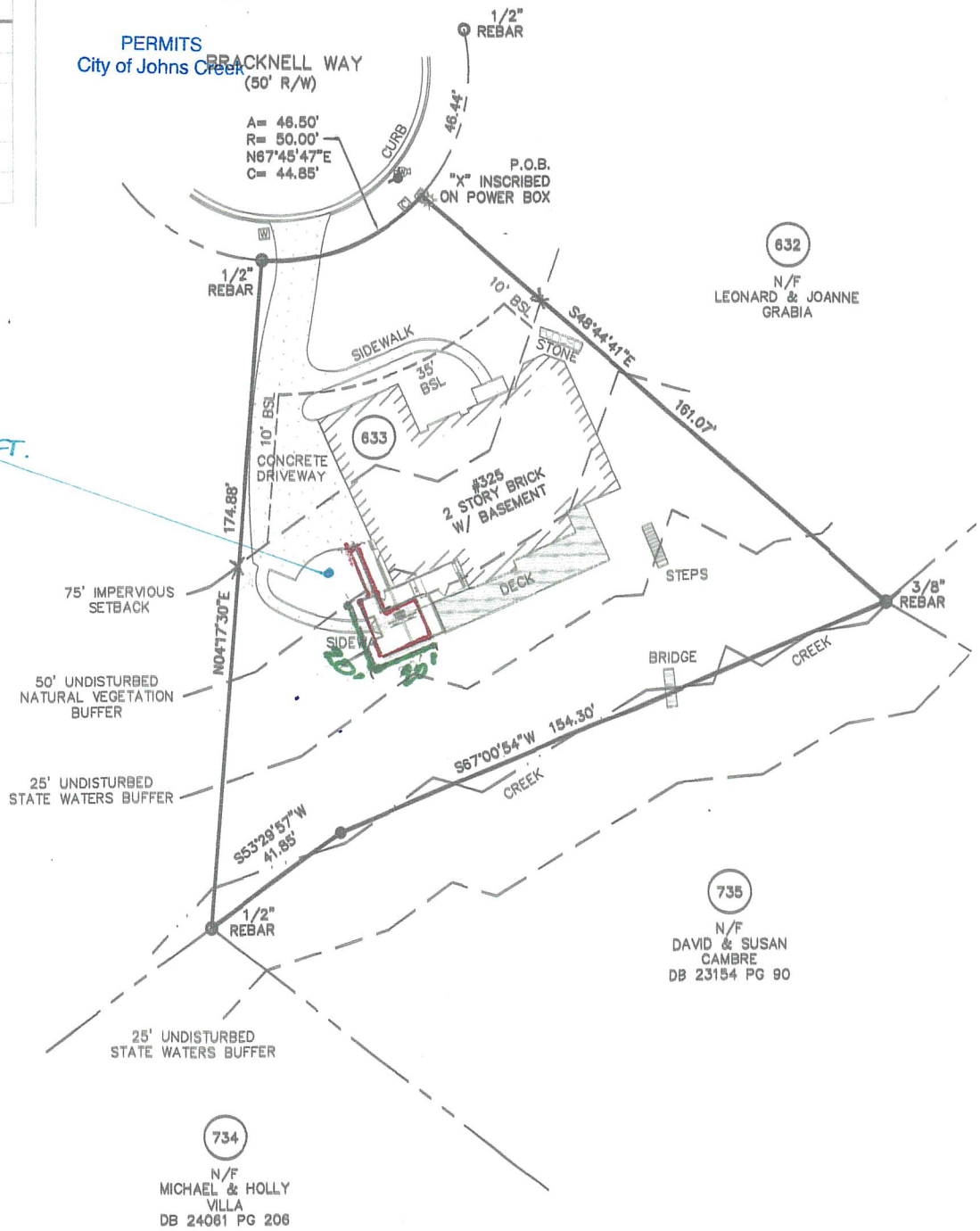


SITE PLAN  
325 BRACKNELL Way

RECEIVED

OCT 20 2020

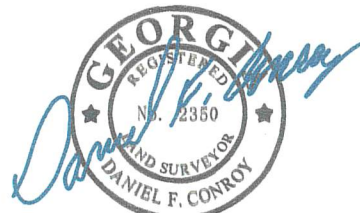
PERMITS  
City of Johns Creek



**New Porch/Deck**

	Current	Proposed	Net New
75' Encroachment Sq. Ft.	44	66	22'
50' Encroachment Sq. Ft.	602	830	228
Linear Depth of Disturbance within 50'		20'	
Net Sq Ft Encroachment	646	896	250
Sq. Ft of Disturbance 20'x20'		400	400

THIS SURVEY IS A RETRACMENT OF AN EXISTING PARCEL OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL. THE RECORDING INFORMATION OF THE DOCUMENT(S), MAP(S), PLAT(S) OR OTHER INSTRUMENT(S) WHICH CREATED THE PARCEL(S) ARE STATED HEREON. RECORDATION OF THIS SURVEY DOES NOT IMPLY APPROVAL OF THE LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, NOR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHER, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS MAP, PLAT, OR PLAN COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT OCGA 15-6-6



FOR THE FIRM  
BOUNDARY ZONE, INC.  
LSF #839  
NOT VALID WITHOUT  
ORIGINAL SIGNATURE

*Daniel F. Conroy*  
DATE 09/18/2020  
DANIEL F. CONROY PLS #2350

FLO WELL  
2.5 CUBIC FT.

RECEIVED  
V-20-004  
OCT 20 2020

City of Johns Creek  
Community Development

IMPERVIOUS SURFACE AREA SUMMARY	
AREA	SQ FT
TOTAL LOT	17,079
HOME	2,846
DRIVE/STEPS/CONC.	1,831
PORCH/DECK	687
WALLS	0
STONE	27

ZONING SUMMARY: R-4A  
SINGLE FAMILY RESIDENTIAL

FRONT SETBACK 35'  
SIDE SETBACK 7'  
REAR SETBACK 30'

INFORMATION OBTAINED FROM  
PB 185, PG 112  
FULTON COUNTY RECORDS

THE SURVEYOR IN NO WAY INTENDS TO INTERPRET OR MAKE CONCLUSION REGARDING THE ZONING AND SETBACK DESIGNATION SHOWN