

AGENDA #:

56

### DESIGN REVIEW BOARD APPLICATION

| MEETING DATE: 4/9/24 "Kescheduled for 5/7/24   |
|--|
| TYPE OF REVIEW: FINAL COURTESY CASE #  |
| PROJECT INFORMATION  |
| PROJECT NAME: Oreus  |
| PROJECT ADDRESS: 14735 Freemanville Road Milton, GA 30004  |
| OVERLAY/FORM BASED CODE:   |
| HAS LDP/BUILDING PERMIT BEEN SUBMITTED FOR REVIEW? YES NOX_  |
| PROJECT TYPE (CHECK ONE): SITE/LANDSCAPE BUILDING SALES TRAILER DEMOLITIONX ZONING/USE PERMIT/VARIANCE OTHER (EXPLAIN)   |
| PROJECT DESCRIPTION: Demo of existing small home in order to build a new home.  APPLICANT/REPRESENTATIVE INFORMATION  CONTACT PERSON NAME: Marty Anker   |
| COMPANY: Anker Custom Homes  |
| ADDRESS: 4045 St. Michelle Lane Alpharetta, GA 30004   |
| PHONE:FAX:   |
| EMAIL:marty@ankercustomhomes.com; melissa@ankercustomhomes.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 onApril 9, 2024, at 6:00pm, to present this project. To the best of my knowledge, I have met all applicable Overlay/Form Based Code conditions (Hw 9/Deerfield, Birmingham, Crabapple, Rural Milton.) |
| Applicant: Martin J. Anker Date 2/13/2024  |

2006 Heritage Walk Milton, GA 30004 P: 678.242.2500 | F: 678.242.2499 info@cityofmiltonga.us | www.cityofmiltonga.us



# SITE CONSTRUCTION PLANS

14735 FREEMANVILLE ROAD MILTON GEORGIA, 30004

# ANKER CUSTOM HOMES

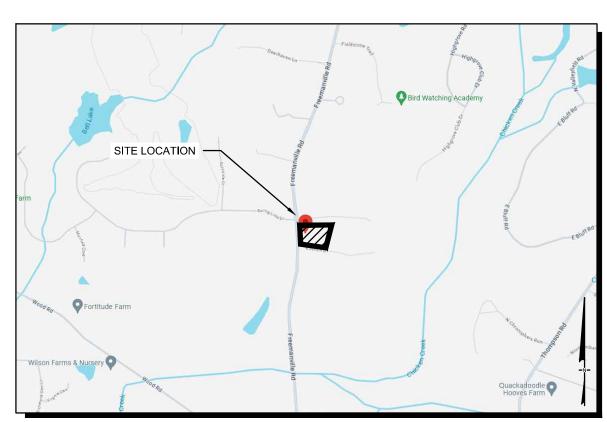
4045 SAINT MICHELLE LANE ALPHARETTA GA, 30004 PHONE: 770.630.3984

