



LUMPKIN COUNTY
Board of Commissioners
Public Hearing Agenda
Commissioners Boardroom

September 20, 2022
5:15 P.M.

- **Call to Order** Chairman Dockery
- **Public Comment on Character Area Map Amendment (CAM)**
 1. 2022 - 38 - Resolution to Amend the Character Area Map (*Planning Director Bruce Georgia*)
- **Adjournment**



Lumpkin County, Georgia

Planning Department

Date: September 20, 2022

Agenda Item: Resolution to Amend the Character Area Map

Item Description: Resolution to Amend the Character Area Map (Regular Meeting). United Family Homes, LLC. has submitted a Character Area Map Amendment request for Map/Parcel 083-100, Dahlonega, GA 30533.

Facts & Historical Information:

1. On 7 October 2021, the applicant met with the Planning Review Committee to discuss the land use and development requirements.
2. On 7 July 2022, the applicant met again with the Planning Review Committee to discuss the project, and informed the developers of the change in Land Use Regulations with regard to their project.
3. On 10 July 2022, the Planning Department received the CAM application from United Family Homes, LLC. The request is for changing the current character area of Residential Growth to the Gateway Corridor Overlay District.
4. On 8 August 2022, the Planning Commission will hear the CAM from Residential Growth to Gateway Corridor Overlay District and will provide the BOC with the recommendation immediately following the meeting date. The Planning Department will provide the board with the Planning Commissions recommendation in an updated staff analysis.

Land Use: Chapter 27

The current Character Area for parcel 083-100 is Residential Growth. The developer also owns a contiguous parcel 082-269, within the Gateway Corridor Overlay District. This parcel will be the access to the multi-family development. A DOT entrance permit is being staffed. The total acreage for both parcels is approximately 50 acres. The land use regulations allow for multi-family development in both Character Areas. Note that the performance standards require 2 acres per unit (RG) in the restrictive development category. This requirement does not apply to the Gateway Corridor Overlay District, as it's in the General Development Category.

The performance standards for multi-family are:

Road Classification			ACTIVITIES	ACRES	BUFFER (ft)	SETBACKS (ft) from		SCREENING (ft)	
A	C	L				Adjoining Property	Road R.O.W.	Total	Partial

◆	◆	◆	Multi-Family Development*	R	**	200	250	250	250	300
◆	◆	◆		G	4	25	50	50	50	75
			*See Ch. 26 Sec. 604 for further requirements. **2 acres per unit in restrictive development.							

The development standards for development in the Gateway Corridor Overlay District (Reflected in the Gateway Overlay District Development Design Guidelines) regulate a higher standard for architectural finishes, landscaping, signage and lighting.

Land Development: Chapter 26

The following reflects the multi-family development density standards based on infrastructure.

Density, maximum bedrooms per acre:

<i>Individual well and septic:</i>	Four bedrooms/acre.
<i>Shared/community well and septic:</i>	Four bedrooms/acre.
<i>Public water and septic:</i>	Six bedrooms/acre.
<i>Public water (with buildings sprinklered) and septic:</i>	Eight bedrooms/acre.
<i>Public water and public sewer:</i>	Twelve bedrooms/acre.
<i>Public water (buildings sprinklered) and public sewer:</i>	Sixteen bedrooms/acre.

Potential Course of Action:

1. Approve the character area map amendment as requested.
2. Approve the character area map amendment with conditions.
3. Table or deny the character area map amendment request.

Budgetary Impact:

None

Planning Commission's Recommendation: The Planning Commission unanimously recommends to the Board of Commissioners to change the current Residential Growth Character Area (effecting only Map/Parcel # 083-100) to the Gateway Corridor Overlay District.

<Insert Resolution Here>

Chris Dockery, Chairman
Lumpkin County Board of Commissioners

Attest:

Melissa Z. Witcher
Lumpkin County Clerk

Attachments:

1743_HWY 60 _Deed
2022-08-15_UFH - Hwy 60 Letter of Intent
2022-08-15_UFH - Hwy 60 Architectural Concept
220716_Hwy 60 Apartments - Render 1
220716_Hwy 60 Apartments - Render 2
220716_Hwy 60 Apartments - Render 3
220716_Hwy 60 Apartments - Render 4
220716_Hwy 60 Apartments - Render 5
220716_Hwy 60 Apartments - Render 6
220716_Hwy 60 Apartments - Render 7
220716_Hwy 60 Apartments - Render 8
220716_Hwy 60 Apartments - Render 9
220716_Hwy 60 Apartments - Render 10
220716_Hwy 60 Apartments - Render 11
Location Map with Character Area
United Family Homes_Ownership document

BOLING RICE LLC
A LIMITED LIABILITY COMPANY

Zack A. Rice
Paul J. McGruder
Renee D. T. Welch
Taylor H. Rice

207 PIRKLE FERRY ROAD
CUMMING, GEORGIA 30040

Of Counsel:
Angie Martin McKinney
Samuel R. Bagwell

Matthew C. Bottoms

Leon Boling (1919 - 2015)
Larry H. Boling (1951 - 1991)

Telephone: 770.887.3162
Facsimile: 770.889.8824
Facsimile: 770.844.6602

March 17, 2022

United Family Home LLC
8740 Colonial Place
Duluth, GA 3097

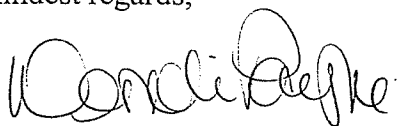
Re: Brandy Mountain Road, Dahlonega, GA

To Whom It May Concern:

Enclosed herewith please find the original recorded Limited Warranty Deed and Owner's Title Policy for the above referenced property. Please place these documents in safe keeping.

We appreciate the opportunity of assisting you with this matter. If we can be of further assistance, please let us know.

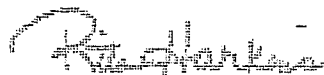
Kindest regards,



Wendi Payne
Post Closing
Enclosures
#80855

Attachment: 1743_HWY 60_Deed (2022 - 38 : Resolution to Amend the Character Area Map)

DOCH 000067
 FILED IN OFFICE
 1/6/2022 01:15 PM
 BK=1543 PG=129-130
 RITA HARKINS
 CLERK OF COURTS
 LUMPKIN COUNTY



AFTER RECORDING, RETURN TO:

Zack A. Rice
 Boling Rice LLC
 207 Pirkle Ferry Road
 Cumming, GA 30040
 #80855

REAL ESTATE TRANSFER
 TAX PAID: \$1100.00
 PT-61 093-2022-000032

STATE OF GEORGIA

COUNTY OF FORSYTH

LIMITED WARRANTY DEED

THIS INDENTURE is made as of **December 28, 2021**, between **Charles Turner, III** (hereinafter referred to as "Grantor") and **United Family Home LLC**, a Georgia limited liability company (hereinafter referred to as "Grantee"), ("Grantor" and "Grantee" to include their respective heirs, successors, executors, administrators, legal representatives and assigns where the context requires or permits).

WITNESSETH:

GRANTOR, in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency whereof are hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and does hereby grant, bargain, sell, alien, convey and confirm unto Grantee the following:

All that tract or parcel of land lying and being in Land Lot 140, 11th District, 1st Section of Lumpkin County, Georgia, containing 43.719 acres, more or less, as shown on a plat of survey, dated August 25, 2015, prepared for Charles Turner by Jessie R. Henderson, Georgia Registered Land Surveyor, No. 2985, recorded in Plat Cabinet 1, Slide 206, page 116, Lumpkin County, Georgia records. Said plat and the record thereof are incorporated herein by reference for a more complete description of subject property.

AND

Attachment: 1743_HWY 60_Deed (2022 - 38 : Resolution to Amend the Character Area Map)

BK#1543 PG#130

All that tract or parcel of land lying and being in Land Lots 140 and 149, 11th District, originally of Hall County, now Lumpkin County, Georgia, consisting of 8.18 acres, according to a Survey For: Hoyt Robinson Estate, dated July 29, 2000, last revised March 17, 2021, by Jason D. Watkins, Registered Land Surveyor, said plat is recorded at Plat Book 2021, Page 71, Lumpkin County, Georgia Records, which plat and reference thereto is incorporated herein for a more complete description of the subject property.

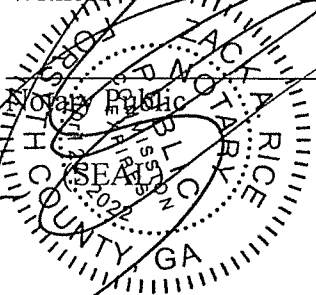
TO HAVE AND TO HOLD, the Land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of Grantee, forever in FEE SIMPLE.

AND GRANTOR WILL WARRANT and forever defend the right and title of the above described property unto Grantee against the claims of all persons claiming by, through or under Grantor.

EXECUTED under seal as of the date above.

Signed, sealed and delivered
in the presence of:

Witness



Charles Turner, III

(SEAL)

(SEAL)



CHICAGO TITLE
INSURANCE COMPANY

Policy No.: 2487-1-80855-2022.7230610-226948806

OWNER'S POLICY OF TITLE INSURANCE

Issued by

CHICAGO TITLE INSURANCE COMPANY

Any notice of claim and any other notice or statement in writing required to be given the Company under this Policy must be given to the Company at the address shown in Section 18 of the Conditions.

