

LOT COVERAGE CALCULATIONS	
TOTAL SF OF LOT	24,303 SF
TOTAL SF OF RW	847 SF
TOTAL SF OF BUILDING PAD W/ PORCH	2,664 SF
IMPERVIOUS SURFACE CALCULATIONS	
TOTAL SF OF DRIVEWAY ON OWNED LOT	574 SF
TOTAL SF OF DRIVEWAY IN RW	234 SF
TOTAL SF OF PEDESTRIAN PATH FROM DRIVEWAY TO FRONT DOOR	78 SF
TOTAL SF OF SIDEWALK IN RW	0 SF
TOTAL SF OF POURED PATIO/PORCH	204 SF
LIMITS OF DISTURBANCE	
TOTAL SF OF DISTURBED AREA	9,405 SF
TOTAL SF OF NON-DISTURBED AREA	15,745 SF
BUILDING DETAILS	
TOTAL SF OF HEATED, GARAGE, BASEMENT, FRONT PORCH & REAR DECK AND PATIO	4,732 SF
AREA TO BE SODDED	
TOTAL SF OF SODDED AREA	5,564 SF
NOTE: SODDED AREA IS FROM BC TO 30' BEHIND THE HOUSE	
ALL CALCULATIONS ARE APPROXIMATE AND MAY BE SUBJECT TO CHANGE BASED ON TERRAIN OR SITE CONDITIONS.	

Note: 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.

Note: Each lot shall contain a minimum of two trees, at least one of which must be located in the front yard. The required trees must be a minimum of 2' caliper in size and be an overstory hardwood species. The required trees shall be installed prior to issuance of certificate of occupancy for each home.

HOUSE PLAN	
TOTAL HEATED LIVING	3,785 SF
TOTAL GARAGE	434 SF
FRONT PORCH	134 SF
BACK PORCH/PATIO	204 SF
BASEMENT	0 SF

\*All Setbacks shown from closest point\*

Tax Parcel XXX XXX  
 Zoning: XXX #ZAXXXX  
 Maximum Height: 35'  
 Minimum Heated Square Feet: One story 2,000' HSF  
 Two story 2,800' HSF

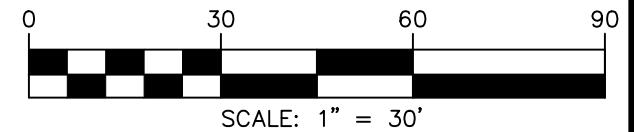
Facade Requirements: N/A  
 Front Set Back-25'  
 Side Setback- 5' (20' Building Separation)  
 Rear Setback-25' / 50' Exterior  
 Corner Setback-25' / 50' from stream  
 Buffers-25' Zoning  
 Projections-One 8'-6" x 19'-10" Porch  
 One 12'-0" x 17'-0" Covered Patio  
 12" Eaves

Easements-N/A

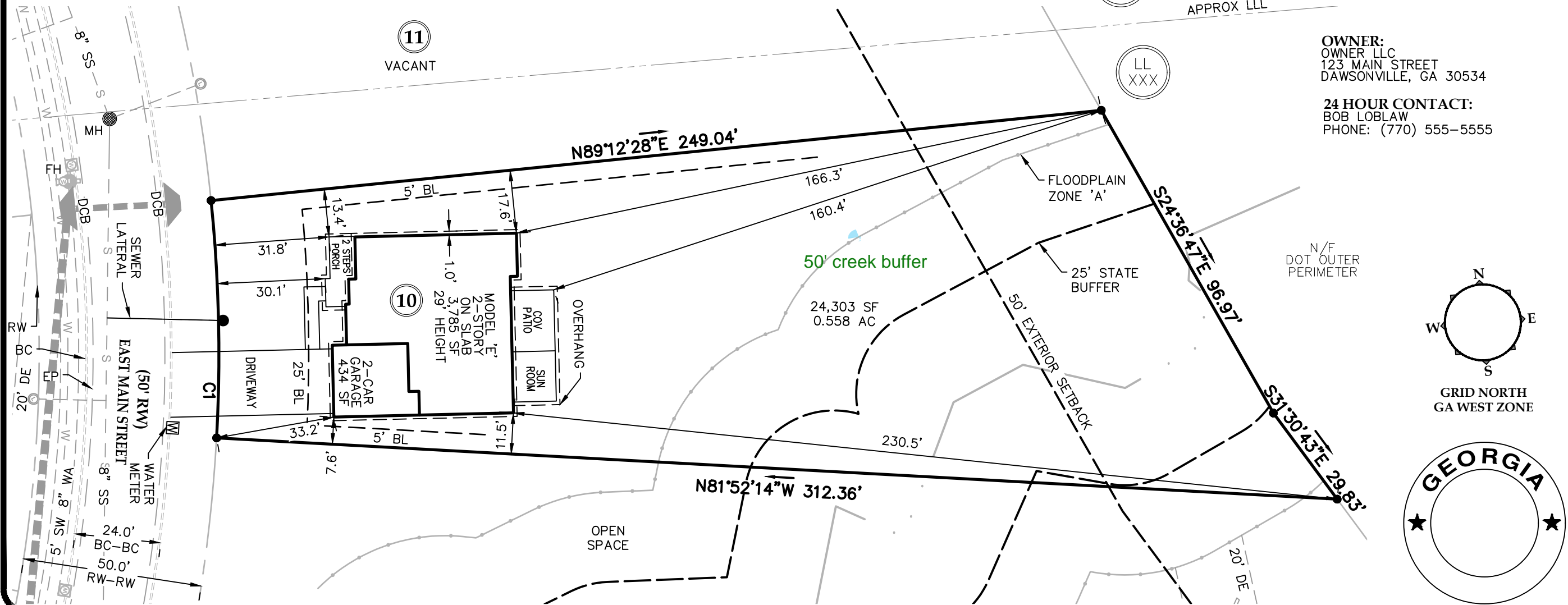
REFERENCE:

Final Plat for SUBDIVISION NAME  
 recorded in plat book XXX pages XX-XX.

CURVE TABLE				
CURVE	CHORD	CHD. DIRECTION	LENGTH	RADIUS
C1	95.60'	N03°40'07"E	95.86'	375.00'



LEGEND	
AC	= Acres
BC	= Back Of Curb
BL	= Building (Setback) Line
DE	= Drainage Easement
DI	= Drop Inlet
EP	= Edge of Pavement
FFE	= Finished Floor Elevation
FH	= Fire Hydrant
FME	= Force Main Easement
GFE	= Garage Floor Elevation
LLL	= Land Lot Line
MFFE	= Minimum Finished Floor Elevation
MH	= Manhole
SCB	= Single-wing Catch Basin
SF	= Square Feet
SS	= Sanitary Sewer
SW	= Sidewalk
UE	= Utility Easement
WA	= Water
WE	= Water Easement



**OWNER:**  
 OWNER LLC  
 123 MAIN STREET  
 DAWSONVILLE, GA 30534

**24 HOUR CONTACT:**  
 BOB LOBLAW  
 PHONE: (770) 555-5555

HOUSE LOCATION PLAN  
 FOR  
 SUBDIVISION NAME  
 LOT XX

LAND LOT: XXX  
 DIST.: XXX  
 345 EAST MAIN STREET  
 DAWSONVILLE, GA 30534