# **GENERAL NOTES:**

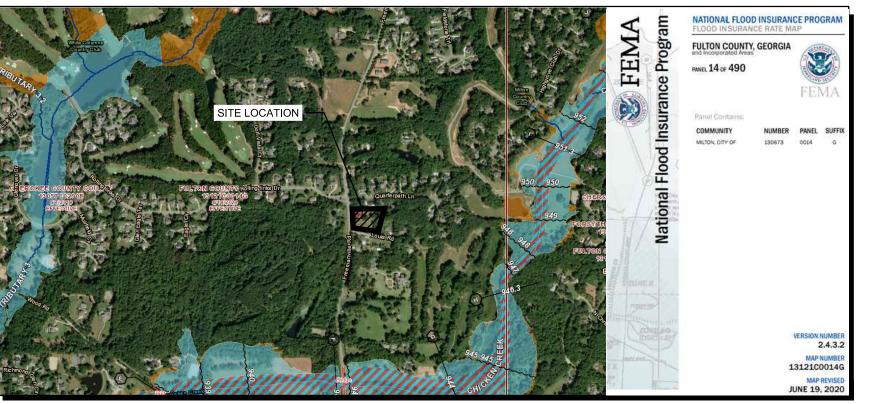
- SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE AREA EROSION CONTROL / SITE DEVELOPMENT INSPECTOR.
- LOCALITY OR ANY ERRORS OR OMISSIONS IN THE PLANS OR IN THE LAYOUT A GIVEN BY THE ENGINEER, IT SHALL BE HIS DUTY TO IMMEDIATELY INFORM THE WORK DONE AFTER SUCH A DISCOVERY, UNTIL AUTHORIZED, WILL BE AT THE CONTRACTOR'S RISK.
- THE EXISTING UTILITIES SHOWN ON THE PLANS HAVE BEEN PREPARED FROM THE INFORMATION AVAILABLE TO THE ENGINEER AND MAY NOT BE ACCURATE TO EXTENT OR LOCATIONS, PRIOR TO BEGINNING ANY WORK, THE CONTRACTOR SHALL NOTIFY UTILITIES AND THEN MARK OR REMARK THEIR FACILITIES.
- THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING VEGETATION WHICH DOES NOT UNREASONABLY INTERFERE WITH CONSTRUCTION.
- THE CONTRACTOR SHALL CAREFULLY PRESERVE BENCH MARKS, REFERENCE
- THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS AND LICENSES FOR EXECUTION OF ALL MATERIALS. THE EXECUTION OF THE WORK SHALL BE IN ACCORDANCE WITH THE STATE AND LOCAL CODES, RULES, AND REGULATIONS.
- TESTING SHALL BE DONE BY THE CONTRACTOR UNLESS OTHERWISE NOTED.
- SHORING SHALL BE DONE AS NECESSARY FOR THE PROTECTION OF THE WORK AND FOR THE SAFETY OF PERSONNEL. SHORING SHALL BE IN ACCORDANCE WITH SECTION 7 OF THE MANUAL OF ACCIDENT PROTECTION IN CONSTRUCTION AS PUBLISHED BY THE ASSOCIATED GENERAL CONTRACTORS OF AMERICA, OSHA, AND
- ANY AND ALL WALLS SHOWN HEREIN ARE FOR LAYOUT PURPOSES ONLY. WALL STRUCTURAL DESIGN, DETAILS, CALCULATIONS, APPROVALS, PERMITS, FEES. INSPECTIONS AND CERTIFICATIONS REQUIRED BY THE GOVERNING AUTHORITY SHALL BE PROVIDED BY OTHERS. CONTRACTOR SHALL INSTALL FALL PROTECTION RAIL SYSTEM(s) FOR ALL WALLS 30 INCHES IN HEIGHT OR GREATER UNLESS OTHERWISE SPECIFIED BY STATE AND/OR LOCAL CODES, RULES, OR REGULATIONS, FALL PROTECTION RAIL SYSTEM(s) SHALL BE IN ACCORDANCE WITH OSHA STANDARD 1926, SUBPART M - FALL PROTECTION.
- . ALL STAIRWAYS HAVING MORE THAN THREE (3) RISERS ABOVE A FLOOR OR GRADE SHALL BE EQUIPPED WITH HANDRAILS LOCATED NOT LESS THAN 34 INCHES (34") NOR MORE THAN 38 INCHES (38") ABOVE THE LEADING EDGE OF A TREAD. EXCEPTION: HANDRAILS THAT FORM PART OF A GUARDRAIL MAY BE 42 INCHES (42") HIGH.
- . ALL WALL TOPS TO BE SIX INCHES (6") ABOVE GRADE UNLESS OTHERWISE NOTED.
- . MAXIMUM CUT OR FILL SLOPE IS 2H:1V UNLESS OTHERWISE SPECIFIED. SLOPES EQUAL TO OR STEEPER THAN 2.5H:1V AND WITH A HEIGHT OF 10' OR GREATER SHALL BE STABILIZED WITH APPROPRIATE MATTING OR BLANKETS.

