

RECEIVED
V-24-0007
AUGUST 5, 2024
PLANNING & ZONING

FLOOD NOTE
 THIS PROPERTY IS LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY F.I.R.M. OFFICIAL FLOOD HAZARD MAPS. COMMUNITY PANEL NO. 13121C0177G SHADDED ZONE 'X' & ZONE 'AE' EFFECTIVE DATE: 9/18/2013 FULTON COUNTY, GEORGIA
 THE FLOOD INFORMATION ON THIS PLAT HAS BEEN DETERMINED AFTER REVIEW OF MAPS WHICH ONLY APPROXIMATE THE LOCATION OF THE APPLICABLE FLOOD HAZARD AREA. FOR MORE ACCURATE INFORMATION, A SECOND OPINION OF THE APPLICABLE FLOOD HAZARD AREA IS RECOMMENDED. FOR FURTHER INFORMATION CONTACT THE LOCAL DRAINAGE DEPARTMENT, CORPUS OF ENGINEERS, AN INSURANCE COMPANY OR APPRAISER.

LEGEND

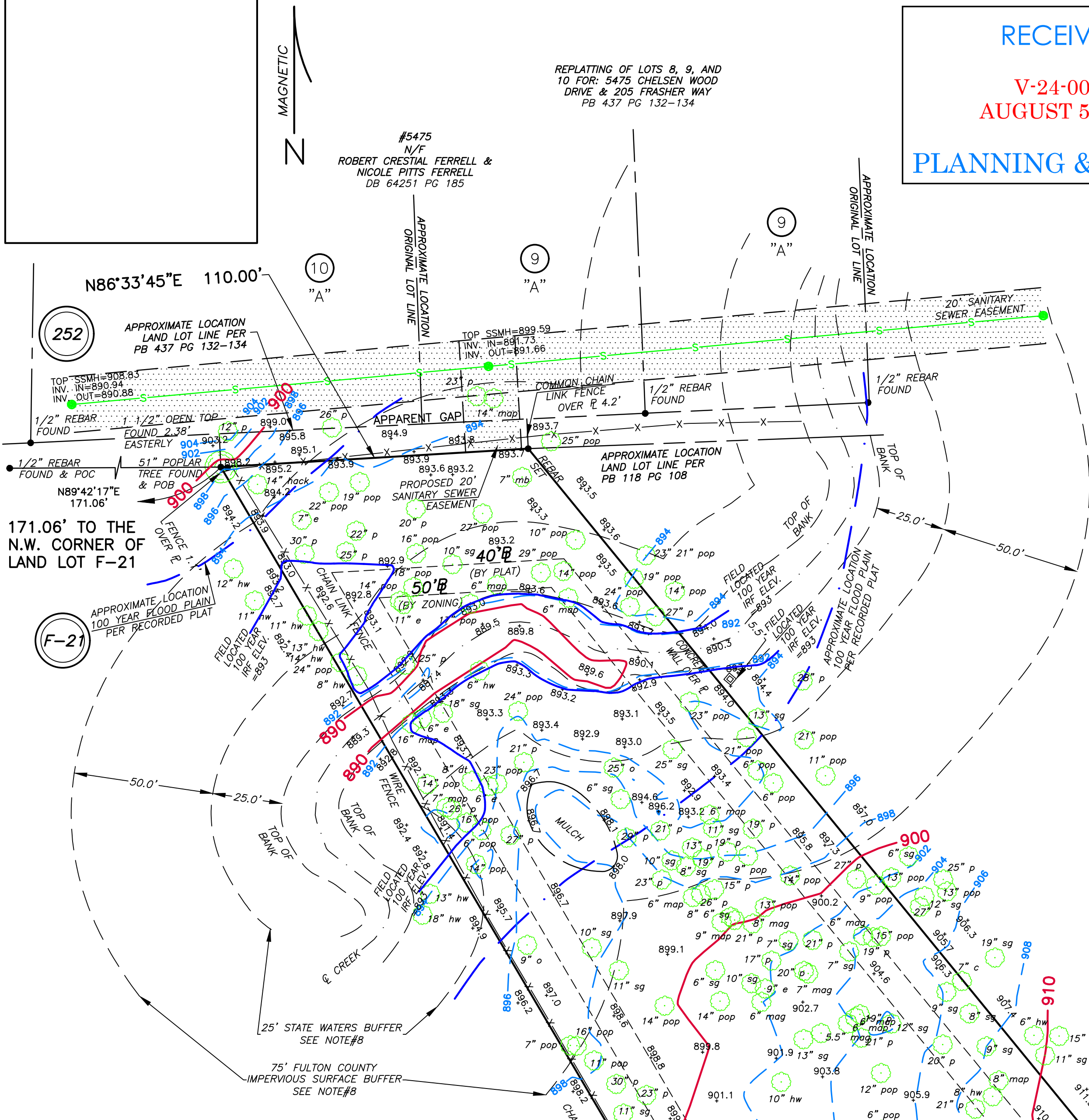
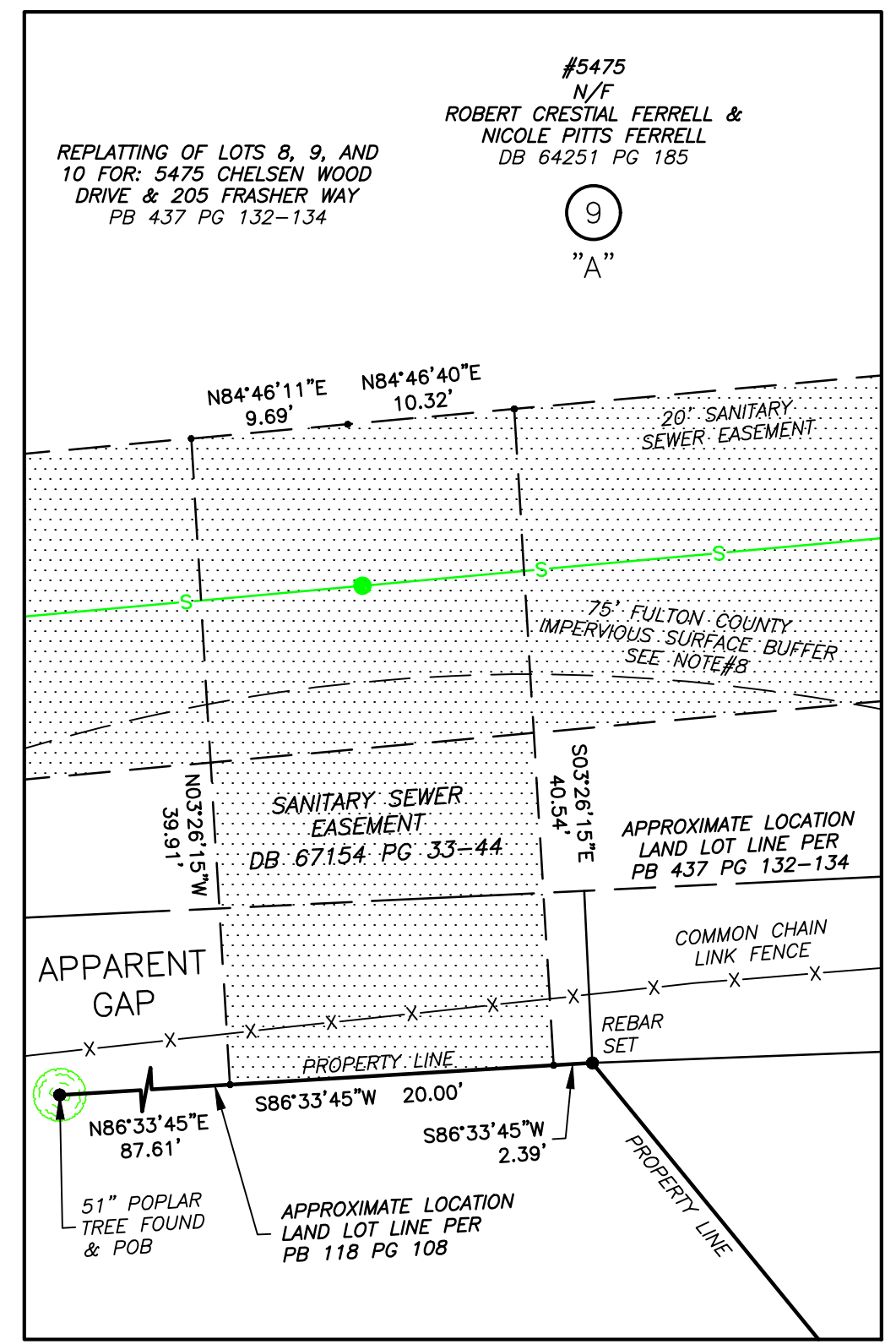
—	BUILDING LINE
—	PROPERTY LINE
—	RIGHT-OF-WAY CENTERLINE
—	BACK OF CURB GUTTER
—	EDGE OF PAVING
—	TOP OF WALL
—	BOTTOM OF WALL
—	FENCE
—	REINFORCED CONCRETE PIPE
—	CORRUGATED METAL PIPE
—	POWER POLE
—	TOP OF LIGHT POLE
—	GLY WIRE
—	POWER LINE
—	POWER METER
—	POWER BOX
—	FIBER OPTIC
—	AIR CONDITION
—	CABLE BOX
—	TELEPHONE BOX
—	GAS METER
—	GAS VALVE
—	GAS LINE MARKER
—	WATER METER
—	WATER VALVE
—	FIRE HYDRANT
—	MONITORING WELL
—	HEADWALL
—	JUNCTION BOX
—	DROP INLET
—	SANITARY SEWER LINE
—	SANITARY SEWER MANHOLE
—	CLEAN OUT
—	P.O.B.
—	P.O.C.
—	D.E.
—	S.S.E.

