

PROPOSED

**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)

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05/08/2025 RYAN HONICAN  
DATE PRINTED NAME

**LOT 5 AREA**  
14,737 FT<sup>2</sup> ±  
OR  
0.34 ACRES ±

**PRE CONSTRUCTION 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%

**POST CONSTRUCTION LOT  
COVERAGE CALCULATION**

LOT = 14,737± SF  
DWELLING = 2,319 SF  
DRIVEWAY / WALKWAY = 892 SF  
FRONT STOOP = 33 SF  
REAR DECK / STEPS = 510 SF  
BASEMENT STOOP = 14 SF  
TOTAL IMPERVIOUS = 3,768 SF  
LOT COVERAGE = 25.6%

**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)
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- 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

**ZONING REGULATIONS - JOHNS CREEK R-4A**

MIN. LOT AREA - 12,000 Sq.Ft.  
MIN. LOT WIDTH - 85 FEET

**SETBACKS**

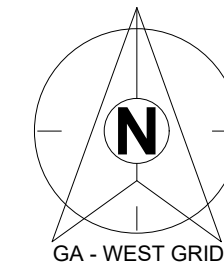
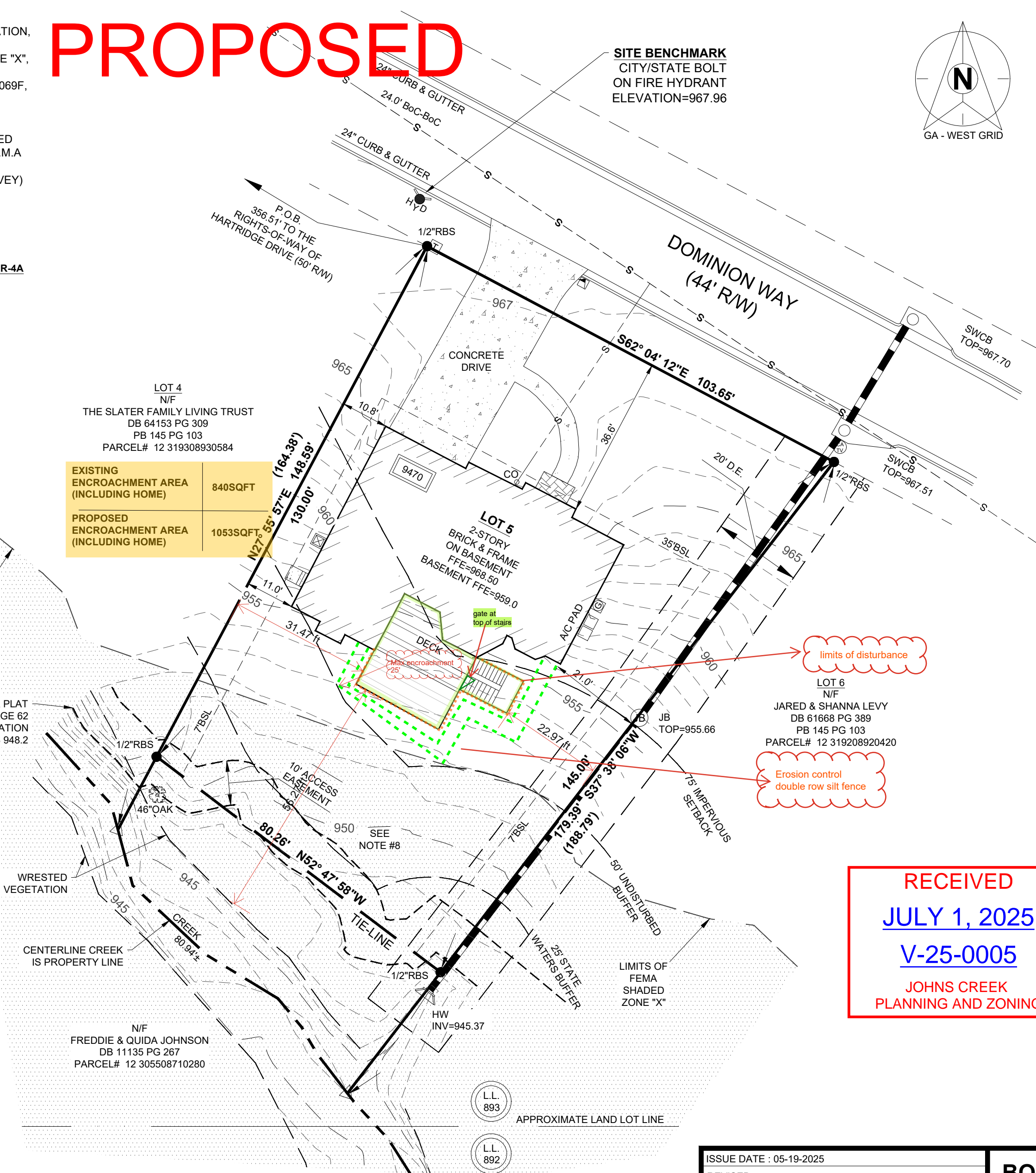
FRONT - 35 FEET  
SIDE - 7 FEET  
REAR - 25 FEET

