

LOT NUMBER	AREA (SF)
1	9872
2	12367
3	9521
4	9216
5	7000
6	8737
7	12000
8	23386
9	9148
10	11845
11	9062
12	11216
13	14100
14	7004
15	7004
16	7012
17	7447
18	8620
19	16886
20	10902
21	10570
22	9450
23	10475
24	12220
25	13480
26	8117
27	7422
28	8041
29	13301
30	12375
31	8012
32	8442
33	9271
34	11017
35	9874
36	12879
SWM EAST	25142
SWM WEST	17019
OPEN SPACE	7500

GENERAL NOTES:

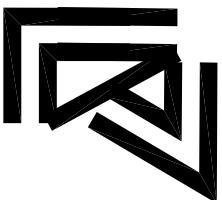
- 1) A PORTION OF THIS PROPERTY DOES NOT LIE IN A SPECIAL FLOOD HAZARD AREA AS PER COBB COUNTY FIRM MAP NO. 13067C0206H DATED MARCH 04, 2013.
- 2) BOUNDARY INFORMATION SHOWN TAKEN FROM FINAL PLAT OF TACKETT SUBDIVISION DATED 2-12-1999 BY BRASWELL ENGINEERING, INC.
- 3) TOPOGRAPHIC AND EXISTING PLANOMETRIC INFORMATION TAKEN FROM THE COBB COUNTY GIS DATA BASE IN ELECTRONIC MEDIA.
- 4) THIS RE-ZONING PLAN IS A COMPOSITE DRAWING UTILIZING THE ABOVE MENTIONED RESOURCES AND A LAND PLAN BY LONDON PATTERSON ENGINEERING SUPPORT SERVICES.
- 5) UTILITY AVAILABILITY AND CAPACITY HAVE NOT BEEN VERTIFIED BY THE ENGINEER.
- 6) STORMWATER MANAGEMENT LOT SIZE MAY VARY PENDING FINAL APPROVED HYDROLOGY STUDY.
- 7) ASHFORD ENGINEERS, LLC AS OF THIS DATE HAS NOT DONE A BOUNDARY OR TOPOGRAPHIC SURVEY OF THIS PROPERTY. THIS PLAT IS FOR ZONING PURPOSES ONLY.

ashford engineers, LLC

337 Vintage Bay Dr. #18, Marco Island, FL 34145
P.O. BOX 72514 Marietta, Georgia 30007-2514
Tel. (770) 435-2733 Fax. (770) 435-7659
civil engineers - land planning - development services

