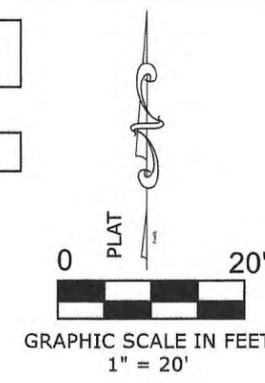


**AS-BUILT SURVEY PREPARED FOR:
FRAIDOOON IZADI**
TAX PARCEL ID: 21 572111641084
ZONING DISTRICT: R-4
TOTAL AREA:
10,490 SQ. FT.
0.241 ACRES

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

LINE	BEARING	HORIZ DIST



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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V-24-0002
MARCH 6 2024

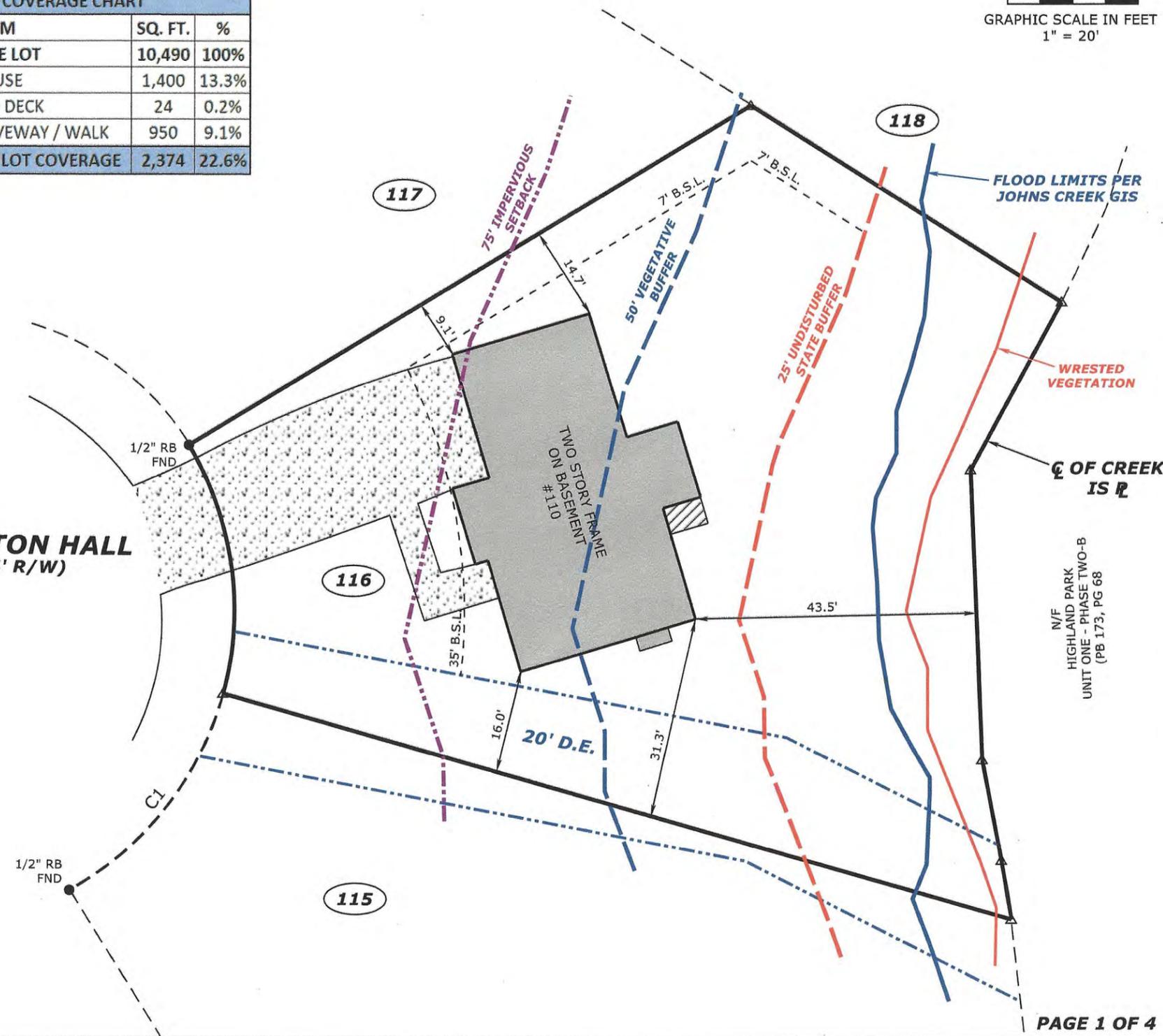
PLANNING & ZONING

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)



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:
THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.G.A. SECTION 15-6-67.

