1131	52,823	2	998.15	62,968	ROUTE B
4	SCS Runoff	1.311	1	719	3,470	------	------	------	SP 2-BYPASS
5	Combine	1.524	1	719	56,293	3, 4	------	------	SP 2-DEVELOPED
7	SCS Runoff	0.339	1	722	1,524	------	------	------	SP2A-EXIST
8	SCS Runoff	0.204	1	719	497	------	------	------	SP2A-DEVELOPED
10	SCS Runoff	6.037	1	726	35,273	------	------	------	SP3-EXIST
11	SCS Runoff	27.99	1	720	63,458	------	------	------	SP 3 TO POND C
12	Reservoir	0.689	1	982	57,218	11	1024.97	47,107	ROUTE C
13	SCS Runoff	4.612	1	724	19,995	------	------	------	SP3-BYPASS
14	Combine	5.028	1	724	77,213	12, 13	------	------	SP3-DEV
16	SCS Runoff	3.134	1	728	20,772	------	------	------	SP1-EXIST
18	SCS Runoff	39.39	1	723	108,402	------	------	------	SP 1 TO POND A
19	Reservoir	0.829	1	1171	83,699	18	1005.86	99,825	ROUTE A
20	SCS Runoff	0.259	1	719	631	------	------	------	SP-1 BYPASS
21	Combine	0.836	1	1152	84,330	19, 20	------	------	SP1-DEV
23	SCS Runoff	14.13	1	718	28,405	------	------	------	TO CORKSCREW POND
24	Combine	14.95	1	718	49,178	16, 23	------	------	EX-TO CORKSCREW POND
25	Reservoir	8.382	1	724	49,149	24	998.53	5,289	EX-ROUTE CORKSCREW
27	Combine	14.70	1	718	112,735	21, 23,	------	------	DEV -CORKSCREW INFLOW
28	Reservoir	8.149	1	723	112,682	27	998.48	5,061	DEV-ROUTE CORKSCREW
30	SCS Runoff	0.537	1	721	2,123	------	------	------	SP 4-EX
32	SCS Runoff	1.567	1	722	4,948	------	------	------	SP 5-EX
33	SCS Runoff	1.584	1	719	3,392	------	------	------	SP 5-DEV
35	Reservoir	0.786	1	1190	22,366	18	1006.53	116,109	AB-POND A EMERGENCY
36	Reservoir	0.547	1	1136	16,359	2	998.60	71,482	AB-POND B-EMERGENCY
37	Reservoir	0.680	1	990	20,232	11	1025.46	46,921	POND C EMERGENCY

Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2025

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	SCS Runoff	4.948	1	726	23,026	------	------	------	SP 2-EXISTING
2	SCS Runoff	32.08	1	722	86,694	------	------	------	SP 2 TO POND B
3	Reservoir	1.180	1	912	68,542	2	998.60	71,537	ROUTE B
4	SCS Runoff	2.166	1	719	5,093	------	------	------	SP 2-BYPASS
5	Combine	2.420	1	719	73,635	3, 4	------	------	SP 2-DEVELOPED
7	SCS Runoff	0.714	1	722	2,376	------	------	------	SP2A-EXIST
8	SCS Runoff	0.318	1	718	713	------	------	------	SP2A-DEVELOPED
10	SCS Runoff	12.82	1	725	54,988	------	------	------	SP3-EXIST
11	SCS Runoff	35.67	1	720	80,690	------	------	------	SP 3 TO POND C
12	Reservoir	1.548	1	829	72,986	11	1025.48	54,427	ROUTE C
13	SCS Runoff	8.661	1	723	30,162	------	------	------	SP3-BYPASS
14	Combine	9.218	1	723	103,149	12, 13	------	------	SP3-DEV
16	SCS Runoff	6.637	1	727	32,383	------	------	------	SP1-EXIST
18	SCS Runoff	51.22	1	722	139,382	------	------	------	SP 1 TO POND A
19	Reservoir	1.694	1	949	108,400	18	1006.52	116,038	ROUTE A
20	SCS Runoff	0.404	1	718	905	------	------	------	SP-1 BYPASS
21	Combine	1.708	1	949	109,305	19, 20	------	------	SP1-DEV
23	SCS Runoff	18.09	1	718	36,318	------	------	------	TO CORKSCREW POND
24	Combine	20.55	1	718	68,701	16, 23	------	------	EX-TO CORKSCREW POND
25	Reservoir	11.34	1	725	68,672	24	999.21	8,176	EX-ROUTE CORKSCREW
27	Combine	18.87	1	718	145,623	21, 23,	------	------	DEV -CORKSCREW INFLOW
28	Reservoir	10.22	1	723	145,568	27	998.96	7,024	DEV-ROUTE CORKSCREW
30	SCS Runoff	1.117	1	720	3,309	------	------	------	SP 4-EX
32	SCS Runoff	2.503	1	721	7,092	------	------	------	SP 5-EX
33	SCS Runoff	2.096	1	719	4,440	------	------	------	SP 5-DEV
35	Reservoir	1.820	1	932	53,346	18	1006.69	120,254	AB-POND A EMERGENCY
36	Reservoir	1.229	1	901	34,872	2	998.73	74,024	AB-POND B-EMERGENCY
37	Reservoir	1.590	1	825	37,463	11	1025.63	49,382	POND C EMERGENCY

Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2025

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	SCS Runoff	12.23	1	725	43,445	------	------	------	SP 2-EXISTING
2	SCS Runoff	46.94	1	722	126,181	------	------	------	SP 2 TO POND B
3	Reservoir	4.847	1	760	107,335	2	999.14	82,017	ROUTE B
4	SCS Runoff	4.222	1	718	8,951	------	------	------	SP 2-BYPASS
5	Combine	5.217	1	758	116,286	3, 4	------	------	SP 2-DEVELOPED
7	SCS Runoff	1.704	1	720	4,483	------	------	------	SP2A-EXIST
8	SCS Runoff	0.586	1	718	1,217	------	------	------	SP2A-DEVELOPED
10	SCS Runoff	31.48	1	724	103,749	------	------	------	SP3-EXIST
11	SCS Runoff	51.89	1	719	117,442	------	------	------	SP 3 TO POND C
12	Reservoir	6.441	1	744	108,885	11	1026.14	64,307	ROUTE C
13	SCS Runoff	18.97	1	722	54,799	------	------	------	SP3-BYPASS
14	Combine	20.53	1	725	163,685	12, 13	------	------	SP3-DEV
16	SCS Runoff	16.42	1	726	61,099	------	------	------	SP1-EXIST
18	SCS Runoff	76.55	1	722	206,067	------	------	------	SP 1 TO POND A
19	Reservoir	7.029	1	767	174,019	18	1007.16	132,285	ROUTE A
20	SCS Runoff	0.743	1	718	1,545	------	------	------	SP-1 BYPASS
21	Combine	7.087	1	767	175,564	19, 20	------	------	SP1-DEV
23	SCS Runoff	26.39	1	718	53,270	------	------	------	TO CORKSCREW POND
24	Combine	35.34	1	719	114,368	16, 23	------	------	EX-TO CORKSCREW POND
25	Reservoir	19.18	1	729	114,339	24	1000.77	16,721	EX-ROUTE CORKSCREW
27	Combine	27.63	1	718	228,833	21, 23,	------	------	DEV -CORKSCREW INFLOW
28	Reservoir	14.57	1	723	228,778	27	999.89	11,380	DEV-ROUTE CORKSCREW
30	SCS Runoff	2.605	1	719	6,244	------	------	------	SP 4-EX
32	SCS Runoff	4.710	1	721	12,107	------	------	------	SP 5-EX
33	SCS Runoff	3.192	1	719	6,731	------	------	------	SP 5-DEV
35	Reservoir	6.895	1	769	120,031	18	1007.24	134,463	AB-POND A EMERGENCY
36	Reservoir	4.706	1	761	74,359	2	999.20	83,341	AB-POND B-EMERGENCY
37	Reservoir	6.333	1	744	74,216	11	1026.22	58,497	POND C EMERGENCY

Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2025

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	SCS Runoff	18.91	1	724	61,566	------	------	------	SP 2-EXISTING
2	SCS Runoff	58.49	1	722	157,361	------	------	------	SP 2 TO POND B
3	Reservoir	10.31	1	740	138,206	2	999.68	93,307	ROUTE B
4	SCS Runoff	5.966	1	718	12,276	------	------	------	SP 2-BYPASS
5	Combine	11.11	1	740	150,483	3, 4	------	------	SP 2-DEVELOPED
7	SCS Runoff	2.592	1	720	6,353	------	------	------	SP2A-EXIST
8	SCS Runoff	0.809	1	718	1,646	------	------	------	SP2A-DEVELOPED
10	SCS Runoff	48.51	1	723	147,023	------	------	------	SP3-EXIST
11	SCS Runoff	64.52	1	719	146,462	------	------	------	SP 3 TO POND C
12	Reservoir	13.28	1	731	137,595	11	1026.76	75,428	ROUTE C
13	SCS Runoff	28.00	1	722	76,326	------	------	------	SP3-BYPASS
14	Combine	36.05	1	724	213,921	12, 13	------	------	SP3-DEV
16	SCS Runoff	25.45	1	725	86,583	------	------	------	SP1-EXIST
18	SCS Runoff	96.40	1	722	259,123	------	------	------	SP 1 TO POND A
19	Reservoir	15.41	1	744	226,630	18	1007.83	150,478	ROUTE A
20	SCS Runoff	1.026	1	718	2,090	------	------	------	SP-1 BYPASS
21	Combine	15.53	1	743	228,719	19, 20	------	------	SP1-DEV
23	SCS Runoff	32.83	1	718	66,706	------	------	------	TO CORKSCREW POND
24	Combine	48.71	1	719	153,289	16, 23	------	------	EX-TO CORKSCREW POND
25	Reservoir	34.94	1	725	153,260	24	1001.35	21,511	EX-ROUTE CORKSCREW
27	Combine	34.52	1	718	295,425	21, 23,	------	------	DEV -CORKSCREW INFLOW
28	Reservoir	17.66	1	723	295,369	27	1000.49	14,957	DEV-ROUTE CORKSCREW
30	SCS Runoff	3.931	1	719	8,849	------	------	------	SP 4-EX
32	SCS Runoff	6.559	1	721	16,375	------	------	------	SP 5-EX
33	SCS Runoff	4.058	1	719	8,576	------	------	------	SP 5-DEV
35	Reservoir	15.44	1	744	173,088	18	1007.91	152,502	AB-POND A EMERGENCY
36	Reservoir	10.25	1	741	105,539	2	999.74	94,569	AB-POND B-EMERGENCY
37	Reservoir	13.41	1	731	103,236	11	1026.84	69,710	POND C EMERGENCY

Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2025

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	SCS Runoff	28.94	1	724	88,707	------	------	------	SP 2-EXISTING
2	SCS Runoff	74.20	1	722	200,400	------	------	------	SP 2 TO POND B
3	Reservoir	20.19	1	736	180,991	2	1000.45	110,062	ROUTE B
4	SCS Runoff	8.484	1	718	17,160	------	------	------	SP 2-BYPASS
5	Combine	21.37	1	736	198,150	3, 4	------	------	SP 2-DEVELOPED
7	SCS Runoff	3.902	1	720	9,153	------	------	------	SP2A-EXIST
8	SCS Runoff	1.128	1	718	2,271	------	------	------	SP2A-DEVELOPED
10	SCS Runoff	73.91	1	723	211,837	------	------	------	SP3-EXIST
11	SCS Runoff	81.66	1	719	186,520	------	------	------	SP 3 TO POND C
12	Reservoir	25.09	1	729	177,388	11	1027.61	90,581	ROUTE C
13	SCS Runoff	41.21	1	722	108,240	------	------	------	SP3-BYPASS
14	Combine	60.26	1	724	285,627	12, 13	------	------	SP3-DEV
16	SCS Runoff	39.02	1	725	124,753	------	------	------	SP1-EXIST
18	SCS Runoff	123.57	1	722	332,752	------	------	------	SP 1 TO POND A
19	Reservoir	31.43	1	737	299,822	18	1008.82	179,097	ROUTE A
20	SCS Runoff	1.431	1	718	2,882	------	------	------	SP-1 BYPASS
21	Combine	31.62	1	737	302,705	19, 20	------	------	SP1-DEV
23	SCS Runoff	41.58	1	718	85,301	------	------	------	TO CORKSCREW POND
24	Combine	68.23	1	719	210,053	16, 23	------	------	EX-TO CORKSCREW POND
25	Reservoir	57.55	1	723	210,025	24	1001.80	25,951	EX-ROUTE CORKSCREW
27	Combine	43.86	1	718	388,005	21, 23,	------	------	DEV -CORKSCREW INFLOW
28	Reservoir	35.86	1	739	387,950	27	1001.37	21,280	DEV-ROUTE CORKSCREW
30	SCS Runoff	5.883	1	719	12,749	------	------	------	SP 4-EX
32	SCS Runoff	9.216	1	721	22,587	------	------	------	SP 5-EX
33	SCS Runoff	5.265	1	718	11,159	------	------	------	SP 5-DEV
35	Reservoir	31.84	1	737	246,717	18	1008.90	181,434	AB-POND A EMERGENCY
36	Reservoir	20.31	1	736	148,578	2	1000.51	111,565	AB-POND B-EMERGENCY
37	Reservoir	25.65	1	728	143,294	11	1027.71	85,108	POND C EMERGENCY

Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2025

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	SCS Runoff	37.08	1	724	110,908	------	------	------	SP 2-EXISTING
2	SCS Runoff	86.13	1	722	233,503	------	------	------	SP 2 TO POND B
3	Reservoir	28.43	1	735	213,935	2	1000.99	122,316	ROUTE B
4	SCS Runoff	10.48	1	718	21,096	------	------	------	SP 2-BYPASS
5	Combine	29.90	1	734	235,031	3, 4	------	------	SP 2-DEVELOPED
7	SCS Runoff	4.960	1	720	11,444	------	------	------	SP2A-EXIST
8	SCS Runoff	1.380	1	718	2,771	------	------	------	SP2A-DEVELOPED
10	SCS Runoff	94.48	1	723	264,856	------	------	------	SP3-EXIST
11	SCS Runoff	94.66	1	719	217,331	------	------	------	SP 3 TO POND C
12	Reservoir	34.41	1	728	208,035	11	1028.18	101,533	ROUTE C
13	SCS Runoff	51.82	1	722	134,146	------	------	------	SP3-BYPASS
14	Combine	80.32	1	723	342,181	12, 13	------	------	SP3-DEV
16	SCS Runoff	50.02	1	725	155,976	------	------	------	SP1-EXIST
18	SCS Runoff	144.29	1	722	389,612	------	------	------	SP 1 TO POND A
19	Reservoir	44.55	1	735	356,435	18	1009.50	200,580	ROUTE A
20	SCS Runoff	1.751	1	718	3,517	------	------	------	SP-1 BYPASS
21	Combine	44.79	1	735	359,953	19, 20	------	------	SP1-DEV
23	SCS Runoff	48.26	1	717	99,631	------	------	------	TO CORKSCREW POND
24	Combine	83.75	1	719	255,607	16, 23	------	------	EX-TO CORKSCREW POND
25	Reservoir	69.02	1	724	255,579	24	1002.10	29,852	EX-ROUTE CORKSCREW
27	Combine	52.56	1	718	459,584	21, 23,	------	------	DEV -CORKSCREW INFLOW
28	Reservoir	49.77	1	738	459,528	27	1001.64	23,639	DEV-ROUTE CORKSCREW
30	SCS Runoff	7.458	1	719	15,940	------	------	------	SP 4-EX
32	SCS Runoff	11.32	1	721	27,562	------	------	------	SP 5-EX
33	SCS Runoff	6.191	1	718	13,166	------	------	------	SP 5-DEV
35	Reservoir	45.26	1	735	303,576	18	1009.58	203,182	AB-POND A EMERGENCY
36	Reservoir	28.66	1	735	181,681	2	1001.06	123,987	AB-POND B-EMERGENCY
37	Reservoir	34.94	1	728	174,105	11	1028.27	96,253	POND C EMERGENCY

Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2025

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	SCS Runoff	42.74	1	724	126,455	------	------	------	SP 2-EXISTING
2	SCS Runoff	94.12	1	722	255,879	------	------	------	SP 2 TO POND B
3	Reservoir	33.89	1	734	236,224	2	1001.32	130,398	ROUTE B
4	SCS Runoff	11.86	1	718	23,829	------	------	------	SP 2-BYPASS
5	Combine	35.55	1	734	260,053	3, 4	------	------	SP 2-DEVELOPED
7	SCS Runoff	5.694	1	720	13,049	------	------	------	SP2A-EXIST
8	SCS Runoff	1.552	1	718	3,117	------	------	------	SP2A-DEVELOPED
10	SCS Runoff	108.80	1	723	301,983	------	------	------	SP3-EXIST
11	SCS Runoff	103.36	1	719	238,158	------	------	------	SP 3 TO POND C
12	Reservoir	40.27	1	727	228,771	11	1028.51	108,822	ROUTE C
13	SCS Runoff	59.16	1	722	152,208	------	------	------	SP3-BYPASS
14	Combine	93.52	1	723	380,979	12, 13	------	------	SP3-DEV
16	SCS Runoff	57.69	1	725	177,841	------	------	------	SP1-EXIST
18	SCS Runoff	158.20	1	722	428,136	------	------	------	SP 1 TO POND A
19	Reservoir	53.30	1	734	394,812	18	1009.94	214,836	ROUTE A
20	SCS Runoff	1.970	1	718	3,956	------	------	------	SP-1 BYPASS
21	Combine	53.57	1	734	398,769	19, 20	------	------	SP1-DEV
23	SCS Runoff	52.76	1	717	109,329	------	------	------	TO CORKSCREW POND
24	Combine	94.44	1	719	287,170	16, 23	------	------	EX-TO CORKSCREW POND
25	Reservoir	72.69	1	725	287,141	24	1002.33	34,352	EX-ROUTE CORKSCREW
27	Combine	61.77	1	719	508,098	21, 23,	------	------	DEV -CORKSCREW INFLOW
28	Reservoir	59.15	1	737	508,043	27	1001.84	25,311	DEV-ROUTE CORKSCREW
30	SCS Runoff	8.550	1	719	18,175	------	------	------	SP 4-EX
32	SCS Runoff	12.76	1	721	31,003	------	------	------	SP 5-EX
33	SCS Runoff	6.815	1	718	14,531	------	------	------	SP 5-DEV
35	Reservoir	54.75	1	734	342,101	18	1010.02	217,459	AB-POND A EMERGENCY
36	Reservoir	34.23	1	734	204,058	2	1001.39	132,198	AB-POND B-EMERGENCY
37	Reservoir	40.95	1	727	194,931	11	1028.61	103,673	POND C EMERGENCY

STUDY PT 5

STUDY PT 4

STUDY PT 1

STUDY PT 2

STUDY PT 2A

STUDY PT 3

VINEYARD COURT (50' R/W)

CORKSCREW WAY (50' R/W)

BRANDYWINE LAKE SUBDIVISION

OFFSITE TO EX-POND
AREA = 6 ACRES
CN = 76
TC = 5 MIN

BASIN 5
AREA = 2.62 AC, CN=61
OFFSITE = .52 AC, CN = 85
ONSITE = 2.1 AC, CN = 55
TC = 12.1 MIN

775LF SHALLOW
CONC FLOW @ 1.8%

200LF
SHALL CONC
FLOW @ 8%

96LF
OVERLAND
@ 6%

BASIN 4
AREA = 2 AC
CN = 55
TC = 6.9 MIN

75LF OVERLAND
@ 1.5%

BASIN 1
AREA = 19.3 AC
CN = 55
TC = 18 MIN

1303LF SHALLOW
CONC @ 4.4%

BASIN 2
AREA = 13.4 AC
CN = 55
TC = 15.9 MIN

63LF OVERLAND
@ 3%

1409LF CHANNEL
@ 3.1%

100 YR
FLOODPLAIN
EL=992.0

85LF OVERLAND
@ 1.5%

BASIN 3 IS NOT
INCLUDED IN THIS
ASBUILT REPORT

1251LF CHANNEL
@ 4.4%

80LF OVERLAND
@ 5%

210LF CHANNEL
@ 4.76%

BASIN 2A
AREA = 1.4 AC
CN = 55
TC = 8.5 MIN

BASIN 3
AREA = 32.4 AC
OFFSITE = 5.15AC
ONSITE = 27.25 AC
CN = 55
TC = 13.6 MIN

84LF OVERLAND
@ 7%

SCHREWER ROAD (50' R/W)

EXISTING 10" WATER MAIN

EXISTING 16" WATER MAIN

TEE BOX

50' R/W

OFFSITE

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

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ruth e. hansen, pe

Hayes | James
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No.	REVISION Description	By App.	Date
0	SUBMITTAL TO CITY	RH MB	3/17/22

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FOR REVIEW ONLY
NOT TO BE RELEASED FOR CONSTRUCTION

Project Title

NORTHWOODS 3

Project Location

Address	#
City, State Zip	VILLA RICA, GA
Land Lot	205 & 206
District-Section	2ND, 5TH SECTION
County	DOUGLAS
Project No.	21-069
Drawn By:	RH
Checked By:	MB
Initial Issue Date:	3/17/22

Sheet Title

EXISTING HYDROLOGICAL MAP

Sheet Number

H-01

BRANDYWINE LAKE SUBDIVISION

VINEYARD COURT (50' R/W)

CORKSCREW WAY

OFFSITE TO EX-POND
AREA = 6 ACRES
CN = 76
TC = 5 MIN

SP-1 BYPASS
AREA = .33 AC
CN=61, TC=5min

STUDY PT 5

STUDY PT 4

STUDY PT 1

STUDY POINT 2

SP-5 DEV
AREA =.93 AC, CN=72
OFFSITE AREA = .43 AC, CN=85
ONSITE AREA = .50 AC, CN=61
TC=7.1 min

1313LF CHANNEL @ 2%

TO POND B
AREA = 14.15 AC,
CN=77
R.W = 2.85AC CN=86
LOT=11.3 AC CN=75
TC=14.2 MIN

STORMWATER POND A W/ MICROPOOL

TO POND A
AREA = 24.81 AC, CN=75
R.W = 3.9AC CN=86
LOT=17.9 AC CN=75
POND & OPEN =3.01 AC
TC=14.6 MIN

747LF SHALLOW CONC @ 1.8%

97LF OVERLAND @ 2%

129LF PAVED @ 3%

STORMWATER POND B W/MICROPOOL

100 YR FLOODPLAIN EL=992.0

BASIN 2 BYPASS
AREA = 2.13 AC
CN=59
GRASS=1.43 AC, CN=61
NAT =.7AC, CN=55
TC=5.4 MIN

1362LF PIPE @ 3%

BASIN 3 IS NOT INCLUDED IN THIS ASBUILT REPORT

97LF OVERLAND @ 2%

BASIN 2A-DEV
AREA = .26 AC
CN=61, TC=5 MIN

111LF PAVED @ 3%

TO POND C
AREA = 13.17 AC, CN=77
OFFSITE = .47AC, CN=85
ONSITE = 12.7 AC, CN=75
R.W = 2.4AC CN=86
LOT=9.35 AC CN=75
POND =.95 AC, CN=72
TC=9.1 MIN

STORMWATER POND C W/MICROPOOL

50LF OVERLAND @ 2%

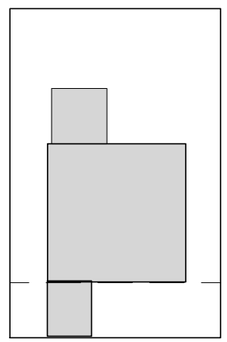
STUDY PT 3

480LF CHANNEL @ 2%

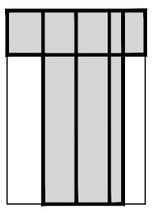
SP3-BYPASS
AREA = 15.34 AC, CN=57
R.W = .54AC CN=86
NAT = 14.8 CN = 55
LOT = 1.16, CN = 70
TC=12.4 MIN

72LF OVERLAND @ 8%

1270LF CHANNEL @ 4.7%



LOT
AREA=9,000
IMP=3,400
PERV=5,600
38%IMP,CN=75



R/W
AREA=3500
IMP=2366
PERV=1134
68%IMP, CN=86

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

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CABALLERO HOLDINGS

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CUMMING, GA 30041

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No.	Description	By	App.	Date
0	SUBMITTAL TO CITY	RH	MB	3/17/22

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FOR REVIEW ONLY
NOT TO BE RELEASED FOR CONSTRUCTION

Project Title

NORTHWOODS 3

Project Location

Address	#
City, State Zip	VILLA RICA, GA
Land Lot	205 & 206
District-Section	2ND, 5TH SECTION
County	DOUGLAS

Project No.	21069
Drawn By:	RH
Checked By:	MB
Initial Issue Date:	03/17/2022

Sheet Title

DEVELOPED HYDROLOGY MAP

Sheet Number

H-02

ruth e. hansen, pe 3/10/2022 3:13 PM normal.ctb i:\aprojeng\2021\21069sfd - mirror lake - northwoods ph 3\dwg\production\21069hydr-updated.dwg

BASIN 1

BASIN 1 **38**

Existing Basin 1
Basin data 39
Hydrographs 41

Developed Basin 1

Basin data to Pond A 43
Hydrographs to Pond A 45

Stage Storage Discharge 47
Pond A Topography 49
Pond A Profile 50
Outlet Structure Detail 51
Route A Hydrographs 54

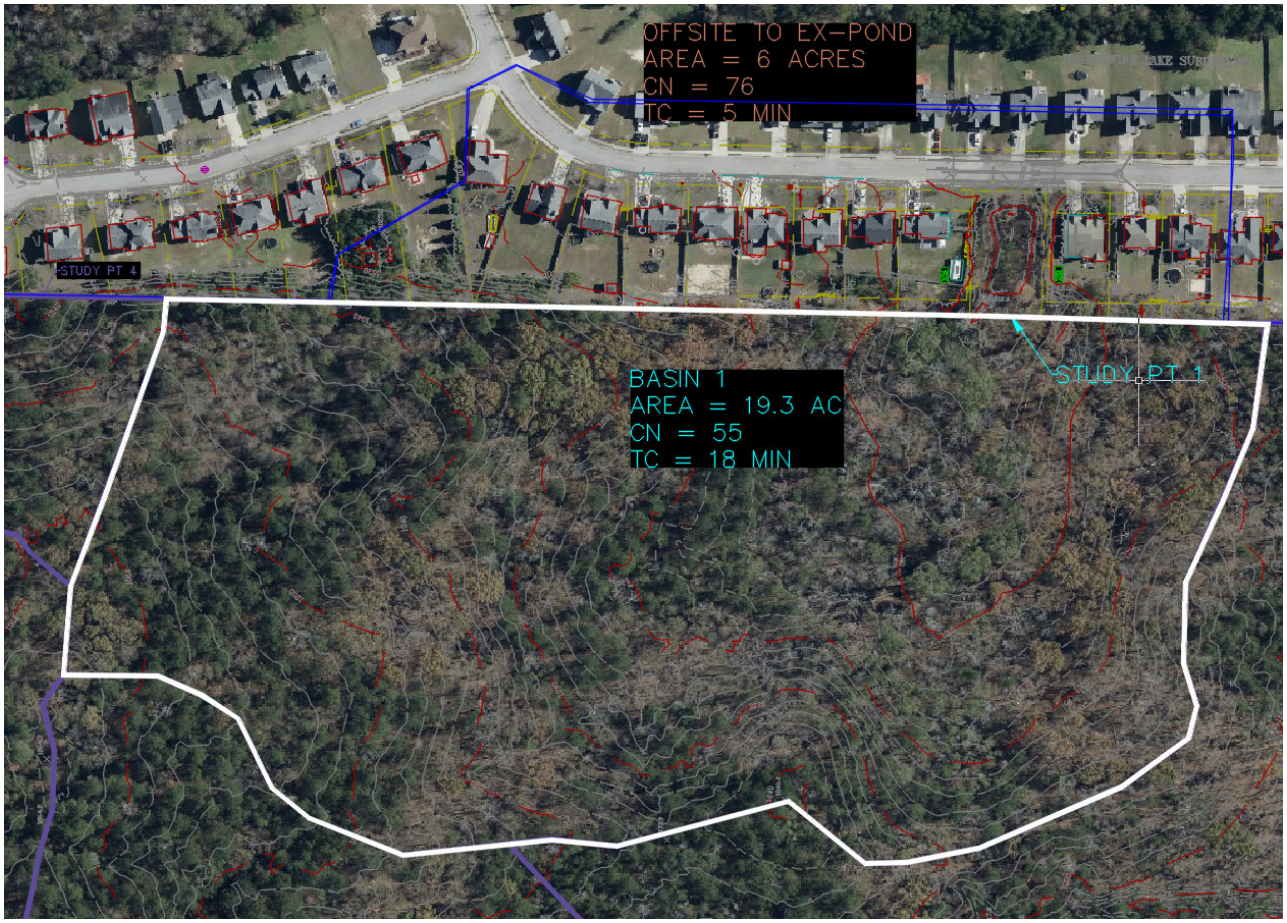
EMERGENCY ROUTE 56

Bypass Pond A 58

Composite Basin 1-Developed 61

SP1-EX Existing Drainage Basin 1 to Study Pt 1

Basin 1 is located on the east side of the site adjacent to the Brandywine Lake Subdivision. The onsite area is wooded and slopes are moderate ranging from 4% to 8%. This Basin discharges into the existing detention pond for the Brandywine Lake Subdivision.



AREA = 19.3 Acres

CN = 55

TC = 18 Minutes - See next sheet for Calculations.

TR55 Tc Worksheet

Hyd. No. 12

SP1-EXIST

Description	A		B		C		Totals
Sheet Flow							
Manning's n-value	= 0.240		0.011		0.011		
Flow length (ft)	= 75.0		0.0		0.0		
Two-year 24-hr precip. (in)	= 3.84		0.00		0.00		
Land slope (%)	= 1.50		0.00		0.00		
Travel Time (min)	**= 11.61**	**+**	**0.00**	**+**	**0.00**	**=**	**11.61**
Shallow Concentrated Flow							
Flow length (ft)	= 1303.00		0.00		0.00		
Watercourse slope (%)	= 4.40		0.00		0.00		
Surface description	= Unpaved		Paved		Paved		
Average velocity (ft/s)	=3.38		0.00		0.00		
Travel Time (min)	**= 6.42**	**+**	**0.00**	**+**	**0.00**	**=**	**6.42**
Channel Flow							
X sectional flow area (sqft)	= 0.00		0.00		0.00		
Wetted perimeter (ft)	= 0.00		0.00		0.00		
Channel slope (%)	= 0.00		0.00		0.00		
Manning's n-value	= 0.015		0.015		0.015		
Velocity (ft/s)	=0.00						
			0.00				
					0.00		
Flow length (ft)	({0})0.0		0.0		0.0		
Travel Time (min)	**= 0.00**	**+**	**0.00**	**+**	**0.00**	**=**	**0.00**

Total Travel Time, Tc ..... 18.03 min

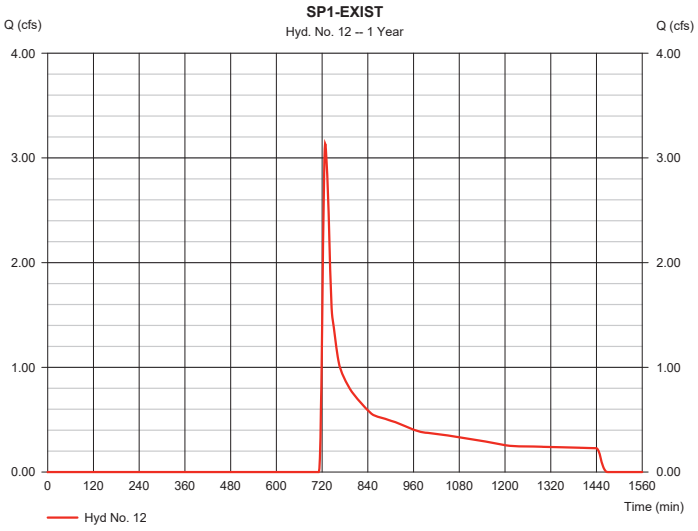
Hydrograph Report

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Hyd. No. 12

SP1-EXIST

Hydrograph type	= SCS Runoff	Peak discharge	= 3.134 cfs
Storm frequency	= 1 yrs	Time to peak	= 728 min
Time interval	= 1 min	Hyd. volume	= 20,772 cuft
Drainage area	= 19.300 ac	Curve number	= 55
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= TR55	Time of conc. (Tc)	= 18.00 min
Total precip.	= 3.36 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



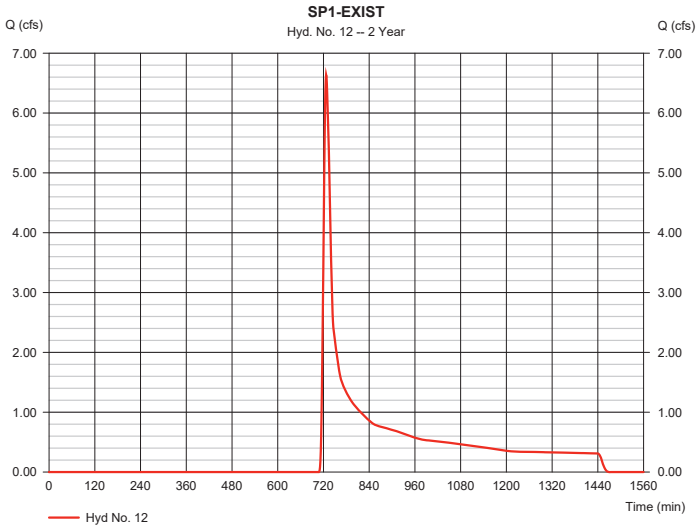
Hydrograph Report

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Hyd. No. 12

SP1-EXIST

Hydrograph type	= SCS Runoff	Peak discharge	= 6.637 cfs
Storm frequency	= 2 yrs	Time to peak	= 727 min
Time interval	= 1 min	Hyd. volume	= 32,383 cuft
Drainage area	= 19.300 ac	Curve number	= 55
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= TR55	Time of conc. (Tc)	= 18.00 min
Total precip.	= 3.84 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



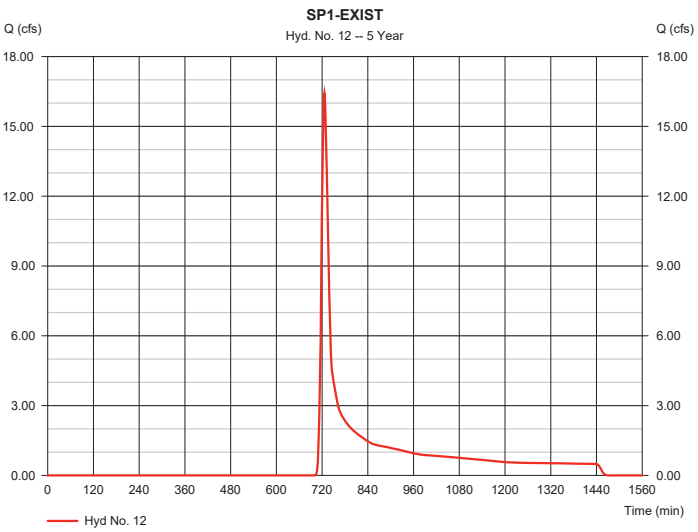
Hydrograph Report

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Hyd. No. 12

SP1-EXIST

Hydrograph type	= SCS Runoff	Peak discharge	= 16.42 cfs
Storm frequency	= 5 yrs	Time to peak	= 726 min
Time interval	= 1 min	Hyd. volume	= 61,099 cuft
Drainage area	= 19.300 ac	Curve number	= 55
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= TR55	Time of conc. (Tc)	= 18.00 min
Total precip.	= 4.80 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



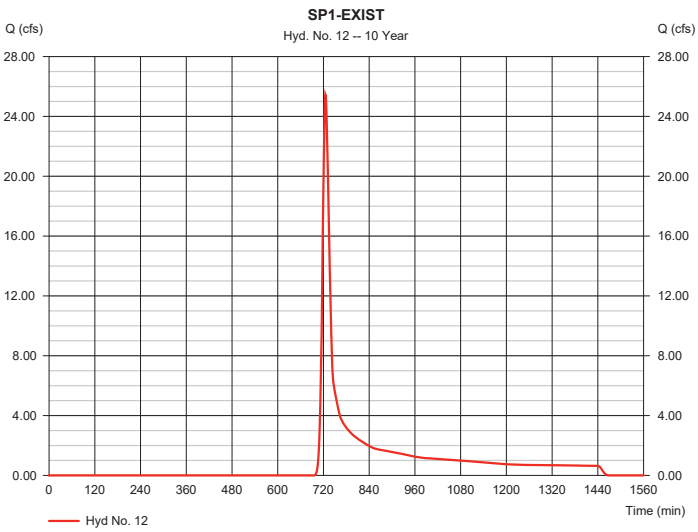
Hydrograph Report

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Hyd. No. 12

SP1-EXIST

Hydrograph type	= SCS Runoff	Peak discharge	= 25.45 cfs
Storm frequency	= 10 yrs	Time to peak	= 725 min
Time interval	= 1 min	Hyd. volume	= 86,583 cuft
Drainage area	= 19.300 ac	Curve number	= 55
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= TR55	Time of conc. (Tc)	= 18.00 min
Total precip.	= 5.52 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



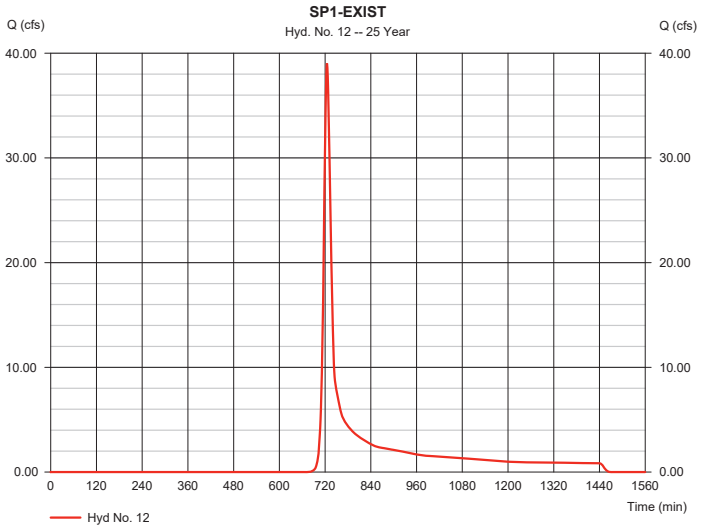
Hydrograph Report

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Hyd. No. 12

SP1-EXIST

Hydrograph type	= SCS Runoff	Peak discharge	= 39.02 cfs
Storm frequency	= 25 yrs	Time to peak	= 725 min
Time interval	= 1 min	Hyd. volume	= 124,753 cuft
Drainage area	= 19.300 ac	Curve number	= 55
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= TR55	Time of conc. (Tc)	= 18.00 min
Total precip.	= 6.48 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



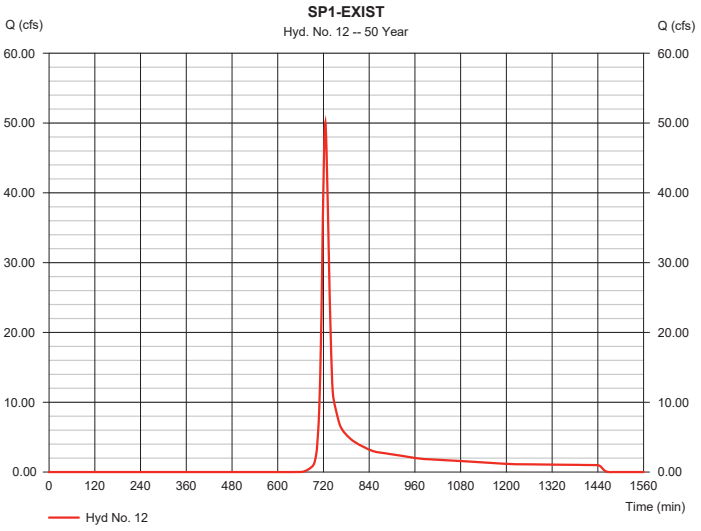
Hydrograph Report

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Hyd. No. 12

SP1-EXIST

Hydrograph type	= SCS Runoff	Peak discharge	= 50.02 cfs
Storm frequency	= 50 yrs	Time to peak	= 725 min
Time interval	= 1 min	Hyd. volume	= 155,976 cuft
Drainage area	= 19.300 ac	Curve number	= 55
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= TR55	Time of conc. (Tc)	= 18.00 min
Total precip.	= 7.20 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



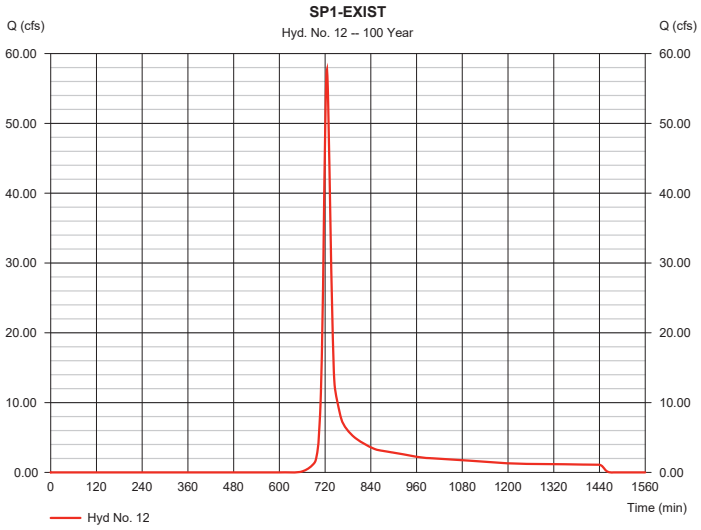
Hydrograph Report

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Hyd. No. 12

SP1-EXIST

Hydrograph type	= SCS Runoff	Peak discharge	= 57.69 cfs
Storm frequency	= 100 yrs	Time to peak	= 725 min
Time interval	= 1 min	Hyd. volume	= 177,841 cuft
Drainage area	= 19.300 ac	Curve number	= 55
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= TR55	Time of conc. (Tc)	= 18.00 min
Total precip.	= 7.68 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



SP1-DEVEVELOPED Developed Drainage Basin to Pond A

Pond B is located on the western side of the site adjacent to the Brandywine Lake Subdivision. This pond is an extended detention pond with a micropool and provides detention as well as water quality for the upstream basin. The discharge from this pond flows directly into the downstream detention pond for the Brandywine Lake Subdivision. This downstream pond was analyzed to ensure that downstream conditions were not worsened.

AREA = 24.81 Acres

Lots = 17.9 acres, CN = 75
R/W = 3.9 acres, CN = 86
Pond area = 3.01 acres, CN = 61

CN = 75

TC = 14.6 Minutes - See next sheet for Calculations.

TR55 Tc Worksheet

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2018 by Autodesk, Inc. v2018.3

Hyd. No. 16

TO POND A

Description	A		B		C		Totals
Sheet Flow							
Manning's n-value	= 0.240		0.011		0.011		
Flow length (ft)	= 97.0		0.0		0.0		
Two-year 24-hr precip. (in)	= 3.84		0.00		0.00		
Land slope (%)	= 2.00		0.00		0.00		
Travel Time (min)	**= 12.71**	**+**	**0.00**	**+**	**0.00**	**=**	**12.71**
Shallow Concentrated Flow							
Flow length (ft)	= 129.00		0.00		0.00		
Watercourse slope (%)	= 3.00		0.00		0.00		
Surface description	= Paved		Paved		Paved		
Average velocity (ft/s)	=3.52		0.00		0.00		
Travel Time (min)	**= 0.61**	**+**	**0.00**	**+**	**0.00**	**=**	**0.61**
Channel Flow							
X sectional flow area (sqft)	= 12.57		0.00		0.00		
Wetted perimeter (ft)	= 12.57		0.00		0.00		
Channel slope (%)	= 2.00		0.00		0.00		
Manning's n-value	= 0.012		0.015		0.015		
Velocity (ft/s)	=17.56						
			0.00				
					0.00		
Flow length (ft)	({0})1313.0		0.0		0.0		
Travel Time (min)	**= 1.25**	**+**	**0.00**	**+**	**0.00**	**=**	**1.25**

Total Travel Time, Tc ..... 14.57 min

Hydrograph Report

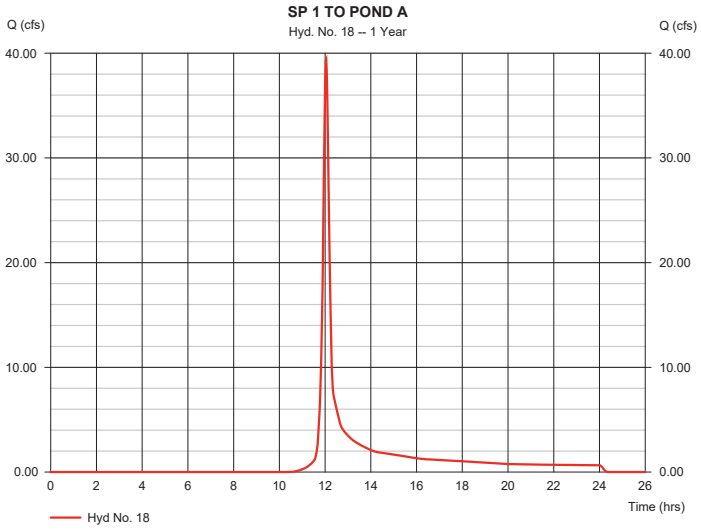
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Hyd. No. 18

SP 1 TO POND A

Hydrograph type	= SCS Runoff	Peak discharge	= 39.39 cfs
Storm frequency	= 1 yrs	Time to peak	= 12.05 hrs
Time interval	= 1 min	Hyd. volume	= 108,402 cuft
Drainage area	= 24.810 ac	Curve number	= 75*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= TR55	Time of conc. (Tc)	= 14.60 min
Total precip.	= 3.36 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = [(3.900 x 86) + (17.900 x 75) + (3.010 x 61)] / 24.810



Hydrograph Report

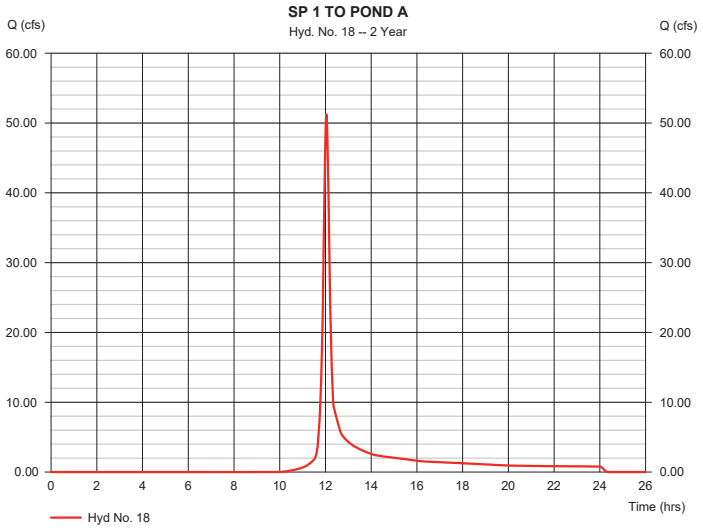
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Hyd. No. 18

SP 1 TO POND A

Hydrograph type	= SCS Runoff	Peak discharge	= 51.22 cfs
Storm frequency	= 2 yrs	Time to peak	= 12.03 hrs
Time interval	= 1 min	Hyd. volume	= 139,382 cuft
Drainage area	= 24.810 ac	Curve number	= 75*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= TR55	Time of conc. (Tc)	= 14.60 min
Total precip.	= 3.84 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = [(3.900 x 86) + (17.900 x 75) + (3.010 x 61)] / 24.810



Hydrograph Report

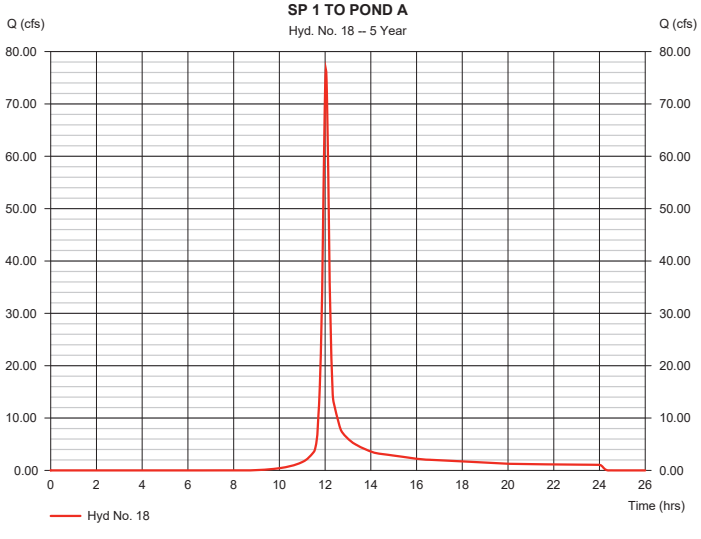
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Hyd. No. 18

SP 1 TO POND A

Hydrograph type	= SCS Runoff	Peak discharge	= 76.55 cfs
Storm frequency	= 5 yrs	Time to peak	= 12.03 hrs
Time interval	= 1 min	Hyd. volume	= 206,067 cuft
Drainage area	= 24.810 ac	Curve number	= 75*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= TR55	Time of conc. (Tc)	= 14.60 min
Total precip.	= 4.80 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = [(3.900 x 86) + (17.900 x 75) + (3.010 x 61)] / 24.810



Hydrograph Report

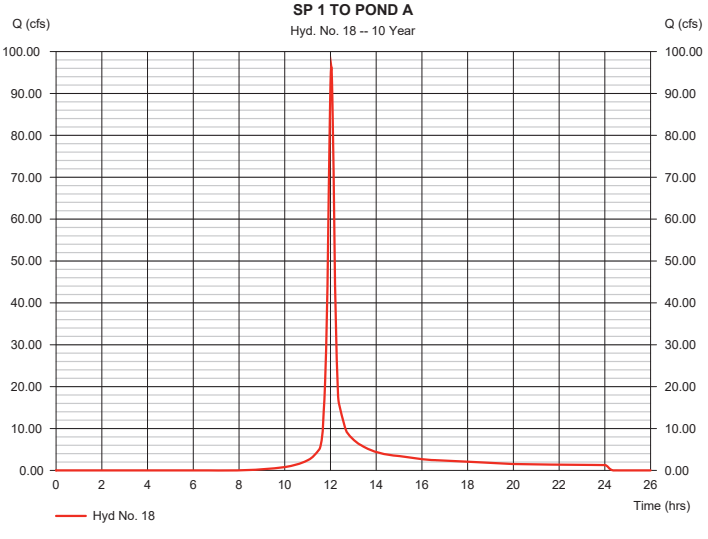
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Hyd. No. 18

SP 1 TO POND A

Hydrograph type	= SCS Runoff	Peak discharge	= 96.40 cfs
Storm frequency	= 10 yrs	Time to peak	= 12.03 hrs
Time interval	= 1 min	Hyd. volume	= 259,123 cuft
Drainage area	= 24.810 ac	Curve number	= 75*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= TR55	Time of conc. (Tc)	= 14.60 min
Total precip.	= 5.52 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = [(3.900 x 86) + (17.900 x 75) + (3.010 x 61)] / 24.810



Hydrograph Report

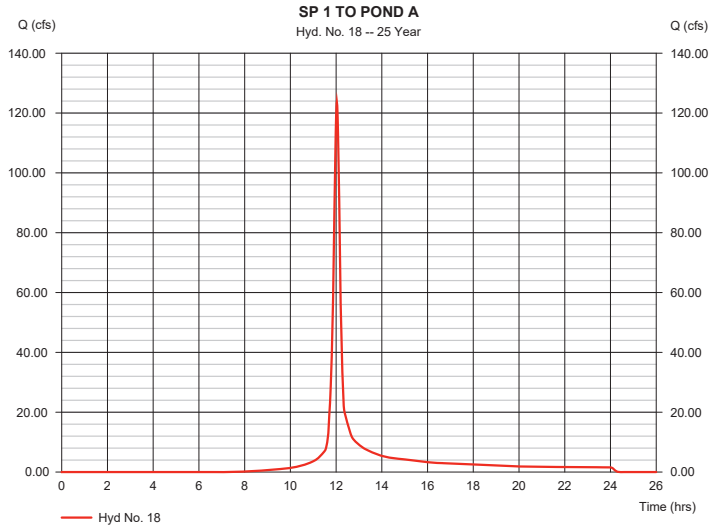
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Hyd. No. 18

SP 1 TO POND A

Hydrograph type	= SCS Runoff	Peak discharge	= 123.57 cfs
Storm frequency	= 25 yrs	Time to peak	= 12.03 hrs
Time interval	= 1 min	Hyd. volume	= 332,752 cuft
Drainage area	= 24.810 ac	Curve number	= 75*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= TR55	Time of conc. (Tc)	= 14.60 min
Total precip.	= 6.48 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = [(3.900 x 86) + (17.900 x 75) + (3.010 x 61)] / 24.810



Hydrograph Report

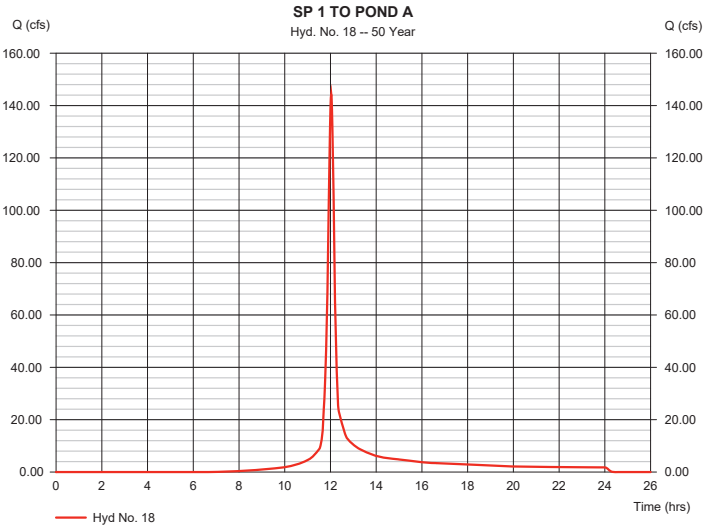
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Hyd. No. 18

SP 1 TO POND A

Hydrograph type	= SCS Runoff	Peak discharge	= 144.29 cfs
Storm frequency	= 50 yrs	Time to peak	= 12.03 hrs
Time interval	= 1 min	Hyd. volume	= 389,612 cuft
Drainage area	= 24.810 ac	Curve number	= 75*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= TR55	Time of conc. (Tc)	= 14.60 min
Total precip.	= 7.20 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = [(3.900 x 86) + (17.900 x 75) + (3.010 x 61)] / 24.810



Hydrograph Report

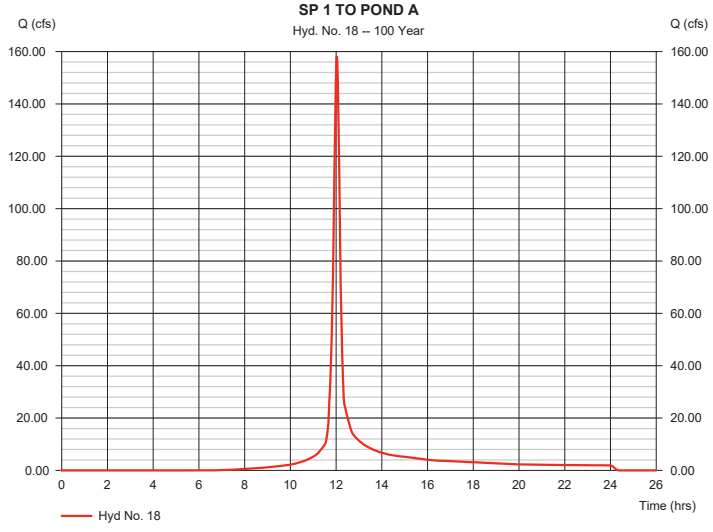
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Hyd. No. 18

SP 1 TO POND A

Hydrograph type	= SCS Runoff	Peak discharge	= 158.20 cfs
Storm frequency	= 100 yrs	Time to peak	= 12.03 hrs
Time interval	= 1 min	Hyd. volume	= 428,136 cuft
Drainage area	= 24.810 ac	Curve number	= 75*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= TR55	Time of conc. (Tc)	= 14.60 min
Total precip.	= 7.68 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = [(3.900 x 86) + (17.900 x 75) + (3.010 x 61)] / 24.810



Pond No. 3 - POND A-ASBUILT

Pond Data

Contours -User-defined contour areas. Conic method used for volume calculation. Begining Elevation = 996.00 ft

Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	996.00	122	0	0
1.00	997.00	1,550	702	702
2.00	998.00	2,509	2,010	2,712
3.00	999.00	3,705	3,087	5,800
4.00	1000.00	5,353	4,503	10,303
5.00	1001.00	8,311	6,777	17,080
6.00	1002.00	12,833	10,489	27,570
7.00	1003.00	16,516	14,634	42,204
8.00	1004.00	19,141	17,811	60,015
9.00	1005.00	21,498	20,306	80,321
10.00	1006.00	23,820	22,647	102,968
11.00	1007.00	26,060	24,929	127,897
12.00	1008.00	28,295	27,167	155,064
13.00	1009.00	30,611	29,442	184,506
14.00	1010.00	33,978	32,277	216,783
15.00	1011.00	37,651	35,795	252,578
16.00	1012.00	43,902	40,732	293,311

Culvert / Orifice Structures

	[A]	[B]	[C]	[PrfRsr]
Rise (in)	= 30.00	3.50	2.50	0.00
Span (in)	= 30.00	3.50	2.50	0.00
No. Barrels	= 1	1	1	0
Invert El. (ft)	= 1000.79	1001.72	1004.47	0.00
Length (ft)	= 54.00	0.00	0.00	0.00
Slope (%)	= 1.00	0.00	0.00	n/a
N-Value	= .013	.013	.013	n/a
Orifice Coeff.	= 0.60	0.60	0.60	0.60
Multi-Stage	= n/a	Yes	Yes	No

Weir Structures

	[A]	[B]	[C]	[D]
Crest Len (ft)	= 11.40	2.30	0.00	0.00
Crest El. (ft)	= 1009.81	1006.31	0.00	0.00
Weir Coeff.	= 3.33	3.33	3.33	3.33
Weir Type	= 1	Rect	---	---
Multi-Stage	= Yes	Yes	No	No

Exfil.(in/hr) = 0.000 (by Contour)

TW Elev. (ft) = 0.00

Note: Culvert/Orifice outflows are analyzed under inlet (ic) and outlet (oc) control. Weir risers checked for orifice conditions (ic) and submergence (s).

Stage / Storage / Discharge Table

Stage ft	Storage cuft	Elevation ft	Clv A cfs	Clv B cfs	Clv C cfs	PrfRsr cfs	Wr A cfs	Wr B cfs	Wr C cfs	Wr D cfs	Exfil cfs	User cfs	Total cfs
0.00	0	996.00	0.00	0.00	0.00	---	0.00	0.00	---	---	---	---	0.000
0.10	70	996.10	0.00	0.00	0.00	---	0.00	0.00	---	---	---	---	0.000
0.20	140	996.20	0.00	0.00	0.00	---	0.00	0.00	---	---	---	---	0.000
0.30	211	996.30	0.00	0.00	0.00	---	0.00	0.00	---	---	---	---	0.000
0.40	281	996.40	0.00	0.00	0.00	---	0.00	0.00	---	---	---	---	0.000
0.50	351	996.50	0.00	0.00	0.00	---	0.00	0.00	---	---	---	---	0.000
0.60	421	996.60	0.00	0.00	0.00	---	0.00	0.00	---	---	---	---	0.000
0.70	492	996.70	0.00	0.00	0.00	---	0.00	0.00	---	---	---	---	0.000
0.80	562	996.80	0.00	0.00	0.00	---	0.00	0.00	---	---	---	---	0.000
0.90	632	996.90	0.00	0.00	0.00	---	0.00	0.00	---	---	---	---	0.000
1.00	702	997.00	0.00	0.00	0.00	---	0.00	0.00	---	---	---	---	0.000
1.10	903	997.10	0.00	0.00	0.00	---	0.00	0.00	---	---	---	---	0.000
1.20	1,104	997.20	0.00	0.00	0.00	---	0.00	0.00	---	---	---	---	0.000
1.30	1,305	997.30	0.00	0.00	0.00	---	0.00	0.00	---	---	---	---	0.000
1.40	1,506	997.40	0.00	0.00	0.00	---	0.00	0.00	---	---	---	---	0.000
1.50	1,707	997.50	0.00	0.00	0.00	---	0.00	0.00	---	---	---	---	0.000
1.60	1,908	997.60	0.00	0.00	0.00	---	0.00	0.00	---	---	---	---	0.000
1.70	2,109	997.70	0.00	0.00	0.00	---	0.00	0.00	---	---	---	---	0.000
1.80	2,310	997.80	0.00	0.00	0.00	---	0.00	0.00	---	---	---	---	0.000
1.90	2,511	997.90	0.00	0.00	0.00	---	0.00	0.00	---	---	---	---	0.000
2.00	2,712	998.00	0.00	0.00	0.00	---	0.00	0.00	---	---	---	---	0.000
2.10	3,021	998.10	0.00	0.00	0.00	---	0.00	0.00	---	---	---	---	0.000
2.20	3,330	998.20	0.00	0.00	0.00	---	0.00	0.00	---	---	---	---	0.000
2.30	3,639	998.30	0.00	0.00	0.00	---	0.00	0.00	---	---	---	---	0.000
2.40	3,947	998.40	0.00	0.00	0.00	---	0.00	0.00	---	---	---	---	0.000
2.50	4,256	998.50	0.00	0.00	0.00	---	0.00	0.00	---	---	---	---	0.000

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POND A-ASBUILT

Stage / Storage / Discharge Table

Stage ft	Storage cuft	Elevation ft	Clv A cfs	Clv B cfs	Clv C cfs	PrfRsr cfs	Wr A cfs	Wr B cfs	Wr C cfs	Wr D cfs	Exfil cfs	User cfs	Total cfs
2.60	4,565	998.60	0.00	0.00	0.00	---	0.00	0.00	---	---	---	---	0.000
2.70	4,873	998.70	0.00	0.00	0.00	---	0.00	0.00	---	---	---	---	0.000
2.80	5,182	998.80	0.00	0.00	0.00	---	0.00	0.00	---	---	---	---	0.000
2.90	5,491	998.90	0.00	0.00	0.00	---	0.00	0.00	---	---	---	---	0.000
3.00	5,800	999.00	0.00	0.00	0.00	---	0.00	0.00	---	---	---	---	0.000
3.10	6,250	999.10	0.00	0.00	0.00	---	0.00	0.00	---	---	---	---	0.000
3.20	6,700	999.20	0.00	0.00	0.00	---	0.00	0.00	---	---	---	---	0.000
3.30	7,151	999.30	0.00	0.00	0.00	---	0.00	0.00	---	---	---	---	0.000
3.40	7,601	999.40	0.00	0.00	0.00	---	0.00	0.00	---	---	---	---	0.000
3.50	8,051	999.50	0.00	0.00	0.00	---	0.00	0.00	---	---	---	---	0.000
3.60	8,502	999.60	0.00	0.00	0.00	---	0.00	0.00	---	---	---	---	0.000
3.70	8,952	999.70	0.00	0.00	0.00	---	0.00	0.00	---	---	---	---	0.000
3.80	9,402	999.80	0.00	0.00	0.00	---	0.00	0.00	---	---	---	---	0.000
3.90	9,853	999.90	0.00	0.00	0.00	---	0.00	0.00	---	---	---	---	0.000
4.00	10,303	1000.00	0.00	0.00	0.00	---	0.00	0.00	---	---	---	---	0.000
4.10	10,981	1000.10	0.00	0.00	0.00	---	0.00	0.00	---	---	---	---	0.000
4.20	11,659	1000.20	0.00	0.00	0.00	---	0.00	0.00	---	---	---	---	0.000
4.30	12,336	1000.30	0.00	0.00	0.00	---	0.00	0.00	---	---	---	---	0.000
4.40	13,014	1000.40	0.00	0.00	0.00	---	0.00	0.00	---	---	---	---	0.000
4.50	13,692	1000.50	0.00	0.00	0.00	---	0.00	0.00	---	---	---	---	0.000
4.60	14,369	1000.60	0.00	0.00	0.00	---	0.00	0.00	---	---	---	---	0.000
4.70	15,047	1000.70	0.00	0.00	0.00	---	0.00	0.00	---	---	---	---	0.000
4.80	15,725	1000.80	0.00	0.00	0.00	---	0.00	0.00	---	---	---	---	0.000
4.90	16,403	1000.90	0.00	0.00	0.00	---	0.00	0.00	---	---	---	---	0.000
5.00	17,080	1001.00	0.00	0.00	0.00	---	0.00	0.00	---	---	---	---	0.000
5.10	18,129	1001.10	0.00	0.00	0.00	---	0.00	0.00	---	---	---	---	0.000
5.20	19,178	1001.20	0.00	0.00	0.00	---	0.00	0.00	---	---	---	---	0.000
5.30	20,227	1001.30	0.00	0.00	0.00	---	0.00	0.00	---	---	---	---	0.000
5.40	21,276	1001.40	0.00	0.00	0.00	---	0.00	0.00	---	---	---	---	0.000
5.50	22,325	1001.50	0.00	0.00	0.00	---	0.00	0.00	---	---	---	---	0.000
5.60	23,374	1001.60	0.00	0.00	0.00	---	0.00	0.00	---	---	---	---	0.000
5.70	24,423	1001.70	0.00	0.00	0.00	-- MICROPOOL EL = 1001.72					---	---	0.000
5.80	25,472	1001.80	0.02 ic	0.01 ic	0.00	--					---	---	0.015
5.90	26,521	1001.90	0.06 ic	0.06 ic	0.00	---	0.00	0.00	---	---	---	---	0.062
6.00	27,570	1002.00	0.13 ic	0.12 ic	0.00	---	0.00	0.00	---	---	---	---	0.119
6.10	29,033	1002.10	0.16 ic	0.16 ic	0.00	---	0.00	0.00	---	---	---	---	0.156
6.20	30,497	1002.20	0.19 ic	0.19 ic	0.00	---	0.00	0.00	---	---	---	---	0.186
6.30	31,960	1002.30	0.21 ic	0.21 ic	0.00	---	0.00	0.00	---	---	---	---	0.212
6.40	33,424	1002.40	0.24 ic	0.24 ic	0.00	---	0.00	0.00	---	---	---	---	0.235
6.50	34,887	1002.50	0.26 ic	0.26 ic	0.00	---	0.00	0.00	---	---	---	---	0.256
6.60	36,350	1002.60	0.29 ic	0.28 ic	0.00	---	0.00	0.00	---	---	---	---	0.276
6.70	37,814	1002.70	0.29 ic	0.29 ic	0.00	---	0.00	0.00	---	---	---	---	0.294
6.80	39,277	1002.80	0.32 ic	0.31 ic	0.00	---	0.00	0.00	---	---	---	---	0.311
6.90	40,741	1002.90	0.35 ic	0.33 ic	0.00	---	0.00	0.00	---	---	---	---	0.327
7.00	42,204	1003.00	0.35 ic	0.34 ic	0.00	---	0.00	0.00	---	---	---	---	0.343
7.10	43,985	1003.10	0.36 ic	0.36 ic	0.00	---	0.00	0.00	---	---	---	---	0.357
7.20	45,766	1003.20	0.39 ic	0.37 ic	0.00	---	0.00	0.00	---	---	---	---	0.372
7.30	47,547	1003.30	0.39 ic	0.39 ic	0.00	---	0.00	0.00	---	---	---	---	0.385
7.40	49,328	1003.40	0.43 ic	0.40 ic	0.00	---	0.00	0.00	---	---	---	---	0.398
7.50	51,109	1003.50	0.43 ic	0.41 ic	0.00	---	0.00	0.00	---	---	---	---	0.411
7.60	52,891	1003.60	0.43 ic	0.42 ic	0.00	---	0.00	0.00	---	---	---	---	0.424
7.70	54,672	1003.70	0.44 ic	0.44 ic	0.00	---	0.00	0.00	---	---	---	---	0.436
7.80	56,453	1003.80	0.47 ic	0.45 ic	0.00	---	0.00	0.00	---	---	---	---	0.447
7.90	58,234	1003.90	0.47 ic	0.46 ic	0.00	---	0.00	0.00	---	---	---	---	0.459
8.00	60,015	1004.00	0.47 ic	0.47 ic	0.00	---	0.00	0.00	---	---	---	---	0.470
8.10	62,045	1004.10	0.51 ic	0.48 ic	0.00	---	0.00	0.00	---	---	---	---	0.481
8.20	64,076	1004.20	0.51 ic	0.49 ic	0.00	---	0.00	0.00	---	---	---	---	0.491
8.30	66,107	1004.30	0.51 ic	0.50 ic	0.00	---	0.00	0.00			---	---	0.502
8.40	68,137	1004.40	0.51 ic	0.51 ic	0.00	--- WQV PROV'D EL = 1004.47					---	---	0.512
8.50	70,168	1004.50	0.56 ic	0.52 ic	0.00 ic	---					---	---	0.524
8.60	72,198	1004.60	0.56 ic	0.53 ic	0.03 ic	---	0.00	0.00	---	---	---	---	0.559
8.70	74,229	1004.70	0.61 ic	0.54 ic	0.06 ic	---	0.00	0.00	---	---	---	---	0.600
8.80	76,260	1004.80	0.66 ic	0.55 ic	0.08 ic	---	0.00	0.00	---	---	---	---	0.629
8.90	78,290	1004.90	0.66 ic	0.56 ic	0.09 ic	---	0.00	0.00	---	---	---	---	0.654
9.00	80,321	1005.00	0.72 ic	0.57 ic	0.11 ic	---	0.00	0.00	---	---	---	---	0.677
9.10	82,585	1005.10	0.72 ic	0.58 ic	0.12 ic	---	0.00	0.00	---	---	---	---	0.697
9.20	84,850	1005.20	0.72 ic	0.59 ic	0.13 ic	---	0.00	0.00	---	---	---	---	0.717
9.30	87,115	1005.30	0.77 ic	0.60 ic	0.14 ic	---	0.00	0.00	---	---	---	---	0.736
9.40	89,380	1005.40	0.77 ic	0.60 ic	0.15 ic	---	0.00	0.00	---	---	---	---	0.754
9.50	91,644	1005.50	0.77 ic	0.61 ic	0.16 ic	---	0.00	0.00	---	---	---	---	0.771
9.60	93,909	1005.60	0.79 ic	0.62 ic	0.17 ic	---	0.00	0.00	---	---	---	---	0.788
9.70	96,174	1005.70	0.84 ic	0.63 ic	0.17 ic	---	0.00	0.00	---	---	---	---	0.804

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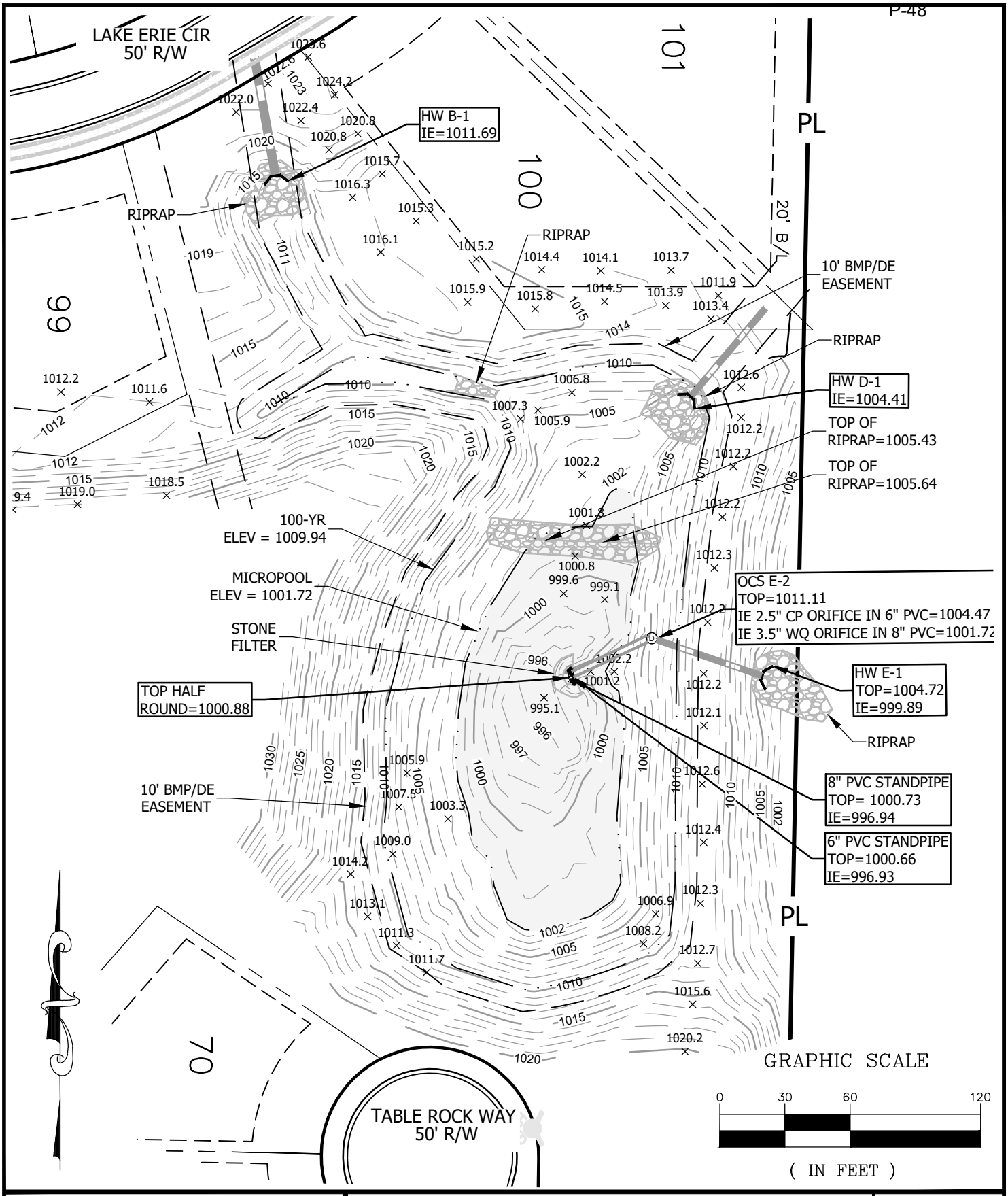
POND A-ASBUILT

Stage / Storage / Discharge Table

Stage ft	Storage cuft	Elevation ft	Clv A cfs	Clv B cfs	Clv C cfs	PrfRsr cfs	Wr A cfs	Wr B cfs	Wr C cfs	Wr D cfs	Exfil cfs	User cfs	Total cfs
9.80	98,438	1005.80	0.84 ic	0.64 ic	0.18 ic	---	0.00	0.00	---	---	---	---	0.820
9.90	100,703	1005.90	0.84 ic	0.65 ic	0.19 ic	---	0.00	0.00	---	---	---	---	0.835
10.00	102,968	1006.00	0.85 ic	0.65 ic	0.20 ic	---	0.00	0.00	---	---	---	---	0.850
10.10	105,461	1006.10	0.90 ic	0.66 ic	0.20 ic	---	0.00	0.00	---	---	---	---	0.865
10.20	107,953	1006.20	0.90 ic	0.67 ic	0.21 ic	---	0.00	0.00					0.879
10.30	110,446	1006.30	0.90 ic	0.68 ic	0.22 ic	---	0.00	0.00					0.893
10.40	112,939	1006.40	1.12 ic	0.68 ic	0.22 ic	---	0.00	0.21					1.113
10.50	115,432	1006.50	1.55 ic	0.69 ic	0.23 ic	---	0.00	0.63	---	---	---	---	1.554
10.60	117,925	1006.60	2.21 ic	0.70 ic	0.23 ic	---	0.00	1.20	---	---	---	---	2.129
10.70	120,418	1006.70	2.87 ic	0.71 ic	0.24 ic	---	0.00	1.86	---	---	---	---	2.811
10.80	122,911	1006.80	3.64 ic	0.71 ic	0.24 ic	---	0.00	2.63	---	---	---	---	3.585
10.90	125,404	1006.90	4.52 ic	0.72 ic	0.25 ic	---	0.00	3.47	---	---	---	---	4.441
11.00	127,897	1007.00	5.50 ic	0.73 ic	0.26 ic	---	0.00	4.39	---	---	---	---	5.374
11.10	130,613	1007.10	6.37 ic	0.74 ic	0.26 ic	---	0.00	5.38	---	---	---	---	6.374
11.20	133,330	1007.20	7.52 ic	0.74 ic	0.27 ic	---	0.00	6.43	---	---	---	---	7.438
11.30	136,047	1007.30	8.56 ic	0.74 ic	0.27 ic	---	0.00	7.54	---	---	---	---	8.557
11.40	138,764	1007.40	9.79 ic	0.74 ic	0.28 ic	---	0.00	8.71	---	---	---	---	9.734
11.50	141,480	1007.50	11.14 ic	0.74 ic	0.28 ic	---	0.00	9.94	---	---	---	---	10.97
11.60	144,197	1007.60	12.25 ic	0.74 ic	0.29 ic	---	0.00	11.22	---	---	---	---	12.25
11.70	146,914	1007.70	13.63 ic	0.75 ic	0.29 ic	---	0.00	12.55	---	---	---	---	13.58
11.80	149,630	1007.80	15.12 oc	0.74 ic	0.29 ic	---	0.00	13.93	---	---	---	---	14.97
11.90	152,347	1007.90	16.40 oc	0.74 ic	0.30 ic	---	0.00	15.35	---	---	---	---	16.39
12.00	155,064	1008.00	17.97 oc	0.74 ic	0.30 ic	---	0.00	16.83	---	---	---	---	17.87
12.10	158,008	1008.10	19.47 oc	0.73 ic	0.31 ic	---	0.00	18.34	---	---	---	---	19.38
12.20	160,952	1008.20	20.92 oc	0.71 ic	0.31 ic	---	0.00	19.90	---	---	---	---	20.92
12.30	163,897	1008.30	22.53 oc	0.71 ic	0.32 ic	---	0.00	21.50	---	---	---	---	22.53
12.40	166,841	1008.40	24.17 oc	0.71 ic	0.32 ic	---	0.00	23.14	---	---	---	---	24.17
12.50	169,785	1008.50	25.86 oc	0.71 ic	0.33 ic	---	0.00	24.82	---	---	---	---	25.86
12.60	172,729	1008.60	27.58 oc	0.71 ic	0.33 ic	---	0.00	26.54	---	---	---	---	27.58
12.70	175,674	1008.70	29.34 oc	0.71 ic	0.33 ic	---	0.00	28.30	---	---	---	---	29.34
12.80	178,618	1008.80	31.13 oc	0.71 ic	0.34 ic	---	0.00	30.09	---	---	---	---	31.13
12.90	181,562	1008.90	32.96 oc	0.70 ic	0.34 ic	---	0.00	31.92	---	---	---	---	32.96
13.00	184,506	1009.00	34.83 oc	0.70 ic	0.35 ic	---	0.00	33.79	---	---	---	---	34.83
13.10	187,734	1009.10	36.73 oc	0.69 ic	0.35 ic	---	0.00	35.69	---	---	---	---	36.73
13.20	190,962	1009.20	38.66 ic	0.68 ic	0.35 ic	---	0.00	37.63	---	---	---	---	38.66
13.30	194,189	1009.30	40.61 ic	0.67 ic	0.34 ic	---	0.00	39.60	---	---	---	---	40.61
13.40	197,417	1009.40	42.59 ic	0.65 ic	0.33 ic	---	0.00	41.60	---	---	---	---	42.58
13.50	200,645	1009.50	44.59 ic	0.64 ic	0.32 ic	---	0.00	43.63	---	---	---	---	44.59
13.60	203,872	1009.60	46.63 ic	0.62 ic	0.31 ic	---	0.00	45.70	---	---	---	---	46.63
13.70	207,100	1009.70	48.70 ic	0.59 ic	0.30 ic	---	0.00	47.80	---	---	---	---	48.70
13.80	210,328	1009.80	50.38 ic	0.58 ic	0.29 ic	---	0.00	49.51 s	---	---	---	---	50.38
13.90	213,555	1009.90	52.39 ic	0.55 ic	0.28 ic	---	1.02	50.53 s	---	---	---	---	52.39
14.00	216,783	1010.00	54.70 ic	0.52 ic	0.26 ic	---	3.14	50.77 s	---	---	---	---	54.70
14.10	220,362	1010.10	56.98 ic	0.48 ic	0.25 ic	---	5.93	50.33 s	---	---	---	---	56.98
14.20	223,942	1010.20	59.16 ic	0.44 ic	0.23 ic	---	9.24	49.25 s	---	---	---	---	59.16
14.30	227,522	1010.30	61.19 ic	0.40 ic	0.20 ic	---	13.02	47.57 s	---	---	---	---	61.19
14.40	231,101	1010.40	63.05 ic	0.36 ic	0.18 ic	---	17.20	45.31 s	---	---	---	---	63.05
14.50	234,681	1010.50	64.73 ic	0.31 ic	0.16 ic	---	21.75	42.50 s	---	---	---	---	64.73
14.60	238,260	1010.60	66.16 ic	0.27 ic	0.14 ic	---	26.38 s	39.37 s	---	---	---	---	66.16
14.70	241,840	1010.70	67.14 ic	0.25 ic	0.13 ic	---	29.28 s	37.48 s	---	---	---	---	67.14
14.80	245,419	1010.80	67.94 ic	0.23 ic	0.12 ic	---	31.58 s	36.02 s	---	---	---	---	67.94
14.90	248,999	1010.90	68.65 ic	0.21 ic	0.11 ic	---	33.56 s	34.77 s	---	---	---	---	68.65
15.00	252,578	1011.00	69.29 ic	0.19 ic	0.10 ic	---	35.30 s	33.69 s	---	---	---	---	69.29
15.10	256,651	1011.10	69.88 ic	0.18 ic	0.09 ic	---	36.87 s	32.73 s	---	---	---	---	69.88
15.20	260,725	1011.20	70.43 ic	0.17 ic	0.09 ic	---	38.30 s	31.88 s	---	---	---	---	70.43
15.30	264,798	1011.30	70.96 ic	0.16 ic	0.08 ic	---	39.60 s	31.11 s	---	---	---	---	70.95
15.40	268,871	1011.40	71.46 ic	0.15 ic	0.08 ic	---	40.81 s	30.42 s	---	---	---	---	71.45
15.50	272,944	1011.50	71.94 ic	0.14 ic	0.07 ic	---	41.92 s	29.79 s	---	---	---	---	71.92
15.60	277,018	1011.60	72.40 ic	0.13 ic	0.07 ic	---	42.97 s	29.21 s	---	---	---	---	72.39
15.70	281,091	1011.70	72.85 ic	0.13 ic	0.07 ic	---	43.96 s	28.69 s	---	---	---	---	72.84
15.80	285,164	1011.80	73.29 ic	0.12 ic	0.06 ic	---	44.89 s	28.21 s	---	---	---	---	73.28
15.90	289,237	1011.90	73.72 ic	0.12 ic	0.06 ic	---	45.77 s	27.77 s	---	---	---	---	73.71
16.00	293,311	1012.00	74.14 ic	0.11 ic	0.06 ic	---	46.60 s	27.35 s	---	---	---	---	74.12

CPV PROVIDED @ 1006.31

...End



HUSSEY GAY BELL
Formerly Hayes | James
ENGINEERS, PLANNERS & SURVEYORS

3100 BRECKINRIDGE BLVD., BLDG. 300
DULUTH, GEORGIA 30096-4986
TEL: (770) 923-1600, FAX: (770) 923-4202

ASBUILT POND A
TOPO

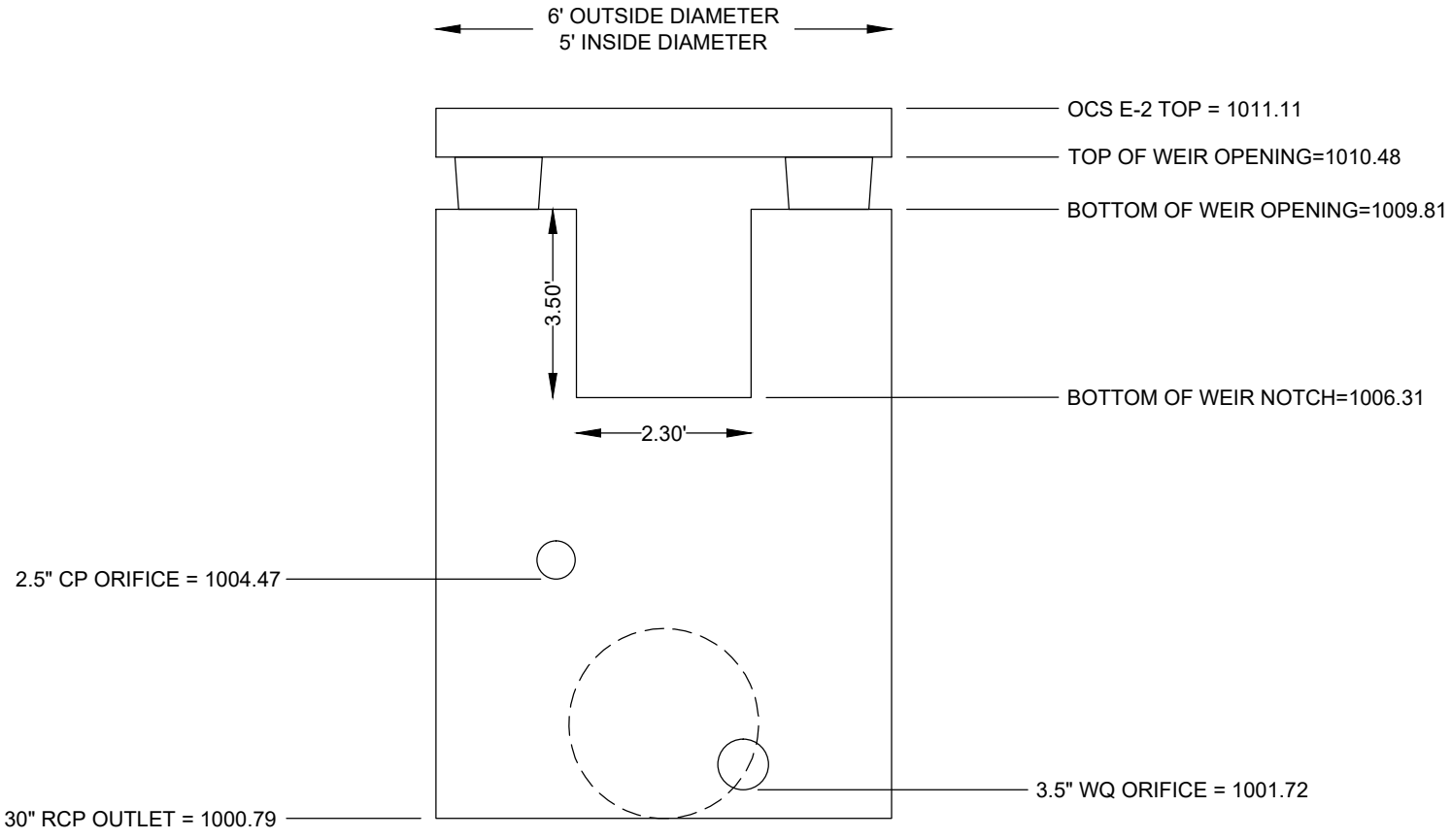
Date: 12/16/2025 Job #: 21069

POND A

AS-BUILT DATE 12-16-2025

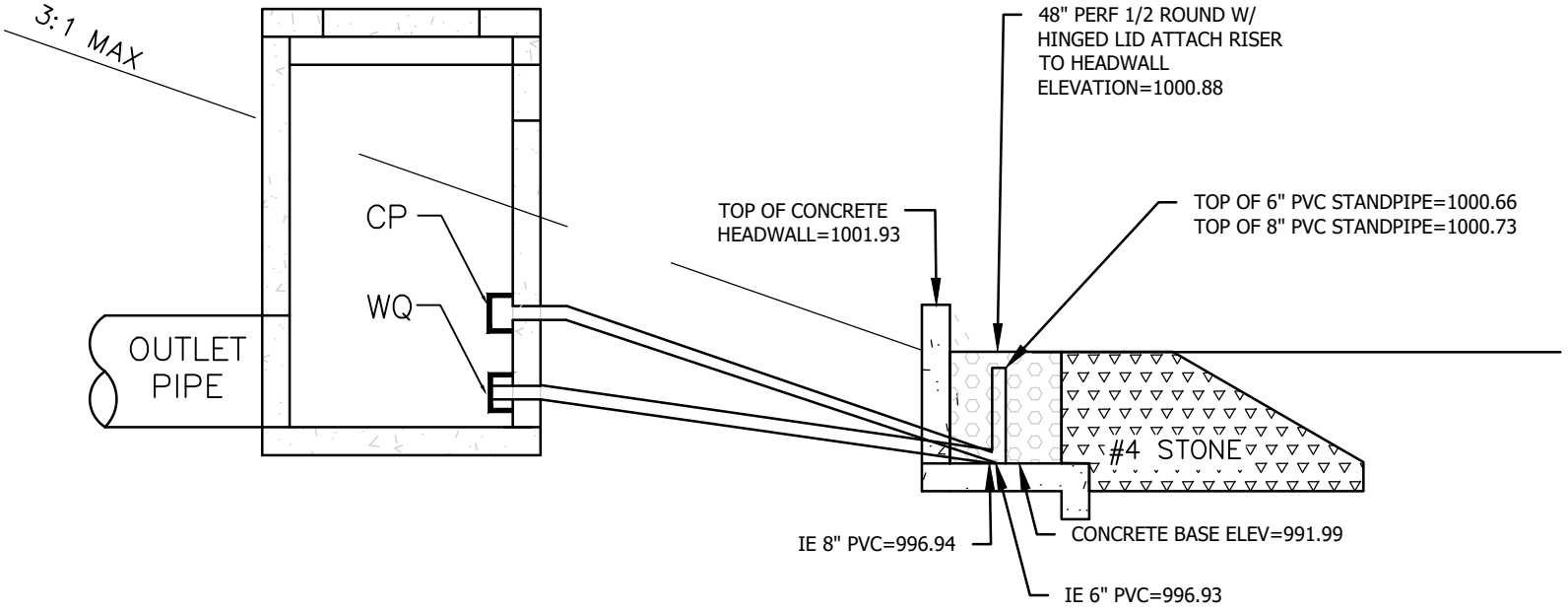
OCS E-2

AS-BUILT DATE 12-16-2025



POND A

AS-BUILT DATE 12-16-2025



Hydrograph Report

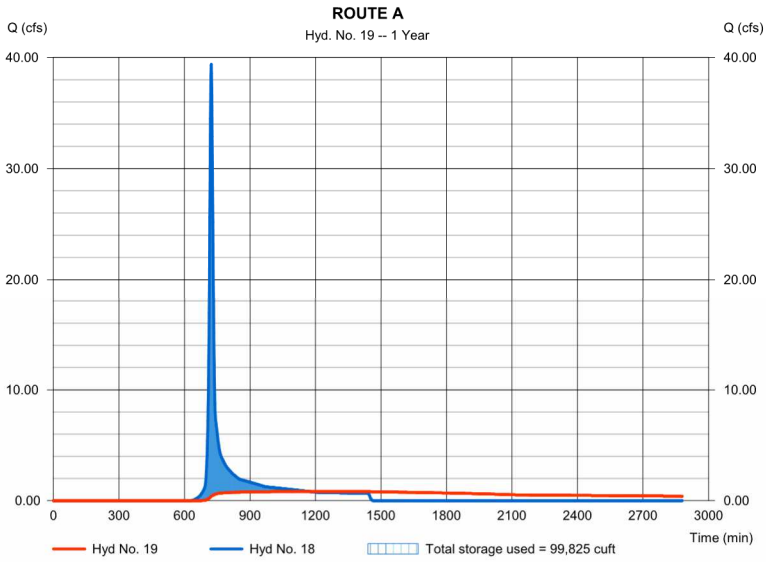
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2025 Wednesday, 12 / 17 / 2025

Hyd. No. 19

ROUTE A

Hydrograph type	= Reservoir	Peak discharge	= 0.829 cfs
Storm frequency	= 1 yrs	Time to peak	= 1171 min
Time interval	= 1 min	Hyd. volume	= 83,699 cuft
Inflow hyd. No.	= 18 - SP 1 TO POND A	Max. Elevation	= 1005.86 ft
Reservoir name	= POND A-ASBUILT	Max. Storage	= 99,825 cuft

Storage Indication method used. Wet pond routing start elevation = 1001.70 ft.



Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2025

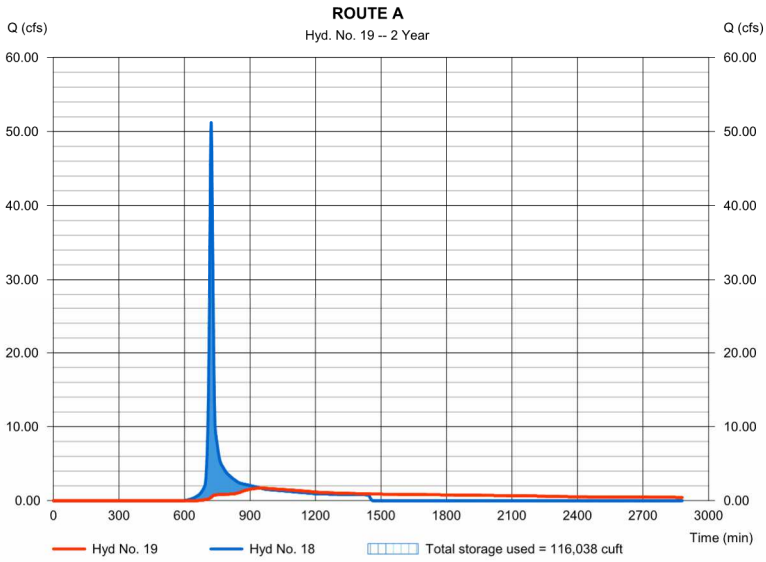
Wednesday, 12 / 17 / 2025

Hyd. No. 19

ROUTE A

Hydrograph type	= Reservoir	Peak discharge	= 1.694 cfs
Storm frequency	= 2 yrs	Time to peak	= 949 min
Time interval	= 1 min	Hyd. volume	= 108,400 cuft
Inflow hyd. No.	= 18 - SP 1 TO POND A	Max. Elevation	= 1006.52 ft
Reservoir name	= POND A-ASBUILT	Max. Storage	= 116,038 cuft

Storage Indication method used. Wet pond routing start elevation = 1001.70 ft.



Hydrograph Report

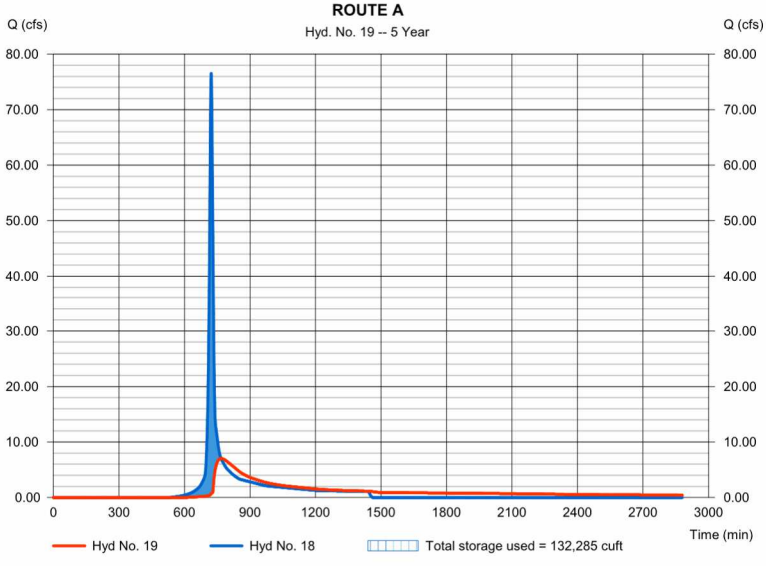
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2025 Wednesday, 12 / 17 / 2025

Hyd. No. 19

ROUTE A

Hydrograph type	= Reservoir	Peak discharge	= 7.029 cfs
Storm frequency	= 5 yrs	Time to peak	= 767 min
Time interval	= 1 min	Hyd. volume	= 174,019 cuft
Inflow hyd. No.	= 18 - SP 1 TO POND A	Max. Elevation	= 1007.16 ft
Reservoir name	= POND A-ASBUILT	Max. Storage	= 132,285 cuft

Storage Indication method used. Wet pond routing start elevation = 1001.70 ft.



Hydrograph Report

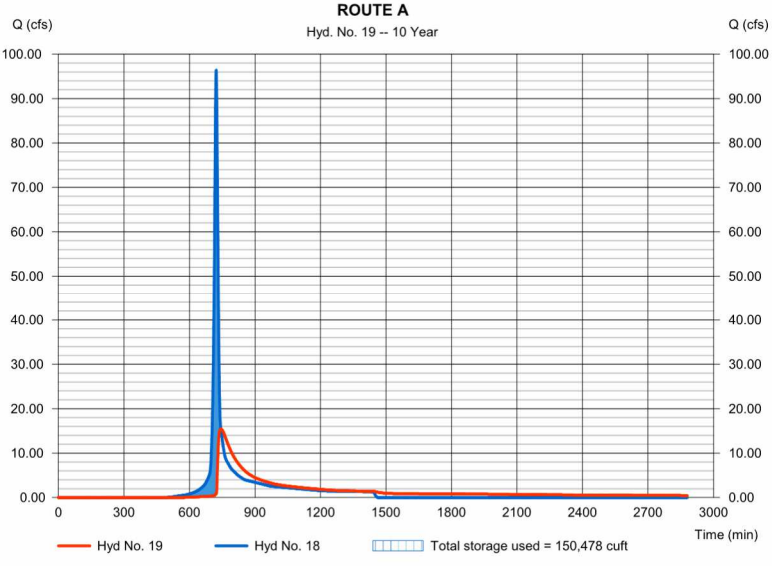
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2025 Wednesday, 12 / 17 / 2025

Hyd. No. 19

ROUTE A

Hydrograph type	= Reservoir	Peak discharge	= 15.41 cfs
Storm frequency	= 10 yrs	Time to peak	= 744 min
Time interval	= 1 min	Hyd. volume	= 226,630 cuft
Inflow hyd. No.	= 18 - SP 1 TO POND A	Max. Elevation	= 1007.83 ft
Reservoir name	= POND A-ASBUILT	Max. Storage	= 150,478 cuft

Storage Indication method used. Wet pond routing start elevation = 1001.70 ft.



Hydrograph Report

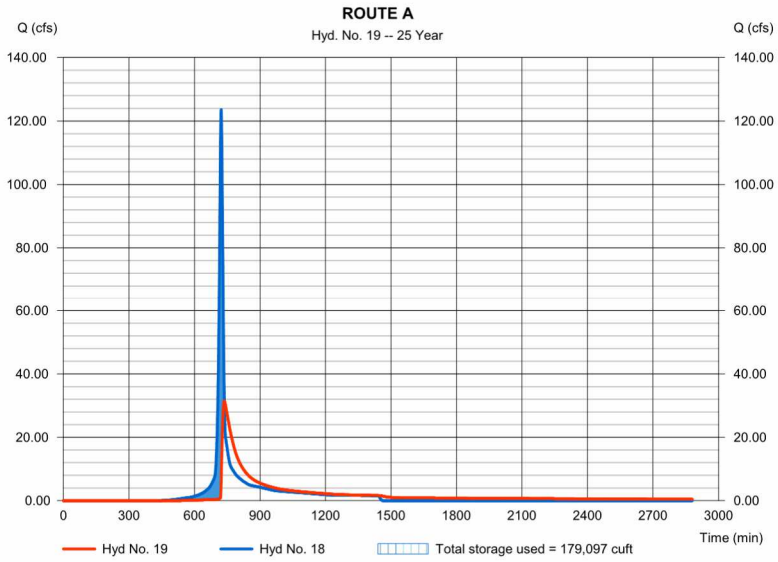
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2025 Wednesday, 12 / 17 / 2025

Hyd. No. 19

ROUTE A

Hydrograph type	= Reservoir	Peak discharge	= 31.43 cfs
Storm frequency	= 25 yrs	Time to peak	= 737 min
Time interval	= 1 min	Hyd. volume	= 299,822 cuft
Inflow hyd. No.	= 18 - SP 1 TO POND A	Max. Elevation	= 1008.82 ft
Reservoir name	= POND A-ASBUILT	Max. Storage	= 179,097 cuft

Storage Indication method used. Wet pond routing start elevation = 1001.70 ft.



Hydrograph Report

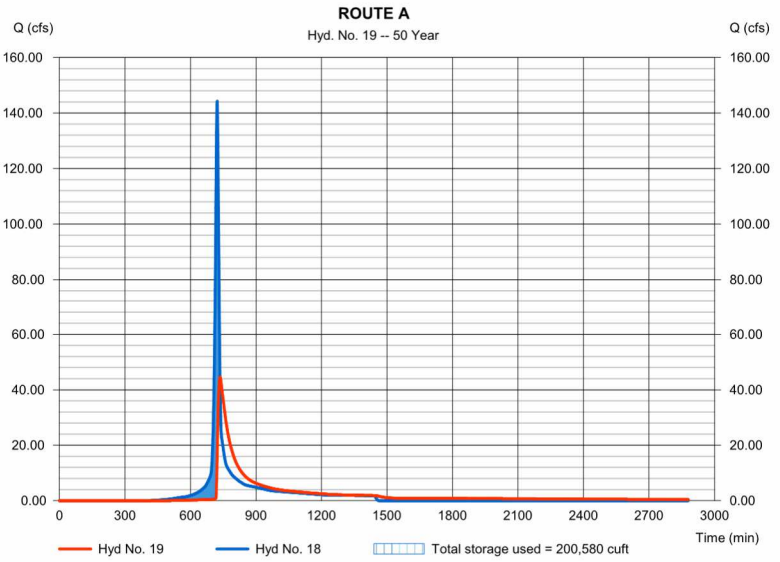
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2025 P-52 Wednesday, 12 / 17 / 2025

Hyd. No. 19

ROUTE A

Hydrograph type	= Reservoir	Peak discharge	= 44.55 cfs
Storm frequency	= 50 yrs	Time to peak	= 735 min
Time interval	= 1 min	Hyd. volume	= 356,435 cuft
Inflow hyd. No.	= 18 - SP 1 TO POND A	Max. Elevation	= 1009.50 ft
Reservoir name	= POND A-ASBUILT	Max. Storage	= 200,580 cuft

Storage Indication method used. Wet pond routing start elevation = 1001.70 ft.



Hydrograph Report

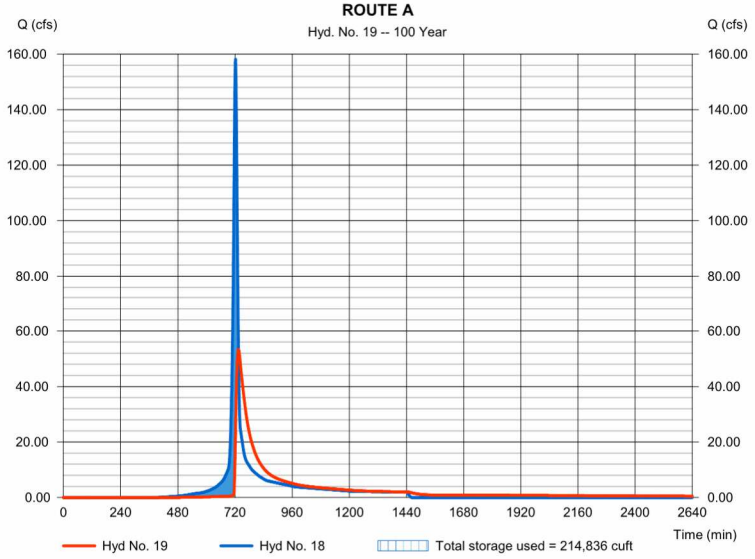
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2025 Wednesday, 12 / 17 / 2025

Hyd. No. 19

ROUTE A

Hydrograph type	= Reservoir	Peak discharge	= 53.30 cfs
Storm frequency	= 100 yrs	Time to peak	= 734 min
Time interval	= 1 min	Hyd. volume	= 394,812 cuft
Inflow hyd. No.	= 18 - SP 1 TO POND A	Max. Elevation	= 1009.94 ft
Reservoir name	= POND A-ASBUILT	Max. Storage	= 214,836 cuft

Storage Indication method used. Wet pond routing start elevation = 1001.70 ft.



Pond No. 13 - POND A-EMERGENCY

Pond Data

Contours -User-defined contour areas. Conic method used for volume calculation. Begining Elevation = 996.00 ft

Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	996.00	122	0	0
1.00	997.00	1,550	702	702
2.00	998.00	2,509	2,010	2,712
3.00	999.00	3,705	3,087	5,800
4.00	1000.00	5,353	4,503	10,303
5.00	1001.00	8,311	6,777	17,080
6.00	1002.00	12,833	10,489	27,570
7.00	1003.00	16,516	14,634	42,204
8.00	1004.00	19,141	17,811	60,015
9.00	1005.00	21,498	20,306	80,321
10.00	1006.00	23,820	22,647	102,968
11.00	1007.00	26,060	24,929	127,897
12.00	1008.00	28,295	27,167	155,064
13.00	1009.00	30,611	29,442	184,506
14.00	1010.00	33,978	32,277	216,783
15.00	1011.00	37,651	35,795	252,578
16.00	1012.00	43,902	40,732	293,311

Culvert / Orifice Structures

	[A]	[B]	[C]	[PrfRsr]
Rise (in)	= 30.00	Inactive	Inactive	0.00
Span (in)	= 30.00	3.50	2.50	0.00
No. Barrels	= 1	1	1	0
Invert El. (ft)	= 1000.79	1001.72	1004.47	0.00
Length (ft)	= 54.00	0.00	0.00	0.00
Slope (%)	= 1.00	0.00	0.00	n/a
N-Value	= .013	.013	.013	n/a
Orifice Coeff.	= 0.60	0.60	0.60	0.60
Multi-Stage	= n/a	Yes	Yes	No

Weir Structures

	[A]	[B]	[C]	[D]
Crest Len (ft)	= 11.40	2.30	0.00	0.00
Crest El. (ft)	= 1009.81	1006.31	0.00	0.00
Weir Coeff.	= 3.33	3.33	3.33	3.33
Weir Type	= 1	Rect	---	---
Multi-Stage	= Yes	Yes	No	No

Exfil.(in/hr) = 0.000 (by Contour)

TW Elev. (ft) = 0.00

Note: Culvert/Orifice outflows are analyzed under inlet (ic) and outlet (oc) control. Weir risers checked for orifice conditions (ic) and submergence (s).

Stage / Storage / Discharge Table

Stage ft	Storage cuft	Elevation ft	Clv A cfs	Clv B cfs	Clv C cfs	PrfRsr cfs	Wr A cfs	Wr B cfs	Wr C cfs	Wr D cfs	Exfil cfs	User cfs	Total cfs
0.00	0	996.00	0.00	0.00	0.00	---	0.00	0.00	---	---	---	---	0.000
1.00	702	997.00	0.00	0.00	0.00	---	0.00	0.00	---	---	---	---	0.000
2.00	2,712	998.00	0.00	0.00	0.00	---	0.00	0.00	---	---	---	---	0.000
3.00	5,800	999.00	0.00	0.00	0.00	---	0.00	0.00	---	---	---	---	0.000
4.00	10,303	1000.00	0.00	0.00	0.00	---	0.00	0.00	---	---	---	---	0.000
5.00	17,080	1001.00	0.00	0.00	0.00	---	0.00	0.00	---	---	---	---	0.000
6.00	27,570	1002.00	0.00	0.00	0.00	---	0.00	0.00	---	---	---	---	0.000
7.00	42,204	1003.00	0.00	0.00	0.00	---	0.00	0.00	---	---	---	---	0.000
8.00	60,015	1004.00	0.00	0.00	0.00	---	0.00	0.00	---	---	---	---	0.000
9.00	80,321	1005.00	0.00	0.00	0.00	---	0.00	0.00	---	---	---	---	0.000
10.00	102,968	1006.00	0.00	0.00	0.00	---	0.00	0.00	---	---	---	---	0.000
11.00	127,897	1007.00	4.52 ic	0.00	0.00	---	0.00	4.39	---	---	---	---	4.390
12.00	155,064	1008.00	16.91 oc	0.00	0.00	---	0.00	16.83	---	---	---	---	16.83
13.00	184,506	1009.00	33.79 oc	0.00	0.00	---	0.00	33.79	---	---	---	---	33.79
14.00	216,783	1010.00	54.30 ic	0.00	0.00	---	3.14	51.16 s	---	---	---	---	54.30
15.00	252,578	1011.00	69.28 ic	0.00	0.00	---	35.44 s	33.83 s	---	---	---	---	69.27
16.00	293,311	1012.00	74.13 ic	0.00	0.00	---	46.70 s	27.41 s	---	---	---	---	74.11

Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2025

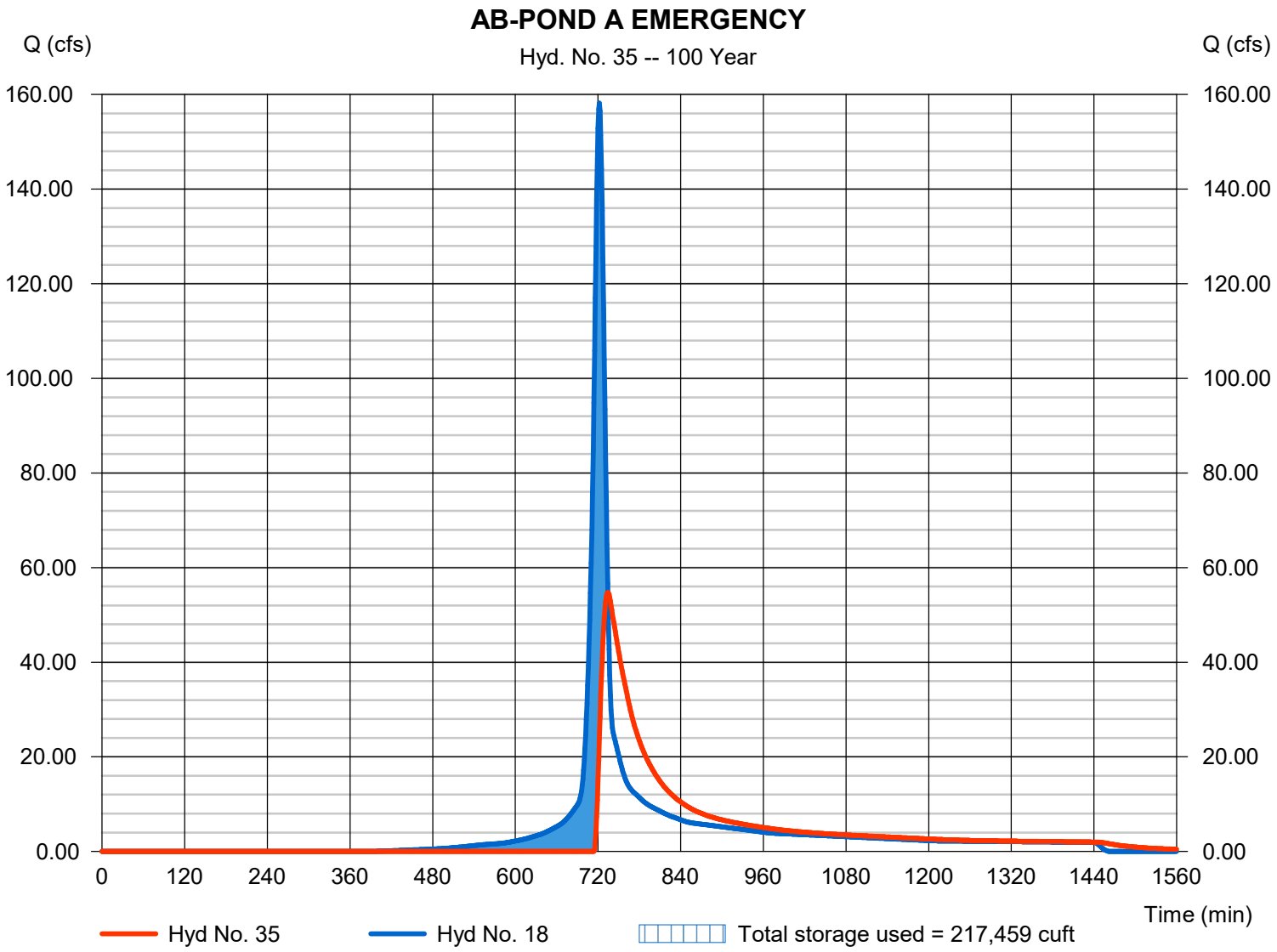
Wednesday, 12 / 17 / 2025

Hyd. No. 35

AB-POND A EMERGENCY

Hydrograph type	=	Reservoir	Peak discharge	=	54.75 cfs
Storm frequency	=	100 yrs	Time to peak	=	734 min
Time interval	=	1 min	Hyd. volume	=	342,101 cuft
Inflow hyd. No.	=	18 - SP 1 TO POND A	Max. Elevation	=	1010.02 ft
Reservoir name	=	POND A-EMERGENCY	Max. Storage	=	217,459 cuft

Storage Indication method used. Wet pond routing start elevation = 1001.70 ft.



SP1-BYPASS Developed Drainage Basin Bypassing Pond A

This bypass area consists of the grassed slopes that make up the dam. The runoff is collected in small ditches and discharged into the downstream detention pond.

