



AGENDA #:

5A

DESIGN REVIEW BOARD APPLICATION

MEETING DATE: 4/9/24 Rescheduled for 5/7/24TYPE OF REVIEW: FINAL ☒ COURTESY ☐ CASE # ☐

PROJECT INFORMATION

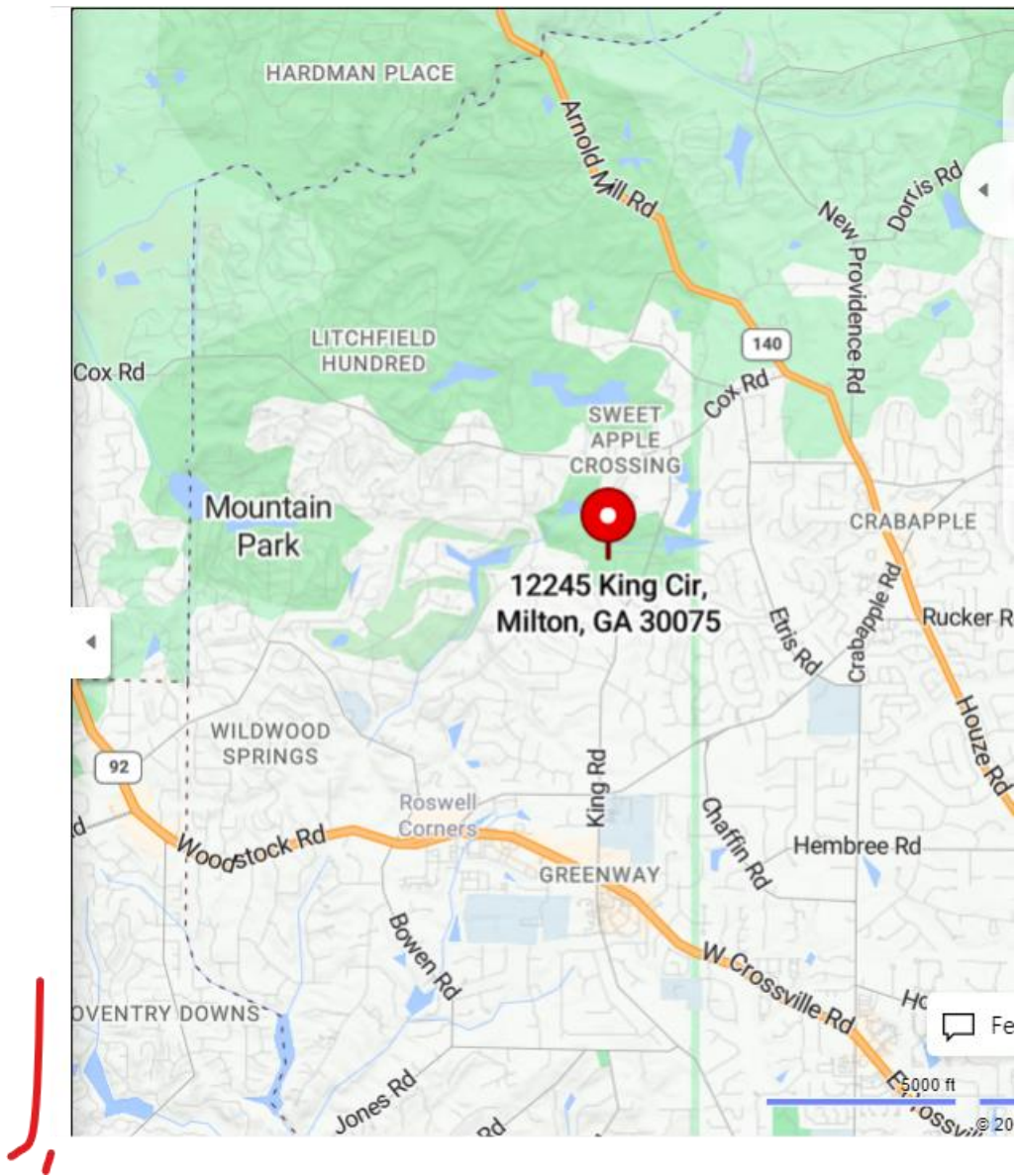
PROJECT NAME: King Circle 12245 DemolitionPROJECT ADDRESS: 12245 King Circle, Milton, GA 30075OVERLAY/FORM BASED CODE: ☐HAS LDP/BUILDING PERMIT BEEN SUBMITTED FOR REVIEW? YES ☐ NO ☒PROJECT TYPE (CHECK ONE):
SITE/LANDSCAPE ☐
BUILDING ☐
SALES TRAILER ☐
DEMOLITION ☒
ZONING/USE PERMIT/VARIANCE ☐
OTHER (EXPLAIN) ☐PROJECT DESCRIPTION: Demolition of the existing
vacant house

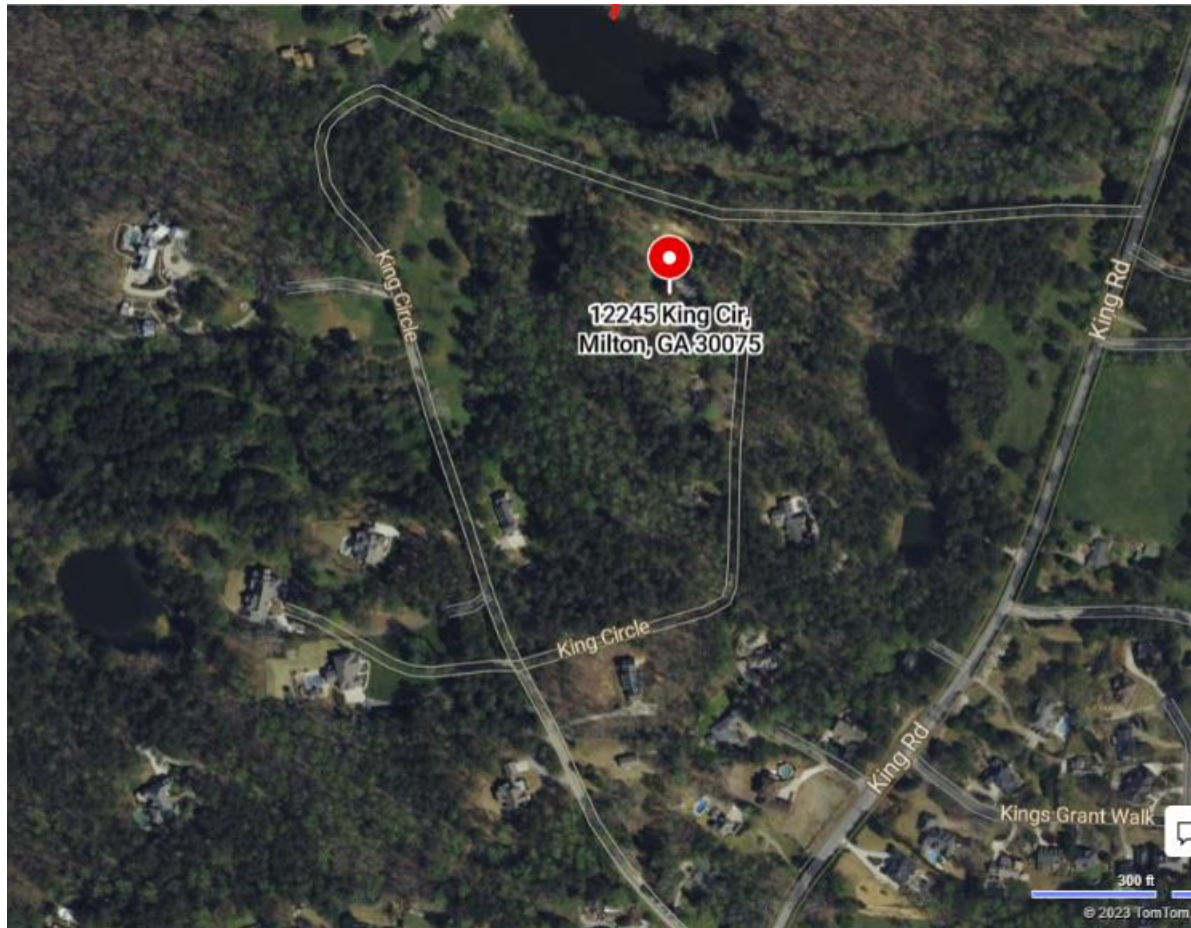
APPLICANT/REPRESENTATIVE INFORMATION

CONTACT PERSON NAME: MANI-FARHANCOMPANY: RCCR, LLCADDRESS: 625 Holcomb Bridge Road, Norcross, GA 30071PHONE: 404-731-2322 FAX: ☐EMAIL: arcade.inc@aol.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 4/9/24 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: Mani Farhan Date 4/5, 2024





A DEMOLITION APPLICATION FOR:

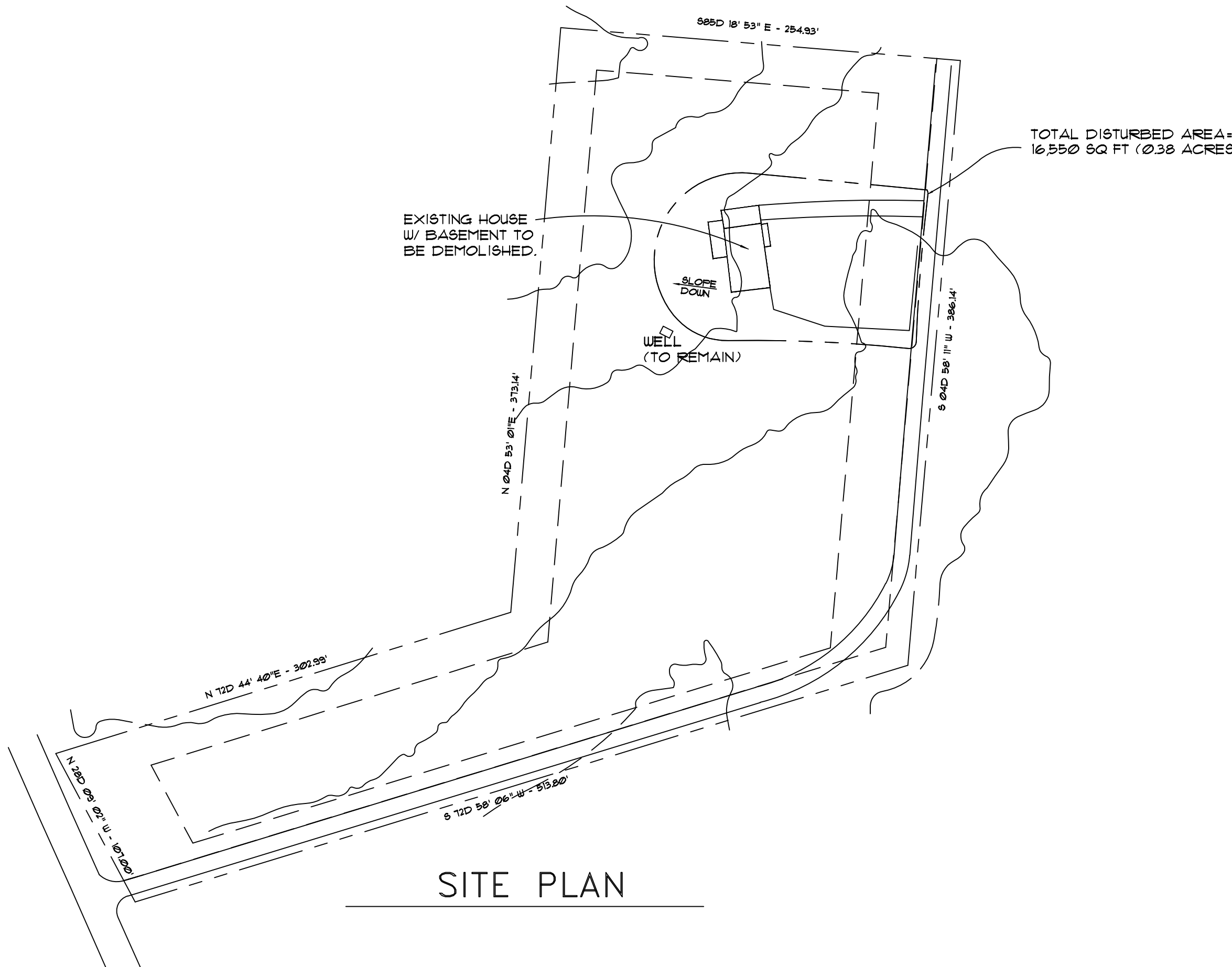
12245 KING CIRCLE

LOCATED AT:

12245 KING CIRCLE
MILTON, GEORGIA 30075

THIS PROPOSAL IS REGARDING ONLY THE DEMOLIITION
OF THE EXISTING HOUSE LOCATED IN THIS PROPERTY

LOCATED AT: CITY OF MILTON, FULTON COUNTY, GEORGIA
LAND LOTS 1216, 1217, 1232 & 1233
WITHIN THE LIMITS OF THE "CITY OF MILTON"
FULTON COUNTY, GEORGIA



GENERAL INFORMATION

GROSS AREA:

TOTAL DISTURBED AREA : 16,550 SQ. FT. (.38 ACRES)

THIS AREA IS LOCATED WITHIN THE EXISTING PROPERTY. THERE ARE NO
OTHER ACTIVITIES IN OTHER AREAS.

OWNER: RCCR, LLC
ATTENTION: MR. RAY HEDAYATI
625 HOLCOMB BRIDGE ROAD
NORCROSS, GEORGIA 30071
TEL: (678) 300-6451
E-MAIL: RAYHEDAYATI@UNITEDCONSULTING.COM

ARCHITECT: ARCADE, INC. (MANI FARHAN)
3877 THAYER TRACE
DULUTH, GEORGIA 30096
TEL: (404) 731-2322
E-MAIL: ARCADEINC@AOL.COM

GENERAL CONRACTOR: TO BE DETERMINED

24 HOUR CONTACT: Mr. SEAN BITARAFAN
PHONE: (678) 510-3487

LIST OF DRAWINGS

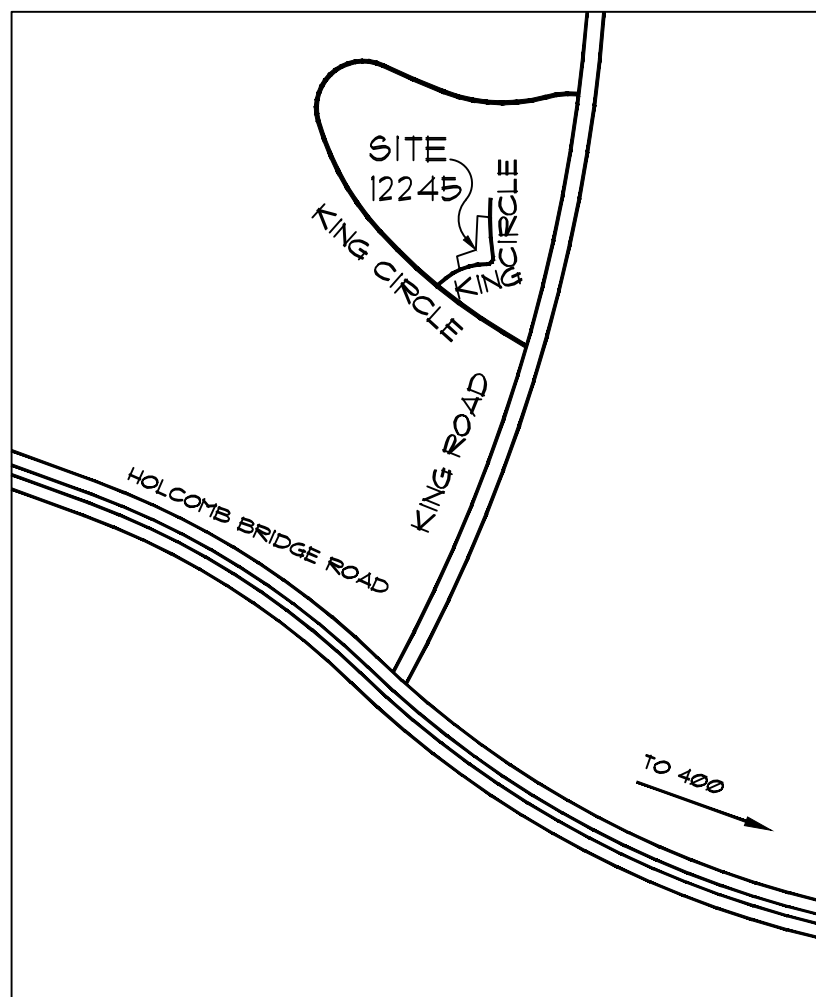
- A-0 COVER SHEET, GENERAL INFORMATION
C-1 SITE, DEMO AND ERISION CONTROL PLAN
L-1 LANDSCAPING ANY TREE PROTECTION PLAN
D-1 DETAILS- DISTURBED AREA STABILIZATION
D-2 DETAILS- DISTURBED AREA STABILIZATION
D-3 DETAILS- CONSTRUCITON EXIT AND SEDIMENT BARRIER
D-4 PICTURES- FRONT AND REAR VIEWS OF HOUSE

APPLICABLE CODES

INTERNATIONAL BUILDING CODE- 2012 EDITION,
WITH GEORGIA STATE AMENDMENTS
INTERNATIONAL ENERGY CONSERVATION CODE-
2009 EDITION WITH GEORGIA STATE SUPPLEMENTS
INTERNATIONAL FUEL GAS CODE- 2012 EDITION
WITH GEORGIA STATE AMENDMENTS
INTERNATIONAL MECHANICAL CODE- 2012 EDITION
WITH GEORGIA STATE AMENDMENTS
NATIONAL ELECTRICAL CODE
INTERNATIONAL FIRE CODE- 2012 EDITION
WITH GEORGIA STATE AMENDMENTS
LIFE SAFETY CODE:
2012 NFPA 101 LIFE SAFETY CODE
HANDICAP CODE:
2010 ADA (AMERICAN DISABILITY ACT)
1997 GEORGIA ACCESSIBILITY CODE,
CHAPTER 120-3-20

PROJECT DESCRIPTION

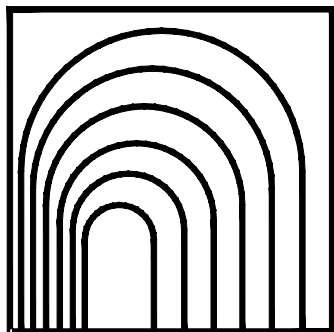
THIS IS AN APPLICATION FOR THE DEMOLITION
OF THE EXISTING HOUSE LOCATED AT THIS LOT.
THE HOUSE IS A ONE STORY RANCH WITH A
BASEMENT FACING THE BACK OF THE HOUSE.
IT ALSO HAS A BALCONY THAT WILL BE
REMOVED AS WELL. THE EXISTING HOUSE HAS
NO HISTORICAL VALUE. IT IS A VACANT HOUSE.
THERE WILL BE NO OTHER ACTIVITIES INCLUDING
ANY TREE REMOVAL OR CONSTRUCTION IN THIS
PHASE. THE APPLICATION IS ONLY FOR THE
DEMOLITION OF THE HOUSE AND THE BALCONY.
ALL DEBRIS WILL BE REMOVED AND HAULED
AWAY FROM THE SITE.



LOCATION MAP
NO SCALE

DEMOLITION SET

PERMIT & DEMOLITION SET:
JANUARY 31, 2024



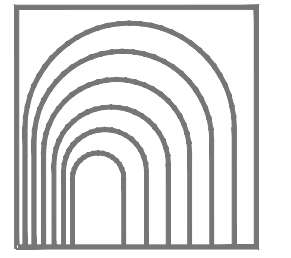
ARCADE, INC.

