

100 YR HW EL= 1038.5  
 100 YR VOL= 36,845 CF  
 WQ EL= 1034.5  
 WQ VOL= 9,248 CF  
 MICROPOOL EL= 1034.0  
 MICRO POOL VOL= 5,798 CF

DCS IE= 1031.0  
 MIN. TW EL= 1039.5  
 BW EL= 1034.0  
 ~ PECK SUBDIVISION ~  
 UNIT II  
 (P.B. 42, PG. 2)

DETECTION AREA  
 TO BE CONTROLLED  
 AND MAINTAINED BY  
 THE MANDATORY HOA  
 20,299SF  
 (0.466AC)

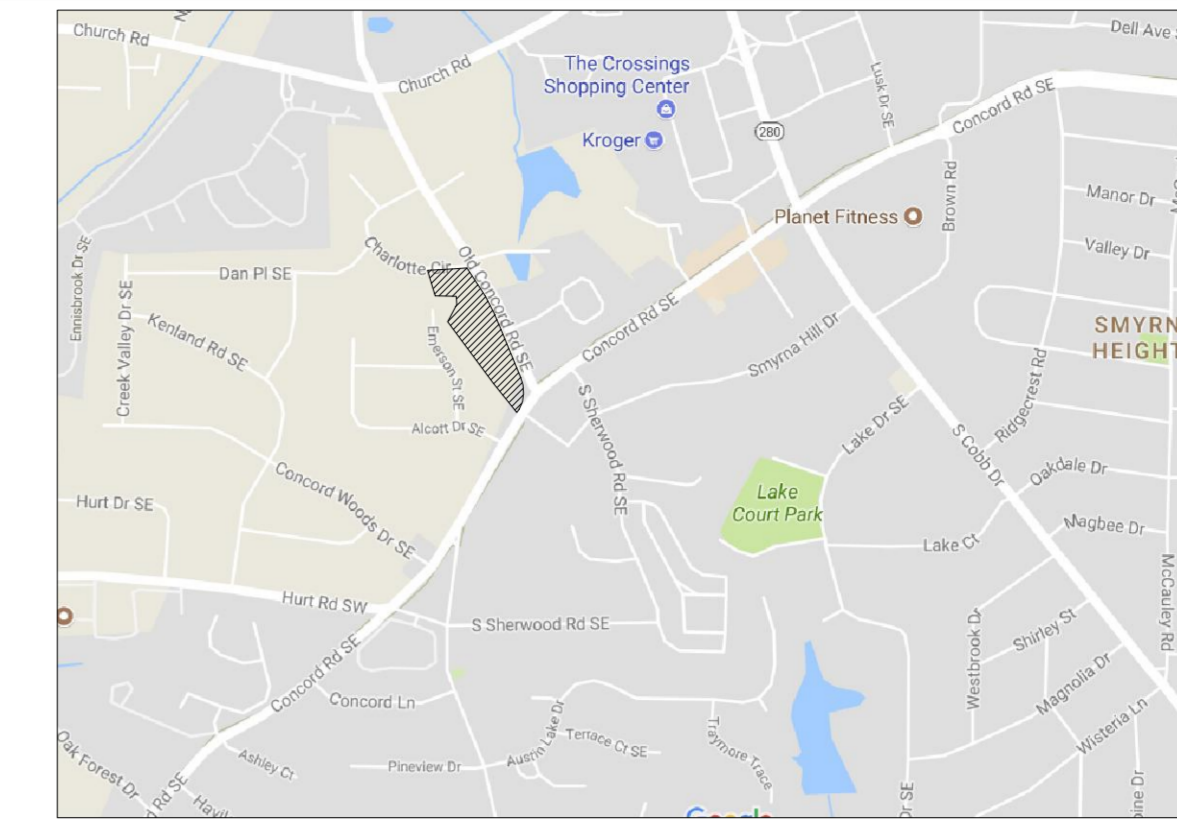
TRUCK  
 TURNAROUND  
 AND PARKING  
 1/2 RB  
 0.16 AC

OPEN SPACE-2 AREA  
 TO BE CONTROLLED  
 AND MAINTAINED BY  
 THE MANDATORY HOA  
 33,305SF  
 (0.76AC)

OPEN SPACE-1 AREA  
 TO BE CONTROLLED  
 AND MAINTAINED BY  
 THE MANDATORY HOA  
 9,672SF  
 (0.22AC)

N ~ F  
 ROBERT BISHOP  
 D.B. 14791, PG. 2507

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LOCATION MAP

LAND USE TABLE

SITE ACREAGE	4.2 ACRES+/-
LOTS	15
OPEN SPACE	42,977 SF(.987AC)
DETECTION AREA	16,749 SF(.385AC)

SETBACKS:

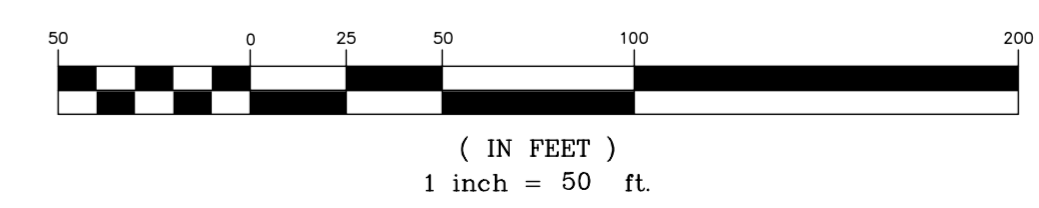
FRONT	25'
SIDE	5'
REAR	25'
PRIVATE ROAD WIDTH	20'
COMBINED SSE/DE	35'

LOT SIZES

LOT NUM	SF	ACRE
1	9,341	0.214
2	7,434	0.171
3	7,432	0.171
4	7,365	0.169
5	7,522	0.173
6	7,725	0.177
7	7,844	0.180
8	9,460	0.217
9	9,463	0.217
10	7,881	0.181
11	7,884	0.181
12	7,924	0.182
13	7,962	0.183
14	7,488	0.172
15	6,599	0.151
ROW DEDICATE	345	0.008
OPEN SPACE 1	9,672	0.222
OPEN SPACE 2	33,305	0.765
DETECTION AREA	20,299	0.466
TOTAL	182,945	4.200



NORTH  
 STATE PLANE GA.WEST  
 GRAPHIC SCALE



CLIENT  
**EPIC HOME, LLC**

884 MADISON GROVE LANE  
 MARIETTA, GA 30064  
 Phone: 770.231.7719

PROJECT  
**Project Title & Graphic**

Project Location

TerraBuild PROJECT NO. E17006



P.O. BOX 601  
 Lilburn, Georgia 30048  
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SEAL



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DESIGNED BY

DRAWN BY

CHECKED BY

APPROVED BY

DATE 11-13-2017

REVISIONS 11-23-2017

12-04-2017

12-11-2017

12-19-2017

DRAWING TITLE

**ANNEXATION PLAT  
 FOR  
 OLD CONCORD RD**

DRAWING NUMBER

TerraBuild USA, Inc. MANAGE BUILD DESIGN PLAN ENVISION