# SITE INFORMATION

- TOTAL ONSITE AREA: 2.317 ACRES / TOTAL AREA DISTURBED 1.48 ACRES.
- BOUNDARY & TOPOGRAPHIC INFORMATION PROVIDED BY KEYSTONE LAND SURVEYING, INC., DATED 05/22/2023.
- THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR FULTON COUNTY, GEORGIA AND INCORPORATED AREAS, COMMUNITY PANE NUMBER(S) 13121C0014G, EFFECTIVE DATE 07/19/2020 WAS EXAMINED AND N PORTION OF THE PROPERTY SHOWN HEREIN WAS FOUND TO FALL WITHIN A DESIGNATED FLOOD ZONE "A" (AREAS OF 100-YEAR FLOOD) OR SPECIAL FLOOD HAZARD ZONE (AREAS OF 500-YEAR FLOOD).
- THERE ARE NO STATE WATERS LOCATED ON OR WITHIN 200 FEET OF THE SITE.
- THERE ARE NO KNOWN WETLANDS ON THIS SITE
- THE ORTHOMETRIC HEIGHTS (ELEVATIONS AND CONTOURS) SHOWN HEREON WERE DETERMINED BY A COMBINATION OF FIELD RUN SURVEY BY KEYSTONE LANI SURVEYING, INC., DATED 05/22/2023 AND FULTON COUNTY GIS.



SITE LOCATION MAP



FEMA FIRM MAP FEMA FIRM PANEL NO.: 13121C0014G

24 HOUR CONTACT: MARTY ANKER @ 770.630.3984

# **CONTACT INFORMATION:**

| IGINEER: | JULIE SECRIST, P.E.         | OWNER: | MAX OREUS    |
|----------|-----------------------------|--------|--------------|
|          | RED STONE GROUP DEVELOPMENT |        |              |
|          | & ENGINEERING, LLC          | PHONE: | 404.358.0716 |

250 PHARR ROAD NE, ATLANTA GEORGIA 30305 678.449.5522

JULIE.SECRIST@RSGATL.COM

## DEVELOPMENT SERVICES PERMITTING DISCLAIMER:

THE APPROVAL OF THESE PLANS AND THE ISSUANCE OF THIS LAND DISTURBANCE PERMIT SHOULD NOT BE CONSTRUED AS AN INDICATION THAT ALL PREREQUISITES FOR LAWFUL OR SUITABLE OPERATIONS RELATED TO THIS ACTIVITY, WHICH MIGHT NECESSITATE SUPPLEMENTARY PERMITS, HAVE BEEN FULFILLED. IT REMAINS THE RESPONSIBILITY OF THE OWNER/DEVELOPER/BUILDER TO ASCERTAIN THE ADDITIONAL PERMITTING OR APPROVALS THAT MIGHT BE OBLIGATORY FOR THE OPERATION FROM THIS JUNCTURE IN A MANNER CONSISTENT WITH LEGAL AND APPROPRIATE STANDARDS. THE ENDORSEMENT OF PLANS OR THE GRANTING OF PERMITS DOES NOT RELEASE THE APPLICANT FROM THE OBLIGATION TO ADHERE TO ALL PERTINENT LAWS, REGULATIONS, GUIDELINES, OR OTHER REQUISITE PERMITS ESSENTIAL FOR THIS PROJECT.

| SHEET INDEX |                            |                                   |  |
|-------------|----------------------------|-----------------------------------|--|
| SHEET NO.   | SHEET NO. SHEET NAME       |                                   |  |
| C1          |                            | COVER SHEET                       |  |
| SURV        |                            | BOUNDARY AND TOPOGRAPHIC SURVEY   |  |
| C2          |                            | DEMOLITION PLAN                   |  |
| C3          | C3 SITE AND UTILITIES PLAN |                                   |  |
| C4          |                            | GRADING PLAN                      |  |
| C5          |                            | STORMWATER MANAGEMENT PLAN        |  |
| C6          |                            | TREE PROTECTION PLAN              |  |
| C7          |                            | EROSION CONTROL NOTES             |  |
| C8          |                            | EROSION CONTROL NOTES             |  |
| C9          |                            | EROSION CONTROL NOTES             |  |
| C10         |                            | EROSION CONTROL NOTES             |  |
| C11         |                            | INITIAL EROSION CONTROL PLAN      |  |
| C12         |                            | INTERMEDIATE EROSION CONTROL PLAN |  |
| C13         |                            | FINAL EROSION CONTROL PLAN        |  |

