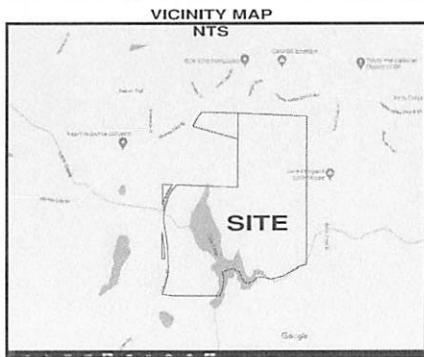




NOTE: TOTAL ACREAGE OF PODS D, E & F IS 150.784 ACRES

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

NOTE: EXISTING CONTOURS SHOWN AT 10' INTERVALS

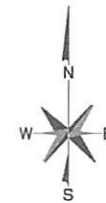
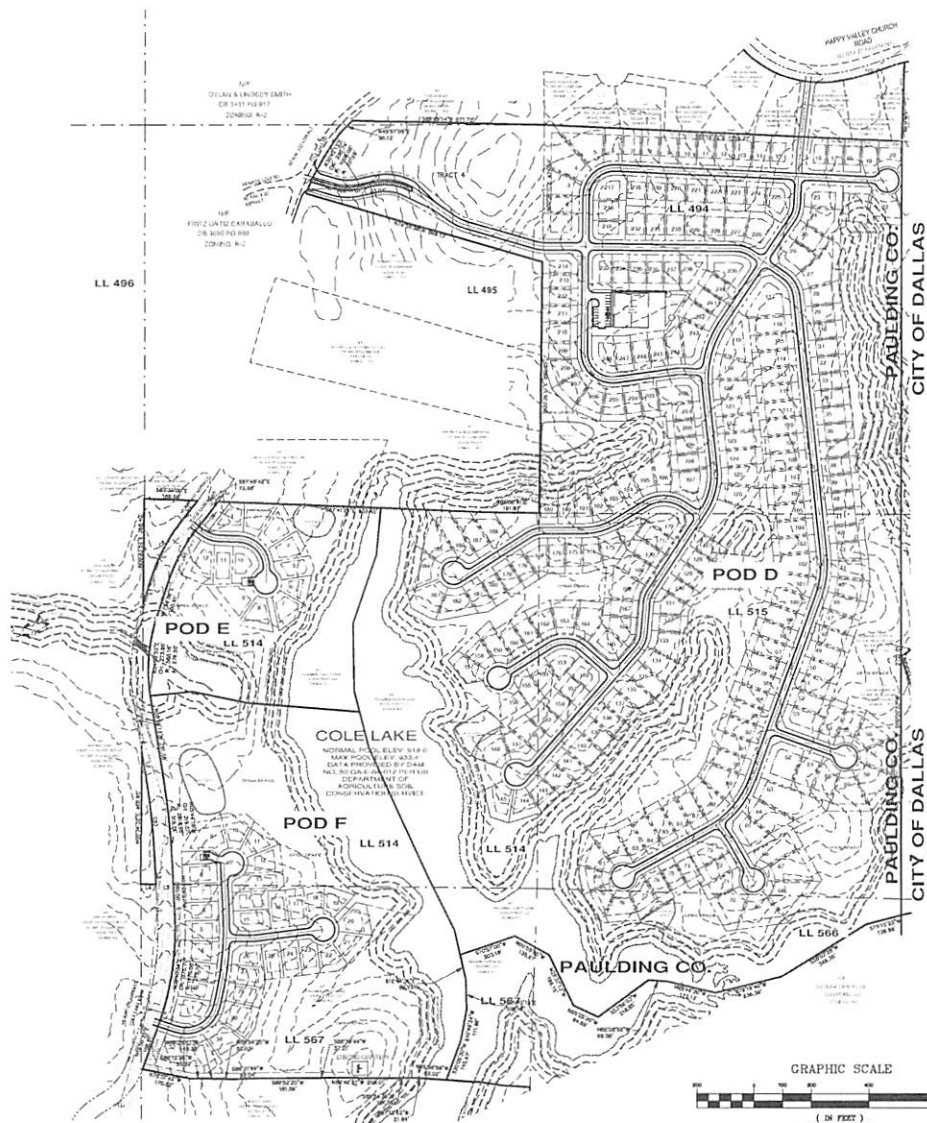
**REZONING PLAN LEGEND**

