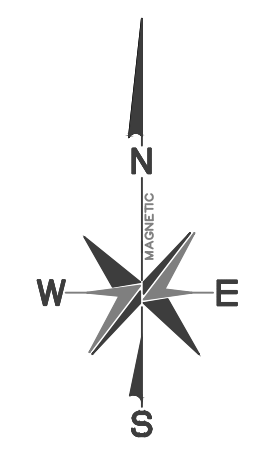
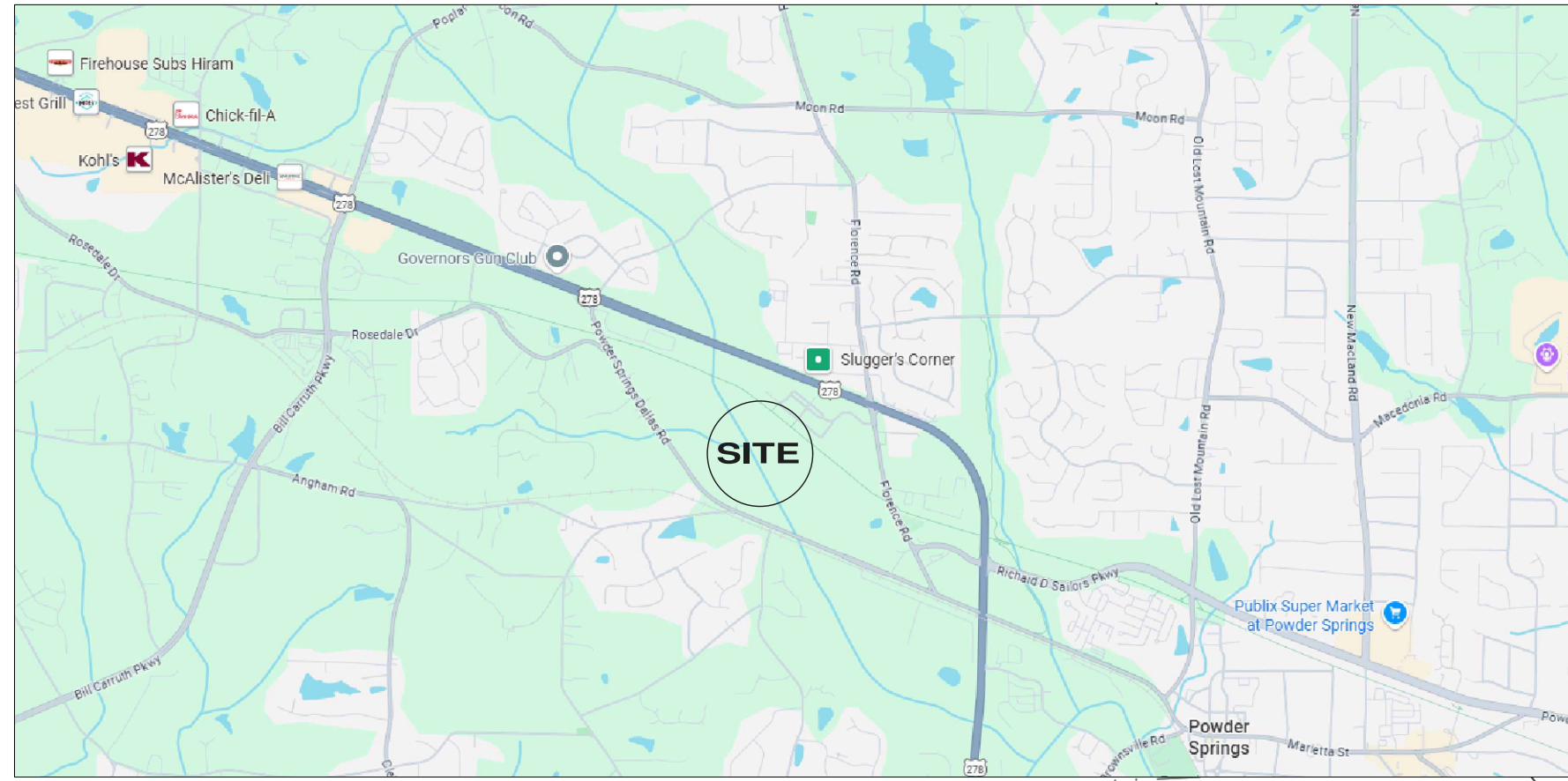