ZONING INFORMATION
 CITY OF JOHNS CREEK - AG-1
 MINIMUM LOT AREA: 1 ACRE
 MINIMUM LOT WIDTH: 100 FEET
 MINIMUM FRONT SETBACK: 35 FEET
 MINIMUM REAR SETBACK: 60 FEET
 MINIMUM SIDE SETBACK: 25 FEET
 MINIMUM REAR SETBACK: 50 FEET
 MAXIMUM BUILDING HEIGHT: 40 FEET
 MUST BE VERIFIED BY THE CITY OF JOHNS CREEK PRIOR TO ANY CONSTRUCTION

TREE LEGEND

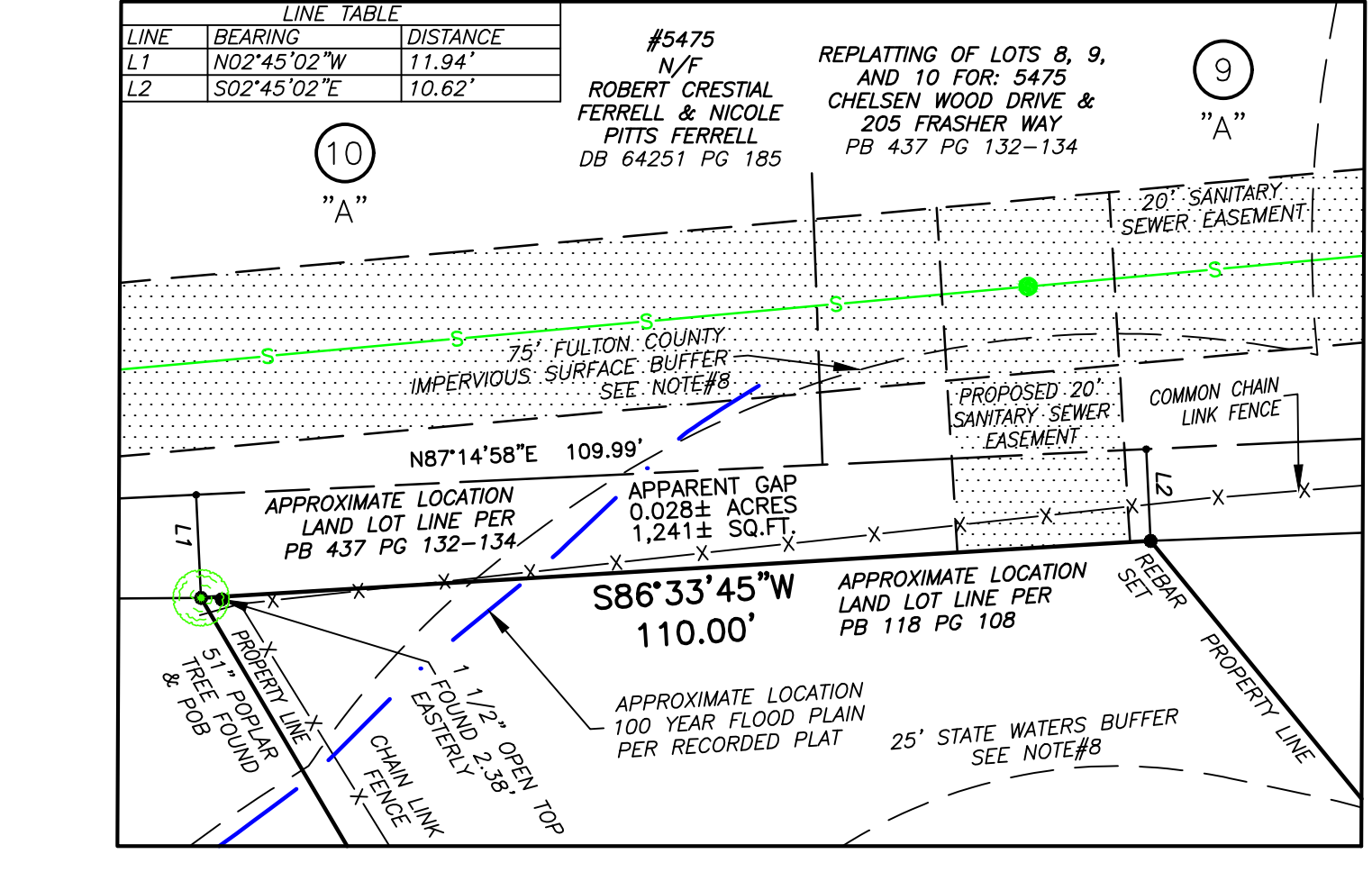
HR	DENOTES HEDGE ROW
SBRY	DENOTES SHRUBBERY
B	DENOTES BIRCH TREE
BEC	DENOTES BEECH TREE
C	DENOTES CHERRY TREE
CA	DENOTES CRABAPPLE TREE
CDR	DENOTES CEDAR TREE
DW	DENOTES DOGWOOD TREE
E	DENOTES ELM TREE
H	DENOTES HEMLOCK TREE
HIC	DENOTES HICKORY TREE
HLY	DENOTES HOLLY TREE
HW	DENOTES HARDWOOD TREE
MAG	DENOTES MAGNOLIA TREE
MAP	DENOTES MAPLE TREE
MB	DENOTES MULBERRY TREE
MT	DENOTES MOUNTAIN LAUREL TREE
O	DENOTES OAK TREE
POP	DENOTES POPLAR TREE
REB	DENOTES REDBUD TREE
SG	DENOTES SWEETGUM
SYW	DENOTES SYCAMORE TREE
SW	DENOTES SOURWOOD TREE
LIM	DENOTES LUMBRELLA TREE
WO	DENOTES WATER OAK TREE

PROPOSED SANITARY SEWER EASEMENT DETAIL
 SCALE: 1" = 10'

