

SITE PLAN PREPARED FOR:
TONY MCNARY

PROPERTY ADDRESS:
295 ST. DEVON CROSSING
JOHNS CREEK, GA 30097

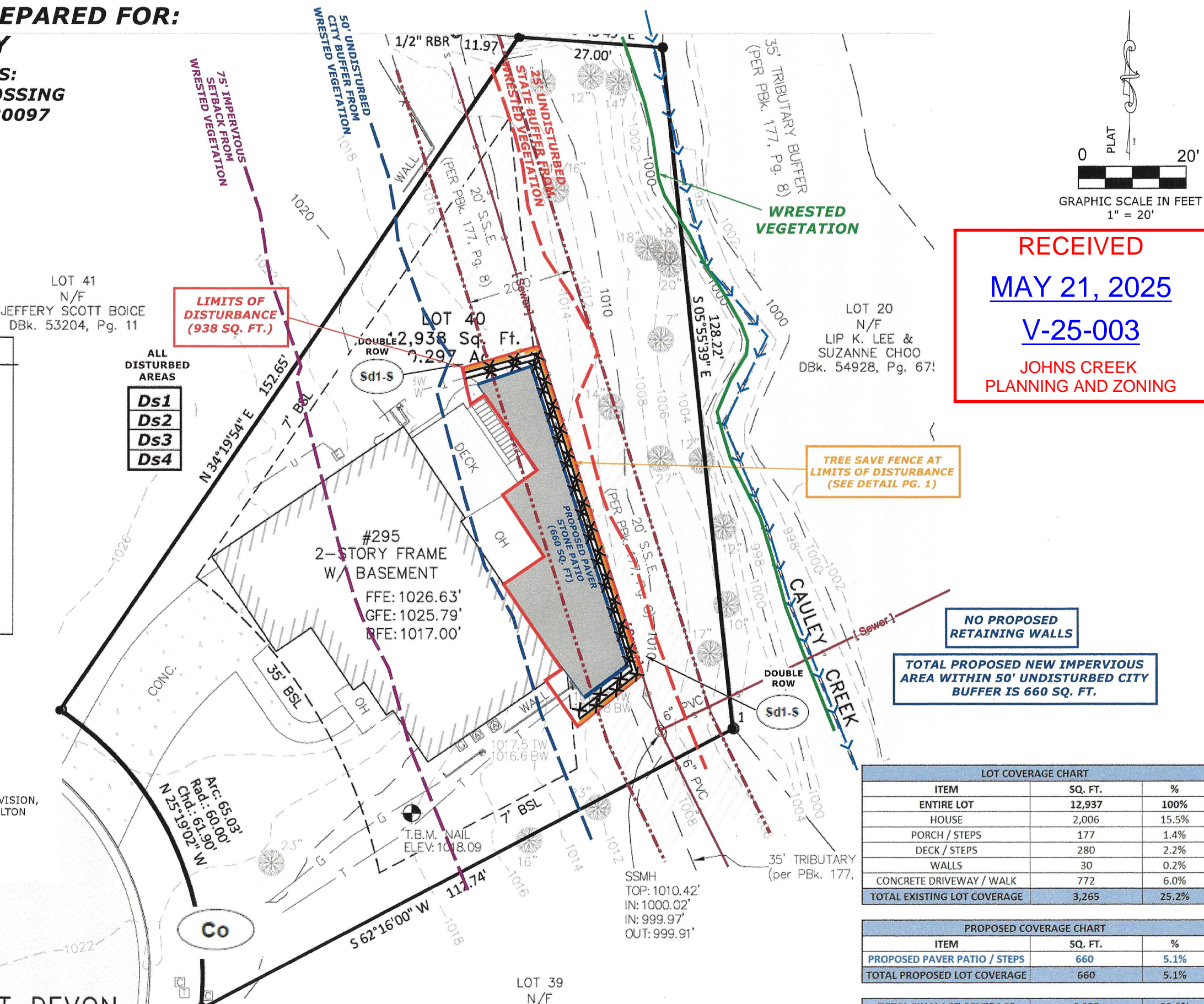
24 HOUR CONTACT:
TONY MCNARY
(678) 209-7976

