

VICINITY MAP (NTS)

LEGEND	
WOODEN POWER POLE:	SURFACE FLOW DIRECTION:
EX. OVERHEAD POWER LINES:	SILT FENCE:
EX. FENCE:	LIMITS OF DISTURBANCE:
D.B. = DEED BOOK	EX. BUILDING:
P.B. = PLAT BOOK	EX. ASPHALT:
PG. = PAGE	EX. CONCRETE:
NF = NOW OR FORMERLY	EX. GRAVEL:
EX. = EXISTING	PROPOSED BUILDING:
ROP = REINFORCED CONCRETE PIPE	PROPOSED CONCRETE:
CMP = CORRUGATED METAL PIPE	
CPP = CORRUGATED PLASTIC PIPE	
R/W = RIGHT OF WAY	
EX. FIRE HYDRANT:	
EX. WATER VALVE:	

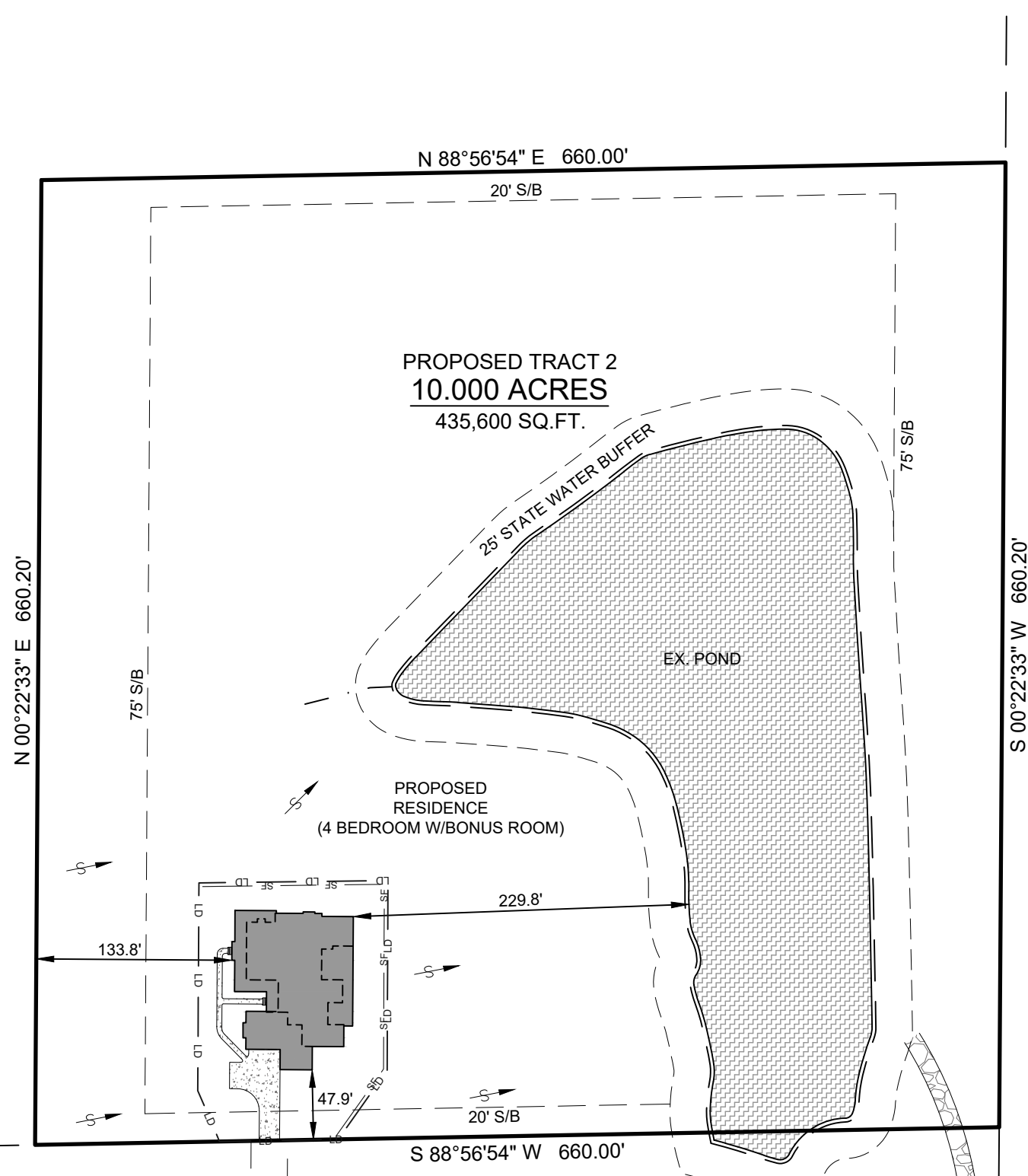
PARCEL #057 007
NF TURNER
D.B. 1411 PG. 270
ZONED: A

