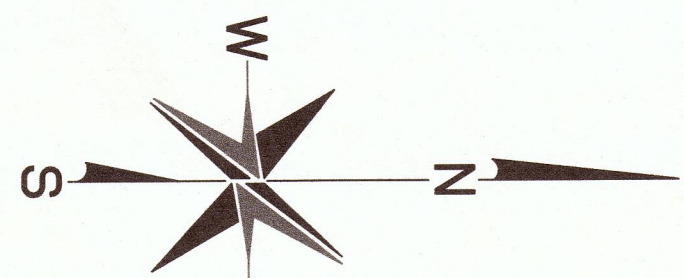
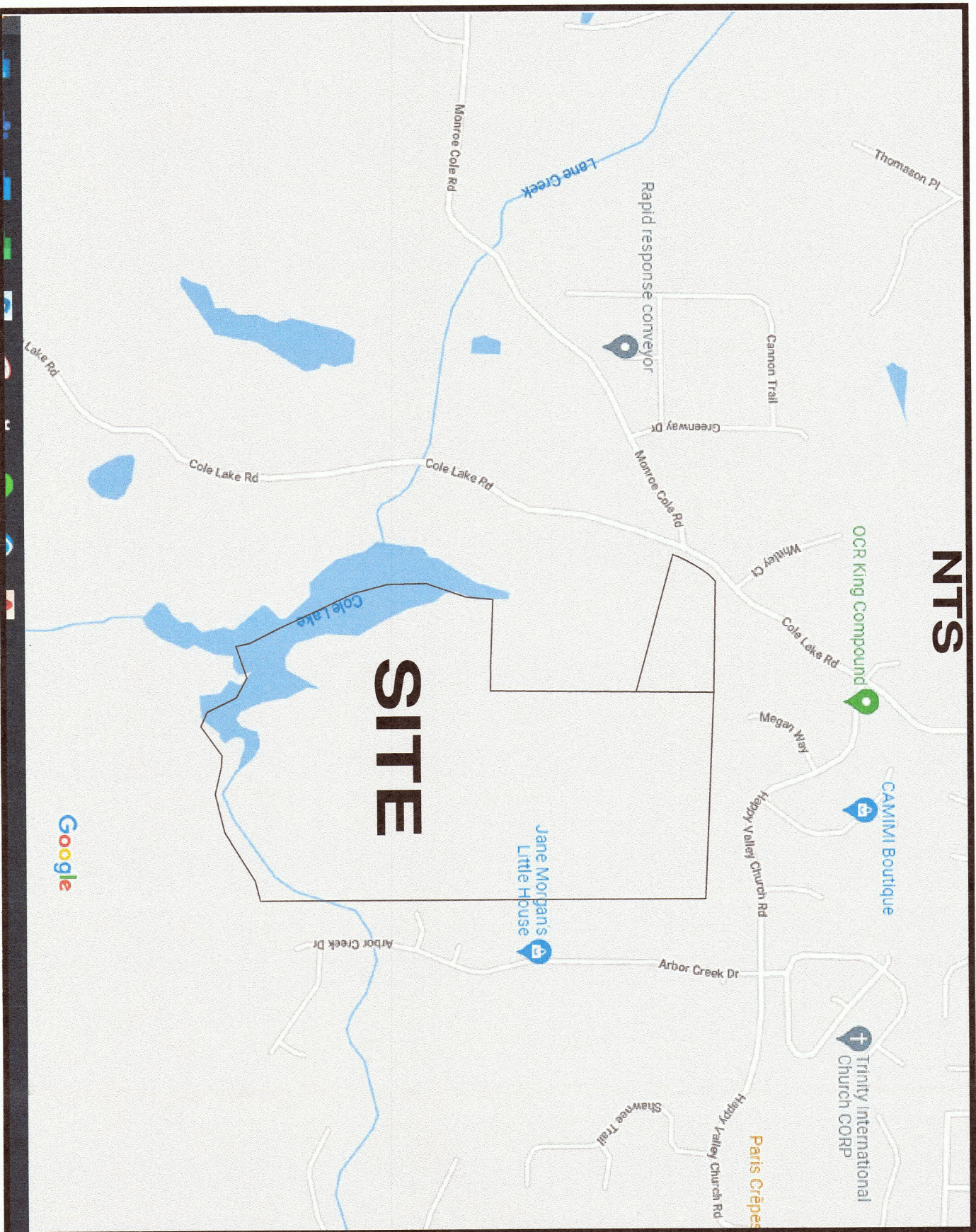


