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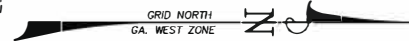
MAY 09 2023

RZ-23-0002

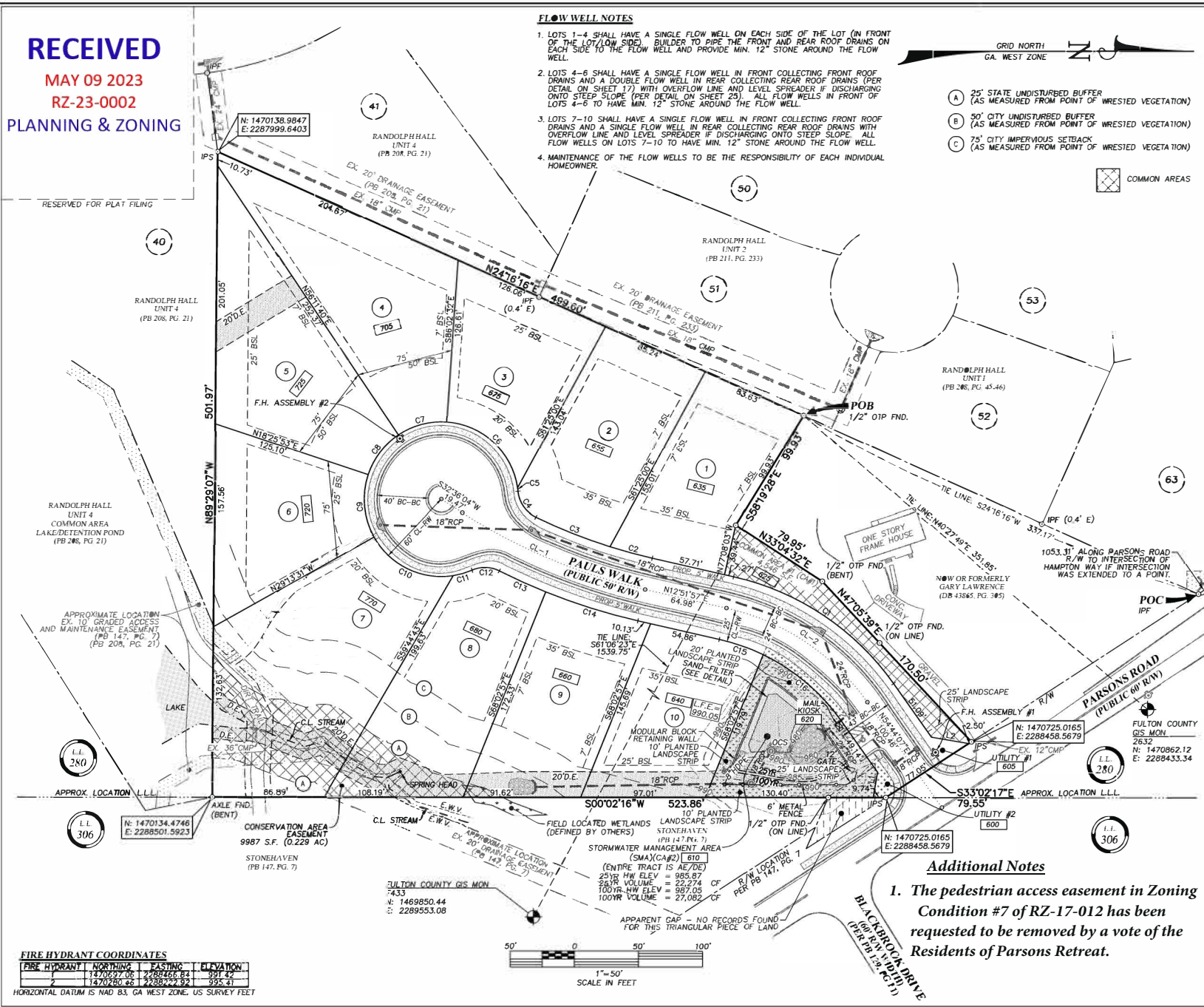
PLANNING & ZONING

FLOW WELL NOTES

1. LOTS 1-4 SHALL HAVE A SINGLE FLOW WELL ON EACH SIDE OF THE LOT (IN FRONT OF THE LOT/LOW SIDE). BUILDER TO PIPE THE FRONT AND REAR ROOF DRAINS ON EACH SIDE TO THE FLOW WELL AND PROVIDE MIN. 12" STONE AROUND THE FLOW WELL.
2. LOTS 4-6 SHALL HAVE A SINGLE FLOW WELL IN FRONT COLLECTING FRONT ROOF DRAINS AND A DOUBLE FLOW WELL IN REAR COLLECTING REAR ROOF DRAINS (PER DETAIL ON SHEET 17) WITH OVERFLOW LINE AND LEVEL SPREADER IF DISCHARGING ONTO STEEP SLOPE (PER DETAIL ON SHEET 25). ALL FLOW WELLS IN FRONT OF LOTS 4-6 TO HAVE MIN. 12" STONE AROUND THE FLOW WELL.
3. LOTS 7-10 SHALL HAVE A SINGLE FLOW WELL IN FRONT COLLECTING FRONT ROOF DRAINS AND A SINGLE FLOW WELL IN REAR COLLECTING REAR ROOF DRAINS WITH OVERFLOW LINE AND LEVEL SPREADER IF DISCHARGING ONTO STEEP SLOPE. ALL FLOW WELLS ON LOTS 7-10 TO HAVE MIN. 12" STONE AROUND THE FLOW WELL.
4. MAINTENANCE OF THE FLOW WELLS TO BE THE RESPONSIBILITY OF EACH INDIVIDUAL HOMEOWNER.



- (A) 25' STATE UNDISTURBED BUFFER (AS MEASURED FROM POINT OF WRESTED VEGETATION)
- (B) 50' CITY UNDISTURBED BUFFER (AS MEASURED FROM POINT OF WRESTED VEGETATION)
- (C) 75' CITY IMPERVIOUS SETBACK (AS MEASURED FROM POINT OF WRESTED VEGETATION)



REVISION

DATE

FINAL PLAT OF:
PARSONS RETREAT
 LOCATED IN LAND LOT 280
 1st DISTRICT, 1st SECTION
 CITY OF JOHNS CREEK
 FULTON COUNTY, GEORGIA
 10730 PARSONS ROAD, JOHNS CREEK, GA 30097
 JULY 31, 2019

GUNNIN
 LAND SURVEYING

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DRAWN BY: AIH & KGD
 CHECKED BY: ZRW

PROJECT NO. 15101

SHEET 3 OF 4

Additional Notes

1. The pedestrian access easement in Zoning Condition #7 of RZ-17-012 has been requested to be removed by a vote of the Residents of Parsons Retreat.

FIRE HYDRANT COORDINATES

FIRE HYDRANT	NORTHING	EASTING	ELEVATION
1	1470757.06	2288458.81	991.42
2	1470280.42	2288494.92	895.41

HORIZONTAL DATUM IS NAD 83, GA WEST ZONE, US SURVEY FEET