**CONSTRUCTION DETAILS** 

CONSTRUCTION DETAILS

CONSTRUCTION DETAILS

# SITE DATA

C15

LAND LOT: 626

ADDRESS: 14735 FREEMANVILLE ROAD MILTON GEORGIA, 30004 SITE AREA: 2.317 AC ZONING: AG-1 DISTRICT: 2ND

ISSUED FOR

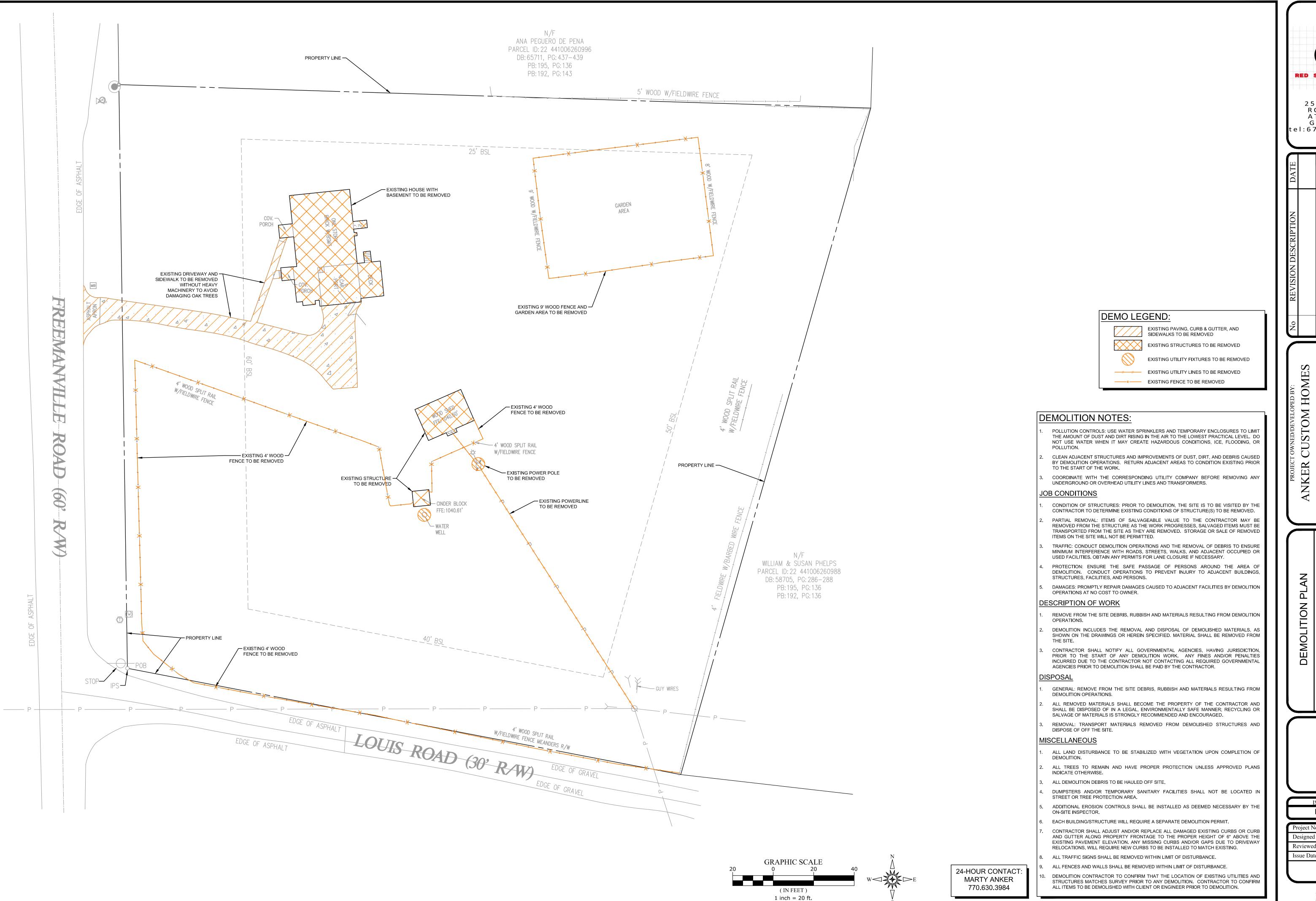
250 PHARR ROAD NE, ATLANTA,

GEORGIA tel:678-449-552

REVIEW Designed By: JDS Reviewed By: JAS Issue Date: 01/29/2024



THE UTILITIES SHOWN HEREON ARE FOR THE CONTRACTORS CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE CONTRACTOR. IT IS THE OWNER/DEVELOPER'S RESPONSIBILITY TO VERIFY ALL UTILITIES BY THE CONTRACTOR SHALL BE THE CONTRACTOR. IT IS THE OWNER/DEVELOPER'S RESPONSIBILITY TO VERIFY ALL UTILITIES BY THE CONTRACTOR. IT IS THE OWNER/DEVELOPER'S RESPONSIBILITY TO VERIFY ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITIES BY THE CONTRACTOR SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITIES BY THE CONTRACTOR'S RESPONSIBILITY FOR THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITIES BY THE CONTRACTOR'S RESPONSIBILITY FOR THE CONTRACTOR'S RESPONSIBILIT EXISTING UTILITY CAPACITY PRIOR TO INITIATING DESIGN. THE ENGINEER MAKES NO GUARANTEES, NEITHER EXPRESSED OR IMPLIED, REGARDING EXISTING UTILITY LOCATION, CAPACITY OR CONDITION.



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EXISTING UTILITY CAPACITY PRIOR TO INITIATING DESIGN. THE ENGINEER MAKES NO GUARANTEES, NEITHER EXPRESSED OR IMPLIED, REGARDING EXISTING UTILITY LOCATION, CAPACITY OR CONDITION.

