

**SITE SUMMARY**

CURRENT ZONING O-1  
 TOWNHOME TRACT R-50  
 SINGLE FAMILY TRACT  
 PROPOSED ZONING RM-100  
 TOWNHOME TRACT R-50  
 SINGLE FAMILY TRACT

TOWNHOME TRACT 5,827 ACRES  
 SINGLE FAMILY TRACT 11,476 ACRES  
 TOTAL SITE AREA 17,303 ACRES  
 TOWNHOMES (16'X36') 89 UNITS 76%  
 SINGLE FAMILY 60'X100' 26 UNITS 23%  
 PROP 'D DENSITY 115 UNITS/17,303 AC=6.646 UNITS/ACRE

**PARKING CALCULATIONS**

PARKING REQUIRED 2 PARKING SPACES PER UNIT: 178 SPACES

PARKING PROVIDED CARPACE PARKING 89 SPACES  
 DRIVEWAY SPACES 89 SPACES  
 TOTAL 178 SPACES

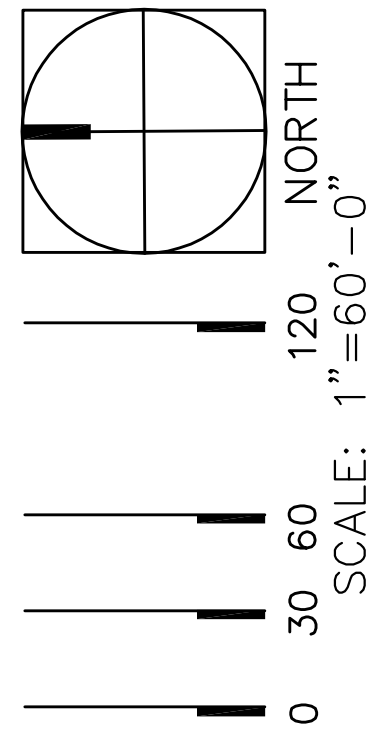
PARKING REQUIREMENT HAS BEEN MET.

**NOTES**

1. THIS PROPERTY IS LOCATED ON PANEL 130065 0004 E OF THE F.L.A. OFFICIAL FLOOD INSURANCE RATE MAP DATED SEPTEMBER 2, 1988 AND IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS.
2. BOUNDARY INFORMATION TAKEN FROM BOUNDARY SURVEY FOR DEKALB COUNTY BY JOHN W. BROWN, SURVEYOR, 1990. BOUNDARY SURVEY FOR MARY JOUSE STARK BY HANNON, MEERS AND BAGWELL, SURVEYORS & ENGINEERS, MAY 21, 2002
3. TOPOGRAPHICAL INFORMATION TAKEN FROM TOPOGRAPHICAL BASE MAP FOR DEKALB COUNTY BY ANALYTICAL SURVEYS, APRIL 14, 1998

**DEVELOPER**

SOUTH COAST REAL ESTATE (770)234-0404  
 BILL ALEXANDER  
 3927 PEACHTREE RD. NE ATLANTA, GA 30319



**COFER CIRCLE ZONING PLAN**

LOCATED IN LAND LOTS 224 AND 225 OF 18TH DISTRICT DEKALB CO., GEORGIA

09/16/03

Prepared By:  
**Site Development Consultants, Inc.**  
 Land Planning • Site Development • Landscape Architecture  
 2750 Sandy Plains Road, Suite 301  
 Marietta, Georgia 30066  
 Tel: 678/236-0720

