REGIONAL REVIEW NOTIFICATION

ATLANTA REGIONAL COMMISSION

Atlanta Regional Commission • 229 Peachtree Street NE | Suite 100 | Atlanta, Georgia 30303 • ph: 404.463.3100 fax: 404.463.3205 • atlantaregional.org

DATE: JANUARY 25, 2025

TO: Mayor John Bradberry, City of Johns Creek
ATTN TO: Ben Song, Community Development Director, City of Johns Creek
FROM: Mike Alexander, COO, Atlanta Regional Commission

The Atlanta Regional Commission (ARC) has received the following proposal and is initiating a Metropolitan River Protection Act regional review to seek comments from potentially impacted jurisdictions and agencies. The ARC requests your comments related to the proposal.

Name of Proposal: 8950 Medlock Bridge Road
MRPA Code: RC-25-01JC

Description: A regional MRPA review of a proposal to construct a new single-family home with a detached garage, guest house, driveway, and patio on a 2.3-acre site wholly within the Chattahoochee River Corridor at 8950 Medlock Bridge Road in the City of Johns Creek in Fulton County. The total disturbed area of 42,352 SF and impervious area of 15,958 SF are within allowed limits.

Preliminary Finding: ARC staff have initiated a review of an application for a MRPA Certificate for this proposed project in the Chattahoochee River Corridor. ARC's preliminary assessment is that the project is consistent with the Chattahoochee River Corridor Plan.

Submitting Local Government: City of Johns Creek
Land Lot: District: 0 **Section:**
Date Opened: January 25, 2025
Deadline for Comments: February 3, 2025
Earliest the Regional Review can be Completed:

THE FOLLOWING LOCAL GOVERNMENTS AND AGENCIES ARE RECEIVING NOTICE OF THIS REVIEW:

ATLANTA REGIONAL COMMISSION	GEORGIA DEPARTMENT OF NATURAL RESOURCE	CHATTAHOOCHEE RIVERKEEPER
NATIONAL PARK SERVICE	GEORGIA CONSERVANCY	CITY OF JOHNS CREEK
CITY OF BERKELEY LAKE	CITY OF PEACHTREE CORNERS	

Please submit comments to dshockey@atlantaregional.org. For questions, please contact Donald Shockey at dshockey@atlantaregional.org or (470) 378-1531. If no comments are received by Monday February 3, 2025, ARC will assume that your agency has no input on the subject plan. For more information visit the ARC review website at http://www.atlantaregional.org/land-use/planreviews.

Review materials are attached.

APPLICATION FOR
METROPOLITAN RIVER PROTECTION ACT CERTIFICATE

1. **Name of Local Government:** Johns Creek GA

2. **Owner(s) of Record of Property to be Reviewed:**
   Name(s): Doug Dillard
   Mailing Address: 4645 Saybrook Ct
   City: Peachtree Corners **State:** GA **Zip:** 30096
   Contact Phone Numbers (w/Area Code):
   Daytime Phone: 770 519 6917 **Fax:**
   Other Numbers:

3. **Applicant(s) or Applicant's Agent(s):**
   Name(s): Doug Dillard
   Mailing Address: 4645 Saybrook Ct
   City: Peachtree Corners **State:** GA **Zip:** 30096
   Contact Phone Numbers (w/Area Code):
   Daytime Phone: 770 519 6917 **Fax:**
   Other Numbers:

4. **Proposed Land or Water Use:**
   Name of Development: N/A
   Description of Proposed Use: Single Family Home

5. **Property Description (Attach Legal Description and Vicinity Map):**
   Land Lot(s), District, Section, County: Land Lot F-21 1st District 1st Section Fulton County
   Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection:
   Lot 1 of Medlock Forrest subdivision, 8950 Medlock Bridge Road, 200 feet North of the intersection of Medlock Bridge Road and Vista Bluff Drive.
   Size of Development (Use as Applicable):
   Acres: **Inside Corridor:** 2.38
   Outside Corridor: 0
   Total: 2.38
   Lots: **Inside Corridor:**
   Outside Corridor:
   Total:
   Units: **Inside Corridor:**
   Outside Corridor:
   Total:
   Other Size Descriptor (i.e., Length and Width of Easement):
   Inside Corridor:
   Outside Corridor:
   Total:

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6. **Related Chattahoochee Corridor Development:**
   A. **Does the total development include additional land in the Chattahoochee Corridor that is not part of this application?** no
   If "yes", describe the additional land and any development plans: _____

   B. **Has any part of the property in this application, or any right-of-way or easement bordering this land, previously received a certificate or any other Chattahoochee Corridor review approval?** yes
   If "yes", please identify the use(s), the review identification number(s), and the date(s) of the review(s): Single Family detached house RC-81-001, Lot1 February/19/1981

7. **How Will Sewage from this Development be Treated?**
   A. **Septic tank** No
   Note: For proposals with septic tanks, the application must include the appropriate local government health department approval for the selected site.
   B. **Public sewer system** Yes

8. **Summary of Vulnerability Analysis of Proposed Land or Water Use:**

Vulnerability Category	Total Acreage (or Sq. Footage)	Total Acreage (or Sq. Footage) Land Disturbance	Total Acreage (or Sq. Footage) Imperv. Surface	Percent Land Disturb. (Maximums Shown In Parentheses)	Percent Imperv. Surf. (Maximums Shown In Parentheses)
A				(90)	(75)
B				(80)	(60)
C	103,737 sf	42,352 sf	15,958 sf	(70) 41	(45) 15
D				(50)	(30)
E				(30)	(15)
F				(10)	(2)
Total:	103,737sf	42,352 sf	15,958 sf	N/A	N/A

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9. **Is any of this Land within the 100-Year Floodplain of the Chattahoochee River?** Yes
   If "yes", indicate the 100-year floodplain elevation: 893'
   NOTE: **The 100-year river floodplain is defined as the natural land surface below the one hundred- (100) year flood elevations shown in the Flood Profiles of the most recent floodplain study for the Chattahoochee River approved by the United States Federal Emergency Management Agency for each Corridor jurisdiction.**
   NOTE: **All river 100-year floodplain is assigned to the "E" Category; its allowable allocations can be combined with those of other "E" land in the review. Also, 100-year floodplain cannot be reanalyzed and cannot accept transfers.**

10. **Is any of this land within the 500-year floodplain of the Chattahoochee River?** yes
    If "yes", indicate the 500-year flood plain elevation:
    NOTE: **The 500-year floodplain is defined as the natural land surface below the five hundred- (500) year flood elevations shown in the Flood Profiles of the most recent floodplain study for the Chattahoochee River approved by the United States Federal Emergency Management Agency for each Corridor jurisdiction.**
    NOTE: **Plan Standards include a 35-foot height limit above the pre-construction grade within the 500-year floodplain (includes the 100-year floodplain). Adherence to this standard must be noted on the submitted plans (see Part 2.B.(4) of the Chattahoochee Corridor Plan).**

11. **The following is a checklist of information required to be attached as part of the application. Individual items may be combined.**

FOR ALL APPLICATIONS:

X **Description of land in the application and any additional land in the project (attach legal description or surveyed boundaries).**

X **Name, address, and phone number(s) of owner(s) of record of the land in the application. (Space provided on this form)**

X **Written consent of all owners to this application. (Space provided on this form)**

X **Name, address, and phone number(s) of applicant or applicant's agent. (Space provided on this form)**

X **Description of proposed use(s). (Space provided on this form)**

X **Existing vegetation plan.**

X **Proposed grading plan.**

X **Certified as-builts of all existing land disturbance and impervious surfaces.**

X **Approved erosion control plan.**

X **Detailed table of land-disturbing activities. (Both on this form and on the plans)**

X Plat-level plan showing (as applicable): lot boundaries; any other sub-areas; all easements and rights-of -way; 100- and 500-year river floodplains; vulnerability category boundaries; topography; any other information that will clarify the review.

X Documentation on adjustments, if any.

X Cashier's check or money order (for application fee).

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FOR SINGLE-STEP APPLICATIONS (NON-SUBDIVISION):

X Site plan.

X Land-disturbance plan.

FOR TWO-STEP SINGLE-FAMILY SUBDIVISION APPLICATIONS ONLY:

____ Concept plan.

____ Lot-by-lot and non-lot allocation tables.

12. I (we), the undersigned, authorize and request review of this application for a certificate under the provisions of the Metropolitan River Protection Act: (use additional sheets as necessary)

_____

_____

1/8/2025

Signature(s) of Owner(s) of Record Date

13. I (we), the undersigned, authorize and request review of this application for a certificate under the provisions of the Metropolitan River Protection Act:

_____

_____

1/8/2025

Signature(s) of Applicant(s) or Agent(s) Date

14. The governing authority of City of Johns Creek requests review by the Atlanta Regional Commission of the above-described use under the Provisions of the Metropolitan River Protection Act.

1/22/25

Signature of Chief Elected Official or Official's Designee Date

RELEASED FOR CONSTRUCTION

24 HOUR EMERGENCY CONTACT: DOUG DILLARD 770 - 519 - 6917

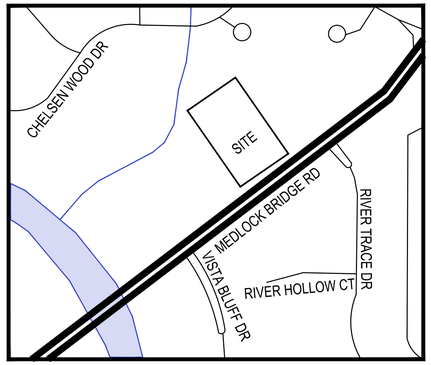
CONSTRUCTION DOCUMENTS FOR:

8950 MEDLOCK BRIDGE ROAD

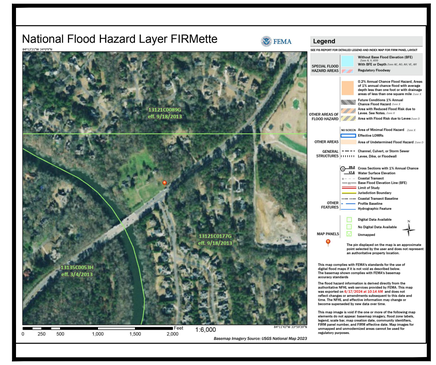
LAND LOT F-21, DISTRICT 1
JOHNS CREEK, FULTON COUNTY, GEORGIA

SITE NOTES:

1. THE SITE CONTAINS: 2.38 ACRES / 103,737 SF
   TOTAL DISTURBED ACREAGE: 0.94 ACRES / 42,352 SF
2. SITE ADDRESS: 8950 MEDLOCK BRIDGE ROAD, JOHNS CREEK GA, 30097
3. ZONING: AG–1
4. SURVEY INFORMATION IS TAKEN FROM SURVEY PERFORMED BY McCLUNG SURVEYING SERVICES, INC DATED 7–25–23.
5. THIS SITE IS NOT LOCATED WITHIN A ZONE [A, AE, SHADED ZONE X] AS DEFINED BY F.I.R.M. COMMUNITY PANEL NUMBER 13121C0177 G DATED SEPTEMBER 18, 2013 FOR INCORPORATED FULTON COUNTY, GEORGIA.
6. THERE ARE WATERS OF THE STATE OF GEORGIA WITHIN 200 FEET OF THE SITE. ALL APPROPRIATE STATE WATER BUFFERS ARE SHOWN ON THE SITE PLANS. THERE ARE NO PROPOSED IMPACTS TO ANY STATE WATERS PER THESE CONSTRUCTION DOCUMENTS.
7. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO CEMETERIES, ARCHITECTURAL, OR ARCHEOLOGICAL LANDMARKS THAT EXIST ON SITE. IN THE EVENT THAT THESE LANDMARKS ARE DISCOVERED DURING CONSTRUCTION, THE ENGINEER MUST BE CONTACTED IMMEDIATELY FOR REVIEW AND AMENDING THE CONSTRUCTION PLANS.
8. THE EXISTING UTILITIES SHOWN ON THE PLANS ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS, SIZES, MATERIALS, OR DEPTH FOR THE UTILITIES SHOWN OR THE UTILITIES WHICH MAY EXIST ON THE SITE BUT ARE NOT SHOWN. THE CONTRACTOR SHALL HAVE THE RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES SHOWN ON THE PLANS AND REPORT ANY DISCREPANCIES TO THE ENGINEER OF RECORD. THE CONTRACTOR SHALL ALSO HAVE THE RESPONSIBILITY BEFORE STARTING ANY WORK TO MAKE SUCH EXPLORATIONS AND PROBES NECESSARY TO ASCERTAIN ANY SEWER LINES, WATER SUPPLY LINES, GAS LINES, ELECTRICAL LINES, CABLE LINES, TELEPHONE LINES, OR OTHER UTILITY LINE.
9. CONTRACTOR SHALL CONTACT THE UTILITY LOCATOR AS REQUIRED BY GEORGIA LAW AND HAVE ALL UTILITIES MARKED PRIOR TO ANY CONSTRUCTION ACTIVITY. CONTRACTOR WILL HAVE PRIVATE UTILITY LOCATOR LOCATE ALL UTILITIES WITHIN THE CONSTRUCTION LIMITS NOT COVERED BY THE UTILITY PROTECTION CENTER.
10. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR ERRORS THAT HE MAY DISCOVER IN THESE PLANS.
11. CONTRACTOR TO PROVIDE ALL NECESSARY BARRICADES, GUARDS, LIGHTS, AND OTHER INSTALLATIONS REQUIRED TO PROTECT PERSONS AND PROPERTY DURING THE ENTIRE CONSTRUCTION PROCESS.
12. ALL CONSTRUCTION MUST CONFORM TO THE APPROPRIATE CITY OF JOHNS CREEK, FULTON COUNTY, AND GEORGIA STANDARDS.
13. UNDERGROUND UTILITIES SERVING OR CROSSING THE PREMISES MAY EXIST THAT ARE NOT SHOWN. CRESCENT VIEW ENGINEERING IS UNABLE TO CERTIFY TO THE ACCURACY OR COMPLETENESS OF THE UTILITY INFORMATION SHOWN. ALL UNDERGROUND UTILITY LOCATIONS MUST BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION ACTIVITY BY THE UTILITY PROTECTION CENTER AT 1–800–282–7411 FOR RIGHT OF WAY AREA AND BY A PRIVATE UTILITY LOCATOR FOR UTILITIES NOT LOCATED WITHIN THE RIGHT OF WAY.
14. THE CONTRACTOR MUST OBTAIN ADDITIONAL "RIGHT OF WAY" PERMIT FOR ALL NECESSARY WORK DONE IN THE RIGHT OF WAY.
15. THIS PLAN WAS PREPARED FOR PERMIT APPROVAL ONLY. ACTUAL CONSTRUCTION SHOULD BE BASED ON STAKING BY A REGISTERED LAND SURVEYOR. THE FOOTPRINT IS BASED ON AN ARCHITECTURAL PLAN BY OTHERS. THE ARCHITECTURAL PLAN SHOULD BE USED FOR HOUSE POSITIONING AND LOCATION.



LOCATION MAP
N.T.S.



FEMA MAP
N.T.S.

THIS PROPERTY IS NOT LOCATED INSIDE DESIGNATED F.I.A SPECIAL FLOOD HAZARD AREA AS PER THE FLOOD INSURANCE RATE MAP# 13121C0177 G, DATED 9/18/2013 FOR FULTON COUNTY AND INCORPORATED AREAS.

CONSTRUCTION NARRATIVE:

THE PROPOSED PLANS CALL FOR THE CONSTRUCTION OF SINGLE FAMILY HOUSE, DRIVEWAY AND A DETACHED GARAGE CONFORMING TO AG–1 ZONING. ALL PHASED EROSION CONTROL BMPS ARE TO REMAIN IN PLACE UNTIL THE SITE IS 100% STABILIZED.