3-6-24

AWM

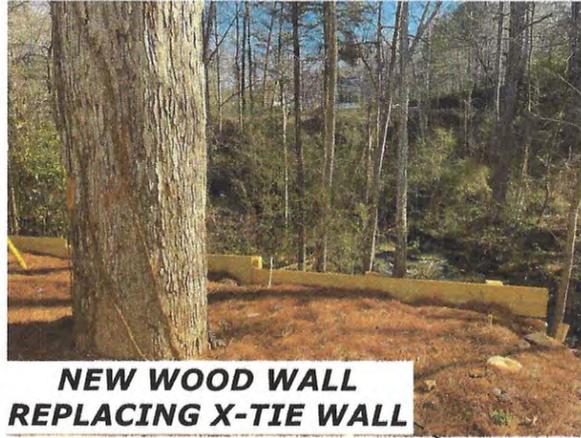
ANTHONY P. FALLA, GA RLS #3258 DATE
GSWCC LEVEL II CERTIFIED DESIGN PROFESSIONAL #64608

**BUFFER ENCROACHMENT EXHIBIT
PREPARED FOR: FRAIDOOON IZADI**

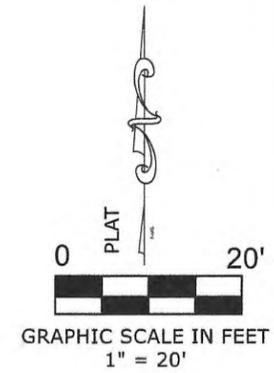
**TAX PARCEL ID: 21 572111641084
ZONING DISTRICT: R-4
TOTAL AREA:
10,490 SQ. FT.
0.241 ACRES**



**OLD FENCE AND
X-TIE WALLS**



**NEW WOOD WALL
REPLACING X-TIE WALL**



LOT COVERAGE CHART		
ITEM	SQ. FT.	%
ENTIRE LOT	10,490	100%
HOUSE	1,400	13.3%
CONCRETE DRIVEWAY / WALK	950	9.1%
TOTAL EXISTING LOT COVERAGE	2,350	22.4%