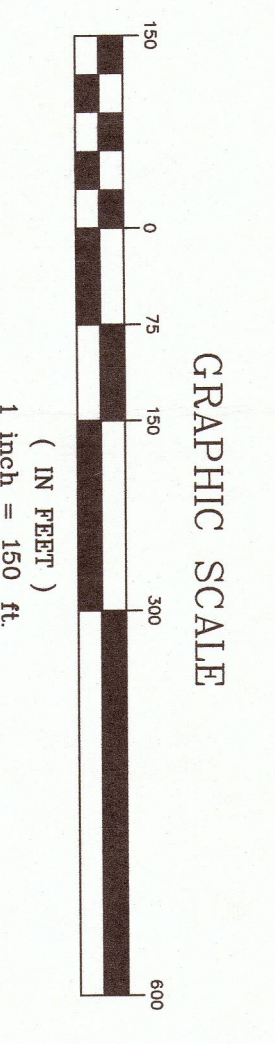
VICINITY MAP
NTS



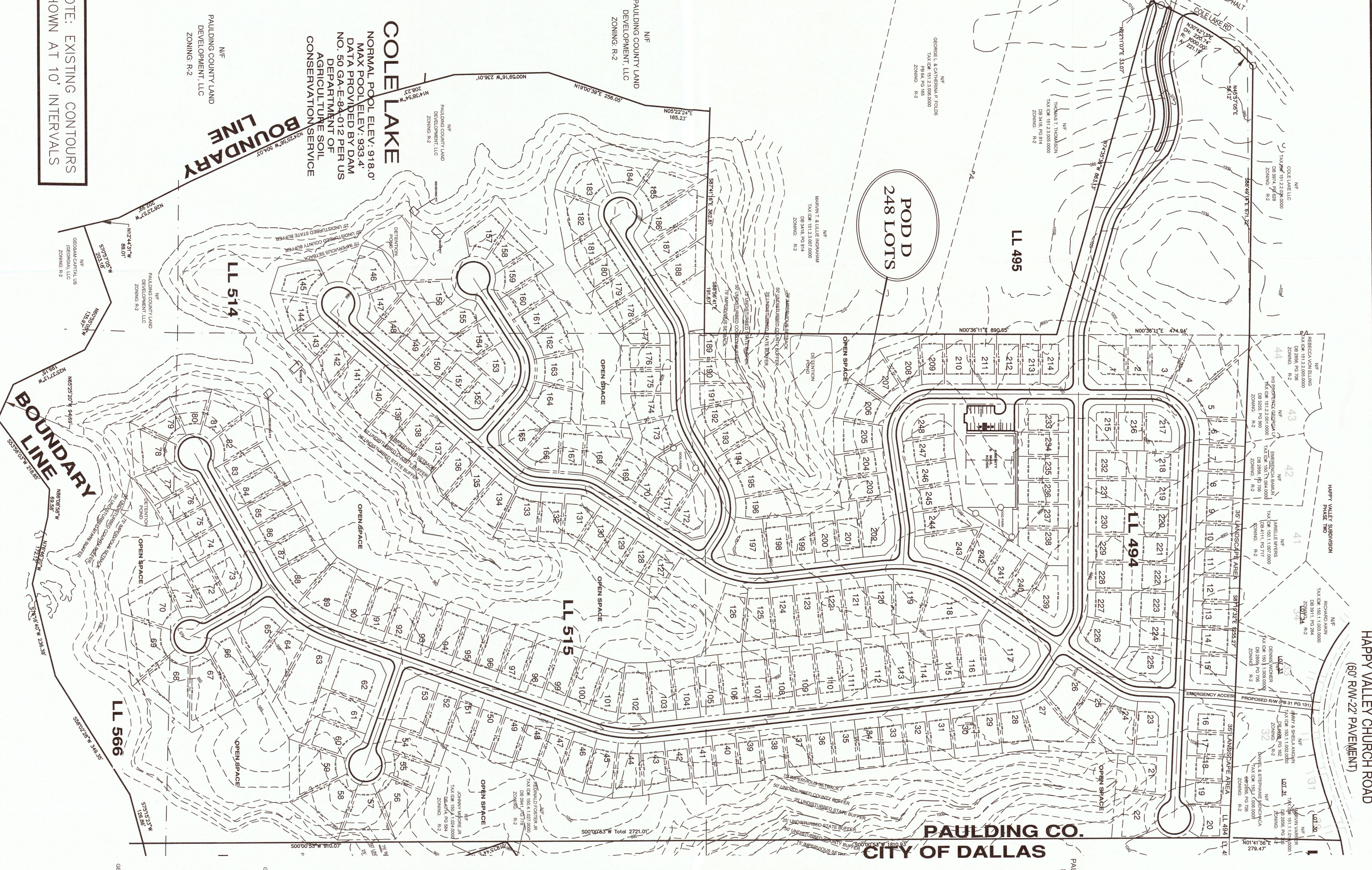
- CONDITIONS REQUESTED:
- 1) REDUCTION OF LOT WIDTH FROM 100' TO 60' FOR ALL LOTS.
 - 2) REDUCTION OF LOT WIDTH FOR CORNER LOTS FROM 100' TO 60'.
 - 3) REDUCTION OF SIDE SETBACKS FROM 15' TO 5'.
 - 4) REDUCTION OF FRONT SETBACK FROM 35' TO 25'.
 - 5) REDUCTION OF LOT SIZE TO 7,500 SF.