**VICINITY MAP**  
SCALE: 1"=2000'



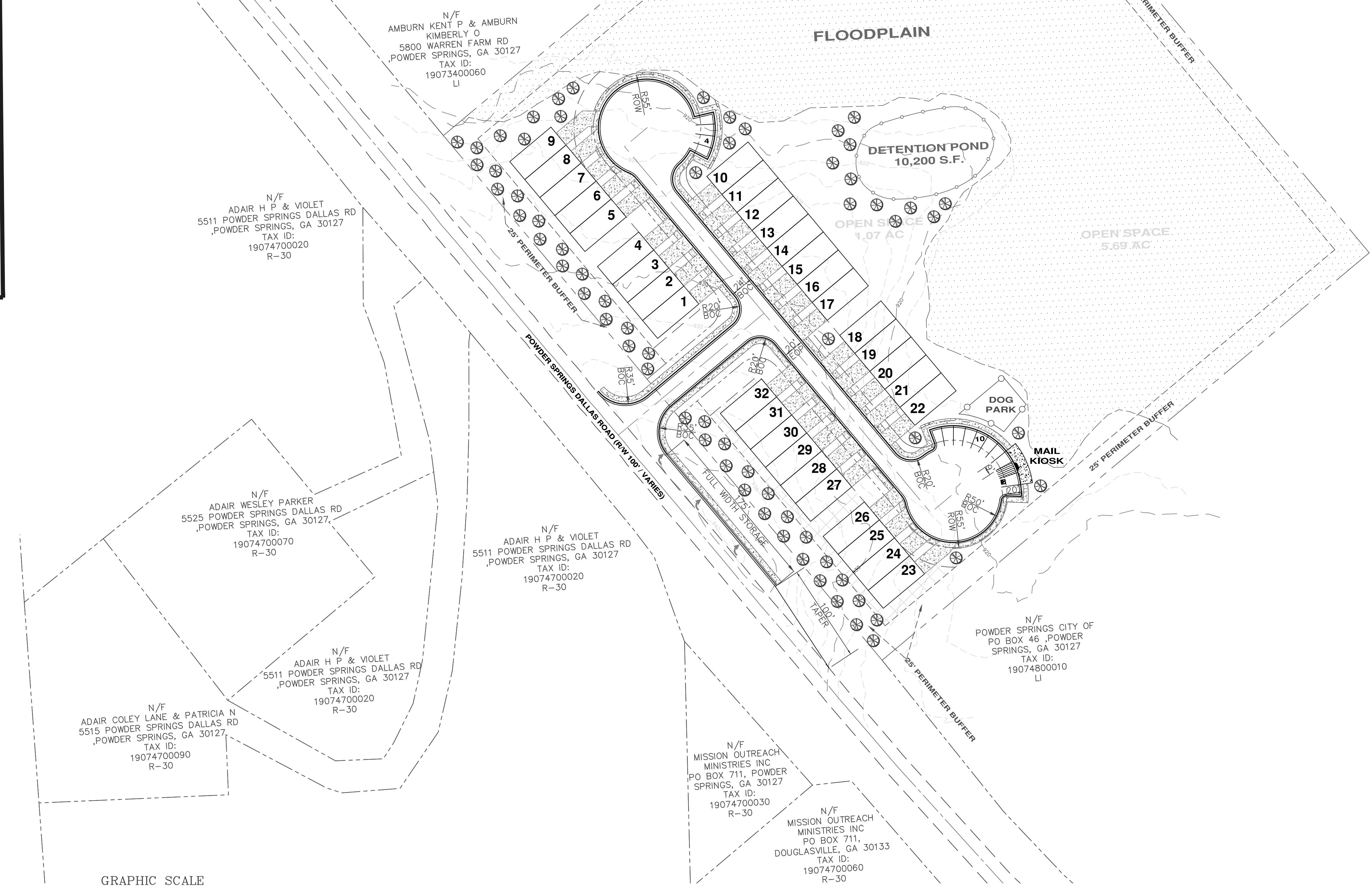
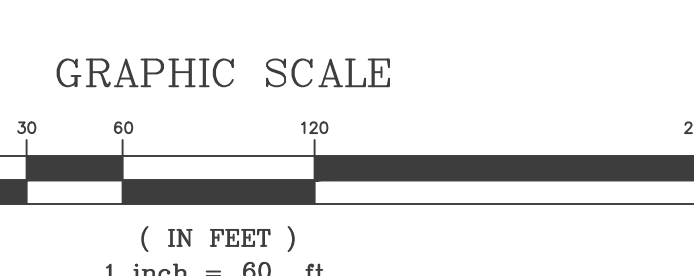
L.L. 734  
L.L. 733  
L.L. 747  
L.L. 748

**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**

- 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@NLLSINC.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  
PARKING SPACES REQUIRED = 11  
PARKING SPACES PROVIDED = 14  
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. 13067C0177G 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.
- POWER SERVICE TO BE PROVIDED BY COBB EMC POWER COMPANY.
- FIRE PROTECTION TO BE PROVIDED BY THE COBB COUNTY FIRE DEPARTMENT.



PREPARED BY:  
**Elite Engineering**  
Engineering | Surveying | Management  
300 W I Pkwy, PO Box 799  
Dallas, GA 30132  
Jonathan Jones, P.E.  
(678) 324-8291

DATE:	
REVISION:	
No.	

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

PREPARED FOR:  
**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  
**1 OF 1**