RED STONE GROUP

250 PHARR ROAD NE, ATLANTA, GEORGIA tel:678-449-552

REVISION DESCRIPTION DATE

SAINT MICHELLE LANE
LPHARETTA GA, 30004
P: 770.630.3984

4045 SAINT MIC ALPHARETTA P: 770.630

STRUCTION FLAN PROJECT LOCATION:
REEMANVILLE ROAD
ON GEORGIA, 30004

SSUED FOR:

REVIEW

Project No.: 23019.00
Designed By: JDS
Reviewed By: JAS

Reviewed By: JAS
Issue Date: 01/29/2024





EXISTING UTILITY CAPACITY PRIOR TO INITIATING DESIGN. THE ENGINEER MAKES NO GUARANTEES, NEITHER EXPRESSED OR IMPLIED, REGARDING EXISTING UTILITY LOCATION, CAPACITY OR CONDITION.

PROVISIONS FOR TREE PROTECTION ON THE SITE SHALL BE, AS A MINIMUM, IN CONFORMANCE WITH THE REQUIREMENTS OF THE LATEST EDITION OF THE CITY OF MILTON TREE PRESERVATION ORDINANCE AND ADMINISTRATIVE GUIDELINES PERTAINING TO

, IF THE LANDSCAPE DESIGN AND PLANT MATERIAL ARE CHANGED FROM THE PERMITTED PLAN, YOU SHALL SUBMIT THREE (3) SETS OF REVISED PLANS TO THE CITY OF MILTON ARBORIST'S OFFICE FOR APPROVAL, PRIOR TO ANY LANDSCAPE "INSTALLATION."

ALL LANDSCAPING FOR EACH PHASE OF DEVELOPMENT SHALL BE COMPLETED PRIOR TO THE RECORDING OF THE FINAL PLAT FOR THAT PHASE, PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY FOR THAT PHASE, OR PRIOR TO CONNECT OF

4. CONTACT THE CITY OF MILTON ARBORIST AT (678) 242-2552 TO DETERMINE IF A PRE-CONSTRUCTION MEETING PRIOR TO ANY LAND DISTURBANCE IS REQUIRED. ALL REQUIRED TREE FENCE MUST BE INSTALLED PRIOR TO THIS MEETING.