COVERED RISKS

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE EXCEPTIONS FROM COVERAGE CONTAINED IN SCHEDULE B, AND THE CONDITIONS, CHICAGO TITLE INSURANCE COMPANY, a Florida corporation, (the "Company") insures as of Date of Policy and, to the extent stated in Covered Risks 9 and 10, after Date of Policy, against loss or damage, not exceeding the Amount of Insurance, sustained or incurred by the Insured by reason of:

1. Title being vested other than as stated in Schedule A.
2. Any defect in or lien or encumbrance on the Title. This Covered Risk includes but is not limited to insurance against loss from
 - (a) A defect in the Title caused by
 - (i) forgery, fraud, undue influence, duress, incompetency, incapacity, or impersonation;
 - (ii) failure of any person or Entity to have authorized a transfer or conveyance;
 - (iii) a document affecting Title not properly created, executed, witnessed, sealed, acknowledged, notarized, or delivered;
 - (iv) failure to perform those acts necessary to create a document by electronic means authorized by law;
 - (v) a document executed under a falsified, expired, or otherwise invalid power of attorney;
 - (vi) a document not properly filed, recorded, or indexed in the Public Records including failure to perform those acts by electronic means authorized by law; or
 - (vii) a defective judicial or administrative proceeding.
 - (b) The lien of real estate taxes or assessments imposed on the Title by a governmental authority due or payable, but unpaid.
 - (c) Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
3. Unmarketable Title.
4. No right of access to and from the Land.
5. The violation or enforcement of any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (a) the occupancy, use, or enjoyment of the Land;
 - (b) the character, dimensions, or location of any improvement erected on the Land;
 - (c) the subdivision of land; or
 - (d) environmental protection
 if a notice, describing any part of the Land, is recorded in the Public Records setting forth the violation or intention to enforce, but only to the extent of the violation or enforcement referred to in that notice.
6. An enforcement action based on the exercise of a governmental police power not covered by Covered Risk 5 if a notice of the enforcement action, describing any part of the Land, is recorded in the Public Records, but only to the extent of the enforcement referred to in that notice.
7. The exercise of the rights of eminent domain if a notice of the exercise, describing any part of the Land, is recorded in the Public Records.
8. Any taking by a governmental body that has occurred and is binding on the rights of a purchaser for value without knowledge.
9. Title being vested other than as stated Schedule A or being defective
 - (a) as a result of the avoidance in whole or in part, or from a court order providing an alternative remedy, of a transfer of all or any part of the title to or any interest in the Land occurring prior to the transaction vesting Title as shown in Schedule A because that prior transfer constituted a fraudulent or preferential transfer under federal bankruptcy, state insolvency, or similar creditors' rights laws; or



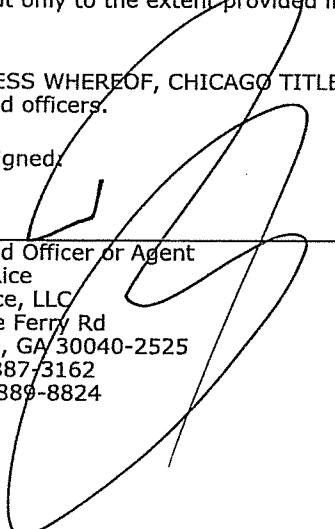
- (b) because the instrument of transfer vesting Title as shown in Schedule A constitutes a preferential transfer under federal bankruptcy, state insolvency, or similar creditors' rights laws by reason of the failure of its recording in the Public Records
- (i) to be timely, or
 - (ii) to impart notice of its existence to a purchaser for value or to a judgment or lien creditor.
10. Any defect in or lien or encumbrance on the Title or other matter included in Covered Risks 1 through 9 that has been created or attached or has been filed or recorded in the Public Records subsequent to Date of Policy and prior to the recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The Company will also pay the costs, attorneys' fees, and expenses incurred in defense of any matter insured against by this Policy, but only to the extent provided in the Conditions.

IN WITNESS WHEREOF, CHICAGO TITLE INSURANCE COMPANY has caused this policy to be signed and sealed by its duly authorized officers.

Countersigned:

CHICAGO TITLE INSURANCE COMPANY

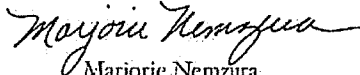
By: 
 Authorized Officer or Agent
 Zack A. Rice
 Boling Rice, LLC
 207 Pirkle Ferry Rd
 Cumming, GA 30040-2525
 Tel: 770-887-3162
 Fax: 770-889-8824

By:



Michael J. Nolan
President

Attest:


 Marjorie Nemzura
Secretary

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;
 or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters:
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
 - (a) a fraudulent conveyance or fraudulent transfer; or
 - (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.



CONDITIONS

1. DEFINITION OF TERMS

The following terms when used in this policy mean:

(a) "Amount of Insurance": The amount stated in Schedule A, as may be increased or decreased by endorsement to this policy, increased by Section 8(b), or decreased by Sections 10 and 11 of these Conditions.

(b) "Date of Policy": The date designated as "Date of Policy" in Schedule A.

(c) "Entity": A corporation, partnership, trust, limited liability company, or other similar legal entity.

(d) "Insured": The Insured named in Schedule A.

(i) The term "Insured" also includes

(A) successors to the Title of the Insured by operation of law as distinguished from purchase, including heirs, devisees, survivors, personal representatives, or next of kin;

(B) successors to an Insured by dissolution, merger, consolidation, distribution, or reorganization;

(C) successors to an Insured by its conversion to another kind of Entity;

(D) a grantee of an Insured under a deed delivered without payment of actual valuable consideration conveying the

Title

Insured, (1) if the stock, shares, memberships, or other equity interests of the grantee are wholly-owned by the named

(2) if the grantee wholly owns the named Insured,

(3) if the grantee is wholly-owned by an affiliated Entity of the named Insured, provided the affiliated Entity and the named Insured are both wholly-owned by the same person or Entity, or

(4) if the grantee is a trustee or beneficiary of a trust created by a written instrument established by the Insured named in Schedule A for estate planning purposes.

(ii) With regard to (A), (B), (C), and (D) reserving, however, all rights and defenses as to any successor that the Company would have had against any predecessor Insured.

(e) "Insured Claimant": An Insured claiming loss or damage.

(f) "Knowledge" or "Known": Actual knowledge, not constructive knowledge or notice that may be imputed to an Insured by reason of the Public Records or any other records that impart constructive notice of matters affecting the Title.

(g) "Land": The land described in Schedule A, and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways or waterways, but this does not modify or limit the extent that a right of access to and from the Land is insured by this policy.

(h) "Mortgage": Mortgage, deed of trust, trust deed, or other security instrument, including one evidenced by electronic means authorized by law.

(i) "Public Records": Records established under state statutes at Date of Policy for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge. With respect to Covered Risk 5(d), "Public Records" shall also include environmental protection liens filed in the records of the clerk of the United States District Court for the district where the Land is located.

(j) "Title": The estate or interest described in Schedule A.

(k) "Unmarketable Title": Title affected by an alleged or apparent matter that would permit a prospective purchaser or lessee of the Title or lender on the Title to be released from the obligation to purchase, lease, or lend if there is a contractual condition requiring the delivery of marketable title.

2. CONTINUATION OF INSURANCE

The coverage of this policy shall continue in force as of Date of Policy in favor of an Insured, but only so long as the Insured retains an estate or interest in the Land, or holds an obligation secured by a purchase money Mortgage given by a purchaser from the Insured, or only so long as the Insured shall have liability by reason of warranties in any transfer or conveyance of the Title. This policy shall not continue in force in favor of any purchaser from the Insured of either (i) an estate or interest in the Land, or (ii) an obligation secured by a purchase money Mortgage given to the Insured.

3. NOTICE OF CLAIM TO BE GIVEN BY INSURED CLAIMANT

The Insured shall notify the Company promptly in writing (i) in case of any litigation as set forth in Section 5(a) of these Conditions, (ii) in case Knowledge shall come to an Insured hereunder of any claim of title or interest that is adverse to the Title, as insured, and that might cause loss or damage for which the Company may be liable by virtue of this policy, or (iii) if the Title, as insured, is rejected as Unmarketable Title. If the Company is prejudiced by the failure of the Insured Claimant to provide prompt notice, the Company's liability to the Insured Claimant under the policy shall be reduced to the extent of the prejudice.

4. PROOF OF LOSS

In the event the Company is unable to determine the amount of loss or damage, the Company may, at its option, require as a condition of payment that the Insured Claimant furnish a signed proof of loss. The proof of loss must describe the defect, lien, encumbrance, or other matter insured against by this policy that constitutes the basis of loss or damage and shall state, to the extent possible, the basis of calculating the amount of the loss or damage.



5. DEFENSE AND PROSECUTION OF ACTIONS

(a) Upon written request by the Insured, and subject to the options contained in Section 7 of these Conditions, the Company, at its own cost and without unreasonable delay, shall provide for the defense of an Insured in litigation in which any third party asserts a claim covered by this policy adverse to the Insured. This obligation is limited to only those stated causes of action alleging matters insured against by this policy. The Company shall have the right to select counsel of its choice (subject to the right of the Insured to object for reasonable cause) to represent the Insured as to those stated causes of action. It shall not be liable for and will not pay the fees of any other counsel. The Company will not pay any fees, costs, or expenses incurred by the Insured in the defense of those causes of action that allege matters not insured against by this policy.

