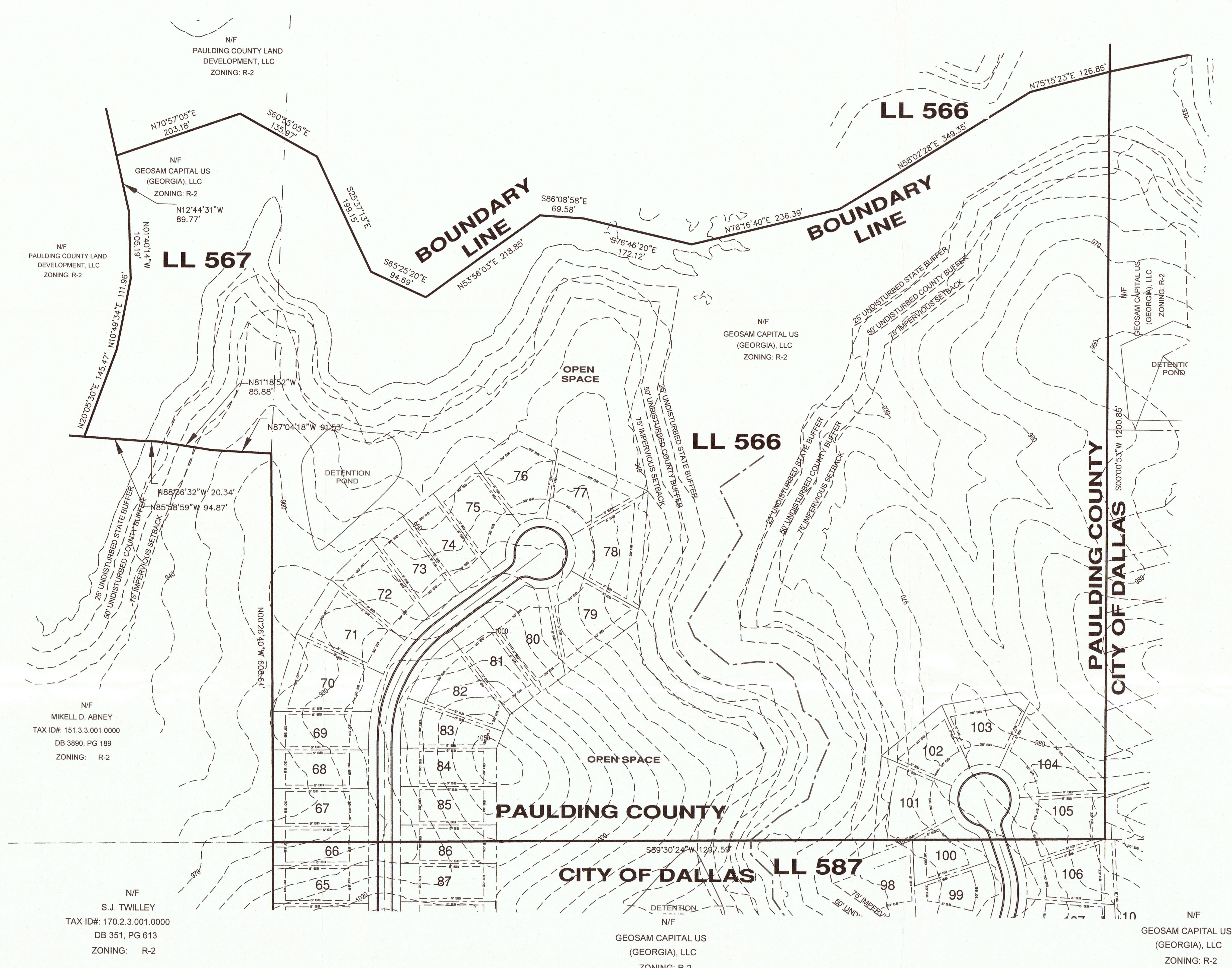
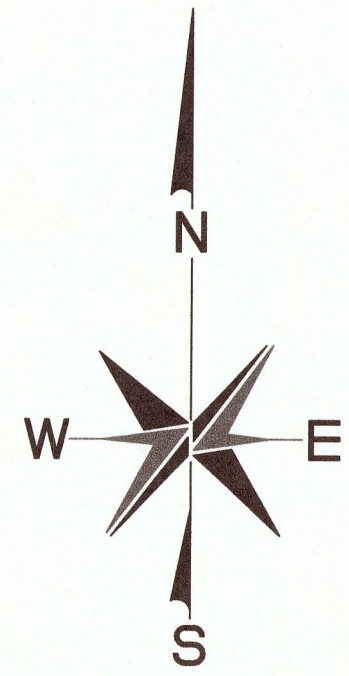