- PROPERTY CORNER
- PROPERTY LINE
- RIGHT OF WAY
- EXISTING ROAD
- LAND LOT LINE
- EXISTING CONTOUR
- CENTERLINE OF CREEK
- CREEK BUFFER
- C/L OF PROPOSED ROAD
- PROPOSED BACK OF CURB
- PROPOSED RIGHT OF WAY



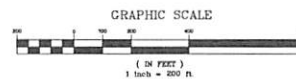
**CALL  
BEFORE  
YOU DIG**

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



| CURVE | FACTS  | ARC    | PERCENT | CHORD  |
|-------|--------|--------|---------|--------|
| 1     | 200.00 | 100.00 | 100.00  | 100.00 |
| 2     | 100.00 | 50.00  | 50.00   | 50.00  |
| 3     | 50.00  | 25.00  | 25.00   | 25.00  |
| 4     | 25.00  | 12.50  | 12.50   | 12.50  |
| 5     | 12.50  | 6.25   | 6.25    | 6.25   |
| 6     | 6.25   | 3.12   | 3.12    | 3.12   |
| 7     | 3.12   | 1.56   | 1.56    | 1.56   |

| LINE | REMARKS        | DISTANCE |
|------|----------------|----------|
| 1    | START OF CURVE | 0.00     |
| 2    | END OF CURVE   | 100.00   |
| 3    | START OF CURVE | 0.00     |
| 4    | END OF CURVE   | 100.00   |
| 5    | START OF CURVE | 0.00     |
| 6    | END OF CURVE   | 100.00   |



PREPARED BY  
**Elite Engineering**  
3840 Cedarwood Road  
Suite 220  
Atlanta, Georgia 30329  
Jonathan Jones, P.E.  
(404) 315-2768

DATE: \_\_\_\_\_  
REVISION: \_\_\_\_\_  
BY: \_\_\_\_\_

**REZONING PLAN FOR  
MASTER PLAN PODS  
D, E, & F**  
LAND LOT 494, 495, 514, 515, 566, 567, 2ND DISTRICT, 3RD SECTION  
PAULDING COUNTY, GA

PREPARED FOR  
**PAULDING COUNTY LAND  
DEVELOPMENT  
LLC**

PROJECT No. 22147  
DRAWING SCALE 1"=200'  
DESIGNED BY JJJ  
DRAWN BY JJJ  
CHECKED BY JJJ  
DATE 11/15/23  
DWG 1 of 2

## POD D NOTES

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  
DALLAS, GA 75097  
24 HR. CONTACT: ROBIN EMERY 878-758-4639
4. ENGINEER :  
ELITE ENGINEERING, LLC  
3650 CEDARCREST ROAD, STE 220, ACWORTH, GA 30101  
CONTACT: JONATHAN JONES, P.E. 878-215-2958
5. PROPOSED ZONING : R-2 (CITY) WITH CONDITIONS  
CURRENT ZONING : R-2 (COUNTY)  
TOTAL SITE AREA = 111.163 ACRES  
OPEN SPACE PROVIDED = 30.84 ACRES (27%)  
TOTAL NUMBER OF LOTS = 248  
DENSITY = 1.93 U/AC  
PARKING SPACES : 18 TOTAL (3 ADA)  
  
CURRENT SETBACKS FOR R-2 (COUNTY):  
FRONT: 35'  
REAR: 25'  
SIDE: 15', 25' CORNER LOTS  
MIN LOT SIZE: 20,000 SF  
MIN LOT WIDTH: 100'
6. THIS PROPERTY DOES NOT LIE WITHIN AN IDENTIFIED FLOOD HAZARD AREA, PER PAULDING COUNTY F.I.R.M. PANELS NO. 13223C01380 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. DETENTION TO BE PROVIDED BY 3 PROPOSED DETENTION PONDS.
12. NO EXISTING EASEMENTS ON SITE. PROPOSED EMERGENCY ACCESS ROAD WILL BE 40' TO PROPOSED R/W PER PG 31, PG 131.