AREA = .33 Acres

Grassed = .33 acres, CN = 61

CN = 61

TC = 5.0 Minutes

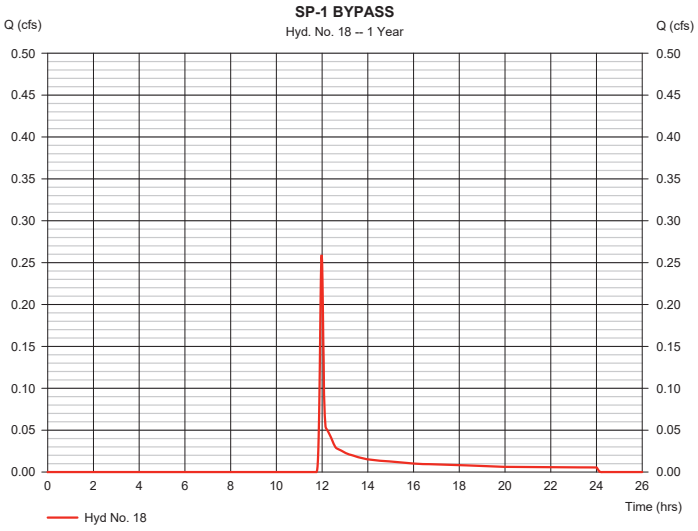
Hydrograph Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2018 by Autodesk, Inc. v2018.3 — Friday, 02 / 18 / 2022

Hyd. No. 18

SP-1 BYPASS

Hydrograph type	= SCS Runoff	Peak discharge	= 0.259 cfs
Storm frequency	= 1 yrs	Time to peak	= 11.98 hrs
Time interval	= 1 min	Hyd. volume	= 631 cuft
Drainage area	= 0.330 ac	Curve number	= 61
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 3.36 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



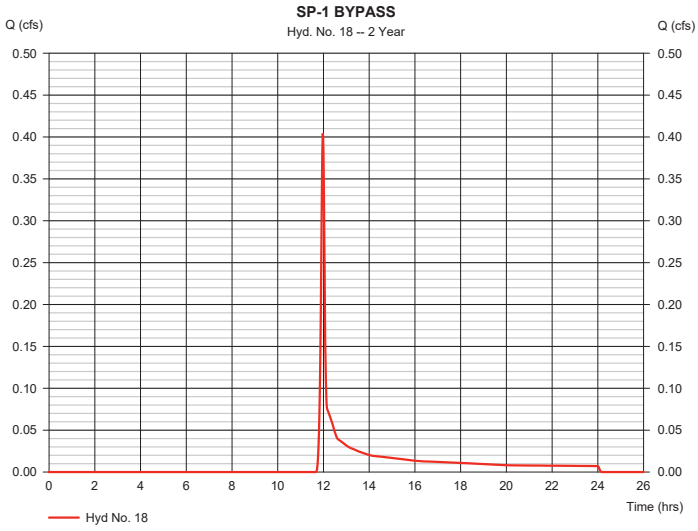
Hydrograph Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2018 by Autodesk, Inc. v2018.3 — Friday, 02 / 18 / 2022

Hyd. No. 18

SP-1 BYPASS

Hydrograph type	= SCS Runoff	Peak discharge	= 0.404 cfs
Storm frequency	= 2 yrs	Time to peak	= 11.97 hrs
Time interval	= 1 min	Hyd. volume	= 905 cuft
Drainage area	= 0.330 ac	Curve number	= 61
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 3.84 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



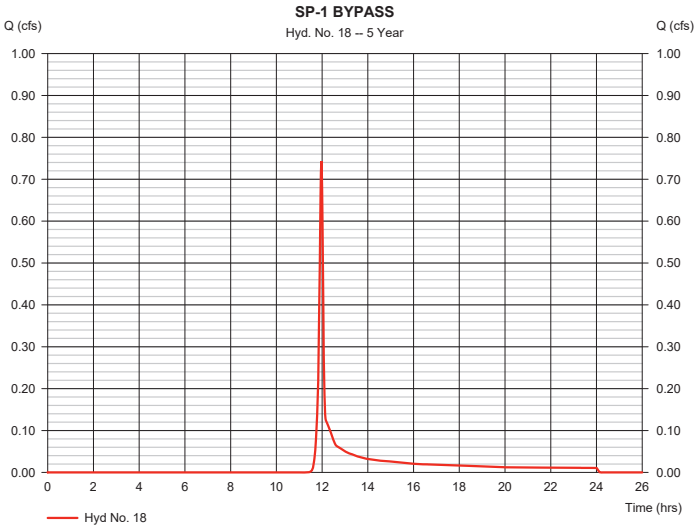
Hydrograph Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2018 by Autodesk, Inc. v2018.3 — Friday, 02 / 18 / 2022

Hyd. No. 18

SP-1 BYPASS

Hydrograph type	= SCS Runoff	Peak discharge	= 0.743 cfs
Storm frequency	= 5 yrs	Time to peak	= 11.97 hrs
Time interval	= 1 min	Hyd. volume	= 1,545 cuft
Drainage area	= 0.330 ac	Curve number	= 61
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 4.80 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



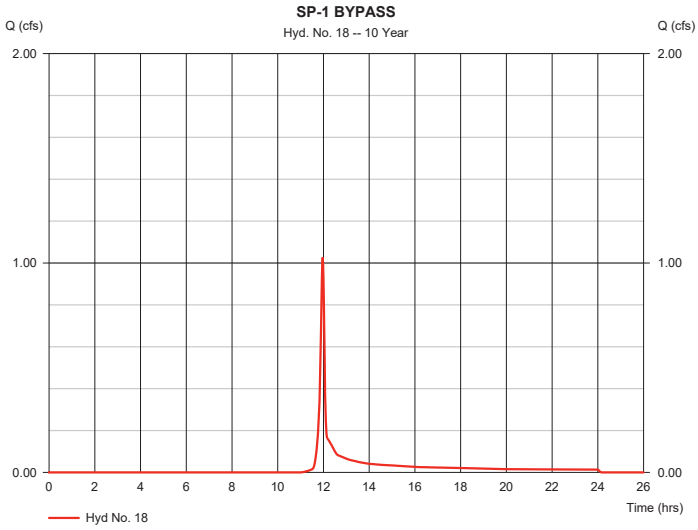
Hydrograph Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2018 by Autodesk, Inc. v2018.3 — Friday, 02 / 18 / 2022

Hyd. No. 18

SP-1 BYPASS

Hydrograph type	= SCS Runoff	Peak discharge	= 1.026 cfs
Storm frequency	= 10 yrs	Time to peak	= 11.97 hrs
Time interval	= 1 min	Hyd. volume	= 2,090 cuft
Drainage area	= 0.330 ac	Curve number	= 61
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 5.52 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



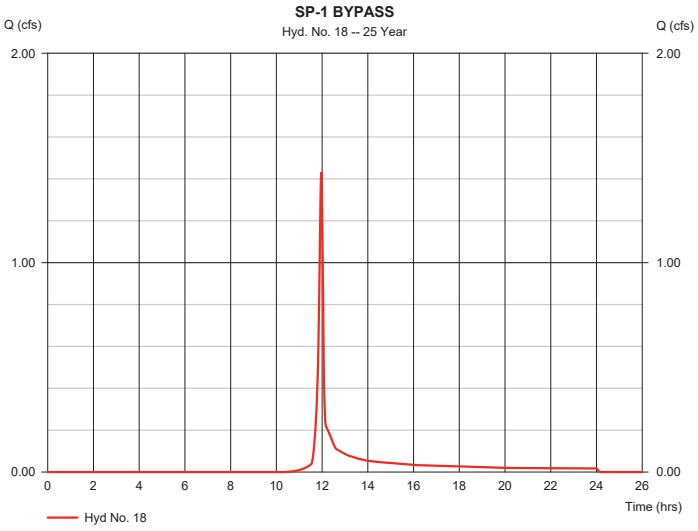
Hydrograph Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2018 by Autodesk, Inc. v2018.3 — Friday, 02 / 18 / 2022

Hyd. No. 18

SP-1 BYPASS

Hydrograph type	= SCS Runoff	Peak discharge	= 1.431 cfs
Storm frequency	= 25 yrs	Time to peak	= 11.97 hrs
Time interval	= 1 min	Hyd. volume	= 2,882 cuft
Drainage area	= 0.330 ac	Curve number	= 61
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 6.48 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



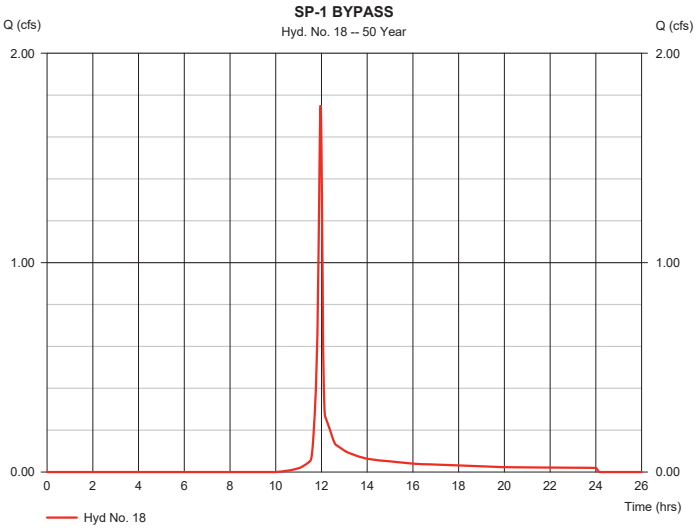
Hydrograph Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2018 by Autodesk, Inc. v2018.3 — Friday, 02 / 18 / 2022

Hyd. No. 18

SP-1 BYPASS

Hydrograph type	= SCS Runoff	Peak discharge	= 1.751 cfs
Storm frequency	= 50 yrs	Time to peak	= 11.97 hrs
Time interval	= 1 min	Hyd. volume	= 3,517 cuft
Drainage area	= 0.330 ac	Curve number	= 61
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 7.20 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



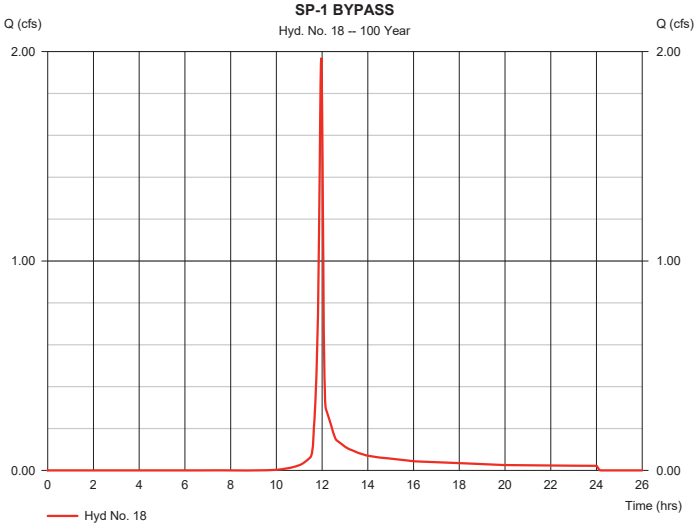
Hydrograph Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2018 by Autodesk, Inc. v2018.3 — Friday, 02 / 18 / 2022

Hyd. No. 18

SP-1 BYPASS

Hydrograph type	= SCS Runoff	Peak discharge	= 1.970 cfs
Storm frequency	= 100 yrs	Time to peak	= 11.97 hrs
Time interval	= 1 min	Hyd. volume	= 3,956 cuft
Drainage area	= 0.330 ac	Curve number	= 61
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 7.68 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



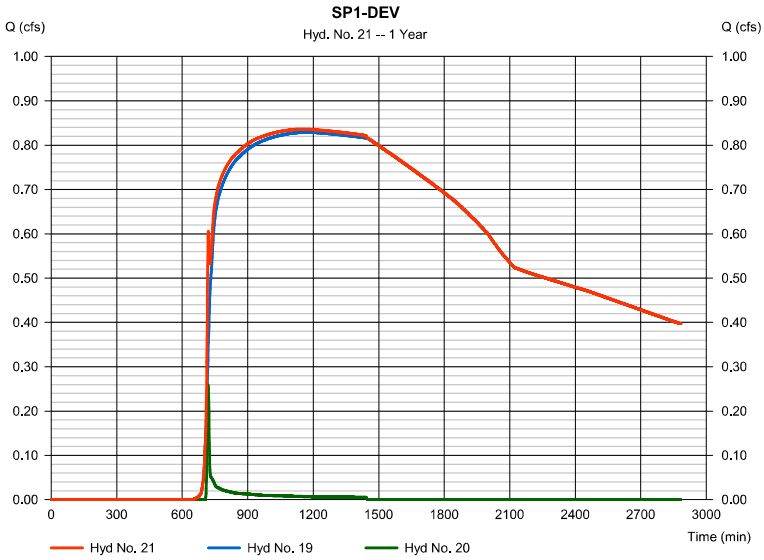
Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2025 Wednesday, 12 / 17 / 2025

Hyd. No. 21

SP1-DEV

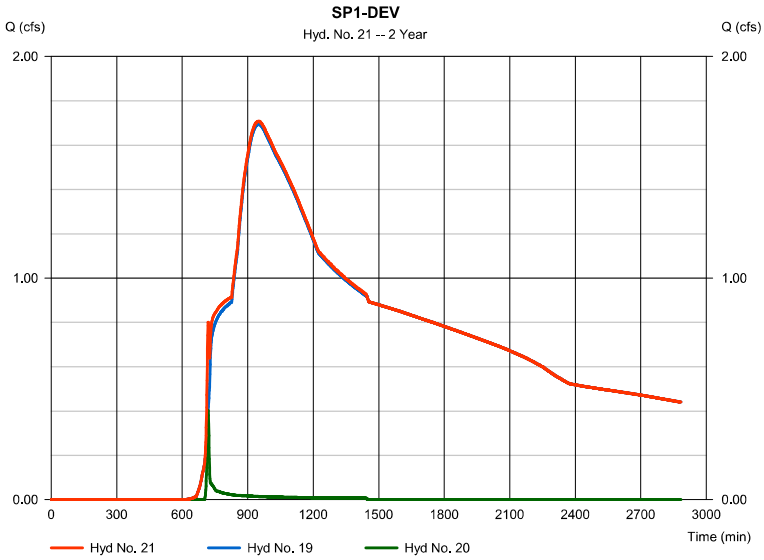
Hydrograph type	= Combine	Peak discharge	= 0.836 cfs
Storm frequency	= 1 yrs	Time to peak	= 1152 min
Time interval	= 1 min	Hyd. volume	= 84,330 cuft
Inflow hyds.	= 19, 20	Contrib. drain. area	= 0.330 ac



Hyd. No. 21

SP1-DEV

Hydrograph type	= Combine	Peak discharge	= 1.708 cfs
Storm frequency	= 2 yrs	Time to peak	= 949 min
Time interval	= 1 min	Hyd. volume	= 109,305 cuft
Inflow hyds.	= 19, 20	Contrib. drain. area	= 0.330 ac



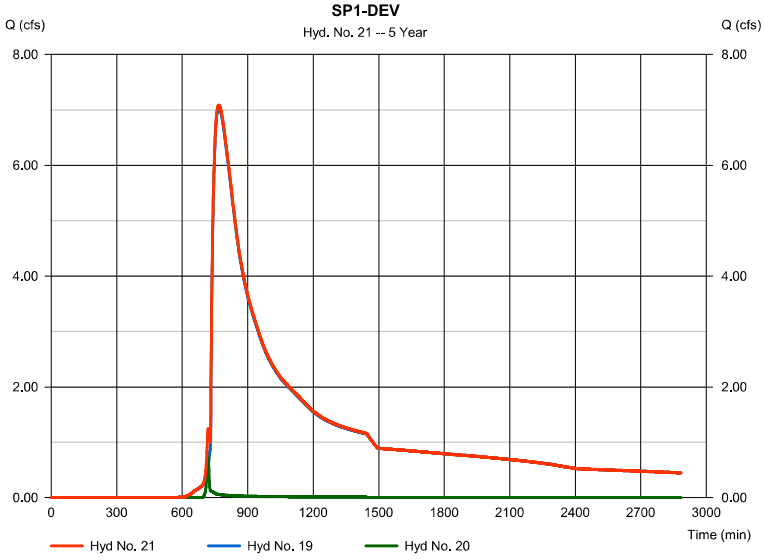
Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2025 Wednesday, 12 / 17 / 2025

Hyd. No. 21

SP1-DEV

Hydrograph type	= Combine	Peak discharge	= 7.087 cfs
Storm frequency	= 5 yrs	Time to peak	= 767 min
Time interval	= 1 min	Hyd. volume	= 175,564 cuft
Inflow hyds.	= 19, 20	Contrib. drain. area	= 0.330 ac



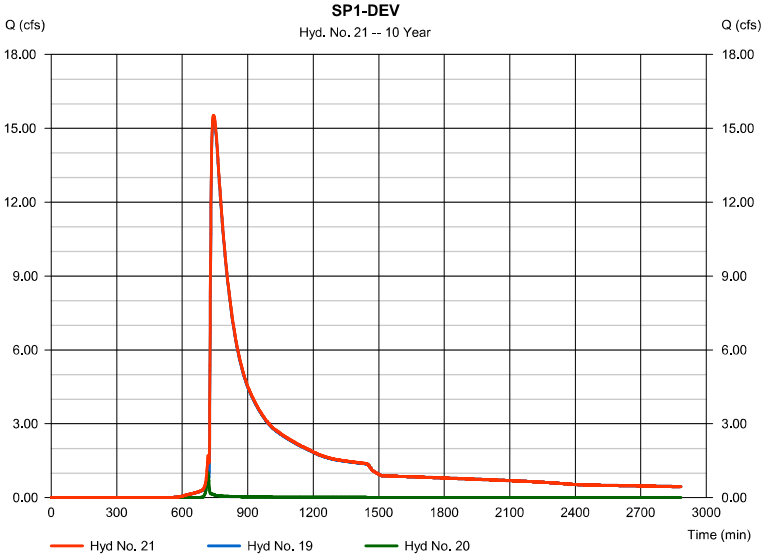
Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2025 Wednesday, 12 / 17 / 2025

Hyd. No. 21

SP1-DEV

Hydrograph type	= Combine	Peak discharge	= 15.53 cfs
Storm frequency	= 10 yrs	Time to peak	= 743 min
Time interval	= 1 min	Hyd. volume	= 228,719 cuft
Inflow hyds.	= 19, 20	Contrib. drain. area	= 0.330 ac



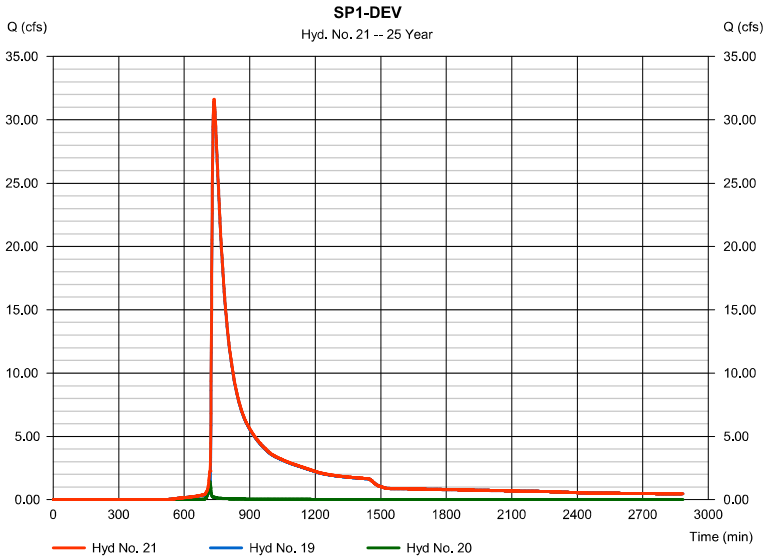
Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2025 Wednesday, 12 / 17 / 2025

Hyd. No. 21

SP1-DEV

Hydrograph type	= Combine	Peak discharge	= 31.62 cfs
Storm frequency	= 25 yrs	Time to peak	= 737 min
Time interval	= 1 min	Hyd. volume	= 302,705 cuft
Inflow hyds.	= 19, 20	Contrib. drain. area	= 0.330 ac



Hydrograph Report

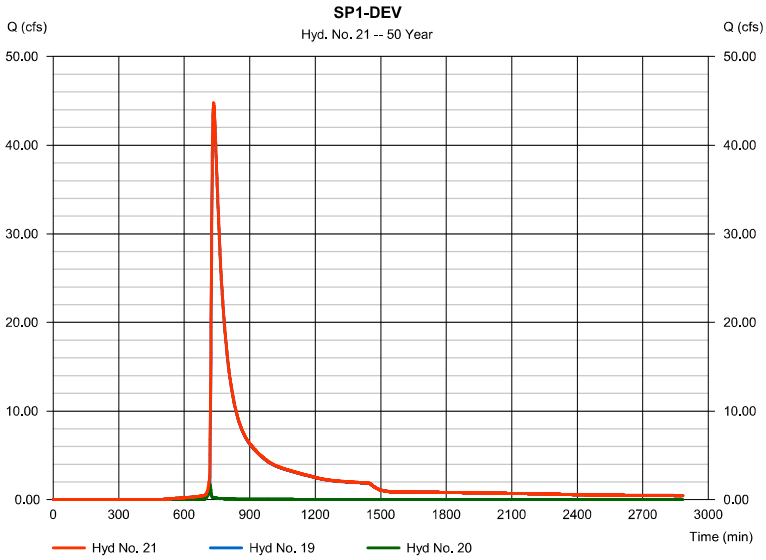
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2025

Wednesday, 12 / 17 / 2025

Hyd. No. 21

SP1-DEV

Hydrograph type	= Combine	Peak discharge	= 44.79 cfs
Storm frequency	= 50 yrs	Time to peak	= 735 min
Time interval	= 1 min	Hyd. volume	= 359,953 cuft
Inflow hyds.	= 19, 20	Contrib. drain. area	= 0.330 ac



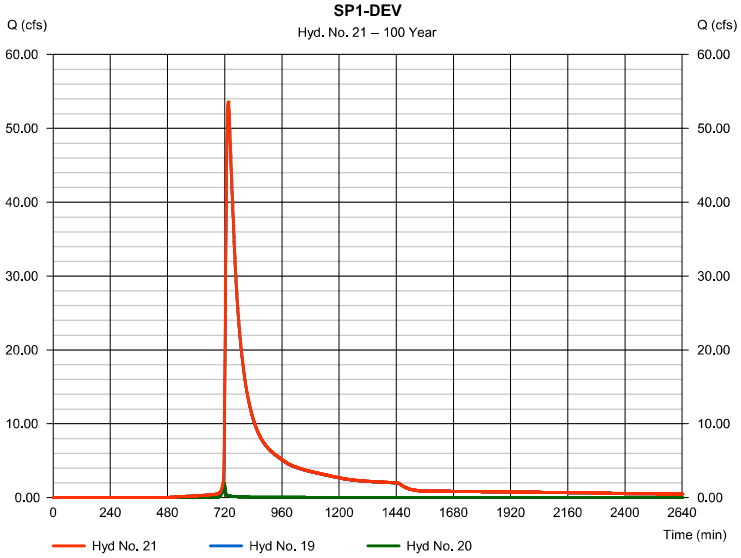
Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2025 Wednesday, 12 / 17 / 2025

Hyd. No. 21

SP1-DEV

Hydrograph type	= Combine	Peak discharge	= 53.57 cfs
Storm frequency	= 100 yrs	Time to peak	= 734 min
Time interval	= 1 min	Hyd. volume	= 398,769 cuft
Inflow hyds.	= 19, 20	Contrib. drain. area	= 0.330 ac



BASIN 2

BASIN 2

Existing Basin 2

Basin data
Hydrographs

Developed Basin 2

Basin data to Pond B

Hydrographs to Pond B

Stage Storage Discharge
Pond A Topography

Outlet Structure Detail
Route B Hydrographs

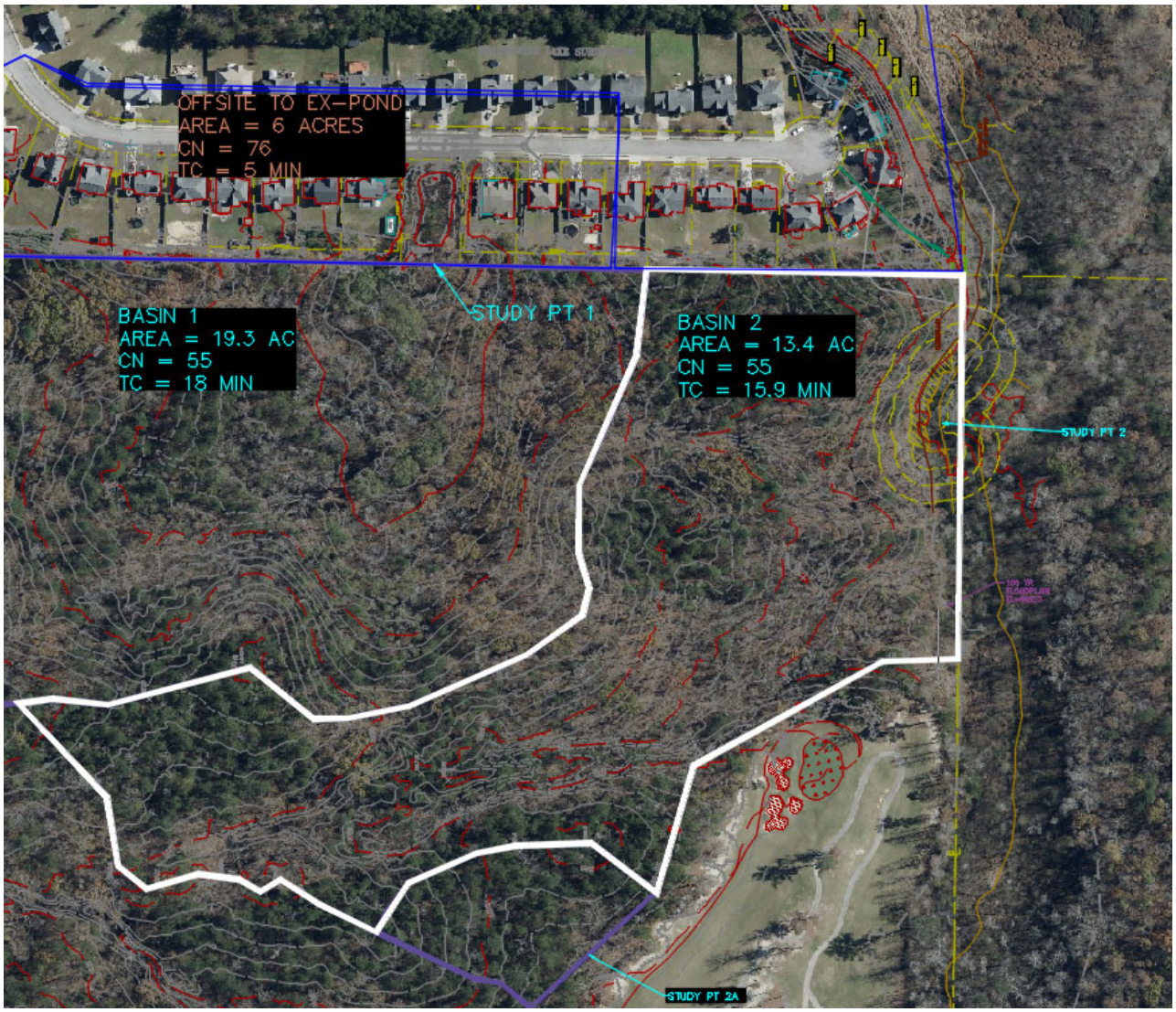
EMERGENCY ROUTE

Bypass Pond B

Composite Basin 2-Developed

SP2-EX Existing Drainage Basin 2 to Study Pt 2

Basin 2 is located on the southern side of the site adjacent to the FEMA floodplain for Town Branch Creek. The onsite area is wooded and slopes are moderate ranging from 4% to 8%. This Basin discharges into the floodplain downstream of the golf course.



AREA = 13.4 Acres

CN = 55

TC = 15.9 Minutes - See next sheet for Calculations.

TR55 Tc Worksheet

Hyd. No. 1

SP 2-EXIST-SOUTH

Description	A		B		C		Totals
Sheet Flow							
Manning's n-value	= 0.240		0.011		0.011		
Flow length (ft)	= 63.0		0.0		0.0		
Two-year 24-hr precip. (in)	= 3.84		0.00		0.00		
Land slope (%)	= 3.00		0.00		0.00		
Travel Time (min)	**= 7.65**	**+**	**0.00**	**+**	**0.00**	**=**	**7.65**
Shallow Concentrated Flow							
Flow length (ft)	= 1409.00		0.00		0.00		
Watercourse slope (%)	= 3.10		0.00		0.00		
Surface description	= Unpaved		Paved		Paved		
Average velocity (ft/s)	=2.84		0.00		0.00		
Travel Time (min)	**= 8.27**	**+**	**0.00**	**+**	**0.00**	**=**	**8.27**
Channel Flow							
X sectional flow area (sqft)	= 0.00		0.00		0.00		
Wetted perimeter (ft)	= 0.00		0.00		0.00		
Channel slope (%)	= 0.00		0.00		0.00		
Manning's n-value	= 0.015		0.015		0.015		
Velocity (ft/s)	=0.00						
			0.00				
					0.00		
Flow length (ft)	({0})0.0		0.0		0.0		
Travel Time (min)	**= 0.00**	**+**	**0.00**	**+**	**0.00**	**=**	**0.00**

Total Travel Time, Tc ..... 15.92 min

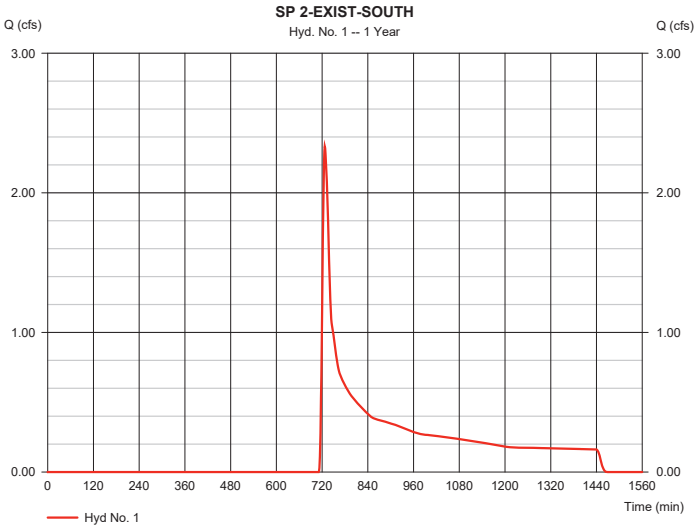
Hydrograph Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2018 by Autodesk, Inc. v2018.3 — Friday, 02 / 18 / 2022

Hyd. No. 1

SP 2-EXIST-SOUTH

Hydrograph type	= SCS Runoff	Peak discharge	= 2.332 cfs
Storm frequency	= 1 yrs	Time to peak	= 727 min
Time interval	= 1 min	Hyd. volume	= 14,770 cuft
Drainage area	= 13.400 ac	Curve number	= 55
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= TR55	Time of conc. (Tc)	= 15.90 min
Total precip.	= 3.36 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



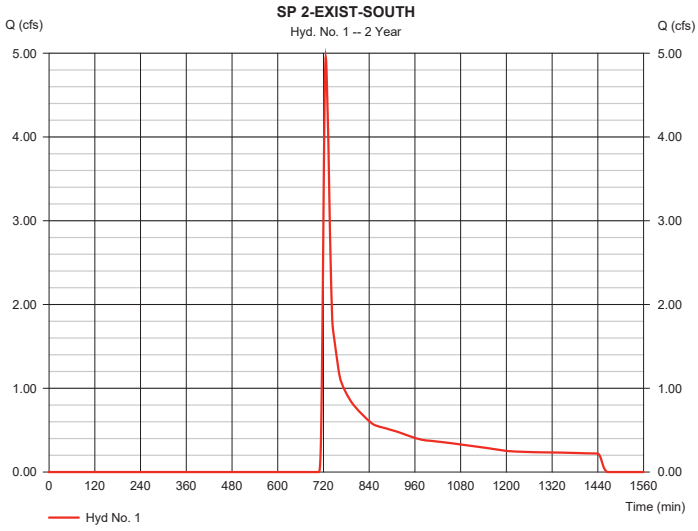
Hydrograph Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2018 by Autodesk, Inc. v2018.3 — Friday, 02 / 18 / 2022

Hyd. No. 1

SP 2-EXIST-SOUTH

Hydrograph type	= SCS Runoff	Peak discharge	= 4.948 cfs
Storm frequency	= 2 yrs	Time to peak	= 726 min
Time interval	= 1 min	Hyd. volume	= 23,026 cuft
Drainage area	= 13.400 ac	Curve number	= 55
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= TR55	Time of conc. (Tc)	= 15.90 min
Total precip.	= 3.84 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



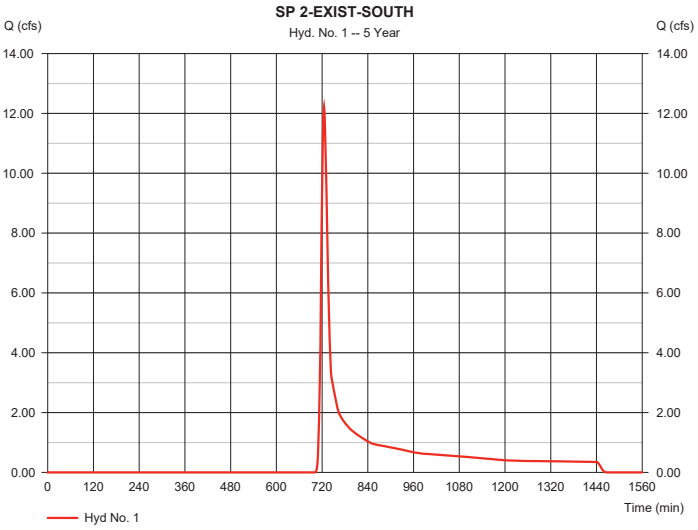
Hydrograph Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2018 by Autodesk, Inc. v2018.3 — Friday, 02 / 18 / 2022

Hyd. No. 1

SP 2-EXIST-SOUTH

Hydrograph type	= SCS Runoff	Peak discharge	= 12.23 cfs
Storm frequency	= 5 yrs	Time to peak	= 725 min
Time interval	= 1 min	Hyd. volume	= 43,445 cuft
Drainage area	= 13.400 ac	Curve number	= 55
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= TR55	Time of conc. (Tc)	= 15.90 min
Total precip.	= 4.80 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



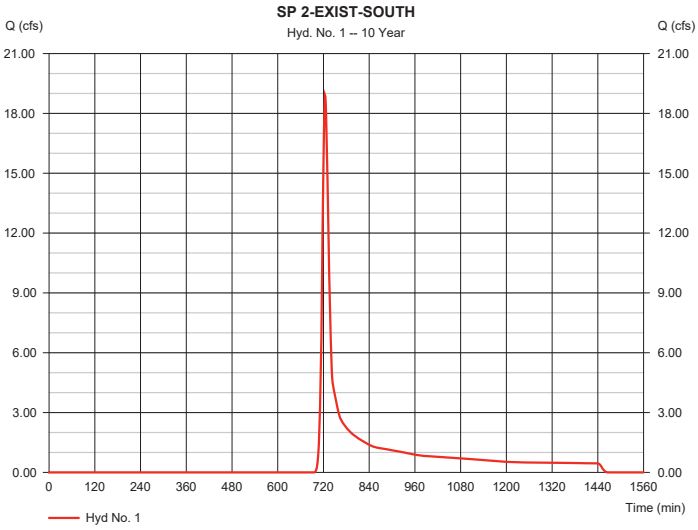
Hydrograph Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2018 by Autodesk, Inc. v2018.3 — Friday, 02 / 18 / 2022

Hyd. No. 1

SP 2-EXIST-SOUTH

Hydrograph type	= SCS Runoff	Peak discharge	= 18.91 cfs
Storm frequency	= 10 yrs	Time to peak	= 724 min
Time interval	= 1 min	Hyd. volume	= 61,566 cuft
Drainage area	= 13.400 ac	Curve number	= 55
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= TR55	Time of conc. (Tc)	= 15.90 min
Total precip.	= 5.52 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



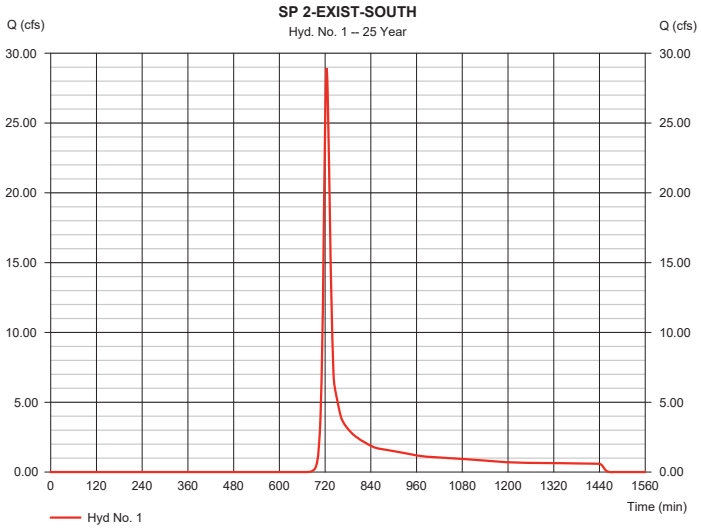
Hydrograph Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2018 by Autodesk, Inc. v2018.3 — Friday, 02 / 18 / 2022

Hyd. No. 1

SP 2-EXIST-SOUTH

Hydrograph type	= SCS Runoff	Peak discharge	= 28.94 cfs
Storm frequency	= 25 yrs	Time to peak	= 724 min
Time interval	= 1 min	Hyd. volume	= 88,707 cuft
Drainage area	= 13.400 ac	Curve number	= 55
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= TR55	Time of conc. (Tc)	= 15.90 min
Total precip.	= 6.48 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



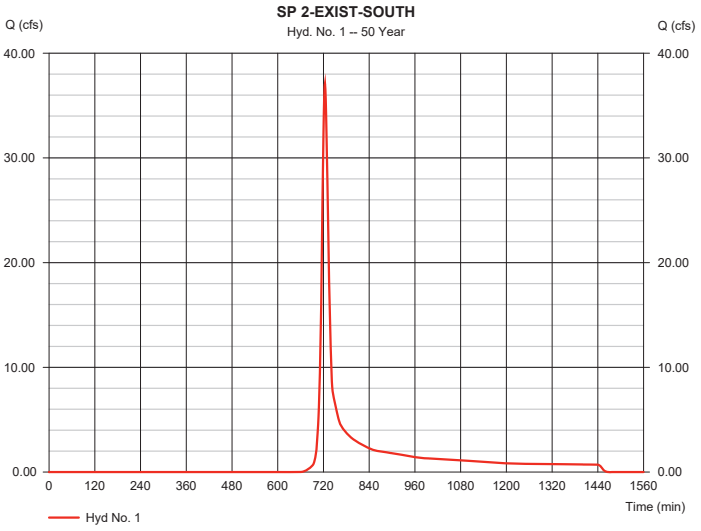
Hydrograph Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2018 by Autodesk, Inc. v2018.3 — Friday, 02 / 18 / 2022

Hyd. No. 1

SP 2-EXIST-SOUTH

Hydrograph type	= SCS Runoff	Peak discharge	= 37.08 cfs
Storm frequency	= 50 yrs	Time to peak	= 724 min
Time interval	= 1 min	Hyd. volume	= 110,908 cuft
Drainage area	= 13.400 ac	Curve number	= 55
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= TR55	Time of conc. (Tc)	= 15.90 min
Total precip.	= 7.20 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



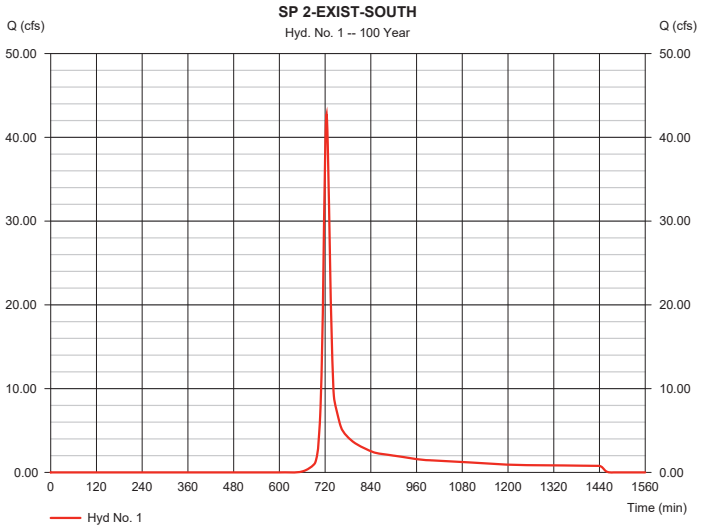
Hydrograph Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2018 by Autodesk, Inc. v2018.3 — Friday, 02 / 18 / 2022

Hyd. No. 1

SP 2-EXIST-SOUTH

Hydrograph type	= SCS Runoff	Peak discharge	= 42.74 cfs
Storm frequency	= 100 yrs	Time to peak	= 724 min
Time interval	= 1 min	Hyd. volume	= 126,455 cuft
Drainage area	= 13.400 ac	Curve number	= 55
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= TR55	Time of conc. (Tc)	= 15.90 min
Total precip.	= 7.68 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



SP2-DEVEVELOPED Developed Drainage Basin to Pond B

Pond B is located in the southern corner of the site. This pond is an extended detention pond with a micropool and provides detention as well as water quality for the upstream basin. The discharge from this pond flows directly into a FEMA floodplain and into a swampy area owned by Villa Rica.

AREA = 14.15 Acres

Lots = 11.3 acres, CN = 75
R/W = 2.85 acres, CN = 86

CN = 77

TC = 14.2 Minutes - See next sheet for Calculations.

TR55 Tc Worksheet

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2018 by Autodesk, Inc. v2018.3

Hyd. No. 2

SP2 TO POND

Description	A		B		C		Totals
Sheet Flow							
Manning's n-value	= 0.240		0.011		0.011		
Flow length (ft)	= 97.0		0.0		0.0		
Two-year 24-hr precip. (in)	= 3.84		0.00		0.00		
Land slope (%)	= 2.00		0.00		0.00		
Travel Time (min)	**= 12.71**	**+**	**0.00**	**+**	**0.00**	**=**	**12.71**
Shallow Concentrated Flow							
Flow length (ft)	= 0.00		0.00		0.00		
Watercourse slope (%)	= 0.00		0.00		0.00		
Surface description	= Paved		Paved		Paved		
Average velocity (ft/s)	=0.00		0.00		0.00		
Travel Time (min)	**= 0.00**	**+**	**0.00**	**+**	**0.00**	**=**	**0.00**
Channel Flow							
X sectional flow area (sqft)	= 4.91		0.00		0.00		
Wetted perimeter (ft)	= 7.85		0.00		0.00		
Channel slope (%)	= 3.00		0.00		0.00		
Manning's n-value	= 0.012		0.015		0.015		
Velocity (ft/s)	=15.70						
			0.00				
					0.00		
Flow length (ft)	({0})1362.0		0.0		0.0		
Travel Time (min)	**= 1.45**	**+**	**0.00**	**+**	**0.00**	**=**	**1.45**

Total Travel Time, Tc ..... 14.16 min

Hydrograph Report

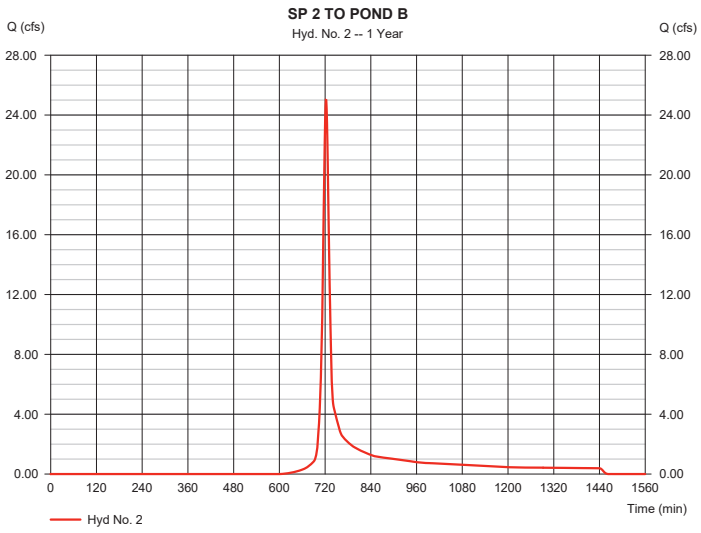
Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2018 by Autodesk, Inc. v2018.3 — Wednesday, 03 / 9 / 2022

Hyd. No. 2

SP 2 TO POND B

Hydrograph type	= SCS Runoff	Peak discharge	= 25.00 cfs
Storm frequency	= 1 yrs	Time to peak	= 722 min
Time interval	= 1 min	Hyd. volume	= 68,180 cuft
Drainage area	= 14.150 ac	Curve number	= 77*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= TR55	Time of conc. (Tc)	= 14.20 min
Total precip.	= 3.36 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = [(2.850 x 86) + (11.300 x 75)] / 14.150



Hydrograph Report

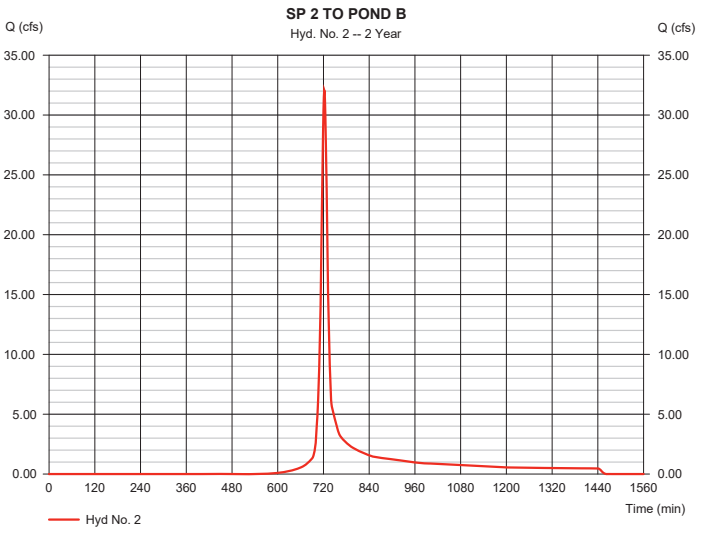
Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2018 by Autodesk, Inc. v2018.3 — Wednesday, 03 / 9 / 2022

Hyd. No. 2

SP 2 TO POND B

Hydrograph type	= SCS Runoff	Peak discharge	= 32.08 cfs
Storm frequency	= 2 yrs	Time to peak	= 722 min
Time interval	= 1 min	Hyd. volume	= 86,694 cuft
Drainage area	= 14.150 ac	Curve number	= 77*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= TR55	Time of conc. (Tc)	= 14.20 min
Total precip.	= 3.84 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = [(2.850 x 86) + (11.300 x 75)] / 14.150



Hydrograph Report

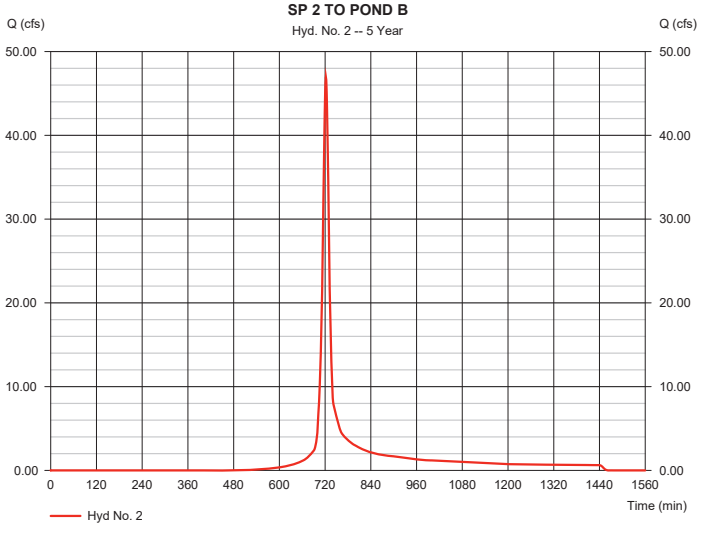
Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2018 by Autodesk, Inc. v2018.3 — Wednesday, 03 / 9 / 2022

Hyd. No. 2

SP 2 TO POND B

Hydrograph type	= SCS Runoff	Peak discharge	= 46.94 cfs
Storm frequency	= 5 yrs	Time to peak	= 722 min
Time interval	= 1 min	Hyd. volume	= 126,181 cuft
Drainage area	= 14.150 ac	Curve number	= 77*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= TR55	Time of conc. (Tc)	= 14.20 min
Total precip.	= 4.80 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = [(2.850 x 86) + (11.300 x 75)] / 14.150



Hydrograph Report

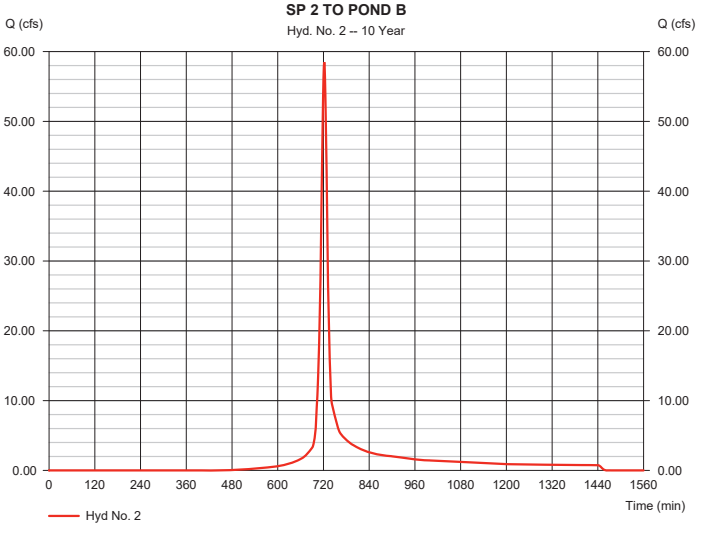
Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2018 by Autodesk, Inc. v2018.3 — Wednesday, 03 / 9 / 2022

Hyd. No. 2

SP 2 TO POND B

Hydrograph type	= SCS Runoff	Peak discharge	= 58.49 cfs
Storm frequency	= 10 yrs	Time to peak	= 722 min
Time interval	= 1 min	Hyd. volume	= 157,361 cuft
Drainage area	= 14.150 ac	Curve number	= 77*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= TR55	Time of conc. (Tc)	= 14.20 min
Total precip.	= 5.52 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = [(2.850 x 86) + (11.300 x 75)] / 14.150



Hydrograph Report

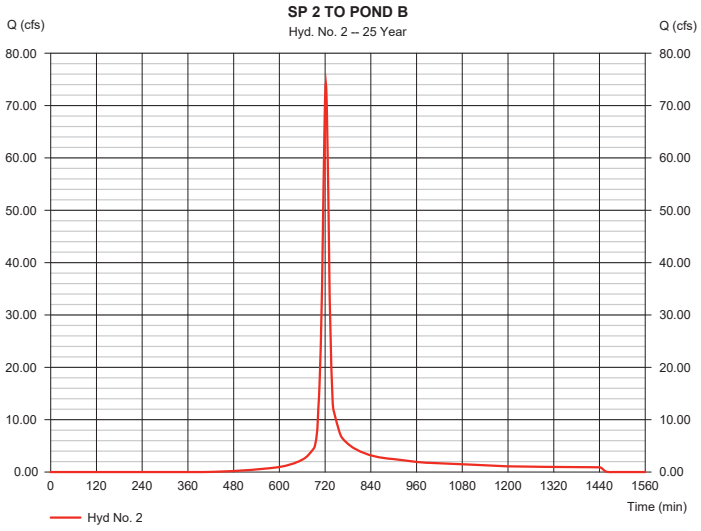
Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2018 by Autodesk, Inc. v2018.3 — Wednesday, 03 / 9 / 2022

Hyd. No. 2

SP 2 TO POND B

Hydrograph type	= SCS Runoff	Peak discharge	= 74.20 cfs
Storm frequency	= 25 yrs	Time to peak	= 722 min
Time interval	= 1 min	Hyd. volume	= 200,400 cuft
Drainage area	= 14.150 ac	Curve number	= 77*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= TR55	Time of conc. (Tc)	= 14.20 min
Total precip.	= 6.48 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = [(2.850 x 86) + (11.300 x 75)] / 14.150



Hydrograph Report

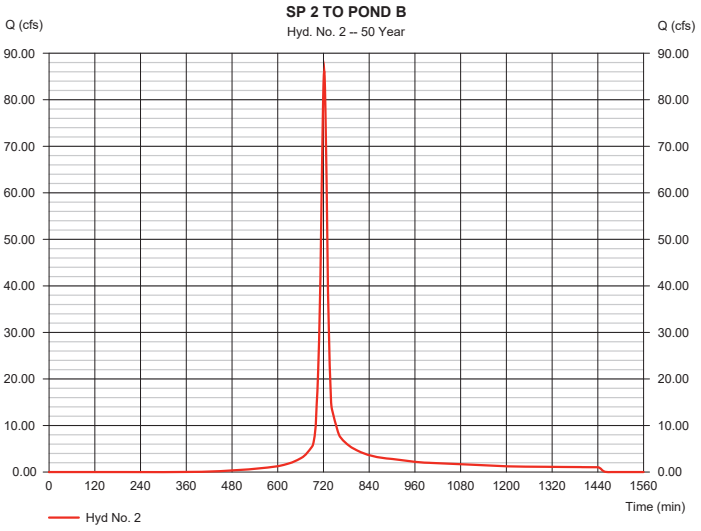
Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2018 by Autodesk, Inc. v2018.3 — Wednesday, 03 / 9 / 2022

Hyd. No. 2

SP 2 TO POND B

Hydrograph type	= SCS Runoff	Peak discharge	= 86.13 cfs
Storm frequency	= 50 yrs	Time to peak	= 722 min
Time interval	= 1 min	Hyd. volume	= 233,503 cuft
Drainage area	= 14.150 ac	Curve number	= 77*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= TR55	Time of conc. (Tc)	= 14.20 min
Total precip.	= 7.20 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = [(2.850 x 86) + (11.300 x 75)] / 14.150



Hydrograph Report

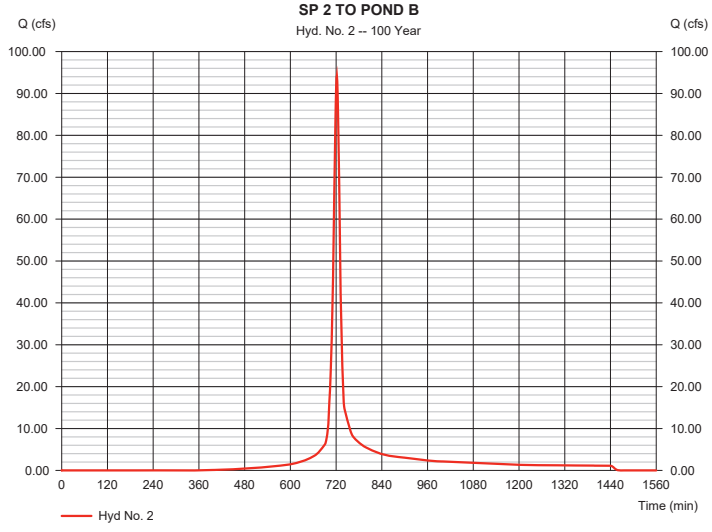
Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2018 by Autodesk, Inc. v2018.3 — Wednesday, 03 / 9 / 2022

Hyd. No. 2

SP 2 TO POND B

Hydrograph type	= SCS Runoff	Peak discharge	= 94.12 cfs
Storm frequency	= 100 yrs	Time to peak	= 722 min
Time interval	= 1 min	Hyd. volume	= 255,879 cuft
Drainage area	= 14.150 ac	Curve number	= 77*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= TR55	Time of conc. (Tc)	= 14.20 min
Total precip.	= 7.68 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = [(2.850 x 86) + (11.300 x 75)] / 14.150



Pond No. 1 - POND B-ASBUILT

Pond Data

Contours -User-defined contour areas. Conic method used for volume calculation. Begining Elevation = 990.00 ft

Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	990.00	210	0	0
1.00	991.00	1,550	777	777
2.00	992.00	2,350	1,936	2,713
3.00	993.00	3,044	2,689	5,402
4.00	994.00	3,985	3,504	8,906
5.00	995.00	10,495	6,982	15,887
6.00	996.00	13,860	12,137	28,025
7.00	997.00	16,095	14,962	42,987
8.00	998.00	18,137	17,104	60,091
9.00	999.00	19,918	19,019	79,109
10.00	1000.00	21,744	20,822	99,932
11.00	1001.00	23,657	22,692	122,623
12.00	1002.00	25,693	24,666	147,289
13.00	1003.00	27,792	26,733	174,022
14.00	1004.00	30,101	28,936	202,958

Culvert / Orifice Structures

	[A]	[B]	[C]	[PrfRsr]
Rise (in)	= 36.00	3.00	2.50	0.00
Span (in)	= 36.00	3.00	2.50	0.00
No. Barrels	= 1	1	1	0
Invert El. (ft)	= 992.59	995.06	997.25	0.00
Length (ft)	= 0.00	0.00	0.00	0.00
Slope (%)	= 0.98	0.00	0.00	n/a
N-Value	= .013	.013	.013	n/a
Orifice Coeff.	= 0.60	0.60	0.60	0.60
Multi-Stage	= n/a	Yes	Yes	No

Weir Structures

	[A]	[B]	[C]	[D]
Crest Len (ft)	= 11.70	2.00	0.00	0.00
Crest El. (ft)	= 1001.45	998.41	0.00	0.00
Weir Coeff.	= 3.33	3.33	3.33	3.33
Weir Type	= 1	Rect	---	---
Multi-Stage	= Yes	Yes	No	No

Exfil.(in/hr) = 0.000 (by Contour)

TW Elev. (ft) = 0.00

Note: Culvert/Orifice outflows are analyzed under inlet (ic) and outlet (oc) control. Weir risers checked for orifice conditions (ic) and submergence (s).

Stage / Storage / Discharge Table

Stage ft	Storage cuft	Elevation ft	Clv A cfs	Clv B cfs	Clv C cfs	PrfRsr cfs	Wr A cfs	Wr B cfs	Wr C cfs	Wr D cfs	Exfil cfs	User cfs	Total cfs
0.00	0	990.00	0.00	0.00	0.00	---	0.00	0.00	---	---	---	---	0.000
0.10	78	990.10	0.00	0.00	0.00	---	0.00	0.00	---	---	---	---	0.000
0.20	155	990.20	0.00	0.00	0.00	---	0.00	0.00	---	---	---	---	0.000
0.30	233	990.30	0.00	0.00	0.00	---	0.00	0.00	---	---	---	---	0.000
0.40	311	990.40	0.00	0.00	0.00	---	0.00	0.00	---	---	---	---	0.000
0.50	388	990.50	0.00	0.00	0.00	---	0.00	0.00	---	---	---	---	0.000
0.60	466	990.60	0.00	0.00	0.00	---	0.00	0.00	---	---	---	---	0.000
0.70	544	990.70	0.00	0.00	0.00	---	0.00	0.00	---	---	---	---	0.000
0.80	621	990.80	0.00	0.00	0.00	---	0.00	0.00	---	---	---	---	0.000
0.90	699	990.90	0.00	0.00	0.00	---	0.00	0.00	---	---	---	---	0.000
1.00	777	991.00	0.00	0.00	0.00	---	0.00	0.00	---	---	---	---	0.000
1.10	970	991.10	0.00	0.00	0.00	---	0.00	0.00	---	---	---	---	0.000
1.20	1,164	991.20	0.00	0.00	0.00	---	0.00	0.00	---	---	---	---	0.000
1.30	1,358	991.30	0.00	0.00	0.00	---	0.00	0.00	---	---	---	---	0.000
1.40	1,551	991.40	0.00	0.00	0.00	---	0.00	0.00	---	---	---	---	0.000
1.50	1,745	991.50	0.00	0.00	0.00	---	0.00	0.00	---	---	---	---	0.000
1.60	1,938	991.60	0.00	0.00	0.00	---	0.00	0.00	---	---	---	---	0.000
1.70	2,132	991.70	0.00	0.00	0.00	---	0.00	0.00	---	---	---	---	0.000
1.80	2,326	991.80	0.00	0.00	0.00	---	0.00	0.00	---	---	---	---	0.000
1.90	2,519	991.90	0.00	0.00	0.00	---	0.00	0.00	---	---	---	---	0.000
2.00	2,713	992.00	0.00	0.00	0.00	---	0.00	0.00	---	---	---	---	0.000
2.10	2,982	992.10	0.00	0.00	0.00	---	0.00	0.00	---	---	---	---	0.000
2.20	3,251	992.20	0.00	0.00	0.00	---	0.00	0.00	---	---	---	---	0.000
2.30	3,520	992.30	0.00	0.00	0.00	---	0.00	0.00	---	---	---	---	0.000
2.40	3,788	992.40	0.00	0.00	0.00	---	0.00	0.00	---	---	---	---	0.000
2.50	4,057	992.50	0.00	0.00	0.00	---	0.00	0.00	---	---	---	---	0.000
2.60	4,326	992.60	0.00	0.00	0.00	---	0.00	0.00	---	---	---	---	0.000
2.70	4,595	992.70	0.00	0.00	0.00	---	0.00	0.00	---	---	---	---	0.000

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POND B-ASBUILT

Stage / Storage / Discharge Table

Stage ft	Storage cuft	Elevation ft	Clv A cfs	Clv B cfs	Clv C cfs	PrfRsr cfs	Wr A cfs	Wr B cfs	Wr C cfs	Wr D cfs	Exfil cfs	User cfs	Total cfs
2.80	4,864	992.80	0.00	0.00	0.00	---	0.00	0.00	---	---	---	---	0.000
2.90	5,133	992.90	0.00	0.00	0.00	---	0.00	0.00	---	---	---	---	0.000
3.00	5,402	993.00	0.00	0.00	0.00	---	0.00	0.00	---	---	---	---	0.000
3.10	5,752	993.10	0.00	0.00	0.00	---	0.00	0.00	---	---	---	---	0.000
3.20	6,103	993.20	0.00	0.00	0.00	---	0.00	0.00	---	---	---	---	0.000
3.30	6,453	993.30	0.00	0.00	0.00	---	0.00	0.00	---	---	---	---	0.000
3.40	6,803	993.40	0.00	0.00	0.00	---	0.00	0.00	---	---	---	---	0.000
3.50	7,154	993.50	0.00	0.00	0.00	---	0.00	0.00	---	---	---	---	0.000
3.60	7,504	993.60	0.00	0.00	0.00	---	0.00	0.00	---	---	---	---	0.000
3.70	7,855	993.70	0.00	0.00	0.00	---	0.00	0.00	---	---	---	---	0.000
3.80	8,205	993.80	0.00	0.00	0.00	---	0.00	0.00	---	---	---	---	0.000
3.90	8,555	993.90	0.00	0.00	0.00	---	0.00	0.00	---	---	---	---	0.000
4.00	8,906	994.00	0.00	0.00	0.00	---	0.00	0.00	---	---	---	---	0.000
4.10	9,604	994.10	0.00	0.00	0.00	---	0.00	0.00	---	---	---	---	0.000
4.20	10,302	994.20	0.00	0.00	0.00	---	0.00	0.00	---	---	---	---	0.000
4.30	11,000	994.30	0.00	0.00	0.00	---	0.00	0.00	---	---	---	---	0.000
4.40	11,698	994.40	0.00	0.00	0.00	---	0.00	0.00	---	---	---	---	0.000
4.50	12,396	994.50	0.00	0.00	0.00	---	0.00	0.00	---	---	---	---	0.000
4.60	13,095	994.60	0.00	0.00	0.00	---	0.00	0.00	---	---	---	---	0.000
4.70	13,793	994.70	0.00	0.00	0.00	---	0.00	0.00	---	---	---	---	0.000
4.80	14,491	994.80	0.00	0.00	0.00	---	0.00	0.00	---	---	---	---	0.000
4.90	15,189	994.90	0.00	0.00	0.00	---	0.00	0.00	---	---	---	---	0.000
5.00	15,887	995.00	0.00	0.00	0.00	Micropool @ 995.06			---	---	---	---	0.000
5.10	17,101	995.10	0.00 ic	0.00 ic	0.00				---	---	---	---	0.004
5.20	18,315	995.20	0.04 ic	0.04 ic	0.00	---	0.00	0.00	---	---	---	---	0.036
5.30	19,528	995.30	0.08 ic	0.08 ic	0.00	---	0.00	0.00	---	---	---	---	0.081
5.40	20,742	995.40	0.11 ic	0.11 ic	0.00	---	0.00	0.00	---	---	---	---	0.110
5.50	21,956	995.50	0.13 ic	0.13 ic	0.00	---	0.00	0.00	---	---	---	---	0.133
5.60	23,170	995.60	0.15 ic	0.15 ic	0.00	---	0.00	0.00	---	---	---	---	0.152
5.70	24,383	995.70	0.17 ic	0.17 ic	0.00	---	0.00	0.00	---	---	---	---	0.170
5.80	25,597	995.80	0.20 ic	0.19 ic	0.00	---	0.00	0.00	---	---	---	---	0.185
5.90	26,811	995.90	0.20 ic	0.20 ic	0.00	---	0.00	0.00	---	---	---	---	0.200
6.00	28,025	996.00	0.23 ic	0.21 ic	0.00	---	0.00	0.00	---	---	---	---	0.213
6.10	29,521	996.10	0.23 ic	0.23 ic	0.00	---	0.00	0.00	---	---	---	---	0.226
6.20	31,017	996.20	0.26 ic	0.24 ic	0.00	---	0.00	0.00	---	---	---	---	0.238
6.30	32,513	996.30	0.26 ic	0.25 ic	0.00	---	0.00	0.00	---	---	---	---	0.250
6.40	34,009	996.40	0.26 ic	0.26 ic	0.00	---	0.00	0.00	---	---	---	---	0.260
6.50	35,506	996.50	0.29 ic	0.27 ic	0.00	---	0.00	0.00	---	---	---	---	0.271
6.60	37,002	996.60	0.29 ic	0.28 ic	0.00	---	0.00	0.00	---	---	---	---	0.281
6.70	38,498	996.70	0.29 ic	0.29 ic	0.00	---	0.00	0.00	---	---	---	---	0.291
6.80	39,994	996.80	0.33 ic	0.30 ic	0.00	---	0.00	0.00	---	---	---	---	0.300
6.90	41,490	996.90	0.33 ic	0.31 ic	0.00	---	0.00	0.00	---	---	---	---	0.309
7.00	42,987	997.00	0.33 ic	0.32 ic	0.00	---	0.00	0.00	---	---	---	---	0.318
7.10	44,697	997.10	0.33 ic	0.33 ic	0.00	WQV PRVD @ 997.25			-	---	---	---	0.327
7.20	46,408	997.20	0.34 ic	0.34 ic	0.00				-	---	---	---	0.335
7.30	48,118	997.30	0.37 ic	0.34 ic	0.00 ic	---	0.00	0.00	---	---	---	---	0.349
7.40	49,828	997.40	0.41 ic	0.35 ic	0.03 ic	---	0.00	0.00	---	---	---	---	0.386
7.50	51,539	997.50	0.45 ic	0.36 ic	0.06 ic	---	0.00	0.00	---	---	---	---	0.422
7.60	53,249	997.60	0.45 ic	0.37 ic	0.08 ic	---	0.00	0.00	---	---	---	---	0.449
7.70	54,960	997.70	0.50 ic	0.37 ic	0.10 ic	---	0.00	0.00	---	---	---	---	0.471
7.80	56,670	997.80	0.50 ic	0.38 ic	0.11 ic	---	0.00	0.00	---	---	---	---	0.492
7.90	58,380	997.90	0.51 ic	0.39 ic	0.12 ic	---	0.00	0.00	---	---	---	---	0.511
8.00	60,091	998.00	0.55 ic	0.40 ic	0.13 ic	---	0.00	0.00	---	---	---	---	0.528
8.10	61,993	998.10	0.55 ic	0.40 ic	0.14 ic	---	0.00	0.00	---	---	---	---	0.545
8.20	63,895	998.20	0.56 ic	0.41 ic	0.15 ic	---	0.00	0.00	---	---	---	---	0.561
8.30	65,796	998.30	0.61 ic	0.42 ic	0.16 ic	---	0.00	0.00	---	---	---	---	0.577
8.40	67,698	998.40	0.61 ic	0.42 ic	0.17 ic	CP PRVD @ 998.41				---	---	---	0.592
8.50	69,600	998.50	0.81 ic	0.43 ic	0.18 ic					---	---	---	0.785
8.60	71,502	998.60	1.22 ic	0.44 ic	0.18 ic	---	0.00	0.55	---	---	---	---	1.171
8.70	73,404	998.70	1.67 ic	0.44 ic	0.19 ic	---	0.00	1.04	---	---	---	---	1.673
8.80	75,306	998.80	2.30 ic	0.45 ic	0.20 ic	---	0.00	1.62	---	---	---	---	2.268
8.90	77,208	998.90	2.94 ic	0.46 ic	0.20 ic	---	0.00	2.28	---	---	---	---	2.943
9.00	79,109	999.00	3.69 ic	0.46 ic	0.21 ic	---	0.00	3.02	---	---	---	---	3.691
9.10	81,192	999.10	4.53 ic	0.47 ic	0.22 ic	---	0.00	3.82	---	---	---	---	4.502
9.20	83,274	999.20	5.49 ic	0.47 ic	0.22 ic	---	0.00	4.68	---	---	---	---	5.373
9.30	85,356	999.30	6.30 ic	0.48 ic	0.23 ic	---	0.00	5.59	---	---	---	---	6.300
9.40	87,438	999.40	7.43 ic	0.49 ic	0.23 ic	---	0.00	6.56	---	---	---	---	7.280
9.50	89,521	999.50	8.36 ic	0.49 ic	0.24 ic	---	0.00	7.58	---	---	---	---	8.309
9.60	91,603	999.60	9.39 ic	0.50 ic	0.25 ic	---	0.00	8.64	---	---	---	---	9.387
9.70	93,685	999.70	10.75 ic	0.50 ic	0.25 ic	---	0.00	9.76	---	---	---	---	10.51
9.80	95,767	999.80	11.86 ic	0.51 ic	0.26 ic	---	0.00	10.91	---	---	---	---	11.68
9.90	97,850	999.90	13.02 ic	0.51 ic	0.26 ic	---	0.00	12.11	---	---	---	---	12.89

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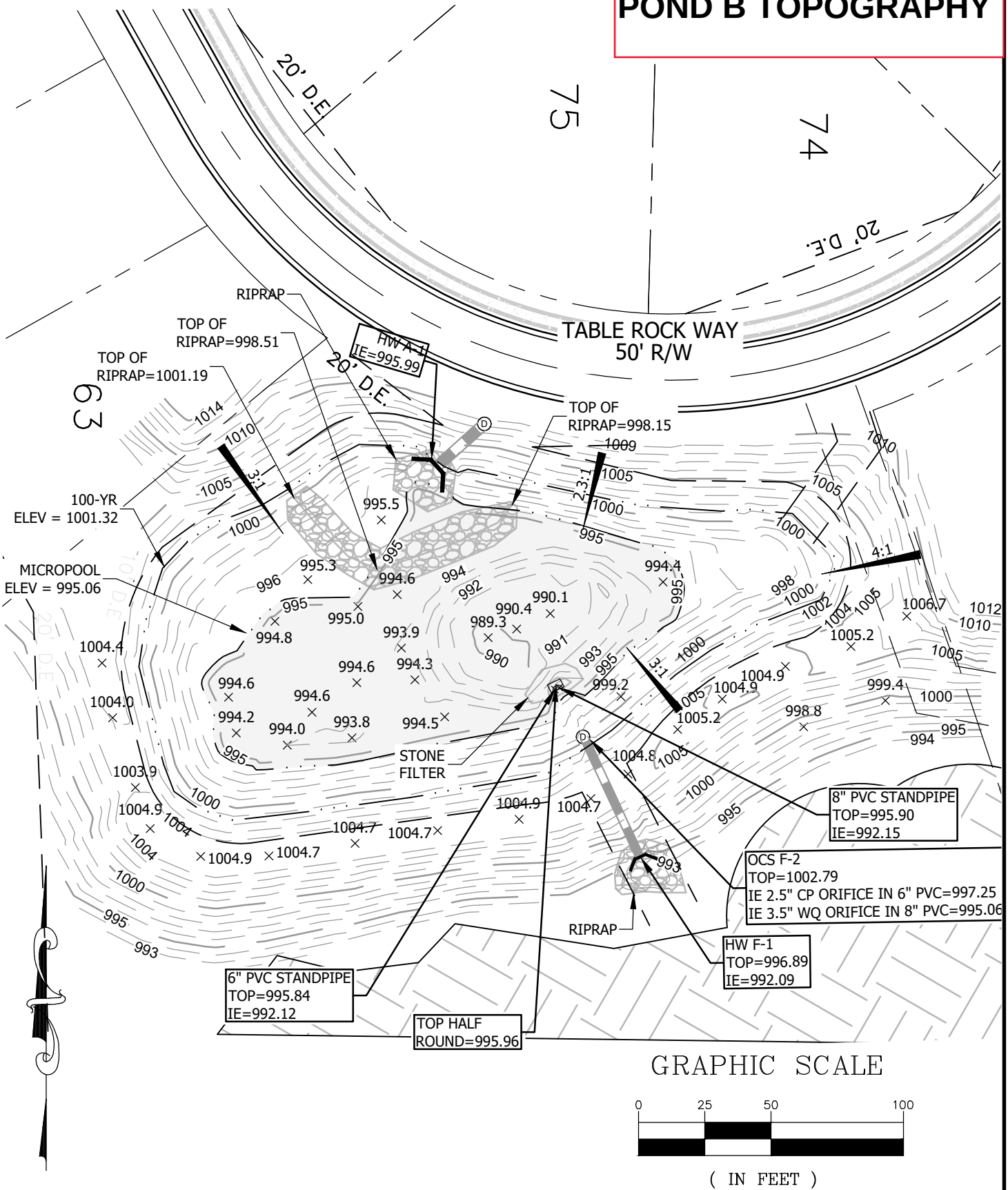
POND B-ASBUILT

Stage / Storage / Discharge Table

Stage ft	Storage cuft	Elevation ft	Clv A cfs	Clv B cfs	Clv C cfs	PrfRsr cfs	Wr A cfs	Wr B cfs	Wr C cfs	Wr D cfs	Exfil cfs	User cfs	Total cfs
10.00	99,932	1000.00	14.21 ic	0.52 ic	0.27 ic	---	0.00	13.35	---	---	---	---	14.14
10.10	102,201	1000.10	15.45 ic	0.52 ic	0.27 ic	---	0.00	14.63	---	---	---	---	15.43
10.20	104,470	1000.20	16.76 ic	0.53 ic	0.28 ic	---	0.00	15.95	---	---	---	---	16.76
10.30	106,739	1000.30	18.12 ic	0.53 ic	0.28 ic	---	0.00	17.30	---	---	---	---	18.12
10.40	109,008	1000.40	19.74 ic	0.54 ic	0.29 ic	---	0.00	18.70	---	---	---	---	19.52
10.50	111,277	1000.50	21.06 ic	0.54 ic	0.29 ic	---	0.00	20.12	---	---	---	---	20.96
10.60	113,547	1000.60	22.43 ic	0.55 ic	0.30 ic	---	0.00	21.58	---	---	---	---	22.43
10.70	115,816	1000.70	24.13 ic	0.55 ic	0.30 ic	---	0.00	23.08	---	---	---	---	23.93
10.80	118,085	1000.80	25.47 ic	0.56 ic	0.30 ic	---	0.00	24.61	---	---	---	---	25.47
10.90	120,354	1000.90	27.13 ic	0.56 ic	0.31 ic	---	0.00	26.17	---	---	---	---	27.04
11.00	122,623	1001.00	28.78 ic	0.57 ic	0.31 ic	---	0.00	27.76	---	---	---	---	28.64
11.10	125,090	1001.10	30.36 ic	0.57 ic	0.32 ic	---	0.00	29.38	---	---	---	---	30.28
11.20	127,556	1001.20	31.94 ic	0.58 ic	0.32 ic	---	0.00	31.04	---	---	---	---	31.94
11.30	130,023	1001.30	33.63 ic	0.58 ic	0.33 ic	---	0.00	32.72	---	---	---	---	33.63
11.40	132,489	1001.40	35.50 ic	0.59 ic	0.33 ic	---	0.00	34.43	---	---	---	---	35.35
11.50	134,956	1001.50	37.62 ic	0.59 ic	0.33 ic	---	0.43	36.17	---	---	---	---	37.53
11.60	137,423	1001.60	41.12 ic	0.58 ic	0.34 ic	---	2.26	37.94	---	---	---	---	41.12
11.70	139,889	1001.70	45.52 ic	0.57 ic	0.34 ic	---	4.86	39.74	---	---	---	---	45.52
11.80	142,356	1001.80	50.53 ic	0.55 ic	0.35 ic	---	8.06	41.57	---	---	---	---	50.53
11.90	144,822	1001.90	56.06 ic	0.53 ic	0.35 ic	---	11.75	43.42	---	---	---	---	56.05
12.00	147,289	1002.00	62.05 ic	0.51 ic	0.35 ic	---	15.89	45.30	---	---	---	---	62.05
12.10	149,962	1002.10	68.42 ic	0.47 ic	0.33 ic	---	20.42	47.21	---	---	---	---	68.42
12.20	152,635	1002.20	74.37 ic	0.43 ic	0.30 ic	---	25.30	48.34 s	---	---	---	---	74.37
12.30	155,309	1002.30	79.20 ic	0.39 ic	0.27 ic	---	30.53	48.00 s	---	---	---	---	79.20
12.40	157,982	1002.40	83.50 ic	0.36 ic	0.25 ic	---	36.07	46.82 s	---	---	---	---	83.50
12.50	160,655	1002.50	87.34 ic	0.32 ic	0.22 ic	---	41.91	44.88 s	---	---	---	---	87.34
12.60	163,329	1002.60	90.75 ic	0.28 ic	0.19 ic	---	48.04	42.23 s	---	---	---	---	90.74
12.70	166,002	1002.70	93.39 ic	0.25 ic	0.17 ic	---	53.36 s	39.61 s	---	---	---	---	93.39
12.80	168,675	1002.80	95.05 ic	0.23 ic	0.16 ic	---	56.43 s	38.23 s	---	---	---	---	95.05
12.90	171,348	1002.90	96.41 ic	0.21 ic	0.15 ic	---	58.90 s	37.15 s	---	---	---	---	96.41
13.00	174,022	1003.00	97.61 ic	0.20 ic	0.14 ic	---	61.04 s	36.23 s	---	---	---	---	97.61
13.10	176,915	1003.10	98.68 ic	0.18 ic	0.13 ic	---	62.94 s	35.42 s	---	---	---	---	98.67
13.20	179,809	1003.20	99.65 ic	0.17 ic	0.12 ic	---	64.66 s	34.70 s	---	---	---	---	99.65
13.30	182,703	1003.30	100.56 ic	0.16 ic	0.11 ic	---	66.23 s	34.05 s	---	---	---	---	100.55
13.40	185,596	1003.40	101.41 ic	0.15 ic	0.11 ic	---	67.68 s	33.46 s	---	---	---	---	101.41
13.50	188,490	1003.50	102.22 ic	0.15 ic	0.10 ic	---	69.04 s	32.92 s	---	---	---	---	102.21
13.60	191,383	1003.60	102.99 ic	0.14 ic	0.10 ic	---	70.31 s	32.43 s	---	---	---	---	102.98
13.70	194,277	1003.70	103.72 ic	0.13 ic	0.09 ic	---	71.51 s	31.98 s	---	---	---	---	103.72
13.80	197,170	1003.80	104.43 ic	0.13 ic	0.09 ic	---	72.65 s	31.56 s	---	---	---	---	104.42
13.90	200,064	1003.90	105.12 ic	0.12 ic	0.09 ic	---	73.72 s	31.18 s	---	---	---	---	105.11
14.00	202,958	1004.00	105.79 ic	0.12 ic	0.08 ic	---	74.76 s	30.82 s	---	---	---	---	105.78

...End

POND B TOPOGRAPHY



HUSSEY GAY BELL
Formerly Hayes | James
ENGINEERS, PLANNERS & SURVEYORS

3100 BRECKINRIDGE BLVD., BLDG. 300
DULUTH, GEORGIA 30096-4986
TEL: (770) 923-1600, FAX: (770) 923-4202

ASBUILT POND B
TOPO

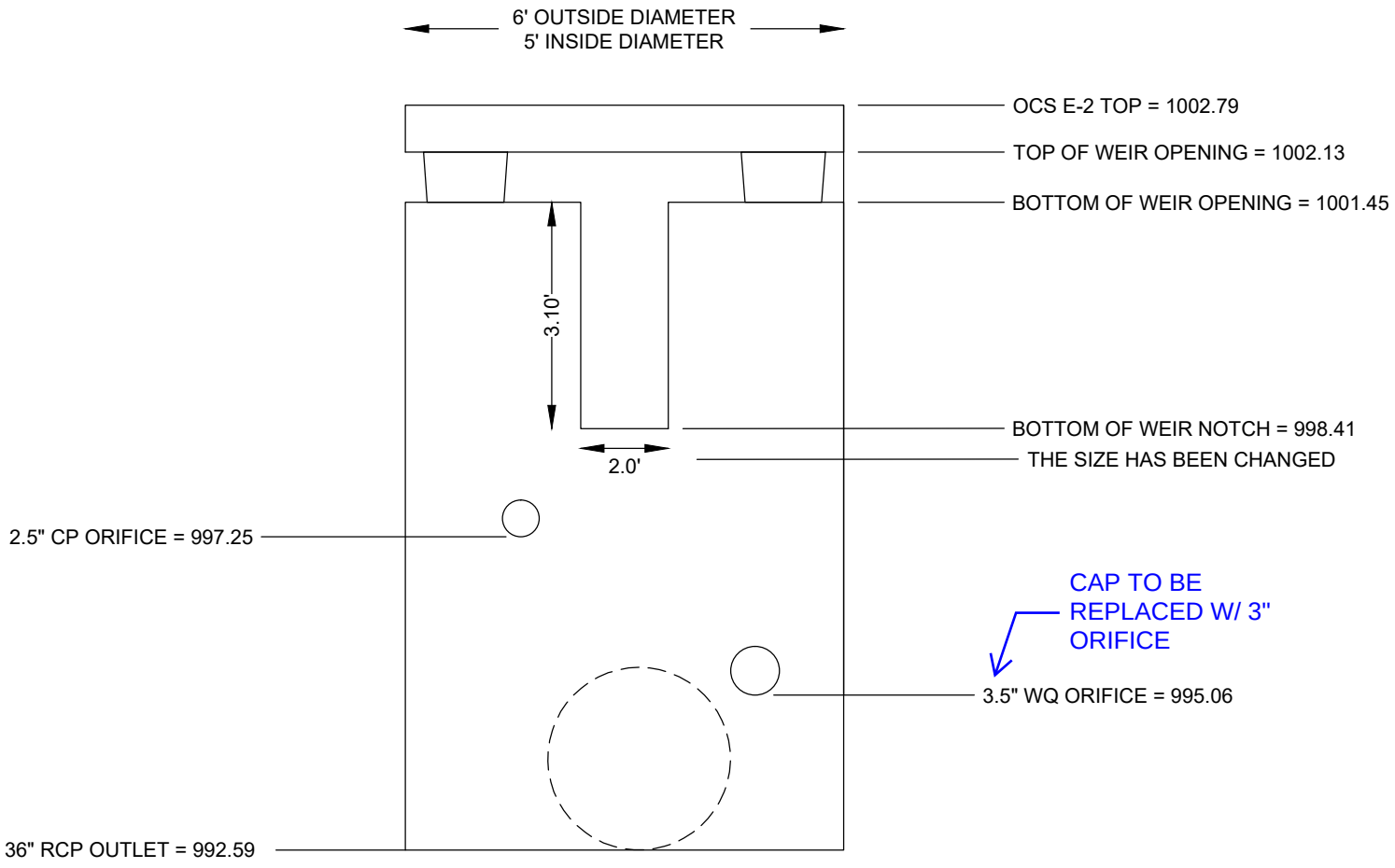
Date: 12/16/2025 Job #: 21069

POND B

AS-BUILT DATE 12-16-2025

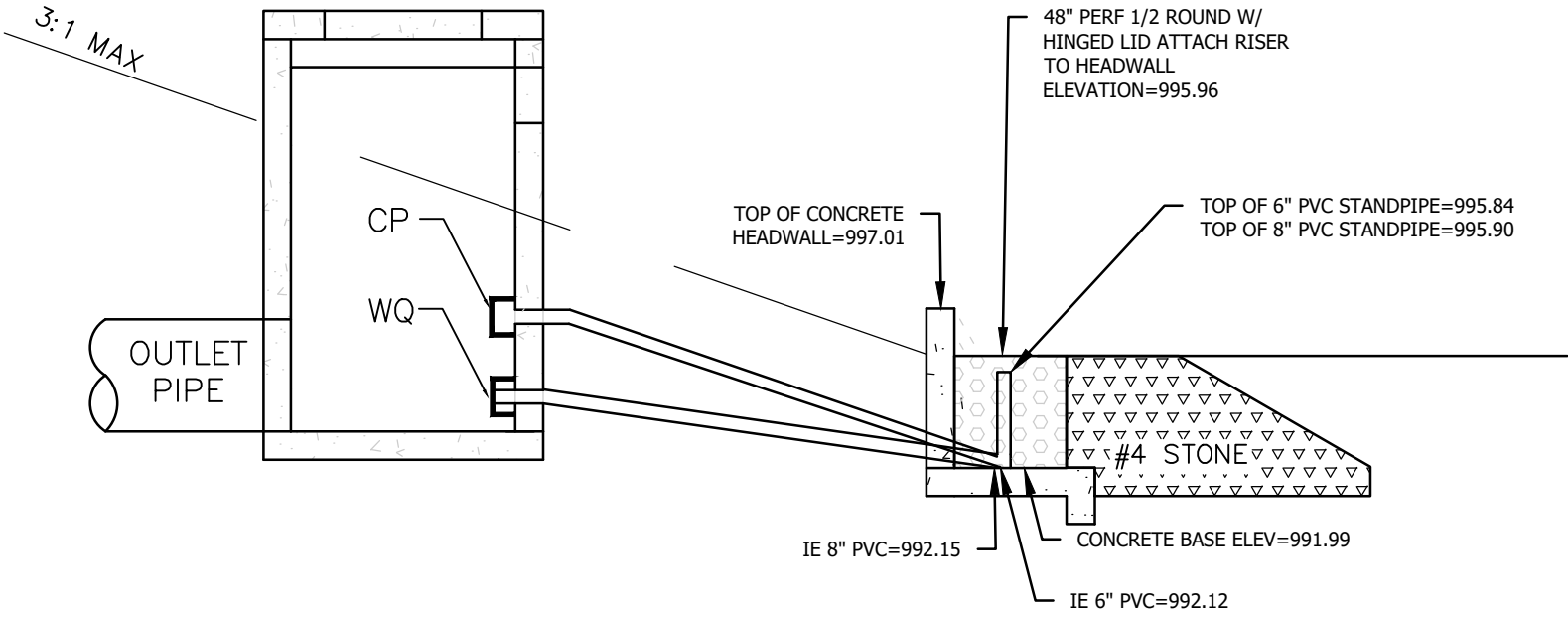
OCS F-2

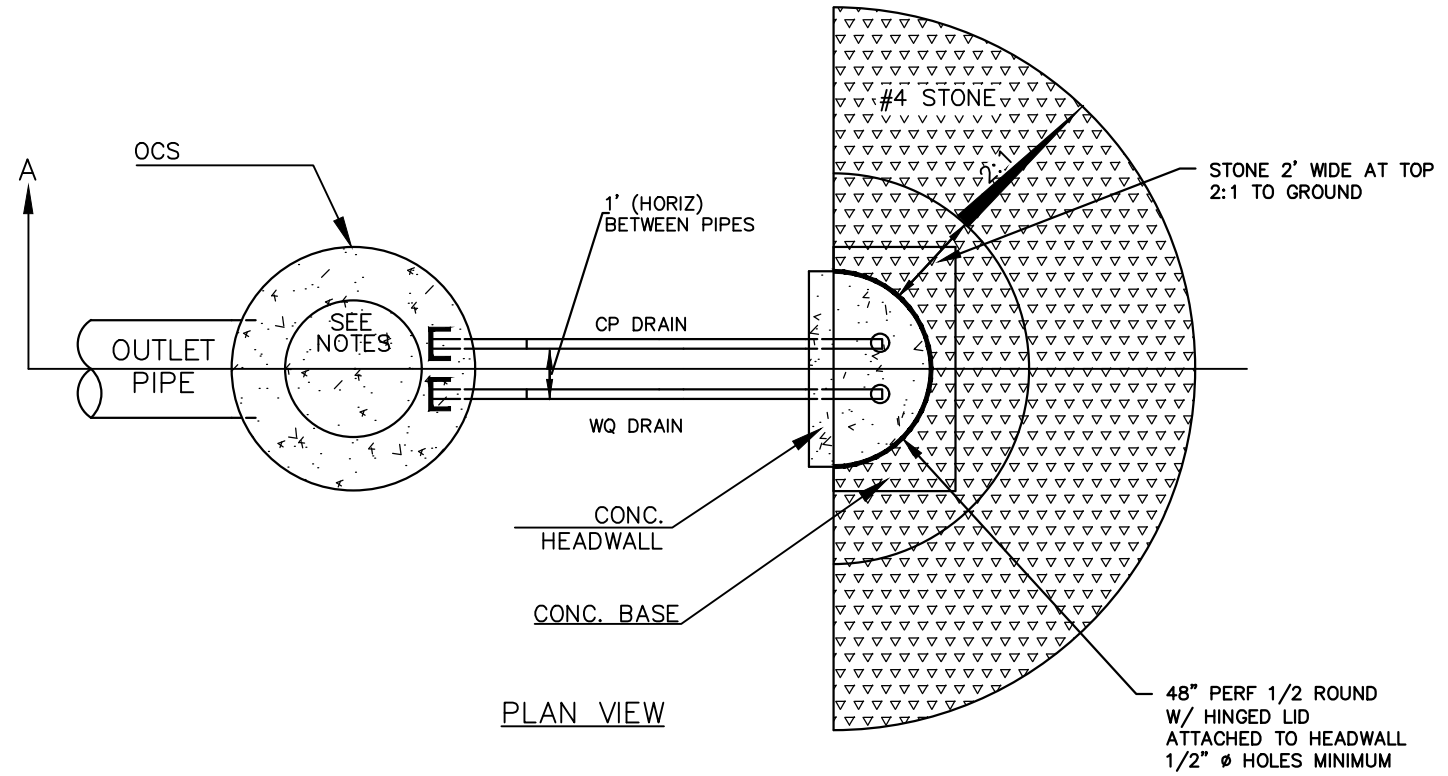
AS-BUILT DATE 12-16-25



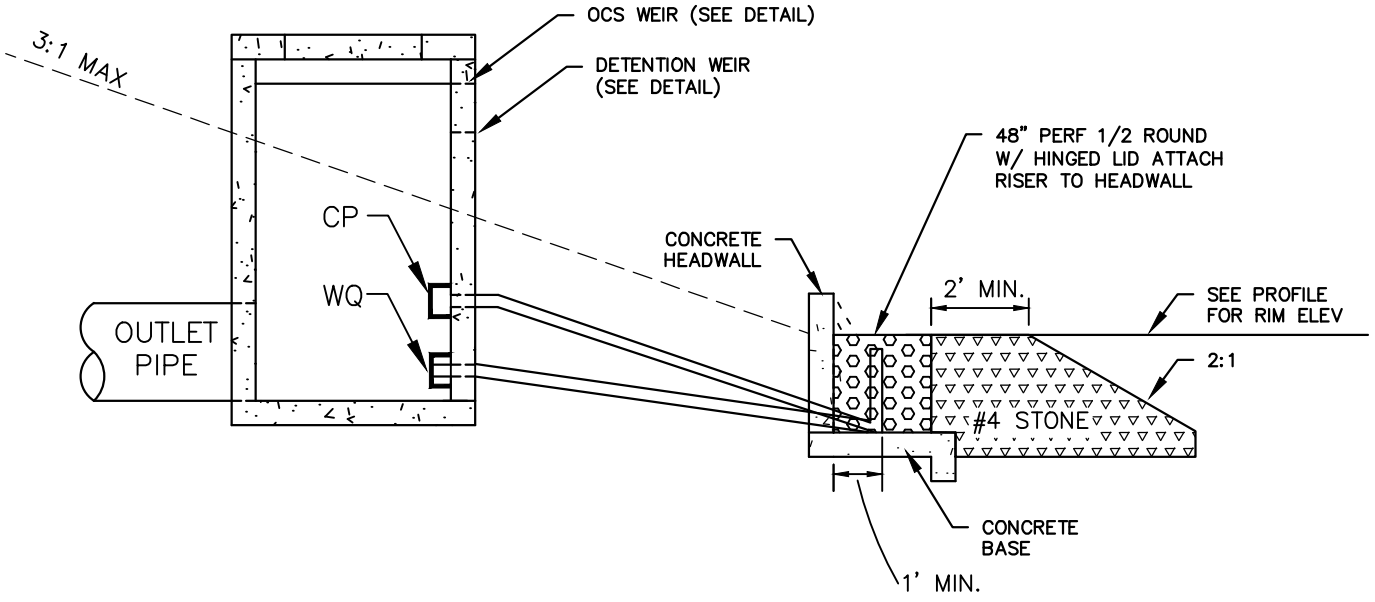
POND B

AS-BUILT DATE 12-16-2025





PLAN VIEW



PROFILE

HINGED LID TO BE EXPANDED METAL W/ 3/4" X 1/2" OPENINGS.

RISER/HW TRASH RACK FOR STORMWATER PONDS

Hydrograph Report

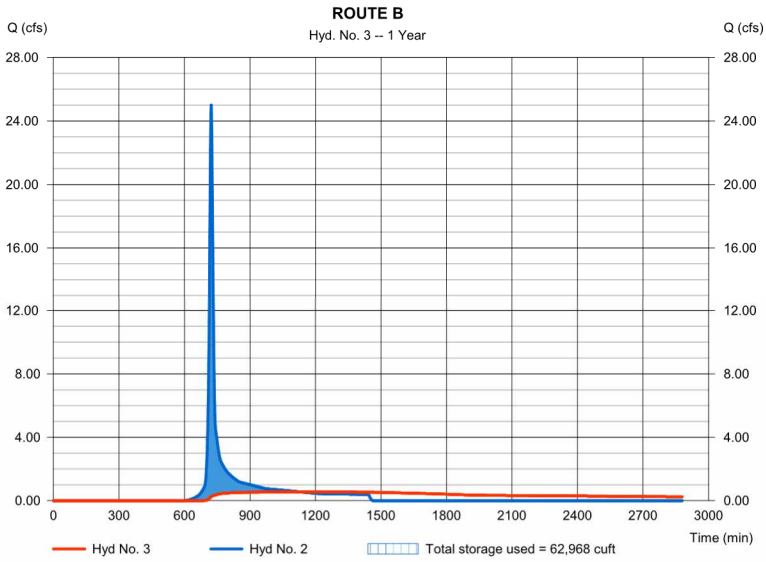
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2025 Wednesday, 12 / 17 / 2025

Hyd. No. 3

ROUTE B

Hydrograph type	= Reservoir	Peak discharge	= 0.553 cfs
Storm frequency	= 1 yrs	Time to peak	= 1131 min
Time interval	= 1 min	Hyd. volume	= 52,823 cuft
Inflow hyd. No.	= 2 - SP 2 TO POND B	Max. Elevation	= 998.15 ft
Reservoir name	= POND B-ASBUILT	Max. Storage	= 62,968 cuft

Storage Indication method used. Wet pond routing start elevation = 995.00 ft.



Hydrograph Report

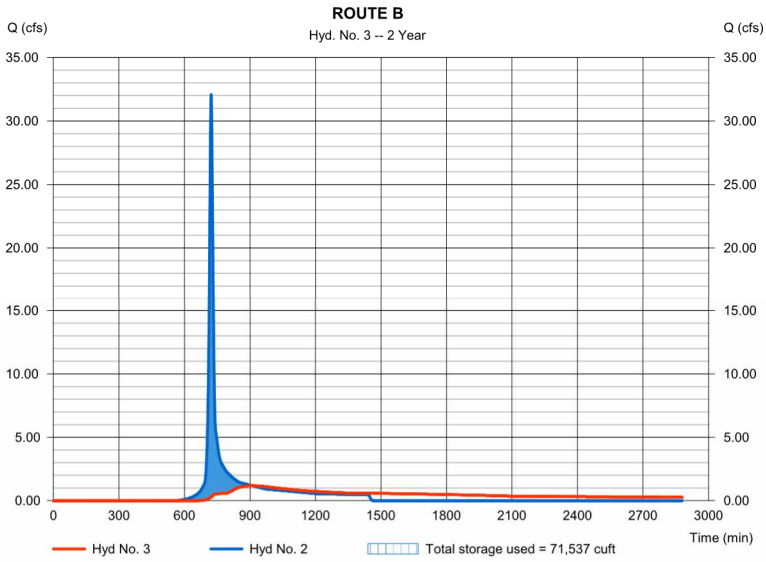
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2025 Wednesday, 12 / 17 / 2025

Hyd. No. 3

ROUTE B

Hydrograph type	= Reservoir	Peak discharge	= 1.180 cfs
Storm frequency	= 2 yrs	Time to peak	= 912 min
Time interval	= 1 min	Hyd. volume	= 68,542 cuft
Inflow hyd. No.	= 2 - SP 2 TO POND B	Max. Elevation	= 998.60 ft
Reservoir name	= POND B-ASBUILT	Max. Storage	= 71,537 cuft

Storage Indication method used. Wet pond routing start elevation = 995.00 ft.



Hydrograph Report

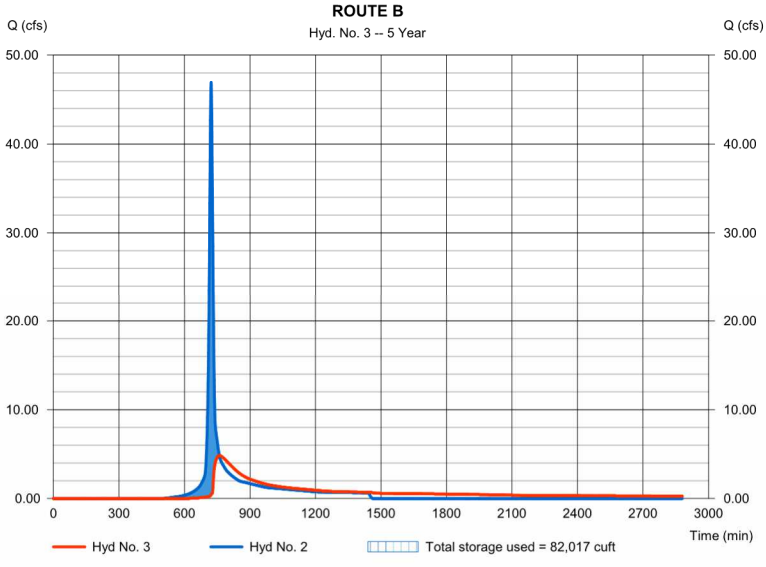
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2025 Wednesday, 12 / 17 / 2025

Hyd. No. 3

ROUTE B

Hydrograph type	= Reservoir	Peak discharge	= 4.847 cfs
Storm frequency	= 5 yrs	Time to peak	= 760 min
Time interval	= 1 min	Hyd. volume	= 107,335 cuft
Inflow hyd. No.	= 2 - SP 2 TO POND B	Max. Elevation	= 999.14 ft
Reservoir name	= POND B-ASBUILT	Max. Storage	= 82,017 cuft

Storage Indication method used. Wet pond routing start elevation = 995.00 ft.



Hydrograph Report

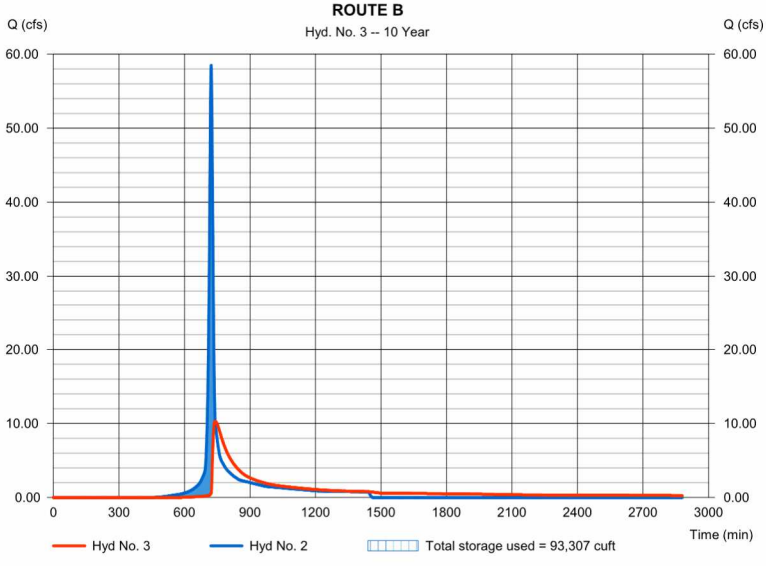
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2025 Wednesday, 12 / 17 / 2025

Hyd. No. 3

ROUTE B

Hydrograph type	= Reservoir	Peak discharge	= 10.31 cfs
Storm frequency	= 10 yrs	Time to peak	= 740 min
Time interval	= 1 min	Hyd. volume	= 138,206 cuft
Inflow hyd. No.	= 2 - SP 2 TO POND B	Max. Elevation	= 999.68 ft
Reservoir name	= POND B-ASBUILT	Max. Storage	= 93,307 cuft

Storage Indication method used. Wet pond routing start elevation = 995.00 ft.



Hydrograph Report

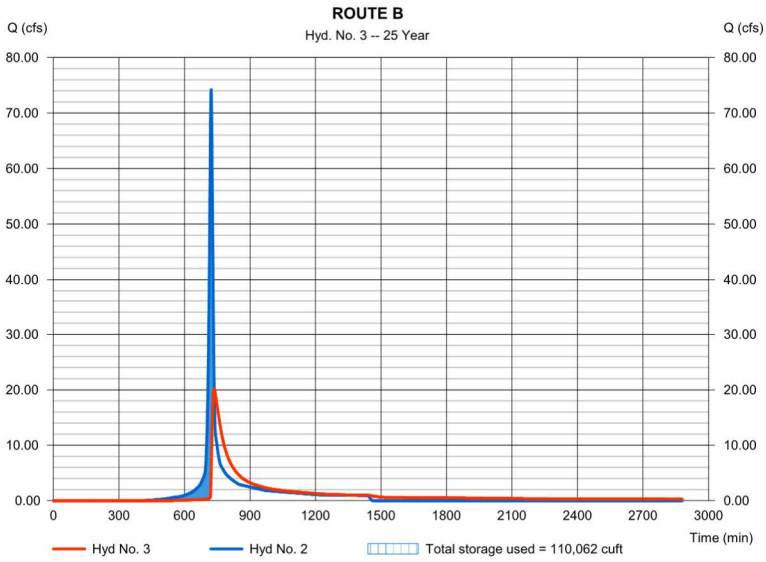
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2025 Wednesday, 12 / 17 / 2025

Hyd. No. 3

ROUTE B

Hydrograph type	= Reservoir	Peak discharge	= 20.19 cfs
Storm frequency	= 25 yrs	Time to peak	= 736 min
Time interval	= 1 min	Hyd. volume	= 180,991 cuft
Inflow hyd. No.	= 2 - SP 2 TO POND B	Max. Elevation	= 1000.45 ft
Reservoir name	= POND B-ASBUILT	Max. Storage	= 110,062 cuft

Storage Indication method used. Wet pond routing start elevation = 995.00 ft.



Hydrograph Report

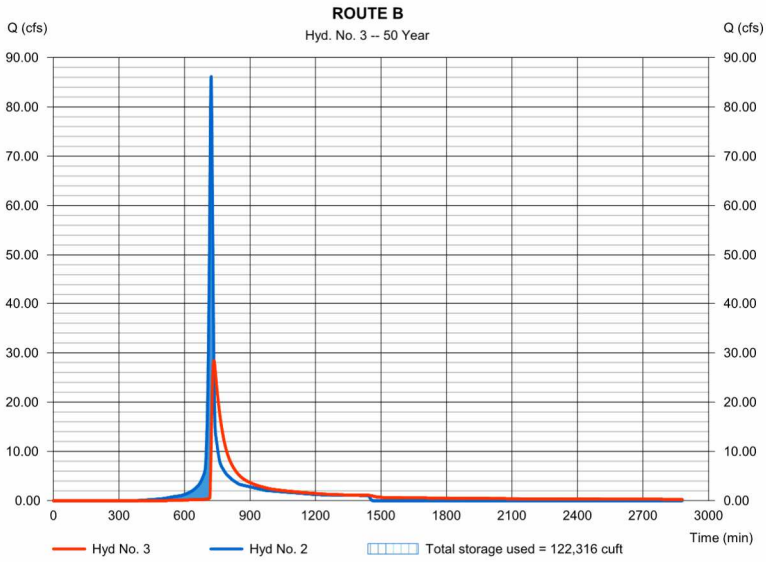
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2025 Wednesday, 12 / 17 / 2025

Hyd. No. 3

ROUTE B

Hydrograph type	= Reservoir	Peak discharge	= 28.43 cfs
Storm frequency	= 50 yrs	Time to peak	= 735 min
Time interval	= 1 min	Hyd. volume	= 213,935 cuft
Inflow hyd. No.	= 2 - SP 2 TO POND B	Max. Elevation	= 1000.99 ft
Reservoir name	= POND B-ASBUILT	Max. Storage	= 122,316 cuft

Storage Indication method used. Wet pond routing start elevation = 995.00 ft.



Hydrograph Report

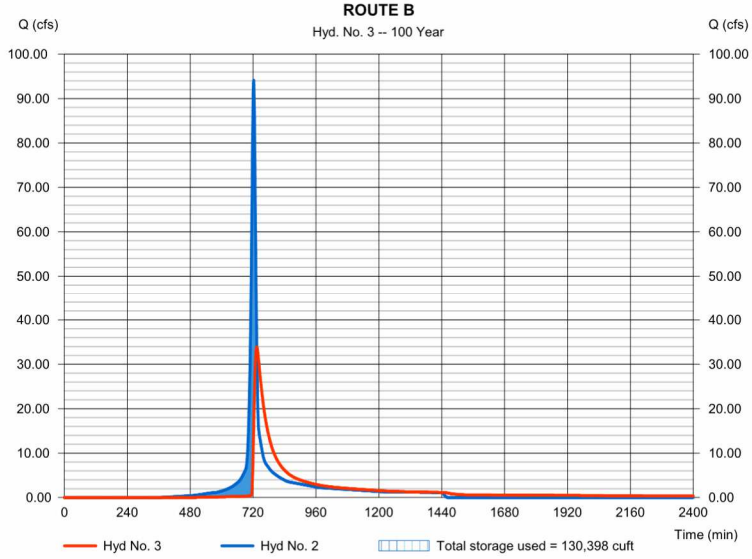
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2025 Wednesday, 12 / 17 / 2025

Hyd. No. 3

ROUTE B

Hydrograph type	= Reservoir	Peak discharge	= 33.89 cfs
Storm frequency	= 100 yrs	Time to peak	= 734 min
Time interval	= 1 min	Hyd. volume	= 236,224 cuft
Inflow hyd. No.	= 2 - SP 2 TO POND B	Max. Elevation	= 1001.32 ft
Reservoir name	= POND B-ASBUILT	Max. Storage	= 130,398 cuft

Storage Indication method used. Wet pond routing start elevation = 995.00 ft.



Pond Report

Pond No. 14 - POND B-ASBUILT-EMERG

Pond Data

Contours -User-defined contour areas. Conic method used for volume calculation. Begining Elevation = 990.00 ft

Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	990.00	210	0	0
1.00	991.00	1,550	777	777
2.00	992.00	2,350	1,936	2,713
3.00	993.00	3,044	2,689	5,402
4.00	994.00	3,985	3,504	8,906
5.00	995.00	10,495	6,982	15,887
6.00	996.00	13,860	12,137	28,025
7.00	997.00	16,095	14,962	42,987
8.00	998.00	18,137	17,104	60,091
9.00	999.00	19,918	19,019	79,109
10.00	1000.00	21,744	20,822	99,932
11.00	1001.00	23,657	22,692	122,623
12.00	1002.00	25,693	24,666	147,289
13.00	1003.00	27,792	26,733	174,022
14.00	1004.00	30,101	28,936	202,958

Culvert / Orifice Structures

	[A]	[B]	[C]	[PrfRsr]
Rise (in)	= 36.00	Inactive	Inactive	0.00
Span (in)	= 36.00	3.00	2.50	0.00
No. Barrels	= 1	1	1	0
Invert El. (ft)	= 992.59	995.06	997.25	0.00
Length (ft)	= 0.00	0.00	0.00	0.00
Slope (%)	= 0.98	0.00	0.00	n/a
N-Value	= .013	.013	.013	n/a
Orifice Coeff.	= 0.60	0.60	0.60	0.60
Multi-Stage	= n/a	No	No	No

Weir Structures

	[A]	[B]	[C]	[D]
Crest Len (ft)	= 11.70	2.00	0.00	0.00
Crest El. (ft)	= 1001.45	998.41	0.00	0.00
Weir Coeff.	= 3.33	3.33	3.33	3.33
Weir Type	= 1	Rect	---	---
Multi-Stage	= Yes	Yes	No	No

Exfil.(in/hr) = 0.000 (by Contour)

TW Elev. (ft) = 0.00

Note: Culvert/Orifice outflows are analyzed under inlet (ic) and outlet (oc) control. Weir risers checked for orifice conditions (ic) and submergence (s).

Stage / Storage / Discharge Table

Stage ft	Storage cuft	Elevation ft	Clv A cfs	Clv B cfs	Clv C cfs	PrfRsr cfs	Wr A cfs	Wr B cfs	Wr C cfs	Wr D cfs	Exfil cfs	User cfs	Total cfs
0.00	0	990.00	0.00	0.00	0.00	---	0.00	0.00	---	---	---	---	0.000
1.00	777	991.00	0.00	0.00	0.00	---	0.00	0.00	---	---	---	---	0.000
2.00	2,713	992.00	0.00	0.00	0.00	---	0.00	0.00	---	---	---	---	0.000
3.00	5,402	993.00	0.00	0.00	0.00	---	0.00	0.00	---	---	---	---	0.000
4.00	8,906	994.00	0.00	0.00	0.00	---	0.00	0.00	---	---	---	---	0.000
5.00	15,887	995.00	0.00	0.00	0.00	---	0.00	0.00	---	---	---	---	0.000
6.00	28,025	996.00	0.00	0.00	0.00	---	0.00	0.00	---	---	---	---	0.000
7.00	42,987	997.00	0.00	0.00	0.00	---	0.00	0.00	---	---	---	---	0.000
8.00	60,091	998.00	0.00	0.00	0.00	---	0.00	0.00	---	---	---	---	0.000
9.00	79,109	999.00	3.11 ic	0.00	0.00	---	0.00	3.02	---	---	---	---	3.018
10.00	99,932	1000.00	13.41 ic	0.00	0.00	---	0.00	13.35	---	---	---	---	13.35
11.00	122,623	1001.00	27.96 ic	0.00	0.00	---	0.00	27.76	---	---	---	---	27.76
12.00	147,289	1002.00	61.19 ic	0.00	0.00	---	15.89	45.30	---	---	---	---	61.19
13.00	174,022	1003.00	97.57 ic	0.00	0.00	---	61.22 s	36.35 s	---	---	---	---	97.57
14.00	202,958	1004.00	105.78 ic	0.00	0.00	---	74.89 s	30.88 s	---	---	---	---	105.77

Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2025

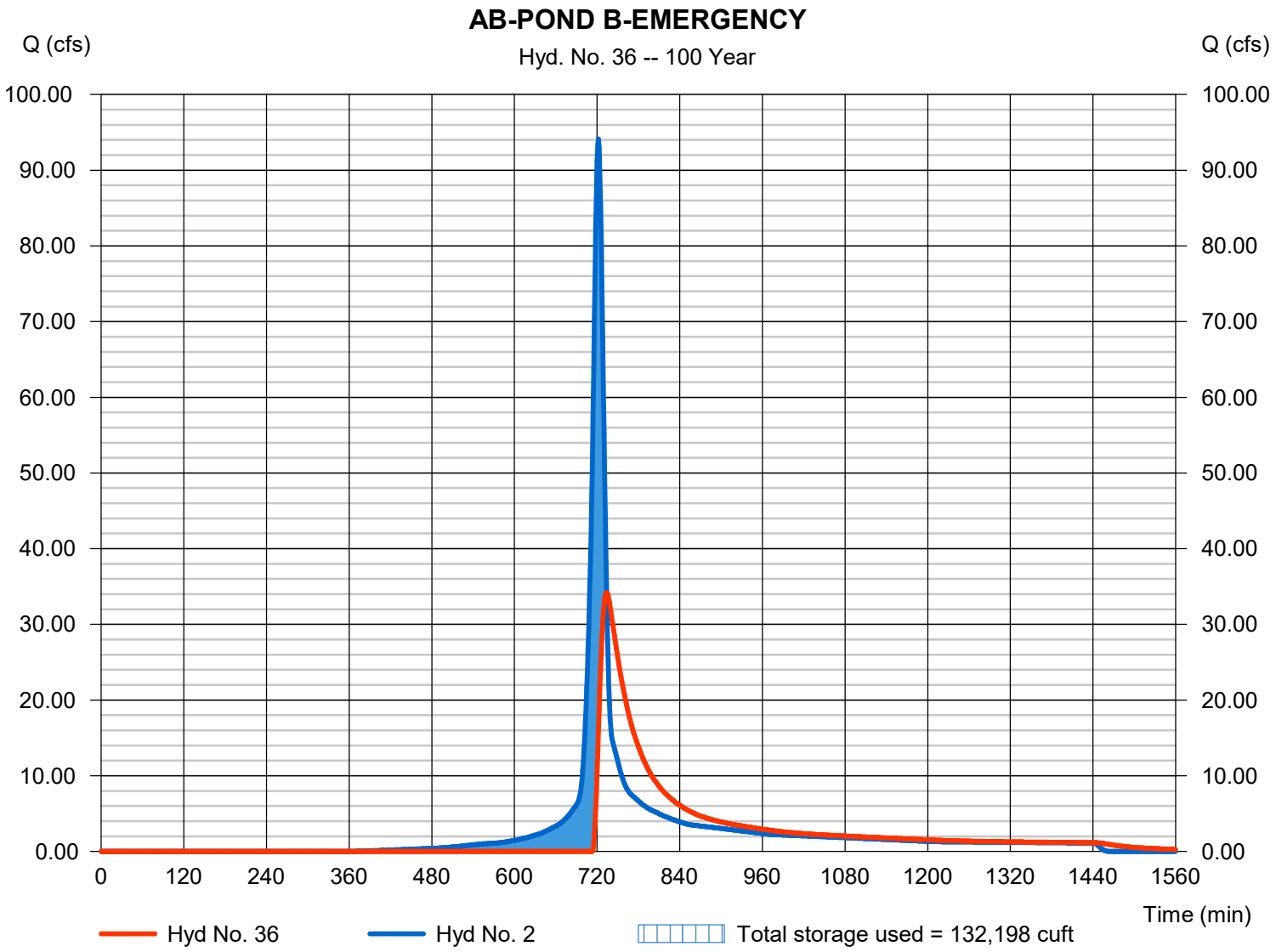
Wednesday, 12 / 17 / 2025

Hyd. No. 36

AB-POND B-EMERGENCY

Hydrograph type	=	Reservoir	Peak discharge	=	34.23 cfs
Storm frequency	=	100 yrs	Time to peak	=	734 min
Time interval	=	1 min	Hyd. volume	=	204,058 cuft
Inflow hyd. No.	=	2 - SP 2 TO POND B	Max. Elevation	=	1001.39 ft
Reservoir name	=	POND B-ASBUILT-EMERG	Max. Storage	=	132,198 cuft

Storage Indication method used. Wet pond routing start elevation = 995.00 ft.