PARENT PARCEL #069
002A
NF ELMORE
D.B. 2284 PG. 202
P.B. 19 PG. 93
ZONED: A

PARCEL #069 002A
NF ELMORE
D.B. 2284 PG. 202
TRACT "A"
P.B. 20, PG. 59
ZONED: A

PARCEL #069 002B
NF LOWE
D.B. 2186 PG. 10
TRACT "B"
P.B. 20, PG. 59
ZONED: A

PARCEL #070 001
NF MAGNOLIA COTTAGE FARM, LLC
D.B. 1497 PG. 350
TRACT "C"
P.B. 20, PG. 59
ZONED: A



PROPOSED RESIDENCE
(4 BEDROOM W/BONUS ROOM)
4,260 SQ. FT. = FIRST FLOOR
2,985 SQ. FT. = SECOND FLOOR
7,245 SQ. FT. = TOTAL HEATED

1,244 SQ. FT. = GARAGES
1,756 SQ. FT. = COVERED PORCHES

478 SQ. FT. = OPT. RETREAT
444 SQ. FT. = OPT. FLEX ROOM

THE PURPOSE OF THIS SURVEY IS TO GET A VARIANCE FOR A 25' INGRESS/EGRESS EASEMENT THROUGH ADJOINING PARCEL 069 002A WHICH IS OWNED BY THE SAME OWNER OF PARCEL 069 002

GENERAL NOTES:

PROPOSED 10 ACRES (PROP. TRACT 2), TO BE CUT OUT OF EXISTING PARENT PARCEL: 069 002

OWNER: JULIUS BRANDON ELMORE
ADDRESS: MAYNARDS MILL ROAD FORSYTH, GA 31029

AREA: 10.000 ACRES / 435,560 SQ. FT.

REFERENCES:
PART PARENT PARCEL 069 002 (SITE PLAN)
DEED BOOK 2284, PAGE(S) 202-205
FILED/RECORDED: MAY 30, 2023

BOUNDARY SURVEY FOR: RAYMOND H. SMITH, JR.
PLAT BOOK 19, PAGE 93
FILED/RECORDED: NOVEMBER 5, 1993

PARCEL 069-002A (INGRESS/EGRESS)
SURVEY FOR: JAMES EMORY, INC.
TRACT "A"
PLAT BOOK 20, PAGE 59
FILED/RECORDED: DECEMBER 15, 1994

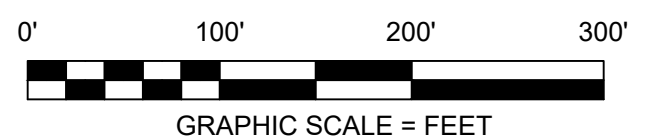
ZONED: A
MINIMUM LOT AREA: 3 ACRES
MINIMUM HEATED FLOOR AREA: 1,500 SQ. FT.
FRONT SETBACK: 75'
REAR SETBACK: 75'
SIDE SETBACK: 20'

NO FLOOD ON PROPERTY AS PER FEMA PANEL# 13207C0225E DATED: JUNE 7, 2017

NOTE: THIS REPRESENTS A SITE PLAN ONLY, THEREFORE IS NOT TO BE RECORDED.
NO CO. (CONSTRUCTION EXIT), NEEDED WITH AN EXISTING DRIVE.

24 HOUR CONTACT:
PETE WILLIAMS
pete.williams41@gmail.com
PHONE = (678)414-2406

MAYNARDS MILL ROAD
R/W VARIES



REVISIONS		
NO.	DATE	DESCRIPTION

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SITE PLAN FOR VARIANCE:
JULIUS BRANDON ELMORE
MAYNARDS MILL ROAD
LAND LOT 26, 12th. DISTRICT
MONROE COUNTY, GEORGIA



PROJECT#: L24088
SITE PLAN
DRAWN BY: PWF
CHECKED BY: TLM/KSB
SCALE: 1" = 100'
DATE: 10/08/2024
SHEET 1 OF 1