- LEGEND
- Iron Pin Found
 - Iron Pin Set
 - △ Computed Point
 - B.S.L. Building Setback Line
 - D.E. Drainage Easement
 - S.S.E. Sanitary Sewer Easement
 - RB Rebar
 - ⊙ Storm Manhole
 - Concrete
 - Stone
 - Wood Decking
 - Brick

LAND LOT: 440
DISTRICT: 1ST
SECTION: 1ST
COUNTY: FULTON
CITY OF JOHNS CREEK
PROPERTY ADDRESS:
295 ST. DEVON CROSSING
JOHNS CREEK, GA 30097
DATE OF DRAWING: 04/01/2025
SURVEY #: 25-1156
SURVEY PREPARED FOR:
TONY MCNARY
LEGAL DESCRIPTION:
LOT 40, BLOCK "AA", DEVONHALL SUBDIVISION,
UNIT II, PER PLAT BOOK 177, PAGE 8, FULTON
COUNTY, GEORGIA OFFICIAL RECORDS.



DATE OF DRAWING: APRIL 1, 2025
REV. MAY 6, 2025 (CITY COMMENTS)
REV. MAY 7, 2025 (CITY COMMENTS)



RECEIVED
MAY 21, 2025
V-25-003
JOHNS CREEK
PLANNING AND ZONING

LOT COVERAGE CHART		
ITEM	SQ. FT.	%
ENTIRE LOT	12,937	100%
HOUSE	2,006	15.5%
PORCH / STEPS	177	1.4%
DECK / STEPS	280	2.2%
WALLS	30	0.2%
CONCRETE DRIVEWAY / WALK	772	6.0%
TOTAL EXISTING LOT COVERAGE	3,265	25.2%

PROPOSED COVERAGE CHART		
ITEM	SQ. FT.	%
PROPOSED PAVER PATIO / STEPS	660	5.1%
TOTAL PROPOSED LOT COVERAGE	660	5.1%
TOTAL FINAL LOT COVERAGE	3,925	30.3%