SP2-BYPASS Developed Drainage Basin Bypassing Pond B

This bypass area consists of undeveloped land and grassed slopes. The majority of this area discharges directly into the FEMA floodplain. A small amount of undisturbed land discharges via sheet flow into the adjacent subdivision where it enters a small swale and is carried to the floodplain.

AREA = 2.13 Acres

Natural = 0.70 acres, CN = 55
Grassed = 1.43 acres, CN = 61

CN = 59

TC = 5.4 Minutes - See next sheet for Calculations.

TR55 Tc Worksheet

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2018 by Autodesk, Inc. v2018.3

Hyd. No. 4

SP2-BYPASS

Description	A		B		C		Totals
Sheet Flow							
Manning's n-value	= 0.170		0.011		0.011		
Flow length (ft)	= 90.0		0.0		0.0		
Two-year 24-hr precip. (in)	= 3.84		0.00		0.00		
Land slope (%)	= 7.80		0.00		0.00		
Travel Time (min)	**= 5.27**	**+**	**0.00**	**+**	**0.00**	**=**	**5.27**
Shallow Concentrated Flow							
Flow length (ft)	= 45.00		0.00		0.00		
Watercourse slope (%)	= 13.00		0.00		0.00		
Surface description	= Unpaved		Paved		Paved		
Average velocity (ft/s)	=5.82		0.00		0.00		
Travel Time (min)	**= 0.13**	**+**	**0.00**	**+**	**0.00**	**=**	**0.13**
Channel Flow							
X sectional flow area (sqft)	= 0.00		0.00		0.00		
Wetted perimeter (ft)	= 0.00		0.00		0.00		
Channel slope (%)	= 0.00		0.00		0.00		
Manning's n-value	= 0.015		0.015		0.015		
Velocity (ft/s)	=0.00						
			0.00				
					0.00		
Flow length (ft)	({0})0.0		0.0		0.0		
Travel Time (min)	**= 0.00**	**+**	**0.00**	**+**	**0.00**	**=**	**0.00**

Total Travel Time, Tc ..... 5.40 min

Hydrograph Report

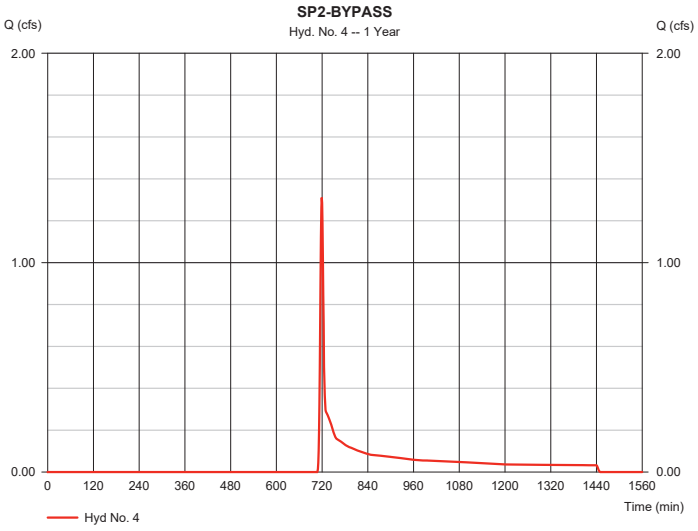
Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2018 by Autodesk, Inc. v2018.3 — Friday, 02 / 18 / 2022

Hyd. No. 4

SP2-BYPASS

Hydrograph type	= SCS Runoff	Peak discharge	= 1.311 cfs
Storm frequency	= 1 yrs	Time to peak	= 719 min
Time interval	= 1 min	Hyd. volume	= 3,470 cuft
Drainage area	= 2.130 ac	Curve number	= 59*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= TR55	Time of conc. (Tc)	= 5.40 min
Total precip.	= 3.36 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = [(0.700 x 55) + (1.430 x 61)] / 2.130



Hydrograph Report

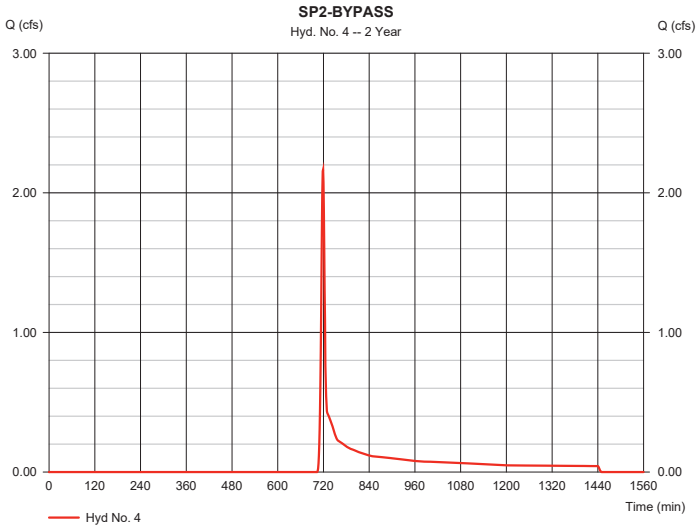
Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2018 by Autodesk, Inc. v2018.3 — Friday, 02 / 18 / 2022

Hyd. No. 4

SP2-BYPASS

Hydrograph type	= SCS Runoff	Peak discharge	= 2.166 cfs
Storm frequency	= 2 yrs	Time to peak	= 719 min
Time interval	= 1 min	Hyd. volume	= 5,093 cuft
Drainage area	= 2.130 ac	Curve number	= 59*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= TR55	Time of conc. (Tc)	= 5.40 min
Total precip.	= 3.84 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = [(0.700 x 55) + (1.430 x 61)] / 2.130



Hydrograph Report

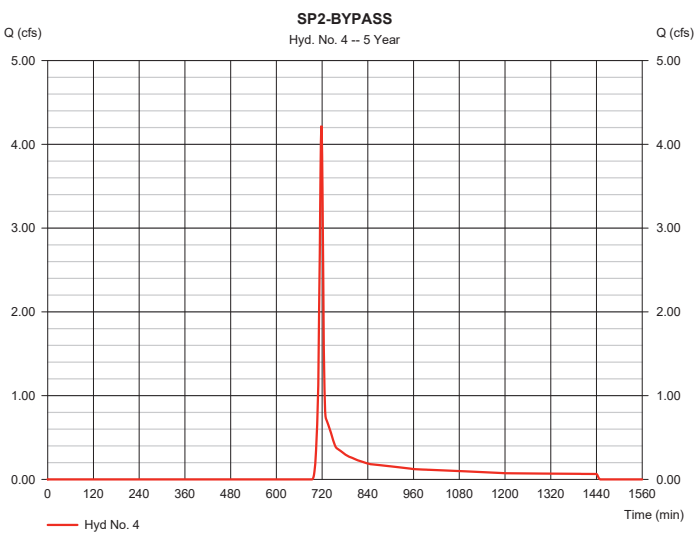
Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2018 by Autodesk, Inc. v2018.3 — Friday, 02 / 18 / 2022

Hyd. No. 4

SP2-BYPASS

Hydrograph type	= SCS Runoff	Peak discharge	= 4.222 cfs
Storm frequency	= 5 yrs	Time to peak	= 718 min
Time interval	= 1 min	Hyd. volume	= 8,951 cuft
Drainage area	= 2.130 ac	Curve number	= 59*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= TR55	Time of conc. (Tc)	= 5.40 min
Total precip.	= 4.80 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = [(0.700 x 55) + (1.430 x 61)] / 2.130



Hydrograph Report

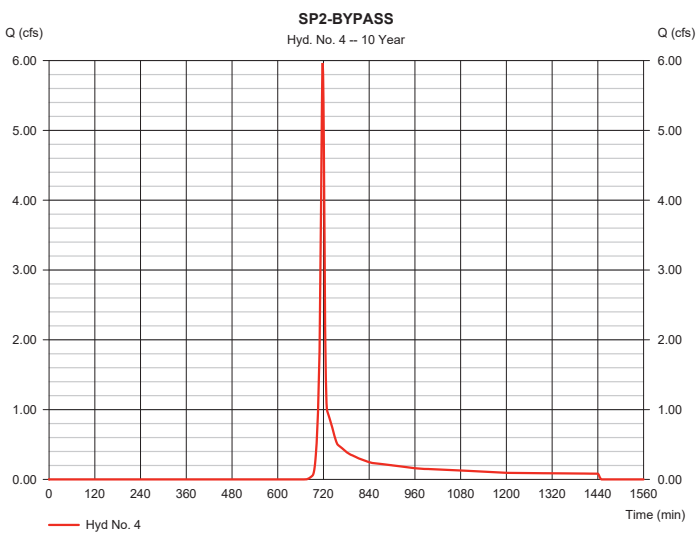
Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2018 by Autodesk, Inc. v2018.3 — Friday, 02 / 18 / 2022

Hyd. No. 4

SP2-BYPASS

Hydrograph type	= SCS Runoff	Peak discharge	= 5.966 cfs
Storm frequency	= 10 yrs	Time to peak	= 718 min
Time interval	= 1 min	Hyd. volume	= 12,276 cuft
Drainage area	= 2.130 ac	Curve number	= 59*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= TR55	Time of conc. (Tc)	= 5.40 min
Total precip.	= 5.52 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = [(0.700 x 55) + (1.430 x 61)] / 2.130



Hydrograph Report

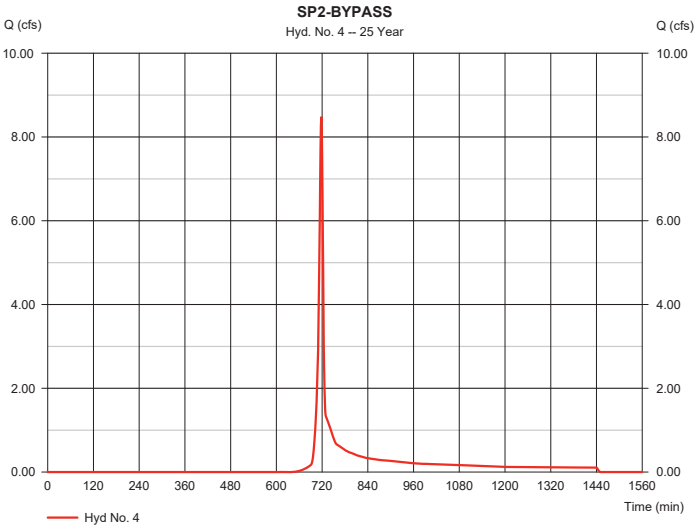
Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2018 by Autodesk, Inc. v2018.3 — Friday, 02 / 18 / 2022

Hyd. No. 4

SP2-BYPASS

Hydrograph type	= SCS Runoff	Peak discharge	= 8.484 cfs
Storm frequency	= 25 yrs	Time to peak	= 718 min
Time interval	= 1 min	Hyd. volume	= 17,160 cuft
Drainage area	= 2.130 ac	Curve number	= 59*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= TR55	Time of conc. (Tc)	= 5.40 min
Total precip.	= 6.48 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = [(0.700 x 55) + (1.430 x 61)] / 2.130



Hydrograph Report

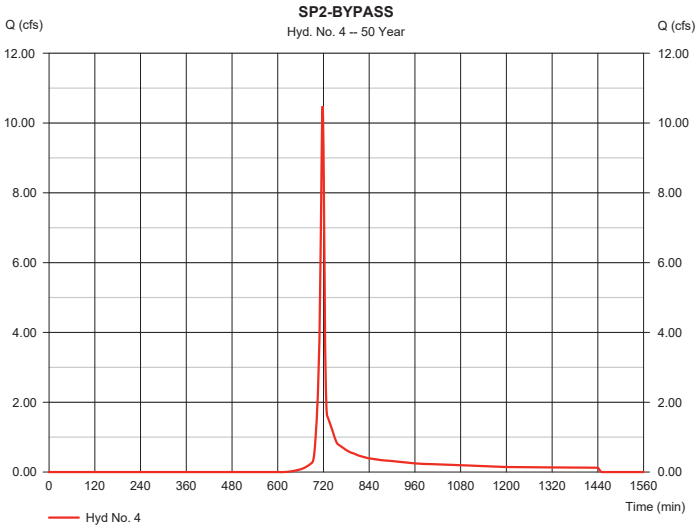
Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2018 by Autodesk, Inc. v2018.3 — Friday, 02 / 18 / 2022

Hyd. No. 4

SP2-BYPASS

Hydrograph type	= SCS Runoff	Peak discharge	= 10.48 cfs
Storm frequency	= 50 yrs	Time to peak	= 718 min
Time interval	= 1 min	Hyd. volume	= 21,096 cuft
Drainage area	= 2.130 ac	Curve number	= 59*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= TR55	Time of conc. (Tc)	= 5.40 min
Total precip.	= 7.20 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = [(0.700 x 55) + (1.430 x 61)] / 2.130



Hydrograph Report

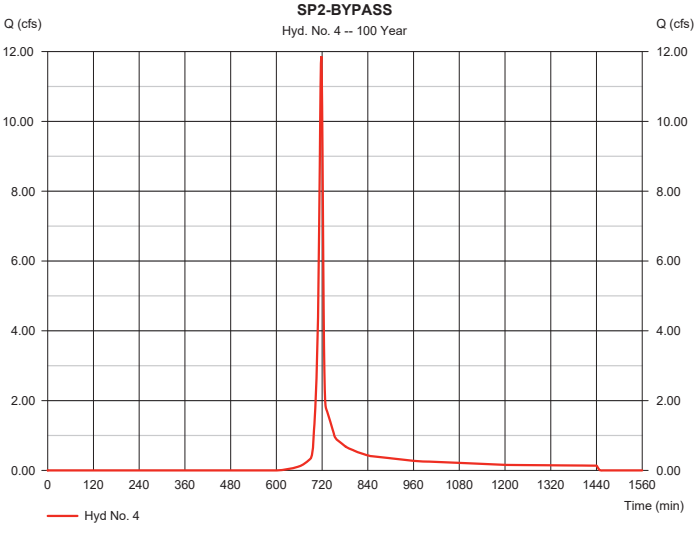
Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2018 by Autodesk, Inc. v2018.3 — Friday, 02 / 18 / 2022

Hyd. No. 4

SP2-BYPASS

Hydrograph type	= SCS Runoff	Peak discharge	= 11.86 cfs
Storm frequency	= 100 yrs	Time to peak	= 718 min
Time interval	= 1 min	Hyd. volume	= 23,829 cuft
Drainage area	= 2.130 ac	Curve number	= 59*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= TR55	Time of conc. (Tc)	= 5.40 min
Total precip.	= 7.68 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = [(0.700 x 55) + (1.430 x 61)] / 2.130



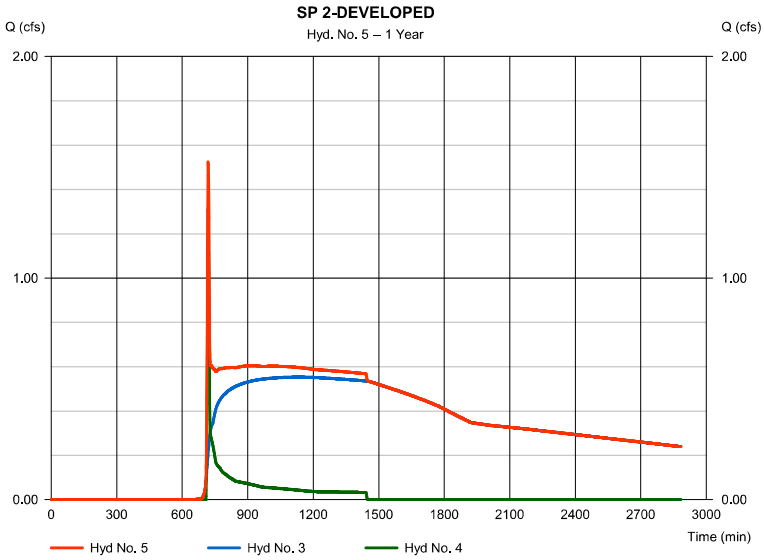
Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2025 Wednesday, 12 / 17 / 2025

Hyd. No. 5

SP 2-DEVELOPED

Hydrograph type	= Combine	Peak discharge	= 1.524 cfs
Storm frequency	= 1 yrs	Time to peak	= 719 min
Time interval	= 1 min	Hyd. volume	= 56,293 cuft
Inflow hyds.	= 3, 4	Contrib. drain. area	= 2.130 ac



Hydrograph Report

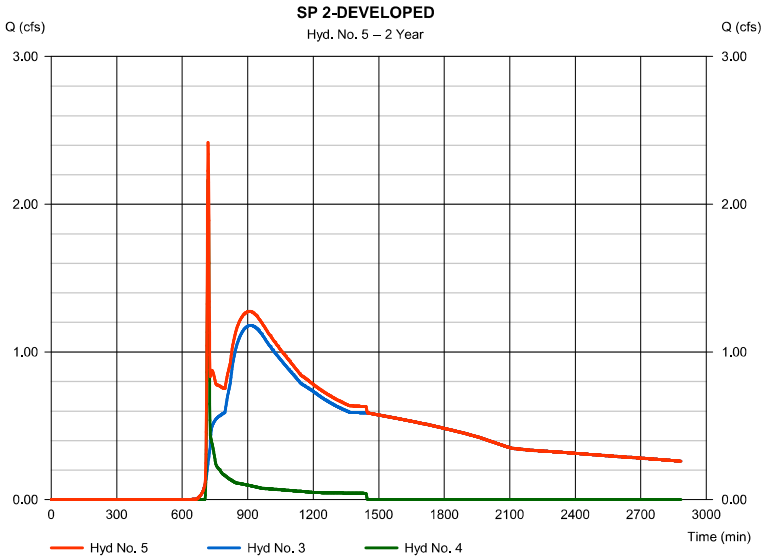
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2025

Wednesday, 12 / 17 / 2025

Hyd. No. 5

SP 2-DEVELOPED

Hydrograph type	= Combine	Peak discharge	= 2.420 cfs
Storm frequency	= 2 yrs	Time to peak	= 719 min
Time interval	= 1 min	Hyd. volume	= 73,635 cuft
Inflow hyds.	= 3, 4	Contrib. drain. area	= 2.130 ac



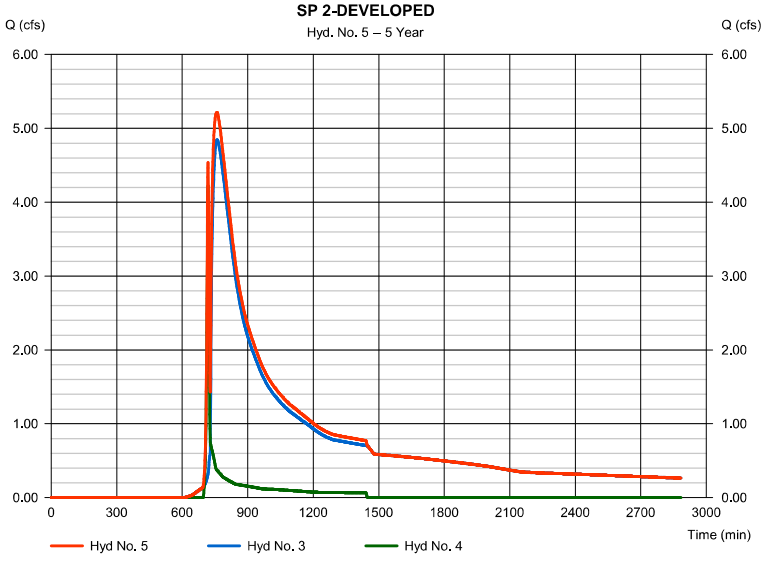
Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2025 Wednesday, 12 / 17 / 2025

Hyd. No. 5

SP 2-DEVELOPED

Hydrograph type	= Combine	Peak discharge	= 5.217 cfs
Storm frequency	= 5 yrs	Time to peak	= 758 min
Time interval	= 1 min	Hyd. volume	= 116,286 cuft
Inflow hyds.	= 3, 4	Contrib. drain. area	= 2.130 ac



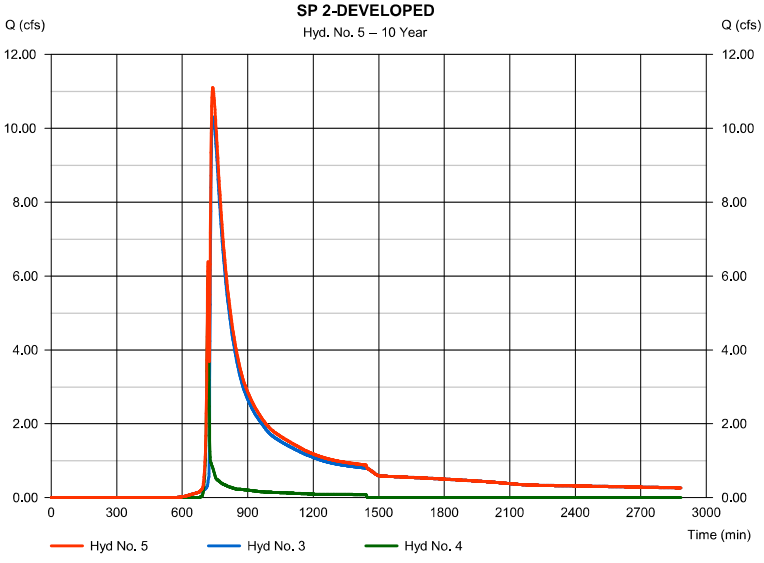
Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2025 Wednesday, 12 / 17 / 2025

Hyd. No. 5

SP 2-DEVELOPED

Hydrograph type	= Combine	Peak discharge	= 11.11 cfs
Storm frequency	= 10 yrs	Time to peak	= 740 min
Time interval	= 1 min	Hyd. volume	= 150,483 cuft
Inflow hyds.	= 3, 4	Contrib. drain. area	= 2.130 ac



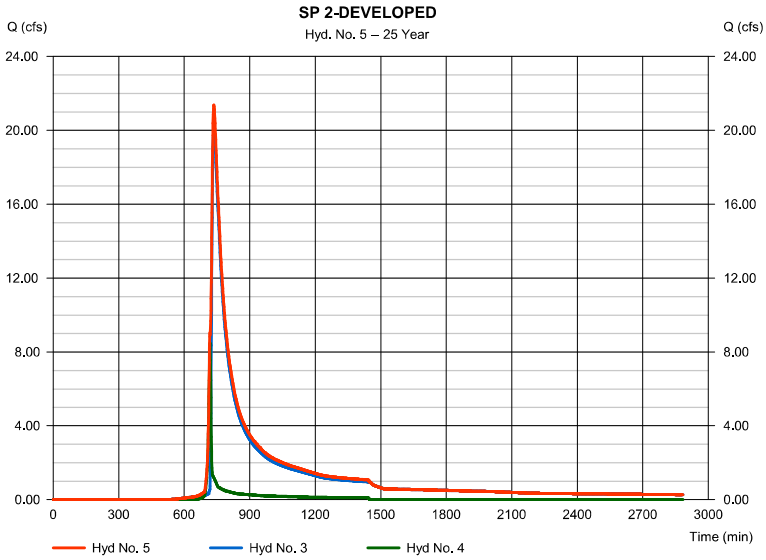
Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2025 Wednesday, 12 / 17 / 2025

Hyd. No. 5

SP 2-DEVELOPED

Hydrograph type	= Combine	Peak discharge	= 21.37 cfs
Storm frequency	= 25 yrs	Time to peak	= 736 min
Time interval	= 1 min	Hyd. volume	= 198,150 cuft
Inflow hyds.	= 3, 4	Contrib. drain. area	= 2.130 ac



Hydrograph Report

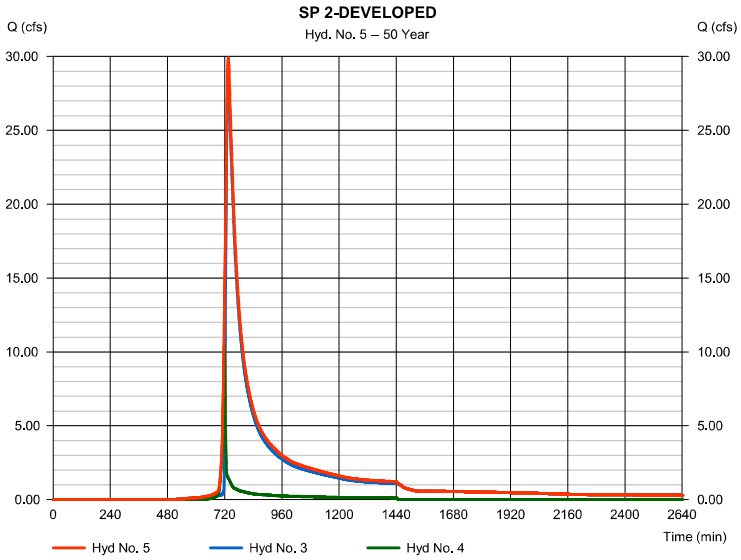
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2025

Wednesday, 12 / 17 / 2025

Hyd. No. 5

SP 2-DEVELOPED

Hydrograph type	= Combine	Peak discharge	= 29.90 cfs
Storm frequency	= 50 yrs	Time to peak	= 734 min
Time interval	= 1 min	Hyd. volume	= 235,031 cuft
Inflow hyds.	= 3, 4	Contrib. drain. area	= 2.130 ac



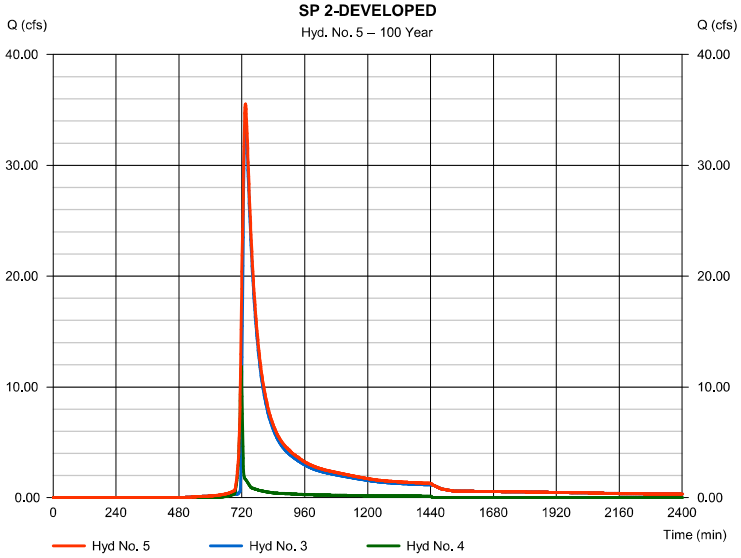
Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2025 Wednesday, 12 / 17 / 2025

Hyd. No. 5

SP 2-DEVELOPED

Hydrograph type	= Combine	Peak discharge	= 35.55 cfs
Storm frequency	= 100 yrs	Time to peak	= 734 min
Time interval	= 1 min	Hyd. volume	= 260,053 cuft
Inflow hyds.	= 3, 4	Contrib. drain. area	= 2.130 ac



BASIN 2A

BASIN 2A

Existing Basin 2A

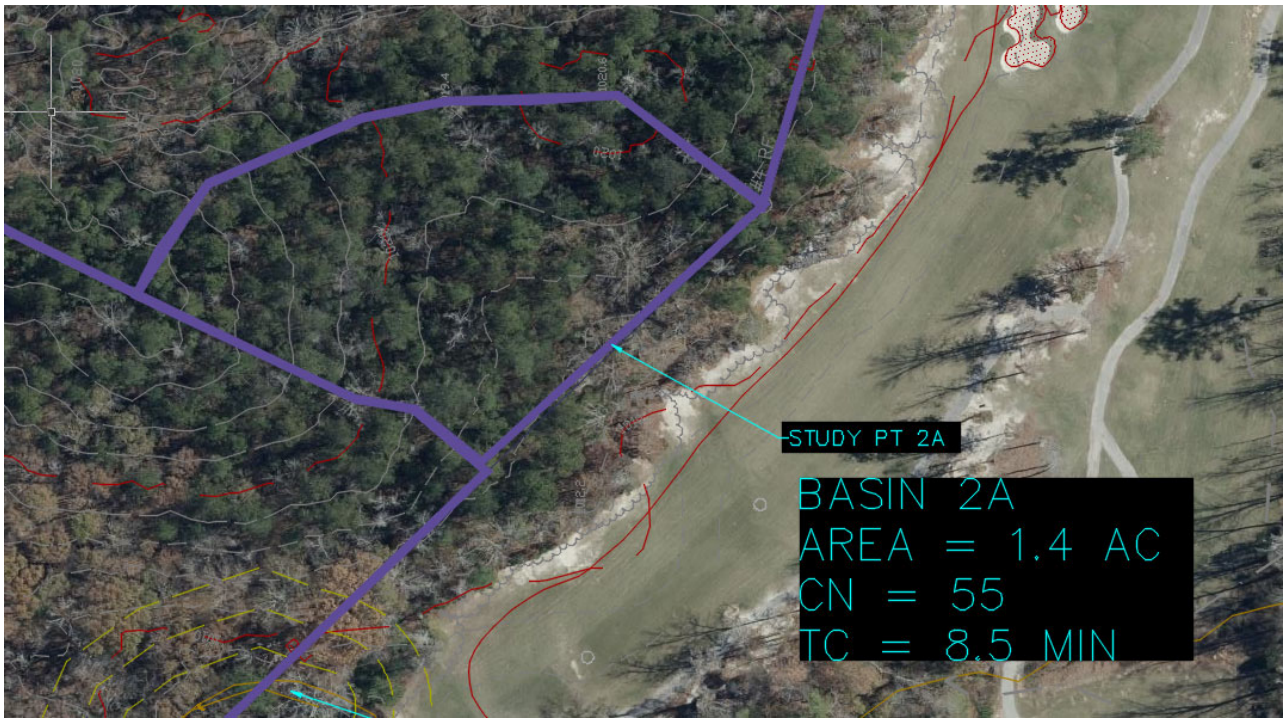
Basin data
Hydrographs

Developed Basin 2A

Basin data
Hydrographs

SP2A-EX Existing Drainage Basin 2A to Study Pt 2A

Basin 2A is a relatively small basin located on the south side of the site, adjacent to the existing golf course. The onsite area is wooded and slopes are moderate ranging from 4% to 6%. This Basin discharges onto the fairway of the golf course as shallow concentrated flow.



AREA = 1.4 Acres

CN = 55

TC = 8.5 Minutes - See next sheet for Calculations.

TR55 Tc Worksheet

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2018 by Autodesk, Inc. v2018.3

Hyd. No. 4

SP2A-EXIST

Description	A		B		C		Totals
Sheet Flow							
Manning's n-value	= 0.240		0.011		0.011		
Flow length (ft)	= 80.0		0.0		0.0		
Two-year 24-hr precip. (in)	= 3.84		0.00		0.00		
Land slope (%)	= 5.00		0.00		0.00		
Travel Time (min)	**= 7.55**	**+**	**0.00**	**+**	**0.00**	**=**	**7.55**
Shallow Concentrated Flow							
Flow length (ft)	= 210.00		0.00		0.00		
Watercourse slope (%)	= 4.76		0.00		0.00		
Surface description	= Unpaved		Paved		Paved		
Average velocity (ft/s)	=3.52		0.00		0.00		
Travel Time (min)	**= 0.99**	**+**	**0.00**	**+**	**0.00**	**=**	**0.99**
Channel Flow							
X sectional flow area (sqft)	= 0.00		0.00		0.00		
Wetted perimeter (ft)	= 0.00		0.00		0.00		
Channel slope (%)	= 0.00		0.00		0.00		
Manning's n-value	= 0.015		0.015		0.015		
Velocity (ft/s)	=0.00						
			0.00				
					0.00		
Flow length (ft)	({0})0.0		0.0		0.0		
Travel Time (min)	**= 0.00**	**+**	**0.00**	**+**	**0.00**	**=**	**0.00**

Total Travel Time, Tc ..... 8.55 min

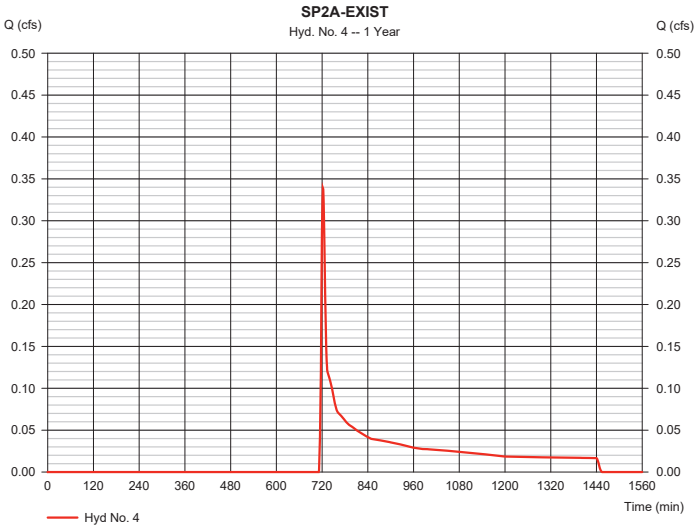
Hydrograph Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2018 by Autodesk, Inc. v2018.3 — Friday, 02 / 18 / 2022

Hyd. No. 4

SP2A-EXIST

Hydrograph type	= SCS Runoff	Peak discharge	= 0.339 cfs
Storm frequency	= 1 yrs	Time to peak	= 722 min
Time interval	= 1 min	Hyd. volume	= 1,524 cuft
Drainage area	= 1.400 ac	Curve number	= 55
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= TR55	Time of conc. (Tc)	= 8.55 min
Total precip.	= 3.36 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



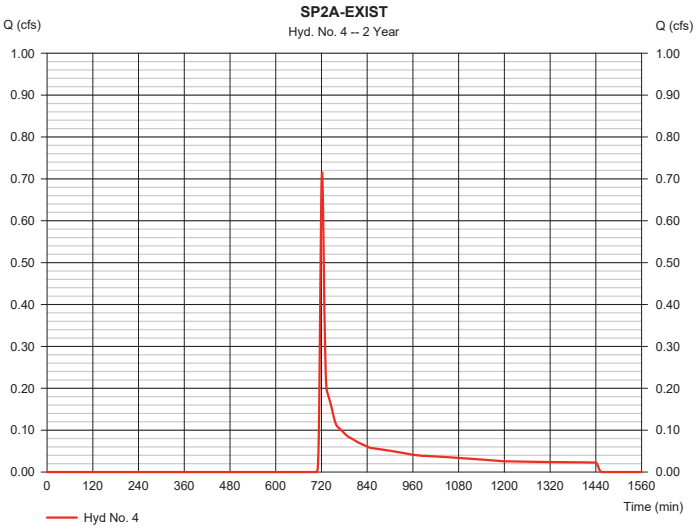
Hydrograph Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2018 by Autodesk, Inc. v2018.3 — Friday, 02 / 18 / 2022

Hyd. No. 4

SP2A-EXIST

Hydrograph type	= SCS Runoff	Peak discharge	= 0.714 cfs
Storm frequency	= 2 yrs	Time to peak	= 722 min
Time interval	= 1 min	Hyd. volume	= 2,376 cuft
Drainage area	= 1.400 ac	Curve number	= 55
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= TR55	Time of conc. (Tc)	= 8.55 min
Total precip.	= 3.84 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



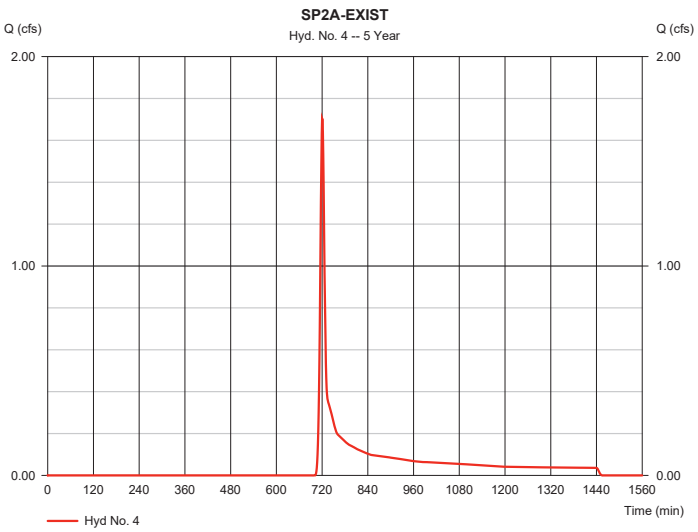
Hydrograph Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2018 by Autodesk, Inc. v2018.3 — Friday, 02 / 18 / 2022

Hyd. No. 4

SP2A-EXIST

Hydrograph type	= SCS Runoff	Peak discharge	= 1.704 cfs
Storm frequency	= 5 yrs	Time to peak	= 720 min
Time interval	= 1 min	Hyd. volume	= 4,483 cuft
Drainage area	= 1.400 ac	Curve number	= 55
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= TR55	Time of conc. (Tc)	= 8.55 min
Total precip.	= 4.80 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



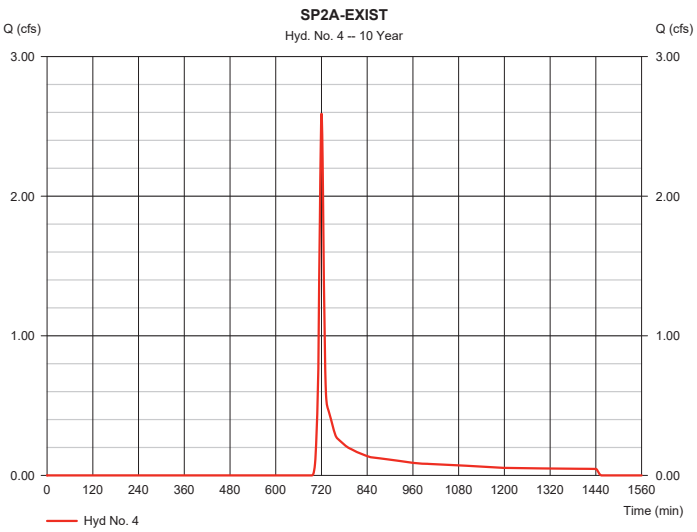
Hydrograph Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2018 by Autodesk, Inc. v2018.3 — Friday, 02 / 18 / 2022

Hyd. No. 4

SP2A-EXIST

Hydrograph type	= SCS Runoff	Peak discharge	= 2.592 cfs
Storm frequency	= 10 yrs	Time to peak	= 720 min
Time interval	= 1 min	Hyd. volume	= 6,353 cuft
Drainage area	= 1.400 ac	Curve number	= 55
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= TR55	Time of conc. (Tc)	= 8.55 min
Total precip.	= 5.52 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



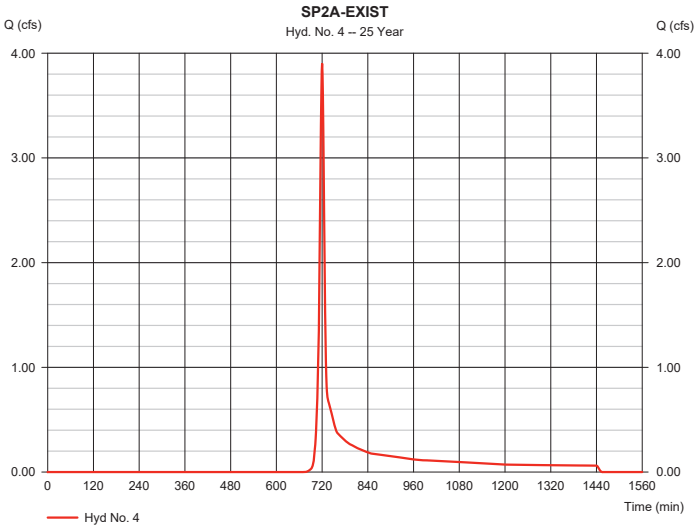
Hydrograph Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2018 by Autodesk, Inc. v2018.3 — Friday, 02 / 18 / 2022

Hyd. No. 4

SP2A-EXIST

Hydrograph type	= SCS Runoff	Peak discharge	= 3.902 cfs
Storm frequency	= 25 yrs	Time to peak	= 720 min
Time interval	= 1 min	Hyd. volume	= 9,153 cuft
Drainage area	= 1.400 ac	Curve number	= 55
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= TR55	Time of conc. (Tc)	= 8.55 min
Total precip.	= 6.48 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



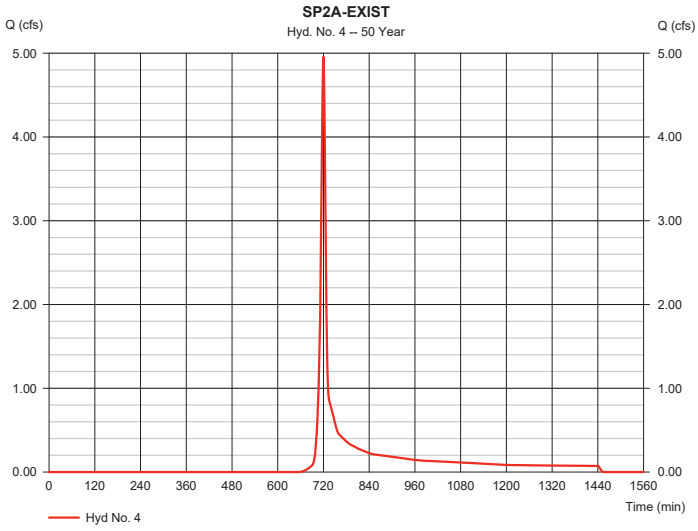
Hydrograph Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2018 by Autodesk, Inc. v2018.3 — Friday, 02 / 18 / 2022

Hyd. No. 4

SP2A-EXIST

Hydrograph type	= SCS Runoff	Peak discharge	= 4.960 cfs
Storm frequency	= 50 yrs	Time to peak	= 720 min
Time interval	= 1 min	Hyd. volume	= 11,444 cuft
Drainage area	= 1.400 ac	Curve number	= 55
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= TR55	Time of conc. (Tc)	= 8.55 min
Total precip.	= 7.20 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



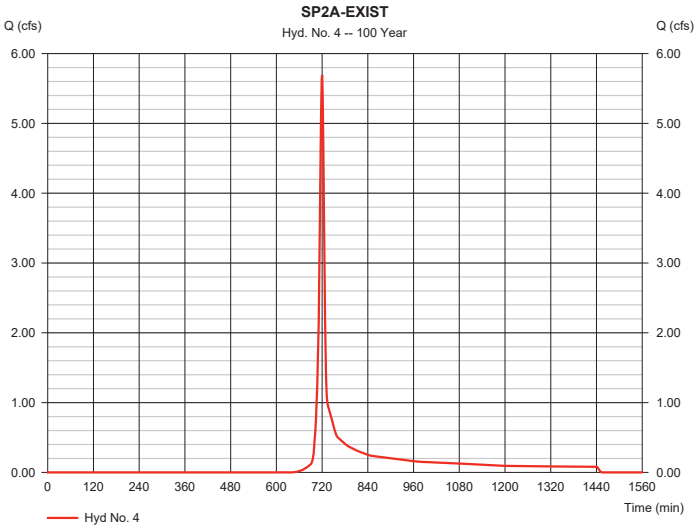
Hydrograph Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2018 by Autodesk, Inc. v2018.3 — Friday, 02 / 18 / 2022

Hyd. No. 4

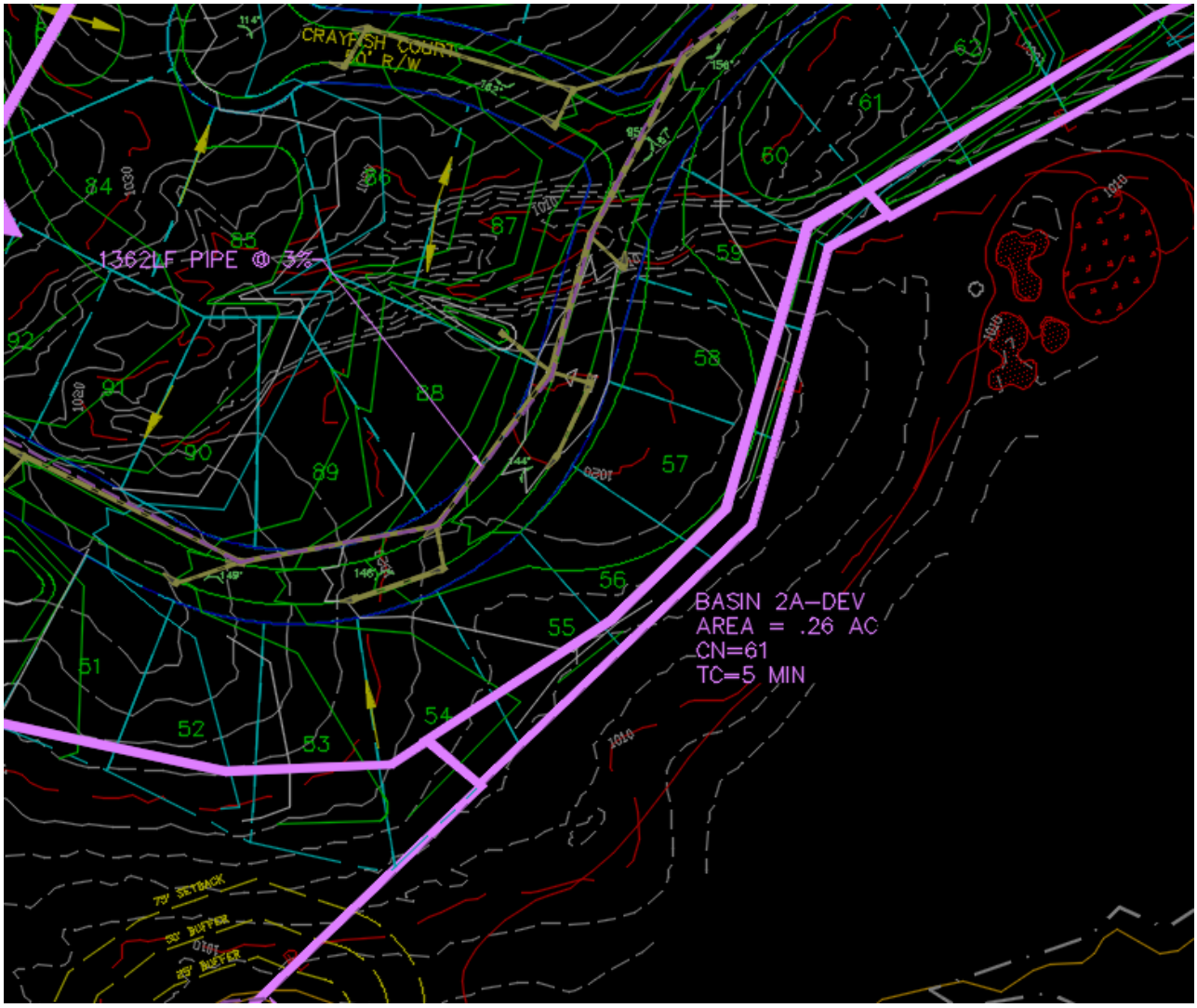
SP2A-EXIST

Hydrograph type	= SCS Runoff	Peak discharge	= 5.694 cfs
Storm frequency	= 100 yrs	Time to peak	= 720 min
Time interval	= 1 min	Hyd. volume	= 13,049 cuft
Drainage area	= 1.400 ac	Curve number	= 55
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= TR55	Time of conc. (Tc)	= 8.55 min
Total precip.	= 7.68 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



SP2A-DEV Developed Drainage Basin 2A to Study Pt 2A

Basin 2A is a small basin consisting of the grassed slopes from lots 54-60 located adjacent to the existing golf course. The basin discharges as sheet flow into a wooded strip before entering the fairway.



AREA = 1.4 Acres

CN = 55

TC = 8.5 Minutes - See next sheet for Calculations.

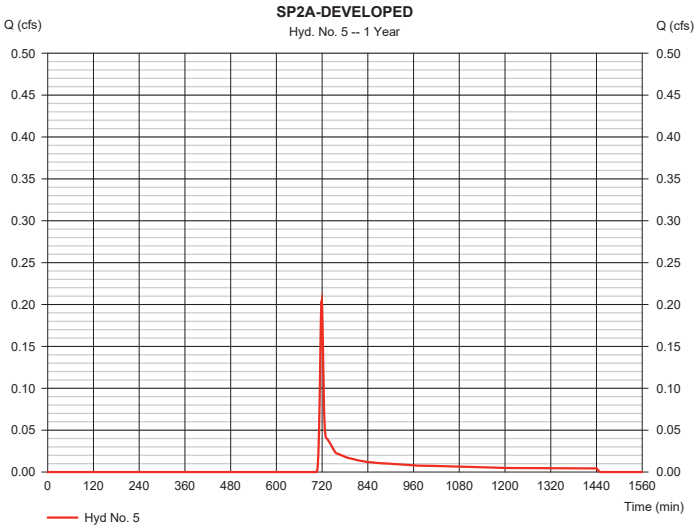
Hydrograph Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2018 by Autodesk, Inc. v2018.3 — Friday, 02 / 18 / 2022

Hyd. No. 5

SP2A-DEVELOPED

Hydrograph type	= SCS Runoff	Peak discharge	= 0.204 cfs
Storm frequency	= 1 yrs	Time to peak	= 719 min
Time interval	= 1 min	Hyd. volume	= 497 cuft
Drainage area	= 0.260 ac	Curve number	= 61
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 3.36 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



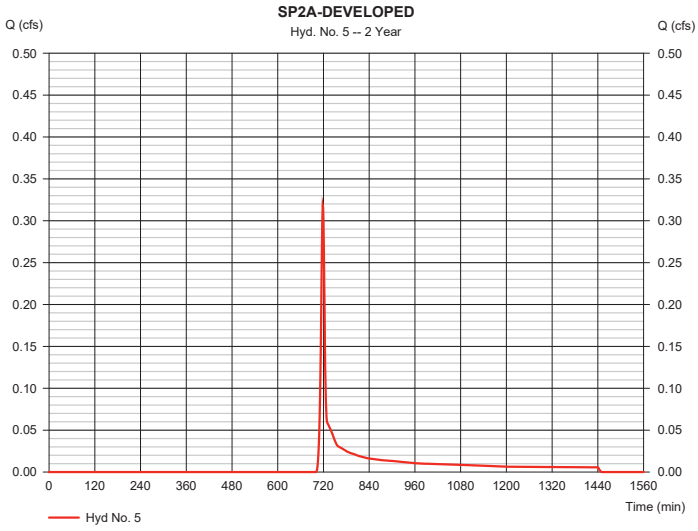
Hydrograph Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2018 by Autodesk, Inc. v2018.3 — Friday, 02 / 18 / 2022

Hyd. No. 5

SP2A-DEVELOPED

Hydrograph type	= SCS Runoff	Peak discharge	= 0.318 cfs
Storm frequency	= 2 yrs	Time to peak	= 718 min
Time interval	= 1 min	Hyd. volume	= 713 cuft
Drainage area	= 0.260 ac	Curve number	= 61
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 3.84 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



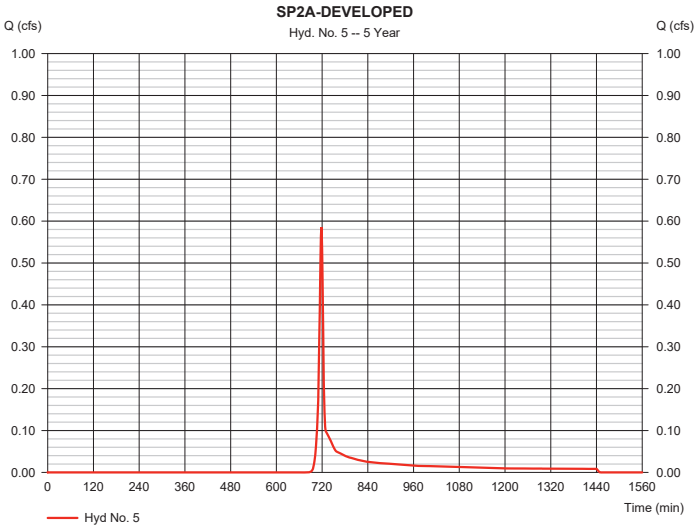
Hydrograph Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2018 by Autodesk, Inc. v2018.3 — Friday, 02 / 18 / 2022

Hyd. No. 5

SP2A-DEVELOPED

Hydrograph type	= SCS Runoff	Peak discharge	= 0.586 cfs
Storm frequency	= 5 yrs	Time to peak	= 718 min
Time interval	= 1 min	Hyd. volume	= 1,217 cuft
Drainage area	= 0.260 ac	Curve number	= 61
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 4.80 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



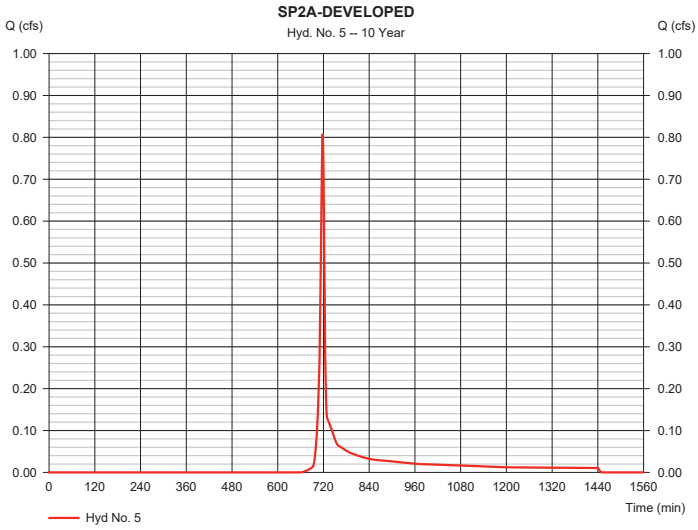
Hydrograph Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2018 by Autodesk, Inc. v2018.3 — Friday, 02 / 18 / 2022

Hyd. No. 5

SP2A-DEVELOPED

Hydrograph type	= SCS Runoff	Peak discharge	= 0.809 cfs
Storm frequency	= 10 yrs	Time to peak	= 718 min
Time interval	= 1 min	Hyd. volume	= 1,646 cuft
Drainage area	= 0.260 ac	Curve number	= 61
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 5.52 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



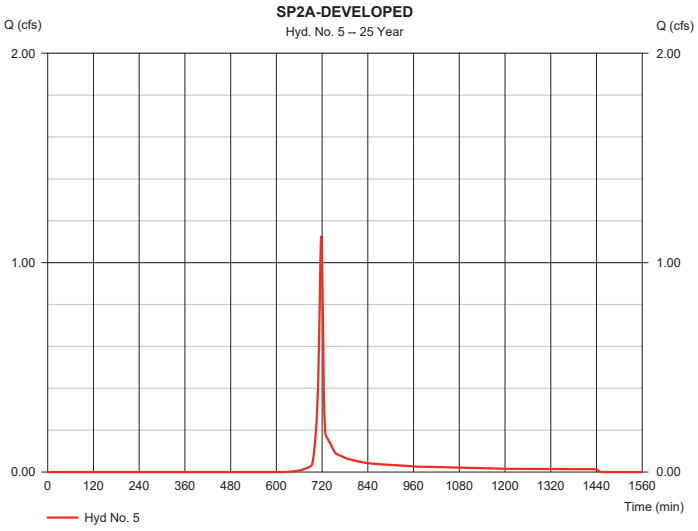
Hydrograph Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2018 by Autodesk, Inc. v2018.3 — Friday, 02 / 18 / 2022

Hyd. No. 5

SP2A-DEVELOPED

Hydrograph type	= SCS Runoff	Peak discharge	= 1.128 cfs
Storm frequency	= 25 yrs	Time to peak	= 718 min
Time interval	= 1 min	Hyd. volume	= 2,271 cuft
Drainage area	= 0.260 ac	Curve number	= 61
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 6.48 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



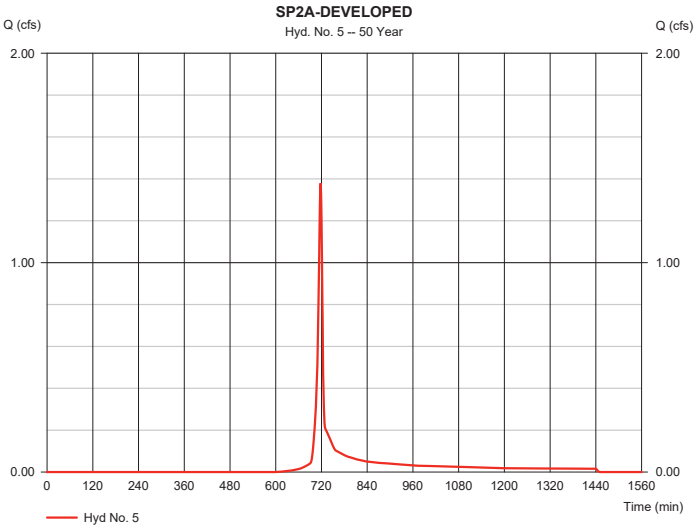
Hydrograph Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2018 by Autodesk, Inc. v2018.3 — Friday, 02 / 18 / 2022

Hyd. No. 5

SP2A-DEVELOPED

Hydrograph type	= SCS Runoff	Peak discharge	= 1.380 cfs
Storm frequency	= 50 yrs	Time to peak	= 718 min
Time interval	= 1 min	Hyd. volume	= 2,771 cuft
Drainage area	= 0.260 ac	Curve number	= 61
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 7.20 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



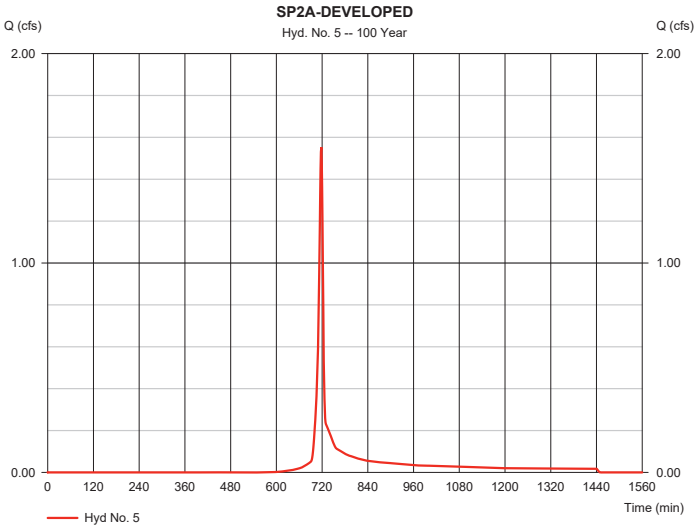
Hydrograph Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2018 by Autodesk, Inc. v2018.3 — Friday, 02 / 18 / 2022

Hyd. No. 5

SP2A-DEVELOPED

Hydrograph type	= SCS Runoff	Peak discharge	= 1.552 cfs
Storm frequency	= 100 yrs	Time to peak	= 718 min
Time interval	= 1 min	Hyd. volume	= 3,117 cuft
Drainage area	= 0.260 ac	Curve number	= 61
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 7.68 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



BASIN 4

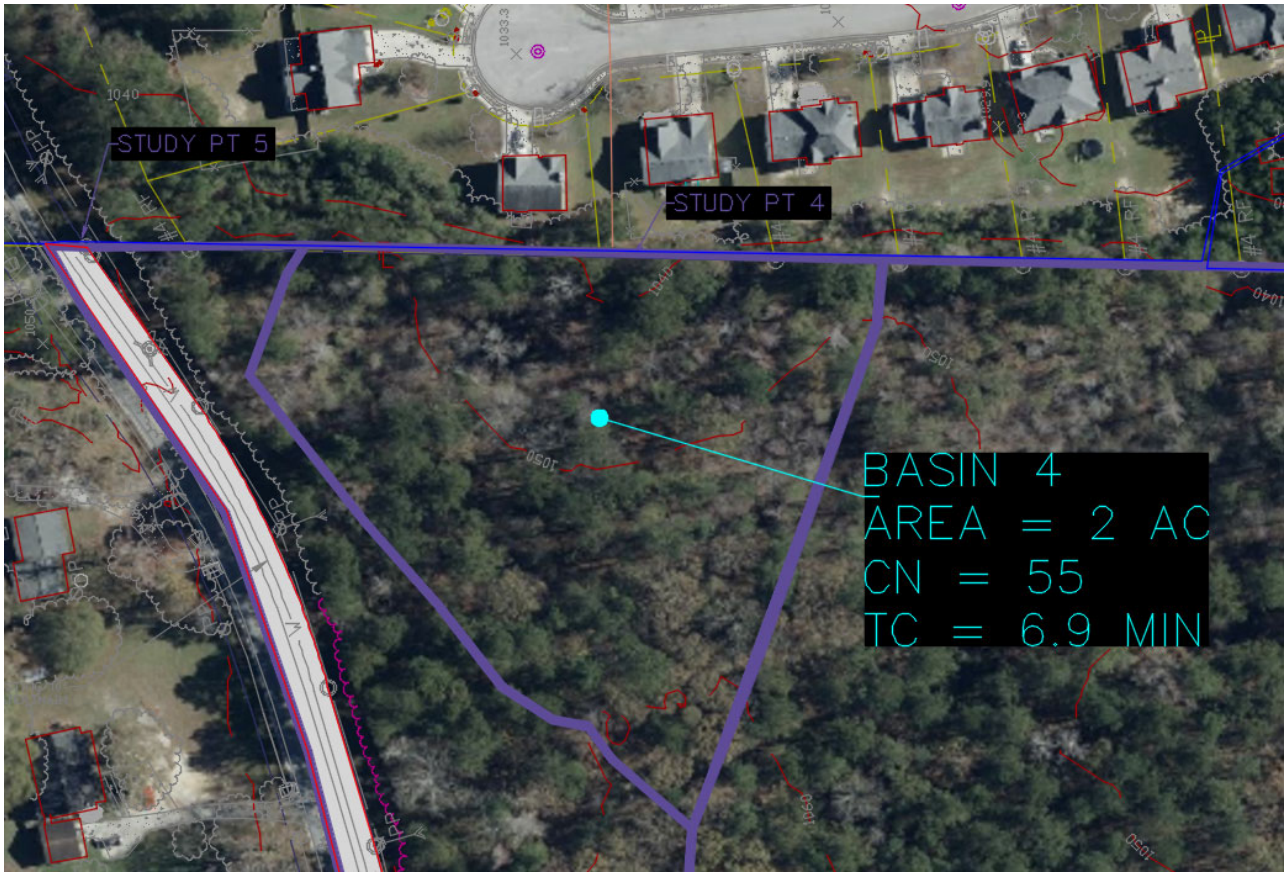
BASIN 4

Existing Basin 4
Basin data
Hydrographs

Developed Basin 4 – Basin 4 was diverted to Pond A

SP4-EX Existing Drainage Basin 4 to Study Pt 4

Basin 4 is a relatively small basin located on the south side of Brewer Road. The onsite area is wooded and slopes are moderate ranging from 6% to 8%. This Basin discharges into the rear yard of 2315 Vineyard Ct and appears to flow south through multiple lots until it makes its way to Corkscrew Way.



AREA = 2.00 Acres

CN = 55

TC = 6.9 Minutes - See next sheet for Calculations.

TR55 Tc Worksheet

Hyd. No. 26

SP4-EX

Description	A		B		C		Totals
Sheet Flow							
Manning's n-value	= 0.170		0.011		0.011		
Flow length (ft)	= 96.0		0.0		0.0		
Two-year 24-hr precip. (in)	= 3.84		0.00		0.00		
Land slope (%)	= 6.00		0.00		0.00		
Travel Time (min)	**= 6.17**	**+**	**0.00**	**+**	**0.00**	**=**	**6.17**
Shallow Concentrated Flow							
Flow length (ft)	= 200.00		0.00		0.00		
Watercourse slope (%)	= 8.00		0.00		0.00		
Surface description	= Unpaved		Paved		Paved		
Average velocity (ft/s)	=4.56		0.00		0.00		
Travel Time (min)	**= 0.73**	**+**	**0.00**	**+**	**0.00**	**=**	**0.73**
Channel Flow							
X sectional flow area (sqft)	= 0.00		0.00		0.00		
Wetted perimeter (ft)	= 0.00		0.00		0.00		
Channel slope (%)	= 0.00		0.00		0.00		
Manning's n-value	= 0.015		0.015		0.015		
Velocity (ft/s)	=0.00						
			0.00				
					0.00		
Flow length (ft)	({0})0.0		0.0		0.0		
Travel Time (min)	**= 0.00**	**+**	**0.00**	**+**	**0.00**	**=**	**0.00**

Total Travel Time, Tc ..... 6.90 min

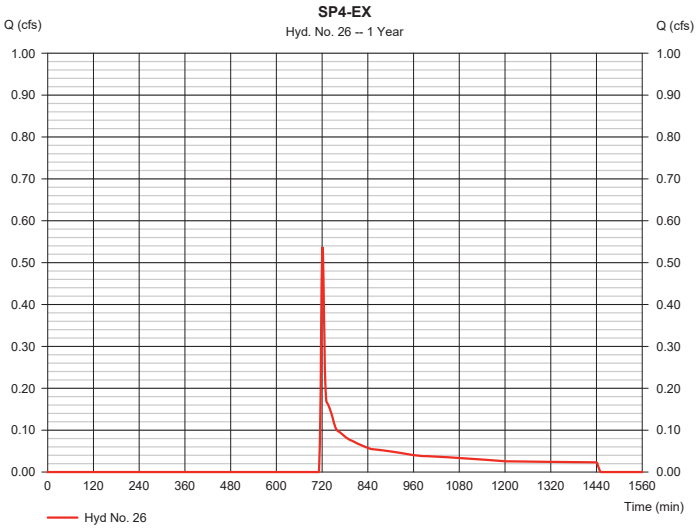
Hydrograph Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2018 by Autodesk, Inc. v2018.3 — Friday, 02 / 18 / 2022

Hyd. No. 26

SP4-EX

Hydrograph type	= SCS Runoff	Peak discharge	= 0.537 cfs
Storm frequency	= 1 yrs	Time to peak	= 721 min
Time interval	= 1 min	Hyd. volume	= 2,123 cuft
Drainage area	= 2.000 ac	Curve number	= 55
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= TR55	Time of conc. (Tc)	= 6.90 min
Total precip.	= 3.36 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



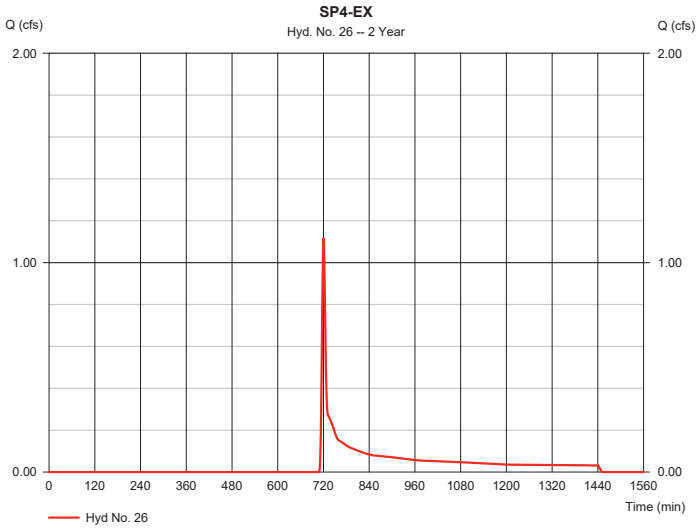
Hydrograph Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2018 by Autodesk, Inc. v2018.3 — Friday, 02 / 18 / 2022

Hyd. No. 26

SP4-EX

Hydrograph type	= SCS Runoff	Peak discharge	= 1.117 cfs
Storm frequency	= 2 yrs	Time to peak	= 720 min
Time interval	= 1 min	Hyd. volume	= 3,309 cuft
Drainage area	= 2.000 ac	Curve number	= 55
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= TR55	Time of conc. (Tc)	= 6.90 min
Total precip.	= 3.84 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



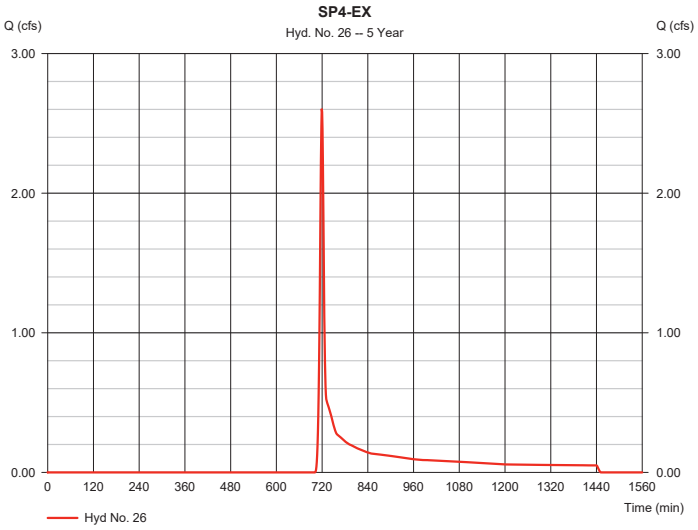
Hydrograph Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2018 by Autodesk, Inc. v2018.3 — Friday, 02 / 18 / 2022

Hyd. No. 26

SP4-EX

Hydrograph type	= SCS Runoff	Peak discharge	= 2.605 cfs
Storm frequency	= 5 yrs	Time to peak	= 719 min
Time interval	= 1 min	Hyd. volume	= 6,244 cuft
Drainage area	= 2.000 ac	Curve number	= 55
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= TR55	Time of conc. (Tc)	= 6.90 min
Total precip.	= 4.80 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



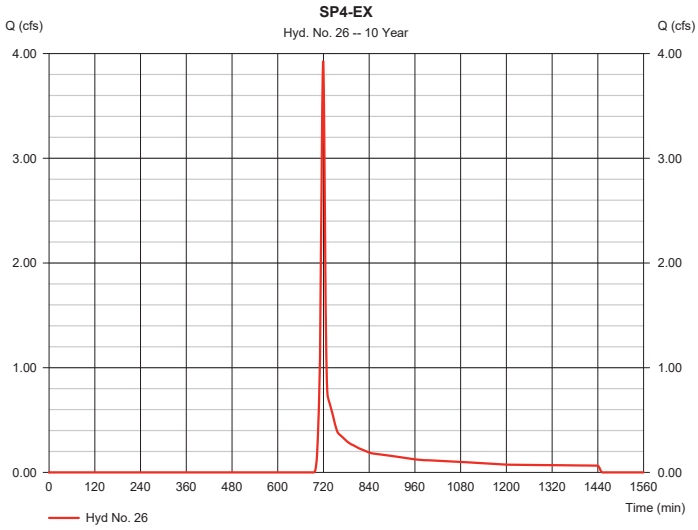
Hydrograph Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2018 by Autodesk, Inc. v2018.3 — Friday, 02 / 18 / 2022

Hyd. No. 26

SP4-EX

Hydrograph type	= SCS Runoff	Peak discharge	= 3.931 cfs
Storm frequency	= 10 yrs	Time to peak	= 719 min
Time interval	= 1 min	Hyd. volume	= 8,849 cuft
Drainage area	= 2.000 ac	Curve number	= 55
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= TR55	Time of conc. (Tc)	= 6.90 min
Total precip.	= 5.52 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



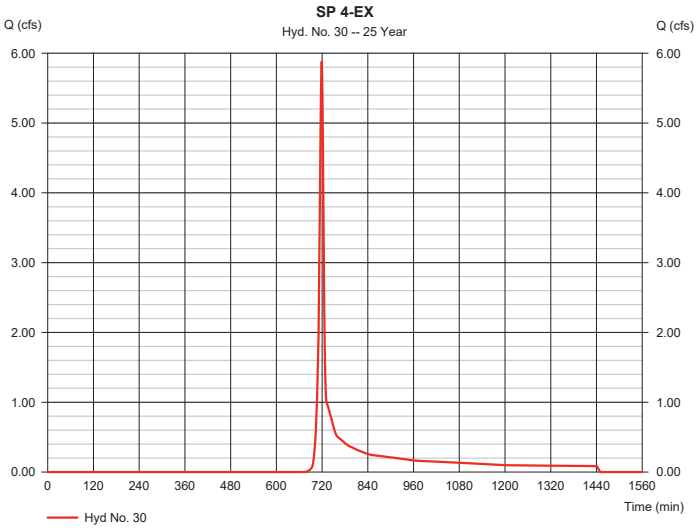
Hydrograph Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2018 by Autodesk, Inc. v2018.3 — Thursday, 03 / 10 / 2022

Hyd. No. 30

SP 4-EX

Hydrograph type	= SCS Runoff	Peak discharge	= 5.883 cfs
Storm frequency	= 25 yrs	Time to peak	= 719 min
Time interval	= 1 min	Hyd. volume	= 12,749 cuft
Drainage area	= 2.000 ac	Curve number	= 55
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= TR55	Time of conc. (Tc)	= 6.90 min
Total precip.	= 6.48 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



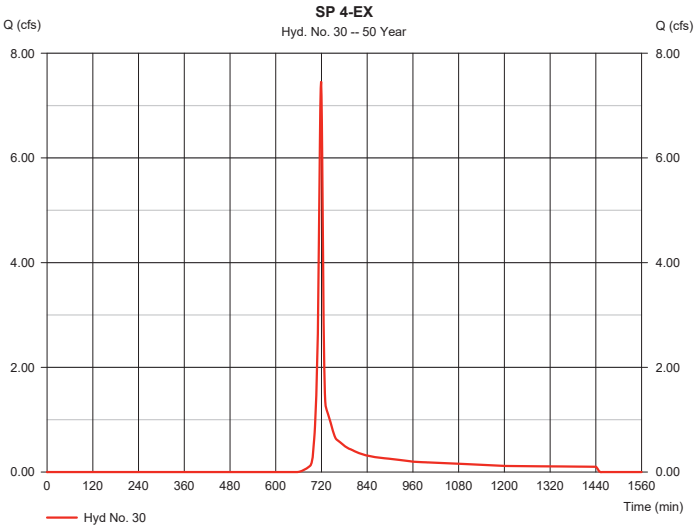
Hydrograph Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2018 by Autodesk, Inc. v2018.3 — Thursday, 03 / 10 / 2022

Hyd. No. 30

SP 4-EX

Hydrograph type	= SCS Runoff	Peak discharge	= 7.458 cfs
Storm frequency	= 50 yrs	Time to peak	= 719 min
Time interval	= 1 min	Hyd. volume	= 15,940 cuft
Drainage area	= 2.000 ac	Curve number	= 55
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= TR55	Time of conc. (Tc)	= 6.90 min
Total precip.	= 7.20 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



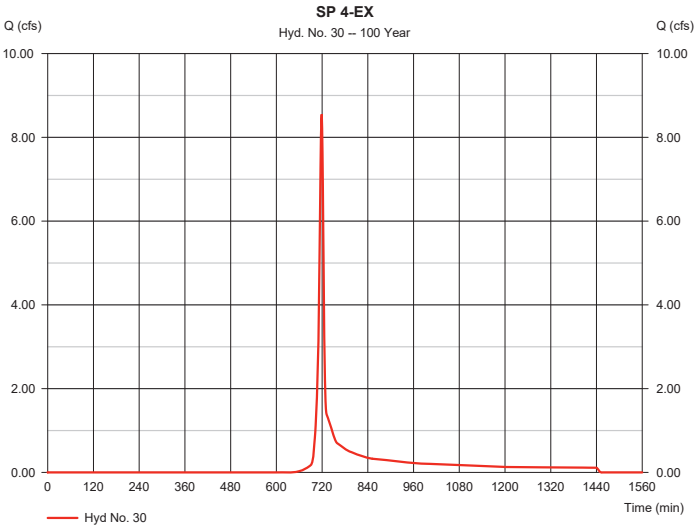
Hydrograph Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2018 by Autodesk, Inc. v2018.3 — Thursday, 03 / 10 / 2022

Hyd. No. 30

SP 4-EX

Hydrograph type	= SCS Runoff	Peak discharge	= 8.550 cfs
Storm frequency	= 100 yrs	Time to peak	= 719 min
Time interval	= 1 min	Hyd. volume	= 18,175 cuft
Drainage area	= 2.000 ac	Curve number	= 55
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= TR55	Time of conc. (Tc)	= 6.90 min
Total precip.	= 7.68 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



BASIN 5

BASIN 5

Existing Basin 5

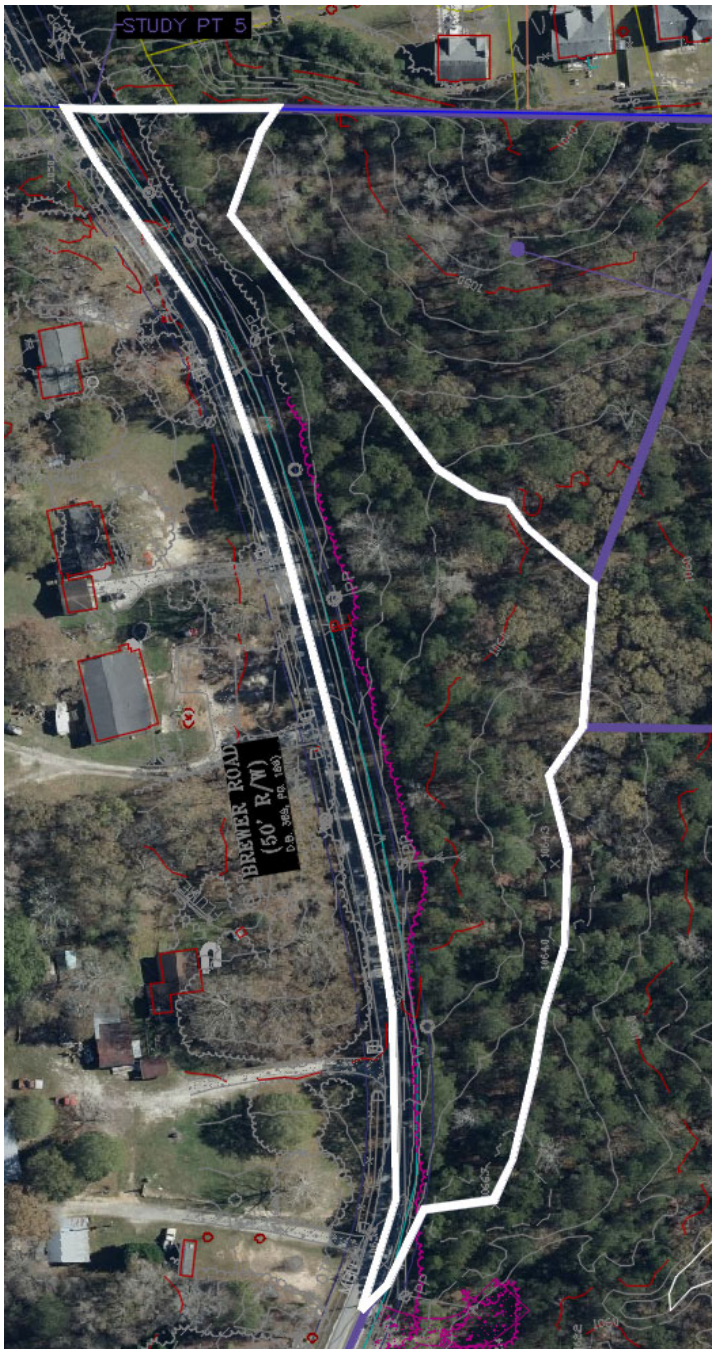
Basin data
Hydrographs

Developed Basin 5

Basin data
Hydrographs

SP5-EX Existing Drainage Basin 5 to Study Pt 5

Basin 5 is a relatively small basin located on the south side of Brewer Road. The onsite area is wooded and the offsite area is a combination of pavement and ditch within the R/W for Brewer Rd. slopes are moderate ranging from 1.5% to 5%



AREA = 2.62Acres
Offsite = .52 acres, CN = 85
Onsite = 2.1 acres, CN = 55
CN = 61
TC = 10.4 Minutes - See next sheet for Calculations.

TR55 Tc Worksheet

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2018 by Autodesk, Inc. v2018.3

Hyd. No. 32

SP 5-EX

Description	A		B		C		Totals
Sheet Flow							
Manning's n-value	= 0.130		0.011		0.011		
Flow length (ft)	= 75.0		0.0		0.0		
Two-year 24-hr precip. (in)	= 3.84		0.00		0.00		
Land slope (%)	= 4.80		0.00		0.00		
Travel Time (min)	**= 4.46**	**+**	**0.00**	**+**	**0.00**	**=**	**4.46**
Shallow Concentrated Flow							
Flow length (ft)	= 775.00		0.00		0.00		
Watercourse slope (%)	= 1.80		0.00		0.00		
Surface description	= Unpaved		Paved		Paved		
Average velocity (ft/s)	=2.16		0.00		0.00		
Travel Time (min)	**= 5.97**	**+**	**0.00**	**+**	**0.00**	**=**	**5.97**
Channel Flow							
X sectional flow area (sqft)	= 0.00		0.00		0.00		
Wetted perimeter (ft)	= 0.00		0.00		0.00		
Channel slope (%)	= 0.00		0.00		0.00		
Manning's n-value	= 0.015		0.015		0.015		
Velocity (ft/s)	=0.00						
			0.00				
					0.00		
Flow length (ft)	({0})0.0		0.0		0.0		
Travel Time (min)	**= 0.00**	**+**	**0.00**	**+**	**0.00**	**=**	**0.00**

Total Travel Time, Tc ..... 10.43 min

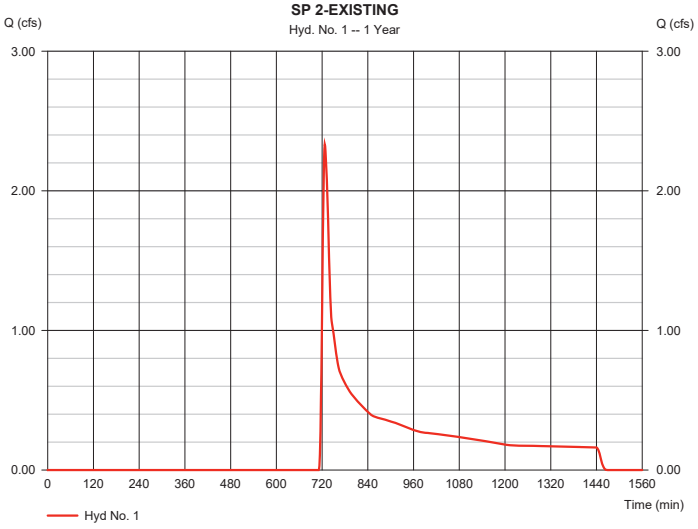
Hydrograph Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2018 by Autodesk, Inc. v2018.3 — Thursday, 03 / 10 / 2022

Hyd. No. 1

SP 2-EXISTING

Hydrograph type	= SCS Runoff	Peak discharge	= 2.332 cfs
Storm frequency	= 1 yrs	Time to peak	= 727 min
Time interval	= 1 min	Hyd. volume	= 14,770 cuft
Drainage area	= 13.400 ac	Curve number	= 55
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= TR55	Time of conc. (Tc)	= 15.90 min
Total precip.	= 3.36 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



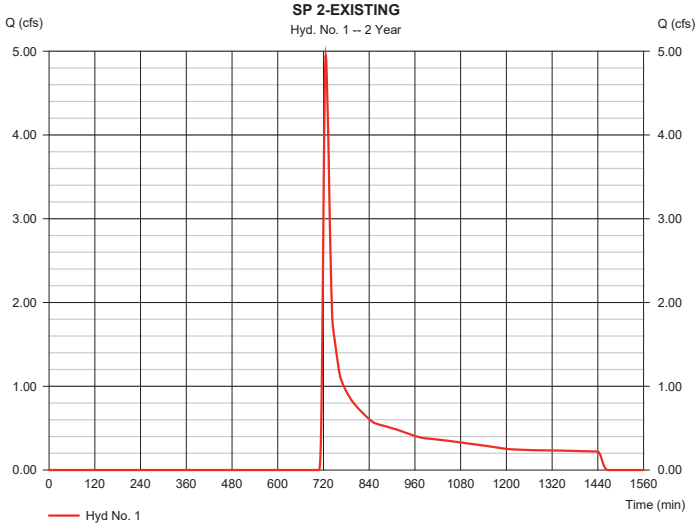
Hydrograph Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2018 by Autodesk, Inc. v2018.3 — Thursday, 03 / 10 / 2022

Hyd. No. 1

SP 2-EXISTING

Hydrograph type	= SCS Runoff	Peak discharge	= 4.948 cfs
Storm frequency	= 2 yrs	Time to peak	= 726 min
Time interval	= 1 min	Hyd. volume	= 23,026 cuft
Drainage area	= 13.400 ac	Curve number	= 55
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= TR55	Time of conc. (Tc)	= 15.90 min
Total precip.	= 3.84 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



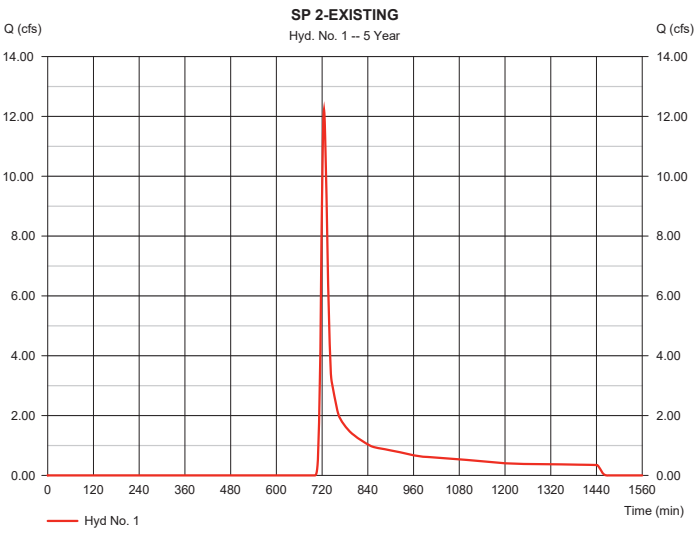
Hydrograph Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2018 by Autodesk, Inc. v2018.3 — Thursday, 03 / 10 / 2022

Hyd. No. 1

SP 2-EXISTING

Hydrograph type	= SCS Runoff	Peak discharge	= 12.23 cfs
Storm frequency	= 5 yrs	Time to peak	= 725 min
Time interval	= 1 min	Hyd. volume	= 43,445 cuft
Drainage area	= 13.400 ac	Curve number	= 55
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= TR55	Time of conc. (Tc)	= 15.90 min
Total precip.	= 4.80 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



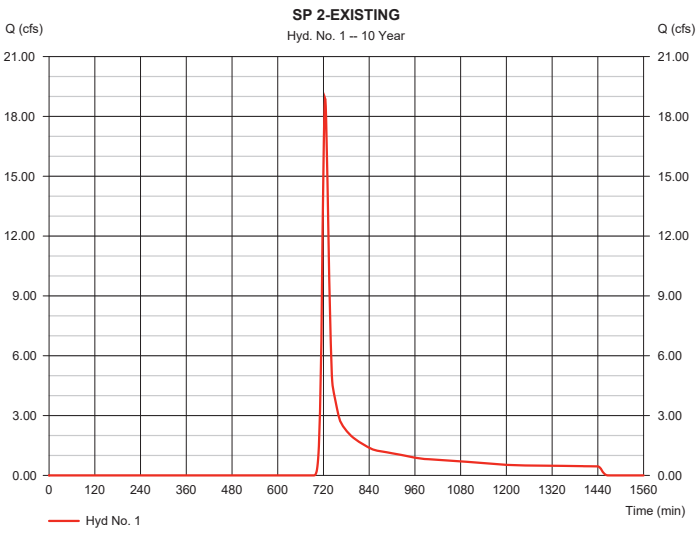
Hydrograph Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2018 by Autodesk, Inc. v2018.3 — Thursday, 03 / 10 / 2022

Hyd. No. 1

SP 2-EXISTING

Hydrograph type	= SCS Runoff	Peak discharge	= 18.91 cfs
Storm frequency	= 10 yrs	Time to peak	= 724 min
Time interval	= 1 min	Hyd. volume	= 61,566 cuft
Drainage area	= 13.400 ac	Curve number	= 55
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= TR55	Time of conc. (Tc)	= 15.90 min
Total precip.	= 5.52 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



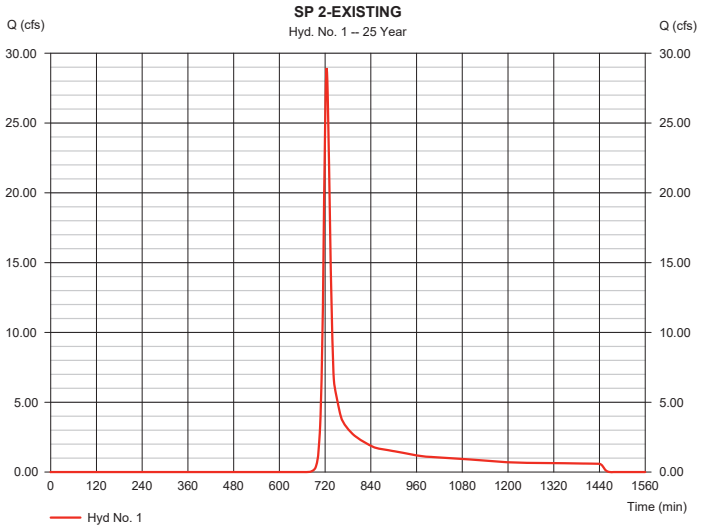
Hydrograph Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2018 by Autodesk, Inc. v2018.3 — Thursday, 03 / 10 / 2022

Hyd. No. 1

SP 2-EXISTING

Hydrograph type	= SCS Runoff	Peak discharge	= 28.94 cfs
Storm frequency	= 25 yrs	Time to peak	= 724 min
Time interval	= 1 min	Hyd. volume	= 88,707 cuft
Drainage area	= 13.400 ac	Curve number	= 55
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= TR55	Time of conc. (Tc)	= 15.90 min
Total precip.	= 6.48 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



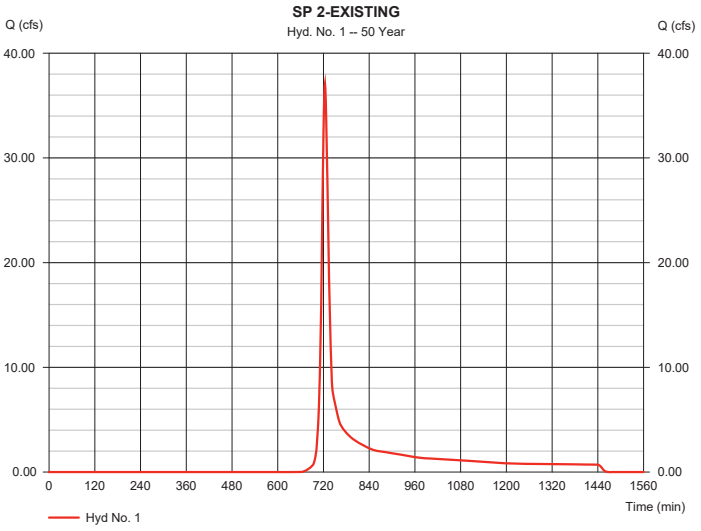
Hydrograph Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2018 by Autodesk, Inc. v2018.3 — Thursday, 03 / 10 / 2022

Hyd. No. 1

SP 2-EXISTING

Hydrograph type	= SCS Runoff	Peak discharge	= 37.08 cfs
Storm frequency	= 50 yrs	Time to peak	= 724 min
Time interval	= 1 min	Hyd. volume	= 110,908 cuft
Drainage area	= 13.400 ac	Curve number	= 55
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= TR55	Time of conc. (Tc)	= 15.90 min
Total precip.	= 7.20 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



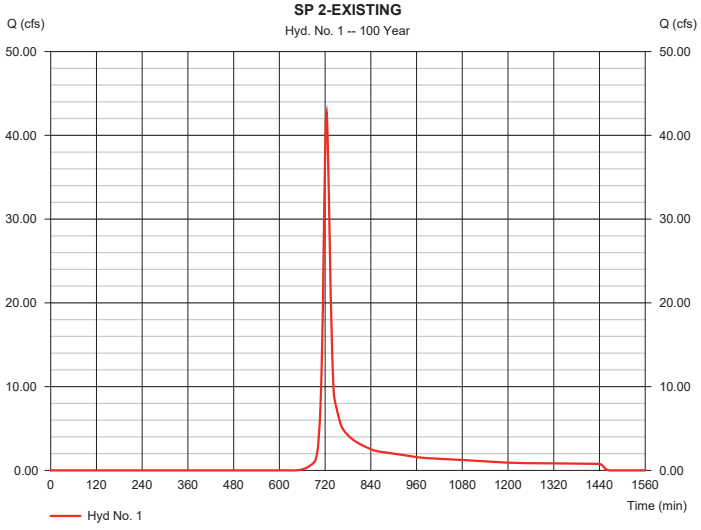
Hydrograph Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2018 by Autodesk, Inc. v2018.3 — Thursday, 03 / 10 / 2022

Hyd. No. 1

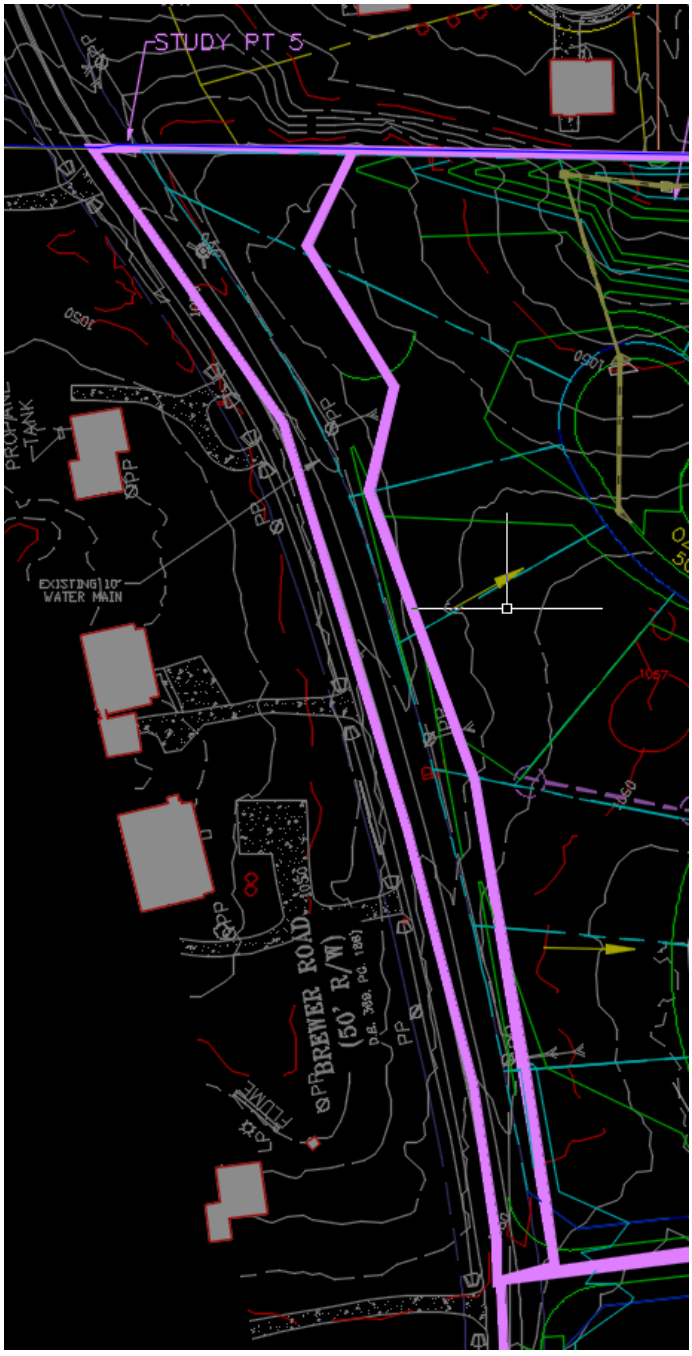
SP 2-EXISTING

Hydrograph type	= SCS Runoff	Peak discharge	= 42.74 cfs
Storm frequency	= 100 yrs	Time to peak	= 724 min
Time interval	= 1 min	Hyd. volume	= 126,455 cuft
Drainage area	= 13.400 ac	Curve number	= 55
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= TR55	Time of conc. (Tc)	= 15.90 min
Total precip.	= 7.68 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



SP5-DEV Developed Drainage Basin 5 to Study Pt 5

In the developed condition, approximately 1.49 acres of Basin 5 is diverted into the site. The remaining bypass from the site to the R/W is pervious and exits the site, to the ditch, as sheet flow.



AREA = 0.93 Acres, CN = 72
Offsite = .43 acres = 85
Onsite = .50 acres, CN = 61

TC = 7.1 Minutes - See next sheet for Calculations.

TR55 Tc Worksheet

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2018 by Autodesk, Inc. v2018.3

Hyd. No. 33

SP 5-DEV

Description	A		B		C		Totals
Sheet Flow							
Manning's n-value	= 0.170		0.011		0.011		
Flow length (ft)	= 10.0		0.0		0.0		
Two-year 24-hr precip. (in)	= 3.84		0.00		0.00		
Land slope (%)	= 3.00		0.00		0.00		
Travel Time (min)	**= 1.33**	**+**	**0.00**	**+**	**0.00**	**=**	**1.33**
Shallow Concentrated Flow							
Flow length (ft)	= 747.00		0.00		0.00		
Watercourse slope (%)	= 1.80		0.00		0.00		
Surface description	= Unpaved		Paved		Paved		
Average velocity (ft/s)	=2.16		0.00		0.00		
Travel Time (min)	**= 5.75**	**+**	**0.00**	**+**	**0.00**	**=**	**5.75**
Channel Flow							
X sectional flow area (sqft)	= 0.00		0.00		0.00		
Wetted perimeter (ft)	= 0.00		0.00		0.00		
Channel slope (%)	= 0.00		0.00		0.00		
Manning's n-value	= 0.015		0.015		0.015		
Velocity (ft/s)	=0.00						
			0.00				
					0.00		
Flow length (ft)	({0})0.0		0.0		0.0		
Travel Time (min)	**= 0.00**	**+**	**0.00**	**+**	**0.00**	**=**	**0.00**

Total Travel Time, Tc ..... 7.08 min

Hydrograph Report

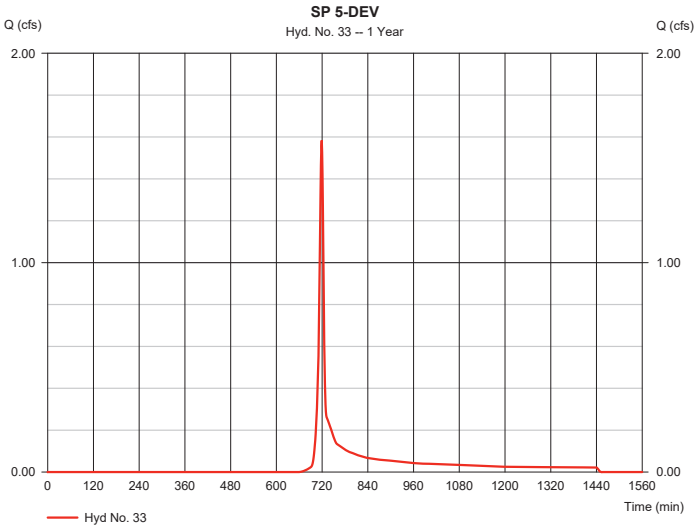
Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2018 by Autodesk, Inc. v2018.3 — Thursday, 03 / 10 / 2022

Hyd. No. 33

SP 5-DEV

Hydrograph type	= SCS Runoff	Peak discharge	= 1.584 cfs
Storm frequency	= 1 yrs	Time to peak	= 719 min
Time interval	= 1 min	Hyd. volume	= 3,392 cuft
Drainage area	= 0.930 ac	Curve number	= 72*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= TR55	Time of conc. (Tc)	= 7.10 min
Total precip.	= 3.36 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = [(0.500 x 61) + (0.430 x 85)] / 0.930



Hydrograph Report

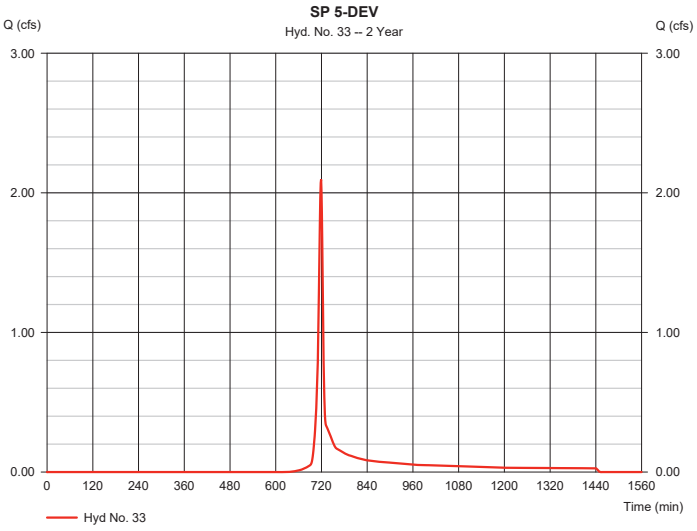
Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2018 by Autodesk, Inc. v2018.3 — Thursday, 03 / 10 / 2022

Hyd. No. 33

SP 5-DEV

Hydrograph type	= SCS Runoff	Peak discharge	= 2.096 cfs
Storm frequency	= 2 yrs	Time to peak	= 719 min
Time interval	= 1 min	Hyd. volume	= 4,440 cuft
Drainage area	= 0.930 ac	Curve number	= 72*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= TR55	Time of conc. (Tc)	= 7.10 min
Total precip.	= 3.84 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = [(0.500 x 61) + (0.430 x 85)] / 0.930



Hydrograph Report

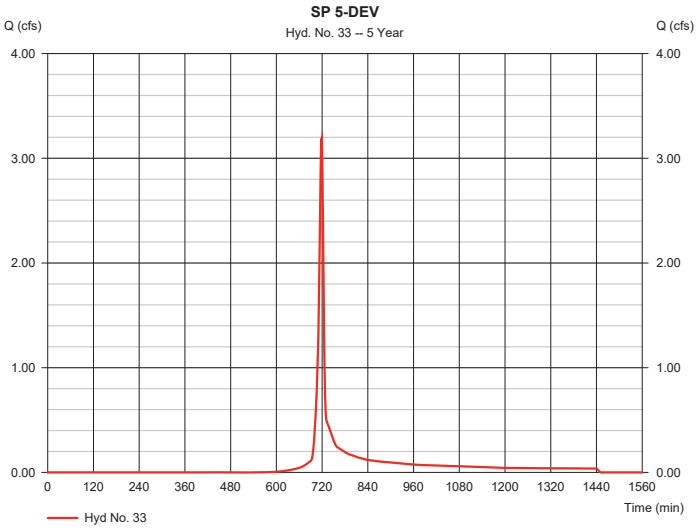
Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2018 by Autodesk, Inc. v2018.3 — Thursday, 03 / 10 / 2022

Hyd. No. 33

SP 5-DEV

Hydrograph type	= SCS Runoff	Peak discharge	= 3.192 cfs
Storm frequency	= 5 yrs	Time to peak	= 719 min
Time interval	= 1 min	Hyd. volume	= 6,731 cuft
Drainage area	= 0.930 ac	Curve number	= 72*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= TR55	Time of conc. (Tc)	= 7.10 min
Total precip.	= 4.80 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = [(0.500 x 61) + (0.430 x 85)] / 0.930



Hydrograph Report

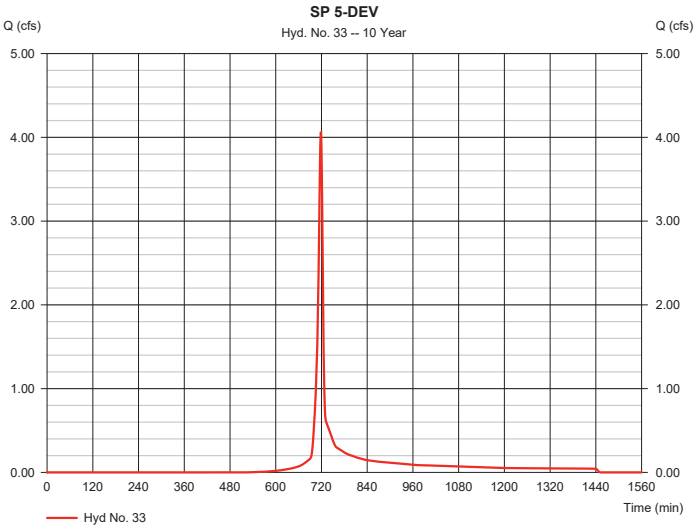
Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2018 by Autodesk, Inc. v2018.3 — Thursday, 03 / 10 / 2022

Hyd. No. 33

SP 5-DEV

Hydrograph type	= SCS Runoff	Peak discharge	= 4.058 cfs
Storm frequency	= 10 yrs	Time to peak	= 719 min
Time interval	= 1 min	Hyd. volume	= 8,576 cuft
Drainage area	= 0.930 ac	Curve number	= 72*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= TR55	Time of conc. (Tc)	= 7.10 min
Total precip.	= 5.52 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = [(0.500 x 61) + (0.430 x 85)] / 0.930



Hydrograph Report

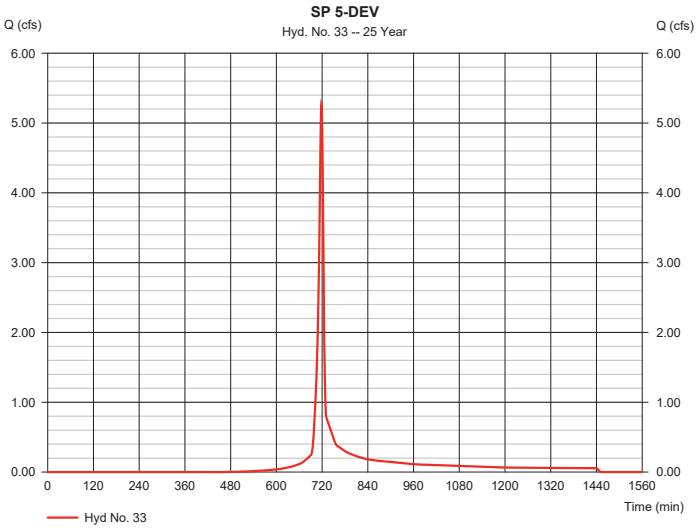
Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2018 by Autodesk, Inc. v2018.3 — Thursday, 03 / 10 / 2022

Hyd. No. 33

SP 5-DEV

Hydrograph type	= SCS Runoff	Peak discharge	= 5.265 cfs
Storm frequency	= 25 yrs	Time to peak	= 718 min
Time interval	= 1 min	Hyd. volume	= 11,159 cuft
Drainage area	= 0.930 ac	Curve number	= 72*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= TR55	Time of conc. (Tc)	= 7.10 min
Total precip.	= 6.48 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = [(0.500 x 61) + (0.430 x 85)] / 0.930



Hydrograph Report

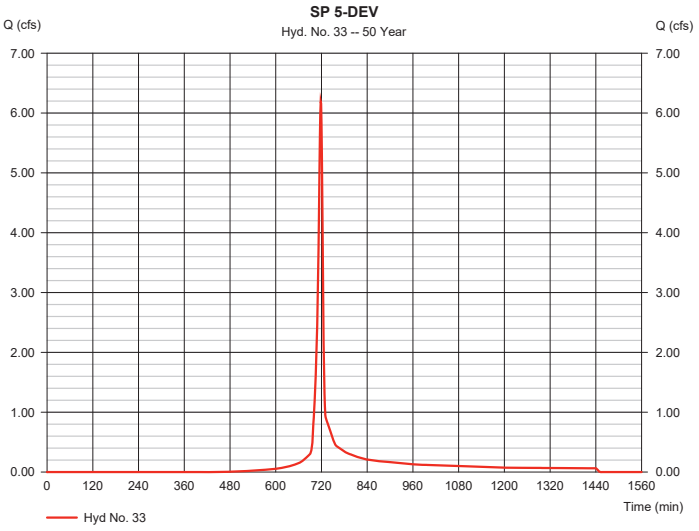
Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2018 by Autodesk, Inc. v2018.3 — Thursday, 03 / 10 / 2022

Hyd. No. 33

SP 5-DEV

Hydrograph type	= SCS Runoff	Peak discharge	= 6.191 cfs
Storm frequency	= 50 yrs	Time to peak	= 718 min
Time interval	= 1 min	Hyd. volume	= 13,166 cuft
Drainage area	= 0.930 ac	Curve number	= 72*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= TR55	Time of conc. (Tc)	= 7.10 min
Total precip.	= 7.20 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = [(0.500 x 61) + (0.430 x 85)] / 0.930



Hydrograph Report

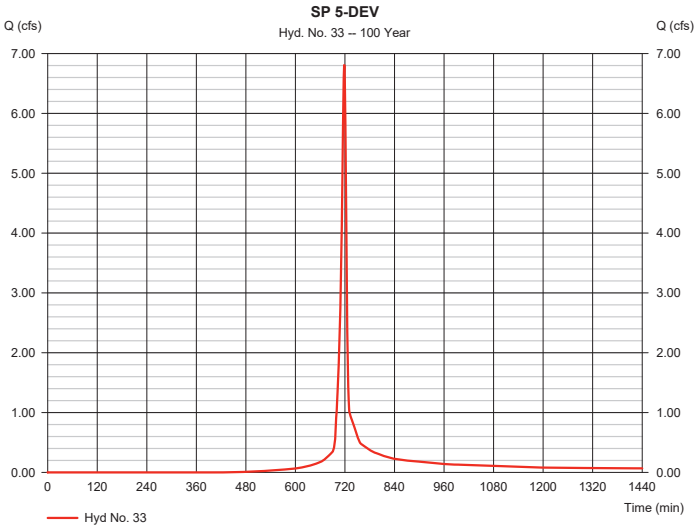
Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2018 by Autodesk, Inc. v2018.3 — Thursday, 03 / 10 / 2022

Hyd. No. 33

SP 5-DEV

Hydrograph type	= SCS Runoff	Peak discharge	= 6.815 cfs
Storm frequency	= 100 yrs	Time to peak	= 718 min
Time interval	= 1 min	Hyd. volume	= 14,531 cuft
Drainage area	= 0.930 ac	Curve number	= 72*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= TR55	Time of conc. (Tc)	= 7.10 min
Total precip.	= 7.68 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = [(0.500 x 61) + (0.430 x 85)] / 0.930



STORMWATER FACILITY MAINTENANCE AGREEMENT
CITY OF VILLA RICA, GEORGIA

POND A

WHEREAS, the Property Owner **Caballero Holdings, LLC** recognizes that the wet or extended detention facility or facilities (hereinafter referred to as "the facility" or "facilities") must be maintained for the development called, **Northwoods Phase III at Mirror Lake** located in Land Lot(s) **205 & 206**, District(s) **2** of **Douglas** County, Georgia; and,

WHEREAS, The City of Villa Rica (hereinafter referred to as "the City") and the Property Owner, its successors, and assigns, agree that the health, safety and welfare of the citizens of the City require that the facilities be constructed and maintained on the property, and,

WHEREAS, the Development Regulations require that facility or facilities as shown on the approved development plans and specifications be constructed and maintained by the Property Owner, its successors and assigns.

NOW, THEREFORE, in consideration of the foregoing premises, the mutual covenants contained herein, and the following terms and conditions, the parties hereto agree as follows:

SECTION 1

The facility or facilities shall be constructed by the Property Owner in accordance with the plans and specifications for the development.

SECTION 2

The Property Owner, its successors and assigns shall maintain the facility or facilities in good working condition acceptable to the City and in accordance with the schedule of long term maintenance activities agreed hereto and attached as Exhibit B.

SECTION 3

The Property Owner, its successors and assigns hereby grants permission to the City, its authorized agents and employees, to enter upon the property and to inspect the facilities whenever the City deems necessary. Whenever possible, the City shall provide notice prior to entry. The Property Owner shall execute an access easement in favor of City to allow the City to inspect, observe, maintain, and repair the facility as deemed necessary. A fully executed original easement is attached to this Agreement as Exhibit C and by reference made a part hereof.

SECTION 4

In the event the Property Owner, its successors and assigns fails to maintain the facility or facilities as shown on the approved plans and specifications in good working order acceptable to the City and in accordance with the maintenance schedule incorporated in this Agreement, the City, with written notice provided with a 60 (sixty) day option to cure any deficiencies, may enter the property and take whatever steps it deems necessary to return the facility or facilities to good working order. This provision shall not be construed to allow the City to erect any structure of a permanent nature on the property. It is expressly understood and agreed that the City is under no obligation to maintain or repair the facility or facilities and in no event shall this Agreement be construed to impose any such obligation on the City.

SECTION 5

In the event the City, pursuant to the Agreement, is required to perform work or expend funds in order to enforce this agreement, the Property Owner shall reimburse the City, or shall forfeit any required bond upon demand within thirty (30) days of receipt thereof for all the costs incurred by the City hereunder. If not paid within the prescribed time period, the City shall secure a lien against the real property in the amount of such costs. The actions described in this section are in addition to and not in lieu of any and all legal remedies available to the City as a result of the Property Owner's failure to maintain the facility or facilities.

SECTION 6

It is the intent of this Agreement to insure the proper maintenance of the facility or facilities by the Property Owner; provided, however, that this Agreement shall not be deemed to create or affect any additional liability of any party for damage alleged to result from or caused by storm water runoff.

SECTION 7

Sediment accumulation resulting from the normal operation of the facility or facilities will be cared for. The Property Owner will make accommodation for the removal and disposal of all accumulated sediments. Disposal will be provided onsite in a reserved area(s) or will be removed from the site. Reserved area(s) shall be sufficient to accommodate for a minimum of two dredging cycles.

SECTION 8

The Property Owner shall use the standard BMP Operation and Maintenance Inspection Report attached to this agreement as Exhibit D and by this reference made a part hereof for the purpose of a minimal annual inspection of the facility or facilities by a qualified inspector.

SECTION 9

The Property Owner, its successors, and assigns hereby indemnifies and holds harmless the City and its authorized agents and employees for any and all damages, accidents, casualties, occurrences or claims which might arise or be asserted against the City from the construction, presence, existence or maintenance of the facility or facilities by the Property Owner or the City. In the event a claim is asserted against the City, its authorized agents or employees, the City shall promptly notify the Property Owner and the Property Owner shall defend at its own expense any suit based on such claim. If any judgment or claims against the City, its authorized agents or employees shall be allowed, the Property Owner shall pay for all costs and expenses in connection herewith.

SECTION 10

This Agreement shall be recorded among the deed records of the Clerk of Superior Court of **Douglas** County and shall constitute a covenant running with the land and shall be binding on the Property Owner, its assigns and any other successors in interest.

SECTION 11

This Agreement may be enforced by proceedings at law or in equity by or against the parties hereto and their respective successors in interest.

