



AGENDA #:

56

DESIGN REVIEW BOARD APPLICATION

MEETING DATE:

4/9/24 Rescheduled 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 _____ NO ☒ X

PROJECT TYPE (CHECK ONE): SITE/LANDSCAPE _____
 BUILDING _____
 SALES TRAILER _____
 DEMOLITION ☒ X
 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: 770-630-3984 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 on April 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 (Hwy 9/Deerfield, Birmingham, Crabapple, Rural Milton.)

DocuSigned by:

Applicant: Martin J. Anker Date 2/13/2024

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SITE CONSTRUCTION PLANS

14735 FREEMANVILLE ROAD
MILTON GEORGIA, 30004

FOR

ANKER CUSTOM HOMES

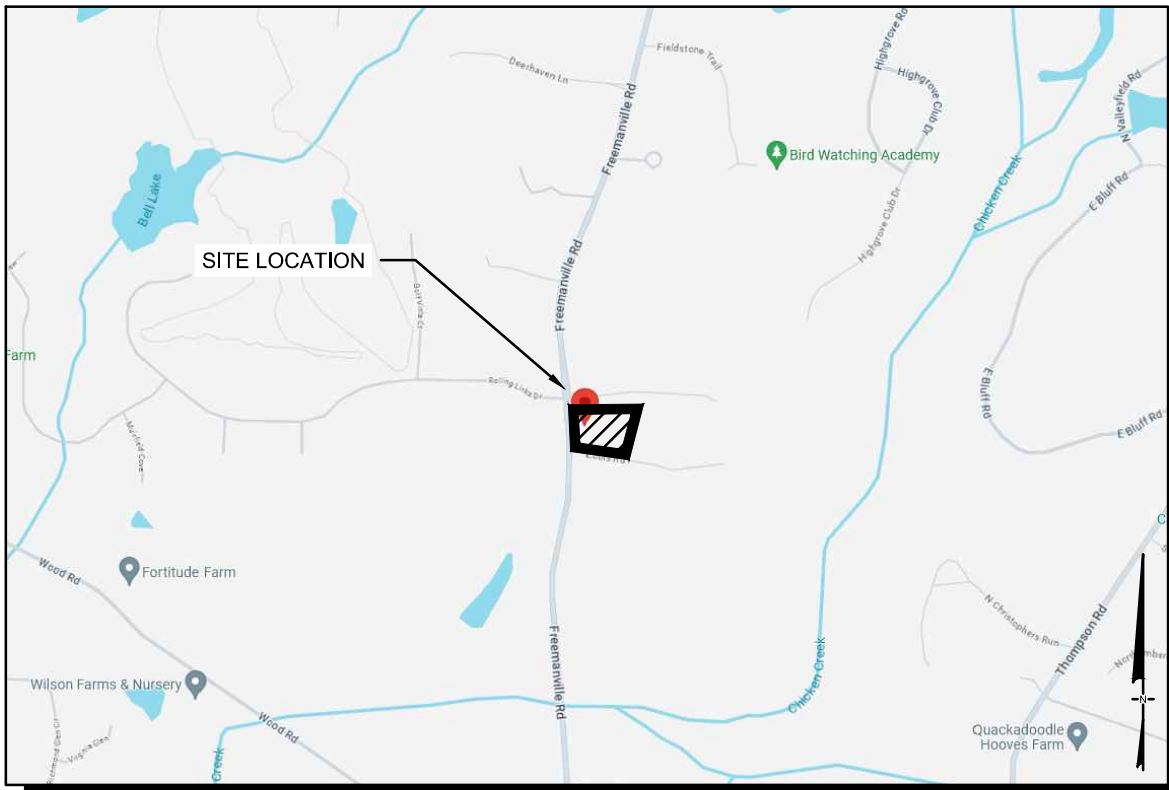
4045 SAINT MICHELLE LANE
ALPHARETTA GA, 30004
PHONE: 770.630.3984

GENERAL NOTES:

- PRIOR TO LAND DISTURBING AND/OR CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE AREA EROSION CONTROL / SITE DEVELOPMENT INSPECTOR.
- IF THE CONTRACTOR, DURING THE COURSE OF THE WORK, FINDS ANY DISCREPANCIES BETWEEN THE PLANS AND THE PHYSICAL CONDITIONS OF THE LOCALITY, OR ANY ERRORS OR OMISSIONS IN THE PLANS OR IN THE LAYOUT AS GIVEN BY THE ENGINEER, IT SHALL BE HIS DUTY TO IMMEDIATELY INFORM THE ENGINEER, IN WRITING, AND THE ENGINEER WILL PROMPTLY VERIFY THE SAME, ANY 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 POINTS AND STAKES.
- 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 THE LOCAL REGULATIONS.
- 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 PANEL NUMBER(S) 13121C0014G, EFFECTIVE DATE 07/19/2020 WAS EXAMINED AND NO 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 LAND SURVEYING, INC., DATED 05/22/2023 AND FULTON COUNTY GIS.