#### GUIDELINES FOR EXISTING SITE WORK BENEATH EXISTING TREES

1. HAND TOOLS (NO HEAVY CONSTRUCTION VEHICLES) SHOULD BE USED WITHIN A TREE'S CRITICAL ROOT ZONE.

. IMPROVEMENTS BENEATH TREES MUST BE THE LAST THING BUILT ON SITE. TREE FENCE WILL BE REMOVED FOR CONSTRUCTION OF IMPROVEMENT.

3. IMPROVEMENTS SHOULD BE BUILT ON FILL, WITH MINIMAL CUT. USE SAND OR CRUSHER RUN TO LEVEL . PROVIDE 6 MIL PLASTIC SHEETING BETWEEN LEVELING COURSE AND ANY CONCRETE IMPROVEMENTS.

#### 4. ALL EXPOSED AND UNPLANTED AREAS SHALL RECEIVE SOD.

#### **GENERAL TREE PROTECTION NOTES**

. ANY UNAPPROVED ENCROACHMENT INTO A DESIGNATED TREE SAVE AREA SHALL RESULT IN AN IMMEDIATE STOP WORK ORDER, NOTICE OF VIOLATION, AND/OR CITATION FOR THE RESPONSIBLE PARTY.

. TREE PROTECTION DEVICES MUST BE INSTALLED AND INSPECTED PRIOR TO ANY CLEARING, GRUBBING OR GRADING

TREE PROTECTION SHALL BE ENFORCED ACCORDING TO CITY OF MILTON 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 CITY OF MILTON.

#### CITY OF MILTON - TREE CANOPY REQUIREMENT

RESIDENTIAL TREE CANOPY REQUIREMENT = 40% SITE AREA (S.F.) X 40%

REQUIRED CANOPY COVERAGE (RCC) 100,916 S.F. X 0.40 = 40,366 S.F. (RCC)

EXISTING CANOPY COVERAGE (ECC) TO BE CONSERVED 57,600 S.F. (ECC)

EXISTING CANOPY COVERAGE TO BE REMOVED 1,600 S.F.

TREE CANOPY REQUIREMENT SATISFIED BY EXISTING TREES ON-SITE (ECC) 57,600 > (RCC) 40,366

#### CITY OF MILTON - SPECIMEN RECOMPENSE

RECOMPENSE S.F. NEEDED = NUMBER OF SPECIMEN TREES X CANOPY CREDIT X SPECIMEN REPLACEMENT REQUIREMENT (%) RECOMPENSE S.F. NEEDED = (1) X 1600. X 150% / 100

RECOMPENSE S.F. NEEDED = 2,400 S.F.

NUMBER OF TREES TO BE REPLANTED = RECOMPENSE NEEDED / CANOPY CREDIT NUMBER OF TREES TO BE REPLANTED = 2,400 S.F. / 1,600. NUMBER OF TREES TO BE REPLANTED = 2 TREES

2 TREES X 1,600 = 3,200 S.F. + 57,600 (ECC) = 60,800 S.F.

TREE CANOPY REQUIREMENT WITH REPLACEMENT TREES = 60,800 S.F. > 40,366 (RCC)

| TREES TO REMAIN ON- |                 |  |  |  |
|---------------------|-----------------|--|--|--|
| E(INCHES)           | TREE CANOPY VAL |  |  |  |

