

# Preliminary Plan Jamerson Road Community

Cobb County, Georgia Land Lots 54 & 55, 16th District, 2nd Section

prepared for:  
**Blake Properties, Inc.**

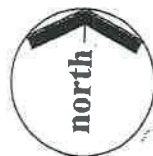


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Scale: 1" = 100'  
May 24, 2005

Revisions:	
08-10-05	Revised to 36 lots and add stormwater mgmt. area

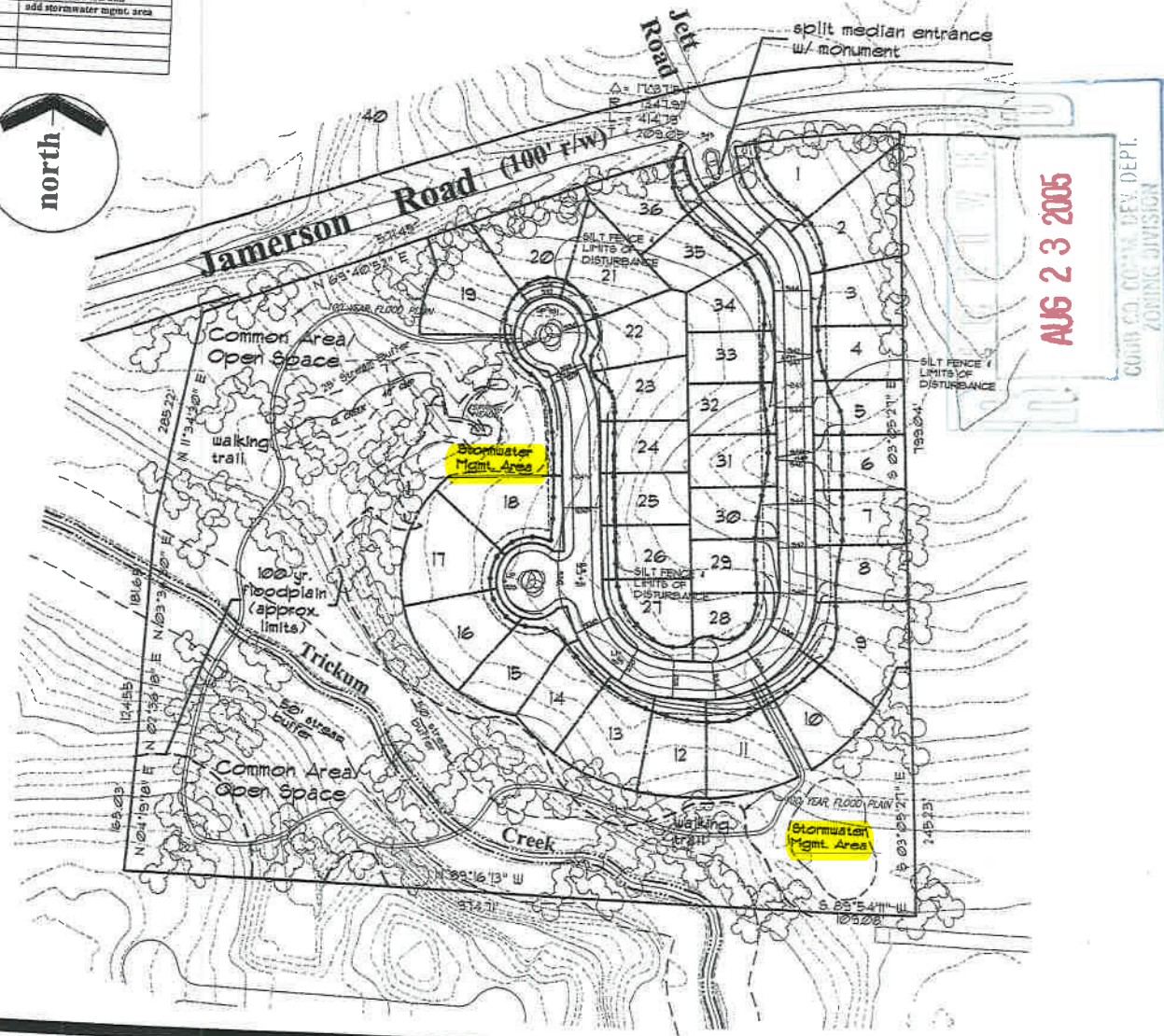


- Notes:**
1. Boundary survey by Southern Surveying and Mapping Co., Inc. (8/8/2001)
  2. Topographic information by from Cobb County GIS files.
  3. Floodplain has been field located by Terrain Solutions, LLC. (5/5/2005)
  4. No cemeteries are known to exist on site.
  5. Stream and wetland classifications are to be determined.
  6. No archeological or architectural landmarks are known to exist on site.
  7. Stormwater accommodation will be contained within floodplain. Water quality structures are will be provided as required based on hydrologic study.

## Site Data

- Total Site Area: **21.52 AC**  
(6.83 AC in lake and floodplain)
- Total Lots Shown: **36**
- Net Density: **2.45 UN/AC**
- Present Zoning: **R-20**
- Proposed Zoning: **CS**
- Minimum Lot Size: **8,000 SF ±**
- Min. Lot Width at B.L.: **70'**
- Building Setbacks:
  - front: 20'
  - rear: 20'
  - side: 5' (15' between houses)

- Common Area/ Open Space Provided: **9.98 AC**  
(46.37% of total site area)
- Required Open Space: **8.6 AC (40% of total site area)**
- 3.14 AC of Open Space provided is exclusive of floodplain,  
36.5% of required open space



**AUG 23 2005**

COBB CO. COMM. DEV. DEPT.  
ZONING DIVISION