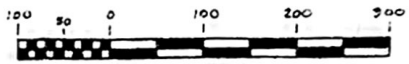


MAGNETIC NORTH



SCALE IN FEET



THIS PLAT SUPERCEDES THE PLAT RECORDED IN PLAT BOOK 74, PAGE 148. THE ONLY CHANGES MADE ARE:

- 1) LOT 1 - TRIANGLE IN N.E. CORNER OUT.
- 2) LOTS 9+10 - COMMON LINE MOVED EAST.

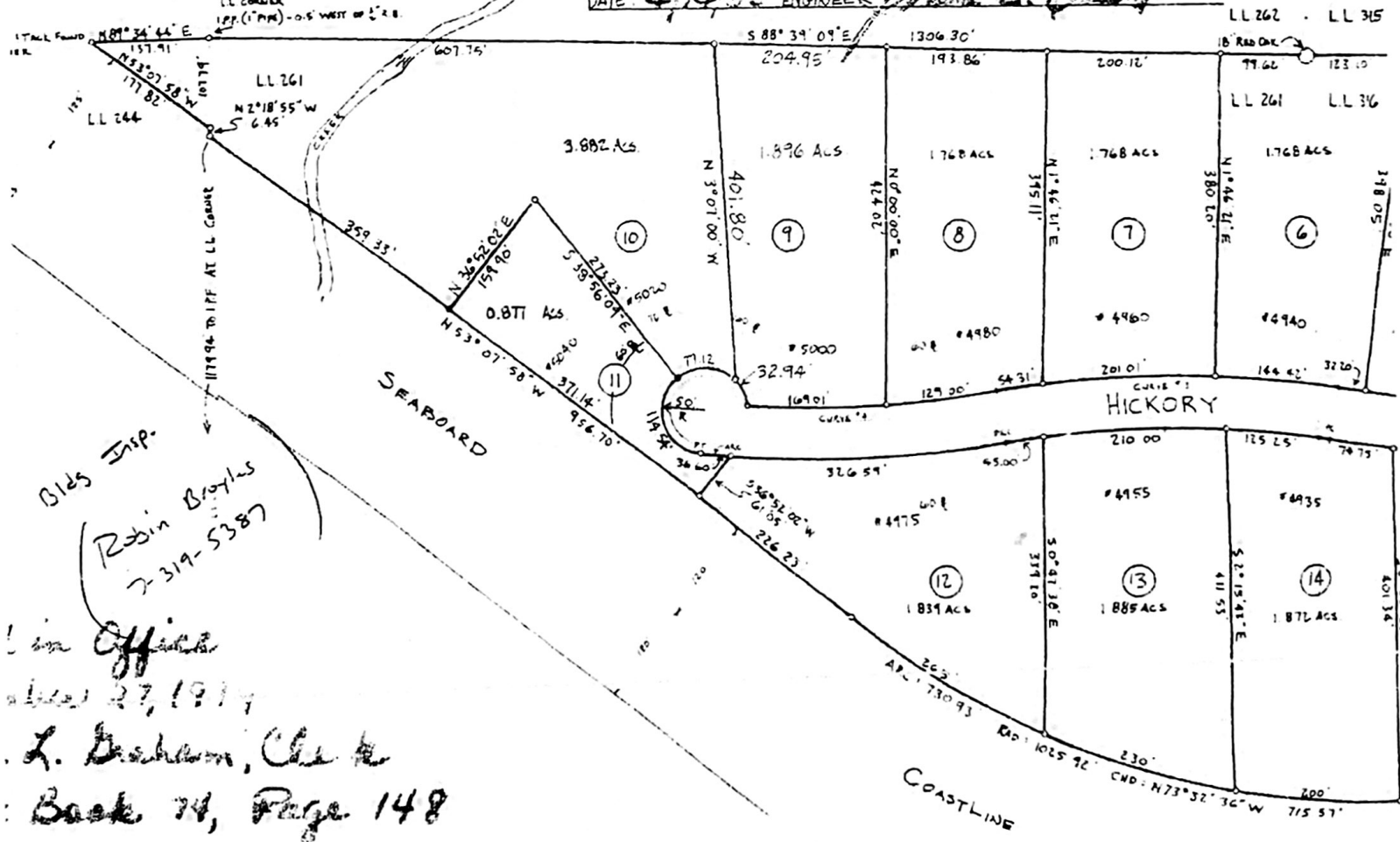
DATE: 4-14-85 MAYOR [Signature]

