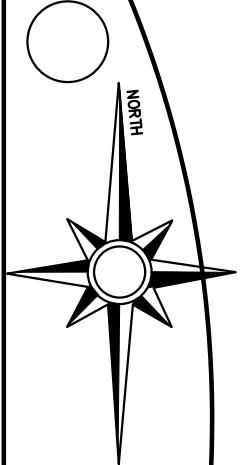
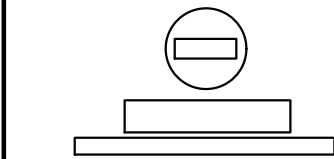


VULNERABILITY CATEGORY	A	B	C	D	E	F	TOTAL
TOTAL LOT AREA (SQ. FT.)					754	30,609	31,363
LAND DISTURBANCE ALLOWED (SQ. FT.)					0	10,000	10,000
EXISTING LAND DISTURBANCE (SQ. FT.)					754	18,438	19,195 (A)
PROPOSED LAND DISTURBANCE (SQ. FT.)					754	9,246	10,000 (C)
TOTAL LAND DISTURBANCE (SQ. FT.)					754	9,246	10,000 (C)
IMPERVIOUS SURFACE ALLOWED (SQ. FT.)					335	6,665	7,000 (D)
EXISTING IMPERVIOUS SURFACE (SQ. FT.)					0	0	0
PROPOSED IMPERVIOUS SURFACE (SQ. FT.)					335	5,250	5,585
TOTAL IMPERVIOUS SURFACE (SQ. FT.)					335	5,250	5,585

SITE PLAN 'B' ANALYSIS:
REDUCING THE STREAM BUFFER TO THE 25' STATE BUFFER ALLOWS THE HOMEOWNER TO MAXIMIZE THE USEAGE OF THE LOT. KEEPING THE FRONT SETBACK AT 30' AND REDUCING THE STREAM BUFFER MAKES SITE PLAN B WORK THE BEST.