UTILITY LISTING:

GAS	–	ATLANTA GAS LIGHT COMPANY
TELEPHONE	–	AT&T
POWER	–	GA POWER
WATER	–	CITY OF ATLANTA
SEWER	–	CITY OF ATLANTA

OWNER

DOUG DILLARD
MOBILE: 770–519–6917

ENGINEERS

CRESCENT VIEW ENGINEERING, LLC
211 FRASIER ST,SE.
MARIETTA GEORGIA 30060
678–324–8410

ADDRESS:

8950 MEDLOCK BRIDGE ROAD,
JOHNS CREEK, GA 30097

POST-CONSTRUCTION LOT COVERAGE:

PROPOSED IMPERVIOUS AREA	SF
PROPOSED HOUSE	3,723
PROPOSED COVERED FRONT PORCH	272
PROPOSED REAR COVERED PORCH	443
PROPOSED DETACHED GARAGE	1,337
PROPOSED COVERED PATIO	558
PROPOSED DRIVEWAY	8,897
PROPOSED WALKWAY	641
PROPOSED WALL	87
TOTAL - NEW IMPERVIOUS	**15958**
POST CONSTRUCTION LOT COVERAGE	**15958**
LOT COVERAGE %	**15.38%**

ZONING CONFORMANCE:

SITE ZONING:	AG–1
MINIMUM LOT SIZE:	1 AC
FRONT SETBACK:	60 FEET
SIDE SETBACK:	25 FEET
REAR SETBACK:	50 FEET
LOT FRONTAGE:	35 FEET
BUILDING HEIGHT:	NO MORE THAN 40 FEET

FLOOR AREA RATIO:

STRUCTURE GROSS HEATED SQUARE FEET (PER ARCHITECT)

SITE AREA	= 103,737 SF
FIRST LEVEL	= 2,585 SF
SECOND LEVEL	= 1,132 SF
ACU	= 4,272 SF
	= 7,989 SF (TOTAL)
FLOOR AREA RATIO	= 7.70%
GUEST HOUSE	= 1,337 SF
MAIN DWELLING SF	= 7,989 SF
ACCESSORY/MAIN DWELLING RATIO	= 8.99%

STATE WATER STATEMENT:

THIS PROPERTY IS NOT LOCATED INSIDE DESIGNATED F.I.A SPECIAL FLOOD HAZARD AREA AS PER THE FLOOD INSURANCE RATE MAP# 13121C0177 G, DATED 9/18/2013 FOR FULTON COUNTY AND INCORPORATED AREAS.

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"I CERTIFY UNDER THE PENALTY OF LAW THAT THIS PLAN WAS PREPARED AFTER A SITE VISIT TO THE LOCATIONS DESCRIBED HEREIN BY MYSELF OR MY AUTHORIZED AGENT, UNDER MY DIRECT SUPERVISION"

CERTIFIED BY _____ DATE 12–11–24

SHEET LIST

SHEET NO.	SHEET TITLE
CV	COVER SHEET
S	SURVEY
C-1	SITE & GRADING PLAN
C-2	ES&PC PLAN
C-3	STORMWATER PLAN
C-4	SEWER PLAN
C-5	TREE PLAN
C-5.1	TREE PLAN
C-6	DETAILS

Prepared By:
CRESCENT VIEW ENGINEERING, LLC:
211 Frasier Street
Marietta, GA 30060
678-324-8410
www.crescentviewengcom

PREPARED FOR:
DOUG DILLARD
4645 SAYBROOK CT
PEACHTREE CORNERS GA 30096
770–519–6917
DOUG@GB-CONST.COM

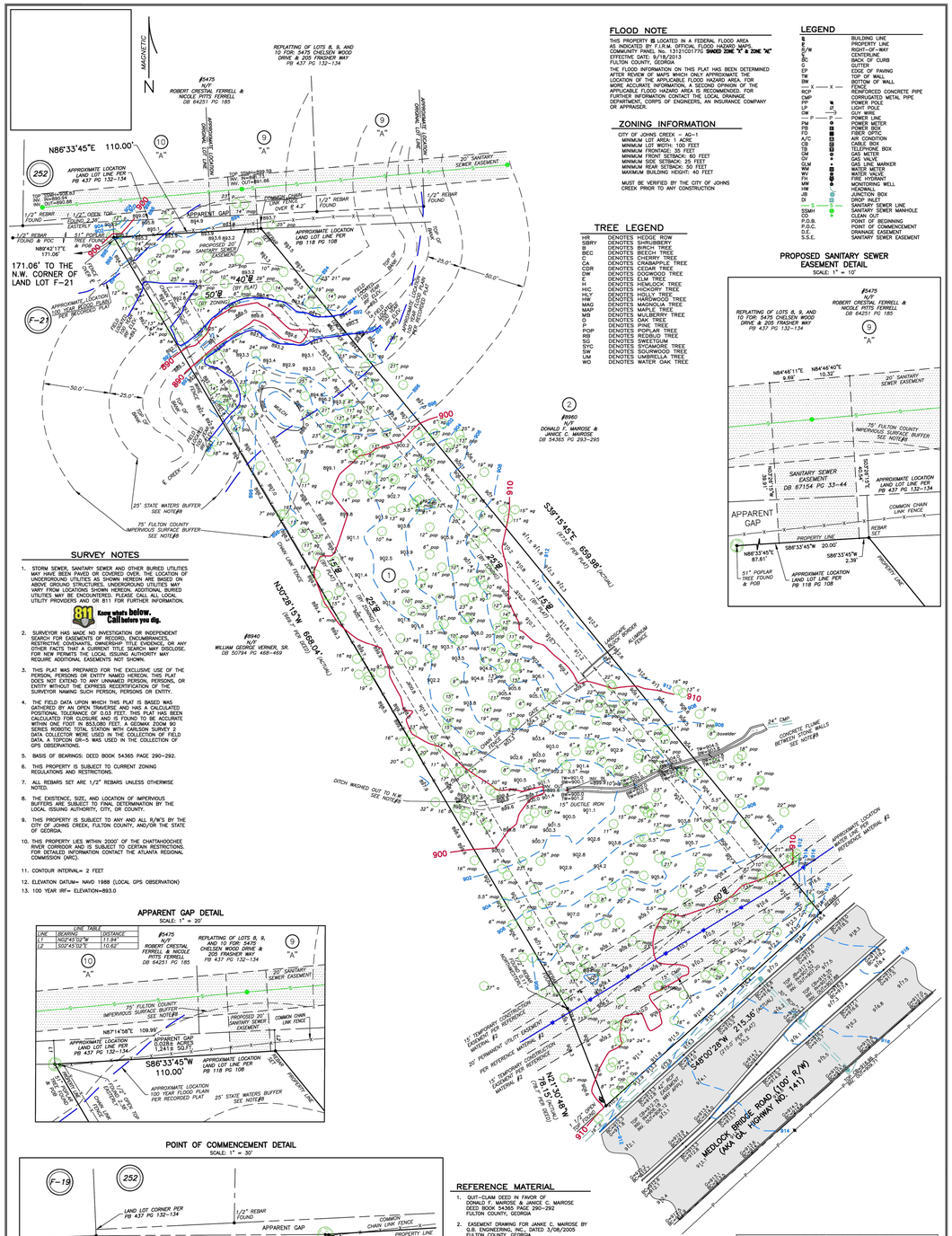
COVER SHEET

		REVISIONS
DATE	12-11-24	01-14-25
SCALE	AS SHOWN	CITY COMMENTS
DRAWN	AHG	
CHECKED	GHB	

CONSTRUCTION PLANS FOR:
8950 MEDLOCK BRIDGE ROAD
LAND LOT F-21, 1ST DISTRICT
JOHNS CREEK, FULTON COUNTY, GEORGIA

CVE PI # 24-315

SHEET NO.
CV



FLOOD NOTE

THIS PROPERTY IS LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY F.I.R.M. OFFICIAL FLOOD HAZARD MAPS, COMMUNITY PANEL No. 13121C0177G **SHADED ZONE "X" & ZONE "AE"** EFFECTIVE DATE: 9/18/2013
FULTON COUNTY, GEORGIA
THE FLOOD INFORMATION ON THIS PLAT HAS BEEN DETERMINED BY GRAPHIC OR PLOT MAPS WHICH ONLY APPROXIMATE THE LOCATION OF THE APPLICABLE FLOOD HAZARD AREA. FOR MORE ACCURATE INFORMATION, A SECOND OPINION OF THE APPLICABLE FLOOD HAZARD AREA IS RECOMMENDED. FOR FURTHER INFORMATION CONTACT THE LOCAL DRAINAGE DEPARTMENT, CORPS OF ENGINEERS, AN INSURANCE COMPANY OR APPRAISER.

ZONING INFORMATION

CITY OF JOHNS CREEK – AG-1
MINIMUM LOT AREA: 1 ACRE
MINIMUM LOT WIDTH: 100 FEET
MINIMUM FRONTAGE: 35 FEET
MINIMUM FRONT SETBACK: 75 FEET
MINIMUM SIDE SETBACK: 25 FEET
MINIMUM REAR SETBACK: 50 FEET
MAXIMUM BUILDING HEIGHT: 40 FEET

MUST BE VERIFIED BY THE CITY OF JOHNS CREEK PRIOR TO ANY CONSTRUCTION

TREE LEGEND

HR	DENOTES HEDGE ROW
SBRY	DENOTES SHRUBBERY
B	DENOTES BIRCH TREE
BEC	DENOTES BEECH TREE
C	DENOTES CHERRY TREE
CA	DENOTES CHAMPION TREE
CDR	DENOTES CEDAR TREE
DW	DENOTES DOGWOOD TREE
E	DENOTES ELM TREE
H	DENOTES HEMLOCK TREE
HIC	DENOTES HICKORY TREE
HLY	DENOTES HOLLY TREE
HW	DENOTES HARDWOOD TREE
MAG	DENOTES MAGNOLIA TREE
MAP	DENOTES MAPLE TREE
MB	DENOTES MULBERRY TREE
O	DENOTES OAK TREE
P	DENOTES PINE TREE
POP	DENOTES POPLAR TREE
RB	DENOTES REDBUD TREE
SG	DENOTES SWEETGUM
SYC	DENOTES SYCAMORE TREE
SW	DENOTES SOURWOOD TREE
TW	DENOTES TWIN TREE
WO	DENOTES WATER OAK TREE

LEGEND

BL	BUILDING LINE
PL	PROPERTY LINE
R/W	RIGHT-OF-WAY
ac	ACRE(S)
BC	BACK OF CURB
G	GUTTER
EP	EDGE OF PAVING
TW	TOP OF WALL
BW	BOTTOM OF WALL
FENCE	FENCE
RCP	REINFORCED CONCRETE PIPE
CMP	CORRUGATED METAL PIPE
PP	POWER POLE
LP	LIGHT POLE
GW	GUY WIRE
OHP	OVERHEAD LINE
PM	POWER METER
PB	POWER BOX
FO	FIBER OPTIC
A/C	AIR CONDITION
TB	TELEPHONE
TB	TELEPHONE BOX
GM	GAS METER
GV	GAS VALVE
GLM	GAS LINE MARKER
GB	GAS BOX
WV	WATER VALVE
FH	FIRE HYDRANT
MW	MONITORING WELL
HW	HEADWALL
JB	JUNCTION BOX
DI	DROP INLET
SS	SANITARY SEWER LINE
SSMH	SANITARY SEWER MANHOLE
CO	CLEAN OUT
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
D.E.	DRAINAGE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT

PROPOSED SANITARY SEWER EASEMENT DETAIL

SCALE: 1" = 10'

SURVEY NOTES

1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAKED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON PHYSICAL EVIDENCE AND/OR UTILITY COMPANY RECORDS AND MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. PLEASE CALL ALL LOCAL UTILITY PROVIDERS AND OR 811 FOR FURTHER INFORMATION.

811 Know what's below. Call before you dig.

2. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE. FOR NEW PERMITS THE LOCAL ISSUING AUTHORITY MAY REQUIRE ADDITIONAL EASEMENTS NOT SHOWN.
3. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS RECERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS OR ENTITY.
4. THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS GATHERED BY AN OPEN TRAVERSE AND HAS A CALCULATED POSITIONAL TOLERANCE OF 0.03 FEET. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 855,080 FEET. A GEOMAX ZOOM 90 ROBOTIC TOTAL STATION WITH CARLSON SURVEY 2 DATA COLLECTION WERE USED IN THE COLLECTION OF FIELD DATA. A TOPCON GR-5 WAS USED IN THE COLLECTION OF GPS OBSERVATIONS.
5. BASIS OF BEARINGS: DEED BOOK 54365 PAGE 290–292.
6. THIS PROPERTY IS SUBJECT TO CURRENT ZONING REGULATIONS AND RESTRICTIONS.
7. ALL REBARS SET ARE 1/2" REBARS UNLESS OTHERWISE NOTED.
8. THE EXISTENCE, SIZE, AND LOCATION OF IMPERVIOUS BUFFERS ARE SUBJECT TO FINAL DETERMINATION BY THE LOCAL ISSUING AUTHORITY, CITY, OR COUNTY
9. THIS PROPERTY IS SUBJECT TO ANY AND ALL R/W'S BY THE CITY OF JOHNS CREEK, FULTON COUNTY, AND/OR THE STATE OF GEORGIA.
10. THIS PROPERTY LIES WITHIN 2000' OF THE CHATTAHOOCHEE RIVER CORRIDOR AND IS SUBJECT TO CERTAIN RESTRICTIONS. FOR DETAILED INFORMATION CONTACT THE ATLANTA REGIONAL COMMISSION (ARC).
11. CONTOUR INTERVAL= 2 FEET
12. ELEVATION DATUM= NAVD 1988 (LOCAL GPS OBSERVATION)
13. 100 YEAR IRF= ELEVATION=893.0

APPARENT GAP DETAIL

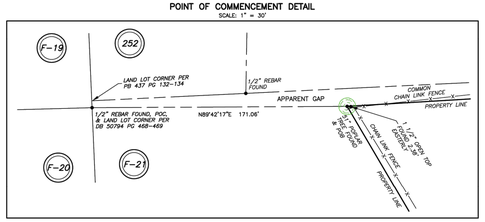
SCALE: 1" = 20'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N02°45'02"W	11.94'
L2	S02°45'02"E	10.62'

POINT OF COMMENCEMENT DETAIL

SCALE: 1" = 30'



REFERENCE MATERIAL

1. QUIT-CLAIM DEED IN FAVOR OF DONALD F. MAROSE & JANICE C. MAROSE DEED BOOK 54365 PAGE 290–292 FULTON COUNTY, GEORGIA
2. EASEMENT DRAWING FOR JANKE C. MAROSE BY G.B. ENGINEERING, INC., DATED 3/08/2005 FULTON COUNTY, GEORGIA
3. SANITARY SEWER EASEMENT BETWEEN ROBERT CRESTIAL FERRELL AND NICOLE PITTS FERRELL AND DONALD F. MAROSE & JANICE C. MAROSE BOOK 67154 PAGE 33–44 FULTON COUNTY, GEORGIA

SURVEYOR'S CERTIFICATE

This plat is a retracement of an existing parcel or parcels of land and is subject to all matters that an accurate survey and inspection of the parcel of real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Regulation for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15–6–67.

GEORGIA REGISTERED LAND SURVEYOR NO. 2646 MICHAEL R. NOLES

Michael R. Noles
Georgia RLS #2646
Member: SAMSCI

Michael R. Noles — *Georgia RLS No. 2646* — *7–26–23*

NO.	REVISIONS	DATE
1	ADDED 20' SEWER EASEMENT PER CLIENT REQUEST	7–27–23
2	ADDED SURVEY NOTE #10 (ATLANTA REGIONAL COMMISSION)	7–27–23
3	REMOVED STREAM BUFFERS FROM FRONT OF PROPERTY PER 7–26–23 EMAIL FROM RUCH ASHWALL, CITY OF JOHNS CREEK PRINCIPAL PLANNER	7–31–23
4	ADDED PROPOSED 20' SANITARY SEWER EASEMENT	7–31–23
5	ADDED DETAILS FOR PROPOSED 20' SEWER EASEMENT AND APPARENT GAP	8–7–23
6	ADDED TOPOGRAPHIC INFORMATION	10–20–23

McCLUNG SURVEYING

McClung Surveying Services, Inc.
4833 South Cobb Drive Suite 200
Smyrna, Georgia 30080 (770) 434–3383
www.mcclungsurveying.com Certificate of Authorization #LSF000752

TOPOGRAPHIC MAP FOR
DOUG DILLARD

MEDLOCK BRIDGE ROAD
JOHNS CREEK, GEORGIA

TOTAL AREA= 2.381± ACRES
OR 103,735± SQ. FT.