(b) The Company shall have the right, in addition to the options contained in Section 7 of these Conditions, at its own cost, to institute and prosecute any action or proceeding or to do any other act that in its opinion may be necessary or desirable to establish the Title, as insured, or to prevent or reduce loss or damage to the Insured. The Company may take any appropriate action under the terms of this policy, whether or not it shall be liable to the Insured. The exercise of these rights shall not be an admission of liability or waiver of any provision of this policy. If the Company exercises its rights under this subsection, it must do so diligently.

(c) Whenever the Company brings an action or asserts a defense as required or permitted by this policy, the Company may pursue the litigation to a final determination by a court of competent jurisdiction, and it expressly reserves the right, in its sole discretion, to appeal any adverse judgment or order.

6. DUTY OF INSURED CLAIMANT TO COOPERATE

(a) In all cases where this policy permits or requires the Company to prosecute or provide for the defense of any action or proceeding and any appeals, the Insured shall secure to the Company the right to so prosecute or provide defense in the action or proceeding, including the right to use, at its option, the name of the Insured for this purpose. Whenever requested by the Company, the Insured, at the Company's expense, shall give the Company all reasonable aid (i) in securing evidence, obtaining witnesses, prosecuting or defending the action or proceeding, or effecting settlement, and (ii) in any other lawful act that in the opinion of the Company may be necessary or desirable to establish the Title, or any other matter as insured. If the Company is prejudiced by the failure of the Insured to furnish the required cooperation, the Company's obligations to the Insured under the policy shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation, with regard to the matter or matters requiring such cooperation.

(b) The Company may reasonably require the Insured Claimant to submit to examination under oath by any authorized representative of the Company and to produce for examination, inspection, and copying, at such reasonable times and places as may be designated by the authorized representative of the Company, all records, in whatever medium maintained, including books, ledgers, checks, memoranda, correspondence, reports, e-mails, disks, tapes, and videos whether bearing a date before or after Date of Policy, that reasonably pertain to the loss or damage. Further, if requested by any authorized representative of the Company, the Insured Claimant shall grant its permission, in writing, for any authorized representative of the Company to examine, inspect, and copy all of these records in the custody or control of a third party that reasonably pertain to the loss or damage. All information designated as confidential by the Insured Claimant provided to the Company pursuant to this Section shall not be disclosed to others unless, in the reasonable judgment of the Company, it is necessary in the administration of the claim. Failure of the Insured Claimant to submit for examination under oath, produce any reasonably requested information, or grant permission to secure reasonably necessary information from third parties as required in this subsection, unless prohibited by law or governmental regulation, shall terminate any liability of the Company under this policy as to that claim.

7. OPTIONS TO PAY OR OTHERWISE SETTLE CLAIMS; TERMINATION OF LIABILITY

In case of a claim under this policy, the Company shall have the following additional options:

(a) To Pay or Tender Payment of the Amount of Insurance.

To pay or tender payment of the Amount of Insurance under this policy together with any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment or tender of payment and that the Company is obligated to pay.

Upon the exercise by the Company of this option, all liability and obligations of the Company to the Insured under this policy, other than to make the payment required in this subsection, shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation.

(b) To Pay or Otherwise Settle With Parties Other Than the Insured or With the Insured Claimant.

(i) To pay or otherwise settle with other parties for or in the name of an Insured Claimant any claim insured against under this policy. In addition, the Company will pay any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment and that the Company is obligated to pay; or

(ii) To pay or otherwise settle with the Insured Claimant the loss or damage provided for under this policy, together with any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment and that the Company is obligated to pay.

Upon the exercise by the Company of either of the options provided for in subsections (b)(i) or (ii), the Company's obligations to the Insured under this policy for the claimed loss or damage, other than the payments required to be made, shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation.

8. DETERMINATION AND EXTENT OF LIABILITY

This policy is a contract of indemnity against actual monetary loss or damage sustained or incurred by the Insured Claimant who has suffered loss or damage by reason of matters insured against by this policy.

(a) The extent of liability of the Company for loss or damage under this policy shall not exceed the lesser of

- (i) the Amount of Insurance; or
- (ii) the difference between the value of the Title as insured and the value of the Title subject to the risk insured against by this policy.

(b) If the Company pursues its rights under Section 5 of these Conditions and is unsuccessful in establishing the Title, as insured,

- (i) the Amount of Insurance shall be increased by 10%, and
- (ii) the Insured Claimant shall have the right to have the loss or damage determined either as of the date the claim was made by the Insured Claimant or as of the date it is settled and paid.

(c) In addition to the extent of liability under (a) and (b), the Company will also pay those costs, attorneys' fees, and expenses incurred in accordance with Sections 5 and 7 of these Conditions.

9. LIMITATION OF LIABILITY

(a) If the Company establishes the Title, or removes the alleged defect, lien or encumbrance, or cures the lack of a right of access to or from the Land, or cures the claim of Unmarketable Title, all as insured, in a reasonably diligent manner by any method, including litigation and the completion of any appeals, it shall have fully performed its obligations with respect to that matter and shall not be liable for any loss or damage caused to the Insured.

(b) In the event of any litigation, including litigation by the Company or with the Company's consent, the Company shall have no liability for loss or damage until there has been a final determination by a court of competent jurisdiction, and disposition of all appeals, adverse to the Title, as insured.

(c) The Company shall not be liable for loss or damage to the Insured for liability voluntarily assumed by the Insured in settling any claim or suit without the prior written consent of the Company.

10. REDUCTION OF INSURANCE; REDUCTION OR TERMINATION OF LIABILITY

All payments under this policy, except payments made for costs, attorneys' fees, and expenses, shall reduce the Amount of Insurance by the amount of the payment.

11. LIABILITY NONCUMULATIVE

The Amount of Insurance shall be reduced by any amount the Company pays under any policy insuring a Mortgage to which exception is taken in Schedule B or to which the Insured has agreed, assumed, or taken subject, or which is executed by an Insured after Date of Policy and which is a charge or lien on the Title, and the amount so paid shall be deemed a payment to the Insured under this policy.

12. PAYMENT OF LOSS

When liability and the extent of loss or damage have been definitely fixed in accordance with these Conditions, the payment shall be made within 30 days.

13. RIGHTS OF RECOVERY UPON PAYMENT OR SETTLEMENT

(a) Whenever the Company shall have settled and paid a claim under this policy, it shall be subrogated and entitled to the rights of the Insured Claimant in the Title and all other rights and remedies in respect to the claim that the Insured Claimant has against any person or property, to the extent of the amount of any loss, costs, attorneys' fees, and expenses paid by the Company. If requested by the Company, the Insured Claimant shall execute documents to evidence the transfer to the Company of these rights and remedies. The Insured Claimant shall permit the Company to sue, compromise, or settle in the name of the Insured Claimant and to use the name of the Insured Claimant in any transaction or litigation involving these rights and remedies.

If a payment on account of a claim does not fully cover the loss of the Insured Claimant, the Company shall defer the exercise of its right to recover until after the Insured Claimant shall have recovered its loss.

(b) The Company's right of subrogation includes the rights of the Insured to indemnities, guaranties, other policies of insurance, or bonds, notwithstanding any terms or conditions contained in those instruments that address subrogation rights.

14. THIS SECTION INTENTIONALLY DELETED

15. LIABILITY LIMITED TO THIS POLICY; POLICY ENTIRE CONTRACT

(a) This policy together with all endorsements, if any, attached to it by the Company is the entire policy and contract between the Insured and the Company. In interpreting any provision of this policy, this policy shall be construed as a whole.

(b) Any claim of loss or damage that arises out of the status of the Title or by any action asserting such claim shall be restricted to this policy.

(c) Any amendment of or endorsement to this policy must be in writing and authenticated by an authorized person, or expressly incorporated by Schedule A of this policy.

(d) Each endorsement to this policy issued at any time is made a part of this policy and is subject to all of its terms and provisions. Except as the endorsement expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsement, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance.



16. SEVERABILITY

In the event any provision of this policy, in whole or in part, is held invalid or unenforceable under applicable law, the policy shall be deemed not to include that provision or such part held to be invalid, but all other provisions shall remain in full force and effect.

17. CHOICE OF LAW; FORUM

(a)Choice of Law: The Insured acknowledges the Company has underwritten the risks covered by this policy and determined the premium charged therefor in reliance upon the law affecting interests in real property and applicable to the interpretation, rights, remedies, or enforcement of policies of title insurance of the jurisdiction where the Land is located.

Therefore, the court or an arbitrator shall apply the law of the jurisdiction where the Land is located to determine the validity of claims against the Title that are adverse to the Insured and to interpret and enforce the terms of this policy. In neither case shall the court or arbitrator apply its conflicts of law principles to determine the applicable law.

(b)Choice of Forum: Any litigation or other proceeding brought by the Insured against the Company must be filed only in a state or federal court within the United States of America or its territories having appropriate jurisdiction.