DATE: [Signature] PLANNING [Signature]

DATE: 4-2-85 ENGINEER [Signature]

THE
PLAT
MADE
BY
CIT
OF

LOCATION SKETCH

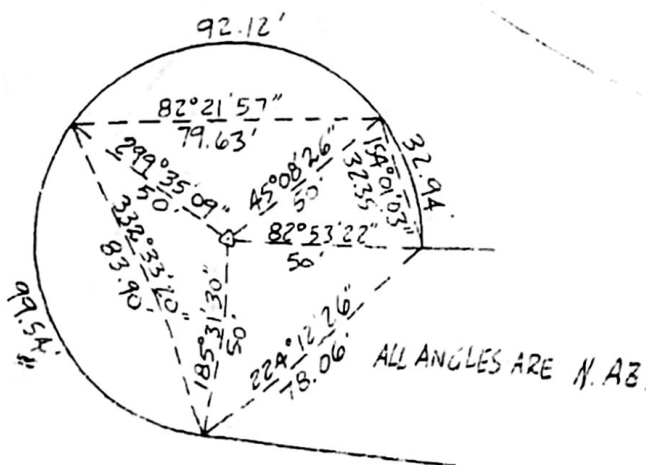


Bids Exp.
Robin Boyles
7-319-5387

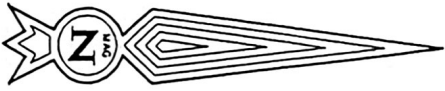
in Office
dated 27, 1985
L. Durham, Clerk
Book 74, Page 148

THE FIELD DATA FROM WHICH THIS PLAT IS BASED HAS A CLOSURE OF ONE FOOT IN 25,000 FEET, AN ANGULAR ERROR OF 0.27 PER. ANGLE DISTORTION WAS ADJUSTED BY CRANDALL'S METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 25,000 FEET.
EQUIPMENT USED: S.T. INSTR. TOTAL STATION

NO PROPERTY BOUNDARIES SHOWN ON THIS PLAT. THE PROPERTY BOUNDARIES SHOWN ON THIS PLAT ARE NECESSARY AND CORRECT TO RECORD. THESE LINES IN THIS PLAT WERE PREPARED BY THE SURVEYOR OF RECORD AND CANNOT BE CHANGED.

