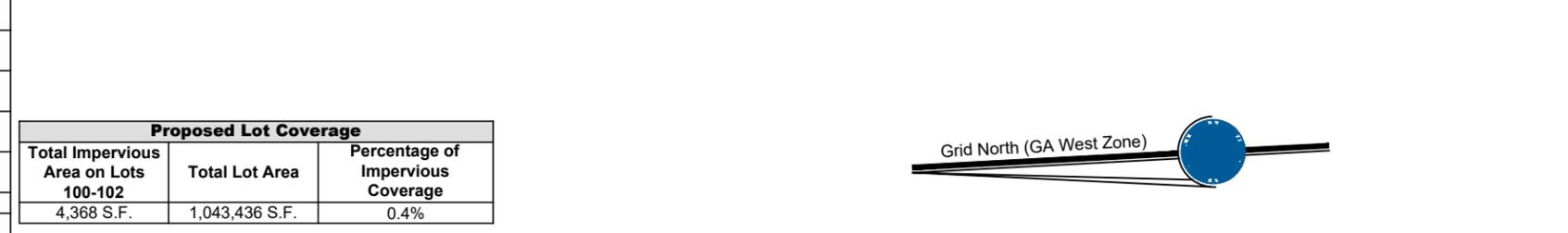
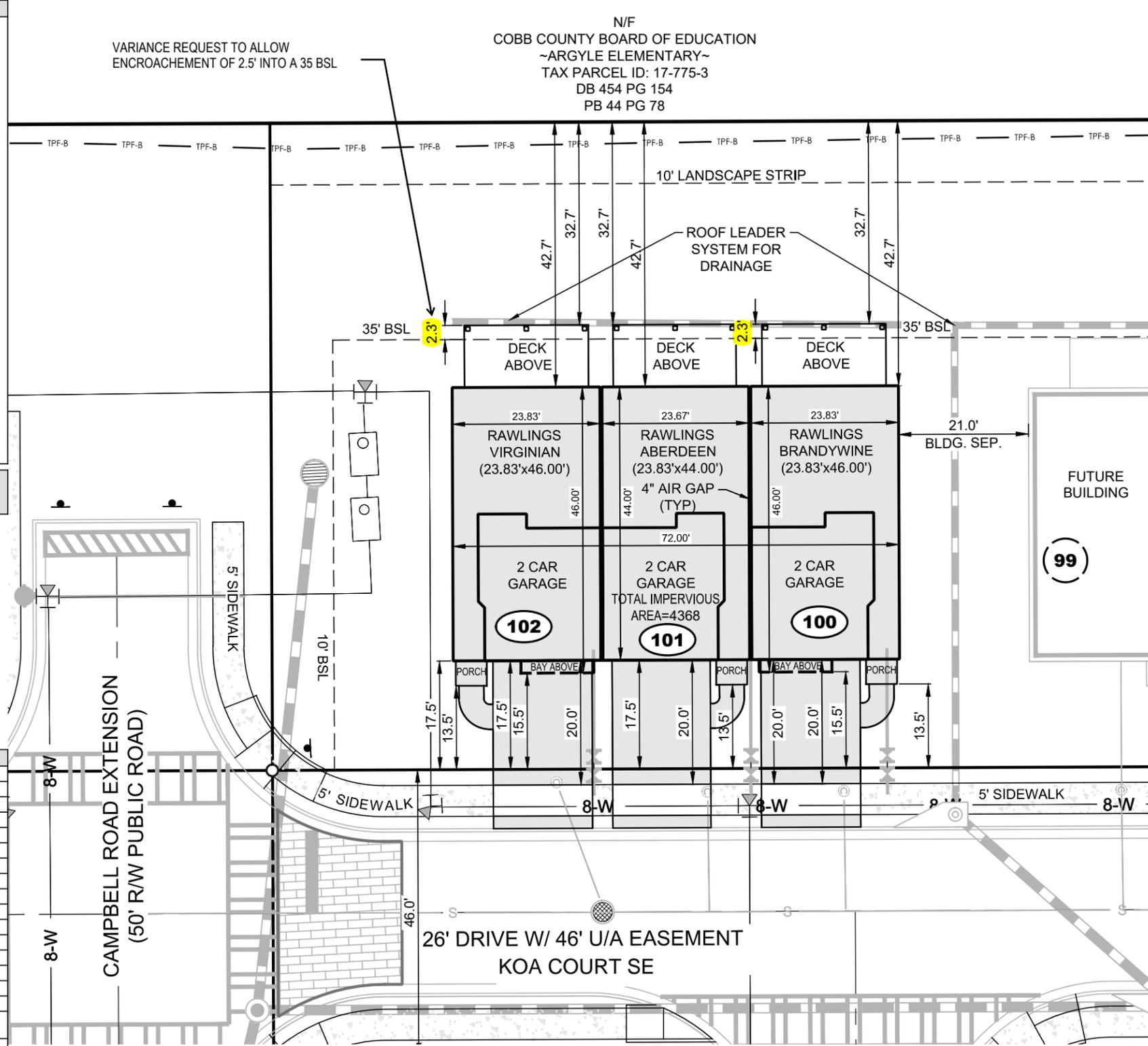