18. NOTICES, WHERE SENT

Any notice of claim and any other notice or statement in writing required to be given to the Company under this policy must be given to the Company at CHICAGO TITLE INSURANCE COMPANY, Attn: Claims Department, P.O. Box 45023, Jacksonville, FL 32232-5023

Attachment: 1743_HWY 60 _Deed (2022 - 38 : Resolution to Amend the Character Area Map)



CHICAGO TITLE INSURANCE COMPANY

OWNER'S POLICY OF TITLE INSURANCE

SCHEDULE A

File No.:	80855
Policy Number:	2487-1-80855-2022.7230610-226948806
Property/Address Reference:	Land Lot 140 & 149 of the 11th District, 1st Section of Lumpkin County, Georgia, being known as 51.899 acres, Brandy Mountain Road, Dahlonega, GA 30533
Amount of Insurance:	\$1,100,000.00
Date of Policy:	December 28, 2021 at 5:00 o'clock P.M.
Policy Premium Paid:	\$2,145.00

1. Name of Insured:

United Family Home LLC, a Georgia limited liability company

2. The Estate or Interest in the Land that is insured by this Policy is:

Fee Simple

3. Title to the Land is vested in:

United Family Home LLC, a Georgia limited liability company by virtue of Limited Warranty Deed between Charles Turner, II and United Family Home LLC, a Georgia limited liability company, dated December 28, 2021, filed of record January 6, 2022, Lumpkin County, Georgia Records.

4. The Land described in this Policy is described as follows:

All that tract or parcel of land lying and being in Land Lots 140 and 149 of the 11th District, 1st Section of Lumpkin County, Georgia, and being more particularly described on Exhibit "A" attached hereto.

EXHIBIT "A"

All that tract or parcel of land lying and being in Land Lot 140, 11th District, 1st Section of Lumpkin County, Georgia, containing 43.719 acres, more or less, as shown on a plat of survey, dated August 25, 2015, prepared for Charles Turner by Jessie R. Henderson, Georgia Registered Land Surveyor, No. 2985, recorded in Plat Cabinet 1, Slide 206, page 116, Lumpkin County, Georgia records. Said plat and the record thereof are incorporated herein by reference for a more complete description of subject property.

AND

All that tract or parcel of land lying and being in Land Lots 140 and 149, 11th District, originally of Hall County, now Lumpkin County, Georgia, consisting of 8.18 acres, according to a Survey For: Hoyt Robinson Estate, dated July 29, 2000, last revised March 17, 2021, by Jason D. Watkins, Registered Land Surveyor, said plat is recorded at Plat Book 2021, Page 71, Lumpkin County, Georgia Records, which plat and reference thereto is incorporated herein for a more complete description of the subject property.

This Policy is only valid if Schedule B is attached.

Schedule A consists of two (2) pages.

CHICAGO TITLE INSURANCE COMPANY

OWNER'S POLICY OF TITLE INSURANCE

POLICY NUMBER

2487-1-80855-2022.7230610-226948806

SCHEDULE B

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees, or expenses) which arise by reason of:

1. Deleted.
2. All State and County real property ad valorem taxes for the year 2022 and subsequent years, not yet due and payable, and any additional taxes for the current year or any prior years resulting from a reassessment, amendment or re-billing of city or county taxes subsequent to the Effective Date.
3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
4. Easements or claims of easements, not shown by the public records.
5. Deleted.
6. Deleted.
7. Deleted.
8. This policy does not insure the accuracy of the engineering calculation used to determine the exact amount of acreage contained within the Land.

As to 43.719 acres:

9. Subject to mineral interests previously reserved.
10. Subject to a conveyance in Evelyn Early.
11. Rights of upper and lower riparian owners in and to the waters which flow along the southern boundary.

As to 8.18 acres:

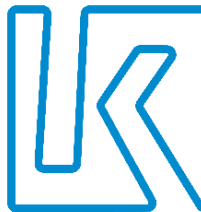
12. Matters shown on Survey For: Hoyt Robinson Estate, dated July 29, 2000, last revised March 17, 2021, by Jason D. Watkins, Registered Land Surveyor, said plat is recorded at Plat Book 2021, Page 71, Lumpkin County, Georgia Records.

Countersigned:
Boling Rice LLC

By: _____

Zack A. Rice, Member
Authorized Signatory

This Policy is only valid if Schedule A is attached.
Schedule B consists of three (3) pages.



KANON
ARCHITECTS

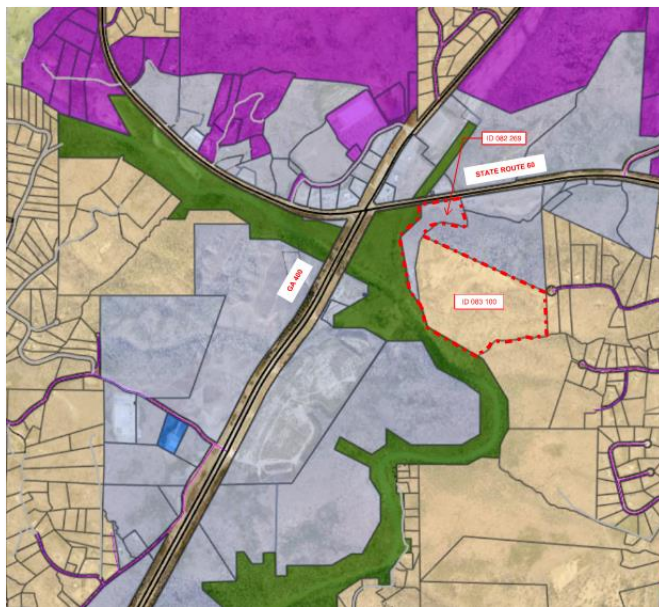
2022-08-13 // Character Area Map Amendment Letter of Intent : Lumpkin County Highway 60 Apartments

To the Planning Commission and Board of Commissioners:

This letter of intent is in regards to the “Lumpkin Highway 60” project with a proposed location utilizing Land Lots 140, 141, 148, & 149 in the 11th District of (what was originally Hall County) Lumpkin County, Georgia.

- Currently the 8.2 Acre Parcel (ID 082 269) is categorized in the “Gateway Corridor Overlay District” allowing for higher density development.
- The 40.99 Acre Parcel 083 100 is currently zoned in “Residential Growth”.

We are requesting to merge the two parcels (ID 082 269 and ID 083 100) and to categorize them as a combined parcel within “Gateway Corridor Overlay District”.



Changing from Residential Growth to Gateway Corridor Overlay District comes with many benefits to the site and to Lumpkin County including the following:

- **Shifts from Low Density to a High Density** : Residential Growth would only allow for about 25 units over the full 49 acres. Shifting to a higher density categorization would allow for the proposed 288 units over about 11 acres out of the 49.

BENEFITS:

- Having higher density means a connection to Infrastructure: Sewer and Water. This avoids the potential of 25 separate wells and 25 separate septic systems in close proximity to the Chestatee River.
- Having a smaller footprint for development would allow for less site disturbance. This is desired due to the proximity to the Chestatee River
- Having a smaller development footprint allows for the preservation of old-growth pine/hardwoods that are on 38 out of the 49 acres.
 - This is ecologically responsible
 - This allows for the preservation of visual screening of the development from those traveling on 400/60.
- Higher density would provide an economic boon to Lumpkin county, providing a larger and more stabilized housing anchor for any future planned economic growth/development such as Hospitals and Universities.

- **Requires a Higher Standard of Development:** The Gateway Corridor Overlay District requires a higher standard of development and will result in a higher quality construction product

BENEFITS:

- A higher standard of development will be enforced, necessitating the usage of nicer and more lasting materials
- The intent of the design for these buildings is to integrate into the traditional architectural design prevalent in the area, while modernizing certain feature locations of the buildings with tasteful and timeless detailing. The material palettes are suggested to be a neutral and nature-inspired combination of wood tones, whites, beiges, and greens.
- The development is planned to be a gated community with attractive site work and landscaping to minimally disturb the intersection and be as unobtrusive as possible.
- The Higher Standard of Development, paired with a target rent of \$2,000/month will attract more stabilized housing residents

Regarding Character Area Map Amendments, per Section 27-8.1.3

A. Whether the land use amendment proposal meets the policies and intent established in the current comprehensive plan and the CAM.

- The land use amendment proposal would meet the policies and intent established in the Comprehensive Plan that was informed by the SWOT Analysis by :
 - Solving Short-comings and County Needs Addressed in the Comprehensive Plan such as :
 - Gaps in workforce/starter housing supply
 - Limited options for commercial tax base
 - Presenting Opportunities/Unique Possibilities such as :
 - Providing a housing anchor for Potential Medical Hub with Hospital Relocation
 - Initiate precedent in new/smart growth
 - Controlling Threats/Outside Risks such as :
 - Managing potential conflicts from growth by focusing on a single high quality development rather than uncontrolled variety of developments at unknown qualities and impacts
 - Managing possible rapid growth from metro Atlanta by consolidating housing options into a low acreage parcel to avoid over-development and sprawl
- Page 10 Lumpkin County Comprehensive Plan : Update land use policies to mitigate impacts of new development / Target utility and infrastructure improvements in a way compatible with rural character
 - This project would create a single, high density, development instance that would need to utilize sewer/city water. This avoids potential future development of low density that could include up to 25 separate wells/septic tanks in close proximity to the Chestatee River

B. Whether the land use amendment proposal is compatible with the surrounding future land uses as identified in the CAM;

- As notable in the overall site plan and the portion of the CAM included on Page 1, most of the surrounding large parcels that buffer GA 400 and State Route 60 are already designated "Gateway Corridor Overlay District".

