

**NOVEMBER 16, 2010 ZONING HEARING  
“OTHER BUSINESS”  
COMMISSION DISTRICT 1**

**ITEM # 5**

**PURPOSE**

To consider an application for an Open Space Community Overlay District (OSC-10-02) for First Citizens Bank and Trust Company, Inc., for property located on the south side of Friendship Church Road and on the west side of West Sandtown Road in Land Lots 320 and 347 of the 19<sup>th</sup> District.

**STAFF PERSON CONTACT**

Phil Westbrook  
Planner III  
Cobb County Planning Division  
770-528-2014



EMC ENGINEERING  
 Three Rivers Drive  
 Suite 1424  
 Atlanta, Georgia 30346  
 Phone: (770) 999-0442  
 Fax: (770) 999-0279

REVISIONS

No.	BY	DATE

CONCEPTUAL MASTER PLAN  
 DOWELL FARM  
 WEST SANDTOWN ROAD DEVELOPMENT  
 LOCATED IN LAND LOT 320 AND 347,  
 OF THE 19TH DISTRICT, 2ND SECTION  
 OF COBB COUNTY, GEORGIA



DESIGN: CEB  
 GRAPHICS: O-AM  
 REVIEW: CEB  
 DATE: 09/23/10  
 SCALE: 1"=80'  
 PROJECT: 10-3003

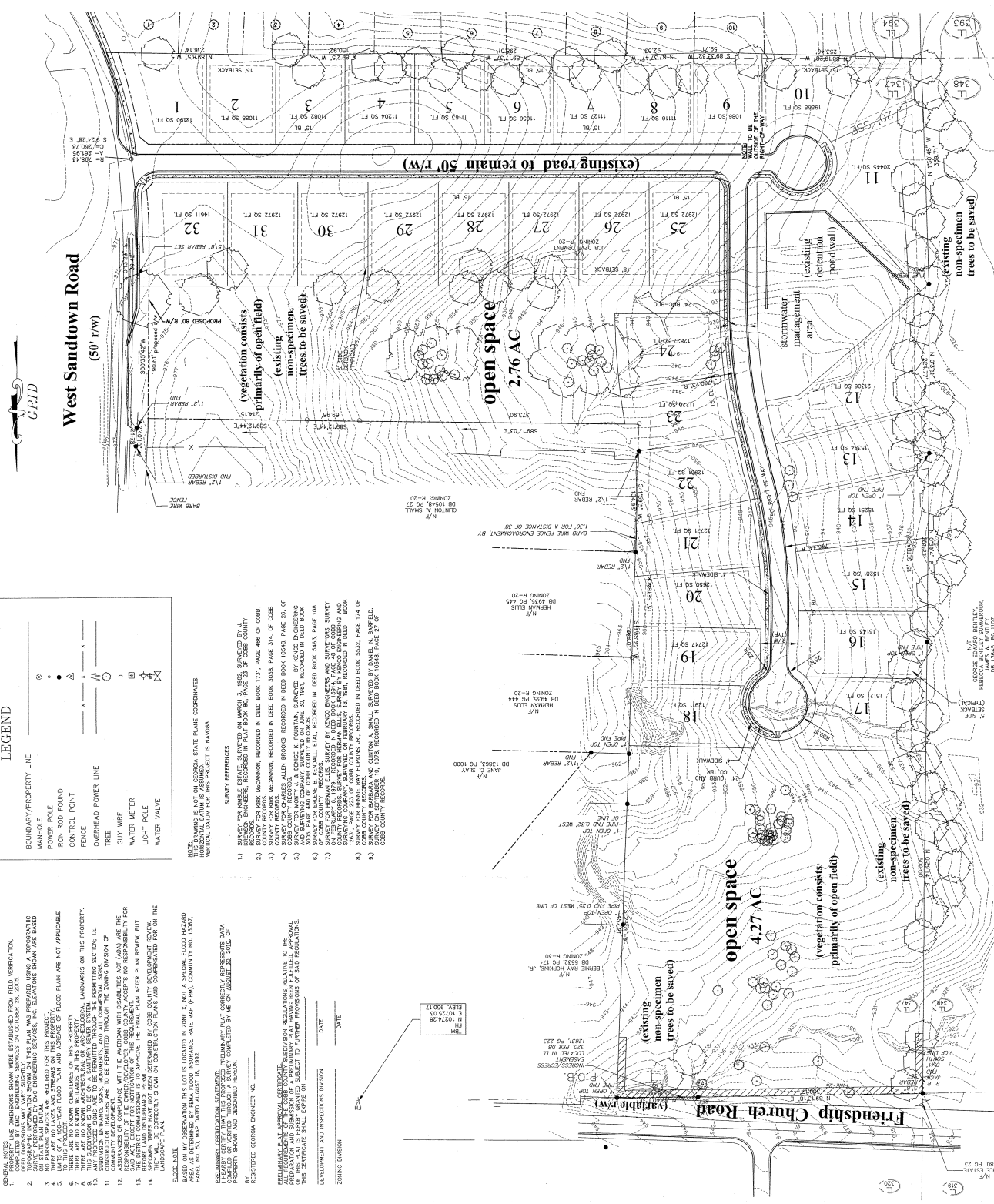
SHEET 1 OF 1



DEVELOPMENT CRITERIA:  
 EXISTING PROPERTY ZONING: R-30 AND R-20  
 PROPOSED ZONING: R-30  
 TOTAL SITE AREA: 20.06 AC  
 TOTAL DEVELOPABLE AREA: 1.51 AC (7.5%)  
 NET DENSITY: 1.51 UNITS/AC  
 MIN. LOT WIDTH: 75'  
 MIN. LOT DEPTH: 75'  
 FRONT SETBACK: 15'  
 SIDE SETBACK: 5' (15' BETWEEN HOUSES)  
 REAR SETBACK: 15'  
 OPEN SPACE REQUIRED: 2.0 AC (10%)  
 TOTAL OPEN SPACE SHOWN: 2.03 AC (10.1%)

