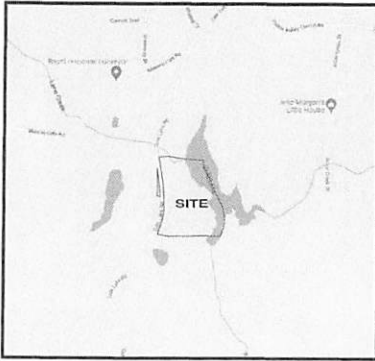


# VICINITY MAP NTS



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



NOTE: EXISTING CONTOURS SHOWN AT 10' INTERVALS

- BOUNDARY INFORMATION SHOWN IS A COMPILED SURVEY COMPLETED BY ELITE SURVEY LLC
  - TOPOGRAPHIC INFORMATION SHOWN HEREON PROVIDED BY PAULDING COUNTY G.I.S. DEPARTMENT
  - OWNER/DEVELOPER :  
PAULDING COUNTY LAND DEVELOPMENT, LLC  
2170 SATELLITE BLVD, SUITE 425  
DULUTH, GA 30097  
24 HR. CONTACT: ROBIN EMBRY 678-758-4639
  - ENGINEER :  
ELITE ENGINEERING, LLC  
3660 CEDARCREST ROAD, STE 220, ACWORTH, GA 30101  
CONTACT: JONATHAN JONES, P.E. 678-215-2968
  - PROPOSED ZONING : R-2 (CITY) WITH CONDITIONS  
CURRENT ZONING : R-2 (COUNTY)  
TOTAL SITE AREA = 27.972 ACRES  
TRACT 1: 27.625 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
- 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.
  - EXISTING CEMETERIES ON SITE WITH NO ARCHEOLOGICAL OR ARCHITECTURAL SITES EXISTING.
  - PROPOSED 20' ACCESS EASEMENT PROVIDED AND SHOWN ON PLAN FOR EXISTING CEMETERY.
  - NO EXISTING LANDFILLS ARE PRESENT ON THIS SITE.
  - SANITARY SEWER SERVICE TO BE PROVIDED BY EXTENSION OF CITY OF DALLAS SYSTEM.
  - FIRE PROTECTION TO BE PROVIDED BY THE PAULDING COUNTY FIRE DEPARTMENT.
  - DEVELOPMENT TO BE SERVED BY 1 EARTHEN DETENTION POND

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

**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

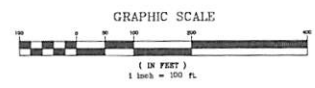
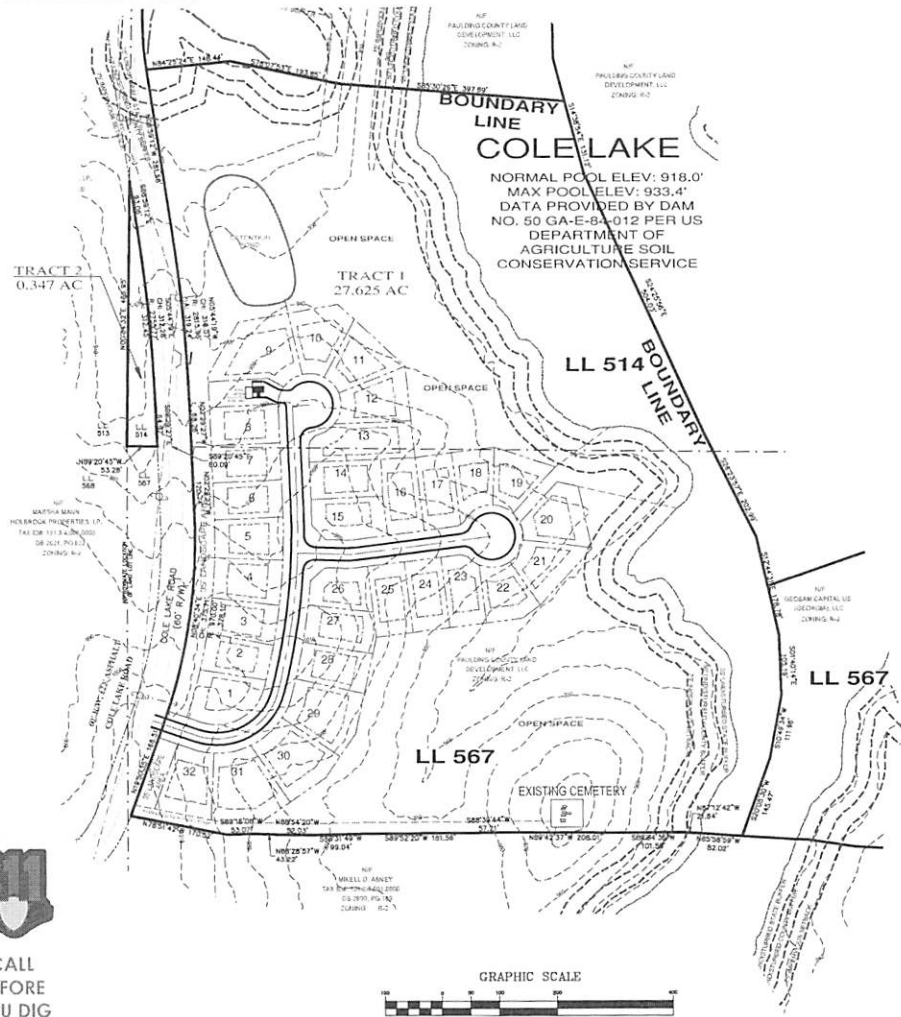
NOTE: PROPOSED ROADS ARE 24' WIDE BACK-OF-CURB TO BACK-OF-CURB WITH 50' RIGHT-OF WAY

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



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: \_\_\_\_\_

SCALE: \_\_\_\_\_

REZONING PLAN FOR

**THE OVERLOOK AT COLE LAKE-POD F**

LANDLOT 514.567, 2ND DISTRICT, 3RD SECTION, PAULDING COUNTY, GA

PREPARED FOR

PAULDING COUNTY LAND DEVELOPMENT LLC

PROJECT NO. 21187

DRAWING SCALE: 1/4" = 1'-0"

DESIGNED BY: JFJ

DRAWN BY: JFJ

CHECKED BY: JFJ

DATE: 1/11/2022

1 of 1