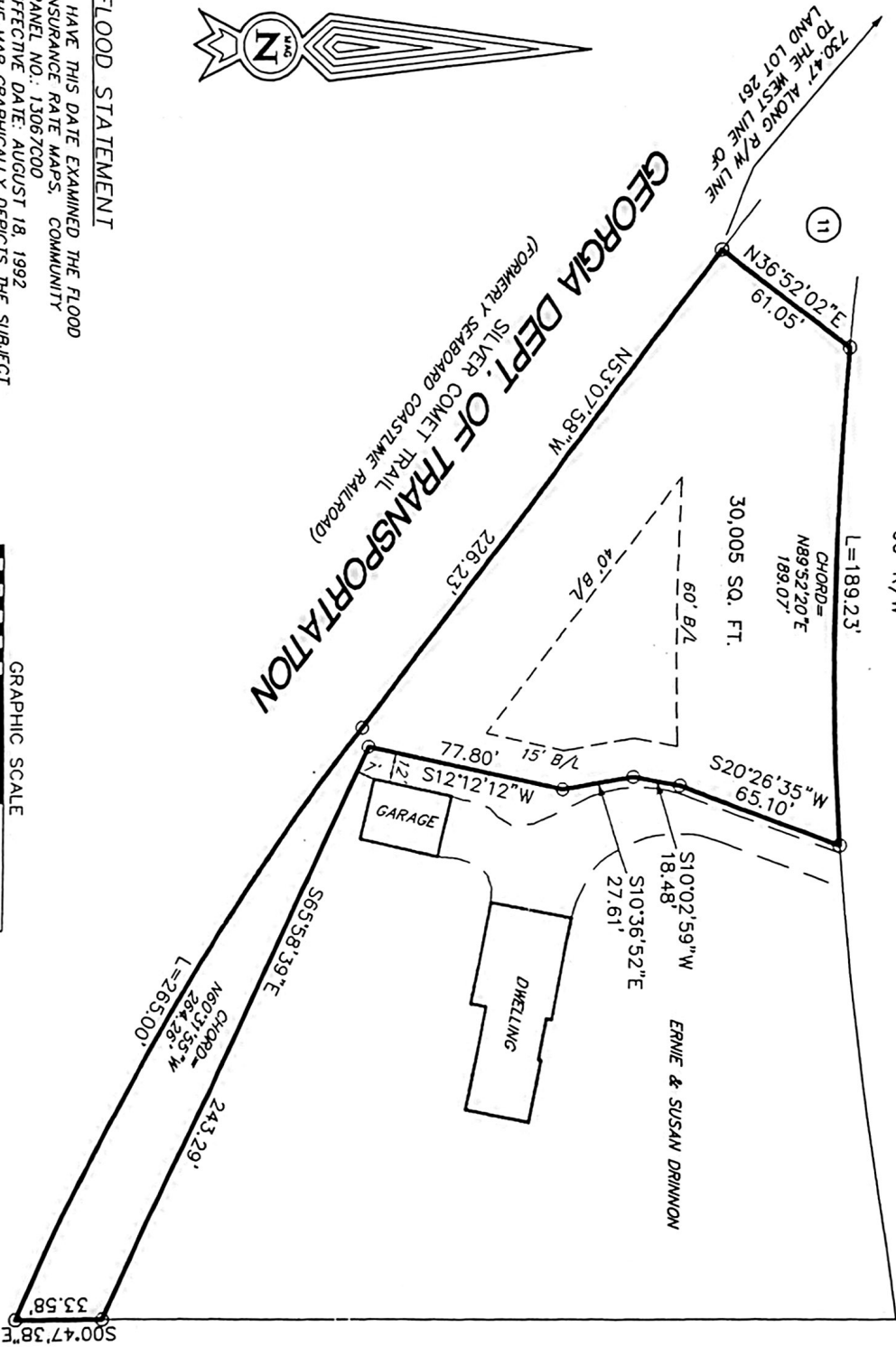


Filed in Office 4-14-85
Plat A 1



FLOOD STATEMENT

I HAVE THIS DATE EXAMINED THE FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NO.: 13067C00 EFFECTIVE DATE: AUGUST 18, 1992 THE MAP GRAPHICALLY DEPICTS THE SUBJECT PROPERTY TO LIE IN ZONE: "X" THE CHARACTERISTIC OF THIS ZONE IS AN AREA ABOVE THE 100 YEAR FLOOD PLAIN.



HICKORY MILL DRIVE
60' R/W

GEORGIA DEPT. OF TRANSPORTATION
(FORMERLY SEABOARD COASTLINE RAILROAD)
SILVER COMET TRAIL

GARAGE

DWELLING

ERNIE & SUSAN DRINNON

ESTIMATED SOIL PROPERTIES*

SOIL UNIT	SLOPE RANGE (%)	DEPTH TO BEDROCK (in)	DEPTH TO WATER TABLE INDIC. (in)	OPTIM. TRENCH DEPTH (in)	SUITABILITY CODES**	ESTIMATED PERC. RATE		MAX. HYD. LOAD. RATE (gpd/s.f.)
						Depth (in)	Rate (min/in)	
FILL	0-25	---	---	N/R	GE5	N/R	N/R	---
Mtn Park	0-15	>60	>60	30	GE1	18-29 30-42	45 45	0.15@8-12"
WICKHAM WET VAR	0-15	>60	42	18	GE2	12-36	60	0.15@8-12"

*All depth references are with respect to the original grade at the time of this inspection

** Areas with slopes greater than 25% are considered marginal for OSMs construction. DPH may require site modification or deeper installation to overcome this limitation

SUITABILITY CODES DESCRIPTION

GE1- These soils should have the capacity to function as suitable media for a conventional septic system absorption field provided that the system is properly designed, installed and maintained