C. Whether the CAM amendment proposal can be adequately served by existing transportation facilities and other infrastructure, such as schools, water and sewer;

- This parcel being amended is already served by the GA400 Corridor and is accessed via Hwy 60. The water and sewer infrastructure is existing and capable of servicing the first phase of this project at 230 Beds / 132 Units.
- Phases II and III would be served by the sewer expansion efforts expected to be completed by 2025.

D. Whether the CAM amendment proposal negatively impacts natural and scenic resources identified by the county;

- Some natural and scenic resources identified by the county include :
 - Scenic Rural Vistas – State Rout 400 and State Route 60 providing the "Gateway" into the county and city of Dahlonega
 - The Chestatee River
 - The Rugged/Forested Terrain
- The CAM amendment proposal positively impacts natural and scenic resources identified by the county by allowing a higher density development which:
 - Allows for an economically viable project with minimal impact on the site, preserving 75%+ of the hardwood/pine growth forest on site
 - Allows for the retainage of a majority of the tree canopy preserving the scenic views from 400 and 60
 - Reduces site disturbance which reduces the impact on the Chestatee River
 - Reduces the potential for septic/well installs which avoids negative impacts on the water-table/the Chestatee

E. Whether the CAM amendment proposal is in the best interest of the county and the public good and whether the proposal protects the health and welfare of its citizens; and

- This amendment proposal follows the interest of the county and the public good by protecting the health and welfare of its citizens. It does so by:
 - Promoting **Economic Prosperity**, providing housing for new good jobs located nearby and providing a high quality product
 - Contributes towards **Resource Management** and utilizes **Efficient Land Use** by smartly avoiding ecologically harmful development of a sensitive parcel close to scenic routes and the Chestatee River
 - Initiates **Local Preparedness** by providing justification and purpose for expanding sewer treatment facilities which would point towards a future where Septic could be minimized in sensitive areas.
 - Creates a **Sense of Place** by creating local housing nearby to the future hospital and university which would allow for shorter commutes for residents and a more localized sense of community

F. Whether the property to be affected by the CAM amendment proposal has a reasonable economic use as currently designated on the CAM.

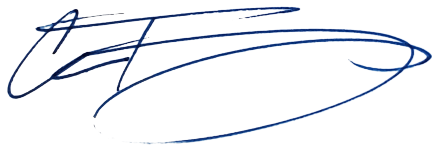
- There is a reasonable economic use currently as single family detached housing, but such a development would be ecologically harmful by:
 - Possibly introducing 25 separate septic tanks up-hill from the Chestatee River
 - Possibly introducing 25 separate wells which could disturb the proximity water-table
 - Resulting in the disturbance of the total 50 acres of the site, risking exposure to 400/60 and reduction of the quality of those vistas

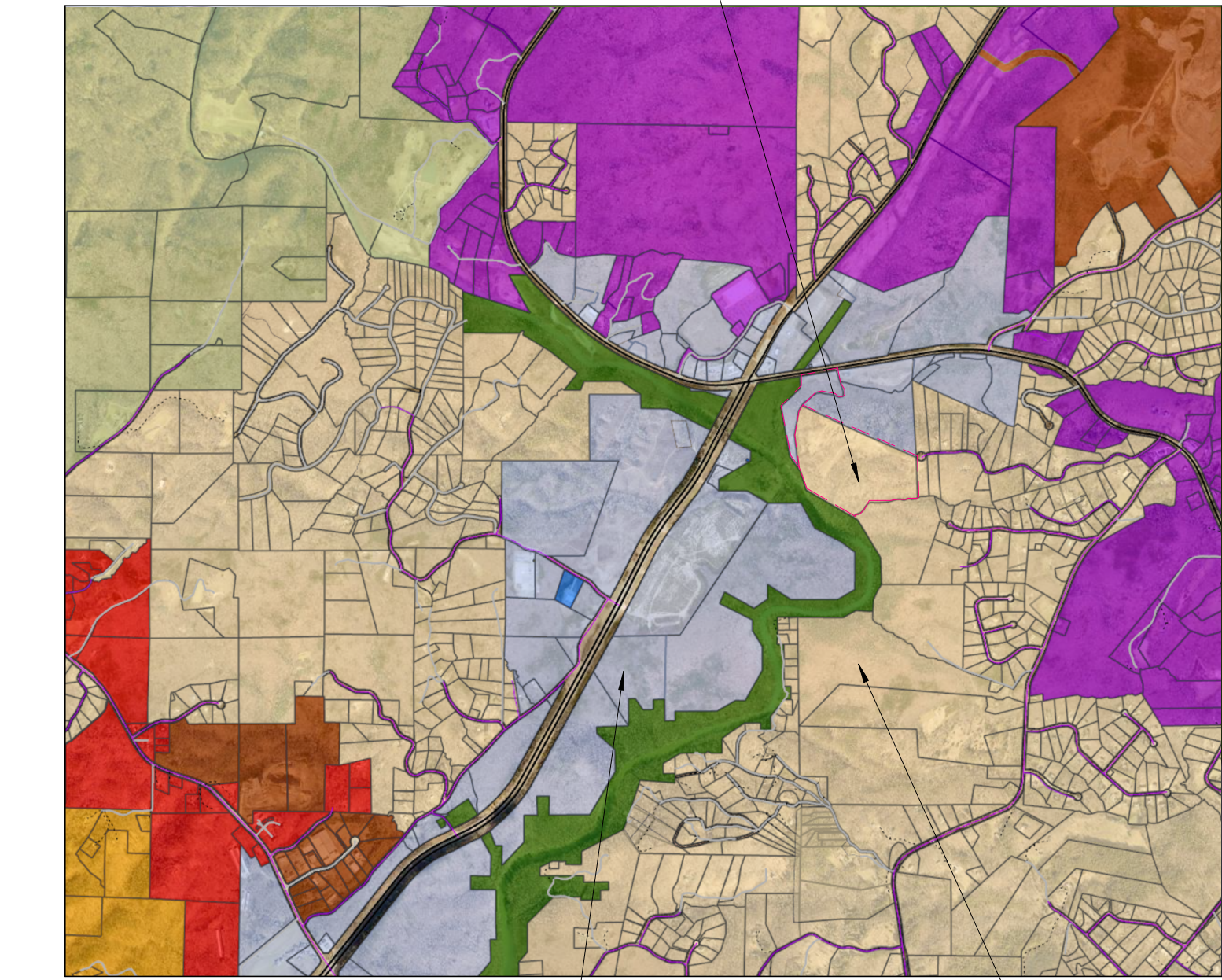
The program of the proposed development to be built upon the rezoned land is as designed as indicated below:

4 Multi-Family Buildings, each at 3 stories, combining to a total Unit Count of 288, comprised of 100 One-Bedroom Units, 168 Two-Bedroom Units, and 20 Three-Bedroom Units. There will be an on-site leasing center, fitness center, pool, playground, and dog park.

It is understood that the current capacity for development is limited and as a result, the project will be phased into three phases. Phase I will include the development of the site, the amenities, and buildings 2000 and 3000 totaling to 132 units. Phase II will be building 1000, adding a total of 78 units. Phase III will be building 4000 adding an additional 78 units.

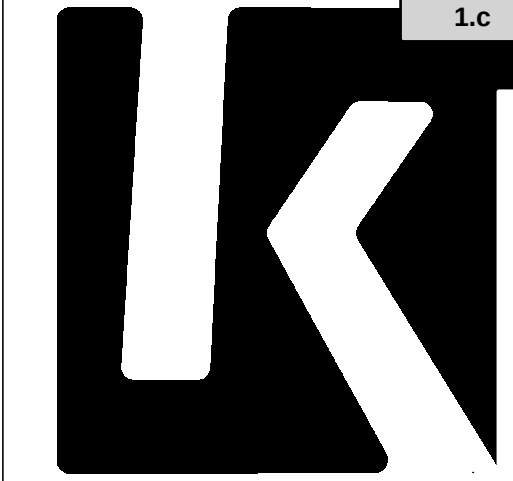
Canon Manley, Registered Architect / 678 462 3225 / canon@kanonarc.com





GATEWAY CORRIDOR OVERLAY RESIDENTIAL GROWTH

1 Site
1" = 100'-0"



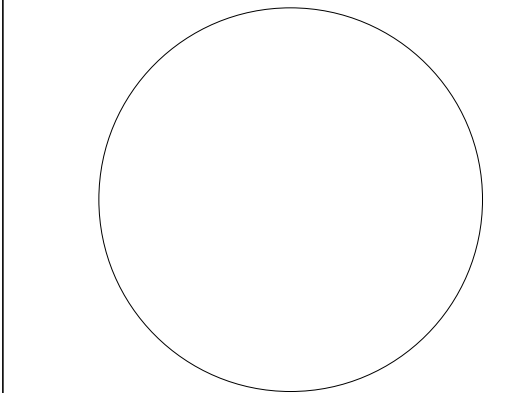
KANON Architec
45 W Crossville Rd, Suite
Roswell, GA 30075
www.kanonarc.com // 678 462

HWY 60 APARTMENTS

Lumpkin County, GA

Copyright (c) 2022 Kanon Architects Inc.
All reports, plans, specifications, computer files, field data, notes, and documents and instruments prepared by Kanon Architects and related to this project are the property of Kanon Architects and shall remain the property of Kanon Architects. It is to be returned upon request. Scales as stated are the original drawings which are 24"x36".