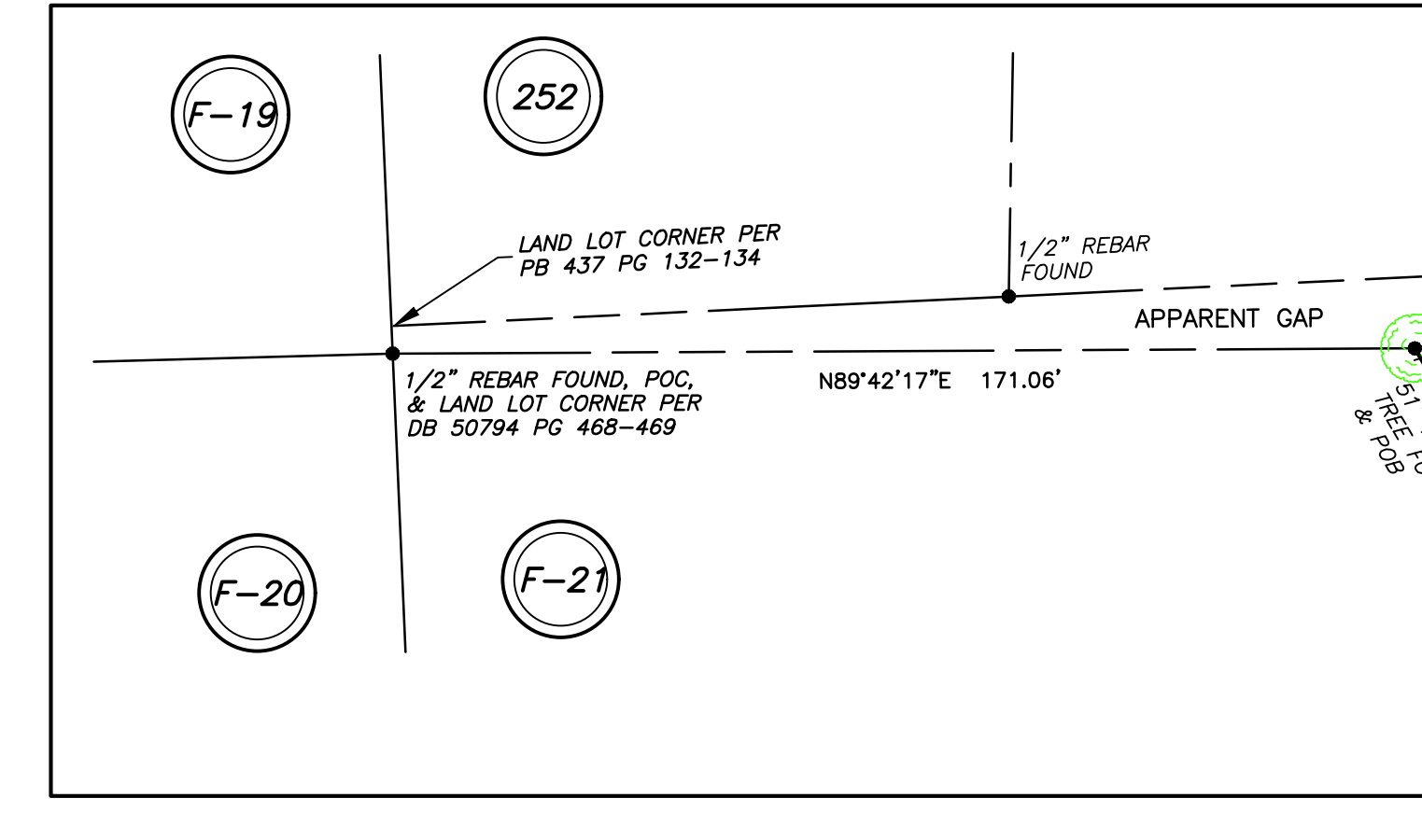


- SURVEY NOTES**
- STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES. UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. PLEASE CALL ALL LOCAL UTILITY PROVIDERS SUCH AS 811 FOR FURTHER INFORMATION.
 - 811 Know what's below. Call before you dig.
 - SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE. FOR NEW PERMITS THE LOCAL ISSUING AUTHORITY MAY REQUIRE ADDITIONAL EASEMENTS NOT SHOWN.
 - THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS RECERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS OR ENTITY.
 - THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS OBTAINED BY AN OPEN TRAVERSE AND HAS A CALCULATED POSITIONAL TOLERANCE OF 0.03 FEET. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 853,080 FEET. A GEOMAX ZOOM 90 SERIES ROBOTIC TOTAL STATION WITH CARLSON SURVEY 2 DATA COLLECTOR WERE USED IN THE COLLECTION OF FIELD DATA. A TOPCON GR-5 WAS USED IN THE COLLECTION OF GPS OBSERVATIONS.
 - BASIS OF BEARINGS: DEED BOOK 54365 PAGE 290-292.
 - THIS PROPERTY IS SUBJECT TO CURRENT ZONING REGULATIONS AND RESTRICTIONS.
 - ALL REBARS SET ARE 1/2" REBARS UNLESS OTHERWISE NOTED.
 - THE EXISTENCE, SIZE, AND LOCATION OF IMPERVIOUS BUFFERS ARE SUBJECT TO FINAL DETERMINATION BY THE LOCAL ISSUING AUTHORITY, CITY, OR COUNTY.
 - THIS PROPERTY IS SUBJECT TO ANY AND ALL R/W'S BY THE CITY OF JOHNS CREEK, FULTON COUNTY, AND/OR THE STATE OF GEORGIA.
 - THIS PROPERTY LIES WITHIN 2000' OF THE CHATTAHOOCHEE RIVER CORRIDOR AND IS SUBJECT TO CERTAIN RESTRICTIONS. FOR DETAILED INFORMATION CONTACT THE ATLANTA REGIONAL COMMISSION (ARC).
 - CONTOUR INTERVAL= 2 FEET
 - ELEVATION DATUM= NAVD 1988 (LOCAL GPS OBSERVATION)
