

RESIDENTIAL SITE PLAN PREPARED FOR: FRAIDOOON IZADI

JOHNS CREEK JOB ID: _____

TAX PARCEL ID: 21 572111641084

ZONING DISTRICT: R-4

TOTAL AREA:

10,490 SQ. FT.

0.241 ACRES

Received
 Oct 10 2023
 V-23-0018
 Planning & Zoning

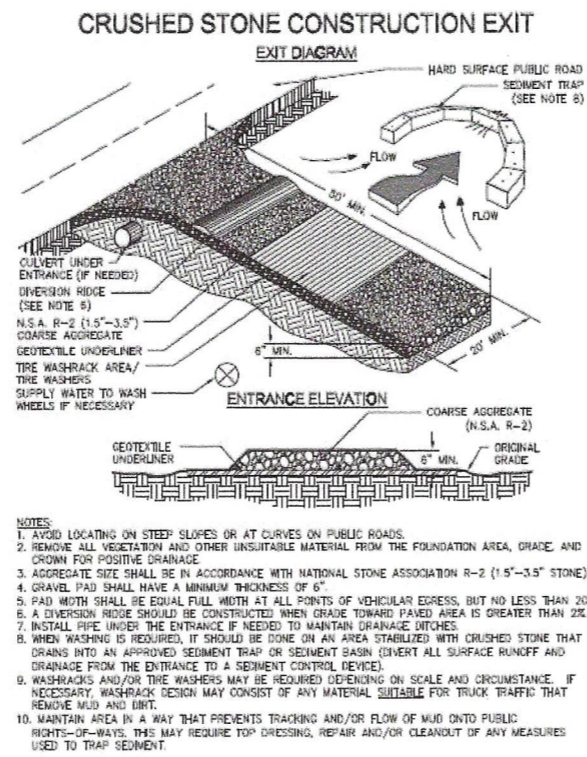
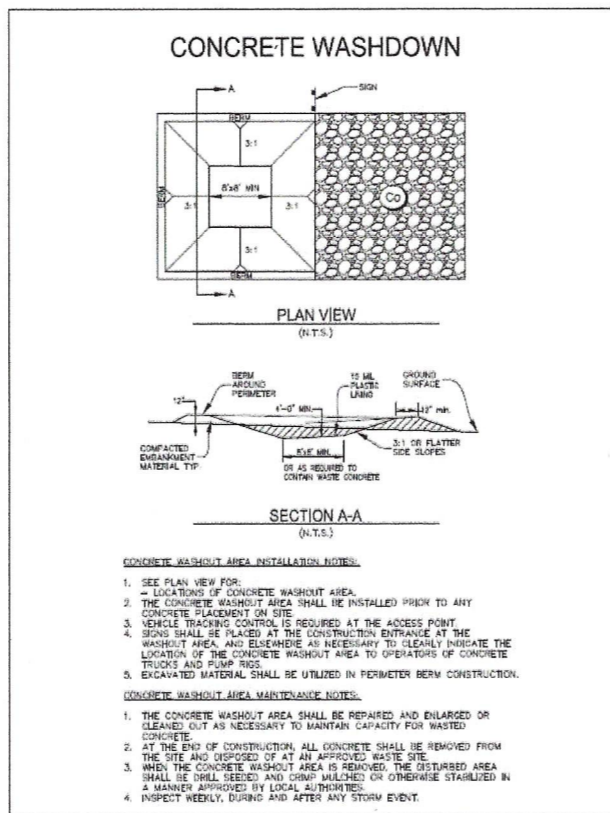
OWNER / DEVELOPER:
FRAIDOOON IZADI
(770) 337-3333

LAND DEVELOPMENT NOTES:

- a. Contact Ms. India Alred, Development Plans Coordinator at (678) 512-3307 to schedule a Pre-Construction Meeting with the site Inspector prior to any disturbance.
- b. The placement of dumpsters and the parking of vehicles is prohibited in the Right-of-Way.
- c. The escape of sediment from the site shall be prevented by the installation of erosion and sediment control practices prior to land disturbing activities.
- d. Erosion control measures will be maintained at all times. If full implementation of the approved plan does not provide for effective erosion control, additional erosion and sediment control measures shall be implemented to control or treat the sediment source.
- e. Any disturbed area left exposed for a period of fourteen (14) days shall be stabilized with mulch or temporary seeding.
- f. Waste materials shall not be discharged to Waters of the State, except as authorized by a Section 404 Permit.
- g. Additional erosion control BMPs shall be installed as deemed necessary by the City of Johns Creek Inspector.
- h. Work Hours and construction deliveries shall be:
 Monday thru Friday: 7:00 A.M. - 7:00 P.M.
 Saturdays: 8:00 A.M. - 5:00 P.M.
 Sundays: NO WORK ALLOWED

