
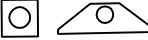


LEGEND:

BSL	BUILDING SETBACK LINE	POB	POINT OF BEGINNING
IPF	IRON PIN FOUND	R/W	RIGHT-OF-WAY
IPS	IRON PIN SET (#4 REBAR)	WM	WATER METER
LL	LAND LOT		SANITARY MANHOLE
LLL	LAND LOT LINE		CATCH BASIN

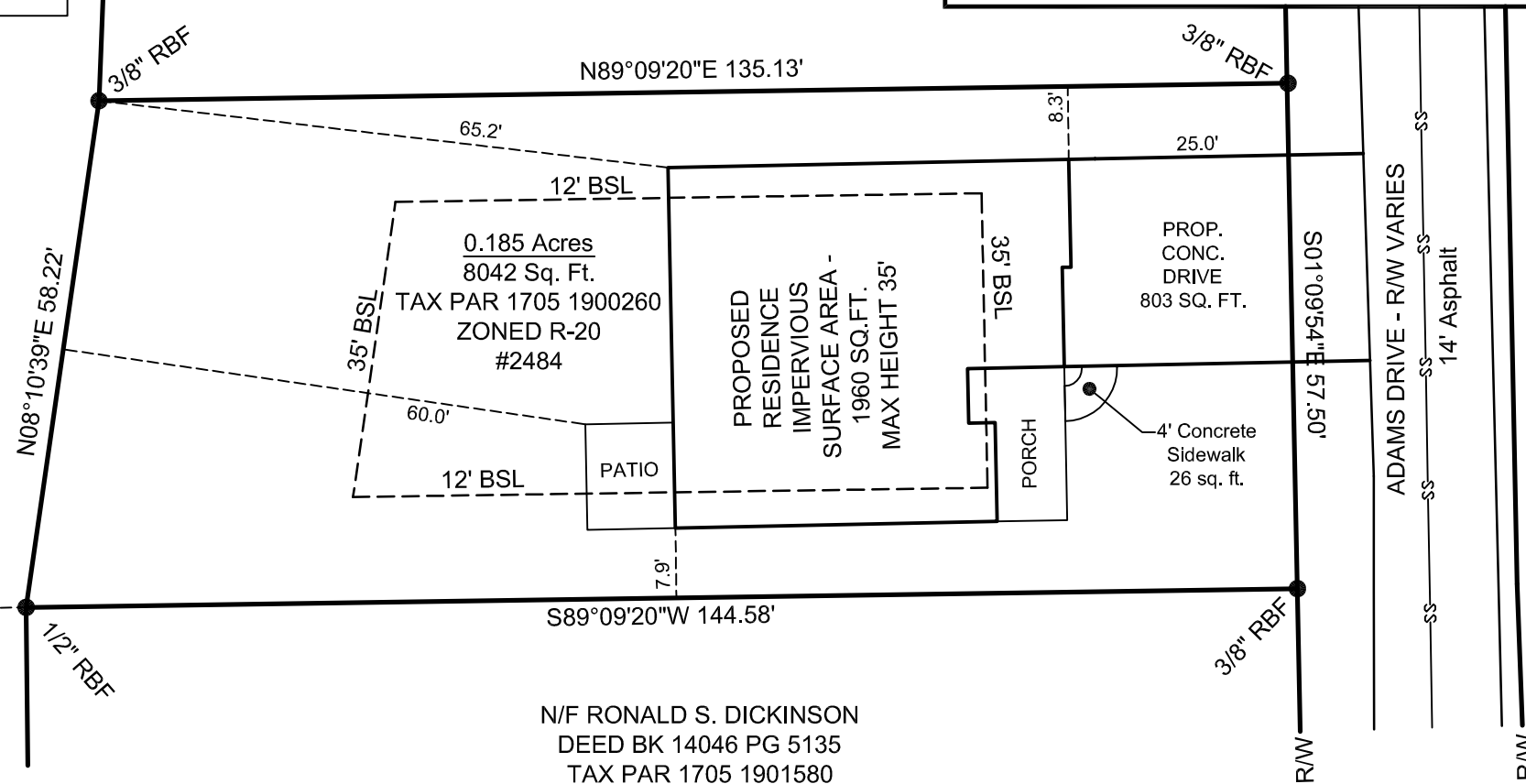
- Total Lot Size - 0.185 Acres (8,042 Sq. Ft.)
- Total Allowable Impervious Surface - 35 %
- Total Proposed Impervious Surface including residence, driveway, porches, patio and sidewalks - 2789 sq. ft. (34.6 %)



N/F TERRY MCCOLLISTER
DEED BK 14717 PG 1153
TAX PAR 1705 1900240

N/F JOEL E. & STEFANIE C. SMIT
DEED BK 16022 PG 3501
TAX PAR 1705 1900250

N/F RONALD S. DICKINSON
DEED BK 14046 PG 5135
TAX PAR 1705 1901580



PLAT NOTES:

- 1.) NUMBER 4 REBAR SET AT ALL CORNERS UNLESS OTHERWISE SHOWN.
- 2.) TOTAL AREA: 0.185 ACRES
- 3.) TOTAL NUMBER OF LOTS: 1
- 4.) DENSITY --UNITS/ACRE
- 5.) SETBACKS:
FRONT BUILDING LINE: 35'
REAR BUILDING LINE 35'
SIDE BUILDING LINE 12'
- 6.) EXISTING ZONING: R-20
- 7.) BUILDING SETBACKS ALONG ROAD MEASURED FROM R.O.W.
- 8.) THERE ARE NO CULTURAL FEATURES, INCLUDING CEMETERIES AND OR HISTORIC FEATURES ON THIS PROPERTY.

REFERENCE MATERIAL:

1. A Plat of The Property of J.H. Taylor by R.E. Smith dated 06/10/1944.
2. A Plat of The Property of Henry Adams and J.M. Adams Lot Nos. 72 - 73 - Belmont Subdivision by J.P. Phillips, date January 24, 191



205 WILLIAMS BRIDGE ROAD,
TOCCOA, GEORGIA 30577
PHONE: (678)780-8832

SITE PLAN OF 2484
ADAMS DRIVE FOR:
**BROOKWOOD HOME
DESIGNS, LLC**

LOCATED IN:
LAND LOT 519, 17TH DISTRICT, 2ND SECTION
COBB COUNTY, GEORGIA

DRAWN:	JBG
CC:	WJG
DATE:	5/5/2023
SCALE:	1"=20'
JOB NUMBER:	23-051
SHEET NUMBER:	1 OF 1



0 20 40
SCALE: 1"= 20'