- REZONING PLAN LEGEND
- PROPERTY CORNER
 - RIGHT OF WAY
 - EXISTING ROAD
 - LAND LOT LINE
 - EXISTING CONTOUR
 - CENTERLINE OF CREEK
 - C/O OF PROPOSED ROAD
 - PROPOSED BACK OF CURB
 - PROPOSED RIGHT OF WAY

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



STATEMENT OF PROPOSED USE:
PROPOSED DEVELOPMENT IS TO BE SINGLE FAMILY RESIDENTIAL DEVELOPMENT THAT WILL HAVE A DEED RESTRICTION ENSURING THAT THE ENTIRETY OF THIS DEVELOPMENT IS AGE - RESTRICTED. DEVELOPER'S INTENTION IS TO BRING FORTH A 55+ COMMUNITY WITH AN AMENITY PACKAGE AND EFFICIENT LAYOUT TO MINIMIZE MAINTENANCE OF FUTURE HOMEOWNERS ASSOCIATION TO ALLOW FOR A PRISTINE APPEARANCE.



PARCEL	CURB CUTS (MEASURED FROM ENTRANCE)	DIRECTION
PARCEL 150.1.1004.0000	152 FT	RIGHT
PARCEL 150.1.1016.0000	229 FT	RIGHT
PARCEL 150.1.1017.0000	256 FT	LEFT
PARCEL 150.1.1018.0000	844 FT	LEFT
PARCEL 150.1.1019.0000	605 FT	LEFT
PARCEL 151.2.2.001.0000	1237 FT	LEFT
PARCEL 150.1.1003.0000	201 FT	LEFT
PARCEL 150.1.1007.0000	1237 FT	LEFT
PARCEL 150.1.1014.0000	287 FT	LEFT
PARCEL 150.1.1015.0000	668 FT	LEFT
PARCEL 150.1.1019.0000	589 FT	RIGHT
PARCEL 150.1.1044.0000	406 FT	RIGHT
PARCEL 151.2.2.006.0000	1033 FT	LEFT
PARCEL 151.2.2.006.0000	854 FT	LEFT
PARCEL 150.1.1009.0000	25 FT	LEFT
PARCEL 150.1.1016.0000	378 FT	LEFT
PARCEL 150.1.1017.0000	287 FT	LEFT
PARCEL 150.1.1021.0000	538 FT	LEFT
PARCEL 150.1.1024.0000	719 FT	LEFT
PARCEL 150.1.1064.0000	1237 FT	LEFT
PARCEL 151.2.2.002.0000	1132 FT	LEFT
PARCEL 151.2.2.002.0000	1237 FT	LEFT
PARCEL 150.1.1011.0000	50 FT	RIGHT
PARCEL 150.1.1012.0000	1106 FT	RIGHT
PARCEL 151.2.2.030.0000	263 FT	RIGHT
PARCEL 151.2.2.039.0000	475 FT	RIGHT
PARCEL 151.2.2.037.0000	921 FT	RIGHT
PARCEL 151.2.2.029.0000	906 FT	RIGHT
PARCEL 151.2.2.037.0000	1020 FT	RIGHT
PARCEL 151.2.2.023.0000	151 FT	STRAIGHT
PARCEL 151.2.2.023.0000	705 FT	RIGHT
PARCEL 151.2.2.028.0000	1030 FT	RIGHT
PARCEL 151.2.2.038.0000	1014 FT	RIGHT
PARCEL 151.2.2.038.0000	815 FT	RIGHT
PARCEL 151.2.2.032.0000	420 FT	LEFT
PARCEL 151.2.4.023.0000	549 FT	LEFT
CONNE OR	188 FT	LEFT
MECAN WAY	575 FT	LEFT
WHITELY CT	443 FT	RIGHT

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

CALL BEFORE YOU DIG

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

PAULDING COUNTY LAND DEVELOPMENT

PREPARED FOR:

REZONING PLAN FOR
**THE RESERVE AT
COLE LAKE-POD D**
LANDLOT 495, 494, 514, 515, 566, 567
2ND DISTRICT, 3RD SECTION, PAULDING COUNTY, GA

No.	REVISION	DATE:
1.	REVISIONS PER STAFF COMMENTS	2/18/22
2.	LAYOUT MODIFIED	8/1/22

Elite Engineering

3660 Cedarcrest Road
Aomath Georgia 30101
Jonathan Jones, P.E.
(678) 215-2868

PREPARED BY:

PROJECT No. 21142
DRAWING SCALE: 1"=150'
DESIGNED BY: JFJ
DRAWN BY: JFJ
CHECKED BY: JFJ
DATE: 1/1/22

1 of 1