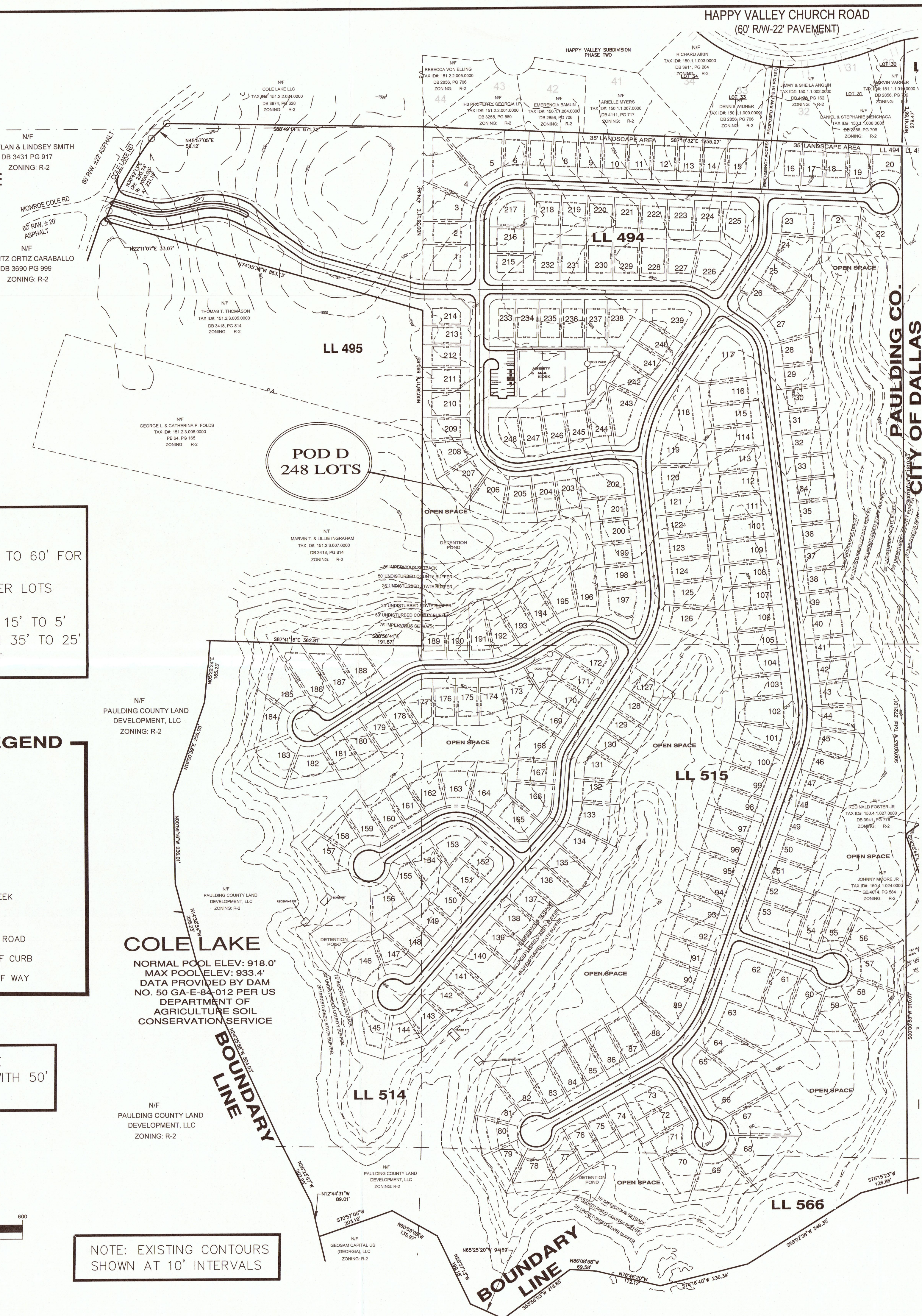
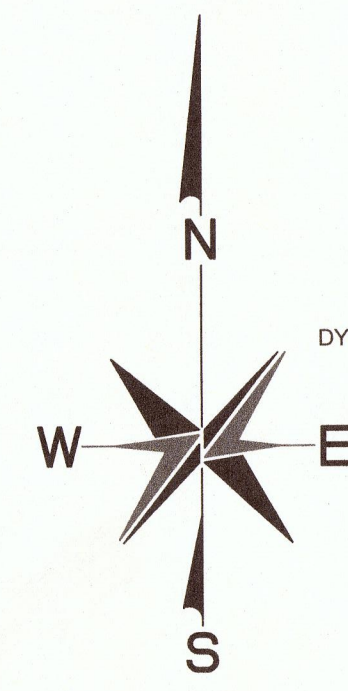