CONSTRUCTION EXIT NOTES:

The existing driveway may be used as a Construction Exit provided all construction vehicles are confined to existing paved areas on site. Any tracking of Dirt, Silt, Mud, etc. onto street will result in an immediate "Stop Work" Order. The "Stop Work" Order will not be lifted until a Construction Exit is constructed in accordance with the current detail.



CRITICAL AREA VEGETATIVE PLAN

Ds1 Ds2 Ds3

GENERAL:
 THIS VEGETATIVE PLAN WILL BE CARRIED OUT ON ROAD CUT AND FILL SLOPES, SHOULDERS AND OTHER CRITICAL AREAS CREATED BY CONSTRUCTION IN AN AREA IS COMPLETED. PLANTINGS WILL BE MADE TO CONTROL EROSION, TO REDUCE DAMAGES FROM SEDIMENT AND RUNOFF TO DOWNSTREAM AREAS AND TO IMPROVE THE SAFETY AND BEAUTY OF THE DEVELOPMENT AREA.

SOIL CONDITIONS:
 DUE TO GRADING AND CONSTRUCTION, THE AREAS TO BE TREATED ARE MAINLY SUBSOIL AND SUBSTRATA. FERTILITY IS LOW AND THE PHYSICAL CHARACTERISTICS OF THE EXPOSED MATERIAL ARE UNFAVORABLE TO ALL BUT THE MOST HARDY PLANTS.

TREATMENT SPECIFICATIONS:

CONVENTIONAL SEEDING EQUIPMENT:
 GRADE, SHAPE AND SMOOTH WHERE NEEDED TO PROVIDE FOR SAFE EQUIPMENT OPERATION AT SEEDING TIME AND FOR MAINTENANCE PURPOSES. THE LIME AND FERTILIZER IN DRY FORM WILL BE SPREAD UNIFORMLY OVER THE AREA IMMEDIATELY BEFORE SEEDBED PREPARATION. A SEEDBED WILL BE PREPARED BY SCARIFYING TO A DEPTH OF 1 TO 4 INCHES AS DETERMINED ON SITE. THE SEEDBED MUST BE WELL FULFURIZED, SMOOTHED AND FIRMED. SEEDING WILL BE DONE WITH CULTIPACKER-SEEDER, DRILL, ROTARY SEEDER OR OTHER MECHANICAL OR HAND SEEDER. SEED WILL BE DISTRIBUTED UNIFORMLY OVER THE AREA, LEAVING ABOUT 25 PERCENT OF THE GROUND SURFACE EXPOSED. MULCH WILL BE SPREAD WITH BLOWER-TYPE MULCH EQUIPMENT OR BY HAND AND ANCHORED IMMEDIATELY AFTER IT IS SPREAD. A DISK HARROW WITH THE DISK SET STRAIGHT OR A SPECIAL PACKER DISK MAY BE USED TO PRESS THE MULCH INTO THE SOIL. THE PER ACRE APPLICATION RATES ARE AS FOLLOWS:

A. SEEDING WITH MULCH: (CONVENTIONAL SEEDING EQUIPMENT ON SLOPES LESS THAN 3:1)

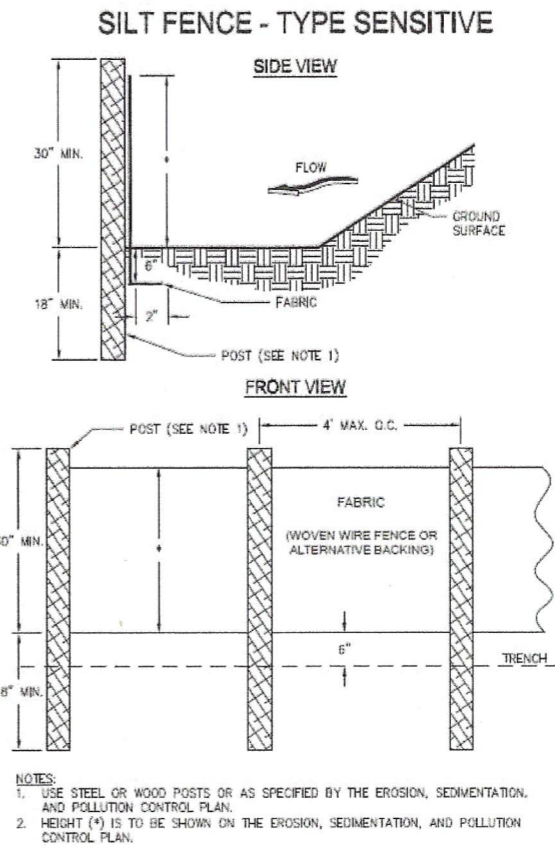
AGRICULTURAL LIMESTONE	4000 lbs./acre	
FERTILIZER, 5-10-15	1500 lbs./acre	
MULCH, STRAW OR HAY	5000 lbs./acre	

SEED SPECIES	APPLICATION RATE/ACRES	PLANTING DATES
HULLED COMMON BERMUDAGRASS	10 LBS	3/1 - 6/15
FESCUE	50 LBS	9/1 - 10/31
FESCUE	50 LBS	11/1 - 2/28
RYE	50 LBS	
HAY MULCH FOR TEMPORARY COVER	5000 LBS	6/15 - 8/3

B. TOPDRESSING: APPLY WHEN PLANTS ARE 2 TO 4 INCHES TALL

FERTILIZER (AMMONIUM NITRATE 33.5%)	300 LBS/ACRE
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C. SECOND-YEAR FERTILIZER: (5-10-15 OR EQUIVALENT) 800 LBS/ACRE



ACCURATE
 SURVEYING AND
 PLANNING, INC.

4955 BLOOMING CT.
 CUMMING, GA 30028
 OFFICE (770) 888-9880 CELL (678) 595-0994
 WWW.ASP-GA.COM EMAIL: TONY@ASP-GA.COM
 GEORGIA REGISTERED LAND SURVEYING FIRM #1128

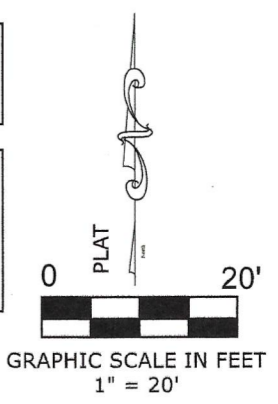
SURVEYOR'S CERTIFICATE:
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Anthony P. Failla, GA RLS #3258
 DATE 10-10-23
 GSWCC LEVEL II CERTIFIED DESIGN PROFESSIONAL #64608

**AS-BUILT SURVEY PREPARED FOR:
FRAIDOOON IZADI**
TAX PARCEL ID: 21 572111641084
ZONING DISTRICT: R-4
TOTAL AREA:
10,490 SQ. FT.
0.241 ACRES

CURVE	RADIUS	ARC	BEARING	HORIZ DIST
C1	50.00'	39.75'	N38°00'20"E	38.71'
C2	50.00'	40.00'	N7°58'29"W	38.94'

LINE	BEARING	HORIZ DIST
L1	S28°27'57"W	29.61'
L2	S2°17'26"E	45.04'
L3	S10°53'08"E	15.89'
L4	S9°34'56"E	9.25'



LOT COVERAGE CHART		
ITEM	SQ. FT.	%
ENTIRE LOT	10,490	100%
HOUSE	1,400	13.3%
WOOD DECK	24	0.2%
CONCRETE DRIVEWAY / WALK	950	9.1%
TOTAL EXISTING LOT COVERAGE	2,374	22.6%

THIS BLOCK RESERVED FOR THE
CLERK OF SUPERIOR COURT

LEGEND	
●	Iron Pin Found
△	Computed Point
B.S.L.	Building Setback Line
D.E.	Drainage Easement
RB	Rebar
	Concrete
	Wood Decking