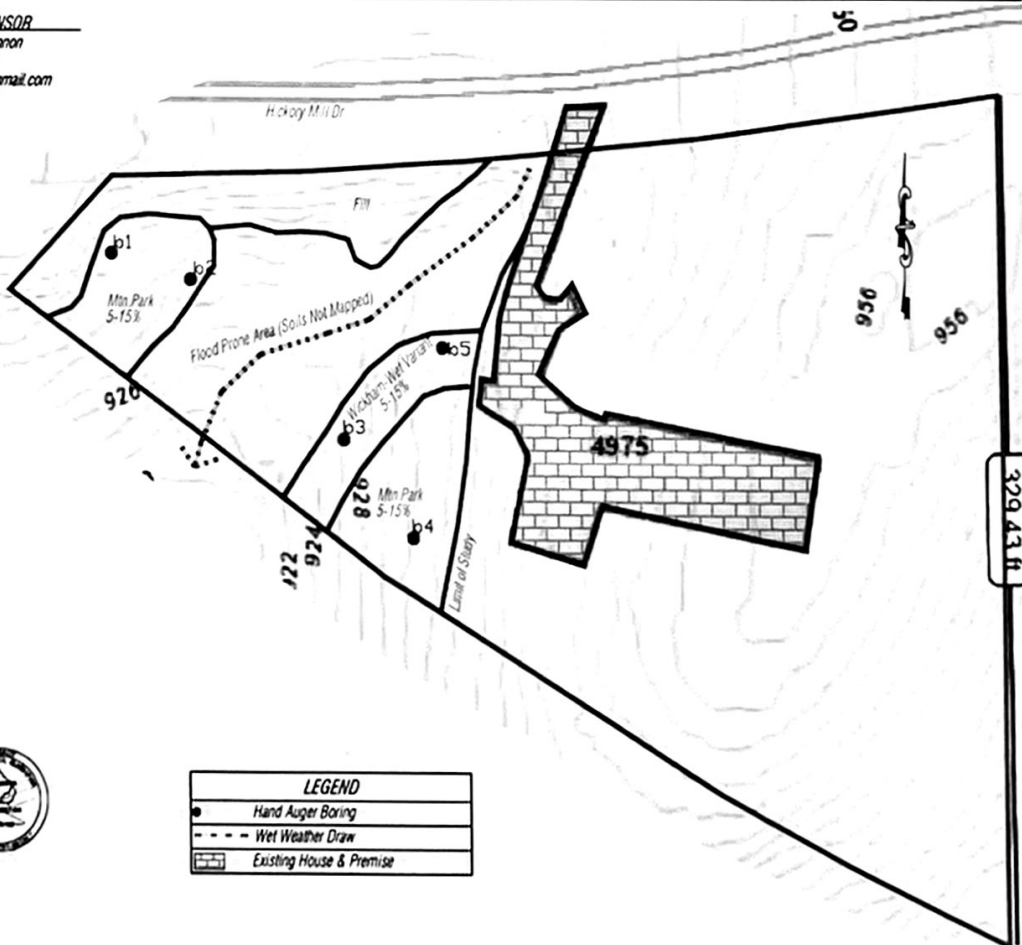
GE2 - Due to seasonal high water table, these soils are considered marginal for conventional septic system construction. However, installation of a shallow system may be possible with proper design, installation and maintenance. To raise the area and create more suitable soils the area can be control-filled in accordance with the Georgia DPH Onsite Manual recommendations. Other alternative systems such as drip emitter system may also be considered.

GE5- These soils/areas are considered unsuitable for septic system construction due to presence of deep uncontrolled fill.

NOTES

- A Trimble Geo-7X GPS was used to locate all borings. The property boundaries and topographic information (if shown) are the compilation of the County GIS online maps and/or a property plat provided by client or project engineer. Either way, such information should be considered approximate, prudent to ground check before any excavation.
- The recommendations set forth in this report are based on site/soil conditions at the time of this study and professional judgement of the soil scientist/classifier. They are merely professional opinions and imply no guarantee or warranty of performance of any particular system installed.
- We did not see evidence of any well on the subject property. However, because wells require 100 feet set back, it shall be the responsibility of buyer/owner/agent to make sure there is no well on the subject property or the neighboring properties that would have a negative impact on this site.
- This study was conducted in a manner consistent with that level of care and skills ordinarily exercised by members of the profession currently practicing under similar conditions. No other warranties or guarantees, either expressed or implied, are given.

