

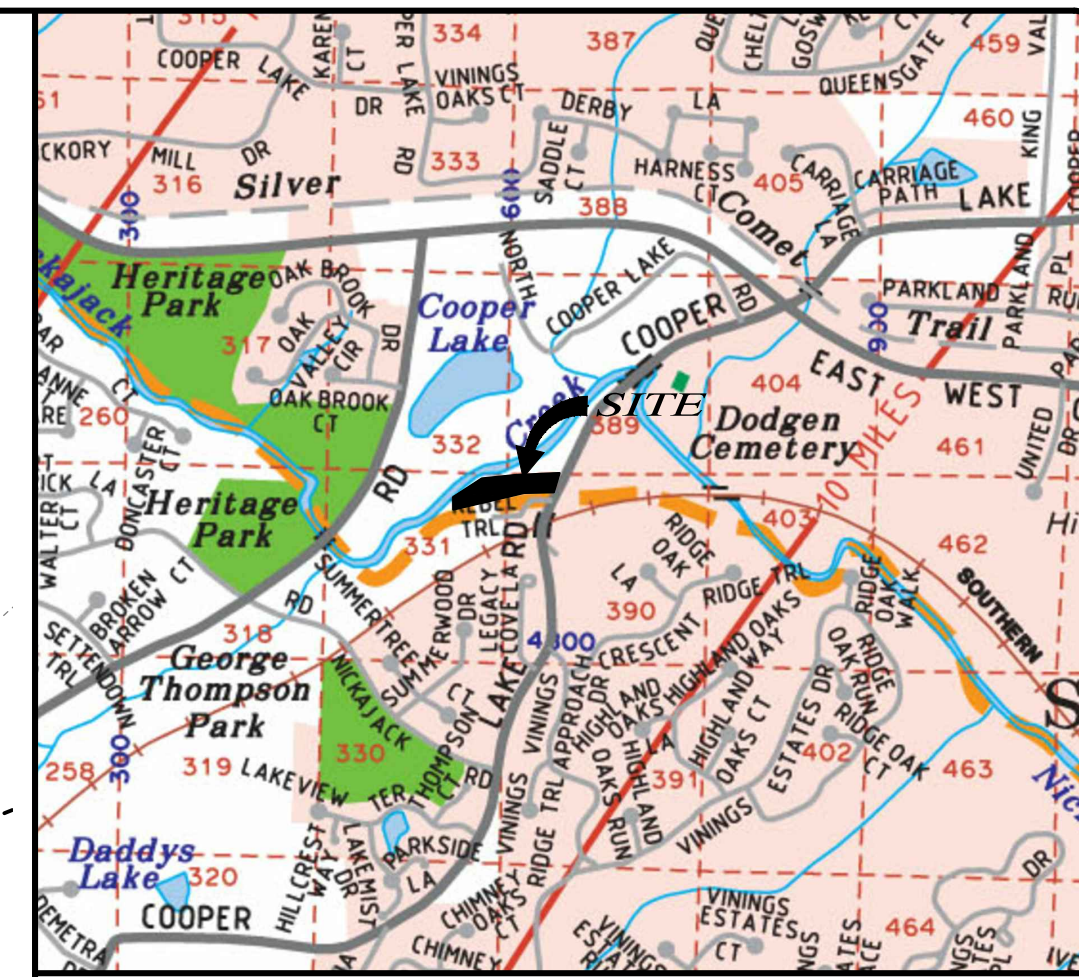
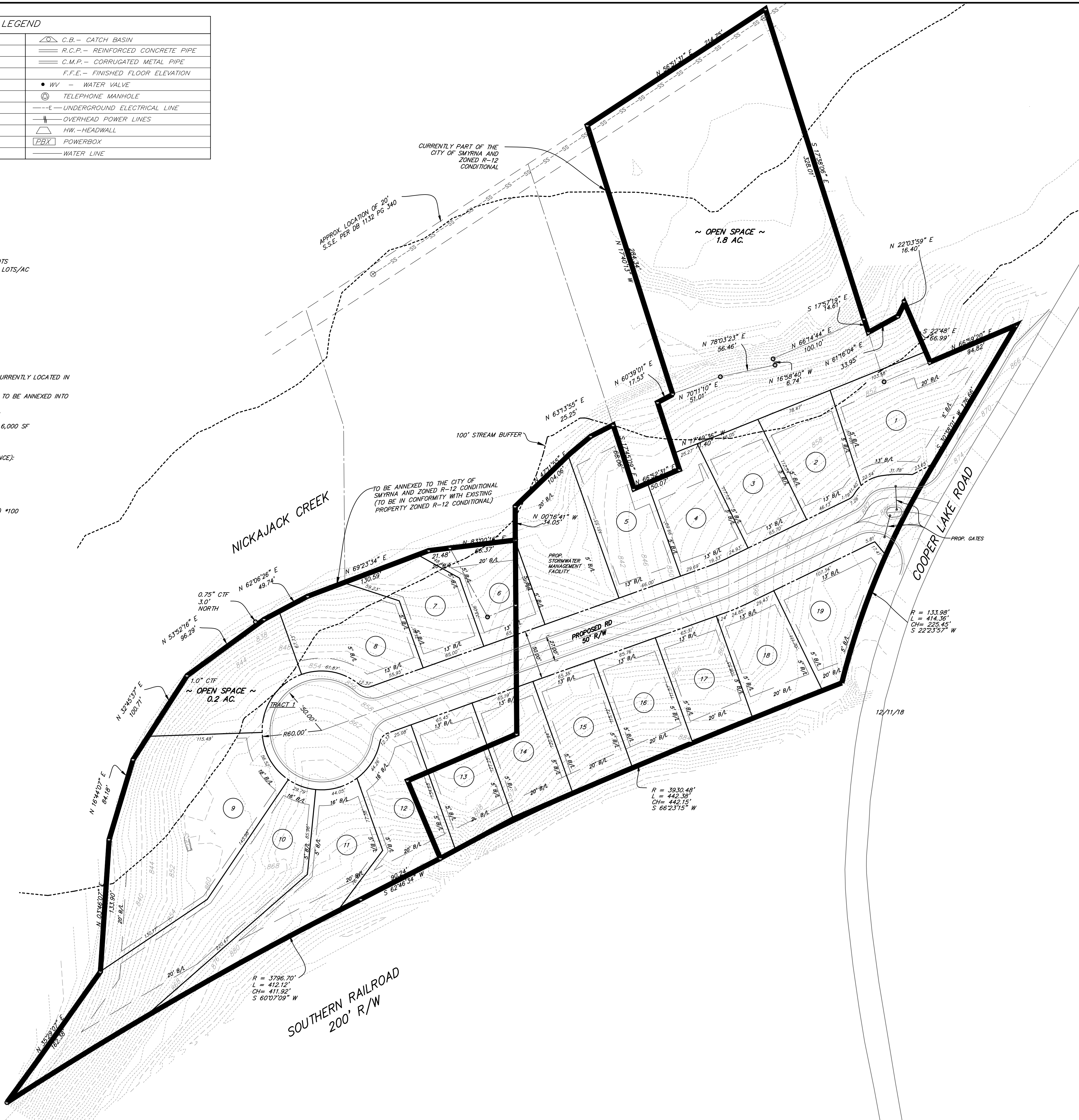
LEGEND			
	P.P. - POWER POLE		C.B. - CATCH BASIN
	L.P. - LIGHT POLE		R.C.P. - REINFORCED CONCRETE PIPE
	F.H. - FIRE HYDRANT		C.M.P. - CORRUGATED METAL PIPE
	M.H. - SANITARY SEWER MANHOLE		F.F.E. - FINISHED FLOOR ELEVATION
	W.M. - WATER METER		W.V. - WATER VALVE
	G.M. - GAS METER		TELEPHONE MANHOLE
	TYPE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

