



AGENDA #:

5F

DESIGN REVIEW BOARD APPLICATION

MEETING DATE: May 7, 2024TYPE OF REVIEW: FINAL ☒ COURTESY ☐ CASE #

PROJECT INFORMATION

PROJECT NAME: 12595 Broadwell Road DemolitionPROJECT ADDRESS: 12595 Broadwell RoadOVERLAY/FORM BASED CODE: T4 - OpenHAS LDP/BUILDING PERMIT BEEN SUBMITTED FOR REVIEW? YES ☐ NO ☒

PROJECT TYPE (CHECK ONE): SITE/LANDSCAPE ☐
BUILDING ☐
SALES TRAILER ☐
DEMOLITION ☒
ZONING/USE PERMIT/VARIANCE ☐
OTHER (EXPLAIN)

PROJECT DESCRIPTION: Existing house to be removed and all existing utilities to be capped
Existing gravel driveway to remain and no trees are to be removed

APPLICANT/REPRESENTATIVE INFORMATION

CONTACT PERSON NAME: Jeffrey MasisakCOMPANY: MASS Engineering and ConsultantsADDRESS: 3459 Acworth Due West Road, Suite 565 Acworth, GA 30101PHONE: 404-403-5224 FAX: EMAIL: jeffm@mass-eng.com

APPLICANT'S SIGNATURE: *To the best of my knowledge, this application is correct and complete. I understand that I, or my representative should be in attendance at the Design Review Board meeting on 5-7-2024, at 6:00pm, to present this project. To the best of my knowledge, I have met all applicable Overlay/Form Based Code conditions (Hwy 9/Deerfield, Birmingham, Crabapple, Rural Milton.)*

Applicant: Jeffrey Masisak Date 2-20-24



DESIGN REVIEW BOARD SUBMITTAL REQUIREMENTS

Please see the list below for materials required according to the type of review. All site plans and building plans shall be drawn to scale. Mounted drawings and sample boards showing materials, colors, etc. may be brought to the meeting for your presentation. **Please fold all large drawings down to 8 1/2 by 11 size and collate all materials.** 11x17 'booklets' are acceptable as well. **Incomplete submittals will not be accepted for review.** If you have any questions, please contact Cody Hendrix at 678 242 2513.

SITE PLAN/LANDSCAPE PLAN REVIEW—9 sets

Construction drawings, as required for LDP, including, but not limited to:

- ☐ Site location map(atlas map)
- ☐ Aerial map (Google)
- ☐ Acreage, density, adjacent zonings
- ☐ Zoning conditions (if any)
- ☐ Building footprint, square footage
- ☐ Grading, storm water plan, detention/retention areas
- ☐ Location of streams, stream buffers
- ☐ Roadways, parking areas, driveways, sidewalks, bike paths, pedestrian paths
- ☐ Dumpster enclosure detain/ location
- ☐ Landscape plan showing location, size and type of specimen and recompense trees, as well as other plantings
- ☐ Site lighting with photometric drawings , lighting fixture details
- ☐ Retaining wall(s) location and material details
- ☐ Fencing location and detail(s)
- ☐ Bike rack location and detail
- ☐ Mail kiosk location and detail (If applicable)

BUILDING REVIEW—9 sets

- ☐ Site location map(atlas map)
- ☐ Aerial map (Google)
- ☐ Site plan
- ☐ Colored renderings of all facades
- ☐ Line drawings of all elevations with heights, and materials labled
- ☐ Locations of roof top equipment, satellite dishes, antennas,vents,exhausts (as applicable)
- ☐ Site line study showing that rooftop units are not visible from adjoining roads (if applicable)
- ☐ Location, details of lighting fixtures
- ☐ Dumpster enclosure details (If applicable)
- ☐ Mail kiosk details (If applicable)
- ☐ Sample board showing materials, colors, etc. (Bring to the meeting)

