



AGENDA #:

5d

DESIGN REVIEW BOARD APPLICATION

MEETING DATE: April 9, 2024 Rescheduled for 5/7/24TYPE OF REVIEW: FINAL ☒ COURTESY ☐ CASE # ☐

PROJECT INFORMATION

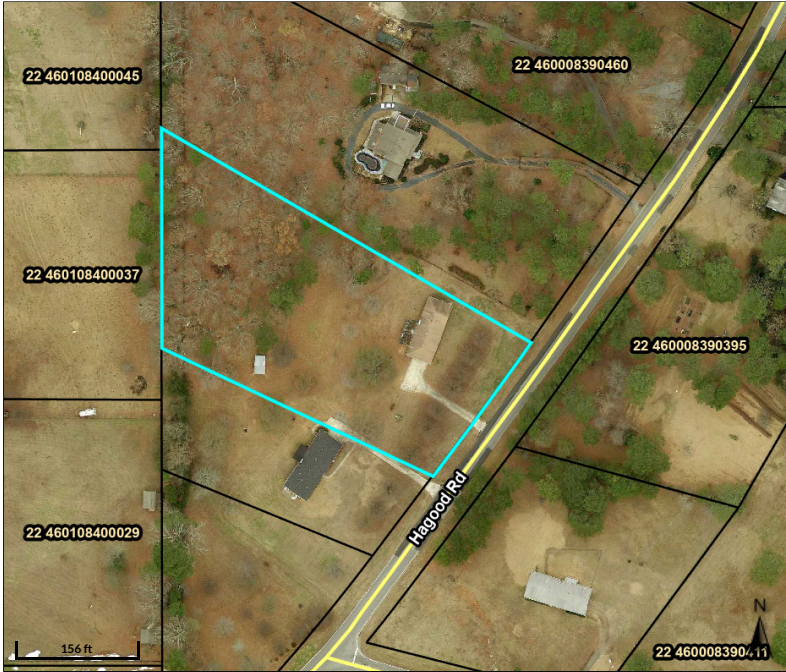
PROJECT NAME: Fasano ProjectPROJECT ADDRESS: 13810 Hagood RdOVERLAY/FORM BASED CODE: ☐HAS LDP/BUILDING PERMIT BEEN SUBMITTED FOR REVIEW? YES ☐ NO ☒PROJECT TYPE (CHECK ONE):
SITE/LANDSCAPE ☐
BUILDING ☐
SALES TRAILER ☐
DEMOLITION ☒
ZONING/USE PERMIT/VARIANCE ☐
OTHER (EXPLAIN) ☐PROJECT DESCRIPTION: Tear down of a house and metal shed to prepare home site
for new single family construction. Two trees to be removed - (1) 41" Oak and (1) 15" Dogwood.

APPLICANT/REPRESENTATIVE INFORMATION

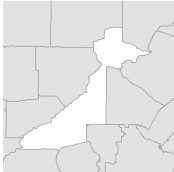
CONTACT PERSON NAME: Heather McKeldinCOMPANY: Robbie Henderson Surveying & PlanningADDRESS: 2450 Freedom Pkwy Suite 111 Cumming, GA 30041PHONE: 706-654-2015 FAX: N/AEMAIL: info@rhs.llc

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.)

Applicant: Heather E. McKeldin Date 2/23/24



Overview



Legend

- Parcels
- Roads

Parcel ID	22 460008390338	Physical Address	13810 HAGOOD RD	Last 2 Sales			
Class Code	R4	Owner	PORTER WILLIAM JOEL	Date	Price	Reason	Qual
Taxing District	56		13810 HAGOOD RD	10/20/2023	\$580000	Unvalidated/Deed Stamps	U
Acres	2.18		ALPHARETTA, GA 30004	1/24/2020	0	Sale < = 1000	U
		Assessed Value	\$487,800				

SURVEY NOTES:

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE AND PURPOSE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON, SAID CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS RECERTIFICATION BY THE SURVEYOR.

THIS SURVEY IS SUBJECT TO ANY AND ALL EASEMENTS, R/W's, ETC., OF RECORD OR NOT OF RECORD, ABOVE OR BELOW GROUND. ALL MATTERS OF TITLE ARE EXCEPTED.

