



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

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)



- 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 PLAN BY BLAKE ENGINEERING AND LAND SURVEYING, INC. ON 08/08/2010 AND ENGINEERED BY J. A. EVANS, REGISTERED PROFESSIONAL ENGINEER, LICENSE NO. 17,2012.
 - 3) TOPOGRAPHIC AND ELECTRIC DATA BASE IN ELECTRONIC MEDIA 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 PLAN IS FOR ZONING PURPOSES ONLY.

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

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

ZONING PLAN
FOR
KINGSVIEW