SALES TRAILER—9 sets

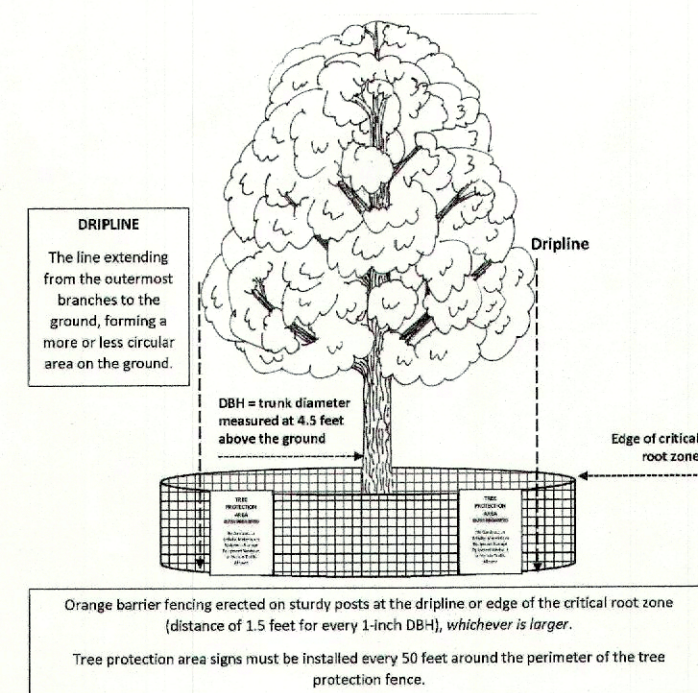
- ☐ Site location map(atlas map)
- ☐ Aerial map (Google)
- ☐ Site plan showing location of sales trailer, setbacks, parking, etc.
- ☐ Landscape plan
- ☐ Picture and/or construction details of trailer

DEMOLITION REVIEW—9 sets

- ☒ Site location map(atlas map)
- ☒ Aerial map (Google)
- ☒ Site plan, indicating structure(s) to be demolished and the location of specimen trees, erosion control, tree save fencing
- ☒ Pictures of structure(s) to be demolished

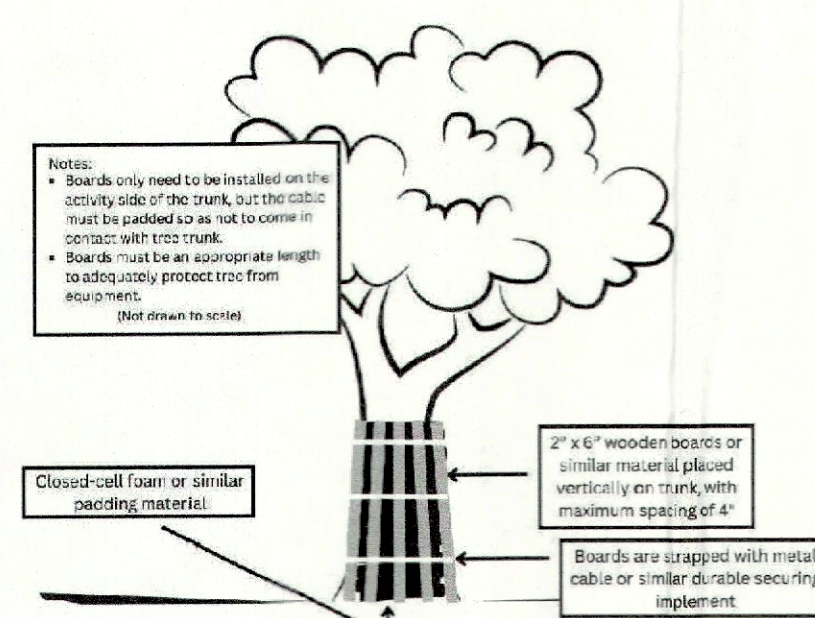
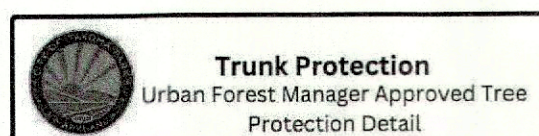
VARIANCE/USE PERMIT/REZONING—9 sets