**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.

### 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

### CURB CUTS (MEASURED FROM ENTRANCE)

| PARCEL                  | MEASURED DISTANCE | DIRECTION |
|-------------------------|-------------------|-----------|
| PARCEL 150.1.1.004.0000 | 1152 FT           | LEFT      |
| PARCEL 150.1.1.018.0000 | 150 FT            | RIGHT     |
| PARCEL 150.1.1.010.0000 | 272 FT            | RIGHT     |
| PARCEL 150.1.1.011.0000 | 258 FT            | LEFT      |
| PARCEL 150.1.1.018.0000 | 844 FT            | LEFT      |
| PARCEL 150.1.1.027.0000 | 605 FT            | LEFT      |
| PARCEL 151.2.2.001.0000 | 1237 FT           | LEFT      |
| PARCEL 151.2.2.009.0000 | 924 FT            | LEFT      |
| PARCEL 150.1.1.003.0000 | 201 FT            | LEFT      |
| PARCEL 150.1.1.007.0000 | 1237 FT           | LEFT      |
| PARCEL 150.1.1.013.0000 | 980 FT            | LEFT      |
| PARCEL 150.1.1.014.0000 | 287 FT            | LEFT      |
| PARCEL 150.1.1.015.0000 | 268 FT            | RIGHT     |
| PARCEL 150.1.1.019.0000 | 688 FT            | LEFT      |
| PARCEL 150.1.1.044.0000 | 589 FT            | RIGHT     |
| PARCEL 150.1.1.045.0000 | 406 FT            | RIGHT     |
| PARCEL 151.2.2.006.0000 | 1033 FT           | LEFT      |
| PARCEL 151.2.2.008.0000 | 854 FT            | LEFT      |
| PARCEL 150.1.1.009.0000 | 25 FT             | LEFT      |
| PARCEL 150.1.1.016.0000 | 378 FT            | LEFT      |
| PARCEL 150.1.1.017.0000 | 287 FT            | LEFT      |
| PARCEL 150.1.1.021.0000 | 538 FT            | LEFT      |
| PARCEL 150.1.1.025.0000 | 719 FT            | LEFT      |
| PARCEL 150.1.1.064.0000 | 1237 FT           | LEFT      |
| PARCEL 151.2.2.002.0000 | 1152 FT           | LEFT      |
| PARCEL 151.2.2.005.0000 | 1237 FT           | LEFT      |
| PARCEL 150.1.1.002.0000 | 50 FT             | RIGHT     |
| PARCEL 150.1.1.012.0000 | 118 FT            | RIGHT     |
| PARCEL 151.2.2.025.0000 | 1005 FT           | RIGHT     |
| PARCEL 151.2.2.030.0000 | 875 FT            | RIGHT     |
| PARCEL 151.2.2.039.0000 | 263 FT            | STRAIGHT  |
| PARCEL 151.2.3.006.0000 | 475 FT            | LEFT      |
| PARCEL 151.2.2.029.0000 | 921 FT            | RIGHT     |
| PARCEL 151.2.2.037.0000 | 906 FT            | RIGHT     |
| PARCEL 151.2.3.005.0000 | 475 FT            | LEFT      |
| PARCEL 151.2.2.007.0000 | 1020 FT           | RIGHT     |
| PARCEL 151.2.2.023.0000 | 151 FT            | STRAIGHT  |
| PARCEL 151.2.2.027.0000 | 705 FT            | RIGHT     |
| PARCEL 151.2.2.028.0000 | 815 FT            | RIGHT     |
| PARCEL 151.2.2.031.0000 | 1030 FT           | RIGHT     |
| PARCEL 151.2.2.036.0000 | 1014 FT           | RIGHT     |
| PARCEL 151.2.2.038.0000 | 815 FT            | RIGHT     |
| PARCEL 151.2.3.002.0000 | 420 FT            | LEFT      |
| PARCEL 151.2.4.023.0000 | 549 FT            | LEFT      |
| CONNIE DR               | 188 FT            | LEFT      |
| MEGAN WAY               | 575 FT            | LEFT      |
| WHITLEY CT              | 443 FT            | RIGHT     |