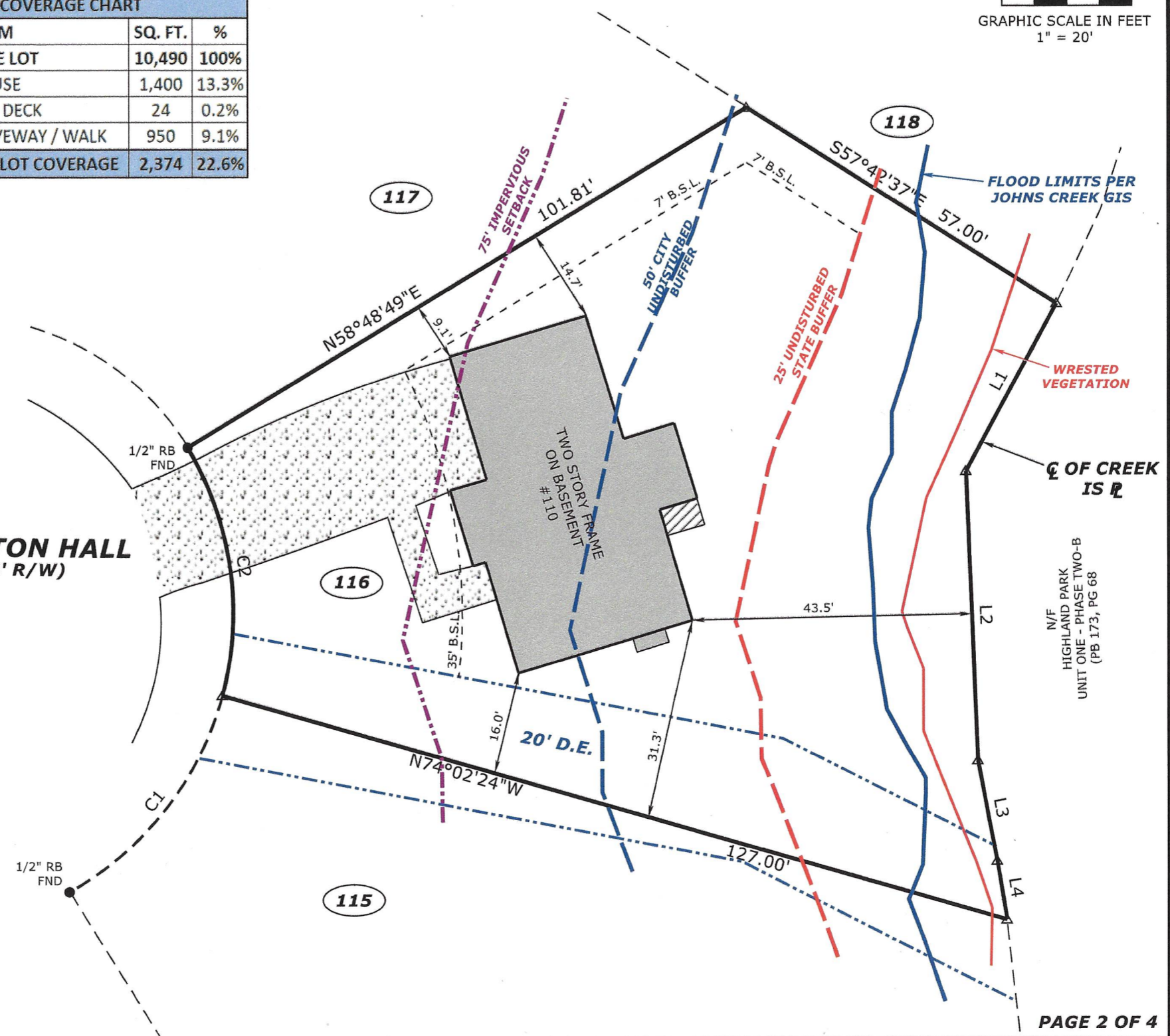
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LAND LOT: 1164
DISTRICT: 2ND
SECTION: 1ST
COUNTY: FULTON
CITY OF JOHNS CREEK
PROPERTY ADDRESS:
110 COMPTON HALL
JOHNS CREEK, GA 30005
DATE(S) OF FIELD WORK: 09/21/2023
DATE OF DRAWING: 09/26/2023
SURVEY #: 23-1261
SURVEY PREPARED FOR:
FRAIDOOON IZADI
LEGAL DESCRIPTION:
LOT 116, CONCORD HALL, UNIT 3, PER PLAT BOOK
176, PAGE 125, FULTON COUNTY, GEORGIA
OFFICIAL RECORDS.

