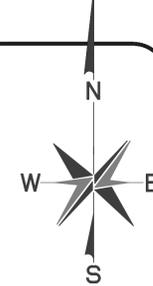


NOTE:
GPS COORDINATES: 33.913656, -84.849745



PREPARED BY:
Elite Engineering
Engineering | Surveying | Management
300 W I Pkwy, PO Box 799
Dallas, GA 30132
Jonathan Jones, P.E.
(678) 324-8291

REZONING PLAN LEGEND

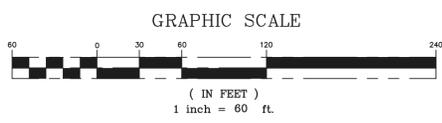
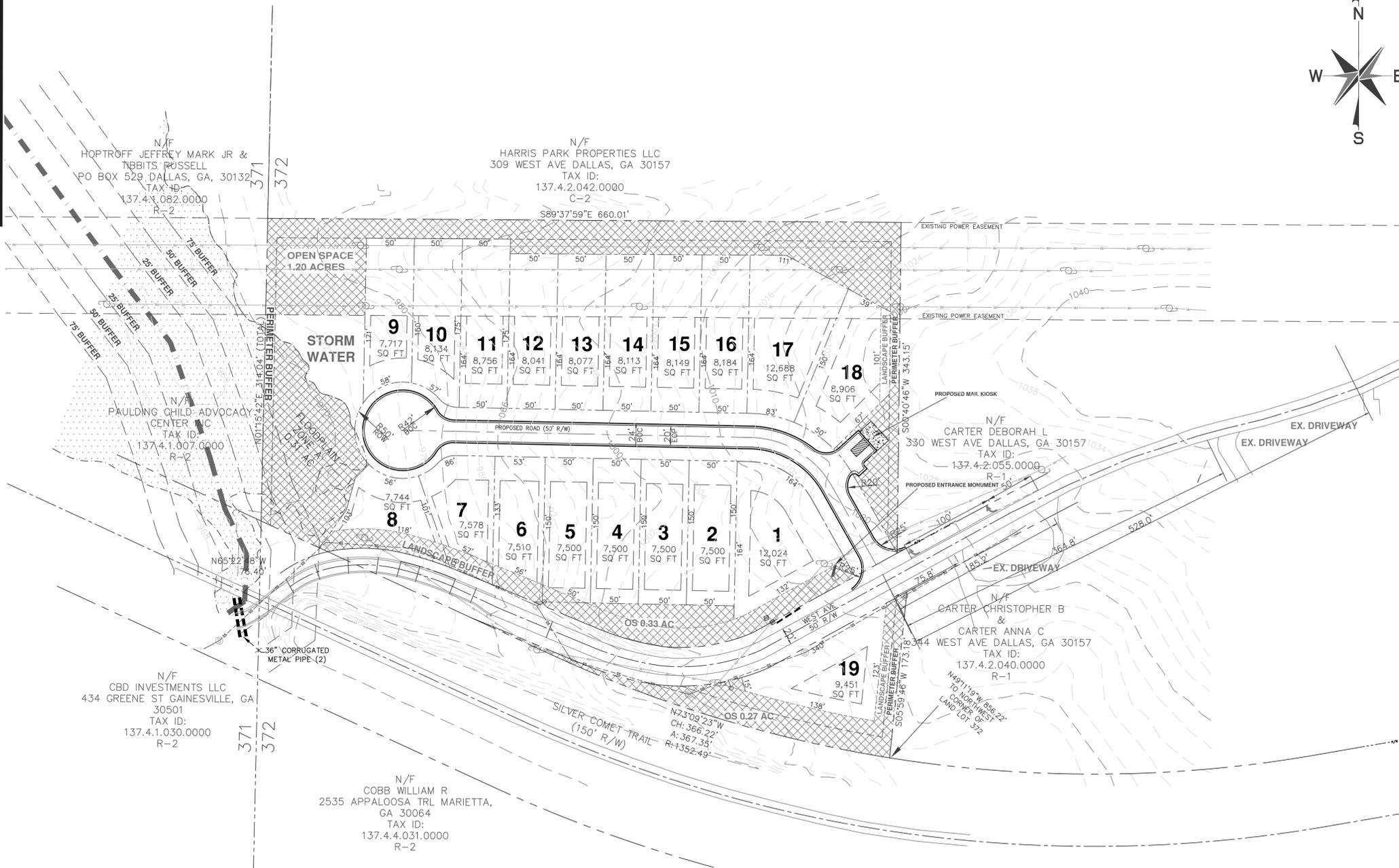
- PROPERTY CORNER
- PROPERTY LINE
- RIGHT OF WAY
- EXISTING ROAD
- LAND LOT LINE
- 1000' — EXISTING CONTOUR
- ▨ OPEN SPACE
- C/L OF PROPOSED ROAD
- PROPOSED RIGHT OF WAY
- EXISTING STORM PIPE
- ⊕ EXISTING POWER POLE
- ⊕ EXISTING FIRE HYDRANT
- ⊕ EXISTING SANITARY SEWER MANHOLE
- SS — SS — SS — SS — EXISTING SANITARY SEWER LINE
- PROPOSED CURB & GUTTER
- PROPOSED 4' SIDEWALK