THE PUBLIC RECORDS REFERENCED HEREON REFLECT ONLY THOSE RECORDS NECESSARY TO ESTABLISH THE BOUNDARIES SHOWN HEREON, AND REFERENCE TO THE SAME DOES NOT AND IS NOT INTENDED TO CONSTITUTE A TITLE SEARCH OR TITLE OPINION.

TIES TO PROPERTY LINES SHOWN FROM CLOSEST POINT OF STRUCTURE. OVERHANGS ARE EXLUDED AS PER UDC.

STATE WATERS DO NOT EXIST ON THIS PROPERTY

REFERENCES:

1. DEED BOOK 67290, PAGE 497

ZONING:

AG1

SETBACKS:

FRONT 60'
SIDE 25'
REAR 50'

PROJECTIONS:

18" OVERHANG

MAXIMUM BUILDING HEIGHT: 40'

THE ISSUANCE OF A BUILDING PERMIT DOES NOT ASSURE THAT THE BUILDING SETBACKS HAVE BEEN MET OR THAT THE STRUCTURE DOES NOT ENCRDACH ON AN EASEMENT OR BUFFER. THE OWNER/PERMIT HOLDER HAVE THE SOLE RESPONSIBILITY OF DETERMINING COMPLIANCE WITH SETBACKS AND NON-ENCRDACHMENT OF EASEMENTS AND BUFFERS.

ACCORDING TO FIRM MAP NO. 13121C 0056G, DATED 06/19/2020, THIS PROPERTY IS NOT LOCATED WITHIN A FLOOD HAZARD AREA.

13810 HAGOOD RD
M/P#22 460008390338



Surveyed by:

ROBBIE
HENDERSON
Surveying & Planning

2450 FREEDOM PKWY, SUITE 111
CUMMING, GA 30041
PH: 706-654-2015
COA LSF #001242

N/F
CAMPBELL
D.B. 61953, PG. 80
22 460108400045

N/F
TROTIER
D.B. 57322, PG. 509
22 4601084000037

N/F
HEAD
D.B. 55855, PG. 267
22 460008390494

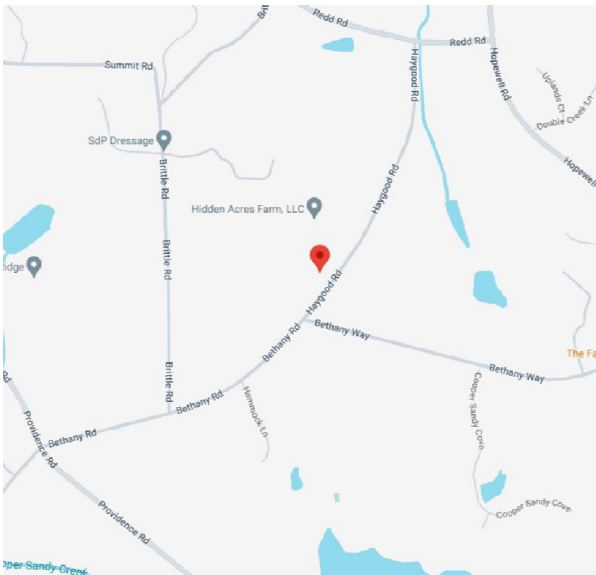
N/F
RUTHERFORD
D.B. 57428, PG. 177
22 460008390379

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

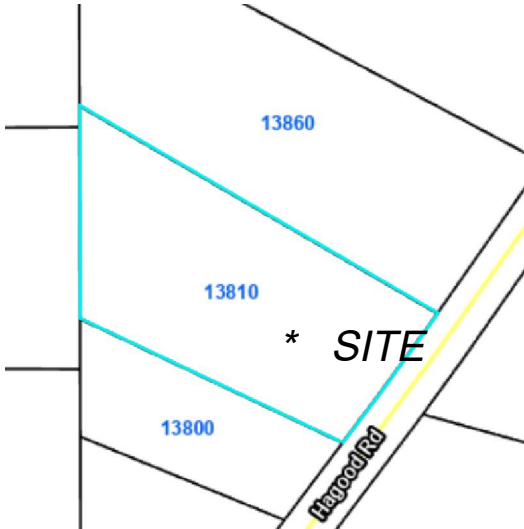


Know what's below.
Call before you dig.