30' 15' 0' 30' 60'
SCALE IN FEET

LOT 1
SURVEY OF PROPERTY FOR
BESSEMER SECURITIES CORPORATION

LAND LOT F–21
1ST DISTRICT 1ST SECTION
FULTON COUNTY, GEORGIA
PLAT PREPARED: 7–26–23
FIELD: 7–25–23 SCALE: 1"=30' JOB#262345 PB 118 PG 108

Received
January 14, 2025
RC-24-0001
Planning & Zoning
Community Development Dept.
City of Johns Creek

24 HOUR EMERGENCY CONTACT: DOUG DILLARD 770-519-6917

SITE NOTES:

1. THE SITE CONTAINS: 2.38 ACRES / 103,737 SF
   TOTAL DISTURBED ACREAGE: 0.94 ACRES / 42,352 SF
2. SITE ADDRESS: 8950 MEDLOCK BRIDGE ROAD, JOHNS CREEK GA, 30097
3. ZONING: AG-1
4. SURVEY INFORMATION IS TAKEN FROM SURVEY PERFORMED BY McCLUNG SURVEYING SERVICES, INC DATED 7-25-23.
5. THIS SITE IS NOT LOCATED WITHIN A ZONE [A, AE, SHADED ZONE X] AS DEFINED BY F.I.R.M. COMMUNITY PANEL NUMBER 13121C0177 G DATED SEPTEMBER 18, 2013 FOR INCORPORATED FULTON COUNTY, GEORGIA.
6. THERE ARE WATERS OF THE STATE OF GEORGIA WITHIN 200 FEET OF THE SITE. ALL APPROPRIATE STATE WATER BUFFERS ARE SHOWN ON THE SITE PLANS. THERE ARE NO PROPOSED IMPACTS TO ANY STATE WATERS PER THESE CONSTRUCTION DOCUMENTS.
7. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO CEMETERIES, ARCHITECTURAL, OR ARCHEOLOGICAL LANDMARKS THAT EXIST ON SITE. IN THE EVENT THAT THESE LANDMARKS ARE DISCOVERED DURING CONSTRUCTION, THE ENGINEER MUST BE CONTACTED IMMEDIATELY FOR REVIEW AND AMENDING THE CONSTRUCTION PLANS.
8. THE EXISTING UTILITIES SHOWN ON THE PLANS ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS, SIZES, MATERIALS, OR DEPTH FOR THE UTILITIES SHOWN OR THE UTILITIES WHICH MAY EXIST ON THE SITE BUT ARE NOT SHOWN. THE CONTRACTOR SHALL HAVE THE RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES SHOWN ON THE PLANS AND REPORT ANY DISCREPANCIES TO THE ENGINEER OF RECORD. THE CONTRACTOR SHALL ALSO HAVE THE RESPONSIBILITY BEFORE STARTING ANY WORK TO MAKE SUCH EXPLORATIONS AND PROBES NECESSARY TO ASCERTAIN ANY SEWER LINES, WATER SUPPLY LINES, GAS LINES, ELECTRICAL LINES, CABLE LINES, TELEPHONE LINES, OR OTHER UTILITY LINE.
9. CONTRACTOR SHALL CONTACT THE UTILITY LOCATOR AS REQUIRED BY GEORGIA LAW AND HAVE ALL UTILITIES MARKED PRIOR TO ANY CONSTRUCTION ACTIVITY. CONTRACTOR WILL HAVE PRIVATE UTILITY LOCATOR LOCATE ALL UTILITIES WITHIN THE CONSTRUCTION LIMITS NOT COVERED BY THE UTILITY PROTECTION CENTER.
10. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR ERRORS THAT HE MAY DISCOVER IN THESE PLANS.
11. CONTRACTOR TO PROVIDE ALL NECESSARY BARRICADES, GUARDS, LIGHTS, AND OTHER INSTALLATIONS REQUIRED TO PROTECT PERSONS AND PROPERTY DURING THE ENTIRE CONSTRUCTION PROCESS.
12. ALL CONSTRUCTION MUST CONFORM TO THE APPROPRIATE CITY OF JOHNS CREEK, FULTON COUNTY, AND GEORGIA STANDARDS.
13. UNDERGROUND UTILITIES SERVING OR CROSSING THE PREMISES MAY EXIST THAT ARE NOT SHOWN. CRESCENT VIEW ENGINEERING IS UNABLE TO CERTIFY TO THE ACCURACY OR COMPLETENESS OF THE UTILITY INFORMATION SHOWN. ALL UNDERGROUND UTILITY LOCATIONS MUST BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION ACTIVITY BY THE UTILITY PROTECTION CENTER AT 1-800-282-7411 FOR RIGHT OF WAY AREA AND BY A PRIVATE UTILITY LOCATOR FOR UTILITIES NOT LOCATED WITHIN THE RIGHT OF WAY.
14. THE CONTRACTOR MUST OBTAIN ADDITIONAL "RIGHT OF WAY" PERMIT FOR ALL NECESSARY WORK DONE IN THE RIGHT OF WAY.
15. THIS PLAN WAS PREPARED FOR PERMIT APPROVAL ONLY. ACTUAL CONSTRUCTION SHOULD BE BASED ON STAKING BY A REGISTERED LAND SURVEYOR. THE FOOTPRINT IS BASED ON AN ARCHITECTURAL PLAN BY OTHERS. THE ARCHITECTURAL PLAN SHOULD BE USED FOR HOUSE POSITIONING AND LOCATION.

POST-CONSTRUCTION LOT COVERAGE:

PROPOSED IMPERVIOUS AREA	SF
PROPOSED HOUSE	3,723
PROPOSED COVERED FRONT PORCH	272
PROPOSED REAR COVERED PORCH	443
PROPOSED DETACHED GARAGE	1,337
PROPOSED COVERED PATIO	558
PROPOSED DRIVEWAY	8,897
PROPOSED WALKWAY	641
PROPOSED WALL	87
TOTAL - NEW IMPERVIOUS	**15958**
POST CONSTRUCTION LOT COVERAGE	**15958**
LOT COVERAGE %	**15.38%**

CITY OF JOHNS CREEK NOTE:

1. THIS PROPERTY IS COMPLETELY OR PARTIALLY WITHIN THE CHATTAHOOCHEE RIVER CORRIDOR. NO LAND DISTURBANCE SHALL OCCUR OUTSIDE THE APPROVED LIMITS.
2. ALL CONSTRUCTION MUST CONFORM TO CITY OF JOHNS CREEK STANDARDS.
3. PRIOR TO COMMENCING LAND DISTURBING ACTIVITY ONSITE, A PRECONSTRUCTION MEETING MUST BE HELD WITH THE CITY'S DEVELOPMENT INSPECTOR, THE LIMITS OF LAND DISTURBANCE SHALL BE CLEARLY AND ACCURATELY DEMARCATED WITH WITH TREE SAVE FENCE, AND SHALL REMAIN MARKED THROUGHOUT CONSTRUCTION, UNTIL FINAL STABILIZATION.
4. ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO COMMENCING CONSTRUCTION AND SHALL BE MAINTAINED IN PROPER WORKING ORDER UNTIL ALL DISTURBED AREAS ARE STABILIZED.
5. A COPY OF THE APPROVED LAND DISTURBANCE PLAN AND RIVER CORRIDOR CERTIFICATE/PERMIT SHALL BE PRESENT ONSITE WHENEVER LAND DISTURBING ACTIVITY IS IN PROGRESS.
6. A FINAL ON-SITE INSPECTION BY THE DIRECTOR OF THE DEPARTMENT OF COMMUNITY DEVELOPMENT OR HIS/HER DESIGNEE IS REQUIRED PRIOR TO THE RELEASE OF THE CERTIFICATE OF OCCUPANCY. A CERTIFIED AS-BUILT SURVEY MAY BE REQUIRED.
7. THIS PLAN IS APPROVED FOR RIVER CORRIDOR ONLY. IT DOES NOT ENTITLE LAND DISTURBING ACTIVITY OR CONSTRUCTION OF STRUCTURES WITHOUT FIRST OBTAINING ALL APPLICABLE PERMITS.

ZONING CONFORMANCE:

SITE ZONING: AG-1
MINIMUM LOT SIZE: 1 ACRE
FRONT SETBACK: 60 FEET
SIDE SETBACK: 25 FEET
REAR SETBACK: 50 FEET
LOT FRONTAGE: 35 FEET
LOT WIDTH: 100 FEET
BUILDING HEIGHT: NO MORE THAN 40 FEET

ARC CALCULATIONS:

ARC Allocation Table	
Category	**C**
Total Category Area (sf)	103,737
Allowable Imperivous (45%)	46,682
Existing Impervious	0
Proposed Impervious	15,958
Total Impervious	15,958
Remaining Impervious	30,724
Allowable Clearing (70%)	72,616
Proposed Clearing	42,352
Remaining Clearing	30,264

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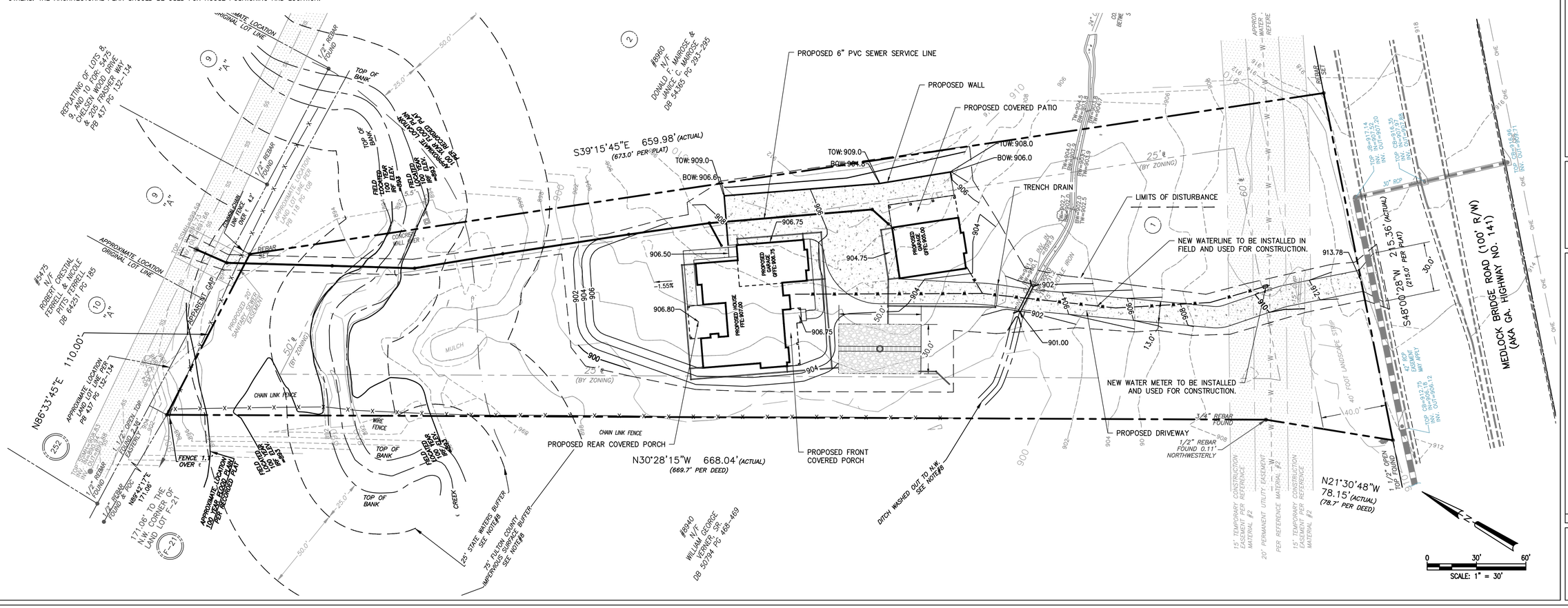

Prepared By:
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PREPARED FOR:
DOUG DILLARD
4645 SAYBROOK CT
PEACHTREE CORNERS GA 30096
770-519-6917
DOUG@DB-CONST.COM

SITE PLAN

DATE	12-11-24	REVISIONS
SCALE	AS SHOWN	01-14-25 CITY COMMENTS
DRAWN	AHG	
CHECKED	GHB	

GEORGIA REGISTERED PROFESSIONAL ENGINEER GEORGE H. BAY

CONSTRUCTION PLANS FOR:
8950 MEDLOCK BRIDGE ROAD
LAND LOT F-21, 1ST DISTRICT
JOHNS CREEK, FULTON COUNTY, GEORGIA

CVE PI # 24-315

SHEET NO.
C-1

24 HOUR EMERGENCY CONTACT: DOUG DILLARD 770-519-6917

RELEASE FOR CONSTRUCTION

RUNOFF REDUCTION CALCULATIONS:

AREA	SF	NOT/TREATED	BMP LOCATION
PROPOSED HOUSE	3,723	TREATED	TRENCH
PROPOSED COVERED PORCH	272	TREATED	TRENCH
PROPOSED REAR COVERED PORCH	443	TREATED	TRENCH
PROPOSED DETACHED GARAGE	1,337	TREATED	TRENCH
PROPOSED COVERED PATIO	558	TREATED	TRENCH
PROPOSED DRIVEWAY	8,897	TREATED	TRENCH
PROPOSED WALKWAY	641	TREATED	TRENCH
PROPOSED WALL	87	TREATED	TRENCH
TOTAL TREATED IMPERVIOUS AREA	**15,958**	**SF**	
TOTAL IMPERVIOUS AREA	**15,958**	**SF**	

Water Quality / Runoff Reduction Calculations

Per GSWMM Section 2.2.4.1

Water Quality Volume (WQv)

Runoff Reduction (RRv)

Site Area (A) =	103,737	SF
Treated Impervious Area =	15,958	SF
% impervious (I) =	16.00	%
RRv = (P.Rv.A)/12	1677.1	CF
Rv = 0.05 + I*(0.009)	0.194	
WQv = 1.2*Rv*A/12	2012.5	CF

Stone Storage Infiltration Trench W/ Pipe Calculation

Runoff Reduction Calculations	1.2" required for required area impervious	
Required Treated Impervious Area =	15958.0	**SF**
Required RRv Volume =	2012.5	**CF**
Pipe Volume		
Diameter of Pipe	3.0	**FT**
Length of Pipe	50.0	**FT**
Volume of Single Pipe	353.4	**CF**
All volume to be provided in Stone Storage Infiltration Trench w 40% void ratio		
Gravel Volume		
Length of Trench	50.0	**FT**
Width of Trench	30.0	**FT**
Depth of Trench	6.0	**FT**
Volume of Gravel	3458.6	**CF**
Provided Gravel Volume + Pipe Volume =	3812.1	**CF**
Required Volume =	2012.5	**CF**
Percent of Volume Provided over required	189%	

RUNOFF REDUCTION DESCRIPTION:

TOTAL IMPERVIOUS AREA FOR THE SITE IS = 15,958 SQUARE FEET. RUNOFF REDUCTION IS PROVIDED FOR THE NEW IMPERVIOUS AREA OF 15,958 SQUARE FEET FOR PROPOSED HOUSE, WALKWAYS, PORCHES, LANDING, WALLS, STEPS. SEE LOT COVERAGE CHART.