SITE NARRATIVE

- BOUNDARY INFORMATION SHOWN WAS COMPLETED BY ELITE SURVEY LLC.
 - TOPOGRAPHIC INFORMATION SHOWN HEREON PROVIDED BY PAULDING COUNTY G.I.S. DEPARTMENT
 - OWNER/DEVELOPER :
JCH CONSTRUCTION/JEFF HELMS
379 BLACKBERRY RUN DRIVE, DALLAS, GA 30132
CONSTRUCTIONJCH@GMAIL.COM
 - ENGINEER :
ELITE ENGINEERING, LLC
300 W I PKWY, PO BOX 799, DALLAS, GA 30132
CONTACT: JONATHAN JONES, P.E. 678-215-2968
 - CURRENT ZONING : R-1
PROPOSED ZONING: R-2
TOTAL SITE AREA = 6.351 ACRES
TOTAL NUMBER OF LOTS = 19
MAX. LOTS ALLOWED = 21 LOTS
REQUIRED OPEN SPACE = 1.27 AC
PROVIDED OPEN SPACE = 1.80 AC
TAX ID: 137.4.1.081.0000
- SETBACKS:
MIN. FRONT YARD = 25 FEET
MIN. SIDE YARD = 6 FEET (CORNER=15 FEET)
MIN. REAR YARD = 15 FEET
MIN. S.F. LOTS = 7,500 SF
- THE PROPOSED USE OF THIS PROPERTY IS RESIDENTIAL HOUSING
 - THIS PROPERTY LIES WITHIN AN IDENTIFIED FLOOD HAZARD AREA (ZONE A)(WITHOUT A BASE FLOOD ELEVATION) PER PAULDING COUNTY F.I.R.M. PANEL NO. 13223C0136D DATED JUNE 7, 2019.
 - NO CEMETERIES, ARCHEOLOGICAL OR ARCHITECTURAL SITES EXIST ON THIS SITE.
 - NO EXISTING LANDFILLS ARE PRESENT ON THIS SITE.
 - SANITARY SEWER SERVICE TO BE PROVIDED BY CITY OF DALLAS.
 - WATER SERVICE TO BE PROVIDED BY PAULDING COUNTY.
 - POWER SERVICE TO BE PROVIDED BY GREYSTONE POWER.
 - FIRE PROTECTION TO BE PROVIDED BY THE PAULDING COUNTY FIRE DEPARTMENT.
 - NO OTHER EXISTING EASEMENTS BESIDES AN EXISTING UTILITY EASEMENT IS PRESENT ON THIS SITE

Course	Bearing	Distance
L1	S 61°18'37" W	172.32'
L2	N 67°41'22" W	23.84'
L3	N 67°25'17" W	86.26'
L4	N 68°02'09" W	52.51'
L5	S 68°02'09" E	22.34'
L6	S 67°25'17" E	86.14'
L7	S 67°41'22" E	24.26'
L8	N 61°18'37" E	163.98'
L9	N 65°22'48" W	94.13'

Curve	Radius	Length	Chord	Chord Bear.
C1	190.00'	94.73'	93.75'	S 81°20'45" W
C2	278.82'	64.79'	64.65'	N 75°17'49" W
C3	359.56'	61.55'	61.48'	N 72°05'28" W
C4	175.98'	58.14'	57.87'	N 85°55'41" W
C5	131.52'	20.59'	20.57'	S 82°05'11" W
C6	318.82'	75.27'	75.09'	S 75°20'27" E
C7	230.00'	117.63'	116.36'	N 81°11'24" E



24-HOUR CONTACT
JEFF HELMS
770-231-4387

DATE	REVISION	NO.

CONSTRUCTION PLANS FOR
WEST AVENUE
REZONING PLAN
LAND LOT 372, 2nd DISTRICT, 3rd SECTION, PAULDING COUNTY, GEORGIA

PREPARED FOR:

JEFF HELMS
770-231-4387



PROJECT No. 25153
DRAWING SCALE: 1" = 60'
DESIGNED BY: JFJ
DRAWN BY: SDG
CHECKED BY: JFJ
DATE: 01/30/2026
SHEET



CALL BEFORE YOU DIG

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