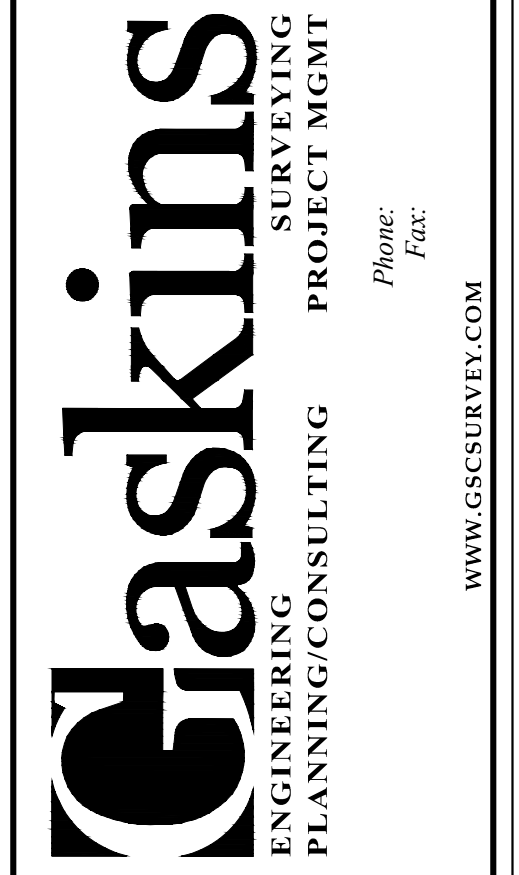
- 24-HOUR CONTACT:  
 JORDON TENCH  
 334-322-5888
- EXISTING ZONING = R-12 (FOR PROPERTY CURRENTLY LOCATED IN THE CITY)
- PROPOSED ZONING = R-12 (FOR PROPERTY TO BE ANNEXED INTO THE CITY)
- PROPOSED LOT WIDTH (WITH VARIANCE): 65'
- PROPOSED MIN. LOT SIZE (WITH VARIANCE): 6,000 SF
- AVERAGE LOT SIZE = 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%



LOCATION MAP N.T.S.

**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



This drawing may be used for the express purpose of constructing the work shown for the site and owner specified for the site. Any other use of this drawing including any reproduction or alteration of this drawing without the prior written approval of Gaskins Surveying Company, Inc. is prohibited.

**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: 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**