1ST FLOOR = 978.00
GARAGE = 976.25
TERRACE LEVEL = 965.81

PROPOSED STRUCTURE

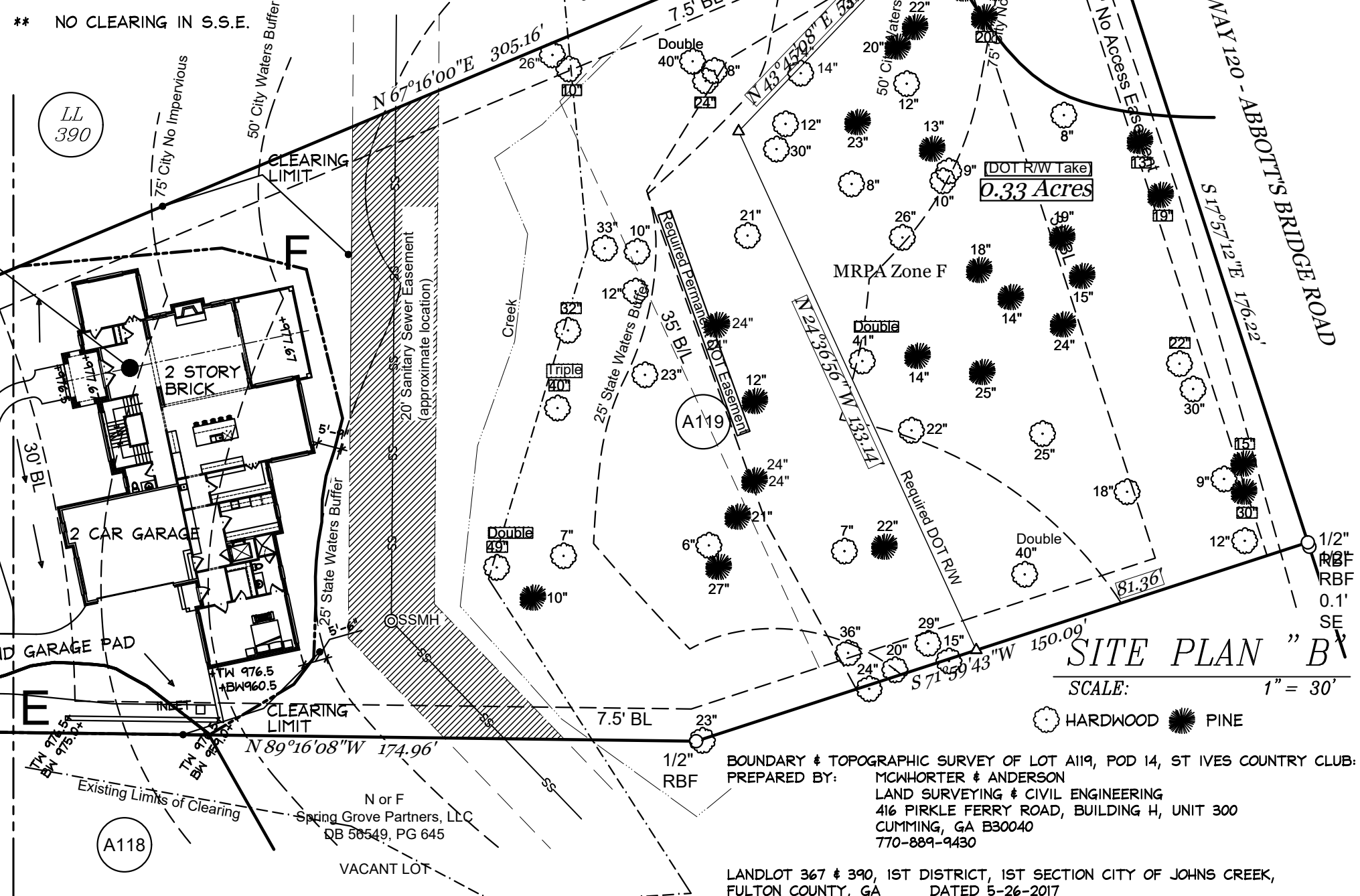


COURSE	BEARING	DISTANCE
LI	RAD: 235.00' TAN 48.82' CHD: N 10° 54' 10" W	ARC: 96.27' CA: 23° 28' 18" 95.60'

50' TO 75' NO IMPERVIOUS: 3,287 SQ. FT TOTAL
PROPOSED CLEARING: 2,897 SQ. FT.
PROPOSED IMPERVIOUS: 2,398 SQ. FT.

25' TO 50' CITY WATERS BUFFER: 3,659 SQ. FT.
PROPOSED CLEARING: 2,083 SQ. FT. **
PROPOSED IMPERVIOUS: 1,244 SQ. FT.

** NO CLEARING IN S.S.E.



- A. AREA CALCULATED FROM FRONT PROPERTY LINE TO SIDE PROPERTY LINES AND INCLUDES 3,153 SQ. FT. IN THE SANITARY SEWER EASEMENT
- B. 754 SQ. FT. OF CATEGORY E AND 4,126 SQ. FT. OF CATEGORY F OVER-CLEARED BY PREVIOUS OWNER. THESE AREAS ARE TO BE RE-VEGETATED PER CITY OF JOHNS CREEK REQUIREMENTS.
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N 1466973.43
E 2295593.41
NAD 83, GA WEST ZONE

RECEIVED
MAY 12, 2025
V-25-0004
JOHNS CREEK
PLANNING AND ZONING

SHEET NO.
A-2

PROJECT NO.:
2024124.00

DATE:
12 MAY 2025

PROJECT:
RESIDENCE FOR MUNIRA & FAYSAL KAPADIA

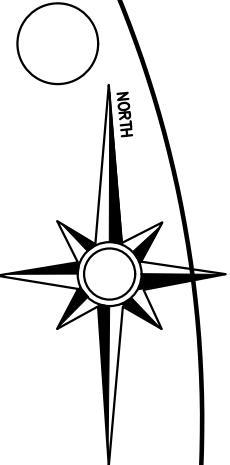
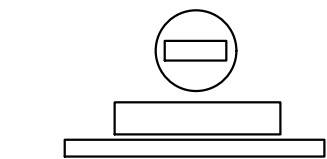
WEST & ASSOCIATES, ARCHITECTS
4389 SHELBORNE DRIVE, DUNWOODY, GA 30338-6615 (770) 457-4495

SEE SHEET A-4 FOR DRY WELL BMP
DETAILS

RECEIVED
MAY 12, 2025
V-25-0004
JOHNS CREEK
PLANNING AND ZONING

1ST FLOOR = 978.00
GARAGE = 976.25
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PROPOSED STRUCTURE