#	Rev	Date



Owner
Lumpkin County, GA

Site Plan
G001

Scale 1" = 100'-0"
Revision Release
Generated 8/15/2022 5:52:56 PM



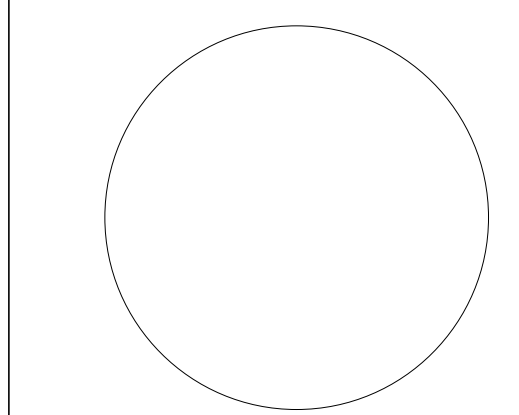
KANON Architec
45 W Crossville Rd, Suite
Roswell, GA : 5
www.kanonarc.com // 678 462

HWY 60 APARTMENTS

Lumpkin County, GA

Copyright (c) 2022 Kanon Architects Inc.
All reports, plans, specifications, computer files, field data, notes, and documents and instruments prepared by Kanon Architects and related to this project are the property of Kanon Architects and shall remain the property of Kanon Architects. It is to be returned upon request. Scales as stated are the original drawings which are 24"x36".