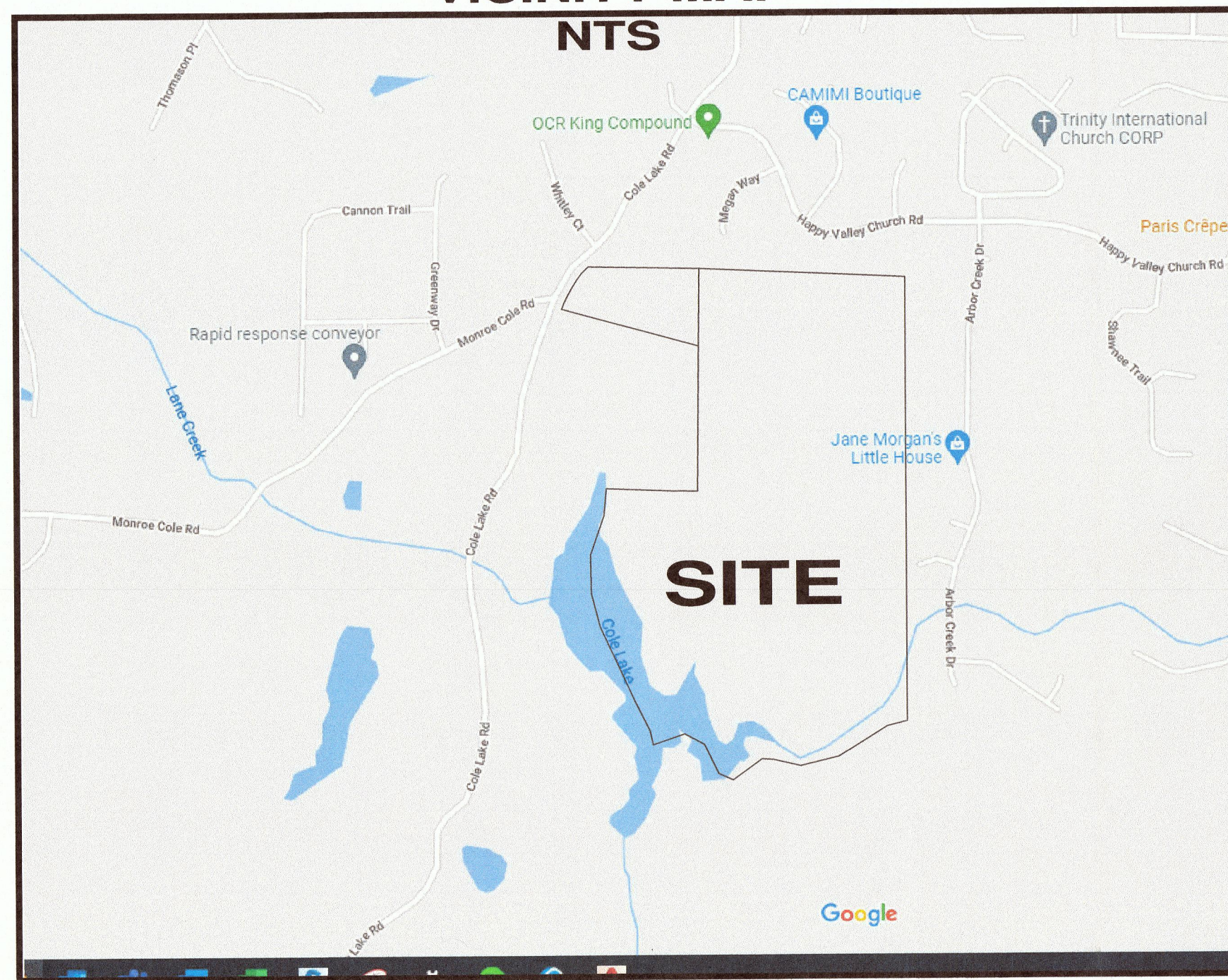