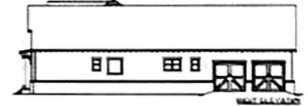
OWNER/SPONSOR
c/o Joshua Drannon
678-794-4200
joshdrannon@gmail.com



LEGEND	
●	Hand Auger Boring
- - -	Wet Weather Draw
▒	Existing House & Premise

LEVEL 3 SOIL INVESTIGATION-DPH STANDARD		GEOSCIENCES ENGINEERING, INC.	
SHEET OF	4975 HICKORY MILL DRIVE L.L. 281, DIST. 17 COBB COUNTY, GEORGIA	SCALE: 1" = 50 FT.	Soil/Environmental Scientists & Engineers 319 ATLANTA STREET SE SUITE 100 MARIETTA, GEORGIA 30080 - 2284 TEL 770-428-4070 FAX 770-428-9670
FIELD WORK BY: GHA	REVIEWED BY: GHA	DATE: 11-20-20	FILE NAME: Hickory Mill Drive 4975

One-Level Modern Farmhouse with Bonus Over Garage and Lower Level Expansion



2,484

Heated S.f.



3

Beds



4⁺

Baths



2

Floors



2 - 3

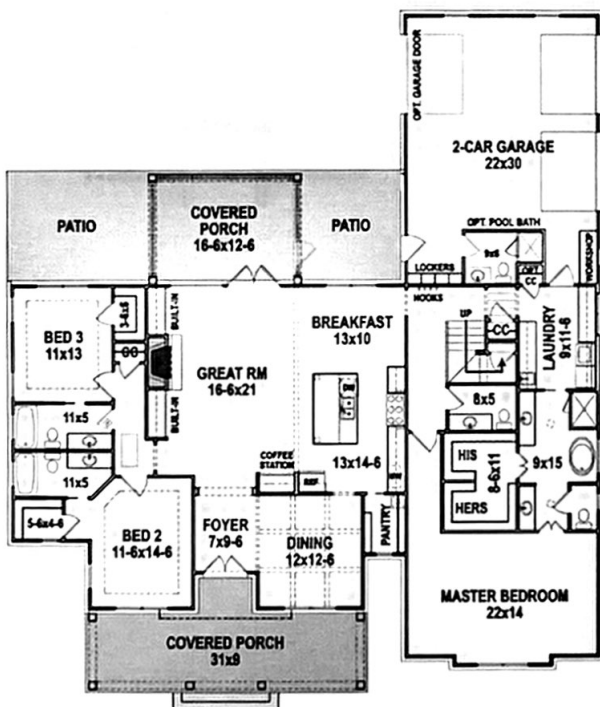
Car Garage

About This Plan

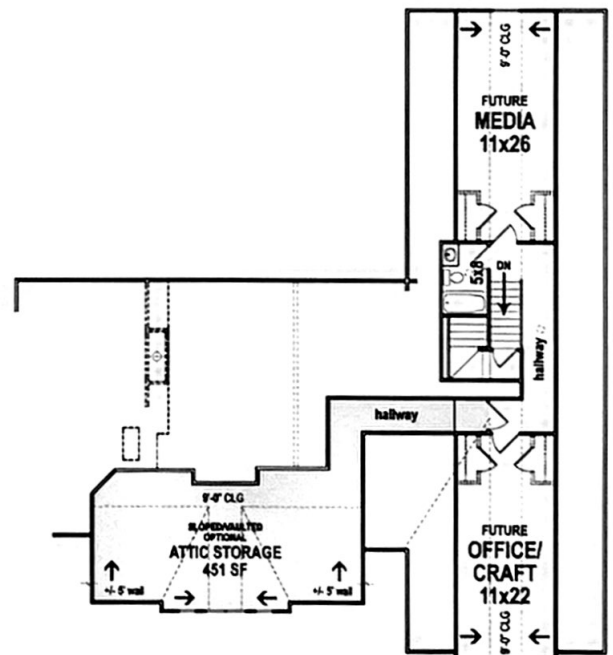
- Living is easy in this impressive and generously-sized, multi-generational house plan with stunning views and an open floor plan.
- Entertain in grand style in the oversized great room, with double doors leading to a covered porch. The adjoining chef's kitchen is clad with soaring ceilings and decorative beams.
- Privately tucked away is the divine and expansive master suite. The opulent bathroom is graced by a modern free-standing tub, separate vanities, and a generous glass shower. From here, access to the laundry room is functional and convenient.
- The optional second floor offers an unfinished media room and multi-use office/craft room with access to a full bathroom. This brightly lit bathroom and hallway are energy efficient and feature tubular skylights.
- The 2-car garage offers a 'future' pool bathroom layout, workbench and storage lockers for the family. An optional 3-car garage layout is included in the construction plans at no additional cost and extends the home to 88 feet deep but gives you an even larger bonus room (895 sq. ft.).
- A finished walkout basement is available and gives you great rec space and an extra bedroom.
- **Related Plan:** Get an in-law suite with house plan **12315JL** (<https://www.architecturaldesigns.com/house-plans/impressive-one-level-modern-farmhouse-with-in-law-suite-12315jl>).

