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BUILDER

Toll Brothers, Inc.

4080 McGinnis Ferry Road
 Suite 701
 Alpharetta, GA 30005

24 Hour Emergency Contact
 JR Crowe
 678-699-1403

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.
6. The buffer(s) and easement(s) shown hereon are a graphical representation of the buffer(s) and easement(s) as shown on the reference plat described to the right.

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

Project Description:

Single Family Detached Homes

Address:

335 Tillman Pass

Site Zoning:

R-2 Conditional A#102-19

Minimum Finished Floor Elevation:

None

Site Area:

8600 Sq. Ft. or 0.20 Ac.

Building Setbacks:

Front = 15', with a minimum 21' from garage to sidewalk

Side = 5'

Rear = 25' for exterior lots, 15' for interior lots

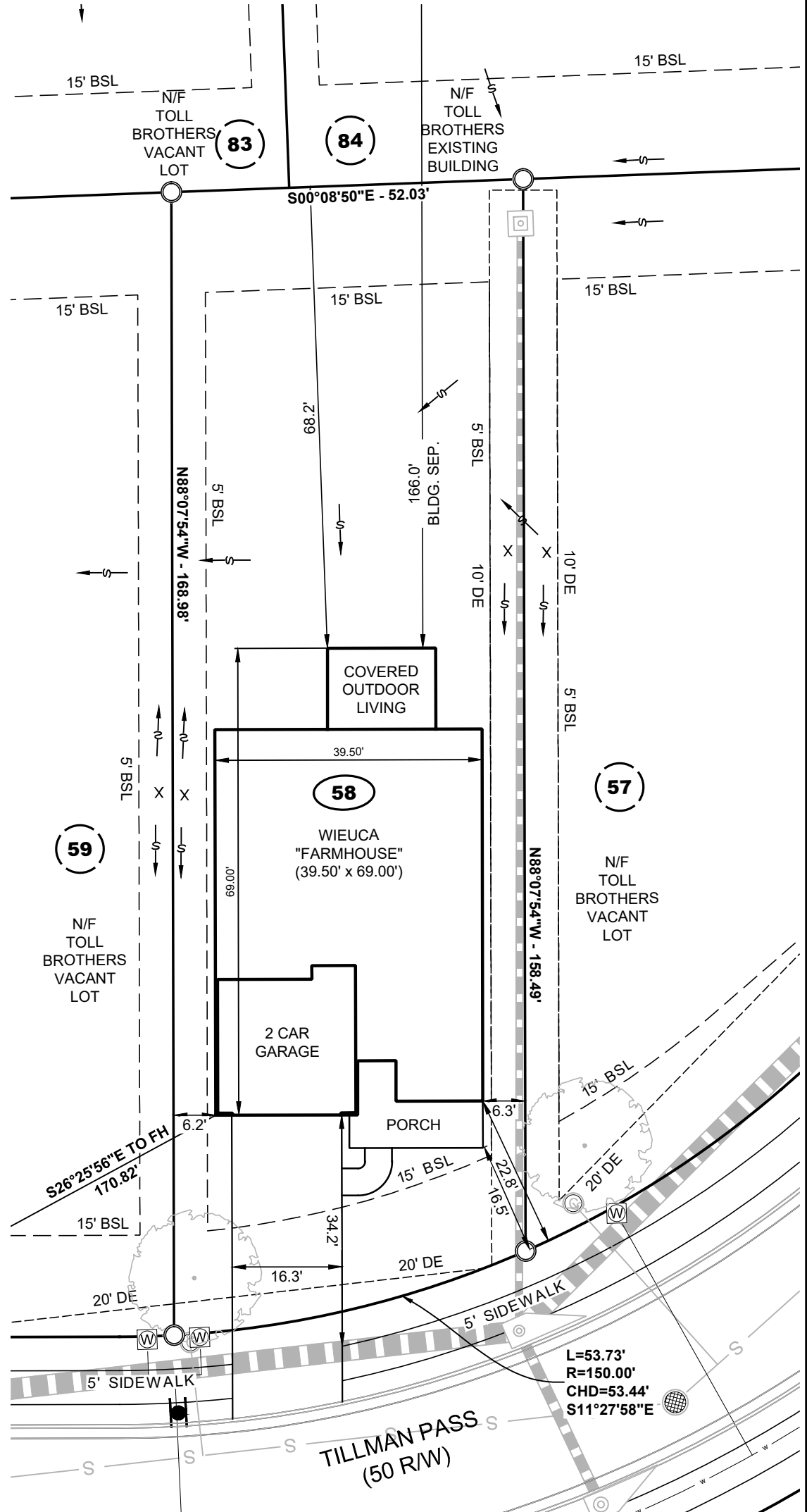
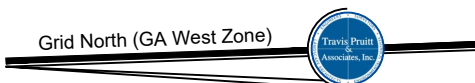
Flood Hazard Note:

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 Cherokee County, Georgia and incorporated areas map number 13057C0353E and 13057C0354E, effective date 6/7/2019.