 - 100 YEAR IRF= ELEVATION=893.0

APPARENT GAP DETAIL
 SCALE: 1" = 20'



POINT OF COMMENCEMENT DETAIL
 SCALE: 1" = 30'



REFERENCE MATERIAL

- QUIT-CLAIM DEED IN FAVOR OF DONALD F. MAIROSE & JANICE C. MAIROSE DEED BOOK 54365 PAGE 290-292 FULTON COUNTY, GEORGIA
- EASEMENT DRAWING FOR JANKE C. MAIROSE BY Q.B. ENGINEERING, INC., DATED 3/08/2005 FULTON COUNTY, GEORGIA
- SANITARY SEWER EASEMENT BETWEEN ROBERT CRESTAL FERRELL AND NICOLE PITTS FERRELL AND DONALD F. MAIROSE & JANICE C. MAIROSE DEED BOOK 67154 PAGE 33-44 FULTON COUNTY, GEORGIA



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 making 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 Regulation for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

Michael R. Nates
 Georgia RLS No. 2646
 7-26-23

NO.	REVISIONS	DATE
1	ADDED 20" SEWER EASEMENT PER CLIENT REQUEST	7-27-23
2	ADDED SURVEY NOTE #10 (ATLANTA REGIONAL COMMISSION)	7-27-23
3	REMOVED STREAM BUFFERS FROM FRONT OF PROPERTY PER 7-28-23 EMAIL FROM RUCHI AGARWAL, CITY OF JOHNS CREEK PRINCIPAL PLANNER	7-31-23
4	ADDED PROPOSED 20" SANITARY SEWER EASEMENT	7-31-23
5	ADDED DETAILS FOR PROPOSED 20" SEWER EASEMENT AND APPARENT GAP	8-7-23
6	ADDED TOPOGRAPHIC INFORMATION	10-20-23

McClung SURVEYING
 McClung Surveying Services, Inc.
 14833 South Cobb Drive Suite 200
 Smyrna, Georgia 30080 (770) 434-3383
 www.mcclungsurveying.com Certificate of Authorization #LSF000752

TOPOGRAPHIC MAP FOR
DOUG DILLARD
 MEDLOCK BRIDGE ROAD
 JOHNS CREEK, GEORGIA
 TOTAL AREA= 2,381± ACRES
 OR 103,735± SQ. FT.

LOT 1
 SURVEY OF PROPERTY FOR
 BESSEMER SECURITIES CORPORATION
 LAND LOT F-21
 1ST DISTRICT
 FULTON COUNTY, GEORGIA
 PLAT PREPARED: 7-26-23
 FIELD: 7-25-23 SCALE: 1"=30'
 JOB#262345
 PB 118
 PG 108