| TREE ID# | SPECIES/SIZE(INCHES) | TREE CANOPY VALUE | SPECIMEN NON-SPECIMEN |
|----------|----------------------|-------------------|-----------------------|
| 1204     | PN 21                | 1,600 S.F         | NON-SPECIMEN          |
| 1205     | PN 10                | 1,600 S.F         | NON-SPECIMEN          |
| 1206     | PN 27                | 1,600 S.F         | SPECIMEN              |
| 1207     | OAK 9                | 1,600 S.F         | NON-SPECIMEN          |
| 1208     | OAK 9                | 1,600 S.F         | NON-SPECIMEN          |
| 1209     | OAK 9                | 1,600 S.F         | NON-SPECIMEN          |
| 1210     | OAK 16               | 1,600 S.F         | NON-SPECIMEN          |
| 1211     | OAK 13               | 1,600 S.F         | NON-SPECIMEN          |
| 1212     | OAK 12               | 1,600 S.F         | NON-SPECIMEN          |
| 1213     | PN 28                | 1,600 S.F         | SPECIMEN              |
| 1214     | PN 14                | 1,600 S.F         | NON-SPECIMEN          |
| 1215     | PN 15                | 1,600 S.F         | NON-SPECIMEN          |
| 1216     | OAK 21               | 1,600 S.F         | NON-SPECIMEN          |
| 1217     | OAK 23               | 1,600 S.F         | NON-SPECIMEN          |
| 1219     | OAK 36               | 1,600 S.F         | SPECIMEN              |
| 1220     | OAK 40               | 1,600 S.F         | SPECIMEN              |
| 1221     | OAK 12               | 1,600 S.F         | NON-SPECIMEN          |
| 1222     | OAK 12               | 1,600 S.F         | NON-SPECIMEN          |
| 1298     | OAK 16               | 1,600 S.F         | NON-SPECIMEN          |
| 1299     | OAK 14               | 1,600 S.F         | NON-SPECIMEN          |
| 1386     | PN 17                | 1,600 S.F         | NON-SPECIMEN          |
| 1387     | PN 14                | 1,600 S.F         | NON-SPECIMEN          |
| 1404     | OAK 12               | 1,600 S.F         | NON-SPECIMEN          |
| 1405     | PN 17                | 1,600 S.F         | NON-SPECIMEN          |
| 1406     | PN 19                | 1,600 S.F         | NON-SPECIMEN          |
| 1407     | PN 13                | 1,600 S.F         | NON-SPECIMEN          |
| 1408     | PN 12                | 1,600 S.F         | NON-SPECIMEN          |
| 1409     | PN 11                | 1,600 S.F         | NON-SPECIMEN          |
| 1411     | PN 14                | 1,600 S.F         | NON-SPECIMEN          |
| 1412     | PN 8                 | 1,600 S.F         | NON-SPECIMEN          |
| 1413     | PN 8                 | 1,600 S.F         | NON-SPECIMEN          |
| 1415     | OAK 8                | 1,600 S.F         | NON-SPECIMEN          |
| 1416     | PN 20                | 1,600 S.F         | NON-SPECIMEN          |
| 1417     | PN 21                | 1,600 S.F         | NON-SPECIMEN          |
| 1427     | PN 22                | 1,600 S.F         | NON-SPECIMEN          |
| 1432     | PN 17                | 1,600 S.F         | NON-SPECIMEN          |
|          |                      |                   |                       |

| _ |                    |                      |                   |          |              |  |
|---|--------------------|----------------------|-------------------|----------|--------------|--|
|   | TREE TO BE REMOVED |                      |                   |          |              |  |
|   | TREE ID#           | SPECIES/SIZE(INCHES) | TREE CANOPY VALUE | SPECIMEN | NON-SPECIMEN |  |