3877 THAYER TERRACE, DULUTH, GEORGIA 30096
TEL/ W.M. (404) 731-2322
E-MAIL= ARCADEINC@AOL.COM



PROJ NO. M-24003
DATE 1312024
JOB NO.
COVER SHEET

SHEET NO.
A-0



ARCADE, INC.

ARCHITECTS
BUILDING CONSULTANTS

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DULUTH, GEORGIA 30096

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Rev No. Date Revision

Rev No.	Date	Revision



SITE/ DEMOLITION PLAN

DEMOLITION APPLICATION FOR:
12245 KING CIRCLE
12245 KING CIRCLE
MILTON, GEORGIA 30015

Project No: 24003

Scale: 1" = 40'-0"

Drawn By: MF

Date: 1, 19, 2024

Issue: 1, 31, 2024

C = 1

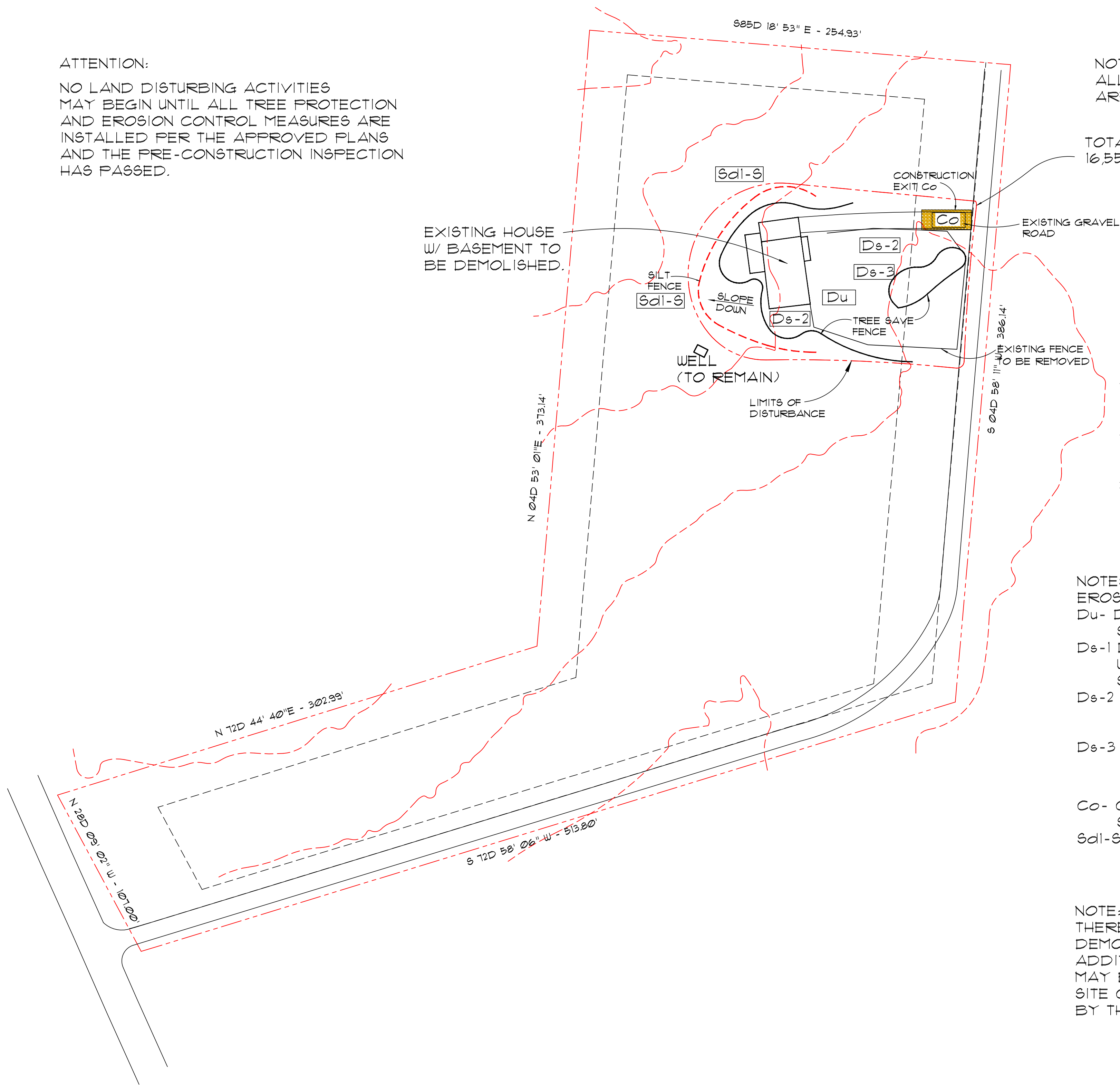
ATTENTION:

NO LAND DISTURBING ACTIVITIES
MAY BEGIN UNTIL ALL TREE PROTECTION
AND EROSION CONTROL MEASURES ARE
INSTALLED PER THE APPROVED PLANS
AND THE PRE-CONSTRUCTION INSPECTION
HAS PASSED.

NOTE:

ALL SPECIMEN TREES
ARE TO BE SAVED.

TOTAL DISTURBED AREA =
16,550 SQ FT (0.38 ACRES)



GENERAL NOTES:

-CONTRACTORS AND SUB-
CONTRACTORS ARE TO WORK
UNDER EXISTING CODES AND
STANDARDS AND OBTAIN
APPROPRIATE PERMITS FOR
EACH PRACTICE.

-CONTRACTORS AND SUB-
CONTRACTORS ARE TO BUILD
UNDER EXISTING AND COMMON
PRACTICE AND MAINTAIN A
HIGH QUALITY STANDARD.
LACK OF DETAILS DOES NOT
RELIEVE CONTRACTORS FROM
BUILDING AND MAINTAINING ALL
EXISTING COMMON PRACTICE
STANDARDS.

-CONTRACTORS AND SUB-
CONTRACTORS ARE TO MAINTAIN
ALL SAFETY REQUIREMENTS
DURING CONSTRUCTION AND
ON THE JOB SITE.

NOTES ON DEMOLITION AND
EROSION CONTROL

Du- DUST CONTROL ON DISTURBED AREAS
SEE SHEET D-3

Ds-1 DISTURBED AREA STABILIZATION
WITH MULCHING
SEE SHEET D-1

Ds-2 DISTURBED AREA STABILIZATION WITH
TEMPORARY VEGETATION
SEE SHEET D-1

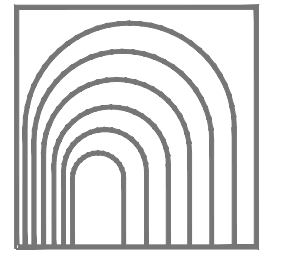
Ds-3 DISTURBED AREA STABILIZATION
WITH PERMANENT VEGETATION
SEE SHEET D-2

Co- CONSTRUCTION EXIT

SEE SHEET D-3
Sd1-S SEDIMENT BARRIER (SILT FENCE)
DETAIL
SEE SHEET D-3

NOTE:

THERE WILL BE NO TREES REMOVED DURING
DEMOLITION
ADDITIONAL EROSION CONTROL DEVICES
MAY BE REQUIRED BASED ON THE EXISTING
SITE CONDITIONS IF DEEMED NECESSARY
BY THE ON-SITE INSPECTOR.



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Rev No. Date Revision



SITE/ DEMOLITION PLAN

DEMOLITION APPLICATION FOR:

12245 KING CIRCLE

12245 KING CIRCLE

MILTON, GEORGIA 30000

Project No: 24003

Scale: 1" = 20' - 0"

