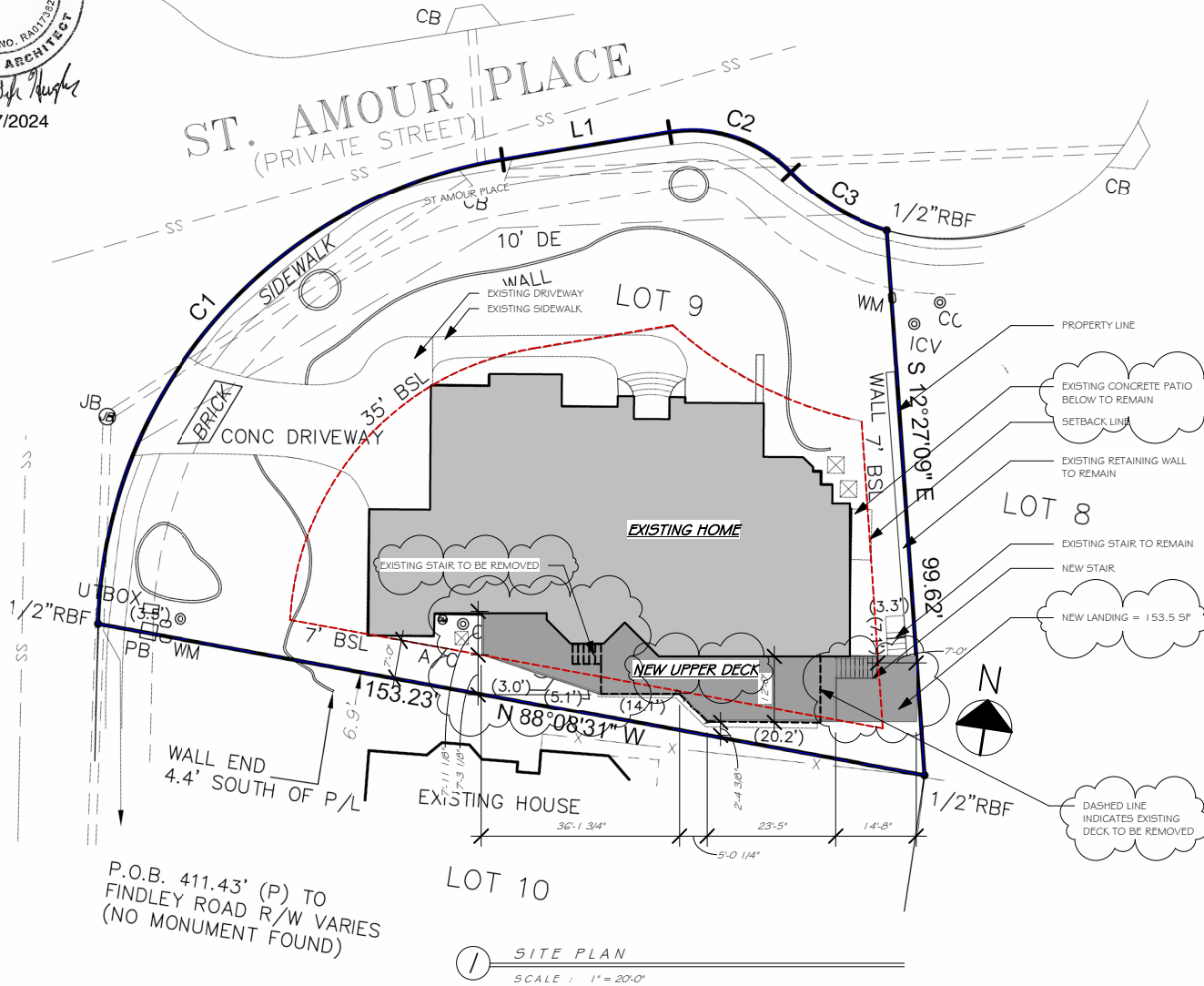
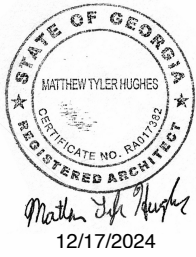


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January 7, 2024

PLANNING & ZONING



ZONING NOTES

PROPERTY PIN: 11 0870031 521 58  
 ZONING DISTRICT: R-4A  
 TOTAL SITE AREA: 12,852 SF  
 EXISTING IMPERVIOUS AREA: 5,365 SF  
 NEW IMPERVIOUS AREA: 5,365 SF  
 IMPERVIOUS %: 5,365 SF / 13,068 SF = 41.1%  
 FRONT SETBACK: 35' (MEETS REQUIREMENT)  
 SIDE SETBACK: 7' (MEETS REQUIREMENT)  
 REAR SETBACK: 25' (MEETS REQUIREMENT)  
 NOTE: THIS PROJECT DOES NOT CHANGE THE IMPERVIOUS AREA

