

SITE PLAN PREPARED FOR: JOYCE DANIEL

PROPERTY ADDRESS:
235 DUNHILL WAY
JOHNS CREEK, GA 30005

CURVE	RADIUS	ARC	BEARING	HORIZ DIST
C1	229.63'	62.11'	S67°01'43"E	61.92'

24 HOUR CONTACT:
RICHARD THOMAS
(770) 855-8476

PROJECT NOTES:
1. TOTAL NEW / REPLACED IMPERVIOUS AREA IS 434 SQ. FT.
2. NO PROPOSED CHANGE IN GRADE.
3. NO TREES IMPACTED WITHIN SCOPE OF PROJECT.
4. NO PROPOSED RETAINING WALLS.

LEGEND

- Iron Pin Found
- △ Computed Point
- B.S.L. Building Setback Line
- RB Rebar
- Concrete
- Wood Decking
- Brick
- 4' Wood Fence

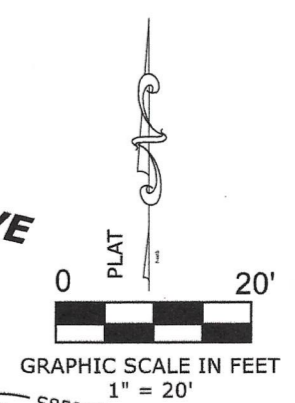
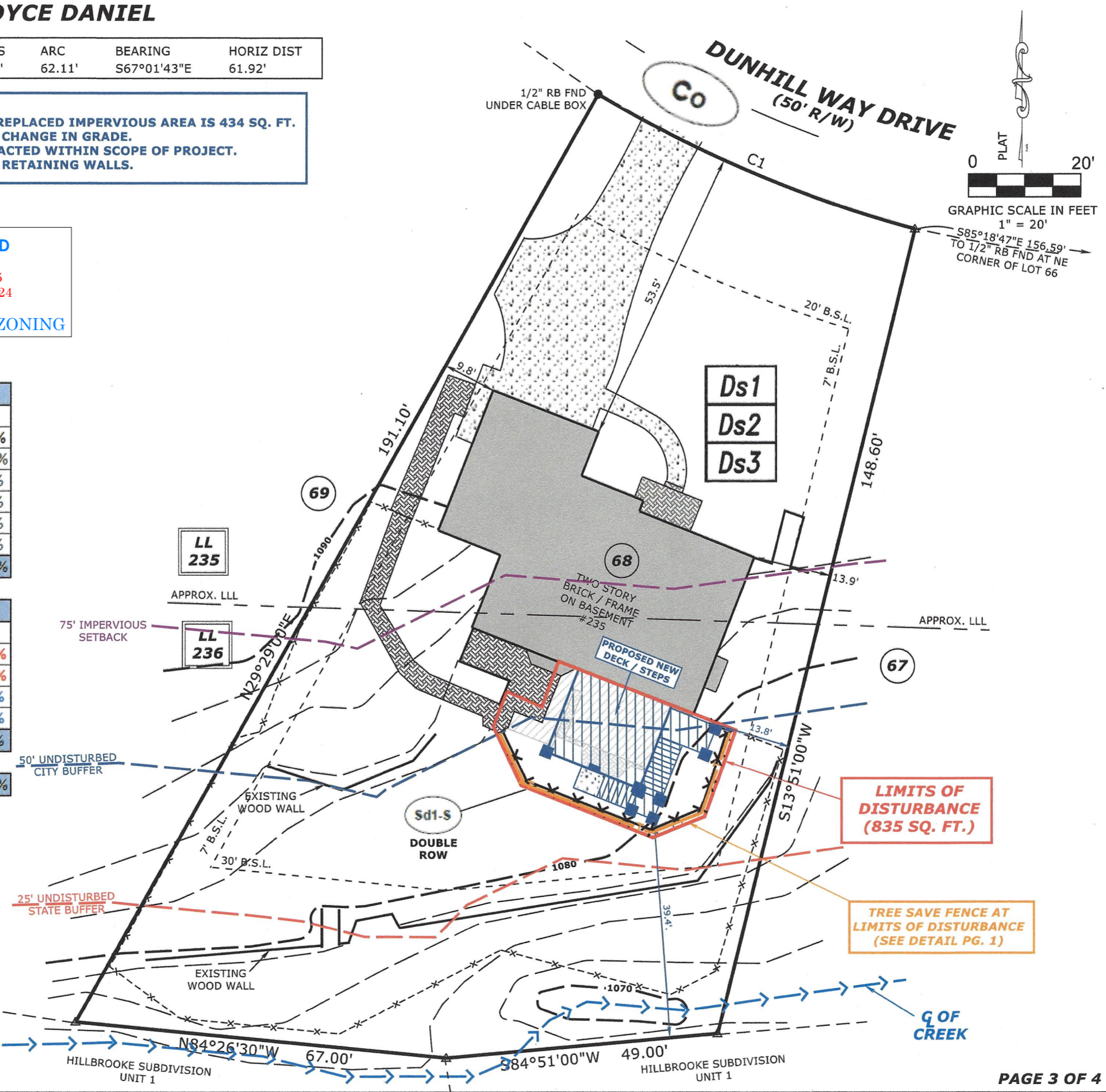
RECEIVED
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JUNE 3 2024
PLANNING & ZONING

LOT COVERAGE CHART		
ITEM	SQ. FT.	%
ENTIRE LOT	14,465	100%
HOUSE	1,740	12.0%
CONCRETE DRIVEWAY / WALK	1,034	7.1%
BRICK PORCH / STEPS	65	0.4%
WOOD DECK / STEPS	258	1.8%
BRICK WALK / PATIO	452	3.1%
EXISTING LOT COVERAGE	3,549	24.5%

PROPOSED IMPROVEMENTS		
ITEM	SQ. FT.	%
REMOVE EXISTING DECK / STEPS	(258)	-1.8%
REMOVE PORTION OF REAR BRICK PATIO	(47)	-0.3%
PROPOSED WOOD DECK / STEPS	418	2.9%
PROPOSED CONCRETE PAD	16	0.1%
TOTAL PROPOSED LOT COVERAGE	129	0.9%

FINAL LOT COVERAGE	3,678	25.4%
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DISTRICT: 1ST
SECTION: 1ST
COUNTY: FULTON
CITY OF JOHNS CREEK
PROPERTY ADDRESS:
235 DUNHILL WAY DR.
JOHNS CREEK, GA 30005
DATE(S) OF FIELD WORK: 05/16/2024
DATE OF DRAWING: 06/04/2024
SURVEY #: 24-1207
SURVEY PREPARED FOR:
JOYCE DANIEL
LEGAL DESCRIPTION:
LOT 68, ABBOTT'S COVE SUBDIVISION, PER PLAT
BOOK 175, PAGE 124, FULTON COUNTY, GEORGIA
OFFICIAL RECORDS.



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 PLAN 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 PLAN 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 PLAN 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.C.G.A. SECTION 15-6-67.

Anthony P. Falla

ANTHONY P. FALLA, GA RLS #3258 DATE 6-4-24
GSWCC LEVEL II CERTIFIED DESIGN PROFESSIONAL #64608