SITE LOCATION MAP
NOT TO SCALE



FEMA FIRM MAP
FEMA FIRM PANEL NO.: 13121C0014G
NOT TO SCALE

24 HOUR CONTACT:
MARTY ANKER @ 770.630.3984

CONTACT INFORMATION:

ENGINEER: JULIE SECRIST, P.E.
RED STONE GROUP DEVELOPMENT
& ENGINEERING, LLC
OWNER: MAX OREUS
PHONE: 404.358.0716
ADDRESS: 250 PHARR ROAD NE, ATLANTA
GEORGIA 30305
PHONE: 678.449.5522
EMAIL: 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 NAME
C1	COVER SHEET
SURV	BOUNDARY AND TOPOGRAPHIC SURVEY
C2	DEMOLITION PLAN
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
C14	CONSTRUCTION DETAILS
C15	CONSTRUCTION DETAILS

SITE DATA

ADDRESS: 14735 FREEMANVILLE ROAD
MILTON GEORGIA, 30004
SITE AREA: 2.317 AC
ZONING: AG-1
DISTRICT: 2ND
LAND LOT: 626



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

No	REVISION DESCRIPTION	DATE

PROJECT OWNED/DEVELOPED BY:
ANKER CUSTOM HOMES

4045 SAINT MICHELLE LANE
ALPHARETTA GA, 30004
P: 770.630.3984

24 HOUR CONTACT INFORMATION
MARTY ANKER 770.630.3984

COVER SHEET

SITE CONSTRUCTION PLANS

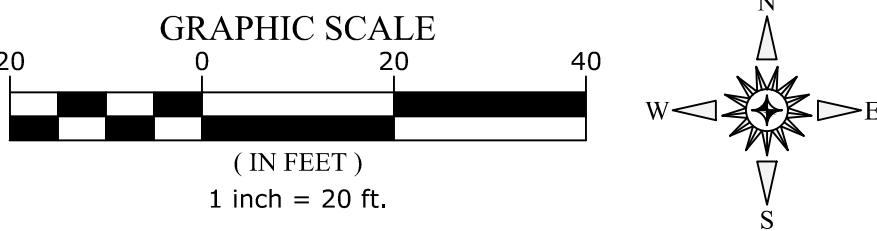