**VICINITY MAP
NTS**



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	668 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	1006 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

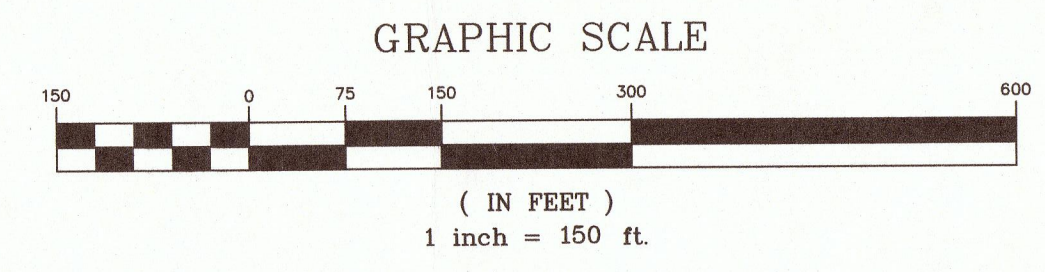
- BOUNDARY INFORMATION SHOWN IS A COMPILED SURVEY COMPLETED BY ELITE SURVEY LLC
- TOPOGRAPHIC INFORMATION SHOWN HEREON PROVIDED BY PAULDING COUNTY G.I.S. DEPARTMENT
- OWNER/DEVELOPER : PAULDING COUNTY LAND DEVELOPMENT, LLC
2170 SATELLITE BLVD, SUITE 425
DULUTH, GA 30097
24 HR. CONTACT: ROBIN EMBRY 678-758-4639
- 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 = 111.193 ACRES
OPEN SPACE PROVIDED = 30.84 ACRES (23%)
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'
- THIS PROPERTY DOES NOT LIE WITHIN AN IDENTIFIED FLOOD HAZARD AREA, PER PAULDING COUNTY F.I.R.M. PANELS NO. 13223C0139D 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 3 PROPOSED DETENTION PONDS.
- NO EXISTING EASEMENTS ON SITE. PROPOSED EMERGENCY ACCESS ROAD WILL TIE IN TO PROPOSED R/W PER PB 31, PG 131.

- 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 SIDE SETBACKS FROM 15' TO 5'
 - 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



NOTE: EXISTING CONTOURS SHOWN AT 10' INTERVALS

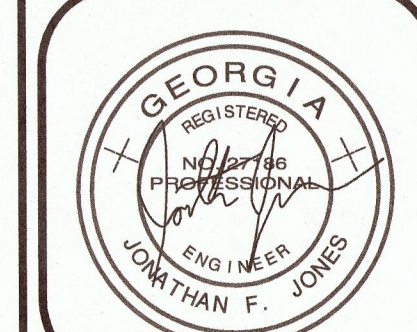
STATEMENT OF PROPOSED USE:
PROPOSED DEVELOPMENT IS TO BE SINGLE FAMILY RESIDENTIAL DEVELOPMENT THAT WILL HAVE A DEED RESTRICTION ENSURING THAT THE ENTIRETY OF THIS DEVELOPMENT IS AGE - RESTRICTED. DEVELOPER'S INTENTION IS TO BRING FORTH A 55+ COMMUNITY WITH AN AMENITY PACKAGE AND EFFICIENT LAYOUT TO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

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

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

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

PREPARED FOR:
PAULDING COUNTY LAND DEVELOPMENT LLC



PROJECT No. 21147
DRAWING SCALE: 1" = 150'
DESIGNED BY: JFJ
DRAWN BY: JFJ
CHECKED BY: JFJ
DATE: 1/12/21
SHEET



**CALL
BEFORE
YOU DIG**

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