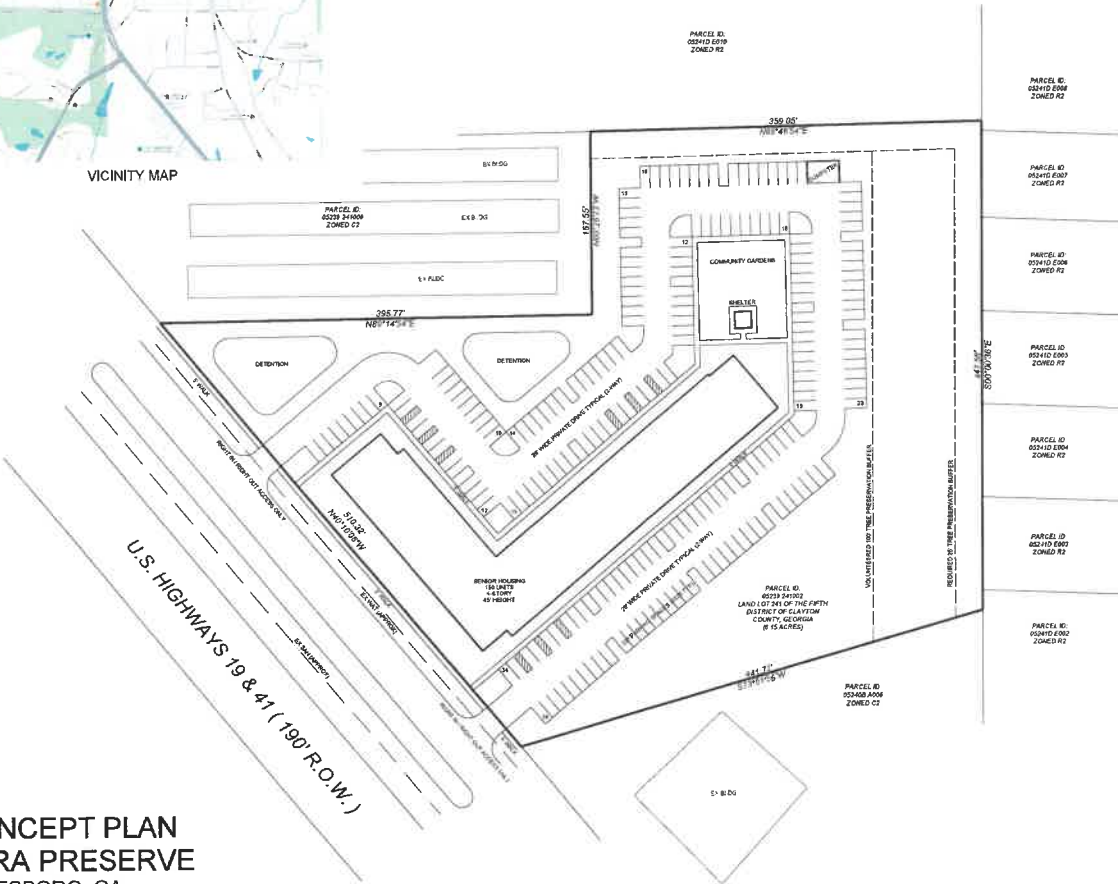




VICINITY MAP

NORTH
1"=40'
DATE
08/04/26



CONCEPT PLAN
TARA PRESERVE
JONESBORO, GA

LOCATION
TARA BLVD, JONESBORO GA 30236
(PARCEL # 0038241000)

SIZE
6.15 TOTAL ACRES +/-

OWNER
DEEPAK GUPTA, AS TRUSTEE OF
THE KIRISHAN GUPTA REVOCABLE
TRUST DATED 11/15/1999, AND
VINOD KUMAR GUPTA, AN INDIVIDUAL

1900 SIGMAN RD
CONYER, GA 30012
&
3243 LOST VALLEY DR
JONESBORO, GA 30236
470-950-6559 & 404-457-4757

APPLICANT
PIVOTAL DEVELOPMENT LLC
8100 CENTRE POINTE DR, SUITE 210
WEST CHESTER, OH 43080

APPLICANT CONTACT
CHARLES REIDEROSIAF
833-564-7327

REQUEST
REZONING

PROPOSED USE
150 UNITS - SENIOR HOUSING
14@2BED (200 SF MIN)
136@2BED (700 SF MIN)
TOTAL BLDG = 150,000 SF

ZONING
EXISTING ZONING = C2
PROPOSED ZONING = RM

SETBACKS
FRONT = 25' REQ & 30' PROP
SIDE = 25' REQ & 75' PROP
REAR = 25' REQ & 150' PROP

BUILDING HEIGHT
4-STORY (45')

PARKING PROVIDED
24 ACCESSIBLE SPACES
235 TOTAL SPACES (800 TYP)
1:1 SPACES/UNIT

OPEN SPACE CALC
40% GREEN SPACE