

This box reserved for the Clerk of Superior Court

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 heron. 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.



05/08/2025 RYAN HONICAN

DATE PRINTED NAME

LOT 5 AREA
14,737 FT² ±
OR
0.34 ACRES ±

LOT COVERAGE CALCULATION
LOT = 14,737± SF
DWELLING = 2,319 SF
DRIVEWAY / WALKWAY = 892 SF
FRONT STOOP = 33 SF
REAR DECK / STEPS = 322 SF
BASEMENT STOOP = 14 SF
TOTAL IMPERVIOUS = 3,580 SF
LOT COVERAGE = 24.3%

SURVEYORS NOTES:

- 1.ANGLES AND DISTANCES MEASURED WITH LEICA TCRP 1203+ ROBOTIC TOTAL STATION, A CARLSON RT3 DATA COLLECTOR, & 2 CARLSON BRX7 MULTI BAND GNSS RECEIVERS USING THE BASE / ROVER CONFIGURATION.
- 2.THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED WAS GATHERED PARTIALLY BY RTK GPS (90%) AND PARTIALLY BY ROBOTIC TOTAL STATION (10%). PERIODIC POSITIONAL ACCURACY EXAMINATIONS HAVE YIELDED RESULTS OF 0.08 FT. VERTICAL ACCURACY AND 0.06 FT. HORIZONTAL ACCURACY AT 95% CONFIDENCE LEVEL.
- 3.THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN **96,049** FEET.
- 4.THIS SURVEY WAS PREFORMED WITHOUT THE BENEFIT OF A CURRENT ABSTRACT OF TITLE , THEREFORE THERE MAY BE OTHER RESTRICTIONS, EASEMENTS, SETBACKS, AGREEMENTS, OR OTHER SIMILAR MATTERS NOT SHOWN HERON. ALL MATTERS OF TITLE ARE EXCEPTED.
- 5.ZONING: R-4A (SINGLE FAMILY DWELLING). SETBACKS SHOWN PER CURRENT ZONING REGULATIONS. SURVEYOR MAKES NO WARRANTY AS TO THE EFFECT OF ZONING TO THE CURRENT OR FUTURE USE OF THE SUBJECT PROPERTY. USER OF THIS MAP IS HEREBY CAUTIONED TO CONSULT THE APPROPRIATE GOVERNING BODY FOR FINAL INTERPRETATION CONCERNING ZONING.
- 6.BEARINGS ARE BASED ON STATE PLANE GRID COORDINATES, NAD 83, GEORGIA WEST ZONE, PER GPS OBSERVATIONS ON THE EGPS NETWORK. VERTICAL DATUM: MEAN SEA LEVEL (NAVD 88 - GEOID 2018)
- 7.ALL STREAMS, BODIES OF WATER, AND WETLANDS MAY BE SUBJECT TO STATE, COUNTY, AND LOCAL BUFFERS OR RESTRICTIONS. USER OF THIS MAP IS CAUTIONED TO CONSULT WITH THE APPROPRIATE GOVERNING AUTHORITIES CONCERNING POSSIBLE BUFFERS OR RESTRICTIONS.
- 8.100 YEAR BASE FLOOD ELEVATION NOTED AS 950.0. (PLAT BOOK 152 PAGE 62)
- 9.LOT ADDRESS IS 9470 DOMINION WAY
- 10.CURRENT OWNER(S): GAZZILLO, JOSEPH FRANCIS III & KATHRYN ELYSSE

REFERENCE INFORMATION
• DB 68818 PGS 259-262
• PB 152 PG 62

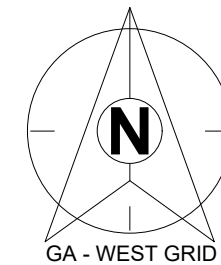
FLOOD ZONE
BASED ON GRAPHICAL INTERPRETATION, A PORTION OF THIS PROPERTY IS SITUATED IN A SHADED FLOOD ZONE "X", AS DEPICTED ON THE NFIP FLOOD INSURANCE RATE MAP NO. 13121C0069F, HAVING AN EFFECTIVE DATE OF 09/18/2013 . USER OF THIS MAP IS CAUTIONED THAT A MORE PRECISE FLOOD DELINEATION MAY BE NEEDED TO VERIFY THIS INFORMATION. (F.E.M.A MAP REVISIONS, IF ANY, ARE NOT ADDRESSED AS PART OF THIS SURVEY)