Drawn By: MF

Date: 1, 29, 2024

Issue: 1, 31, 2024

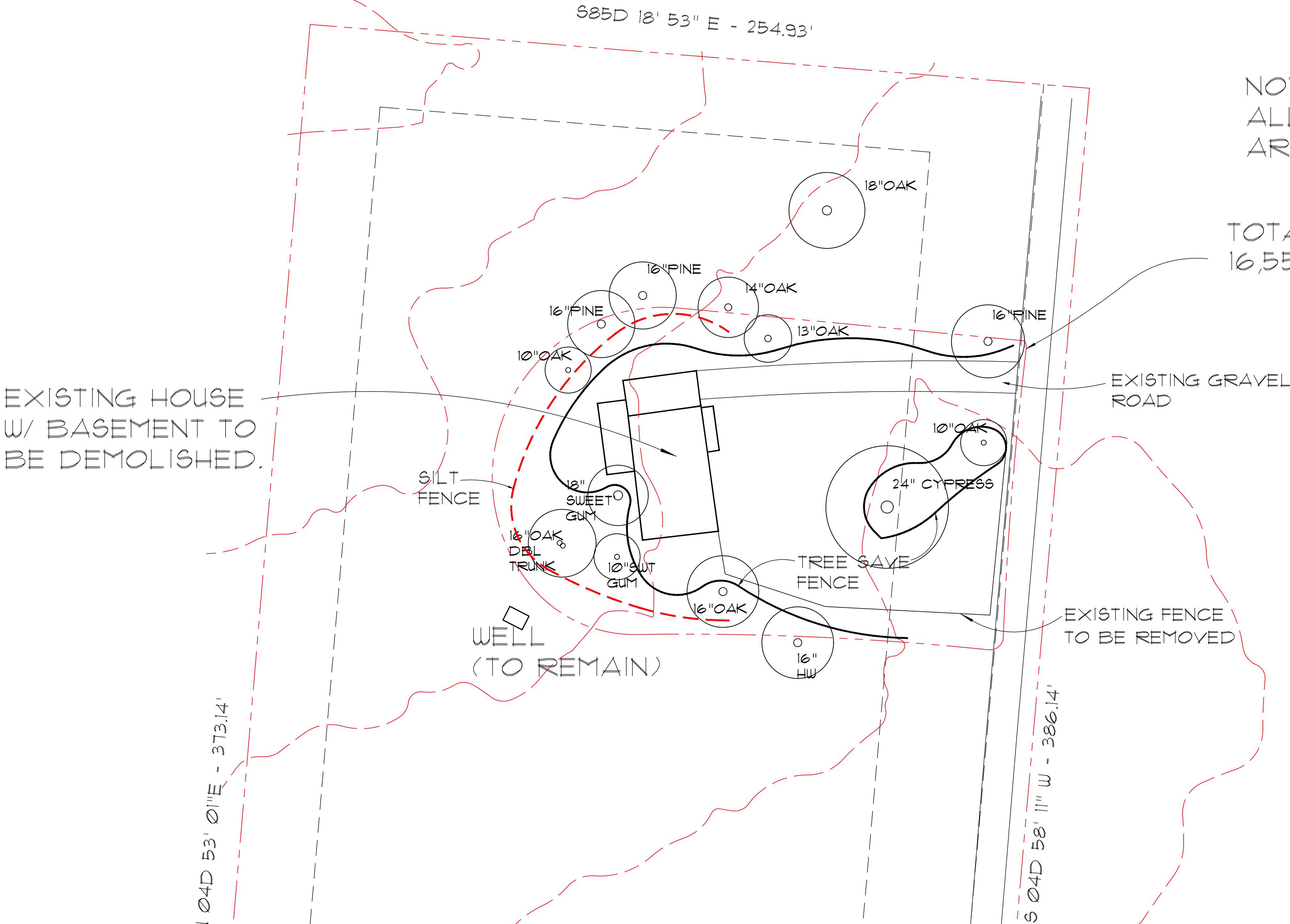
L = 1

NOTE:
ALL SPECIMEN TREES
ARE TO BE SAVED.

TOTAL DISTURBED AREA =
16,550 SQ FT (0.38 ACRES)

LANDSCAPE PLAN

SCALE 1" = 20' - 0"



CONSTRUCTION SPECIFICATIONS

SITE PREPARATION

- 1. GRADE TO PERMIT THE USE OF EQUIPMENT FOR APPLYING AND ANCHORING MULCH.
- 2. INSTALL NEEDED EROSION CONTROL MEASURES AS REQUIRED SUCH AS DIKES, DIVERSIONS, BERMS, TERRACES AND SEDIMENT BARRIERS.
- 3. LOOSEN COMPACT SOIL TO A MINIMUM DEPTH OF 3 INCHES.

MULCHING MATERIALS

- SELECT ONE OF THE FOLLOWING MATERIALS AND APPLY AT THE DEPTH INDICATED:
- 1. DRY STRAW OR HAY SHALL BE APPLIED AT A DEPTH OF 2 TO 4 INCHES PROVIDING COMPLETE SOIL COVERAGE. ONE ADVANTAGE OF THIS MATERIAL IS EASY APPLICATION.
 - 2. WOOD WASTE (CHIPS, SAWDUST OR BARK) SHALL BE APPLIED AT A DEPTH OF 2 TO 3 INCHES. ORGANIC MATERIAL FROM THE CLEARING STAGE OF DEVELOPMENT SHOULD REMAIN ON SITE, BE CHIPPED, AND APPLIED AS MULCH. THIS METHOD OF MULCHING CAN GREATLY REDUCE EROSION CONTROL COSTS.
 - 3. CUTBACK ASPHALT (SLOW CURING) SHALL BE APPLIED AT 1200 GALLONS PER ACRE (OR ¼ GALLON PER SQ. YD.)
 - 4. POLYETHYLENE FILM SHALL BE SECURED OVER BANKS OR STOCKPILED SOIL MATERIAL FOR TEMPORARY PROTECTION. THIS MATERIAL CAN BE SALVAGED AND RE-USED.

APPLYING MULCH

- WHEN MULCH IS USED WITHOUT SEEDING, MULCH SHALL BE APPLIED TO PROVIDE FULL COVERAGE OF EXPOSED AREA.
- 1. DRY STRAW OR HAY MULCH AND WOOD CHIPS SHALL BE APPLIED UNIFORMLY BY HAND OR BY MECHANICAL EQUIPMENT.
 - 2. IF THE AREA WILL EVENTUALLY BE COVERED WITH PERENNIAL VEGETATION, 20-30 POUNDS OF NITROGEN PER ACRE IN ADDITION TO THE NORMAL AMOUNT SHALL BE APPLIED TO OFFSET THE UPTAKE OF NITROGEN CAUSED BY THE DECOMPOSITION OF THE ORGANIC MULCHES.
 - 3. CUTBACK ASPHALT SHALL BE APPLIED UNIFORMLY. CARE SHOULD BE TAKEN IN AREAS OF PEDESTRIAN TRAFFIC DUE TO PROBLEMS OF "TRACKING IN" OR DAMAGE TO SHOES, CLOTHING, ETC.
 - 4. APPLY POLYETHYLENE FILM ON EXPOSED AREAS.

ANCHORING MULCH

- 1. STRAW OR HAY MULCH CAN BE PRESSED INTO THE SOIL WITH A DISK HARROW WITH THE DISK SET STRAIGHT OR WITH A SPECIAL "PACKER DISK". DISKS MAY BE SMOOTH OR SERRATED AND SHOULD BE 20 INCHES OR MORE IN DIAMETER AND 8 TO 12 INCHES APART. THE EDGES OF THE DISK SHOULD BE DULL ENOUGH NOT TO CUT THE MULCH BUT TO PRESS IT INTO THE SOIL LEAVING MUCH OF IT IN AN ERECT POSITION. STRAW OR HAY MULCH SHALL BE ANCHORED IMMEDIATELY AFTER APPLICATION.

DEFINITION

THE ESTABLISHMENT OF TEMPORARY COVER WITH FAST GROWING SEEDINGS FOR SEASONAL PROTECTION ON DISTURBED OR DENUDED AREAS.

CONDITIONS

TEMPORARY GRASSING, INSTEAD OF MULCH, CAN BE APPLIED TO ROUGH GRADED AREAS THAT WILL BE EXPOSED FOR LESS THAN SIX MONTHS. TEMPORARY VEGETATION MEASURES SHOULD BE COORDINATED WITH PERMANENT MEASURES TO ASSURE ECONOMICAL AND EFFECTIVE STABILIZATION. MOST TYPES OF TEMPORARY VEGETATION ARE IDEAL TO USE AS COMPANION CROPS UNTIL PERMANENT VEGETATION IS ESTABLISHED.

SEEDING RATES FOR TEMPORARY SEEDING

SPECIES	RATE PER 1,000 SQ. FT.	RATE PER ACRE	PLANTING DATES***
RYE	3.9 lbs	3 bu.	9/1 - 3/1
RYEGRASS	0.9 lbs	40 lbs	8/15- 4/1
ANNUAL LESPEDEZA	0.9 lbs	40 lbs	1/15 - 3/15
WEeping LOVE GRASS	0.1 lbs	4 lbs	2/15 - 6/15
SUDANGRASS	1.4 lbs	60 lbs	3/1 - 8/1
BROWNTOP MILLET	0.9 lbs	40 lbs	4/1 - 7/15
WHEAT	4.1 lbs	3 bu	9/15 - 2/1

CONSTRUCTION SPECIFICATIONS

GRADING AND SHAPING

EXCESSIVE WATER RUNOFF SHALL BE REDUCED BY PROPERLY DESIGNED AND INSTALLED EROSION CONTROL PRACTICES SUCH AS CLOSED DRAINS, DITCHES, DIKES, DIVERSIONS, SEDIMENT BARRIERS AND OTHERS.

NO SHAPING OR GRADING IS REQUIRED IF SLOPES CAN BE STABILIZED BY HANDSEEDED VEGETATION OR IF HYDRAULIC SEEDING EQUIPMENT IS TO BE USED.

SEEDBED PREPARATION

WHEN A HYDRAULIC SEEDER IS USED, SEEDBED PREPARATION IS NOT REQUIRED. WHEN USING CONVENTIONAL OR HANDSEEDING, SEEDBED PREPARATION IS NOT REQUIRED IF THE SOIL MATERIAL IS LOOSE AND NOT SEALED BY RAINFALL.

WHEN SOIL HAS BEEN SEALED BY RAINFALL OR CONSISTS OF SMOOTH CUT SLOPES, THE SOIL SHALL BE FITTED, TRENCHED OR OTHERWISE SCARIFIED TO PROVIDE A PLACE FOR SEED TO LODGE AND GERMINATE.

LIME AND FERTILIZER

AGRICULTURAL LIME IS REQUIRED UNLESS SOIL TESTS INDICATE OTHERWISE. APPLY AGRICULTURAL LIME AT A RATE OF ONE TON PER ACRE. GRADED AREAS REQUIRE LIME APPLICATION. SOILS CAN BE TESTED TO DETERMINE IF FERTILIZER IS NEEDED. ON REASONABLY FERTILE SOILS OR SOIL MATERIAL, FERTILIZER IS NOT REQUIRED. FOR SOILS WITH VERY LOW FERTILITY, 500 TO 700 POUNDS OF 10-10-10 FERTILIZER OR THE EQUIVALENT PER ACRE (12 LB. / 1,000 SQ. FT.) SHALL BE APPLIED. FERTILIZER SHOULD BE APPLIED BEFORE LAND PREPARATION AND INCORPORATED WITH A DISK, RIPPER OR CHISEL.