TOTAL OF 15,958 SF OF IMPERVIOUS AREA, AS MENTIONED ABOVE. THE TRENCH IS TO BE FILLED WITH #57 STONE (40% VOID RATIO) AND 3 FT PERFORATED PIPE. THE TOTAL REQUIRED AREA OF THE TRENCH IS 2012.50 CF. THE TOTAL PROVIDED AREA OF THE TRENCH SYSTEM IS 3,812.1 CF.

THE RUNOFF REDUCTION VOLUMES PROVIDED BY THE BMP SHOWN EXCEED THE RUNOFF REDUCTION STORAGE REQUIREMENTS. THE TRENCH WILL PROMOTE GROUNDWATER RECHARGE WHILE RESPECTING THE REQUIRED CRITICAL ROOT ZONE OF SAVE TREES. BECAUSE OF THE AVAILABLE SPACE, LARGER SURFACE AREA TRENCH WAS DESIGNED TO KEEP THE STORAGE FACILITY AS SHALLOW AS POSSIBLE AND PROMOTE MORE DIRECT INFILTRATION.

ANY OVERFLOW DRAINAGE FROM THE SYSTEM WILL FLOW OUT OF THE POP UP DRAIN TOWARDS THE WEST PROPERTY LINE.

INFILTRATION TRENCH NOTES:

VEGETATION

THE LANDSCAPED AREA ABOVE THE SURFACE OF TRENCH CAN BE LANDSCAPED WITH SOD OR MAY BE COVERED WITH AN ENGINEERED SOIL MIX, AND PLANTED WITH MANAGED TURF OR OTHER HERBACEOUS VEGETATION. THE STONE STORAGE IS FOR STORAGE ONLY AND CAN BE GRADED ABOVE PER THE GRADING PLAN WITH A MINIMUM COVER OF 6".

MAINTENANCE

MONTHLY

- ENSURE THAT CONTRIBUTING AREA, FACILITY AND INLETS ARE CLEAR OF DEBRIS.
- ENSURE THAT THE CONTRIBUTING AREA IS STABILIZED.
- REMOVE SEDIMENT AND OIL/GREASE FROM PRETREATMENT DEVICES, AS WELL AS OVERFLOW STRUCTURES.
- MOW GRASS FILTER STRIPS SHOULD BE MOWED AS NECESSARY. REMOVE GRASS CLIPPINGS.

SEMIANNUAL INSPECTION

- CHECK OBSERVATION WELLS FOLLOWING 3 DAYS OF DRY WEATHER. FAILURE TO PERCOLATE WITHIN THIS TIME PERIOD INDICATES CLOGGING.
- INSPECT PRETREATMENT DEVICES AND DIVERSION STRUCTURES FOR SEDIMENT BUILD-UP AND STRUCTURAL DAMAGE.
- REMOVE TREES THAT START TO GROW IN THE VICINITY OF THE TRENCH.REPLACE PEA GRAVEL/TOPSOIL/GRASSING AND TOP SURFACE FILTER FABRIC (WHEN CLOGGED).

AS NEEDED

- PERFORM TOTAL REHABILITATION OF THE TRENCH TO MAINTAIN DESIGN STORAGE CAPACITY.
- EXCAVATE TRENCH WALLS TO EXPOSE CLEAN SOIL.UPON FAILURE

GEORGIA811 Utilities Protection Center, Inc

Know what's below. Call before you dig.

PEAK FLOW SUMMARY:

PEAK FLOW SUMMARY CHART FOR BASIN 1								
Storm Event	Pre-Developed Study Point Q (cfs)	Post-Developed Q (cfs) to Trench	Post-Developed Bypass Q (cfs)	Pond Routed Q (cfs)	Post-Developed Study Point (cfs)	% Reduction from Pre Developed	Peak Pond Elevation (ft)	Total Pond Storage
1-YR	0.33	1.75	0.28	0.000	0.28	14.11%	895.64	1,573
2-YR	0.38	2.02	0.32	0.000	0.32	14.36%	895.98	1,809
5-YR	0.46	2.46	0.39	0.000	0.39	14.22%	896.56	2,203
10-YR	0.53	2.83	0.45	0.000	0.45	14.26%	897.05	2,536
25-YR	0.62	3.35	0.54	0.000	0.54	14.26%	897.79	3,007
50-YR	0.70	3.78	0.60	0.000	0.60	14.35%	898.42	3,391
100-YR	0.78	4.20	0.67	0.000	0.67	14.30%	899.05	3,769

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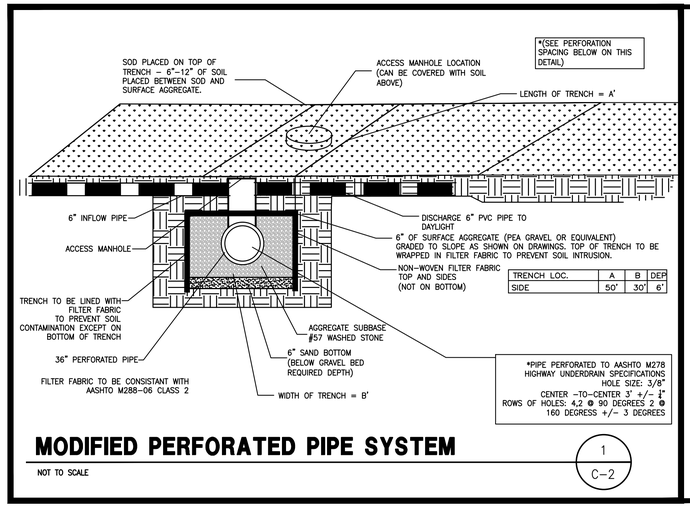
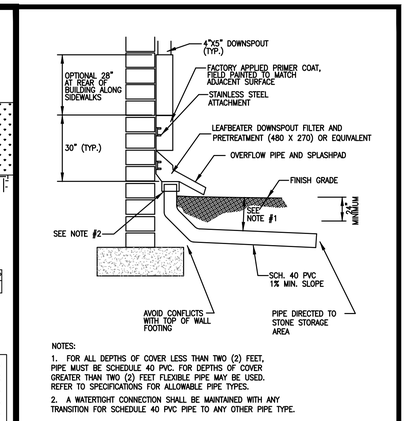


TRENCH LOC.	A	B	DEP
SIDE	50'	30'	6'

MODIFIED PERFORATED PIPE SYSTEM (1 / C-2)

NOT TO SCALE

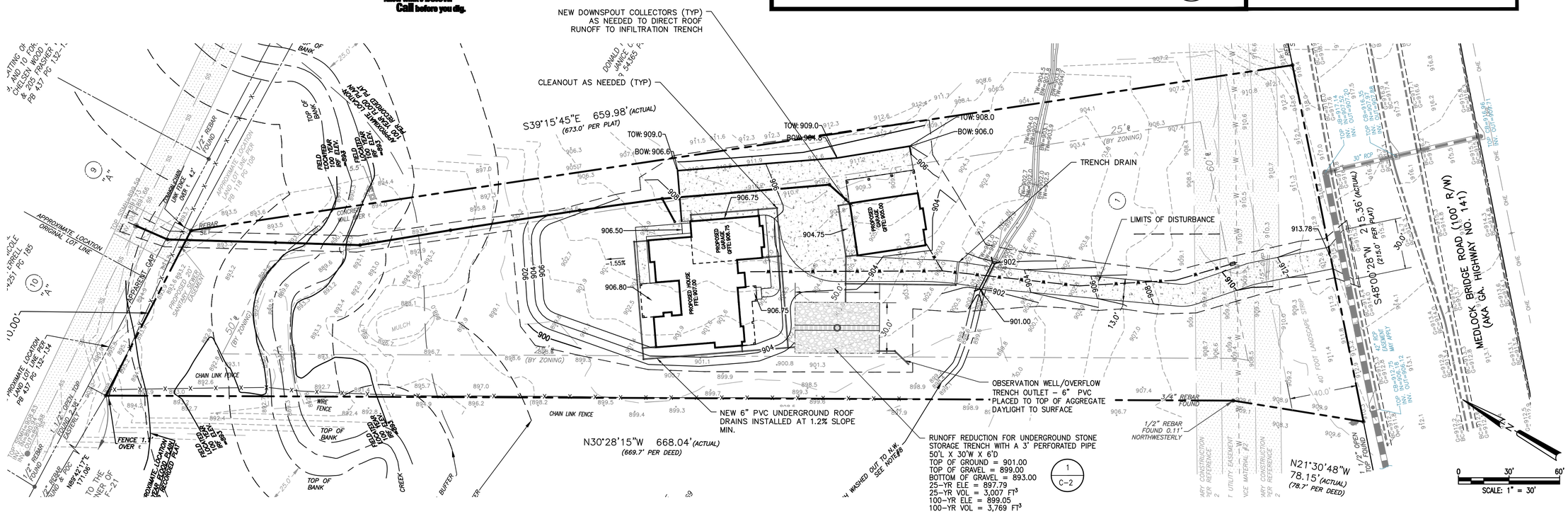


NOTES:

1. FOR ALL DEPTHS OF COVER LESS THAN TWO (2) FEET, PIPE MUST BE SCHEDULE 40 PVC. FOR DEPTHS OF COVER GREATER THAN TWO (2) FEET FLEXIBLE PIPE MAY BE USED. REFER TO SPECIFICATIONS FOR ALLOWABLE PIPE TYPES.
2. A WATERTIGHT CONNECTION SHALL BE MAINTAINED WITH ANY TRANSITION FOR SCHEDULE 40 PVC PIPE TO ANY OTHER PIPE TYPE.

DOWNSPOUT COLLECTOR (2 / C-2)

NOT TO SCALE



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STORMWATER PLAN

DATE	12-11-24	REVISIONS
SCALE	AS SHOWN	01-14-25 CITY COMMENTS
DRAWN	AHG	
CHECKED	GHB	

GEORGIA REGISTERED PROFESSIONAL ENGINEER GEORGE H. BAY III

CONSTRUCTION PLANS FOR:
8950 MEDLOCK BRIDGE ROAD
LAND LOT F-21, 1ST DISTRICT
JOHNS CREEK, FULTON COUNTY, GEORGIA

CVE PI # 24-315

SHEET NO.
C-2

24 HOUR EMERGENCY CONTACT: DOUG DILLARD 770-519-6917

RELEASE FOR CONSTRUCTION

GEORGIA811 Utilities Protection Center, Inc
Know what's below. Call before you dig.

ES&PC NOTES:

1. THE CONSTRUCTION PAD SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC STREETS.
2. SILT FENCES AND HAY BALE BARRIERS SHALL BE CLEANED OR REPLACED AND MAINTAINED IN FUNCTIONAL CONDITION UNTIL PERMANENT EROSION CONTROL MEASURES ARE ESTABLISHED.
3. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE SPECIFICATION OF THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA.
4. THE CONTRACTOR SHALL CLEAN OUT ALL ACCUMULATED SILT FROM THE SEDIMENT PONDS ONCE ALL DISTURBED AREAS ARE STABILIZED WITH PERMANENT VEGETATION.
5. EROSION CONTROL DEVICES WILL BE IN PLACE BEFORE SITE DISTURBANCE AND WILL BE PERIODICALLY INSPECTED AND REPAIRED OR RESTORED AS NEEDED TO FUNCTION PROPERLY UNTIL PERMANENT MEASURES ARE ESTABLISHED AND PROJECT IS COMPLETE, I.E.: CONSTRUCTION EXITS AND SILT FENCES SHALL BE RETOPPED OR CLEANED AS SILT REDUCES THEIR EFFECTIVENESS.
6. ANY ADDITIONAL CONSTRUCTION OTHER THAN SHOWN ON THIS PLAN WILL REQUIRE SEPARATE AND ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES AND APPROVAL.
7. TEMPORARY VEGETATION AND/OR HEAVY MULCH WILL BE USED TO STABILIZE AREAS. IN NO CASE SHALL A SITE BE LEFT BARE FOR MORE THAN 14 DAYS.
8. ALL DISTURBED AREAS WILL BE PERMANENTLY LANDSCAPED AND GRASSED AS SOON AS CONSTRUCTION PHASES PERMIT.
9. ADDITIONAL MEASURES MAY BE REQUIRED TO CONTROL EROSION AS DETERMINED NECESSARY BY INSPECTORS.
10. PERSON RESPONSIBLE FOR EROSION CONTROL MEASURES IS: 24 HOUR EMERGENCY CONTACT, WHOSE NAME IS FOUND AT THE TOP OF THIS SHEET
11. CUT AND FILL SLOPES NOT TO EXCEED 2H:1V.
12. SEDIMENTATION & EROSION CONTROL MEASURES TO BE INSPECTED DAILY.
13. NO WETLANDS EXIST ON OR WITHIN 200 FEET OF THE PROJECT SITE.
14. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNERS OF THE STORMWATER MANAGEMENT FACILITY TO KEEP THE ACCESS DRIVE FREE OF OBSTRUCTIONS AND TO MAINTAIN THE FACILITY FREE OF OBSTRUCTIONS, SILT AND DEBRIS, AND OPERATIONAL.
15. ACCESS EASEMENT TO BE CLEARED AND GRUBBED.

SEDIMENT STORAGE CALCULATIONS:

SILT FENCE PROVIDED = 1,698 LINEAR FEET OF SINGLE ROW SILT FENCE
SEDIMENT STORAGE REQUIRED = 62.37 CY
SEDIMENT STORAGE PROVIDED = 67.92 CY

GRADING NOTES:

1. APPROVED EROSION CONTROL DEVICES MUST BE INSTALLED PRIOR TO ANY DETENTION BMP INSTALLATION (NOT PART OF THIS PLAN) SURVEY
2. INFORMATION TAKEN FROM THE SURVEY FOUND ON SHEET S-1.
3. DISCOVERY OF UNSUITABLE SOILS OR ROCK MUST BE IMMEDIATELY REPORTED TO THE OWNER AND ENGINEER. ALL EARTHWORK MUST NOT PROCEED AT THAT POINT UNTIL OWNER RELEASES THE CONTRACTOR TO PROCEED.
4. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION OF UTILITIES AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS PROVIDED TO THE ENGINEER. INFORMATION SHOWN IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES.
5. CONTRACTOR SHALL FOLLOW ALL APPLICABLE SAFETY AND CONSTRUCTION PROCEDURES, ORDINANCES, CODES, AND STANDARDS.
6. CONTRACTOR SHALL CONTACT THE UTILITY LOCATOR AS REQUIRED BY GEORGIA LAW AND HAVE ALL UTILITIES MARKED PRIOR TO ANY CONSTRUCTION ACTIVITY. CONTRACTOR WILL HAVE PRIVATE UTILITY LOCATOR LOCATE ALL UTILITIES WITHIN THE CONSTRUCTION LIMITS NOT COVERED BY THE UTILITY PROTECTION CENTER.
7. ALL ELEVATIONS SHOWN ARE FINISHED GRADE.
8. THE APPROXIMATE LOCATION OF KNOWN UNDERGROUND UTILITIES HAVE BEEN SHOWN AS PROVIDED BY THE SURVEY. IT SHALL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY, LOCATE AND PROTECT ALL UTILITIES ON THE SITE. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR COORDINATING DEMOLITION, RELOCATION AND NEW UTILITY SERVICE WITH THE APPROPRIATE UTILITY. CONTRACTOR SHALL HIRE THEIR OWN UTILITY LOCATOR TO IDENTIFY ALL EXISTING UTILITIES WITHIN THE PROPOSED CONSTRUCTION AREA. ALL EXISTING SANITARY SEWER CONNECTIONS TO BE IDENTIFIED AND CONNECTED TO NEW SANITARY SEWER LINES.
9. BEFORE STARTING WORK CONTRACTOR SHALL MAKE SUCH EXPLORATIONS AND PROBES AS NECESSARY TO ASCERTAIN ANY ACTIVE UTILITY LINES AND MAKE SURE THESE UTILITIES CAN BE BROKEN OR CHANGED WITHOUT ANY DANGER OR DISRUPTION TO ANY NECESSARY SERVICE.
10. CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH THE LATEST STANDARDS OF OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR SHALL SUPPORT SYSTEMS, SLOPING, BENCHING, AND OTHER MEANS OF PROTECTION. THIS TO INCLUDE, BUT IS NOT LIMITED TO ACCESS AND EGRESS FROM ALL EXCAVATION AND TRENCHING. CONTRACTOR IS RESPONSIBLE TO COMPLY WITH PERFORMANCE CRITERIA FOR OSHA.

THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND-DISTURBING ACTIVITIES.

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 PROVIDED BY THE CONTRACTOR FOR EFFECTIVE EROSION IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.

ANY DISTURBED AREAS LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.

ANY DISTURBED AREAS REMAINING IDLE FOR 30 DAYS SHALL BE STABILIZED WITH PERMANENT VEGETATION.

GSWCC GEORGIA SOIL AND WATER CONSERVATION COMMISSION
GEORGE H BALTZ III
CERTIFICATION NUMBER: 0000045830
ISSUED: 09/25/2007 EXPIRES: 11/10/2025
SIGNED
NUMBER: 0000045830
EXPIRATION 11-10-25

CITY OF JOHNS CREEK NOTE:

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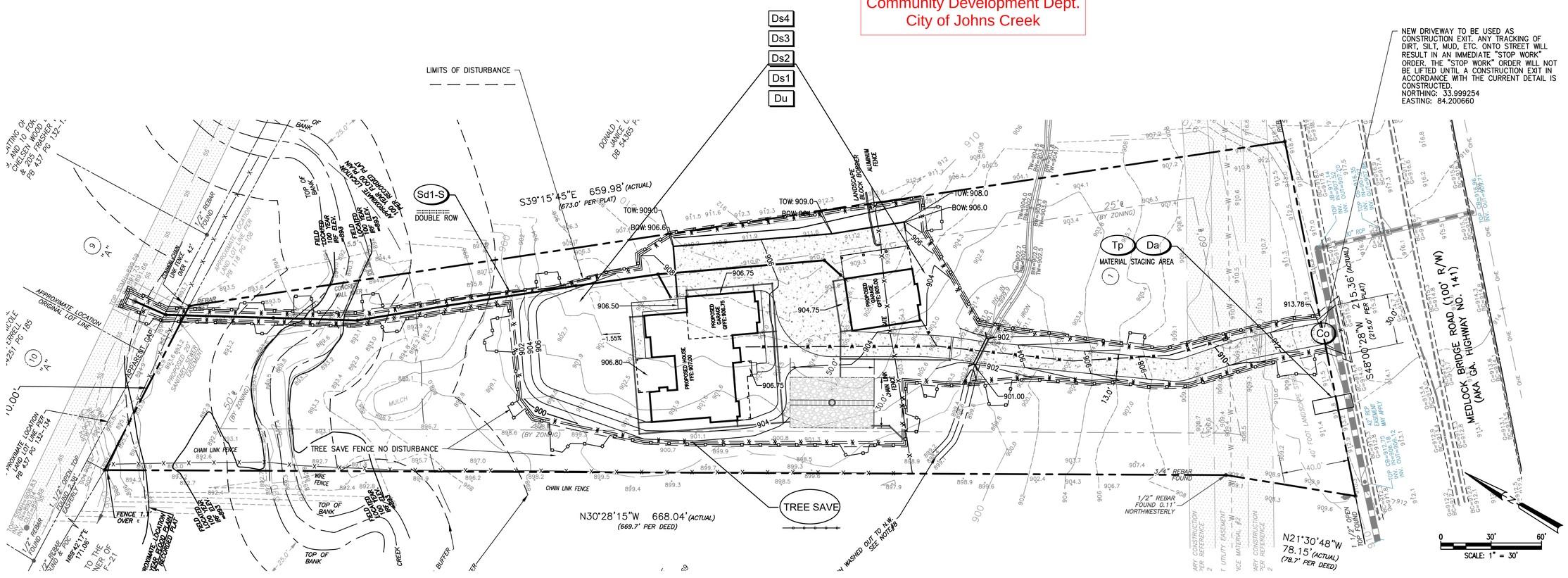
Community Development Dept.
City of Johns Creek



Prepared By:
CRESCENT VIEW ENGINEERING, LLC:
211 Frasier Street
Marietta, GA 30060
678-324-8410
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PREPARED FOR:
DOUG DILLARD
4645 SAYBROOK CT
PEACHTREE CORNERS GA 30096
770-519-6917
DOUG@GB-CONST.COM

ES&PC PLAN

DATE	12-11-24	REVISIONS
SCALE	AS SHOWN	01-14-25 CITY COMMENTS
DRAWN	AHG	
CHECKED	GHB	

GEORGE H. BALTZ III
REGISTERED
GEORGIA
PROFESSIONAL ENGINEER
No. 24555

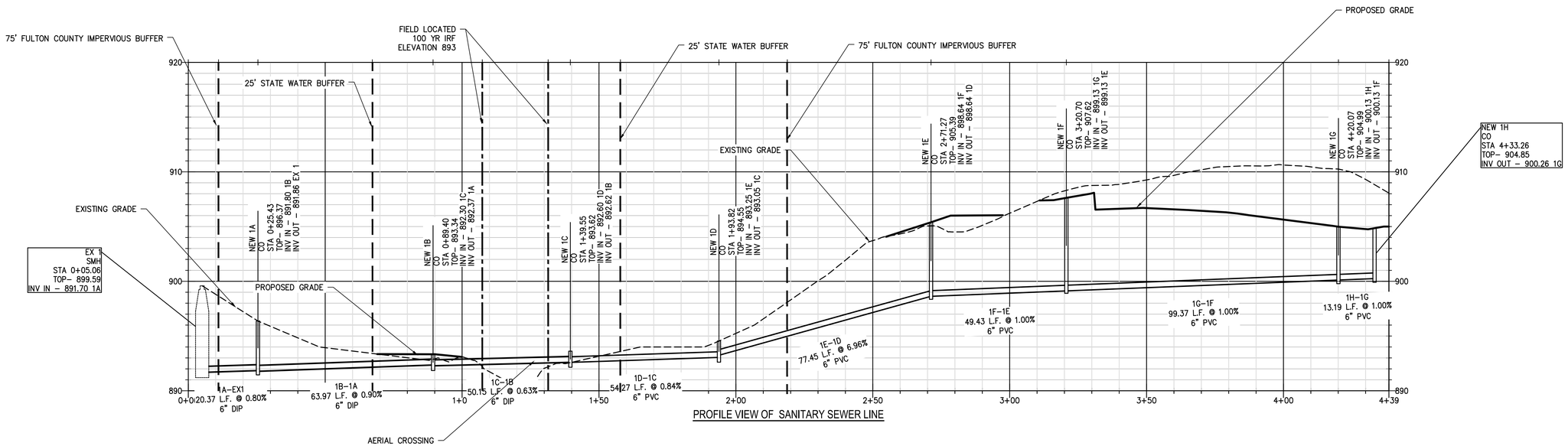
CONSTRUCTION PLANS FOR:
8950 MEDLOCK BRIDGE ROAD
LAND LOT F-21, 1ST DISTRICT
JOHNS CREEK, FULTON COUNTY, GEORGIA

CVE PI # 24-315

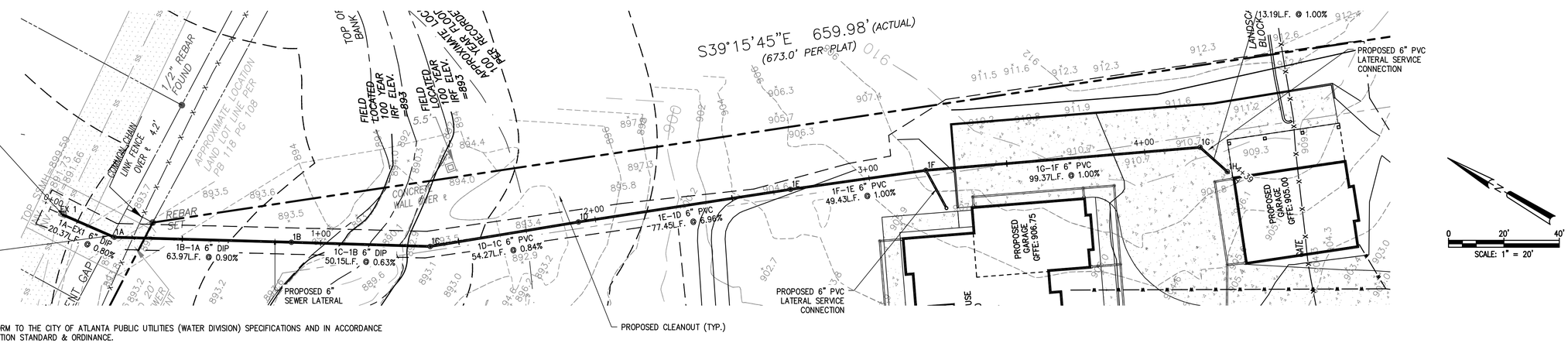
SHEET NO.
C-3

RELEASE FOR CONSTRUCTION

24 HOUR EMERGENCY CONTACT: DOUG DILLARD 770-519-6917



PROFILE VIEW OF SANITARY SEWER LINE



UTILITY NOTES:

1. ALL CONSTRUCTION TO CONFORM TO THE CITY OF ATLANTA PUBLIC UTILITIES (WATER DIVISION) SPECIFICATIONS AND IN ACCORDANCE WITH UTILITY HAVING JURISDICTION STANDARD & ORDINANCE.
2. SEWER PIPE SHALL HAVE GRAVEL BEDDING.
3. TRANSITION JOINTS BETWEEN SEWER PIPES OF DIFFERENT MATERIALS SHALL BE ACCOMPLISHED BY THE USE OF ADAPTERS. CONCRETE COLLARS ARE NOT ACCEPTABLE.
4. SANITARY SEWER PIPE SHALL BE ASTM D3034, RATED SDR 35 WITH INTEGRAL BELL, BELL & SPIGOT TYPE JOINTS (WITH RUBBER), OR DUCTILE IRON (D.I.) PIPE (CLASS 52) WITH PUSH–ON OR MECHANICAL JOINTS UNLESS OTHERWISE NOTED.
5. PRIOR TO THE CONSTRUCTION OF OR CONNECTION TO ANY STORM DRAIN, SANITARY SEWER, WATER MAIN OR ANY OF THE DRY UTILITIES. THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL POINTS OF CONNECTION AND ALL UTILITY CROSSINGS AND INFORM ENGINEER AND THE OWNER/DEVELOPER OF ANY CONFLICT OR REQUIRED DEVIATIONS FROM THE PLAN. NOTIFICATION SHALL BE MADE A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION. ENGINEER AND OWNER SHALL BE HELD HARMLESS IN THE EVENT THAT THE CONTRACTOR FAILS TO MAKE SUCH NOTIFICATION.
6. CONTRACTOR SHALL COORDINATE INSTALLATION OF WATER SERVICE WITH GOVERNING JURISDICTION.
7. CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING UTILITY DURING CONSTRUCTION AT NO COSTS TO THE OWNER.
8. CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH THE LATEST STANDARDS OF OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR SHALL SUPPORT SYSTEMS, SLOPING, BENCHING, AND OTHER MEANS OF PROTECTION. THIS TO INCLUDE, BUT IS NOT LIMITED TO ACCESS AND EGRESS FROM ALL EXCAVATION AND TRENCHING. CONTRACTOR IS RESPONSIBLE TO COMPLY WITH PERFORMANCE CRITERIA FOR OSHA.
9. CONTRACTOR TO KEEP EXISTING UTILITIES ACTIVE UNTIL NEW LINE IS CONSTRUCTED AND SWITCHOVER OCCURS.
10. THE SITE CONTRACTOR SHALL COORDINATE SERVICE ROUTING OF ALL GAS, TELEPHONE, AND ELECTRICAL LINES WITH THE APPROPRIATE UTILITY COMPANY. ALL CONSTRUCTION MUST COMPLY WITH EACH UTILITY'S STANDARDS AND SPECIFICATIONS AND NOT INTERFERE WITH TREE PLANTING SITES OR EXISTING TREES TO BE PRESERVED.
11. As–builts required. No C.O. issued until as–builts have been approved by CCWS.

Received
January 14, 2025
RC-24-0001
Planning & Zoning
Community Development Dept.
City of Johns Creek

GEORGIA811
Utilities Protection Center, Inc
Know what's below. Call before you dig.

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PREPARED FOR:
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SEWER PLAN

DATE	12-11-24	REVISIONS
SCALE	AS SHOWN	01-14-25 CITY COMMENTS
DRAWN	AHG	
CHECKED	GHB	

CONSTRUCTION PLANS FOR:
8950 MEDLOCK BRIDGE ROAD
LAND LOT F-21, 1ST DISTRICT
JOHNS CREEK, FULTON COUNTY, GEORGIA

CVE PI # 24-315

SHEET NO.
C-4

TREE LIST:

TREE LIST ON SHEET C-5.1

CONSTRUCTION NOTE IN AREA OF CRITICAL ROOT ZONE:

AT THE END OF CONSTRUCTION IN THE SRP OF TREE:

1. THE DRIVEWAY IS TO REMAIN IN THIS AREA UNTIL IT IS REPLACED.
2. IN THE AREA OF CRITICAL ROOT ZONE/STRUCTURAL ROOT PLAT USE HAND MACHINERY TO REMOVE PAVEMENT (I.E. JACK HAMMER)
3. NO CUT OR FILL OF EARTH ALLOWED WITHIN THE STRUCTURAL ROOT PLATE OF TREE.
4. THE AREA WILL BE LEVELED USING CRUSH-N-RUN OR SAND OR 57 STONE. DO NOT COMPACT SOIL.
5. 6mm WILL BE LAID DOWN IN AREA BEFORE CONCRETE IS POURED.

GENERAL LANDSCAPE NOTES:

1. TREE PROTECTION SHALL CONSIST OF CHAIN LINK, OR ORANGE LAMINATED PLASTIC, IN ADDITION TO FENCE, WHERE TREE TRUNKS ARE IN JEOPARDY OF BEING DAMAGED BY EQUIPMENT, 2X4 – INCH BOARDS MAY BE REQUESTED TO BE STRAPPED AROUND THE TRUNKS OF THE TREES.
2. TREE PROTECTION DEVICES MUST BE INSTALLED AND INSPECTED PRIOR TO ANY CLEARING, GRUBBING OR GRADING
3. TREE PROTECTION SHALL BE ENFORCED ACCORDING TO CITY OF JOHNS CREEK STANDARDS. ANY FIELD ADJUSTMENT TO THE LOCATIONS OF TREE PROTECTION DEVICES OR SUBSTITUTIONS OF PAINT MATERIAL FROM WHAT IS SHOWN ON THE APPROVAL PLANS ARE SUBJECT TO REVIEW AND APPROVAL OF THE CITY.