RECEIVED

V-24-0002
MARCH 6 2024

PLANNING & ZONING

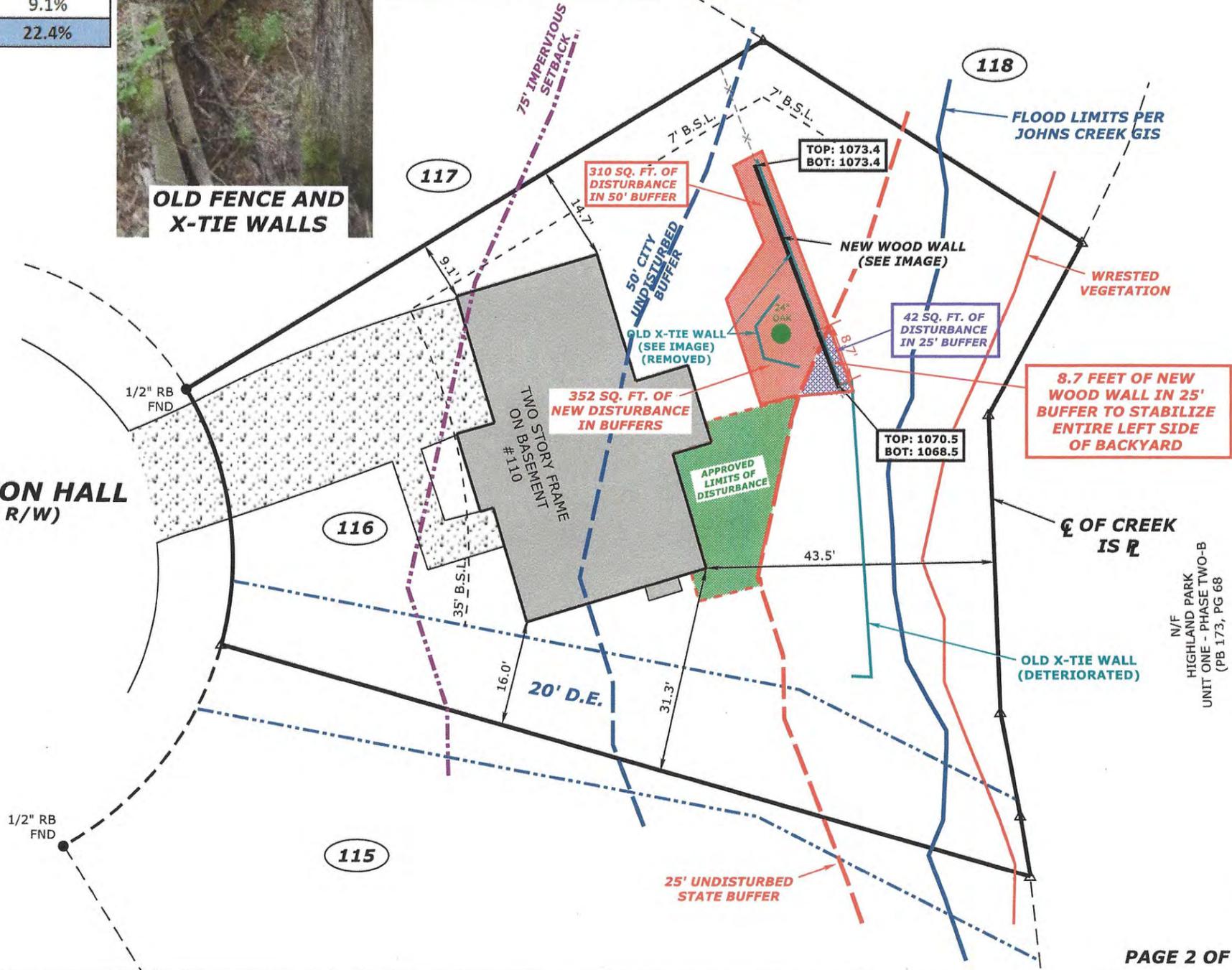
LEGEND	
●	Iron Pin Found
△	Computed Point
B.S.L.	Building Setback Line
D.E.	Drainage Easement
RB	Rebar
	Concrete
	Wood Decking

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: 02/14/2024
DATE OF DRAWING: 02/26/2024
SURVEY #: 24-1142
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
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FOR CLOSURE WAS BY THE COMPASS RULE.
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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)**



**ACCURATE
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Anthony P. Failla
3-6-24
DATE: 3-6-24
ANTHONY P. FAILLA, GA RLS #3258
GSWCC LEVEL II CERTIFIED DESIGN PROFESSIONAL #64608