COURSE	BEARING	DISTANCE
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N 1466973.43
E 2295593.41
NAD 83, GA WEST ZONE

SPYGLASS HILL DRIVE

LL 367

LL 390

1/2" RBF

DRY WELL 2

PVC

DRY WELL 1

DRIVE AND GARAGE PAD

1/2" RBS

CLEARING LIMIT

F

75' City No Impervious

20' Sanitary Sewer Easement
(approximate location)

N or F
Spring Grove Partners, LLC
DB 56549, PG 645

VACANT LOT

N or F
Jayant Chaudhary
DB 55549, PG 617

VACANT LOT

A120

Double 40"

A119

1/2" RBF

BOUNDARY & TOPOGRAPHIC SURVEY OF LOT A119, POD 14, ST IVES COUNTRY CLUB:
PREPARED BY: MCWHORTER & ANDERSON
LAND SURVEYING & CIVIL ENGINEERING
416 PIRKLE FERRY ROAD, BUILDING H, UNIT 300
CUMMING, GA 300040
770-889-9430

LANDLOT 367 & 390, 1ST DISTRICT, 1ST SECTION CITY OF JOHNS CREEK,
FULTON COUNTY, GA DATED 5-26-2017

MRPA Zone F

WATER QUALITY PLAN

SCALE: 1" = 30'

HARDWOOD PINE

GA. HIGHWAY 120 - ABBOT'S BRIDGE ROAD

SHEET NO.

A-3

PROJECT NO.:
2024124.00

DATE:
12 MAY 2025

PROJECT:
RESIDENCE FOR MUNIRA & FAYSAL KAPADIA

WEST & ASSOCIATES, ARCHITECTS
4389 SHELBORNE DRIVE, DUNWOODY, GA 30338-6615 (770) 457-4495



REQUIRED VOLUME CALCULATION

REQ'D WATER QUALITY VOL. = IMPERVIOUS AREA X (1" OF RUNOFF/1.2")
PROPOSED IMPERVIOUS AREA : 5,585 SF
WATER QUALITY VOLUME REQUIRED: 559 CF (5,585 SF X 1/10)
WATER QUALITY VOLUME PROVIDED: 562.2 CF

