

LOT NUMBER	AREA (SF)
1	11053
2	8866
3	8840
4	8815
OPEN SPACE	10678
STORM WATER MANAGEMENT FACILITY	10560



GENERAL NOTES:

- 1) A PORTION OF THIS PROPERTY DOES NOT LIE IN A SPECIAL FLOOD HAZARD AREA AS PER COBB COUNTY FIRM MAP NO. 13067C207 G DATED DECEMBER 16, 2008.
- 2) BOUNDARY INFORMATION SHOWN TAKEN FROM FINAL SUBDIVISION PLAT BY BLAKE ENGINEERING AND LAND SURVEYING, INC. FOR RONALD WATSON AND SARAH D. PETTY DATED FEBRUARY 17, 2012.
- 3) TOPOGRAPHIC AND EXISTING PLANOMETRIC INFORMATION TAKEN FROM THE COBB COUNTY GIS DATA BASE IN ELECTRONIC MEDIA.
- 4) THIS RE-ZONING PLAN IS A COMPOSITE DRAWING UTILIZING THE ABOVE REFERENCED SOURCES AND A LAND PLAN BY LONDON PATTERSON ENGINEERING SUPPORT SERVICES.
- 5) J. A. EVANS AND ASSOCIATES, INC. AT THIS DATE HAS NOT DONE A BOUNDARY SURVEY ON THIS PROPERTY. THIS PLAT IS FOR ZONING PURPOSES ONLY.

GENERAL NOTES:

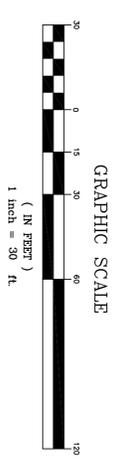
TOTAL NO. OF LOTS 4
 TOTAL ACREAGE 1.35
 DENSITY 2.96 UNITS/ACRE

EXISTING ZONING R-15
 PROPOSED ZONING RAD CONDITIONAL

SETBACKS:
 FRONT 20'
 SIDE 5' (MIN. 10' BETWEEN HOUSES)
 SIDE CORNER 10'
 REAR 20'

MINIMUM LOT SIZE 8,815 SF
 MAXIMUM LOT SIZE 11,053 SF
 AVERAGE LOT SIZE 9,934 SF
 MINIMUM HOUSE SIZE 2,100 SF

COMMON AREA REQUIRED 200 SF / LOT = 800 SF (10,678 SF OPEN SPACE PROVIDED)



LONDON PATTERSON
ENGINEERING SUPPORT SERVICES
 3350 ATLANTA ROAD
 SMYRNA, GA 30080
 770-874-6365



ACTIVITY	NAME
DESIGNED BY:	S. PATTERSON
DRAWN BY:	J. LONDON
CHECKED BY:	J. A. EVANS
APPROVED BY:	J. A. EVANS
REGISTRATION NO.	

NO.	DATE	DESCRIPTION	BY

SCALE:	1"=30'
DATE:	02-04-2014
JOB NO.	14-1002.00

KINGSVIEW
LAND LOT 527 ~ 17TH DISTRICT
2ND SECTION
COBB COUNTY, GEORGIA

ZONING PLAT
FOR
KINGSVIEW