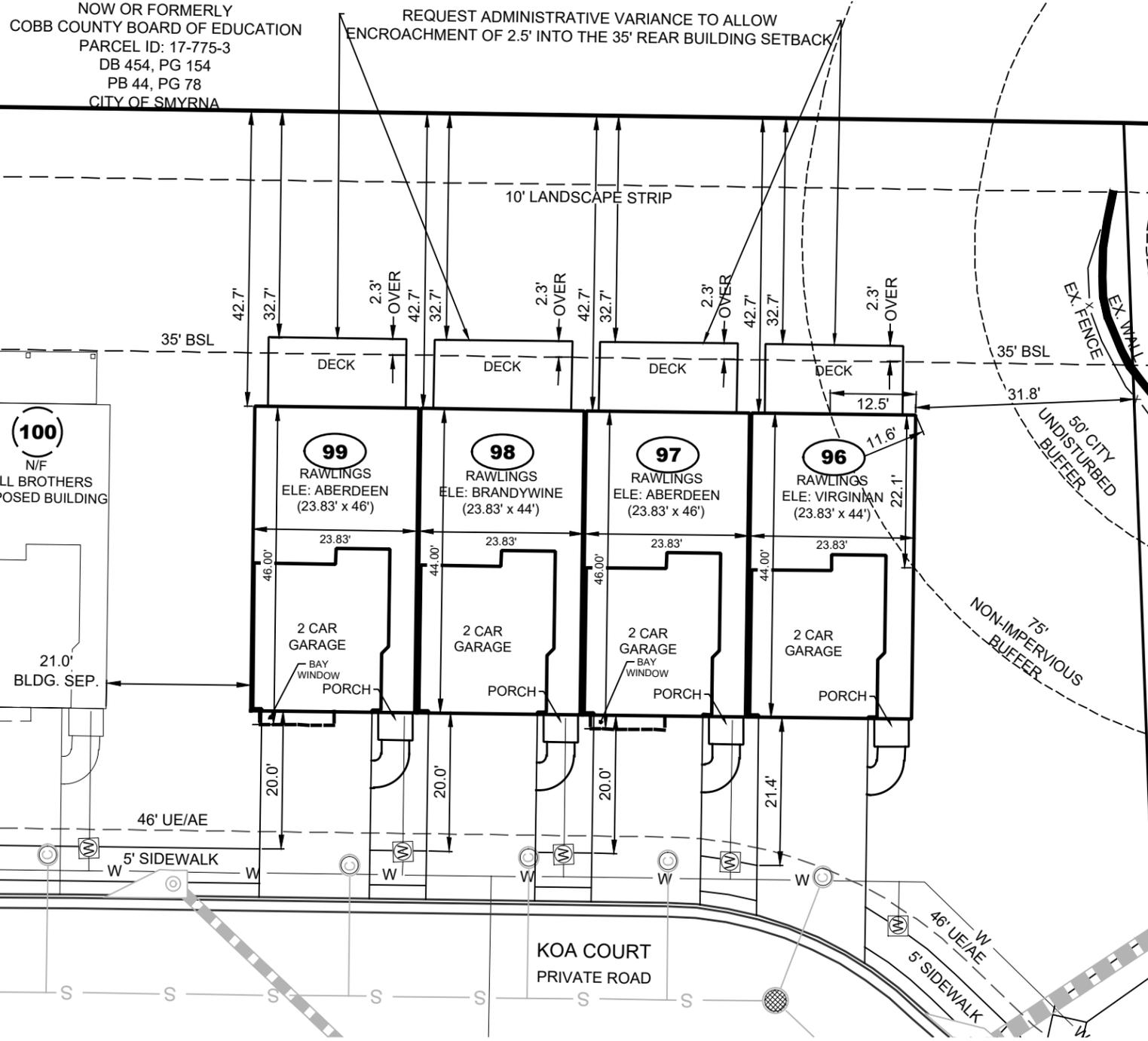


Notes:

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.