- ☐ Site location map(atlas map)
- ☐ Aerial map (Google)
- ☐ Acreage, density, existing site conditions
- ☐ Conceptual site plan showing location of buildings, detention areas, streams/stream buffers, specimen trees, roads, parking, driveways, sidewalks, etc.
- ☐ For commercial/multifamily/townhome uses: conceptual renderings of buildings, square footages
- ☐ For sign variance: site line study showing view of signs from adjacent roads
- ☐ For stream buffer variance: mitigation plan

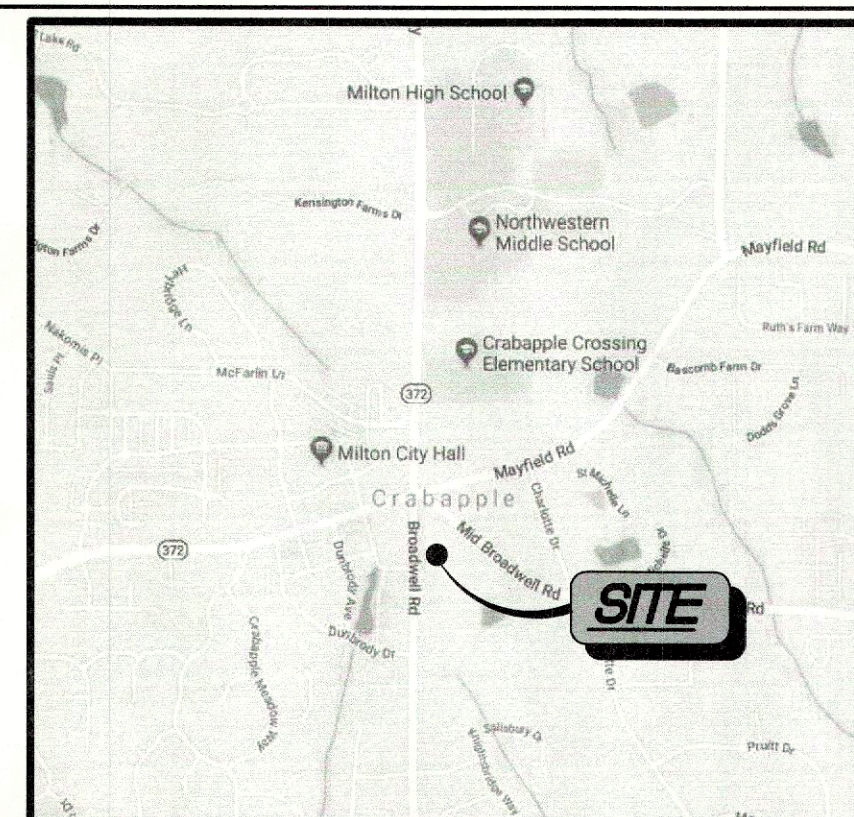
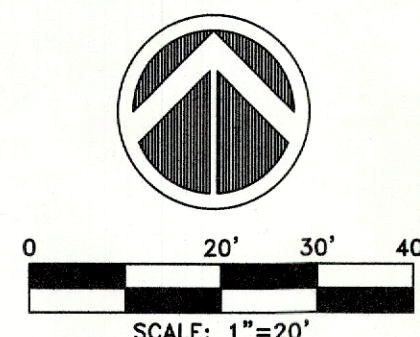


