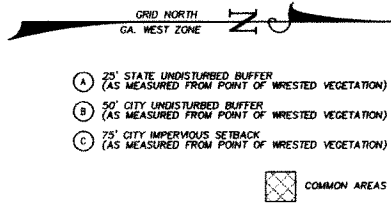


- FLOW WELL NOTES**
1. LOTS 1-4 SHALL HAVE A SINGLE FLOW WELL ON EACH SIDE OF THE LOT (IN FRONT OF THE LOT/LOW SIDE). BUILDER TO PIPE THE FRONT AND REAR ROOF DRAINS ON EACH SIDE TO THE FLOW WELL AND PROVIDE MIN. 12" STONE AROUND THE FLOW WELL.
  2. LOTS 4-6 SHALL HAVE A SINGLE FLOW WELL IN FRONT COLLECTING 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  
 107.30 PARSONS ROAD, JOHNS CREEK, GA 30097  
 JULY 31, 2019

**GUNNING**  
 LAND SURVEYING

197 Middlebrook Drive, Suite 104, Johns Creek, GA 30135  
 Phone: 770.999.9721  
 www.gunningusa.com License No. 131700081



DRAWN BY: AHH & KGD  
 CHECKED BY: ZRW

PROJECT NO. 15101

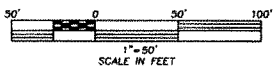
SHEET	OF
3	4

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**FIRE HYDRANT COORDINATES**

FIRE HYDRANT	NORTHING	EASTING	ELEVATION
1	2288974.48	2288988.81	891.21
2	2288970.48	2288977.82	894.21

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



**Legal Description**

All that tract or parcel of land lying and being in Land Lot 280 of the 1st District of the 1st Section, Fulton County, Georgia, being identified as Parsons Retreat on a Plat of Survey dated July 31, 2019, prepared for Parsons Retreat by Gunnin Land Surveying, certified by Jesse R. Gunnin, Georgia Registered Land Surveyor No. 3079, recorded in Plat Book 422, pages 98-101, Fulton County, Georgia, and according to such plat of survey, being more particularly described as follows:

To find the True Point of Beginning, commence from the intersection of the easterly right-of-way of Hampton Way (AKA Hamsptead Way) and westerly right-of-way of Parsons Road (a 60' R/W); run thence 1053.31 feet along the right-of-way of Parsons Road to an iron pin found which is the True Point of commencement; run

Thence South 24 degrees 16 minutes 16 seconds West a distance of 337.17 feet to an iron pin found (1/2" OTP), which is the True Point of Beginning; run

Thence South 58 degrees 19 minutes 28 seconds East a distance of 99.93 feet to a point; run

Thence North 33 degrees 04 minutes 32 seconds East a distance of 79.95 feet to an iron pin found (1/2" OTP); run

Thence North 47 degrees 05 minutes 39 seconds East a distance of 170.50 feet to an iron pin set; run

Thence South 33 degrees 02 minutes 17 seconds East a distance of 79.55 feet to an iron pin set; run

Thence South 00 degrees 02 minutes 16 seconds West a distance of 523.86 feet to an iron pin found (Axle); run

Thence North 89 degrees 29 minutes 07 seconds West a distance of 501.97 feet to an iron pin set; run

Thence North 24 degrees 16 minutes 16 seconds East a distance of 499.60 feet to an iron pin found (1/2" OTP), which is the True Point of Beginning.

Said property is more fully described according to the above referenced plat, which is incorporated herein by this reference.

**This legal description is prepared solely for the purpose of facilitating a land use application and should not be relied upon for any other purpose.**

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