SITE PLAN NOTES

24 HR CONTACT: OMAR BOSHNAK,  
678.615.6099

- THE EXISTING DRIVEWAY MAY BE USED AS A CONSTRUCTION EXIT PROVIDED THAT ALL CONSTRUCTION VEHICLE ARE CONFINED TO EXISTING PAVED AREAS ON SITE. ANY TRACKING OF DIRT, SILT, MUD, ETC. ONTO STREET WILL RESULT IN AN IMMEDIATE "STOP WORK ORDER." THE "STOP WORK ORDER" WILL NOT BE LIFTED UNTIL A CONSTRUCTION EXIT IS INSTALLED.
- THIS PROPERTY LIES IN ZONE [ ], WHICH (IS / IS NOT) A SPECIAL FLOOD HAZARD AREA PER THE FLOOD INSURANCE RATE MAP FOR FULTON COUNTY, GEORGIA, COMMUNITY PANEL NUMBER WHICH BEARS AN EFFECTIVE DATE OF
- WORK HOURS AND CONSTRUCTION DELIVERIES SHALL BE:
  - MONDAY THRU FRIDAY: 7:00 A.M. - 7:00 P.M.
  - SATURDAYS: 8:00 A.M. - 5:00 P.M.
  - SUNDAYS: NO WORK ALLOWED
- A PRE-CONSTRUCTION SITE VISIT IS A REQUIRED INSPECTION PRIOR TO ANY SOIL DISTURBANCE.
- ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD OF FOURTEEN (14) DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING. DUMPSTER PLACEMENT AND VEHICLE PARKING ARE PROHIBITED IN THE RIGHT-OF-WAY.
- PRIOR TO LAND DISTURBANCE, PROVIDE ADEQUATE AND APPROPRIATE EROSION CONTROL IN ACCORDANCE WITH THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA - 210G EDITION. LABEL ALL BMPs USED WITH THE APPROPRIATE SYMBOLS FROM THE MANUAL.
- EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
- ADDITIONAL EROSION CONTROL BMPs SHALL BE INSTALLED AS DEEMED NECESSARY BY THE CITY OF JOHNS CREEK INSPECTOR.

KON RESIDENCE

1.65 SAINT AMOUR PLACE  
JOHNS CREEK, GA 30097

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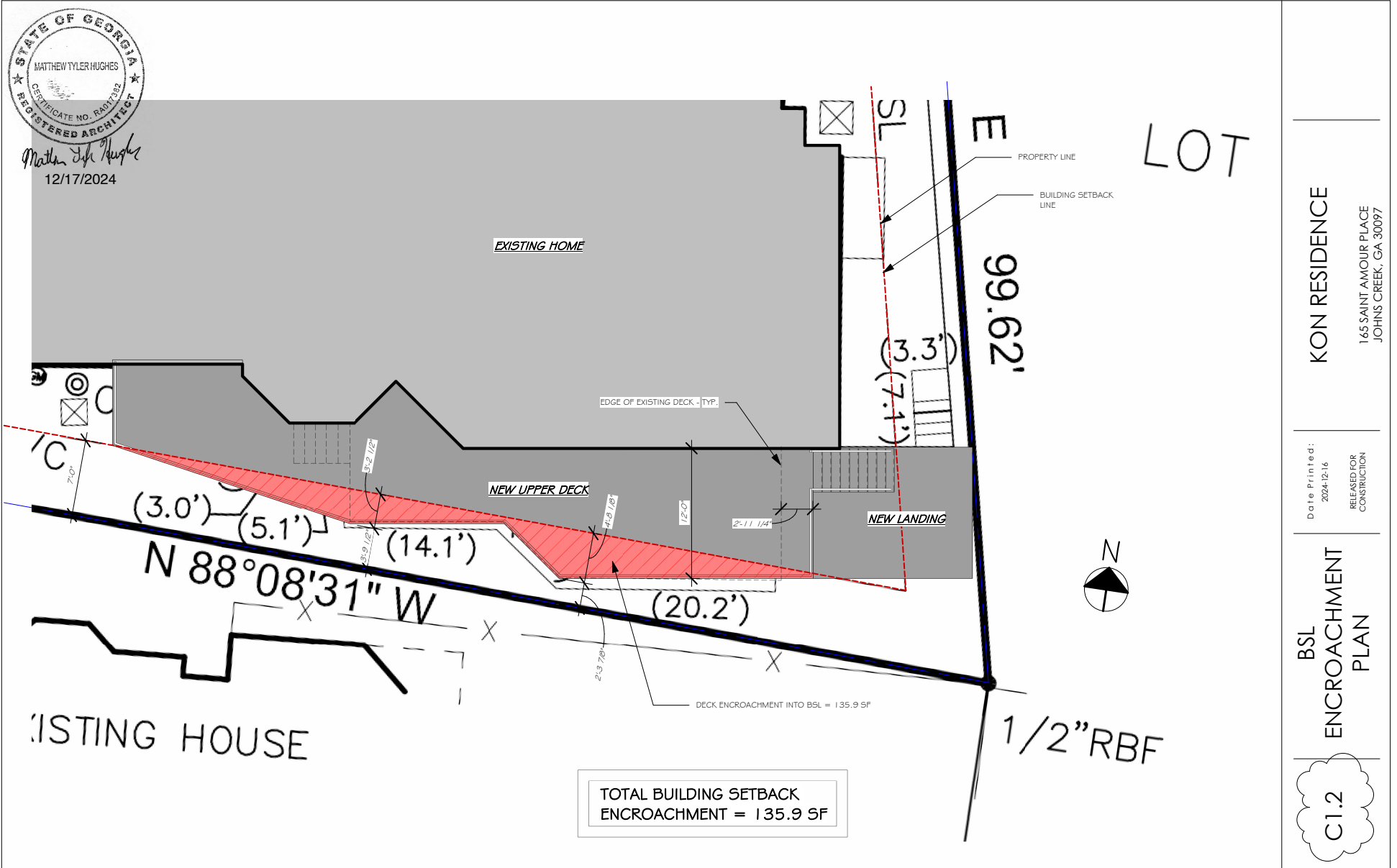
SITE PLAN

C1.1

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TOTAL BUILDING SETBACK  
ENCROACHMENT = 135.9 SF

KON RESIDENCE  
1.65 SAINT AMOUR PLACE  
JOHNS CREEK, GA. 30097

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BSL  
ENCROACHMENT  
PLAN

C1.2