January 8, 2018

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1. THE CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITIES AND PIPING WHICH MIGHT INTERFERE WITH DEMOLITION, ANY DAMAGES TO UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ALL DEBRIS NOT ACCEPTABLE TO THE OWNER AND ENGINEER.
3. CONTRACTOR IS RESPONSIBLE FOR NOTIFYING ALL UTILITIES BEFORE CONSTRUCTION AND VERIFYING LOCATION OF ALL UTILITIES SHOWN OR NOT SHOW.
4. TREE(S) TO BE DEMOLISHED SHALL BE CLEARED AND GRUBBED. NO BURNING SHALL BE ALLOWED ON OWNER'S PROPERTY.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION AND COST OF THE RELATIONSHIP ALL UTILITIES ALONG THE RIGHT OF WAY AND THE SITE ASSOCIATED WITH THE CONSTRUCTION OF THIS PROJECT, SUCH AS, BUT NOT LIMITED TO SIGNAL POLES, SIGNAL CONTROLS, DRAINAGE STRUCTURES, TRAFFIC SIGNS, UTILITY POLES, GUY WIRES, ETC.
6. CONTRACTOR SHALL ERECT A TREE PROTECTION FENCE (PER CITY STANDARD'S) AND SILL FENCE AROUND THE CONSTRUCTION AREA. ALL WOOD, INCLUDING MATERIAL STORAGE, SHALL BE KEPT WITHIN THIS AREA. THE CONTRACTOR SHALL RESTORE THE CONSTRUCTION AREA TO A CONDITION ACCEPTABLE TO THE OWNER.



SITE LOCATION MAP

NOTE:
ADDITIONAL EROSION CONTROL DEVICES MAY BE
REQUIRED BASED ON THE EXISTING SITE CONDITIONS
IF DEEMED NECESSARY BY THE ON-SITE INSPECTOR

NOTE:
CONTACT THE COMMUNITY DEVELOPMENT DEPARTMENT AT
678-242-2543 TO SCHEDULE A PRE-CONSTRUCTION
MEETING WITH THE SITE INSPECTOR PRIOR TO ANY
DISTURBANCE

NOTE:
THIS SITE IS NOT LOCATED WITHIN A ZONE [A, AE, SHADED
ZONE X] AS DEFINED BY F.I.R.M COMMUNITY FIRM PANEL
13121C0054F, DATED 9/18/2013 FOR UNINCORPORATED
FULTON COUNTY, GEORGIA.

NOTE:
THE PLACEMENT OF DUMPSTERS AND THE PARKING OF
AUTOMOBILES IS PROHIBITED IN THE RIGHT-OF-WAY.

NOTE:
THE EXISTING SEPTIC TANK FOR THIS SITE WILL BE
DEMOLISHED IN-PLACE OR REMOVED FROM THE SITE AS
PART DEMOLITION ACTIVITIES.

NOTE:
DEMO PERMIT WITH DRB APPROVAL REQUIRED PRIOR TO
REMOVAL OF ANY STRUCTURES

NOTE:
72 HOURS OF NOTICE IS REQUIRED TO GEORGIA 811
UTILITY PROTECTION CENTER BEFORE ANY LAND
DISTURBANCE ACTIVITIES CAN BEGIN