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

## POD E NOTES

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  
DALLAS, GA 75097  
24 HR. CONTACT: ROBIN EMERY 878-758-4639
4. ENGINEER :  
ELITE ENGINEERING, LLC  
3650 CEDARCREST ROAD, STE 220, ACWORTH, GA 30101  
CONTACT: JONATHAN JONES, P.E. 878-215-2958
5. PROPOSED ZONING : R-2 (CITY) WITH CONDITIONS  
CURRENT ZONING : R-2 (COUNTY)  
TOTAL SITE AREA = 11.819 ACRES  
TRACT 1: 0.836 ACRES  
TRACT 2: 10.982 ACRES  
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. 13223C01380 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

**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.

### 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

### 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

## POD F NOTES

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  
DALLAS, GA 75097  
24 HR. CONTACT: ROBIN EMERY 878-758-4639
4. ENGINEER :  
ELITE ENGINEERING, LLC  
3650 CEDARCREST ROAD, STE 220, ACWORTH, GA 30101  
CONTACT: JONATHAN JONES, P.E. 878-215-2958
5. PROPOSED ZONING : R-2 (CITY) WITH CONDITIONS  
CURRENT ZONING : R-2 (COUNTY)  
TOTAL SITE AREA = 27.972 ACRES  
TRACT 1: 27.925 ACRES  
TRACT 2: 0.347 ACRES  
OPEN SPACE PROVIDED = 18.92 ACRES (68%)  
TOTAL NUMBER OF LOTS = 32  
DENSITY = 1.27 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. 13223C01380 DATED JUNE 7, 2019.
7. 1 EXISTING CEMETERIES ON SITE WITH NO ARCHEOLOGICAL OR ARCHITECTURAL SITES EXISTING.
8. PROPOSED 20' ACCESS EASEMENT PROVIDED AND SHOWN ON PLAN FOR EXISTING CEMETERY.
9. NO EXISTING LANDFILLS ARE PRESENT ON THIS SITE.
10. SANITARY SEWER SERVICE TO BE PROVIDED BY EXTENSION OF CITY OF DALLAS SYSTEM.
11. FIRE PROTECTION TO BE PROVIDED BY THE PAULDING COUNTY FIRE DEPARTMENT.
12. DEVELOPMENT TO BE SERVED BY 1 EARTHEN DETENTION POND

**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.

### 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

### CURB CUTS (LENGTH AND DIRECTION MEASURED FROM ENTRANCE)

| PARCEL                  | MEASURED DISTANCE | DIRECTION |
|-------------------------|-------------------|-----------|
| PARCEL 151.3.3.001.0000 | 279 FT            | LEFT      |
| PARCEL 151.3.2.001.0000 | 671 FT            | RIGHT     |
| PARCEL 151.3.4.006.0000 | 1094 FT           | RIGHT     |

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



3660 Cedarcrest Road  
Suite 220  
Acworth, Georgia 30101  
Jonathan Jones P.E.  
878-215-2958

|          |  |
|----------|--|
| DATE     |  |
| REVISION |  |
| BY       |  |

RECORDING PLAN FOR  
**MASTER PLAN PODS  
D, E, & F**  
LANDLOT 498-495-514-515-566-587, 2ND DISTRICT, 3RD SECTION,  
PAULDING COUNTY, GA

PREPARED FOR  
PAULDING COUNTY LAND DEVELOPMENT LLC



PROJECT NO. 21447  
DRAWING SCALE 1"=20'  
CREATED BY JJJ  
DRAWN BY JJJ  
CHECKED BY JJJ  
DATE 1/15/22