TREE SAVE/REPLACEMENT SCHEDULE:

TREES TO REMAIN ONSITE = 245 TREES AND 2,621 INCHES (DBH)

24 HOUR EMERGENCY CONTACT: DOUG DILLARD 770-519-6917

RELEASE FOR CONSTRUCTION

GEORGIA811 Utilities Protection Center, Inc
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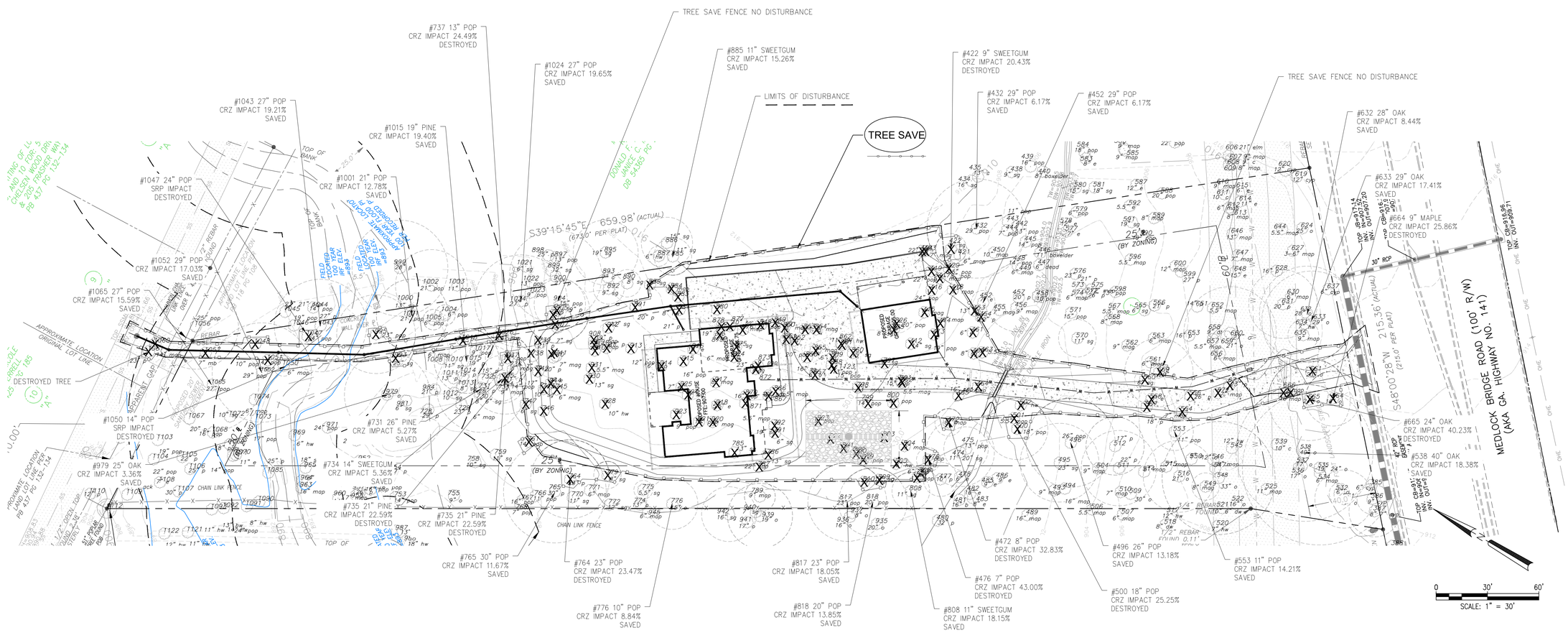

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TREE PLAN

REVISIONS	
01-14-25	CITY COMMENTS

DATE	12-11-24
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CONSTRUCTION PLANS FOR:
8950 MEDLOCK BRIDGE ROAD
LAND LOT F-21, 1ST DISTRICT
JOHNS CREEK, FULTON COUNTY, GEORGIA

CVE PI # 24-315

SHEET NO.
C-5.1

24 HOUR EMERGENCY CONTACT: DOUG DILLARD 770-519-6917

RELEASE FOR CONSTRUCTION

TREE LIST:

Existing Tree Data Table

Location	Tree #	DBH	Species	% Impact	Status
SITE	385	6	CYPRESS	100.00%	DESTROYED
SITE	386	9	CYPRESS	0.00%	SAVED
SITE	387	15	CYPRESS	0.00%	SAVED
BOUNDARY	388	16	OAK	0.00%	SAVED
SITE	412	14	SWEETGUM	100.00%	DESTROYED
SITE	413	19	POP	100.00%	DESTROYED
SITE	414	6	MAPLE	100.00%	DESTROYED
SITE	415	9	MAGNOLIA	100.00%	DESTROYED
SITE	416	24	POPLAR	100.00%	DESTROYED
SITE	417	6	MAPLE	100.00%	DESTROYED
SITE	418	7	MAPLE	100.00%	DESTROYED
SITE	419	22	POPLAR	0.00%	SAVED
SITE	420	14	POPLAR	100.00%	DESTROYED
SETBACK	421	6	MAPLE	100.00%	DESTROYED
SETBACK	422	9	SWEETGUM	20.43%	DESTROYED
SETBACK	423	7	MAGNOLIA	100.00%	DESTROYED
SETBACK	424	22	SWEETGUM	100.00%	DESTROYED
SETBACK	432	29	POP	6.17%	SAVED
BOUNDARY	434	16	SWEETGUM	0.00%	SAVED
BOUNDARY	435	13	CHERRY	0.00%	SAVED
BOUNDARY	438	9	SWEETGUM	0.00%	SAVED
BOUNDARY	439	16	POPLAR	0.00%	SAVED
BOUNDARY	440	8	BOXELDER	0.00%	SAVED
SETBACK	442	13	POPLAR	0.00%	SAVED
SETBACK	443	11	POPLAR	0.00%	SAVED
SETBACK	444	7	POPLAR	0.00%	SAVED
SETBACK	445	14	POPLAR	0.00%	SAVED
SITE	446	11	BOXELDER	0.00%	SAVED
SITE	447	6	DEAD	0.00%	SAVED
SITE	448	14	POPLAR	0.00%	SAVED
SITE	449	6	MAPLE	0.00%	SAVED
SETBACK	450	10	MAPLE	0.00%	SAVED
SITE	452	7	ELM	1.95%	SAVED
SITE	453	13	SWEETGUM	100.00%	DESTROYED
SITE	454	22	PINE	50.00%	DESTROYED
SITE	455	7	MAGNOLIA	0.00%	SAVED
SITE	456	9	MAGNOLIA	0.00%	SAVED
SITE	457	20	PINE	0.00%	SAVED
SITE	458	10	POPLAR	0.00%	SAVED
SITE	461	6	ELM	100.00%	DESTROYED
SITE	462	8	SWEETGUM	100.00%	DESTROYED
SITE	463	6	MAPLE	100.00%	DESTROYED
SITE	464	15	POPLAR	100.00%	DESTROYED
SITE	465	16	POPLAR	100.00%	DESTROYED
SITE	472	8	MAPLE	32.83%	DESTROYED
SITE	474	20	SWEETGUM	0.00%	SAVED
SITE	475	13	POPLAR	0.00%	SAVED
SITE	476	7	POPLAR	43.00%	DESTROYED
SETBACK	477	10	PINE	0.00%	SAVED
SETBACK	478	6	ELM	0.00%	SAVED
BOUNDARY	480	32	PINE	0.00%	SAVED
SETBACK	481	16	BIRCH	0.00%	SAVED
SETBACK	482	16	ELM	0.00%	SAVED
SETBACK	483	8	ELM	0.00%	SAVED
SETBACK	485	9	ELM	0.00%	SAVED
SETBACK	486	9	ELM	0.00%	SAVED
BOUNDARY	489	16	MAPLE	0.00%	SAVED
SETBACK	493	9	MAPLE	0.00%	SAVED
SETBACK	494	16	MAPLE	0.00%	SAVED
SITE	495	23	SWEETGUM	0.00%	SAVED
SITE	496	26	POPLAR	100.00%	DESTROYED
SITE	500	18	POPLAR	25.25%	DESTROYED
SITE	501	6	MAPLE	100.00%	DESTROYED
SITE	502	12	HAEDWOOD	100.00%	DESTROYED
SETBACK	504	9	MAPLE	0.00%	SAVED
BOUNDARY	506	6	MAPLE	0.00%	SAVED
BOUNDARY	507	6	MAPLE	0.00%	SAVED
SETBACK	509	30	OAK	0.00%	SAVED
SETBACK	510	7	MAPLE	0.00%	SAVED
SETBACK	511	22	PINE	0.00%	SAVED
SITE	512	17	PINE	100.00%	DESTROYED
SETBACK	514	6	MAPLE	0.00%	SAVED
SETBACK	515	7	MAPLE	0.00%	SAVED
SETBACK	516	21	OAK	0.00%	SAVED
BOUNDARY	517	12	HARDWOOD	0.00%	SAVED
BOUNDARY	518	8	DOGWOOD	0.00%	SAVED
BOUNDARY	519	37	OAK	0.00%	SAVED
BOUNDARY	520	7	HARDWOOD	0.00%	SAVED
SETBACK	521	16	DOGWOOD	0.00%	SAVED
SETBACK	522	16	OAK	0.00%	SAVED
SETBACK	525	11	MAPLE	0.00%	SAVED
BOUNDARY	527	25	MAPLE	0.00%	SAVED
SITE	531	17	OAK	0.00%	SAVED
SITE	532	6	OAK	0.00%	SAVED
SITE	534	6	MAPLE	100.00%	DESTROYED
SITE	535	45	OAK	11.55%	SAVED
SITE	536	17	OAK	100.00%	DESTROYED
SITE	537	17	OAK	100.00%	DESTROYED
SITE	538	40	OAK	18.38%	SAVED
SITE	539	10	CHERRY	100.00%	DESTROYED
SITE	545	12	HARDWOOD	100.00%	DESTROYED
SITE	546	12	OAK	100.00%	DESTROYED
SITE	547	8	MAPLE	100.00%	DESTROYED
SITE	548	33	OAK	0.00%	SAVED
SITE	549	8	MAGNOLIA	0.00%	SAVED
SITE	550	9	OAK	100.00%	DESTROYED
SITE	553	11	POPLAR	14.21%	SAVED
SITE	554	7	MAPLE	100.00%	DESTROYED
SITE	556	26	PINE	100.00%	DESTROYED
SITE	557	18	PINE	100.00%	DESTROYED
SITE	558	8	ELM	100.00%	DESTROYED
SITE	559	20	PINE	43.52%	DESTROYED
SITE	560	6	SWEETGUM	100.00%	DESTROYED
SITE	561	6	MAPLE	0.00%	SAVED
SITE	562	9	MAGNOLIA	0.00%	SAVED
SITE	563	6	MAPLE	0.00%	SAVED
SITE	565	6	SWEETGUM	0.00%	SAVED
SITE	566	21	PINE	0.00%	SAVED
SITE	567	6	MAPLE	0.00%	SAVED
SITE	568	8	MAPLE	0.00%	SAVED
SITE	570	11	SWEETGUM	0.00%	SAVED
SITE	571	15	POPLAR	0.00%	SAVED
SITE	572	26	PINE	0.00%	SAVED
SITE	573	21	PINE	0.00%	SAVED
SITE	574	6	MAPLE	0.00%	SAVED
SITE	575	17	MAPLE	0.00%	SAVED
SITE	576	23	PINE	0.00%	SAVED
SETBACK	577	7	ELM	0.00%	SAVED
SETBACK	578	12	ELM	0.00%	SAVED
SETBACK	579	6	POPLAR	0.00%	SAVED
BOUNDARY	580	15	SWEETGUM	0.00%	SAVED
BOUNDARY	581	18	SWEETGUM	0.00%	SAVED
BOUNDARY	583	8	ELM	0.00%	SAVED
BOUNDARY	584	18	POPLAR	0.00%	SAVED
BOUNDARY	585	9	MAPLE	0.00%	SAVED
BOUNDARY	586	9	MAPLE	0.00%	SAVED
BOUNDARY	587	12	ELM	0.00%	SAVED
SETBACK	588	20	POPLAR	0.00%	SAVED
SETBACK	589	8	MAPLE	0.00%	SAVED
SETBACK	590	19	POPLAR	0.00%	SAVED
SETBACK	591	19	SWEETGUM	0.00%	SAVED
SETBACK	592	6	ELM	0.00%	SAVED
SITE	596	6	MAPLE	0.00%	SAVED
SITE	598	13	POPLAR	0.00%	SAVED
SITE	599	27	POPLAR	0.00%	SAVED
SITE	600	12	MAPLE	0.00%	SAVED
BOUNDARY	605	22	POPLAR	0.00%	SAVED
BOUNDARY	606	21	ELM	0.00%	SAVED
BOUNDARY	607	9	MAPLE	0.00%	SAVED
BOUNDARY	608	9	CHERRY	0.00%	SAVED
BOUNDARY	609	8	MAPLE	0.00%	SAVED
SITE	610	9	MAPLE	0.00%	SAVED
SITE	611	10	CHERRY	0.00%	SAVED
SITE	612	6	MAPLE	0.00%	SAVED
SITE	613	8	MAPLE	0.00%	SAVED
SITE	614	11	ELM	0.00%	SAVED
SITE	615	6	ELM	0.00%	SAVED
SITE	619	12	CYPRESS	0.00%	SAVED
BOUNDARY	620	12	CYPRESS	0.00%	SAVED
SITE	624	25	OAK	0.00%	SAVED
SITE	627	18	MAPLE	0.00%	SAVED
SITE	628	16	PINE	0.00%	SAVED
SITE	630	6	MAPLE	0.00%	SAVED
SITE	631	20	PINE	0.00%	SAVED
SITE	632	28	OAK	8.44%	SAVED
SITE	633	29	OAK	0.00%	SAVED
SITE	634	7	HARDWOOD	0.00%	SAVED
SITE	635	9	MAPLE	0.00%	SAVED
SITE	637	6	CYPRESS	0.00%	SAVED
SITE	644	6	MAPLE	0.00%	SAVED
SITE	646	13	MAPLE	0.00%	SAVED
SITE	647	7	MAPLE	0.00%	SAVED
SITE	648	15	ELM	0.00%	SAVED
SITE	651	14	PINE	0.00%	SAVED
SITE	652	6	MAPLE	0.00%	SAVED
SITE	653	16	PINE	0.00%	SAVED
SITE	656	6	MAPLE	0.00%	SAVED
SITE	657	6	MAPLE	0.00%	SAVED
SITE	658	9	DEAD	0.00%	SAVED
SITE	659	21	OAK	0.00%	SAVED
SITE	660	27	OAK	19.21%	SAVED
SITE	661	23	OAK	100.00%	DESTROYED
SITE	664	16	OAK	25.86%	DESTROYED
SITE	665	24	OAK	40.23%	DESTROYED
SITE	666	9	MAPLE	100.00%	DESTROYED
SITE	667	10	MAPLE	100.00%	DESTROYED
SITE	671	23	PINE	0.00%	SAVED
SITE	672	7	MAPLE	0.00%	SAVED
SITE	728	29	PINE	0.00%	SAVED
SITE	729	23	PINE	0.00%	SAVED
SITE	730	6	MAPLE	0.00%	SAVED
SITE	731	26	PINE	0.00%	SAVED
SITE	732	15	PINE	0.00%	SAVED
SITE	733	9	MAPLE	0.00%	SAVED
SITE	734	14	SWEETGUM	5.36%	DESTROYED
SITE	735	21	PINE	22.59%	DESTROYED
SITE	736	8	MAGNOLIA	15.92%	DESTROYED
SITE	737	13	POPLAR	24.49%	DESTROYED
SITE	738	7	SWEETGUM	100.00%	DESTROYED
SITE	739	21	PINE	100.00%	DESTROYED
SITE	740	20	PINE	100.00%	DESTROYED
SITE	741	7	MAGNOLIA	100.00%	DESTROYED
SITE	742	17	PINE	100.00%	DESTROYED
SITE	743	10	SWEETGUM	100.00%	DESTROYED
SITE	744	9	ELM	100.00%	DESTROYED
SITE	745	6	MAGNOLIA	100.00%	DESTROYED
SITE	746	14	POPLAR	100.00%	DESTROYED
SITE	747	6	SWEETGUM	100.00%	DESTROYED
SETBACK	753	14	POPLAR	0.00%	SAVED
SETBACK	754	27	PINE	0.00%	SAVED
SETBACK	755	9	OAK	0.00%	SAVED
SITE	758	10	SWEETGUM	0.00%	SAVED
SITE	759	11	SWEETGUM	0.00%	SAVED
SITE	761	14	POPLAR	48.33%	DESTROYED
SETBACK	764	23	PINE	23.47%	DESTROYED
SETBACK	765	30	PINE	11.67%	SAVED
SETBACK	766	11	POPLAR	0.00%	SAVED
SETBACK	767	16	POPLAR	0.00%	SAVED
SETBACK	768	7	POPLAR	0.00%	SAVED
SETBACK	770	11	SWEETGUM	0.00%	SAVED
SETBACK	771	6	MAPLE	0.00%	SAVED
SETBACK	772	12	SWEETGUM	0.00%	SAVED
SETBACK	774	13	OAK	0.00%	SAVED
SETBACK	775	6	SWEETGUM	0.00%	SAVED
SETBACK	776	6	MAPLE	8.84%	SAVED
SETBACK	779	8	SWEETGUM	100.00%	DESTROYED
SITE	785	13	SWEETGUM	100.00%	DESTROYED
SITE	786	13	SWEETGUM	100.00%	DESTROYED
SETBACK	787	22	POPLAR	100.00%	DESTROYED
SETBACK	789	9	MAPLE	0.00%	SAVED
SITE	791	6	SWEETGUM	100.00%	DESTROYED
SITE	792	19	SWEETGUM	100.00%	DESTROYED
SITE	797	6	SWEETGUM	100.00%	DESTROYED
SITE	798	11	MAPLE	100.00%	DESTROYED
SITE	799	14	POPLAR	100.00%	DESTROYED
SITE	800	19	POPLAR	100.00%	DESTROYED
SITE	801	15	POPLAR	100.00%	DESTROYED
SITE	802	6	MAGNOLIA	100.00%	DESTROYED
SITE	803	10	POPLAR	100.00%	DESTROYED
SITE	804	9	MAPLE	0.00%	SAVED
SITE	805	6	HARDWOOD	0.00%	SAVED
SETBACK	806	6	MAPLE	100.00%	DESTROYED
SETBACK	807	17	POPLAR	100.00%	DESTROYED
SETBACK	808	11	SWEETGUM	18.15%	SAVED
SETBACK	809	14	SWEETGUM	100.00%	DESTROYED
SETBACK	810	10	MAPLE	100.00%	DESTROYED
SETBACK	817	23	POPLAR	18.05%	SAVED
SETBACK	818	20	POPLAR	13.85%	SAVED
SITE	819	15	POPLAR	100.00%	DESTROYED
SITE	820	16	SWEETGUM	100.00%	DESTROYED
SITE	821	11	MAPLE	100.00%	DESTROYED
SITE	822	15	ELM	100.00%	DESTROYED
SITE	823	9	POPLAR	100.00%	DESTROYED
SITE	825	8	SWEETGUM	100.00%	DESTROYED
SITE	826	20	POPLAR	100.00%	DESTROYED
SITE	848	12	POPLAR	100.00%	DESTROYED
SITE	849	14	SWEETGUM	100.00%	DESTROYED
SITE	850	13	MAPLE	100.00%	DESTROYED
SITE	851	7	SWEETGUM	100.00%	DESTROYED
SITE	852	20	POPLAR	100.00%	DESTROYED
SITE	853	11	SWEETGUM	100.00%	DESTROYED
SITE	854	7	MAGNOLIA	100.00%	DESTROYED
SITE	855	7	MAGNOLIA	100.00%	DESTROYED
SITE	856	16	SWEETGUM	100.00%	DESTROYED
SITE	857	6	OAK	100.00%	DESTROYED
SITE	858	13	POPLAR	100.00%	DESTROYED
SITE	859	6	SWEETGUM	100.00%	DESTROYED
SITE	860	15	SWEETGUM	100.00%	DESTROYED
SITE	861	9	HARDWOOD	100.00%	DESTROYED
SITE	862	11	HARDWOOD	100.00%	DESTROYED
SITE	866	6	MAPLE	100.00%	DESTROYED
SITE	867	10	POPLAR	100.00%	DESTROYED
SITE	870	16	POPLAR	100.00%	DESTROYED
SITE	871	6	MAPLE	100.00%	DESTROYED
SITE	872	8	MAGNOLIA	100.00%	DESTROYED
SITE	873	9	POPLAR	100.00%	DESTROYED
SITE	874	23	PINE	100.00%	DESTROYED
SITE	875	6	SWEETGUM	100.00%	DESTROYED
SITE	876	7	MAPLE	100.00%	DESTROYED
SITE	877	10	SWEETGUM	100.00%	DESTROYED
SITE	878	17	PINE	100.00%	DESTROYED
SITE	879	6	MAGNOLIA	100.00%	DESTROYED
SITE	880	19	POPLAR	100.00%	DESTROYED
SITE	881	21	PINE	100.00%	DESTROYED
SETBACK	883	8	HARDWOOD	100.00%	DESTROYED
SETBACK	884	8	MAPLE	100.00%	DESTROYED
BOUNDARY	885	11	SWEETGUM	15.26%	SAVED
BOUNDARY	886	15	SWEETGUM	0.00%	SAVED
BOUNDARY	887	6	HARDWOOD	0.00%	SAVED
SETBACK	889	9	SWEETGUM	100.00%	DESTROYED
SETBACK	890	8	SWEETGUM	0.00%	SAVED
SETBACK	891	20	PINE	100.00%	DESTROYED
SETBACK	892	9	SWEETGUM	100.00%	DESTROYED
SETBACK	893	7	CHERRY	0.00%	SAVED
BOUNDARY	895	19	SWEETGUM	0.00%	SAVED
BOUNDARY	897	13	POPLAR	0.00%	SAVED
BOUNDARY	898	25	PINE	0.00%	SAVED
BOUNDARY	899	12	SWEETGUM	0.00%	SAVED
BOUNDARY	900	27	PINE	18.64%	SAVED
SETBACK	904	15	POPLAR	17.83%	SAVED
SETBACK	905	19	PINE	35.27%	DESTROYED
SETBACK	906	6	MAGNOLIA	100.00%	DESTROYED
SETBACK	907	7	SWEETGUM	100.00%	DESTROYED
SITE	908	19	PINE	100.00%	DESTROYED
SITE	909	6	MAPLE	100.00%	DESTROYED
SITE	910	6	MAPLE	100.00%	DESTROYED
SITE	911	21	PINE	100.00%	DESTROYED
SITE	912	12	SWEETGUM	100.00%	DESTROYED
SITE	913	12	POPLAR	100.00%	DESTROYED
SITE	914	6	POPLAR	0.00%	SAVED
SITE	915	16	POPLAR	100.00%	DESTROYED
SITE	916	10	ELM	100.00%	DESTROYED
SITE	917	8	MAGNOLIA	100.00%	DESTROYED
SITE	918	6	ELM	100.00%	DESTROYED
SITE	920	7	MAGNOLIA	100.00%	DESTROYED
SITE	921	10	POPLAR	100.00%	DESTROYED
SITE	923	9	POPLAR	100.00%	DESTROYED
SITE	924	9	SWEETGUM	100.00%	DESTROYED
SITE	925	7	ELM	100.00%	DESTROYED
SITE	928	10	HARDWOOD	100.00%	DESTROYED
SITE	930	13	SWEETGUM	100.00%	DESTROYED
SITE	931	6	MAGNOLIA	100.00%	DESTROYED
BOUNDARY	935	20	OAK	0.00%	SAVED
BOUNDARY	936	16	OAK	0.00%	SAVED
BOUNDARY	937	8	OAK	0.00%	SAVED
BOUNDARY	939	19	OAK	0.00%	SAVED
BOUNDARY	940	7	SWEETGUM	0.00%	SAVED
BOUNDARY	941	17	OAK	0.00%	SAVED
BOUNDARY	942	16	SWEETGUM	0.00%	SAVED
BOUNDARY	945	15	OAK	0.00%	SAVED
SITE	951	21	PINE	0.00%	SAVED
SITE	952	23	POPLAR	0.00%	SAVED
SITE	953	6	ELM	0.00%	SAVED
SETBACK	954	8	DEAD	0.00%	SAVED
SETBACK	955	16	POPLAR	0.00%	SAVED
SETBACK	956	6	POPLAR	0.00%	SAVED
SETBACK	957	26	PINE	0.00%	SAVED
SETBACK	958	7	MAPLE	0.00%	SAVED
SETBACK	960	14	POPLAR	0.00%	SAVED
SETBACK	963	16	MAPLE	0.00%	SAVED
SETBACK	964	6	ELM	0.00%	SAVED
SETBACK	965	18	SWEETGUM	0.00%	SAVED
SITE	969	6	HARDWOOD	0.00%	SAVED
SITE	971	24	POPLAR	0.00%	SAVED
SITE	979	25	OAK	0.00%	SAVED
SITE	981	6	SWEETGUM	0.00%	SAVED
SITE	984	21	PINE	0.00%	SAVED
BOUNDARY	987	13	HARDWOOD	0.00%	SAVED
BOUNDARY	988	18	HARDWOOD	0.00%	SAVED
SITE	993	25	SWEETGUM	100.00%	DESTROYED
SETBACK	995	23	POPLAR	23.95%	DESTROYED
BOUNDARY	999	28	PINE	0.00%	SAVED
BOUNDARY	1000	13	SWEETGUM	0.00%	SAVED
SETBACK	1001	21	POPLAR	12.78%	SAVED
BOUNDARY	1002	21	POPLAR	0.00%	SAVED
BOUNDARY	1003	11	POPLAR	0.00%	SAVED
SETBACK	1004	6	POPLAR	100.00%	DESTROYED
SETBACK	1005	6	POPLAR	100.00%	DESTROYED
SITE	1008	6	MAPLE	0.00%	SAVED
SITE	1010	11	SWEETGUM	0.00%	SAVED
SITE	1011	13	PINE	0.00%	SAVED
SITE	1012	10	SWEETGUM	0.00%	SAVED
SITE	1013	8	SWEETGUM	0.00%	SAVED
SITE	1014	19	PINE	0.00%	SAVED
SITE	1015	19	PINE	19.40%	SAVED
SITE	1017	9	POPLAR	0.00%	SAVED
SETBACK	1018	19	POPLAR	100.00%	DESTROYED
BOUNDARY	1021	6	SWEETGUM	0.00%	SAVED
BOUNDARY	1022	13	POPLAR	0.00%	SAVED
SETBACK	1023	9	POPLAR	100.00%	DESTROYED
SETBACK	1024	27	PINE	19.65%	SAVED
SETBACK	1026	14	POPLAR	100.00%	DESTROYED
SETBACK	1043	27	PINE	19.21%	SAVED
BOUNDARY	1044	14	POPLAR	0.00%	SAVED
BOUNDARY	1045	44	POPLAR	0.00%	SAVED
SETBACK	1046	19	POPLAR	0.00%	SAVED
SETBACK	1047	24	POPLAR	100.00%	DESTROYED
SETBACK	1048	10	POPLAR	100.00%	DESTROYED
SITE	1050	6	MAPLE	15.03%	DESTROYED
SETBACK	1051	14	POPLAR	49.38%	DESTROYED
SETBACK	1052	29	POPLAR	17.03%	SAVED
BOUNDARY	1056	25	POPLAR	17.83%	SAVED
SITE	1057	7	MULBRY	100.00%	DESTROYED
BOUNDARY	1060	14	MAPLE	100.00%	DESTROYED
BOUNDARY	1061	23	PINE	100.00%	DESTROYED
SITE	1065	27	POPLAR	15.59%	SAVED
SITE	1067	20	PINE	0.00%	SAVED
SITE	1068	16	POPLAR	0.00%	SAVED
SITE	1069	18	POPLAR	0.00%	SAVED
SITE	1070	11	ELM	0.00%	SAVED
SITE	1071	14	POPLAR	0.00%	SAVED
SITE	1072	10	SWEETGUM	0.00%	SAVED
SITE	1073	17	POPLAR	0.00%	SAVED
SITE	1074	6	MAPLE	0.00%	SAVED
SITE	1085	25	PINE	0.00%	SAVED
SETBACK	1090	8	HARDWOOD	0.00%	SAVED
SETBACK	1091	24	POPLAR	0.00%	SAVED
SETBACK	1092	27	HARDWOOD	0.00%	SAVED
BOUNDARY	1093	11	HARDWOOD	0.00%	SAVED
SITE	1103	19	POPLAR	0.00%	SAVED
SITE	1104	22	POPLAR	0.00%	SAVED
SITE	1105	22	PINE	0.00%	SAVED
SITE	1106	25	PINE	0.00%	SAVED
SITE	1107	30	PINE	0.00%	SAVED
SITE	1108	7	ELM	0.00%	SAVED
SITE	1109	14	HACKBERRY	0.00%	SAVED
BOUNDARY	1110	12	PINE	0.00%	SAVED
BOUNDARY	1111	26	PINE	0.00%	SAVED
BOUNDARY	1112	51	POPLAR	0.00%	SAVED
BOUNDARY	1121	11	HARDWOOD	0.00%	SAVED
BOUNDARY	1122	12	HARDWOOD	0.00%	SAVED
SITE	1123	15	POPLAR	100.00%	DESTROYED