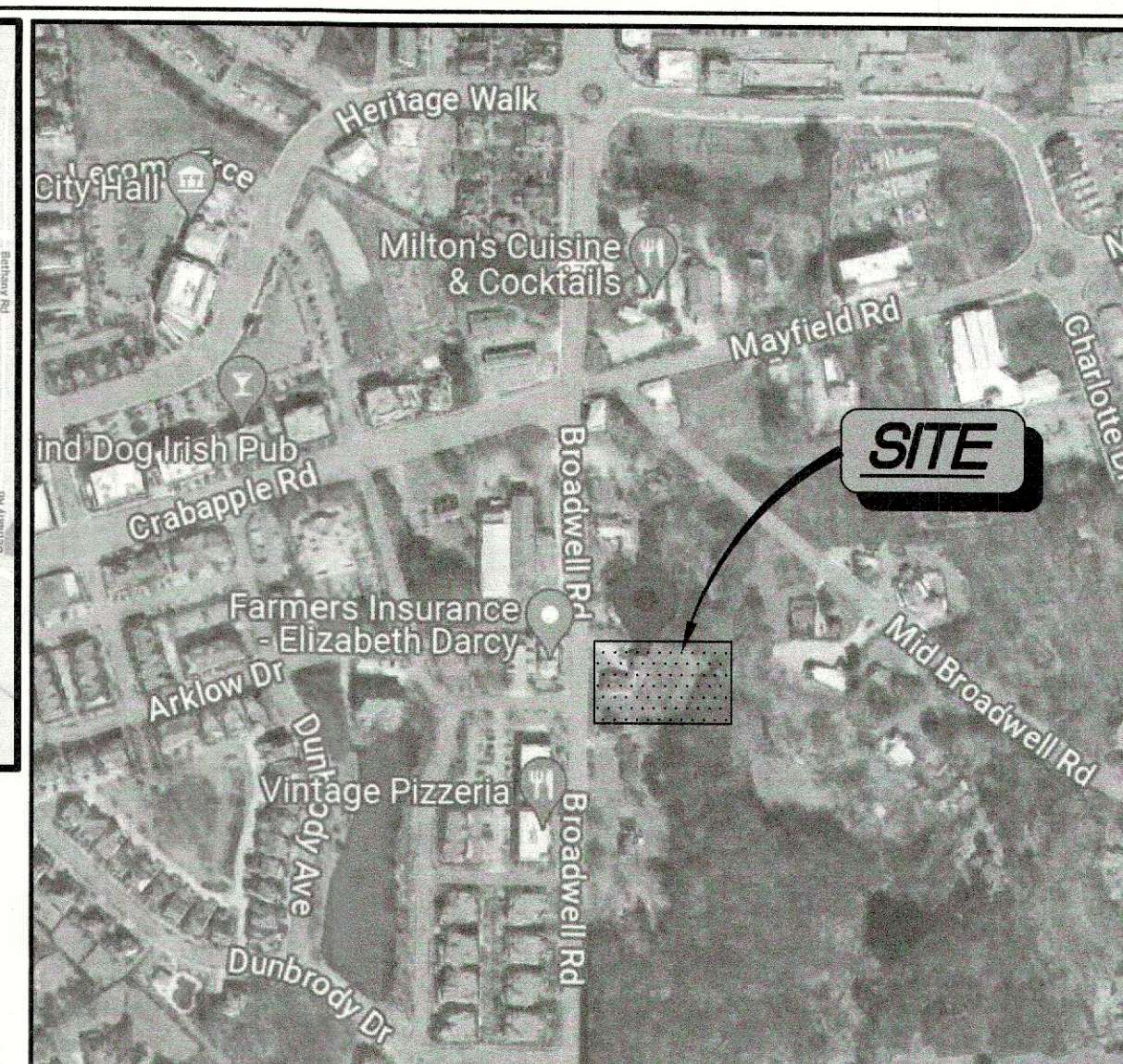
NOTE:
ANY EXISTING WELL LOCATED ON SITE WILL BE CAPPED

PROJECT CRITERIA DATA:

<u>PROJECT NAME:</u>	12595 BROADWELL ROAD- DEMOLITION PLAN
<u>PROJECT ADDRESS:</u>	12595 BROADWELL ROAD MILTON, GA 30004
<u>SITE AREA:</u>	1.28 ACRES
<u>ZONING:</u>	T4 OPEN - CRABAPPLE FORM BASED CODE
<u>EXISTING SITE CONDITION:</u>	RESIDENTIAL LOT WITH ONE HOME AND GRASSED LAWN
<u>LAND LOT:</u>	1171
<u>DISTRICT:</u>	2ND
<u>PARCEL NO.:</u>	22 417011710662