DRY WELL 1 BMP VOLUME CALCULATION

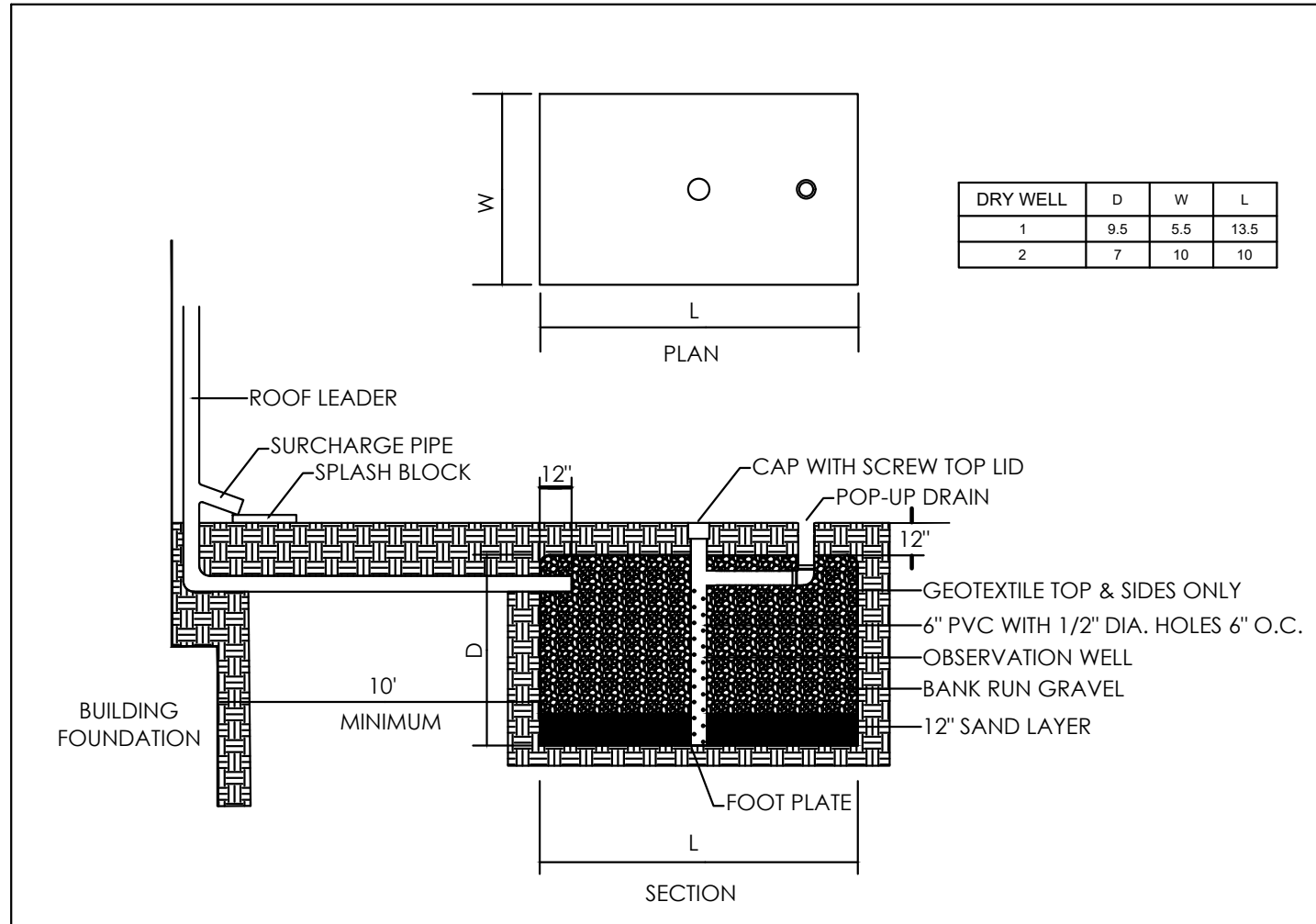
GROSS VOLUME: 705.4 CF
GRAVEL AND SAND VOID RATIO: 0.4
EFFECTIVE VOLUME PROVIDED: 282.2 CF (705.4 CF X 0.4)
DRY WELL 1 WATER QUALITY - 282.2 CF

DRY WELL 2 BMP VOLUME CALCULATION

WELL AREA: 7'x10'x10'
GROSS VOLUME: 700 CF
GRAVEL AND SAND VOID RATIO: 0.4
EFFECTIVE VOLUME PROVIDED: 280 CF (700 CF X 0.4)
DRY WELL 2 WATER QUALITY - 280 CF

TOTAL WATER QUALITY PROVIDED

DRY WELL 1 - 282.2 CF
DRY WELL 2 - 280 CF
TOTAL - 562.2 CF



DRY WELL BMP

PROJECT:

RESIDENCE FOR MUNIRA & FAYSAL KAPADIA

WEST & ASSOCIATES, ARCHITECTS
4389 SHELBORNE DRIVE, DUNWOODY, GA 30338-6615 (770) 457-4495

PROJECT NO.:
2024124.00

DATE:
12 MAY 2025

SHEET NO.