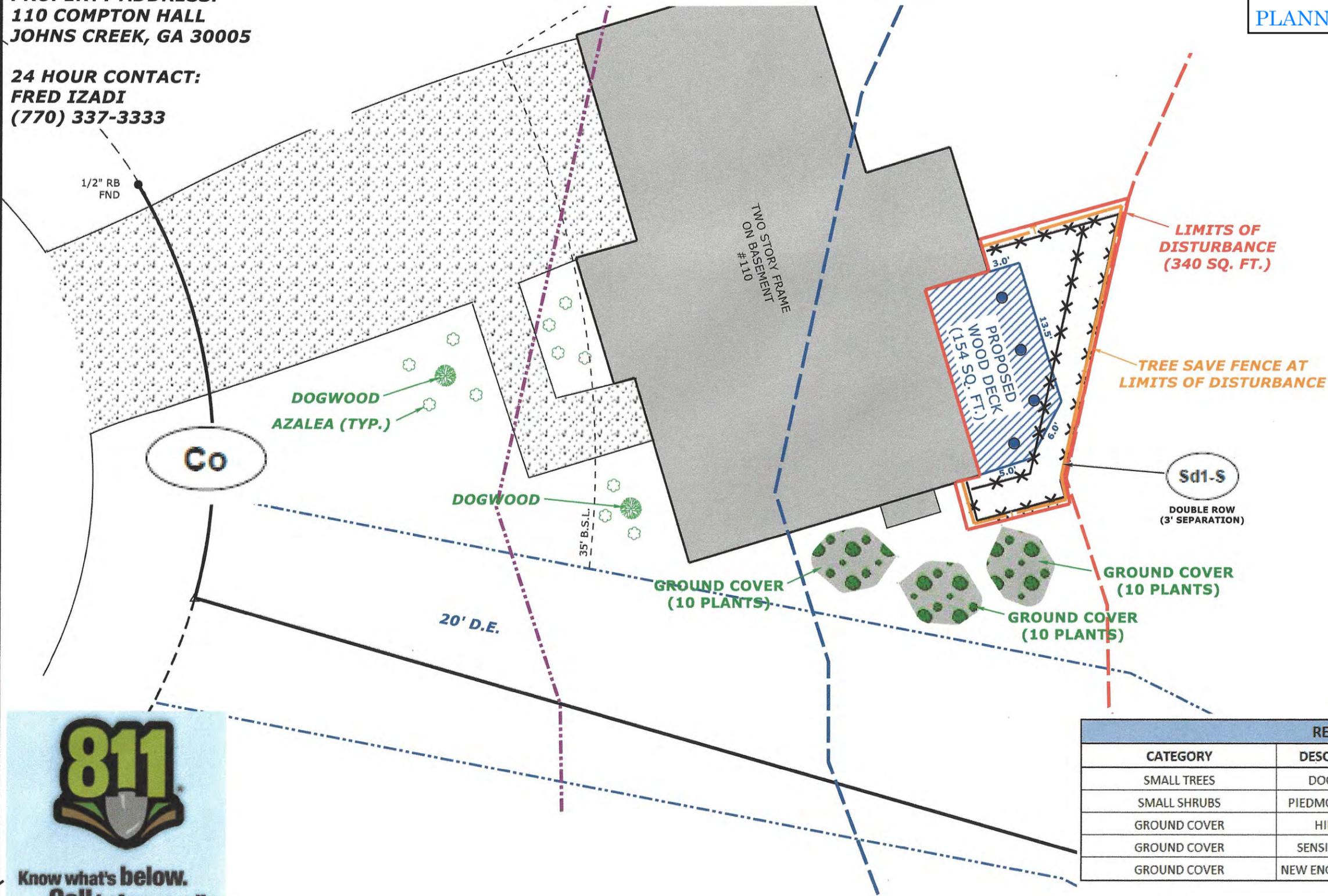
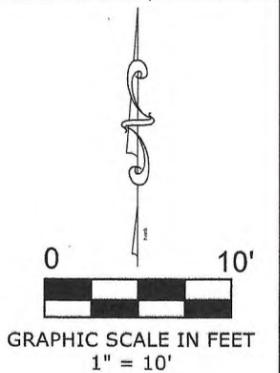
MITIGATION PLAN PREPARED FOR: FRAIDOOON IZADI (V-23-0018)

