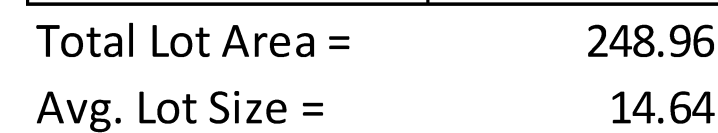


LAND LOT 45 & 46 - DISTRICT 3
PORTION OF TAX PARCEL # 041 3048 001
TOTAL AREA = 248.96 ACRES



LOCATION MAP

PROJECT INFORMATION:

- 1) ZONING: RC (RURAL CONSERVATION)
DEVELOPMENT TYPE: EL-A (ESTATE LOT WITH AVERAGING)
- 2) DIMENSIONAL REQUIREMENTS:
MIN. LOT SIZE = 3.0 ACRES (AVERAGE LOT SIZE = 7.5 AC.)
FRONT YARD = 30' (CORINTH RD.) 50' (PRIVATE DRIVE)
SIDE YARD = 25'
REAR YARD = 50'
MIN. STREET FRONTAGE = 30' (CORINTH RD.)
MIN. LOT WIDTH AT FRONT SETBACK LINE = 220'
MIN. FLOOR AREA OF HOUSE = 1,725 SF
MAX. HEIGHT OF STRUCTURE = 40'
MAX. NUMBER OF STORIES = 3
MAX. IMPERVIOUS AREA = 15%
MIN. BUILDABLE AREA = 1.30 ACRES
- 3) THIS PROPERTY INCLUDES AREA WITHIN THE 100-YR FLOOD HAZARD ZONE.
PER MAP PANEL #1307/CQ22020 EFFECTIVE DATE FEB. 6, 2013
- 4) SOURCE OF TOPOGRAPHY: COWETA COUNTY GIS
DATUM: MEAN SEA LEVEL
- 5) WATER SERVICE TO BE PROVIDED BY INDIVIDUAL PRIVATE WELLS ON EACH LOT.
- 6) SEWER SERVICE PROVIDED BY INDIVIDUAL SEPTIC SYSTEMS.
- 7) BOUNDARY SURVEY PROVIDED BY: TRINITY LAND SURVEYING, LLC. DATE OF SURVEY: 5/26/2023
Matt Johnson
207 Wolf Creek Dr.
Americus, GA 31719
matt@trinitylandsurveying.com
(229)845-6923

LEGEND

GRAVEL DRIVE

ASPHALT/CONCRETE

WETLANDS

CENTERLINE STREAM

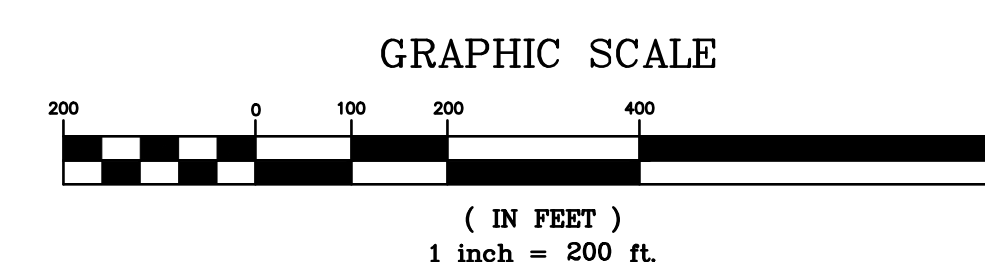
100-YR FLOOD BOUNDARY

PROPOSED HOUSE LOCATION

PROPERTY OWNER/
DEVELOPER/PRIMARY PERMITTEE:

Bohanon Crossroad, LLC
3715 Northside Pkwy. NW
Atlanta, GA 30327

24-hr Contact Person:
Nick Swank
(404)565-4660
swank@levelworkforce.com



REV.	DATE:	DESCRIPTION:
1	7/25/24	PER COMMENTS FROM COWETA COUNTY
2	8/9/24	PER COMMENTS FROM COWETA COUNTY
3	8/26/24	REVISED PROFILE FOR NEW RIVER OVERLOOK AND FARM CLUB COURT TO LESS THAN 15% MAX.