1,600 S.F

1,600 S.F

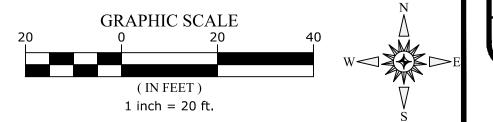
NON-SPECIMEN

SPECIMEN

1433

PN 22

OAK 28





250 PHARR ROAD NE,

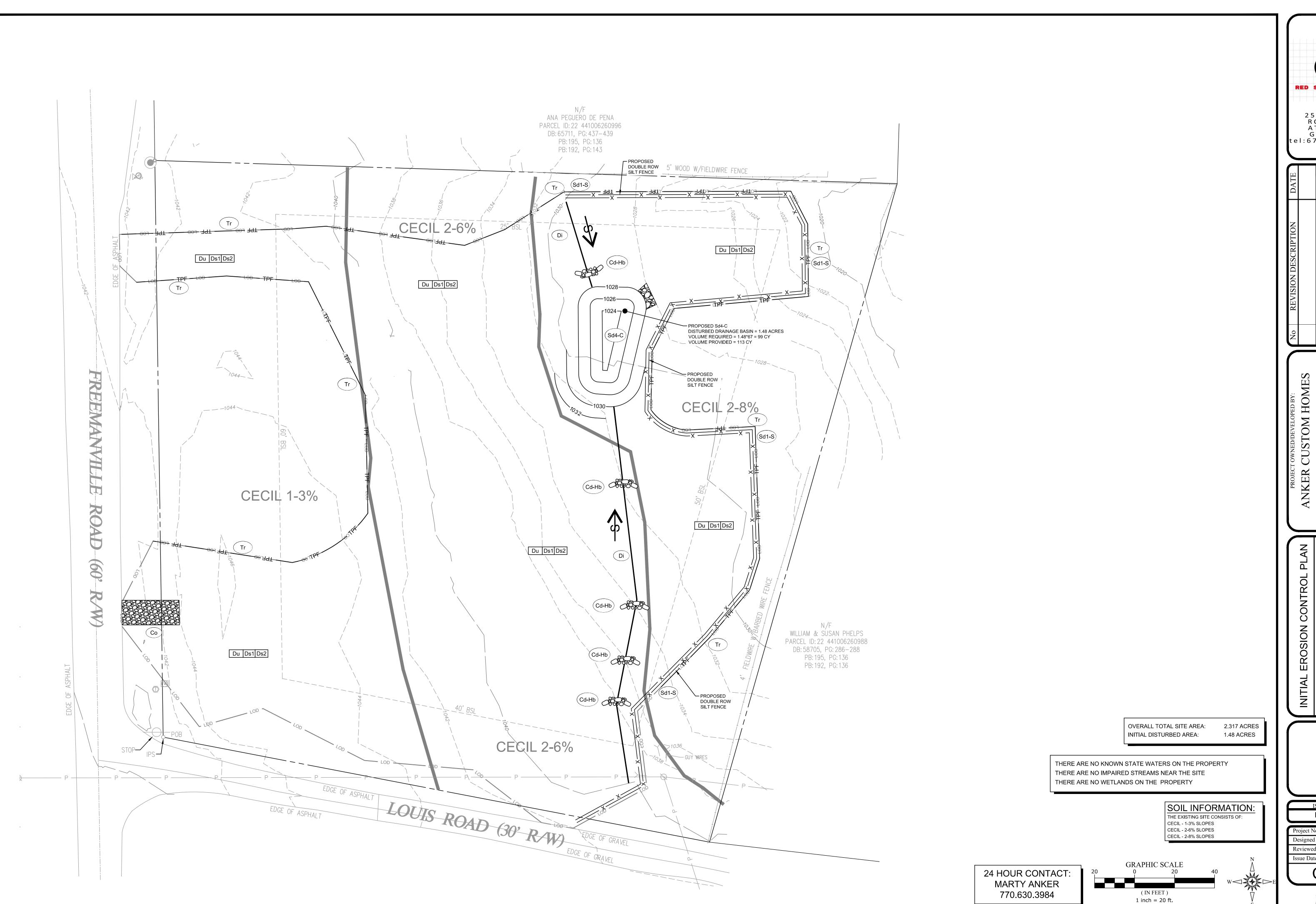
ATLANTA, GEORGIA tel:678-449-5522

ANKE

ISSUED FOR: REVIEW

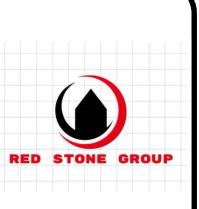
Designed By: JDS Reviewed By: JAS Issue Date: 01/29/2024





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250 PHARR ROAD NE, ATLANTA, GEORGIA tel:678-449-5522

O REVISION DESCRIPTION DATE

ANKER CUSTOM HOMES
4045 SAINT MICHELLE LANE
ALPHARETTA GA, 30004

CONSTRUCTION PLANS
PROJECT LOCATION:

SITE CONSTRUCTIO
PROJECT LOCATION:
14735 FREEMANVILLE
MILTON GEORGIA, 30

ISSUED FOR: REVIEW

Project No.: 23019
Designed By: JDS
Reviewed By: JAS

Reviewed By: JAS

Issue Date: 01/29/2024

C11