SEEDING

SELECT A GRASS OR GRASS-LEGUME MIXTURE SUITABLE TO THE AREA AND SEASON OF THE YEAR. SEED SHALL BE APPLIED UNIFORMLY BY HAND, CYCLONE SEEDER, DRILL, CULTIPACKER SEEDER, OR HYDRAULIC SEEDER (SLURRY INCLUDING SEED AND FERTILIZER). DRILL OR CULTIPACKER SEEDERS SHOULD NORMALLY PLACE SEED ONE-QUARTER TO ONE-HALF INCH DEEP. APPROPRIATE DEPTH OF PLANTING IS TEN TIMES THE SEED DIAMETER. SOIL SHOULD BE "RAKED" LIGHTLY TO COVER SEED WITH SOIL IF SEED BY HAND.

MULCHING

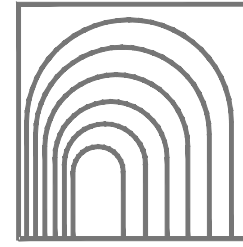
TEMPORARY VEGETATION CAN, IN MOST CASES, BE ESTABLISHED WITHOUT THE USE OF MULCH. MULCH WITHOUT SEEDING SHOULD BE CONSIDERED FOR SHORT-TERM PROTECTION. REFER TO DS1 DISTURBED AREA STABILIZATION (WITH MULCHING ONLY).

IRRIGATION

DURING TIMES OF DROUGHT, WATER SHALL BE APPLIED AT A RATE NOT CAUSING RUNOFF AND EROSION. THE SOIL SHALL BE THOROUGHLY WETTED TO A DEPTH THAT WILL INSURE GERMINATION OF THE SEED. SUBSEQUENT APPLICATIONS SHOULD BE MADE WHEN NEEDED.

Ds1 DISTURBED AREA STABILIZATION (W/ MULCHING ONLY)

Ds2 DISTURBED AREA STABILIZATION (WITH TEMPORARY VEGETATION)



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Rev No.	Date	Revision



SOIL ESTABLIZATION DETAILS
12245 KING CIRCLE TRACT
22nd DISTRICT
LAND LOTS 1216, 1217, 1232, 1233
FULTON COUNTY, GA

Project No: 24002
Scale: N/A
Drawn By: MF
Date: 1, 25, 2024
Issue: 1, 25, 2024

D = 1

Ds3 DISTURBED AREA STABILIZATION
(WITH PERMANENT VEGETATION)

DEFINITION

THE PLANTING OF PERENNIAL VEGETATION SUCH AS TREES, SHRUBS, VINES, GRASSES, OR LEGUMES ON EXPOSED AREAS FOR FINAL PERMANENT STABILIZATION. PERMANENT PERENNIAL VEGETATION SHALL BE USED TO ACHIEVE FINAL STABILIZATION.

CONDITIONS

PERMANENT PERENNIAL VEGETATION IS USED TO PROVIDE A PROTECTIVE COVER FOR EXPOSED AREAS INCLUDING CUTS, FILLS, DAMS, AND OTHER DENUDED AREAS.

SPECIFICATIONS

GRADING AND SHAPING

GRADING AND SHAPING MAY NOT BE REQUIRED WHERE HYDRAULIC SEEDING AND FERTILIZING EQUIPMENT IS TO BE USED. VERTICAL BANKS SHALL BE SLOPED TO ENABLE PLANT ESTABLISHMENT.

WHEN CONVENTIONAL SEEDING AND FERTILIZING ARE TO BE DONE, GRADE AND SHAPE

WHERE FEASIBLE AND PRACTICAL, SO THAT EQUIPMENT CAN BE USED SAFELY AND EFFICIENTLY DURING SEEDBED PREPARATION, SEEDING, MULCHING, AND MAINTENANCE OF THE VEGETATION.

CONCENTRATIONS OF WATER THAT WILL CAUSE EXCESSIVE SOIL EROSION SHALL BE DIVERTED TO A SAFE OUTLET. DIVERSIONS AND OTHER TREATMENT PRACTICES SHALL CONFORM WITH THE APPROPRIATE STANDARDS AND SPECIFICATIONS.

SEEDBED PREPARATION

SEEDBED PREPARATION MAY NOT BE REQUIRED WHERE HYDRAULIC SEEDING AND FERTILIZING EQUIPMENT IS TO BE USED. WHEN CONVENTIONAL SEEDING IS TO BE USED, SEEDBED PREPARATION WILL BE DONE AS FOLLOWS:

BROADCAST PLANTINGS
1. TILLAGE AT A MINIMUM, SHALL ADEQUATELY LOOSEN THE SOIL TO A DEPTH OF 4 TO 6 INCHES; ALLEVIATE COMPACTION; INCORPORATE LIME AND FERTILIZER; SMOOTH AND FIRM THE SOIL; ALLOW FOR THE PROPER PLACEMENT OF SEED, SPRIGS, OR PLANTS; AND ALLOW FOR THE ANCHORING OF STRAW OR HAY MULCH IF A DISK IS TO BE USED.
2. TILLAGE MAY BE DONE WITH ANY SUITABLE EQUIPMENT.
3. TILLAGE SHOULD BE DONE ON THE CONTOUR WHERE FEASIBLE.

7. THE DECOMPOSITION OF THE ORGANIC MULCHES.

3. CUTBACK ASPHALT SHALL BE APPLIED UNIFORMLY. CARE SHOULD BE TAKEN IN AREAS OF PEDESTRIAN TRAFFIC DUE TO PROBLEMS OF TRACKING IN OR DAMAGE TO SHOES, CLOTHING, ETC.

4. APPLY POLYETHYLENE FILM ON EXPOSED AREAS.

FERTILIZER REQUIREMENTS

TYPES OF SPECIES	YEAR	ANALYSIS OR EQUIVALENT N-P-K	RATE	N TOP DRESSING RATE
1. Cool season grasses	First	6-12-12	1500 lbs./ac.	50-100 lbs./ac. 1/2/30
	Second	6-12-12	100 lbs./ac.	
	Maintenance	10-10-10	400 lbs./ac.	
2. Cool season grasses and legumes	First	6-12-12	1500 lbs./ac.	0-50 lbs./ac. 1/
	Second	0-10-10	100 lbs./ac.	
	Maintenance	0-10-10	400 lbs./ac.	
3. Warm season grasses	First	6-12-12	1500 lbs./ac.	50-100 lbs./ac. 2/6/30
	Second	6-12-12	800 lbs./ac.	
	Maintenance	10-10-10	400 lbs./ac.	
4. Warm season grasses and legumes	First	6-12-12	1500 lbs./ac.	50-100 lbs./ac. 1/6/
	Second	0-10-10	1000 lbs./ac.	
	Maintenance	0-10-10	400 lbs./ac.	

4. ON SLOPES TOO STEEP FOR THE SAFE OPERATION OF TILLAGE EQUIPMENT, THE SOIL SURFACE SHALL BE PITTED OR TRENCHED ACROSS THE SLOPE WITH APPROPRIATE HAND TOOLS TO PROVIDE TWO PLACES 6 TO 8 INCHES APART IN WHICH SEED MAY LODGE AND GERMINATE. HYDRAULIC SEEDING MAY ALSO BE USED.

INDIVIDUAL PLANTS

1. WHERE INDIVIDUAL PLANTS ARE TO BE SET, THE SOIL SHALL BE PREPARED BY EXCAVATING HOLES, OPENING FURROWS, OR DIBBLE PLANTING.
2. FOR NURSERY STOCK PLANTS, HOLES SHALL BE LARGE ENOUGH TO ACCOMMODATE ROOTS WITHOUT CROWDING.
3. WHERE PINE SEEDLINGS ARE TO BE PLANTED, SUBSOIL UNDER THE ROW 36 INCHES DEEP ON THE CONTOUR FOUR TO SIX MONTHS PRIOR TO PLANTING. SUBSOILING SHOULD BE DONE WHEN THE SOIL IS DRY, PREFERABLY IN AUGUST OR SEPTEMBER.

PLANTING

HYDRAULIC SEEDING

MIX THE SEED (INOCULATED IF NEEDED), FERTILIZER, AND WOOD CELLULOSE OR WOOD PULP FIBER MULCH WITH WATER AND APPLY IN A SLURRY UNIFORMLY OVER THE AREA TO BE TREATED. APPLY WITHIN ONE HOUR AFTER THE MIXTURE IS MADE.

CONVENTIONAL SEEDING

SEEDING WILL BE DONE ON A FRESHLY PREPARED AND FIRMED SEEDBED. FOR BROADCAST PLANTING, USE A CULTIPACKER SEEDER, DRILL, ROTARY SEEDER, OTHER MECHANICAL SEEDER, OR HAND SEEDING TO DISTRIBUTE THE SEED UNIFORMLY OVER THE AREA TO BE TREATED. COVER THE SEED LIGHTLY WITH 1/8 TO 1/4 INCH OF SOIL FOR SMALL SEED AND 1/2 TO 1 INCH FOR LARGE SEED WHEN USING A CULTIPACKER OR OTHER SUITABLE EQUIPMENT.

NO-TILL SEEDING

NO-TILL SEEDING IS PERMISSIBLE INTO ANNUAL COVER CROPS WHEN PLANTING IS DONE FOLLOWING MATURITY OF THE COVER CROP OR IF THE TEMPORARY COVER STAND IS SPARSE ENOUGH TO ALLOW ADEQUATE GROWTH OF THE PERMANENT (PERENNIAL) SPECIES. NO-TILL SEEDING SHALL BE DONE WITH APPROPRIATE NO-TILL SEEDING EQUIPMENT. THE SEED MUST BE UNIFORMLY DISTRIBUTED AND PLANTED AT THE PROPER DEPTH.

INDIVIDUAL PLANTS

SHRUBS, VINES AND SPRIGS MAY BE PLANTED WITH APPROPRIATE PLANTERS OR HAND TOOLS. PINE TREES SHALL BE PLANTED MANUALLY IN THE SUBSOIL FURROW. EACH PLANT SHALL BE SET IN A MANNER THAT WILL AVOID CROWDING THE ROOTS. NURSERY STOCK PLANTS SHALL BE PLANTED AT THE SAME DEPTH OR SLIGHTLY DEEPER THAN THEY GREW AT THE NURSERY. THE TIPS OF VINES AND SPRIGS MUST BE AT OR SLIGHTLY ABOVE THE GROUND SURFACE. WHERE INDIVIDUAL HOLES ARE DUG, FERTILIZER SHALL BE PLACED IN THE BOTTOM OF THE HOLE. TWO INCHES OF SOIL SHALL BE ADDED AND THE PLANT SHALL BE SET IN THE HOLE.