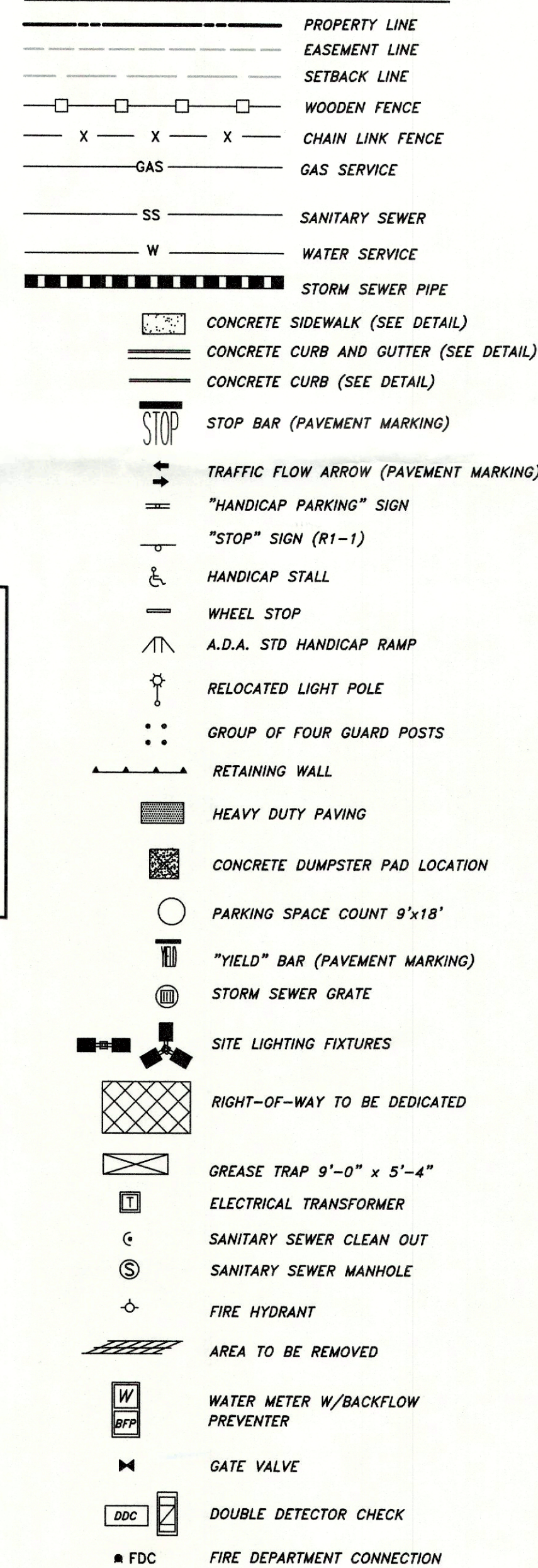
ENGINEERS CONTACT INFORMATION:

MASS ENGINEERING AND CONSULTING, LLC
CONTACT ENGINEER: JEFFREY MASISAK, PE, CPESC
EMAIL: JEFFM@MASS-ENG.COM
PHONE: 404-403-5224
ADDRESS: 3459 ACWORTH DUE WEST ROAD
SUITE 565
ACWORTH, GA 30101



AERIAL MAP

DEMOLITION LEGEND



**MASS ENGINEERING AND
CONSULTANTS, LLC.**
4559 ACWORTH DUE WEST ROAD, SUITE 565
ACWORTH, GEORGIA 30101
PHONE: 404.850.7790 EXT. 901
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MASS
ENGINEERING AND CONSULTANTS, LLC

REVISIONS

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DEMOLITION PLAN

PROJECT NUMBER:

DATE: FEBRUARY 23, 202

DM-1

EROSION CONTROL 24-HR CONTACT:
JEFFREY MASISAK - 404-403-5224

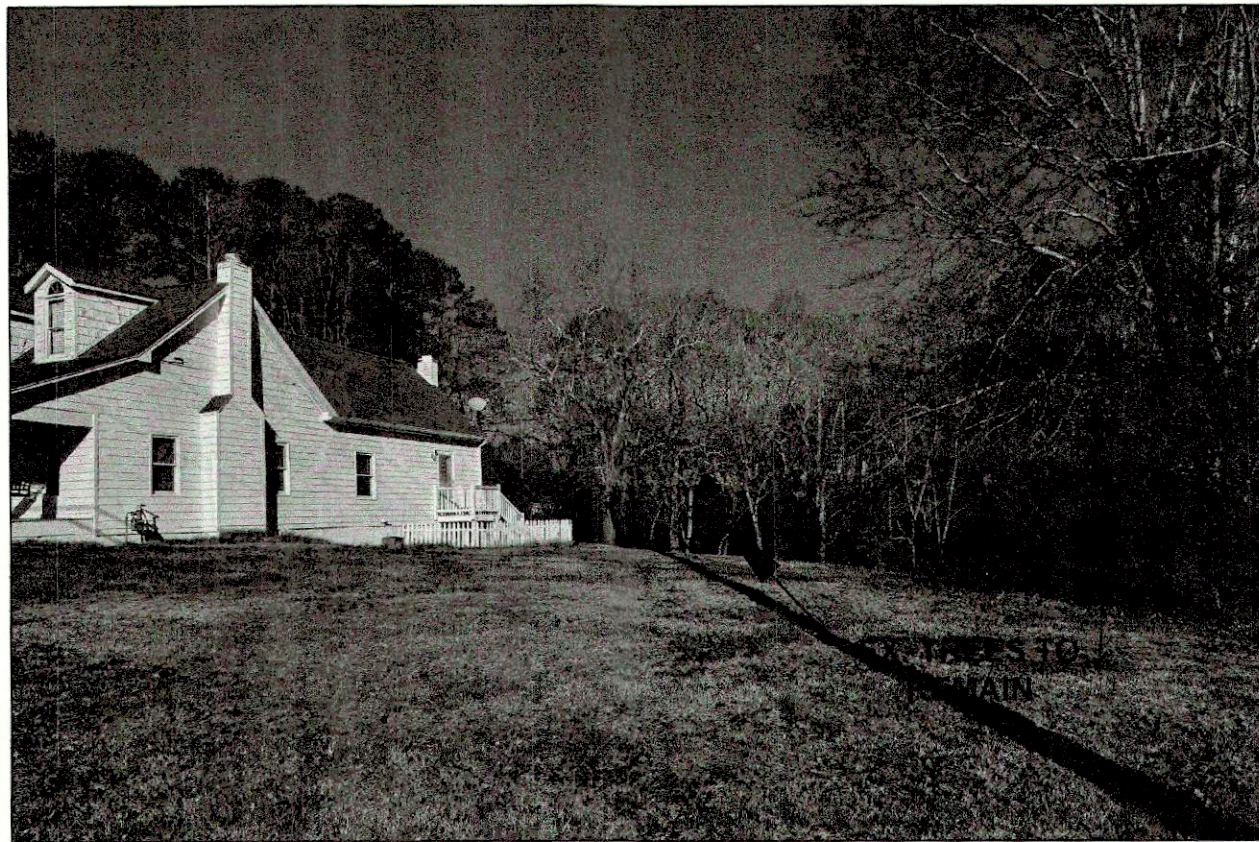




AERIAL #1



AERIAL #2



1 PICTURE #1 - EXISTING MAIN BUILDING TO BE RMEOVED



2 PICTURE #2 - EXISTING SIDEWALK AND GRASSED AREA TO REMAIN



3 PICTURE #3 - EXISTING MAIN BUILDING TO BE REMOVED



4 PICTURE #4 - EXISTING DETACHED GARAGE TO BE REMOVED

EROSION CONTROL 24-HR CONTACT:
JEFFREY MASISAK - 404-403-5224

DEMOLITION PLAN
12595 BROADWELL ROAD MILTON, GA 30004
PREPARED FOR:
12595 BROADWELL, LLC
PARCEL: 22 417011710662
LAND LOT: 1171, 2ND DISTRICT, 2ND SECTION FULTON COUNTY, GA CITY OF MILTON



MASS ENGINEERING AND
CONSULTANTS, LLC.
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REVISIONS	
DATE	DESCRIPTION

DEMOLITION PLAN
PROJECT NUMBER: 24-0019
DATE: FEBRUARY 23, 2024
DM-2