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" Iron Pine Set w/Cap
	1/2" Iron Pin Found w/Cap
	1/2" Iron Pin Set w/Cap (COA 613)
	1/2" Iron Pin Found w/Cap
	Building Roof Overhang
	Building Setback Line
	Access Easement

Project Description:	Single Family Townhomes
Address:	Lot 096 : 1348 KOA Court SE Lot 097 : 1344 KOA Court SE Lot 098 : 1340 KOA Court SE Lot 099 : 1336 KOA Court SE
Site Zoning:	RM-10 PD
Minimum Finished Floor Elevation:	Lot 096 : None Lot 097 : None Lot 098 : None Lot 099 : None
Building Setbacks:	Front - 50' (Spring Road) Front (along Campbell Road Extension) - 10' Eastern Side - 35' Western Side - 35' Side (Adjacent to Gas Station) - 0' Rear - 40'
Flood Hazard Note:	By graphic plotting only, this property does not lie within a 100 year flood hazard zone and is depicted as ZONE X as defined by the F.E.M.A. Flood Insurance Rate Map of Cobb County, Georgia and incorporated areas map number 13067C0138G, effective date 12-16-2008.
References:	The Final Plat for Rowan Walk TH Phase 1A prepared by Technical Survey Services Land Surveyors. Recorded in Plat Book 281 pages 743-747, Cobb County Records



Proposed Lot Coverage		
Total Impervious Area on Lot	Total Lot Area	Percentage of Impervious Coverage
6,206 S.F.	1,043,436 S.F.	0.6%

BUILDER

Toll Brothers, Inc.
4080 McGinnis Ferry Road
Suite 701
Alpharetta, Ga 30005

24 Hour Emergency Contact
Mr. Jimmy Anderson
(770) 695-4767

4317 Park Drive, Suite 400
Norcross, Georgia 30093
Phone: (770) 416-7511
Fax: (770) 416-6759
www.travispruitt.com

Contact Person:
JON LYONS

DATE: 11/7/2023
SCALE: 1" = 20' (11x17)
CN: Lots G096-099
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
TH PHASE 1A
LOTS 096-099

LAND LOTS 774, 775, 810 & 811 • 17th DISTRICT
COBB COUNTY • GEORGIA

GRAPHIC SCALE - IN FEET

2023 COBB COUNTY PROPERTY TAX BILL



Pay online at www.cobbtax.org or (866) 729-2622
See the back of this bill for more important information

PO Box 100127 • Marietta, GA 30061-7027
(770) 528-8600 • tax@cobbtax.org



Pay Online

CARLA JACKSON
TAX COMMISSIONER

HEATHER WALKER
CHIEF DEPUTY

PAYMENT DUE: October 15, 2023

Payment must be received or **USPS Postmarked** by the due date. Metered or kiosk postmarks are not proof of timely mailing.

Property Owner(s)	Address	Due Date	Amount
CAMPBELL ROAD RESIDENTIAL	2320 CAMPBELL RD	10/15/2023	\$98,644.77

Parcel ID	Fair Market Value	Assessed Value	Acreage	Tax District	Homestead Exemption
17077500030	\$8,179,500	\$3,271,800	23.46	9 - Unincorporated Cobb	NONE

Taxing Authority	Assessed Value	- Exemption	= Net Assessment	x Millage Rate	= Taxes Due
SCHOOL	\$3,271,800	\$0	\$3,271,800	0.0187	\$61,182.66

Levied by the **Cobb County Board of Education** representing approximately **62.02%** of your taxes due.

COUNTY GENERAL	\$3,271,800	\$0	\$3,271,800	0.00846	\$27,679.43
COUNTY BOND	\$3,271,800	\$0	\$3,271,800	0	\$0.00
COUNTY FIRE	\$3,271,800	\$0	\$3,271,800	0.00299	\$9,782.68

Levied by the **Board of Commissioners** representing approximately **37.98%** of your taxes due.

Tax Year	Parcel ID	Due Date	Appeal Amount	Total Taxes Due
2023	17077500030	10/15/2023	Pay: N/A	or \$98,644.77

Payment must be received or **USPS Postmarked** by the due date. Metered or kiosk postmarks are not accepted as proof of timely mailing.

Tax Year	Parcel ID	Due Date	Appeal Amount	Total Taxes Due	Amount Enclosed
2023	17077500030	10/15/2023	Pay: N/A	or \$98,644.77	

Late fees apply after October 16, 2023
(See back)

IS YOUR INFORMATION UP TO DATE?

My mailing address has changed.

I no longer own this property.

Date Moved: _____

New Mailing Address:

Signature : _____

2023 Cobb County Property Tax Bill

Internal Use

CAMPBELL ROAD RESIDENTIAL

or Current Property Owner
1776 PEACHTREE ST NW
STE 260S



ATLANTA, GA 30309