Notes:

1. Builder to have box checked prior to installing plumbing.
2. This drawing does not constitute a survey.
3. This plan is for acquiring building permit only. Builder shall use architectural plans for house construction.
4. Builder is responsible for any encroachments involving features not clearly and accurately specified on provided architectural plans. House dimensions are from outside edge of framing to outside edge of framing and does not include eaves/overhangs, footing/foundation and facade materials, which may cause encroachments on building setback lines. Builder will need to apply for a variance where encroachment occurs.
5. The issuance of a building permit does not assure that the building setbacks have been met or that the structure does not encroach on an easement, or buffer. The owner and/or permit holder have the sole responsibility of determining compliance with setbacks and non-encroachment of easements and buffers.

This plan was prepared for permit approval only. Actual construction should be based on staking.



Proposed Lot Coverage		
Total Impervious Area on Lots 100-102	Total Lot Area	Percentage of Impervious Coverage
4,368 S.F.	1,043,436 S.F.	0.4%

HLP Legend	
	Clean Out
	Drop Inlet
	Headwall
	Junction Box
	Sewer Manhole
	Water Valve
	Water Meter
	Utility Easement
	Sanitary Sewer Line
	Storm Line
	Water Line
	Drainage Easement
	Land Lot
	Sidewalk
	Right-of-Way
	Point of Beginning
	Point of Commencement
	1/2\"/>
	1/2\"/>
	1/2\"/>
	1/2\"/>
	Building Roof Overhang
	Building Setback Line
	Access Easement

N/F
 COBB COUNTY BOARD OF EDUCATION
 ~ARGYLE ELEMENTARY~
 TAX PARCEL ID: 17-775-3
 DB 454 PG 154
 PB 44 PG 78

VARIANCE REQUEST TO ALLOW
 ENCROACHMENT OF 2.5' INTO A 35' BSL

Project Description:	Single Family Townhomes
Address:	Lot 100 : 1332 Koa Ct SE Lot 101 : 1328 Koa Ct SE Lot 102 : 1324 Koa Ct SE
Site Zoning:	RM-10 PD
Minimum Finished Floor Elevation:	NONE
Building Setbacks: (As Shown)	Property Front setback: 50' Future City Road R/W Front Setback: 10' Side Setback: 35' Side Setback (Against Fuel station NW): 0' Rear Setback: 40'
Building Separations & Landscape Buffers:	Side to Side (Western Side of Development) : 30' Side to Back (Eastern Side of Development) : 20' Front to Side: 40' Front to Back: 50' Front to Front: 50' Back to back: 50'
Flood Hazard Note:	By graphic plotting only, this property does/does not lie within a 100 year flood hazard zone and is depicted as ZONE A as defined by the F.E.M.A. Flood Insurance Rate Map of Cobb COUNTY, Georgia and unincorporated areas map number 13067C0138G , effective date December 16, 2008 .
References:	The Construction Plan for Campbell Road at spring Road , by PEC+ Planners & Engineers Collaborative+ . Dated: 10-19-2021 . The Final Plat for Rowan Walk - Plat Book 281 Page 743

BUILDER	Toll Brothers, Inc.
4080 McGinnis Ferry Road Suite 701 Alpharetta, Ga 30005	24 Hour Emergency Contact Mr. Jimmy Anderson (770) 695-4767

<p>4317 Park Drive, Suite 400 Norcross, Georgia 30093 Phone: (770) 416-7511 Fax: (770) 416-6759 www.travispruitt.com</p> <p>Contact Person: JON LYONS</p>	DATE: 03-25-2023
	SCALE: 1" = 20' (11x17)
	CN: Lots G100-102
	JN: 1-23-0046
CLIENT: TOLL BROTHERS, INC.	
Sheet No. 1 of 1	

6		
5		
4		
3		
2		
1		

REVISIONS

PROPOSED HOUSE LOCATION PLAN (HLP)

ROWAN WALK

LOTS 100-102

LAND LOT 108 • 5TH DISTRICT
SMYRNA • COBB COUNTY • GEORGIA

GRAPHIC SCALE - IN FEET