Received
January 14, 2025
RC-24-0001
Planning & Zoning
Community Development Dept.
City of Johns Creek

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770-519-6917
DOUG@GB-CONST.COM

TREE PLAN

DATE	12-11-24
SCALE	AS SHOWN
DRAWN	AHG
CHECKED	GHB

REVISIONS	01-14-25
CITY COMMENTS	

CONSTRUCTION PLANS FOR:
8950 MEDLOCK BRIDGE ROAD
LAND LOT F-21, 1ST DISTRICT
JOHNS CREEK, FULTON COUNTY, GEORGIA

CVE PI # 24-315

SHEET NO.
C-5.2

RELEASE FOR CONSTRUCTION

24 HOUR EMERGENCY CONTACT: DOUG DILLARD 770-519-6917

APPLICATION OF MULCH

Ds1

DRY STRAW OR HAY APPLIED TO DEPTH OF 2 – 4 INCHES
WOOD CHIPS, BARK, SAWDUST APPLIED TO DEPTH OF 2 – 3 INCHES

PLANTS, PLANTING RATES, & PLANTING DATES FOR TEMPORARY COVER OR COMPANION CROPS

SPECIES	BROADCAST RATES 2/–PLS 3/ PER ACRE	BROADCAST RATES 2/–PLS 3/ PER 1000 SQ. FT.	RESOURCE AREA 4/	PLANTING DATES BY RESOURCE AREAS (SOLID LINES INDICATE OPTIMUM DATES, DOTTED LINES INDICATE PERMISSIBLE BUT MARGINAL DATES) J F M A M J J A S O N D	REMARKS
BARLEY (HORDEUM VULGARE)			M–L P C		14,000 SEED PER POUND. WINTERTHARDY. USE ON PRODUCTIVE SOILS.
ALONE	3 bu. (144 lb.)	3.3 lbs.			
IN MIXTURES	1/2 bu. (24 lbs.)	0.6 lb.			
LESPEDEZA, ANNUAL (LESPEDEZ STRIATA)			M–L P C		200,000 SEED PER POUND. MAY VOLUNTEER FOR SEVERAL YEARS. USE INOCULANT EL.
ALONE	40 lbs.	0.9 lb.			
IN MIXTURES	10 lbs	0.2 lb.			
LOVEGRASS, WEEPING (ERAGROSTIS CURVULA)			M–L P C		1,500,000 SEED PER POUND. MAY LAST FOR SEVERAL YEARS. MIX WITH SERICEA LESPEDEZA
ALONE	4 lbs.	0.1 lb.			
IN MIXTURES	2 lbs	0.05 lb.			
MILLET, BROWNTOP (PANICUM FASCICULATUM)			M–L P C		137,000 SEED PER POUND. QUICK DENSE COVER. WILL PROVIDE TOO MUCH COMPETITION IN MIXTURES IF SEEDED AT HIGH RATES.
ALONE	40 lbs.	0.9 lb.			
IN MIXTURES	10 lbs	0.2 lb.			
MILLET, PEARL (PENNESETUM GLAUCUM)			M–L P C		88,000 SEED PER POUND. QUICK DENSE COVER. MAY REACH 5 FEET IN HEIGHT. NOT RECOMMENDED FOR MIXTURES.
ALONE	50 lbs.	1.1 lb.			
OATS (AVENA SATIVA)			M–L P C		13,000 SEED PER POUND. USE ON PRODUCTIVE SOILS. NOT AS WINTERHARDY AS RYE OR BARLEY.
ALONE	4 bu. (128 lb.)	2.9 lb.			
IN MIXTURES	1 bu. (32 lbs.)	0.7 lb.			
RYE (SECALE CEREALE)			M–L P C		18,000 SEED PER POUND. QUICK COVER. DROUGHT TOLERANT AND WINTERHARDY.
ALONE	3 bu. (168 lb.)	3.9 lb.			
IN MIXTURES	1/2 bu. (28 lbs.)	0.6 lb.			
RYEGRASS, ANNUAL (LOLIUM TEMULENTUM)			M–L P C		227,000 SEED PER POUND. DENSE COVER. VARY COMPETITIVE AND IS NOT TO BE USED IN MIXTURES.
ALONE	40 lbs.	0.9 lb.			
SUDANGRASS (SORGHUM SUDANESE)			M–L P C		55,000 SEED PER POUND. GOOD ON DROUGHTY SITES. NOT TO BE USED IN MIXTURES.
ALONE	60 lbs.	1.4 lb.			