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

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



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

MITIGATION PLAN PREPARED FOR:
TONY MCNARY

PROPERTY ADDRESS:
295 ST. DEVON CROSSING
JOHNS CREEK, GA 30097

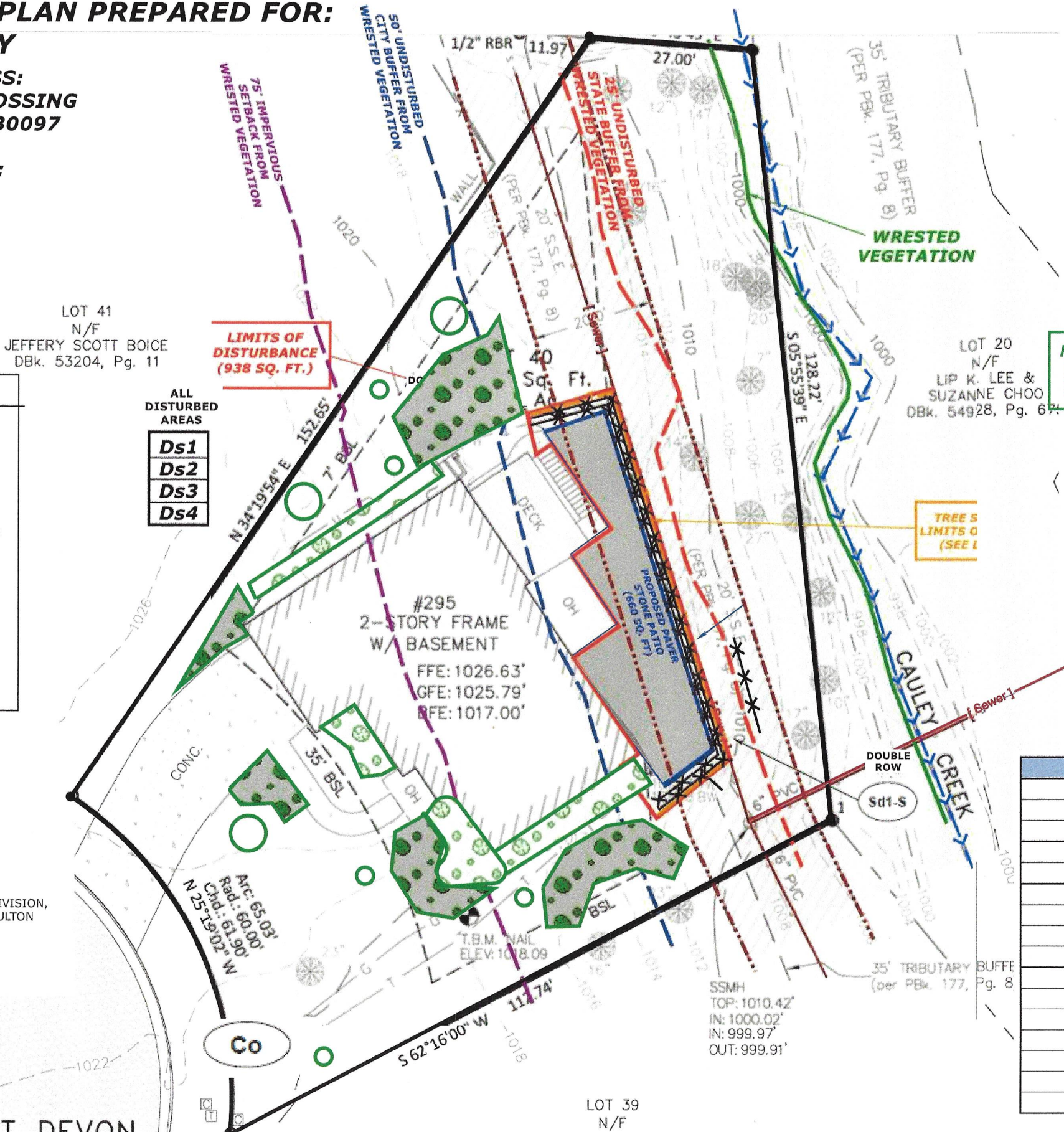
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- LARGE TREE (37%)
- SMALL TREE (25%)
- SHRUBS (20%)
- GROUND COVER (18%)

NOTE: ALL PLANTING WILL BE DONE
IN PREVIOUSLY DISTURBED AREAS
WITH NO MECHANICAL EQUIPMENT

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MITIGATION PLAN	
DESCRIPTION	AREA (SQ. FT.)
LIMITS OF DISTURBANCE	938
NEW IMPERVIOUS	660
TOTAL AREA DISTURBED	1,598

REVEGETATION PLAN				
CATEGORY	DESCRIPTION	SQ. FT. VALUE	QUANTITY	TOTAL CREDIT
LARGE TREES	PIN OAK	200	1	200
LARGE TREES	SOUTHERN MAGNOLIA	200	2	400
SMALL TREES	DOGWOOD	100	2	200
SMALL TREES	AMERICAN HOLLY	100	2	200
SHRUBS	PIEDMONT AZALEA	16	5	80
SHRUBS	DWARF RHODODENFRON	16	5	80
SHRUBS	CINNAMON GIRL DISTYLUM	16	5	80
SHRUBS	GARDENIA	16	5	80
GROUND COVER	HIBISCUS	4	10	40
GROUND COVER	SENSITIVE FERN	4	10	40
GROUND COVER	WILD GERANIUM	4	10	40
GROUND COVER	EVENING ROSE	4	10	40
GROUND COVER	BLACK EYED SUSAN	4	10	40
GROUND COVER	GOLDENROD	4	10	40
GROUND COVER	NEW ENGLAND ASTER	4	10	40
TOTAL AREA PLANTED				1,600