EQUIPMENT USED: LEICA TS02 POWER, NOMAD 900
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A
CLOSURE PRECISION OF ONE FOOT IN 24,677 FEET, AND AN
ANGULAR ERROR OF 05" PER ANGLE POINT. ADJUSTMENT
FOR CLOSURE WAS BY THE COMPASS RULE.
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS
FOUND TO BE ACCURATE WITHIN ONE FOOT IN 425,595
FEET.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A
TITLE SEARCH AND IS SUBJECT TO ANY DISCLOSURES SAID
TITLE SEARCH MAY PRODUCE.

COMPTON HALL
(44' R/W)



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Anthony P. Falla
ANTHONY P. FALLA, GA RLS #3258 DATE 10-10-23
GSWCC LEVEL II CERTIFIED DESIGN PROFESSIONAL #64608

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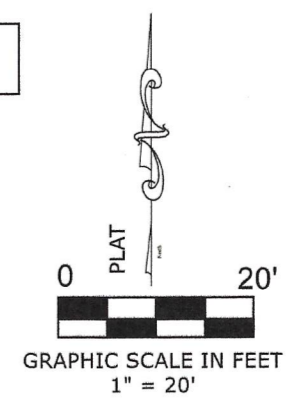
ZONING DISTRICT: R-4

PROPERTY ADDRESS:
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JOHNS CREEK, GA 30005

24 HOUR CONTACT:
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CURVE	RADIUS	ARC	BEARING	HORIZ DIST
C1	50.00'	39.75'	N38°00'20"E	38.71'



LEGEND

- Iron Pin Found
- △ Computed Point
- B.S.L. Building Setback Line
- D.E. Drainage Easement
- RB Rebar
- Concrete (stippled pattern)
- Wood Decking (hatched pattern)

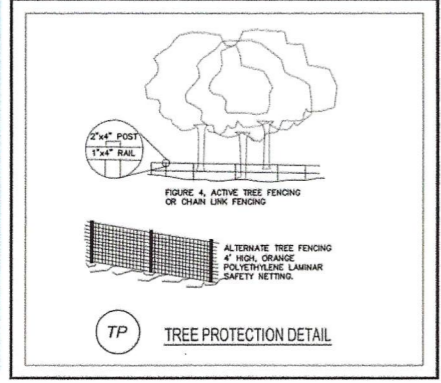
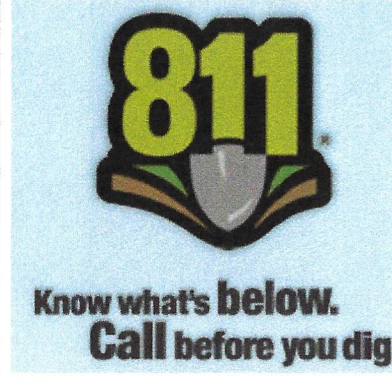
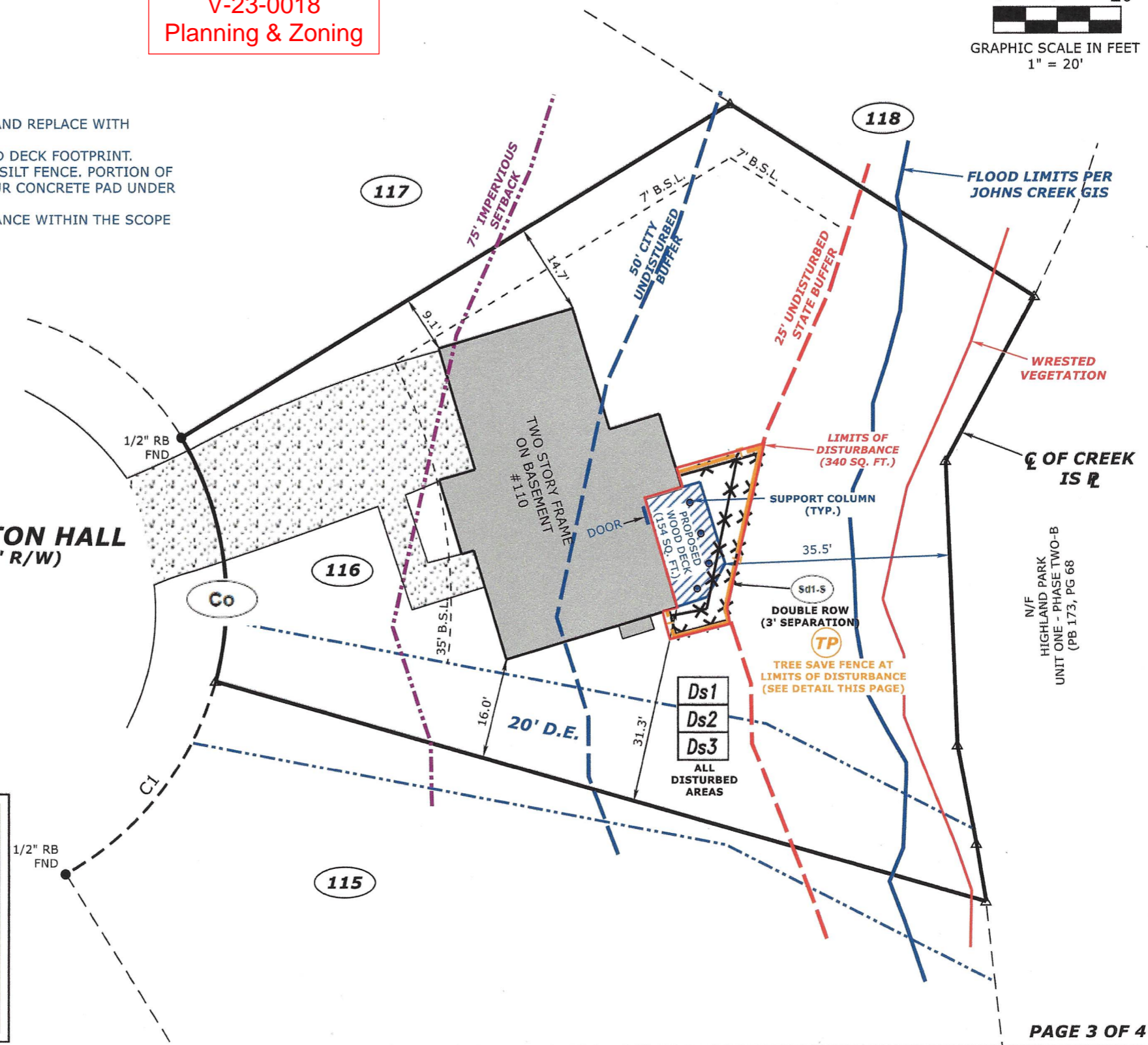
- PROJECT NOTES:**
1. REMOVE EXISTING WOOD DECK AND REPLACE WITH EXPANDED WOOD DECK.
 2. CONCRETE PAD UNDER EXPANDED DECK FOOTPRINT.
 3. EXPANDED DECK EXTENDS OVER SILT FENCE. PORTION OF SILT FENCE TO BE REMOVED TO POUR CONCRETE PAD UNDER NEW DECK.
 4. NO MACHINERY / LAND DISTURBANCE WITHIN THE SCOPE OF THIS PROJECT.

