

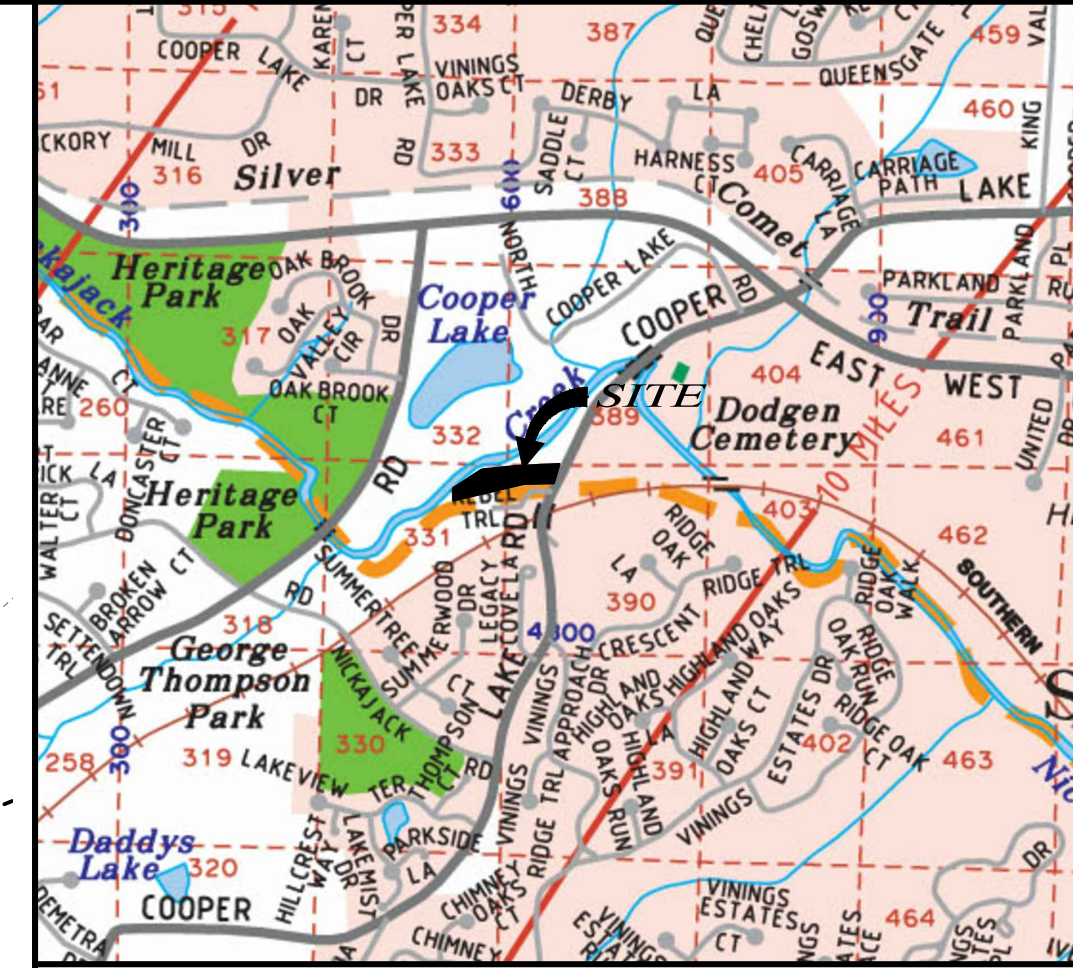
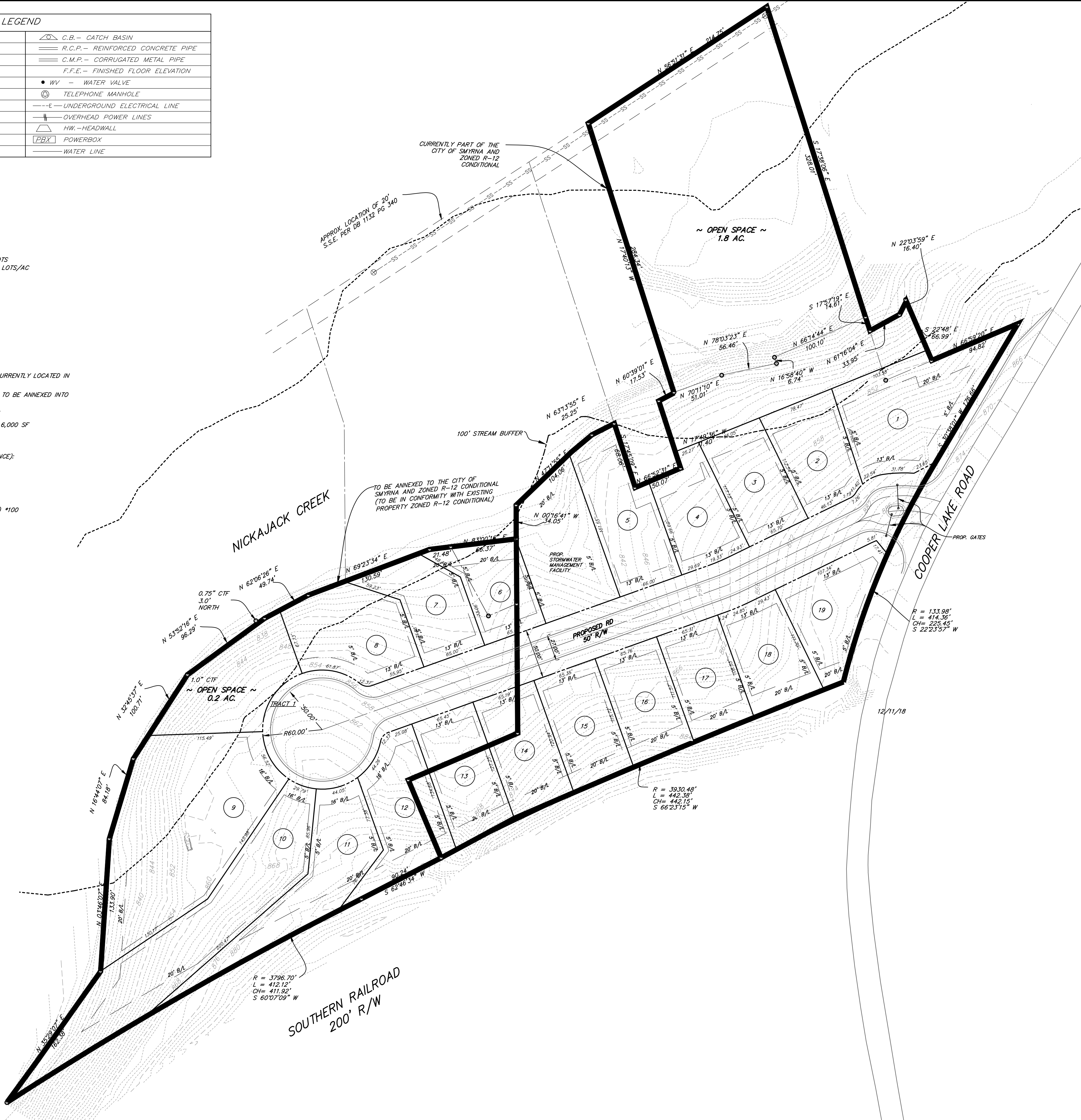
LEGEND	
	P.P. - POWER POLE
	L.P. - LIGHT POLE
	F.H. - FIRE HYDRANT
	M.H. - SANITARY SEWER MANHOLE
	W.M. - WATER METER
	G.M. - GAS METER
	TYPE OF FENCE
	J.B. - JUNCTION BOX
	D.I. - DROP INLET / YARD INLET
	UNDERGROUND TELEPHONE LINE
	GAS LINE
	C.B. - CATCH BASIN
	R.C.P. - REINFORCED CONCRETE PIPE
	C.M.P. - CORRUGATED METAL PIPE
	F.F.E. - FINISHED FLOOR ELEVATION
	W.V. - WATER VALVE
	TELEPHONE MANHOLE
	UNDERGROUND ELECTRICAL LINE
	OVERHEAD POWER LINES
	H.W. - HEADWALL
	POWERBOX
	WATER LINE