SECTION 12

Invalidation of any one of the provisions of this Agreement shall in no way affect any other provisions and all other provisions shall remain in full force and effect.

SO AGREED this 18 day of April, 2022.

PROPERTY OWNER
LIMITED PARTNERSHIP

Name of Limited Partnership: **Caballero Holdings, LLC**, a Georgia Limited Partnership
(printed or typed name)

By: _____ Attest: _____
(signature) (signature of witness)

George E. Harvey III Pam McCarthy
(typed or printed name) (typed or printed name)

Title: President Title: _____ (seal)
(President or Vice President) (Notary Public)

LINDSEY MARIE HENDERSON NOTARY PUBLIC FORSYTH COUNTY, GA MY COMMISSION EXPIRES SEPTEMBER 16 2025

VILLA RICA, GEORGIA

Attest: _____ By: _____
City Clerk Director of Community Development

(City Seal)

Attachments:

Exhibit A. Plat and Legal Description
Exhibit B. Maintenance and Inspection Schedule
Exhibit C. Permanent Water Quality BMP and Access Easement Agreement
Exhibit D. Example Operation and Maintenance Inspection Report

EXHIBIT B

STORMWATER FACILITY INSPECTION AND MAINTENANCE SCHEDULE
CITY OF VILLA RICA, GEORGIA

STORMWATER FACILITY	CITY INSPECTION FREQUENCY	SUGGESTED MAINTENANCE FREQUENCY (PRIVATE OWNERS)
Wet Pond	Once Per Year	Once Per Month, Year, and after a Major Rain Event (>2")
Dry Pond	Once Per Year	Once Per Month, Year, and after a Major Rain Event (>2")
Constructed Wetlands	Once Per Year	Once Per Month, Year, and after a Major Rain Event (>2")
Filtration Facility	Once Per Year	Once Per Month, Year, and after a Major Rain Event (>2")
Enhanced Swales, Grass Channel and Filter Strips	Once Per Year	Once Per Month, Year, and after a Major Rain Event (>2")

Required Maintenance - All stormwater structural control facilities will be maintained, at a minimum, according to the guidelines and procedures provided in Volume 2 of the Georgia Stormwater Management Manual. (Maintenance requirements are detailed for each structural control. See www.georgiastormwater.com for more information). In general, the City is responsible for maintenance of all stormwater infrastructure located on public property and in the right of way. Commercial, industrial and residential property owners are responsible for maintenance of stormwater infrastructure located on private property.

Inspections - The City of Villa Rica will inspect each stormwater facility listed above at least once per year. The results of each inspection will be documented and provided to the BMP owner of record. Other components of the storm sewer system (e.g., pipes, culverts, drop inlets, etc.) will be inspected by the City on a periodic basis (approximately 20% each year).

EXHIBIT C

PERMANENT WATER QUALITY BMP AND ACCESS EASEMENT AGREEMENT
CITY OF VILLA RICA, GEORGIA

THIS EASEMENT granted this 18 day of, April 2022, between the property owner **Caballero Holdings, LLC**, as party of the first part, hereinafter referred to as Grantor, and the City of Villa Rica, a political subdivision of the State of Georgia, as party of the second part, hereinafter referred to as Grantee.

WITNESSETH THAT: Grantor, for and in consideration of the sum of ONE DOLLAR ($1.00) in hand paid at and before the sealing and delivery of this easement and in consideration of the agreements and covenants contained in this document and the Maintenance Agreement between Grantor and Grantee, hereby grants unto the Grantee an easement in and to that portion of the property shown on Exhibit "A" to the Maintenance Agreement, as shown and identified on the plat attached hereto as Exhibit "1".

The purpose of this easement is to allow Grantee, or its agents, access for maintenance activities to the Water Quality Best Management Practice (BMP) facility. This easement is required by the provisions of the Maintenance Agreement executed by and between the Grantor and Grantee.

SO AGREED this 18 day of, April 2022.

PROPERTY OWNER
LIMITED PARTNERSHIP

Name of Limited Partnership: **Caballero Holdings, LLC**, a Georgia Limited Partnership
(printed or typed name)

By: _____ Attest: _____
(signature) (signature of witness)

George E. Harvey III — Ken McCarthy
(typed or printed name) (typed or printed name)

Title: President — Title: Notary Public
(President or Vice President) (Notary Public)

LINDSEY MARIE HENDERSON NOTARY PUBLIC FORSYTH COUNTY, GA MY COMMISSION EXPIRES SEPTEMBER 16 2025 (seal)

VILLA RICA, GEORGIA

Attest: _____ By: _____
City Clerk Director of Community Development

(City Seal)

Attachments:
Exhibit 1. Plat of Easement

EXHIBIT 'D'

CITY OF VILLA RICA

BMP Facility Operation and Maintenance Inspection Report for Pond Facilities

Inspector Name_____ Community **Northwoods Phase III at Mirror Lake**
Inspection Date_____ Address _____

Type of BMP_____

Watershed _____ Tax Map _____

ITEM INSPECTED	CHECKED Yes	CHECKED No	MAINTENANCE Reqd.	MAINTENANCE Not Reqd.	OBSERVATIONS & REMARKS
I. POND FACILITIES A. Pond Dam Embankments and Emergency Spillways					
1. Vegetation and Ground Cover Adequate					
2. Surface Erosion					
3. Animal Burrows					
4. Unauthorized Planting					
5. Cracking, Bulging, or Sliding of Dam					
a. Upstream Face					
b. Downstream Face					
c. At or Beyond Toe					
Upstream					
Downstream					
d. Emergency Spillway					
6. Pond, Toe & Chimney Drains Clear & Funct.					
7. Seeps/Leaks on Downstream Face.					

ITEM INSPECTED	CHECKED Yes	No	MAINTENANCE Reqd.	Not Reqd.	OBSERVATIONS & REMARKS
8. Slope Protection or Riprap Failures					
9. Vertical and Horizontal Alignment of Top of Dam as Per "As-Built" Plans					
10. Emergency Spillway Clear of Obstructions and Debris					
11. Other (Specify)					
B. Riser and Principal Spillway Type: Reinforced Concrete ___ Corrugated Pipe ___ Masonry *Indicates Dry Ponds Only 1.* Low Flow Orifice Obstructed					
2.* Low Flow Trash Rack					
a. Debris Removal					
3. Weir Trash Rack Maintenance					
a. Debris Removal Necessary					
b. Corrosion Control					
4. Excessive Sediment Accumulation Inside Riser					
5. Concrete/Masonry Condition Riser & Barrels					
a. Cracks or Displacement					
b. Minor Spalling (<1")					
c. Major Spalling (Rebars Exposed)					
d. Joint Failures					
e. Water Tightness					
6. Metal Pipe Condition					
7. Control Valve					
a. Operational/Exercised					
b. Chained and Locked					

ITEM INSPECTED	CHECKED Yes	No	MAINTENANCE Reqd.	Not Reqd.	OBSERVATIONS & REMARKS
8. Pond Drain Valve					
a. Operational/Exercised					
b. Chained and Locked					
9. Outfall Channels Functioning					
10. Other (Specify)					
C. Permanent Pool - Wet Ponds					
1. Undesirable Vegetative Growth					
2. Floating or Floatable Debris Removal Required					
3. Visible Pollution					
4. Shoreline Problems					
5. Other (Specify)					
D. Dry Pool Areas - Dry Pond					
1. Vegetation Adequate					
2. Undesirable Vegetative Growth					
3. Undesirable Woody Growth					
4. Low Flow Channels Clear of Obstructions					
5. Standing Water or Wet Spots					
6. Sediment and/or Trash Accumulation					
7. Other (Specify)					
E. Condition of Outfalls into Pond Area					
1. Rip Rap Failures					
2. Slope Invert Erosion					
3. Storm Drain Pipes					
4. Endwalls/Headwalls					
5. Other (Specify)					

ITEM INSPECTED	CHECKED Yes	No	MAINTENANCE Reqd.	Not Reqd.	OBSERVATIONS & REMARKS
F. Other					
1. Encroachments on Pond or Easement Area (Be Specific)					
2. Complaints from Local Residents (Describe on Back)			N/A	N/A	
3. Aesthetics					
a. Grass Mowing Reqd.					
b. Graffiti Removal Reqd.					
c. Other					
4. Public Hazards (Be Specific)					
5. Maintenance Access					

SUMMARY

1. Inspector's Remarks: _____

_____

_____

_____

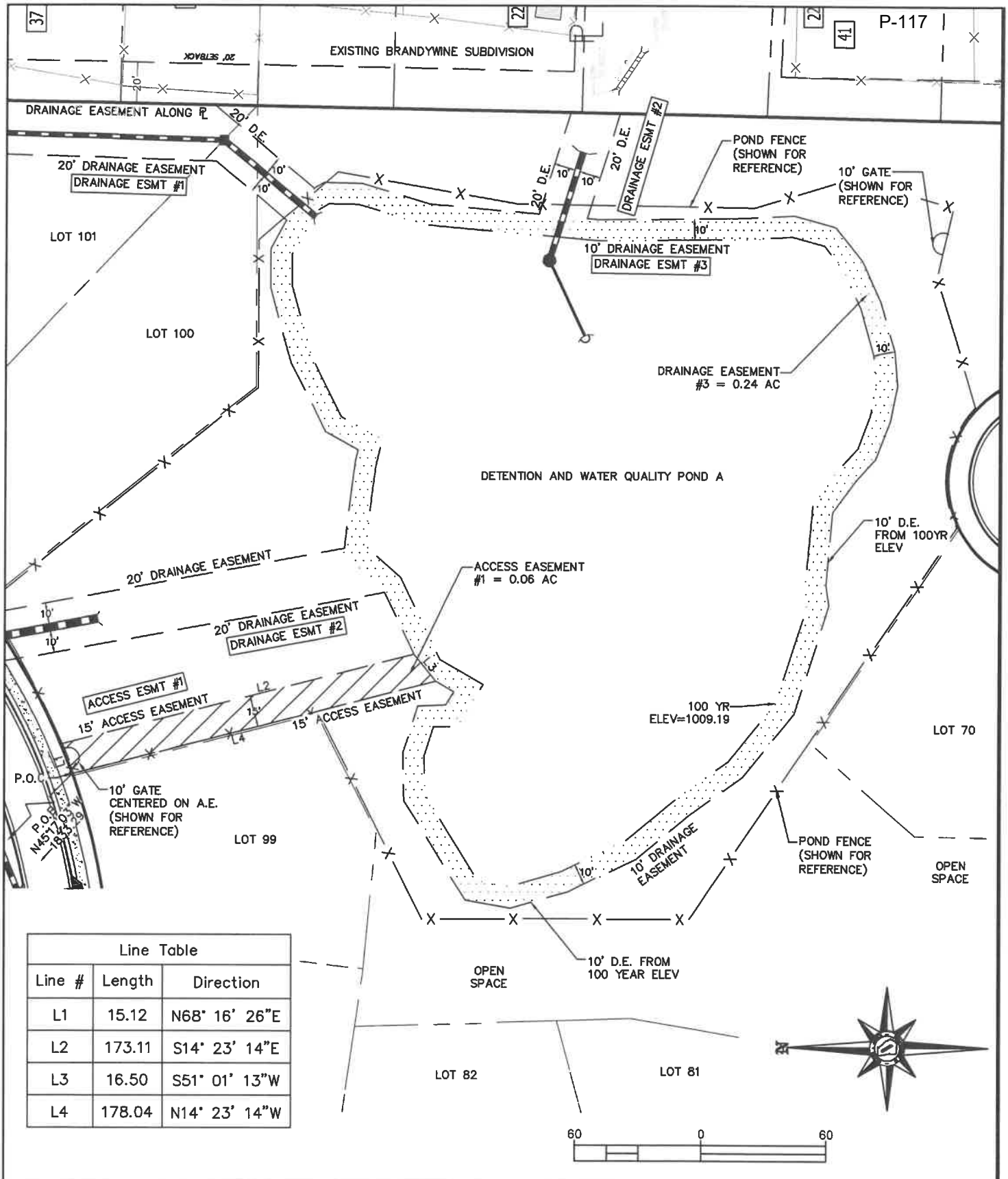
_____

2. Overall Condition of Facility (Check One) Acceptable _____

Unacceptable _____

3. I hereby certify under penalty of perjury that I have performed the inspections and made a good faith effort to identify the items that need maintenance. I further certify that failure to inspect or misrepresent the need for maintenance could result in my liability for personal or property damage.

Signed: _____ Date: _____ Time: _____
Inspector



Line Table		
Line #	Length	Direction
L1	15.12	N68° 16' 26"E
L2	173.11	S14° 23' 14"E
L3	16.50	S51° 01' 13"W
L4	178.04	N14° 23' 14"W

Hayes | James
ENGINEERS, PLANNERS & SURVEYORS
3100 BRECKINRIDGE BLVD, BLDG 300
DULUTH, GA 30096
TEL: (770) 923-1600, FAX: (770) 923-4202

NORTHWOODS PHASE III AT MIRROR LAKE
POND A
ACCESS & DRAINAGE EASEMENT

SHEET:

EXHIBIT 1 A

i: \aprojeng\2021\21069sfd – mirror lake – northwoods ph 3\dwg\production\21069pp.dwg

21069pp.dwg

EXHIBIT '1B'

POND A ACCESS EASEMENT

ALL THAT CERTAIN PIECE, PARCEL OF LAND LYING AND BEING WITHIN THE OPEN SPACE SURROUNDING POND C AS SHOWN ON CONSTRUCTION PLANS FOR NORTHWOODS PHASE III IN LAND LOT 205, OF THE 2ND LAND DISTRICT, 5TH SECTION, CITY OF VILLA RICA, DOUGLAS COUNTY, GEORGIA AND BEING MORE FULLY SHOWN AND DESIGNATED ON AN ALTA/NSPS LAND TITLE SURVEY FOR CABELLERO HOLDINGS, LLC DATED NOVEMBER 17, 2021 PREPARED BY HAYES, JAMES & ASSOCIATES, INC. AND HAVING THE FOLLOWING METES AND BOUNDS TO WIT:

COMMENCE FROM A POINT THE POINT OF BEGINNING (P.O.B) AS SHOWN ON SAID ALTA/NSPS LAND TITLE SURVEY FOR CABELLERO HOLDINGS, LLC DATED NOVEMBER 17, 2021 PREPARED BY HAYES, JAMES & ASSOCIATES, INC.;

THENCE SOUTH 45 DEGREES 17 MINUTES 03 SECONDS EAST A DISTANCE OF 1833.29 FEET TO A POINT THE POINT OF COMMENCEMENT; THENCE NORTH 68 DEGREES 16 MINUTES 26 SECONDS EAST A DISTANCE OF 15.12 FEET TO A POINT; THENCE SOUTH 14 DEGREES 23 MINUTES 14 SECONDS EAST A DISTANCE OF 173.11 FEET TO A PONT; THENCE SOUTH 51 DEGREES 01 MINUTES 13 SECONDS WEST A DISTANCE OF 16.50 FEET TO A POINT; THENCE NORTH 14 DEGREES 23 MINUTES 14 SECONDS WEST A DISTANCE OF 178.04 FEET TO A POINT THE POINT OF COMMENCEMENT ON THE NORTH-WESTERLY CORNER OF ACCESS EASEMENT NO. 1 ACCORDING TO EXHIBIT 1A AS RECORDED IN THE OFFICE OF THE RECORDER, DOUGLAS COUNTY, GEORGIA AND CONTAINING 0.06 ACRES (2,633 SQ. FT.)

POND A DRAINAGE EASEMENT

ALL THAT CERTAIN PIECE, PARCEL OF LAND LYING AND BEING WITHIN THE OPEN SPACE SURROUNDING POND C AS SHOWN ON CONSTRUCTION PLANS FOR NORTHWOODS PHASE III IN LAND LOT 205, OF THE 2ND LAND DISTRICT, 5TH SECTION, CITY OF VILLA RICA, DOUGLAS COUNTY, GEORGIA AND BEING MORE FULLY SHOWN ON CONSTRUCTION PLANS SURROUNDING POND C FOR A HORIZONTAL DISTANCE OF 10' FROM THE 100 YEAR FLOOD ELEVATION OF 1009.18 AS REFERENCED, THAT AREA BEING 0.24 ACRES (10,645 SQ. FT.)

EXHIBIT '1C'

OPERATION AND MAINTENANCE PLAN STORMWATER POND A

*The Homeowners Association shall be responsible for implementing this plan and funding the repairs and maintenance.

ACTIVITY	SCHEDULE
• Clean and remove debris from inlet and outlet structures. • Mow side slopes • Examine to ensure that top of dam is free of debris and vegetation.	Monthly
• Inspect for damage, paying particular attention to the control structure. • Check for signs of eutrophic conditions. • Note signs of hydrocarbon build-up, and remove appropriately. • Monitor for sediment accumulation in the facility and forebay. • Examine to ensure that inlet and outlet devices are free of debris and operational.	Annual Inspection
• Repair undercut or eroded areas.	Annually (if needed)
• Remove sediment from the forebay • Remove sediment from the outlet control structure	5-7 years or after 50% of the capacity has been lost. (Design forebay depth = 2'. If less than 1' remains from top of rock dam, then sediment removal is required)
• Monitor sediment accumulations, and remove sediment when the pool volume has become reduced significantly, or the pond becomes eutrophic.	5-7 years or after 50% of the capacity has been lost. (The pool depth is designed to be 3.75' deep. If the pool depth becomes 1.5' or less, then sediment removal is required)

- The Owner is responsible to make periodic review and evaluation of the effectiveness of this program. Space has been provided to add comments or activities as needed.
- Maintenance and Inspection Schedule shall be tailored to the type of BMP in accordance with the Georgia Stormwater Management Manual, Chapter 3.
- Reference Exhibit D for a detailed checklist.

STORMWATER FACILITY MAINTENANCE AGREEMENT
CITY OF VILLA RICA, GEORGIA

POND B

WHEREAS, the Property Owner **Caballero Holdings, LLC** recognizes that the wet or extended detention facility or facilities (hereinafter referred to as "the facility" or "facilities") must be maintained for the development called, **Northwoods Phase III at Mirror Lake** located in Land Lot(s) **205 & 206,** District(s) **2** of **Douglas** County, Georgia; and,

WHEREAS, The City of Villa Rica (hereinafter referred to as "the City") and the Property Owner, its successors, and assigns, agree that the health, safety and welfare of the citizens of the City require that the facilities be constructed and maintained on the property, and,

WHEREAS, the Development Regulations require that facility or facilities as shown on the approved development plans and specifications be constructed and maintained by the Property Owner, its successors and assigns.

NOW, THEREFORE, in consideration of the foregoing premises, the mutual covenants contained herein, and the following terms and conditions, the parties hereto agree as follows:

SECTION 1

The facility or facilities shall be constructed by the Property Owner in accordance with the plans and specifications for the development.

SECTION 2

The Property Owner, its successors and assigns shall maintain the facility or facilities in good working condition acceptable to the City and in accordance with the schedule of long term maintenance activities agreed hereto and attached as Exhibit B.

SECTION 3

The Property Owner, its successors and assigns hereby grants permission to the City, its authorized agents and employees, to enter upon the property and to inspect the facilities whenever the City deems necessary. Whenever possible, the City shall provide notice prior to entry. The Property Owner shall execute an access easement in favor of City to allow the City to inspect, observe, maintain, and repair the facility as deemed necessary. A fully executed original easement is attached to this Agreement as Exhibit C and by reference made a part hereof.

SECTION 4

In the event the Property Owner, its successors and assigns fails to maintain the facility or facilities as shown on the approved plans and specifications in good working order acceptable to the City and in accordance with the maintenance schedule incorporated in this Agreement, the City, with written notice provided with a 60 (sixty) day option to cure any deficiencies, may enter the property and take whatever steps it deems necessary to return the facility or facilities to good working order. This provision shall not be construed to allow the City to erect any structure of a permanent nature on the property. It is expressly understood and agreed that the City is under no obligation to maintain or repair the facility or facilities and in no event shall this Agreement be construed to impose any such obligation on the City.

SECTION 5

In the event the City, pursuant to the Agreement, is required to perform work or expend funds in order to enforce this agreement, the Property Owner shall reimburse the City, or shall forfeit any required bond upon demand within thirty (30) days of receipt thereof for all the costs incurred by the City hereunder. If not paid within the prescribed time period, the City shall secure a lien against the real property in the amount of such costs. The actions described in this section are in addition to and not in lieu of any and all legal remedies available to the City as a result of the Property Owner's failure to maintain the facility or facilities.

SECTION 6

It is the intent of this Agreement to insure the proper maintenance of the facility or facilities by the Property Owner; provided, however, that this Agreement shall not be deemed to create or affect any additional liability of any party for damage alleged to result from or caused by storm water runoff.

SECTION 7

Sediment accumulation resulting from the normal operation of the facility or facilities will be cared for. The Property Owner will make accommodation for the removal and disposal of all accumulated sediments. Disposal will be provided onsite in a reserved area(s) or will be removed from the site. Reserved area(s) shall be sufficient to accommodate for a minimum of two dredging cycles.

SECTION 8

The Property Owner shall use the standard BMP Operation and Maintenance Inspection Report attached to this agreement as Exhibit D and by this reference made a part hereof for the purpose of a minimal annual inspection of the facility or facilities by a qualified inspector.

SECTION 9

The Property Owner, its successors, and assigns hereby indemnifies and holds harmless the City and its authorized agents and employees for any and all damages, accidents, casualties, occurrences or claims which might arise or be asserted against the City from the construction, presence, existence or maintenance of the facility or facilities by the Property Owner or the City. In the event a claim is asserted against the City, its authorized agents or employees, the City shall promptly notify the Property Owner and the Property Owner shall defend at its own expense any suit based on such claim. If any judgment or claims against the City, its authorized agents or employees shall be allowed, the Property Owner shall pay for all costs and expenses in connection herewith.

SECTION 10

This Agreement shall be recorded among the deed records of the Clerk of Superior Court of **Douglas** County and shall constitute a covenant running with the land and shall be binding on the Property Owner, its assigns and any other successors in interest.

SECTION 11

This Agreement may be enforced by proceedings at law or in equity by or against the parties hereto and their respective successors in interest.

SECTION 12

Invalidation of any one of the provisions of this Agreement shall in no way affect any other provisions and all other provisions shall remain in full force and effect.

SO AGREED this 18 day of April, 2022.

PROPERTY OWNER
LIMITED PARTNERSHIP

Name of Limited Partnership: **Caballero Holdings, LLC**, a Georgia Limited Partnership
(printed or typed name)

By: _____ Attest: _____
(signature) (signature of witness)

George E. Harvey III Ron McCarthy
(typed or printed name) (typed or printed name)

Title: President Title: _____
(President or Vice President) (Notary Public)

LINDSEY MARIE HENDERSON NOTARY PUBLIC FORSYTH COUNTY, GA MY COMMISSION EXPIRES SEPTEMBER 16 2025 (seal)

VILLA RICA, GEORGIA

Attest: _____ By: _____
City Clerk Director of Community Development

(City Seal)

Attachments:

Exhibit A. Plat and Legal Description
Exhibit B. Maintenance and Inspection Schedule
Exhibit C. Permanent Water Quality BMP and Access Easement Agreement
Exhibit D. Example Operation and Maintenance Inspection Report

EXHIBIT B

STORMWATER FACILITY INSPECTION AND MAINTENANCE SCHEDULE
CITY OF VILLA RICA, GEORGIA

STORMWATER FACILITY	CITY INSPECTION FREQUENCY	SUGGESTED MAINTENANCE FREQUENCY (PRIVATE OWNERS)
Wet Pond	Once Per Year	Once Per Month, Year, and after a Major Rain Event (>2")
Dry Pond	Once Per Year	Once Per Month, Year, and after a Major Rain Event (>2")
Constructed Wetlands	Once Per Year	Once Per Month, Year, and after a Major Rain Event (>2")
Filtration Facility	Once Per Year	Once Per Month, Year, and after a Major Rain Event (>2")
Enhanced Swales, Grass Channel and Filter Strips	Once Per Year	Once Per Month, Year, and after a Major Rain Event (>2")

Required Maintenance - All stormwater structural control facilities will be maintained, at a minimum, according to the guidelines and procedures provided in Volume 2 of the Georgia Stormwater Management Manual. (Maintenance requirements are detailed for each structural control. See www.georgiastormwater.com for more information). In general, the City is responsible for maintenance of all stormwater infrastructure located on public property and in the right of way. Commercial, industrial and residential property owners are responsible for maintenance of stormwater infrastructure located on private property.

Inspections - The City of Villa Rica will inspect each stormwater facility listed above at least once per year. The results of each inspection will be documented and provided to the BMP owner of record. Other components of the storm sewer system (e.g., pipes, culverts, drop inlets, etc.) will be inspected by the City on a periodic basis (approximately 20% each year).

EXHIBIT C

PERMANENT WATER QUALITY BMP AND ACCESS EASEMENT AGREEMENT
CITY OF VILLA RICA, GEORGIA

THIS EASEMENT granted this 18 day of, April 2022, between the property owner **Caballero Holdings, LLC**, as party of the first part, hereinafter referred to as Grantor, and the City of Villa Rica, a political subdivision of the State of Georgia, as party of the second part, hereinafter referred to as Grantee.

WITNESSETH THAT: Grantor, for and in consideration of the sum of ONE DOLLAR ($1.00) in hand paid at and before the sealing and delivery of this easement and in consideration of the agreements and covenants contained in this document and the Maintenance Agreement between Grantor and Grantee, hereby grants unto the Grantee an easement in and to that portion of the property shown on Exhibit "A" to the Maintenance Agreement, as shown and identified on the plat attached hereto as Exhibit "1".

The purpose of this easement is to allow Grantee, or its agents, access for maintenance activities to the Water Quality Best Management Practice (BMP) facility. This easement is required by the provisions of the Maintenance Agreement executed by and between the Grantor and Grantee.

SO AGREED this 18 day of, April 2022.

PROPERTY OWNER
LIMITED PARTNERSHIP

Name of Limited Partnership: **Caballero Holdings, LLC**, a Georgia Limited Partnership
(printed or typed name)

By: _____ Attest: _____
(signature) (signature of witness)

George E. Harvey III Ron McCarthy
(typed or printed name) (typed or printed name)

Title: President Title: _____
(President or Vice President) (Notary Public)

MARIE HENDERSON NOTARY PUBLIC FORSYTH COUNTY, GA MY COMMISSION EXPIRES SEPTEMBER 16 2025 (seal)

VILLA RICA, GEORGIA

Attest: _____ By: _____
City Clerk Director of Community Development

(City Seal)

Attachments:
Exhibit 1. Plat of Easement

EXHIBIT 'D'

CITY OF VILLA RICA

BMP Facility Operation and Maintenance Inspection Report for Pond Facilities

Inspector Name_____ Community **Northwoods Phase III at Mirror Lake**
Inspection Date_____ Address _____

Type of BMP_____

Watershed _____ Tax Map _____

ITEM INSPECTED	CHECKED Yes	CHECKED No	MAINTENANCE Reqd.	MAINTENANCE Not Reqd.	OBSERVATIONS & REMARKS
I. POND FACILITIES A. Pond Dam Embankments and Emergency Spillways					
1. Vegetation and Ground Cover Adequate					
2. Surface Erosion					
3. Animal Burrows					
4. Unauthorized Planting					
5. Cracking, Bulging, or Sliding of Dam					
a. Upstream Face					
b. Downstream Face					
c. At or Beyond Toe					
Upstream					
Downstream					
d. Emergency Spillway					
6. Pond, Toe & Chimney Drains Clear & Funct.					
7. Seeps/Leaks on Downstream Face.					

ITEM INSPECTED	CHECKED Yes	CHECKED No	MAINTENANCE Reqd.	MAINTENANCE Not Reqd.	OBSERVATIONS & REMARKS
8. Slope Protection or Riprap Failures					
9. Vertical and Horizontal Alignment of Top of Dam as Per "As-Built" Plans					
10. Emergency Spillway Clear of Obstructions and Debris					
11. Other (Specify)					
B. Riser and Principal Spillway Type: Reinforced Concrete ___ Corrugated Pipe ___ Masonry *Indicates Dry Ponds Only 1.* Low Flow Orifice Obstructed					
2.* Low Flow Trash Rack					
a. Debris Removal					
3. Weir Trash Rack Maintenance					
a. Debris Removal Necessary					
b. Corrosion Control					
4. Excessive Sediment Accumulation Inside Riser					
5. Concrete/Masonry Condition Riser & Barrels					
a. Cracks or Displacement					
b. Minor Spalling (<1")					
c. Major Spalling (Rebars Exposed)					
d. Joint Failures					
e. Water Tightness					
6. Metal Pipe Condition					
7. Control Valve					
a. Operational/Exercised					
b. Chained and Locked					

ITEM INSPECTED	CHECKED Yes	No	MAINTENANCE Reqd.	Not Reqd.	OBSERVATIONS & REMARKS
8. Pond Drain Valve					
a. Operational/Exercised					
b. Chained and Locked					
9. Outfall Channels Functioning					
10. Other (Specify)					
C. Permanent Pool - Wet Ponds					
1. Undesirable Vegetative Growth					
2. Floating or Floatable Debris Removal Required					
3. Visible Pollution					
4. Shoreline Problems					
5. Other (Specify)					
D. Dry Pool Areas - Dry Pond					
1. Vegetation Adequate					
2. Undesirable Vegetative Growth					
3. Undesirable Woody Growth					
4. Low Flow Channels Clear of Obstructions					
5. Standing Water or Wet Spots					
6. Sediment and/or Trash Accumulation					
7. Other (Specify)					
E. Condition of Outfalls into Pond Area					
1. Rip Rap Failures					
2. Slope Invert Erosion					
3. Storm Drain Pipes					
4. Endwalls/Headwalls					
5. Other (Specify)					

ITEM INSPECTED	CHECKED Yes	No	MAINTENANCE Reqd.	Not Reqd.	OBSERVATIONS & REMARKS
F. Other					
1. Encroachments on Pond or Easement Area (Be Specific)					
2. Complaints from Local Residents (Describe on Back)			N/A	N/A	
3. Aesthetics					
a. Grass Mowing Reqd.					
b. Graffiti Removal Reqd.					
c. Other					
4. Public Hazards (Be Specific)					
5. Maintenance Access					

SUMMARY

1. Inspector's Remarks:_____

_____

_____

_____

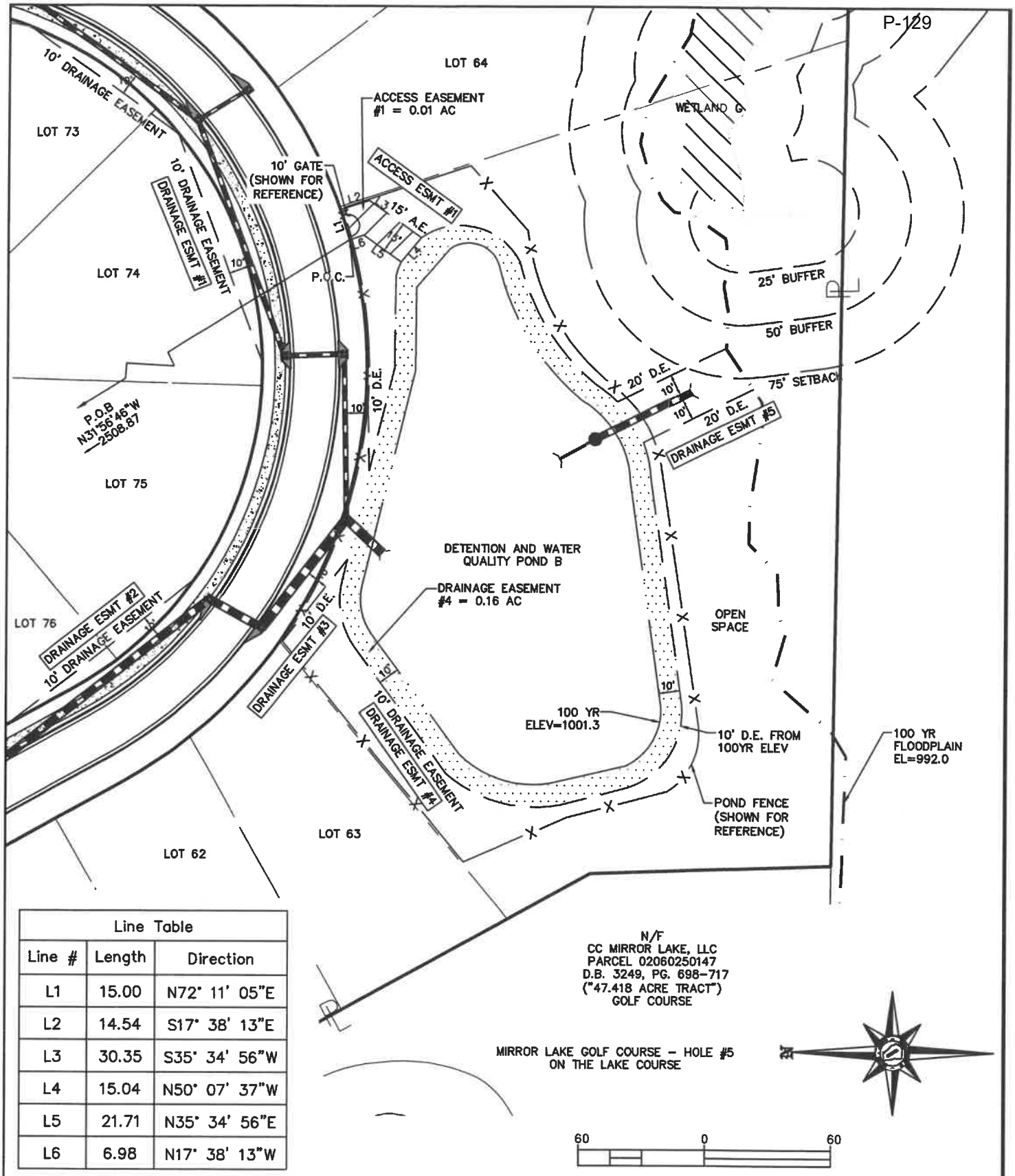
_____

2. Overall Condition of Facility (Check One) Acceptable _____

Unacceptable _____

3. I hereby certify under penalty of perjury that I have performed the inspections and made a good faith effort to identify the items that need maintenance. I further certify that failure to inspect or misrepresent the need for maintenance could result in my liability for personal or property damage.

Signed: _____ Date: _____ Time: _____
Inspector



Line Table		
Line #	Length	Direction
L1	15.00	N72° 11' 05"E
L2	14.54	S17° 38' 13"E
L3	30.35	S35° 34' 56"W
L4	15.04	N50° 07' 37"W
L5	21.71	N35° 34' 56"E
L6	6.98	N17° 38' 13"W

Hayes | James
ENGINEERS, PLANNERS & SURVEYORS
3100 BRECKINRIDGE BLVD, BLDG 300
DULUTH, GA 30096
TEL: (770) 923-1600, FAX: (770) 923-4202

NORTHWOODS PHASE III AT MIRROR LAKE
POND B
ACCESS & DRAINAGE EASEMENT

SHEET:
EXHIBIT
1 A

EXHIBIT '1B'

POND B ACCESS EASEMENT

ALL THAT CERTAIN PIECE, PARCEL OF LAND LYING AND BEING WITHIN THE OPEN SPACE SURROUNDING POND C AS SHOWN ON CONSTRUCTION PLANS FOR NORTHWOODS PHASE III IN LAND LOT 205, OF THE 2ND LAND DISTRICT, 5TH SECTION, CITY OF VILLA RICA, DOUGLAS COUNTY, GEORGIA AND BEING MORE FULLY SHOWN AND DESIGNATED ON AN ALTA/NSPS LAND TITLE SURVEY FOR CABELLERO HOLDINGS, LLC DATED NOVEMBER 17, 2021 PREPARED BY HAYES, JAMES & ASSOCIATES, INC. AND HAVING THE FOLLOWING METES AND BOUNDS TO WIT:

COMMENCE FROM A POINT THE POINT OF BEGINNING (P.O.B) AS SHOWN ON SAID ALTA/NSPS LAND TITLE SURVEY FOR CABELLERO HOLDINGS, LLC DATED NOVEMBER 17, 2021 PREPARED BY HAYES, JAMES & ASSOCIATES, INC.;

THENCE SOUTH 31 DEGREES 56 MINUTES 46 SECONDS EAST A DISTANCE OF 2508.87 FEET TO A POINT THE POINT OF COMMENCEMENT; THENCE NORTH 72 DEGREES 11 MINUTES 05 SECONDS EAST A DISTANCE OF 15.00 FEET TO A POINT; THENCE SOUTH 17 DEGREES 38 MINUTES 13 SECONDS EAST A DISTANCE OF 14.54 FEET TO A PONT; THENCE SOUTH 35 DEGREES 34 MINUTES 56 SECONDS WEST A DISTANCE OF 30.35 FEET TO A POINT; THENCE NORTH 50 DEGREES 07 MINUTES 37 SECONDS WEST A DISTANCE OF 15.04 FEET TO A POINT; THENCE NORTH 35 DEGREES 34 MINUTES 56 SECONDS EAST A DISTANCE OF FEET 21.71 TO A POINT; THENCE NORTH 17 DEGREES 38 MINUTES 13 SECONDS WEST A DISTANCE OF 6.98 FEET TO A POINT THE POINT OF COMMENCEMENT ON THE NORTH-WESTERLY CORNER OF ACCESS EASEMENT NO. 1 ACCORDING TO EXHIBIT 1B AS RECORDED IN THE OFFICE OF THE RECORDER, DOUGLAS COUNTY, GEORGIA AND CONTAINING 0.01 ACRES (552 SQ. FT.)

POND B DRAINAGE EASEMENT

ALL THAT CERTAIN PIECE, PARCEL OF LAND LYING AND BEING WITHIN THE OPEN SPACE SURROUNDING POND C AS SHOWN ON CONSTRUCTION PLANS FOR NORTHWOODS PHASE III IN LAND LOT 205, OF THE 2ND LAND DISTRICT, 5TH SECTION, CITY OF VILLA RICA, DOUGLAS COUNTY, GEORGIA AND BEING MORE FULLY SHOWN ON CONSTRUCTION PLANS SURROUNDING POND C FOR A HORIZONTAL DISTANCE OF 10' FROM THE 100 YEAR FLOOD ELEVATION OF 1001.3 AS REFERENCED, THAT AREA BEING 0.16 ACRES (6,777 SQ. FT.)

EXHIBIT '1C'

OPERATION AND MAINTENANCE PLAN STORMWATER POND B

*The Homeowners Association shall be responsible for implementing this plan and funding the repairs and maintenance.

ACTIVITY	SCHEDULE
• Clean and remove debris from inlet and outlet structures. • Mow side slopes • Examine to ensure that top of dam is free of debris and vegetation.	Monthly
• Inspect for damage, paying particular attention to the control structure. • Check for signs of eutrophic conditions. • Note signs of hydrocarbon build-up, and remove appropriately. • Monitor for sediment accumulation in the facility and forebay. • Examine to ensure that inlet and outlet devices are free of debris and operational.	Annual Inspection
• Repair undercut or eroded areas.	Annually (if needed)
• Remove sediment from the forebay • Remove sediment from the outlet control structure	5-7 years or after 50% of the capacity has been lost. (Design forebay depth = 2'. If less than 1' remains from top of rock dam, then sediment removal is required)
• Monitor sediment accumulations, and remove sediment when the pool volume has become reduced significantly, or the pond becomes eutrophic.	5-7 years or after 50% of the capacity has been lost. (The pool depth is designed to be 4' deep. If the pool depth becomes 2' or less, then sediment removal is required)

- The Owner is responsible to make periodic review and evaluation of the effectiveness of this program. Space has been provided to add comments or activities as needed.
- Maintenance and Inspection Schedule shall be tailored to the type of BMP in accordance with the Georgia Stormwater Management Manual, Chapter 3.
- Reference Exhibit D for a detailed checklist.

CITY OF VILLA RICA

City Council Meeting
Agenda Item Cover Sheet

SUBJECT: Northwoods III Phase B - Final Plat

AGENDA DATE: April 7th, 2026

DATE PREPARED: April 1st, 2026

PREPARED BY: Nic Griffin

PUBLIC HEARING: Not required

PURPOSE: All Final Plats of subdivision developments with public streets must be approved by the Mayor and City Council before building permits are issued. The Northwoods Phase III has been reviewed and items associated with Final Plat approval have been completed.

BACKGROUND: Northwoods III is in the Mirror Lake Community. This node consists of 154 single family residential lots. The Final Plat for Phase A has already been approved and recorded.
Phase B consists of lots 1-38.

This Mirror Lake Phase has entered into a development agreement with the City of Villa Rica, to contribute $154,000.00 for the repairs and capacity improvements to the lift station and water main.

The current development owners has provided this contribution in the form of a check, to the City of Villa Rica.

All civil construction has been completed and inspected. The Final Plat has several other items that must be accomplished/completed prior to the vote by the Mayor and City Council. These items have been completed and are listed as follows:

Maintenance bond submitted - $1,523,000.00
Street Light Fees paid for one year in advance - $28,620.00
Water, Sewer, and Storm system as-built record drawings have been submitted and approved.
All fees associated with the Final Plat submittal have been paid

STAFF RECOMMENDATION: Staff recommends approval of the Final Plat for Northwoods III Phase B.

MOTION:
1. I move to approve the Final Plat for Northwoods III Phase B.

CITY OF VILLA RICA

City Council Meeting
Agenda Item Cover Sheet

SUBJECT: SAN and Switch Replacement
AGENDA DATE: 4/7/2026

DATE PREPARED: 4/1/2026
PREPARED BY: Jim Chambers

AMOUNT: $104,288.00
GL ACCOUNT #: 746-3210-542500 / 350-1535-542500
FUNDING SOURCE: 70% from Technology Fund & 30% from Contingency
BUDGETED ITEM? No
PUBLIC HEARING:

PURPOSE: To authorize the replacement and configuration of the City's storage environment due to repeated system failures, specifically two occurrences within the past three months, in order to ensure reliability, data integrity, and continuity of operations.

BACKGROUND: The most recent system failure resulted in seven (7) servers being taken offline, requiring restoration from backup, with some systems taking in excess of seventy-two (72) hours to fully restore. While replacement of the server host infrastructure can be deferred to the next budget cycle, the Storage Area Network (SAN) environment has demonstrated an immediate need for replacement to prevent further disruptions and ensure operational continuity.

STAFF RECOMMENDATION:
Use the following:

Switch replacement CPAK	$16,575.00
SAN Replacement SureLock Technology	$79,713.00
Setup/Config STSG	$8,000.00
Total	$104,288.00

IMPACT:. The financial impact of this project will be allocated with seventy percent (70%) funded through the Technology Fund within the Police Department budget and the remaining thirty percent (30%) funded through the City's contingency fund.

MOTION: I move to replace the SAN and Switch environment using CPAK, Surelock and STSG in an amount not to exceed $104,288.00

CITY OF VILLA RICA

City Council Meeting
Agenda Item Cover Sheet

SUBJECT: Downtown Streetscape Task Order #2 (LCI Engineering Study - Keck & Wood)
AGENDA DATE: 04/14/2026

DATE PREPARED: 03/27/2026
PREPARED BY: Mark Teal, PE – Engineering Consultant

AMOUNT: $456,871
GL ACCOUNT #: 340-4210-541412
FUNDING SOURCE: 80% Grant + 20% Match
BUDGETED ITEM? Yes
PUBLIC HEARING: N/A

PURPOSE: To approve a proposal from Keck & Wood to complete Task Order #2 for the preliminary engineering phase of the Downtown Streetscape Project.

BACKGROUND: The Atlanta Regional Commission (ARC) awarded a Livable Centers Initiative (LCI) grant to the City so that we can pursue pedestrian, bicycle, and streetscape improvements on the north side of our downtown.

We have completed the initial study with MKSK and Toole Design and the concept phase with Keck & Wood. We are now moving into the preliminary engineering portion of the process. Environmental, utility coordination and traffic engineering are estimated to cost $456,871. The grant will reimburse the City for 80% of the fee. The City's 20% match has already been transferred to a capital project fund from the General Fund when the grant was awarded.

STAFF RECOMMENDATION: Approval

IMPACT: Approval will allow Keck & Wood to meet GDOT's project schedule.

MOTION: I move to approve the proposal from Keck & Wood for the Task Order #2 of the Downtown Streetscape (LCI Engineering Study) for an amount not to exceed $456,871 and authorize the Mayor or City Manager to sign all documents.

Keck+Wood
COLLABORATION BY DESIGN

March 19, 2026

Jennifer Hallman – Interim City Manager/CFO
City of Villa Rica
Sent via email: jhallman@villarica.gov

Re: Fee Proposal for SR 61 N Carroll Road & Temple Street - PI 0019777
City of Villa Rica, GA

Dear Ms. Hallman:

Keck & Wood, Inc. (the "Engineer") has enjoyed working with The City of Villa Rica (the "City") thus far to provide surveying, concept phase, environmental resource identification services and traffic services for the N Carroll Road and Temple Street Project LCI project. Below is a description of the proposed project that is a result of correspondence between the City and Engineer during the concept phase.

The project will provide streetscape improvements adjacent to five corridors in Villa Rica: including Main Street, from Cheeves Street to N Carroll Road; Temple Street, from N Candler Street to N Carroll Road; and N Carroll Road, from East Montgomery Street/ Hwy 78 to Church Street. Improvements will include public greenspaces and plaza, new or reconstructed sidewalks, lighting, handicap ramps, landscaping, gateway and wayfinding signage and pedestrian amenities including a shelter, fountain, benches and trash receptacles.

We appreciate the opportunity to now present a proposal to provide the City with additional scope of services which include environmental services, utility coordination, and engineering design for the project described above. Right-of-way acquisition, final plan phase services, bidding phase services, and construction phase services are not included in the proposed scope of services. As before, we anticipate all submissions to GDOT will be submitted through GDOT's TAP program manager ATLAS. We propose the following scope of services:

Scope of Work

Phase 5: Environmental Special Studies Phase – After the Concept Phase is completed, we will continue environmental phase services throughout the Preliminary Design Phase of the project which includes the following:

1. Environmental Project Management (TPro, P6, Monthly Meetings)
2. Preliminary Plans to begin Technical Studies
3. Archaeology Plan Check for Coverage and PFPR Plan Review
4. Ecology Assessment of Effects Report
5. Coordinate for Local Park Involvement/De minimis Finding
6. Prepare Categorical Exclusion / NEPA evaluation
7. Environmental Commitments Table (green sheet)
8. A3M – Attendance and Sharepoint Input
9. Cultural Resource Assessment of Effects
10. Review and Comments on PFPR Plans
11. Updates to Tech Studies Post PFPR

12. Air and Noise Assessments
13. Prepare and Participate in PFPR
14. Prepare Environmental Reevaluation of R/W Authorization

Phase 6: Phase II Environmental Site Assessment Phase – After the Concept Phase is completed, a Phase II Environmental Site Assessment will be completed for five Recognized Environmental Condition sites and will include the following:

1. Project programming, meetings, site visits and GDOT coordination
2. Utility Locate and site access
3. Concrete Coring at Boring Locations
4. Hand Auger Borings
5. Railroad Coordination
6. Ground Penetrating Radar for Detection of Underground Tanks
7. Hand Auger Borings for Soil Samples
8. Soil Sample Assessment and Analysis
9. Phase II Report Generation

Phase 7: Utility Coordination Phase – After the Concept Phase is completed, we will continue to coordinate with all known utilities owners that have facilities within the project limits. If conflicts exists; utility relocation design, meetings and/or coordination with utility providers for relocation of their facilities will be billed separately according to our standard hourly rates. We assume all GPAS permits will be submitted by the respective utility provider. Utility coordination phase scope includes the following:

1. Send proposed layout to utility providers to confirm no conflict (2nd submittal).
2. Obtain letters of “no conflict” from utility providers.
3. Prepare and submit Utility Certification Package to ATLAS/GDOT for review/approval.
4. Obtain Utility Certification Package approval.

Phase 8: Traffic Engineering– This phase will follow the GDOT Office of Planning (OOP) Traffic Forecasting manual process to collect traffic counts, develop project growth rate, create a Traffic Methodology Report, and develop traffic diagrams. This work will include:

1. Develop Traffic Count Map showing all count locations
2. Obtaining the following traffic counts (in addition to the previously identified and collected traffic counts):
    - Five (5) – 13-Hour Turning Movement Counts
        - Main Street at N Candler Street
        - Temple Street at N Candler Street (North Side)
        - Temple Street at N Candler Street (South Side)
        - Temple Street at N Carroll Road
        - Main Street at N Carroll Road
    - Seven (7) – 48-Hour Bi-Directional Speed & Classification Tube Counts
        - Main Street north of N Candler Street
        - Temple Street north of N Candler Street (North Side)
        - N Candler Street east of Temple Street (North Side)
        - N Candler Street east of Temple Street (South Side)
        - N Carroll Street east of Temple Street

        - Main Street south of N Carroll Road
        - N Carroll Road west of Main Street
    - Five (5) – 48-Hour Bi-Directional Volume Tube Counts
        - N Candler Street between Main Street and Temple Street
        - Temple Street between N Candler Street (North Side) and N Candler Street (South Side)
        - Temple Street between N Candler Street (South Side) and N Carroll Road
        - Main Street between N Candler Street and N Carroll Road
        - N Carroll Road between Main Street and Temple Street
3. Completing the GDOT traffic count request form
4. Coordinating the approval of the traffic count map and GDOT traffic count request form with GDOT OOP
5. Identifying other transportation projects within or near the study area and researching information about the projects
6. Developing growth rate using historic traffic counts, available employment data, available census data, and the Atlanta Regional Commission Activity Based Model
7. Developing traffic factors including K-factor, D-factor, and truck percentages
8. Documenting the volume development procedure used for this project
9. Developing Traffic Methodology Report and submitting to GDOT OOP
10. Developing Existing, No-Build (2030, 2032, 2050, and 2052), and Build (2030, 2032, 2050, and 2052) traffic volume diagrams
11. Coordinating with GDOT OOP through the review and approval process

Assumptions:

- This work is an add service to the original scope of work
- If additional traffic counts are needed, an add service will be requested to cover the additional cost.

Phase 9: Preliminary Design Phase – After the Concept Phase is completed, we will begin the Preliminary Design Phase. Design & permitting phase scope includes the following:

1. Perform project programming, design management and coordination
2. Attend Monthly Status Meeting, 18 Months (virtual)
3. Based on the GDOT approved concept, the Engineer will prepare Preliminary Plans (including the following: Cover Sheet, Index, General Notes, Typical Sections, Mainline Roadway Plan, Driveway Profiles, Grading Plans, Drainage Plan & Profiles, Cross Sections, Landscape Plans, Existing Utility Plans, Signing & Marking Plans, and Three Phase Erosions Control Plans), along with required documents for the Preliminary Field Plan Review (PFPR) package.
4. Prepare an updated construction cost estimate
5. Internal QA/QC of Preliminary Plans
6. Provide the City and ATLAS/GDOT with the Preliminary Plans for review and comment
7. Attend the Preliminary Field Plan Review (PFPR) Meeting with GDOT (virtual).
8. Provide PFPR responses
9. Prepare Corrected PFPR plans

Compensation

Compensation for work performed shall be according to the hourly not to exceed fee noted for each phase of the project. Once per month during the existence of the contract, the Engineer shall submit to the City and invoice for

payment based on the actual work performed for the Project though the invoice period. Should additional services be required, we can provide these services according to our latest standard hourly rate schedule or an agreed upon lump sum. Our proposed fees are as follows:

Phase 5: Environmental Special Studies Phase	**$113,521**
Phase 6: Phase II Environmental Site Assessment Phase	**$46,800**
Phase 7: Utility Coordination Phase	**$11,580**
Phase 8: Traffic Engineering	**$61,170**
Phase 9: Preliminary Design Phase	**$223,800**
Total Hourly Not to Exceed Fee	**$456,871**

The Terms & Conditions from the original agreement, dated March 11, 2024, apply to this agreement. We are extremely excited to work alongside the City to successfully deliver the remaining scope of services for this project. Again, thank you for this opportunity. If you have any questions or need additional information, please call: (678) 417-4017.

Sincerely,

KECK & WOOD, INC.

William R. Renwick, II, P.E.
Vice President

ACCEPTED by the CITY OF VILLA RICA

This _____ day of _____, 2026.

By: _____

Title: _____

Attachments:

1. *2026 Standard Hourly Rate Schedule*
2. *Fee Estimate*

Keck+Wood
COLLABORATION BY DESIGN

2026 Hourly Rates Sheet

Keck & Wood provides services based on the hourly rate charges for each skill position as follows:

Hourly Rate	Management	Project Management	Engineering	Engineering	Landscape Architecture	Surveying	Surveying	Business | Admin.
$310	Practice Leader | SVP Senior Manager							
$290	Market Leader | VP	Project Director						
$275	Client Services Leader	Senior Project Manager 3	Chief Engineer		Chief Landscape Architect			
$260	Submarket Leader | AVP	Senior Project Manager 2	Senior Engineer 3		Senior Landscape Architect 3			
$245	Client Service Manager 2	Senior Project Manager 1	Senior Engineer 2		Senior Landscape Architect 2	3-Man Survey Crew		
$230	Client Service Manager 1	Project Manager 3	Senior Engineer 1		Senior Landscape Architect 1	Survey Manager 3		
$215		Project Manager 2	Engineer 3		Landscape Architect 3	Survey Manager 2		
$200		Project Manager 1	Engineer 2	Traffic Signal Technician 3	Landscape Architect 2	Survey Manager 1		
$185			Staff Professional 4 | Engineer 1	Traffic Signal Technician 2	Landscape Professional 4 | Landscape Architect 1	2-Man Survey Crew		
$170			Staff Professional 3	Traffic Signal Technician 1	Landscape Professional 3	2-Man Mapping Crew		
$155			Staff Professional 2		Landscape Professional 2			
$145			Staff Professional 1		Landscape Professional 1			
$125			CAD Technician 3	Field Technician 3		1-Man Survey Crew	Survey Technician 3	Admin. Manager
$110			CAD Technician 2	Field Technician 2		1-Man Mapping Crew	Survey Technician 2	Admin. Staff 2
$95			CAD Technician 1	Field Technician 1			Survey Technician 1	Admin. Staff 1
$90			Intern		Intern	Intern		

SR 61 N Carroll Road Temple Street - PI 0019777, Villa Rica, GA
Keck Wood, Inc. Fee Estimate

Task		Senior Project Manager 2	Senior Engineer 2	Project Manager 3	Engineer 3	Engineer 2	Engineer 1	Staff Professional 3	Staff Professional 2	Staff Professional 1	Direct Sub-consultant	Total
	Hourly Rate	$260	$245	$230	$215	$200	$185	$170	$155	$145		
	Phase 5: Environmental Special Studies Phase											
5001	EPM (TPRO, P6, Monthly Status Meetings)										$43,560	$43,560
5002	ARCH Plan Check for Coverage and PFPR Plan Review										$1,675	$1,675
5003	Ecology AOE										$11,596	$11,596
5004	Coordinate for Local Park Involvement/Deminimus Finding										$3,492	$3,492
5005	Prepare Categorical Exclusion (CE)										$17,798	$17,798
5006	Prepare and Update Commitments Table										$1,627	$1,627
5007	A3M - Attendance and Sharepoint input										$3,074	$3,074
5008	Cultural Resources AOE										$13,425	$13,425
5009	Review and Comments on PFPR Plans										$1,293	$1,293
5010	Updates to Tech Studies Post PFPR										$1,885	$1,885
5011	Air and Noise Assesments										$3,956	$3,956
5012	Prepare for and Participate in PFPR										$4,208	$4,208
5013	Prepare Enviornmental Reevaluation of R/W Authorization										$5,933	$5,933
	Phase 5: Subtotal Manhours	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**		**0**
	Phase 5: Subtotal Cost	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$113,521**	**$113,521**
	Phase 6: Phase II Environmental Assesment											
6001	Railroad Coordination										$8,902	$8,902
6002	Phase II Environmental Assesment Field Work and Report										$37,898	$37,898
	Phase 6: Subtotal Manhours	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**		**0**
	Phase 6: Subtotal Cost	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$46,800**	**$46,800**
	Phase 7: Utility Coordination Phase											
7001	Send proposed layout to utility companies to confirm no conflict	2		2				4				$1,660
7002	Obtain letters of "no-conflict" from utility providers	8		8				8				$5,280
7003	Prepare and submit Utility Certification Package to ATLAS / GDOT for review/approval	4		4				8				$3,320
7004	Obtain Utility Certification Package approval	2		2				2				$1,320
	Phase 7: Subtotal Manhours	**16**	**0**	**16**	**0**	**0**	**0**	**22**	**0**	**0**		**54**
	Phase 7: Subtotal Cost	**$4,160**	**$0**	**$3,680**	**$0**	**$0**	**$0**	**$3,740**	**$0**	**$0**	**$0**	**$11,580**
	Phase 8: Traffic Engineering Phase											
8001	Traffic Count, Methodology Reports and Traffic Diagrams	32				56		245				$61,170
	Phase 8: Subtotal Manhours	**32**	**0**	**0**	**0**	**56**	**0**	**245**	**0**	**0**		**333**
	Phase 8: Subtotal Cost	**$8,320**	**$0**	**$0**	**$0**	**$11,200**	**$0**	**$41,650**	**$0**	**$0**	**$0**	**$61,170**
	Phase 9: Preliminary Design Phase											
9001	Miscellaneous Design & Permitting Phase Services	80		50				40			$22,700	$61,800
9002	Attend A3M Meeting (assumed virtual)	18		18								$8,820
9003	Preliminary Plans: Cover Sheet							2				$340
9004	Preliminary Plans: Index							2				$340
9005	Preliminary Plans: General Notes							2				$340
9006	Preliminary Plans: Typical Sections			4				12				$2,960
9007	Preliminary Plans: Mainline Roadway Plan			40	80		80	120				$29,600
9008	Preliminary Plans: Grading Design										$25,200	$25,200
9009	Preliminary Plans: Driveway Profiles			5	5			20				$4,550
9010	Preliminary Plans: Drainage Plan & Profiles			10	20			50				$10,800
9011	Preliminary Plans: Cross Sections			15	15			40				$10,250
9012	Preliminary Plans: Landscape Plan										$18,700	$18,700
9013	Preliminary Plans: Existing Utility Plans							4				$680
9014	Preliminary Plans: Signing & Marking Plans			4	4			8				$2,280
9015	Preliminary Plans: 3 Phase Erosion Control Plans (sheets only, notes or checklist)			4				8				$2,280
9016	Preliminary Plans: Hardscape Materials										$15,300	$15,300
9017	Prepare an updated construction cost estimate			4	4			16				$3,640
9018	Internal QA/QC of Preliminary Plans			8	8			20				$5,240
9019	Provide the City and ATLAS / GDOT with the Preliminary Plans for review and comment			2								$460
9020	Attend PFPR Meeting (assumed virtual)			8	8							$1,840
9021	Prepare PFPR responses			2	8			40				$7,260
9022	Prepare Corrected PFPR Plans			4	8		20	60				$11,120
	Phase 9: Subtotal Manhours	**98**	**0**	**178**	**160**	**0**	**100**	**444**	**0**	**0**		**980**
	Phase 9: Subtotal Cost	**$25,480**	**$0**	**$40,940**	**$34,400**	**$0**	**$18,500**	**$75,480**	**$0**	**$0**	**$81,900**	**$223,800**
	Phase 5-9: Total Manhours	**146**	**0**	**194**	**160**	**56**	**100**	**711**	**0**	**0**		**1367**
	Phase 5-9: Total Cost	**$37,960**	**$0**	**$44,620**	**$34,400**	**$11,200**	**$18,500**	**$120,870**	**$0**	**$0**	**$242,221**	**$456,871**

CITY OF VILLA RICA

City Council Meeting
Agenda Item Cover Sheet

SUBJECT: Apply for Local Road Assistance Administration funds (LRA)
AGENDA DATE: 04/14/26

DATE PREPARED: 03/30/26
PREPARED BY: Mark Teal, PE (Engineering Consultant)

AMOUNT: $278,135.06
GL ACCOUNT #: 335-4210-541405
FUNDING SOURCE: GDOT – LRA Funds (NO MATCH)
BUDGETED ITEM? - Yes
PUBLIC HEARING: N/A

PURPOSE: Authorization to apply for Local Road Assistance Administration funds (LRA) funds through GDOT.

BACKGROUND: GDOT is excited to announce that the Governor and the Legislature included Local Road Assistance Administration funds (LRA) in the amended fiscal year 2026 budget. The LRA funds will be administered and distributed using the GRANTS (LMIG) Application System. Eligible activities/projects for LRA funds will be the same as the LMIG program. LRA funds require NO local match.

GDOT began accepting applications for LRA funds on March 20, 2026. All electronic applications must be received no later than June 15, 2026.

STAFF RECOMMENDATION: Approve authorization to apply for LRA funds totaling $278,135.06.

MOTION: I move to approve Interim City Manager (or her designee) to apply for Local Road Assistance Administration funds (LRA) totaling $278,135.06 and authorize the Mayor or Interim City Manager to sign all related documents.

GDOT District	County	City	Population**	Total Mileage*	FY 2026 LRA Formula Amount	Required FY 2026 LRA Match
2	BURKE	SARDIS	1,007	9.38	$21,790.04	0%
2	BURKE	VIDETTE	103	0.00	$761.54	0%
2	BURKE	WAYNESBORO	5,555	36.88	$97,471.40	0%
3	BUTTS	(UNINCORPORATED)	20,141	339.03	$667,388.05	0%
3	BUTTS	FLOVILLA	700	10.93	$21,890.61	0%
3	BUTTS	JACKSON	5,867	45.05	$112,272.47	0%
3	BUTTS	JENKINSBURG	419	4.52	$10,010.28	0%
4	CALHOUN	(UNINCORPORATED)	1,128	221.99	$347,826.29	0%
4	CALHOUN	EDISON	1,157	11.09	$25,514.16	0%
4	CALHOUN	LEARY	497	6.93	$14,272.56	0%
4	CALHOUN	MORGAN	1,826	3.98	$19,587.23	0%
4	CALHOUN / EARLY	ARLINGTON	1,137	17.48	$35,138.43	0%
5	CAMDEN	(UNINCORPORATED)	17,137	299.55	$584,801.51	0%
5	CAMDEN	KINGSLAND	20,789	114.37	$328,609.55	0%
5	CAMDEN	ST MARYS	20,119	107.25	$312,767.34	0%
5	CAMDEN	WOODBINE	1,054	17.39	$34,387.12	0%
5	CANDLER	(UNINCORPORATED)	6,900	367.44	$612,936.75	0%
5	CANDLER	METTER	4,021	43.37	$96,054.73	0%
5	CANDLER	PULASKI	209	4.08	$7,784.75	0%
6	CARROLL	(UNINCORPORATED)	78,264	999.37	$2,106,973.97	0%
6	CARROLL	BOWDON	2,238	19.12	$45,786.78	0%
6	CARROLL	CARROLLTON	28,306	139.84	$423,137.99	0%
6	CARROLL	MOUNT ZION	2,054	24.90	$53,265.64	0%
6	CARROLL	ROOPVILLE	244	0.58	$2,691.02	0%
6	CARROLL	WHITESBURG	630	7.44	$16,035.85	0%
***** 6	CARROLL / DOUGLAS	VILLA RICA	20,095	84.72	$278,135.06	0%
6	CARROLL / HARALSON	TEMPLE	6,406	44.05	$114,728.32	0%
6	CATOOSA	(UNINCORPORATED)	55,267	428.09	$1,063,293.05	0%
6	CATOOSA	RINGGOLD	3,425	23.30	$60,955.37	0%
6	CATOOSA / WALKER	FORT OGLETHORPE	10,614	45.50	$148,057.95	0%
5	CHARLTON	(UNINCORPORATED)	7,413	285.08	$490,777.61	0%
5	CHARLTON	FOLKSTON	4,701	25.66	$73,998.69	0%


Proposed Sidewalk Installation/Replacement
Proposed H/C Ramp Installation
H/C Ramps to be Installed at all intersections as required

City of Villa Rica

Downtown Sidewalk Project

10.22.2025

Street	Location	4" Conc Sidewalk (LF)	ADA Ramp (EA)	Rem SW (SQ FT)	Bermuda Sod (SQ YD)
W. Montgomery Street	Westside of W. Montgomery Street from Cheeves Street to W. Bankhead Highway	229	2		204
Cheeves Street	Main Street to North Avenue	445	6		396
Church St	Wic Bldg to Cheeves St - North Side	870	9		773
N Avenue	Church St to Temple St - Both Sides	320	5	1,280	284
Loft Lane	Church St to Temple St - East Side	120	2		107
N Candler St	Church St to Temple St - West Side	120	2		107
W Wilson St	Westview Dr to Hwy 78	225	6		200
		2,329	32	1,280	2,070

Cost Estimate

Item	Description	Est Qty	Unit	Unit Price	Cost Est
1	Rem Conc Sidewalk	1,280	SF	$6.00	$7,680.00
2	4" Conc Sidewalk, 5' wide	2,329	LF	$30.00	$69,870.00
3	ADA Ramps	32	EA	$3,500.00	$112,000.00
4	Bermuda Sod	18632	SF	$2.00	$37,264.00
				Total Est Cost	**$226,814.00**

Per Mark - We could add more to get to LRA's $278k. There are plenty of sidewalks to add on Commercrce Drive or we could extend the limits downtown and add more. Next page contains additional locations.

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Intown Sidewalk Improvement Program - Zone 1

Preliminary Cost Estimate

Map#	Street	Location	Segment Length (ft.)	Cost Estimate ($30/linear foot)
1	Dallas Highway	From VR Library Drive Extension north and west on (southside of) Dallas Highway to Entrance Drive of Tanner Hospital	1,395	$ 41,850.00
2	Dallas Highway	Northside of Dallas Highway from Old Town Road to Old Stone Road	1,610	$ 48,300.00
3	Old Stone Road	Northside of Old Stone Road from Walker Street to Walnut Drive	340	$ 10,200.00
4	Old Stone Road	Northside of Old Stone Road from Dallas Highway to Noth Avenue	475	$ 14,250.00
5	Walker Street	Eastside of Walker Street from Old Town Road to Dallas Highway	2,045	$ 61,350.00
6	Henderson Street	Northside of Henderson Street from Rockmart Road to Walker Street	445	$ 13,350.00
7	Dallas Highway	Westside of Dallas Highway from Old Stone Road to Walker Street	2,025	$ 60,750.00
8	Bolijeri Boulevard	Northside of Bolijeri Boulevard from Dallas Highway to North Avenue	1,225	$ 36,750.00
9	North Dogwood Street	Northside of White Street to the westside of N. Dogwood Street to Peachtree Street	1,845	$ 55,350.00
10	Magonolia Street	Northside of Magnolia Street from N. Dogwood Street to Dallas Highway	925	$ 27,750.00
11	Dallas Highway	Westside of Dallas Highway from Main Street to Walker Street	990	$ 29,700.00
12	Memorial Drive	Northside of Memorial Drive from W. Church Street to North Avenue	765	$ 22,950.00
13	Elm Drive	North/westside of Elm Drive from North Avenue to Anderson Road	1,550	$ 46,500.00
14	Anderson/Cleghorn Street	Northside of Anderson Street from Anderson Place to Cleghorn Street and Darden Street	1,855	$ 55,650.00
15	Maple Street	Northside of Maple Street from S. Dogwood Street to W. Montgomery Street	1,280	$ 38,400.00
16	W. Montgomery Street	Westside of W. Montgomery Street from Cheeves Street to W. Bankhead Highway	380	$ 11,400.00
17	Cheeves Street	Northside Cheeves Street from Main Street to North Avenue	445	$ 13,350.00
18	W. Church Street	Northside of W. Church Street from Dallas Highway to N. Carroll	2,250	$ 67,500.00
19	N. Carroll Road	Both sides of N. Carroll Road from E. Church Street to W. Gordon	920	$ 27,600.00
20	Hillcrest Drive/S. Candler Street	Southside of S. Candler Street behind cemetary along eastside of Hillcrest Drive and southside of Leslie Drive to Powell Park	1,810	$ 54,300.00
21	Spring Street	Westside of Spring Street from W. View Road to S. Carroll Road	1,560	$ 46,800.00
22	S. Candler Street	Northside of S. Candler Street from S. Dogwood Street to W. Wilson Street	1,765	$ 52,950.00
23	S. Carroll Road	Southside of S. Carroll Road from 216 S. Carroll Road to E. Wilson Street	330	$ 9,900.00
24	Spring Street	Westside fo Spring Street from S. Carroll Road to Thomas Dorsey Drive to Daniel Road	1,475	$ 44,250.00
25	Church Street	Wic Bldg to Hwy 61	2,000	$ 60,000.00
26	Commerce Drive	Msc Locations - GDOT Tie-ins and on the west frontage	1,300	$ 39,000.00
Total Estimated Construction Cost				**$ 990,150.00**
Design (10%)		1	LS	$ 99,015.00
Contingency (10%)		1	LS	$ 99,015.00
Project Management (8%)		1	LS	$ 79,212.00
Total Estimated Cost				**$ 1,267,392.00**

This is a preliminary cost estimate based on a desktop study

FY 2026 LOCAL ROAD ASSISTANCE ADMINISTRATION (LRA) FORMULA AMOUNTS

Cities are within multiple regional commissions -

Cities are within multiple Counties in the same regional commissions -

Based on 2024 Census Estimates **

Based on 2025 GDOT Report *

GDOT District	County	City	Population**	Total Mileage*	FY 2026 LRA Formula Amount	Required FY 2026 LRA Match
5	APPLING	(UNINCORPORATED)	13,259	859.09	$1,411,826.27	0%
5	APPLING	BAXLEY	4,943	85.19	$166,826.37	0%
5	APPLING	GRAHAM	269	2.69	$6,102.65	0%
5	APPLING	SURRENCY	198	6.17	$10,899.63	0%
4	ATKINSON	(UNINCORPORATED)	5,279	376.06	$614,134.21	0%
4	ATKINSON	PEARSON	1,898	17.88	$41,376.65	0%
4	ATKINSON	WILLACOOCHEE	1,258	14.75	$31,858.10	0%
5	BACON	(UNINCORPORATED)	7,683	500.34	$821,968.11	0%
5	BACON	ALMA	3,362	40.97	$87,512.07	0%
4	BAKER	(UNINCORPORATED)	2,172	265.85	$422,619.70	0%
4	BAKER	NEWTON	560	9.17	$18,163.96	0%
2	BALDWIN	(UNINCORPORATED)	26,980	414.98	$834,102.03	0%
2	BALDWIN	MILLEDGEVILLE	16,664	93.41	$266,057.21	0%
1	BANKS	(UNINCORPORATED)	15,587	348.83	$648,704.72	0%
1	BANKS	HOMER	1,810	17.65	$40,374.28	0%
1	BANKS / JACKSON	MAYSVILLE	2,240	19.08	$45,740.40	0%
1	BARROW	(UNINCORPORATED)	58,965	485.97	$1,179,149.61	0%
1	BARROW	BETHLEHEM	793	8.45	$18,785.58	0%
1	BARROW	CARL	229	3.66	$7,290.32	0%
1	BARROW	STATHAM	3,247	22.36	$58,201.79	0%
1	BARROW	WINDER	20,628	95.51	$298,576.84	0%
1	BARROW / GWINNETT	AUBURN	10,094	43.64	$141,368.82	0%
6	BARTOW	(UNINCORPORATED)	79,103	876.86	$1,925,824.28	0%
6	BARTOW	ADAIRSVILLE	5,029	35.77	$91,884.87	0%
6	BARTOW	CARTERSVILLE	25,082	141.52	$401,870.31	0%
6	BARTOW	EMERSON	2,192	21.04	$48,382.91	0%
6	BARTOW	EUHARLEE	4,139	24.97	$68,788.30	0%

GDOT District	County	City	Population**	Total Mileage*	FY 2026 LRA Formula Amount	Required FY 2026 LRA Match
6	BARTOW	KINGSTON	1,100	8.02	$20,397.81	0%
6	BARTOW	WHITE	633	4.91	$12,188.93	0%
6	BARTOW / POLK	TAYLORSVILLE	265	5.37	$10,171.57	0%
4	BEN HILL	(UNINCORPORATED)	8,132	347.22	$591,123.46	0%
4	BEN HILL / IRWIN	FITZGERALD	8,813	88.67	$200,761.43	0%
4	BERRIEN	(UNINCORPORATED)	11,066	642.25	$1,064,001.64	0%
4	BERRIEN	ALAPAHA	493	8.18	$16,154.60	0%
4	BERRIEN	ENIGMA	1,112	11.72	$26,144.90	0%
4	BERRIEN	NASHVILLE	4,950	46.90	$108,321.74	0%
4	BERRIEN	RAY CITY	1,045	6.15	$17,131.40	0%
3	BIBB	MACON BIBB COUNTY	157,056	1137.77	$2,901,181.85	0%
2	BLECKLEY	(UNINCORPORATED)	7,787	317.91	$543,749.28	0%
2	BLECKLEY	COCHRAN	4,836	54.04	$118,397.98	0%
5	BRANTLEY	(UNINCORPORATED)	17,254	513.50	$912,857.44	0%
5	BRANTLEY	HOBOKEN	505	14.24	$25,510.80	0%
5	BRANTLEY	NAHUNTA	1,036	19.55	$37,557.30	0%
4	BROOKS	(UNINCORPORATED)	11,438	593.46	$992,138.16	0%
4	BROOKS	MORVEN	506	8.24	$16,342.47	0%
4	BROOKS	QUITMAN	4,061	45.80	$100,066.64	0%
4	BROOKS / THOMAS	BARWICK	361	6.97	$13,328.21	0%
5	BRYAN	(UNINCORPORATED)	28,522	316.55	$694,975.24	0%
5	BRYAN	PEMBROKE	2,744	25.57	$59,391.83	0%
5	BRYAN	RICHMOND HILL	19,839	69.56	$253,058.32	0%
5	BULLOCH	(UNINCORPORATED)	47,321	1241.94	$2,249,153.62	0%
5	BULLOCH	BROOKLET	2,063	20.68	$46,878.59	0%
5	BULLOCH	PORTAL	678	10.56	$21,162.11	0%
5	BULLOCH	REGISTER	166	1.72	$3,857.71	0%
5	BULLOCH	STATESBORO	35,226	124.51	$450,857.57	0%
2	BURKE	(UNINCORPORATED)	16,871	809.17	$1,362,189.87	0%
2	BURKE	GIRARD	184	4.67	$8,502.19	0%
2	BURKE	KEYSVILLE	317	3.12	$7,115.14	0%
2	BURKE	MIDVILLE	381	7.98	$15,020.66	0%

GDOT District	County	City	Population**	Total Mileage*	FY 2026 LRA Formula Amount	Required FY 2026 LRA Match
2	BURKE	SARDIS	1,007	9.38	$21,790.04	0%
2	BURKE	VIDETTE	103	0.00	$761.54	0%
2	BURKE	WAYNESBORO	5,555	36.88	$97,471.40	0%
3	BUTTS	(UNINCORPORATED)	20,141	339.03	$667,388.05	0%
3	BUTTS	FLOVILLA	700	10.93	$21,890.61	0%
3	BUTTS	JACKSON	5,867	45.05	$112,272.47	0%
3	BUTTS	JENKINSBURG	419	4.52	$10,010.28	0%
4	CALHOUN	(UNINCORPORATED)	1,128	221.99	$347,826.29	0%
4	CALHOUN	EDISON	1,157	11.09	$25,514.16	0%
4	CALHOUN	LEARY	497	6.93	$14,272.56	0%
4	CALHOUN	MORGAN	1,826	3.98	$19,587.23	0%
4	CALHOUN / EARLY	ARLINGTON	1,137	17.48	$35,138.43	0%
5	CAMDEN	(UNINCORPORATED)	17,137	299.55	$584,801.51	0%
5	CAMDEN	KINGSLAND	20,789	114.37	$328,609.55	0%
5	CAMDEN	ST MARYS	20,119	107.25	$312,767.34	0%
5	CAMDEN	WOODBINE	1,054	17.39	$34,387.12	0%
5	CANDLER	(UNINCORPORATED)	6,900	367.44	$612,936.75	0%
5	CANDLER	METTER	4,021	43.37	$96,054.73	0%
5	CANDLER	PULASKI	209	4.08	$7,784.75	0%
6	CARROLL	(UNINCORPORATED)	78,264	999.37	$2,106,973.97	0%
6	CARROLL	BOWDON	2,238	19.12	$45,786.78	0%
6	CARROLL	CARROLLTON	28,306	139.84	$423,137.99	0%
6	CARROLL	MOUNT ZION	2,054	24.90	$53,265.64	0%
6	CARROLL	ROOPVILLE	244	0.58	$2,691.02	0%
6	CARROLL	WHITESBURG	630	7.44	$16,035.85	0%
***** 6	CARROLL / DOUGLAS	VILLA RICA	20,095	84.72	$278,135.06	0%
6	CARROLL / HARALSON	TEMPLE	6,406	44.05	$114,728.32	0%
6	CATOOSA	(UNINCORPORATED)	55,267	428.09	$1,063,293.05	0%
6	CATOOSA	RINGGOLD	3,425	23.30	$60,955.37	0%
6	CATOOSA / WALKER	FORT OGLETHORPE	10,614	45.50	$148,057.95	0%
5	CHARLTON	(UNINCORPORATED)	7,413	285.08	$490,777.61	0%
5	CHARLTON	FOLKSTON	4,701	25.66	$73,998.69	0%

GDOT District	County	City	Population**	Total Mileage*	FY 2026 LRA Formula Amount	Required FY 2026 LRA Match
5	CHARLTON	HOMELAND	907	24.32	$43,898.22	0%
5	CHATHAM	(UNINCORPORATED)	93,041	363.49	$1,243,786.06	0%
5	CHATHAM	BLOOMINGDALE	3,100	32.14	$72,071.36	0%
5	CHATHAM	GARDEN CITY	10,536	47.33	$150,279.85	0%
5	CHATHAM	POOLER	31,171	115.92	$407,740.05	0%
5	CHATHAM	PORT WENTWORTH	14,865	55.29	$194,459.76	0%
5	CHATHAM	SAVANNAH	148,808	709.74	$2,185,619.09	0%
5	CHATHAM	THUNDERBOLT	2,536	15.78	$42,882.25	0%
5	CHATHAM	TYBEE ISLAND	3,139	30.33	$69,591.70	0%
5	CHATHAM	VERNONBURG	140	1.33	$3,069.05	0%
3	CHATTAHOOCHEE	CUSSETA-CHATTAHOOCHEE	8,548	80.79	$186,751.35	0%
6	CHATTOOGA	(UNINCORPORATED)	17,966	423.24	$780,088.25	0%
6	CHATTOOGA	LYERLY	463	5.93	$12,491.90	0%
6	CHATTOOGA	MENLO	484	7.10	$14,436.43	0%
6	CHATTOOGA	SUMMERVILLE	4,421	38.83	$92,069.20	0%
6	CHATTOOGA	TRION	1,972	19.30	$44,095.36	0%
6	CHEROKEE	(UNINCORPORATED)	191,040	1274.02	$3,360,810.43	0%
6	CHEROKEE	BALL GROUND	3,311	21.58	$57,482.13	0%
6	CHEROKEE	CANTON	38,049	124.21	$471,270.85	0%
6	CHEROKEE	HOLLY SPRINGS	20,133	72.07	$259,070.54	0%
6	CHEROKEE	WALESKA	978	3.65	$12,812.81	0%
6	CHEROKEE	WOODSTOCK	39,381	121.84	$477,494.68	0%
1	CLARKE	ATHENS-CLARKE	128,691	610.24	$1,884,718.51	0%
1	CLARKE	WINTERVILLE	1,196	17.12	$35,024.10	0%
4	CLAY	(UNINCORPORATED)	1,720	196.70	$313,527.63	0%
4	CLAY	FORT GAINES	978	14.91	$30,032.58	0%
4	CLAY	BLUFFTON	117	4.40	$7,593.91	0%
7	CLAYTON	(UNINCORPORATED)	234,996	861.45	$3,054,864.65	0%
7	CLAYTON	FOREST PARK	19,301	79.58	$264,404.03	0%
7	CLAYTON	JONESBORO	6,084	27.61	$87,206.12	0%
7	CLAYTON	LAKE CITY	2,889	17.72	$48,459.00	0%
7	CLAYTON	LOVEJOY	12,612	22.31	$127,366.16	0%

GDOT District	County	City	Population**	Total Mileage*	FY 2026 LRA Formula Amount	Required FY 2026 LRA Match
7	CLAYTON	MORROW	6,262	30.00	$92,177.17	0%
7	CLAYTON	RIVERDALE	14,586	49.98	$184,276.44	0%
5	CLINCH	(UNINCORPORATED)	3,924	385.64	$618,766.48	0%
5	CLINCH	ARGYLE	193	3.44	$6,687.71	0%
5	CLINCH	DUPONT	134	3.21	$5,899.75	0%
5	CLINCH	FARGO	263	8.03	$14,224.68	0%
5	CLINCH	HOMERVILLE	2,357	23.06	$52,692.01	0%
7	COBB	(UNINCORPORATED)	500,812	2109.80	$6,929,280.30	0%
7	COBB	ACWORTH	22,624	88.71	$302,935.27	0%
7	COBB	KENNESAW	37,740	104.30	$438,538.14	0%
	COBB	MABLETON	78,314	320.04	$1,068,453.37	0%
7	COBB	MARIETTA	63,122	212.96	$792,374.16	0%
7	COBB	POWDER SPRINGS	19,632	78.02	$264,465.62	0%
7	COBB	SMYRNA	57,177	173.18	$687,584.33	0%
7	COBB / DOUGLAS	AUSTELL	8,244	42.77	$126,360.23	0%
4	COFFEE	(UNINCORPORATED)	27,695	1023.34	$1,769,745.25	0%
4	COFFEE	AMBROSE	343	9.72	$17,400.66	0%
4	COFFEE	BROXTON	1,076	17.20	$34,259.22	0%
4	COFFEE	DOUGLAS	11,828	107.24	$251,451.91	0%
4	COFFEE	NICHOLLS	2,909	15.52	$45,242.44	0%
4	COLQUITT	(UNINCORPORATED)	29,287	869.71	$1,546,571.52	0%
4	COLQUITT	BERLIN	528	6.94	$14,517.06	0%
4	COLQUITT	DOERUN	729	11.97	$23,695.48	0%
4	COLQUITT	ELLENTON	219	4.52	$8,531.57	0%
4	COLQUITT	FUNSTON	421	4.05	$9,306.31	0%
4	COLQUITT	MOULTRIE	14,756	117.93	$289,448.37	0%
4	COLQUITT	NORMAN PARK	1,001	13.36	$27,832.24	0%
2	COLUMBIA	(UNINCORPORATED)	145,553	810.14	$2,315,093.37	0%
2	COLUMBIA	GROVETOWN	17,843	46.62	$203,218.91	0%
2	COLUMBIA	HARLEM	4,076	24.60	$67,756.67	0%
4	COOK	(UNINCORPORATED)	9,133	383.25	$653,624.62	0%
4	COOK	ADEL	5,752	62.87	$138,674.10	0%

GDOT District	County	City	Population**	Total Mileage*	FY 2026 LRA Formula Amount	Required FY 2026 LRA Match
4	COOK	CECIL	285	5.33	$10,258.27	0%
4	COOK	LENOX	746	13.26	$25,793.95	0%
4	COOK	SPARKS	2,068	19.42	$44,988.66	0%
3	COWETA	(UNINCORPORATED)	101,191	996.79	$2,272,540.92	0%
3	COWETA	GRANTVILLE	3,281	27.96	$67,017.18	0%
3	COWETA	MORELAND	389	4.86	$10,308.43	0%
3	COWETA	NEWNAN	45,548	177.72	$608,547.40	0%
3	COWETA	SENOIA	6,101	32.27	$94,458.28	0%
3	COWETA	SHARPSBURG	326	3.24	$7,365.19	0%
3	COWETA	TURIN	590	7.97	$16,550.62	0%
3	COWETA / MERIWETHER	HARALSON	198	3.18	$6,327.06	0%
3	CRAWFORD	(UNINCORPORATED)	11,557	342.22	$608,800.02	0%
3	CRAWFORD	ROBERTA	792	8.50	$18,854.65	0%
4	CRISP	(UNINCORPORATED)	9,246	493.70	$823,369.81	0%
4	CRISP	ARABI	455	10.89	$20,018.01	0%
4	CRISP	CORDELE	9,767	132.11	$274,247.11	0%
6	DADE	(UNINCORPORATED)	13,863	244.53	$476,453.60	0%
6	DADE	TRENTON	2,205	19.98	$46,857.98	0%
1	DAWSON	(UNINCORPORATED)	28,873	272.69	$630,495.88	0%
1	DAWSON	DAWSONVILLE	4,875	18.33	$64,075.50	0%
4	DECATUR	(UNINCORPORATED)	13,874	643.46	$1,086,613.24	0%
4	DECATUR	ATTAPULGUS	446	5.10	$11,096.90	0%
4	DECATUR	BAINBRIDGE	14,586	125.25	$299,385.84	0%
4	DECATUR	CLIMAX	269	6.69	$12,219.80	0%
4	DECATUR	BRINSON	216	5.67	$10,268.07	0%
7	DEKALB	(UNINCORPORATED)	421,676	1405.52	$5,267,136.32	0%
7	DEKALB	AVONDALE ESTATES	3,526	17.46	$52,771.09	0%
7	DEKALB	BROOKHAVEN	59,370	125.46	$630,820.88	0%
7	DEKALB	CHAMBLEE	32,321	73.70	$351,676.18	0%
7	DEKALB	CLARKSTON	14,416	18.12	$134,296.46	0%
7	DEKALB	DECATUR	24,482	59.07	$271,344.48	0%

GDOT District	County	City	Population**	Total Mileage*	FY 2026 LRA Formula Amount	Required FY 2026 LRA Match
7	DEKALB	DORAVILLE	12,436	51.15	$170,169.52	0%
7	DEKALB	DUNWOODY	51,795	145.04	$604,757.98	0%
7	DEKALB	LITHONIA	2,581	12.15	$37,663.65	0%
7	DEKALB	PINE LAKE	752	6.19	$15,026.25	0%
7	DEKALB	STONE MOUNTAIN	6,552	24.03	$85,191.46	0%
7	DEKALB	STONECREST	61,015	213.93	$778,279.30	0%
7	DEKALB	TUCKER	37,224	170.12	$535,380.70	0%
2	DODGE	(UNINCORPORATED)	11,727	717.70	$1,184,273.47	0%
2	DODGE	CHAUNCEY	286	4.31	$8,705.79	0%
2	DODGE	CHESTER	1,479	4.72	$18,153.33	0%
2	DODGE	EASTMAN	5,513	54.14	$123,556.36	0%
2	DODGE	RHINE	287	5.95	$11,221.21	0%
2	DODGE / TELFAIR	MILAN	608	13.20	$24,681.88	0%
3	DOOLY	(UNINCORPORATED)	4,224	567.42	$898,978.28	0%
3	DOOLY	BYROMVILLE	346	6.42	$12,376.20	0%
3	DOOLY	DOOLING	67	3.64	$6,061.97	0%
3	DOOLY	LILLY	130	2.94	$5,457.27	0%
3	DOOLY	PINEHURST	305	5.93	$11,323.71	0%
3	DOOLY	UNADILLA	3,200	24.97	$61,845.73	0%
3	DOOLY	VIENNA	2,914	28.08	$64,487.25	0%
4	DOUGHERTY	(UNINCORPORATED)	15,713	289.95	$559,591.91	0%
4	DOUGHERTY	ALBANY	66,705	438.25	$1,163,398.32	0%
7	DOUGLAS	(UNINCORPORATED)	102,898	704.15	$1,837,631.32	0%
7	DOUGLAS	DOUGLASVILLE	40,540	141.28	$515,793.17	0%
4	EARLY	(UNINCORPORATED)	4,663	502.26	$802,575.74	0%
4	EARLY	BLAKELY	5,142	43.94	$105,214.62	0%
4	EARLY	DAMASCUS	203	4.38	$8,199.17	0%
4	EARLY	JAKIN	132	5.74	$9,754.06	0%
4	ECHOLS	(UNINCORPORATED)	3,698	158.79	$270,176.87	0%
5	EFFINGHAM	(UNINCORPORATED)	55,165	666.00	$1,426,371.49	0%
5	EFFINGHAM	GUYTON	3,059	25.67	$61,873.74	0%
5	EFFINGHAM	RINCON	11,701	56.96	$173,620.39	0%

GDOT District	County	City	Population**	Total Mileage*	FY 2026 LRA Formula Amount	Required FY 2026 LRA Match
5	EFFINGHAM	SPRINGFIELD	3,223	20.64	$55,393.97	0%
1	ELBERT	(UNINCORPORATED)	14,527	538.26	$930,560.29	0%
1	ELBERT	BOWMAN	865	11.59	$24,119.87	0%
1	ELBERT	ELBERTON	4,760	36.85	$91,547.63	0%
2	EMANUEL	(UNINCORPORATED)	12,204	890.79	$1,452,504.43	0%
2	EMANUEL	GARFIELD	250	4.31	$8,439.62	0%
2	EMANUEL	NUNEZ	134	3.67	$6,603.22	0%
2	EMANUEL	OAK PARK	512	13.27	$24,079.14	0%
2	EMANUEL	STILLMORE	447	12.16	$21,901.05	0%
2	EMANUEL	SUMMERTOWN	119	3.53	$6,278.22	0%
2	EMANUEL	SWAINSBORO	7,556	84.72	$185,427.02	0%
2	EMANUEL	TWIN CITY	1,767	19.74	$43,252.57	0%
5	EVANS	(UNINCORPORATED)	7,092	265.67	$458,720.82	0%
5	EVANS	BELLVILLE	125	1.95	$3,906.31	0%
5	EVANS	CLAXTON	2,543	24.86	$56,819.93	0%
5	EVANS	DAISY	157	5.27	$9,220.13	0%
5	EVANS	HAGAN	952	10.60	$23,249.12	0%
6	FANNIN	(UNINCORPORATED)	23,149	516.71	$961,351.57	0%
6	FANNIN	BLUE RIDGE	1,246	26.38	$49,554.98	0%
6	FANNIN	MCCAYSVILLE	1,165	13.05	$28,570.71	0%
6	FANNIN	MORGANTON	294	4.73	$9,407.24	0%
3	FAYETTE	(UNINCORPORATED)	55,099	508.00	$1,184,256.23	0%
3	FAYETTE	BROOKS	584	12.25	$23,051.61	0%
3	FAYETTE	FAYETTEVILLE	20,419	95.86	$297,566.84	0%
3	FAYETTE	PEACHTREE CITY	40,758	197.12	$602,800.33	0%
3	FAYETTE	TYRONE	8,038	70.05	$166,556.09	0%
3	FAYETTE	WOOLSEY	209	0.00	$1,545.26	0%
6	FLOYD	(UNINCORPORATED)	61,428	784.99	$1,654,647.27	0%
6	FLOYD	CAVE SPRINGS	1,215	11.46	$26,508.82	0%
6	FLOYD	ROME	38,747	239.35	$652,513.63	0%
1	FORSYTH	(UNINCORPORATED)	269,921	1237.20	$3,887,714.73	0%
1	FORSYTH	CUMMING	10,175	37.26	$132,210.85	0%

GDOT District	County	City	Population**	Total Mileage*	FY 2026 LRA Formula Amount	Required FY 2026 LRA Match
1	FRANKLIN	(UNINCORPORATED)	18,420	445.10	$816,875.14	0%
1	FRANKLIN	CARNESVILLE	771	8.28	$18,362.94	0%
1	FRANKLIN	FRANKLIN SPRINGS	1,181	9.10	$22,648.32	0%
1	FRANKLIN	LAVONIA	2,165	26.20	$56,074.40	0%
1	FRANKLIN / HART	CANON	705	13.30	$25,551.98	0%
1	FRANKLIN / HART/ MADISON	ROYSTON	2,665	25.72	$59,037.13	0%
7	FULTON	(UNINCORPORATED)	744	4.81	$12,856.69	0%
7	FULTON	ALPHARETTA	67,275	222.98	$838,403.13	0%
7	FULTON	CHATTAHOOCHEE HILLS	3,451	116.36	$203,463.02	0%
7	FULTON	EAST POINT	38,270	164.70	$534,825.65	0%
7	FULTON	FAIRBURN	17,267	97.30	$276,464.46	0%
7	FULTON	HAPEVILLE	6,712	31.56	$97,889.97	0%
7	FULTON	JOHNS CREEK	81,167	226.68	$946,773.04	0%
7	FULTON	MILTON	41,490	181.16	$583,805.02	0%
7	FULTON	ROSWELL	92,227	353.05	$1,221,801.94	0%
7	FULTON	SANDY SPRINGS	105,505	300.60	$1,239,762.75	0%
7	FULTON	SOUTH FULTON	112,003	580.99	$1,716,602.88	0%
7	FULTON	UNION CITY	28,195	88.68	$344,079.00	0%
7	FULTON / CHEROKEE	MOUNTAIN PARK	574	7.84	$16,233.52	0%
7	FULTON / CLAYTON	COLLEGE PARK	13,953	75.27	$218,271.96	0%
7	FULTON / COWETA	PALMETTO	5,213	44.67	$106,855.94	0%
7	FULTON / DEKALB	ATLANTA	520,070	1439.68	$6,046,860.23	0%
6	GILMER	(UNINCORPORATED)	29,779	503.72	$990,505.55	0%
6	GILMER	EAST ELLIJAY	1,625	12.48	$31,100.06	0%
6	GILMER	ELLIJAY	1,923	29.47	$59,285.92	0%
2	GLASCOCK	(UNINCORPORATED)	2,178	182.05	$294,509.84	0%
2	GLASCOCK	EDGE HILL	26	0.44	$865.12	0%
2	GLASCOCK	GIBSON	644	4.89	$12,239.67	0%
2	GLASCOCK	MITCHELL	160	3.11	$5,939.05	0%
5	GLYNN	(UNINCORPORATED)	71,020	536.24	$1,345,156.40	0%
5	GLYNN	BRUNSWICK	15,520	107.09	$278,519.60	0%

GDOT District	County	City	Population**	Total Mileage*	FY 2026 LRA Formula Amount	Required FY 2026 LRA Match
6	GORDON	(UNINCORPORATED)	38,913	557.41	$1,140,145.86	0%
6	GORDON	CALHOUN	19,592	115.22	$321,059.34	0%
6	GORDON	FAIRMOUNT	766	9.94	$20,864.59	0%
6	GORDON	PLAINVILLE	357	3.50	$7,992.01	0%
6	GORDON	RESACA	1,137	6.18	$17,857.49	0%
4	GRADY	(UNINCORPORATED)	15,826	601.51	$1,036,891.93	0%
4	GRADY	CAIRO	10,057	95.24	$220,006.45	0%
4	GRADY	WHIGHAM	388	7.91	$14,965.36	0%
2	GREENE	(UNINCORPORATED)	14,917	406.22	$731,516.78	0%
2	GREENE	GREENSBORO	3,573	31.36	$74,375.67	0%
2	GREENE	SILOAM	190	3.42	$6,634.94	0%
2	GREENE	UNION POINT	1,830	18.48	$41,791.46	0%
2	GREENE	WHITE PLAINS	276	9.80	$17,027.64	0%
2	GREENE	WOODVILLE	305	6.46	$12,134.23	0%
1	GWINNETT	(UNINCORPORATED)	747,008	2679.82	$9,621,273.00	0%
1	GWINNETT	BERKELEY LAKE	2,030	9.79	$29,980.67	0%
1	GWINNETT	DACULA	8,018	33.51	$110,528.08	0%
1	GWINNETT	DULUTH	33,157	67.26	$348,008.60	0%
1	GWINNETT	GRAYSON	5,252	15.71	$62,856.15	0%
1	GWINNETT	LAWRENCEVILLE	31,877	96.03	$382,542.40	0%
1	GWINNETT	LILBURN	16,210	44.06	$187,230.23	0%
1	GWINNETT	NORCROSS	18,902	45.10	$208,724.19	0%
1	GWINNETT	PEACHTREE CORNERS	42,638	133.85	$519,942.29	0%
1	GWINNETT	SNELLVILLE	22,336	84.33	$294,107.65	0%
1	GWINNETT	SUGAR HILL	28,598	76.19	$327,957.82	0%
1	GWINNETT	SUWANEE	23,062	67.74	$274,104.52	0%
1	GWINNETT / HALL	BUFORD	18,642	85.73	$268,936.78	0%
1	GWINNETT / HALL	REST HAVEN	43	0.32	$807.30	0%
1	HABERSHAM	(UNINCORPORATED)	34,274	513.50	$1,038,696.09	0%
1	HABERSHAM	CLARKESVILLE	2,159	15.44	$39,574.92	0%
1	HABERSHAM	CORNELIA	5,371	37.43	$96,952.09	0%
1	HABERSHAM	DEMOREST	2,189	19.27	$45,653.89	0%

GDOT District	County	City	Population**	Total Mileage*	FY 2026 LRA Formula Amount	Required FY 2026 LRA Match
1	HABERSHAM	MOUNT AIRY	1,493	14.33	$32,953.29	0%
1	HABERSHAM / BANKS	ALTO	1,011	8.60	$20,626.77	0%
1	HABERSHAM / BANKS	BALDWIN	4,217	23.87	$67,682.78	0%
1	HALL	(UNINCORPORATED)	143,845	1088.21	$2,727,713.88	0%
1	HALL	CLERMONT	1,141	6.40	$18,223.50	0%
1	HALL	FLOWERY BRANCH	12,292	37.27	$147,878.34	0%
1	HALL	GAINESVILLE	47,712	159.85	$597,218.75	0%
1	HALL	OAKWOOD	6,759	32.11	$99,078.57	0%
1	HALL / BANKS	GILLSVILLE	406	3.03	$7,635.53	0%
1	HALL / BANKS	LULA	3,043	24.85	$60,501.42	0%
2	HANCOCK	(UNINCORPORATED)	7,367	498.22	$816,389.65	0%
2	HANCOCK	SPARTA	1,316	14.50	$31,904.60	0%
6	HARALSON	(UNINCORPORATED)	20,041	486.38	$891,989.08	0%
6	HARALSON	TALLAPOOSA	3,164	46.91	$95,132.11	0%
6	HARALSON	WACO	592	7.50	$15,846.65	0%
6	HARALSON	BUCHANAN	956	12.24	$25,786.73	0%
6	HARALSON / CARROLL	BREMEN	7,647	61.54	$150,650.97	0%
3	HARRIS	(UNINCORPORATED)	31,844	578.07	$1,119,475.74	0%
3	HARRIS	HAMILTON	1,799	9.86	$28,379.81	0%
3	HARRIS	SHILOH	429	7.30	$14,335.64	0%
3	HARRIS	WAVERLY HALL	664	8.54	$17,969.44	0%
3	HARRIS / MERIWETHER	PINE MOUNTAIN	1,288	22.09	$43,304.87	0%
1	HART	(UNINCORPORATED)	22,225	562.85	$1,025,081.19	0%
1	HART	BOWERSVILLE	427	10.88	$19,795.70	0%
1	HART	HARTWELL	4,701	49.23	$110,043.98	0%
3	HEARD	(UNINCORPORATED)	10,280	351.60	$613,703.13	0%
3	HEARD	CENTRALHATCHEE	363	9.27	$16,860.35	0%
3	HEARD	EPHESUS	496	11.44	$21,162.25	0%
3	HEARD	FRANKLIN	980	8.98	$20,978.70	0%
3	HENRY	(UNINCORPORATED)	169,669	1225.84	$3,129,121.29	0%
3	HENRY	HAMPTON	9,201	50.67	$145,517.24	0%
3	HENRY	LOCUST GROVE	11,749	59.44	$177,767.92	0%

GDOT District	County	City	Population**	Total Mileage*	FY 2026 LRA Formula Amount	Required FY 2026 LRA Match
3	HENRY	MCDONOUGH	32,803	110.58	$411,639.98	0%
3	HENRY	STOCKBRIDGE	35,893	101.20	$420,141.42	0%
3	HOUSTON	(UNINCORPORATED)	55,611	510.80	$1,192,323.74	0%
3	HOUSTON	CENTERVILLE	9,021	45.16	$135,760.03	0%
3	HOUSTON / PEACH	PERRY	24,792	147.90	$409,483.02	0%
3	HOUSTON / PEACH	WARNER ROBINS	86,199	354.60	$1,179,603.86	0%
4	IRWIN	(UNINCORPORATED)	6,238	461.38	$751,703.39	0%
4	IRWIN	OCILLA	2,917	35.54	$75,917.91	0%
1	JACKSON	(UNINCORPORATED)	49,194	610.42	$1,297,226.70	0%
1	JACKSON	ARCADE	2,021	18.98	$43,968.28	0%
1	JACKSON	COMMERCE	8,803	62.73	$161,017.80	0%
1	JACKSON	HOSCHTON	6,723	19.49	$79,512.81	0%
1	JACKSON	JEFFERSON	16,459	86.94	$254,647.04	0%
1	JACKSON	NICHOLSON	1,918	15.74	$38,251.85	0%
1	JACKSON	PENDERGRASS	1,856	9.65	$28,480.09	0%
1	JACKSON	TALMO	290	4.38	$8,842.41	0%
1	JACKSON / GWINNETT / BARROW / HALL	BRASELTON	17,390	41.75	$192,422.00	0%
2	JASPER	(UNINCORPORATED)	13,954	467.28	$817,775.01	0%
2	JASPER	MONTICELLO	2,969	23.11	$57,293.34	0%
2	JASPER	SHADY DALE	296	4.25	$8,687.97	0%
5	JEFF DAVIS	(UNINCORPORATED)	10,804	521.54	$877,464.34	0%
5	JEFF DAVIS	DENTON	191	5.79	$10,266.74	0%
5	JEFF DAVIS	HAZLEHURST	4,124	47.65	$103,361.61	0%
2	JEFFERSON	(UNINCORPORATED)	8,332	544.91	$894,926.85	0%
2	JEFFERSON	AVERA	214	4.35	$8,234.62	0%
2	JEFFERSON	BARTOW	178	4.14	$7,647.30	0%
2	JEFFERSON	LOUISVILLE	2,223	24.97	$54,622.21	0%
2	JEFFERSON	STAPLETON	397	10.29	$18,671.61	0%
2	JEFFERSON	WADLEY	1,576	24.31	$48,829.23	0%
2	JEFFERSON	WRENS	2,099	27.53	$57,620.38	0%
2	JENKINS	(UNINCORPORATED)	5,856	417.20	$681,315.16	0%

GDOT District	County	City	Population**	Total Mileage*	FY 2026 LRA Formula Amount	Required FY 2026 LRA Match
2	JENKINS	MILLEN	2,980	28.94	$66,290.41	0%
2	JOHNSON	(UNINCORPORATED)	5,154	422.68	$684,505.36	0%
2	JOHNSON	KITE	159	3.82	$7,017.45	0%
2	JOHNSON	WRIGHTSVILLE	3,543	21.83	$59,579.77	0%
2	JOHNSON / EMANUEL	ADRIAN	557	7.41	$15,450.24	0%
3	JONES	(UNINCORPORATED)	25,506	476.23	$916,872.71	0%
3	JONES	GRAY	3,541	29.97	$72,013.37	0%
3	LAMAR	(UNINCORPORATED)	13,351	324.94	$595,638.02	0%
3	LAMAR	ALDORA	189	2.07	$4,563.01	0%
3	LAMAR	BARNESVILLE	6,343	44.86	$115,501.25	0%
3	LAMAR	MILNER	807	11.01	$22,804.06	0%
4	LANIER	(UNINCORPORATED)	7,432	225.96	$400,506.66	0%
4	LANIER	LAKELAND	3,032	23.52	$58,386.14	0%
2	LAURENS	(UNINCORPORATED)	29,324	1160.88	$1,992,127.47	0%
2	LAURENS	CADWELL	421	5.68	$11,799.04	0%
2	LAURENS	DEXTER	675	8.07	$17,332.01	0%
2	LAURENS	DUBLIN	16,233	139.44	$333,263.64	0%
2	LAURENS	DUDLEY	596	11.56	$22,085.12	0%
2	LAURENS	EAST DUBLIN	2,507	31.12	$66,127.09	0%
2	LAURENS	MONTROSE	209	5.40	$9,803.41	0%
2	LAURENS	RENTZ	316	6.12	$11,695.60	0%
4	LEE	(UNINCORPORATED)	29,878	418.98	$861,645.76	0%
4	LEE	LEESBURG	3,574	23.29	$62,041.72	0%
4	LEE	SMITHVILLE	621	11.12	$21,597.08	0%
5	LIBERTY	(UNINCORPORATED)	23,062	240.90	$538,915.79	0%
5	LIBERTY	ALLENHURST	868	5.94	$15,501.59	0%
5	LIBERTY	FLEMINGTON	870	11.39	$23,850.99	0%
5	LIBERTY	GUM BRANCH	258	3.60	$7,412.97	0%
5	LIBERTY	HINESVILLE	36,583	146.62	$494,703.18	0%
5	LIBERTY	MIDWAY	2,358	15.92	$41,780.29	0%
5	LIBERTY	RICEBORO	663	15.07	$27,948.29	0%
5	LIBERTY	WALTHOURVILLE	3,945	21.42	$61,924.98	0%

GDOT District	County	City	Population**	Total Mileage*	FY 2026 LRA Formula Amount	Required FY 2026 LRA Match
2	LINCOLN	(UNINCORPORATED)	6,618	278.97	$475,555.77	0%
2	LINCOLN	LINCOLNTON	1,431	17.87	$37,908.56	0%
5	LONG	(UNINCORPORATED)	18,637	280.59	$566,896.60	0%
5	LONG	LUDOWICI	1,802	15.29	$36,706.02	0%
4	LOWNDES	(UNINCORPORATED)	59,061	805.26	$1,668,145.32	0%
4	LOWNDES	DASHER	939	10.86	$23,550.62	0%
4	LOWNDES	HAHIRA	3,559	26.08	$66,197.53	0%
4	LOWNDES	LAKE PARK	1,558	10.93	$28,234.29	0%
4	LOWNDES	REMERTON	1,298	2.31	$13,129.51	0%
4	LOWNDES	VALDOSTA	55,667	289.45	$854,230.19	0%
1	LUMPKIN	(UNINCORPORATED)	28,186	396.64	$814,971.57	0%
1	LUMPKIN	DAHLONEGA	7,830	34.99	$111,401.44	0%
3	MACON	(UNINCORPORATED)	6,595	418.07	$688,109.49	0%
3	MACON	IDEAL	393	6.91	$13,473.05	0%
3	MACON	MARSHALLVILLE	983	11.99	$25,604.03	0%
3	MACON	MONTEZUMA	2,903	33.46	$72,633.48	0%
3	MACON	OGLETHORPE	957	14.46	$29,189.14	0%
1	MADISON	(UNINCORPORATED)	28,666	594.35	$1,120,875.74	0%
1	MADISON	CARLTON	308	5.55	$10,764.76	0%
1	MADISON	COLBERT	676	9.65	$19,755.67	0%
1	MADISON	COMER	1,626	15.83	$36,230.56	0%
1	MADISON	DANIELSVILLE	868	9.72	$21,282.29	0%
1	MADISON	HULL	241	2.70	$5,910.93	0%
1	MADISON	ILA	384	4.20	$9,262.14	0%
3	MARION	(UNINCORPORATED)	6,049	354.13	$586,290.01	0%
3	MARION	BUENA VISTA	1,586	11.60	$29,465.94	0%
2	MCDUFFIE	(UNINCORPORATED)	14,437	375.62	$681,171.69	0%
2	MCDUFFIE	DEARING	535	6.93	$14,553.52	0%
2	MCDUFFIE	THOMSON	6,792	49.10	$125,305.14	0%
5	MCINTOSH	(UNINCORPORATED)	10,053	269.76	$486,867.98	0%
5	MCINTOSH	DARIEN	1,747	21.94	$46,469.13	0%
3	MERIWETHER	(UNINCORPORATED)	14,625	595.36	$1,018,607.13	0%

GDOT District	County	City	Population**	Total Mileage*	FY 2026 LRA Formula Amount	Required FY 2026 LRA Match
3	MERIWETHER	GAY	116	3.33	$5,950.18	0%
3	MERIWETHER	GREENVILLE	819	10.49	$22,097.56	0%
3	MERIWETHER	LONE OAK	118	1.35	$2,936.98	0%
3	MERIWETHER	LUTHERSVILLE	838	6.05	$15,448.00	0%
3	MERIWETHER	WARM SPRINGS	445	5.19	$11,227.14	0%
3	MERIWETHER	WOODBURY	863	11.66	$24,212.14	0%
3	MERIWETHER / TALBOT	MANCHESTER	3,624	45.66	$96,621.55	0%
4	MILLER	(UNINCORPORATED)	3,888	364.29	$585,850.05	0%
4	MILLER	COLQUITT	1,936	26.36	$54,625.96	0%
4	MITCHELL	(UNINCORPORATED)	10,682	629.56	$1,041,755.86	0%
4	MITCHELL	BACONTON	845	10.67	$22,565.06	0%
4	MITCHELL	CAMILLA	5,029	44.89	$105,831.97	0%
4	MITCHELL	PELHAM	3,385	36.66	$81,090.90	0%
4	MITCHELL	SALE CITY	351	7.43	$13,957.74	0%
1	MONROE	(UNINCORPORATED)	26,337	481.89	$931,672.53	0%
1	MONROE	CULLODEN	205	4.53	$8,443.35	0%
1	MONROE	FORSYTH	4,895	38.58	$95,191.43	0%
5	MONTGOMERY	(UNINCORPORATED)	5,083	320.52	$527,748.49	0%
5	MONTGOMERY	AILEY	527	14.34	$25,826.38	0%
5	MONTGOMERY	ALSTON	175	7.97	$13,482.29	0%
5	MONTGOMERY	HIGGSTON	309	4.87	$9,732.24	0%
5	MONTGOMERY	MOUNT VERNON	1,838	28.06	$56,501.17	0%
5	MONTGOMERY	TARRYTOWN	63	4.89	$7,944.01	0%
5	MONTGOMERY	UVALDA	433	9.91	$18,356.65	0%
2	MORGAN	(UNINCORPORATED)	15,277	448.18	$798,347.33	0%
2	MORGAN	BOSTWICK	400	9.80	$17,944.44	0%
2	MORGAN	BUCKHEAD	203	4.49	$8,367.39	0%
2	MORGAN	MADISON	5,131	41.64	$101,615.93	0%
2	MORGAN	RUTLEDGE	929	12.38	$25,801.20	0%
6	MURRAY	(UNINCORPORATED)	35,522	447.47	$946,944.48	0%
6	MURRAY	CHATSWORTH	4,943	40.15	$97,947.30	0%

GDOT District	County	City	Population**	Total Mileage*	FY 2026 LRA Formula Amount	Required FY 2026 LRA Match
6	MURRAY	ETON	851	10.01	$21,600.09	0%
3	MUSCOGEE	COLUMBUS-MUSCOGEE	201,830	968.07	$2,972,701.86	0%
2	NEWTON	(UNINCORPORATED)	103,206	766.68	$1,935,534.83	0%
2	NEWTON	COVINGTON	15,302	95.89	$259,779.79	0%
2	NEWTON	MANSFIELD	494	7.30	$14,816.22	0%
2	NEWTON	NEWBORN	752	8.03	$17,840.14	0%
2	NEWTON	OXFORD	2,310	13.00	$36,959.89	0%
2	NEWTON	PORTERDALE	1,941	13.06	$34,323.41	0%
1	OCONEE	(UNINCORPORATED)	38,709	417.49	$924,659.79	0%
1	OCONEE	BISHOP	349	2.89	$7,000.00	0%
1	OCONEE	NORTH HIGH SHOALS	561	7.60	$15,770.37	0%
1	OCONEE	WATKINSVILLE	3,897	20.99	$60,912.49	0%
1	OCONEE / CLARKE	BOGART	1,343	14.84	$32,624.19	0%
2	OGLETHORPE	(UNINCORPORATED)	14,369	491.42	$857,760.32	0%
2	OGLETHORPE	ARNOLDSVILLE	469	2.07	$6,633.21	0%
2	OGLETHORPE	CRAWFORD	898	5.14	$14,499.96	0%
2	OGLETHORPE	LEXINGTON	217	3.06	$6,284.02	0%
2	OGLETHORPE	MAXEYS	219	3.20	$6,512.91	0%
6	PAULDING	(UNINCORPORATED)	167,756	1006.82	$2,780,033.03	0%
6	PAULDING	DALLAS	15,062	54.11	$194,111.73	0%
6	PAULDING	HIRAM	5,520	18.42	$68,982.00	0%
6	PAULDING / POLK	BRASWELL	368	3.95	$8,761.52	0%
3	PEACH	(UNINCORPORATED)	13,159	202.58	$407,094.95	0%
3	PEACH	BYRON	6,305	58.87	$136,645.60	0%
3	PEACH	FORT VALLEY	9,023	54.04	$149,354.88	0%
6	PICKENS	(UNINCORPORATED)	30,617	400.96	$839,551.87	0%
6	PICKENS	JASPER	5,289	42.02	$103,365.25	0%
6	PICKENS	TALKING ROCK	111	2.09	$4,016.90	0%
6	PICKENS / CHEROKEE	NELSON	1,171	11.08	$25,602.37	0%
5	PIERCE	(UNINCORPORATED)	15,765	610.23	$1,049,776.30	0%
5	PIERCE	BLACKSHEAR	3,658	41.20	$90,052.31	0%
5	PIERCE	OFFERMAN	467	14.25	$25,245.13	0%

GDOT District	County	City	Population**	Total Mileage*	FY 2026 LRA Formula Amount	Required FY 2026 LRA Match
5	PIERCE	PATTERSON	777	13.15	$25,854.93	0%
3	PIKE	(UNINCORPORATED)	17,471	351.22	$666,289.21	0%
3	PIKE	CONCORD	415	5.30	$11,173.55	0%
3	PIKE	MEANSVILLE	285	2.01	$5,181.04	0%
3	PIKE	MOLENA	421	6.30	$12,747.20	0%
3	PIKE	WILLIAMSON	747	10.12	$20,999.38	0%
3	PIKE	ZEBULON	1,330	12.35	$28,720.15	0%
6	POLK	(UNINCORPORATED)	27,318	518.75	$995,295.13	0%
6	POLK	ARAGON	1,503	9.74	$26,007.80	0%
6	POLK	CEDARTOWN	10,313	75.12	$191,129.96	0%
6	POLK	ROCKMART	5,284	40.97	$101,722.53	0%
3	PULASKI	(UNINCORPORATED)	5,326	267.16	$447,942.40	0%
3	PULASKI	HAWKINSVILLE	4,854	36.92	$92,349.68	0%
2	PUTNAM	(UNINCORPORATED)	16,742	424.52	$772,996.00	0%
2	PUTNAM	EATONTON	6,641	62.40	$144,528.22	0%
4	QUITMAN	GEORGETOWN-QUITMAN	2,323	159.21	$260,653.00	0%
1	RABUN	(UNINCORPORATED)	13,276	361.09	$650,367.22	0%
1	RABUN	CLAYTON	2,090	21.76	$48,729.85	0%
1	RABUN	DILLARD	337	6.40	$12,279.07	0%
1	RABUN	MOUNTAIN CITY	964	9.91	$22,282.64	0%
1	RABUN	SKY VALLEY	491	29.24	$48,346.59	0%
1	RABUN	TIGER	430	5.79	$12,033.81	0%
1	RABUN / HABERSHAM	TALLULAH FALLS	210	9.12	$15,499.74	0%
4	RANDOLPH	(UNINCORPORATED)	2,351	380.08	$598,633.56	0%
4	RANDOLPH	CUTHBERT	2,912	29.87	$67,209.88	0%
4	RANDOLPH	SHELLMAN	822	13.84	$27,242.85	0%
2	RICHMOND	AUGUSTA-RICHMOND	201,737	1073.23	$3,132,834.04	0%
2	RICHMOND	HEPHZIBAH	3,827	45.45	$97,801.29	0%
2	RICHMOND / BURKE	BLYTHE	793	6.75	$16,185.79	0%
7	ROCKDALE	(UNINCORPORATED)	77,499	522.94	$1,372,719.86	0%
7	ROCKDALE	CONYERS	20,111	74.69	$262,914.62	0%
3	SCHLEY	(UNINCORPORATED)	2,990	175.72	$290,833.04	0%

GDOT District	County	City	Population**	Total Mileage*	FY 2026 LRA Formula Amount	Required FY 2026 LRA Match
3	SCHLEY	ELLAVILLE	1,513	20.09	$41,909.85	0%
5	SCREVEN	(UNINCORPORATED)	10,658	619.04	$1,025,490.32	0%
5	SCREVEN	HILTONIA	322	5.28	$10,455.36	0%
5	SCREVEN	NEWINGTON	299	4.00	$8,327.83	0%
5	SCREVEN	OLIVER	223	2.66	$5,716.67	0%
5	SCREVEN	ROCKY FORD	168	2.35	$4,835.94	0%
5	SCREVEN	SYLVANIA	2,655	37.73	$77,329.93	0%
4	SEMINOLE	(UNINCORPORATED)	6,097	337.00	$560,448.22	0%
4	SEMINOLE	DONALSONVILLE	2,864	31.72	$69,684.17	0%
4	SEMINOLE	IRON CITY	313	5.84	$11,245.22	0%
3	SPALDING	(UNINCORPORATED)	46,067	540.74	$1,167,546.30	0%
3	SPALDING	GRIFFIN	23,994	139.13	$390,171.10	0%
3	SPALDING	ORCHARD HILL	231	2.42	$5,408.79	0%
1	STEPHENS	(UNINCORPORATED)	17,521	337.08	$645,034.77	0%
1	STEPHENS	AVALON	242	4.49	$8,655.74	0%
1	STEPHENS	TOCCOA	9,389	86.05	$201,013.40	0%
1	STEPHENS / FRANKLIN	MARTIN	348	10.86	$19,181.02	0%
3	STEWART	(UNINCORPORATED)	2,416	288.25	$458,679.75	0%
3	STEWART	LUMPKIN	944	14.49	$29,138.90	0%
3	STEWART	RICHLAND	1,449	17.87	$38,041.64	0%
3	SUMTER	(UNINCORPORATED)	12,011	538.87	$912,890.92	0%
3	SUMTER	AMERICUS	15,742	87.40	$250,049.32	0%
3	SUMTER	ANDERSONVILLE	237	5.34	$9,918.67	0%
3	SUMTER	DESOTO	120	3.04	$5,536.26	0%
3	SUMTER	LESLIE	337	6.37	$12,233.19	0%
3	SUMTER	PLAINS	525	4.56	$10,855.17	0%
3	TALBOT	(UNINCORPORATED)	4,406	331.17	$539,029.95	0%
3	TALBOT	GENEVA	72	2.27	$4,003.82	0%
3	TALBOT	JUNCTION CITY	140	9.10	$14,951.61	0%
3	TALBOT	TALBOTTON	738	9.35	$19,755.29	0%
3	TALBOT	WOODLAND	303	5.87	$11,217.17	0%
2	TALIAFERRO	(UNINCORPORATED)	1,017	164.62	$259,270.43	0%

GDOT District	County	City	Population**	Total Mileage*	FY 2026 LRA Formula Amount	Required FY 2026 LRA Match
2	TALIAFERRO	CRAWFORDVILLE	495	8.25	$16,276.43	0%
2	TALIAFERRO	SHARON	108	2.51	$4,637.02	0%
5	TATTNALL	(UNINCORPORATED)	15,674	728.86	$1,230,522.75	0%
5	TATTNALL	COBBTOWN	339	9.11	$16,438.22	0%
5	TATTNALL	COLLINS	542	7.46	$15,415.80	0%
5	TATTNALL	GLENNVILLE	5,104	42.66	$102,976.18	0%
5	TATTNALL	MANASSAS	61	3.04	$5,100.04	0%
5	TATTNALL	REIDSVILLE	2,555	33.50	$70,121.69	0%
3	TAYLOR	(UNINCORPORATED)	5,061	396.49	$643,765.74	0%
3	TAYLOR	BUTLER	1,827	22.43	$47,809.96	0%
3	TAYLOR	REYNOLDS	895	15.30	$30,015.34	0%
5	TELFAIR	(UNINCORPORATED)	4,310	403.90	$649,545.18	0%
5	TELFAIR	JACKSONVILLE	104	0.88	$2,114.70	0%
5	TELFAIR	LUMBER CITY	966	15.59	$30,983.77	0%
5	TELFAIR / WHEELER	MCRAE-HELENA	5,186	59.57	$129,442.69	0%
5	TELFAIR / WHEELER	SCOTLAND	174	5.54	$9,758.73	0%
4	TERRELL	(UNINCORPORATED)	3,829	368.96	$592,555.59	0%
4	TERRELL	BRONWOOD	311	5.98	$11,444.54	0%
4	TERRELL	DAWSON	4,180	33.62	$82,319.76	0%
4	TERRELL	PARROTT	108	5.63	$9,408.39	0%
4	TERRELL	SASSER	270	4.67	$9,138.03	0%
4	THOMAS	(UNINCORPORATED)	23,458	625.65	$1,130,236.67	0%
4	THOMAS	BOSTON	1,235	18.21	$36,979.38	0%
4	THOMAS	COOLIDGE	544	6.78	$14,390.67	0%
4	THOMAS	OCHLOCKNEE	681	6.10	$14,363.67	0%
4	THOMAS	THOMASVILLE	18,604	153.47	$372,249.70	0%
4	THOMAS / BROOKS	PAVO	603	10.30	$20,209.98	0%
4	THOMAS / MITCHELL	MEIGS	944	9.51	$21,523.05	0%
4	TIFT	(UNINCORPORATED)	22,391	554.10	$1,012,927.27	0%
4	TIFT	TIFTON	17,385	134.38	$334,042.85	0%
4	TIFT	TY TY	644	7.43	$16,124.06	0%
4	TIFT / COLQUITT	OMEGA	1,324	15.16	$32,973.08	0%

GDOT District	County	City	Population**	Total Mileage*	FY 2026 LRA Formula Amount	Required FY 2026 LRA Match
5	TOOMBS	(UNINCORPORATED)	12,314	515.82	$879,881.12	0%
5	TOOMBS	LYONS	4,253	50.71	$108,995.00	0%
5	TOOMBS	SANTA CLAUS	206	2.55	$5,422.76	0%
5	TOOMBS / MONTGOMERY	VIDALIA	10,853	116.46	$258,343.20	0%
1	TOWNS	(UNINCORPORATED)	11,339	224.80	$427,619.39	0%
1	TOWNS	HIAWASSEE	1,046	11.42	$25,198.13	0%
1	TOWNS	YOUNG HARRIS	799	5.00	$13,553.90	0%
2	TREUTLEN	(UNINCORPORATED)	3,487	274.00	$444,805.93	0%
2	TREUTLEN	SOPERTON	2,933	30.14	$67,778.06	0%
3	TROUP	(UNINCORPORATED)	32,117	526.14	$1,042,078.33	0%
3	TROUP	HOGANSVILLE	3,222	28.04	$66,703.30	0%
3	TROUP	LAGRANGE	33,564	204.26	$560,530.06	0%
3	TROUP / HARRIS	WEST POINT	3,602	43.42	$93,033.28	0%
4	TURNER	(UNINCORPORATED)	3,835	398.96	$638,478.55	0%
4	TURNER	ASHBURN	4,239	34.15	$83,566.51	0%
4	TURNER	REBECCA	206	4.26	$8,037.84	0%
4	TURNER	SYCAMORE	743	4.43	$12,268.17	0%
3	TWIGGS	(UNINCORPORATED)	6,606	321.84	$541,027.57	0%
3	TWIGGS	JEFFERSONVILLE	926	12.51	$25,977.83	0%
3	TWIGGS / WILKINSON	DANVILLE	160	4.89	$8,661.18	0%
1	UNION	(UNINCORPORATED)	26,752	564.86	$1,061,625.78	0%
1	UNION	BLAIRSVILLE	849	9.08	$20,163.07	0%
3	UPSON	(UNINCORPORATED)	17,999	462.41	$840,234.40	0%
3	UPSON	THOMASTON	9,850	62.97	$169,125.90	0%
3	UPSON	YATESVILLE	509	6.67	$13,963.67	0%
6	WALKER	(UNINCORPORATED)	53,333	675.36	$1,427,140.58	0%
6	WALKER	CHICKAMAUGA	3,014	22.71	$57,014.34	0%
6	WALKER	LAFAYETTE	7,028	58.59	$141,562.95	0%
6	WALKER	LOOKOUT MOUNTAIN	1,657	14.92	$35,068.11	0%
6	WALKER	ROSSVILLE	3,942	25.27	$67,790.55	0%
1	WALTON	(UNINCORPORATED)	72,268	789.60	$1,741,843.64	0%

GDOT District	County	City	Population**	Total Mileage*	FY 2026 LRA Formula Amount	Required FY 2026 LRA Match
1	WALTON	BETWEEN	475	3.99	$9,613.80	0%
1	WALTON	GOOD HOPE	395	4.50	$9,802.25	0%
1	WALTON	JERSEY	154	3.27	$6,139.38	0%
1	WALTON	MONROE	16,270	88.05	$254,947.16	0%
1	WALTON	WALNUT GROVE	1,649	9.79	$27,163.72	0%
1	WALTON / GWINNETT	LOGANVILLE	16,862	57.57	$212,711.50	0%
1	WALTON / NEWTON	SOCIAL CIRCLE	5,415	50.18	$116,775.81	0%
5	WARE	(UNINCORPORATED)	22,553	788.82	$1,373,079.19	0%
5	WARE /PIERCE	WAYCROSS	13,671	158.49	$343,454.21	0%
2	WARREN	(UNINCORPORATED)	2,935	301.49	$482,764.77	0%
2	WARREN	CAMAK	131	4.32	$7,575.08	0%
2	WARREN	NORWOOD	195	5.08	$9,210.52	0%
2	WARREN	WARRENTON	1,887	18.18	$41,754.11	0%
2	WASHINGTON	(UNINCORPORATED)	9,844	720.40	$1,174,480.44	0%
2	WASHINGTON	DAVISBORO	1,946	8.89	$27,983.26	0%
2	WASHINGTON	DEEPSTEP	112	3.98	$6,914.64	0%
2	WASHINGTON	HARRISON	324	6.96	$13,039.35	0%
2	WASHINGTON	OCONEE	183	4.82	$8,724.19	0%
2	WASHINGTON	RIDDLEVILLE	79	1.95	$3,566.20	0%
2	WASHINGTON	SANDERSVILLE	5,500	51.70	$119,728.78	0%
2	WASHINGTON	TENNILLE	1,846	13.71	$34,615.06	0%
5	WAYNE	(UNINCORPORATED)	20,581	770.84	$1,331,002.48	0%
5	WAYNE	JESUP	10,235	108.01	$240,851.49	0%
5	WAYNE	ODUM	495	9.81	$18,662.12	0%
5	WAYNE	SCREVEN	821	11.63	$23,855.73	0%
3	WEBSTER	(UNINCORPORATED)	2,315	209.78	$337,929.88	0%
5	WHEELER	(UNINCORPORATED)	3,431	308.47	$497,106.40	0%
5	WHEELER	ALAMO	2,818	13.20	$41,021.68	0%
5	WHEELER	GLENWOOD	817	12.49	$25,141.34	0%
1	WHITE	(UNINCORPORATED)	25,455	268.11	$598,220.50	0%
1	WHITE	CLEVELAND	3,583	27.50	$68,546.56	0%
1	WHITE	HELEN	630	18.29	$32,628.60	0%

GDOT District	County	City	Population**	Total Mileage*	FY 2026 LRA Formula Amount	Required FY 2026 LRA Match
6	WHITFIELD	(UNINCORPORATED)	65,977	698.27	$1,555,660.91	0%
6	WHITFIELD	COHUTTA	848	12.64	$25,599.94	0%
6	WHITFIELD	DALTON	34,970	186.10	$543,153.58	0%
6	WHITFIELD	TUNNEL HILL	986	7.06	$18,086.83	0%
6	WHITFIELD	VARNELL	2,289	7.79	$28,837.04	0%
4	WILCOX	(UNINCORPORATED)	4,191	470.94	$751,188.72	0%
4	WILCOX	ABBEVILLE	2,845	14.41	$43,071.74	0%
4	WILCOX	PINEVIEW	469	7.93	$15,594.83	0%
4	WILCOX	PITTS	244	5.15	$9,679.86	0%
4	WILCOX	ROCHELLE	1,155	13.94	$29,857.84	0%
2	WILKES	(UNINCORPORATED)	5,289	416.99	$676,801.85	0%
2	WILKES	RAYLE	157	0.00	$1,160.79	0%
2	WILKES	TIGNALL	498	8.54	$16,742.11	0%
2	WILKES	WASHINGTON	3,623	38.97	$86,383.22	0%
2	WILKINSON	(UNINCORPORATED)	4,324	323.62	$526,877.56	0%
2	WILKINSON	GORDON	1,720	28.03	$55,582.85	0%
2	WILKINSON	IRWINTON	538	7.31	$15,156.83	0%
2	WILKINSON	IVEY	1,009	16.34	$32,448.66	0%
2	WILKINSON	MCINTYRE	555	11.91	$22,317.24	0%
2	WILKINSON	TOOMSBORO	376	4.41	$9,524.14	0%
2	WILKINSON / BLECKLEY / LAURENS / TWIGGS	ALLENTOWN	190	4.30	$7,980.71	0%
4	WORTH	(UNINCORPORATED)	13,201	784.15	$1,296,792.70	0%
4	WORTH	POULAN	724	13.20	$25,539.53	0%
4	WORTH	SUMNER	433	8.10	$15,588.64	0%
4	WORTH	SYLVESTER	5,413	54.40	$123,214.62	0%
4	WORTH	WARWICK	491	4.91	$11,139.04	0%

CITY OF VILLA RICA

City Council Meeting
Agenda Item Cover Sheet

SUBJECT: 2026 Budget Amendments #101 - #138
AGENDA DATE: 04-14-2026

DATE PREPARED: 03-27-2026
PREPARED BY: Amanda Long, Interim Finance Director

AMOUNT: See Exhibit A
GL ACCOUNT #:
FUNDING SOURCE:
BUDGETED ITEM?
PUBLIC HEARING:

PURPOSE: To adopt a resolution amending the 2026 budget

MOTION: I move to adopt a resolution amending the 2026 fiscal year budget pursuant to Section 2-71 of the City's Code of Ordinances.

