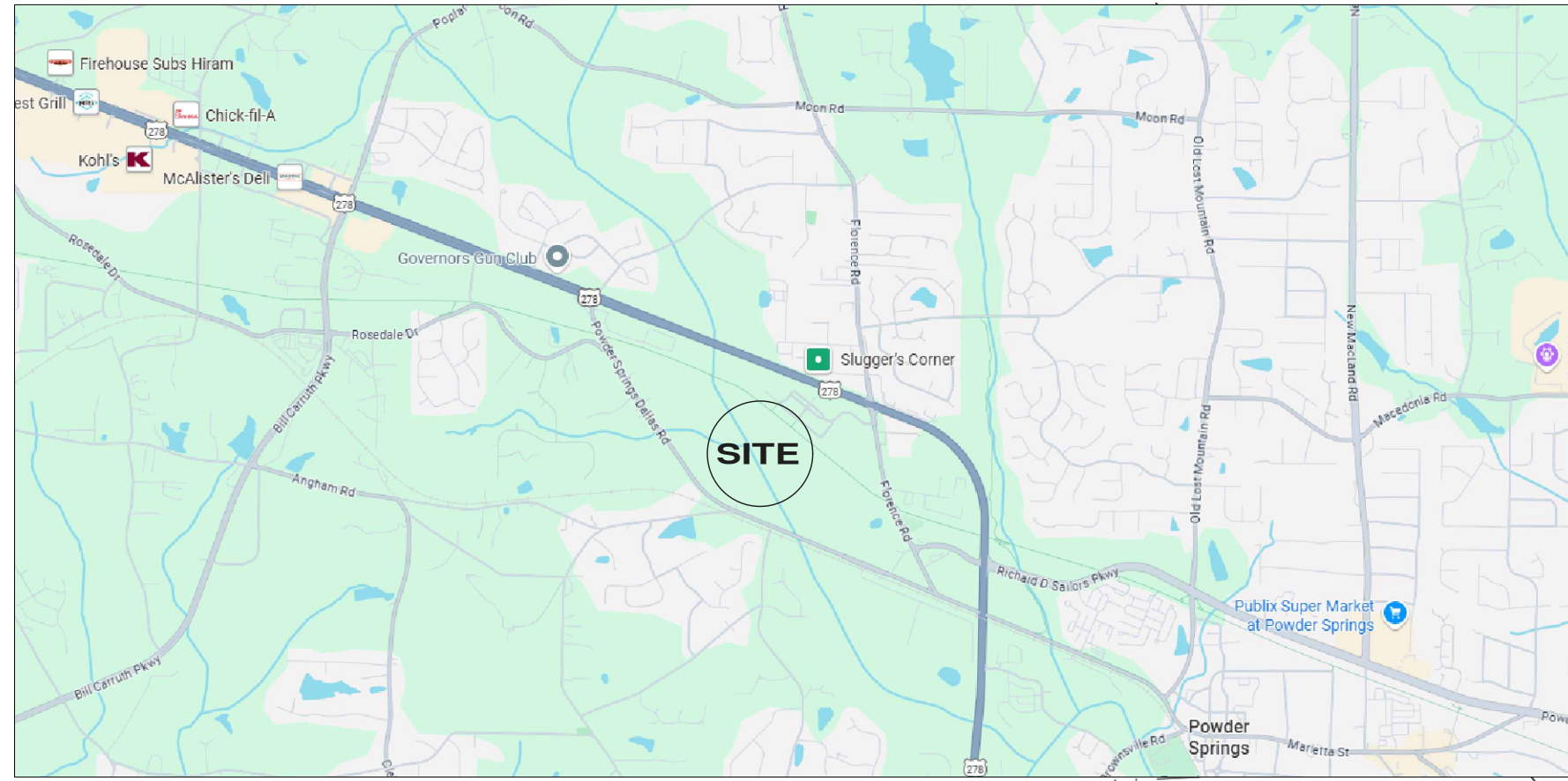


VICINITY MAP
SCALE: 1"=2000'



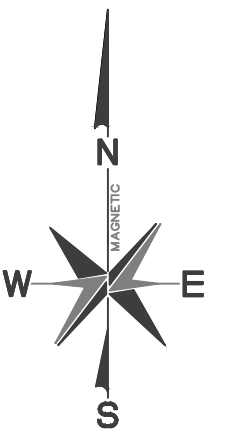
PREPARED BY:



Elite Engineering

Engineering | Surveying | Management

300 W I Pkwy, PO Box 799
Dallas, GA 30132
Jonathan Jones, P.E.
(678) 324-8291



L.L. 734

L.L. 733

L.L. 747

L.L. 748

DATE:	
REVISION:	
No.	

SITE PLAN LEGEND

○	PROPERTY CORNER
—	PROPERTY LINE
- - -	RIGHT OF WAY
- - -	EXISTING ROAD
- - -	LAND LOT LINE
- - -	EXISTING CONTOUR
1000'	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