SEEDING RATES FOR
PERMANENT SEEDING

SPECIES	RATE PER 1,000 S.F.	RATE PER ACRE	PLANTING DATES
BAHIA	1.4 LBS	60 LBS	1/1-12/31
BERMUDA	0.2 LBS	10 LBS	2/15-7/1
CENTPEDE	BLOCK SOD ONLY	BLOCK SOD ONLY	4/1-7/1
LESPEDeza	1.7 LBS	75 LBS	1/1-12/31
weeping LOVE GRASS	0.1 LBS	4 LBS	2/1-6/15
SWITCH GRASS	0.9 LBS	4 LBS	3/15-6/1

MULCHING

MULCH IS REQUIRED FOR ALL PERMANENT VEGETATION APPLICATIONS. MULCH APPLIED TO SEEDED AREAS SHALL ACHIEVE 75% SOIL COVER. SELECT THE MULCHING MATERIAL FROM THE FOLLOWING AND APPLY AS INDICATED:
1. DRY STRAW OR DRY HAY OF GOOD QUALITY AND FREE OF WEED SEEDS CAN BE USED. DRY STRAW SHALL BE APPLIED AT THE RATE OF 2 TONS PER ACRE. DRY HAY SHALL BE APPLIED AT A RATE OF 2-1/2 TONS PER ACRE.
2. WOOD CELLULOSE MULCH OR WOOD PULP FIBER SHALL BE USED WITH HYDRAULIC SEEDING. IT SHALL BE APPLIED AT THE RATE OF 500 POUNDS PER ACRE. DRY STRAW OR DRY HAY SHALL BE APPLIED (AT THE RATE INDICATED ABOVE) AFTER HYDRAULIC SEEDING.
3. ONE THOUSAND POUNDS OF WOOD CELLULOSE OR WOOD PULP FIBER, WHICH INCLUDES A TACKIFIER, SHALL BE USED WITH HYDRAULIC SEEDING ON SLOPES 3:4:1 OR STEEPER.
4. SERICEA LESPEDEZA HAY CONTAINING MATURE SEED SHALL BE APPLIED AT A RATE OF THREE TONS PER ACRE.
5. PINE STRAW OR PINE BARK SHALL BE APPLIED AT A THICKNESS OF 3 INCHES FOR SEEDING PURPOSES. OTHER SUITABLE MATERIALS IN SUFFICIENT QUANTITY MAY BE USED WHERE ORNAMENTALS OR OTHER GROUND COVERS ARE PLANTED. THIS IS NOT APPROPRIATE FOR SEEDED AREAS.
6. WHEN USING TEMPORARY EROSION CONTROL BLANKETS OR BLOCK SOD, MULCH IS NOT REQUIRED.
7. BITUMINOUS TREATED ROVING MAY BE APPLIED ON PLANTED AREAS ON SLOPES, IN DITCHES OR DRY WATERWAYS TO PREVENT EROSION. BITUMINOUS TREATED ROVING SHALL BE APPLIED WITHIN 24 HOURS AFTER AN AREA HAS BEEN PLANTED. APPLICATION RATES AND MATERIALS MUST MEET GEORGIA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS. WOOD CELLULOSE AND WOOD PULP FIBERS SHALL NOT CONTAIN GERMINATION OR GROWTH INHIBITING FACTORS. THEY SHALL BE EVENLY DISPERSED WHEN AGITATED IN WATER. THE FIBERS SHALL CONTAIN A DYE TO ALLOW VISUAL METERING AND AID IN UNIFORM APPLICATION DURING SEEDING.

APPLYING MULCH

STRAW OR HAY MULCH WILL BE SPREAD UNIFORMLY WITHIN 24 HOURS AFTER SEEDING AND/OR PLANTING. THE MULCH MAY BE SPREAD BY BLOWER-TYPE SPREADING EQUIPMENT, OTHER SPREADING EQUIPMENT OR BY HAND. MULCH SHALL BE APPLIED TO COVER 75% OF THE SOIL SURFACE.

WOOD CELLULOSE OR WOOD FIBER MULCH SHALL BE APPLIED UNIFORMLY WITH HYDRAULIC SEEDING EQUIPMENT.

ANCHORING MULCH

ANCHOR STRAW OR HAY MULCH IMMEDIATELY AFTER APPLICATION BY ONE OF THE FOLLOWING METHODS:

1. EMULSIFIED ASPHALT CAN BE (A) SPRAYED UNIFORMLY ONTO THE MULCH AS IT IS EJECTED FROM THE BLOWER MACHINE OR (B) SPRAYED ON THE MULCH IMMEDIATELY FOLLOWING MULCH APPLICATION WHEN STRAW OR HAY IS SPREAD BY METHODS OTHER THAN SPECIAL BLOWER EQUIPMENT.

THE COMBINATION OF ASPHALT EMULSION AND WATER SHALL CONSIST OF A HOMOGENEOUS MIXTURE SATISFACTORY FOR SPRAYING. THE MIXTURE SHALL CONSIST OF 100 GALLONS OF GRADE 55-1H OR CSS-1H EMULSIFIED ASPHALT AND 100 GALLONS OF WATER PER TON OF MULCH.

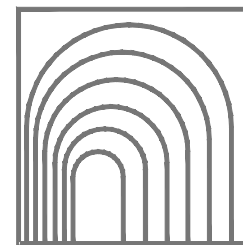
CARE SHALL BE TAKEN AT ALL TIMES TO PROTECT STATE WATERS; THE PUBLIC, ADJACENT PROPERTY, PAVEMENTS, CURBS, SIDEWALKS, AND ALL OTHER STRUCTURES FROM ASPHALT DISCOLORATION.

2. HAY AND STRAW MULCH SHALL BE PRESSED INTO THE SOIL IMMEDIATELY AFTER THE STRAIGHT MAY BE USED. THE DISKS MAY BE SMOOTH OR SERRATED AND SHOULD BE 20 INCHES OR MORE IN DIAMETER AND 8 TO 12 INCHES APART. THE EDGES OF THE DISKS SHALL BE DULL ENOUGH TO PRESS THE MULCH INTO THE GROUND WITHOUT CUTTING IT, LEAVING MUCH OF IT IN AN ERECT POSITION. MULCH SHALL NOT BE PLOWED INTO THE SOIL.
3. SYNTHETIC TACKIFIERS OR BINDERS APPROVED BY GDOT SHALL BE APPLIED IN CONJUNCTION WITH OR IMMEDIATELY AFTER THE MULCH IS SPREAD. SYNTHETIC TACKIFIERS SHALL BE MIXED AND APPLIED ACCORDING TO MANUFACTURERS SPECIFICATIONS. REFER TO THE TACKIFIERS AND BINDERS.

4. RYE OR WHEAT CAN BE INCLUDED WITH FALL AND WINTER PLANTINGS TO STABILIZE THE MULCH. THEY SHALL BE APPLIED AT A RATE OF ONE-QUARTER TO ONE HALF BUSHEL PER ACRE.
5. PLASTIC MESH OR NETTING WITH MESH NO LARGER THAN ONE INCH BY ONE INCH MAY BE NEEDED TO ANCHOR STRAW OR HAY MULCH ON UNSTABLE SOILS AND CONCENTRATED FLOW AREAS. THESE MATERIALS SHALL BE INSTALLED AND ANCHORED ACCORDING TO MANUFACTURERS SPECIFICATIONS.

IRRIGATION

IRRIGATION SHALL BE APPLIED AT A RATE THAT WILL NOT CAUSE RUNOFF.