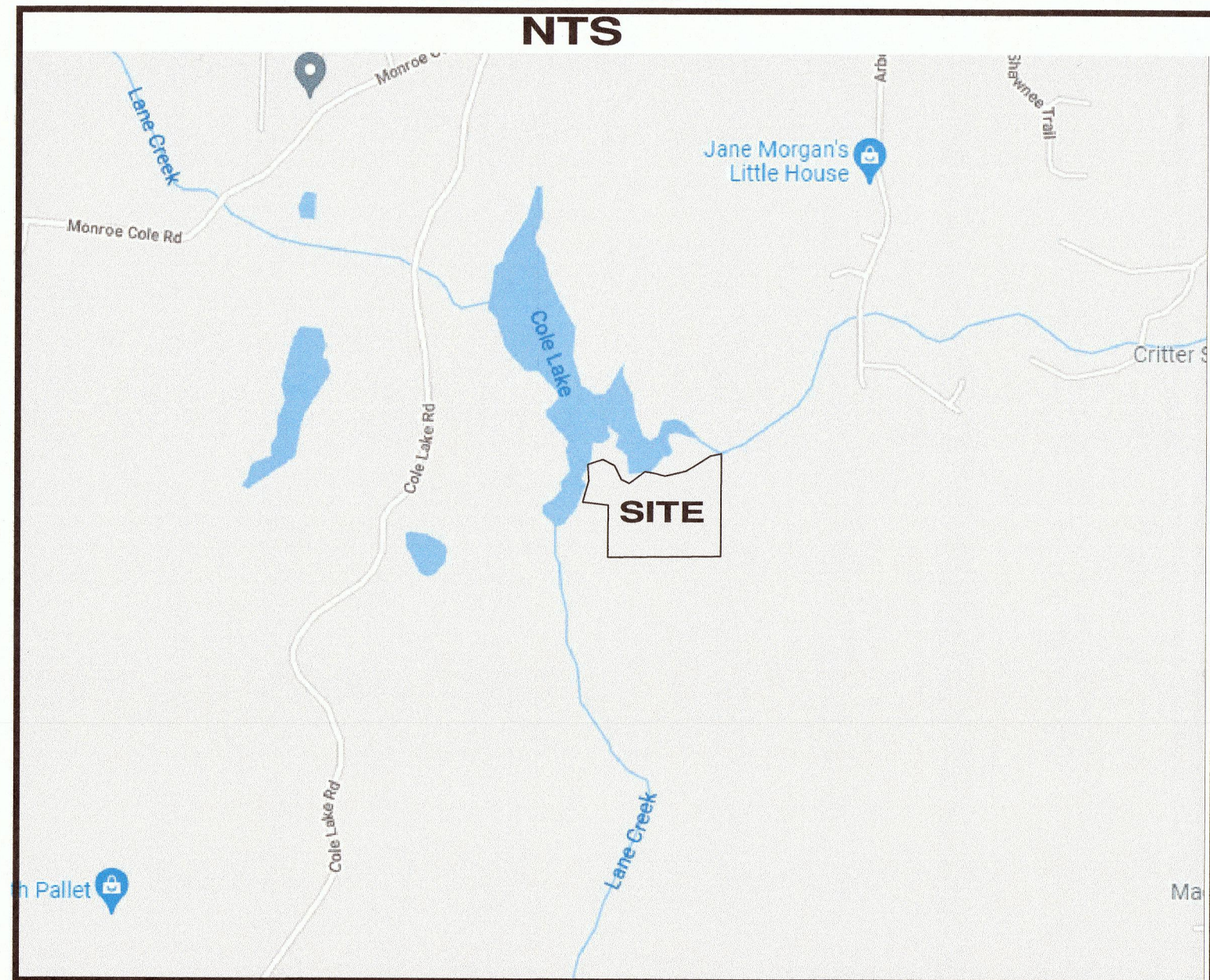