VICINITY MAP



SITE LOCATION



- LEGEND
- I.P.F. = IRON PIN FOUND
 - I.P.S. = IRON PIN SET
 - RB = RE-BAR
 - R/W = RIGHT OF WAY
 - P/L = PROPERTY LINE
 - C.L. = CENTER LINE
 - B.L. = BUILDING LINE
 - L.L. = LAND LOT
 - L.L.L. = LAND LOT LINE
 - P.P. = POWER POLE
 - P- = POWER LINE
 - N/F = NOW OR FORMERLY
 - D.B. = DEED BOOK
 - P.B. = PLAT BOOK
 - PG. = PAGE
 - POC = POINT OF COMMENCEMENT



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

STATE	GEORGIA	SCALE	1"=60'	JOB #	23141	DATE	02/23/2024
COUNTY	FULTON	LAND LOT	839	DIST	2nd	SECT	2nd

DEMO SITE PLAN FOR:

JASON HIPPS HOMES

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VEGETATIVE PLAN

Ds2 Ds4

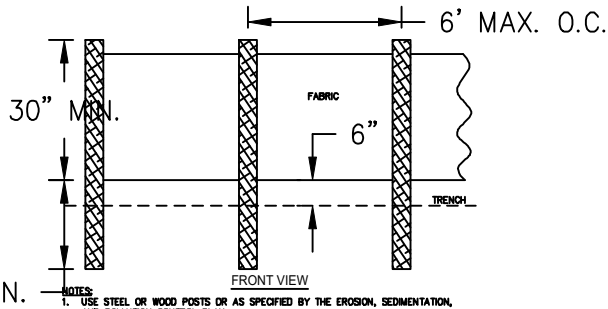
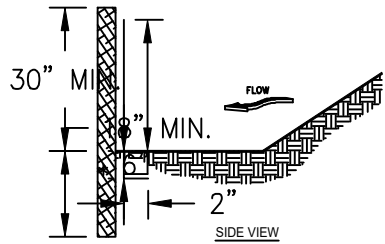
SPECIES	RATES PER ACRE	PLANTING DATES
AGRICULTURAL LESTONE FERTILIZER, 5-10-15 MULCH, STRAW, HAY	4,000LBS. 1,500LBS. 5,000LBS.	
HULLED COMMON BERMUDAGRASSS	10LBS.	3/1 - 6/15
	50LBS.	9/1 - 10/31
RYE GRASS	50LBS. 30LBS.	11/1 - 2/28
HAY MULCH FOR TEMPORARY COVER	5,000LBS.	6/15 - 8/31
TOPDRESSING 33.5% AMMONIUM NITRATE	300LBS.	WHEN PLANTS ARE 2' - 4' TALL
SECOND YEAR FERTILIZER 5-10-15(OR EQUAL)	800LBS.	

SEEDING SCHEDULE

SPECIES	RATES PER ACRE	PLANTING DATES
SEEDING:		
SERICEA LESPEDEZA (SCARIFED)	30 LBS.	15 MARCH-15 JUNE
KENTUCKY 31	80 LBS.	1 MARCH-15 APRIL TEMPORARY VEGETATION
SERICEA LESPEDEZA (UNHULLED, UN-SCARIFED)	30 LBS.	YEAR ROUND TEMPORARY VEGETATION
RYE GRAIN	168 LBS	15 JULY-30 NOVEMBER
RYE GRAIN W/MIXTURE	1/2 BU.	
COMMON BERMUDA (HULLED)	30 LBS.	1 MARCH-30 JUNE
COMMON BERMUDA (UNHULLED)		1 OCTOBER-28 FEBRUARY
FERTILIZER:		
5-10-10	1,800 LBS.	
	2 1/2 TONS	
	2 TONS	

PLANTING:
PLANTING TO BE ACCOMPLISHED BY HYDRAULIC SEEDING

LIME RATE:
WHERE PERMANENT VEGETATION IS TO BE ESTABLISHED AGRICULTURE LIME SHALL BE APPLIED AS INDICATED BY SOIL TEST OR AT A RATE OF 2 TONS PER ACRE. AGRICULTURAL LIME SHALL BE WITHIN THE SPECIFICATIONS OF THE GEORGIA DEPARTMENT OF AGRICULTURE.



