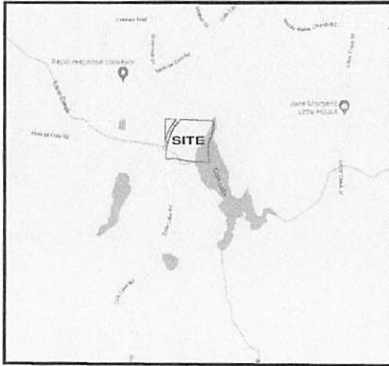


VICINITY MAP NTS

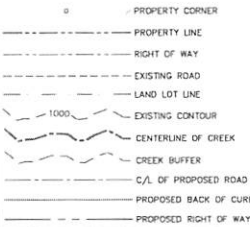


CONDITIONS REQUESTED:

- 1) REDUCTION OF LOT WIDTH FROM 100' TO 65' FOR ALL LOTS.
- 2) REDUCTION OF LOT WIDTH FOR CORNER LOTS FROM 100' TO 60'
- 3) REDUCTION OF SIDE SETBACKS FROM 15' TO 7.5' ANY LOTS WITH 7.5 SSB SHALL BE SIDE ENTRY.
- 4) REDUCTION FROM 15' SSB TO 10' SSB FOR ANY LOTS WHERE SIDE ENTRY IS NOT POSSIBLE
- 5) REDUCTION OF FRONT SETBACK FROM 35' TO 25'
- 6) REDUCTION OF LOT SIZE TO 7,500 SF



REZONING PLAN LEGEND



NOTE: EXISTING CONTOURS SHOWN AT 10' INTERVALS

CURB CUTS (MEASURED FROM PROPOSED ENTRANCE)

PARCEL	MEASURED DISTANCE	DIRECTION
PARCEL 151.2.4.012.0000	303 FT	RIGHT
PARCEL 151.2.4.021.0000	355 FT	RIGHT
PARCEL 151.2.4.040.0000	353 FT	LEFT
PARCEL 151.2.3.006.0000	815 FT	RIGHT
PARCEL 151.2.3.001.0000	303 FT	RIGHT
PARCEL 151.2.3.007.0000	524 FT	RIGHT
PARCEL 151.2.4.023.0000	735 FT	RIGHT
PARCEL 151.2.4.006.0000	706 FT	LEFT
PARCEL 151.3.2.001.0000	1124 FT	LEFT

* NOTE: ALL CURB CUTS, DRIVEWAYS, EASEMENTS AND ALL POINTS ON INGRESS/EGRESS ARE WITHIN 500' OF THE PROPERTY LINES

STATEMENT OF PROPOSED USE:
PROPOSED DEVELOPMENT IS TO BE A SINGLE FAMILY RESIDENTIAL NEIGHBORHOOD THAT INCORPORATES THE BEAUTY OF COLE LAKE IN ITS DESIGN AND FEATURES.

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

1. BOUNDARY INFORMATION SHOWN IS A COMPILED SURVEY COMPLETED BY ELITE SURVEY LLC

2. TOPOGRAPHIC INFORMATION SHOWN HEREON PROVIDED BY PAULDING COUNTY G.I.S. DEPARTMENT

3. OWNER/DEVELOPER :
PAULDING COUNTY LAND DEVELOPMENT, LLC
2170 SATELLITE BLVD, SUITE 425
DULUTH, GA 30097
24 HR. CONTACT: ROBIN EMBRY 678-758-4639

4. ENGINEER :
ELITE ENGINEERING, LLC
3660 CEDARCREST ROAD, STE 220, ACWORTH, GA 30101
CONTACT: JONATHAN JONES, P.E. 678-215-2968

5. PROPOSED ZONING : R-2 (CITY) WITH CONDITIONS
CURRENT ZONING : R-2 (COUNTY)
TOTAL SITE AREA = 11.618 ACRES
TRACT 1: 0.636 ACRES
TRACT 2: 10.982
OPEN SPACE PROVIDED = 8.03 ACRES (70%)
TOTAL NUMBER OF LOTS = 12
DENSITY = 1.18 U/AC
PARKING SPACES : 2 TOTAL (1 ADA)

CURRENT SETBACKS FOR R-2 (COUNTY):
FRONT: 35'
REAR: 25'
SIDE: 15', 25' CORNER LOTS
MIN LOT SIZE 20,000SF AND 100' WIDE LOTS

6. THIS PROPERTY DOES NOT LIE WITHIN AN IDENTIFIED FLOOD HAZARD AREA, PER PAULDING COUNTY F.I.R.M. PANELS NO. 13223CD138D DATED JUNE 7, 2019.

7. NO CEMETERIES, ARCHEOLOGICAL OR ARCHITECTURAL SITES EXIST ON THIS SITE.

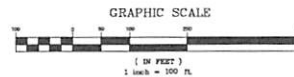
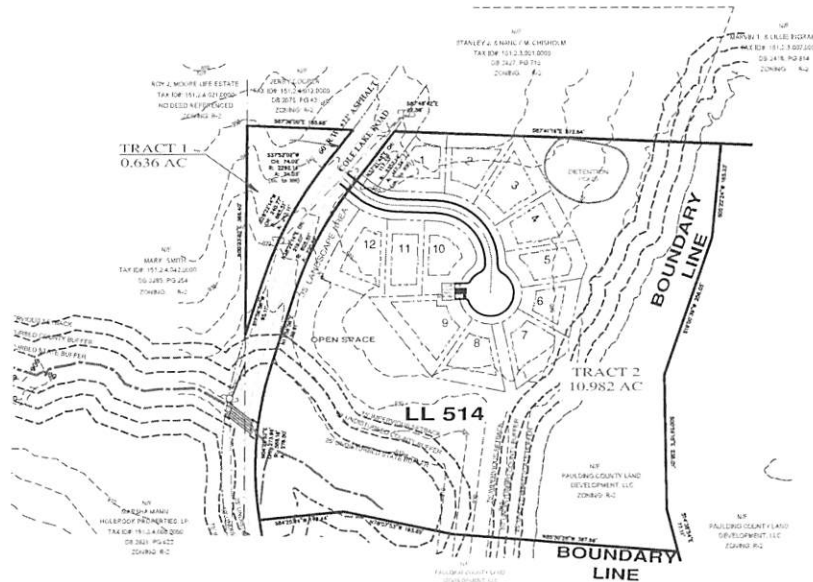
8. NO EXISTING LANDFILLS ARE PRESENT ON THIS SITE.

9. SANITARY SEWER SERVICE TO BE PROVIDED BY EXTENSION OF CITY OF DALLAS SYSTEM.

10. FIRE PROTECTION TO BE PROVIDED BY THE PAULDING COUNTY FIRE DEPARTMENT.

11. DEVELOPMENT SERVED BY 1 EARTHEN DETENTION POND.

12. NO EXISTING EASEMENTS ON SITE



CALL
BEFORE
YOU DIG

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

PREPARED BY
Elite Engineering
3660 Cedarcrest Road
Suite 220
Acworth, Georgia 30101
Jonathan Jones, P.E.
678-215-2968

DATE	REVISION

REZONING PLAN FOR
**THE COVE AT
COLE LAKE - PODE**
LANDS OF 314, 2ND DISTRICT, 3RD SECTION, PAULDING COUNTY, GA

PREPARED FOR
PAULDING COUNTY LAND DEVELOPMENT LLC



PROJECT NO. 21847
DRAWING SCALE: 1"=100'
DESIGNED BY: JFJ
DRAWN BY: JFJ
CHECKED BY: JFJ
DATE: 1/13/22