**VICINITY MAP  
NTS**

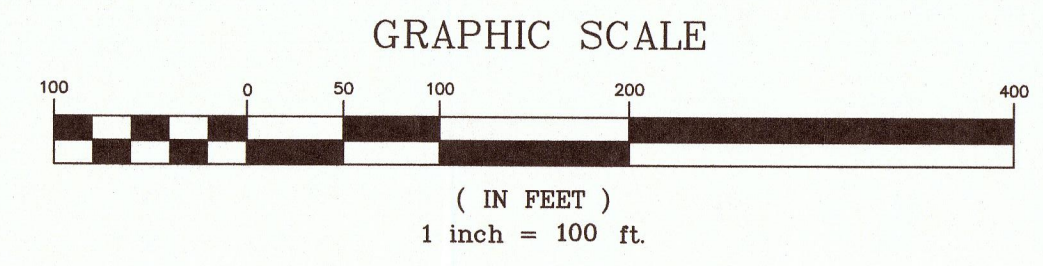


- BOUNDARY INFORMATION SHOWN IS A COMPILED SURVEY COMPLETED BY ELITE SURVEY LLC
- TOPOGRAPHIC INFORMATION SHOWN HEREON PROVIDED BY PAULDING COUNTY G.I.S. DEPARTMENT
- OWNER/DEVELOPER :  
GEOSAM CAPITAL US (GEORGIA), LLC  
2170 SATELLITE BLVD, SUITE 425  
DULUTH, GA 30097  
24 HR. CONTACT: ROBIN EMBRY 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 = 32.720 ACRES  
OPEN SPACE PROVIDED = 6.54 ACRES (20%)  
TOTAL NUMBER OF LOTS = 27 (LOT NO. 66-86, 100-105)  
DENSITY = 0.95 U/AC  
  
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. 13223C0138D 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 EXTENSION OF CITY OF DALLAS SYSTEM.
- FIRE PROTECTION TO BE PROVIDED BY THE PAULDING COUNTY FIRE DEPARTMENT.
- DETENTION TO BE PROVIDED BY 1 PROPOSED EARTHEN DETENTION PONDS.
- NO EXISTING EASEMENTS ON SITE

**MAIL KIOSK FOR POD C TO BE LOCATED AT CURRENT LOCATION WITHIN POD B. # OF PARKING SPACES INCLUDES 6 STANDARD AND 1 ADA.**

**STATEMENT OF PROPOSED USE:**  
PROPOSED DEVELOPMENT IS TO BE A SINGLE FAMILY RESIDENTIAL DEVELOPMENT THAT IS ATTACHED TO AND FOLLOWS THE ORIGINAL PLAN FOR ARBORS AT SILVER TRAIL. THIS EXTENSION OF ARBORS WILL NOT CAUSE AN ISSUE WITH THE ORIGINAL ENTITLEMENT OF 397 LOTS THAT WAS GRANTED TO ARBORS AT SILVER TRAIL AND WILL BE DEVELOPED IN ACCORDANCE WITH THE ORIGINAL DEVELOPMENT CONDITIONS AND STANDARDS.

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



**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: EXISTING CONTOURS SHOWN AT 10' INTERVALS

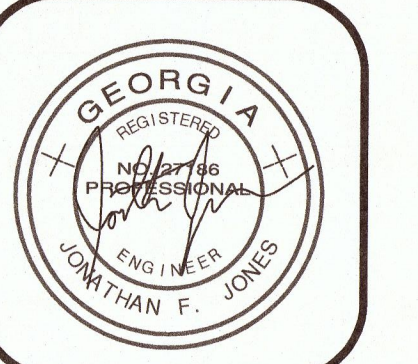
- CONDITIONS REQUESTED:
- REDUCTION OF LOT WIDTH FROM 100' TO 60' FOR ALL LOTS.
  - REDUCTION OF LOT WIDTH FOR CORNER LOTS FROM 100' TO 60'
  - REDUCTION OF SIDEWALK WIDTH FROM 5' TO 4'
  - REDUCTION OF FRONT SETBACK FROM 35' TO 20'
  - REDUCTION OF LOT SIZE TO 8,000 SF
  - REDUCTION OF SIDE SETBACK FROM 15 TO 7.5'

PREPARED BY:  
**Elite Engineering**  
3660 Cedarcrest Road  
Suite 220  
Acworth, Georgia 30101  
Jonathan Jones, P.E.  
(878) 215-2968

DATE:	
REVISION	
No.	

REZONING PLAN FOR  
**ARBORS AT SILVER TRAIL POD C**  
LANDLOT 566, 567, 2ND DISTRICT, 3RD SECTION, PAULDING COUNTY, GA

PREPARED FOR:  
**GEOSAM CAPITAL US (GEORGIA) LLC**



PROJECT No. 21147  
DRAWING SCALE: 1"=100'  
DESIGNED BY: JFJ  
DRAWN BY: JFJ  
CHECKED BY: JFJ  
DATE: 1/12/22  
SHEET