NOTE:  
 1. AREAS OF DRAINAGE SYSTEMS ABOVE THE POINT OF ENTRY THAT CROSS THE SITE = 1"=20' AS SHOWN.  
 2. ALL SURVEY DATA IS BASED ON THE SURVEY CONDUCTED BY EMC ENGINEERING FOR GEORGIAN BANK.  
 3. CONTACT: FIRST CITIZENS BANK & TRUST  
 ATLANTA, GEORGIA  
 PHONE: (770) 599-9000

NOTES:  
 1. BOUNDARY SURVEY BY EMC ENGINEERING  
 2. TOPOGRAPHIC INFORMATION BY COBB COUNTY GIS  
 3. PHOTOGRAPHIC INFORMATION BY COBB COUNTY GIS  
 4. (FROM ALDO'S PAGES 16 AND 17, AUGUST 16, 1992)  
 5. NO CHANGE IN AREA TO BE MADE TO THE EXISTING  
 6. ON THE GEOLOGICAL OR ARCHITECTURAL  
 7. UNLESS OTHERWISE NOTED ON THE PLAN, THE  
 8. SURVEY DATA IS BASED ON THE SURVEY CONDUCTED BY EMC ENGINEERING FOR GEORGIAN BANK.  
 9. ALL SURVEY DATA IS BASED ON THE SURVEY CONDUCTED BY EMC ENGINEERING FOR GEORGIAN BANK.  
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**LEGEND**

—	BOUNDARY/PROPERTY LINE
⊙	MANHOLE
—	POWER POLE
○	CONCRETE FOUND
•	CONCRETE FOOT
—	FENCE
—	OVERHEAD POWER LINE
○	TREE
○	GUY WIRE
○	WATER METER
○	LIGHT POLE
○	WATER VALVE

NOTE: DRAWING IS NOT ON GEORGIA STATE PLANE COORDINATES.  
 HORIZONTAL DATUM IS ASSUMED TO BE NAD83.  
 VERTICAL DATUM FOR THIS PROJECT IS NAVD83.

SURVEY REFERENCES:  
 1) SURVEY FOR AMBLE ESTATE, SURVEYED ON MARCH 2, 1965, SURVEYED BY J. H. REED, RECORDED IN PLAT BOOK 90, PAGE 23 OF COBB COUNTY RECORDS.  
 2) SURVEY FOR WILSON ESTATE, SURVEYED ON JUNE 15, 1965, SURVEYED BY J. H. REED, RECORDED IN DEED BOOK 1021, PAGE 496 OF COBB COUNTY RECORDS.  
 3) SURVEY FOR WILSON ESTATE, SURVEYED ON JUNE 15, 1965, SURVEYED BY J. H. REED, RECORDED IN DEED BOOK 1021, PAGE 496 OF COBB COUNTY RECORDS.  
 4) COBB COUNTY RECORDS, ALAN IRVING, RECORDED IN DEED BOOK 1054, PAGE 26, OF COBB COUNTY RECORDS.  
 5) SURVEY FOR DELA B. REYNOLDS, SURVEYED ON JUNE 30, 1961, RECORDED IN DEED BOOK 982, PAGE 108 OF COBB COUNTY RECORDS.  
 6) SURVEY FOR DELA B. REYNOLDS, SURVEYED ON JUNE 30, 1961, RECORDED IN DEED BOOK 982, PAGE 108 OF COBB COUNTY RECORDS.  
 7) SURVEY FOR HENMAN ELLIS, SURVEYED BY KENZO ENGINEERS AND SURVEYORS, SURVEY CONDUCTED ON JUNE 15, 1965, RECORDED IN DEED BOOK 1021, PAGE 496 OF COBB COUNTY RECORDS.  
 8) SURVEY FOR HENMAN ELLIS, SURVEYED BY KENZO ENGINEERS AND SURVEYORS, SURVEY CONDUCTED ON JUNE 15, 1965, RECORDED IN DEED BOOK 1021, PAGE 496 OF COBB COUNTY RECORDS.  
 9) SURVEY FOR HENMAN ELLIS, SURVEYED BY KENZO ENGINEERS AND SURVEYORS, SURVEY CONDUCTED ON JUNE 15, 1965, RECORDED IN DEED BOOK 1021, PAGE 496 OF COBB COUNTY RECORDS.

GENERAL NOTES:  
 1. THE PROVISIONS OF THE ZONING ORDINANCE SHALL BE APPLIED TO THIS PROJECT.  
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PRELIMINARY APPROVAL CRITERIA:  
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DEVELOPMENT AND INSPECTIONS DIVISION  
 DATE: \_\_\_\_\_ DATE: \_\_\_\_\_

REGISTERED GEORGIA ENGINEER NO. \_\_\_\_\_

DATE: \_\_\_\_\_ DATE: \_\_\_\_\_

REGISTERED GEORGIA ENGINEER NO. \_\_\_\_\_

DATE: \_\_\_\_\_ DATE: \_\_\_\_\_