A-4

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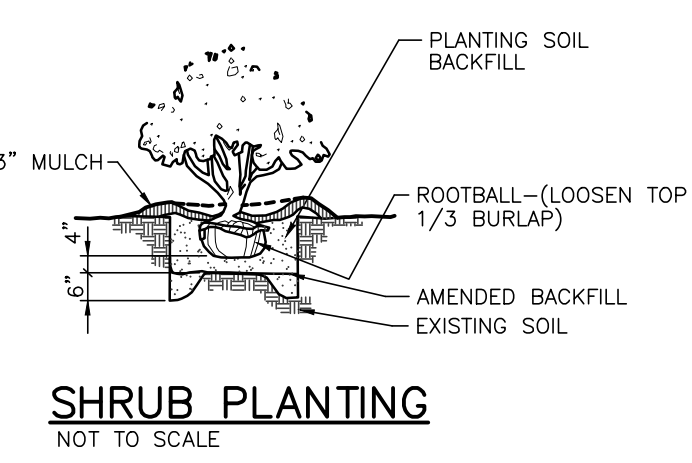
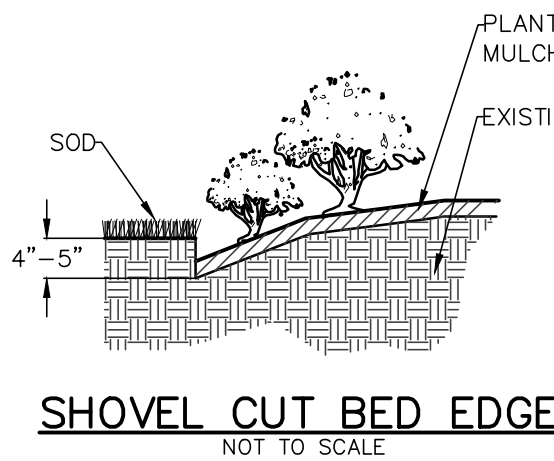