ZONING REGULATIONS - JOHNS CREEK R-4A
MIN. LOT AREA - 12,000 Sq.Ft.
MIN. LOT WIDTH - 85 FEET

SETBACKS
FRONT - 35 FEET
SIDE - 7 FEET
REAR - 25 FEET

MAX LOT COVERAGE - 35%

EXISTING



SYMBOL KEY

- CALCULATED POINT
- CATCH BASIN (SINGLE WING)
- CATCH BASIN (DOUBLE WING)
- CABLE TV PEDESTAL
- CONIFEROUS TREE
- DECIDUOUS TREE
- CENTRAL ANGLE (DELTA)
- ELECTRIC METER
- FIRE HYDRANT
- GAS METER
- HEADWALL
- JUNCTION BOX
- LAND LOT NUMBER
- LIGHT POLE
- MAIL BOX
- MONUMENT SET
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- STREET ADDRESS
- TELEPHONE BOX
- TREE DBH IN INCHES
- WATER METER

LINETYPES

- FENCE LINE
- SANITARY SEWER
- STORM SEWER

ABBREVIATIONS

- ± = MORE OR LESS
- BoC = BACK OF CURB
- BSL = BUILDING SETBACK LINE
- CB = CHORD BEARING
- CH = CHORD
- CMP = CORRUGATED METAL PIPE
- CONC = CONCRETE
- DB = DEED BOOK
- DE = DRAINAGE EASEMENT
- ELEV = ELEVATION
- FFE = FINISHED FLOOR ELEVATION
- HDPE = HIGH-DENSITY POLYETHYLENE
- INV = INVERT ELEVATION
- JB = JUNCTION BOX
- L = ARC LENGTH
- N/F = NOW OR FORMERLY
- OTP = OPEN TOP PIPE
- PB = PLAT BOOK
- PG = PAGE
- POB = POINT OF BEGINNING
- R = RADIUS
- RBF = REBAR FOUND
- RBS = REBAR SET
- RCP = REINFORCED CONCRETE PIPE
- R/W = RIGHT-OF-WAY
- SSE = SANITARY SEWER EASEMENT
- SWCB = SINGLE WING CATCHBASIN

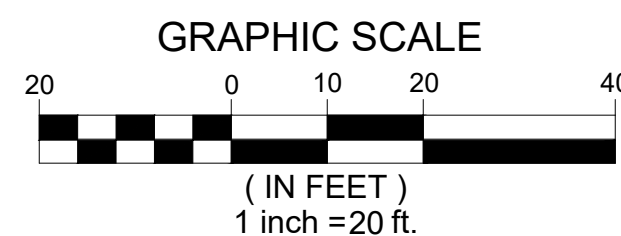
MEASUREMENT NOTE

DIMENSIONS ENCLOSED BY " () " ARE RECORD DIMENSIONS. ALL OTHER DIMENSIONS ARE ACTUAL BASED ON FIELD MEASUREMENTS.
EXAMPLE:
(164.38') - RECORD DIMENSION

RECEIVED
JULY 1, 2025
V-25-0005
JOHNS CREEK
PLANNING AND ZONING

PREPARED FOR:

Joseph Francis Gazzillo III
&
Kathryn Elysse Gazzillo



ISSUE DATE : 05-19-2025
REVISED :
FIELD SURVEY COMPLETE: 05-08-2025
DRAWN BY : PJB
CHECKED BY : HRH
DWG FILE : 9470 DOMINION WAY-TOPO-1



4448 COVENRTY CT. NE
ROSWELL, GEORGIA, 30075
PH: 678-689-4765
EMAIL: ryan@landsurveysolutions.net
LSF 001453

BOUNDARY & TOPOGRAPHIC SURVEY

OF
PARCEL #12 319308930592
MORE PARTICULARLY DESCRIBED AS
LOT 5, BLOCK J, UNIT I
HARTRIDGE SUBDIVISION
SITUATED IN LAND LOT 893
1ST DISTRICT, 2ND SECTION
CITY OF JOHNS CREEK
FULTON COUNTY, GEORGIA