

RECEIVED

V-24-0010
September 30, 2024

PLANNING & ZONING

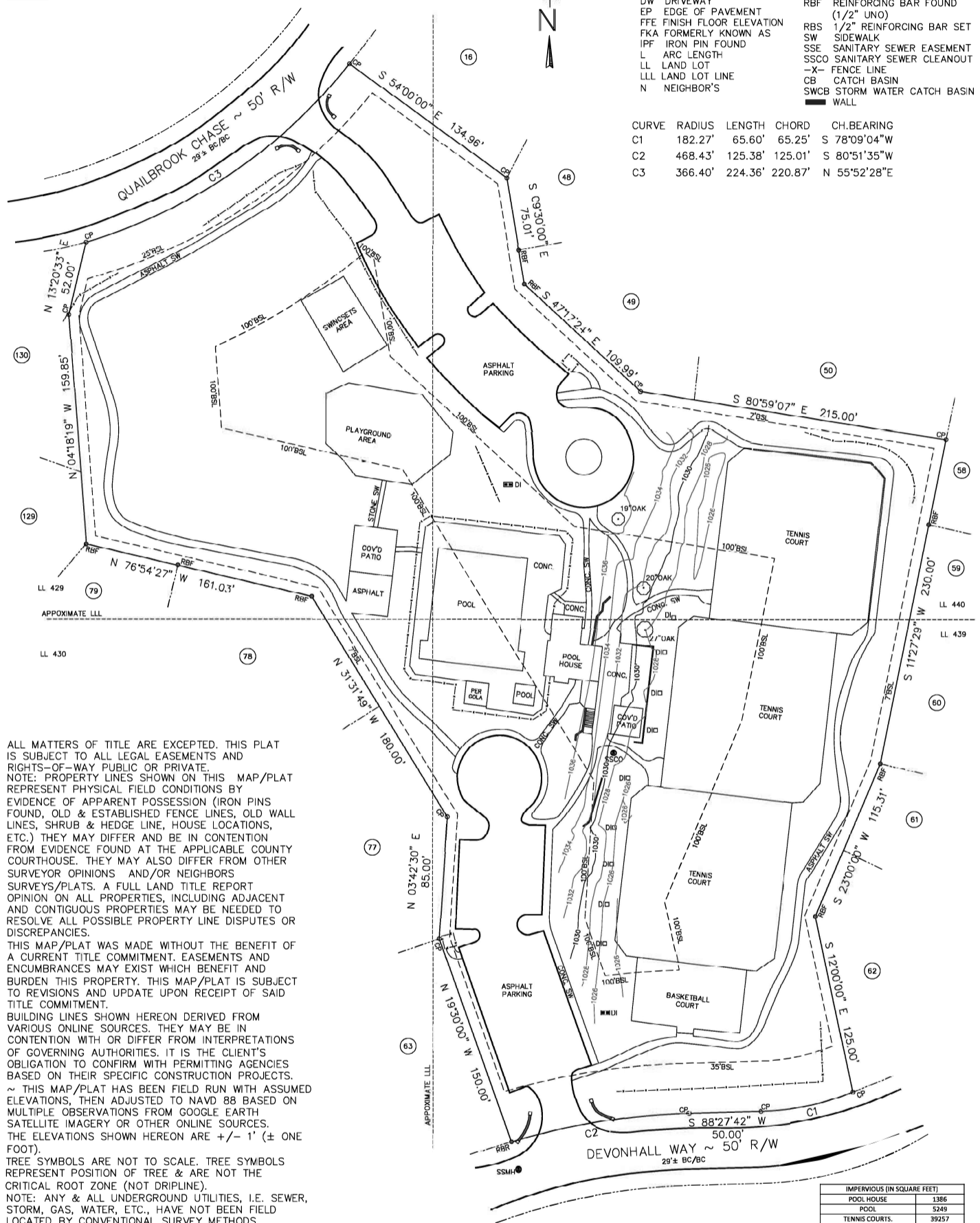
FLOOD HAZARD STATEMENT

I HAVE THIS DATE, EXAMINED THE "FIA FLOOD HAZARD MAP" AND FOUND IN MY OPINION REFERENCED PARCEL IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS.
PANEL 13121C0092G EFFECTIVE DATE: 09/18/2013
ZONE 'X'

MAGNETIC
N

- * LEGEND *
- NOTE: ALL ITEMS IN THIS LEGEND MAY NOT APPEAR ON THIS PLAT.
 - AKA ALSO KNOWN AS
 - APD AS PER DEED
 - APP AS PER PLAT
 - BSL BUILDING (SETBACK) LINE
 - CP COMPUTED POINT
 - CTP CRIMP TOP PIPE FOUND
 - D DEED (BOOK/PAGE)
 - DW DRIVEWAY
 - EP EDGE OF PAVEMENT
 - FFE FINISH FLOOR ELEVATION
 - FKA FORMERLY KNOWN AS
 - IPF IRON PIN FOUND
 - L ARC LENGTH
 - LL LAND LOT
 - LLL LAND LOT LINE
 - N NEIGHBOR'S
 - N/F NOW OR FORMERLY
 - NAIL NAIL FOUND
 - P PLAT (BOOK/PAGE)
 - POB POINT OF BEGINNING
 - POC POINT OF COMMENCEMENT
 - R RADIUS LENGTH
 - R/W RIGHT-OF-WAY
 - RBF REINFORCING BAR FOUND (1/2" UNO)
 - RBS 1/2" REINFORCING BAR SET
 - SW SIDEWALK
 - SSE SANITARY SEWER EASEMENT
 - SSCO SANITARY SEWER CLEANOUT
 - X- FENCE LINE
 - CB CATCH BASIN
 - SWCB STORM WATER CATCH BASIN
 - WALL