#	Rev	Date



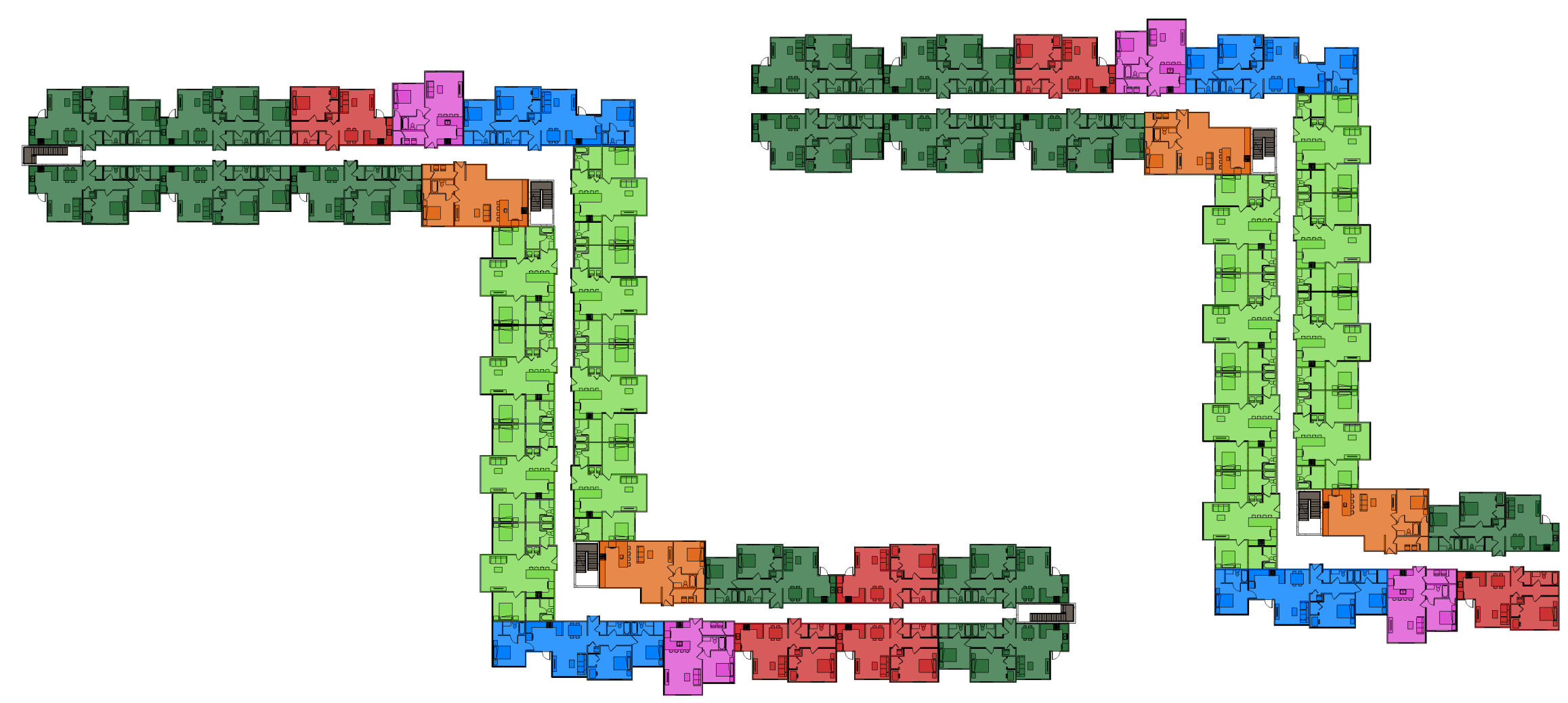
Owner
Lumpkin County, GA

Architectural Site Plan

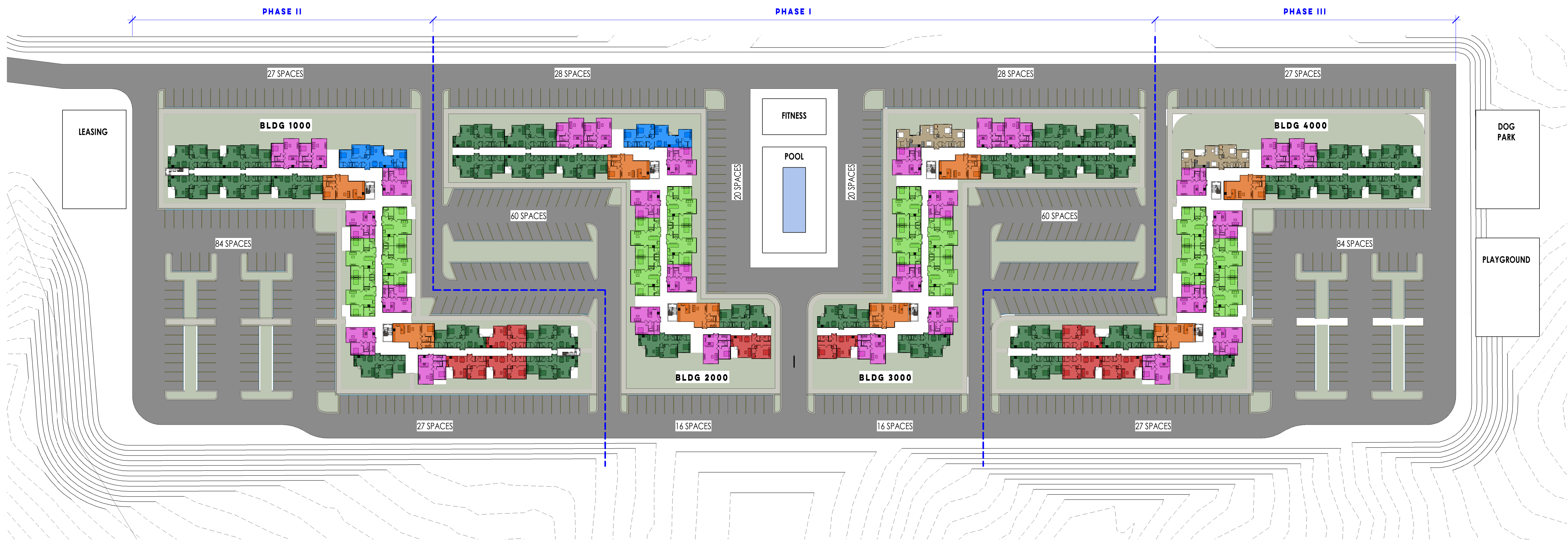
G002

Scale As indicated

Revision Release	
Generated	8/15/2022 5:53:27 PM



4 Levels 2/3
1" = 50'-0"



1 Architectural Site Plan - Level 1
1" = 50'-0"

TOTAL UNITS : 288	BUILDING 1000 : TYPE 1	BUILDING 2000 : TYPE 2	BUILDING 3000 : TYPE 2	BUILDING 4000 : TYPE 1
TOTAL BEDS : 496	78 UNITS	66 UNITS	66 UNITS	78 UNITS
TOTAL 1 BR : 100 (35%)	L1 - 12 @1BR / 13 @2BR / 1 @3BR	L1 - 10 @1BR / 11 @2BR / 1 @3BR	L1 - 10 @1BR / 11 @2BR / 1 @3BR	L1 - 12 @1BR / 13 @2BR / 1 @3BR
TOTAL 2 BR : 168 (58%)	L2 - 8 @1BR / 16 @2BR / 2 @3BR	L2 - 6 @1BR / 14 @2BR / 2 @3BR	L2 - 6 @1BR / 14 @2BR / 2 @3BR	L2 - 8 @1BR / 16 @2BR / 2 @3BR
TOTAL 3 BR : 20 (7%)	L3 - 8 @1BR / 16 @2BR / 2 @3BR	L3 - 6 @1BR / 14 @2BR / 2 @3BR	L3 - 6 @1BR / 14 @2BR / 2 @3BR	L3 - 8 @1BR / 16 @2BR / 2 @3BR
TOTAL PARKING : 524	1BR = 28 TOTAL 2BR = 45 TOTAL 3BR = 5 TOTAL	1BR = 22 TOTAL 2BR = 39 TOTAL 3BR = 5 TOTAL	1BR = 22 TOTAL 2BR = 39 TOTAL 3BR = 5 TOTAL	1BR = 28 TOTAL 2BR = 45 TOTAL 3BR = 5 TOTAL
	133 BEDS TOTAL	115 BEDS TOTAL	115 BEDS TOTAL	133 BEDS TOTAL

UNIT TYPE KEY		
		= 1 BEDROOM
		= 2 BEDROOM
		= 3 BEDROOM

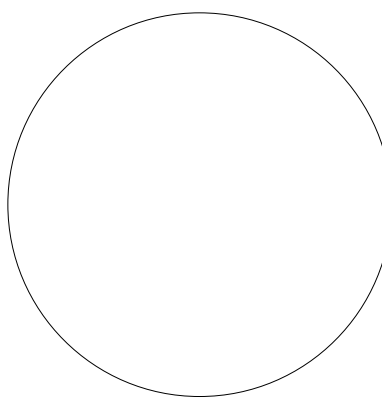


White
Suite
GA:
462

Copyright © 2004 by John Wiley & Sons, Inc.

All reports, plans, specifications, computer files, field data, notes, and documents and instruments prepared by Karon Architects shall retain all low, statutory and other reserved right, including copyright thereto. This drawing may not be reproduced in whole or in part without written per Karon Architects. It is to be returned upon request. Scales as stated are the original drawings which are 24"x36".

#	Rev	Date



Lumpkin County, GA

G100

Revision Release	
------------------	--

Packet Pg. 25

SECTION #01 GENERAL											
TABLE #01 FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HOURS)											
BUILDING ELEMENT	TYPE I			TYPE II			TYPE III	TYPE V			
	A	B	C	A	B	C		A	B	C	
Primary structural frame (see Section 202)	2 1/2	2 1/2	2 1/2	2 1/2	2 1/2	2 1/2	H ¹	H ²	H ²	H ²	
Roofing walls											
Interior	3	2	1	4	2	2	2	2	1	0	
Nonbearing walls and partitions	2 ¹	2 ¹	1	4	1	0	1:01	1:01	1	0	
Elevator											
Nonbearing walls and partitions							See Note H2				
Interior	0	0	0	0	0	0	0	0	0	0	
Floor construction and associated structural members	2	2	1	2	1	0	1	H ²	1	0	
Roof construction and associated structural members	1 1/2	H ¹	H ¹	1 1/2	H ¹	H ¹	H ¹	H ²	H ²	H ²	

[illegible]**TABLE 506.2**

OCCUPANCY CLASSIFICATION	SEE FOOTNOTES	TYPE OF CONSTRUCTION											
		TYPE I		TYPE II		TYPE III		TYPE IV		TYPE V			
		A	B	A	B	A	B	A	B	A	B		
R-2	NOT												
	\$128	UL	UL	24,000	16,000	24,000	16,000	20,000	12,000	7,000			
		UL	UL	86,000	84,700	99,000	64,000	62,000	48,000	28,000			
	881	UL	UL	70,000	48,000	72,000	40,000	40,000	36,000	20,000			

1. As indicated, "R-2" means "Residential - Single-Family" and "R-3" means "Residential - Multiple-Family".

2. As indicated, "UL" means "Underground".

3. As indicated, "NOT" means "Not Applicable".

4. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

5. As indicated, "UL" means "Underground".

6. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

7. The value for "A" is not a multiple of 10,000; the value for "B" is not a multiple of 10,000; the value for "C" is not a multiple of 10,000.

8. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

9. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

10. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

11. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

12. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

13. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

14. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

15. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

16. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

17. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

18. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

19. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

20. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

21. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

22. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

23. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

24. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

25. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

26. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

27. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

28. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

29. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

30. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

31. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

32. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

33. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

34. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

35. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

36. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

37. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

38. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

39. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

40. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

41. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

42. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

43. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

44. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

45. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

46. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

47. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

48. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

49. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

50. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

51. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

52. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

53. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

54. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

55. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

56. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

57. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

58. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

59. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

60. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

61. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

62. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

63. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

64. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

65. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

66. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

67. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

68. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

69. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

70. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

71. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

72. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

73. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

74. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

75. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

76. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

77. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

78. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

79. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

80. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

81. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

82. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

83. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

84. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

85. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

86. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

87. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

88. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

89. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

90. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

91. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

92. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

93. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

94. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

95. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

96. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

97. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

98. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

99. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

100. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

101. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

102. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

103. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

104. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

105. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

106. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

107. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

108. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

109. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

110. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

111. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

112. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

113. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

114. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

115. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

116. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

117. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

118. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

119. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

120. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

121. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

122. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

123. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

124. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

125. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

126. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

127. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

128. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

129. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

130. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

131. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

132. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

133. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

134. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

135. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

136. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

137. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

138. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

139. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

140. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

141. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

142. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

143. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

144. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

145. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

146. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

147. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

148. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

149. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

150. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

151. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

152. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

153. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

154. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

155. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

156. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

157. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

158. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

159. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

160. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

161. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

162. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

163. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

164. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

165. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

166. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

167. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

168. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

169. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

170. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

171. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

172. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

173. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

174. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

175. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

176. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

177. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

178. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

179. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

180. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

181. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

182. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

183. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

184. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

185. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

186. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

187. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

188. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

189. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

190. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

191. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

192. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

193. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

194. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

195. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

196. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

197. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

198. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

199. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

200. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

201. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

202. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

203. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

204. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

205. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

206. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

207. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

208. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

209. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

210. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

211. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

212. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

213. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

214. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

215. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

216. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

217. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

218. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

219. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

220. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

221. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

222. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

223. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

224. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

225. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

226. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

227. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

228. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

229. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

230. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

231. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

232. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

233. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

234. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

235. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

236. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

237. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

238. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

239. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

240. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

241. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

242. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

243. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

244. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

245. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

246. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

247. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

248. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

249. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

250. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

251. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

252. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

253. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

254. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

255. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

256. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

257. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

258. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

259. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

260. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

261. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

262. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

263. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

264. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

265. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

266. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

267. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

268. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

269. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

270. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

271. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

272. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

273. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

274. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

275. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

276. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

277. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

278. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

279. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

280. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

281. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

282. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

283. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

284. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

285. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

286. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

287. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

288. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

289. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

290. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

291. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

292. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

293. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

294. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

295. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

296. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

297. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

298. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

299. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

300. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

301. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

302. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

303. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

304. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

305. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

306. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

307. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

308. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

309. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

310. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

311. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

312. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

313. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

314. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

315. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

316. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

317. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

318. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

319. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

320. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

321. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

322. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

323. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

324. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

325. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

326. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

327. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

328. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

329. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

330. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

331. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

332. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

333. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

334. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

335. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

336. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

337. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

338. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

339. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

340. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

341. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

342. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

343. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

344. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

345. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

346. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

347. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

348. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

349. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

350. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

351. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

352. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

353. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

354. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

355. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

356. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

357. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

358. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

359. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

360. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

361. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

362. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

363. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

364. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

365. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

366. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

367. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

368. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

369. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

370. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

371. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

372. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

373. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

374. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

375. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

376. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

377. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

378. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

379. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

380. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

381. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

382. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

383. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

384. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

385. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

386. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

387. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

388. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

389. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

390. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

391. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

392. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

393. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

394. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

395. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

396. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

397. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

398. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

399. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

400. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

401. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

402. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

403. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

404. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

405. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

406. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

407. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

408. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

409. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

410. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

411. As indicated, "A" means "Above Ground" and "B" means "Below Ground".

412. As indicated

506.2.3

508.2.3 Single-occupancy, multistory buildings.

$$A_2 = [A_1 + (NS \times I)] \times$$

A_s = Allowable area (square feet)

L = Area factor increase due to frontage (percent) as calculated in accordance with Section 506.2

 S_0 = Actual number of building stock

[A] PUBLIC WAY. A street, alley (3048 mm).