Floor Plans

Main Level

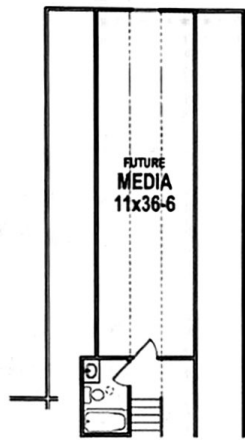


Bonus Level

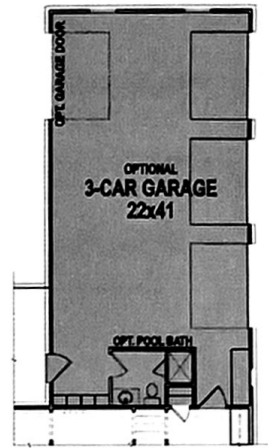


Expanded Bonus Level 3-Car Garage Option

3-Car Garage Option

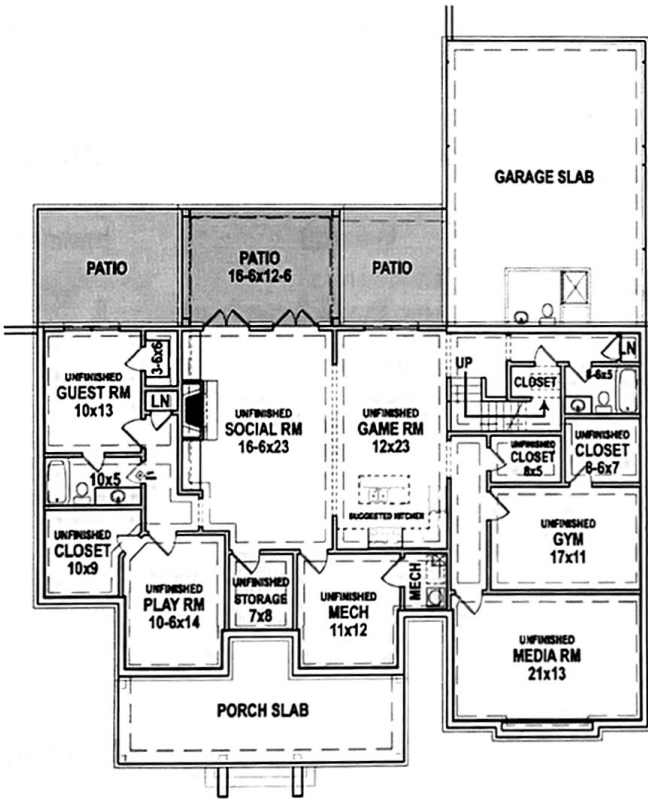


Expanded Bonus Room 3-Car Version



3-Car Garage Version

Optional Finished Lower Level



Plan Details

Square Footage Breakdown

Total Heated Area: 2,484 sq. ft.	1st Floor: 2,484 sq. ft.	Porch, Rear: 216 sq. ft.	Porch, Front: 310 sq. ft.
Bonus: 768 sq. ft.	Optional Lower Level: 2,196 sq. ft.		

Beds/Baths

Bedrooms: 3	Full bathrooms: 3 or 4	Half bathrooms: 1
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Foundation Type

Standard Foundations:  Architectural Designs <small>selling quality house plans for over 40 years.</small>	Optional Foundations: Walkout
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Plan 12317JL

Exterior Walls

Standard Type(s): 2x4

Dimensions

Width: 68' 0"	Depth: 77' 0"	Max ridge height: 25' 0"
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Garage

Type: Attached	Area: 686 sq. ft.	Count: 2 or 3 Cars	Entry Location: Side
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Ceiling Heights