LONDON PATTERSON
ENGINEERING SUPPORT SERVICES

3350 ATLANTA ROAD
SMYRNA, GA 30080
770-874-6365

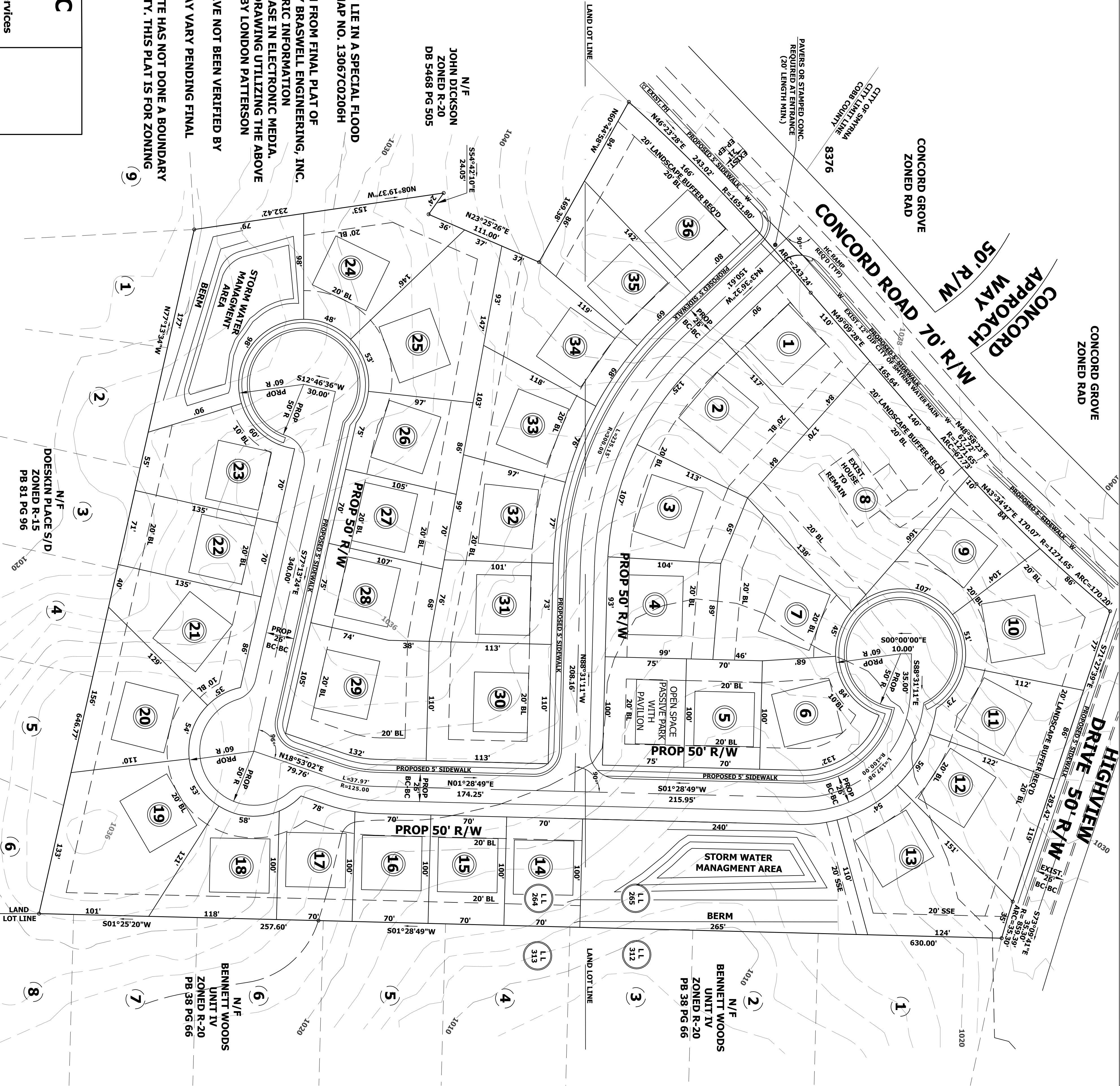


ACTIVITY	NAME
DESIGNED BY:	S. PATTERSON
DRAWN BY:	J. LONDON
CHECKED BY:	S. PATTERSON
APPROVED BY:	R. GALPIN
REGISTRATION NO.	20938

NO.	DATE	DESCRIPTION	BY
1	11-05-2014	CITY COMMENTS	SLP

SCALE: 1"=50'
DATE: 09-05-2014
JOB NO. 2014-802

TACKETT FARMS
LAND LOT 264 & 265
17TH DISTRICT 2ND SECTION
COBB COUNTY, GEORGIA



SITE DATA:

TOTAL NO. OF LOTS 36
TOTAL ACREAGE 12.12 ACRES
DENSITY 2.97 UNITS

EXISTING ZONING: R-15
PROPOSED ZONING: RAD CONDITIONAL

SETBACKS:

FRONT 20'
SIDE 5' (10' BETWEEN HOUSES)
SIDE CORNER 10'
REAR 20'

MINIMUM LOT SIZE 7,000 SF
MAXIMUM LOT SIZE 23,386 SF
AVERAGE LOT SIZE 9,843 SF

MINIMUM HOUSE SIZE 1,800 SF

COMMON AREA REQUIRED 200 SF / LOT X 36 LOTS = 7,200 SF
(7,500 SF PROVIDED - OPEN SPACE / PASSIVE PARK WITH AMENITY FEATURE) AS PER SECTION 1201 OF THE ZONING ORDINANCE

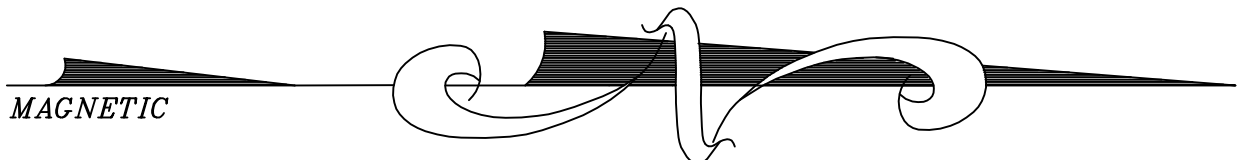
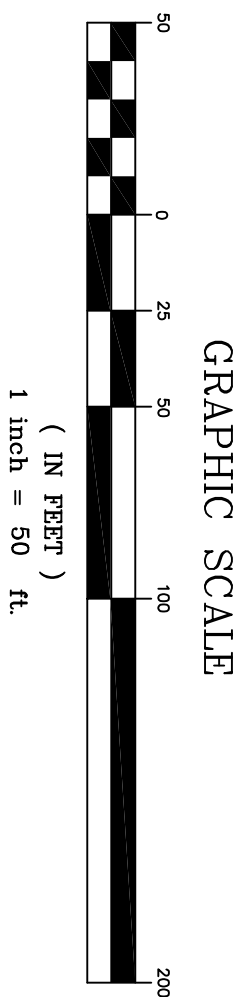
20' LANDSCAPE BUFFER REQUIRED ALONG CONCORD ROAD AND HIGHVIEW DRIVE PER SECTION 1201 OF THE ZONING ORDINANCE

5' SIDEWALK WITH 2' GRASS BUFFER REQUIRED WITHIN THE SUBDIVISION AND ALONG CONCORD ROAD AND HIGHVIEW DRIVE PER SECTION 1201 OF THE ZONING ORDINANCE

INSTALL PAVERS OR STAMPED CONCRETE AT THE SUBDIVISION ENTRANCE FOR A MINIMUM LENGTH OF 20' PER SECTION 1201 OF THE ZONING ORDINANCE

OWNER / DEVELOPER

BRENT BENSON
Civil Site Services, Inc.
135 Tober Trail
Fayetteville, GA 30214
Office: 678-870-0500
Fax: 678-870-0197
Cell: 678-877-4680



REZONING PLAT