**GENERAL SITE NOTES:**

- TOTAL SITE AREA = 7.68 AC
- TOTAL NUMBER OF PROPOSED LOTS = 19 LOTS
- LOT DENSITY = 19 LOTS / 7.68 AC = 2.47 LOTS/AC
- OWNER/APPLICANT:

O'DWYER PROPERTIES  
 JORDON TENCH  
 770-887-2177  
 85 OLD ALPHARETTA RD  
 ALPHARETTA, GA 30005

- 24-HOUR CONTACT:  
 JORDON TENCH  
 334-322-5888
- EXISTING ZONING = R-12 (FOR PROPERTY CURRENTLY LOCATED IN THE CITY)
- PROPOSED ZONING = R-12 (FOR PROPERTY TO BE ANNEXED INTO THE CITY)
- PROPOSED LOT WIDTH (WITH VARIANCE): 65'
- PROPOSED MIN. LOT SIZE (WITH VARIANCE): 6,000 SF
- AVERAGE LOT SIZE = 10,245 SF
- MAXIMUM LOT SIZE = 30,000 SF
- PROPOSED BUILDING SETBACKS (WITH VARIANCE):  
 FRONT = 13'/16"; REAR = 20'  
 SIDE = 5'; MAJOR SIDE = 5'  
 \*SETBACK AT CUL-DE-SAC
- PROPOSED OPEN SPACE: 2.0 AC  
 (2.0 AC / 6.84 AC) \*100 = 29%



**LOT AREA TABLE**

LOT	AREA (SQFT)
1	14033
2	7752
3	7555
4	7337
5	9761
6	6950
7	7393
8	10385
9	26467
10	20598
11	11499
12	9968
13	8565
14	8084
15	7727
16	7467
17	7182
18	7588
19	8343



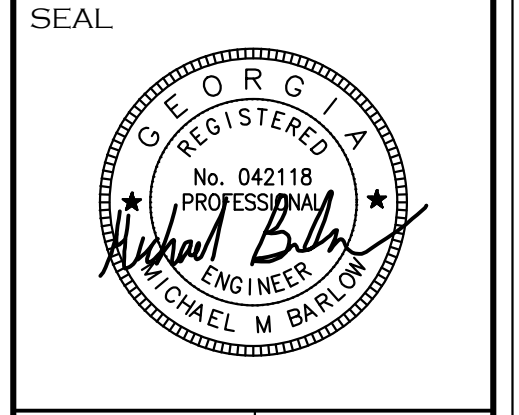
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**COOPER LAKE ROAD SUBDIVISION**  
 17TH DISTRICT, LAND LOTS 331, 332, 389, & 390  
 CITY OF SMYRNA, GA

REVISIONS

REV.	DATE	REVISION REFERENCE:
1	12/11/18	LAYOUT REVISION
2		
3		
4		
5		
6		
7		
8		
9		

SHEET TITLE  
**ZONING PLAN**



PROJECT I.D. 1805047	FIELD BOOK N/A
DRAWN BY MEB	CHECKED BY MMB
SCALE 1" = 50'	ISSUE DATE 09/14/18
SHEET NUMBER <b>1 OF 1</b>	



Drawing name: C:\O'Dwyer\Homes\Cooper Lake Rd\Land Planning\Zoning\Zoning Cooper Lake Rd.dwg Plotted on: Dec 11, 2018 - 5:42pm Plotted by: mbarrow



**NOT ISSUED FOR CONSTRUCTION**