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

SILT FENCE TYPE-NS

Sd1

GEORGIA UNIFORM CODING SYSTEM

FOR SOIL EROSION AND SEDIMENT CONTROL PRACTICES
STATE SOIL AND WATER CONSERVATION COMMISSION OF GEORGIA

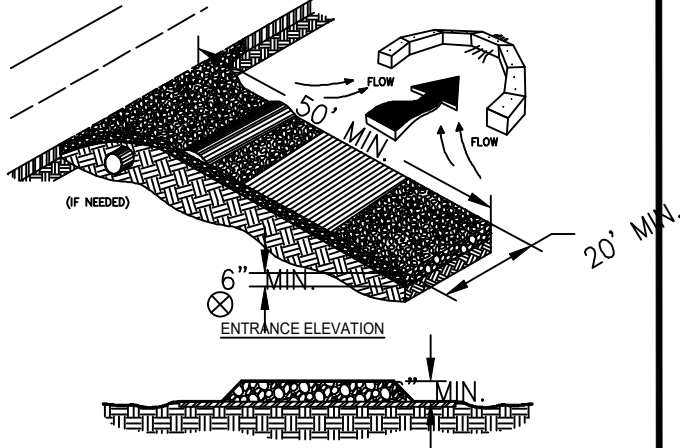
STRUCTURAL PRACTICES

Co	CONSTRUCTION EXIT			A crushed stone pad located at the construction site exit to provide a place for removing mud from tires thereby protecting public streets.
Sd1	SEDIMENT BARRIER			A barrier to prevent sediment from leaving the construction site. It may be sandbags, bales of straw or hay, brush, logs and poles, gravel, or a silt fence.

VEGETATIVE PRACTICES

Ds2	DISTURBED AREA STABILIZATION (WITH TEMP. SEEDING)		Ds2	Establishing a temporary vegetative cover with fast growing seedlings on disturbed areas.
Ds4	DISTURBED AREA STABILIZATION (SEEDING)		Ds4	A permanent vegetative cover using sods on highly erodable or critically eroded lands.

EXIT DIAGRAM



- NOTES:
- AVOID LOCATING ON STEEP SLOPES OR AT CURVES ON PUBLIC ROADS.
 - REMOVE ALL VEGETATION AND OTHER UNSUITABLE MATERIAL FROM THE FOUNDATION AREA, GRADE, AND CROWN FOR POSITIVE DRAINAGE.
 - AGGREGATE SIZE SHALL BE IN ACCORDANCE WITH NATIONAL STONE ASSOCIATION R-2 (1.5"-3.5" STONE).
 - GRAVEL PAD SHALL HAVE A MINIMUM THICKNESS OF 6".
 - PAD WIDTH SHALL BE EQUAL FULL WIDTH AT ALL POINTS OF VEHICULAR EGRESS, BUT NO LESS THAN 20'.
 - A DIVERSION RIDGE SHOULD BE CONSTRUCTED WHEN GRADE TOWARD PAVED AREA IS GREATER THAN 2%.
 - INSTALL PIPE UNDER THE ENTRANCE IF NEEDED TO MAINTAIN DRAINAGE DITCHES.
 - 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).
 - 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.
 - 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.

CONSTRUCTION EXIT

Co

SOD PLANTING REQUIREMENTS

Ds4

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

- SOD SHOULD BE MACHINE CUT AND CONTAIN 3/4' (+/- 1/4') OF SOIL, NOT INCLUDING SHOOTS OR THATCH.
- SOD SHOULD BE CUT TO THE DESIRED SIZE WITHIN +/- 5%. TORN OR UNEVEN PADS SHOULD BE REJECTED.
- SOD SHOULD BE CUT AND INSTALLED WITHIN 36 HOURS OF DIGGING.
- AVOID PLANTING WHEN SUBJECT TO FROST HEAVE OR HOT WEATHER IF IRRIGATION IS NOT AVAILABLE.
- THE SOD TYPE SHOULD BE SHOWN ON THE PLANS OR INSTALLED ACCORDING TO SOD PLANTING REQUIREMENTS ABOVE.

STATE	GEORGIA	SCALE	1"=60'	JOB #	23141	DATE	02/23/2024	DEMO SITE PLAN FOR:
COUNTY	FULTON	LAND LOT	839	DIST	2nd	SECT	2nd	REVISION

JASON HIPPS HOMES



