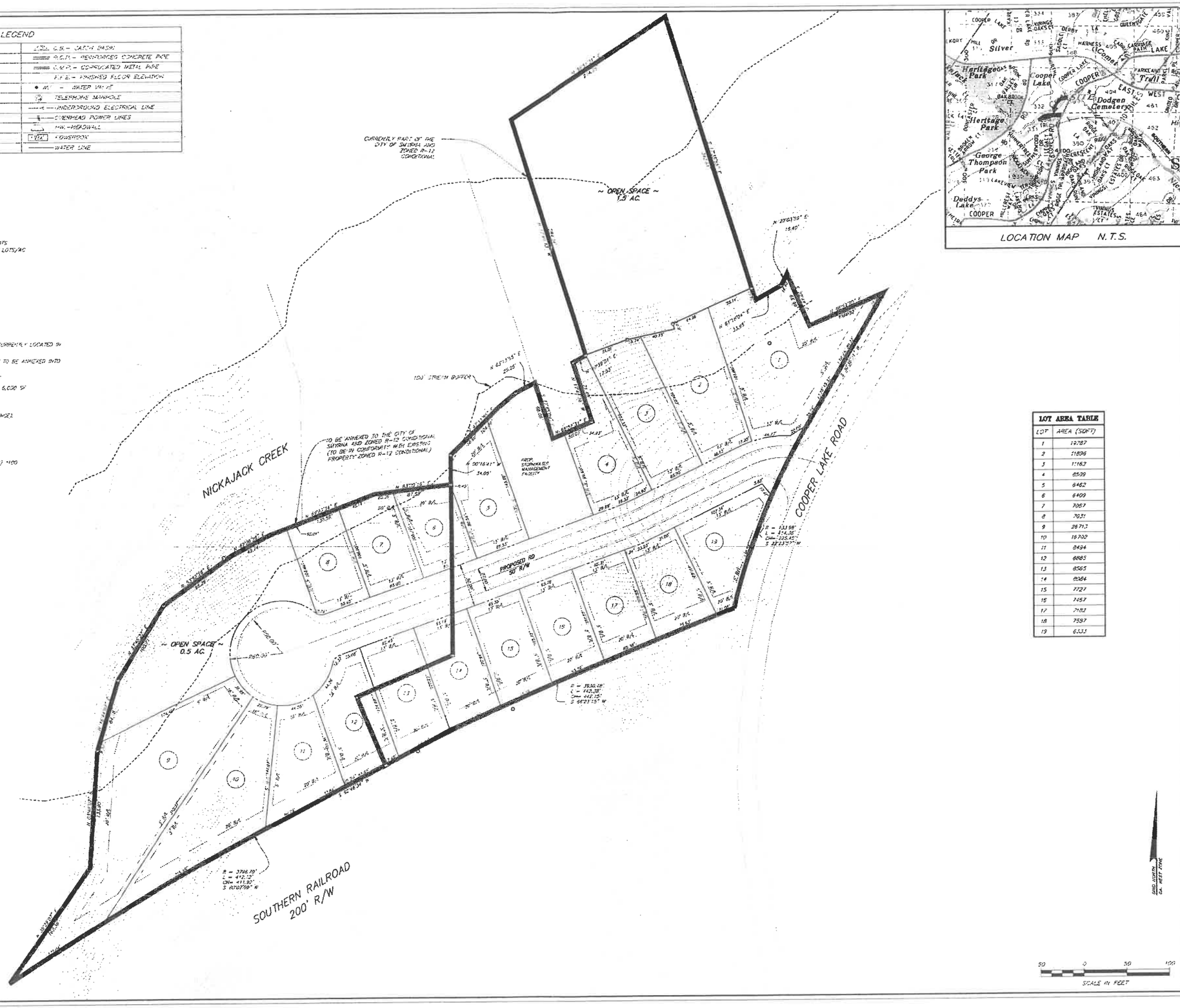
LEGEND	
UTILITY POLE	C.B. - CATCH BASIN
LIGHT POLE	R.C.P. - REINFORCED CONCRETE PIPE
FIRE HYDRANT	C.M.P. - CORRUGATED METAL PIPE
TELEPHONE MANHOLE	F.F.E. - FINISHED FLOOR ELEVATION
WM - WATER METER	WV - WATER VALVE
GAS METER	TELEPHONE MANHOLE
TOPE OF BANK	UNDERGROUND ELECTRICAL LINE
UTILITY BOX	OVERHEAD POWER LINES
INLET / INLET W/ TRASH RACK	HW - HEADWALL
UNDERGROUND TELEPHONE LINE	MAILBOX
GAS LINE	WATER LINE

GENERAL SITE NOTES:

1. TOTAL SITE AREA = 7.68 AC
2. TOTAL NUMBER OF PROPOSED LOTS = 19 LOTS
3. LOT DENSITY = 19 LOTS / 7.68 AC = 2.47 LOTS/AC
4. OWNER/APPLICANT:
   - OTOWNER PROPERTIES
   - JORDON TENCH
   - 770-887-2177
   - 95 OLD ALPHARETTA RD
   - ALPHARETTA, GA 30005
5. 24-HOUR CONTACT:
   - JORDON TENCH
   - 334-322-5888
6. EXISTING ZONING = R-15 (FOR PROPERTY CURRENTLY LOCATED IN THE CITY)
7. PROPOSED ZONING = R-12 (FOR PROPERTY TO BE ANNEXED INTO THE CITY)
8. PROPOSED LOT WIDTH (WITH VARIANCE): 65'
9. PROPOSED MIN. LOT SIZE (WITH VARIANCE): 6,000 SF
10. AVERAGE LOT SIZE = 10,319 SF
11. MAXIMUM LOT SIZE = 32,000 SF
12. PROPOSED BUILDING SETBACKS (WITH VARIANCE):
    - FRONT = 15'/20'; REAR = 30'
    - SIDE = 5'; MAJOR SIDE = 5'
    - SETBACK AT CUL-DE-SAC
13. PROPOSED OPEN SPACE: 2.0 AC
    - (2.0 AC / 6.84 AC) *100
    - = 29%



LOCATION MAP N.T.S.

LOT AREA TABLE	
LOT	AREA (SQFT)
1	13787
2	11896
3	11163
4	8579
5	8462
6	8409
7	7067
8	7031
9	26713
10	16702
11	8494
12	8885
13	8585
14	8364
15	7721
16	7457
17	7183
18	7597
19	8333

Know what's below. Call before you dig.

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COOPER LAKE ROAD
SUBDIVISION
17TH DISTRICT, LAND LOTS 331, 332, 389, & 390
CITY OF SMYRNA, GA

REVISIONS

NO.	DATE	DESCRIPTION / REFERENCE
1		
2		
3		
4		
5		
6		
7		
8		

CHECK TITLE
ZONING PLAN

SEAL

PROJECT ID	FIELD BOOK
1805047	N/A
DRAWN BY	CHECKED BY
MEB	MMB
SCALE	ISSUE DATE
1" = 50'	09/14/18

SHEET NUMBER
1 OF 1

NOT ISSUED FOR CONSTRUCTION