

VICINITY MAP
SCALE: 1"=2000'

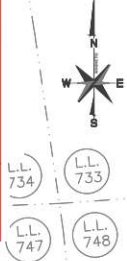


Sec. 10-4. - Definitions.

Adjacent: Land areas located within the defined horizontal distance from the future-conditions floodplain boundary that are at or lower in elevation than either 3' above the base flood elevation or one foot above the future-conditions flood elevation, whichever is higher, unless the area is hydraulically independent. "Hydraulically independent" shall mean absolutely no connection to the potential flooding source such as through pipes, sewer laterals, down drains, foundation drains, ground seepage, overland flow, gated or valved pipes, excavated and backfilled trenches, etc. with no fill or other manmade barriers creating the separation.

Sec. 10-13. - Development within or adjacent to future-conditions flood hazard area.

No development shall be allowed within or adjacent to any area of future-conditions flood hazard, except for activities authorized by variance in accordance with the requirements of this article, unless specifically exempted by this article.

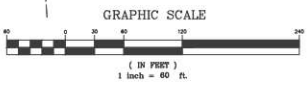


SITE PLAN LEGEND

- PROPERTY CORNER
- PROPERTY LINE
- RIGHT OF WAY
- EXISTING ROAD
- LAND LOT LINE
- - - EXISTING CONTOUR
- OPEN SPACE
- FLOODPLAIN
- C/L OF PROPOSED ROAD
- PROPOSED RIGHT OF WAY
- SETBACK LINE
- PROPOSED SIDEWALK
- PROPOSED CURB & GUTTER
- PERIMETER BUFFER

SITE NARRATIVE

1. BOUNDARY INFORMATION SHOWN IS A SURVEY COMPLETED BY ELITE SURVEYING, LLC
2. TOPOGRAPHIC INFORMATION SHOWN HEREON PROVIDED BY COBB COUNTY G.I.S. DEPARTMENT
3. OWNER/DEVELOPER: KENNETH JONES
1354 COLE CREEK RD, DALLAS, GA 30157
SC052@MILLERKING.COM
24 HR. CONTACT: KENNETH JONES, 770-318-6653
4. ENGINEER:
ELITE ENGINEERING, LLC
300 W PARKWAY SUITE 300
DALLAS, GA 30132
CONTACT: JONATHAN JONES, P.E. 678-215-2568
5. CURRENT ZONING: LI
PROPOSED ZONING: PD-U-R
TOTAL SITE AREA = 10.445 ACRES
REQUIRED OPEN SPACE = 2.09 ACRES
PROVIDED OPEN SPACE = 6.76 ACRES
PROPOSED NUMBER OF LOTS = 32
PARKING SPACES REQUIRED = 11
PARKING SPACES PROVIDED = 14
TAX ID = 1907470090
- SETBACKS:
MIN. FRONT YARD = 15 FEET
MIN. SIDE YARD = 12 FEET
MIN. REAR YARD = 20 FEET
60' MIN LOT WIDTH
MIN. 8,000 S.F. LOTS
6. THIS PROPERTY DOES LIE WITHIN AN IDENTIFIED FLOOD HAZARD AREA WITH ZONE AE PER COBB COUNTY F.L.R.M. PANEL NO. 1306702770 DATED OCTOBER 16, 2008
7. NO CEMETRIES, ARCHEOLOGICAL OR ARCHITECTURAL SITES EXIST ON THIS SITE.
8. NO EXISTING LANDFILLS ARE PRESENT ON THIS SITE.
9. SANITARY SEWER SERVICE TO BE PROVIDED BY COBB COUNTY.
10. WATER SERVICE TO BE PROVIDED BY COBB COUNTY.
11. POWER SERVICE TO BE PROVIDED BY COBB EMC POWER COMPANY.
12. FIRE PROTECTION TO BE PROVIDED BY THE COBB COUNTY FIRE DEPARTMENT.



PREPARED BY:
Elite Engineering
Engineering Survey Management
300 W. Phony, PO Box 799
Dallas, GA 30132
Jonathan Jones, P.E.
(678) 324-6011

DATE	REVISION

REZONING PLAN FOR
JONES PARK
CITY OF POWDER SPRINGS, COBB COUNTY, GEORGIA
REZONING PLAN

PREPARED FOR:
KENNETH JONES
770-318-6653

PROJECT No.	25105
DRAWING SCALE:	1"=60'
DESIGNED BY:	JFJ
DRAWN BY:	SDG
CHECKED BY:	JFJ
DATE:	04/21/20
SHEET	
1 OF 1	