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Rev No. Date Revision



SOIL ESTABLIZATION DETAILS
12245 KING CIRCLE TRACT
22nd DISTRICT
LAND LOTS 1216, 1217, 1232, 1233
FULTON COUNTY, GA

Project No: 24002

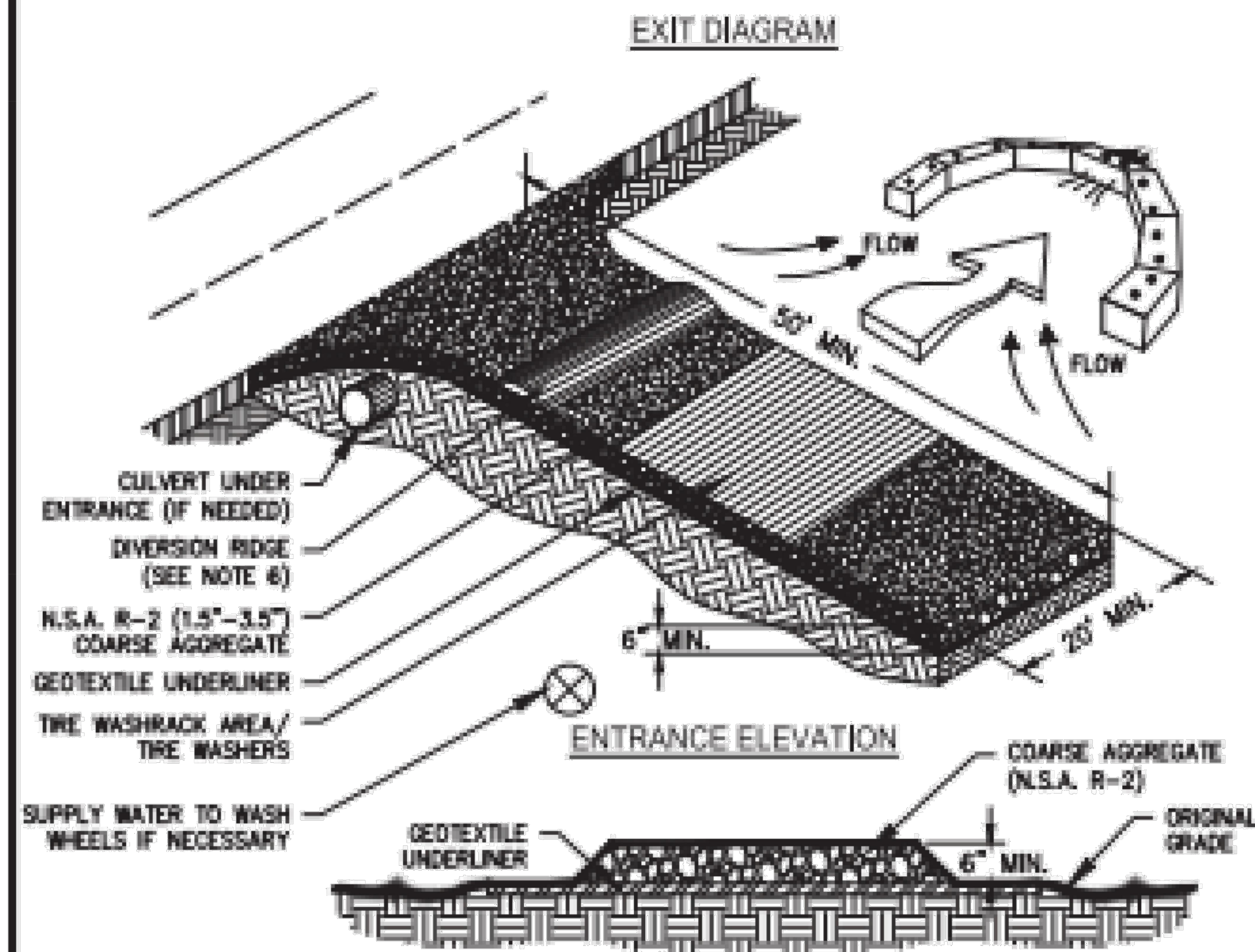
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Drawn By: MF

Date: 1, 26, 2024

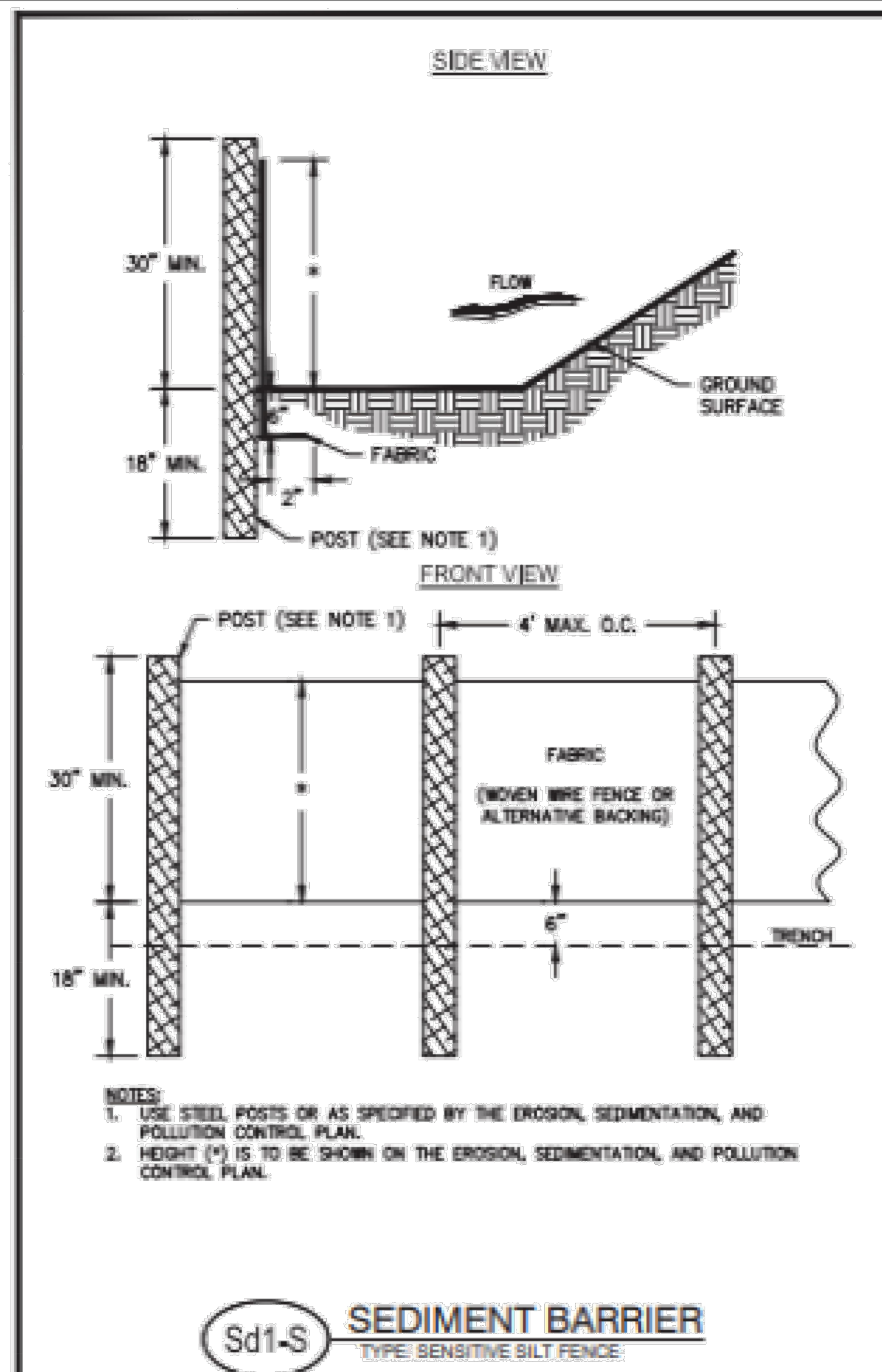
Issue: 1, 26, 2024

D-2



- 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.

Co **CONSTRUCTION EXIT**



METHODS AND MATERIALS

A. TEMPORARY METHODS

MULCHES
SEE STANDARD DS1-DISTURBED AREA STABILIZATION (WITH MULCHING ONLY). SYNTHETIC RESINS MAY BE USED INSTEAD OF ASPHALT TO BIND MULCH MATERIAL. REFER TO STANDARD TB-TACKIFIERS AND BINDERS. RESINS SUCH AS CURASOL OR TERRATAK SHOULD BE USED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.

VEGETATIVE COVER
SEE STANDARD DS2-DISTURBED AREAS STABILIZATION (WITH TEMPORARY SEEDING).

SPRAY-ON ADHESIVES
THESE ARE USED ON MINERAL SOILS (NOT EFFECTIVE ON MUCK SOILS). KEEP TRAFFIC OFF THESE AREAS. REFER TO STANDARD TB-TACKIFIERS AND BINDERS.

TILLAGE
THIS PRACTICE IS DESIGNED TO ROUGHEN AND BRING CLODS TO THE SURFACE. IT IS AN EMERGENCY MEASURE WHICH SHOULD BE USED BEFORE WIND EROSION STARTS. BEGIN PLOWING ON WINDWARD SIDE OF SITE. CHISEL TYPE PLOWS SPACED ABOUT 12 INCHES APART, SPRING-TOOTHED HARROWS, AND SIMILAR PLOWS ARE EXAMPLES OF EQUIPMENT WHICH MAY PRODUCE THE DESIRED EFFECT.

IRRIGATION
THIS IS GENERALLY DONE AS AN EMERGENCY TREATMENT. SITE IS SPRINKLED WITH WATER UNTIL THE SURFACE IS WET. REPEAT AS NEEDED.

BARRIERS
SOLID BOARD FENCES, SNOWFENCES, BURLAP FENCES, CRATE WALLS, BALES OF HAY AND SIMILAR MATERIAL CAN BE USED TO CONTROL AIR CURRENTS AND SOIL BLOWING. BARRIERS PLACED AT RIGHT ANGLES TO PREVAILING CURRENTS AT INTERVALS OF ABOUT 15 FEET. THEIR HEIGHT ARE EFFECTIVE IN CONTROLLING WIND EROSION. CALCIUM CHLORIDE - APPLY AT RATE THAT WILL KEEP SURFACE MOIST. MAY NEED RE-TREATMENT.

B. PERMANENT METHODS

PERMANENT VEGETATION
SEE STANDARD DS3-DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION). EXISTING TREES AND LARGE SHRUBS MAY AFFORD VALUABLE PROTECTION IF LEFT IN PLACE.

TOPSOILING
THIS ENTAILS COVERING THE SURFACE WITH LESS ERODIBLE SOIL MATERIAL. SEE STANDARD TP-TOPSOILING.

STONE
COVER SURFACE WITH CRUSHED STONE OR COARSE GRAVEL. SEE STANDARD CR-CONSTRUCTION ROAD.