TAX PARCEL ID: 21 572111641084
ZONING DISTRICT: R-4

PROPERTY ADDRESS:
110 COMPTON HALL
JOHNS CREEK, GA 30005

24 HOUR CONTACT:
FRED IZADI
(770) 337-3333

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PLANNING & ZONING



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



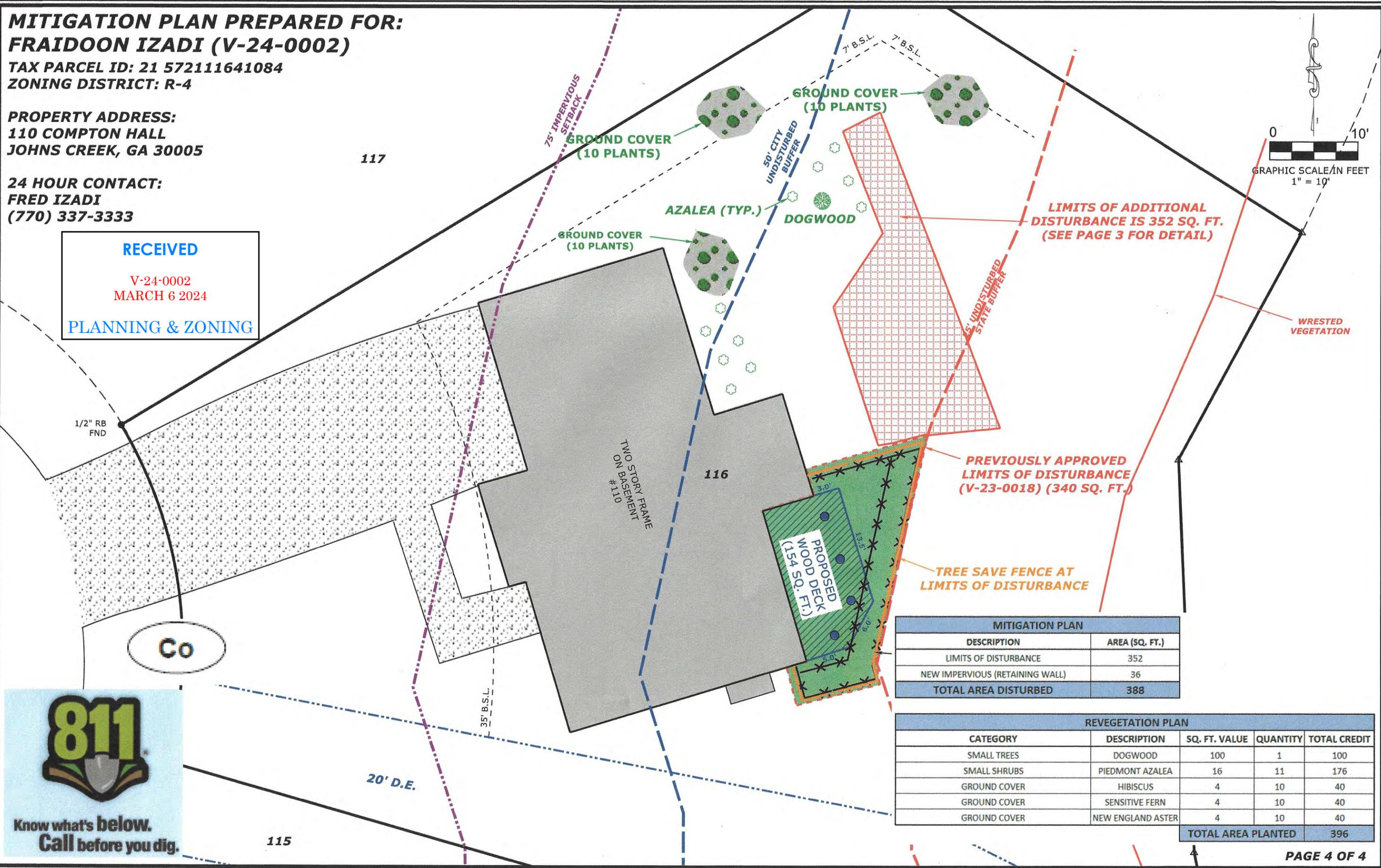
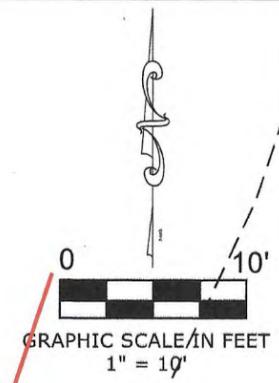
**MITIGATION PLAN PREPARED FOR:
FRAIDOOD IZADI (V-24-0002)**

TAX PARCEL ID: 21 572111641084
ZONING DISTRICT: R-4

PROPERTY ADDRESS:
110 COMPTON HALL
JOHNS CREEK, GA 30005

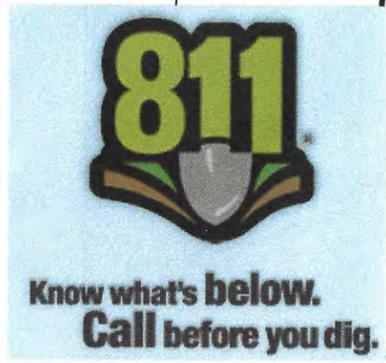
24 HOUR CONTACT:
FRED IZADI
(770) 337-3333

RECEIVED
V-24-0002
MARCH 6 2024
PLANNING & ZONING



MITIGATION PLAN	
DESCRIPTION	AREA (SQ. FT.)
LIMITS OF DISTURBANCE	352
NEW IMPERVIOUS (RETAINING WALL)	36
TOTAL AREA DISTURBED	388

REVEGETATION PLAN				
CATEGORY	DESCRIPTION	SQ. FT. VALUE	QUANTITY	TOTAL CREDIT
SMALL TREES	DOGWOOD	100	1	100
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				396



115