506.3

Area Factor Increase 	
Every building shall have or have access to a public way to receive an area factor increase based on footage. Area factor increase shall be determined in accordance with Section 506.1 through Section 506.3 .	
506.1 Minimum percentage of perimeter.	
For every 100 square feet of perimeter increase based on footage, a building shall have not less than 20 percent of its perimeter on a public way or open space. Such open space shall be either on the same lot or dedicated to public use and shall be accessible from a street or approved alley.	
506.2 Minimum footage increase.	
To qualify for an area factor increase based on footage, the public way or open space adjoining to the building perimeter shall have a minimum distance (46 ft of 20 feet (506 feet) measured in eight angles from the building to the face of the following: • The closest interest in the • The entry walk of a street, alley or public way • The exterior face of an adjacent building on the same property • The exterior face of the building to be increased.	
The area factor increase shall be calculated by dividing the building area increase based on footage, regardless of the actual width of the public way or open space. Where the value of W varies along the perimeter of the building, the calculation performed in accordance with Equation 5-5 shall be based on the weighted average calculated in accordance with Equation 5-4 :	
$W = \frac{W_1L_1 + W_2L_2 + W_3L_3 + W_4L_4}{L_1 + L_2 + L_3 + L_4}$ where: W (W1/W2) weighted average / Calculated width of public way or open space (feet) L (L1/L2) length of the exterior perimeter wall W = 1/100 ft (2.54 cent of a public way or open space associated with that portion of the exterior perimeter wall) L = Building perimeter that forms or a public way or open space having a width of 20 feet (506 mm) or more.	(Equation 5-4)
Exception: Where a building meets the requirements of Section 507 as exceptions, applied for compliance with the minimum 60-foot (18.29 meters) public way or yard requirement, and the value of W is greater than 30 feet (914 mm), the value of W shall not exceed 60 feet (18.29 meters).	
506.3 Amount of increase.	
The area factor increase based on footage shall be determined in accordance with Equation 5-5 :	
$I = \frac{A}{P} \times 0.25(70\%)$ where: I = Area factor increase due to footage A = Building perimeter that forms on a public way or open space having a width of 20 feet (506 mm) P = Perimeter of entire building (feet) W = Width of public way or open space (feet) in accordance with Section 506.2	(Equation 5-5)

BUILDING TYPE IIIA / R-2

per 506.3

$$W = (L1*w1 + L2*w2 + L3*w3...)/F$$

if W is greater than 30', then 30' is used as W value

F = perimeter of building fronting on public way with min distance of 20

$$1 = 255.01 + 167.76 + 162.55 + 57.27 + 222.57 + 175.57 + 175.57 + 51.24 = 1,245.0$$

$$W = [(233.61 * 30) + (169.78 * 30) + (162.35 * 30) + (57.27 * 30) + (222.37 * 30) + (173.39 * 30) + (173.59 * 30) + (51.24 * 30)] /$$

$$W = [(7,008.3) + (5,093.4) + (4,870.5) + (1,718.1) + (6,671.1) + (5,201.7) + (5,207.7) + (1,537.2)] / F$$

$$W = 37,308 / 1,243.6$$

AMOUNT OF INCREASE --> $if = [F/P - 0.25]W/30$

$$iF = [1,243.6/1,243.6 - 0.25]*30/30$$

$$iF = (0.75)^*1$$

if = 0.75

per Table 506.2

$$Aa = [At + (NS * iF)] * Sa$$

$$At = 72,000$$

NS = 24,000

If = 0

 $Sa=3$

ALLOWABLE AREA FOR TOTAL BUILDING AREA = $[72,000 + (24,000 \times 0.75)] \times 3 = 270,000$ SF

ALLOWABLE AREA FOR SINGLE FLOOR OF BUILDING = $[72,000 + (24,000 * 0.75)] * 1 = 90,000$ SF

FOOTPRINT AREA = 31,542 SF



1 Code Analysis - Building 1000
1/32" = 1'-0"













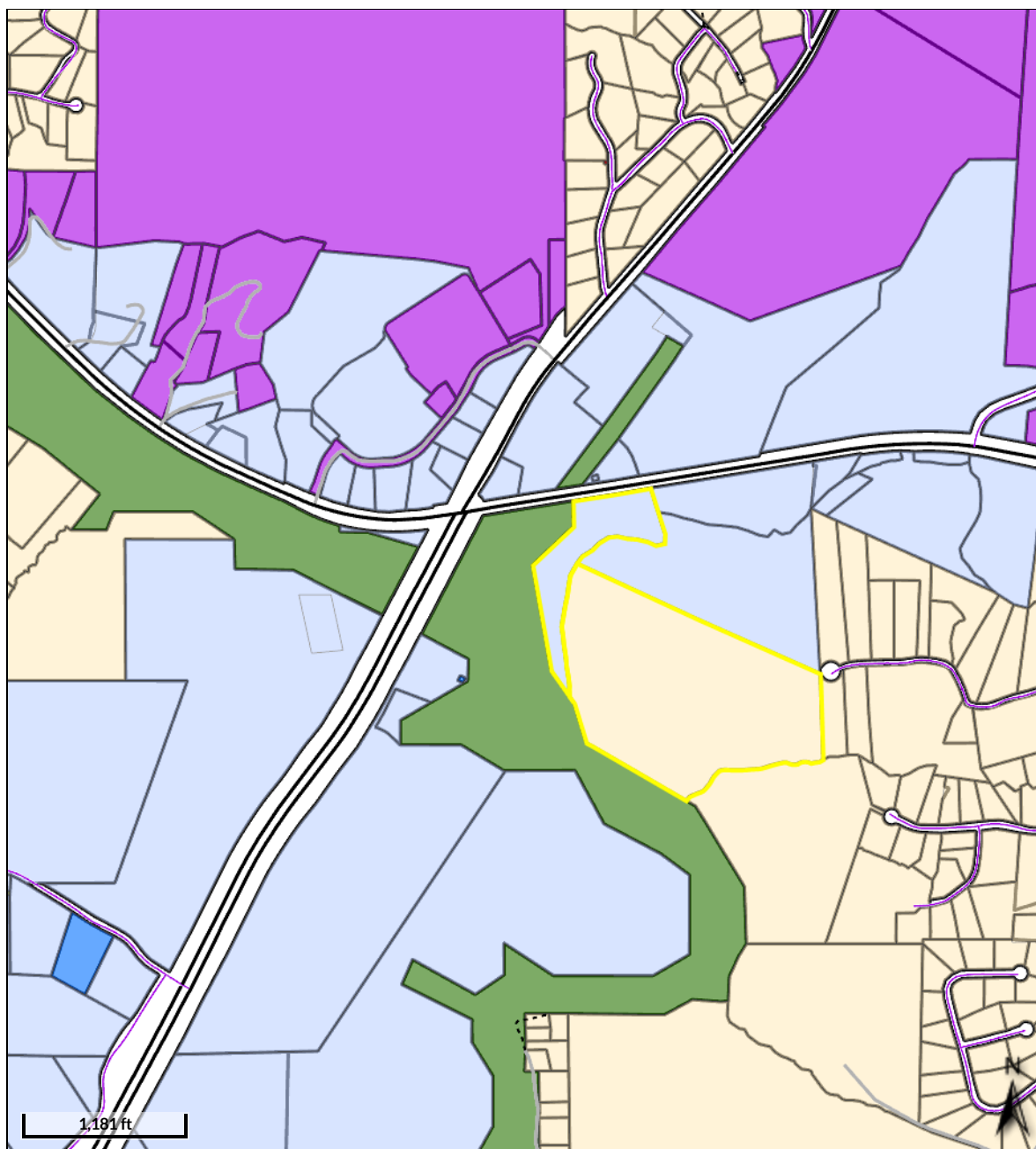




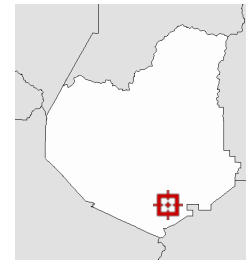








Overview



Legend

 Parcels

Character Area 2021

-  Commerce Corridor
-  Gateway Corridor
-  Gateway Corridor Overlay District
-  Community Village Center
-  Neighborhood Village Center
-  Agricultural Preservation
-  Residential Growth
-  Rural Places
-  Industrial
-  Public/Institutional
-  Recreation/Open Space/Conservation
-  Transportation/Co
-  City of Dahlonega

Date created: 7/18/2022

Last Data Uploaded: 7/14/2022 5:30:50 PM

Developed by  Schneider
GEOSPATIAL

KRISHNAN COMPANY

CERTIFIED PUBLIC ACCOUNTANT

March 31, 2015

To Whom It May Concern:

This is to certify that the Ramakrishnan Srinivasan is the 100 % shareholders of United Family Homes, LLC (FEI # 27-1539230) located at 10050 Medlock Bridge Road, Ste 220 C, Johns Creek, Ga 30097. And we are Certified Public Accountants for his personal and corporate taxes for last 5 years.

If you have any further questions regarding this account kindly contact us at 770-368-1030.

Yours truly,



Krishnan Company, P.C., CPA



America Counts on CPAs

746 HOLCOMB BRIDGE ROAD, NORCROSS, GA 30071

TEL. 770 . 368 . 1030

FAX. 770 . 368 . 1060

WWW.KRISHNANCO.COM

Attachment: United Family Homes_Ownership document (2022 - 38 : Resolution to Amend the Character Area Map)