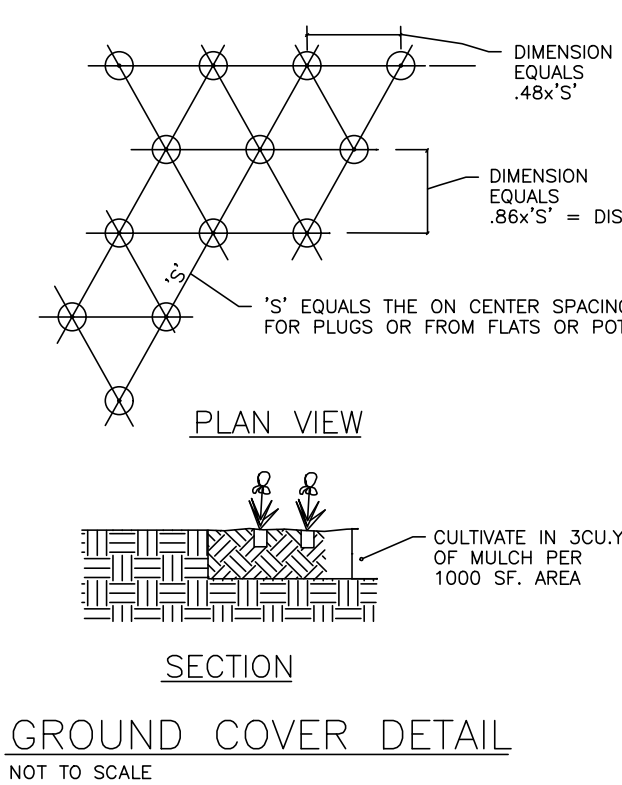
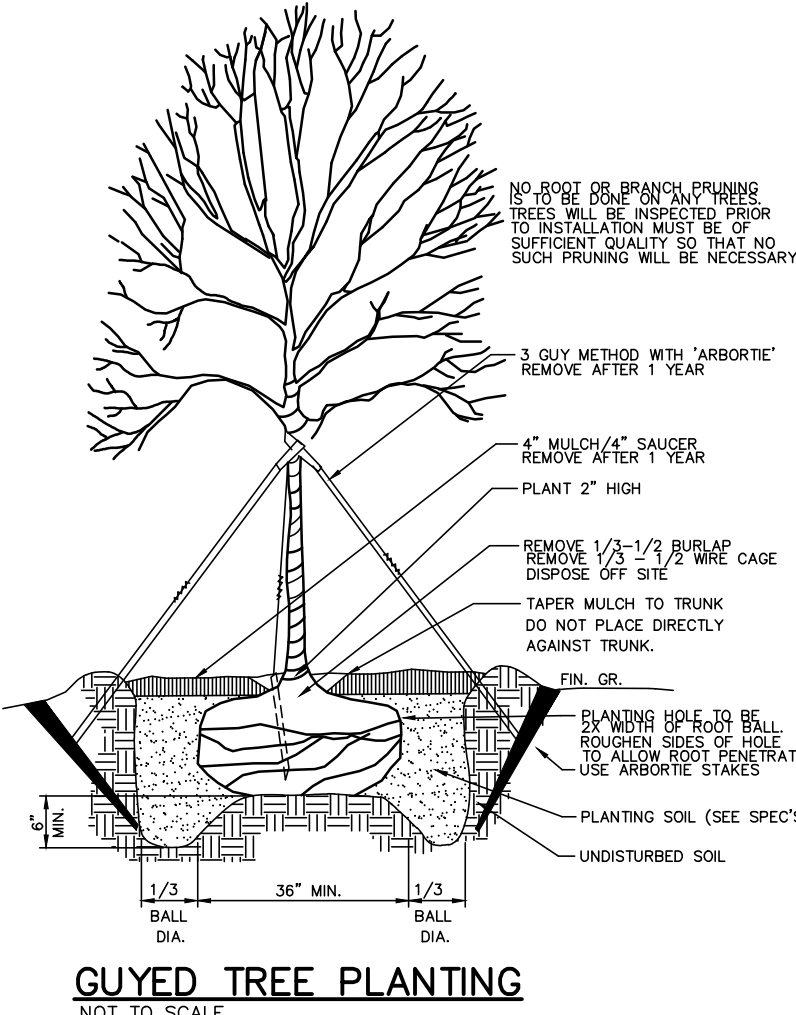
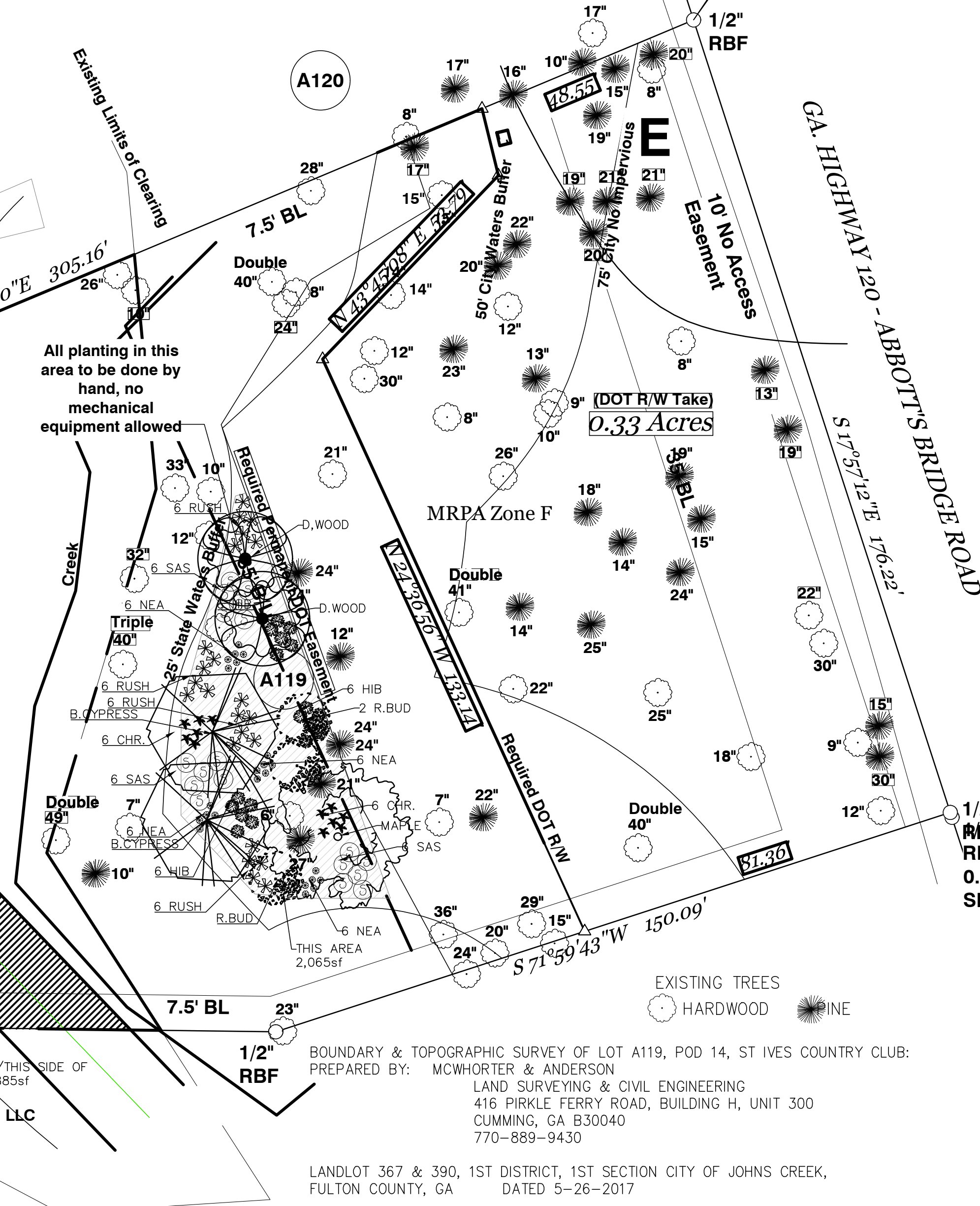