PROJECT LOCATION:
14735 FREEMANVILLE ROAD
MILTON GEORGIA, 30004

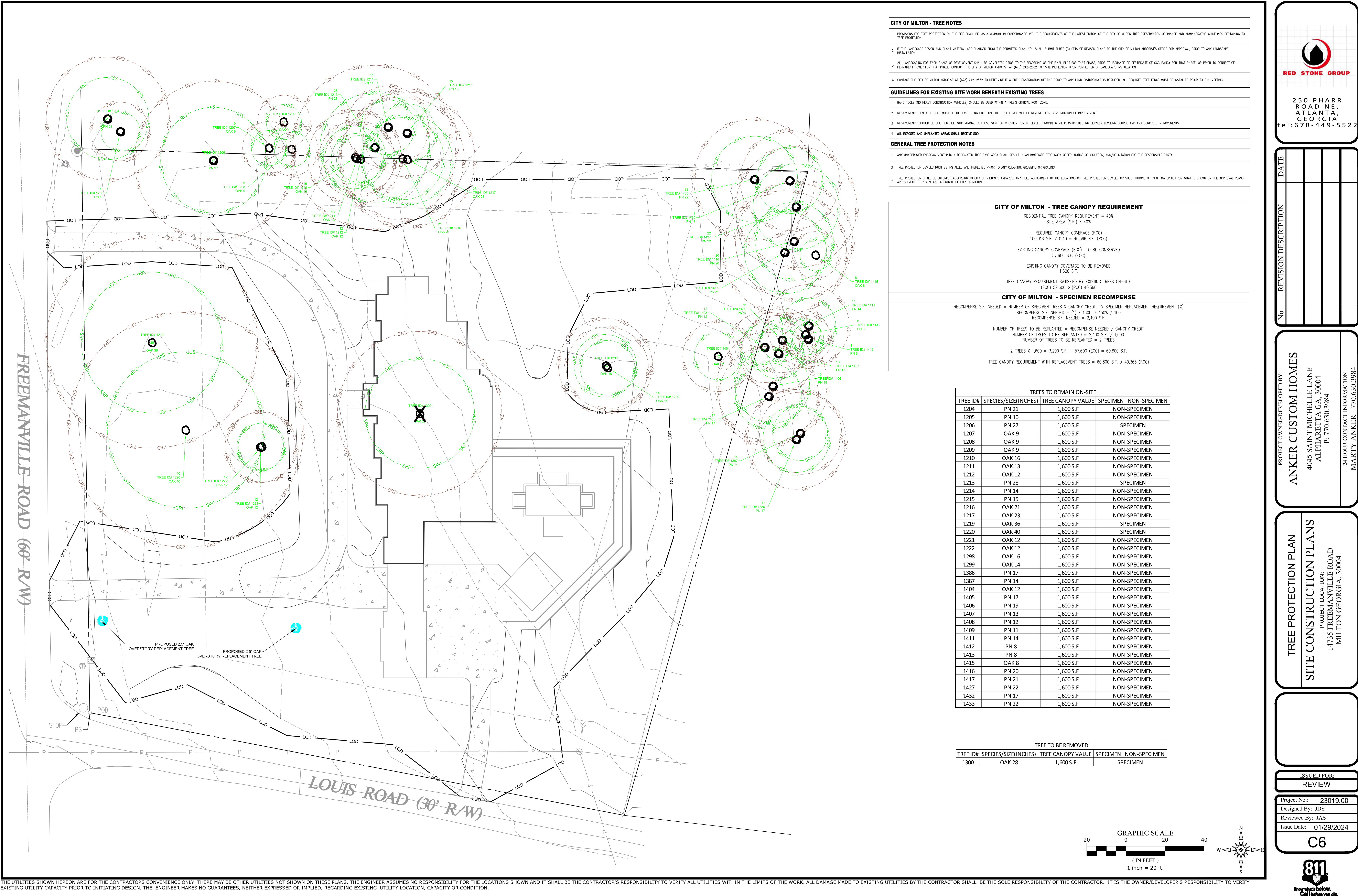
ISSUED FOR:
REVIEW

Project No.: 23019.00
Designed By: JDS
Reviewed By: JAS
Issue Date: 01/29/2024

C1







RED STONE GROUP

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

DATE	REVISION DESCRIPTION
No	No

PROJECT OWNED/DEVELOPED BY:
ANKER CUSTOM HOMES
4045 SAINT MICHELLE LANE
ALPHARETTA GA, 30004
P. 770.630.3984

24 HOUR CONTACT INFORMATION
MARTY ANKER 770.630.3984

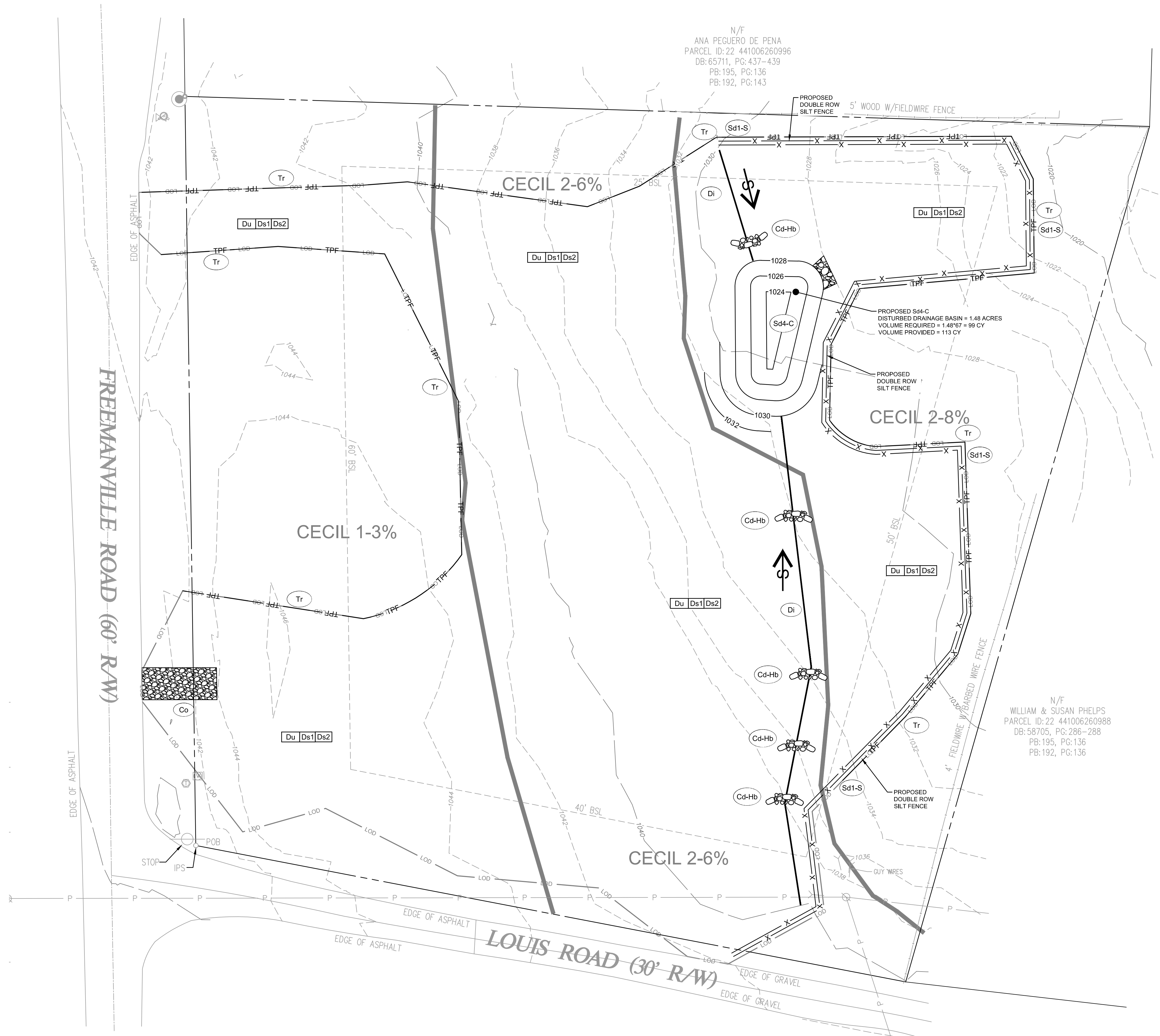
TREE PROTECTION PLAN
SITE CONSTRUCTION PLANS
PROJECT LOCATION:
14735 FREEMANVILLE ROAD
MILTON GEORGIA, 30004

ISSUED FOR:
REVIEW

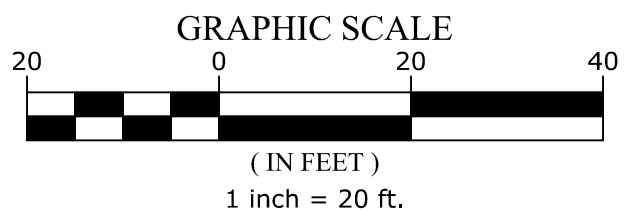
Project No.: 23019.00
Designed By: JDS
Reviewed By: JAS
Issue Date: 01/29/2024

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24 HOUR CONTACT:
MARTY ANKER
770.630.3984



SOIL INFORMATION:
THE EXISTING SITE CONSISTS OF:
CECIL - 1-3% SLOPES
CECIL - 2-6% SLOPES
CECIL - 2-8% SLOPES

THERE ARE NO KNOWN STATE WATERS ON THE PROPERTY