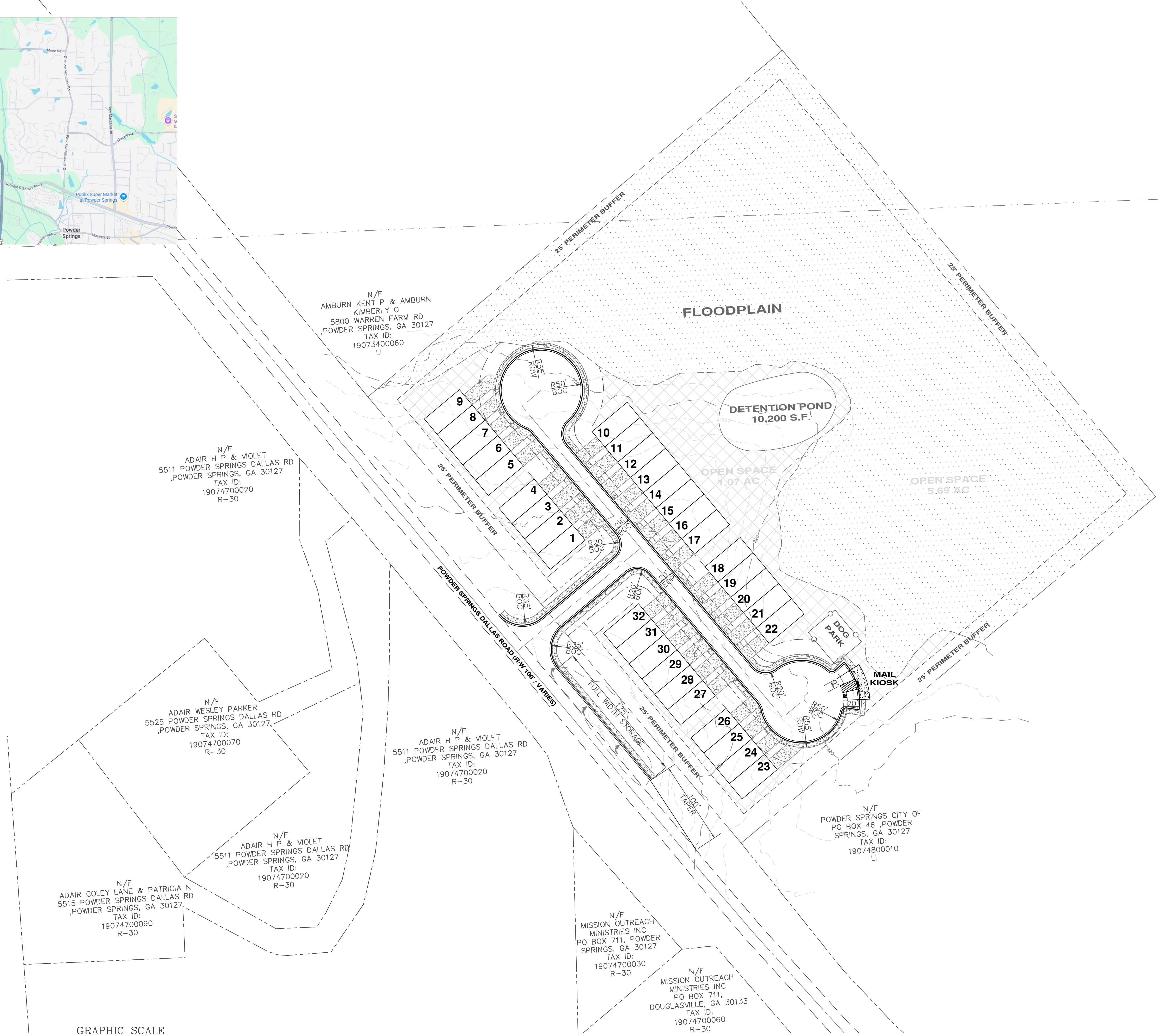
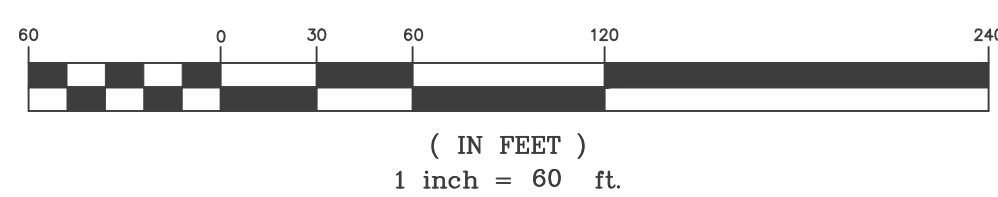
- BOUNDARY INFORMATION SHOWN IS A SURVEY COMPLETED BY ELITE SURVEYING, LLC
 - TOPOGRAPHIC INFORMATION SHOWN HEREON PROVIDED BY COBB COUNTY G.I.S. DEPARTMENT
 - OWNER/DEVELOPER : KENNETH JONES
1354 COLE CREEK RD, DALLAS, GA 30157
KJONES@NLLASING.COM
24 HR. CONTACT: KENNETH JONES, 770-318-6653
 - ENGINEER :
ELITE ENGINEERING, LLC
300 W PARKWAY SUITE 300
DALLAS, GA 30132
CONTACT: JONATHAN JONES, P.E. 678-215-2988
 - CURRENT ZONING : LI
PROPOSED ZONING : PUD-R
TOTAL SITE AREA = 10.445 ACRES
REQUIRED OPEN SPACE = 2.09 ACRES
PROVIDED OPEN SPACE = 6.76 ACRES
PROPOSED NUMBER OF LOTS = 32
TAX ID = 19074700080
- 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
- THIS PROPERTY DOES NOT LIE WITHIN AN IDENTIFIED FLOOD HAZARD AREA WITH ZONE AE PER COBB COUNTY F.I.R.M. PANEL NO. 13067C01776 DATED DECEMBER 16, 2008.
 - 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 COBB COUNTY.
 - WATER SERVICE TO BE PROVIDED BY COBB COUNTY.
 - FIRE PROTECTION TO BE PROVIDED BY THE COBB COUNTY FIRE DEPARTMENT.



CALL BEFORE YOU DIG

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

GRAPHIC SCALE



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

PREPARED BY:

KENNETH JONES
770-318-6653



PROJECT No.	25106
DRAWING SCALE:	1"= 60'
DESIGNED BY:	JFJ
DRAWN BY:	SDG
CHECKED BY:	JFJ
DATE:	04/21/26
SHEET	