RECOMPENSE CALCULATIONS FOR 5,000sf OF DISTURBED AREA

25% LARGE TREES 5,000 X .25 = 1,250sf / 200sf = 7 TREES 7 (provided)
25% SM. TREES 5,000 X .25 = 1,250sf / 100sf = 13 TREES (13 provided)
25% SHRUBS 5,000 X .25 = 1,250sf / 16sf = 78 SHRUBS (81 provided)
25% GROUND COV. 5,000 X .25 = 1,250sf / 4sf = 312 GR.COV. (318 provided)

FOUR AREAS PROVIDED
2,065sf BACK OF HOUSE OPPOSITE SIDE OF STREAM
855 sf SOUTH SIDE OF DRIVE
955 sf EAST SIDE OF FRONT WALK
1,725 sf LARGE AREA WEST SIDE OF FRONT WALK
5,600 sf TOTAL AREA SHOWN (EXCESS OF 600sf)

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IT IS THE CLIENT OR CONTRACTOR'S RESPONSIBILITY TO CONTACT UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION AS THE LOCATION OF UTILITIES SHOWN ON THIS PLAT ARE APPROXIMATE AND POSSIBLY INCOMPLETE. THEREFORE CERTIFICATION TO THE LOCATION OF ALL UNDERGROUND UTILITIES ARE WITHHELD.

Know what's below.
Call before you dig.

NORTH:

SCALE:

0 20' 30' 40'

SCALE: 1"=20'

NATIVE TREE LIST

- 03 RED MAPLE – ACER rubrum v. Red Sunset 2.0" CAL. (Native)
- 04 YAUPON HOLLY TREE FORM – Ilex vomitoria 2.0" CAL. Min. 6' Ht. full to ground (Native)
- 05 REDBUD – CERCIS canadensis 2.0" CAL. (7.5") (Native)
- 04 FLOWERING DOGWOOD – CORNUS florida 2.0" CAL. (Native)
- 02 BLACK GUM – NYSSA sylvatica 2.0" CAL. (Native)
- 02 BALD CYPRESS – Taxodium distichum 2.0" CAL. Triples (Native)

- 06-MOUNTAIN LAUREL Kalmia latifolia* 3 Gal.
- 09-SWEETSHRUB – Calycanthus fl.* 3 Gal.
- 10-FLORIDA ANISE – illicium floridanum* 48" Ht
- 10-WINTERBERRY HOLLY – Ilex verticillata* 3 Gal.
- 11-INKBERRY HOLLY – ilex glabra* 3 Gal.
- 10-OAKLEAF HYDRANGEA* Hyd. quercifolia* 3 Gal.
- 12-FLAME AZALEA* Rododen. calendulaceum 3 Gal.
- 13-Maple leaf VIBURNUM viburnum acerifolium* 3 Gal.
- 36-CINNAMAN FERN Osmunda cinnamomea 1 Gal.
- 36-CHRISTMAS FERN Polystichum acrostichoides 1 Gal.
- 36-HARD RUSH – juncus effusus* 1Pt.
- 30-BLUE FLAG IRIS – Iris virginica, Iris versicolor
- 36-HIBISCUS – Hiciscus coccineus 1 pt.
- 36-STOKES ASTER – Stokesia laevis 1 pt.
- 36-NEW ENGLAND ASTER – Symphyotrichum novae-angliae* 1 pt.
- 36-BLACK EYED SUSAN rudbeckia sp.* 1 pt.
- 36-LANCELEAVED COREOPSIS – Coreopsis lanceolata 1 pt.

REVISIONS:

DATE	#
- -	

STATE OF GEORGIA
PETER J. FRAWLEY
REGISTERED LANDSCAPE ARCHITECT

FRAWLEY ASSOCIATES, LLC.
LANDSCAPE ARCHITECTS
675 SEAVILLE AVE (SUITE 101)
ATLANTA, GA 30307 (404) 874-5091

KAPADIA RESIDENCE
119 ST. IVES PL.
JOHNS CREEK, GEORGIA