CURVE	RADIUS	LENGTH	CHORD	CH.BEARING
C1	182.27'	65.60'	65.25'	S 78°09'04"W
C2	468.43'	125.38'	125.01'	S 80°51'35"W
C3	366.40'	224.36'	220.87'	N 55°52'28"E



ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHTS-OF-WAY PUBLIC OR PRIVATE. NOTE: PROPERTY LINES SHOWN ON THIS MAP/PLAT REPRESENT PHYSICAL FIELD CONDITIONS BY EVIDENCE OF APPARENT POSSESSION (IRON PINS FOUND, OLD & ESTABLISHED FENCE LINES, OLD WALL LINES, SHRUB & HEDGE LINE, HOUSE LOCATIONS, ETC.) THEY MAY DIFFER AND BE IN CONTENTION FROM EVIDENCE FOUND AT THE APPLICABLE COUNTY COURTHOUSE. THEY MAY ALSO DIFFER FROM OTHER SURVEYOR OPINIONS AND/OR NEIGHBORS SURVEYS/PLATS. A FULL LAND TITLE REPORT OPINION ON ALL PROPERTIES, INCLUDING ADJACENT AND CONTIGUOUS PROPERTIES MAY BE NEEDED TO RESOLVE ALL POSSIBLE PROPERTY LINE DISPUTES OR DISCREPANCIES.

THIS MAP/PLAT WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY. THIS MAP/PLAT IS SUBJECT TO REVISIONS AND UPDATE UPON RECEIPT OF SAID TITLE COMMITMENT.

BUILDING LINES SHOWN HEREON DERIVED FROM VARIOUS ONLINE SOURCES. THEY MAY BE IN CONTENTION WITH OR DIFFER FROM INTERPRETATIONS OF GOVERNING AUTHORITIES. IT IS THE CLIENT'S OBLIGATION TO CONFIRM WITH PERMITTING AGENCIES BASED ON THEIR SPECIFIC CONSTRUCTION PROJECTS.

~ THIS MAP/PLAT HAS BEEN FIELD RUN WITH ASSUMED ELEVATIONS, THEN ADJUSTED TO NAVD 88 BASED ON MULTIPLE OBSERVATIONS FROM GOOGLE EARTH SATELLITE IMAGERY OR OTHER ONLINE SOURCES. THE ELEVATIONS SHOWN HEREON ARE +/- 1' (± ONE FOOT).

TREE SYMBOLS ARE NOT TO SCALE. TREE SYMBOLS REPRESENT POSITION OF TREE & ARE NOT THE CRITICAL ROOT ZONE (NOT DRIPLINE).

NOTE: ANY & ALL UNDERGROUND UTILITIES, I.E. SEWER, STORM, GAS, WATER, ETC., HAVE NOT BEEN FIELD LOCATED BY CONVENTIONAL SURVEY METHODS.

IMPERVIOUS (IN SQUARE FEET)	
POOL HOUSE	1386
POOL	5249
TENNIS COURTS	39257
BASKETBALL COURT	3460
COLUMN	32
ASPHALT SW	8692
STONE SW	100
CONCRETE	5583
CONC. SW	5652
ASPHALT PARKING	29060
PLAYGROUND AREA	4691
SWINGSETS AREA	1582
DECK	208
PERGOLA	252
COVERED PATIO	1968
STEPS	105
WALL	243
TOTAL IMPERVIOUS	107920

PROPERTY ADDRESS: 7220 DEVONHALL WAY, DALLAS, GA 30097

PLAT PREPARED FOR: 7220 DEVONHALL WAY

UNIT 2 SUBDIVISION DEVONHALL PARCEL ID: 11117204200638

LAND AREA: 240614 SF, 5.524 AC

LAND LOT 429, 430, 439 & 440 1st DISTRICT

CITY OF JOHN'S CREEK

PLANNING & ZONING DEPARTMENT

DATE: 07-12-2023

BY: [Signature]

SCALE: 1" = 30'

Issued Date	Project No.	Revisions	No. Done	Description
		PBA		

Praxis
Business Architecture
279 West Crogan Street
Suite 110
Lawrenceville, Ga. 30044
Phone 770-338-2171

Shakerag Homeowners Association
7220 Devonhall Way
Johns Creek, Ga 30097

A.1

Existing Survey