References:

The Final Plat for EASLEY, by MCFARLAND-DYER & ASSOCIATES. Recorded in Plat Book 119 Pages 2734-2742 Dated 9/30/2022.

Proposed Lot Coverage		
Total Impervious Area on Lot	Total Lot Area	Percentage of Impervious Coverage
3,074 S.F.	8,600 S.F.	35.7%



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
	Building Roof Overhang
	Building Setback Line
	Access Easement

NO.	REVISIONS
7	
6	
5	
4	
3	
2	
1	

PROPOSED HOUSE LOCATION PLAN (HLP)

EASLEY

LOT 58

LAND LOT 1249 • 15th DISTRICT
 CHEROKEE COUNTY • GEORGIA

GRAPHIC SCALE - IN FEET

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

Contact Person:
 JON LYONS

DATE: 2/28/2023
SCALE: 1" = 20' (11x17)
CN: Lot G58
JN: 1-21-0513
CLIENT: TOLL BROTHERS, INC.
Sheet No. 1 of 2



BUILDING DEPARTMENT
 12453 Hwy 92 Ste 105
 Woodstock, GA 30188
 Phone: 770-592-6036
 www.woodstockga.gov
 woodstockbuilding@woodstockga.gov

**RESIDENTIAL
 PLAN SUBMITTAL
 CHECKLIST**

SUBMITTAL DATE: _____

**ALL RESIDENTIAL BUILDING PERMIT APPLICATIONS MUST HAVE THE FOLLOWING
 SUPPORTING DOCUMENTATION FOR PLAN REVIEW**

TWO SETS OF PLANS AND HOUSE LOCATION PLANS ARE REQUIRED FOR REVIEW

****THREE SETS FOR A SINGLE FAMILY ATTACHED HOME OR IF THE HOME IS LOCATED
 IN DOWNTOWN DISTRICT****

PLEASE ENSURE THE FOLLOWING INFORMATION IS INCLUDED IN YOUR PLANS

PLAN REVIEW:

INITIAL BELOW

- | | |
|---|-------|
| 1. COVER SHEET: | |
| a. CURRENT CODES WITH G.A. AMENDMENTS | _____ |
| b. WIND LOAD – 90 MPH | _____ |
| c. SEISMIC CATEGORY – B | _____ |
| d. LIVE LOADS / DEAD LOADS | _____ |
| 2. FLOOR PLANS – LAYOUTS – 1 ST , 2 ND , 3 RD , BASEMENT | _____ |
| 3. ELECTRICAL PLANS – 1 ST , 2 ND , 3 RD , BASEMENT | _____ |
| 4. ELEVATIONS – FRONT, REAR, SIDES | _____ |
| 5. STRUCTURAL PLANS – FOUNDATIONS / FRAMING DETAILS / UL DETAILS IF APPLICABLE | _____ |
| 6. TABULATION CHART – SQ. FOOTAGE FOR EACH LEVEL | _____ |
| a. (INCLUDE ALL DECKS/COVERED PORCHES) | _____ |

H.L.P. REVIEW:

- | | |
|---|-----|
| 1. ALL SETBACKS – FRONT, REAR, SIDES – <u>AS PER APPROVED PLAT</u> | TPA |
| 2. HOUSE PLACEMENT | TPA |
| 3. DRAINAGE OFF LOT (SHOW ARROWS HOW WATER FLOWS AWAY FROM THE HOUSE) | TPA |
| 4. PLAT BOOK AND PAGE NUMBER | TPA |
| 5. SIGNED AND SEALED FROM A REGISTERED LAND SURVEYOR | N/A |
| 6. TREES PER APPROVED TREE PLAN (NEW COMMUNITY) | TPA |

IF ANY ABOVE ITEM IS MARKED “N/A”, AN EXPLANATION MUST BE INCLUDED

7		
6		
5		
4		
3		
2		
1		

REVISIONS

PROPOSED HOUSE LOCATION PLAN (HLP)

EASLEY

LOT 58

LAND LOTS 1249 • 15th DISTRICT
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Sheet No. 2 of 2