City of Villa Rica **04/14/26**
Exhibit A
Proposed 2026 Budget Amendments

School Zones Flashing Beacons

Source of Funds: ***Fund Balance***

Items approved at 03-10-26 Council meeting

	Item	*Account Name*	*Account Type*		*Amount*
101	350-4110-542500	Streets - Equipment	Expense	Increase	40,515
102	350-391100	Capital Project Transfers	Revenue	Increase	(40,515)
103	100-9000-611021	Transfer to GF Capital Project	Expense	Increase	40,515
104	100-381000	Use of Fund Balance	Revenue	Increase	(40,515)

2026 Juneteenth Celebration

Source of Funds: ***General Fund Contingency***

Celebration approved at 03-10-26 Council meeting

	Item	*Account Name*	*Account Type*		*Amount*
105	100-6130-523880	Contract Labor / Programs / Events	Expense	Increase	30,000
106	100-1110-579100	Contingency	Expense	Decrease	(30,000)

Transition to In-House Community & Economic Development Director

Source of Funds: ***Fund Balance***

Creation of In-House Community & Economic Development Director & Admin position and operations

	Item	*Account Name*	*Account Type*		*Amount*
107	100-7400-511100	Community Dev. - Salaries	Expense	Decrease	(17,614)
108	100-7400-512100	Community Dev. - Group Ins.	Expense	Decrease	(4,224)
109	100-7400-512200	Community Dev. - FICA	Expense	Increase	877
110	100-7400-512400	Community Dev. - Retirement Contribution	Expense	Decrease	(4,160)
111	100-7400-512500	Community Dev. - 457 Retirement	Expense	Decrease	(2,598)
112	100-7520-511100	Econ. Dev. - Salaries	Expense	Increase	56,125
113	100-7520-512100	Econ. Dev. - Group Ins.	Expense	Increase	9,285
114	100-7520-512200	Econ. Dev. - FICA	Expense	Increase	4,294
115	100-7520-512400	Econ. Dev. - Retirement Contribution	Expense	Increase	2,592
116	100-7520-512500	Econ. Dev. - 457 Retirement	Expense	Increase	1,684
117	100-7520-521200	Econ. Dev. - Professional Svcs.	Expense	Increase	15,000
118	100-7520-521300	Econ. Dev. - Technical	Expense	Increase	6,000
119	100-7520-523400	Econ. Dev. - Printing & Binding	Expense	Increase	3,000
120	100-7520-523500	Econ. Dev. - Travel	Expense	Increase	3,000
121	100-7520-523700	Econ. Dev. - Education & Training	Expense	Increase	4,000
122	100-7520-531100	Econ. Dev. - Supplies	Expense	Increase	3,000
123	100-7520-531600	Econ. Dev. - Small Equipment	Expense	Increase	3,000
124	100-381000	Use of Fund Balance	Revenue	Increase	(83,261)
125	350-7520-542200	Econ. Dev. - Vehicles	Expense	Increase	35,000
126	350-391100	Capital Project Transfers	Revenue	Increase	(35,000)
127	100-9000-611021	Transfer to GF Capital Project	Expense	Increase	35,000
128	100-381000	Use of Fund Balance	Revenue	Increase	(35,000)

Police Department Server Replacement

Source of Funds: ***Technology Fund @ 70% and General Fund Contingency***

Technology equipment needed - SAN, Switch and Setup Conf.

	Item	*Account Name*	*Account Type*		*Amount*
129	746-3210-542500	Technology Fund - Police - Storage Area Network (SAN)	Expense	Increase	55,799
130	746-3210-542500	Technology Fund - Police - Switch	Expense	Increase	11,603
131	746-3210-542500	Technology Fund - Police - Setup Conf	Expense	Increase	5,600
132	746-381000	Use of Fund Balance	Revenue	Increase	(73,002)
133	100-9000-611021	Transfer to GF Capital Project	Expense	Increase	31,286
134	100-1110-579100	Contingency	Expense	Decrease	(31,286)
135	350-1535-542500	IT - Storage Area Network (SAN)	Expense	Increase	23,914
136	350-1535-542500	IT - Switch	Expense	Increase	4,972
137	350-1535-542500	IT - Setup Conf	Expense	Increase	2,400
138	350-391100	Capital Project Transfers	Revenue	Increase	(31,286)

STATE OF GEORGIA
CITY OF VILLA RICA

A RESOLUTION TO APPROVE AN AMENDMENT TO THE BUDGET FOR THE FISCAL YEAR 2026 FOR THE CITY PURSUANT TO SECTION 2-71 OF THE CITY'S CODE OF ORDINANCES

WHEREAS, the Mayor and City Council adopted the 2026 Budget on September 8, 2025, which incorporated all of the various funds of the City; and

WHEREAS, the Mayor and Council have determined it appropriate to amend the budget for the reasons set forth herein; and

WHEREAS, the Mayor and Council have reviewed the proposed budget; and

WHEREAS, each of the funds, as amended, has a balanced budget, such that anticipated revenues equal or exceed proposed expenditures.

NOW, THEREFORE, the Mayor and City Council of the City of Villa Rica, Georgia, hereby resolve as follows:

Section 1. That the City of Villa Rica, Georgia, hereby amends the Budget for Fiscal Year 2026, said budget amendment being described as Amendment No. 101-138, attached hereto, and incorporated as Exhibit A.

Section 2. That any increase or decrease in appropriations or revenue of any fund or for any department; the establishment of new capital projects; or the establishment of new grant projects other than those expectations provided for herein, shall require approval of the City Council.

Section 3. That the City Manager and his/her designee may promulgate all necessary internal rules, regulations, and policies to ensure that this Budget Amendment Resolution is followed.

Section 4. This Resolution shall be effective immediately upon its adoption.

1. It is hereby declared to be the intention of the Mayor and City Council that all sections, paragraphs, sentences, clauses, and phrases of this Resolution are and were, upon their enactment, believed by the Mayor and City Council to be fully valid, enforceable, and constitutional.

2. It is hereby declared to be the intention of the Mayor and City Council that, to the greatest extent allowed by law, each and every section, paragraph, sentence, clause, or phrase of this Resolution is severable from every other section, paragraph, sentence, clause or phrase of same. It is hereby further declared to be the intention of the Mayor

and City Council that, to the greatest extent allowed by law, no section, paragraph, sentence, clause, or phrase of this Resolution is mutually dependent upon any other section, paragraph, sentence, clause, or phrase of same.

3. In the event that any phrase, clause, sentence, paragraph or section of this Resolution shall, for any reason whatsoever, be declared invalid, unconstitutional or otherwise unenforceable by the valid judgment or decree of any court of competent jurisdiction, it is the express intent of the Mayor and City Council that such invalidity, unconstitutionality, or unenforceability shall, to the greatest extent allowed by law, not render invalid, unconstitutional or otherwise unenforceable any of the remaining phrases, clauses, sentences, paragraphs or sections of the same and that, to the greatest extent allowed by law, all remaining phrases, clauses, sentences, paragraphs and sections of the Resolution shall remain valid, constitutional, enforceable, and of full force and effect.

4. All ordinances or resolutions and parts of ordinances or resolutions in conflict herewith are expressly repealed.

5. The within resolution shall become effective upon its adoption.

SO RESOLVED AND EFFECTIVE this the 14th day of April, 2026.

Approved:

_____
Leslie McPherson, Mayor

Attest:

_____
Theresa Campbell, City Clerk

CITY OF VILLA RICA

City Council Meeting
Agenda Item Cover Sheet

SUBJECT: Excess (Supplemental) Cyber Liability Insurance
AGENDA DATE: 04/14/2026

DATE PREPARED: 03/30/2026
PREPARED BY: Amanda Long

AMOUNT: $10,833
GL ACCOUNT #: 100-1110-523100
FUNDING SOURCE: General Fund Operating Budget
BUDGETED ITEM? Yes

PURPOSE: To approve supplemental cyber liability insurance.

BACKGROUND: We have chosen to add supplemental cyber security coverage since 2022, when the application was first included with the renewal application for our liability insurance with GIRMA. It is an additional $1M of coverage to help protect against cyber related liabilities. This coverage includes access to a panel of resources for mediation if needed, for instance, in the case of a ransomware attack. The cyber liability market is very challenging for all industry sectors, but particularly for the public entity. The quoted price is $10,833 compared to $14,040 last year. When questioned about the decrease year over year, Lockton's response was: "*The Cyber insurance market has become more competitive and it has driven pricing down. When the city has the right security controls in place, the carriers are able to reflect that in their pricing*."

STAFF RECOMMENDATION: To approve excess cyber liability insurance renewal.

MOTION: I move to approve the excess cyber liability insurance renewal for the quoted price of $10,833.

Excess Cyber Coverage Comparison Named Insured: City of Villa Rica		
Effective Dates	**Expiring (TMHCC) 5/1/2025-5/1/2026**	**Renewal (TMHCC) 5/1/2026-5/1/2027**
Third Party Liability Insuring Agreements		
Multimedia Liability	1,000,000	1,000,000
Security and Privacy Liability	1,000,000	1,000,000
Privacy Regulatory Defense and Penalties	1,000,000	1,000,000
PCI DSS Liability	1,000,000	1,000,000
First Party Insuring Agreements		
Breach Event Costs	1,000,000	1,000,000
System Failure	1,000,000	1,000,000
Cyber Extortion	1,000,000	1,000,000
Dependent System Failure	$1,000,000 / $10,000 Deductible	$1,000,000 / $10,000 Deductible
Cyber Crime	$250,000	$250,000
Maximum Aggregate Limit of Liability	$1,000,000	$1,000,000
Deductible	**$0**	**$0**
Premium	**13,500**	**10,416**
Surplus Lines Tax	**540**	**417**
Total Premium	**14,040**	**10,833**

CITY OF VILLA RICA

City Council Meeting
Agenda Item Cover Sheet

SUBJECT: Renewal with GIRMA for Property & Liability Insurance
AGENDA DATE: 04/14/2026

DATE PREPARED: 04/01/2026
PREPARED BY: Amanda Long

AMOUNT: $447,651
GL ACCOUNT #: ###-####-523100 (Liability Insurance accounts from all departments)
FUNDING SOURCE: Operating Budgets
BUDGETED ITEM? Yes

PURPOSE: To approve a renewal with Georgia Interlocal Risk Management Agency (GIRMA) for property & liability insurance for the period of May 1, 2026 to May 1, 2027.

BACKGROUND: The terms of the renewal are attached. This quote is $447,651 which is 9% higher than the 2025-2026 quote of $410,202.

Per GIRMA, *"Please note the target change to the billed contribution for every member is a 3-5% rate increase. Any changes to exposures or individual loss experience may further impact the contribution as well. There are several key factors driving the need for an increase, most notably unfavorable claim trends (Auto Liability and Property) and high inflation levels which impact the replacement and repair costs of vehicles and buildings."*

Per our GIRMA contact, Villa Rica is seeing an increase higher than the average due to:

- Budget (Gross Operating Expenses) going up 7%
- Employee Count is up by 5
- Property Values increased by $4.7M
- Auto Count was up 7 Units
- Police Officer Count (budgeted positions) was up 4
- 10 Year experience modifier up 5%

Line of Coverage	2025/2026	2026/2027	$ Variance	% Variance
General Liability	$56,311	$64,098	$7,787	14%
Law Enforcement Liability – Before Credit	67,275	77,803	10,528	16%
Law Enforcement Initiative Credit Amount	*(13,455)*	*(15,561)*	*(2,106)*	16%
Law Enforcement Liability – After Credit	53,820	62,242	8,422	16%
Public Officials Liability	35,867	38,714	2,847	8%
Automobile Liability	87,371	96,541	9,170	10%
Automobile Physical Damage	22,785	24,910	2,125	9%
Property – Buildings & Contents	159,856	166,529	6,673	4%
Mobile Equipment	3,611	3,741	130	4%
Police Animal Mortality	3,500	3,500	-	0%
Crime / Fidelity	3,450	3,450	-	0%
Boiler & Machinery	12,329	12,848	519	4%
Uninsured Motorist	1,344	1,497	153	11%
Sub Total	**$440,244**	**$478,070**	**$37,826**	**9%**
Less Renewal Credit	(30,042)	(30,419)	(377)	1%
Total	**$410,202**	**$447,651**	**$37,449**	**9%**

STAFF RECOMMENDATION: To approve the agreement with GIRMA for liability insurance.

IMPACT: Five (5) months of expenses ($186,521) will be posted to the 2026 operating budget, and seven (7) months ($261,130) of the total will be posted to prepaid expenses for 2026 and then expensed in the 2027 budget year.

MOTION: I move to approve the renewal of liability insurance coverage with Georgia Interlocal Risk Management Agency for the period of May 1, 2026 to May 1, 2027 in the amount of $447,651.

Georgia Interlocal Risk Management Agency

GMA Property & Liability Self-Insurance Program

RENEWAL TERMS FOR 2026-2027

CITY OF VILLA RICA
VI2
571 West Bankhead Highway
Villa Rica, GA 30180

Coverage Period:
May-01-2026 to May-01-2027

Presented by:



201 Pryor Street
Atlanta, GA 30303

Quote Date:
4/1/2026

Administered by:
Lockton Companies
3280 Peachtree Road NE #1000
Atlanta, GA 30305

Georgia Interlocal Risk Management Agency

RENEWAL TERMS FOR 2026-2027

CITY OF VILLA RICA

General Liability and Law Enforcement Liability	Limit of Liability
Each Occurrence	$1,000,000
Personal & Advertising Injury	$1,000,000
Products / Completed Operations	$1,000,000
Failure to Supply Utilities	$1,000,000
Fire Legal Liability	$1,000,000
Law Enforcement Liability	$1,000,000
General Aggregate	$5,000,000
Medical Payments	Excluded
Form	Occurrence
General Liability Deductible	$10,000
Law Enforcement Liability Deductible	$10,000
Employee Benefits Liability	$1,000,000
Employee Benefits Aggregate	$5,000,000
Form	Occurrence
Deductible	$10,000

Coverage Features:

- No Premium Audits
- Defense Costs Outside the Limit
- Special Events Liability
- Athletic Participants Liability
- Fireworks Display Liability
- Cemetery Professional Liability
- Limited Pollution Liability
- Non-Owned Aircraft & Watercraft
- Liquor Liability
- Limited Drone Coverage ($50,000)
- Garage Liability
- Personal Injury Liability
- Authorized Moonlighting by Police Officers
- Jail Cell Operations
- Police Animal Liability
- Assault and Battery
- Inmate Medical Coverage
- Sexual Abuse Coverage
- Worldwide Territory

Disclaimer:
These terms are not to be construed as an exact or complete analysis of the coverage agreement, nor as a legal evidence of coverage. The provisions of the actual coverage document will prevail.

Georgia Interlocal Risk Management Agency

RENEWAL TERMS FOR 2026-2027

CITY OF VILLA RICA

Public Officials / Errors & Omissions Liability	Limit of Liability
Each Wrongful Act or Occurrence	$1,000,000
Aggregate Limit	$5,000,000
Form	Occurrence
Deductible	$10,000

Coverage Features:

- No Premium Audits
- Defense Costs Outside the Limits
- Pay on Behalf Basis
- Personal Injury – to include:
    - Mental Anguish
    - Shock
    - Humiliation
- Employment Practices Liability – including coverage for:
    - Libel
    - Slander
    - Defamation
    - Sexual Harassment
    - Sexual Abuse
- Americans with Disabilities Act (ADA)
- Zoning Claims Seeking Monetary Demands
- Civil Rights Violations
- Services Performed Under a Mutual Aid Agreement

Disclaimer:
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Disclaimer:

Georgia Interlocal Risk Management Agency

RENEWAL TERMS FOR 2026-2027

CITY OF VILLA RICA

Automobile Liability	**Limit of Liability**
Combined Single Occurrence Limit	$1,000,000
Uninsured Motorists Liability	$75,000
Hired & Non-Owned Liability	$1,000,000
Medical Payments	Excluded
Deductible	$5,000
Uninsured Motorist Deductible	$2,000

Automobile Physical Damage	**Limit of Liability**
Limit	Actual Cash Value
Hired Physical Damage	Included
Vehicles Covered	Per Schedule
Comprehensive Deductible	$5,000
Collision Deductible	$5,000
Hired Physical Damage Deductible	$5,000

Coverage Features:

- Automatic Coverage for Vehicles up to $100,000 in value
- Automatic Liability Coverage for new vehicles
- Deductible Per Occurrence

Crime / Fidelity	**Limit of Liability**
Blanket Employee Dishonesty	$500,000
Forgery or Alteration	$500,000
Computer Crime	$500,000
Money and Securities	$500,000
Social Engineering Fraud	$25,000
Deductible	$5,000
Social Engineering Deductible Only	$2,500

Coverage Features:

- Faithful Performance Included
- Includes all local and state required bonds

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Georgia Interlocal Risk Management Agency

RENEWAL TERMS FOR 2026-2027

CITY OF VILLA RICA

Property	**Limit of Liability**
Total Insured Values	$120,668,372
Blanket Building & Contents	$117,975,929
Mobile Equipment	$2,692,443
Computers (“EDP”)	Included
Flood Limit – Including Zones A and V	$10,000,000
Earthquake Limit	$10,000,000
Coinsurance Provision	None
Locations Covered	Per Schedule
Valuation – Building & Contents	Replacement Cost
Valuation – Mobile Equipment	Actual Cash Value
Deductible – Buildings & Contents All Perils *(Tier 1 Only-All Perils **except** Named Windstorm)*	$5,000
Deductible – Mobile Equipment All Perils *(Tier 1 Only-All Perils **except** Named Windstorm)*	$5,000
Deductible – Named Windstorm for Tier 1 Only* ** Applies separately to (1) Each separate building. (2) The value of personal property located in each separate building. (3) Each item of Mobile Equipment. (4) Actual value of Business Interruption and Extra Expense loss for the 12 months immediately following the date of the direct physical loss.*	1% per unit
Automatic Coverage Extensions:	
Business Interruption	$500,000
Extra Expense	$500,000
Computers (“EDP”)	$500,000
Builders Risk	$500,000
Property in Transit	$500,000
Valuable Papers	$500,000

Equipment Breakdown	**Limit of Liability**
Limit Per Occurrence	$100,000,000
Ordinance or Law Limit	$100,000,000
Hazardous Substance	$250,000
Deductible	$5,000
Automatic Coverage Extensions	
Ammonia Contamination	$1,000,000
Expediting Expenses	$10,000,000
Service Interruption	$100,000,000
Spoilage / Consequential Damage	$10,000,000
Water Damage	$1,000,000

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Georgia Interlocal Risk Management Agency

RENEWAL TERMS FOR 2026-2027

CITY OF VILLA RICA

Cyber	Limit of Liability
Security & Privacy Liability	$250,000
Regulatory Action Sublimit of Liability	$250,000
Event Management	$250,000
Cyber Extortion	$250,000
Deductible	$10,000

Police Animal Mortality Coverage	Limit of Liability
Scheduled Limit	$35,000
Deductible	Nil

Risk Management Services

Type of Service	Annual Contribution
Loss Control & Safety Training	
On Site Visitation	Included
Awareness Training	Included
Awareness Through Safety Bulletins	Included
Automobile Drivers Training	Included
Access to Safety Videos	Included
Safety Grant	
Based on a Contribution Volume and up to $10,000	Included
*Subject to Approval & Requirements	
Employment Practices Help Line	
Legal Advice	Included
Property Appraisals	
Building Valuations	Included
Contents and Historical Valuations	Included
Crisis Management	
Provides $50,000 for expenses incurred in response to a Crisis Event including Workplace Violence	Included

Disclaimer:

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Georgia Interlocal Risk Management Agency

RENEWAL TERMS FOR 2026-2027

CITY OF VILLA RICA

Contribution Summary

Line of Coverage	Annual Contribution
General Liability	$64,098
Law Enforcement Liability – Before Credit	$77,803
Law Enforcement Initiative Credit Amount	*$15,561*
Law Enforcement Liability – After Credit	$62,242
Public Officials Liability	$38,714
Automobile Liability	$96,541
Automobile Physical Damage	$24,910
Property – Buildings & Contents	$166,529
Mobile Equipment	$3,741
Police Animal Mortality	$3,500
Crime / Fidelity	$3,450
Boiler & Machinery	$12,848
Uninsured Motorist	$1,497
Sub Total	**$478,070**
Less Renewal Credit	$30,419
Total	**$447,651**

Disclaimer:
These terms are not to be construed as an exact or complete analysis of the coverage agreement, nor as a legal evidence of coverage. The provisions of the actual coverage document will prevail.

R-72-2024

City of Villa Rica

State of Georgia

A RESOLUTION AUTHORIZING THE ACCEPTANCE OF ROAD AND FOR OTHER PURPOSES

WHEREAS, the City of Villa Rica, Georgia desires to accept Park Ridge Drive depicted on Exhibit "A", as part of the City Street System; and

WHEREAS, the property owner has formally petitioned the City Council of Villa Rica to accept dedication of these public improvements, being the street(s), together with all drainage and utility structures, fixtures and equipment lying on, over, or under said roads; and

WHEREAS, the public improvements as set forth above have been found to meet the standards and requirements as set forth by the code of ordinances for the City of Villa Rica, Georgia; and

WHEREAS, it is advantageous to the welfare of the residents of the City of Villa Rica, Georgia, that the City of Villa Rica adopt a resolution authorizing the same.

NOW THEREFORE, be it hereby resolved by the Mayor and Council of the City of Villa Rica, Georgia as follows:

1. All of the "Whereas" clauses set forth above are hereby incorporated by reference.
2. Park Ridge Drive, as depicted in Exhibit "A" attached shall be part of the City Street System as of the 25th day of July, 2024.

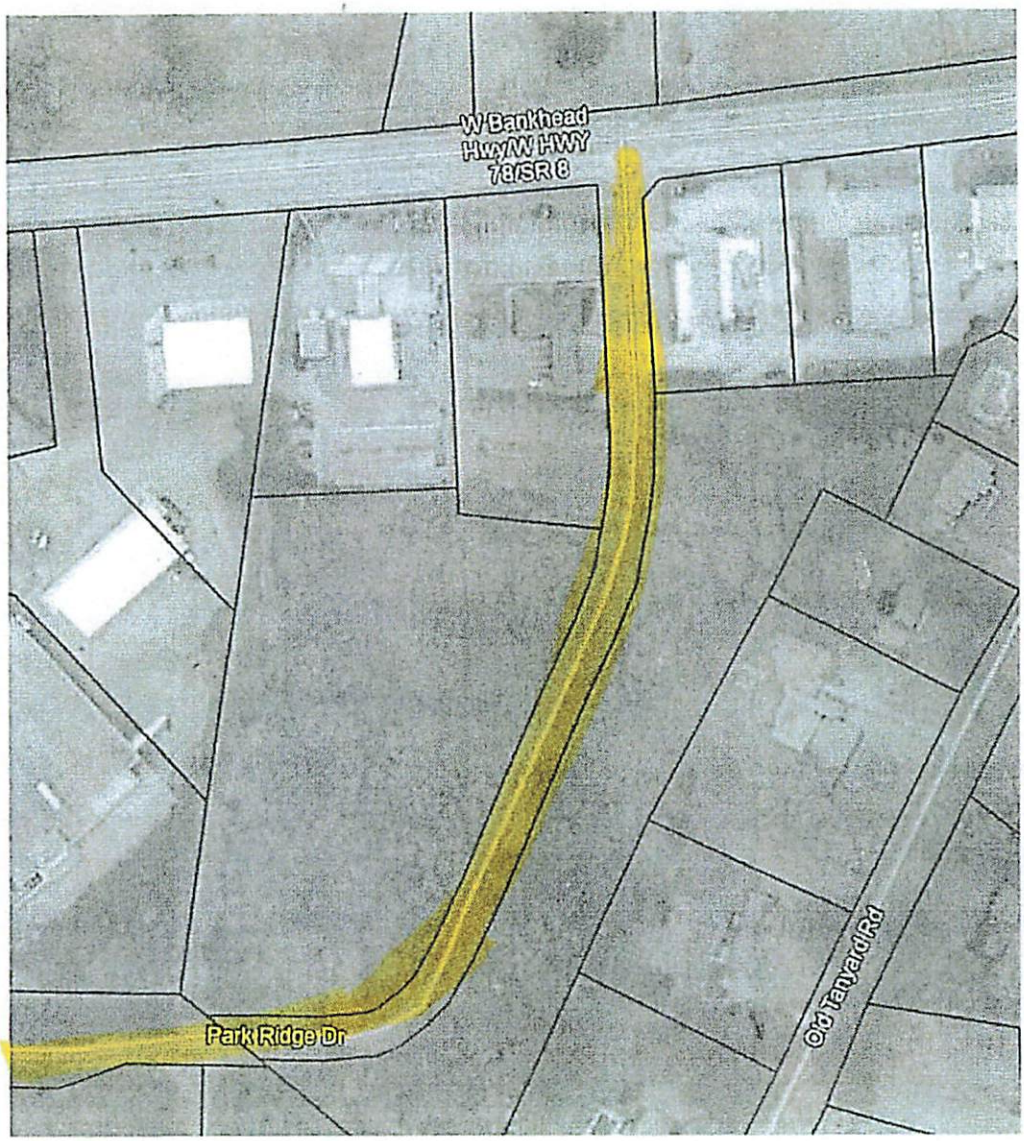
ADOPTED AND APPROVED on the 25th day of July, 2024 at a special called meeting of the Mayor and Council of the City of Villa Rica.

Leslie McPherson, Mayor

Attest:

Theresa Campbell, City Clerk

EXHIBIT "A"



R-72-2024

City of Villa Rica

State of Georgia

A RESOLUTION AUTHORIZING THE ACCEPTANCE OF ROAD AND FOR OTHER PURPOSES

WHEREAS, the City of Villa Rica, Georgia desires to accept Park Ridge Drive depicted on Exhibit "A", as part of the City Street System; and

WHEREAS, the property owner has formally petitioned the City Council of Villa Rica to accept dedication of these public improvements, being the street(s), together with all drainage and utility structures, fixtures and equipment lying on, over, or under said roads; and

WHEREAS, the public improvements as set forth above have been found to meet the standards and requirements as set forth by the code of ordinances for the .City of Villa Rica, Georgia; and

WHEREAS, it is advantageous to the welfare of the residents of the City of Villa Rica, Georgia, that the City of Villa Rica adopt a resolution authorizing the same.

NOW THEREFORE, be it hereby resolved by the Mayor and Council of the City of Villa Rica, Georgia as follows:

1. All of the "Whereas" clauses set forth above are hereby incorporated by reference.
2. A portion of Park Ridge Drive depicted as Tract 3 in the plat of survey recorded in Plat Book 109, Page 681, Carroll County Public Record, which is depicted in the attached Exhibit “A”, shall be part of the City Street System as of the 25th day of July, 2024.

ADOPTED AND APPROVED on the 25th day of July, 2024 at a special called meeting of the Mayor and Council of the City of Villa Rica.

Attest:

Theresa Campbell, City Clerk

Leslie McPherson, Mayor

EXHIBIT A

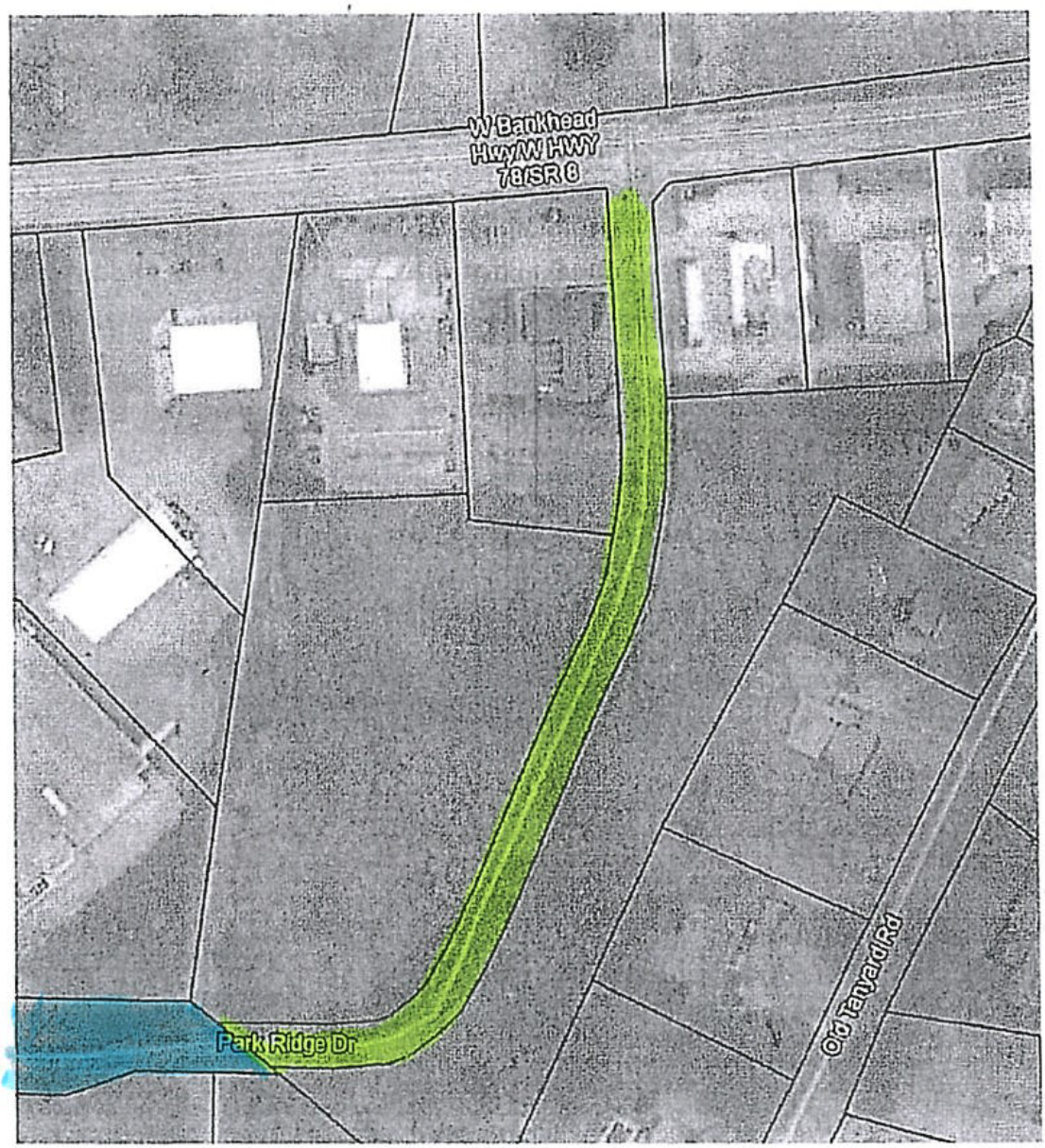
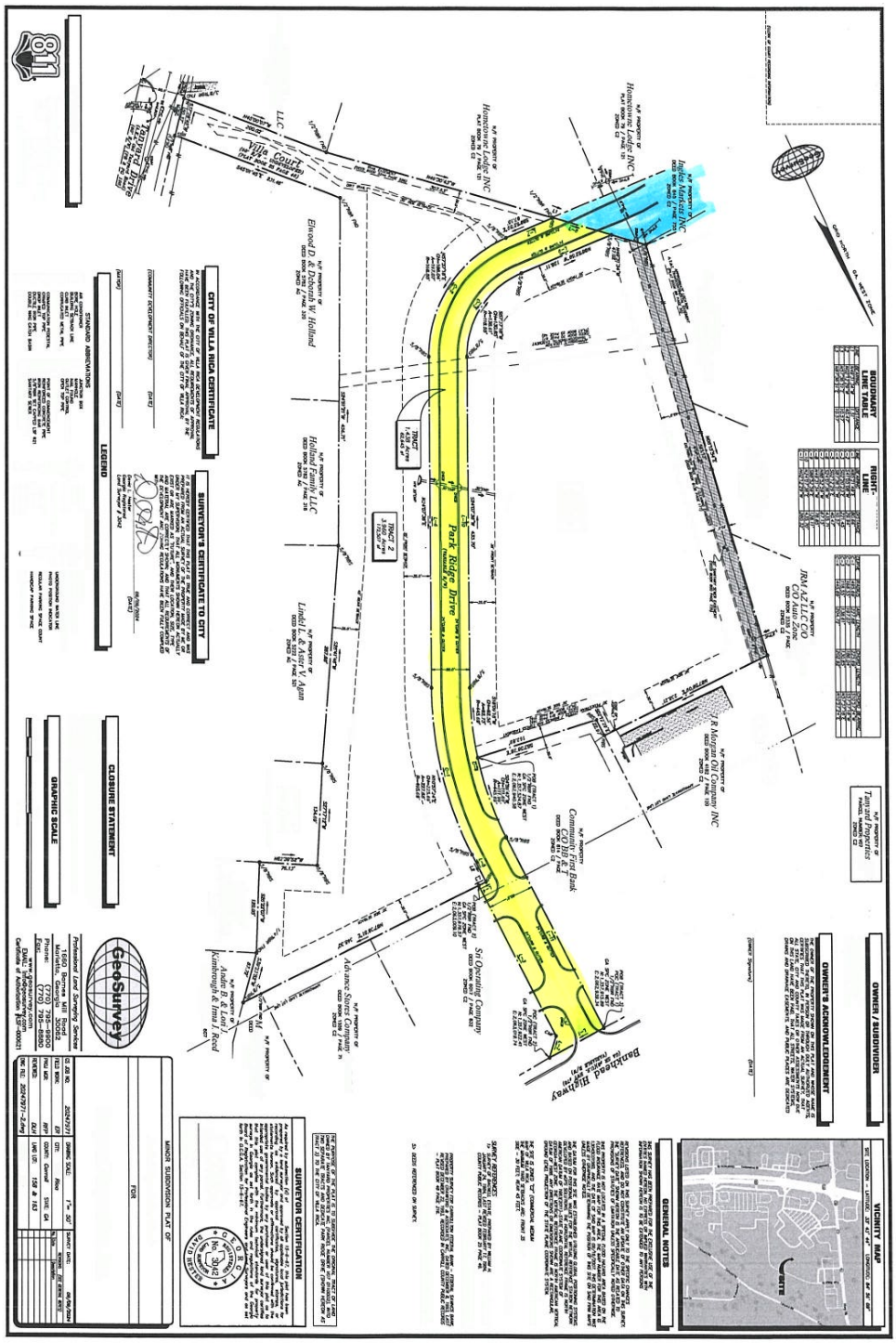


EXHIBIT B


Park Ridge Drive
Bankhead Highway
TRACT 1
TRACT 2
OWNER / SUBDIVIDER
VICINITY MAP
GENERAL NOTES
OWNER'S ACKNOWLEDGEMENT
SURVEYOR CERTIFICATION
SURVEYOR'S CERTIFICATE TO CITY
CITY OF VILLA RICA CERTIFICATE
CLOSURE STATEMENT
GRAPHIC SCALE
LEGEND
GeoSurvey

CITY OF VILLA RICA

City Council Meeting
Agenda Item Cover Sheet

SUBJECT: Resolution Agreeing to Participate in National Settlements Concerning the National Prescription Opioid Litigation
AGENDA DATE: 04/14/2026

DATE PREPARED: 04/01/2026
PREPARED BY: Jennifer Hallman, Interim City Manager/CFO

AMOUNT:
GL ACCOUNT #:
FUNDING SOURCE:
BUDGETED ITEM?
PUBLIC HEARING:

PURPOSE: Resolution Agreeing to Participate in National Settlements Concerning the National Prescription Opioid Litigation

BACKGROUND: The City of Villa Rica is a participant in several national and regional lawsuits related to the national opioid crisis. We, along with numerous other cities in Georgia, are being represented by counsel in these lawsuits. Settlement agreements have been reached with both manufacturers of opioid products as well as pharmacy chains which may have been involved in their distribution. The State of Georgia has also been a participant in negotiating those settlements. Settlement agreements provide that the Defendants will pay certain amounts into a fund which will later be distributed to states, counties, municipalities and other local governments which have been affected by the opioid crisis. The City of Villa Rica has been a participant in those lawsuits and is entitled to participate in the settlement proceeds.

STAFF RECOMMENDATION: Approve the resolution

MOTION: I move to approve the resolution agreeing to participate in national settlements with six remnant defendants, namely Associated Pharmacies, Inc. (and American Associated Pharmacies), J M Smith Corporation, Louisiana Wholesale Drug Company, Inc., Morris and Dickson Co., North Carolina Mutual Wholesale Drug Company, Inc., and United Natural Foods, Inc. (including its subsidiaries SuperValu and Advantage Logistics) concerning the national prescription opioid litigation and directing the duly appointed representatives of the City to approve any other Opioid settlements arising out of the "IN Re: National Opiate Litigation, US District Court, Northern District of Ohio, Case No 1:17-md-02804-DAP."

RESOLUTION OF VILLA RICA, GEORGIA ("CITY") AGREEING TO PARTICIPATE IN NATIONAL SETTLEMENTS WITH SIX REMNANT DEFENDANTS, NAMELY ASSOCIATED PHARMACIES, INC. (AND AMERICAN ASSOCIATED PHARMACIES), J M SMITH CORPORATION, LOUISIANA WHOLESALE DRUG COMPANY, INC., MORRIS AND DICKSON CO., NORTH CAROLINA MUTUAL WHOLESALE DRUG COMPANY, INC., AND UNITED NATURAL FOODS, INC., INCLUDING ITS SUBSIDIARIES SUPERVALU AND ADVANTAGE LOGISTICS CONCERNING THE NATIONAL PRESCRIPTION OPIOID LITIGATION

WHEREAS, the City initiated litigation against certain manufacturers, distributors, and pharmacy chains, to hold themaccountable for the opioid epidemic and to seek equitable and monetary relief;

WHEREAS, six remnant defendants, namely Associated Pharmacies, Inc. (and American Associated Pharmacies), J M Smith Corporation, Louisiana Wholesale Drug Company, Inc., Morris and Dickson Co., North Carolina Mutual Wholesale Drug Company, Inc., and United Natural Foods, Inc. (including its subsidiaries SuperValu and Advantage Logistics) (the "Six Remnant Defendants") have separately reached settlement frameworks (otherwise known as the "Remnant Defendant Settlements") with certain states and local government entities that Georgia's local government entities have the option to join;

WHEREAS, certain Georgia local government entities seek to join the Six Remnant Defendants Settlement and maximize the recovery to the State of Georgia and Georgia local government entities from those settlements; and

WHEREAS, the City desires to agree to participate in the Six Remnant Defendants Settlement;

NOW, THEREFORE, BE IT RESOLVED BY THE VILLA RICA CITY COUNCIL, AS FOLLOWS:

Section 1. The Villa Rica City Council, as the governing body of the City, hereby agrees to participate in the Six Remnant Defendants Settlement and to be bound by the Six Remnant Defendants Settlement with the Six Remnant Defendants.

Section 2. The Villa Rica City Council appoints City Manager as the duly appointed representative of the City for the purposes of agreeing to be bound by the settlement agreements and participating in the Six Remnant Defendants Settlement.

Section 3. The Villa Rica City Council directs the duly appointed representativeof the City to execute the settlement agreements with each of the Settling Companies, a Memorandum of Understanding with the State of Georgia, and any other documents related thereto, including without limitation an Acknowledgment and Agreement to be Bound to Memorandum of Understanding with each of the Settling Companies upon such terms approved by the Mayor with the advice of the City Attorney.

Section 4. The Villa Rica City Council directs the duly appointed representatives of the City to approve any other Opioid settlements arising out of the "IN Re: National Opiate Litigation, US District Court, Northern District of Ohio, Case No 1:17-md-02804-DAP."

Section 5. If any section, paragraph or provision of this Resolution shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph or provision shall not affect any of the remaining provisions of this Resolution.

Section 6. This Resolution shall be in full force and effect from and after its adoption as provided by law.

This Resolution was introduced, seconded and adopted at a duly convened meeting of the Villa Rica City Council, held on April 14th, 2026.

VILLA RICA, GEORGIA

By:_____
Leslie McPherson, Mayor

ATTEST:

_____
Theresa Campbell, City Clerk

(CITY SEAL)

CITY OF VILLA RICA

City Council Meeting
Agenda Item Cover Sheet

SUBJECT: Certify the Estimate Roll-Back Millage Rate at 5.588 for 2026
AGENDA DATE: 04/14/26

DATE PREPARED: 03/26/26
PREPARED BY: Jennifer Hallman, Interim City Manager / CFO

PURPOSE: To certify the estimate roll-back millage rate at 5.588 for 2026

BACKGROUND: The term 'estimated roll-back rate' is a new term that is distinct from the 'roll-back rate' that local governments have been familiar with. This new term became effective for the 2025 tax year after it was created by HB 581 (2024) and revised by HB 92 (2025). In short, the 'estimated roll-back rate' allows local governments to put forth an estimate of what their general millage rate will be for their notice of tax assessment (NOA), rather than each notice simply defaulting to the prior year's millage rate.

As a result of HB 92 (2025), there are two main sets of changes to the estimated roll-back rate created by HB 581 (2024):

1. The estimated roll-back rate must be calculated and certified to the board of tax assessors (BOA) *and* the county tax commissioner by a date certain: no less than 15 days prior to the postmark of the annual NOA.

2. If the estimated roll-back rate is certified by the deadline, then the NOA for that taxing jurisdiction will not show an estimate of taxes owed; it will show only the property's current fair market value, its net taxable value after exemptions have been applied, and the estimated roll-back rate as certified by the governing authority.

   If an estimated roll-back rate is not certified to the BOA and tax commissioner by the deadline provided in #1, then the NOA for that specific jurisdiction will also include an estimate of taxes owed using the prior year's millage rate for such jurisdiction; this is similar to how NOA's have been in recent memory—before HB 581 (2024) and HB 92 (2025).

Estimated Roll-Back Rate Best Practices
Section 1-6 of HB 92 says that "Each levying or recommending authority shall annually calculate its estimated roll-back rate for the current year and shall certify such rate to the county board of tax assessors and the county tax commissioner no less than 15 days prior to the postmark of the annual notice of assessment." Although 'certify' in this instance is not a defined term in statute, 'levying authority' refers to the county board of commissioners (BOC) and the city council; 'recommending

authority' refers to the school board. None of the staff members of these bodies may make an independent decision for the group, and neither can the chairman, so the decision to certify the estimated rollback rate must be made via a vote of entire board or city council; the only exception is in the case of a sole commissioner. For jurisdictions that have submitted an estimated roll-back rate via the chairman or a staff member (such as the CFO), you are strongly encouraged to ratify that decision via a formal vote in a public meeting. It may be necessary to advertise and hold a special-called meeting of your elected body to certify the estimated roll-back rate to meet the deadline. If your jurisdiction has not yet submitted an estimated roll-back rate and wishes to do so, you are encouraged to communicate with your chief appraiser and BOA and hold a vote in a public meeting before the deadline 15 days prior to the postmark of the notice of assessment.

As for guidance on setting an estimated roll-back rate, please contact your chief appraiser as they will have the most current preliminary data on how the digest may change in your community. If appraisals are being actively updated, then the data may change frequently throughout the day, and there could be very different numbers from morning to evening any given day. Once the values have been updated and the NOA documents have been mailed, the values (and thus the total digest value) may only be lowered through the appeal process—**never** raised. Accordingly, you may wish to be conservative when calculating your estimated rollback rate and take into consideration current budget discussions and early estimates of reassessment growth which can change before you set your actual millage rate later in the year.

Please keep in mind that if you do certify an estimated roll-back rate, you may later set a millage rate higher than that estimated roll-back rate, but there will be a disclaimer added to the tax bill stating "the name of the governing authority that exceeded the estimated roll-back rate and that this will result in an increase of taxes owed."

Please note that the estimated roll-back rate applies only to the general fund M&O (maintenance and operations) rate and not any special service district millage levies or other levies.

Lastly, the estimated roll-back rate is a new concept that became law in 2025 and is completely separate and distinct from the actual roll-back rate calculation you are already used to on the PT 32.1 form when submitting your tax digest; if you exceed your actual roll-back rate, you will still have to advertise this as a tax increase and hold the three public meetings. This means that depending on your estimated roll-back rate, actual roll-back rate, and final adopted millage rate, it is possible to have no advertised tax increase and no disclaimer on the tax bill, have either of them, or have both in any given year.

STAFF RECOMMENDATION: To certify the estimate roll-back millage rate at 5.588 for 2026

MOTION: I move to certify the estimate roll-back millage rate at 5.588 for 2026.

CITY OF VILLA RICA

City Council Meeting
Agenda Item Cover Sheet

SUBJECT: Resolution to Support the Application of Federal & State Grants for Safety Action Plan Projects
AGENDA DATE: 04/14/2026

DATE PREPARED: 04/01/2026
PREPARED BY: Jennifer Hallman, Interim City Manager / CFO

AMOUNT:
GL ACCOUNT #:
FUNDING SOURCE:
BUDGETED ITEM?
PUBLIC HEARING:

PURPOSE: Approve a resolution to support the application of federal & state grants for Safety Action Plan (SAP) projects

BACKGROUND: The City has adopted traffic safety goals and a Safety Action Plan (SAP) for traffic safety improvements. Adopting a resolution to support the application of federal & state funding for traffic safety improvements is another step in supporting the grant process.

STAFF RECOMMENDATION: Approve the resolution

MOTION: I move to approve a resolution to support the application of federal & state grants for Safety Action Plan projects.

RESOLUTION

RESOLUTION TO SUPPORT THE APPLICATION OF FEDERAL AND STATE GRANTS TO ASSIST IN THE FUNDING OF THE TRAFFIC SAFETY IMPROVEMENTS AS DESCRIBED IN THE ADOPTED SAFE STREETS FOR ALL (SS4A) SAFETY ACTION PLAN

WHEREAS the City of Villa Rica adopted the goals to work towards zero traffic-related deaths by 2035 and zero serious injuries by 2050 on December 9, 2025; and

WHEREAS the City of Villa Rica adopted the SS4A Safety Action Plan on February 10, 2026 which identified high-risk locations, recommended targeted strategies, promoted a safe system approach, and set forth a framework for safety improvements, prioritization, and implementation; and,

WHEREAS, the City of Villa Rica acknowledges that adoption of the goals and the SS4A Safety Action Plan will improve eligibility for federal and state funding opportunities to support implementation of identified strategies and projects;

NOW, THEREFORE LET IT BE RESOLVED, that City of Villa Rica hereby recommends the application for federal and state grants to assist in funding the traffic safety improvements as described in the SS4A Safety Action Plan.

PASSED AND ADOPTED by the City Council of Villa Rica, Georgia this 14th day of April 2026.

VILLA RICA CITY COUNCIL

Leslie McPherson, Mayor

Attest:

Theresa Campbell, City Clerk

CITY OF VILLA RICA

City Council Meeting
Agenda Item Cover Sheet

SUBJECT: Punkintown Road Phase 1 – Stream & Wetland Credits
AGENDA DATE: April 14, 2026

DATE PREPARED: March 16, 2026
PREPARED BY: Mark Teal, PE – Engineering Consultant

AMOUNT: $705,000
GL ACCOUNT #: 323-4210-541407
FUNDING SOURCE: Carroll SPLOST
BUDGETED ITEM? Yes
PUBLIC HEARING: N/A

PURPOSE: The City of Villa Rica is required by the US Army Corps of Engineers to purchase wetland and stream credits due to the work required on the Punkintown Road Phase 1 Project from a point just north of Chadwick Place/Parkway Circle to the proposed roundabout located north of Towne Creek Drive.

BACKGROUND: Beaverdam Creek Mitigation Bank has the cheapest price for wetland credits per Nelson Environmental and Falcon Design. They are also the only bank with available stream credits at this time. Commercial mitigation banks set their own prices, and as availability declines, prices increase, and stream credit costs have risen quite a bit in the past 6 months.

STAFF RECOMMENDATION: Purchase the stream and wetland credits from Beaverdam Creek Mitigation Bank.

IMPACT: $705,000

MOTION: I move to approve the purchase of stream and wetland mitigation credits from Beaverdam Creek Mitigation Bank totaling $705,000 and authorize the Mayor or City Manager to execute all required documents.

Beaverdam Creek Mitigation Bank

Beaverdam Mitigation, LLC
1305 Lakes Parkway, Suite 110
Lawrenceville, Georgia 30043

Purchaser: City of Villa Rica
c/o Mr. Hal Birch, Public Works Director
571 West Bankhead Highway
Villa Rica, Georgia 30180

Project: Punkintown Road Improvements

USACE Permit No.: SAS-2024-00784
GA EPD BV No.: N/A

Project County: Carroll
Project HUC: 03130002 Middle Chattahoochee-Lake Harding
Service Area (P/S): Secondary

Mitigation Bank: Beaverdam Creek Mitigation Bank

Transaction 1:

Mitigation Type:	Riverine Wetland
# Credits:	0.27
Price Per Credit:	$1,100,000.00
Transaction 1 Price:	$297,000.00

Transaction 2:

Mitigation Type:	Perennial Stream (<3mi2)
# Credits:	120.00
Price Per Credit:	$3,400.00
Transaction 2 Price:	$408,000.00

Transaction 3:

Mitigation Type:	N/A
# Credits:	0.00
Price Per Credit:	$0.00
Transaction 1 Price:	$0.00

Total Price: **$705,000.00**

Sale Terms:
1) Price quote only; not a contract or formal offer of sale; credits not guaranteed
2) Price quote valid for 10 days; Credit availability must be confirmed prior to purchase
3) Upon purchase credits are non-refundable and non-transferable
4) Use of SSA Credits must be approved in writing by the USACE

Bank Contact: Greg Smith, Corblu Ecology Group, LLC
Office: 770-682-9731
Mobile: 770-653-5668
Email: gsmith@corblu.com

Authorized By: Greg Smith, Authorized Agent and Representative for Beaverdam Mitigation, LLC

Signature:



Date: 3/10/2026

c: Melissa Phillips, NEI via email

INVOICE - BEAVERDAM CREEK MITIGATION BANK

Date	Invoice #
3/10/2026	0023

Bill To	Payable To
City of Villa Rica c/o Mr. Hal Birch, Public Works Director 571 West Bankhead Highway Villa Rica, Georgia 30180	Beaverdam Mitigation, LLC 1305 Lakes Parkway, Suite 110 Lawrenceville, GA 30043

Project/PO No.:	Terms	Bank
SAS-2024-00784	See Terms on Quotation	Beaverdam Creek Mitigation Bank

Line Item	Description	Quantity	Unit Price	Amount
01	Riverine Wetland Credits (2018)	0.27	$1,100,000.00	$297,000.00
02	Perennial Stream (DA<3mi2) (2018)	120.00	$3,400.00	$408,000.00
			Total	**$705,000.00**

Notes: Thank you for your business. If you have any questions or require any additional information please contact Greg Smith at 770-682-9731 or email gsmith@corblu.com.

2025 Audit Presentation

April 14, 2026

NICHOLS CAULEY

AUDIT RESPONSIBILITES

The Financial Statements are the responsibility of the City's Management

The Auditor's responsibility is to perform an audit in accordance with Auditing Standards generally accepted in the United States of America (GAAS) and *Government Auditing Standards* (GAS)

The objective of the audit is to provide reasonable, not absolute, assurance that the basic financial statements are free from material misstatements.

RESULTS OF THE AUDIT

- **Report on the Basic Financial Statements**
  - Unmodified “clean” Opinion
  - Highest Level of Assurance
  - Financial Statements are presented fairly in accordance with accounting principles generally accepted in the United States of America (GAAP)

- **Report on Internal Controls over Compliance**
  - Required under *Government Auditing Standards*
  - Evaluate internal control over financial reporting for purposes of planning the audit
  - No material weaknesses or significant deficiencies noted

ANNUAL COMPREHENSIVE FINANCIAL REPORT (ACFR)

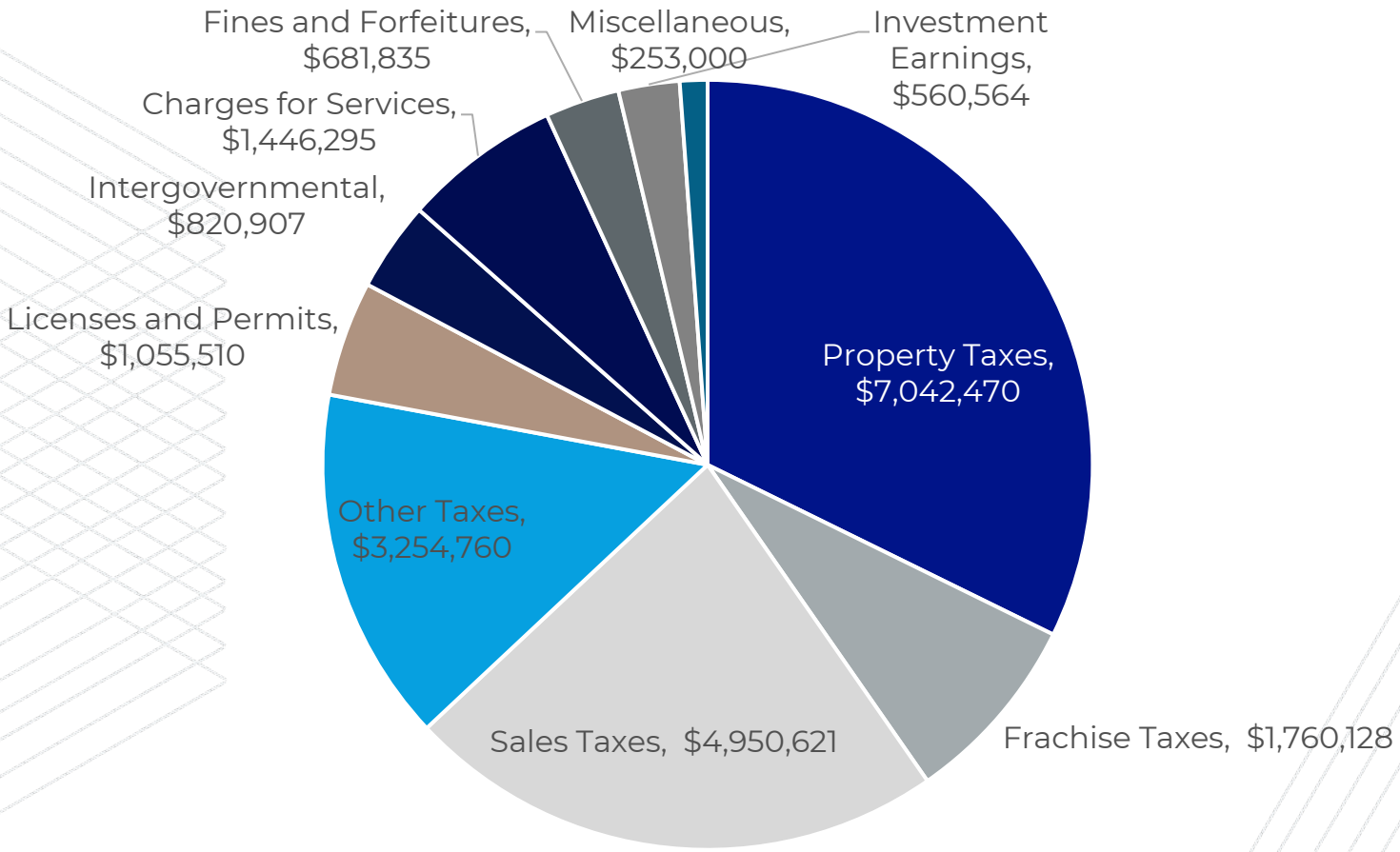


- The City's Annual Comprehensive Financial Report goes above and beyond the minimum requirements of generally accepted accounting principles
- Submitted to Government Finance Officers Association (GFOA)
- 5th Consecutive Year Receiving this Recognition
- Only 66 Cities in Georgia (out of 535 municipalities) have received this award for 2024 to date.

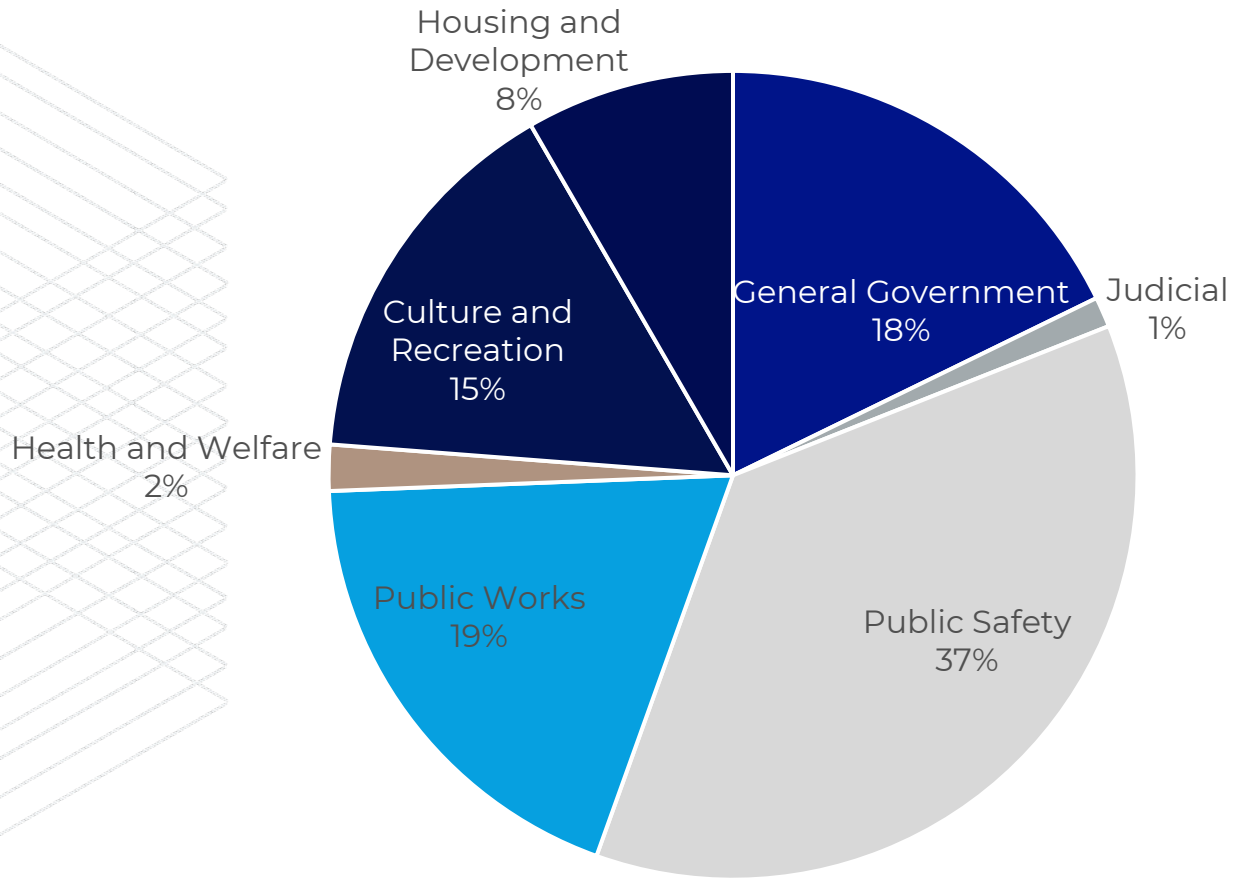
REQUIRED COMMUNICATIONS

- Significant Accounting Policies
  - GASB 101 – Compensated Absences
- Significant Accounting Estimates and Disclosures
- No Disagreements with Management
- No Difficulties Encountered During the Audit
- No Uncorrected Misstatements
- We are Independent of the City as required by *Government Auditing Standards*

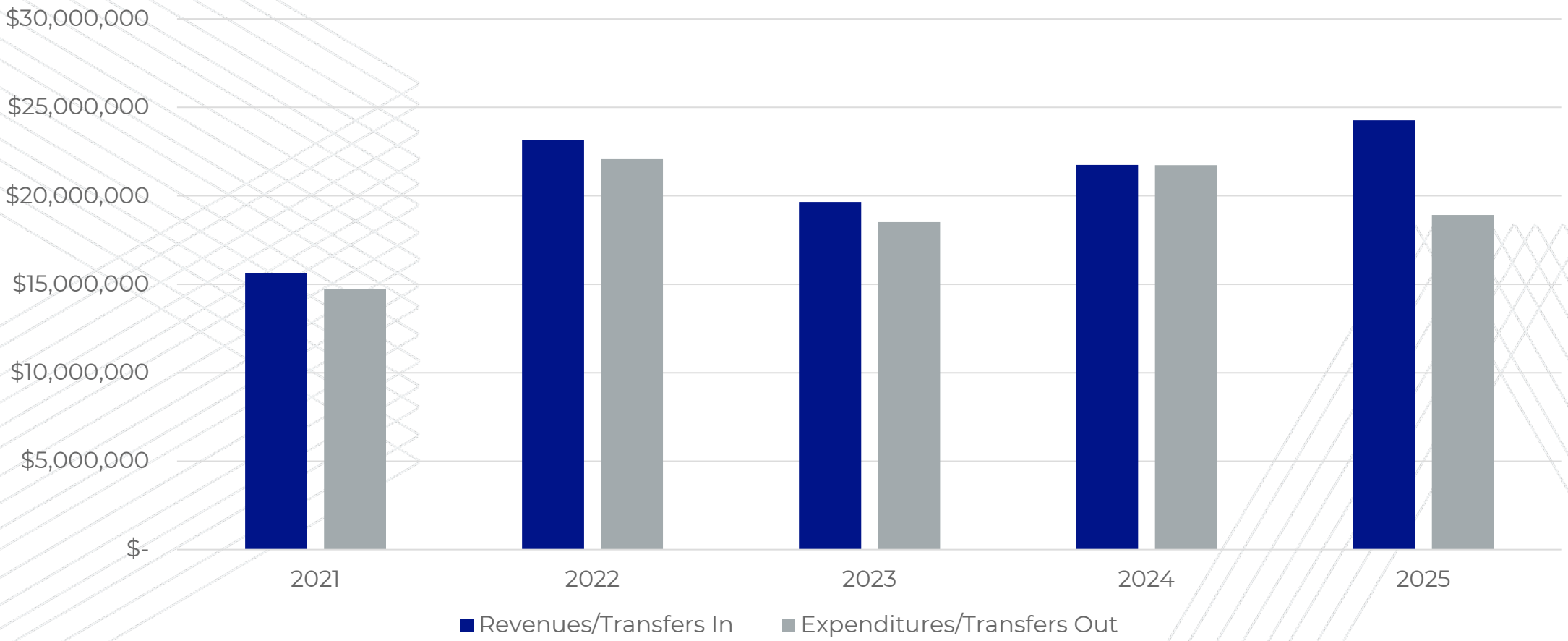
GENERAL FUND REVENUES



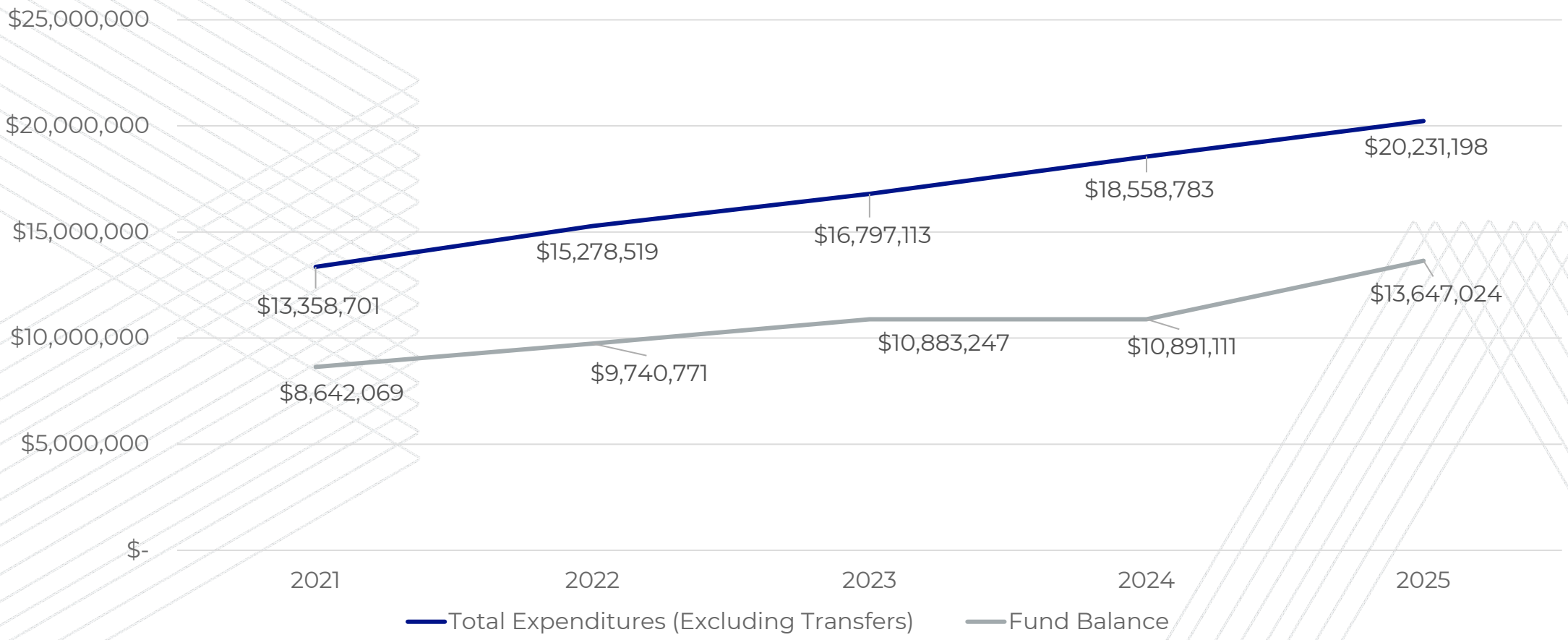
GENERAL FUND EXPENDITURES



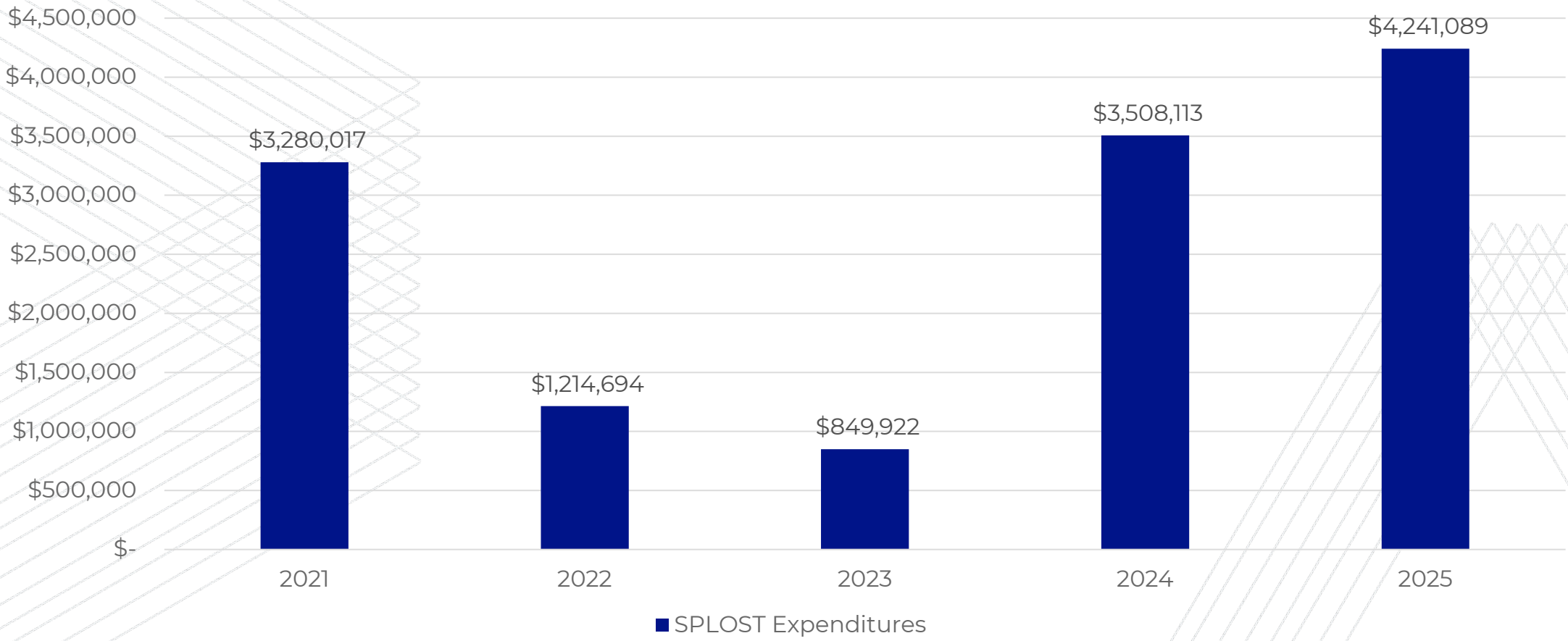
GENERAL FUND REVENUES, EXPENDITURES AND TRANSFERS



HISTORICAL GENERAL FUND BALANCE



SPLOST INVESTMENTS



We appreciate the opportunity to serve

The City of Villa Rica

nicholscauley.com

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CITY COUNCIL
LESLIE MCPHERSON, MAYOR
STEPHANIE WARMOTH MAYOR PRO TEM
SHIRLEY MARCHMAN
MATTHEW MOMTAHAN
TYLER L. BARR
DOMINIQUE CONTEH

City of Villa Rica

INTERIM CITY MGR: JENNIFER HALLMAN
CITY CLERK: THERESA CAMPBELL
CITY ATTORNEY: NICOLE SMITH

571 W BANKHEAD HWY
VILLA RICA, GA 30180
770.459.7000●VILLARICA.GOV

MAYOR & COUNCIL WORK SESSION MINUTES

Holt-Bishop Justice Center, Municipal Courtroom, 101 Main Street
March 3, 2026| 10:00 AM

Meeting Call to Order (Mayor Leslie McPherson)

Present: Mayor Leslie McPherson, Mayor Pro Tem Stephanie Warmoth, Councilwoman Shirley Marchman Councilman Matthew Momtahan, Councilman Tyler L. Barr, and Councilwoman Dominique Conteh

A. Governing Body:

1. Certificate of Achievement for Excellence in Financial Reporting for FY24

   Interim Finance Director Amanda Long presented certificate.

2. Veterans Park Update and Presentation

   General Charles Wilhelm and John Hannabach presented update.

3. Joint Commission Ordinance Update

4. Sumter Local Government Consulting

   a. Charter Change Discussion

B. Building Development:

1. Development Update

   Tracy Jarvis provided a Development Update

C. Human Resources:

1. Wellness Program Vendor and Platform

D. Community Development:

1. Temporary Limited Alcohol Pouring License for Georgia Food Industry Education Foundation

2. ABL-01-26 La Catrina Street Tacos LLC- restaurant Pouring License and Public Hearing

3. ABL-02-26 Junior Food Store, Inc- Retail Package Malt Beverages & Wine and Public Hearing

4. ABL_03-26 205 Villa Rica Enterprises LLC- Retail Package Malt Beverages & Wine and Public Hearing

5. Ordinance to amend Part II- Code of Ordinances, Appendix A -Development Regulations, 200. Application and Plan Review General Requirements pertaining to utility capacity, to include water and sewer utilities. This ordinance will replace and repeal all conflicting ordinances. This is a Public Hearing.

6. Rezoning request submitted by CHI/Acquisition, L.P., to rezone the subject property from Commercial Medium-Density (C2) to Industrial Low-Density (I1). The property is located at 700 Edge Road, within Land Lots 143 and 146 of District 4, also known as Parcel Number 01460250013, and is located within Douglas County, GA, Ward 5. The total property size is approximately 29.79 ± acres. This is a Public Hearing.

7. Rezoning request submitted by Apex Nexus Investments, LLC. The request is to rezone the subject property from Agricultural Residential (AG) to Commercial Low-Density (C1). The property is located at 974 Dallas Highway (corrected), within Land Lot 208 of District 2, also known as Parcel Numbers V04 0130002, and is located within Carroll County, GA, Ward 3. The total property size is approximately 1.56 ± acres. This is a Public Hearing.

8. Special Exception request pursuant to *Sec. 4.05* of the Zoning Ordinance to allow a Place of Worship within the Agricultural Residential (AG) Zoning District; submitted by the property owner, West Hills Church, for the development of a church. The subject property consists of approximately 22.45 ± acres and is located on Carrollton Villa Rica Highway, Land Lot 99, District 6, Parcel Number V07 0140153, Ward 2, Carroll County, Georgia. This is a Public Hearing.

Completed the Consent Agenda:

The Consent Agenda is a single item that encompasses all things the City Council would normally approve with little comment. Each of these items were discussed at the Council Work Session, and it was the unanimous consensus of the Governing Body to place the following items on the Consent Agenda.

1. Proclamation March 16-20, 2026 A Government Finance Professionals Week
2. Appointment of CVB Board Members
3. Leaders of Tomorrow Board Program
4. Library Advisory Board Candidate
5. July 3rd Fireworks Display Contractor Recommendation
6. School Zone Flashing Beacons

E. Executive Session:

Councilwoman Stephanie Warmoth moved to enter into Executive Session for the purpose Meeting to discuss or deliberate upon the appointment, employment, compensation, hiring, disciplinary action or dismissal, or periodic evaluation or rating of a public officer or employee as provided in Georgia Code section 50-14-3(b)(2) and Pursuant to attorney-client privilege and as provided by Georgia Code section 50-14-2(1), a meeting otherwise required to be open was closed to the public in order to consult and meet with legal counsel pertaining to pending or potential litigation, settlement, claims, administrative proceedings, or other judicial actions brought or to be brought by or against the agency or any officer or employee or in which the agency or any officer or employee may be directly involved at 1:10 PM

RESULT:	**ADOPTED (UNANIMOUS)**
MOVER:	Stephanie Warmoth, Councilwoman
SECONDER:	Dominique Conteh, Councilwoman
AYES:	Marchman, Momtahan, Warmoth, Barr, Conteh

Councilman Matthew Momtahan left early during Executive Session

Councilwoman Shirley Marchman moved to return to Work Session at 2:30 PM

RESULT:	**ADOPTED (UNANIMOUS)**
MOVER:	Shirley Marchman (Councilwoman)
SECONDER:	Stephanie Warmoth, Councilwoman
AYES:	Marchman, Warmoth, Barr, Conteh

_____
Mayor Leslie McPherson

_____
City Clerk Theresa Campbell

CITY COUNCIL
LESLIE MCPHERSON, MAYOR
STEPHANIE WARMOTH MAYOR PRO TEM
SHIRLEY MARCHMAN
MATTHEW MOMTAHAN
TYLER L. BARR
DOMINIQUE CONTEH

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CITY COUNCIL MEETING MINUTES

Holt-Bishop Justice Center, 101 Main Street
Tuesday, March 10, 2026 | 6:00 pm

Meeting Call to Order (Mayor Leslie McPherson)
Mayor Leslie McPherson called the meeting to order

Present: Mayor Leslie McPherson, Councilwoman Shirley Marchman, Councilman Matthew Momtahan, Councilwoman Stephanie Warmoth, Councilman Tyler L. Barr and Councilwoman Dominique Conteh

Invocation was led by Deputy Director of building Development Nic Griffin

Pledge of Allegiance was led by Ofc. Ricardo Ruiz, VRPD

Ceremonial Presentations

- 5 Year Employee Recognition-Jennifer Hallman, Interim City Manager

Adoption of the Agenda (Mayor Leslie McPherson)

Councilwoman Shirley Marchman moved to amend the agenda to remove item L1 and table item M2.

RESULT:	**ADOPTED (UNANIMOUS)**
MOVER:	Shirley Marchman, Councilwoman
SECONDER:	Tyler Barr, Councilman
AYES:	Momtahan, Marchman, Warmoth, Barr, Conteh

Public Comment (We ask that you sign in for Public Comment before the meeting begins. Please state your Name and Address for the record and limit your comments to three minutes.)

David Taylor- mentioned Mirror Lake Street issues and wants a new city manager.

Roderick Dobbs- defined the meaning of essential and how people are essential. He mentioned SPLOST dollars and wants the council to find solutions.

Josh Evans- He does not believe it is necessary to spend money on Sumter Consulting believes Jennifer Hallman should stay as City Manager.

Kay Smith- She is familiar with water and sewer issues in the city and wants the council to add a moratorium on building developments. She wants a city manager that does not have 2 jobs.

Marshall Smith- wants a new city manager, he is tired of seeing "interim" in front of names. He wants the city to use a recruiter to hire the city manager. He mentioned the silt fences near Mirror Lake on cleared land are not working.

Pam Whyte- mentioned "E" blast sent by the mayor. She mentioned the mayor having someone within the legislation working with her to get the charter changed. She does not believe the mayor needs unilateral authority. She owns property and pays taxes.

Shirley Williams-Church- thanked Kay Smith for her comments, believes her water fees are high compared to other neighboring cities. She mentioned Punkintown Rd and asked if there are plans to improve it. She encouraged the community to get involved to stop bullying.

Molly Elder- mentioned she is unsure the mayor can be trusted. She mentioned a phone conversation with the mayor about the new connector, and that it was a want not a need and the council would never use eminent domain. She wants the council to find other options.

Gary Talent- wants a seasoned, experienced city manager. He does not want a repeat of the past.

Jackie Childress- wants the Juneteenth celebration to wait until 2027. She wants public safety and the parks and recreation departments to have time to prepare.

Council Updates (Subjects of General Interest and Concern)

Tyler Barr mentioned he is always available to meet and speak with citizens.

Mayor Leslie McPherson addressed some of the issues addressed at public comment.

Consent Agenda (Mayor Leslie McPherson)

The Consent Agenda is a single item that encompasses all things the City Council would normally approve with little comment. Each of these items were discussed at the Council Work Session, and it was the unanimous consensus of the Governing Body to place the following items on the Consent Agenda.

1. Proclamation March 16-20, 2026 as Government Finance Professionals Week
2. Appointment of CVB Board Members, Kascia Polk, Shasha Jackson, and Richard Argo
3. Leaders of Tomorrow Program
4. Library Advisory Board Candidate-Kelly Vines

5. July 3rd Fireworks Display Contractor Recommendation

6. School Zone Flashing Beacons

Councilman Tyler Barr moved to approve the Consent Agenda as presented.

RESULT:	**ADOPTED (UNANIMOUS)**
MOVER:	Tyler Barr, Councilman
SECONDER:	Dominique Conteh, Councilwoman
AYES:	Momtahan, Marchman, Warmoth, Barr, Conteh

A. Governing Body (Mayor Leslie McPherson)

1. Approval of Minutes from February 3, 2026 Work Session and February 10, 2026 City Council Meeting Minutes

Councilwoman Stephanie Warmoth moved to approve the February 3, 2026 Work Session and February 10, 2026 Meeting Minutes as presented

RESULT:	**ADOPTED (UNANIMOUS)**
MOVER:	Stephanie Warmoth, Councilwoman
SECONDER:	Shirley Marchman, Councilwoman
AYES:	Momtahan, Marchman, Warmoth, Barr, Conteh

2. Approval of February 25, 2026 Special Called Meeting Minutes

Councilwoman Stephanie Warmoth moved to approve February 25, 2026 Special Called Meeting Minutes.

RESULT:	**ADOPTED (UNANIMOUS)**
MOVER:	Stephanie Warmoth, Councilwoman
SECONDER:	Shirley Marchman, Councilwoman
AYES:	Momtahan, Marchman, Warmoth, Barr, Conteh

B. Human Resources (Tiffany Landford, Director)

1. Wellness Program Vendor and Platform

Councilman Tyler Barr moved to approve the agreement with GoPivot and authorize the City Manager to execute the necessary documents

RESULT:	**ADOPTED (UNANIMOUS)**
MOVER:	Tyler Barr, Councilman

SECONDER:	Dominique Conteh, Councilwoman
AYES:	Momtahan, Marchman, Warmoth, Barr, Conteh

B. Community Development (Consultant Brecca Carter, Interim Director)

1. Temporary Limited Alcohol Pouring License for Georgia Food Industry Education Foundation

Councilwoman Stephanie Warmoth moved to approve the application for a temporary limited pouring license for Georgia Food Industry Association Education Foundation.

RESULT:	**ADOPTED**
MOVER:	Stephanie Warmoth, Councilwoman
SECONDER:	Tyler Barr, Councilman
AYES:	Momtahan, Warmoth, Barr, Conteh
NAYS:	Marchman

2. ABL-01-26 La Catrina Street Tacos LLC- Restaurant Pouring License and Public Hearing

Public Hearing:

No one came forward

Councilwoman Stephanie Warmoth moved to approve the alcohol license application for La Catrina Street Tacos LLC located at 451 W. Bankhead Hwy. Ste. 113., Villa Rica, GA 30180

RESULT:	**ADOPTED**
MOVER:	Stephanie Warmoth, Councilwoman
SECONDER:	Matthew Momtahan, Councilman
AYES:	Momtahan, Warmoth, Barr, Conteh
NAYS:	Marchman

3. ABL-02-26 Junior Food Store Inc.- Retail Package Malt Beverages & Wine and Public Hearing

Public Hearing:

No one came forward

Councilwoman Stephanie Warmoth moved to approve alcohol license application for Junior Food Store Inc. located at 516 Dallas Hwy., Villa Rica, GA 30180.

RESULT:	**ADOPTED**
MOVER:	Stephanie Warmoth, Councilwoman
SECONDER:	Dominique Conteh, Councilwoman
AYES:	Momtahan, Warmoth, Barr, Conteh
NAYS:	Marchman

4. ABL-03-26 205 Villa Rica Enterprises LLC-Retail Package Malt Beverages & Wine and Public Hearing

Public Hearing:

No one came forward

Councilwoman Stephanie Warmoth moved to approve alcohol license application for 205 Villa Rica Enterprises, LLC located at 205 S. Carroll Rd., Villa Rica, GA 30180

RESULT:	**ADOPTED**
MOVER:	Stephanie Warmoth, Councilwoman
SECONDER:	Dominique Conteh, Councilwoman
AYES:	Momtahan, Warmoth, Barr, Conteh
NAYS:	Marchman

5. Rezoning request submitted by Apex Nexus Investments, LLC. The request is to rezone the subject property from Agricultural Residential (AG) to Commercial Low-Density (C1). The property is located at 974 Dallas Highway (corrected), within Land Lot 208 of District 2, also known as Parcel Numbers V04 0130002, and is located within Carroll County, GA, Ward 3. The total property size is approximately 1.56 ± acres. This is a Public Hearing.

Councilwoman Stephanie Warmoth moved to table the request to rezone property located at 974 Dallas Hwy Parcel number V040130002 from AG single family Residential to Commercial Low- Density C1 to April 14, 2026 to the City Council Public Hearing

RESULT:	**ADOPTED (UNANIMOUS)**
MOVER:	Stephanie Warmoth, Councilwoman
SECONDER:	Matthew Momtahan, Councilman
AYES:	Momtahan, Marchman, Warmoth, Barr, Conteh

6. Special Exception request pursuant to *Sec. 4.05* of the Zoning Ordinance to allow a Place of Worship within the Agricultural Residential (AG) Zoning District; submitted by the property owner, West Hills Church, for the development of a church. The subject property consists of approximately 22.45 ± acres and is located on Carrollton Villa Rica Highway, Land Lot 99, District 6, Parcel Number V07 0140153, Ward 2, Carroll County, Georgia. This is a Public Hearing

Councilman Matthew Momtahan moved to table CU-01-26, the Special Exception request for property located at 0 Carrollton Villa Rica Highway (Parcel Number V07 0140153), to the April 14, 2026 City Council Public Hearing

RESULT:	**ADOPTED (UNANIMOUS)**
MOVER:	Matthew Momtahan, Councilman
SECONDER:	Stephanie Warmoth, Councilwoman
AYES:	Momtahan, Marchman, Warmoth, Barr, Conteh

7. Rezoning request submitted by CHI/Acquisition, L.P., to rezone the subject property from Commercial Medium-Density (C2) to Industrial Low-Density (I1). The property is located at 700 Edge Road, within Land Lots 143 and 146 of District 4, also known as Parcel Number 01460250013, and is located within Douglas County, GA, Ward 5. The total property size is approximately 29.79 ± acres. This is a Public

Hearing

Public Hearing:

Applicant and his attorney Joe Fowler spoke in favor of rezoning

Shirley Willams-Church spoke against rezoning requesting to know how many bays and the hours of operation.

Councilman Matthew Momtahan moved to approve e the request to rezone the property located at 700 Edge Road (Parcel Number 01460250013) from C-2 (Commercial, Medium-Density) to I-1 (Industrial, Low Density) subject to the five (5) conditions recommended by staff and the Planning and Zoning Commission and the additional condition proposed by the applicant that the end users would undertake commercially reasonable non-discriminatory efforts in accord with applicable law to hire individuals for openings who are residents of Villa Rica such efforts shall include local direct outreach in Villa Rica in any job fairs or hiring processes.

1. All building, fire life safety, zoning, and design requirements shall be met in accordance with all applicable City codes and regulations.

2. The subject property shall be developed in substantial conformance with the conceptual site plan, prepared by Ware Malcomb dated December 1, 2025, as submitted with the application. Any deviation from the approved site layout shall require review and approval by the Community Development Department.

3. Any roadway, operational, or design modifications deemed necessary by the City Engineer shall be incorporated into the final construction plans prior to issuance of a land disturbance permit

4. The applicant shall restripe the southbound left-turn lane at Liberty Road/Edge Road intersection to provide approximately 188 feet of full storage and a 100-foot taper, as reflected in the submitted Turn Lane Exhibit LIBERTY TURN LANE; and shall also resurface roadways, competition of restriping and resurfacing must take place before a CO will be issued; subject to review and approval by the City Engineer.

5. Decorative screening between Interstate 20 and the facility's bay doors shall consist of an opaque wall or fence and landscaping, subject to design review

RESULT:	**ADOPTED**
MOVER:	Matthew Momtahan, Councilman
SECONDER:	Stephanie Warmoth, Councilwoman
AYES:	Momtahan, Marchman, Warmoth, Barr
NAYS:	Conteh

8. Ordinance to amend Pat II- Code of Ordinances, Appendix A- Development Regulations, 200. Application and Plan Review General Requirements pertaining to utility capacity, to include water and sewer utilities. This ordinance will replace and repeal all conflicting ordinances. This is a Public Hearing.

1. Public Hearing:

No one spoke in favor.

Against:

Pam Whyte- if capacity is full, why is the ordinance change necessary? It appears city is trying to manipulate numbers

Kay Smith- council mentioned city is under a moratorium, why is this change necessary? Believes city should drill for water or make developments build a well.

Alete Farmer- questioned who will have the oversite? She is concerned with all the interim positions and a mayor she cannot trust, she wants to know who will be making sure things are done correctly.

Josh Evans- mentioned grease traps and amount of water used to clean bread machines, does not believe chart is correct for the amount of water that would be used.

Councilman Matthew Momtahan moved to approve the requested Ordinance to adopt and amend part ii –Villa Rica code of ordinances, appendix a – developmental regulations, 200. application and plan review general requirements pertaining to utility capacity, to include water and sewer utilities, to replace and repeal all conflicting ordinances**.**

RESULT:	**ADOPTED (UNANIMOUS)**
MOVER:	Matthew Momtahan, Councilman
SECONDER:	Tyler Barr, Councilman
AYES:	Momtahan, Marchman, Warmoth, Barr, Conteh

C. Finance: (Amanda Long, Interim Finance Director)

1. Financial Update: January 2026

Interim Finance Director Amanda Long provided an update for January 2026 via PowerPoint.

D. Legal (Nicole Smith, City Attorney)

1. Charter Change Amendment

a. Sumter Consulting Contract for City Manager

After lengthy discussion, Councilman Matthew Momtahan moved to allow attorney Smith to step aside and make the requested changes to and come back once those are complete

RESULT:	**ADOPTED (UNANIMOUS)**
MOVER:	Matthew Momtahan, Councilman
SECONDER:	Shirley Marchman, Councilwoman

AYES: Momtahan, Marchman, Warmoth, Barr, Conteh

E. City Manager (Interim City Manager, Jennifer Hallman)

1. Discussion of Juneteenth Event

Councilwoman Dominique Conteh moved to approve the 2026 Juneteenth concert event for our first annual celebratory celebration of this great American history with the account of moving forward starting in 2027 that it will be continuously put on the calendar yearly within the budget

RESULT: **ADOPTED (UNANIMOUS)**
MOVER: Dominique Conteh, Councilwoman
SECONDER: Shirley Marchman, Councilwoman
AYES: Momtahan, Marchman, Warmoth, Barr, Conteh

Councilwoman Stephanie Warmoth moved to return to Charter Change Amendment item.

RESULT: **ADOPTED (UNANIMOUS)**
MOVER: Stephanie Warmoth, Councilwoman
SECONDER: Shirley Marchman, Councilwoman
AYES: Momtahan, Marchman, Warmoth, Barr, Conteh

Councilwoman Stephanie Warmoth moved to approve the Resolution to amend the charter of the city of Villa Rica so as to delete certain provisions and insert new provisions in lieu thereof pertaining to the appointment and removal of the city manager

RESULT: **ADOPTED (UNANIMOUS)**
MOVER: Stephanie Warmoth, Councilwoman
SECONDER: Shirley Marchman, Councilwoman
AYES: Momtahan, Marchman, Warmoth, Barr, Conteh

Councilwoman Stephanie Warmoth moved to table Sumter Contract for City Manager til the April 14, 2026 meeting.

RESULT: **ADOPTED (UNANIMOUS)**
MOVER: Stephanie Warmoth, Councilwoman
SECONDER: Matthew Momtahan, Councilman
AYES: Momtahan, Marchman, Warmoth, Barr, Conteh

D. Executive Session (Nicole Smith, City Attorney)

Councilwoman Shirley Marchman moved to enter Executive Session to discuss or vote to enter into a contract to purchase, dispose of, or lease property subject to approval in a subsequent

public vote as provided in Georgia Code section 50-14-3(b)(1)(D) and Pursuant to the attorney-client privilege and as provided by Georgia Code section 50-14-2(1), a meeting otherwise required to be open was closed to the public in order to consult and meet with legal counsel pertaining to pending or potential litigation, settlement, claims, administrative proceedings, or other judicial actions brought or to be brought by or against the agency or any officer or employee or in which the agency or any officer or employee may be directly involved. at 9:57 PM.

RESULT:	**ADOPTED (UNANIMOUS)**
MOVER:	Stephanie Warmoth, Councilwoman
SECONDER:	Dominique Conteh, Councilwoman
AYES:	Momtahan, Marchman, Warmoth, Barr, Conteh

Councilwoman Stephanie Warmoth moved to return to Regular Session at 10:45 PM.

RESULT:	**ADOPTED (UNANIMOUS)**
MOVER:	Stephanie Warmoth, Councilwoman
SECONDER:	Shirley Marchman, Councilwoman
AYES:	Momtahan, Marchman, Warmoth, Barr, Conteh

No Action Taken

Adjournment (Mayor Leslie McPherson)

Councilwoman Stephanie Warmoth moved to adjourn the meeting and was seconded by Councilwoman Shirley Marchman and the vote was unanimous. Mayor Leslie McPherson adjourned the meeting.

RESULT:	**ADOPTED (UNANIMOUS)**
MOVER:	Stephanie Warmoth, Councilwoman
SECONDER:	Shirley Marchman, Councilwoman
AYES:	Momtahan, Marchman, Warmoth, Barr, Conteh

_____
Mayor Leslie McPherson

_____
City Clerk Theresa Campbell

CITY OF VILLA RICA

City Council Packet

SUBJECT: Peach State Truck – Training Center – Appeal of Sewer Capacity Decision

CITY COUNCIL AGENDA DATE: 04/14/2026

DATE: 04/07/2026

PREPARED BY: Nic Griffin, Deputy Building Development Director

FUNDING SOURCE: N / A

PURPOSE: Applicant (Peach State) appeal of sewer capacity decision.

BACKGROUND:

City ordinances and development regulations require a review of available capacity and conveyance prior to providing capacity for any project. By ordinance, if current demands and the addition of future approved projects result in a demand greater than 60% of capacity, the project is deemed unable to be served, unless the project can assist in some way the resolution of the capacity and/or conveyance. System modeling also concluded that the existing water and wastewater conveyance system was undersized for the proposed project and would need to be upgraded to provide sufficient water flow, water pressure, and wastewater conveyance.

With current demand and projects previously approved (in various phases of design and/or construction), the wastewater treatment facility is at full capacity and lacks the available capacity required to serve the project.

Per ordinance, when capacity is denied, the applicant has the right to appeal the decision to the Mayor and City Council.

STAFF RECOMMENDATION: Staff recommendation is to deny Peach State's appeal of the sewer capacity decision.

MOTION: I move to deny Peach State's appeal of the sewer capacity decision.

Utilities Department.
571 W Bankhead Hwy,
Villa Rica, GA 30180.
jbain@villarica.gov.
678-840-1401.

Appeal of Utility Capacity Decision

Application Form

Applicant Information

Name Alex Daugherity	**Phone** (770) 455-1791 Ext.112
Mailing Address 3678 North Peachtree Road Atlanta, GA 30341	**Email** adaugherity@probldg.com

Property Information

Address 450 Edge Road Villa Rica, GA 30180	**Parcel ID** 01450250026
Acreage	**Lot Number**
Zoning	**Property's Use**
Permit Number / Request Denied	
Appeal Request Sanitary sewer tie in.	

Notary Attestation

I, Alex Daugherity, hereby state that the above statements and statements contained in the documents submitted with this application are true and correct to the best of my knowledge. I hereby request processing of this application.

Executed in Chamblee (City), GA (State).

Signature of Applicant	Printed Name	Date
	Alex Daugherity	03/24/2026

Subscribed and sworn before me this 24th day of March. 2026.

Signature of Notary Public	Name of Notary Public	My Commission Expires
	Vicki Pinkerton	4/26/26

VICKI PINKERTON NOTARY PUBLIC FORSYTH CO., GEORGIA

For Official Use Only

Case #	
Application Accepted by	Acceptance Date
City Council's Determination	Council Hearing Date

PEACH STATE
TRUCK CENTERS

6535 Crescent Drive
Norcross, GA 30071

March 25, 2026

City of Villa Rica
Department of Public Utilities
206 North Avenue
Villa Rica, Georgia 30180

Re: Appeal of Determination for Connection to City Sanitary Sewer System
Project: Peach State Truck Center – Training Center

Dear Sir or Madam,

On behalf of Peach State Truck Centers, we respectfully submit this formal appeal regarding the determination related to connecting the above-referenced facility to the City of Villa Rica's sanitary sewer system.

This project represents a continued investment in the City of Villa Rica and builds upon a recently completed development in which the private developer made substantial contributions toward the expansion and enhancement of City-owned public utilities. These improvements were undertaken not only to support the initial development but also to strengthen infrastructure capacity for the surrounding area.

As part of the current renovation, access to the City's sanitary sewer system is critical to meet the operational needs of the facility and to ensure compliance with all applicable health, safety, and environmental regulations.

We respectfully reference Section 401.2 – *Connection to Existing Sewers* of the City of Villa Rica Zoning Code, which provides for connection to available public sewer infrastructure where such systems are accessible and capable of serving the proposed use. Based on our understanding of the existing infrastructure and the prior utility improvements associated with this site, the subject property is well-suited for connection in accordance with this provision.

Peach State Truck Centers is committed to working collaboratively with City staff to ensure that all technical requirements, permitting processes, and inspection standards are fully met.

We respectfully request your review and approval of this connection. We would welcome the opportunity to meet with the appropriate staff to discuss this request further and to provide any additional information that may assist in your approval. You can reach me via email galthardt@peachstatetrucks.com or cell 678-314-9684.

Thank you for your time, consideration, and continued partnership in supporting responsible development within the City of Villa Rica.

Sincerely,

Greg Althardt, COO

CITY OF VILLA RICA

March 17, 2026

Mr. Alex Daugherity
Pro Building Systems

RE: Letter of limited availability
Peach State Truck Centers
Villa Rica Training Center
Villa Rica, Georgia 30180

To: Mr. Daugherity

Upon review of the proposed referenced project and review of the City's Code of Ordinances, it has been determined that while the City has the available water conveyance and capacity, the City lacks the available sewer capacity to serve the project at this time. While the City is working toward a solution to provide increased capacity for this and other projects, as of the date of this letter the additional sewer capacity is not available.

Thank you,

John

John Bain

John Bain
Interim Deputy City Manager / Utilities Director
City of Villa Rica, Georgia
jbain@villarica.gov

ON-SITE SEWAGE MANAGEMENT SYSTEM INSPECTION REPORT

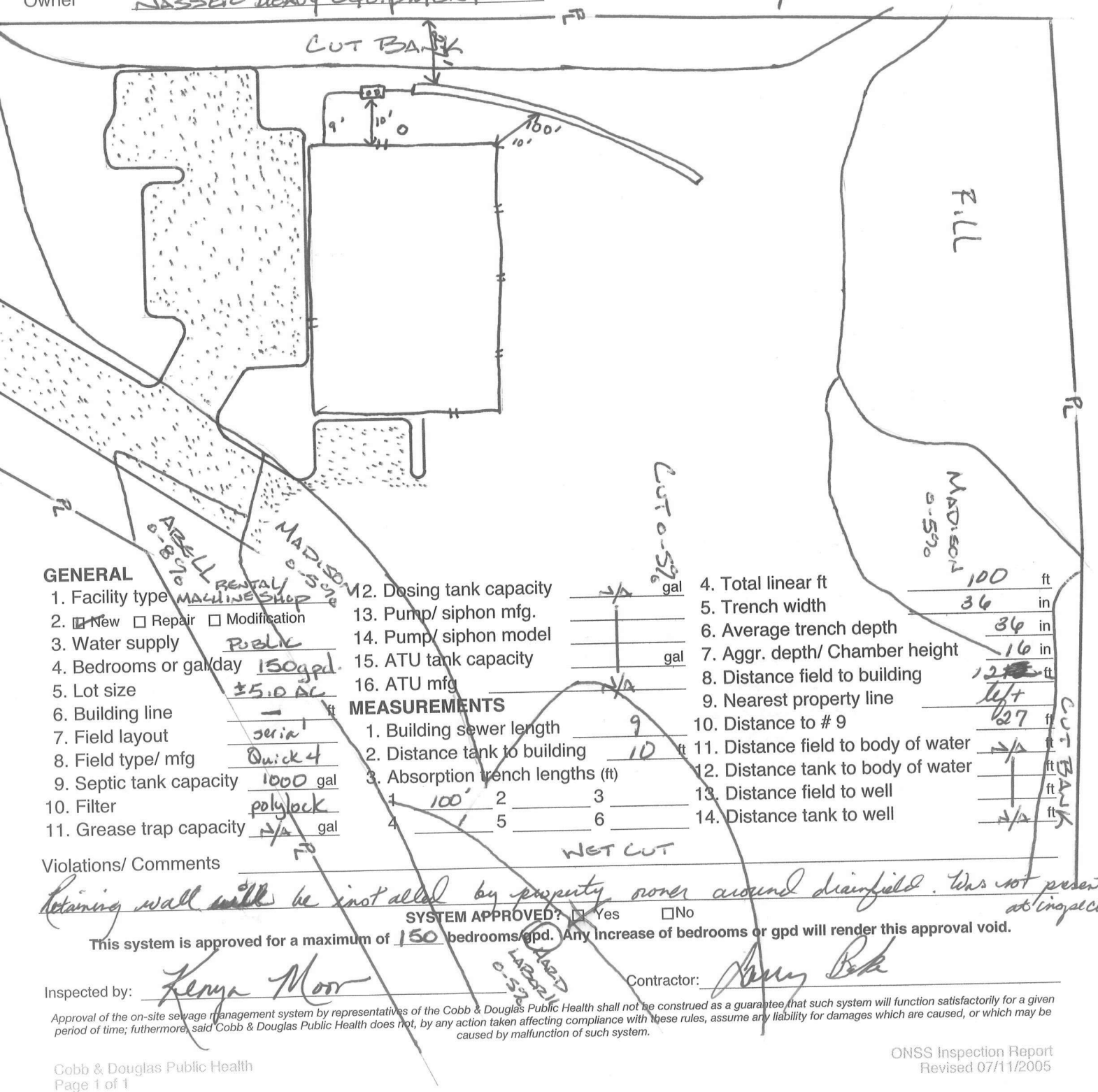
Date 1/17/07 Tec/Permit No. 1-7520

Address 450 EDGE ROAD Villa Rica Zip

Subdivision Unit Lot Block

Phase Land Lot 145 & 146 District 2 Section 5

Owner NASSER HEAVY EQUIPMENT Installer Baker Septic



GENERAL

1. Facility type MACHINE SHOP RENTAL
2. ☒ New ☐ Repair ☐ Modification
3. Water supply PUBLIC
4. Bedrooms or gal/day 150gpd
5. Lot size ±5.0 AC
6. Building line — ft
7. Field layout serial
8. Field type/ mfg Quick 4
9. Septic tank capacity 1000 gal
10. Filter polylock
11. Grease trap capacity N/A gal
12. Dosing tank capacity N/A gal
13. Pump/ siphon mfg.
14. Pump/ siphon model
15. ATU tank capacity gal
16. ATU mfg N/A

MEASUREMENTS

1. Building sewer length 9
2. Distance tank to building 10 ft
3. Absorption trench lengths (ft)
   1 100' 2 3
   4 1 5 6
4. Total linear ft 100 ft
5. Trench width 36 in
6. Average trench depth 36 in
7. Aggr. depth/ Chamber height 16 in
8. Distance field to building 12 ft
9. Nearest property line left ft
10. Distance to # 9 27 ft
11. Distance field to body of water N/A ft
12. Distance tank to body of water ft
13. Distance field to well ft
14. Distance tank to well N/A ft

Violations/ Comments

Retaining wall will be installed by property owner around drainfield. Was not present at inspection

SYSTEM APPROVED? ☐ Yes ☐ No

This system is approved for a maximum of 150 bedrooms/gpd. Any increase of bedrooms or gpd will render this approval void.