THERE ARE NO IMPAIRED STREAMS NEAR THE SITE
THERE ARE NO WETLANDS ON THE PROPERTY

OVERALL TOTAL SITE AREA: 2.317 ACRES
INITIAL DISTURBED AREA: 1.48 ACRES



RED STONE GROUP

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

No	REVISION DESCRIPTION	DATE

PROJECT OWNED/DEVELOPED BY:
ANKER CUSTOM HOMES
4045 SAINT MICHELLE LANE
ALPHARETTA GA, 30004
P. 770.630.3984

24 HOUR CONTACT INFORMATION
MARTY ANKER 770.630.3984


INITIAL EROSION CONTROL PLAN
SITE CONSTRUCTION PLANS

PROJECT LOCATION:
14735 FREEMANVILLE ROAD
MILTON GEORGIA, 30004

ISSUED FOR:
REVIEW

Project No.: 23019.00
Designed By: JDS
Reviewed By: JAS
Issue Date: 01/29/2024

C11



Know what's below.
Call before you dig.

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 LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. IT IS THE OWNER/DEVELOPER'S RESPONSIBILITY TO VERIFY EXISTING UTILITY CAPACITY PRIOR TO INITIATING DESIGN. THE ENGINEER MAKES NO GUARANTEES, NEITHER EXPRESSED OR IMPLIED, REGARDING EXISTING UTILITY LOCATION, CAPACITY OR CONDITION.