TEMPORARY GRASSING

Ds2

NOT TO SCALE

DUST CONTROL ON DISTURBED AREAS

Du

SITE MUST BE CONTROLLED TO PREVENT SURFACE AND AIR MOVEMENT OF DUST ON CONSTRUCTION SITES, ROADS, AND DEMOLITION AREAS.
CONTRACTOR SHALL UTILIZE ADDITIONAL MEASURES TO CONTROL DUST AS REQUIRED –
TEMPORARY METHODS: Ds1–MULCHING, Tb–TACKIFIERS AND BINDERS, Ds2–TEMPORARY SEEDING, SPRAY ON ADHESIVES, IRRIGATION
PERMANENT METHODS: Ds3–PERMANENT VEGETATION, Ds4–SODDING

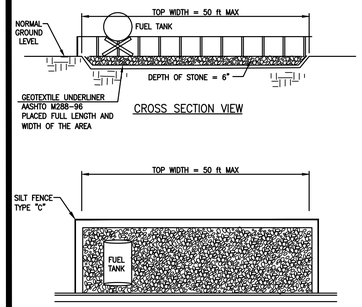
PLANTS, PLANTING RATES, & PLANTING DATES FOR PERMANENT COVER

SPECIES	BROADCAST RATES 1/–PLS 2/ PER ACRE	BROADCAST RATES 1/–PLS 2/ PER 1000 SQ. FT.	RESOURCE AREA 3/	PLANTING DATES BY RESOURCE AREAS (SOLID LINES INDICATE OPTIMUM DATES, DOTTED LINES INDICATE PERMISSIBLE BUT MARGINAL DATES) J F M A M J J A S O N D	REMARKS
BAHA,PENSACOLA (PASPALUM NOTATUM)			P C		166,000 SEED PER POUND. LOW GROWING SOD FORMING. SLOW TO ESTABLISH. PLANT W/ A COMPANION CROP. WILL SPREAD INTO BERMUDA PASTURES & LAWNS. MIX W/ SARICEA LESPEDEZA OR WEEPING LOVEGRASS.
ALONE OR WITH TEMPORARY COVER	60 lbs.	1.4 lb.			
W/ OTHER PERENNIALAS	30 lbs	0.7 lb.			
BAHA,WILMINGTON (PASPALUM NOTATUM)			M–L P		SAME AS ABOVE.
ALONE OR WITH TEMPORARY COVER	60 lbs.	1.4 lb.			
W/ OTHER PERENNIALS	30 lbs	0.7 lb.			
BERMUDA, COMMON (CYNODON DACTYLON) HULLED SEED			P C		1,787,000 SEED PER POUND. QUICK COVER. LOW GROWING & SOD FORMING. FULL SUN. GOOD FOR ATHLETIC FIELDS.
WITH TEMPORARY COVER	10 lbs.	0.2 lb.			
WITH OTHER PERENNIALS	6 lbs	0.1 lb.			
BERMUDA, COMMON (CYNODON DACTYLON) UNHULLED SEED			P C		PLANT WITH WINTER ANNUALS. PLAT WITH TALL FESCUE.
ALONE	10 lbs.	0.2 lb.			
WITH OTHER PERENNIALS	6 lbs	0.1 lb.			
BERMUDA SPRIGS (CYNODON DACTYLON) OR SOD PLUGS 3'x3'	40 cu.ft. 0.9 cu.ft. OR		M–L		A CUBIC FOOL CONTAINS APPROXIMATELY 650 SPRINGS. A BUSHEL CONTAINS 1.25 CUBIC FEET OR APPROXIMATELY 800 SPRIGS.
COASTAL, COMMON MIDLAND, OR TIFT 44			P C		SAME AS ABOVE
COASTAL, COMMON, OR TIFT 44			C		SOUTHERN COASTAL PLAIN ONLY.
TIFT 78					
CENTIPEDE (EREMOCHLOA OPHIUROIDES)	BLOCK SOD ONLY		P C		DROUGHT TOLERANT. FULL SUN OR PARTIAL SHADE. EFFECTIVE ADJACENT TO CONCRETE AND IN CONCENTRATED FLOW AREAS. IRRIGATION IS NEEDED UNTIL FULLY ESTABLISHED. DO NOT PLANT NEAR PASTURES. WINTERHARDY AS FAR NORTH AS ATHENS AND ATLANTA.
FESCUE, TALL (FESTUCA ARUNDANACEA)					227,000 SEED PER POUND. USE ALONE ONLY ON BETTER SITES. NOT FOR DROUGHTY SOILS. MIX WITH PERENNIAL LESPEDEZAS OR CROWNVECH. APPLY TAPDRESSING IS SPRING FOLLOWING FALL PLANTINGS. NOT FOR HEAVY USE AREAS OR ATHLETIC FIELDS.
ALONE	50 lbs.	1.1 lb.	M–L P		
WITH OTHER PERENNIALS	30 lbs	0.7 lb.			

PERMANENT GRASSING

Ds3

NOT TO SCALE

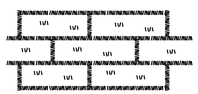


NOTES:
1. AREA DESIGNATED FOR FUEL STORAGE AND CONCRETE TRUCKS TO DUMP EXCESS CONCRETE.

DISPOSAL AREA

Da

NOT TO SCALE

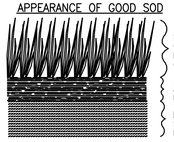


INCORRECT — BUTTING – ANGLED ENDS CAUSED BY THE AUTOMATIC SOD CUTTER MUST BE MATCHED CORRECTLY.
CORRECT

LAY SOD IN A STAGGERED PATTERN. BUTT THE STRIPS TIGHTLY AGAINST EACH OTHER. DO NOT LEAVE SPACES AND DO NOT OVERLAP. A SHARPENED MASON'S TROWEL IS A HANDY TOOL FOR TUCKING DOWN THE ENDS AND TRIMMING PIECES.

1. ROLL SOD IMMEDIATELY TO ACHIEVE FIRM CONTACT WITH THE SOIL.
2. WATER TO A DEPTH OF 4" AS NEEDED. WATER WELL AS SOON AS THE SOD IS LAID.
3. MOW WHEN THE SOD IS ESTABLISHED – IN 2–3 WEEKS. SET THE MOWER HIGH (2"–3").

APPEARANCE OF GOOD SOD



SHOOTS OR GRASS BLADES. GRASS SHOULD BE GREEN AND HEALTHY, MOWED AT A 2"–3" CUTTING HEIGHT.

THATCH – GRASS CLIPPINGS AND DEAD LEAVES, UP TO ½" THICK.

ROOT ZONE – SOIL AND ROOTS. SHOULD BE ½"–¾" THICK, WITH DENSE ROOT MAT FOR STRENGTH.

FERTILIZER REQUIREMENTS FOR SOIL SURTFACE APPLICATION (Ds4) Table 6–6.1

FERTILIZER TYPES	FERTILIZER RATE (lbs/acre)	FERTILIZER RATE (lbs/acre)	SEASON
10–10–10	1000	1000	FALL

SOD PLANTING REQUIREMENTS (Ds4) Table 6–6.2

GRASS	VARIETIES	RESOURCE AREA	GROWING SEASON
BERMUDAGRASS	COMMON TIFWAY TIFGREEN TIFLAWN	M–L,P,C P,C P,C P,C	WARM WEATHER
BAHIAGRASS	PENSECOLA	P,C	WARM WEATHER
CENTIPEDE	––	P,C	WARM WEATHER
ST. AUGUSTINE	COMMON BITTERBLUE RALEIGH	P,C	WARM WEATHER
ZOYSIA	EMERALD MYER	P,C	WARM WEATHER
TALL FESCUE	KENTUCKY	P,C	WARM WEATHER

FERTILIZER REQUIREMENTS FOR PERMANENT VEGETATION (Ds4) Table 6–6.3

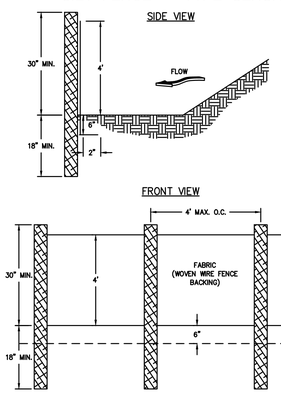
TYPES OF SPECIES	PLANTING YEAR	FERTILIZER (N–P–K)	RATE (lbs./acre)	N TOP DRESSING RATE (lbs./acre)
COOL SEASON GRASSES	FIRST SECOND MAINTENANCE	6–12–12 6–12–12 10–10–10	1500 1000 400	50–100 lbs./ac. 1/2/ –––– 30
WARM SEASON GRASSES	FIRST SECOND MAINTENANCE	6–12–12 6–12–12 10–10–10	1500 800 400	50–100 lbs./ac. 2/6/ 50–100 lbs./ac. 2/ 30 lbs./ac.

SODDING

Ds4

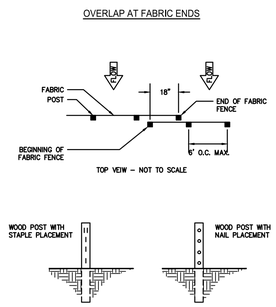
NOT TO SCALE

SILT FENCE – TYPE SENSITIVE



NOTES:
1. USE STEEL OR WOOD POSTS OR AS SPECIFIED BY THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.
2. HEIGHT (*) IS TO BE SHOWN ON THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.

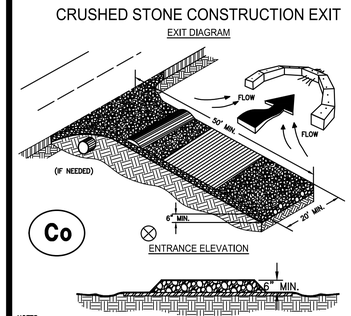
FASTENERS FOR SILT FENCES



NOTES:
1. THE FABRIC AND WIRE SHOULD BE SECURELY FASTENED TO POSTS AND FABRIC ENDS MUST BE OVERLAPPED A MINIMUM OF 18" OR WRAPPED TOGETHER AROUND A POST TO PROVIDE A CONTINUOUS FABRIC BARRIER AROUND THE INLET.

Sd1-S

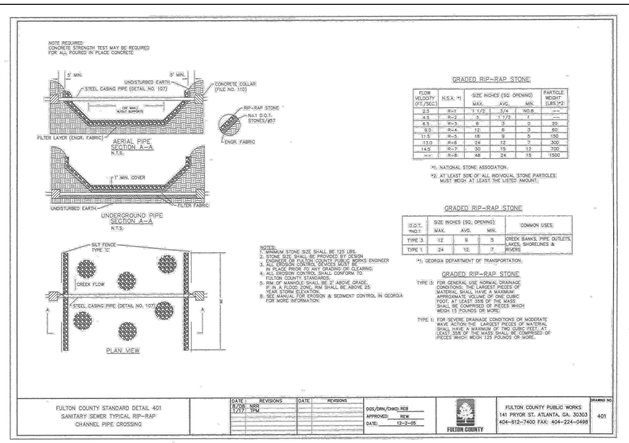
CRUSHED STONE CONSTRUCTION EXIT

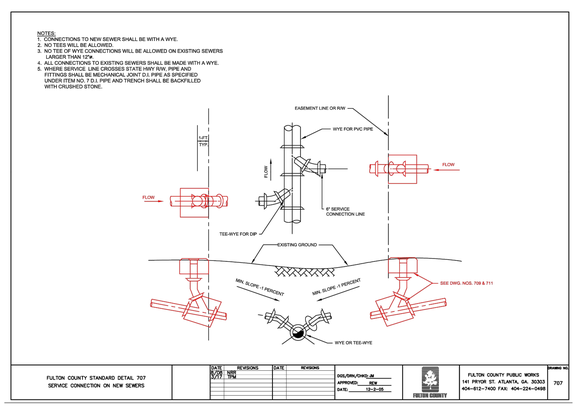


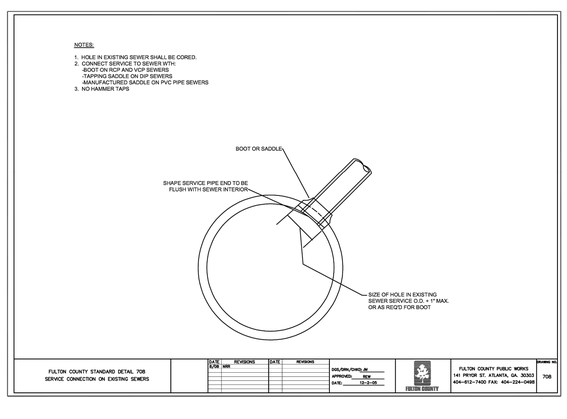
Co

NOTES:
1. AVOID LOCATING ON STEEP SLOPES OR AT CURVES ON PUBLIC ROADS.
2. REMOVE ALL VEGETATION AND OTHER UNSUITABLE MATERIAL FROM THE FOUNDATION AREA, GRADE, AND CROWN FOR POSITIVE DRAINAGE.
3. AGGREGATE SIZE SHALL BE IN ACCORDANCE WITH NATIONAL STONE ASSOCIATION R–2 (1.5"–3.5" STONE).
4. GRAVEL PAD SHALL HAVE A MINIMUM THICKNESS OF 6".
5. PAD WIDTH SHALL BE EQUAL FULL WIDTH AT ALL POINTS OF VEHICULAR EGRESS, BUT NO LESS THAN 20'.
6. A DIVERSION RIDGE SHOULD BE CONSTRUCTED WHEN GRADE TOWARD PAVED AREA IS GREATER THAN 2%.
7. INSTALL PIPE UNDER THE ENTRANCE IF NEEDED TO MAINTAIN DRAINAGE DITCHES.
8. WHEN WASHING IS REQUIRED, IT SHOULD BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN (DIVERT ALL SURFACE RUNOFF AND DRAINAGE FROM THE ENTRANCE TO A SEDIMENT CONTROL DEVICE).
9. WASHRACKS AND/OR TIRE WASHERS MAY BE REQUIRED DEPENDING ON SCALE AND CIRCUMSTANCE. IF NECESSARY, WASHRACK DESIGN MAY CONSIST OF ANY MATERIAL SUITABLE FOR TRUCK TRAFFIC THAT REMOVE MUD AND DIRT.
10. MAINTAIN AREA IN A WAY THAT PREVENTS TRACKING AND/OR FLOW OF MUD ONTO PUBLIC RIGHTS–OF–WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.

Received
January 14, 2025
RC-24-0001
Planning & Zoning
Community Development Dept.
City of Johns Creek







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CONSTRUCTION PLAN

DATE	12-11-24	REVISIONS	DATE	REVISIONS
SCALE	AS SHOWN	01-14-25	CITY COMMENTS	
DRAWN	AHG			
CHECKED	GHB			

GEORGIA REGISTERED PROFESSIONAL ENGINEER GEORGE H. BAYNES III

CONSTRUCTION PLANS FOR:
8950 MEDLOCK BRIDGE ROAD
LAND LOT F-21, 1ST DISTRICT
JOHNS CREEK, FULTON COUNTY, GEORGIA

CVE PI # 24-315

SHEET NO.
C-6