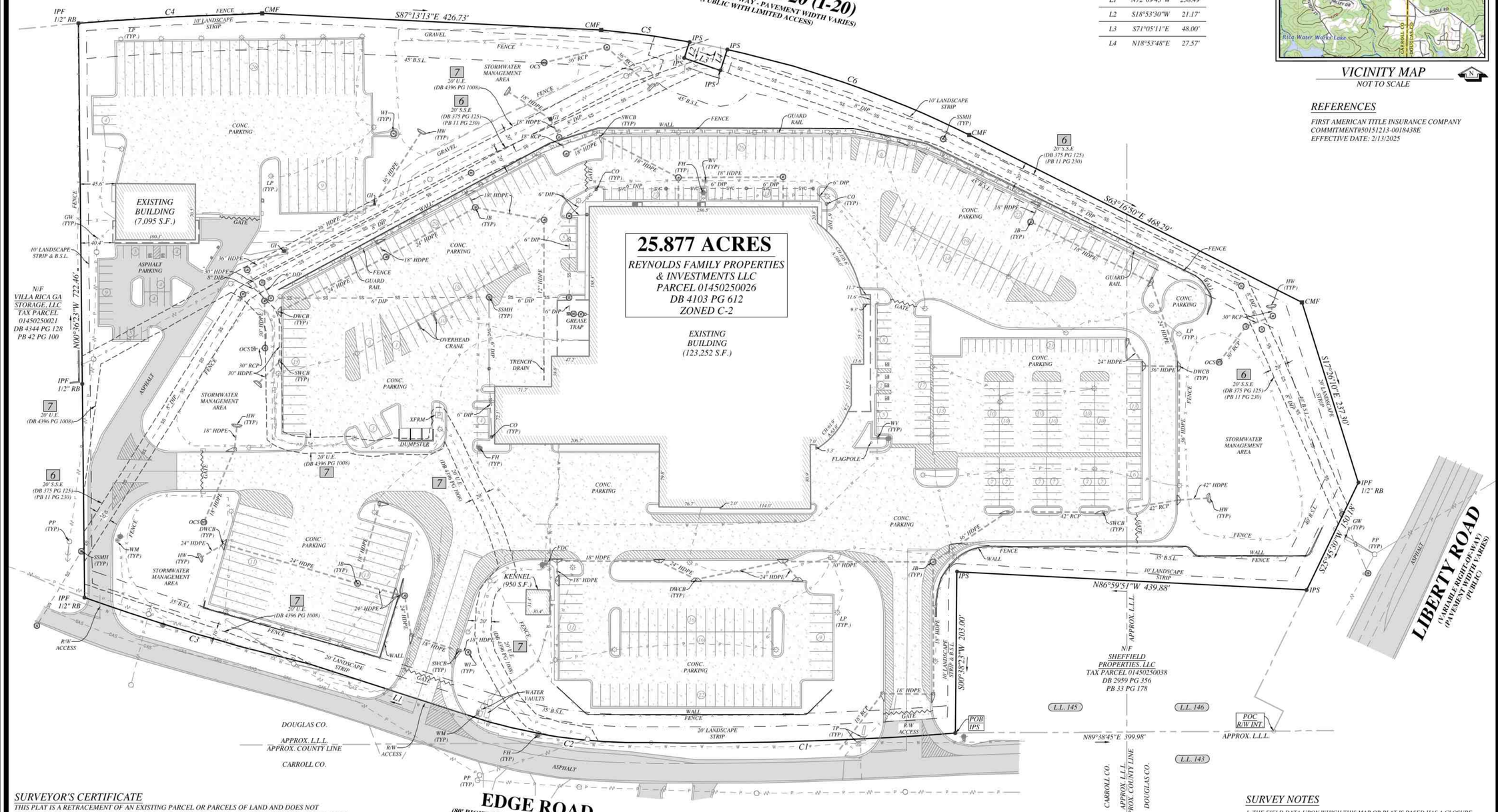
Inspected by: Kenya Moor Contractor: Barry Baker

Approval of the on-site sewage management system by representatives of the Cobb & Douglas Public Health shall not be construed as a guarantee that such system will function satisfactorily for a given period of time; futhermore, said Cobb & Douglas Public Health does not, by any action taken affecting compliance with these rules, assume any liability for damages which are caused, or which may be caused by malfunction of such system.

UTILITY NOTE

SOURCE INFORMATION FROM PLANS AND MARKINGS ARE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION BUT ARE SHOWN AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

SPACE RESERVED FOR CLERK OF SUPERIOR COURT



Curve Table

Curve #	Length	Radius	CHORD	CH. LENGTH
C1	382.56'	4069.78'	S88°12'40"W	382.42'
C2	205.58'	691.38'	N82°44'38"W	204.82'
C3	294.10'	2789.32'	N73°31'21"W	293.96'
C4	231.31'	4567.01'	N86°57'12"E	231.28'
C5	112.05'	1300.85'	S82°12'55"E	112.02'
C6	323.04'	1300.85'	S70°30'01"E	322.22'

Line Table

Line #	Direction	Length
L1	N72°09'43"W	238.49'
L2	S18°53'30"W	21.17'
L3	S71°05'11"E	48.00'
L4	N18°53'48"E	27.57'



VICINITY MAP
NOT TO SCALE

REFERENCES

FIRST AMERICAN TITLE INSURANCE COMPANY
COMMITMENT#50151213-0018438E
EFFECTIVE DATE: 2/13/2025

SURVEYOR'S CERTIFICATE

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. 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.

JOHN F. BREWER, III RLS#2905 — 1/27/2026 DATE

ALTA CERTIFICATION

TO: DAIMLER TRUCK FINANCIAL SERVICES USA LLC & FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6b, 7a, 8, 9, 10, 11b, 16, 17 & 18 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 1/15/2026.

SURVEY NOTES

1. THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 34,577FEET, AND AN ANGULAR ERROR OF 2" PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE.

2. THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS MAP OR PLAT WERE OBTAINED BY USING A GEOMAX ZOOM 95 TOTAL STATION.

3. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1 FOOT IN 351,680'.

R/W ACCESS: THE SURVEYED PROPERTY HAS VEHICULAR AND PEDESTRIAN DIRECT ACCESS TO AND PHYSICALLY ABUTS EDGE ROAD, A PUBLICLY DEDICATED RIGHT-OF-WAY. DRIVEWAY ACCESS AS SHOWN.

LAND USE: THERE WAS NO OBSERVED EVIDENCE OF USE OF PROPERTY AS A SOLID WASTE DUMP OR CEMETERY. AT THE TIME OF SURVEY, THERE WAS NO OBSERVED EVIDENCE OF ACTIVE DRILLING OR PRODUCTION OF MINERALS OF ANY KIND.

W&A ENGINEERING
CIVIL ENGINEERING | LANDSCAPE ARCHITECTURE
LAND SURVEYING | TRAFFIC ENGINEERING
ECONOMIC DEVELOPMENT
355 Oneta Street, Ste. D100
Athens, GA 30601
P: (706) 310-0400
INFO@WAENGINEERING.COM
WWW.WAENGINEERING.COM

ALL DRAWINGS SHALL REMAIN THE PROPERTY OF W&A ENGINEERING. THESE INSTRUMENTS OF SERVICE ARE TO BE USED SOLELY FOR THIS SPECIFIC PROJECT. W&A ENGINEERING SHALL RETAIN ALL LEGAL RIGHTS TO THE USE OF THE INSTRUMENTS OF SERVICE AND SHALL RETAIN FULL PROTECTION UNDER UNITED STATES COPYRIGHT LAW.

GA WEST. ZONE
1002 NAD 83

0 30 60 120
SCALE 1" = 60'

ALTA / NSPS TITLE SURVEY FOR:
DAIMLER TRUCK FINANCIAL SERVICES USA LLC & FIRST AMERICAN TITLE INSURANCE COMPANY
450 EDGE ROAD
VILLA RICA, GEORGIA 30180
CITY OF VILLA RICA, DOUGLAS COUNTY
LAND LOT 145 & 146, 2ND LAND DISTRICT, 5TH SECTION

DATE: 1/19/2026

REVISIONS

JOB NO: 25-00471

DRAFTED BY: CL

REVIEWED BY: JB

GEORGIA REGISTERED NO. 2905 LAND SURVEYOR JOHN F. BREWER III

SHEET 2 OF 2

Map Legend

sample point (auger)

slope direction

gully/drainage

iron pin control point cp

fence line

scale: 1 inch = 100 feet

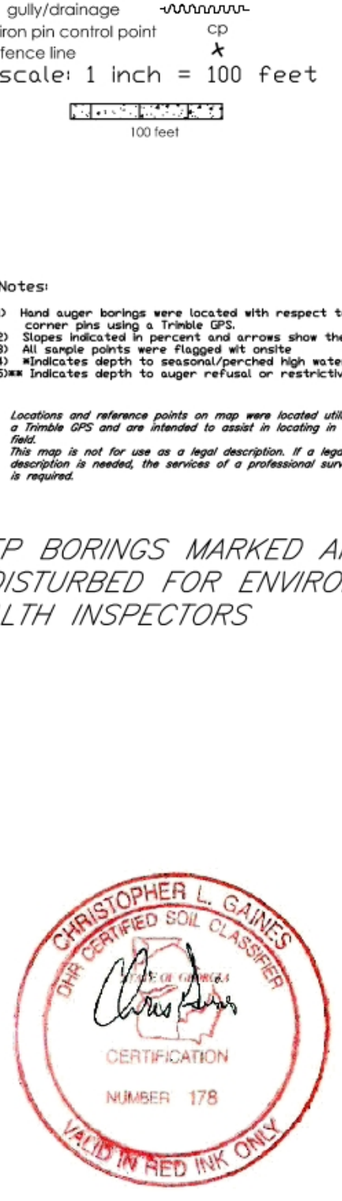
100 feet

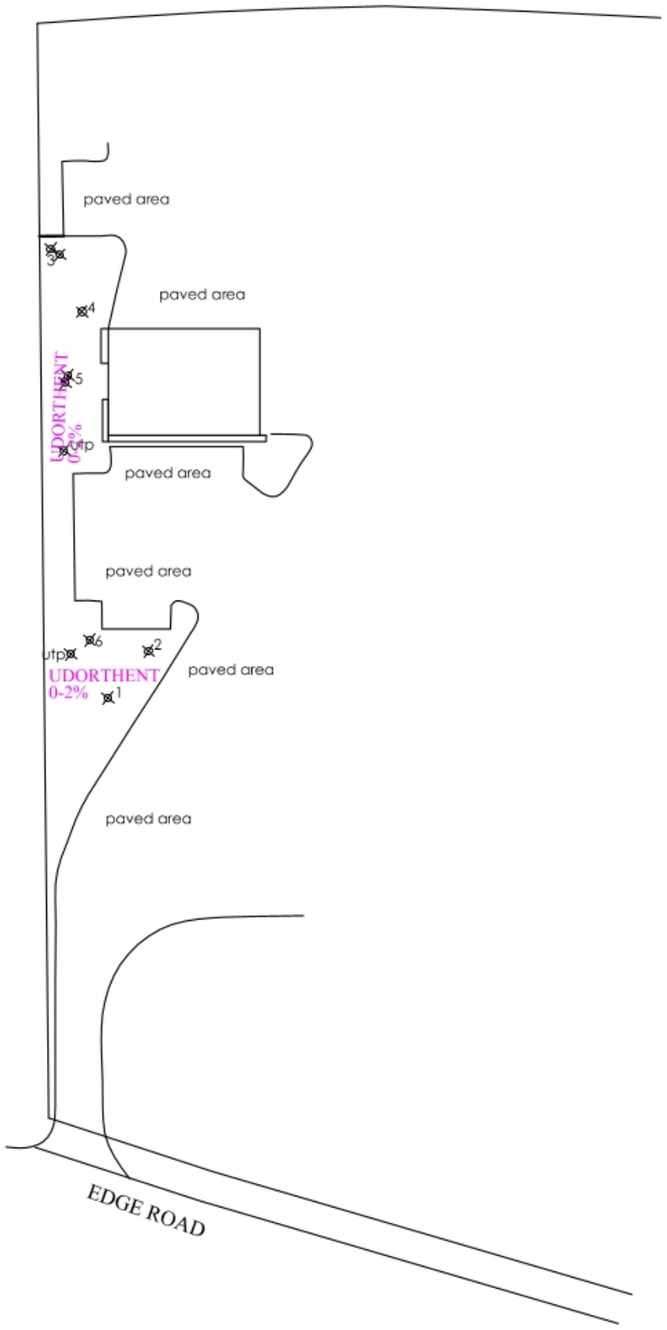
Notes:

1) Hand auger borings were located with respect to property corner pins using a Trimble GPS.
2) Slopes indicated in percent and arrows show the general direction.
3) All sample points were flagged wit onsite
4) *Indicates depth to seasonal/perched high water table indicators.
5)** Indicates depth to auger refusal or restrictive layer.

Locations and reference points on map were located utilizing a Trimble GPS and are intended to assist in locating in the field.
This map is not for use as a legal description. If a legal description is needed, the services of a professional surveyor is required.

KEEP BORINGS MARKED AND UNDISTURBED FOR ENVIRONMENTAL HEALTH INSPECTORS





LEVEL 3 SOIL INTERPRETATIVE DATA FOR ON–SITE SEWAGE MANAGEMENT SYSTEM

Soil Series	Slope percent %	Depth to restrictive layer(in)	Depth to high water table(in)		Absorption rate at recommended trench depth(min/in)	Recommended trench depth(in)	Suitability code (listed below)
Udorthent	0-2	0	>30		---	----	Q

All depth references are with respect to the original grade at the time of this inspection. Any alteration to the site after the date of fieldwork may change the nature and suitability of the soil, thus rendering this report null and void.

Suitability Code Descriptions

Q) These areas have been cut and filled to an extent that the are not recommended for septic construction.

Note:

1) If the area proposed for septic system construction is graded or filled, then this report and the recommendations herein are void.
2) Soil borings, reference points and orientation on the site were located from utility pole using a Trimble global positioning unit.
3) The study area consisted of a selected area of 25+acres. A total of 6 hand auger borings/pits were advanced in both study areas.
4) Surface drainage should be diverted away from the septic system. The septic system should be landscaped as to promote rapid runoff. Gutters and downspouts should be diverted away from the septic system.
5) The drain field area should not be used for material storage nor should unnecessary traffic be permitted.
6) This soil survey was conducted in accordance with the Georgia Manual For On-Site Sewage Management System requirements for a level 3 soil study. The projected boundary and suitability of each soil map unit is based on the professional opinion of the soil classifier. Soil boundary lines are not exact and should be considered a transitional zone between soil types. Inclusions of other soils may exist on site that could not be identified within the scope of assessment that may have differing suitability or management for septic systems.
7) Topographical data was provided. Survey drawing was provided and survey reference or control points were located onsite. Map scale and orientation are based on gps data taken during soil investigation.
8) The data provided does not guarantee the approval or function of septic systems. Final approval is at the discretion of the local Environmental Health Department.
9) Any variations that do not coincide with soil data listed above and map provided should be addressed prior to installation/approval of the septic system.
10) Maintenance of the septic system, such as pumping the tank regularly, restricting heavy equipment traffic, maintaining positive drainage characteristics within the septic area is critical in the proper function and longevity of the septic system.

LEVEL-3 SOIL SURVEY MAP Field work on 02/18/26	Southeastern Soils & Environmental Consulting, Inc.
450 Edge Road 25.83 Acres, Selected Area Tested Parcel 01450250026 Douglas County, Georgia for: Pro Building Systems	431 Kinney Lake Road Carrollton, Ga. 30116 tel. (770)301-6839

CITY OF VILLA RICA

City Council Meeting
Agenda Item Cover Sheet

SUBJECT: ABL-04-26 Aom's Thai Delites, LLC dba Chat & Choo
AGENDA DATE: April 14, 2026

DATE PREPARED: March 31, 2026

PREPARED BY: Whitney Cox, Licensing Specialist

AMOUNT: N/A
GL ACCOUNT #: N/A
FUNDING SOURCE: N/A
BUDGETED ITEM? N/A
PUBLIC HEARING: Yes

PURPOSE: To present an application for Aom's Thai Delites, LLC dba Chat & Choo to pour malt beverages and wine at the business location of 130 W. Montgomery St., Ste. E, Villa Rica, GA 30180.

BACKGROUND: The applicant has complied with the ordinance with regard to the legal notification requirements and has successfully passed the background check conducted by the Villa Rica Police Department. Also, there are no location zoning restrictions that would hinder the issuance of the license. The business is currently operating as a restaurant and holds a valid occupational tax permit.

STAFF RECOMMENDATION: Approval

IMPACT: None

MOTION: I move to approve the alcohol license application for Aom's Thai Delites, LLC, dba Chat & Choo, located at 130 W. Montgomery St., Ste. E., Villa Rica, GA 30180.

City of Villa Rica

Mayor Leslie McPherson • Shirley Marchman • Matthew Momtahan • Stephanie Warmoth • Anna McCoy • Danny Carter

Dear Applicant:

Enclosed in this packet are informational documents and an application pertinent to your approval for an alcohol license. This material should be thoroughly read, and all documents shall be fully completed with all facts relevant to the requirements of the City of Villa Rica Alcohol License Ordinance.

Both the Alcohol Ordinance and the application stand for themselves. City personnel are not able to offer any legal advice regarding the completion of this application. Should you require further advice beyond the ordinance and application packet, please seek legal advice from your counsel of choice.

If you have any questions or concerns, please contact the Licensing Specialist at (678) 840-1224.

Sincerely,

Office of Community Development

Alcohol License Checklist

This form shall be submitted with all necessary documentation. All applications shall contain a full and complete sworn and notarized statement by each applicant of all material fact relevant to the requirements of the City of Villa Rica Alcohol License Ordinance.

- ✓ Read and fully comprehend the Alcohol License Ordinance
- ✓ **Non-Criminal Justice Background Check-** Submit "Fingerprint Consent Form" to the Villa Rica Police Dept. for processing. (101 Main St. Villa Rica, GA 30180 -770-459-5149)
- ✓ **Advertising-** Email legals@times-georgian.com -request the ad to run in both the Times-Georgian and the Douglas Sentinel. The "Sample Public Notice and Advertisement" form shall be used as a template. ***The ad needs to run for one (1) day and must run at least 15 days prior to the upcoming City Council meeting for the month. (Ad can run earlier; not later.)***
- ✓ **Proof of Publication-** After the ad has run, an "Affidavit of Publication" will be forwarded to the applicant from the newspaper. ***Submit this document to the Licensing Specialist at least 10 days prior to the upcoming City Council meeting.***
- ✓ **Establishment Advertising-** ***A notice must be posted on the premises at least 15 days prior to the upcoming City Council meeting.*** The notice shall be on a board or metal sign having a surface of no less than 12 square feet. It shall be placed at least three (3) feet above the ground and facing the most traveled street. The "Sample Public Notice and Advertisement" form shall be used as a template.
- ✓ **Declaration of Advertising-** After the sign has been posted, submit photo proof as well as the completed "Public Notice (Sign) Sworn Statement" to the Licensing Specialist.
- ✓ Applicant **must** contact the Secretary of State Department of Revenue for State Alcohol License Requirements http://dor.georgia.gov/; applicants should also check the Alcohol & Tobacco Tax & Trade Bureau for information on requirements pertaining to this department at http://ttb.gov.

Kotchakora Ainsworth — 10/19/2025

Applicant's Name — Date

Alcohol License Application

INSTRUCTIONS: Every question must be answered fully and correctly. If the space provided is not sufficient, answer the question on a separate sheet and indicate in that space that a separate sheet is attached. When completed, it must be dated, signed, and verified under oath by the applicant and filed in person by the applicant with the **Community Development Department, 1605 Carrollton Villa Rica Highway, Villa Rica, Georgia 30180**, together with all supporting documentation and the required non-refundable application fee.

A license issued to an individual shall be issued in the name of the individual. A license issued to a partnership shall be issued in the name of the partnership and in the name of one of the partners who shall be the named licensee. A license issued to a corporation having as its principal business the sale of alcoholic beverages shall be issued in the name of the Corporation and in the name of the majority stockholder or a principal officer of the corporation; and such majority stockholder or officer shall be the named licensee. A license issued to a corporation having as its principal business an activity other than the sale of alcoholic beverages shall be issued in the name of the corporation and in the name of the officer or employee of the corporation primarily responsible for the operation of the licensed premises; and such officer or employee shall be named the Licensee.

NON-REFUNDABLE APPLICATION FEE

Package Malt Beverage	$100.00	Pouring Restaurant – All	$100.00	Pouring Private/Supper Club- All	$500.00
Package Wine	$100.00	Pouring Restaurant- Limited	$100.00	Pouring Private/Supper Club - Limited	$500.00
Package Distilled Sprits	$1000.00				
Wine Tasting	$100.00	Wholesale Dealer	$500.00	Alcohol Catering	$100.00
Growler	$100.00	Wine & Craft Beer Boutique	$100.00	Special Event	$100.00

TYPE OF LICENSE/Annual License Fee (Check One Only)

☐	Retail Package Distilled Spirits	$1,000.00
☐	Retail Package Malt Beverage	$200.00
☐	Pouring License Restaurant	$3,500.00
☐	Pouring License Supper Club	$5,000.00
☐	Pouring License Private Club	$3,500.00
☐	Growler License (In Conjunction with Retail Package Malt Beverage & Wine License)	$200.00
☐	Retail Package Wine	$100.00
☑	Limited Pouring License Restaurant	$500.00
☐	Limited Pouring License Supper Club	$3,000.00
☐	Limited Pouring License Private Club	$500.00
☐	Alcohol Catering (In Conjunction with Limited Pouring License – Restaurant)	$500.00
☐	Wine Tasting (In Conjunction with Retail Package Wine License)	$100.00
☐	Wine & Craft Beer Boutique	$500.00
☐	Wholesale Dealer	$500.00

TYPE OF OUTLET

☐	Retail Package Sales
☑	Restaurant
☐	Special Event
☐	Supper Club
☐	Private Club
☐	Wine & Craft Beer Boutique

PART I

1. **Name of Business:**

Aom's Thai Delites, DBA Chat & Choo, LLC

2. **Full name and legal residence of the NAMED LICENSEE- (a) Individual (b) Principal Officer/Employer**

Kotchakorn Ainsworth, 255 Bivins Rd, Villa Rica, GA 30180
Full Name Address

3. **Is the above address your legal and bona-fide place of domicile?** ☑ Yes ☐ No
If additional space is required, please attach to this application, noting the section to which it refers.

4. **Address of business for which application is made:**

130 W Mongomery St., Suite E, Villa Rica, GA 30180

Phone Number: 7704562699 4703988123
Business Home/cell/other

Mailing Address: 255 Bivins Rd., Villa Rica, GA 30180

5. **Type of Ownership**:

☐ Individual ☑ Partnership ☐ Corporation

(A) If Individual, give full name and legal address of **owner**:

Full Name Address

(B) If Corporation/Partnership, give Corporate/Partnership name:

AOM's Thai Delites DBA Chat & Choo, LLC

Name, Percent Interest and Legal Address of Principle Stockholders and Corporate Officers or Partners:

Kotchakorn Ainsworth , 255 Bivins Rd., Villa Rica, GA 30180 85%

Full Name | Address | % Interest

Sirinapikan Pachanawanwirun, 255 Bivins Rd, VR, 30180 15%

Full Name | Address | % Interest

Full Name | Address | % Interest

Describe the principal business of the Corporation/Partnership:

Restaurant

6. Business Information:

Federal Tax ID Number: 372158670 GA Sales Tax Number: 3090 44 295

Business License Number: 101325

PART II

1. **Will the proposed outlet have live entertainment?** ☐ Yes ☑ No
   (If yes, describe how often and what type in detail)

   _____

   _____

   _____

2. **Have you obtained a copy of the City of Villa Rica Alcohol Beverage Ordinance?**
   ☑ Yes ☐ No
   No application will be processed until receipt of a copy of this ordinance is acknowledged.

3. **Have you included with this application a check for the non-refundable application fee required by section 4-25 of the Alcohol Beverage Ordinance of the City of Villa Rica?**
   ☑ Yes ☐ No

4. **As required by Chapter 4 of the Alcoholic Beverage Ordinance of the City of Villa Rica, have you included the following with this application? Please check the applicable answer(s):**

   ☐ A copy of the Deed to the premises to be licensed, if owned by applicant.
   ☑ A copy of the Lease Agreement covering the premises to be licensed, if leased by the applicant.
   ☑ In the case of a Partnership, a copy of the Partnership Agreement.
   ☐ In the case of a Corporation, a copy of the Articles of Incorporation.
   ☐ A current stamped certificate from a registered surveyor which shows a scale drawing of the premises and the location at which the applicant desires to operate an alcoholic beverage outlet and which shows, with linear foot measurements where appropriate, such location's compliance or non-compliance with the provisions of Chapter 4 of the Alcoholic Beverage Ordinance of the City of Villa Rica.

5. **Have you confirmed with the City of Villa Rica Community Development Department that the location of the proposed outlet is in a zoning district approved for the sale of alcoholic beverages subject to the specific limitations of the respective district as provided for in Chapter 4 of the Alcoholic Beverage Ordinance of the City of Villa Rica?**
   ☐ Yes ☐ No N/A

6. **If applicable, have you received approval from the City of Villa Rica Building Official for any new construction, renovations, remodeling, etc. at the premise to be licensed?**
   ☐ Yes ☐ No N/A

7. **If applicable, have you received an approved site plan from the City of Villa Rica for the location of the premises to be licensed?** ☐ Yes ☐ No N/A

8. **If applicable, have you received a Carroll/Douglas County Health Department Food Service Permit and any other applicable local, state, or federal permits, etc. required for a food service establishment?**
   ☑ Yes ☐ No

9. **Do you comply with the requirements of Regulation 560-2-2-38 below?** ☑ Yes ☐ No
   Neither a retail dealer or retail consumption dealer, whether licensed in this State or not, not any of his employees or members of such retail dealers or retail consumption dealer's immediate family shall have, own or enjoy any ownership interest in, or partnership arrangement or other business association with the business of any wholesaler, manufacturer, producer, shipper, importer or broker.

10. **Has the named Licensee and all other persons otherwise required, submitted themselves to the City of Villa Rica Police Department for fingerprinting and background check(s) as provided for in Sec. 4-29 of the Alcoholic Beverage Ordinance of the City of Villa Rica?**
    ☑ Yes ☐ No

11. **Has the named Licensee, any Partner(s), the Corporation or any Corporate Officer been:**
    a. **Convicted within the last ten (10) years of any felony or any misdemeanor involving moral turpitude?** ☐ Yes ☑ No
    b. **Any other misdemeanor within the past five (5) years?** ☐ Yes ☑ No
    c. **Denied or had revoked, within the past five (5) years, any license to sell alcoholic beverages issued by any government entity?** ☐ Yes ☑ No
    d. **Convicted of selling alcohol to a minor within the past three (3) years?**
       ☐ Yes ☑ No

    If the answer to any portion of question 11 is "yes," describe in detail and give date and occurrences:

    _____

    _____

    _____

12. **Has any alcoholic beverage business in which the named Licensee, Partner(s), the Corporation or Corporate Officers holds or has held any financial interest, or are**

☐ ☐

employed, or have been employed, ever been cited for any violation of the rules and regulations of the State Revenue Commissioner or any local ordinance/legislation relating to the sale or distribution of alcoholic beverage? Yes (No)

If the answer to any portion of question 12 is "yes," describe in detail and give date and occurrences:

_____

_____

_____

13. Is the name Licensee a citizen of the U.S.? ☑ Yes ☐ No

Thailand — Place of Birth

2/2/1976 — Date of Birth

REFERENCES

On behalf of the named Licensee, provide three (3) personal references (not relatives, former employers, fellow employees or school teachers) who are responsible, reputable adults, business or professional men or women, who have known the named Licensee during the past five (5) years. Include name, residence/business address and number of years known:

Ronald Robinson, 5622 Christi Dr, Douglasville, GA 30135, 6yrs, 4043966782
Name — Residence/Business Address — Years Known — Phone #

Sylvia Rolen, 200 Twin Lakes Dr., Villa Rica, GA 30180, 5yrs, 4233134797
Name — Residence/Business Address — Years Known — Phone #

Rodney Dannenberg, 117 Mill Chase Ct., Hiram, GA 30141, 6yrs, 7708153337
Name — Residence/Business Address — Years Known — Phone #

PART III

VERIFICATION

State of Georgia, Carrol County

I, Kotchakorn Ainsworth, Licensee, do solemnly swear subject to criminal penalties for false swearing, that the statements and answers made by me to the foregoing questions in this application are true and no false or fraudulent statement or answer is made herein to procure the granting of such license.

Kot Chakorn Ainsworth

Applicants Signature (FULL NAME IN INK)

I hereby certify that Kotchakorn Ainsworth signed his/her name to the foregoing application after stating to me that he/she knew and understood all statements and answers made therein and, under oath actually administered by me, has sworn that said statements and answers are true.

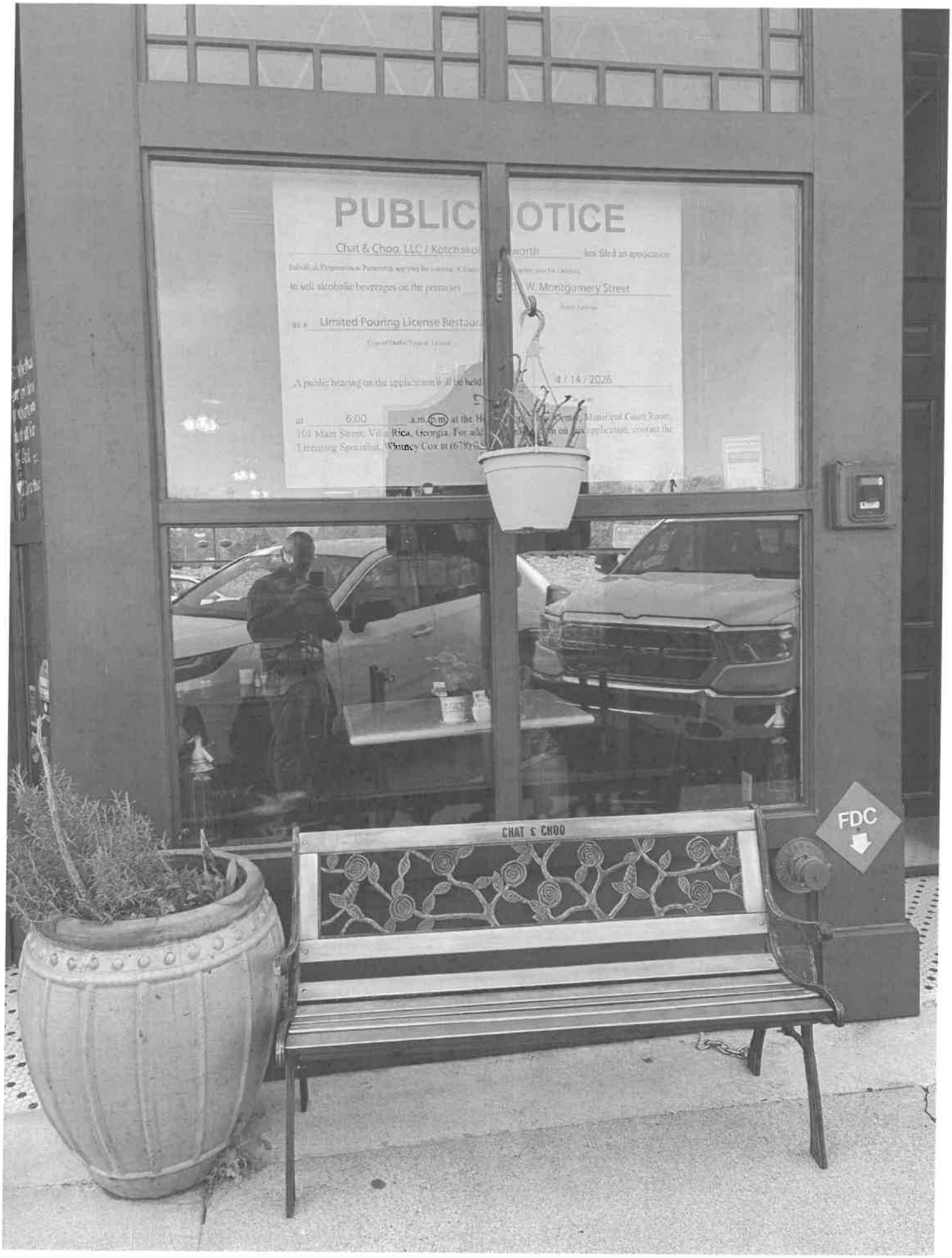
This 25th day of March, 20 26.

Jasper Wilson My Commission Expires: March 23, 2029

Notary Public

(Seal)

JASPER WILSON
NOTARY PUBLIC
Carroll County
State of Georgia
My Comm. Expires Mar. 23, 2029


PUBLIC OTICE
Chat & Choo, LLC / Kotchako
has filed an application
to sell alcoholic beverages on the premises
W. Montgomery Street
as a Limited Pouring License Restaur
4 / 14 / 2026
6:00
a.m. (p.m.) at the H
Municipal Court Room,
101 Main Street, Villa Rica, Georgia. For add
application, contact the
Licensing Specialist, Whitney Cox at (678)
CHAT & CHOO
FDC

Planning & Zoning
Community Development Department

ABL-04-26

Public Hearing Date
City Council: April 14, 2026

Request: Alcoholic Beverage License

Project Description: Limited Pouring Restaurant- Malt Beverages and Wine

Applicant: Aom's Thai Delites, LLC dba Chat & Choo
Licensee: Kotchakorn Ainsworth
255 Bivins Rd.
Villa Rica, GA 30180

Location: 130 W. Montgomery St., Ste. E, Landlot 161, 6th District; Carroll Co., Ward 5

Parcel Number(s): V01 0060002

Current Zoning: CBD (Central Business District)

Current Land Use: Commercial

Location and Zoning Requirements:
The Alcohol Beverage Ordinance regulates location and zoning statutes of the property proposed for selling alcohol as follows:

Sec. 4-69. Zoning Restriction

(a) No retail license shall be granted under this chapter unless the premises to be licensed are, at the time the application is approved by the mayor and council, located under the planning and zoning ordinance of the city in a non-residential zoning district subject to the specific limitation of the respective districts.

The subject property is zoned CBD (Central Business District)).

Sec. 4-70. Proximity Restrictions:

(a) No premises shall be licensed under this chapter whose location is within the following distances:

(1) For the sale of any wine or malt beverage, within 300 feet of any church building, school building, school grounds, or college campus.

Compliance: **Yes**

(2) For the sale of any distilled spirits, within 300 feet of any church building and within 600 feet of any school building, educational building, school grounds, or college campus.

Compliance: **Yes**

(3) For the sale of any distilled spirits, wine, malt beverage, within 300 feet of an alcoholic treatment center owned and operated by the State of Georgia or any county or municipal government therein.

Compliance: **Yes**

(4) For the sale of any alcoholic beverage for consumption on the premises, within 300 feet of any housing authority property.

Compliance: **Yes**

(5) No consumption-on-the-premises license shall be issued for any place of business which is located within 200 feet of a private single-family or two-family dwelling.

Compliance: **Yes**

Sec. 4-29 Investigation; Hearing:
In accordance with the City of Villa Rica Alcoholic Beverages Ordinance, the Villa Rica Police Department (VRPD) investigated the applicant's background. As a result of the investigation, the VRPD revealed no conviction or records against the applicant's good moral character or fitness for a license.

Public Response:
The applicant has posted a sign on the premises, as well as a notice in the Times-Georgian and the Douglas Sentinel, notifying the public of the application to obtain an alcoholic beverage license at the location.

Staff Comments:
The applicant has complied with the Ordinance regarding the legal notification requirements and has successfully passed the background check conducted by the Villa Rica Police Department. Also, there are no location restrictions that would hinder the issuance of the license.

Recommendation:
Staff recommends **approval** of the request by Aom's Thai Delites, LLC and Kotchakorn Ainsworth for the alcohol license to pour malt beverages and wine at 130 W. Montgomery St. Ste. E.

Whitney Cox
Licensing Specialist

CITY OF VILLA RICA

City Council Meeting
Agenda Item Cover Sheet

SUBJECT: Rezoning request submitted by Apex Nexus Investments, LLC. The request is to rezone the subject property from Agricultural Residential (AG) to Commercial Low-Density (C1). The property is located at 974 Dallas Highway (corrected), within Land Lot 208 of District 2, also known as Parcel Numbers V04 0130002, and is located within Carroll County, GA, Ward 3. The total property size is approximately 1.56 ± acres. **This is a Public Hearing.**

WORK SESSION DATE: **April 7, 2026**

MEETING DATE: **April 14, 2026**

PREPARED BY: **Shaun Myers, Planning and Zoning Administrator**

PUBLIC HEARING: **YES**

PURPOSE:

The applicant requests approval of a rezoning from AG (Single-Family Agricultural) to C-1 (Commercial, Low-Density) to allow development of a filling station with a convenience store, gasoline fueling canopy, and approximately 1,200 square feet of attached white-box retail space.

BACKGROUND:

The subject property is located along Dallas Highway between the two recently constructed roundabouts. Surrounding land uses include commercial development to the west (Dollar General), occupied residential to the east, undeveloped AG zoning to the north, and vacant commercially zoned property to the south across Dallas Highway. The property is located within the Miner's Village Future Development Area in the City of Villa Rica Comprehensive Plan. The commercial Corridor land use designation supports the transition to commercial activity in this area.

A prior rezoning request (RA-04-23) to allow development of a fueling station on the subject property was denied by City Council on May 9, 2023. The new proposal by Mr. Patel (Apex Nexus LLC) addresses concerns previously raised by providing inter-parcel access to Dollar General and a deceleration lane at Dallas Highway access, where the previous proposal did not.

The proposed development would introduce a high-impact, auto-oriented commercial use at a location better suited for low-intensity commercial uses. The development proposes inter-parcel connectivity and frontage sidewalks. The proposal also relies on an on-site septic system and will require additional traffic analysis and may also require GDOT access approvals.

STAFF UPDATE SINCE TABLING:

A revised site plan was received by staff on Monday, March 9, followed by an additional revision submitted on Thursday, March 12 in response to staff's comments. The updated plan increases the buffer along the eastern property line to 30 feet adjacent to the residential property. The City Engineer has indicated that a 150-foot deceleration lane with a 50-foot taper is required, as well as right-in right-out access along Dallas Highway, which the applicant has indicated they are able to provide.

IMPACT:

STAFF RECOMMENDATION:

Staff recommend **DENIAL** of the requested rezoning. While commercial zoning is generally supported along the Dallas Highway corridor, the proposed gasoline filling station presents compatibility concerns due to its operational intensity and proximity to adjacent residential use.

Staff recommend DENIAL. Should approval be considered, staff propose the following conditions:

1. All building, fire life safety, design and zoning requirements shall be met in accordance with all applicable City codes and regulations.

2. Prior to issuance of any land disturbance or building permits, the applicant shall submit a site plan compliant with all zoning and development standards, and includes the required 150-foot deceleration lane with a 50-foot taper along Dallas Highway, as well as right-in right-out only access.

3. A detailed site plan prepared and sealed by a licensed engineer, consistent with the conceptual site plan dated 3/12/2026, shall be submitted for review and approval, prior to issuance of a land disturbance permit.

4. A detailed landscape plan prepared and sealed by a licensed landscape architect shall be submitted for review and approval in accordance with Section 7.05 (Landscaping Standards) prior to issuance of a land disturbance permit.

5. Prior to issuance of a certificate of occupancy, the applicant shall provide an inter-parcel access easement and construct a vehicular connection to the adjacent commercial property to the west (Dollar General), in a location and manner approved by the Community Development Department and City Engineer. The easement shall be recorded and shown on all final site and civil plans.

6. A traffic impact study shall be submitted with civil construction plans. Any recommended roadway, access, or traffic control improvements shall be implemented or guaranteed, as determined and approved by the City Engineer.

7. All access to Dallas Highway shall be subject to Georgia Department of Transportation (GDOT) review and approval, if required. GDOT permits shall be obtained prior to construction, if required.

8. Final driveway locations, spacing, and access type (including any right-in/right-out restrictions) shall be subject to City Engineer and GDOT approval (if required).

9. The proposed development shall comply with all City utility requirements. Any use of on-site septic system shall be subject to approval by the appropriate regulatory health agencies. Connection to public sewer shall be required when and if service becomes available, in accordance with City's ordinance.

Planning and Zoning Commission's Recommendation: No Recommendation Provided. The Planning and zoning vote ended in a 2:2 tie, therefore this case does not have a recommendation from the Planning and Zoning Commission.

MOTION:

I move to deny the request to rezone the property located at 974 Dallas Highway (Parcel Number V04 0130002) from AG (Single-Family Agricultural) to C-1 (Commercial, Low-Density).

Or should approval be considered:

I move to approve the request to rezone the property located at 974 Dallas Highway (Parcel Number V04 0130002) from AG (Single-Family Agricultural) to C-1 (Commercial, Low-Density), subject to the nine (9) conditions recommended by staff.

Community Development Dept.
206 North Avenue,
Villa Rica, GA 30180.
smyers@villarica.gov.
678-785-9995

Community Development Department

Rezoning Request

Application Submittal Checklist

☑ **1. Schedule Technical Advisory Committee (TAC) Meeting**
A TAC meeting is required before submitting zoning requests.

☑ **2. Submit Water/Sewer Capacity Application (if applicable)**
New developments and changes in use require prior approval from the Utility Department.

☑ **3. Proof of Ownership or Authorization**
Copy of deed, lease, option agreement, or other evidence of ownership or applicant's legal interest in the property. If applicant is not the property owner, submit the owner's authorization form.

☑ **4. Site Plan**
A site development plan prepared in conformance with submittal requirements in *Sec. 11.03* (unless it is waived by Community Development Director or requested zoning district is Single-Family Residential)

☑ **5. Statement of Intent**
A written statement describing the following:

i. The proposed uses and the effect the proposed use may have on surrounding properties and a statement of the facts indicating that the proposed change will not be detrimental to the general public interest and the purposes of the Zoning Ordinance.
ii. Whether such change is consistent with the intent and the purpose of the Zoning Ordinance and the goals and policies of the Comprehensive Plan.
iii. The areas which are most likely to be directly affected by such a change and the likely effects.
iv. Whether the proposed amendment is made necessary because of changed or changing social values, new planning concepts, or other social or economic conditions in the areas and zoning districts affected.
v. The proposed time schedule and phasing for development.
vi. The source/method for providing utility/infrastructure services to the property.
vii. A description of existing road conditions and any new roads to be included in the development and of the effect the proposed development will have on existing road and traffic conditions; and
viii. A list of any state, federal, or other public agencies' approvals or permits required for the proposed development.

☑ **6. Additional Exhibits or Studies**
Any other information or exhibits or studies that are substantial to the request, or if required by the Community Development Director or Planning and Zoning Commission.

☑ **7. Application Fee**
Pay the applicable zoning fee. The current fee schedule is included in the application packet.

Community Development Dept.
206 North Avenue,
Villa Rica, GA 30180.
smyers@villarica.gov.
678-785-9995

Rezoning Request

Review Process, Fee Schedule and Calendar

Rezoning Review Process

Pre-Application Conference
Applicants must request a pre-application conference with staff to discuss the proposal before filing a rezoning request.

Application Filed with the Department
- Staff reviews the application for completeness.
- A public hearing date is scheduled.
- Required public notification is issued.

Planning Commission Public Hearing & Action
- A public hearing is held within **45 days** of filing application.
- Planning Commission (PC) considers staff recommendation, the applicant's presentation, and public testimony.
- PC action recommends **approve** or **deny** to City Council

City Council Public Hearing and Action
- A public hearing is held within **45 days** of PC action.
- Council considers Staff and PC recommendations, the applicant's presentation, and public testimony.
- The City Council may either **approve** or **deny** the request.

Rezoning Fee Schedule

Acreage	Residential	Commercial	Industrial	PUD
0-5	$300	$600	$750	$800
5.1-10	$400	$700	$850	$1000
10.1-20	$600	$1100	$1100	$1200
20.1-30	$800	$1200	$1300	$1500
30.1-40	$900	$1400	$1400	$1600
40.1-50	$1000	$1500	$1600	$1800
50.1-60	$1100	$1600	$1700	$1900
60.01 +	$1200 + 25/acre Max. of $2500	$1600 + 25/acre Max. of $4000	$1800 + 25/acre Max. of $5000	$2000 + 25.99/acre Max. of $6000

Zoning Calendar

Click Here for Calendar
or Scan QR Code

Community Development Dept.
206 North Avenue,
Villa Rica, GA 30180.
smyers@villarica.gov.
678-785-9995

Rezoning Request

Application Form

Applicant Information

Name Apex Nexus Investment LLC	**Phone** 770.546.3098
Mailing Address 974 Dallas Hwy Villa Rica, GA 30180	**Email** Apexnexus333@gmail.com

Rezoning Request Property Information

Address 974 Dallas Hwy Villa Rica, GA 30180	**Parcel ID Number(s)** V04 0130002
Acreage 1.5	**Lot Number(s)** 208/02
Present Zoning AG	**Proposed Zoning** C-1
Present Use Vacant House	**Proposed Use** Filling Station

Additional Information, If Applicable

Gross Density	**Net Density**
Open Space %	**Impervious Surface %**

Notary Attestation

I, Apex Nexus Investments LLC, hereby state that the above statements and statements contained in the documents submitted with this application are true and correct to the best of my knowledge. I hereby request processing of this application.

Executed in Villa Rica (City), GA (State).

K. Patel	Krish Patel	12/29/2025
Signature of Applicant	Printed Name	Date

Subscribed and sworn before me this 28th day of 12 month, 2025

Brittany Sweet	Brittany Sweet	10/01/2029
Signature of Notary Public	Name of Notary Public	My Commission Expires

BRITTANY SWEET
My Commission Expires
NOTARY PUBLIC
10/01/2029
CARROLL COUNTY, GEORGIA

For Official Use Only

Case #	
Application Accepted by	Acceptance Date
Planning Commission Hearing	City Council Hearing

Community Development Dept.
206 North Avenue,
Villa Rica, GA 30180.
smyers@villarica.gov.
678-785-9995

Rezoning Request

Campaign Contribution Disclosure

In accordance with the Conflict of Interest in Zoning Act, O.C.G.A., Chapter 36-67A, the following questions must be answered: Has the applicant made, within two (2) years immediately preceding the filing of this application for rezoning, campaign contributions aggregating $250 or more or made gifts having in the aggregate a value of $250 or more to a member of the City Council or Planning Commission who will consider the application?

Yes ☐ No ☑

If Yes, the applicant and the attorney representing the applicant must file a disclosure report with the City within ten (10) days after this application is first filed. Please supply the following information that will be considered as the required disclosure:

Council / Planning Commission Member	Dollar amount of Campaign Contribution	Description of Gift $250 or greater

Signature of Applicant _____ Printed Name _____ Date _____

State of ____, County of _____.

This instrument was acknowledged before me this _____ day of _____ month.

20 ____, by _____ name of signer. Identification Presented: _____.

Signature of Notary Public _____ Name of Notary Public _____ My Commission Expires _____

Signature of Attorney _____ Printed Name _____ Date _____

State of ____, County of _____.

This instrument was acknowledged before me this _____ day of _____ month.

20 ____, by _____ name of signer. Identification Presented: _____.

Signature of Notary Public _____ Name of Notary Public _____ My Commission Expires _____

Community Development Dept.
206 North Avenue,
Villa Rica, GA 30180.
smyers@villarica.gov.
678-785-9995

Rezoning Request

Owner's Authorization Form

Applicant Information

Applicant Name Apexnexus333@gmail.com

Applicant's Address 974 Dallas Hwy, Villa Rica, GA 301

Property Address 974 Dallas Hwy, Villa Rica, GA 301

Property PIN

This is to certify that I am ☐ or We are ☐ or I am ☐ the Authorized Representative of a Corporation that is the owner of a majority interest in the subject property of the attached application. By execution of this form, this is to authorize the person names as "applicant" below, acting on behalf of the owner, to file for and pursue a request for approval of the following:

Check all that apply:

Variance ☐	Special Exception ☐	Rezoning ■
Administrative Variance ☐	Floodplain Variance ☐	Appeal of Administrative Decision ☐

Signature of Property Owner(s)

K. Patel — Signature of Owner | Krish Patel — Printed Name | 12.28.25 — Date

State of GA **, County of** Carroll .

This instrument was acknowledged before me this 28th day of december.

20 25, by Krish Patel (name of signer). Identification Presented: Member.

Brittany Sweet — Signature of Notary Public | Brittany Sweet — Name of Notary Public | 10/01/2029 — My Commission Expires

BRITTANY SWEET NOTARY PUBLIC My Commission Expires 10/01/2029 CARROLL COUNTY, GEORGIA

Varsha Patel — Signature of Owner | Varsha Patel — Printed Name | 12/29/25 — Date

State of MD **, County of** Dorchester

This instrument was acknowledged before me this 29 day of December. 2025

20 25 by Varsha Patel (name of signer). Identification Presented: Member.

Brittany Sweet — Signature of Notary Public | Brittany Sweet — Name of Notary Public | 10/01/2029 — My Commission Expires

BRITTANY SWEET NOTARY PUBLIC My Commission Expires 10/01/2029 CARROLL COUNTY, GEORGIA

Statement of Intent

Proposed Rezoning: AG to C-1
Property Address: 974 Dallas Highway, Villa Rica, Georgia 30180

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i. Proposed Use

The applicant proposes to rezone the subject property from Agricultural (AG) to Commercial to allow for a neighborhood-serving gas station with convenience retail. The proposed use is appropriate for the location and will be designed and operated in compliance with applicable zoning and site development standards.

ii. Consistency with Zoning and Comprehensive Plan

The proposed rezoning is consistent with the City of Villa Rica Zoning Ordinance and Comprehensive Plan, which support commercial development along major transportation corridors and in areas with infrastructure investment.

iii. Impact on Surrounding Properties

The proposed development is not expected to have any adverse effects on surrounding properties.

iv. Necessity of the Amendment

The amendment is necessary due to changing land use patterns and roadway conditions along Dallas Highway. The property is located along a high-traffic corridor and in proximity to existing and planned commercial development, making it better suited for commercial use than agricultural or low-density residential use.

v. Time Schedule and Phasing

Construction is anticipated to begin following approval of site plans and any necessary guidance from the City.

vi. Utility and Infrastructure Services

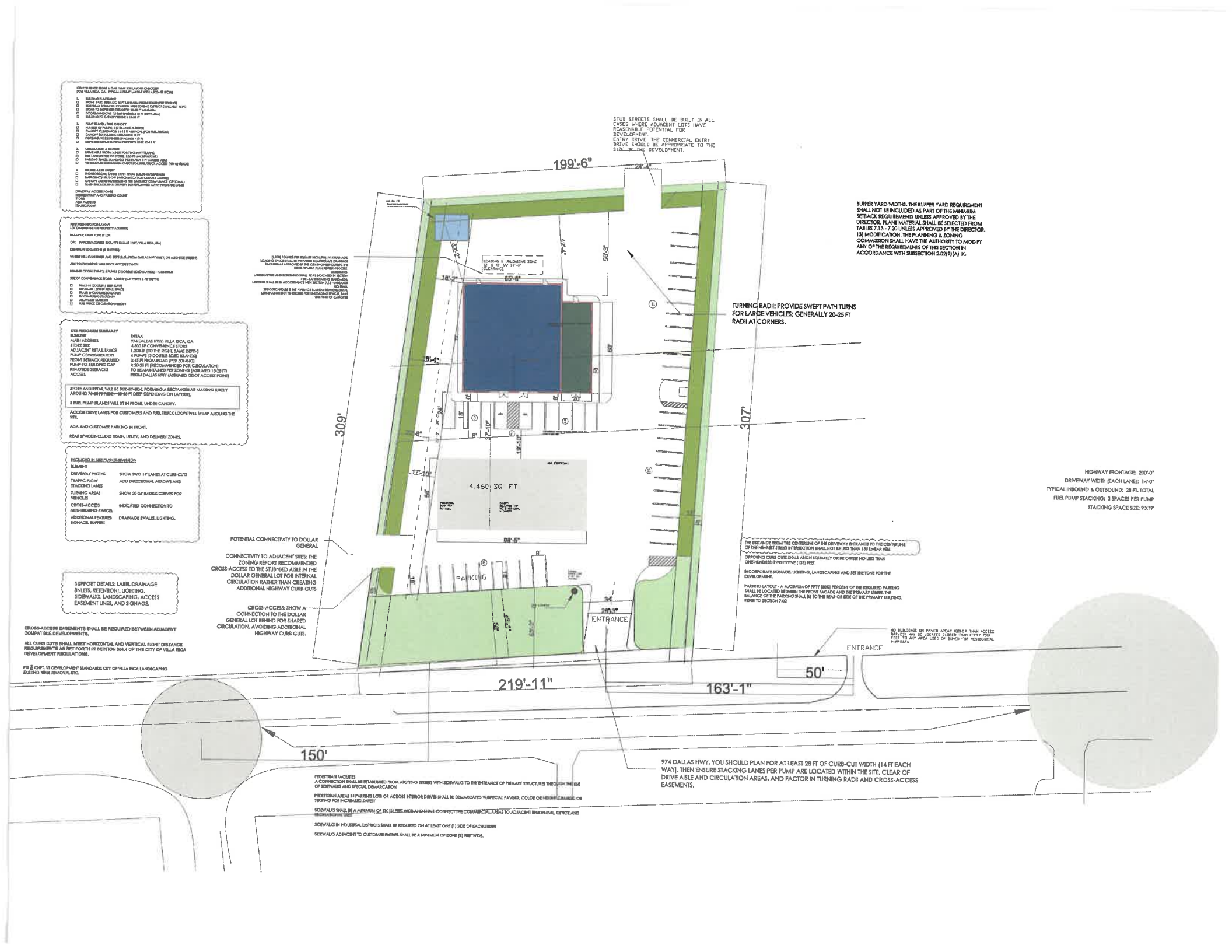
The property will be served by public water. Sanitary wastewater will be provided via an existing on-site septic system, which will be upgraded as necessary to meet the needs of the development. Other utilities, including electricity and telecommunications, are available to the site.

vii. Road and Traffic Conditions

The property fronts Dallas Highway. The applicant will comply with all Georgia Department of Transportation (GDOT) access requirements. No new public roads are proposed.

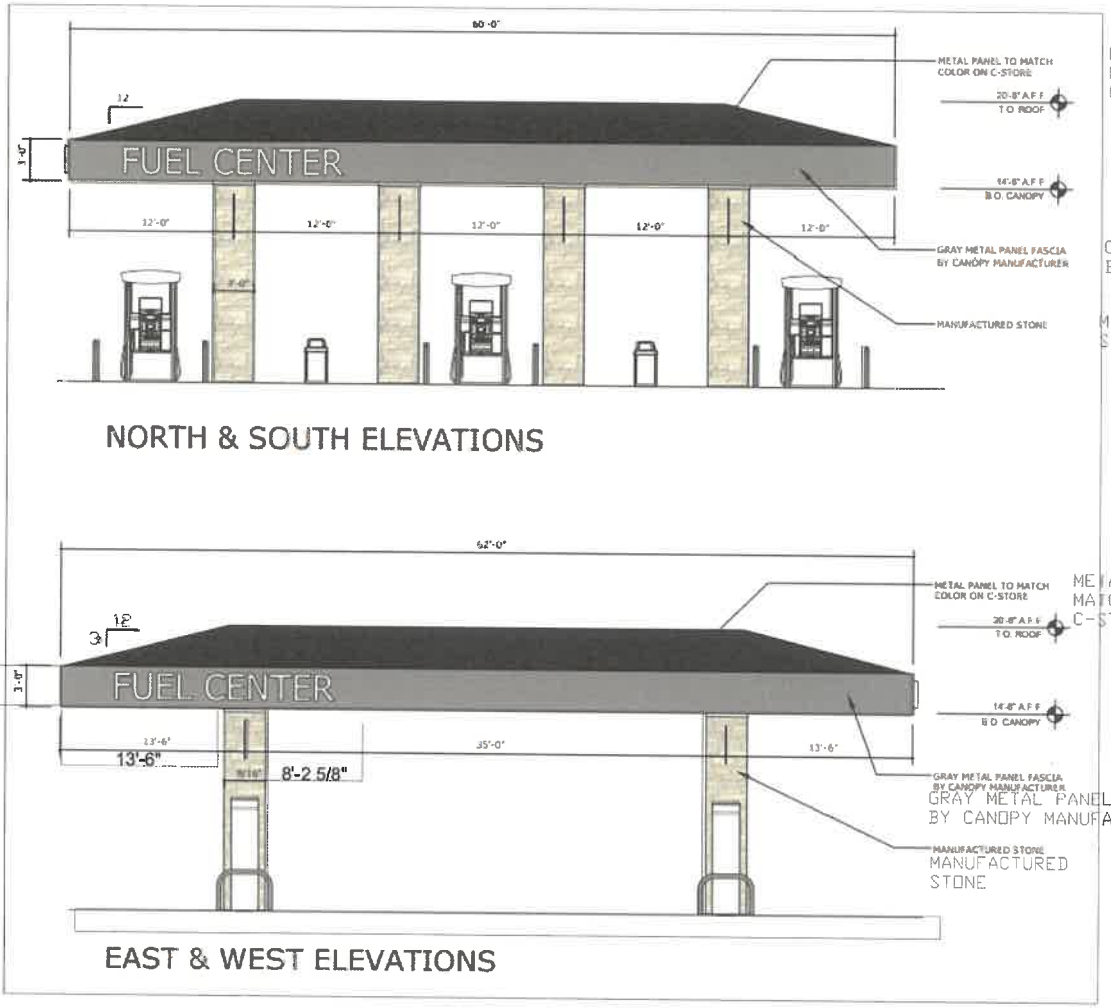
viii. Required Approvals and Permits

Approvals and permits may be required from the City of Villa Rica and the Georgia Environmental Protection Division (EPD), as applicable.


199'-6"
309'
307'
219'-11"
163'-1"
50'
150'
4,460 SQ FT
PARKING
ENTRANCE
ENTRANCE
STUB STREETS SHALL BE BUILT IN ALL CASES WHERE ADJACENT LOTS HAVE REASONABLE POTENTIAL FOR DEVELOPMENT. ENTRY DRIVE THE COMMERCIAL ENTRY DRIVE SHOULD BE APPROPRIATE TO THE SIZE OF THE DEVELOPMENT.
BUFFER YARD WIDTHS. THE BUFFER YARD REQUIREMENT SHALL NOT BE INCLUDED AS PART OF THE MINIMUM SETBACK REQUIREMENTS UNLESS APPROVED BY THE DIRECTOR. PLANT MATERIAL SHALL BE SELECTED FROM TABLES 7.13 - 7.20 UNLESS APPROVED BY THE DIRECTOR. 13) MODIFICATION. THE PLANNING & ZONING COMMISSION SHALL HAVE THE AUTHORITY TO MODIFY ANY OF THE REQUIREMENTS OF THIS SECTION IN ACCORDANCE WITH SUBSECTION 2.02(9)(A) IX.
TURNING RADII: PROVIDE SWEPT PATH TURNS FOR LARGE VEHICLES: GENERALLY 20-25 FT RADII AT CORNERS.
HIGHWAY FRONTAGE: 200'-0"
DRIVEWAY WIDTH (EACH LANE): 14'-0"
TYPICAL INBOUND & OUTBOUND: 28 FT. TOTAL
FUEL PUMP STACKING: 3 SPACES PER PUMP
STACKING SPACE SIZE: 9'X19'
SITE PROGRAM SUMMARY
ELEMENT DETAIL
MAIN ADDRESS 974 DALLAS HWY, VILLA RICA, GA
STORE SIZE 4,800 SF CONVENIENCE STORE
ADJACENT RETAIL SPACE 1,200 SF (TO THE RIGHT, SAME DEPTH)
PUMP CONFIGURATION 6 PUMPS (3 DOUBLE-SIDED ISLANDS)
FRONT SETBACK REQUIRED ≥ 45 FT FROM ROAD (PER ZONING)
PUMP-TO-BUILDING GAP ≥ 20-35 FT (RECOMMENDED FOR CIRCULATION)
REAR/SIDE SETBACKS TO BE MAINTAINED PER ZONING (ASSUMED 15-25 FT)
ACCESS FROM DALLAS HWY (ASSUMED GDOT ACCESS POINT)
STORE AND RETAIL WILL BE SIDE-BY-SIDE, FORMING A RECTANGULAR MASSING (LIKELY AROUND 70-85 FT WIDE — 40-45 FT DEEP DEPENDING ON LAYOUT).
3 FUEL PUMP ISLANDS WILL SIT IN FRONT, UNDER CANOPY.
ACCESS DRIVE LANES FOR CUSTOMERS AND FUEL TRUCK LOOPS WILL WRAP AROUND THE SITE.
ADA AND CUSTOMER PARKING IN FRONT.
REAR SPACE INCLUDES TRASH, UTILITY, AND DELIVERY ZONES.
INCLUDED IN SITE PLAN SUBMISSION
ELEMENT
DRIVEWAY WIDTHS SHOW TWO 14' LANES AT CURB CUTS
TRAFFIC FLOW STACKING LANES ADD DIRECTIONAL ARROWS AND
TURNING AREAS VEHICLES SHOW 20-25' RADIUS CURVES FOR
CROSS-ACCESS NEIGHBORING PARCEL INDICATED CONNECTION TO
ADDITIONAL FEATURES BUFFERS DRAINAGE SWALES, LIGHTING,
SUPPORT DETAILS: LABEL DRAINAGE (INLETS, RETENTION), LIGHTING, SIDEWALKS, LANDSCAPING, ACCESS EASEMENT LINES, AND SIGNAGE.
POTENTIAL CONNECTIVITY TO DOLLAR GENERAL
CONNECTIVITY TO ADJACENT SITES: THE ZONING REPORT RECOMMENDED CROSS-ACCESS TO THE STUB-SIED AISLE IN THE DOLLAR GENERAL LOT FOR INTERNAL CIRCULATION RATHER THAN CREATING ADDITIONAL HIGHWAY CURB CUTS
CROSS-ACCESS: SHOW A CONNECTION TO THE DOLLAR GENERAL LOT BEHIND FOR SHARED CIRCULATION, AVOIDING ADDITIONAL HIGHWAY CURB CUTS.
THE DISTANCE FROM THE CENTERLINE OF THE DRIVEWAY ENTRANCE TO THE CENTERLINE OF THE NEAREST STREET INTERSECTION SHALL NOT BE LESS THAN 150 LINEAR FEET.
OPPOSING CURB CUTS SHALL ALIGN SQUARELY OR BE OFFSET NO LESS THAN ONE-HUNDRED TWENTY-FIVE (125) FEET.
INCORPORATE SIGNAGE, LIGHTING, LANDSCAPING AND SET THE TONE FOR THE DEVELOPMENT.
PARKING LAYOUT - A MAXIMUM OF FIFTY (50%) PERCENT OF THE REQUIRED PARKING SHALL BE LOCATED BETWEEN THE FRONT FACADE AND THE PRIMARY STREET. THE BALANCE OF THE PARKING SHALL BE TO THE REAR OR SIDE OF THE PRIMARY BUILDING. REFER TO SECTION 7.02
NO BUILDINGS OR PAVED AREAS (OTHER THAN ACCESS DRIVES) MAY BE LOCATED CLOSER THAN FIFTY (50) FEET TO ANY AREA USED OR ZONED FOR RESIDENTIAL PURPOSES.
CROSS-ACCESS EASEMENTS SHALL BE REQUIRED BETWEEN ADJACENT COMPATIBLE DEVELOPMENTS.
ALL CURB CUTS SHALL MEET HORIZONTAL AND VERTICAL SIGHT DISTANCE REQUIREMENTS AS SET FORTH IN SECTION 324.4 OF THE CITY OF VILLA RICA DEVELOPMENT REGULATIONS.
PG 2| CHPT. VII DEVELOPMENT STANDARDS CITY OF VILLA RICA LANDSCAPING EXISTING TREE REMOVAL ETC.
974 DALLAS HWY, YOU SHOULD PLAN FOR AT LEAST 28 FT OF CURB-CUT WIDTH (14 FT EACH WAY). THEN ENSURE STACKING LANES PER PUMP ARE LOCATED WITHIN THE SITE, CLEAR OF DRIVE AISLE AND CIRCULATION AREAS, AND FACTOR IN TURNING RADII AND CROSS-ACCESS EASEMENTS.
PEDESTRIAN FACILITIES
A CONNECTION SHALL BE ESTABLISHED FROM ABUTTING STREETS WITH SIDEWALKS TO THE ENTRANCE OF PRIMARY STRUCTURES THROUGH THE USE OF SIDEWALKS AND SPECIAL DEMARCATION
PEDESTRIAN AREAS IN PARKING LOTS OR ACROSS INTERIOR DRIVES SHALL BE DEMARCATED W/SPECIAL PAVING, COLOR OR HIGH-CONTRAST, OR STRIPING FOR INCREASED SAFETY
SIDEWALKS IN INDUSTRIAL DISTRICTS SHALL BE REQUIRED ON AT LEAST ONE (1) SIDE OF EACH STREET
SIDEWALKS ADJACENT TO CUSTOMER ENTRIES SHALL BE A MINIMUM OF EIGHT (8) FEET WIDE.

Front Elevation Rendering




80'-0"
METAL PANEL TO MATCH COLOR ON C-STORE
20'-8" A.F.F. T.O. ROOF
14'-8" A.F.F. B.O. CANOPY
FUEL CENTER
12'-0"
12'-0"
12'-0"
12'-0"
12'-0"
GRAY METAL PANEL FASCIA BY CANOPY MANUFACTURER
MANUFACTURED STONE
METAL PANEL TO MATCH COLOR ON C-STORE
GRAY METAL PANEL FASCIA BY CANOPY MANUFACTURER
MANUFACTURED STONE
NORTH & SOUTH ELEVATIONS
62'-0"
METAL PANEL TO MATCH COLOR ON C-STORE
20'-8" A.F.F. T.O. ROOF
14'-8" A.F.F. B.O. CANOPY
FUEL CENTER
13'-6"
35'-0"
13'-6"
13'-6"
8'-2 5/8"
GRAY METAL PANEL FASCIA BY CANOPY MANUFACTURER
MANUFACTURED STONE
METAL PANEL TO MATCH COLOR ON C-STORE
GRAY METAL PANEL FASCIA BY CANOPY MANUFACTURER
MANUFACTURED STONE
EAST & WEST ELEVATIONS

0000045_0167 - 045-0167

- CSY 081711 L
County: Carroll
Route number: 00006100
LRS section: 0451006100
Functional class: 4U - Minor Arterial (Urban)
Coordinates: 33.7491467591919, -84.9091950690105

Site Data

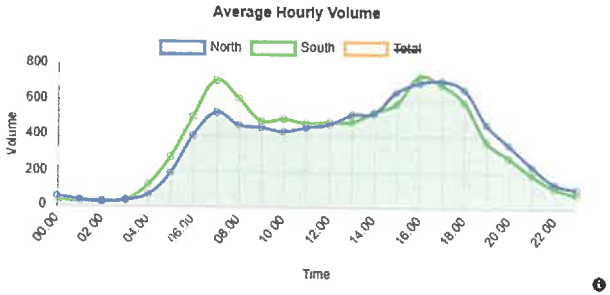


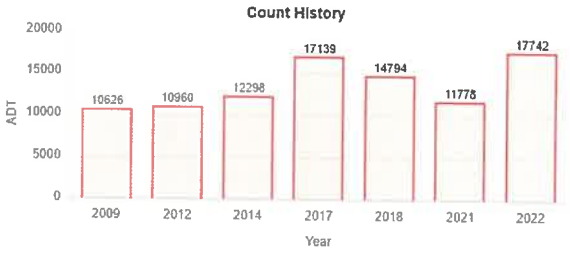
Count History

Year	Month	Count type	Duration	Count	ADT
2022	November	Volume	48 hours	35,485	17,742
2021	January	Class	48 hours	23,557	11,778
2018	December	Volume	48 hours	29,589	14,794
2017	January	Volume	48 hours	34,278	17,139
2014	January	Volume	48 hours	24,596	12,298
2012	January	Volume	48 hours	21,920	10,960
2009	January	Class	48 hours	21,253	10,626

Annual Statistics

Data Item	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Statistics type	-	Estimated	Estimated	Actual	Estimated	Actual	Estimated	Actual	Estimated	Actual
AADT	13,800	14,800	15,300	16,400	16,400	14,300	13,200	12,600	12,900	16,300
SU AADT	-	-	-	-	-	-	-	798	816	1,037
CU AADT	-	-	-	-	-	-	-	202	206	262
K-Factor	0.097	0.097	0.097	0.098	0.098	0.097	0.097	0.075	0.075	0.087
D-Factor	0.500	0.500	0.500	0.500	0.500	0.520	0.520	0.580	0.580	0.550
Future AADT	-	-	22,600	31,900	34,600	32,700	32,700	33,600	18,300	20,500





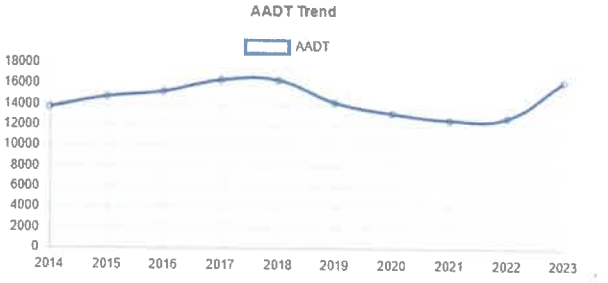
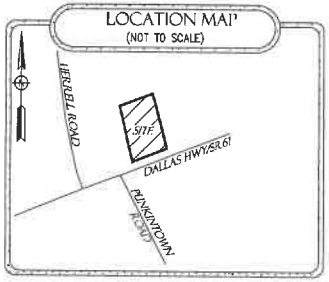


Figure 3 - Georgia DOT Count Location & Data

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

LOCATION MAP
(NOT TO SCALE)



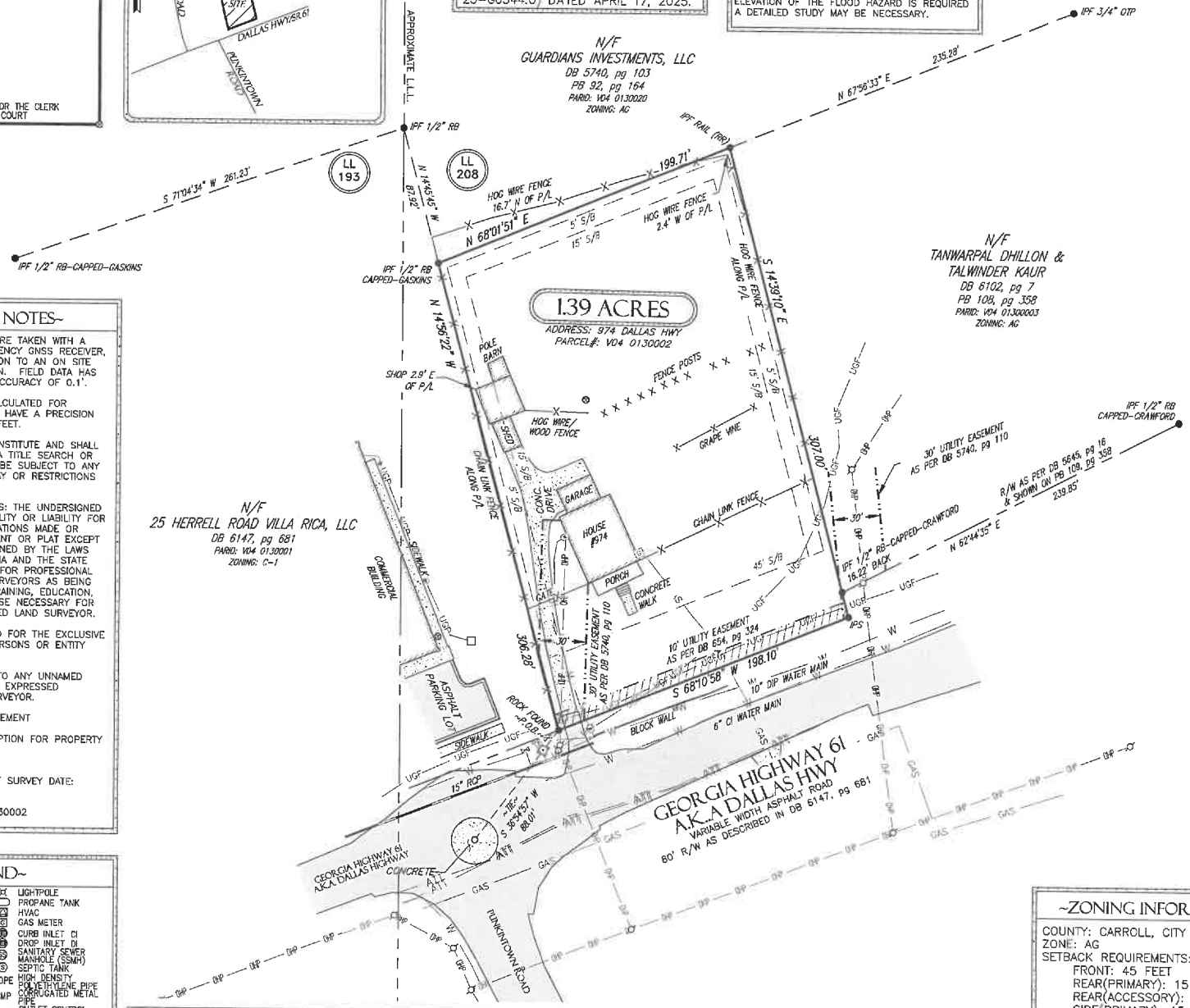
~UTILITY NOTE~

UNDERGROUND UTILITIES SHOWN HEREON WERE LOCATED BY GROUNDHAWK SUBTERRANEAN INTELLIGENCE (JOB NUMBER: 25-G0344.0) DATED APRIL 17, 2025.

~FLOOD NOTE~

BASED ON AN INTERPRETATION OF FLOOD INSURANCE RATE MAP NO. 13045C0156D, EFFECTIVE DATE 9/19/2007, THIS SITE IS NOT LOCATED WITHIN THE 100-YEAR FLOOD PRONE AREA. IF THE ACCURATE LOCATION AND/OR ELEVATION OF THE FLOOD HAZARD IS REQUIRED A DETAILED STUDY MAY BE NECESSARY.

GRID NORTH
SPC - GA WEST ZONE



~SURVEY NOTES~

FIELD MEASUREMENTS WERE TAKEN WITH A LEICA GS18 DUAL FREQUENCY GNSS RECEIVER, USING AN RTK CONNECTION TO AN ON SITE LEICA GS18 BASE STATION. FIELD DATA HAS A RELATIVE POSITIONAL ACCURACY OF 0.1'.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO HAVE A PRECISION OF 1 FOOT IN 346,870 FEET.

THIS PLAT DOES NOT CONSTITUTE AND SHALL NOT BE CONSTRUED AS A TITLE SEARCH OR REPORT, AND THUS MAY BE SUBJECT TO ANY EASEMENTS, RIGHT OF WAY OR RESTRICTIONS ONE MAY FIND.

STATEMENT OF LIMITATIONS: THE UNDERSIGNED ASSUMES NO RESPONSIBILITY OR LIABILITY FOR STATEMENTS OR CERTIFICATIONS MADE OR IMPLIED ON THIS DOCUMENT OR PLAT EXCEPT THOSE SPECIFICALLY DEFINED BY THE LAWS OF THE STATE OF GEORGIA AND THE STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AS BEING WITHIN THE SCOPE OF TRAINING, EDUCATION, EXPERIENCE AND EXPERTISE NECESSARY FOR PRACTICE AS A REGISTERED LAND SURVEYOR.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED ON THIS PLAT.

THIS DOES NOT EXTEND TO ANY UNNAMED THIRD PARTY WITHOUT AN EXPRESSED RESTATEMENT BY THE SURVEYOR.

TYPE OF SURVEY: RETRACEMENT

SOURCE OF TITLE DESCRIPTION FOR PROPERTY SHOWN HEREON:
DB 5667, pg 219

PROPERTY OWNERS AS OF SURVEY DATE:
BRENDA JEAN ANDREWS

PARCEL NUMBER: V04 0130002

~LEGEND~

○	CALCULATED POSITION	LP	LIGHTPOLE
●	IRON PIN FOUND/SET (IPF/IPS)	PT	PROPANE TANK
⊠	MONUMENT	HVAC	HVAC
C/L	CENTERLINE	GM	GAS METER
N/F	NOW OR FORMERLY	CI	CURB INLET CI
DB	DEED BOOK	DI	DROP INLET DI
PB	PLAT BOOK	SS	SANITARY SEWER MANHOLE (SSMH)
PG	PAGE	ST	SEPTIC TANK
P/L	PROPERTY LINE	HDPE	HIGH DENSITY POLYETHYLENE PIPE
RB	REBAR	CMP	CORRUGATED METAL PIPE
CTP	CRIMPED TOP PIPE	OCS	OUTLET CONTROL STRUCTURE
NSB	NAIL SET AT BASE		(ALL IPS ARE 1/2" RB "CAPPED"
OTP	OPEN TOP PIPE		UNLESS OTHERWISE LABELED)
CRB	CAPPED REBAR		ADJOINER
SR	SOLID ROD		LAND LOT LINE (L.L.L.)
AE	ACCESS EASEMENT		RIGHT OF WAY (R/W)
UE	UTILITY EASEMENT		FENCE
TP	TELEPHONE PED. (T.P.)	OHP	OVERHEAD POWER
FH	FIRE HYDRANT (FH)	GAS	GAS LINE
W	WELL	SS	SEWER LINE
WM	WATER METER	W	WATER LINE
WV	WATER VALVE (WV)		STORM WATER PIPE
PBX	POWER BOX (PBX)	UGF	UNDERGROUND FIBER
PP	POWER POLE (PP)		
CO	CLEANOUT		

~ZONING INFORMATION~

COUNTY: CARROLL, CITY OF VILLA RICA
ZONE: AG
SETBACK REQUIREMENTS:
FRONT: 45 FEET
REAR(PRIMARY): 15 FEET
REAR(ACCESSORY): 5 FEET
SIDE(PRIMARY): 15 FEET
SIDE(ACCESSORY): 5 FEET

GRAPHIC SCALE

0 50 100 150

(IN FEET)
1 inch = 50 ft.

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. 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.

Adelard J. Davis

ADELARD JOHN DAVIS RLS #3296

~SURVEYOR CERTIFICATION~

GEORGIA REGISTERED NO. 3296 LAND SURVEYOR ADELARD JOHN DAVIS

PREPARED BY
DES DAVIS
ENGINEERING & SURVEYING
24 DAWSON VILLAGE WAY SOUTH
DAWSONVILLE, GA 30534
PHONE: (706) 265-1234
DAVISENGINEERS.COM
CERTIFICATE OF AUTHORIZATION NUMBER: LSF 001057

SURVEY FOR:

KRISH PATEL
LAND LOT 208
2nd DISTRICT
CITY OF VILLA RICA
CARROLL COUNTY, GEORGIA

DRAWN BY:	RAS
PLAT DATE:	05/09/2025
FIELD CREW:	BP
FIELD DATE:	04/29/2025
FILE:	25-227 ALTA.dwg

SHEET NO.
1 OF 1

PROJECT NO.
25-227

DES | DAVIS ENGINEERING & SURVEYING
Est. 2009
CIVIL ENGINEERING | LAND SURVEYING | CONSTRUCTION LAYOUT

SOIL SURVEY REPORT

974 Dallas Highway, Villa Rica, GA 30180
Carroll County Parcel: V04 0130002

Section 1: Project/Site Identification

Project No:	25-227	Report No:	25.227.00
Client:	Maria Kay Cooper	Date:	6/2/2025
Phone Number:	678-491-9278	Representative:	Ben Moers
Parcel (County): V04 0130002 (Carroll)		Total Acreage: 1.39	Area Evaluated: 1.39 Acre(s)
Land Lot: 208	District: 2nd	Section: N/A	GMD: N/A
Level of Evaluation: 3		Date of Study: 5/27/2025	
Notes: Boring locations were located using a hand-held Leica Zeno FLX GPS unit. Boundary information is approximate unless otherwise noted.			

Section 2: Soil Properties[1]

Soil Series[2]	Slope Range (%)	Depth to Bedrock (in.)	Depth to Seasonal High Water Table (in.)	Absorption Rate[3] at Recommended Trench Depth (min./inch)	Recommended Trench Depth (in. below ground surface)	Suitability Code
	(Verified)	*(Verified)*	*(Verified)*	*(Predicted)*	*(Verified)*	
Appling	0-5	>72	>72	60	36-48	A
Hard Labor I	0-5	>72	18	**	6	C1A
Helena Shallow	0-5	40	15	---	---	F3
Wake	0-5	21	>21	---	---	F1

**Estimated hydraulic loading rate for drip emitter system: 0.10gpd/sqft

GEORGIA REGISTERED No. 034135 PROFESSIONAL ENGINEER JASON K. DAVIS

[1] Table items based on field observations and GA DPH Manual for on-site sewage management systems unless otherwise noted
[2] Per USDA NRCS soil descriptions and GA DPH Section C
[3] Based on soil classifier interpretation of site conditions and soil classification

Section 3: Soil Series Suitability Codes

A	Soils are typically suitable for conventional absorption field with proper design, installation and maintenance.
C1A	Soils are unsuitable for conventional absorption fields due to seasonal perched water table conditions. Soils are generally suitable for drip emitter absorption fields with treatment system producing Class I effluent. The local Environmental Health Specialist must approve non-conventional system design and installation.
F1	Soils are unsuitable for on-site wastewater disposal due to shallow bedrock.
F3	Soils are unsuitable for on-site wastewater disposal due to shallow perched water table.

Section 4: General Notes

1. All borings are labeled, flagged, and illustrated in the field.
2. All borings to a minimum of 72" unless a refusal layer is identified or to not less than 24" beneath the planned absorption trench bottom.
3. Soil investigation is based upon classification of the naturally occurring soil profile.
4. This report was prepared in accordance with the Georgia Department of Public Health Manual for On-Site Sewage Management Systems, amended 2019.

Section 5: Limitations and Exceptions

1. DES does not install, maintain, or guarantee the performance of any on-site sewage management system. The information contained within this report is based on the observations, professional opinion, and judgement of the soil classifier named herein.
2. The observations presented in this report are representative of the property conditions that existed at the time the study was performed and should not be relied on to represent conditions at substantially later dates. Any alterations to the site after the date on which the fieldwork was performed may change the nature and suitability of the site.
3. The local health department holds full authority in the permitting of on-site waste disposal systems. The health department's opinion of the soil conditions may vary from those of the soil classifier named herein.
4. Site exploration identifies subsurface conditions only at those points where samples are obtained to render an opinion about the soil profile throughout the site. Actual variation within the soil profile throughout the site may differ from those indicated in this report.
5. This report was prepared for the sole and exclusive use of the individual named on the report, and does not extend to any unnamed third party. Any alterations to this report without expressed, written consent and approval from DES will render this report null and void.
6. If additional information becomes available that might impact our findings, we request the opportunity to review the information, reassess potential concerns, and modify our opinions, if warranted.

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PROJECT INFORMATION:

PARCEL NUMBER: V04 0130002

TOTAL PROPERTY AREA= 1.39 ACRES
SOIL SURVEY AREA= 1.39± ACRES

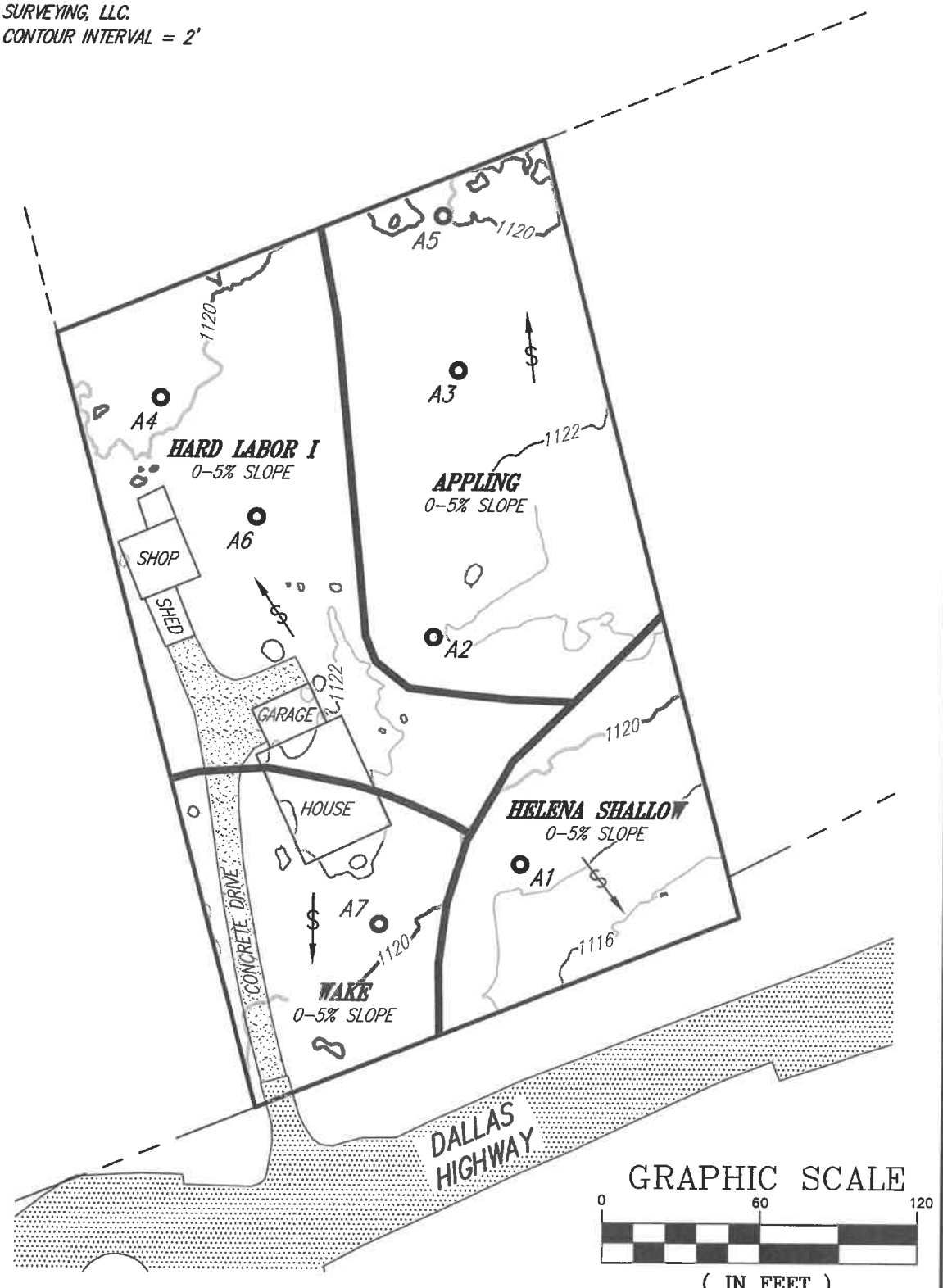
BOUNDARY INFORMATION FROM A SURVEY FOR MARIA KAY COOPER COMPLETED BY DAVIS ENGINEERING AND SURVEYING, LLC ON 5/9/2025.

CONTOUR INFORMATION FROM LIDAR TOPO FROM DAVIS ENGINEERING AND SURVEYING, LLC.
CONTOUR INTERVAL = 2'

REF. NORTH

~LEGEND~

PROPERTY CORNER	P/L APPROX. PROPERTY LINE
BORING HOLE	ADJOINER
SLOPE ARROW	LAND LOT LINE (L.L.L.)
SPRING	RIGHT OF WAY (R/W)
WELL	FENCE
R/W RIGHT-OF-WAY	OHP OVERHEAD POWER
	LIMIT OF SURVEY



GRAPHIC SCALE
0 60 120
(IN FEET)
1 inch = 60 ft.

DES DAVIS
ENGINEERING & SURVEYING
24 DAWSON VILLAGE WAY SOUTH
DAWSONVILLE, GA 30534
PHONE: (706) 265-1234
DAVISENGINEERS.COM

GEORGIA REGISTERED No. 034135 PROFESSIONAL ENGINEER
JASON K. DAVIS

6/2/2025

LEVEL 3 SOIL MAP:

MARIA KAY COOPER
LAND LOT 208
2nd DISTRICT
CITY OF VILLA RICA
CARROLL COUNTY, GEORGIA

DRAWING DATE:	6/2/2025
DRAWING BY:	BDM
FIELD DATE:	5/27/2025
FIELD CREW:	RLK & BDM

SHEET NO. 1 OF 1

PROJECT NO. 25-227

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 03/26/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
Turner, Wood, & Smith Agency, Inc.
1515 Community Way
PO Box 1058
Gainesville GA 30503

CONTACT NAME: Tammy Hyder
PHONE (A/C, No, Ext): (770) 536-0161 **FAX (A/C, No):** (770) 536-1283
E-MAIL ADDRESS: tammy.hyder@twsinsurance.com

INSURER(S) AFFORDING COVERAGE		NAIC #
INSURER A :	Continental Casualty Company	20443
INSURER B :	Hartford Accident And Indemnity	22357
INSURER C :	Wesco Insurance Co	25011
INSURER D :	HDI Global Specialty SE	N/A
INSURER E :		
INSURER F :		

INSURED
Davis Engineering & Surveying, LLC
24 Dawson Village Way South
Dawsonville GA 30534

COVERAGES **CERTIFICATE NUMBER:** CL2532444522 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE X OCCUR X Deductible $0 GEN'L AGGREGATE LIMIT APPLIES PER: POLICY X PRO-JECT LOC OTHER:	Y	Y	B 6012042696	03/22/2025	03/22/2026	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 1,000,000 $ 1,000,000 $ 10,000 $ 1,000,000 $ 2,000,000 $ 2,000,000
B	AUTOMOBILE LIABILITY X ANY AUTO OWNED AUTOS ONLY X HIRED AUTOS ONLY SCHEDULED AUTOS X NON-OWNED AUTOS ONLY	Y	Y	20 UEC KI2288	03/22/2025	03/22/2026	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident) UM/UNDM CSL	$ 1,000,000 $ $ $ $ 1,000,000
A	X UMBRELLA LIAB X OCCUR EXCESS LIAB CLAIMS-MADE DED X RETENTION $ 10,000			B 6012043850	03/22/2025	03/22/2026	EACH OCCURRENCE AGGREGATE Follows Form	$ 5,000,000 $ 5,000,000 $
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y / N: Y If yes, describe under DESCRIPTION OF OPERATIONS below	N / A	Y	WES3765785	03/22/2025	03/22/2026	X PER STATUTE OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ 1,000,000 $ 1,000,000 $ 1,000,000
D	Professional Liability Pollution Liability			FRS-H-P-PL-00012170-02	03/22/2025	03/22/2026	Per Claim Aggregate Deductible	$1,000,000 $1,000,000 $50,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Certificate Holder and/or Owner are Additional Insureds when required by written contract with regards to General Liability and Auto Liability; Coverage is Primary and Non-Contributory and Waiver of Subrogation applies all under blanket forms #SB146932G (10-19) & #HA9916 (12-21) & #WC000313 (04-84). Blanket Additional Insured for Completed and Ongoing Operations applies for General Liability under blanket form #SB146968C (10-19)

Workers Comp exclusion(s): Jason Davis

CERTIFICATE HOLDER
Georgia Department of Public Health, Division of Health Protection,
2 Peachtree St NW
Ste 13-108
Atlanta GA 30303

CANCELLATION
SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE
J Hyder

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ADDITIONAL COVERAGES

Ref #	Description	Coverage Code	Form No.	Edition Date
A	Employment Practices/Fiduciary Liability (Retroactive Date: 03/22/2015)			

Limit 1	Limit 2	Limit 3	Deductible Amount	Deductible Type	Premium
$10,000					

Ref #	Description	Coverage Code	Form No.	Edition Date
A	Pollution Liability			

Limit 1	Limit 2	Limit 3	Deductible Amount	Deductible Type	Premium
2,000,000	1,000,000				

Ref #	Description	Coverage Code	Form No.	Edition Date
B	Underinsured Motorist combined single limit			

Limit 1	Limit 2	Limit 3	Deductible Amount	Deductible Type	Premium
1,000,000					

Ref #	Description	Coverage Code	Form No.	Edition Date
A	Employee Benefits			

Limit 1	Limit 2	Limit 3	Deductible Amount	Deductible Type	Premium
2,000,000			$1,000		

Ref #	Description	Coverage Code	Form No.	Edition Date

Limit 1	Limit 2	Limit 3	Deductible Amount	Deductible Type	Premium

Ref #	Description	Coverage Code	Form No.	Edition Date

Limit 1	Limit 2	Limit 3	Deductible Amount	Deductible Type	Premium

Ref #	Description	Coverage Code	Form No.	Edition Date

Limit 1	Limit 2	Limit 3	Deductible Amount	Deductible Type	Premium

Ref #	Description	Coverage Code	Form No.	Edition Date

Limit 1	Limit 2	Limit 3	Deductible Amount	Deductible Type	Premium

Ref #	Description	Coverage Code	Form No.	Edition Date

Limit 1	Limit 2	Limit 3	Deductible Amount	Deductible Type	Premium

Ref #	Description	Coverage Code	Form No.	Edition Date

Limit 1	Limit 2	Limit 3	Deductible Amount	Deductible Type	Premium

OFADTLCV

Copyright 2001, AMS Services, Inc.

Return to:
SMITH CONERLY LLP
402 Newnan Street
Carrollton, Georgia 30117

LIMITED WARRANTY DEED

THIS INDENTURE is made this 19th day of November, 2025 between BRENDA JEAN ANDREWS, as party of the first part (the "Grantor"), and APEX NEXUS INVESTMENT LLC, a Georgia limited liability company, as party of the second part (the "Grantee") (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH:

That Grantor, for and in consideration of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and forever confirm unto the said Grantee the following described real property (the "Property"):

All that tract or parcel of land lying and being in Land Lot 208 of the 2nd District of Carroll County, Georgia, containing 1.4 acres, more or less, and being shown on a plat thereof which appears of record in Deed Book 120, Page 577, Carroll County, Georgia Public Records, which plat and the record thereof are by reference incorporated herein. Said tract is more fully described as follows: Beginning at a point on the Northwesterly side of Villa Rica-Dallas Public Highway at the southwest corner of property of G.W. Ingram, and from said point of beginning running back from said highway along the property of G.W. Ingram North 18 degrees West 307 feet to corner at the Estate of Jim Hamilton; thence South 65 degrees West 200 feet parallel to said highway to the property of Mrs. S.T. Haynes; thence South 18 degrees East 307 feet to corner on the northwesterly side of said highway; thence along it North 65 degrees East 200 feet to the point of beginning. Said property being carved out of a tract of land acquired by Frank Shaw from J.S. Hamilton by Warranty Deed dated November 2, 1911, recorded in Book 9, Page 111 and having situated thereon one 5-room frame dwelling.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular 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 any and all persons claiming by, through or under Grantor. Without expanding by implication the limited warranty set forth herein, this conveyance is made subject to the following matters (the "Permitted Exceptions"): (i) ad valorem real property taxes for the year 2026 and subsequent years not yet due and payable; (ii) all matters shown on plat, filed in Deed Book 120, Page 577, Carroll County, Georgia Records; (iii) Right of Way Easement, filed in Deed Book 654, Page 324, Carroll County, Georgia Records; and (iv) Easement in favor of Georgia Power Company, filed in Deed Book 5740, Page 110, Carroll County, Georgia Records.

IN WITNESS WHEREOF, Grantor has executed and delivered this deed under seal the day and year first above-written.

Signed, sealed and delivered
in the presence of:

Unofficial Witness

BRENDA JEAN ANDREWS

Notary Public

TIFFANY L PAULEY
NOTARY
PUBLIC
CARROLL COUNTY, GEORGIA

CITY COUNCIL
LESLIE MCPHERSON, MAYOR
DANNY CARTER
SHIRLEY MARCHMAN
MATTHEW MOMTAHAN
STEPHANIE WARMOTH
ANNA MCCOY

City of Villa Rica

INTERIM CITY MANAGER: JENNIFER HALLMAN
CITY CLERK: THERESA CAMPBELL
CITY ATTORNEY: KEVIN DRUMMOND

571 W BANKHEAD HWY
VILLA RICA, GA 30180
770.459.7000 | VILLARICA.ORG

August 11, 2025

RE: Letter of Availability
974 Dallas Highway
Villa Rica, GA 30180

To: Krish Patel

This letter is written as approval of the Commercial Water and Sewer Capacity Request for the address above. This capacity is approved for an average flow of 1,200 gallons per day per the application submitted, and is approved for water use only, per the applicant request. Should additional water and/or sewer flow be needed, an additional request and application must be submitted for review and approval.

This letter of availability is valid for one year from the date of this letter, and is not transferable.

Thank you,
John

John Bain

John Bain
Utilities Director / Interim Deputy City Manager
City of Villa Rica, GA
jbain@villarica.gov

Planning & Zoning
Community Development Department

Planning and Zoning Hearing: 2/17/2026.
City Council Public Hearing: 3/10/2026.

Villa Rica City Hall
571 W. Bankhead Hwy
Villa Rica, GA 30180
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Staff Report RA-01-2026

Applicant: Apex Nexus Investments, LLC. Owner: Krish Patel
Address: 974 Dallas Highway
Land Lots: 0143, 0146
Parcel: V04 0130002
Acreage: ±1.56 acres
Ward: 3
City Council Member: Stephanie Warmoth
Planning Commission Member: Anna McCoy
City of Villa Rica/Carroll County

The applicant, Apex Nexus Investments, LLC, requests rezoning of Parcel V04 0130002 from AG (Single-Family Agricultural) to C-1 (Commercial Low-Density), to develop approximately 1.56 ± acres located at 974 Dallas Highway.

The request is intended to allow the development of a filling station with a convenience store, gasoline fueling canopy, and white-box retail space. The proposed use is a high-impact, auto-oriented commercial use. Such uses generate frequent vehicle trips and turning movements, extended hours of operation, and elevated noise and lighting levels. A gasoline filling station generates activity levels that exceed those of typical low-intensity commercial uses, particularly when located adjacent to residential development.

The following documents, which were submitted in support of the Application, have been reviewed:

1. Rezoning Application, submitted by Apex Nexus Investments, LLC (5 pages).
2. Statement of Intent (1 page).
3. Site Plan, prepared by Maria Cooper, revision submitted on January 28, 2026 (1 page).
4. Boundary Survey, prepared by DES, dated May 9, 2025 (1 page).
5. GDOT Historic Traffic Count data sheet, for the subject location.
6. Soil Survey and Report, prepared by DES, dated June 2, 2025 (3 page).
7. Front elevation and Fuel Center rendering (2 pages).
8. Limited Warranty Deed dated November 19, 2025. (2 pages)
9. Commercial Water Capacity Letter of Availability, dated August 11, 2025 (1 page).

A. Background

A prior rezoning request (RA-04-23) was denied by City Council on May 9, 2023. The previous proposal also sought to rezone the property from AG to C-1 to allow the development of a fueling station. The denial was based on a determination that a fueling station was not the highest and best use of property at that time, despite the Comprehensive Plan generally supporting commercial zoning along the Dallas Highway corridor.

The new applicant has revised the development proposal and updated the site plan to address concerns identified during the prior review process. Notably, the revised site plan demonstrates inter-parcel access to adjacent properties on both sides of the site, improved driveway location, as well as proposes sidewalks along the frontage.



FIGURE 1. AERIAL MAP. 974 DALLAS HWY.

Surrounding Properties:

The subject property consists of a single parcel with frontage along Dallas Highway and is currently developed with a detached single-family home. The location is in between the newly developed roundabouts on Dallas Highway. Surrounding development includes commercial uses to the west (Dollar General) and residential

use to the east. The property to the north is zoned AG (Single-Family Agricultural) and is undeveloped. Undeveloped commercial zoning prevails to the south across Dallas Hwy.

TABLE 1. SURROUNDING LAND USES

	Current Zoning	Land Use
North	AG (Single-Family Agricultural)	Undeveloped
East	AG (Single-Family Agricultural)	Residential
South	C-1 (Commercial Low-Density)	Undeveloped
West	C-1 (Commercial Low-Density)	Commercial (Dollar General)

B. Proposed Development

The applicant proposes redevelopment of the ±1.56-acre parcel with a single-story convenience store containing approximately 4,650 square feet of floor area, along with a 4,550 square feet gasoline fueling canopy consisting of six (6) fuel pumps arranged on three (3) fueling islands. The development includes an additional 1,200 square feet of white-box retail space, attached to the convenience store building.

The site plan proposes inter-parcel vehicular access to the adjacent properties on both the east and west, which is consistent with access management best practices. The primary access point is along Dallas Highway. Final access design, driveway configuration, and any required access restrictions will be subject to GDOT and City Engineer review and approval during the permitting process. The City Engineer has advised that a traffic study must be submitted with civil plans, and that GDOT would be involved in the permitting and access approval process.

Sidewalks are proposed along the entire frontage of the property, consistent with existing sidewalks along the Dollar General frontage.

Public sanitary sewer is not available to the site. The applicant proposes to utilize the existing on-site septic system, which will require inspection and approval by the Environmental Health Department and verification that the system is adequately sized for the proposed use. Upgrades may be required if deficiencies are identified. The septic field is not shown on the site plan. Stormwater management facilities are not shown on the site plan.

C. Zoning Ordinance Compliance

The submitted site plan proposes a 10-foot landscape buffer along the side property line adjacent to an existing residential use. However, a 30-foot landscape buffer is required to comply with use separation standards.

Section 7.05 of the Zoning Ordinance requires wider landscaped buffers where new commercial development is located adjacent to existing residential uses to provide adequate separation, visual screening, and to reduce potential land use conflicts. In accordance with Table 7.8 (Applicable Buffer Yard Types) and Table 7.9 (Buffer Yard Types Description), a Type 3 buffer is required when new commercial development abuts residential zoning. A Type 3 buffer requires a minimum 30-foot landscaped buffer.

The site plan would need to be revised to demonstrate a 30-foot landscape on the side adjacent to residential or seek a variance approval from the buffer yard standards of the Zoning Ordinance.

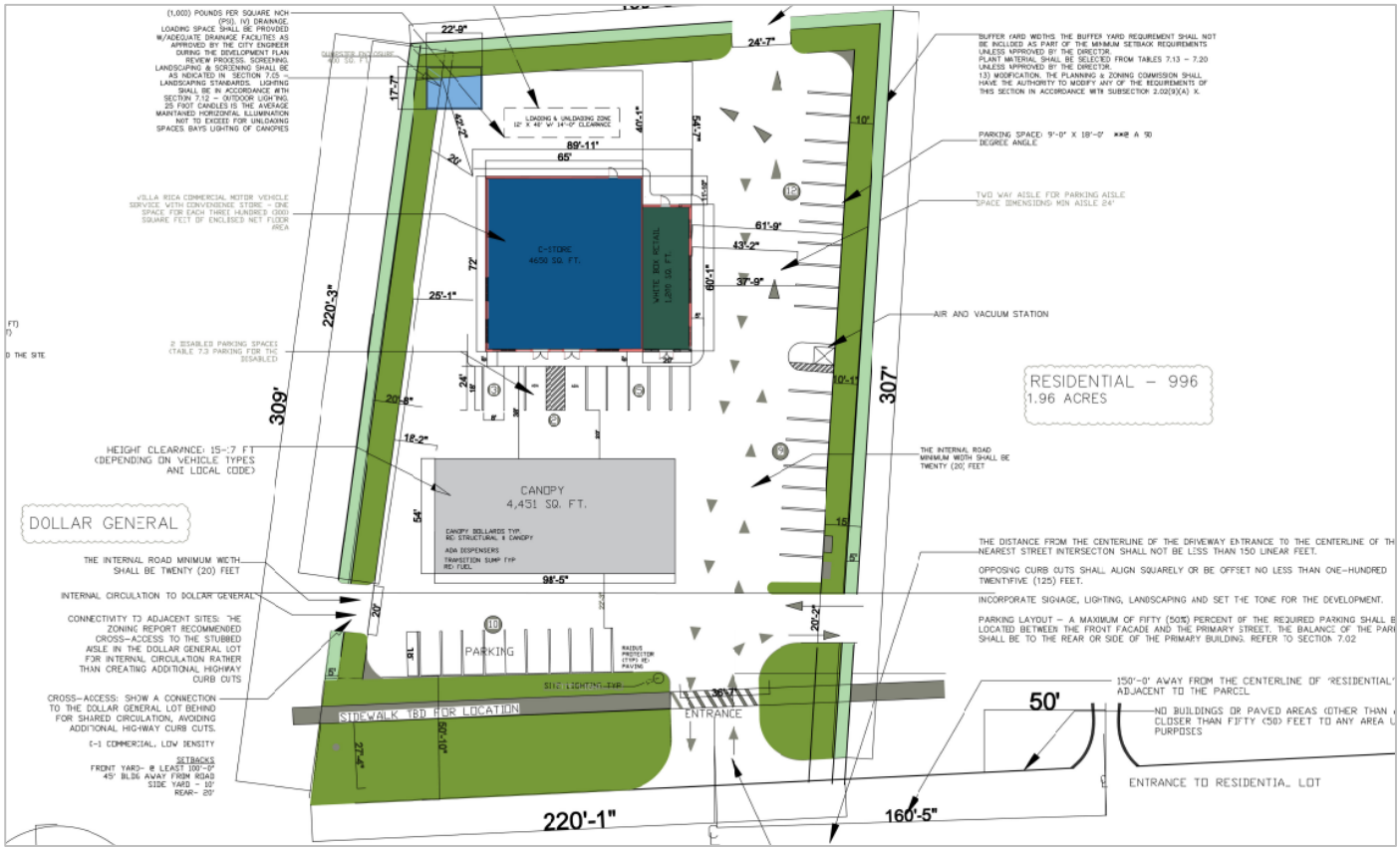


FIGURE 2. SITE PLAN. 974 DALLAS HWY.



FIGURE 3. RENDERING. FRONT ELEVATION.

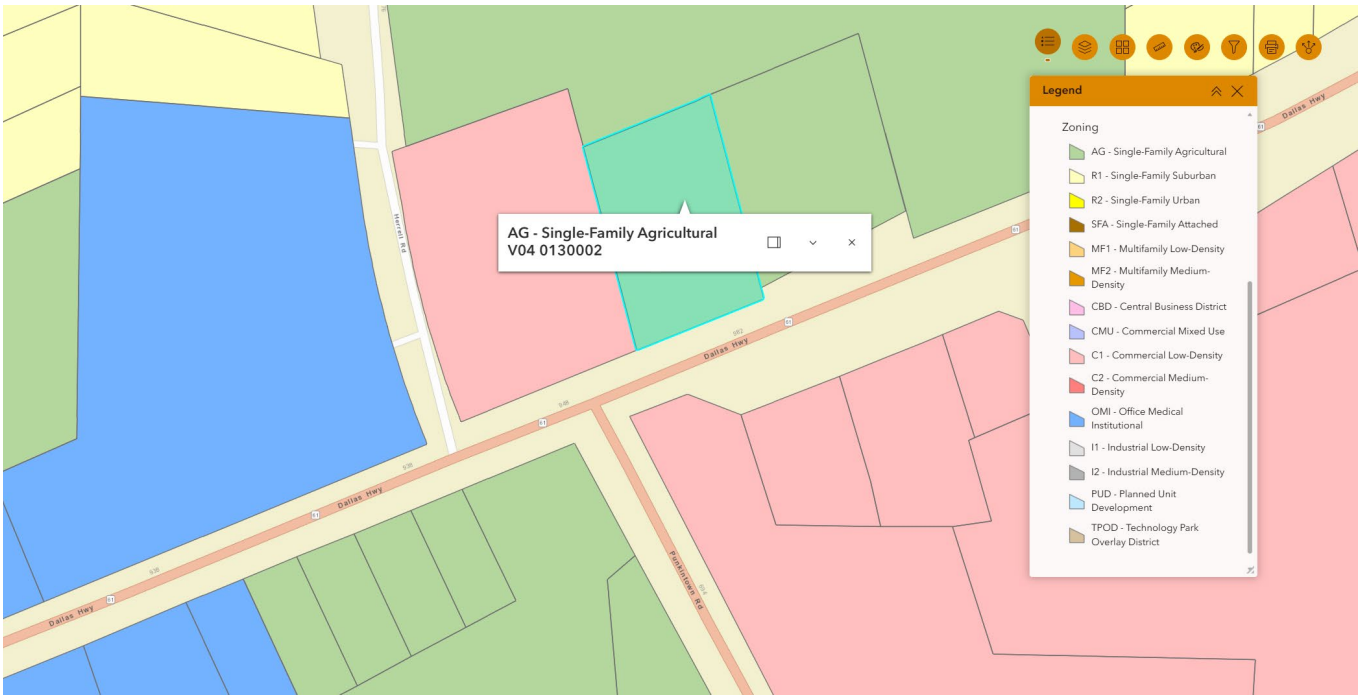
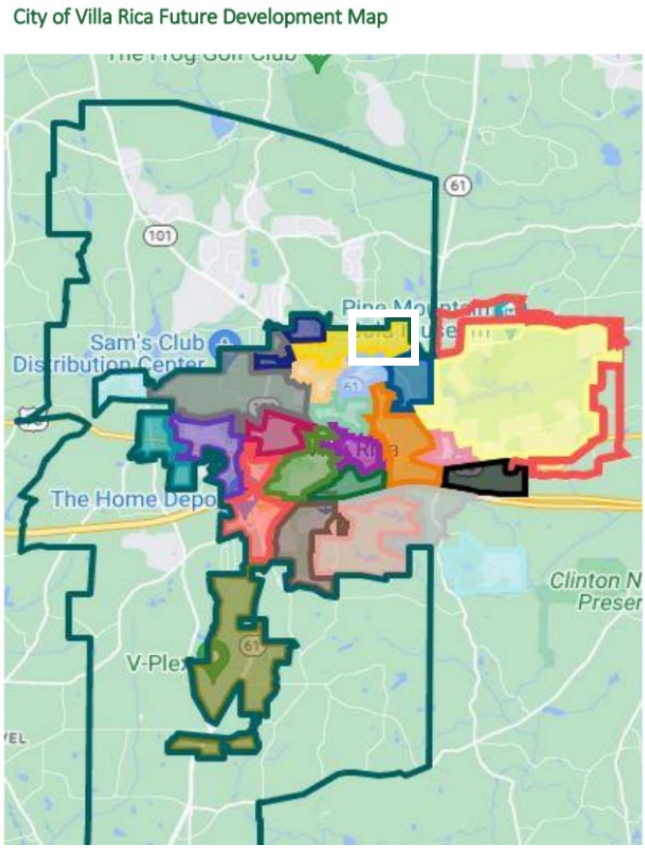


FIGURE 4. VILLA RICA ZONING MAP



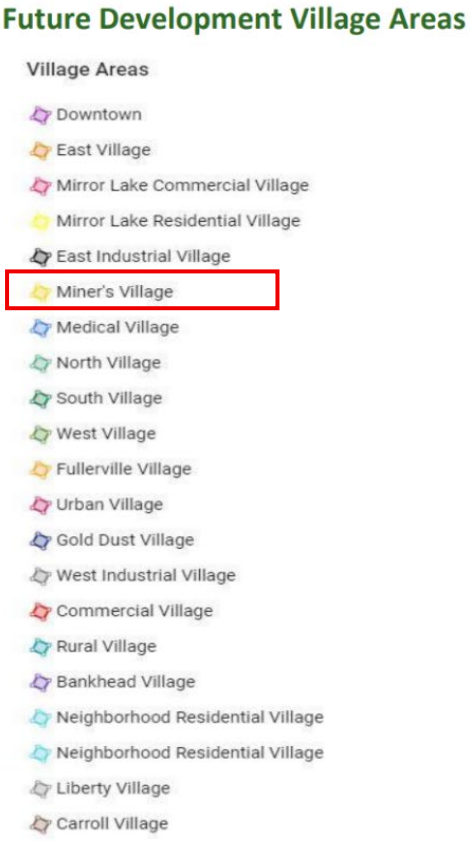


FIGURE 5. VILLA RICA FUTURE DEVELOPMENT MAP

D. Rezoning Review Criteria

The Zoning Ordinance of the City of Villa Rica, Section 11.05(2)(b), requires the Planning & Zoning Commission and the legislative body to pay reasonable regard to the following when preparing and considering proposed amendments:

i. The Comprehensive Plan.

The subject property is located within the Miner's Village Future Development Area as designated in the City of Villa Rica Comprehensive Plan. Within Miner's Village, the Comprehensive Plan identifies Commercial Corridor as an appropriate land use category for properties located along arterial roadways. The Commercial Corridor designation is intended to accommodate commercial development while emphasizing coordinated access, traffic safety, and compatibility with surrounding land uses.