Du **DUST CONTROL ON DISTURBED AREAS**


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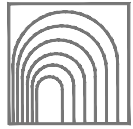
Rev No.	Date	Revision



DEMOLITION DETAILS
12245 KING CIRCLE TRACT
22nd DISTRICT
LAND LOTS 1216, 1217, 1232, 1233
FULTON COUNTY, GA

Project No: 24002
Scale: N/A
Drawn By: MF
Date: 1, 26, 2024
Issue: 1, 26, 2024

D - 3



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Rev No.	Date	Revision

Rev No.	Date	Revision



PICTURES OF HOUSE
12245 KING CIRCLE TRACT
22nd DISTRICT
LAND LOTS 1216, 1217, 1232, 1233
FULTON COUNTY, GA

Project No: 24003

Scale: N/A

Drawn By: MF

Date: 1, 30, 2024

Issue: 1, 31, 2024

D - 4

THIS BLOCK RESERVED FOR THE CLERK OF SUPERIOR COURT

LEGEND

---	PROPERTY LINE
---	LAND LOT LINE
---X---	CONCRETE MONUMENT FOUND
○	IRON PIN SET
○	IRON PIN FOUND
○	CRUMPED-TOP PIPE
○	OPEN-TOP PIPE
---	RIGHT OF WAY
○	POINT OF BEGINNING
---	BUILDING SETBACK LINE
---	CENTERLINE
---	CURB INLET
---	DROP INLET
---	YARD INLET
---	DOUBLE-WING CATCH BASIN
---	SINGLE-WING CATCH BASIN
---	HEADWALL
---	JUNCTION BOX
---	STORM DRAINAGE PIPE
---	CORRUGATED METAL PIPE
---	CORRUGATED PLASTIC PIPE
---	REINFORCED CONCRETE PIPE
---	INVERT ELEVATION
---	SANITARY SEWER LINE
---	SANITARY SEWER MANHOLE
---	SEWER CLEANOUT
---	GREASE TRAP
---	DUCTILE IRON PIPE
---	POLYVINYL CHLORIDE PIPE
---	POWER POLE
---	LIGHT POLE
---	POWER (TRANSFORMER) BOX
---	GUY WIRE
---	POWER METER
---	POWER MANHOLE
---	OVERHEAD POWER LINE
---	UNDERGROUND POWER LINE
---	TELEPHONE MANHOLE
---	TELEPHONE PEDESTAL
---	UNDERGROUND TELEPHONE LINE
---	TELEVISION (CABLE) LINE
---	TELEVISION PEDESTAL
---	TRAFFIC CONTROL BOX
---	GAS LINE
---	GAS METER
---	GAS VALVE
---	FIRE HYDRANT
---	WATER VALVE
---	WATER METER
---	FIRE DEPARTMENT CONNECTION
---	IRRIGATION CONTROL VALVE
---	WATER LINE
---	TREE LINE
---	TREE
---	MONITORING WELL
---	BUILDING (FINISHED)
---	GUARD RAIL
---	RAILROAD TRACKS
---	FENCE LINE
---	CONTOUR
---	INDEX CONTOUR
---	SPOT ELEVATION
---	FINISHED FLOOR ELEVATION
---	CENTERLINE OF STREAM
---	FLOOD LIMITS
---	CONCRETE

GRID GA-WEST ZONE

L L
1232

L L
1233

APPROXIMATE LAND LOT LINE

N/F
F. ANTHONY, JR.
D.B. 11327, PG. 361
TAX ID 22 352012330352

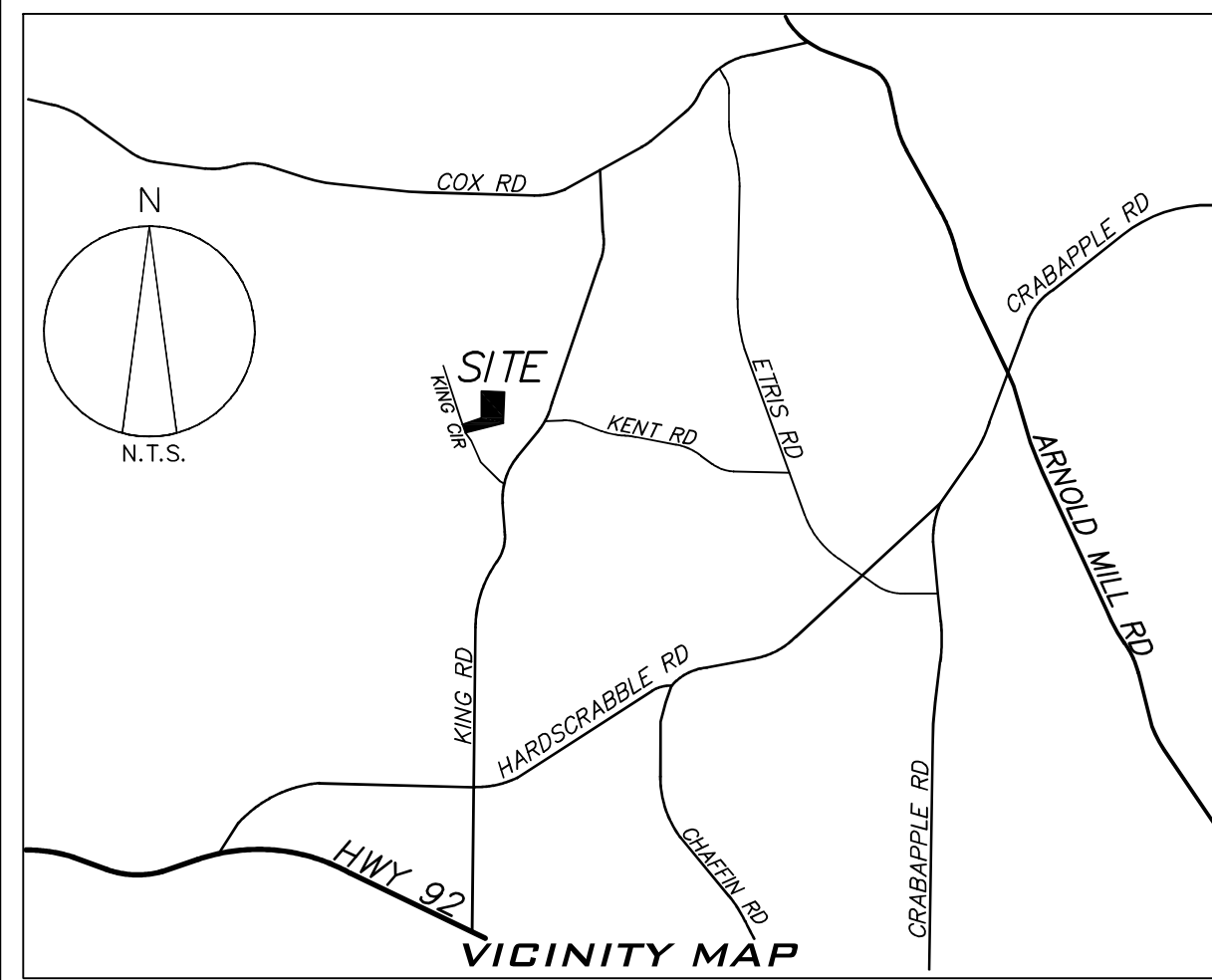
N/F
BEHM & LAIRD
D.B. 21505, PG. 268
TAX ID 22 352012330378

139,866.6 SQ. FT.
3.211 ACRES

N/F
W. WRIGHT & M. WRIGHT
D.B. 64190, PG. 4
TAX ID 22 352012330766

N/F
LOT 4, KING MANOR
P.B. 146, PG. 99
TAX ID 22 352412330044

N/F
H. SCHWARTZ
D.B. 15978, PG. 329
TAX ID 22 352012330956



SURVEY NOTES

- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE INSPECTIONS REPORT. EASEMENTS, ENCUMBRANCES OR ENCROACHMENTS OTHER THAN THOSE SHOWN HEREON MAY EXIST.
- THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.
- THIS PLAT WAS PREPARED FROM A FIELD SURVEY USING A ONE SECOND TRIMBLE ROBOTIC TOTAL STATION.
- THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT OF WAYS, PUBLIC OR PRIVATE.
- ALL IPF & IPS ARE ½" REBAR UNLESS NOTED OTHERWISE.
- INFORMATION REGARDING THE PRESENCE, SIZE AND LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON IS BASED ON THE LOCATION OF VISIBLE APURTENANCES AND ON FLAGS AND/OR PAINT PLACED BY OTHERS. NO CERTIFICATION IS MADE AS TO THE ACCURACY OR THOROUGHNESS OF THE INFORMATION CONCERNING UNDERGROUND UTILITIES SHOWN HEREON, PER GEORGIA LAW.
- DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DIMENSIONS.

SURVEY DATA

- FIELD SURVEY COMPLETED ON 03-09-2022.
- THE PRECISION OF THE FIELD DATA UPON WHICH THIS SURVEY IS BASED WAS VERIFIED WITH REDUNDANT LINEAR MEASUREMENTS. THE CALCULATED POSITIONAL TOLERANCE IS LESS THAN 0.10' PER POINT. THE FIELD DATA HAS BEEN ADJUSTED USING LEAST SQUARES.
- THE BEARINGS SHOWN HEREON ARE BASED ON ANGLES TURNED AND ARE REFERENCED TO GRID NORTH VIA RTN GPS OBSERVATIONS. HORIZONTAL DATUM: NAD83/GEORGIA WEST ZONE
- THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE WITHIN ONE FOOT IN 742,439 FEET.
- NO PORTION OF THIS PROPERTY LIES WITHIN THE 100 YEAR FLOOD PLAIN ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NUMBER 13121C0034F, EFFECTIVE DATE OF SEPTEMBER 18, 2013.

SURVEY REFERENCES

- DEED BOOK 21505, PAGE 268
- DEED BOOK 4671, PAGE 355

SURVEYOR'S CERTIFICATION

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY 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 REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.



JAMES H RADER GA RLS# 3033

03 / 11 / 2022
DATE



REVISION	DATE	PURPOSE

LandPro
SURVEYING AND MAPPING
305 CREEKSTONE RIDGE
WOODSTOCK, GA 30188
TELE: 404-386-2170
AUTHORIZATION NO. LSF000838
WWW.LANDPROSURVEYING.COM
INFO@LANDPROSURVEYING.COM
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RETRACEMENT SURVEY FOR:

LAIRD & BEHM

CURRENT OWNER:

LAND LOTS 1232 & 1233
DISTRICT 2, SECTION 2
CITY OF MILTON
FULTON COUNTY, GA

SCALE	DATE	PROJECT NO.	SHEET
1" = 40'	03/11/22	20220311	1 OF 1