MAX LOT COVERAGE - 35%

LOT 4  
N/F  
THE SLATER FAMILY LIVING TRUST  
DB 64153 PG 309  
PB 145 PG 103  
PARCEL# 12 319308930584

EXISTING  
ENCROACHMENT AREA  
(INCLUDING HOME) 840SQFT

PROPOSED  
ENCROACHMENT AREA  
(INCLUDING HOME) 1053SQFT



**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**

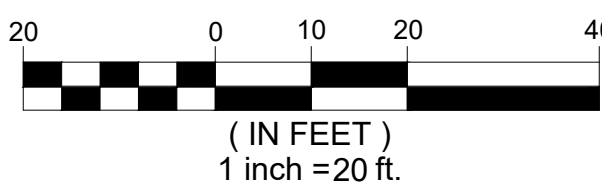
DIMENSIONS ENCLOSED BY "( )" ARE RECORD DIMENSIONS. ALL OTHER DIMENSIONS ARE ACTUAL BASED ON FIELD MEASUREMENTS.  
EXAMPLE:  
(164.38') - RECORD DIMENSION

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

**PREPARED FOR:**

Joseph Francis Gazzillo III  
&  
Kathryn Elysse Gazzillo

**GRAPHIC SCALE**



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



# MITIGATION PLAN

**FLOOD ZONE**  
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REAR - 25 FEET

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#### MITIGATION PLAN

Total Mitigation : 244sqft		
QTY	NAME	SQFT
1	Dogwood	100sqft
3	Sweet Pepper Bush	48sqft
2	Ink Berry	32 sqft
4	Joe-pye weed	16sqft
4	False Dragonhead	16sqft
4	Gayfeather	16sqft
4	Great Lobelia	16sqft

ota Mit ation  
LIMITS OF  
FEMA  
ZONE "X"  
SHADED

LIMITS OF DETENTION PER PLAT  
BOOK 152, PAGE 62  
NOTE: LIMITS OF DETENTION ELEVATION  
STATED ON PLAT IS 948.2

LOT 4  
N/F  
THE SLATER FAMILY LIVING TRUST  
DB 64153 PG 309  
PB 145 PG 103  
PARCEL# 12 319308930584

LOT 5  
2-STORY  
BRICK & FRAME  
ON BASEMENT  
FFE=968.50  
BASEMENT FFE=959.0

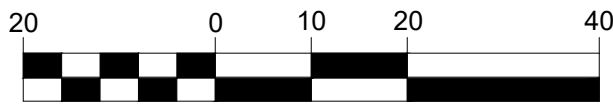
LOT 6  
N/F  
JARED & SHANNA LEVY  
DB 61668 PG 389  
PB 145 PG 103  
PARCEL# 12 319208920420

N/F  
FREDDIE & QUIDA JOHNSON  
DB 11135 PG 267  
PARCEL# 12 305508710280

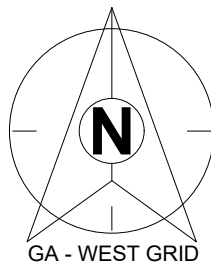
#### PREPARED FOR:

Joseph Francis Gazzillo III  
&  
Kathryn Elysse Gazzillo

#### GRAPHIC SCALE



( IN FEET )  
1 inch = 20 ft.



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