In addition to supporting commercial activity along major corridors, the Comprehensive Plan establishes Design Principles for Commercial Corridors. Under the Green Space design principle, development is expected to incorporate formal landscaping and adequate screening between commercial uses and adjacent residential areas. The intent is to ensure that commercial development does not encroach upon or adversely impact nearby residential uses.

While the requested rezoning to C-1 aligns with the general Commercial Corridor land use designation, the proposed site plan provides only a 10-foot landscaped buffer adjacent to existing residential use, where the Zoning Ordinance requires a minimum 30-foot Type 3 buffer to achieve appropriate screening and separation. The inability to provide the required landscaped buffering between commercial and residential undermines the Comprehensive Plan's stated objective of protecting adjacent residential areas through adequate screening and transitional design.

Additionally, the proposed gasoline filling station represents a high-impact, auto-oriented commercial use whose operational characteristics intensify the need for adequate buffering. As proposed, the development does not fully align with the Comprehensive Plan's design principles intended to mitigate land use conflicts along Commercial Corridors.

ii. Current conditions and the character of current structures and uses in each district.

The subject property has a vacant house and is located between the new roundabouts on Dallas Highway. The area has new roadway infrastructure and developable property to support increased commercial activity in the future. Surrounding land uses include an occupied home to the east, a new Dollar General to the west, undeveloped AG-zoning to the north, and vacant commercially zoned properties to the south across Dallas Highway. The corridor's evolving character reflects a transition from rural residential to mixed commercial uses, particularly along the Dallas Highway frontage.

The new Dollar General was rezoned in July 2021 from AG (Single-Family Agricultural) to C-1 (Commercial Low-Density). This retail store is located on a corner lot, with vehicular access from the side street (Herrell Street) rather than directly from Dallas Highway, and the required 30-foot use separation buffer is provided where required.

iii. The most desirable use for which the land in each district is adapted.

Due to the property's frontage on an arterial roadway, parcel size, and proximity to existing commercial development, the site is physically suited for low-intensity commercial uses permitted within the C-1 zoning district. However, the proposed convenience store with fuel sales represents a high-impact, auto-oriented commercial use that generates activity levels, traffic, lighting, and operational impacts that are incompatible with the site's immediate proximity to existing residential development.

While the Zoning Ordinance requires a minimum 30-foot buffer yard to mitigate such impacts, the site's constraint limits the ability to provide the required separation. As a result, the proposed use is not appropriate for this location and does not represent a compatible transition between commercial and residential uses.

iv. The conservation of property values throughout the jurisdiction; and

The proposed rezoning could adversely affect surrounding residential property values. Commercial development is already established along portions of the Dallas Highway corridor, and the proposed site layout incorporates access management through the proposed inter-parcel connectivity to Dollar General. However, the buffering and landscaping proposed on the east boundary is non-compliant and insufficient to reduce potential impacts to the adjacent residential property. The code requires a 30-foot landscaped buffer adjacent to existing residential, but only a 10-foot buffer is proposed.

v. Responsible development and growth.

Responsible development and growth require that new commercial uses be compatible with adjacent land uses and capable of meeting applicable buffering, infrastructure, and access standards. Although the applicant has revised the site plan to demonstrate inter-parcel connectivity, the proposal continues to present land use conflicts with the adjacent residential property. The site plan does not demonstrate compliance with required buffer yard standards, and the proposed fueling station does not represent an appropriate low intensity use at this location.

E. Comments

No additional comments.

F. Public Notification

As required by *Section 11.05* in the Code of the City of Villa Rica, the public has been notified in *Times-Georgian* and the *Douglas County Sentinel* on January 20, 2026, and on February 5, 2026. A sign has been posted on the subject properties; and the abutting property owners have been sent notification via mail.

Public Response:
In response to the public notifications, no residents have contacted the City objecting to the proposed rezoning.

G. Recommendations

The subject property is located within the Miner's Village Future Development Area and along a designated Commercial Corridor where commercial zoning is appropriate in general, however, the proposed use presents compatibility concerns due to its operational intensity and proximity to existing residential development. As proposed, the site plan limits the ability to provide adequate buffering to surrounding residential. Additionally, neither the septic field nor stormwater management facilities are shown on the site plan; both are required for the proposed development.

The staff recommendation is for denial, but should the City Council consider approval, staff has provided conditions to directly address the various concerns raised by this proposal, particularly related to inter-parcel access, buffering to adjacent residential, septic system, stormwater management, traffic impacts, and access management.

Staff recommend DENIAL. Should approval be considered, staff propose the following conditions:

1. All building, fire life safety, design and zoning requirements shall be met in accordance with all applicable City codes and regulations.

2. Prior to issuance of any land disturbance or building permits, the applicant shall either:

    i. Revise the site and landscape plans to fully comply with the Type 3 buffer yard requirement (30 feet) along the eastern property line adjacent to residential zoning; or
    ii. Obtain approval of a variance from the City Council for any reduction in the required buffer yard width.

3. A detailed site plan prepared and sealed by a licensed engineer, consistent with the conceptual site plan dated 1/28/2026, shall be submitted for review and approval, prior to issuance of a land disturbance permit.

4. A detailed landscape plan prepared and sealed by a licensed landscape architect shall be submitted for review and approval in accordance with Section 7.05 (Landscaping Standards) prior to issuance of a land disturbance permit.

5. Prior to issuance of a certificate of occupancy, the applicant shall provide an inter-parcel access easement and construct a vehicular connection to the adjacent commercial property to the west (Dollar General), in a location and manner approved by the Community Development Department and City Engineer. The easement shall be recorded and shown on all final site and civil plans.

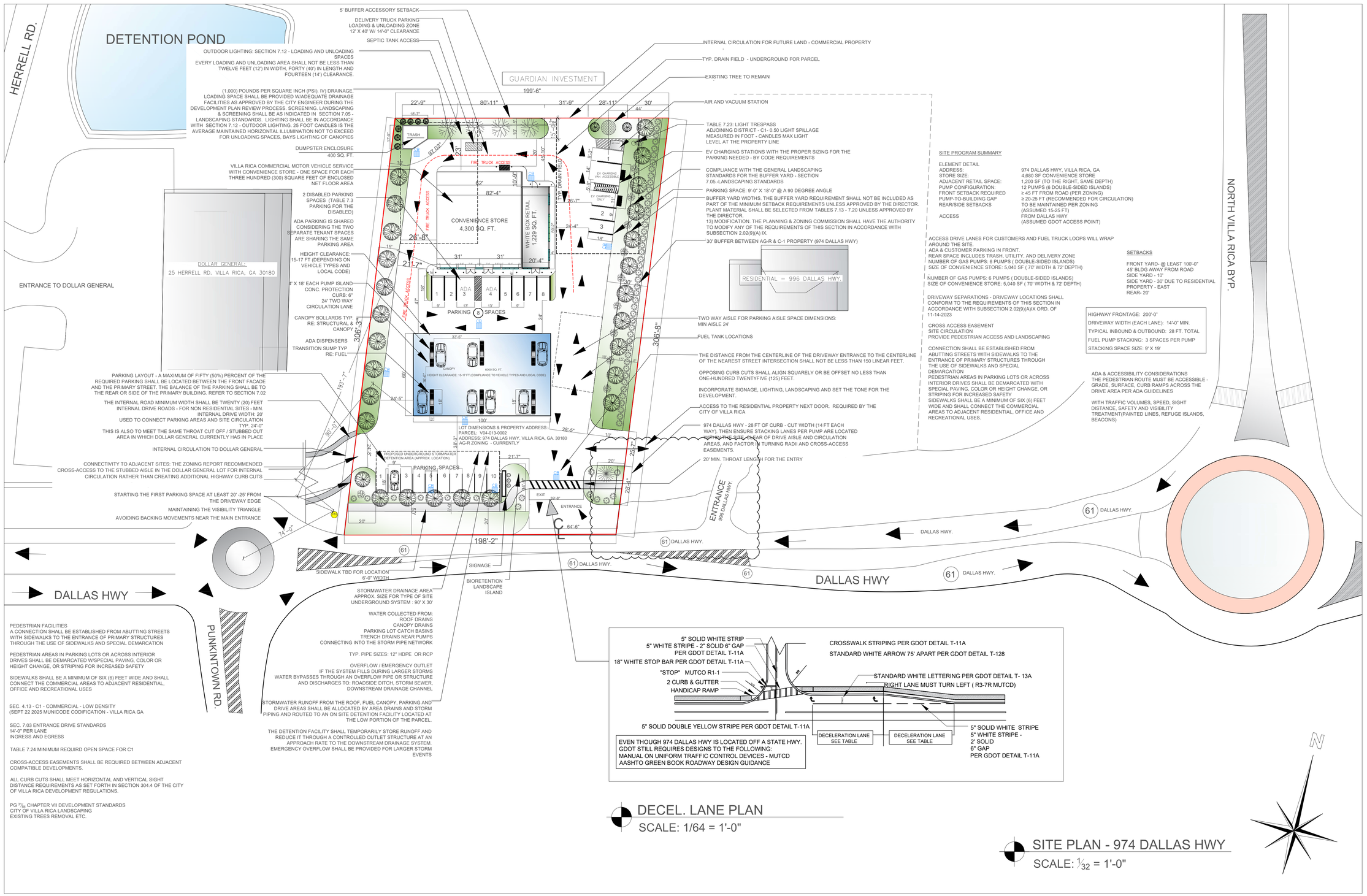
6. A traffic impact study shall be submitted with civil construction plans. Any recommended roadway, access, or traffic control improvements shall be implemented or guaranteed, as determined and approved by the City Engineer.

7. All access to Dallas Highway shall be subject to Georgia Department of Transportation (GDOT) review and approval. Required GDOT permits shall be obtained prior to construction.

8. Final driveway locations, spacing, and access type (including any right-in/right-out restrictions) shall be subject to City Engineer and GDOT approval.

9. The proposed development shall comply with all City utility requirements. Any use of on-site septic system shall be subject to approval by the appropriate regulatory health agencies. Connection to public sewer shall be required when and if service becomes available, in accordance with City's ordinance.

Planning and Zoning Commission's Recommendation:


HERRELL RD.
DETENTION POND
5' BUFFER ACCESSORY SETBACK
DELIVERY TRUCK PARKING
LOADING & UNLOADING ZONE
12' X 40' W/ 14'-0" CLEARANCE
SEPTIC TANK ACCESS
OUTDOOR LIGHTING: SECTION 7.12 - LOADING AND UNLOADING SPACES
EVERY LOADING AND UNLOADING AREA SHALL NOT BE LESS THAN TWELVE FEET (12') IN WIDTH, FORTY (40') IN LENGTH AND FOURTEEN (14') CLEARANCE.
(1,000) POUNDS PER SQUARE INCH (PSI). IV) DRAINAGE.
LOADING SPACE SHALL BE PROVIDED W/ADEQUATE DRAINAGE FACILITIES AS APPROVED BY THE CITY ENGINEER DURING THE DEVELOPMENT PLAN REVIEW PROCESS. SCREENING. LANDSCAPING & SCREENING SHALL BE AS INDICATED IN SECTION 7.05 - LANDSCAPING STANDARDS. LIGHTING SHALL BE IN ACCORDANCE WITH SECTION 7.12 - OUTDOOR LIGHTING. 25 FOOT CANDLES IS THE AVERAGE MAINTAINED HORIZONTAL ILLUMINATION NOT TO EXCEED FOR UNLOADING SPACES, BAYS LIGHTING OF CANOPIES
DUMPSTER ENCLOSURE
400 SQ. FT.
VILLA RICA COMMERCIAL MOTOR VEHICLE SERVICE WITH CONVENIENCE STORE - ONE SPACE FOR EACH THREE HUNDRED (300) SQUARE FEET OF ENCLOSED NET FLOOR AREA
2 DISABLED PARKING SPACES (TABLE 7.3 PARKING FOR THE DISABLED)
ADA PARKING IS SHARED CONSIDERING THE TWO SEPARATE TENANT SPACES ARE SHARING THE SAME PARKING AREA
HEIGHT CLEARANCE: 15-17 FT (DEPENDING ON VEHICLE TYPES AND LOCAL CODE)
4' X 18' EACH PUMP ISLAND
CONC. PROTECTION CURB: 6"
24' TWO WAY CIRCULATION LANE
CANOPY BOLLARDS TYP. RE: STRUCTURAL & CANOPY
ADA DISPENSERS
TRANSITION SUMP TYP RE: FUEL
PARKING LAYOUT - A MAXIMUM OF FIFTY (50%) PERCENT OF THE REQUIRED PARKING SHALL BE LOCATED BETWEEN THE FRONT FACADE AND THE PRIMARY STREET. THE BALANCE OF THE PARKING SHALL BE TO THE REAR OR SIDE OF THE PRIMARY BUILDING. REFER TO SECTION 7.02
THE INTERNAL ROAD MINIMUM WIDTH SHALL BE TWENTY (20) FEET
INTERNAL DRIVE ROADS - FOR NON RESIDENTIAL SITES - MIN. INTERNAL DRIVE WIDTH: 20'
USED TO CONNECT PARKING AREAS AND SITE CIRCULATION TYP. 24'-0"
THIS IS ALSO TO MEET THE SAME THROAT CUT OFF / STUBBED OUT AREA IN WHICH DOLLAR GENERAL CURRENTLY HAS IN PLACE
INTERNAL CIRCULATION TO DOLLAR GENERAL
CONNECTIVITY TO ADJACENT SITES: THE ZONING REPORT RECOMMENDED CROSS-ACCESS TO THE STUBBED AISLE IN THE DOLLAR GENERAL LOT FOR INTERNAL CIRCULATION RATHER THAN CREATING ADDITIONAL HIGHWAY CURB CUTS
STARTING THE FIRST PARKING SPACE AT LEAST 20' -25' FROM THE DRIVEWAY EDGE
MAINTAINING THE VISIBILITY TRIANGLE
AVOIDING BACKING MOVEMENTS NEAR THE MAIN ENTRANCE
ENTRANCE TO DOLLAR GENERAL
DOLLAR GENERAL:
25 HERRELL RD. VILLA RICA, GA 30180
DALLAS HWY
PUNKINTOWN RD.
GUARDIAN INVESTMENT
199'-6"
22'-9"
80'-11"
31'-9"
28'-11"
30'
44'
TRASH
97'-0"
FIRE TRUCK ACCESS
82'-4"
CONVENIENCE STORE
4,300 SQ. FT.
WHITE BOX RETAIL
1,229 SQ. FT.
26'-8"
31'
20'-4"
21'-7"
PARKING 8 SPACES
ADA
306'-3
306'-8"
33'-6"
CANOPY
4000 SQ. FT.
HEIGHT CLEARANCE: 15-17 FT (COMPLIANCE TO VEHICLE TYPES AND LOCAL CODE)
24'-5"
100'
LOT DIMENSIONS & PROPERTY ADDRESS:
PARCEL: V04-013-0002
ADDRESS: 974 DALLAS HWY, VILLA RICA, GA. 30180
AG-R ZONING - CURRENTLY
PROPOSED UNDERGROUND STORMWATER RETENTION AREA (APPROX. LOCATION)
PARKING SPACES
198'-2"
28'-5"
21'-7"
EXIT
ENTRANCE
64'-6"
ENTRANCE
974 DALLAS HWY.
SIDEWALK TBD FOR LOCATION
6'-0" WIDTH
SIGNAGE
BIORETENTION LANDSCAPE ISLAND
STORMWATER DRAINAGE AREA
APPROX. SIZE FOR TYPE OF SITE
UNDERGROUND SYSTEM : 90' X 30'
WATER COLLECTED FROM:
ROOF DRAINS
CANOPY DRAINS
PARKING LOT CATCH BASINS
TRENCH DRAINS NEAR PUMPS
CONNECTING INTO THE STORM PIPE NETWORK
TYP. PIPE SIZES: 12" HDPE OR RCP
OVERFLOW / EMERGENCY OUTLET
IF THE SYSTEM FILLS DURING LARGER STORMS
WATER BYPASSES THROUGH AN OVERFLOW PIPE OR STRUCTURE AND DISCHARGES TO: ROADSIDE DITCH, STORM SEWER, DOWNSTREAM DRAINAGE CHANNEL
STORMWATER RUNOFF FROM THE ROOF, FUEL CANOPY, PARKING AND DRIVE AREAS SHALL BE ALLOCATED BY AREA DRAINS AND STORM PIPING AND ROUTED TO AN ON SITE DETENTION FACILITY LOCATED AT THE LOW PORTION OF THE PARCEL.
THE DETENTION FACILITY SHALL TEMPORARILY STORE RUNOFF AND REDUCE IT THROUGH A CONTROLLED OUTLET STRUCTURE AT AN APPROACH RATE TO THE DOWNSTREAM DRAINAGE SYSTEM. EMERGENCY OVERFLOW SHALL BE PROVIDED FOR LARGER STORM EVENTS
PEDESTRIAN FACILITIES
A CONNECTION SHALL BE ESTABLISHED FROM ABUTTING STREETS WITH SIDEWALKS TO THE ENTRANCE OF PRIMARY STRUCTURES THROUGH THE USE OF SIDEWALKS AND SPECIAL DEMARCATION
PEDESTRIAN AREAS IN PARKING LOTS OR ACROSS INTERIOR DRIVES SHALL BE DEMARCATED W/SPECIAL PAVING, COLOR OR HEIGHT CHANGE, OR STRIPING FOR INCREASED SAFETY
SIDEWALKS SHALL BE A MINIMUM OF SIX (6) FEET WIDE AND SHALL CONNECT THE COMMERCIAL AREAS TO ADJACENT RESIDENTIAL, OFFICE AND RECREATIONAL USES
SEC. 4.13 - C1 - COMMERCIAL - LOW DENSITY
(SEPT 22 2025 MUNICODE CODIFICATION - VILLA RICA GA
SEC. 7.03 ENTRANCE DRIVE STANDARDS
14'-0" PER LANE
INGRESS AND EGRESS
TABLE 7.24 MINIMUM REQUIRD OPEN SPACE FOR C1
CROSS-ACCESS EASEMENTS SHALL BE REQUIRED BETWEEN ADJACENT COMPATIBLE DEVELOPMENTS.
ALL CURB CUTS SHALL MEET HORIZONTAL AND VERTICAL SIGHT DISTANCE REQUIREMENTS AS SET FORTH IN SECTION 304.4 OF THE CITY OF VILLA RICA DEVELOPMENT REGULATIONS.
PG 3 1/64 CHAPTER VII DEVELOPMENT STANDARDS
CITY OF VILLA RICA LANDSCAPING
EXISTING TREES REMOVAL ETC.
INTERNAL CIRCULATION FOR FUTURE LAND - COMMERCIAL PROPERTY
TYP. DRAIN FIELD - UNDERGROUND FOR PARCEL
EXISTING TREE TO REMAIN
AIR AND VACUUM STATION
TABLE 7.23: LIGHT TRESPASS
ADJOINING DISTRICT - C1- 0.50 LIGHT SPILLAGE
MEASURED IN FOOT - CANDLES MAX LIGHT
LEVEL AT THE PROPERTY LINE
EV CHARGING STATIONS WITH THE PROPER SIZING FOR THE PARKING NEEDED - BY CODE REQUIREMENTS
COMPLIANCE WITH THE GENERAL LANDSCAPING STANDARDS FOR THE BUFFER YARD - SECTION 7.05.-LANDSCAPING STANDARDS
PARKING SPACE: 9'-0" X 18'-0" @ A 90 DEGREE ANGLE
BUFFER YARD WIDTHS. THE BUFFER YARD REQUIREMENT SHALL NOT BE INCLUDED AS PART OF THE MINIMUM SETBACK REQUIREMENTS UNLESS APPROVED BY THE DIRECTOR. PLANT MATERIAL SHALL BE SELECTED FROM TABLES 7.13 - 7.20 UNLESS APPROVED BY THE DIRECTOR.
13) MODIFICATION. THE PLANNING & ZONING COMMISSION SHALL HAVE THE AUTHORITY TO MODIFY ANY OF THE REQUIREMENTS OF THIS SECTION IN ACCORDANCE WITH SUBSECTION 2.02(9)(A) IX.
30' BUFFER BETWEEN AG-R & C-1 PROPERTY (974 DALLAS HWY)
RESIDENTIAL – 996 DALLAS HWY.
TWO WAY AISLE FOR PARKING AISLE SPACE DIMENSIONS:
MIN AISLE 24'
FUEL TANK LOCATIONS
THE DISTANCE FROM THE CENTERLINE OF THE DRIVEWAY ENTRANCE TO THE CENTERLINE OF THE NEAREST STREET INTERSECTION SHALL NOT BE LESS THAN 150 LINEAR FEET.
OPPOSING CURB CUTS SHALL ALIGN SQUARELY OR BE OFFSET NO LESS THAN ONE-HUNDRED TWENTYFIVE (125) FEET.
INCORPORATE SIGNAGE, LIGHTING, LANDSCAPING AND SET THE TONE FOR THE DEVELOPMENT.
ACCESS TO THE RESIDENTIAL PROPERTY NEXT DOOR. REQUIRED BY THE CITY OF VILLA RICA
974 DALLAS HWY - 28 FT OF CURB - CUT WIDTH (14 FT EACH WAY). THEN ENSURE STACKING LANES PER PUMP ARE LOCATED WITHIN THE SITE, CLEAR OF DRIVE AISLE AND CIRCULATION AREAS, AND FACTOR IN TURNING RADII AND CROSS-ACCESS EASEMENTS.
20' MIN. THROAT LENGTH FOR THE ENTRY
SITE PROGRAM SUMMARY
ELEMENT DETAIL
ADDRESS: 974 DALLAS HWY, VILLA RICA, GA
STORE SIZE: 4,680 SF CONVENIENCE STORE
ADJACENT RETAIL SPACE: 1,200 SF (TO THE RIGHT, SAME DEPTH)
PUMP CONFIGURATION: 12 PUMPS (6 DOUBLE-SIDED ISLANDS)
FRONT SETBACK REQUIRED ≥ 45 FT FROM ROAD (PER ZONING)
PUMP-TO-BUILDING GAP ≥ 20-25 FT (RECOMMENDED FOR CIRCULATION)
REAR/SIDE SETBACKS TO BE MAINTAINED PER ZONING (ASSUMED 15-25 FT)
ACCESS FROM DALLAS HWY (ASSUMED GDOT ACCESS POINT)
ACCESS DRIVE LANES FOR CUSTOMERS AND FUEL TRUCK LOOPS WILL WRAP AROUND THE SITE.
ADA & CUSTOMER PARKING IN FRONT.
REAR SPACE INCLUDES TRASH, UTILITY, AND DELIVERY ZONE
NUMBER OF GAS PUMPS: 6 PUMPS (DOUBLE-SIDED ISLANDS)
SIZE OF CONVENIENCE STORE: 5,040 SF (70' WIDTH & 72' DEPTH)
NUMBER OF GAS PUMPS: 6 PUMPS (DOUBLE-SIDED ISLANDS)
SIZE OF CONVENIENCE STORE: 5,040 SF (70' WIDTH & 72' DEPTH)
DRIVEWAY SEPARATIONS - DRIVEWAY LOCATIONS SHALL CONFORM TO THE REQUIREMENTS OF THIS SECTION IN ACCORDANCE WITH SUBSECTION 2.02(9)AIXX ORD. OF 11-14-2023
CROSS ACCESS EASEMENT
SITE CIRCULATION
PROVIDE PEDESTRIAN ACCESS AND LANDSCAPING
CONNECTION SHALL BE ESTABLISHED FROM ABUTTING STREETS WITH SIDEWALKS TO THE ENTRANCE OF PRIMARY STRUCTURES THROUGH THE USE OF SIDEWALKS AND SPECIAL DEMARCATION
PEDESTRIAN AREAS IN PARKING LOTS OR ACROSS INTERIOR DRIVES SHALL BE DEMARCATED WITH SPECIAL PAVING, COLOR OR HEIGHT CHANGE, OR STRIPING FOR INCREASED SAFETY
SIDEWALKS SHALL BE A MINIMUM OF SIX (6) FEET WIDE AND SHALL CONNECT THE COMMERCIAL AREAS TO ADJACENT RESIDENTIAL, OFFICE AND RECREATIONAL USES.
SETBACKS
FRONT YARD- @ LEAST 100'-0"
45' BLDG AWAY FROM ROAD
SIDE YARD - 10'
SIDE YARD - 30' DUE TO RESIDENTIAL PROPERTY - EAST
REAR- 20'
HIGHWAY FRONTAGE: 200'-0"
DRIVEWAY WIDTH (EACH LANE): 14'-0" MIN.
TYPICAL INBOUND & OUTBOUND: 28 FT. TOTAL
FUEL PUMP STACKING: 3 SPACES PER PUMP
STACKING SPACE SIZE: 9' X 19'
ADA & ACCESSIBILITY CONSIDERATIONS
THE PEDESTRIAN ROUTE MUST BE ACCESSIBLE - GRADE, SURFACE, CURB RAMPS ACROSS THE DRIVE AREA PER ADA GUIDELINES
WITH TRAFFIC VOLUMES, SPEED, SIGHT DISTANCE, SAFETY AND VISIBILITY TREATMENT(PAINTED LINES, REFUGE ISLANDS, BEACONS)
NORTH VILLA RICA BYP.
61 DALLAS HWY.
DALLAS HWY
5" SOLID WHITE STRIP
5" WHITE STRIPE - 2" SOLID 6" GAP
PER GDOT DETAIL T-11A
18" WHITE STOP BAR PER GDOT DETAIL T-11A
"STOP" MUTCO R1-1
2 CURB & GUTTER
HANDICAP RAMP
5" SOLID DOUBLE YELLOW STRIPE PER GDOT DETAIL T-11A
CROSSWALK STRIPING PER GDOT DETAIL T-11A
STANDARD WHITE ARROW 75' APART PER GDOT DETAIL T-128
STANDARD WHITE LETTERING PER GDOT DETAIL T- 13A
RIGHT LANE MUST TURN LEFT (R3-7R MUTCD)
DECELERATION LANE SEE TABLE
DECELERATION LANE SEE TABLE
5" SOLID WHITE STRIPE
5" WHITE STRIPE - 2" SOLID 6" GAP
PER GDOT DETAIL T-11A
EVEN THOUGH 974 DALLAS HWY IS LOCATED OFF A STATE HWY. GDOT STILL REQUIRES DESIGNS TO THE FOLLOWING:
MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES - MUTCD
AASHTO GREEN BOOK ROADWAY DESIGN GUIDANCE
DECEL. LANE PLAN
SCALE: 1/64 = 1'-0"
SITE PLAN - 974 DALLAS HWY
SCALE: 1/32 = 1'-0"
N

Renderings. RA-01-26. 974 Dallas Hwy.









Renderings. RA-01-26. 974 Dallas Hwy.









Preliminary Traffic Impact Study of

Proposed C-Store

974 Dallas Highway, Villa Rica, Georgia 30180

February 13, 2026

Prepared for:

Maria Cooper Design

Ms. Maria K. Cooper
PMB 905794
1201 West Peachtree Street NW, Suite 2625
Atlanta, Georgia 30309-3499

Prepared by:

Davis Engineering & Surveying, LLC
24 Dawson Village Way South
Dawsonville, Georgia 30534
(706) 265-1234

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Figure 4 – Georgia DOT Driveway Spacing Criteria....……...…….…7

Figure 5 – Georgia DOT Driveway Sight Distance Table……...…….….8

Introduction

This preliminary study was created from an analysis of the existing conditions and traffic impact from the proposed development of a convenience store located at 974 Dallas Highway in Villa Rica, Georgia (the "subject property"). The proposed development consists of a 4,650 square feet convenience store with 12 gas fueling positions, and Figure 1 shows the proposed location of the project. The project is within the City of Villa Rica for permitting purposes.

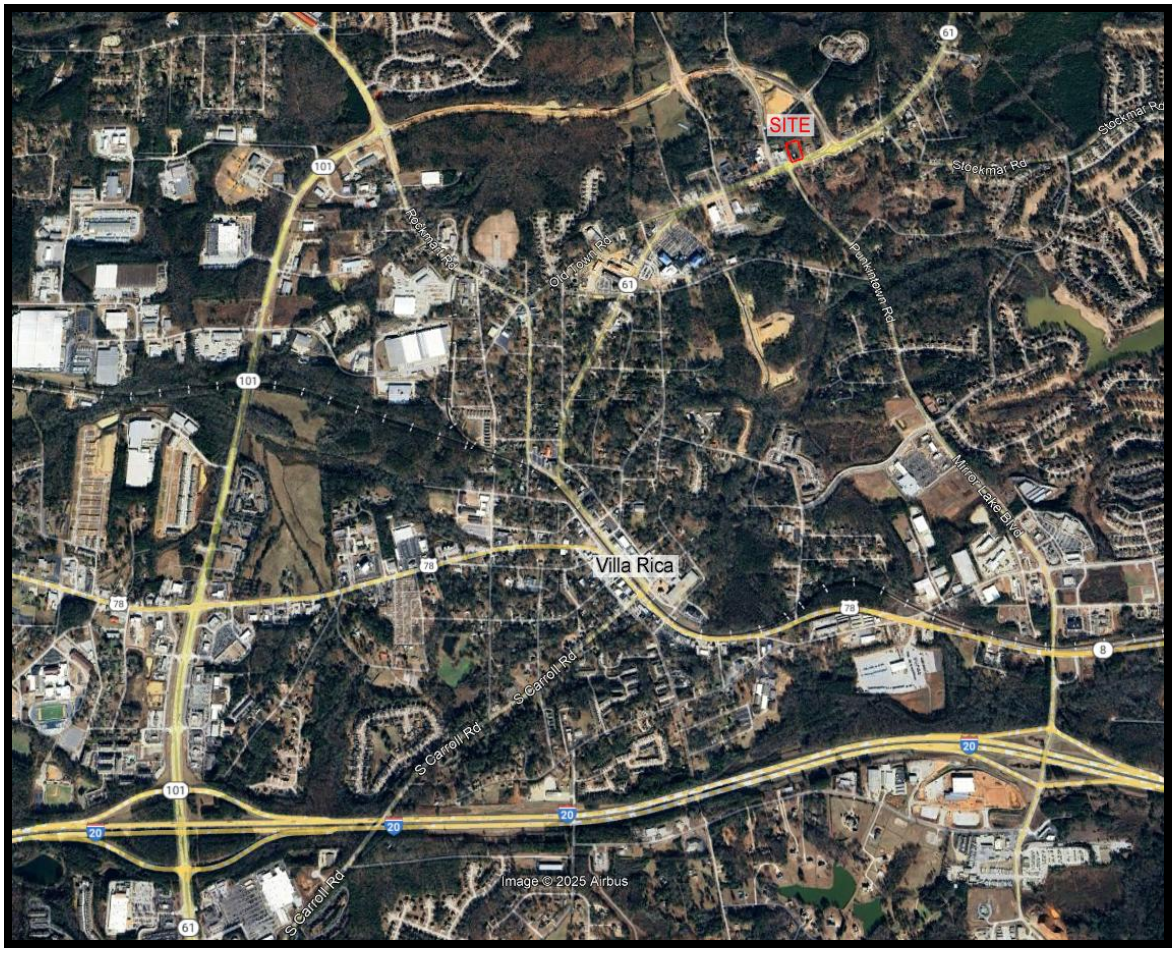


Figure 1 - Site Location Map

Zoning

The subject property is currently zoned C1 – Commercial Low-Density, and it is our opinion that this is an appropriate zoning for the intended use based on a reading of The Code of Ordinances of the City of Villa Rica, Georgia.

Trip Generation

The volume of traffic that will be generated by the proposed development was calculated using the information provided in the Institute of Transportation Engineers (ITE) Trip Generation Manual, 12th Edition (the current edition). ITE Land Use 945 – Gasoline/Service Station with Convenience Market was determined to be representative of the proposed development. Based on this data and using 16 fueling positions, it is determined that the proposed development will generate 2,442 total daily trips with 119 morning peak hour trips and 115 evening peak hour trips. See Figure 2 for the project's site plan.

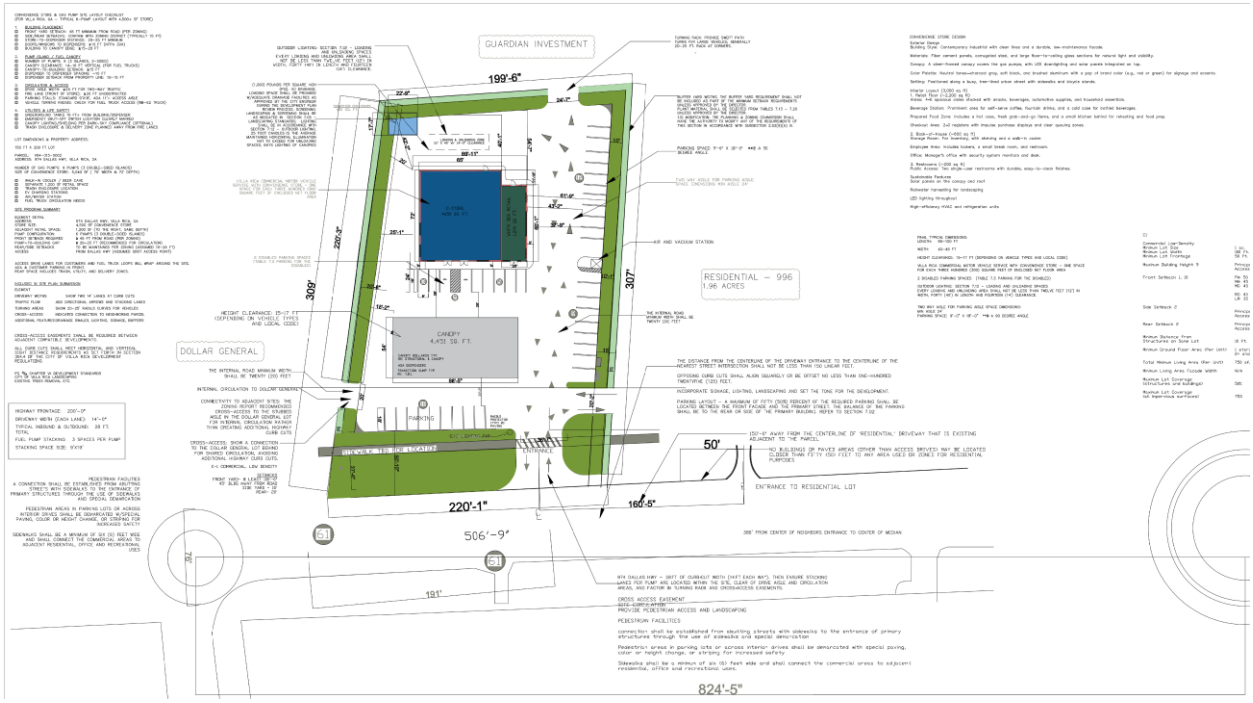


Figure 2 - Project Site Plan

Existing Transportation Facilities

This analysis was performed to determine the impact to the traffic on Dallas Highway (aka SR# 61). The project site is located on a portion of this arterial roadway that generally runs east-west. In the vicinity of the site, the roadway has one through travel lane in each direction, and the site lies in a section that has a roundabout located within ±400 linear feet in each direction. The terrain is generally flat with a posted 35 mph speed limit in the vicinity of the site. Within close proximity to the project site, Dallas Highway provides access to a mix of land uses including single-family homes, medical, other retail uses. It is noted that Georgia DOT recorded an Average Daily Traffic (ADT) volume of 16,300 vehicles per day on Dallas Highway approximately 400 linear feet east of the subject property. Figure 3 provides count location and data from Georgia DOT.

Scheduled Transportation Improvements

Aside from the two roundabouts that were recently constructed within the vicinity of the subject property, no other transportation infrastructure projects were identified that would affect traffic within close proximity of the project site.

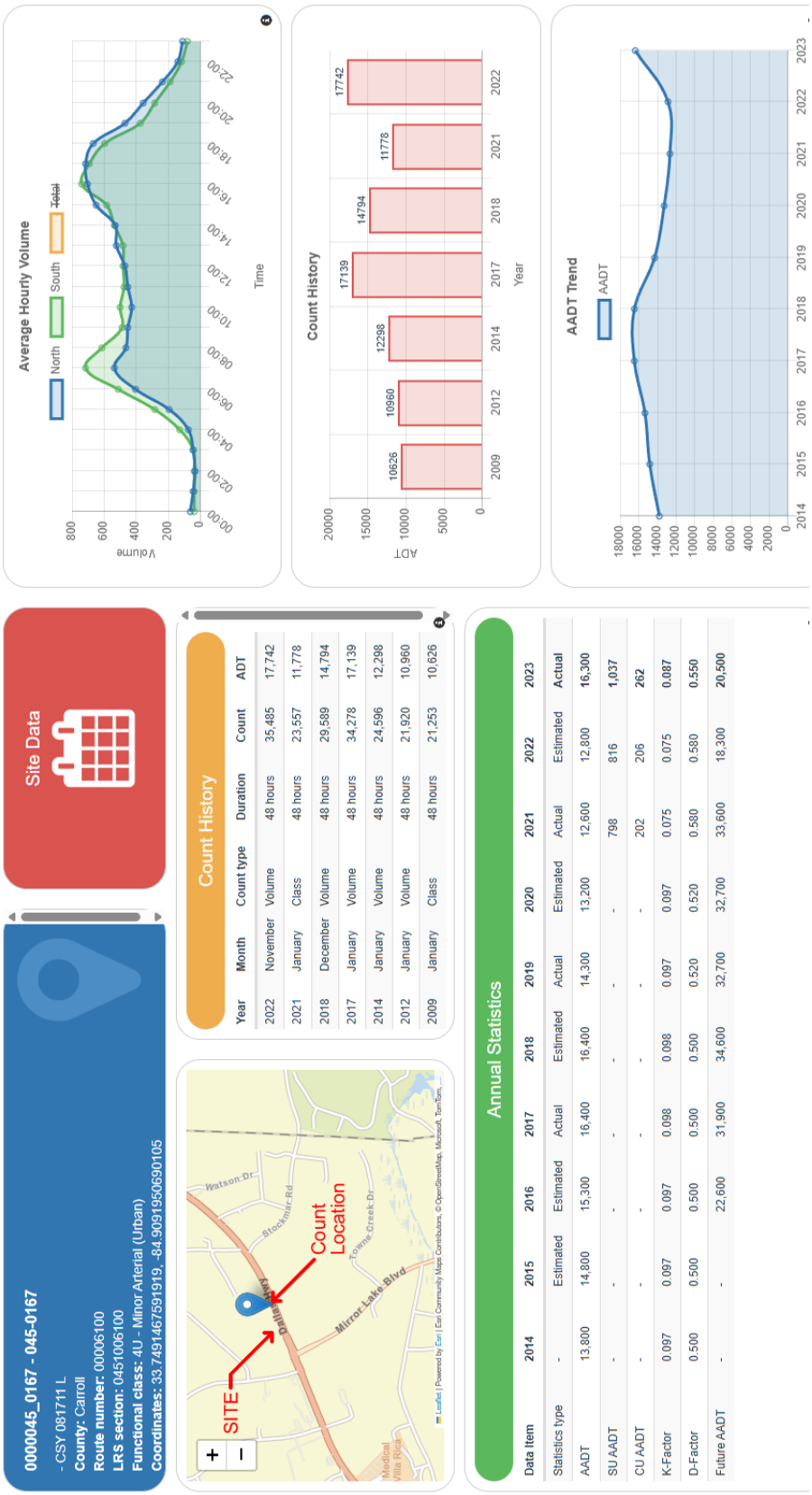
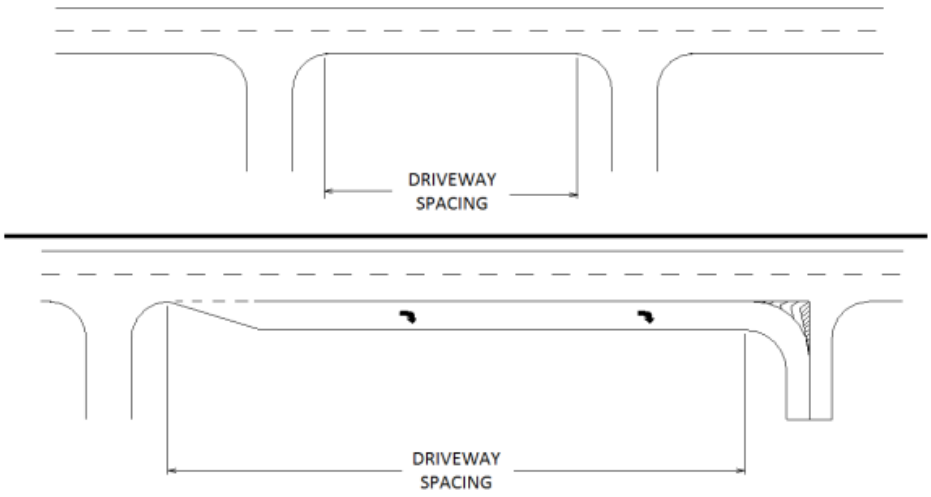


Figure 3 - Georgia DOT Count Location & Data

Driveway Spacing Requirements

Based on Georgia DOT's Regulations for Driveway and Encroachment Control Manual, Version 5.8, a minimum driveway spacing of 150 linear feet must be maintained. It is noted that several single-family residential driveways exist along Dallas Highway within close proximity to the site along with the intersections of Herrell Road, Industrial Boulevard, and Punkintown Road. Due to this, it our opinion that the project may be required to have right-in/right-out only (RIRO) access. It is recommended that the developer consult with Georgia DOT to determine access options prior to the start of design documents. Figure 4 shows Georgia DOT spacing criteria for this project.

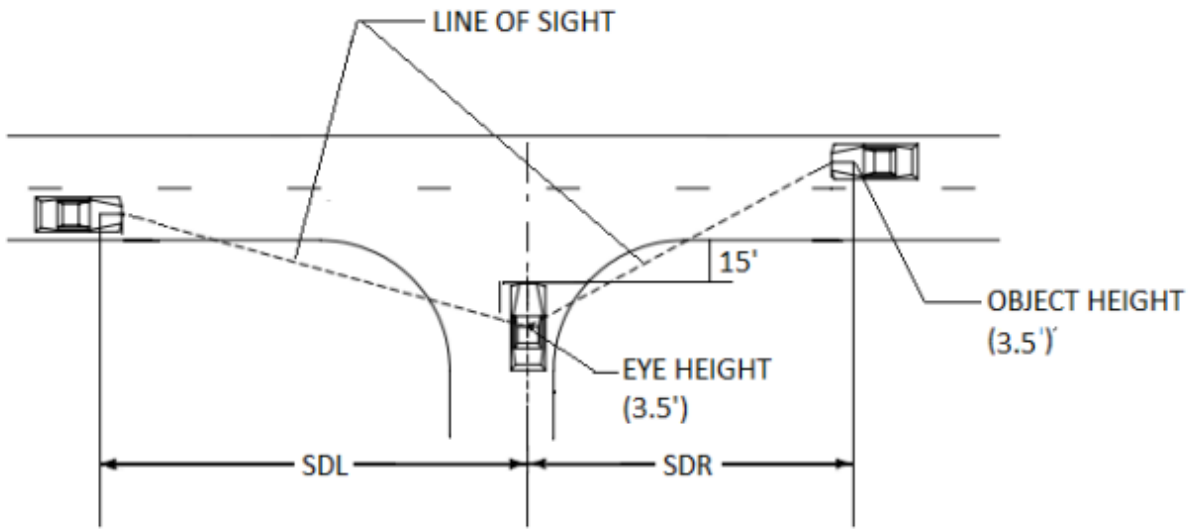


POSTED SPEED, MPH	MINIMUM DRIVEWAY SPACING WITHOUT RIGHT TURN LANE, FT.	MINIMUM DRIVEWAY SPACING WITH RIGHT TURN LANE, FT.
25	125	125
30	125	125
35	150	150
40	185	185
45	230	230
50	275	275
55	350	350
60	450	450
65	550	550

Figure 4 - GDOT Spacing Criteria for Driveways

Sight Distance Requirements

Based on Georgia DOT's Regulations for Driveway and Encroachment Control Manual, Version 5.8, a minimum sight distance of 390 feet must be maintained from the proposed access based on a 35 mph posted speed limit. Based on preliminary investigation, this appears to be feasible for the subject property, but please note that must be certified on the permitted plan documents from a "vehicle" stopped 15 feet off the travel lane using an eye and object height of 3.5 feet. It is required that access to the subject property meet the required sight distance without sight obstruction for the posted speed limit even if traffic signals or other controls are in place. Please refer to Figure 5 for Georgia DOT Intersection Sight Distance requirements.



ARTERIAL SPEED (MPH)	SIGHT DISTANCE, FT.*						
	2 Lane	3 Lanes		4 Lanes		5 Lanes	
	SDL=SDR	SDL	SDR	SDL	SDR	SDL	SDR
30	335	310	355	335	375	355	400
35	390	365	415	390	440	415	465
40	445	415	475	445	500	475	530
45	500	465	530	500	565	530	600
50	555	515	590	555	625	590	665
55	610	570	650	610	690	650	730
60	665	620	710	665	750	710	795
65	720	670	765	720	815	765	860

Figure 5 - GDOT Intersection Sight Distance Table

Conclusion

This study assesses the traffic impact of a proposed convenience store with gas fueling stations in the City of Villa Rica. The subject property is located on the north side of Dallas Highway (aka SR# 61), and the proposed development will seek one access that may be required to be right-in/right-out only.

Please note that this study was prepared only for the entity referenced on the cover page of this report, is limited to the development proposed at the time that this study was being produce, and does not extend to any third party. The following is a summary of the findings and recommendations of this study:

1) The proposed convenience store development will generate 119 trips in the morning peak hour, 115 trips in the evening peak hour, and 2,442 total daily trips.

2) Georgia DOT recorded an AADT of 16,300 vehicles per day on Dallas Highway just east of the subject property in 2023.

3) Sections of pedestrian sidewalks are provided along the frontages of newer development along Dallas Highway, and it is assumed that sidewalks may be required for your project.

4) There were no dedicated bicycle lanes or paths observed along roadways in the area.

5) Minimum driveway spacing for this project was identified as 150 feet based on Georgia DOT requirements. Some private driveways and other traffic features exist closer than that distance to the subject property and may affect the design of the subject property.

6) Minimum sight distance for the proposed access to the subject property was identified as 390 feet based on Georgia DOT requirements. While it appears that available sight distance exceeds the minimum standard, it is recommended that sight distance be certified prior to access design.

7) The project must be designed to comply with all applicable design standards at the project access including sight distance(s), driveway spacing, turn lane storage and taper lengths, driveway widths and radii, grading, and all other required design details.

City of Villa Rica

PLANNING AND ZONING COMMISSION MEETING MINUTES
Holt-Bishop Justice Center, Municipal Courtroom, 101 Main St
Tuesday, March 17, 2026 | 6:00pm

Meeting Called to Order Chair Vivian Lyons called the meeting to order at 6:00 pm.

Present: Chair Vivian Lyons, Commissioner Anna McCoy, Commissioner Michelle Ruff and Vice Chair Hope Udombon

Adoption of the Agenda

Commissioner Michelle Ruff moved to adopt the agenda.

RESULT:	**ADOPTED 4/0**
MOVER:	Commissioner Michelle Ruff
SECONDER:	Commissioner Anna McCoy
AYES:	Chair Vivian Lyons, Commissioner Anna McCoy, Commissioner Michelle Ruff and Vice Chair Hope Udombon

A. Old Business

1. Approval of minutes from 2/17/2026

   Commissioner Michelle Ruff moved to approve the minutes.

RESULT:	**APPROVED 4/0**
MOVER:	Commissioner Michelle Ruff
SECONDER:	Commissioner Anna McCoy
AYES:	Chair Vivian Lyons, Commissioner Anna McCoy, Commissioner Michelle Ruff and Vice Chair Hope Udombon

B. New Business

1. Text Amendment. Ordinance to amend Appendix A: Developmental Regulations, 300. General Design Regulations, 302. Street Design Criteria, 304.10 Sidewalks. This ordinance will replace and repeal all conflicting ordinances.

   Planning and Zoning Administrator, Shaun Myers, presented the item.

   Public Hearing: Pamela Whyte spoke in reference to SPLOST funds.

   Commissioner Michelle Ruff moved to approve the text amendment.

RESULT:	**APPROVED 4/0**
MOVER:	Commissioner Michelle Ruff
SECONDER:	Commissioner Anna McCoy
AYES:	Chair Vivian Lyons, Commissioner Anna McCoy, Commissioner Michelle Ruff and Vice Chair Hope Udombon

2. RA-01-26 Rezoning request submitted by Apex Nexus Investments, LLC. The request is to rezone the subject property from Agricultural Residential (AG) to Commercial Low-Density (C1). The property is located at 974 Dallas Highway (corrected), within Land Lot 208 of District 2, also known as Parcel Numbers V04 0130002, and is located within Carroll County, GA, Ward 3. The total property size is approximately 1.56 ± acres.

   Planning and Zoning Administrator. Shaun Myers, presented the item.

   The applicant, Krish Patel, spoke in favor of the rezoning.

   Public Hearing: Pamela Whyte spoke in favor of the rezoning.
   Aleta Dobbs Farmer spoke in favor of the rezoning.

   Larry Cohrs spoke in opposition of the application.

   Vice Chair Hope Udombon moved to approve the application with Staff recommendations. There was no second and the motion died.

   Commissioner Anna McCoy moved to deny the request for rezoning.

RESULT:	**TIED 2/2**
MOVER:	Commissioner Anna McCoy
SECONDER:	Commissioner Michelle Ruff
AYES:	Commissioner Anna McCoy and Commissioner Michelle Ruff
NAYS:	Chair Vivian Lyons and Vice Chair Hope Udombon

Adjournment- Commissioner Anna McCoy moved to adjourn at 6:56 pm.

RESULT:	**ADJOURNED 4/0**
MOVER:	Commissioner Anna McCoy
SECONDER:	Vice Chair Hope Udombon
AYES:	Chair Vivian Lyons, Commissioner Anna McCoy, Commissioner Michelle Ruff and Vice Chair Hope Udombon

_____ _____

Planning & Zoning Chair Community Development Director



Rezoning Request: AG (Single-Family Agricultural) **to** C-1 (Commercial Low-Density)

Applicant: Apex Nexus, LLC

Case No.: RA-01-26.

Address: 974 Dallas Highway

Parcel: V04 0130002

Acreage: 1.56 acres+/-

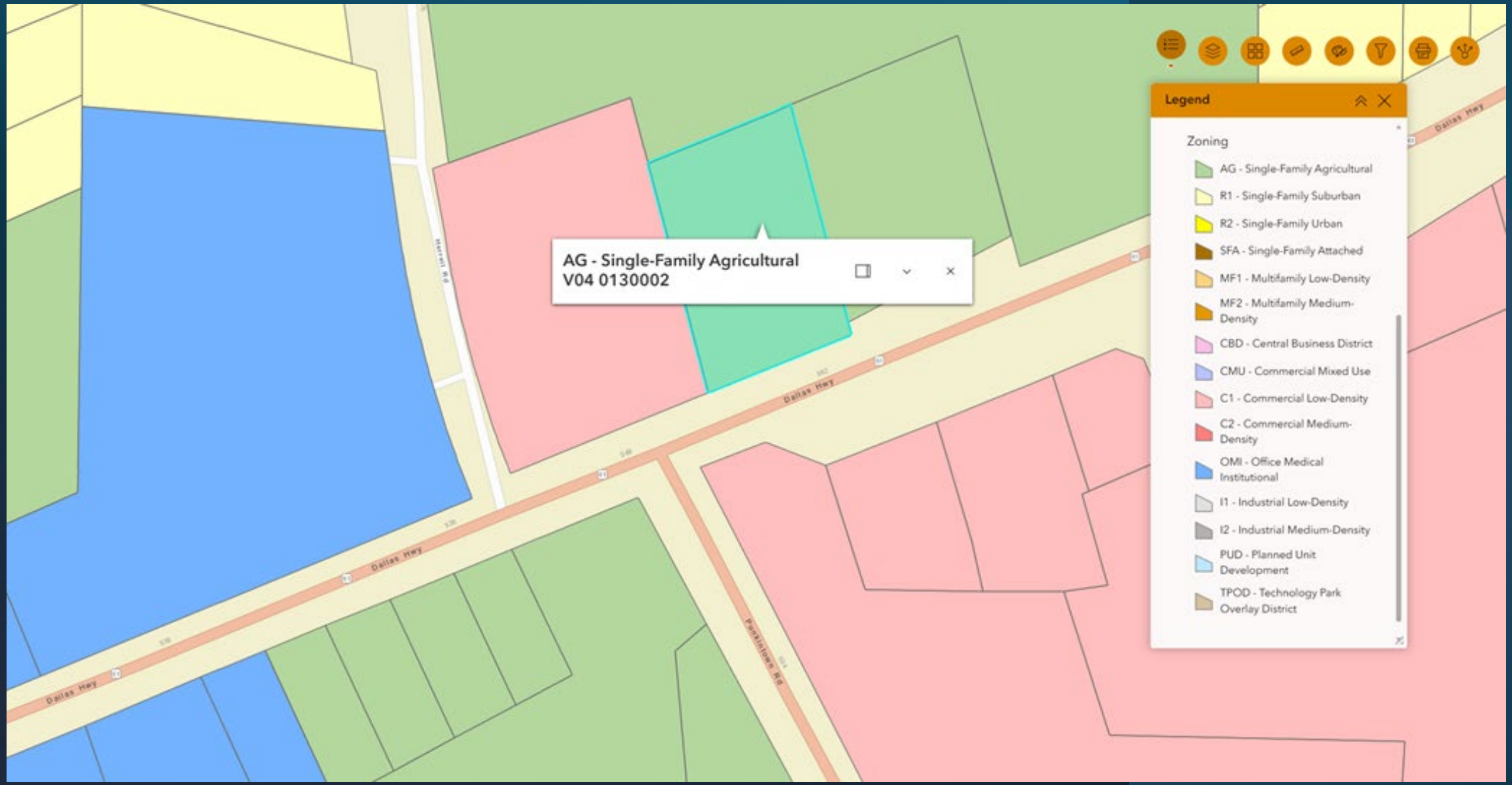
Background and History

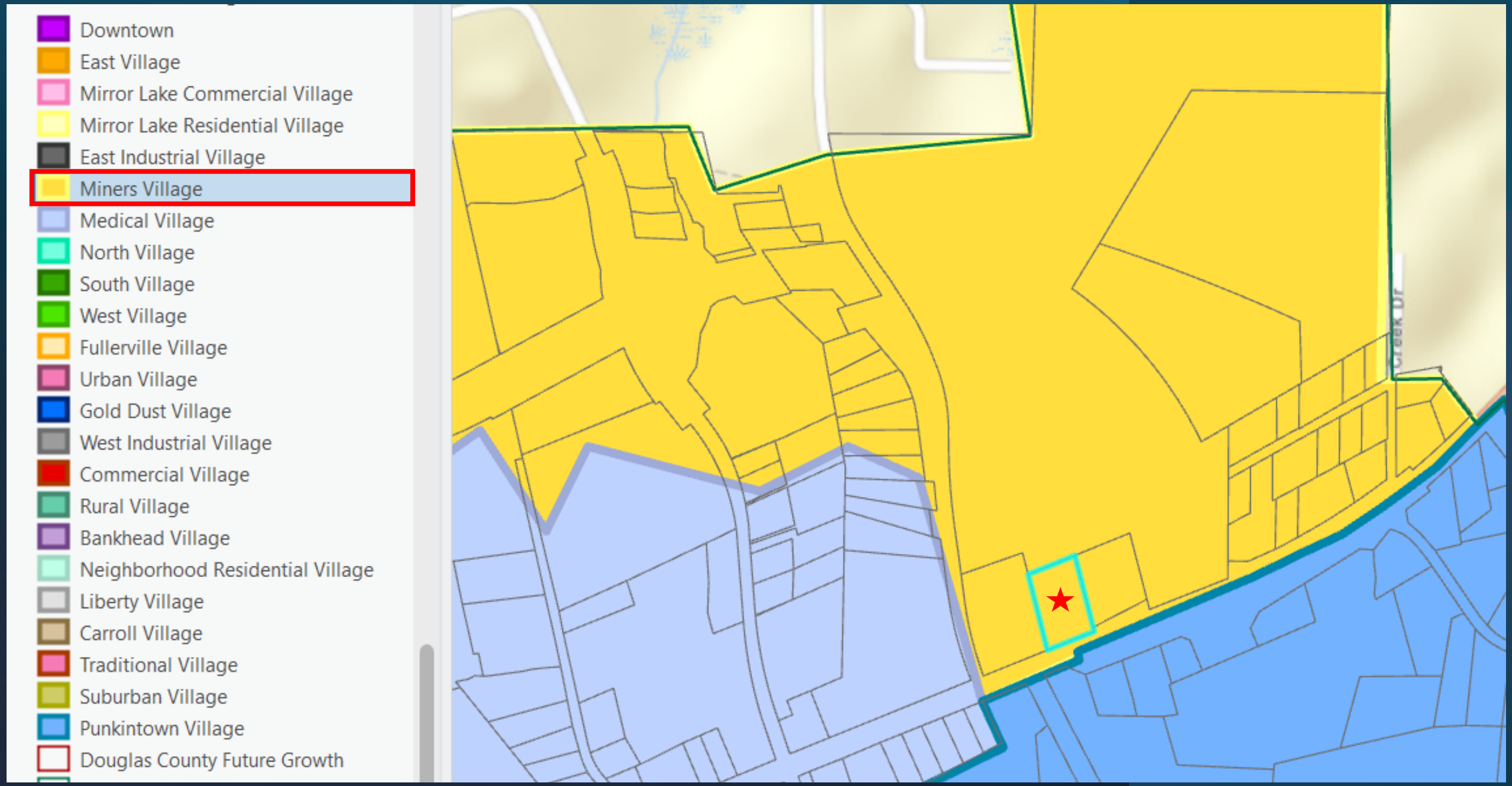
- Prior rezoning request (RA-04-23) denied May 9, 2023.
- Located on Dallas Hwy between the new roundabouts.
- Occupied home adjacent to the east.
- New Dollar General adjacent to the west.
- Dollar General rezoned from AG to C-1 in 2021

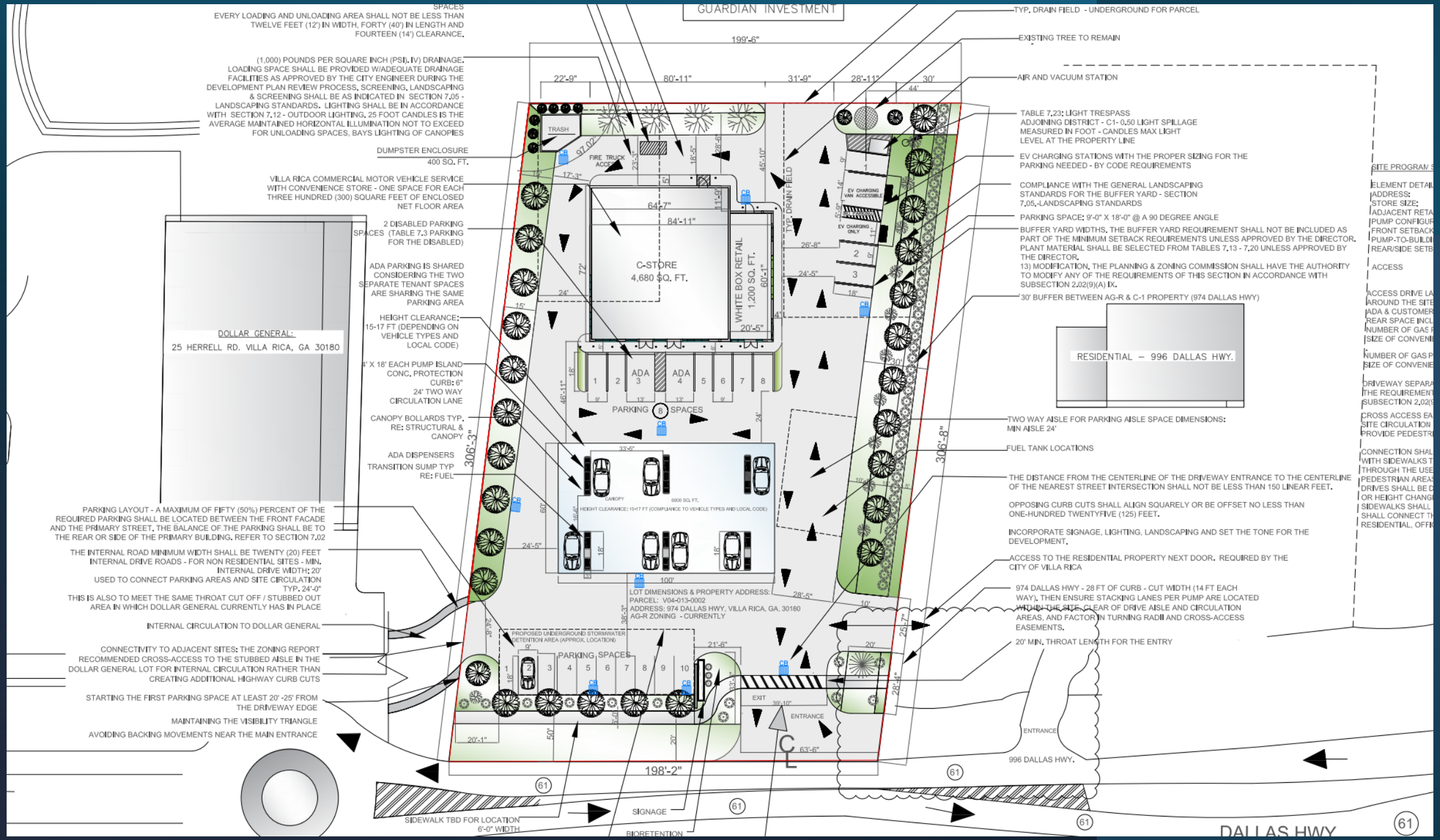
Proposed Development

- 4,650 SF convenience store.
- 1200 SF of white-box retail attached to convenience store.
- 4,550 SF fuel canopy with 3 islands (6 pumps).
- On-site septic proposed (no public sewer)
- Primary access from Dallas Hwy with inter-parcel access through Dollar General, addressing concern from previous proposal.
- Proposed development improved vs the 2023 proposal.


Alpine Rd
Dallas Hwy (SR 5)


AG - Single-Family Agricultural
V04 0130002
Legend
Zoning
AG - Single-Family Agricultural
R1 - Single-Family Suburban
R2 - Single-Family Urban
SFA - Single-Family Attached
MF1 - Multifamily Low-Density
MF2 - Multifamily Medium-Density
CBD - Central Business District
CMU - Commercial Mixed Use
C1 - Commercial Low-Density
C2 - Commercial Medium-Density
OMI - Office Medical Institutional
I1 - Industrial Low-Density
I2 - Industrial Medium-Density
PUD - Planned Unit Development
TPOD - Technology Park Overlay District
Dallas Hwy
Herrn Rd
Panamtown Rd


Downtown
East Village
Mirror Lake Commercial Village
Mirror Lake Residential Village
East Industrial Village
Miners Village
Medical Village
North Village
South Village
West Village
Fullerville Village
Urban Village
Gold Dust Village
West Industrial Village
Commercial Village
Rural Village
Bankhead Village
Neighborhood Residential Village
Liberty Village
Carroll Village
Traditional Village
Suburban Village
Punkintown Village
Douglas County Future Growth


GUARDIAN INVESTMENT
SPACES
EVERY LOADING AND UNLOADING AREA SHALL NOT BE LESS THAN TWELVE FEET (12') IN WIDTH, FORTY (40') IN LENGTH AND FOURTEEN (14') CLEARANCE.
(1,000) POUNDS PER SQUARE INCH (PSI). IV) DRAINAGE. LOADING SPACE SHALL BE PROVIDED W/ADEQUATE DRAINAGE FACILITIES AS APPROVED BY THE CITY ENGINEER DURING THE DEVELOPMENT PLAN REVIEW PROCESS. SCREENING. LANDSCAPING & SCREENING SHALL BE AS INDICATED IN SECTION 7.05 - LANDSCAPING STANDARDS. LIGHTING SHALL BE IN ACCORDANCE WITH SECTION 7.12 - OUTDOOR LIGHTING. 25 FOOT CANDLES IS THE AVERAGE MAINTAINED HORIZONTAL ILLUMINATION NOT TO EXCEED FOR UNLOADING SPACES, BAYS LIGHTING OF CANOPIES
DUMPSTER ENCLOSURE 400 SQ. FT.
VILLA RICA COMMERCIAL MOTOR VEHICLE SERVICE WITH CONVENIENCE STORE - ONE SPACE FOR EACH THREE HUNDRED (300) SQUARE FEET OF ENCLOSED NET FLOOR AREA
2 DISABLED PARKING SPACES (TABLE 7.3 PARKING FOR THE DISABLED)
ADA PARKING IS SHARED CONSIDERING THE TWO SEPARATE TENANT SPACES ARE SHARING THE SAME PARKING AREA
HEIGHT CLEARANCE: 15-17 FT (DEPENDING ON VEHICLE TYPES AND LOCAL CODE)
4' X 18' EACH PUMP ISLAND CONC. PROTECTION CURB: 6" 24' TWO WAY CIRCULATION LANE
CANOPY BOLLARDS TYP. RE: STRUCTURAL & CANOPY
ADA DISPENSERS
TRANSITION SUMP TYP
RE: FUEL
DOLLAR GENERAL:
25 HERRELL RD. VILLA RICA, GA 30180
PARKING LAYOUT - A MAXIMUM OF FIFTY (50%) PERCENT OF THE REQUIRED PARKING SHALL BE LOCATED BETWEEN THE FRONT FACADE AND THE PRIMARY STREET. THE BALANCE OF THE PARKING SHALL BE TO THE REAR OR SIDE OF THE PRIMARY BUILDING. REFER TO SECTION 7.02
THE INTERNAL ROAD MINIMUM WIDTH SHALL BE TWENTY (20) FEET INTERNAL DRIVE ROADS - FOR NON RESIDENTIAL SITES - MIN. INTERNAL DRIVE WIDTH: 20' USED TO CONNECT PARKING AREAS AND SITE CIRCULATION TYP. 24'-0" THIS IS ALSO TO MEET THE SAME THROAT CUT OFF / STUBBED OUT AREA IN WHICH DOLLAR GENERAL CURRENTLY HAS IN PLACE
INTERNAL CIRCULATION TO DOLLAR GENERAL
CONNECTIVITY TO ADJACENT SITES: THE ZONING REPORT RECOMMENDED CROSS-ACCESS TO THE STUBBED AISLE IN THE DOLLAR GENERAL LOT FOR INTERNAL CIRCULATION RATHER THAN CREATING ADDITIONAL HIGHWAY CURB CUTS
STARTING THE FIRST PARKING SPACE AT LEAST 20' -25' FROM THE DRIVEWAY EDGE
MAINTAINING THE VISIBILITY TRIANGLE
AVOIDING BACKING MOVEMENTS NEAR THE MAIN ENTRANCE
TRASH
FIRE TRUCK ACCESS
C-STORE 4,680 SQ. FT.
WHITE BOX RETAIL 1,200 SQ. FT.
ADA
ADA
PARKING 8 SPACES
CANOPY 6000 SQ. FT.
HEIGHT CLEARANCE: 15-17 FT (COMPLIANCE TO VEHICLE TYPES AND LOCAL CODE)
PROPOSED UNDERGROUND STORMWATER DETENTION AREA (APPROX. LOCATION)
PARKING SPACES
EXIT
ENTRANCE
LOT DIMENSIONS & PROPERTY ADDRESS:
PARCEL: V04-013-0002
ADDRESS: 974 DALLAS HWY, VILLA RICA, GA. 30180
AG-R ZONING - CURRENTLY
199'-6"
198'-2"
306'-3"
306'-8"
TYP. DRAIN FIELD - UNDERGROUND FOR PARCEL
EXISTING TREE TO REMAIN
AIR AND VACUUM STATION
TABLE 7.23; LIGHT TRESPASS ADJOINING DISTRICT - C1- 0.50 LIGHT SPILLAGE MEASURED IN FOOT - CANDLES MAX LIGHT LEVEL AT THE PROPERTY LINE
EV CHARGING STATIONS WITH THE PROPER SIZING FOR THE PARKING NEEDED - BY CODE REQUIREMENTS
COMPLIANCE WITH THE GENERAL LANDSCAPING STANDARDS FOR THE BUFFER YARD - SECTION 7.05.-LANDSCAPING STANDARDS
PARKING SPACE: 9'-0" X 18'-0" @ A 90 DEGREE ANGLE
BUFFER YARD WIDTHS. THE BUFFER YARD REQUIREMENT SHALL NOT BE INCLUDED AS PART OF THE MINIMUM SETBACK REQUIREMENTS UNLESS APPROVED BY THE DIRECTOR. PLANT MATERIAL SHALL BE SELECTED FROM TABLES 7.13 - 7.20 UNLESS APPROVED BY THE DIRECTOR.
13) MODIFICATION. THE PLANNING & ZONING COMMISSION SHALL HAVE THE AUTHORITY TO MODIFY ANY OF THE REQUIREMENTS OF THIS SECTION IN ACCORDANCE WITH SUBSECTION 2.02(9)(A) IX.
30' BUFFER BETWEEN AG-R & C-1 PROPERTY (974 DALLAS HWY)
RESIDENTIAL – 996 DALLAS HWY.
TWO WAY AISLE FOR PARKING AISLE SPACE DIMENSIONS: MIN AISLE 24'
FUEL TANK LOCATIONS
THE DISTANCE FROM THE CENTERLINE OF THE DRIVEWAY ENTRANCE TO THE CENTERLINE OF THE NEAREST STREET INTERSECTION SHALL NOT BE LESS THAN 150 LINEAR FEET.
OPPOSING CURB CUTS SHALL ALIGN SQUARELY OR BE OFFSET NO LESS THAN ONE-HUNDRED TWENTYFIVE (125) FEET.
INCORPORATE SIGNAGE, LIGHTING, LANDSCAPING AND SET THE TONE FOR THE DEVELOPMENT.
ACCESS TO THE RESIDENTIAL PROPERTY NEXT DOOR. REQUIRED BY THE CITY OF VILLA RICA
974 DALLAS HWY - 28 FT OF CURB - CUT WIDTH (14 FT EACH WAY), THEN ENSURE STACKING LANES PER PUMP ARE LOCATED WITHIN THE SITE, CLEAR OF DRIVE AISLE AND CIRCULATION AREAS, AND FACTOR IN TURNING RADII AND CROSS-ACCESS EASEMENTS.
20' MIN. THROAT LENGTH FOR THE ENTRY
996 DALLAS HWY.
SIDEWALK TBD FOR LOCATION 6'-0" WIDTH
SIGNAGE
BIORETENTION
DALLAS HWY
61



Traffic Impact Study

Projected Trip Generation for this Fueling Station:

- 119 AM peak hour trips
- 115 PM peak hour trips
- 2,442 daily trips

GDOT AADT (2023):

- 16,300 vehicles per day **on Dallas Hwy**

Minimum driveway spacing: 150 feet (GDOT standard)

- Existing nearby driveways may affect design

Minimum sight distance required: 390 feet

- Certification recommended prior to access design.

Must comply with all GDOT access design standards:

- Turn lane storage & taper lengths
- Driveway spacing & geometry
- Sight distance certification

Comprehensive Plan Designation

- Located within the Miner’s Village Future Development Area.
- Commercial Corridor land use designation supports low-impact commercial development, which the gas station is not.
- Commercial Corridor emphasizes traffic safety, and compatibility with surrounding land use.
- The proposed high-impact fueling station poses potential adverse impacts to the adjacent residential use.

Staff Recommendation

Staff recommends DENIAL.

On March 17, 2026, the Planning & Zoning Commission made a motion to Approve--it failed for lack of a 2nd. Then there was a motion to Deny; however it failed for lack of a 2nd . Therefore, there is NO Recommendation from P&Z Commission.

Staff recommends DENIAL.

Conditions proposed if approval is considered:

1. All building, fire life safety, design and zoning requirements shall be met in accordance with all applicable City codes and regulations.

2. Prior to issuance of any land disturbance or building permits, the applicant shall submit a site plan compliant with all zoning and development standards and includes the required 150-foot deceleration lane with a 50-foot taper along Dallas Highway, as well as right-in right-out only access.

3. A detailed site plan prepared and sealed by a licensed engineer, consistent with the conceptual site plan dated 3/12/2026, shall be submitted for review and approval, prior to issuance of a land disturbance permit.

4. A detailed landscape plan prepared and sealed by a licensed landscape architect shall be submitted for review and approval in accordance with Section 7.05 (Landscaping Standards) prior to issuance of a land disturbance permit.

Staff recommends DENIAL.
(Continued) Conditions proposed if approval is considered:

5. Prior to issuance of a certificate of occupancy, the applicant shall provide an inter-parcel access easement and construct a vehicular connection to the adjacent commercial property to the west (Dollar General), in a location and manner approved by the Community Development Department and City Engineer. The easement shall be recorded and shown on all final site and civil plans.

6. A traffic impact study shall be submitted with civil construction plans. Any recommended roadway, access, or traffic control improvements shall be implemented or guaranteed, as determined and approved by the City Engineer.

7. All access to Dallas Highway shall be subject to Georgia Department of Transportation (GDOT) review and approval, if required. GDOT permits shall be obtained prior to construction, if required.

8. Final driveway locations, spacing, and access type (including any right-in/right-out restrictions) shall be subject to City Engineer and GDOT approval (if required).

9. The proposed development shall comply with all City utility requirements. Any use of on-site septic system shall be subject to approval by the appropriate regulatory health agencies. Connection to public sewer shall be required when and if service becomes available, in accordance with City's ordinance.

CITY OF VILLA RICA

City Council Meeting
Agenda Item Cover Sheet

SUBJECT: Special Exception request pursuant to *Sec. 4.05* of the Zoning Ordinance to allow a Place of Worship within the Agricultural Residential (AG) Zoning District; submitted by the property owner, West Hills Church, for the development of a church. The subject property consists of approximately 22.45 ± acres and is located on Carrollton Villa Rica Highway, Land Lot 99, District 6, Parcel Number V07 0140153, Ward 2, Carroll County, Georgia. **This is a Public Hearing.**

WORK SESSION DATE: **April 7, 2026.**

MEETING DATE: **April 14, 2026.**

PREPARED BY: **Shaun Myers, Planning and Zoning Administrator**

PUBLIC HEARING: **YES**

PURPOSE:

To consider a request for Special Exception approval to permit a place of worship in the AG (Agricultural Residential) zoning district.

BACKGROUND:

West Hills Church seeks to relocate from 159 Liberty Road to the subject property along Carrollton Villa Rica Highway to accommodate its growing congregation. The proposed development includes multiple buildings totaling approximately 41,000 square feet, associated parking, and site improvements.

The proposed development will introduce an institutional use on a large tract along a major corridor. The site is of sufficient size to accommodate the proposed use, and the development is not expected to adversely impact surrounding properties.

IMPACT:

STAFF RECOMMENDATION:

Staff recommends APPROVAL, subject to the following conditions:

1. All building, fire life safety, design and zoning requirements shall be met in accordance with all applicable City codes and regulations.

2. Development shall be in substantial conformance with the site plan prepared by Southeast Civil Group, dated 11.20.2025, and shall be revised to address all zoning compliance comments from the Community Development Department. Site plan shall be subject to the review and approval of the Community Development Department prior to issuance of a Land Disturbance Permit.

3. The proposed secondary access connection to the Bay Springs East commercial development shall be subject to review and approval by the City Engineer; require a recorded cross-access and maintenance agreement between property owners; and be designed to prevent adverse impacts to internal circulation within the commercial development.

4. Parking areas shall meet all requirements and landscaping standards, including interior and perimeter parking lot landscaping per Section 7.05.

5. The final site plan shall provide continuous internal sidewalk connections and an ADA-compliant pedestrian route from each parking field to the primary building entrances, subject to review and approval by the Community Development Department prior to issuance of a Land Disturbance Permit.

6. Sidewalk installation along Carrollton Villa Rica Highway shall be provided unless waived by the City Council, in which case the applicant shall contribute to the City's sidewalk fund in lieu of construction.

7. The use of exposed metal exterior building materials, including but not limited to metal panels or pre-engineered metal building systems, shall not be permitted. Final architectural elevations and material selections shall be subject to review and approval by the Community Development Department prior to the issuance of a building permit.

8. A minimum twenty (20) foot undisturbed vegetative buffer shall be maintained along the perimeter property boundaries. Existing vegetation within the buffer shall be preserved to the greatest extent possible, and any gaps or disturbance shall be supplemented with additional plantings to ensure effective screening, subject to review and approval by the Community Development Department prior to issuance of a Land Disturbance Permit.

MOTION:

I move to APPROVE the Special Exception request to allow a place of worship at the property located at 0 Carrollton Villa Rica Highway (Parcel Number V07 0140153), subject to the eight (8) conditions recommended by staff.

Community Development Dept.
206 North Avenue,
Villa Rica, GA 30180.
smyers@villarica.gov.
678-785-9995

Community Development Department

Special Exception Request

Application Submittal Checklist

☑ **1. Schedule Technical Advisory Committee (TAC) Meeting**
A TAC meeting is required before submitting zoning requests.

☐ **2. Submit Water/Sewer Capacity Application (if applicable)**
New developments and changes in use require prior approval from the Utility Department.

☑ **3. Proof of Ownership or Authorization**
Copy of deed, lease, option agreement, or other evidence of ownership or applicant's legal interest in the property. If applicant is not the property owner, submit the owner's authorization form.

☑ **4. Site Plan and Vicinity Map**
A site development plan prepared in conformance with submittal requirements in *Sec. 11.03*

☑ **5. Statement of Intent**
A written statement describing the following:

i. The proposed use and the effect the proposed use may have on surrounding properties and a statement of the facts indicating that the proposed special exception use will not be detrimental to the general public interest and the purposes of the Zoning Ordinance.
ii. Whether such special exception use is consistent with the intent and the purpose of the Zoning Ordinance and the goals and policies of the Comprehensive Plan.
iii. The areas which are most likely to be directly affected by the Special Exception and the likely effects.
iv. Whether the proposed Special Exception is made necessary because of changed or changing social values, new planning concepts, or other social or economic conditions in the areas and zoning districts affected.
v. Any written commitments being made by the petitioner.

☐ **6. Additional Exhibits or Studies**
Any other information or exhibits or studies that are substantial to the request, or if required by the Community Development Director.

☑ **7. Application Fee**
Pay the applicable zoning fee. The current fee schedule is included in the application packet.

Community Development Dept.
206 North Avenue,
Villa Rica, GA 30180.
smyers@villarica.gov.
678-785-9995

Special Exception Request

Review Process, Fee Schedule and Calendar

Special Exception Review Process

Pre-Application Conference
Applicants must request a pre-application conference with staff to discuss the proposal before filing a variance request.

↓

Application Filed with the Department
- Staff reviews the application for completeness.
- A public hearing date is scheduled.
- Required public notification is issued.

↓

City Council Public Hearing
- A public hearing is held within **45 days** of filing application.
- The City Council considers staff recommendations, the applicant's presentation, and public testimony.

↓

City Council Action
The City Council may either **approve** or **deny** the variance request.

Special Exception Fee Schedule

Zoning Category	Fee
Residential	$250
Commercial	$500
Industrial	$1,000

Zoning Calendar

Click Here for Calendar
or Scan QR Code

Community Development Dept.
206 North Avenue,
Villa Rica, GA 30180.
smyers@villarica.gov.
678-785-9995

Special Exception Request

Application Form

Applicant Information

Name Don Allensworth	**Phone** 863-640-1486
Mailing Address 516 Fish Camp Rd. Lagrange, GA	**Email** don@thenewgroundgroup.com

Special Exception Request Property Information

Address 0 Carrollton Villa Rica Hwy	**Parcel ID** V07 0140153
Acreage 22.41 acres	**Lot Number**
Zoning AG	**Property's Use** Church
Special Exception Request Church proposed on site that is zoned AG.	
Code Section	

Notary Attestation

I, Don Allensworth, hereby state that the above statements and statements contained in the documents submitted with this application are true and correct to the best of my knowledge. I hereby request processing of this application.

Executed in Villa Rica (City), GA (State).

Don Allensworth (Feb 6, 2026 13:52:32 EST)	Don Allensworth	Feb 6, 2026
Signature of Applicant	Printed Name	Date

Subscribed and sworn before me this 6 day of Feb (month), 20 26.

Maddy Horne (Feb 6, 2026 14:06:50 EST)	Maddy Horne	September 21, 2029
Signature of Notary Public	Name of Notary Public	My Commission Expires

MADDY HORNE NOTARY PUBLIC CARROLL COUNTY, GA MY COMMISSION EXPIRES SEPTEMBER 21 2029

For Official Use Only

Case #	
Application Accepted by	Acceptance Date
Public Notice Deadline	City Council Public Hearing

Community Development Dept.
206 North Avenue,
Villa Rica, GA 30180.
smyers@villarica.gov.
678-785-9995

Special Exception Request

Campaign Contribution Disclosure

In accordance with the Conflict of Interest in Zoning Act, O.C.G.A., Chapter 36-67A, the following questions must be answered: Has the applicant made, within two (2) years immediately preceding the filing of this application for rezoning, campaign contributions aggregating $250 or more or made gifts having in the aggregate a value of $250 or more to a member of the City Council or Planning Commission who will consider the application?

Yes ☐ No ☑

If Yes, the applicant and the attorney representing the applicant must file a disclosure report with the City within ten (10) days after this application is first filed. Please supply the following information that will be considered as the required disclosure:

Council / Planning Commission Member	Dollar amount of Campaign Contribution	Description of Gift $250 or greater

Signature of Applicant _____ Printed Name _____ Date _____

State of ____ , County of _____.

This instrument was acknowledged before me this _____ day of _____ (month).

20 ____, by _____ (name of signer). Identification Presented: _____.

NOTARY STAMP

Signature of Notary Public _____ Name of Notary Public _____ My Commission Expires _____

Signature of Attorney _____ Printed Name _____ Date _____

State of ____ , County of _____.

This instrument was acknowledged before me this _____ day of _____ (month).

20 ____, by _____ (name of signer). Identification Presented: _____.

NOTARY STAMP

Signature of Notary Public _____ Name of Notary Public _____ My Commission Expires _____

Community Development Dept.
206 North Avenue,
Villa Rica, GA 30180.
smyers@villarica.gov.
678-785-9995

Special Exception Request

Owner's Authorization Form

Applicant Information

Applicant Name Tyler Brown	**Applicant Address** 159 Liberty Road, Villa Rica, GA 30180
Property Address 0 Carrollton Villa Rica Hwy	**Property PIN** V07 0140153

This is to certify that I am ■ or We are ☐ or I am☐ the Authorized Representative of a Corporation that is the owner of a majority interest in the subject property of the attached application. By execution of this form, this is to authorize the person names as "applicant" below, acting on behalf of the owner, to file for and pursue a request for approval of the following:

Check all that apply:

Variance ☐	Special Exception ■	Rezoning ☐
Administrative Variance ☐	Floodplain Variance ☐	Appeal of Administrative Decision ☐

Signature of Property Owner(s)

Signature of Owner	Printed Name	Date
Tyler Brown (Feb 6, 2026 14:03:48 EST)	Tyler Brown	Feb 6, 2026

State of GA **, County of** Carroll.

This instrument was acknowledged before me this 6 day of February.

20 26, by Tyler Brown. Identification Presented: ☑.

Signature of Notary Public	Name of Notary Public	My Commission Expires
Maddy Horne (Feb 6, 2026 14:06:50 EST)	Maddy Horne	September 21, 2029

MADDY HORNE NOTARY PUBLIC CARROLL COUNTY, GA MY COMMISSION EXPIRES SEPTEMBER 21 2029

Signature of Owner	Printed Name	Date

State of ____ **, County of** _____.

This instrument was acknowledged before me this ____ day of _____.

20 ____, by _____. Identification Presented: _____.

Signature of Notary Public	Name of Notary Public	My Commission Expires

eFiled and eRecorded
DATE: 08/01/2024
TIME: 7:09 PM
DEED BOOK: 6263
PAGE: 123 - 125
FILING FEES: $25.00
TRANSFER TAX: $775.00
INTANGIBLE TAX: $0.00
PARTICIPANT ID: 1277837356
PT61: 022-2024-003279
RECORDED BY: DJ
CLERK: Alan J. Lee
Carroll County, GA

Return Recorded Document to:
C. S. Vaughn, LLC
418 Westview Drive
Villa Rica, GA 30180

LIMITED
WARRANTY DEED

STATE OF GEORGIA
COUNTY OF CARROLL

FILE #: **21866-24**

THIS INDENTURE made this **31st** day of **July, 2024,** between **J.A.N. Properties, L.P., a Georgia Limited Partnership**, as party or parties of the first part, hereinunder called Grantor, and **WestHills Church, Inc., a Georgia Corporation,** 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).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND NO/100 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 Lot 99 of the 6th District of Carroll County, Georgia, and being more particularly described as Exhibit "A" attached hereto and made a part of this instrument by specific reference.

Carroll County Map/Parcel # V07 0140153

This Deed is given subject to all easements and restrictions of record.

TO HAVE AND TO HOLD the said tract or parcel of land, together 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 all persons by, through and under the above named grantor.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed, and delivered on this the
31st day of July, 2024 in presence of:

J.A.N. Properties, L.P.

Witness

Jane Annette Neal (SEAL)
Jane Annette Neal, General Partner

Notary Public

J ELAN VAUGHN
COMMISSION # W-00578348
NOTARY
PUBLIC
EXPIRES 10-13-2025
CARROLL COUNTY, GEORGIA

https://search.gsccca.org/Imaging/HTML5Viewer.aspx?id=86349432&key1=6263&key2=123&county=22&countyname=CARROLL&userid=542068&a… 1/1

EXHIBIT "A"

All that tract or parcel of land lying and being in Land Lot 99 of the 6th District of Carroll County, Georgia, containing 23.455 acres on the Easterly side of State Highway No. 61, and described in detail as BEGINNING at a point where the South original line of Land Lot 99 of the 6th District intersects the East boundary line of Highway 61; and from thence running back from said highway North 88 degrees 15 minutes East 738.86 feet to a corner; thence North 2 degrees 30 minutes West a distance of 1,500.02 feet to a corner; thence South 84 degrees 41 minutes West 645.65 to a corner in the East boundary of Highway 61 as above identified; thence along that boundary South 1 degree 14 minutes West a distance of 1,462 feet to the POINT OF BEGINNING.

LESS AND EXCEPT:

All that tract or parcel of land lying and being in Land Lot 99, 6th District, City of Villa Rica, Carroll County, Georgia, and being more particularly shown and delineated as 1.00 acre, more or less, on that certain plat of survey entitled "Survey for Craig Gonsalves," prepared by S&S Land Surveying, certified by William B. Sims, Georgia Registered Land Surveyor No. 2996, which plat and the reference thereto are incorporated herein. Said property being more particularly described as follows:

TO FIND THE POINT OF BEGINNING, commence at the intersection of the Easterly right of way line of Georgia Highway 61 with the Southern land lot line of Land Lot 99, and run thence South 89 degrees 35 minutes 03 seconds East along the Southern land lot line of Land Lot 99 a distance of 529.38 feet to an iron pin and the POINT OF BEGINNING. From said Point of Beginning, run thence North 00 degrees 04 minutes 28 seconds West a distance of 208.61 feet to an iron pin; run thence South 89 degrees 35 minutes 03 seconds East 208.61 feet to an iron pin; thence run South 00 degrees 04 minutes 28 seconds East a distance of 208.61 feet to an iron pin located on the Southern land lot line of Land Lot 99; run thence North 89 degrees 35 minutes 03 seconds West along the Southern land lot line of Land Lot 99 a distance of 208.61 feet to an iron pin and the Point of Beginning.

Carroll County Map/Parcel # V07 0140153

February 6, 2026

Shaun Myers,
Planning and Zoning Administrator,
206 North Avenue,
Villa Rica, GA 30180

RE: Statement of Request
Project Location: 0 Carrollton Villa Rica Hwy
Applicant Name: Don Allensworth, The New Ground Group, Inc.

To whom it may concern:

The subject property lies within Land Lot 99, District 6, and consists of parcel number V07 0140153. The owner is proposing to develop a church. The property is zoned AG. The preliminary site plan and landscape plan included with this letter provide further information about the project.

Special Exception Request #1: This request is to allow for the building of this church under the current zoning, AG. It will not be injurious to public health, safety, morals, or general welfare. It will not substantially adversely affect the use and value of adjacent properties. The requested special exception use is consistent with the intent and the purpose of the Zoning Ordinance and the goals and policies of the Comprehensive Plan.

We respectfully submit this Statement of Request.

Oleg Tkachenko, EIT
The Southeast Civil Group, LLC.
8665 Baldwin Parkway
Douglasville, GA 30134

CITY COUNCIL
LESLIE MCPHERSON, MAYOR
DANNY CARTER
SHIRLEY MARCHMAN
MATTHEW MOMTAHAN
STEPHANIE WARMOTH
ANNA MCCOY

City of Villa Rica

INTERIM CITY MANAGER: JENNIFER HALLMAN
CITY CLERK: THERESA CAMPBELL
CITY ATTORNEY: KEVIN DRUMMOND

571 W BANKHEAD HWY
VILLA RICA, GA 30180
770.459.7000 | VILLARICA.ORG

March 11, 2026

RE: Letter of Limited Availability
West Hills Church
1200 Carrollton Villa Rica Hwy
Villa Rica, GA 30180

This letter is written as limited approval of the water and sewer capacity application dated February 20, 2026. This approval is for water service only, at the requested average capacity of 1,895 gallons per day. There is no approval for connection to the City's wastewater utility as the city lacks the sufficient conveyance and capacity for that property.

This letter of availability is valid for one year from the date of this letter, and is not transferable.

Thank you,
John

John Bain

John Bain
Utilities Director
City of Villa Rica, GA
jbain@villarica.gov

Villa Rica City Hall
571 W. Bankhead Hwy
Villa Rica, GA 30180
T: 678.840.1238
F: 770.459.7003
www.villarica.gov

Staff Report CU-01-2026

Applicant: West Hills Church
Address: 0 Carrollton Villa Rica Highway
Land Lot: 99
Parcel: V07 0140153
Acreage: ±22.41 acres
Ward: 2
City Council Member: Matthew Momtahan
Planning Commission Member: Julie Cepin
City of Villa Rica / Carroll County

The applicant, West Hills Church, is requesting approval of a Special Exception to allow the development of a new church campus on approximately 22.41 acres located on Carrollton Villa Rica Highway. The property is zoned Agricultural Residential (AG), where places of worship are permitted subject to Special Exception approval by the City Council pursuant to Section 11.09 of the Zoning Ordinance.

The following documents, which were submitted in support of the Application, have been reviewed:

1. Rezoning Application, submitted by West Hills Church, signed by Don Allensworth (5 pages).
2. Statement of Intent (1 page).
3. Site Plan, prepared by Southeast Civil Group, dated 11.20.2025 (1 page).
4. Limited Warranty Deed dated July 31, 2024. (2 pages)
5. Commercial Water Capacity Letter of Availability, dated March 11, 2026 (1 page).

A. Background

West Hills Church is currently located at 159 Liberty Road within the City of Villa Rica and is seeking to relocate to the subject property along Carrollton Villa Rica Highway to develop a new church campus to accommodate their growing congregation. They acquired the subject site in July 2024 and have expressed a desire to expand and relocate within the city's limits.



FIGURE 1. AERIAL MAP.

Surrounding Properties:

The subject property is a single undeveloped parcel with frontage on Carrollton Villa Rica Highway. Adjacent to the south is the Bay View East Development, which features commercial zoning and a Goodwill Center at the highway frontage. A detached single-family residential planned unit development is behind the Goodwill commercial development. To the east there is low-density residential zoning in the county; and to the north there is undeveloped high density detached residential zoning in the county. To the west across Carrollton Villa Rica Highway is undeveloped AG zoning as well as C2 zoning housing the Mason Tractor Company. The future development site for the Avemore Data Center is in the vicinity to the west across the highway.

TABLE 1. SURROUNDING LAND USES

	Current Zoning	Land Use
North	HDDR (High Density Detached Residential)	Undeveloped (County)
East	R-2 (Low Density Residential)	Residential (County)
South	C-1 (Commercial Low-Density)	Commercial (Goodwill Center)
West	C-2 (Commercial Medium-Density)	Commercial (Mason Tractor Company)

B. Proposed Development

The applicant proposes a multi-building church campus consisting of a 16,000 square feet Worship Building ; a 5,000 square feet Student and Office Building; and 20,000 square feet proposed Future Building . The total Proposed Building Area is 41,000 square feet. The total impervious area is compliant at approximately 22%.

Primary access is proposed from Carrollton Villa Rica Highway (right-in/right-out only due to divided roadway conditions). A secondary inter-parcel access connection is proposed to the adjacent Goodwill Donation Center within the Bay Springs East development. Per the applicant, this connection is intended to improve egress by allowing traffic to exit through the commercial development.

C. Zoning Ordinance Compliance

Staff identified several zoning compliance issues related to the proposed site plan. These include but are not limited to compliant setbacks lines, parking area landscaping, and sidewalks along the Highway frontage. Revisions have been requested from the applicant; however, they have not been received as of the date of this report.

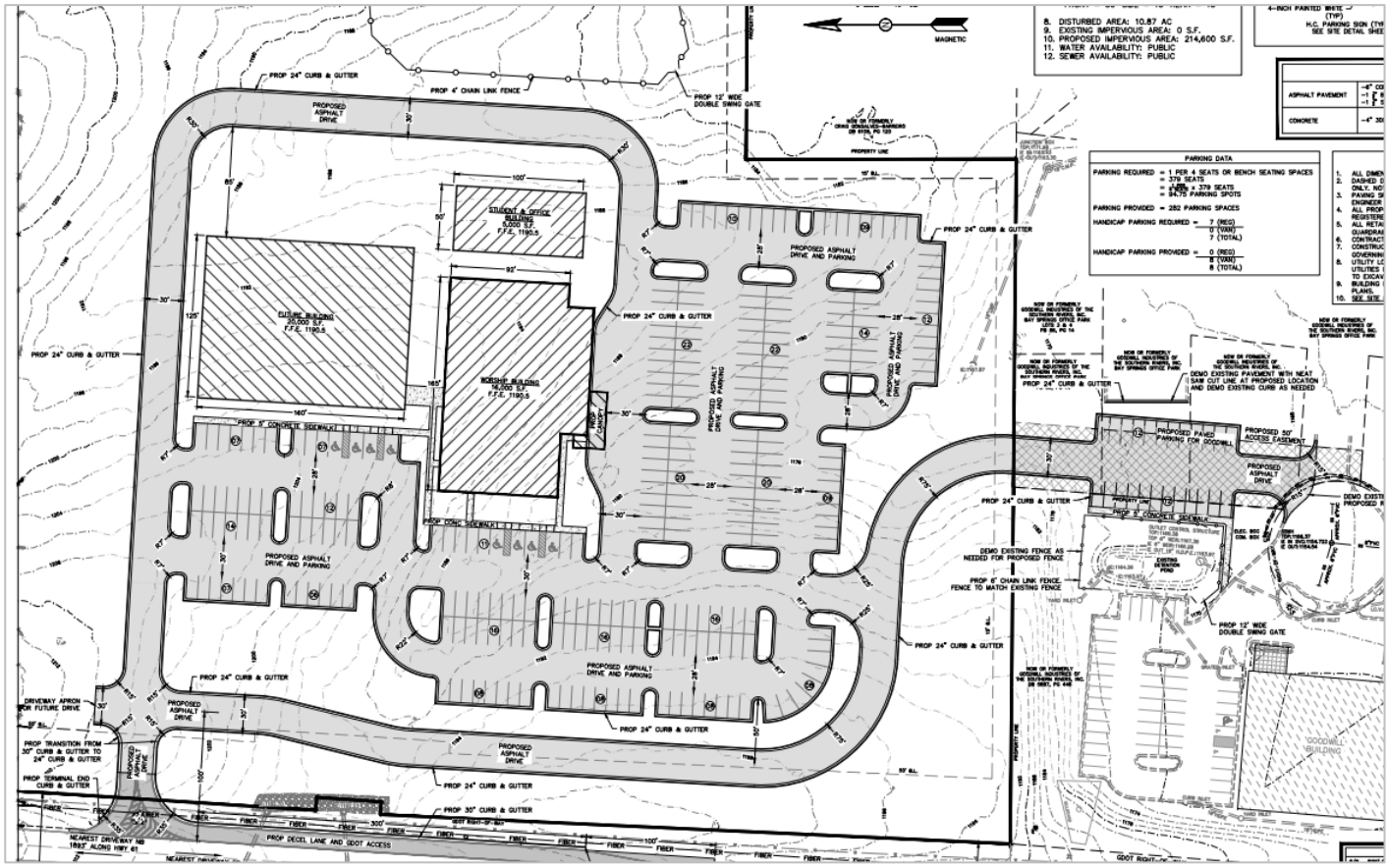


FIGURE 2. SITE PLAN

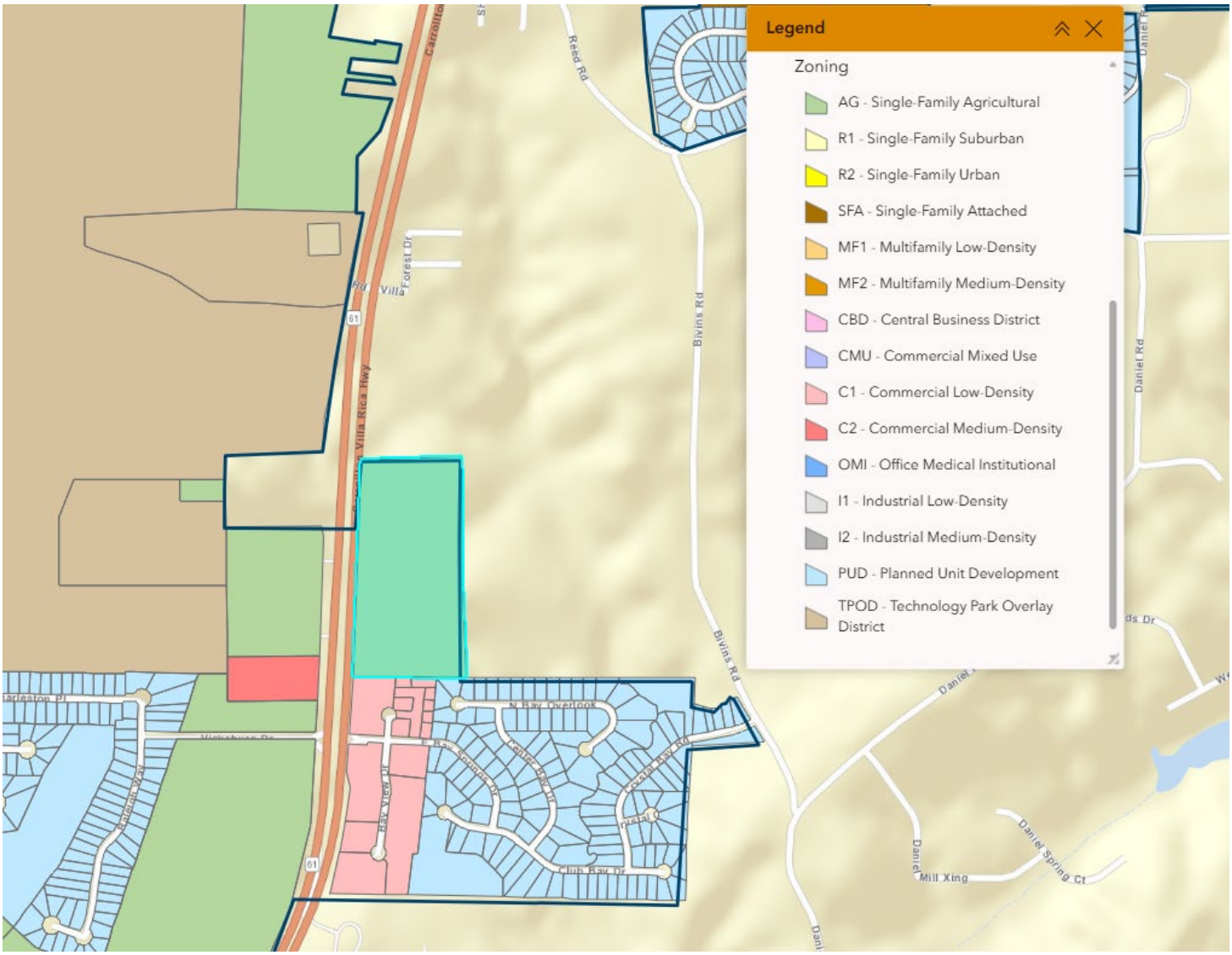
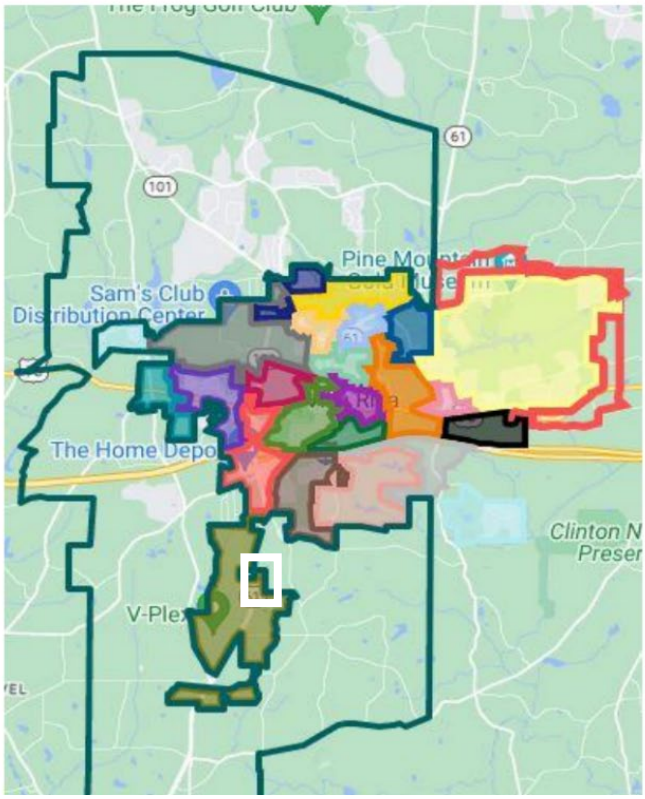


FIGURE 3. VILLA RICA ZONING MAP

C. Comprehensive Plan Future Land Use Consistency

The property is located within the South Village future development area which designates Traditional Neighborhood as an appropriate land use. Places of worship are community-serving institutional uses that are generally compatible with Traditional Neighborhoods. Compliant buffers will be required in accordance with the City's zoning standards.

City of Villa Rica Future Development Map



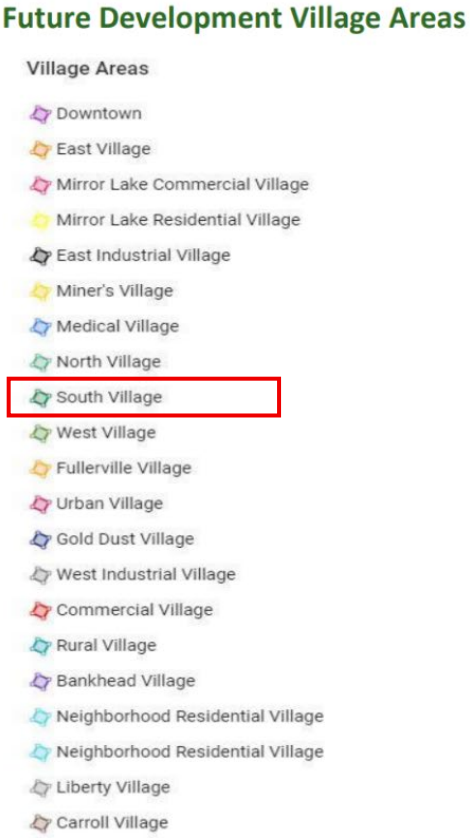


FIGURE 4. VILLA RICA FUTURE DEVELOPMENT MAP

D. Special Exception Review Criteria

The Zoning Ordinance of the City of Villa Rica, Section 11.09(4)(a), requires the City Council review the particular facts and circumstances of each proposed use in terms of the following standards and shall find adequate evidence showing that the use at the proposed location:

i. Is in fact a permitted Special Exception use as listed in each zoning district and appears on Table 4.3: Permitted and Special Exception Land Uses of Chapter IV: Zoning Districts for the zoning district involved;

Places of worship are listed as requiring Special Exception approval in the AG zoning district.

ii. Will be harmonious and consistent with the character of the zoning district and in accordance with the general objectives, or with any specific objective of the City's Comprehensive Plan and the Zoning Ordinance;

The character of the existing neighborhood is commercial and detached residential mix. The proposed church is consistent with the Traditional Neighborhood designation and serves as a community-oriented institutional use. With appropriate buffering and compliance with zoning standards, the use is harmonious with the district.

iii. Will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area;

The proposed campus layout, and required buffers, setbacks, and landscaping (subject to revisions) are capable of being designed in a manner compatible with surrounding properties, and in compliance with the city's zoning standards. Final zoning compliance approval is contingent upon addressing zoning comments; however, staff is of the opinion that the site is adequately sized and suitably located to serve as a place of worship capable of meeting zoning requirements without the need for any variances.

iv. Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services;

The site has access to existing roadway infrastructure, and essential public safety services. Due to the City's current sewer capacity constraints, the applicant proposes utilizing an onsite septic system. The required utility approvals for city water and health department permitting for the septic system must be obtained prior to development.

v. Will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community;

The proposed church is not anticipated to create excessive public cost burdens and may contribute positively to the community's civic infrastructure.

vi. Will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, or odors;

Church activities typically occur during limited peak periods. Staff notes traffic considerations due to the divided highway and the proposed inter-parcel access through the East Bay Springs Commercial Development. With proper traffic management, impacts are not expected to be excessive.

vii. Will have vehicular approaches to the property, which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares; and

Primary access is right-in/right-out along Carrollton Villa Rica Highway. The proposed secondary access via inter-parcel connection may improve egress; however, staff has concerns regarding routing traffic through the adjacent commercial development. Further evaluation by the City's Engineer may be warranted.

viii. Will not result in the destruction, loss, or damage of a natural, scenic, or historic feature of major importance.

No major natural, scenic, or historic features of significant importance will be impacted. Development must comply with applicable environmental and stormwater regulations.

E. Comments

No additional comments.

F. Public Notification

As required by *Section 11.05* in the Code of the City of Villa Rica, the public has been notified in *Times-Georgian* and the *Douglas County Sentinel* on February 21. A sign has been posted on the subject properties; and the abutting property owners have been sent notification via mail.

Public Response:
In response to the public notifications, no residents have contacted the City objecting to the proposed rezoning.

G. Recommendations

Staff finds that the request satisfies the standards for Special Exception and recommend **APPROVAL** subject to conditions.

The site is of sufficient size to accommodate the proposed buildings, required parking, buffers, setbacks, stormwater facilities, and septic area while maintaining compliance with all applicable zoning and landscaping standards.

The property is suitably located along a major arterial roadway, which is appropriate for institutional uses such as places of worship that generate periodic peak traffic volumes. Churches are community-serving institutional uses and are compatible within the Traditional Neighborhood future land use designation when properly designed and buffered.

While staff identified site plan revisions necessary to demonstrate full zoning compliance, staff is of the opinion that these items are correctable. The parcel's size, configuration, and roadway frontage make it capable of functioning as a place of worship.

Therefore, staff recommend approval of the Special Exception request, subject to the following conditions:

1. All building, fire life safety, design and zoning requirements shall be met in accordance with all applicable City codes and regulations.

2. Development shall be in substantial conformance with the site plan prepared by Southeast Civil Group, dated 11.20.2025, and shall be revised to address all zoning compliance comments from the Community Development Department. Site plan shall be subject to the review and approval of the Community Development Department prior to issuance of a Land Disturbance Permit.

3. The proposed secondary access connection to the Bay Springs East commercial development shall be subject to review and approval by the City Engineer; require a recorded cross-access and maintenance agreement between property owners; and be designed to prevent adverse impacts to internal circulation within the commercial development.

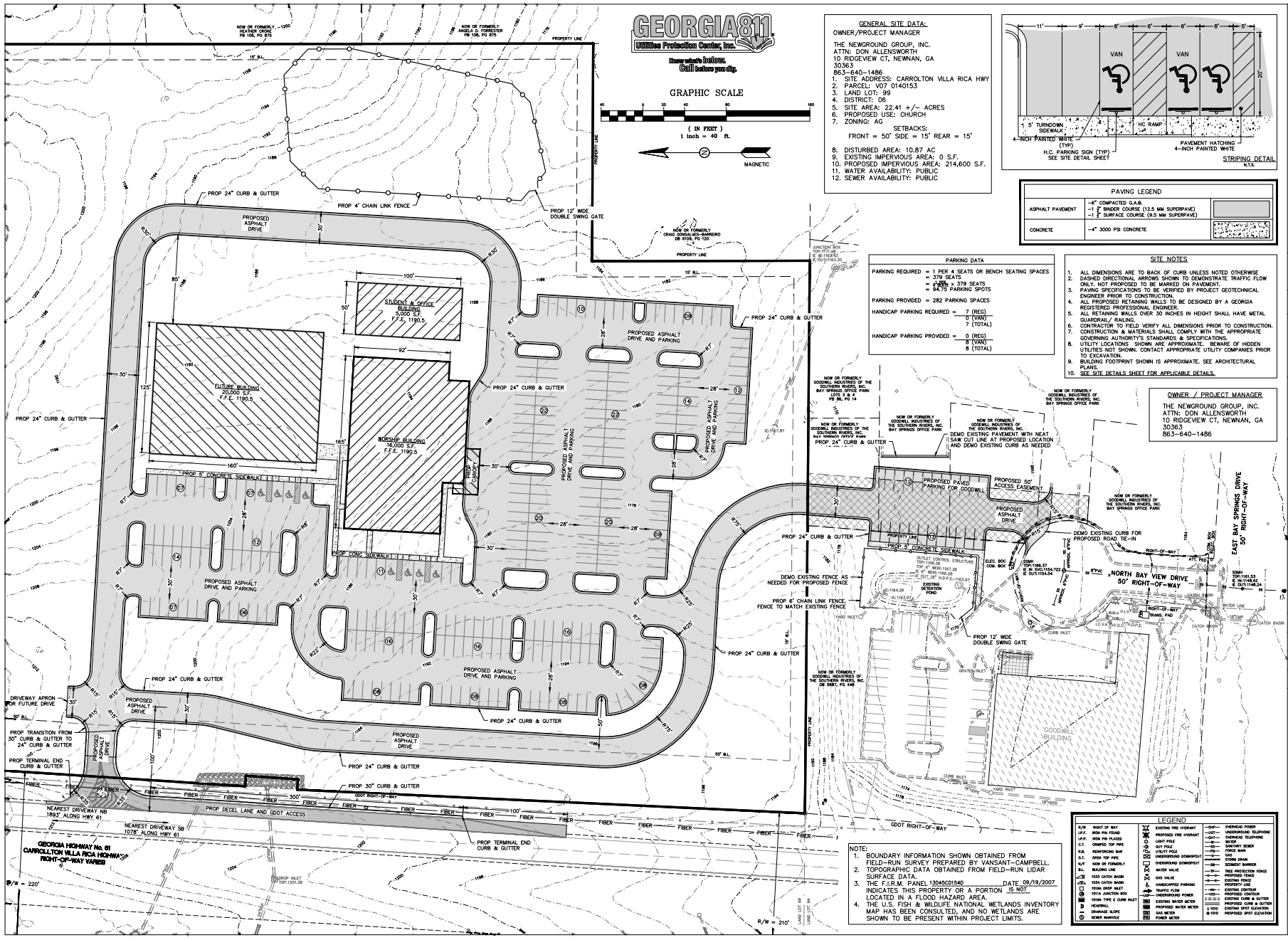
4. Parking areas shall meet all requirements and landscaping standards, including interior and perimeter parking lot landscaping per Section 7.05.

5. The final site plan shall provide continuous internal sidewalk connections and an ADA-compliant pedestrian route from each parking field to the primary building entrances, subject to review and approval by the Community Development Department prior to issuance of a Land Disturbance Permit.

6. Sidewalk installation along Carrollton Villa Rica Highway shall be provided unless waived by the City Council, in which case the applicant shall contribute to the City's sidewalk fund in lieu of construction.

7. The use of exposed metal exterior building materials, including but not limited to metal panels or pre-engineered metal building systems, shall not be permitted. Final architectural elevations and material selections shall be subject to review and approval by the Community Development Department prior to the issuance of a building permit.

8. A minimum twenty (20) foot undisturbed vegetative buffer shall be maintained along the perimeter property boundaries. Existing vegetation within the buffer shall be preserved to the greatest extent possible, and any gaps or disturbance shall be supplemented with additional plantings to ensure effective screening, subject to review and approval by the Community Development Department prior to issuance of a Land Disturbance Permit.



