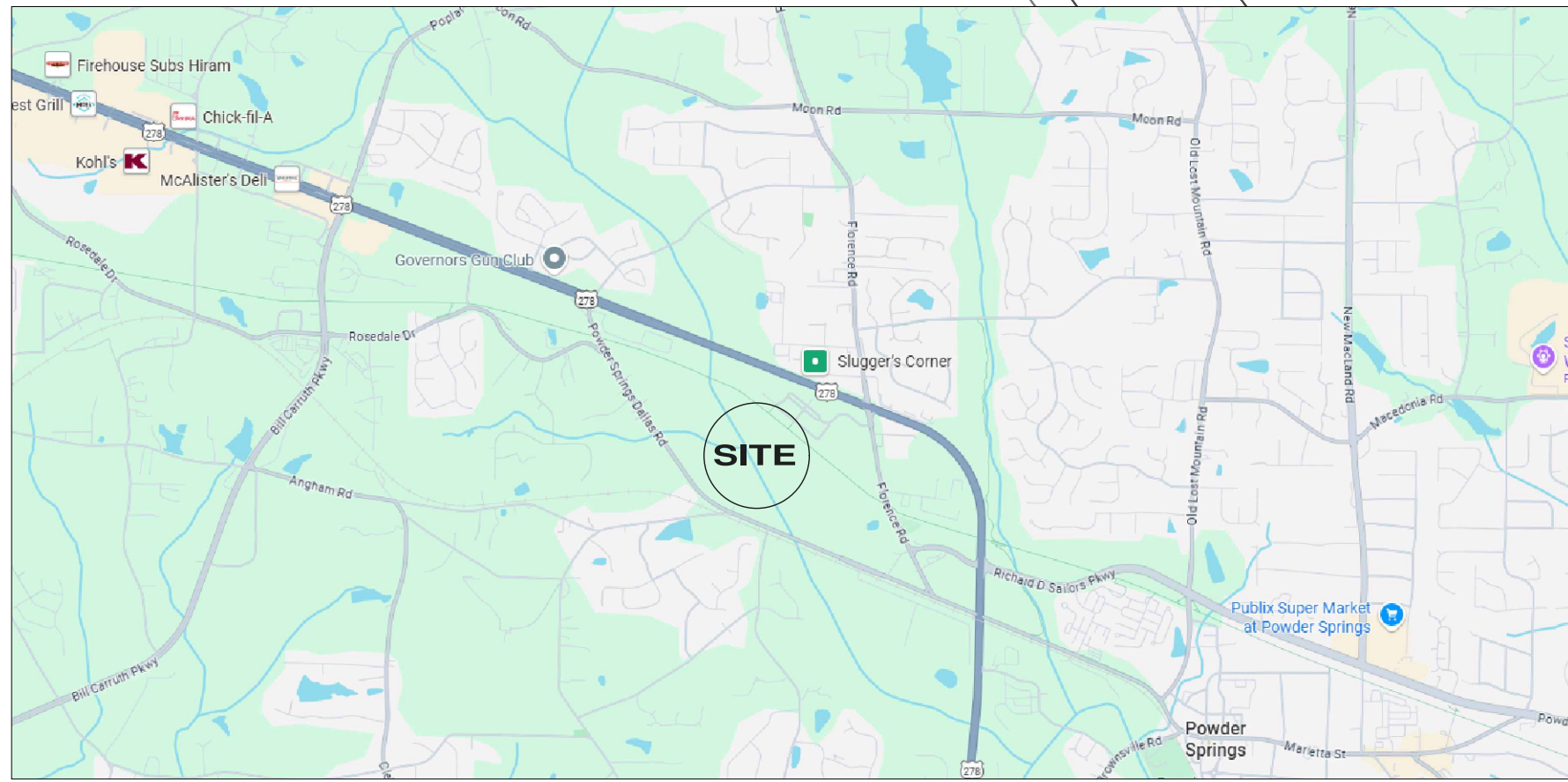


VICINITY MAP
SCALE: 1"=2000'



SITE PLAN LEGEND

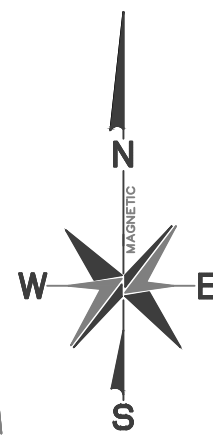
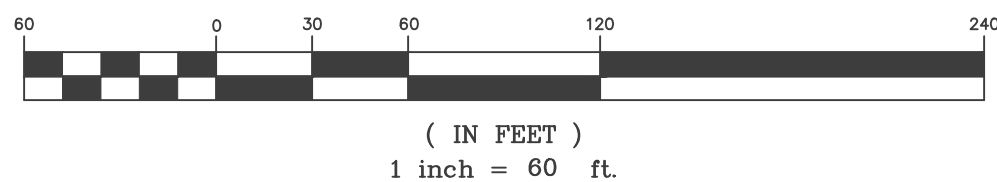
- PROPERTY CORNER
- PROPERTY LINE
- RIGHT OF WAY
- EXISTING ROAD
- LAND LOT LINE
- EXISTING CONTOUR
- OPEN SPACE
- FLOODPLAIN
- C/L OF PROPOSED ROAD
- PROPOSED RIGHT OF WAY
- SETBACK LINE
- PROPOSED SIDEWALK
- PROPOSED CURB & GUTTER
- PERIMETER BUFFER

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@NLLEASING.COM
24 HR. CONTACT: KENNETH JONES, 770-318-6653
- ENGINEER :
ELITE ENGINEERING, LLC
300 W PARKWAY, PO BOX 799
DALLAS, GA 30132
CONTACT: JONATHAN JONES, P.E. 678-215-2968
- 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 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.

GRAPHIC SCALE



L.L.
734

L.L.
733

L.L.
747

L.L.
748

FLOODPLAIN

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 GRADING 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