LOT COVERAGE CHART		
ITEM	SQ. FT.	%
ENTIRE LOT	10,490	100%
HOUSE	1,400	13.3%
WOOD DECK	24	0.2%
CONCRETE DRIVEWAY / WALK	950	9.1%
TOTAL EXISTING LOT COVERAGE	2,374	22.6%

PROPOSED COVERAGE CHART		
ITEM	SQ. FT.	%
REMOVE EXISTING DECK	(24)	-0.2%
PROPOSED WOOD DECK	154	1.5%
TOTAL PROPOSED LOT COVERAGE	130	1.2%

TOTAL FINAL LOT COVERAGE	2,504	23.9%
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COMPTON HALL
(44' R/W)



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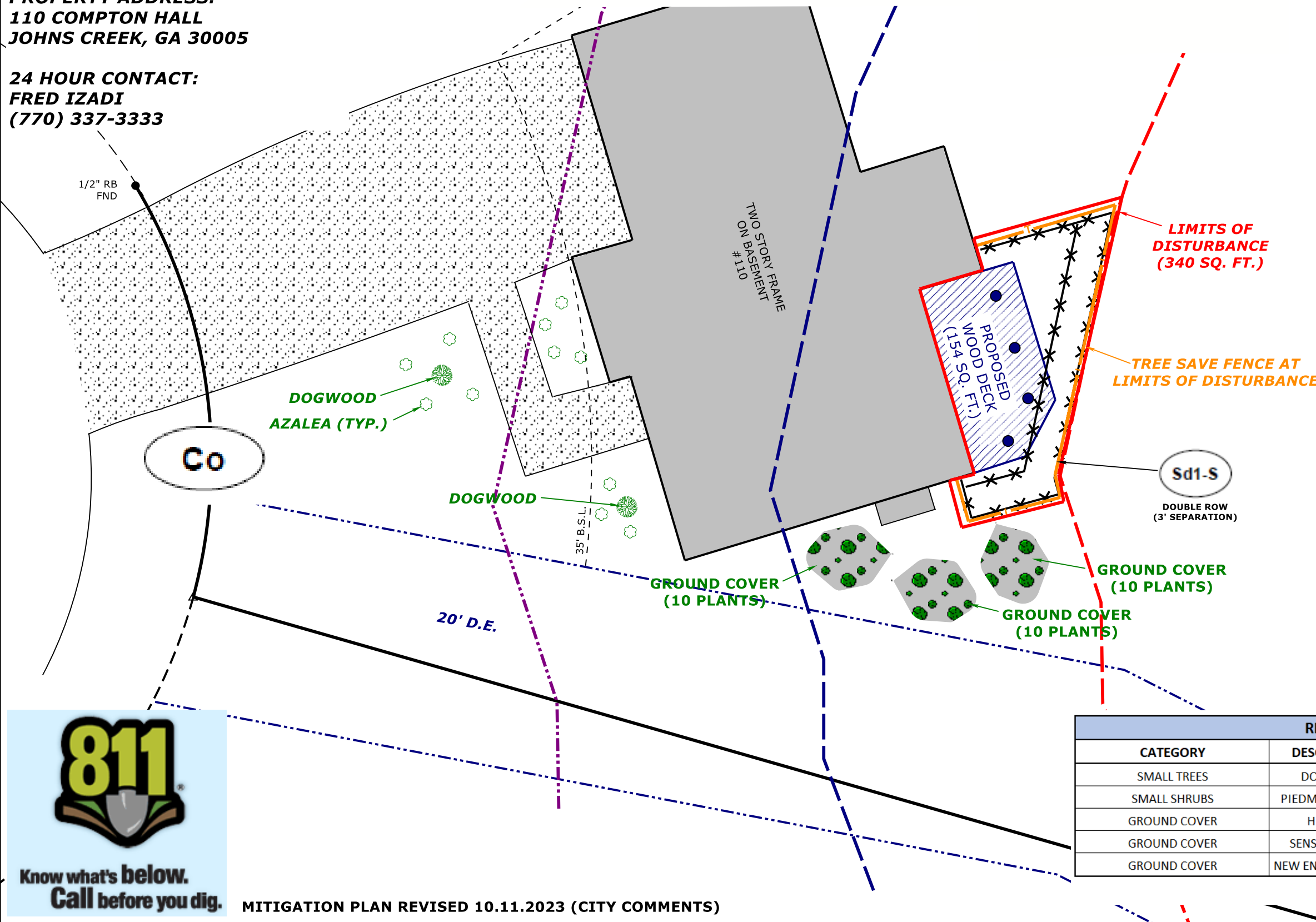
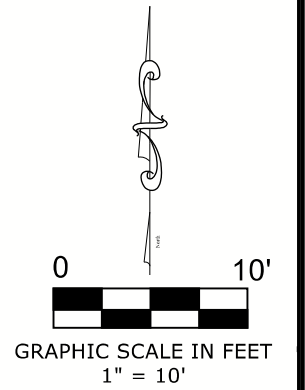
Anthony P. Falla 10-10-23
ANTHONY P. FALLA, GA RLS # 3258 DATE
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MITIGATION PREPARED FOR: FRAIDOON IZADI

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MITIGATION PLAN	
DESCRIPTION	AREA (SQ. FT.)
LIMITS OF DISTURBANCE	340
NEW IMPERVIOUS	154
TOTAL AREA DISTURBED	494

REVEGETATION PLAN				
CATEGORY	DESCRIPTION	SQ. FT. VALUE	QUANTITY	TOTAL CREDIT
SMALL TREES	DOGWOOD	100	2	200
SMALL SHRUBS	PIEDMONT AZALEA	16	11	176
GROUND COVER	HIBISCUS	4	10	40
GROUND COVER	SENSITIVE FERN	4	10	40
GROUND COVER	NEW ENGLAND ASTER	4	10	40
TOTAL AREA PLANTED				496



MITIGATION PLAN REVISED 10.11.2023 (CITY COMMENTS)