REV.	DATE	DESCRIPTION
1	12/16/2025	REVISED PER GDOT COMMENTS

GEORGIA REGISTERED PROFESSIONAL ENGINEER MICHAEL G. FORLINE

SOUTHEAST CIVIL GROUP
ENGINEERING ● SURVEYING ● LAND PLANNING
1000 ALPHARETTA STREET, SUITE 100A
ROSWELL, GA 30075
678-900-8998 | CSCG@SOUTHEASTCIVILGROUP.COM

JOB #: 240505
SCALE: 1"=40'
DATE: 11/20/2025
DRAWN BY: OAT

SITE PLAN
WEST HILLS CHURCH
LOCATED IN LL 99, DISTRICT 06
CITY OF VILLA RICA, CARROLL COUNTY, GEORGIA

SHEET:
C100



Special Exception: Place of Worship.
West Hills Church Campus

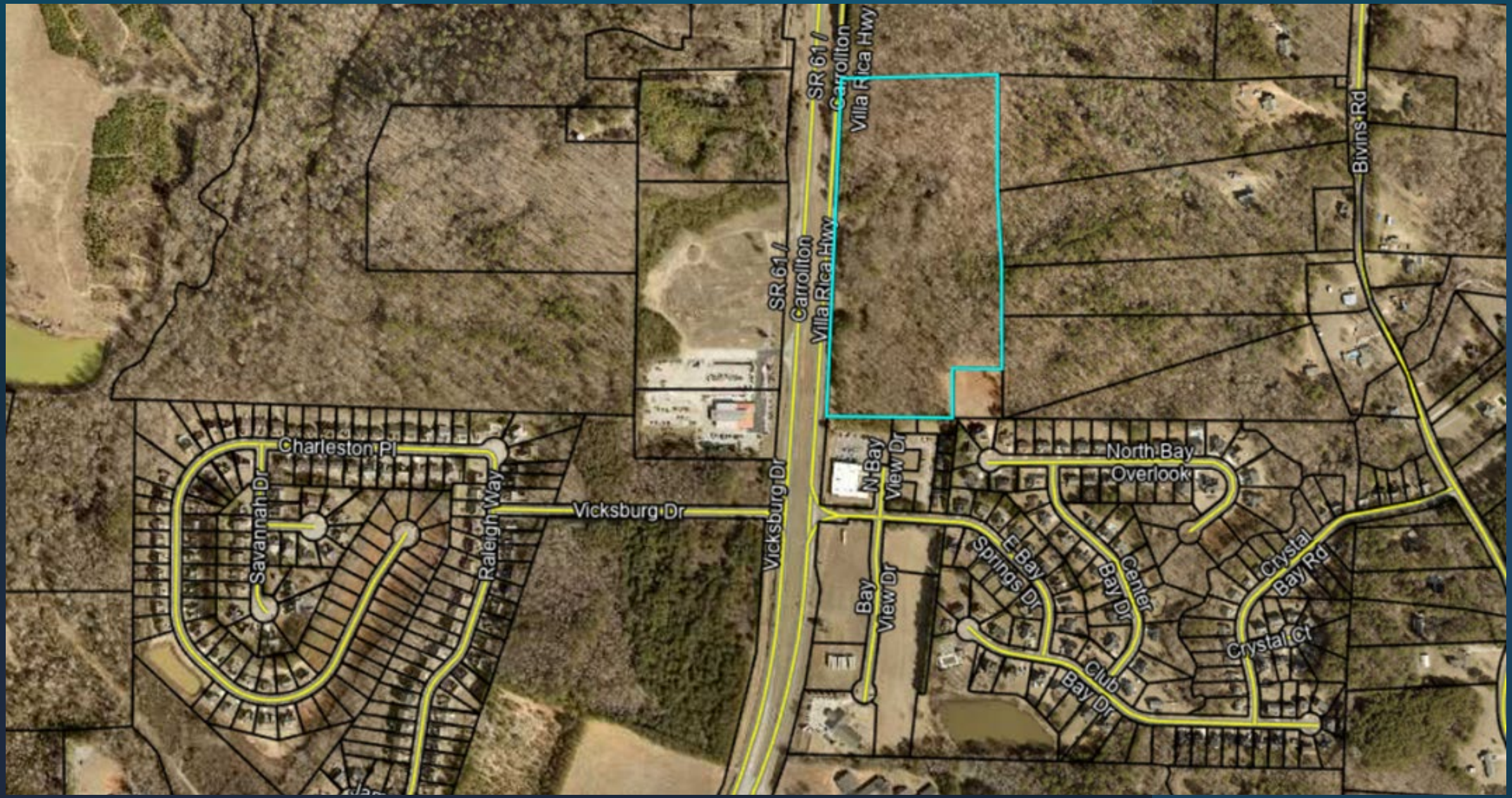
Applicant: West Hills Church

Case No.: CU-01-26.

Address: Carrollton Villa Rica Hwy

Parcel: V07 0140153

Acreage: 22.41 acres+/-


SR 61 / Carrollton Villa Rica Hwy
Bivins Rd
Charleston Pl
Savannah Dr
Raleigh Way
Vicksburg Dr
Vicksburg Dr
N Bay View Dr
North Bay Overlook
E Bay Springs Dr
Bay View Dr
Bay Dr
Center
Crystal Bay Rd
Crystal Ct
Club
Bay Dr

Background and History

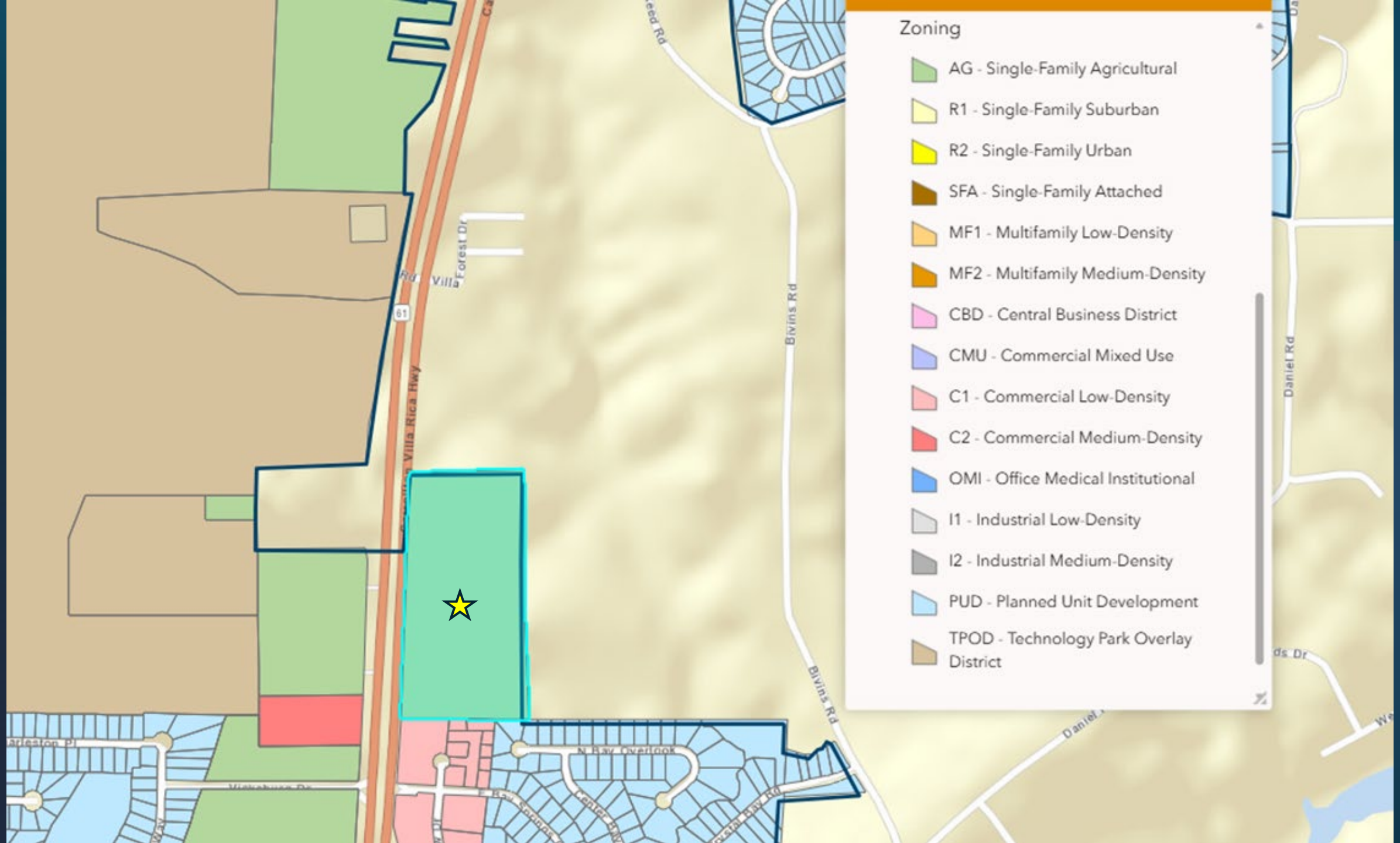
- Current Zoning: Agricultural Residential (AG).
- Special Exception required per Section 11.09.
- Existing church located on Liberty Road.
- Seeking relocation to accommodate congregation growth.
- Property acquired July 2024.
- Undeveloped site along major corridor.

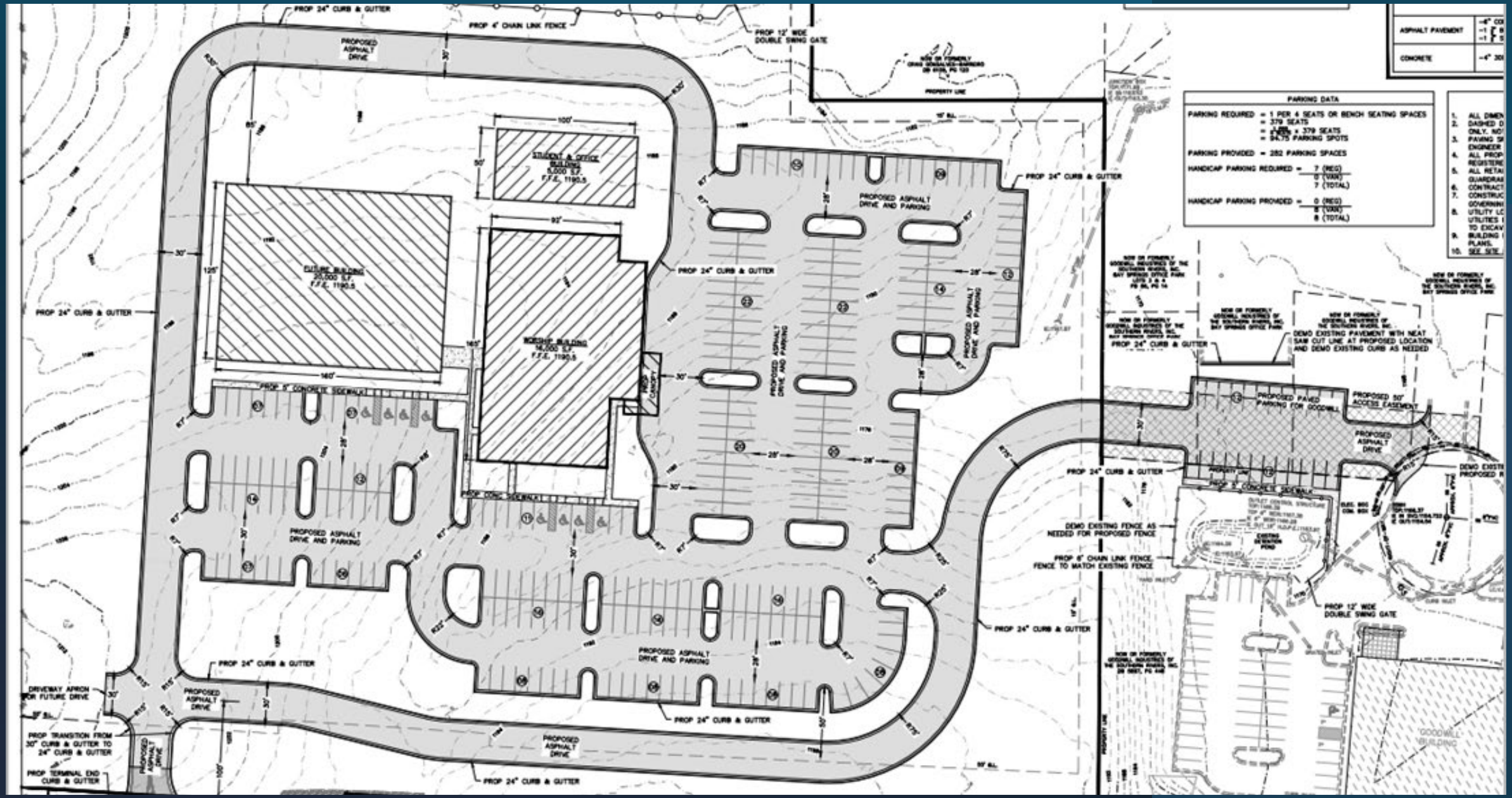
Proposed Development

- Multi-building Church Campus Layout
- Worship Building: 16,000 SF (*Phase 1*)
- Student/Office Building: 5,000 SF (*Phase 1*)
- Future Building if needed for growth: 20,000 SF. (*Future Phase*)
- Primary access: Right-in/right-out from Carrollton VR Hwy.
- Secondary access: Inter-parcel connection via Goodwill site.
- On-site septic system - No sewer capacity available.

Surrounding Land Uses

	Current Zoning	Land Use
North	HDDR (High Density Detached Residential)	Undeveloped **(County)**
East	R-2 (Low Density Residential)	Residential **(County)**
South	C-1 (Commercial Low-Density) + PUD	Commercial (Goodwill Center) + East Bay Springs
West	C-2 (Commercial Medium-Density)	Commercial (Mason Tractor Company)


Zoning
AG - Single-Family Agricultural
R1 - Single-Family Suburban
R2 - Single-Family Urban
SFA - Single-Family Attached
MF1 - Multifamily Low-Density
MF2 - Multifamily Medium-Density
CBD - Central Business District
CMU - Commercial Mixed Use
C1 - Commercial Low-Density
C2 - Commercial Medium-Density
OMI - Office Medical Institutional
I1 - Industrial Low-Density
I2 - Industrial Medium-Density
PUD - Planned Unit Development
TPOD - Technology Park Overlay District
Bivins Rd
Daniel Rd
Villa Forest Dr
61
N Bay Overlook


PROP 24" CURB & GUTTER
PROP 4' CHAIN LINK FENCE
PROP 12' WIDE DOUBLE SWING GATE
PROPERTY LINE
PROPOSED ASPHALT DRIVE
STUDENT & OFFICE BUILDING 5,000 S.F. F.F.E. 1190.5
FUTURE BUILDING 20,000 S.F. F.F.E. 1190.5
WORSHIP BUILDING 16,000 S.F. F.F.E. 1190.5
PROP CANOPY
PROPOSED ASPHALT DRIVE AND PARKING
PROP 5' CONCRETE SIDEWALK
PROP CONC SIDEWALK
DRIVEWAY APRON FOR FUTURE DRIVE
PROP TRANSITION FROM 30" CURB & GUTTER TO 24" CURB & GUTTER
PROP TERMINAL END CURB & GUTTER
PARKING DATA
PARKING REQUIRED = 1 PER 4 SEATS OR BENCH SEATING SPACES
= 379 SEATS
= 379 SEATS
= 94.75 PARKING SPOTS
PARKING PROVIDED = 282 PARKING SPACES
HANDICAP PARKING REQUIRED = 7 (REQ)
0 (VAN)
7 (TOTAL)
HANDICAP PARKING PROVIDED = 0 (REQ)
8 (VAN)
8 (TOTAL)
ASPHALT PAVEMENT
CONCRETE
NOW OR FORMERLY GOODWILL INDUSTRIES OF THE SOUTHERN RIVERS, INC. BAY SPRINGS OFFICE PARK
DEMO EXISTING PAVEMENT WITH NEAT SAW CUT LINE AT PROPOSED LOCATION AND DEMO EXISTING CURB AS NEEDED
PROPOSED PAVED PARKING FOR GOODWILL
PROPOSED 50' ACCESS EASEMENT
DEMO EXISTING FENCE AS NEEDED FOR PROPOSED FENCE
PROP 6' CHAIN LINK FENCE FENCE TO MATCH EXISTING FENCE
EXISTING DETENTION POND
GOODWILL BUILDING

Special Exception Criteria

- Permitted with Special Exception Approval in AG.
- Compatible with surrounding area.
- Institutional use appropriate along major corridor.
- No adverse impacts anticipated.
- Site capable of meeting all zoning requirements.
- The site is adequately sized and suitably located.

Staff Recommendation

Staff recommends APPROVAL, with conditions:

1. All building, fire life safety, design and zoning requirements shall be met in accordance with all applicable City codes and regulations.

2. Development shall be in substantial conformance with the site plan prepared by Southeast Civil Group, dated 11.20.2025, and shall be revised to address all zoning compliance comments from the Community Development Department. Site plan shall be subject to the review and approval of the Community Development Department prior to issuance of a Land Disturbance Permit.

3. The proposed secondary access connection to the Bay Springs East commercial development shall be subject to review and approval by the City Engineer; require a recorded cross-access and maintenance agreement between property owners; and be designed to prevent adverse impacts to internal circulation within the commercial development.

4. Parking areas shall meet all requirements and landscaping standards, including interior and perimeter parking lot landscaping per Section 7.05.

Staff recommends APPROVAL.
(Continued) Conditions:

5. The final site plan shall provide continuous internal sidewalk connections and an ADA-compliant pedestrian route from each parking field to the primary building entrances, subject to review and approval by the Community Development Department prior to issuance of a Land Disturbance Permit.

6. Sidewalk installation along Carrollton Villa Rica Highway shall be provided unless waived by the City Council, in which case the applicant shall contribute to the City's sidewalk fund in lieu of construction.

7. The use of exposed metal exterior building materials, including but not limited to metal panels or pre-engineered metal building systems, shall not be permitted. Final architectural elevations and material selections shall be subject to review and approval by the Community Development Department prior to the issuance of a building permit.

8. A minimum twenty (20) foot undisturbed vegetative buffer shall be maintained along the perimeter property boundaries. Existing vegetation within the buffer shall be preserved to the greatest extent possible, and any gaps or disturbance shall be supplemented with additional plantings to ensure effective screening, subject to review and approval by the Community Development Department prior to issuance of a Land Disturbance Permit.

CITY OF VILLA RICA

City Council Meeting
Agenda Item Cover Sheet

SUBJECT: Stream Buffer Variance request pursuant to Section 905 of the Stream Buffer Protection Ordinance to allow encroachment into the required stream buffer and impervious setback for the development of townhome lots within the Village Walk Townhomes subdivision; submitted by Southern Ridge Homes. The subject properties consist of Lots 21–28 on Village Lane, located in Land Lots 160 and 162, District 6, Carroll County, Georgia, Ward 5. This is a Public Hearing.

WORK SESSION DATE: **April 7, 2026.**

MEETING DATE: **April 14, 2026.**

PREPARED BY: **Shaun Myers, Planning and Zoning Administrator**

PUBLIC HEARING: **YES**

PURPOSE:

To consider a request for a stream buffer variance to allow limited encroachment into the required 75-foot stream protection area, specifically the 25-foot impervious setback, for Lots 21–28 within the Village Walk Townhomes subdivision.

BACKGROUND:

The subject lots were originally created through a recorded plat in 2005 under regulations that required only a 25-foot state stream buffer. Since that time, the City adopted more stringent stream buffer standards requiring a total 75-foot protected area. As a result, portions of Lots 21–28 now fall within the expanded buffer, that is the 25-foot impervious setback.

The applicant proposes to complete development of the remaining undeveloped townhome lots within the subdivision. The request involves a total aggregate buffer encroachment of 915 square feet across eight lots, which is considered minor. The encroachment is necessary to allow reasonable use of the property consistent with the originally approved subdivision layout.

The proposed variance is not expected to result in significant adverse impacts to water quality or surrounding properties. The limited extent of encroachment and conditions recommended by staff ensure the request remains consistent with the intent of the Stream Buffer Protection Ordinance.

IMPACT:

STAFF RECOMMENDATION:

Staff recommends **APPROVAL**, subject to the following conditions:

1. All building, fire life safety, zoning, and design requirements shall be met in accordance with all applicable City codes and regulations.

2. The applicant shall install additional native vegetation within the buffer area to offset surface water runoff impacts to the stream. A planting plan, including species, quantities, and locations, shall be submitted for review and approval by the Community Development Department prior to issuance of a Land Disturbance Permit.

3. All land disturbance activities shall comply with applicable erosion and sedimentation control requirements. Approved erosion and sedimentation control measures shall be installed prior to any land disturbance and maintained throughout construction, subject to inspection and approval by the City.

4. Stream buffer encroachment shall be consistent with the areas shown on the Buffer Variance Exhibit site plan, dated August 13, 2025. No additional intrusion into the 25' impervious setback stream buffer shall be permitted without prior variance approval.

MOTION:

I move to **APPROVE** the stream buffer variance request for Lots 21–28 within the Village Walk Townhomes subdivision, subject to the four (4) conditions recommended by staff.

Community Development Dept.
206 North Avenue,
Villa Rica, GA 30180.
smyers@villarica.gov.
678-785-9995

Community Development Department

Variance Request

Application Submittal Checklist

The Community Development Director may waive certain requirements if they are not necessary to determine compliance with the Code of Ordinances. Please check each item included with your application.

☑ **1. Schedule Technical Advisory Committee (TAC) Meeting**
A TAC meeting is required before submitting zoning requests.

☑ **2. Submit Water/Sewer Capacity Application (if applicable)**
New developments and changes in use require prior approval from the Utility Department.

☑ **3. Proof of Ownership or Authorization**
Copy of deed, lease, option agreement, or other evidence of ownership or applicant's legal interest in the property. If applicant is not the property owner, submit the owner's authorization form.

☑ **4. Site Plan**
A site plan clearly illustrating the requested variance, and any specific conditions or features necessary to demonstrate the need for the variance.

☑ **5. Statement of Request**
A written explanation of the variance requested and why it is necessary.

☑ **6. Response to City Council Decision Criteria (Sec. 11.06(4))**
Provide a written response showing how the request meets all required findings:

i. Will not be injurious to the public health, safety, morals, or general welfare.
ii. Will not substantially adversely affect the use and value of adjacent properties.
iii. Strict application would cause a practical difficulty in using the property, which is not self-imposed and not based solely on economic gain.

☐ **7. Additional Exhibits**
Any other information or exhibits that are substantial to the request, or if required by the Community Development Director.

☑ **8. Application Fee**
Pay the applicable zoning fee. The current fee schedule is included in the application packet.

Community Development Dept.
206 North Avenue,
Villa Rica, GA 30180.
smyers@villarica.gov.
678-785-9995

Variance Request

Review Process, Fee Schedule and Calendar

Variance Review Process

Pre-Application Conference
Applicants must request a pre-application conference with staff to discuss the proposal before filing a variance request.

↓

Application Filed with the Department
- Staff reviews the application for completeness.
- A public hearing date is scheduled.
- Required public notification is issued.

↓

City Council Public Hearing
- A public hearing is held within **45 days** of filing application.
- The City Council considers staff recommendations, the applicant's presentation, and public testimony.

↓

City Council Action
The City Council may either **approve** or **deny** the variance request.

Variance Fee Schedule

Chapter	Residential	Commercial	Industrial	PUD
Chapter 4: Zoning District Regulations	$200	$400	$600	N/A
Chapter 6: Planned Unit Development	N/A	N/A	N/A	$1,500
Chapter 7: Development Standards	$300	$300	$300	N/A
Chapter 8: Standards for Specific Uses	$500	$500	$600	N/A
Chapter 9: Design Standards	$300	$400	$500	$600
Other	$300	$300	$300	$300

Zoning Calendar

Click Here for Calendar
or Scan QR Code

Community Development Dept.
206 North Avenue,
Villa Rica, GA 30180.
smyers@villarica.gov.
678-785-9995

Variance Request

Owner's Authorization Form

Applicant Information

Applicant Name Southern Ridge Homes & Development

Applicant's Address P.O. Box 1942, Villa Rica, Ga. 30180

Property Address 124,126,128,130,132,134,136,138 Village Lane, Villa Rica, Ga. 30180

Property PIN V07 0050047,V07 0050046,V07 0050045,V07 0050044,V07 0050043,V07 0050042,V07 0050041,V07 0050040

This is to certify that I am ☐ or We are ☐ or I am ■ the Authorized Representative of a Corporation that is the owner of a majority interest in the subject property of the attached application. By execution of this form, this is to authorize the person names as "applicant" below, acting on behalf of the owner, to file for and pursue a request for approval of the following:

Check all that apply:

Variance ■	Special Exception ☐	Rezoning ☐
Administrative Variance ☐	Floodplain Variance ☐	Appeal of Administrative Decision ☐

Signature of Property Owner(s)

Signature of Owner: Ridge Cobb | Printed Name: Ridge Cobb | Date: 12/9/25

State of GA, County of Douglas.

This instrument was acknowledged before me this _____ day of _____.

20 ___, by _____ name of signer. Identification Presented: DL.

MacKenzie Singleton NOTARY PUBLIC CARROLL COUNTY, GEORGIA MY COMMISSION EXPIRES 05/19/2029

Signature of Notary Public: MSingleton | Name of Notary Public: MacKenzie Singleton | My Commission Expires: 5-19-29

Signature of Owner | Printed Name | Date

State of ____, County of _____.

This instrument was acknowledged before me this _____ day of _____.

20 ___, by _____. Identification Presented: _____.

Signature of Notary Public | Name of Notary Public | My Commission Expires

Community Development Dept.
206 North Avenue,
Villa Rica, GA 30180.
smyers@villarica.gov.
678-785-9995

Variance Request

Application Form

Applicant Information

Name Southern Ridge Homes & Development	**Phone** 770-823-8572
Mailing Address P.O. Box 1942, Villa Rica, Ga. 30180	**Email** southernridgehomes@att.net

Variance Request Property Information

Address 124,126,128,130,132,134,136,138 Village Lane, Villa Rica, Ga. 30180	**Parcel ID** V07 0050047,V07 0050046,V07 0050045,V07 0050044,V07 0050043,V07 0050042,V07 0050041,V07 0050040
Acreage 0.43 Acres	**Lot Number** 21-28
Zoning CMU	**Property's Use** Townhomes
Variance Request Encroach 75' Stream Buffer	
Code Section 905.1	

Notary Attestation

I, Rilya Cole, hereby state that the above statements and statements contained in the documents submitted with this application are true and correct to the best of my knowledge. I hereby request processing of this application.

Executed in Douglasville (City), GA (State).

Signature of Applicant	Printed Name	Date
	Rilya Cole	12/9/25

Subscribed and sworn before me this 9 day of Dec (month), 2025

Signature of Notary Public	Name of Notary Public	My Commission Expires
MSingleton	MacKenzie Singleton	5-19-2029

MacKenzie Singleton NOTARY PUBLIC CARROLL COUNTY, GEORGIA MY COMMISSION EXPIRES 05/19/2029

For Official Use Only

Case #	
Application Accepted by	Acceptance Date
Public Notice Deadline	City Council Public Hearing

CITY COUNCIL
LESLIE MCPHERSON, MAYOR
DANNY CARTER, MAYOR PRO TEM
SHIRLEY MARCHMAN
MATTHEW MOMTAHAN
STEPHANIE WARMOTH
ANNA MCCOY

City of Villa Rica

CITY MANAGER: JEFF REESE
CITY CLERK: THERESA CAMPBELL
CITY ATTORNEY: KEVIN DRUMMOND

571 W BANKHEAD HWY
VILLA RICA, GA 30180
770.459.7000 | VILLARICA.ORG

December 20, 2024

To: GEMCO Properties, LLC
318 Westview Drive
Villa Rica, GA

RE: 18 Townhome units on Village Lane

This letter serves as confirmation that the City of Villa Rica has an adequate supply of capacity to serve eighteen additional townhome units, with a total average daily capacity of 1,800 gallons per day, and an average daily peak capacity of 2,700 gallons per day.

This capacity letter is valid for one year, beginning December 20, 2024. Any request beyond the expiration of this letter will require an additional request and review by City staff.

Thank you,

John Bain

John Bain
Utilities Director
City of Villa Rica, Georgia
(678) 840-1401
jbain@villarica.gov

City Council Decision Response 1/06/2026

Southern Ridge Homes & Development is seeking a variance to encroach the 75' Stream Buffer, Code Section 905.1, at the following addresses:
124 Village Lane, Villa Rica, Ga. 30180
126 Village Lane, Villa Rica, Ga. 30180
128 Village Lane, Villa Rica, Ga. 30180
130 Village Lane, Villa Rica, Ga. 30180
132 Village Lane, Villa Rica, Ga. 30180
134 Village Lane, Villa Rica, Ga. 30180
136 Village Lane, Villa Rica, Ga. 30180
138 Village Lane, Villa Rica, Ga. 30180

Code Section 11.06(4)

i. Approval for said variance will not injurious to the public health, safety, morals, or general welfare as there is a Georgia Soil and Water Conservation Commission approved Erosion Sediment and Pollution Control Plan in place to protect the State Waters within 200' of these properties.

ii. Approval for said variance will not substantially affect the use and value of adjacent properties as the construction of the residences will ensure these properties are cleaned up and maintained verses remaining fallow and allowing growth of unmanicured vegetation.

iii. Strict application would cause a practical difficulty in using the property, which is not self-imposed and not based solely on economic gain. The enforcement of said Stream Buffer makes these lots unbuildable and at the time that said properties were platted, the 75' Stream Buffer was not in existence per the recorded Final Plat of The Village at Townewalk by Armstrong Land Surveying, and recorded in Plat Book 87, Page 178 on August 19, 2005.

Variance Request 1/06/2026

Southern Ridge Homes & Development is seeking a variance to encroach the 75' Stream Buffer, Code Section 905.1, at the following addresses:
124 Village Lane, Villa Rica, Ga. 30180
126 Village Lane, Villa Rica, Ga. 30180
128 Village Lane, Villa Rica, Ga. 30180
130 Village Lane, Villa Rica, Ga. 30180
132 Village Lane, Villa Rica, Ga. 30180
134 Village Lane, Villa Rica, Ga. 30180
136 Village Lane, Villa Rica, Ga. 30180
138 Village Lane, Villa Rica, Ga. 30180

The enforcement of said Stream Buffer makes these lots unbuildable.

Planning & Zoning
Community Development Department

Villa Rica City Hall
571 W. Bankhead Hwy
Villa Rica, GA 30180
T: 678.840.1238
F: 770.459.7003
www.villarica.gov

City Council Public Hearing: 04/14/2026.

Staff Report: VA-01-2026

Applicant: Southern Ridge Home and Development
Project: Village Walk Townhomes
Address: Lots 21–28, Village Lane.
Land Lot: 160 and 162, District 6
Parcels: V070050040, V070050041, V070050042, V070050043, V070050044, V070050045, V070050046, V070050047, Carroll County.
Zoning: CMU – Commercial Mixed Use
Ward: 5
Council Member: Dominique Conteh
Planning Commission Member: Ashley Head

The following documents, which were submitted in support of the application, have been reviewed:

1. Application for a Variance, dated December 9, 2025 (4 pages).
2. Statement of Request dated January 6, 2026 (2 pages).
3. Buffer Variance Exhibit Site Plan, dated August 13, 2025, prepared by HRC Engineers (1 page).
4. Villa Rica Utility Water Availability Letter dated December 20, 2024 (1 page).

A. Existing Conditions and Background

The subject lots were originally created and approved in 2005 under regulations that required only a 25-foot stream buffer. Since that time, the City adopted more stringent stream protection standards, expanding the total buffer area to 75 feet. This change reduces the buildable area on these previously approved lots. The applicant is requesting a modest encroachment totaling 915 square feet across eight lots, to allow the properties to be developed as originally intended.

The City's stream buffer regulations require a protected area totaling 75 feet from the top of the stream bank. The first 50 feet must remain completely undisturbed, meaning no clearing, grading, or construction can occur. Beyond that, an additional 25-foot area is required to remain free of impervious surfaces, where buildings and other hard surfaces like patios are not allowed. Together, these requirements are intended to protect water quality and stream stability by limiting development near the stream.

Following the initial phases of development of the subdivision, the subject lots (and lots 11-20) remained undeveloped for approximately 20 years before being acquired by the applicant in December 2024.

Figure 1 highlights the affected lots within the development, and *Table 1* summarizes the extent of the buffer encroachment for each lot, as well as the total aggregate encroachment. The total encroachment of 915 square feet is considered minor. *Figure 2* shows the location of the stream buffers, and the extent of the encroachment for each subject lot.

B. Proposed Development

The applicant proposes to develop the remaining undeveloped townhome lots within the Village Walk Townhomes subdivision. A stream buffer variance is requested specifically for Lots 21–28 to allow for the construction of these units and enable completion of the subdivision consistent with the original development plan.



FIGURE 1. VICINITY MAP. VILLAGE WALK TOWNHOMES. SOURCE: QPUBLIC

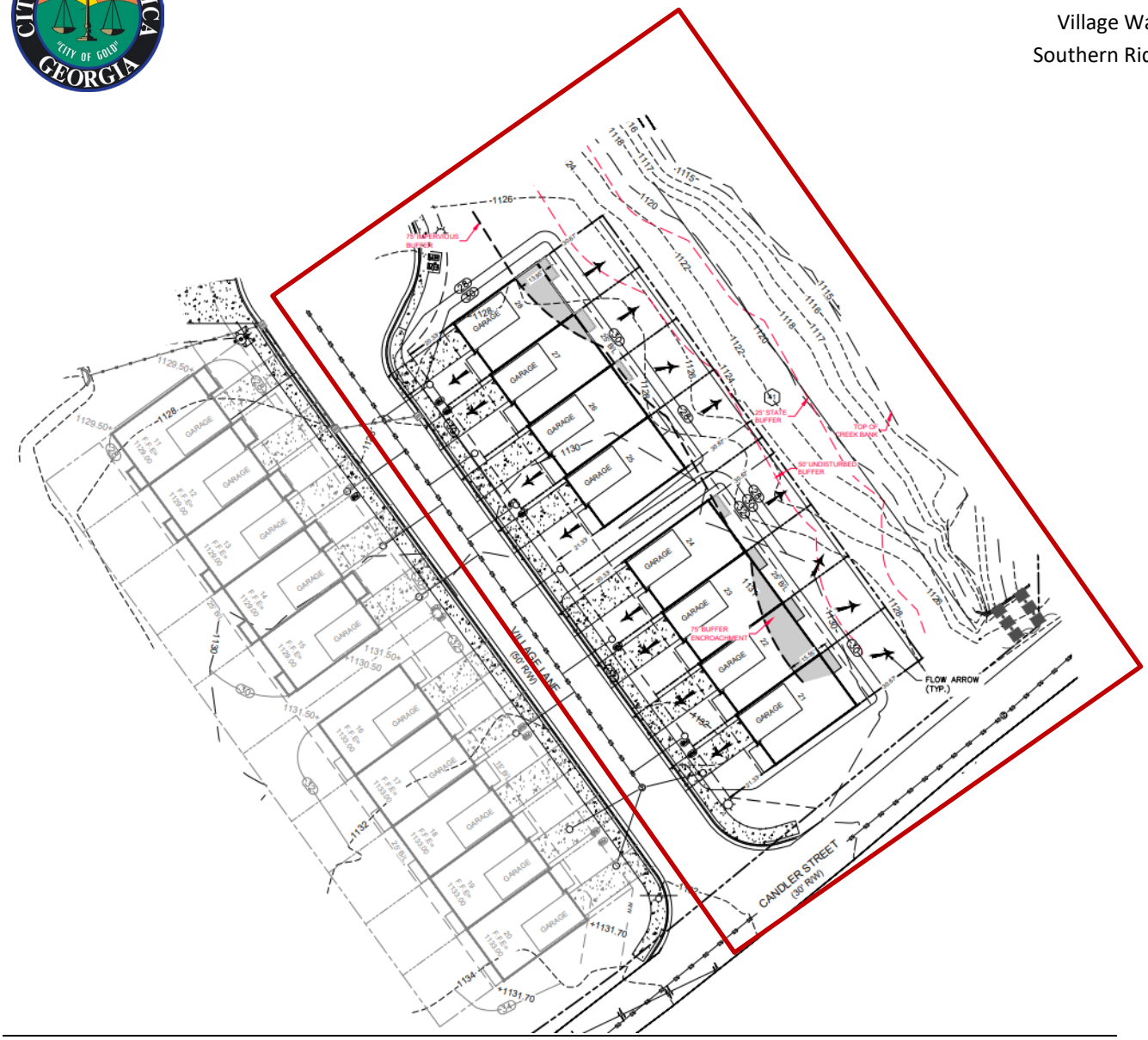


FIGURE 2. STREAM BUFFER ENCROACHMENT. LOTS 21 -28.

TABLE 1. EXTENT OF STREAM BUFFER ENCROACHMENT

Lot	Buffer Encroachment (sq ft)
21	111
22	299
23	138
24	23
25	0
26	19
27	80
28	245
Total	**915 Square feet**

C. Variance

Variance Decision Criteria

In taking action on all stream buffer variance requests, the Zoning Ordinance specifies the following decision criteria, consistent with the provisions of the City of Villa Rica Stream Buffer Protection Ordinance as outlined in *Sec. 905.2 Variance Procedures*. The Council may grant a variance from the stream buffer requirements if, after a public hearing, it determines that:

a. The shape, size, topography, slope, soils, vegetation and other physical characteristics of the property.

The subject property is primarily constrained by the lot configuration. The existing lots were established through a recorded plat in 2005 and predates the adoption of the current stream buffer standards, which increased the required buffer from 25 feet to 75 feet. As a result of the expanded stream buffer, Lots 21 – 28 now encroach into the required protected area where no impervious surfaces are allowed.

b. The locations of all streams on the property, including along property boundaries.

A stream is present on the property and runs along the eastern property line. The associated stream buffers extends across portions of the rear yards of lots 21 -28, resulting in a total aggregate encroachment of 915 square feet. The stream bank and buffer location, including any portions of buildings and rear patios that encroach are shown in figure 2.

c. The location and extent of the proposed buffer or setback intrusion.

The applicant proposes a limited intrusion into the required stream buffer area. The extent of the intrusion is clearly delineated on the site plan and represents the minimum intrusion necessary to accommodate the proposed development. The total extent of the stream buffer intrusion across lots 21 – 28 is 915 square feet.

d. Whether alternative designs are possible which require less intrusion or no intrusion.

The subject lots were previously platted, and site work completed for the lot layout of the Village Walk Townhome subdivision.

e. The long-term and construction water-quality impacts of the proposed variance.

The proposed variance is not anticipated to result in significant adverse water quality impacts, provided that appropriate erosion & sedimentation controls and stormwater management measures are implemented during construction and maintained thereafter.

f. Whether issuance of the variance is at least as protective of natural resources and the environment.

The proposed variance meets the intent of the Stream Buffer Protection Ordinance. Givin that the total aggregate encroachment is only 915-square feet, the variance will still be at least as protective of natural resources and the environment.

D. Comments

No additional comments.

E. Public Notification

As required by *Section 11.05* in the Code of the City of Villa Rica, the public has been notified in *Times-Georgian* and the *Douglas County Sentinel* on March 21, 2026, a sign has been posted on the subject property; and all abutting property owners have received notification via certified mail.

Public Response:
In response to the public notifications, no residents or business owners have contacted the City objecting to the proposed variance.

F. Recommendations

Staff recommends **Approval,** subject to the following conditions:

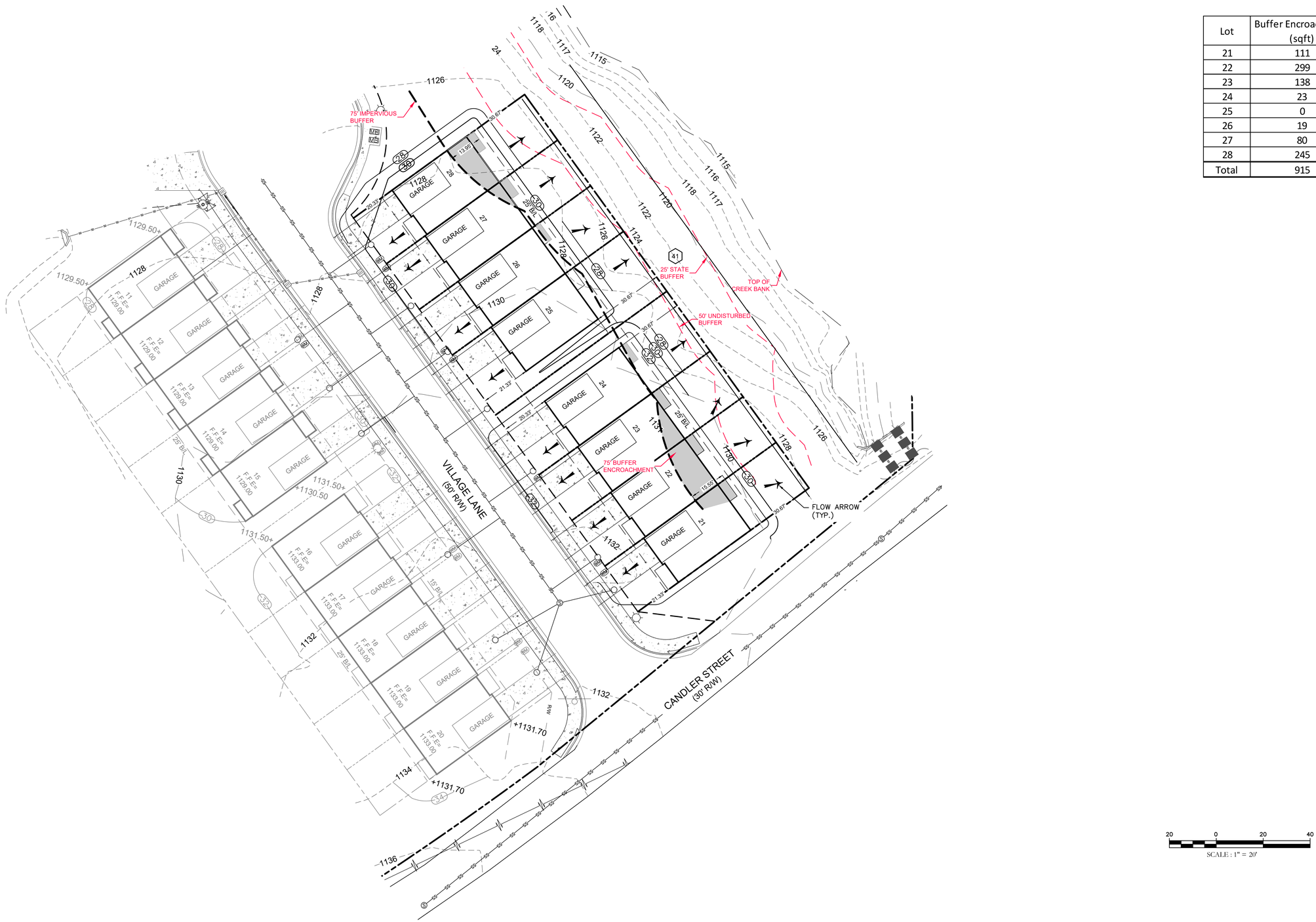
1. All building, fire life safety, and zoning, and design requirements shall be met in accordance with all applicable City codes and regulations.

2. The applicant shall install additional native vegetation within the buffer area to offset surface water runoff impacts to the stream. A planting plan, including species, quantities, and locations, shall be submitted for review and approval by the Community Development Department prior to issuance of a Land Disturbance Permit.

3. All land disturbance activities shall comply with applicable erosion and sedimentation control requirements. Approved erosion and sedimentation control measures shall be installed prior to any land disturbance and maintained throughout construction, subject to inspection and approval by the City.

4. Stream buffer encroachment shall be consistent with the areas shown on the Buffer Variance Exhibit site plan, dated August 13, 2025. No additional intrusion into the 25’ impervious setback stream buffer shall be permitted without prior variance approval.

Lot	Buffer Encroachment (sqft)
21	111
22	299
23	138
24	23
25	0
26	19
27	80
28	245
Total	915



LOTS 11 THROUGH 20 WERE PREVIOUSLY SUBMITTED ON JULY 15, 2025. THESE LOTS ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY.

REFERENCE: BOUNDARY INFORMATION IS TAKEN FROM FINAL PLAT OF THE VILLAGE AT TOWNEWALK, BY ARMSRONG LAND SURVEYING, INC , RECORDED IN PLAT BOOK 87, PAGE 178, RECORDED ON 8/19/2005

PREPARED BY:
HRC ENGINEERS
ENGINEERS | SURVEYORS | LANDSCAPE ARCHITECTS
6554 EAST CHURCH STREET
DOUGLASVILLE, GEORGIA 30134
p 770.942.0196
f 770.942.0152
www.hrcengineers.com

No.	DATE:	REVISION

BUFFER VARIANCE EXHIBIT
OF
VILLAGE WALK TOWNHOMES
LOTS 21-28

L.L. 161, 6TH DISTRICT, 5TH SECTION
CITY OF VILLA RICA - CARROLL COUNTY, GEORGIA

OWNER:
SOUTHERN RIDGE HOME AND DEVELOPMENT
P.O. BOX 1942
VILLA RICA, GEORGIA 30180

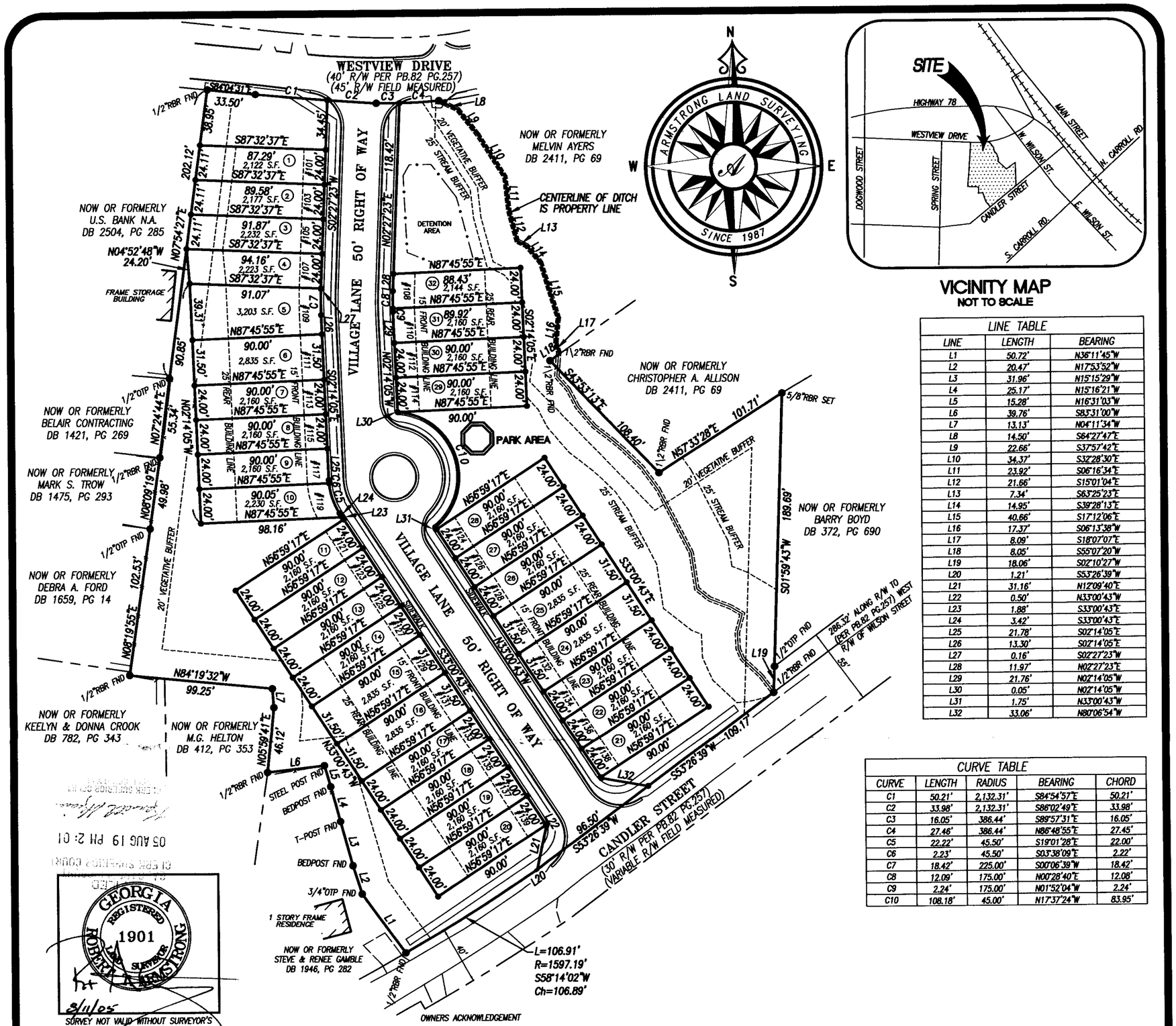
DEVELOPER:
SAME AS ABOVE

24 HR. CONTACT:
RIDGE COLE
770.832.8572

DATE:	8/13/25
DRAWN BY:	KO
CHECKED BY:	JJT

JOB#: H25190

EX



VICINITY MAP
NOT TO SCALE

LINE TABLE		
LINE	LENGTH	BEARING
L1	50.72'	N36°11'45"W
L2	20.47'	N17°53'52"W
L3	31.96'	N15°15'29"W
L4	25.17'	N15°16'21"W
L5	15.28'	N16°31'03"W
L6	39.76'	S83°31'00"W
L7	13.13'	N04°11'34"W
L8	14.50'	S64°27'47"E
L9	22.66'	S37°57'42"E
L10	34.37'	S32°28'30"E
L11	23.92'	S06°16'34"E
L12	21.66'	S15°01'04"E
L13	7.34'	S63°25'23"E
L14	14.95'	S39°28'13"E
L15	40.66'	S17°12'06"E
L16	17.37'	S06°13'38"W
L17	8.09'	S18°07'07"E
L18	8.05'	S55°07'20"W
L19	18.06'	S02°10'27"W
L20	1.21'	S53°26'39"W
L21	31.16'	N12°09'40"E
L22	0.50'	N33°00'43"W
L23	1.88'	S33°00'43"E
L24	3.42'	S33°00'43"E
L25	21.78'	S02°14'05"E
L26	13.30'	S02°14'05"E
L27	0.16'	S02°27'23"W
L28	11.97'	N02°27'23"E
L29	21.76'	N02°14'05"W
L30	0.05'	N02°14'05"W
L31	1.75'	N33°00'43"W
L32	33.06'	N80°06'54"W

CURVE TABLE				
CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	50.21'	2,132.31'	S84°54'57"E	50.21'
C2	33.98'	2,132.31'	S86°02'49"E	33.98'
C3	16.05'	386.44'	S89°57'31"E	16.05'
C4	27.46'	386.44'	N86°48'55"E	27.45'
C5	22.22'	45.50'	S19°01'28"E	22.00'
C6	2.23'	45.50'	S03°38'09"E	2.22'
C7	18.42'	225.00'	S00°06'39"W	18.42'
C8	12.09'	175.00'	N00°28'40"E	12.08'
C9	2.24'	175.00'	N01°52'04"W	2.24'
C10	108.18'	45.00'	N17°37'24"W	83.95'

GEORGIA REGISTERED 1901 ROBERT T. ARMSTRONG SURVEYOR

8/11/05

SURVEY NOT VALID WITHOUT SURVEYOR'S ORIGINAL BLACK INK SIGNATURE OVER BLUE SEAL

"It is hereby certified that this plat is true and correct and was prepared from an actual survey of the property made by me or under my supervision; that all monuments shown hereon actually exist or are marked as "Future," and their location, size, type and material are correctly shown; and that the plat complies with all requirements of the Villa Rica Subdivision Regulation Ordinance.

By _____
Registered Georgia Land Surveyor No. 1901

Date 8/11/05

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

OWNERS ACKNOWLEDGEMENT

(STATE OF GEORGIA)
(COUNTY OF CARROLL)

The owner of the land shown of this plat and whose name is subscribed thereto, in person or through duly authorized agents, acknowledges that this plat was made from an actual survey and dedicates to the use of the public forever, all streets, parks, drains, easements and public grounds thereon shown, which comprise a total of 0.70 acres, for the purpose therein expressed.

Subdivider _____ Date 8/11/05

Owner _____ Date 8/11/05

This subdivision has been approved for recording by the Planning Commission of Villa Rica, Georgia, and has first been technically examined by the Chairman of the Planning Commission and the City Manager and approved in accordance with existing rules and regulations.

Jan Chastain Date 8-19-05
City Clerk of Villa Rica

Ellen Sirc Date 8-19-05
Chairman,
Planning Commission

GENERAL NOTES

THIS PROPERTY IS NOT SHOWN TO BE LOCATED WITHIN THE LIMITS OF A DESIGNATED 100 YEAR FLOOD HAZARD AREA ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NO. 130289004A DATED SEPTEMBER 1, 1986. THIS STATEMENT IS BASED ON GRAPHICALLY LOCATING THIS PROPERTY ON SAID MAP. NO ADDITIONAL FIELD WORK HAS BEEN PERFORMED TO MAKE OR VERIFY THIS DETERMINATION.

PURSUANT TO RULE 180-6.09 OF THE GEORGIA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, THE TERM "CERTIFY" OR "CERTIFICATION" RELATING TO LAND SURVEYING SERVICES SHALL MEAN A SIGNED STATEMENT BASED ON FACTS AND KNOWLEDGE KNOWN TO THE LAND SURVEYOR AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

THE FIELD CLOSURE UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 46,269 FEET, AND AN ANGULAR ERROR OF 00 SECONDS PER SETUP, AND WAS NOT ADJUSTED. A TOPCON GTS-313 ELECTRONIC TOTAL STATION WAS USED TO MEASURE ANGLES AND DISTANCES.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 153,667 FEET.

THIS PROPERTY IS CURRENTLY ZONED R-14 (MULTI-FAMILY) FOR TOWNHOMES PER RA 06-04.

ARMSTRONG LAND SURVEYING, INC.
POST OFFICE BOX 775
DOUGLASVILLE, GEORGIA 30133
PHONE: (770)577-0077 / FAX: (770)577-0066

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FINAL PLAT FOR:

87/178 THE VILLAGE AT TOWNEWALK

LAND LOT 161
6th DISTRICT ~ 5th SECTION
CITY OF VILLA RICA
CARROLL COUNTY, GEORGIA

SCALE: 1" = 50'
FIELD DATE: AUGUST 28, 2004
PLAT DATE: JUNE 1, 2005
FIELD: GEO DRAWN: TM CHECKED: RTA
DRAWING NAME: 05-060FINAL
JOB NAME: 05-060

REVISIONS			
NO.	DATE	DESCRIPTION	INITIALS
1	6/8/05	REVISED PROJECT AND STREET NAME	R. ARMSTRONG
2	6/22/05	REVISED FRONT SETBACK, ADDED STREET ADDRESSES	TM
3	8/10/05	REVISED OUTER BOUNDARY, LOT DEPTHS	TM

PLEASE NOTE
THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED HEREON. NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREON.

ROBERT T. ARMSTRONG, L.S.
GA. REGISTRATION NO. 1901
POST OFFICE BOX 775
DOUGLASVILLE, GA. 30133



Stream Buffer Variance: Village Walk Townhomes

Applicant: Southern Ridge Homes

Case No.: VA-02-26.

Address: Village Lane.

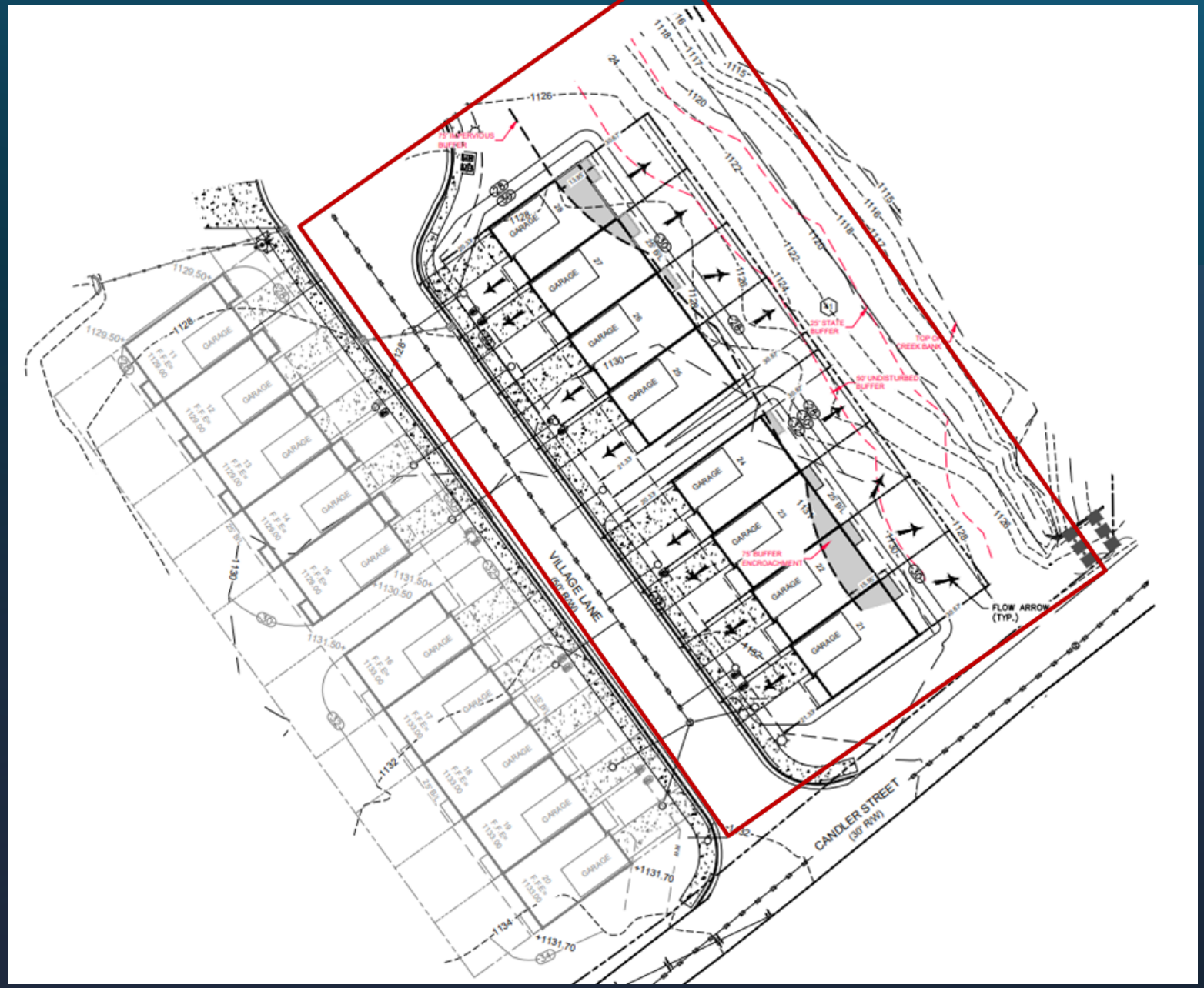
Lots: 21-28

Aggregate Encroachment: 915-sf


Spring St
Village Ln
S Candler St
W Wilson St
W Montgomery
St/W Hwy
7 /SR 8
S Carroll Rd

Background and History

- Subdivision platted in 2005.
- Original requirement: 25-ft state buffer.
- Current requirement: 75-ft total protection area:
  50-ft undisturbed buffer + 25-ft impervious setback.
- Lots were legally created prior to ordinance change.
- Portions of Lots 21–28 now fall within 25-ft impervious setback.
- Aggregate encroachment is minor: 915-sf across 8 lots.
- Developer plans to complete subdivision as originally platted.



Lot	Encroachment (sq ft)
21	111
22	299
23	138
24	23
25	0
26	19
27	80
28	245
Total	915 square feet

Stream Buffer Variance Criteria

- Constraints driven by lot configuration.
- No practical redesign given lots are recorded and site work complete.
- Encroachment into 25-ft impervious setback is minor.
- No significant long-term water quality impacts anticipated.
- Meets environmental protection intent of stream buffer ordinance.

Staff Recommendation

Staff recommends APPROVAL, with conditions:

1. All building, fire life safety, and zoning, and design requirements shall be met in accordance with all applicable City codes and regulations.

2. The applicant shall install additional native vegetation within the buffer area to offset surface water runoff impacts to the stream. A planting plan, including species, quantities, and locations, shall be submitted for review and approval by the Community Development Department prior to issuance of a Land Disturbance Permit.

3. All land disturbance activities shall comply with applicable erosion and sedimentation control requirements. Approved erosion and sedimentation control measures shall be installed prior to any land disturbance and maintained throughout construction, subject to inspection and approval by the City.

4. Stream buffer encroachment shall be consistent with the areas shown on the Buffer Variance Exhibit site plan, dated August 13, 2025. No additional intrusion into the 25' impervious setback stream buffer shall be permitted without prior variance approval.

CITY OF VILLA RICA
City Council Meeting
Agenda Item Cover Sheet

SUBJECT: AN ORDINANCE BY THE MAYOR AND CITY COUNCIL FOR THE CITY OF VILLA RICA, GEORGIA, TO ADOPT AND AMEND APPENDIX A: DEVELOPMENTAL REGULATIONS, 300. GENERAL DESIGN REGULATIONS, 302. STREET DESIGN CRITERIA, 304.10 SIDEWALKS; TO CLARIFY SIDEWALK REQUIREMENTS, ESTABLISH A STANDARDIZED RATE FOR THE SIDEWALK FUND PROGRAM, AND TO REPLACE AND REPEAL ORDINANCE O-6-2021 AND ALL CONFLICTING ORDINANCES. This is a Public Hearing.

WORK SESSION DATE: **April 7, 2026.**

MEETING DATE: **April 14, 2026.**

PREPARED BY: **Shaun Myers, Planning and Zoning Administrator.**

PUBLIC HEARING: **Yes.**

PURPOSE:

The purpose of this ordinance is to amend Section 304.10 Sidewalks to clarify when sidewalks are required and remove ambiguous language, update approval authority from the public works engineer to the City Manager or designee and establish a standardized funding rate for situations where sidewalks are not constructed and developers opt to contribute to the Sidewalk Fund.

BACKGROUND:

The existing ordinance contains ambiguity regarding when sidewalks are required.

Additionally, while a payment-in-lieu option existed, it lacked a formal structure, defined approval authority, and a standardized fee.

The proposed amendment addresses these issues by clarifying requirements, formalizing the approval authority to align with current practice, and establishing a clear and predictable fee structure.

IMPACT:

This ordinance will improve the City's ability to implement sidewalk infrastructure in a consistent and strategic manner. It will:

- Promote safer and more connected pedestrian networks.
- Provide clarity to developers during project planning.
- Establish a funding mechanism to support sidewalk construction in priority areas.

CITY OF VILLA RICA

City Council Meeting
Agenda Item Cover Sheet

STAFF RECOMMENDATION:

Staff recommends **Approval** of the Ordinance to amend Section 304.10 Sidewalks to improve clarity, consistency, and implementation of sidewalk requirements.

PLANNING & ZONING RECOMMENDATION:

On March 17, 2026, the Planning & Zoning Commission **Approved** the ordinance as requested.

MOTION:

I move to **approve** the requested Ordinance to amend Appendix A – Developmental Regulations, 300. General Design Regulations, 302. Street Design Criteria, Section 304.10 Sidewalks, and to replace and repeal Ordinance O-6-2021 and all conflicting ordinances.

304. Street Design Criteria.

304.1 *AASHTO Standards.* Road design shall conform to AASHTO (American Association of State Highway and Transportation Official(s)) requirements as published in "A Policy on Geometric Design of Highways and Streets" 1994 edition as amended, unless otherwise noted herein.

304.2 *Minimum Design Speed and Maximum Grade.* Minimum design speeds and maximum grades for proposed streets in the City of Villa Rica by street classification shall be as follows:

Street Type	Maximum Allowable Grade	Minimum Required Design Speed
Arterial	8%	55 MPH
Major Collector	10%	45 MPH
Minor Collection	15%	35 MPH
Local	18%	25 MPH
Alleys	12%	N/A
Cul-de-sac	4%	N/A

304.3 *Minimum Street Grade.* Minimum grade on cul-de-sacs shall be 1.5% to maintain 1% in curb line. Minimum street grade outside of cul-de-sacs shall be 1%.

304.4 *Site Distance at Entrances.*

A. Sight distance requirements along existing city roads shall be determined using the posted speed limit and the corresponding stopping sight distance as shown in Section 3.8 "Standard Details" Detail 3.8.06.

B. The sight distance for crest and sag vertical curves is the distance measured along the roadway from a driver's eye 3.5 feet above the pavement to an object 6 inches high at the intersection as shown in Section 3.8 "Standard Details" Detail 3.8.06.

C. The sight distance for horizontal curves is determined by the line of sight available 2.0 feet above the road surface. The sight distance is measured along the existing edge of pavement beginning at the centerline of the proposed entrance and ending where the line of sight intersects it. The line of sight is the projected line of visibility beginning at the entrance centerline and tangent to an obstruction 2.0 foot above the road surface. Examples of obstructions are vegetation, ground cover, signs, existing topography, etc. (See Section 3.8 "Standard Details" Detail 3.8.07).

304.5 *Curves.*

A. *Vertical Curves.* The length of vertical cures, both crest and sag, shall be based upon the standards included in 3.4.04 and the following:

For speed limits up to 40 mph:	$LVC = (AxS^2)/1329$
Speed limits greater than 40 mph:	$LVC = 2S - (132/A)$
Where: LVC = Length of Vertical Curve S = Sight Distance A = Algebraic difference of intersecting grades	

B. *Horizontal Curves.* Streets shall be designed to have a centerline radius of curvature of no less than 100'. Proposed minor collector streets shall have a minimum 300' centerline radius of curvature. All other streets horizontal curvature shall be designed according to AASHTO Standards.

Tangent distance between reverse curves shall be as follows:	
Major Collectors	300 feet
Minor Collectors	200 feet

304.6 *Street Cross-Section.*

A. Street cross-sections shall be as shown in Section 3.8 "Standard Details" Detail 3.8.01.

B. Curb and Gutter shall be as shown in Section 3.8 "Standard Details" Detail 3.8.09.

C. Cul-de-sac radius shall be as shown in Section 3.8 "Standard Details" Detail 3.8.02 for residential applications and 3.8.03 for commercial applications.

304.7 *Street Paving.* Pavement thickness for streets shall be as specified in Section 3.8 "Standard Details" 3.8.01.

A. "GAB" refers to Graded Aggregate Base as specified in the Georgia DOT in Standard Specifications Section 815.

B. "Type B" refers to Type B Asphalt concrete as specified in the Georgia DOT in Standard Specifications Section 828.

C. "Type E" refers to Type E Asphalt concrete as specified in the Georgia DOT in Standard Specifications Section 828.

D. "Type F" refers to Type F Asphalt concrete as specified in the Georgia DOT in Standard Specifications Section 828.

E. All local commercial/industrial and minor collector commercial/industrial streets shall have the same paving section as the major collector street type.

304.8 *Dam Supporting Road.* No City street shall be designed to cross an existing or proposed dam that is regulated by the Safe Dams Act.

304.9 *Curb and Gutter.* Curb and gutter shall be required on all paved streets. (See "Standard Details" Detail 3.8.09).

304.10 *Sidewalks.*

A. Sidewalks shall be required on at least one side of all new streets~~. In addition, they shall be required on all~~ for building construction within an existing subdivision or on an existing street. For~~s where~~ new building construction ~~occurs if required by the Community Development Department. In addition,~~ they shall be required on all existing street frontages. ~~where new building construction occurs if required by the Community Development Department.~~

B. Sidewalks shall be constructed in accordance with Section 3.8 "Standard Details" Detail 3.8.15 and located as shown in Detail 3.8.14.

C. Sidewalks shall be backfilled and landscaped.

D. Sidewalks shall include handicap ramps at all street intersections to meet the Americans with Disabilities Act (ADA) requirements. See Section 3.8 "Standard Details" Detail 3.8.16.

E. In remote areas of the City where no sidewalks exist, the City has established a "payment-in-lieu-of-~~s~~Sidewalk~~s~~ Bank Program fund. With the approval of the ~~Public Works Department~~ City Manager or

his/her designee~~,~~ developers may opt out of installing sidewalks and pay this cost to the City's ~~s~~Sidewalk Bank Program~~-~~fund. This fund is used to construct sidewalks in areas of the City that are far less remote.

F. The monetary value of the sidewalk improvements shall be $60 per linear foot. The valuation shall consist of the cost of the materials, the cost of installation, and the cost of two (2) years of maintenance.

G. This Ordinance replaces and repeals Ordinance O-6-2021 and all conflicting sections.

304.11 *Traffic Signs.* The design professional shall show the location of all required traffic signs. The developer shall furnish and install all street signage in the project. Unless otherwise noted, design of traffic signs shall conform to the Manual on Uniform Traffic Control Devices (MUTCD), Latest Edition, published by the United States Government Printing Office.

304.12 *Street Lighting.* Street lighting shall be required on all streets as specified by the power company servicing the subdivision. The developer or sub-divider shall bear the costs for all monthly street light charges for a full year payable in advance at the time of Final Plat approval. The developer or sub-divider shall also pay for any and all "up-front" costs related to street light equipment before the Final Plat is approved. Fees for street lights for all new developments requiring public lights will automatically be set up in the City of Villa Rica's name at the time of installation.

304.13 *Utility Locations.* All utility locations shall correspond to the typical layout shown in Section 3.8 "Standard Details" Details 3.8.12 and 3.8.13.

STATE OF GEORGIA
CITY OF VILLA RICA

ORDINANCE # O-16-2021

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF VILLA RICA, GEORGIA ESTABLISHING A SIDEWALK BANK PROGRAM, AMENDING SUBSECTION 304.10 OF SECTION 300 OF THE CITY OF VILLA RICA DEVELOPMENT REGULATIONS TO ACCEPT FINANCIAL CONTRIBUTIONS IN LIEU OF SIDEWALK CONSTRUCTION, REPEALING CONFLICTS, AND SETTING AN EFFECTIVE DATE.

WHEREAS, the intent of Section 300, Subsection 304.10 of the City of Villa Rica Development Regulations is to ensure that all new development and redevelopment projects construct sidewalks along all existing or new, public or private streets; and

WHEREAS, it is recognized that in some exceptional cases, the construction of sidewalks in certain locations would not contribute to the City's sidewalk network nor serve as a pedestrian amenity; and

WHEREAS, it is in the City's interest to accept payment in lieu of construction of new sidewalks in areas that would not benefit from such sidewalks; and

WHEREAS, it benefits the community to construct new sidewalks in established areas more suitable to pedestrians and the connectivity of the City's growing sidewalk network;

NOW THEREFORE BE IT RESOLVED by the governing authority of the City of Villa Rica, Georgia, that a Sidewalk Bank Program in conjunction with Subsection 304.10 of Section 300 of the City of Villa Rica Development Regulations is hereby established as follows:

Section 1. In cases where the lack of need for new sidewalk construction has been established, developers shall have the option of contributing the equivalent monetary value of those sidewalk improvements into the City of Villa Rica Sidewalk Bank.

Section 2. The monetary value of the sidewalk improvements shall be determined by the City Engineer according to industry standards at the time of development and that valuation shall consist of the cost of the materials, the cost of installation, and the cost of one year of maintenance.

Section 3. A separate Sidewalk account shall be established for the receipt of funds collected in cases where the developer makes a monetary contribution instead of providing sidewalks.

STATE OF GEORGIA
CITY OF VILLA RICA

ORDINANCE # O-6-2021

Section 4. City of Villa Rica Development Regulations Section 300, Subsection 304.10, Sidewalks, shall be amended by adding (E) as follows: Pursuant to a finding by the City Engineer that a sidewalk at a specific location would not provide a public benefit, funds may be contributed to the Sidewalk Bank in lieu of the sidewalk construction.

Section 5. All resolutions or parts thereof in conflict with this resolution are hereby repealed.

Section 6. This resolution shall take effect immediately upon its adoption.

SO RESOLVED AND EFFECTIVE, this the 12 day of May 2021.

Approved:

Gil McDougal, Mayor

Attest:

Alisa Doyal, City Clerk

Seal

STATE OF GEORGIA
CITY OF VILLA RICA

ORDINANCE #

Sec. 304.10 Sidewalks.

A. Sidewalks shall be required on at least one side of all new streets~~. In addition, they shall be required on all~~ for building construction within an existing subdivision or on an existing street. Fors ~~where~~ new building construction ~~occurs if required by the Community Development Department. In addition,~~ they shall be required on all existing street frontages. ~~where new building construction occurs if required by the Community Development Department.~~

B. Sidewalks shall be constructed in accordance with Section 3.8 "Standard Details" Detail 3.8.15 and located as shown in Detail 3.8.14.

C. Sidewalks shall be backfilled and landscaped.

D. Sidewalks shall include handicap ramps at all street intersections to meet the Americans with Disabilities Act (ADA) requirements. See Section 3.8 "Standard Details" Detail 3.8.16.

E. In remote areas of the City where no sidewalks exist, the City has established a "payment-in-lieu-of-~~s~~Sidewalk~~s~~ Bank Program fund. With the approval of the ~~Public Works Department~~ City Manager or his/her designee~~,~~ developers may opt out of installing sidewalks and pay this cost to the City's ~~s~~Sidewalk Bank Program fund. This fund is used to construct sidewalks in areas of the City that are far less remote.

F. The monetary value of the sidewalk improvements shall be $60 per linear foot. The valuation shall consist of the cost of the materials, the cost of installation, and the cost of two (2) years of maintenance.

G. This Ordinance replaces and repeals Ordinance O-6-2021 and all conflicting sections.

CITY OF VILLA RICA

City Council Meeting
Agenda Item Cover Sheet

SUBJECT: Resolution for Authorizing the Acceptance of Road Known As "Fortune Parkway" and For Other Purposes

AGENDA DATE: 04/14/2026

DATE PREPARED: 04/02/2026
PREPARED BY: Nicole Smith, City Attorney

PURPOSE: Resolution for Authorizing the Acceptance of Road Known As "Fortune Parkway" and For Other Purposes

BACKGROUND: Inline Communities approached the City years ago proposing a Planned Unit Development (PUD). They received the zoning for this development and entered into an agreement with the City to construct Fortune Parkway. All criteria, prerequisites, and deliverables have been met and submitted. City staff has received required bonds, performed inspections, and is ready to accept this road from Inline Communities.

STAFF RECOMMENDATION: Approval

MOTION: I move to approve the resolution for authorizing the acceptance of road known as "Fortune Parkway" and for other purposes.

City of Villa Rica
State of Georgia

A RESOLUTION AUTHORIZING THE ACCEPTANCE OF ROAD KNOWN AS "FORTUNE PARKWAY" AND FOR OTHER PURPOSES

WHEREAS, the City of Villa Rica, Georgia desires to accept street(s) known as "Fortune Parkway" as depicted on Plat Book 109, Page 892, Carroll County, Georgia records, as part of the City Street System; and

WHEREAS, the property owner has formally petitioned the City Council of Villa Rica to accept dedication of these public improvements, being the street(s), together with all drainage and utility structures, fixtures and equipment lying on, over, or under said roads; and

WHEREAS, the public improvements as set forth above have been found to meet the standards and requirements as set forth by the code of ordinances for the City of Villa Rica, Georgia; and

WHEREAS, the property owner has caused a Dedication Deed to be prepared, transferring the public improvements, and has presented the same to the City Council of Villa Rica for approval and acceptance; and

WHEREAS, it is advantageous to the welfare of the residents of the City of Villa Rica, Georgia, that the City of Villa Rica adopt a resolution authorizing the same.

NOW THEREFORE, be it hereby resolved by the Mayor and Council of the City of Villa Rica, Georgia as follows:

1. All of the "Whereas" clauses set forth above are hereby incorporated by reference.

2. All those street(s) as shown on the Dedication Deed located on Plat Book _____, Page_____, Carroll County, Georgia records shall be part of the City Street System as of the _____ day of _____, 2026.

ADOPTED AND APPROVED on the _____ day of _____, 2026 at a regular meeting of the Mayor and Council of the City of Villa Rica.

_____
Leslie McPherson, Mayor

Attest:

_____
Theresa Campbell, City Clerk

STATE OF GEORGIA
COUNTY OF CARROLL

RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF VILLA RICA AFFIRMING RESOLUTION TO AMEND CITY CHARTER OF THE CITY OF VILLA RICA PERTAINING TO THE APPOINTMENT AND REMOVAL OF THE CITY MANAGER SUBJECT TO PENDING LEGISLATIVE ACTION.

WHEREAS, the City of Villa Rica desires to amend its Charter in order to delete certain provisions and insert new provisions in lieu thereof relating to certain powers and duties of the Mayor in regard to the appointment and removal of the city manager; and

WHEREAS, the Mayor and City Council on March 10, 2026, by public vote, unanimously approved the proposed amendment to the City Charter to modify certain powers and duties of the Mayor in regard to the appointment and removal of the city manager attached hereto as **Exhibit "1"**; and

WHEREAS, the Mayor and City Council requested local legislation to amend the City Charter in accordance with the resolution approved on March 10, 2026, in order to modify certain powers and duties of the Mayor in regard to the appointment and removal of the city manager; and

WHEREAS, due to a clerical error made in the State of Georgia Legislative Counsel, the requested local legislation was not able to be signed during the 2026 Legislative Session; and

WHEREAS, it is anticipated that the proposed local legislation will be enacted into law during the 2027 Legislative Session, and the City Council and Mayor intend to take all necessary steps to implement such legislation promptly and in good faith; and

WHEREAS, to promote efficient and cooperative governance, the Mayor and City Council desire to align their current administrative practices with the intent of the proposed legislation that was to be enacted in 2026 and will be enacted in 2027; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Villa Rica, and acknowledged by the Mayor, that the Mayor and City Council shall, to the extent consistent with the existing Charter, abide by the Resolution approved on March 10, 2026, to modify certain powers and duties of the Mayor in regard to the appointment and removal of the city manager, in accordance with, and as if the following language had been adopted by the State Legislators in the 2026 Legislative Session as requested by the Mayor and City Council:

SECTION 3.20

City manager: appointment, qualification and compensation.

(a)Subject to subsection (b) of this section and upon review and consultation with the council, the mayor shall present, for an

indefinite term, a candidate to the city council to be confirmed by three (3) council members for the position of the officer whose title shall be city manager, and the city manager shall serve at the pleasure of the mayor and city council.

(b)The city manager may be appointed solely on the basis of his or her executive and administrative qualifications with special reference to his or her educational background and his or her actual experience in and knowledge of the duties of office as hereinafter prescribed. At the time of his or her appointment, the city manager need not be a resident of the city, and neither shall he or she be required to reside therein during his or her tenure of office.

(c) In order to remove the city manager, the city council shall adopt a resolution approved by at least four (4) affirmative votes. Notwithstanding any provision to the contrary, the mayor shall be entitled to vote on such resolution.

(d) The mayor shall waive any and all veto power associated with the vote to appoint and remove the city manager.

This Resolution shall remain in effect until the end of the 2027 State Legislative Session or the enactment of the March 10, 2026, proposed local legislation.

SO RESOLVED, this _____ day of _____, 2026.

CITY OF VILLA RICA, GEORGIA

By: _____
Leslie McPherson, Mayor

Attest: _____
Theresa Campbell, Clerk

ACKNOWLEDGEMENT

The undersigned elected officials acknowledge the adoption of the foregoing Resolution and express their intent to operate in a manner consistent with its terms, to the extent permitted by law.

CITY COUNCIL, CITY OF VILLA RICA, GEORGIA

_____
Matthew Momtahan, Councilmember

_____
Shirley Marchman, Councilmember

_____
Dominique Conteh, Councilmember

_____
Stephanie Warmoth, Councilmember

_____
Tyler Barr, Councilmember

CITY OF VILLA RICA, GEORGIA

By: _____
Leslie McPherson, Mayor

Attest: _____
Theresa Campbell, Clerk

EXHIBIT 1

STATE OF GEORGIA
COUNTY OF CARROLL

RESOLUTION TO AMEND THE CHARTER OF THE CITY OF VILLA RICA SO AS TO DELETE CERTAIN PROVISIONS AND INSERT NEW PROVISIONS IN LIEU THEREOF PERTAINING TO THE APPOINTMENT AND REMOVAL OF THE CITY MANAGER.

WHEREAS, the City of Villa Rica desires to amend its Charter in order to delete certain provisions and insert new provisions in lieu thereof relating to the appointment and removal of the city manager; and

WHEREAS, the City of Villa Rica does request that said amendment be made by the Georgia Legislature;

NOW THEREFORE BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL that the following items are to be repealed from the Charter, Section 3.20 City manager: appointment, qualification and compensation and replaced with the language as set forth in "Exhibit A" attached hereto.

This 10th day of March 2026.

Mayor, Leslie McPherson

Attest: Theresa Campbell
Theresa Campbell, City Clerk

CITY OF VILLA RICA 18 "CITY OF GOLD" 26 GEORGIA

#1439440.2

EXHIBIT A

A BILL TO BE ENTITLED

AN ACT

To amend an Act to provide a new charter for the City of Villa Rica, approved May 8, 2018 (Ga. L. 2018, p. 3869) as amended, particularly by House Bill 1487, May 6, 2024, so as to delete certain provisions and insert new provisions in lieu thereof providing that the council shall appoint and remove the city manager; to provide for related matters; to repeal conflicting laws; and for other purposes.

BE IT ENACTED BY THE GENERAL ASSEMBLY OF GEORGIA:

SECTION 1.

An Act to provide a new charter for the City of Villa Rica, approved May 8, 2018 (Ga. L. 2018, p. 3869) as amended, particularly by House Bill 1487, May 6, 2024, is amended by deleting in its entirety Section 3.20, which reads as follows:

SECTION 3.20

City manager: appointment, qualification and compensation.

(a)Subject to subsection (b) of this section, the mayor shall appoint, for an indefinite term, an officer whose title shall be city manager, and the city manager shall serve at the pleasure of the mayor.

(b)The decision of the mayor to appoint or remove the city manager may be overridden by the city council. For the city council to override a mayoral appointment or removal of the city manager, the city council shall adopt a resolution overriding such action with at least four councilmembers voting in favor of such resolution.

(c)The city manager may be appointed solely on the basis of his or her executive and administrative qualifications with special reference to his or her educational background and his or her actual experience in and knowledge of, the duties of office as hereinafter prescribed. At the time of his or her appointment, the city manager need not be a resident of the city and neither shall he or she be required to reside therein during his or her tenure of office.

SECTION 2.

An Act to provide a new charter for the City of Villa Rica, approved May 8, 2018 (Ga. L. 2018, p. 3869) as amended, particularly by House Bill 1487, May 6, 2024, is amended by inserting a new Section 3.20 as follows:

SECTION 3.20

City manager: appointment, qualification and compensation.

(a)Subject to subsection (b) of this section and upon review and consultation with the council, the mayor shall present, for an indefinite term, a candidate to the city council to be confirmed by three (3) council members for the position of the officer whose title shall be city manager, and the city manager shall serve at the pleasure of the mayor and city council.

(b)The city manager may be appointed solely on the basis of his or her executive and administrative qualifications with special reference to his or her educational background and his or her actual experience in and knowledge of the duties of office as hereinafter prescribed. At the time of his or her appointment, the city manager need not be a resident of the city, and neither shall he or she be required to reside therein during his or her tenure of office.

(c) In order to remove the city manager, the city council shall adopt a resolution approved by at least four (4) affirmative votes. Notwithstanding any provision to the contrary, the mayor shall be entitled to vote on such resolution.

(d) The mayor shall waive any and all veto power associated with the vote to appoint and remove the city manager.

SECTION 3.

All laws and parts of laws in conflict with this Act are repealed.

Professional Services Agreement

This **Professional Services Agreement** ("Agreement") is made and entered into as of _____, 2026, by and between **Sumter Local Government Consulting, Inc.** ("Consultant"), a Georgia corporation with its principal office at 3480 Preston Ridge Road, Suite 500, Alpharetta, GA 30005, and **the City of Villa Rica** ("City"), a political subdivision of the State of Georgia, with offices at 571 W Bankhead Hwy, Villa Rica, GA 30180.

1. Purpose

The purpose of this Agreement is for Consultant to provide professional executive search services to assist the City in the recruitment and selection of a qualified **City Manager** for the City of Villa Rica.

2. Scope of Services

Consultant shall perform all professional services as set forth in the Proposal for Executive Search Services for the City of Villa Rica - City Manager Recruitment (attached as Exhibit A and incorporated herein).

Consultant shall perform the services diligently, in a timely and professional manner consistent with the highest standards of its profession. Consultant shall comply with all applicable federal, state, and local laws, ordinances, and regulations.

The City reserves the right to request reasonable modifications to deliverables, timelines, and performance methods, provided such requests do not materially alter the agreed compensation.

3. Compensation and Payment Terms

The total fee for professional services shall be Twenty-Four Thousand Dollars ($24,000.00), inclusive of all labor, materials, and overhead. Consultant shall be reimbursed for pre-approved advertising costs and for Consultant travel, but shall not incur additional expenses without prior written approval from the City.

Payment Schedule:

- One-third (1/3) upon satisfactory completion of the advertising and recruitment phase.
- One-third (1/3) upon delivery and City acceptance of semi-finalist recommendations and interview coordination.
- One-third (1/3) upon successful placement and commencement of the City Manager's employment.

Invoices shall be submitted upon completion of each milestone, accompanied by sufficient documentation of the deliverables achieved. The City shall remit payment within thirty (30) days of the submission of invoices.

If Consultant fails to perform any material obligation under this Agreement, the City may withhold payment pending satisfactory correction of deficiencies.

4. Term and Termination

This Agreement shall commence upon full execution and continue until completion of all services unless earlier terminated.

This Agreement may be terminated by the City, with or without cause, by providing ten (10) days written notice. Upon termination, Consultant shall be compensated only for services satisfactorily performed and approved by the City up to the effective termination date.

If Consultant defaults or fails to perform in accordance with this Agreement, the City may terminate immediately and seek reimbursement for damages or unearned funds.

5. Independent Contractor

Consultant shall act as an independent contractor and not as an employee or agent of the City. Consultant shall have exclusive control over the manner and means of providing services but shall remain fully responsible for the results.

Consultant is solely responsible for all employment taxes, benefits, and insurance for its personnel.

6. Ownership and Confidentiality

All work products, reports, materials, data, and deliverables produced under this Agreement shall be and remain the sole property of the City.

Consultant shall treat all information received from the City as confidential and shall not disclose such information to any third party without prior written consent.

7. Indemnification

Consultant shall indemnify, defend, and hold harmless the City, its officers, officials, employees, and agents from and against all claims, damages, liabilities, losses, and expenses arising out of or related to:

- The negligent acts, errors, or omissions of Consultant or its employees;
- Breach of this Agreement by Consultant; or
- Violation of any law, regulation, or third-party right.

This indemnification obligation shall survive the termination or completion of this Agreement.

8. Governing Law and Venue

This Agreement shall be governed by and construed in accordance with the laws of the State of Georgia. Venue for any dispute shall lie exclusively in the courts of Carroll County, Georgia.

9. Entire Agreement and Amendments

This Agreement, including all exhibits, constitutes the entire understanding between the parties and supersedes all prior agreements or discussions. Any amendment or modification must be in writing and signed by both parties.

10. Notices

All notices under this Agreement shall be in writing and delivered personally, by certified mail, or by recognized courier to the addresses listed above.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first written above.

CITY OF VILLA RICA, GEORGIA

By: _____

Name: _____

Title: _____

Date: _____

SUMTER LOCAL GOVERNMENT CONSULTING, INC.

By: _____

Name: Warren Hutmacher

Title: President

Date: _____

Exhibit A

Proposal for Executive Search Services for the City of Villa Rica City Manager Recruitment (attached hereto).

CITY OF VILLA RICA

City Council Meeting

Agenda Item Cover Sheet

SUBJECT: Approval of Brecca Carter as Community & Economic Development Director
AGENDA DATE: April 14, 2026

DATE PREPARED: April 8, 2026
PREPARED BY: Tiffany Lanford, HR Director

AMOUNT: N/A
GL ACCOUNT #: N/A
FUNDING SOURCE: N/A
BUDGETED ITEM? Yes

PURPOSE:

To approve the selection of Brecca Carter as the Community & Economic Development Director.

BACKGROUND:

The Community and Economic Development Director position has been vacant, and the City has been utilizing consulting services to support departmental operations. Following the evaluation of current and future needs, a recommendation has been made to appoint the current consultant to this position.

STAFF RECOMMENDATION:

Staff recommend appointment to fill the position.

MOTION:

I move to approve the City Manager's appointment of Brecca Carter as Community and Economic Development Director, effective Wednesday, April 1, 2026.

CITY OF VILLA RICA

City Council Meeting

Agenda Item Cover Sheet

SUBJECT: Approval of Joshua Smith as Public Works Director
AGENDA DATE: April 14, 2026

DATE PREPARED: April 8, 2026
PREPARED BY: Tiffany Lanford, HR Director

AMOUNT: N/A
GL ACCOUNT #: N/A
FUNDING SOURCE: N/A
BUDGETED ITEM? Yes

PURPOSE:

To approve the selection of Joshua Smith as Public Works Director.

BACKGROUND:

The position of Public Works Director became vacant and recruitment efforts have been completed in accordance with City Policy.

STAFF RECOMMENDATION:

Staff recommend appointment to fill the position.

MOTION:

I move to approve the City Manager's appointment of Joshua Smith as Public Works Director, effective Monday, April 27, 2026.

CITY OF VILLA RICA

City Council Meeting
Agenda Item Cover Sheet

SUBJECT: Rename Fortune Parkway
AGENDA DATE: 04/14/26

DATE PREPARED: 04/14/26
PREPARED BY: Jennifer Hallman, Interim City Manager / CFO

AMOUNT:
GL ACCOUNT #:
FUNDING SOURCE:
BUDGETED ITEM?
PUBLIC HEARING:

PURPOSE: To rename Fortune Parkway

BACKGROUND:
The results for the Facebook poll are below:

Suggestions for Renaming "Fortune Parkway"	
Name	Votes/FB Likes
Conley-Marchman Parkway	43
Conley Parkway	10
City of Gold Parkway	107
Gold City Parkway	31
Golden Parkway	25
Robbie Bishop Parkway	727

MOTION: I move to rename Fortune Parkway to _____ with Council adopting a resolution at the May 12, 2026 Council meeting.

CITY MANAGER REPORT

Project Updates
APRIL 2026

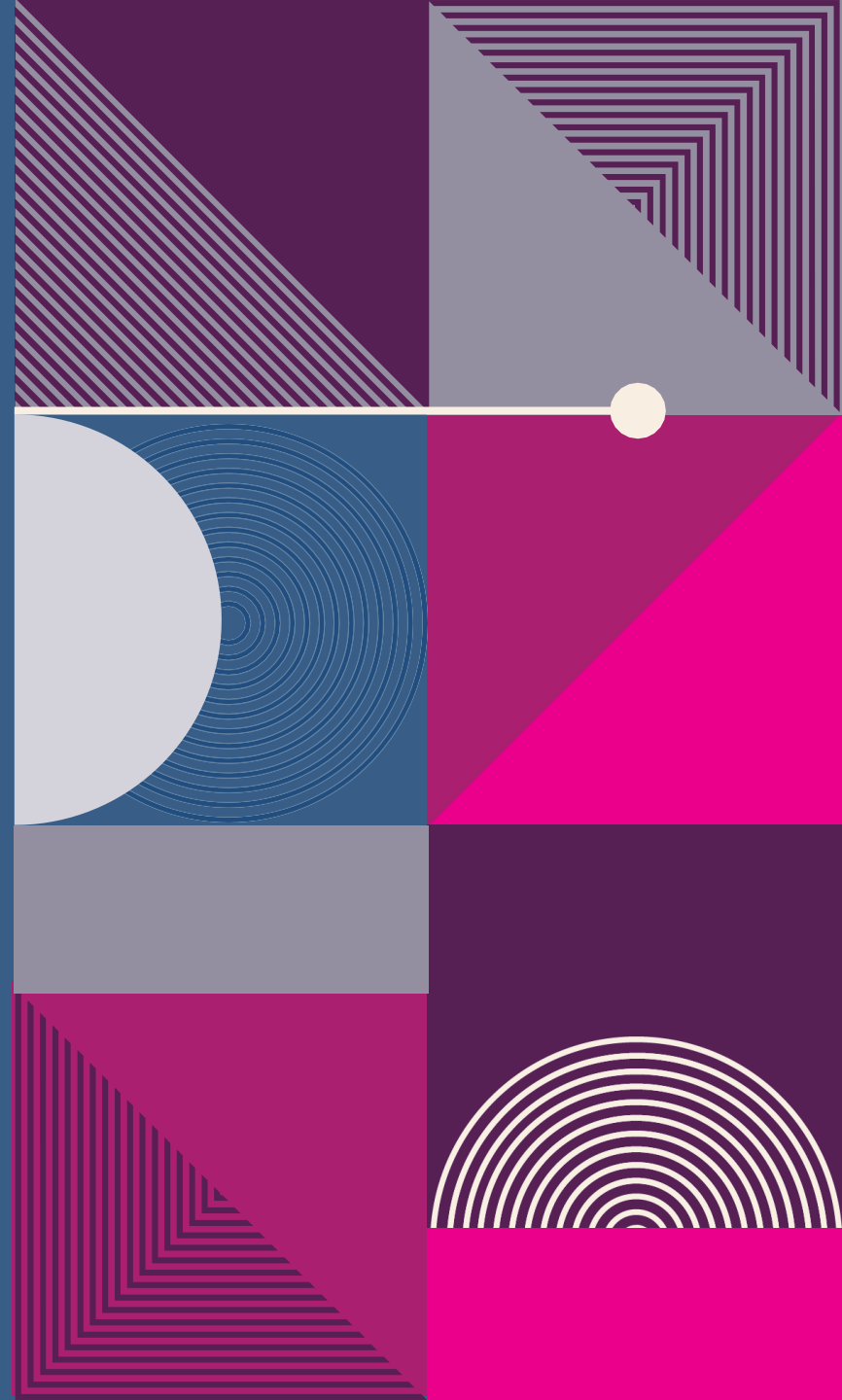
PROJECT UPDATES

Stormwater Utility Study

- Consultants (Integrated Science & Engineering) are using the utility customer list & real property tax digests (DC & CC) to link GIS data for the creation of a Master Account File (MAF) for a future stormwater utility.
- 04/01 – Held first Stormwater Advisory Committee (SWAC) meeting.
- Three additional meetings have been scheduled (April, May & June).
- 07/07 – Present SWAC recommendations to Council.

Sanitation In-House vs. Contract Services

- Continue contracted sanitation services based on feasibility study results
- Current sanitation contract expires May 2027.
- Begin the RFQ / RFP process for services.
- Improve / strengthen future sanitation contracts for improved contractor performance.



PROJECT UPDATES

Northside Downtown Streetscape

- Grant Funded $1.1m with $286k match.
- Finishing up preliminary design with GDOT, subsurface utility engineering & railroad coordination.
- Begin design after prelim.

Safe Streets For All (SS4A)

- Staff submitted Final Report to GDOT then to Feds.
- Staff reviewing the smaller projects to see what can be completed now
- Consultant & staff actively pursuing grants for the larger projects.

West Industrial Court Culvert Replacement - $184k

- City has issued the Notice to Proceed to Blount Construction.
- Still waiting on Atlanta Gas Light to relocate their gas main that conflicts with the proposed culvert. Mark has contacted AGL management.

PROJECT UPDATES

Villa Rica Parkway Construction - $4.7m

- Construction plans completed (a portion of McCauley & Darden Street)
- Right-of-Way and temporary easement acquisition are underway.
- Traffic study has been completed on the intersection at Cleghorn St/Villa Rica Parkway, and a traffic signal will be required.
- 02/25 – Contract awarded

Fortune Parkway

- Developer(s) Responsibilities:
  - Complete the road to Anderson Rd.
  - Construct deceleration lane on Anderson Rd. and Old Stone Rd.
  - Contribute funds (~ $575k) for the construction of left turn lane / Old Stone realignment at Punkintown Rd. (per 04/14 agreement addendum)
- Citizens voted for renaming options on Facebook.
- 05/12 – Council adopt the renaming of Fortune Parkway.

PROJECT UPDATES

Mirror Lake Blvd. Left Turn - $447k - COMPLETE







PROJECT UPDATES

Punkintown Road Phase I - $7.42m + Easement/ROW

- Phase I is from Arpit's proposed roundabout, which will be immediately north of Towne Creek Dr, to a point just north of Parkway Circle.
- Acquisition will mostly consist of easements & temporary construction easements for driveways.
- 04/14 – Council approves purchase of stream credits (approx. $705k)
- 05/07 – Public information meeting @ Library 6pm – 8pm
- Complete easement research
- Acquire easements
- Begin bid process & award contract (est. Spring 2027)
- Construction (approx. 1 year)

South Carroll @ Tolbert/Reed Road - $1.39m + Easement/ROW

- Reviewing priorities & funding sources.

PROJECT UPDATES

Villa Rica Bypass

- Rumble Strips have been installed on McCurdy Rd and Herrell Rd at the Villa Rica Bypass.



"WE ARE VR" Sign

- Moved to "Butterballs" Property so construction of Veterans Memorial Park can begin.



Water Tower

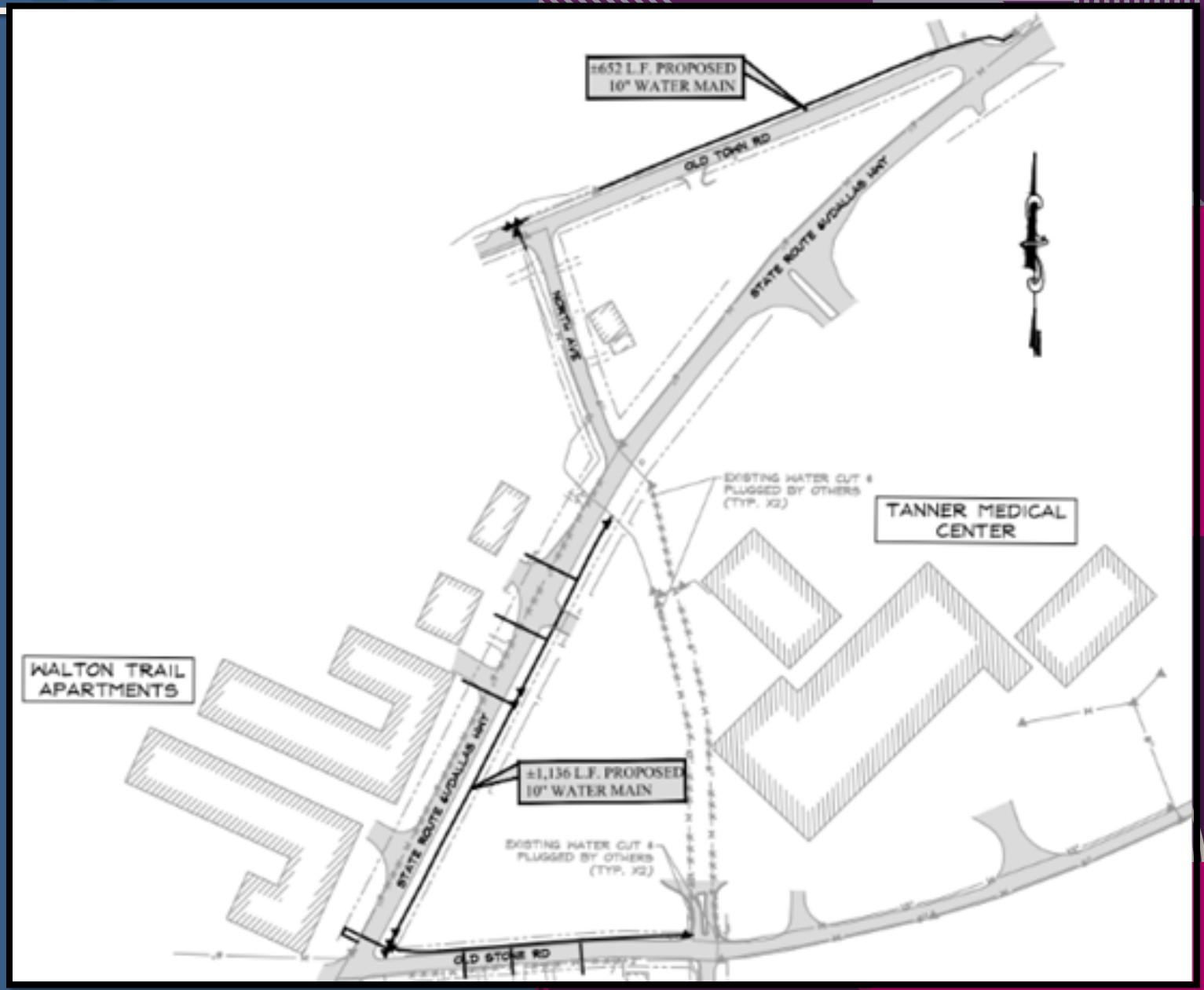
- Repainted and includes the City seal.



PROJECT UPDATES

Dallas Highway / Old Stone Rd. Waterline Relocation - $414,041

- Contractor: Smith Pipeline
- Funding: GEFA Loan
- Construction: Feb. 9th – May 11th
- Connection of existing waterlines on Old Town Road & Dallas Hwy.
- Relocation of waterline around Tanner Hospital property in preparation of hospital expansion.
- Initial phase of North Avenue waterline relocation project, improving service in area.
- 75% Complete & finishing up within the next few weeks.



PROJECT UPDATES

Conners Road Park

- Current budget: $593k
- Phase 1: driveway, parking lot, detention pond & stormwater pipe ($2.4m).
- Staff will review other in-house options.

~~"Fortune"~~ Shirley Marchman Park ($968k)

- Grading is complete.
- Schedule public information meeting
- Land swap with DDA
- Approve final plan
- Determine funding sources
  - $500k – CSPLOST
  - $50k – NFS Grant
  - $30k – Developer Contribution
  - $$$k – Other Grants / Corporate Sponsors
- Construction (approx. 6 mths.)

PROJECT UPDATES

Gold Dust - Gym

- Gym painting is complete.
- New bleacher installation is complete.
- New flooring is scheduled for July.





PROJECT UPDATES

Gold Dust - Pickleball Courts & Pavilion

- Construction is complete.
- Staff will complete the sod & landscaping this week.





PROJECT UPDATES

Gold Dust - Bathrooms near Pickleball Courts

- Construction is complete.

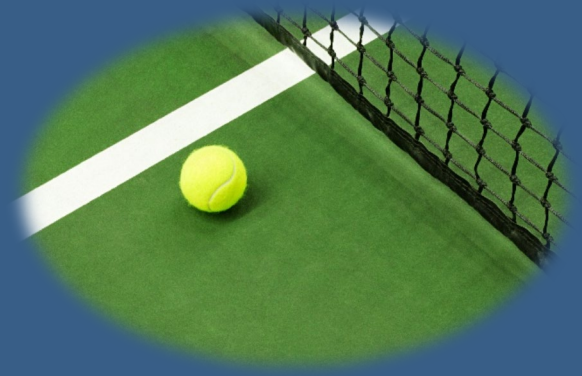




PROJECT UPDATES

Gold Dust - Tennis Courts

- Signature Courts will complete the tennis courts this week.





CITY OF VILLA RICA

PICKLEBALL COURTS

RIBBON CUTTING



GOLD DUST PARK

646 INDUSTRIAL BLVD

APRIL 24, 2026 10:30 AM

PLEASE JOIN US!!!



Participants will have the opportunity to:

- **Meet the City Team:** Connect with staff and leaders who support the local business community.
- **Learn About City Processes:** Receive clear information on permitting, inspections, zoning, and other requirements that affect local businesses.
- **Access Business Resources:** Learn about programs and organizations that provide support for business success, including:
  - *Small business financing opportunities
  - *Marketing and promotional resources
  - *Networking and partnership opportunities
- **Ask Questions and Share Feedback:** This is an open conversation designed to better understand the needs of our business community.

Dates: APRIL 20-25,2026

20	Selfie Pop -Up at the Villa Rica Library and Senior Center from 10 AM-3 PM. Coloring contest sheet from the Library or City Hall and let your child ages 5-10 try and win. Each entry will be posted to Facebook, and citizens can vote on their favorite! Return all sheets to either location by Friday 4/24 @ 4 PM
21	Pine Mountain Gold Museum is planting trees along with the support of the Agricultural students from the College and Career Academy, beginning at 10 AM
22	City Hall Open House, join us at City Hall for a quick and fun civics lesson @ 11:00 AM Learn how local government works and see democracy in action Mayor read to lead to children Library at 11 am
23	Bloom Cafe, Coffee with a Cop starting at 8:30 stop by and support your local law enforcement by having a cup a joe with fellow LEO Civics Lesson at Library at 12:30 PM and 5 PM Learn how local government works and see democracy in action
24	Gold Dust Park, Pickleball Courts ribbon cutting at 10:30 followed by beginner pickleball lesson, sample cardio-kickboxing class at 11:15 am
25	Arts & Soul Festival at the Mill 2-8 PM



646 Industrial Blvd. Villa Rica





SUMMER CAMPS





www.villarica.org • (770) 459-7011

Registration Is Open!!

https://online.flippingbook.com/view/543417274/

Villa Rica Parks & Recreation

SUMMER CAMPS

770.459.7011 • villarica.org

SUMMER ADVENTURES CAMP
Downtown Gym • 8 a.m.-5:30 p.m. • Ages 6-11
Week 1: June 1-5 // Week 2: June 15-19
Week 3: June 22-26 // Week 4: July 7-10 ($120)
Week 5: July 13-17
Cost: $150 per person/per week

ADVENTURES PLUS CAMP
Downtown Gym • 8 a.m.-5:30 p.m. • Ages 12-14
Week 1: June 8-11 // Week 2: July 20-23
Cost: $180 per person/per week

ACTING CAMP
Civic Center • 1-4 p.m. • Ages 7-16
Week 1: June 22-26 // Week 2: July 20-24
Cost: $175 per person/per week

ART CAMP WITH MS. VICKY
Powell Park • 8:30 a.m.-4:30 p.m.
Week 1: June 1-5 • Cost: $160
Week 2: June 22-26 • Cost $175
Week 3: July 7-10 • Cost $130
Week 4: July 13-17 • Cost $160
Week 5: July 20-24 • Cost $160

CAMP IMAGINATION: STEM CAMP
Civic Center • 8:30 a.m.-4 p.m.
Week 1: June 1-5 // Week 2: June 8-12
Ages 8-12 • Laptop Required
Cost: $175 per person/per week
Week 3: July 7-10 • Ages 7-10
Prorated Cost: $140 per person
Week 4: July 13-17 // Week 5: July 27-31
Ages 7-10 • Cost: $175 per person/per week

TWEEN EMPOWERMENT CAMP
Gold Dust Fitness Room • 8 a.m.-5 p.m.
July 27-31 • Ages 9-13
Cost: $125 per person

KIDS DRAMA CLUB SUMMER CAMP
North Avenue • 9 a.m.-1 p.m.
Week 1: June 8-11 • Ages 7-12
Week 2: June 15-18 • Ages 7-12
Week 3: July 13-16 • Ages 13-16
Cost: $125 per person/per week

ROCK BAND CAMP
Downtown Gym • 8 a.m.-1 p.m.
July 27-31 • Ages 9-16
Cost: $200 per person

A PIRATE'S LIFE FOR ME: OCEAN SCIENCE CAMP
Civic Center • 8 a.m.-12 p.m. • Ages 6-10
Week 1: June 22-26 // Week 2: July 20-24
Cost: $150 per person/per week

GYMNASTICS CAMP
Gold Dust Park Gymnastics Room
8:30 a.m.-12 p.m. • Ages 4-14
Week 1: June 8-12 // Week 2: July 13-17
Cost: $75 per person per week

CHEER & TUMBLING CAMP
Gold Dust Park Gymnastics Room
8:30 a.m.-12 p.m. • Ages 4-14
July 20-24
Cost: $75 per person

GIRLS VOLLEYBALL CLINIC
Gold Dust Gym • Ages: 9-14
April 25 • 9 a.m.-12 p.m.
Cost: $15 per person

GIRLS VOLLEYBALL CAMP
Gold Dust Park • Ages 9-14
June 1-4 • 9 a.m.-12 p.m.
Cost: $80 per person

FOOTBALL CAMP
V-Plex Football Field • Ages 7-12
June 1-4 • 9 a.m.-12 p.m.
Cost: $80 per person

5&6 COED BASKETBALL CAMP
Gold Dust Park Gym • Ages 5 & 6
June 8-11 • 9 a.m.-12 p.m.
Cost: $80 per person

SOFTBALL CLINIC
VRHS Softball Field • Ages 7-12
June 15-18 • 6-8 p.m.
Cost: $60 per person

BOYS BASKETBALL CAMP
Gold Dust Park Gym • Ages 7-14
June 15-18 • 9 a.m.-12 p.m.
Cost: $100 per person

GIRLS BASKETBALL CAMP
Gold Dust Park Gym • Ages 7-12
June 22-25 • 9 a.m.-12 p.m.
Cost: $80 per person

PICKLEBALL CAMP
Gold Dust Park Pickleball Complex
July 7-11 • 9 a.m.-12 p.m. • Ages 9-16
Cost: $80 per person

E-SPORTS COED VIDEO GAMING CAMP
June 5, June 12, June 19 & June 26
Ages 7-10 from 9 a.m.-12 p.m.
Ages 11-14 from 1-4 p.m.
Cost: $40 for all 4 sessions

SOCCER CAMP
Fullerville Soccer Complex
Week 1: June 8-11 • 9 a.m.-12 p.m. (Beginner), 1-4 p.m. (Advanced)
June 29-July 2 • 9 a.m.-12 p.m. (Beginner), 1-4 p.m. (Advanced)
Cost: $80 per person/per week

BASEBALL CAMP
V-PLEX • Ages 7-12
June 22-25 • 9 a.m.-12 p.m.
Cost: $80 per person

Villa Rica Public Library

West Georgia Regional Library System



Contact Information

869 Dallas Highway
Villa Rica, GA 30180

(770) 459-7012

Children & Family | Adults | Teens | * Registration required.

April

Closed on Sundays

Mon	Tue	Wed	Thu	Fri	Sat
		1 11A- Preschool Storytime 1-6P: Red Cross Blood Drive*	2 10A- Homeschool Music Time 12:30P- Adult Game Day 5P- DIY Bookmark*	3 **Closed for Good Friday and Easter Weekend**	4
6 1P- Yoga 4P- Ramen & Reels ft. The Underground Pokémon League* 4:30P- Chess Club	7 11A- Little Listeners Storytime 3P- Level-Up	8 11A- Preschool Storytime 1P- Teen Pokémon Figure Painting* 5P- Japanese Language & Culture*	9 9A- Veterans Group Meeting 1P- Friends of the Library Meeting 3P: Switch Tournament* (Ages 6-11)	10 11A- Tech for Seniors*	11 10A- Book Lovers Together Book Club 11A- Genealogy 11A- Photography with STEAM*
Teen Veggie Plant Giveaway 6-24			Teen Comic Book Giveaway 6-17		
13 1P- Yoga 4:30P- Chess Club 4:30P- Everything Poetry and Craft Night*	14 11A- Little Listeners Storytime 3P- Level-Up	15 11A- Preschool Storytime 12:30P- Adult Game Day	16 10A-Creative Writing Workshop* 10:30A- Comic Book Club* 5P-"Oh My Gourd!" Workshop*	17 **Friends of the Library Book Sale!** **9AM – 5PM**	9A - 2P- 18 Friends of the Library Book Sale 10A- In Order to Come Out, You Gotta Go Through 12:30P- Stitch Craft Club
20 1P- Yoga 4:30P- Chess Club 5:30P- Trivia Night w/ News & Views	21 11A- Little Listeners Storytime 3P- Level-Up* 6P: Library Advisory Board	22 11A- Preschool Storytime	23	24 12:30P- Adult Game Day 3:30P- City Nature Challenge at Pine Mountain Gold Museum	25
27 1P- Yoga 4:30P- Chess Club	28 11A- Little Listeners Storytime 3P- Level-Up 5P- Poetry Break	29 11A- Preschool Storytime	30 11A- Spanish Storytime 5P- Adult Switch Game Night*		

SENIOR CENTER EVENTS

APRIL 2026

Villa Rica Senior Center (770)459-7018

SIGN UP FOR LUNCH BY 10:00 AM
LUNCH IS SERVED AT 11:30 AM

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
April is recognized as Senior Hunger Awareness Month, a vital time dedicated to highlighting the food insecurity challenges facing older adults, with over 191,000 seniors affected in Georgia alone.			1 Line Dancing - 10:00 **Easter Music BINGO -12:15 PM** ***sign up by 3/27** *Pickleball - 12:30 - 2	2 Exercise - 10:30 April Bdays - 11:25 Game Day @ Library - 12:30 Wood Turners - 6:00	3 GOOD FRIDAY **CLOSED**	4
5 HAPPY Easter	6 Move-It Mon - 9:30 BINGO - 10:30 Library Information w/ Jennifer - 11:45 *Pickleball - 12:30 - 2	7 Exercise - 10:30 Beg. Crochet - 12:30 Wood Carving - 12:30 **Park Hoppers Walking Group: Mulberry Rock Park - 1:30** ***sign up by 4/6***	8 Line Dancing - 10:00 *Riddle Me This - 11:15* *Pickleball - 12:30 - 2	9 Exercise - 10:30 *It Happened in April Quiz - 11:15*	10 *Next Wave Wellness Info - 10:45* **Paint & Sip: Wood Butterfly - 12:15 / $2.00** *sign up by 4/8 *Pickleball - 12:30 - 2	11
12	13 BP Checks w/ Amazing Grace Hospice - 9:00 Move-It Mon - 9:30 BINGO - 10:30 *Pickleball - 12:30 - 2	14 Exercise - 10:30 *Words Starting with "A" Quiz - 11:15* Art Class A - 12:30 ***sign up by 4/10**	15 Karaoke - 9:30 Checkers - 10:30 Game Day @ Library - 12:30 *Pickleball - 12:30 - 2	16 Exercise - 10:30 **Trip: Gibbs Gardens in Ball Ground, GA** **8:00 AM / $25 CASH** ***ACTIVITY LEVEL 5: VERY HIGH*** ****SIGN UP BY 4/7***	17 *VR Parks & Recreation: Past, Present, and Future- 10:00* *Pickleball - 12:30 - 2	18
19	20 Move-It Mon - 9:30 BINGO - 10:30 *Pickleball - 12:30 - 2	21 Exercise - 10:30 Beg. Crochet - 12:30 Wood Carving - 12:30	22 *Earth Day* Line Dancing - 10:00 **Newspaper Basket Craft - 12:15** ***sign up by 4/17** *Pickleball - 12:30 - 2	23 Exercise - 10:30 *They Were Born in April Quiz - 11:15* **OFFICE CLOSES AT 12PM**	24 *Walk for Senior Hunger Awareness - 9:30 (wear orange)* Game Day @ Library - 12:30 *Pickleball - 12:30 - 2 **OFFICE CLOSED**	25 **Grands Sneaker Ball** **6pm - 8:30pm** **AT V-PLEX** **$10 per person** **REGISTRATION REQUIRED** ****REGISTER BY 4/17****
26	27 Move-It Mon - 9:30 BINGO - 10:30 *Pickleball - 12:30 - 2	28 Exercise - 10:30 *Medicare Q&A with AAA (in Person) - 12:00* Art Class B - 12:30 ***sign up by 4/24**	29 **Bowling @ Southern Lanes & Lunch at Farmer's Table - 9:30 / $8** *sign up by 4/24 Line Dancing - 10:00 *Pickleball - 12:30 - 2	30 *SNAP Info in Senior Center Office - 8-2* Exercise - 10:30 *Orange Quiz - 11:15*	***Pickleball location TBD. Subject to cancellation based on gym availability*** *Signing up by the deadline does not ensure reservation—events may fill before the posted date* *Refunds not available after sign up by date* *Fees MUST be paid in full when registering for an event*	

Weekly menu & calendar available online: villarica.org/parks_recreation/senior_services

https://www.villarica.org/parks_recreation/senior_services/monthly_calendar.php

The Villa Rica Veterans Memorial Park

The veteran's group is thrilled to announce that a new landmark will be coming to Villa Rica. The Memorial will soon stand as a tribute to the brave men and women of our community who have served in the Armed Forces during times of war, conflict, and peace. It will be located near The Mill—occupying the space of the "WE/ARE/VR" rendering—this memorial will be a place for reflection, gratitude, and community pride.

To learn more or contribute, go to www.vrveterans.org



THANK YOU

Jennifer Hallman, Interim City Manager

Direct Line: 678-840-1220

Email: jhallman@villarica.gov