



AGENDA #:

DESIGN REVIEW BOARD APPLICATION

MEETING DATE: 10/01/2024

TYPE OF REVIEW: FINAL [checked] COURTESY [] CASE #

PROJECT INFORMATION

PROJECT NAME: 1860's Commons

PROJECT ADDRESS: 14880 Freemanville Road, Milton, GA 30004

OVERLAY/FORM BASED CODE: Rural Milton Overlay

HAS LDP/BUILDING PERMIT BEEN SUBMITTED FOR REVIEW? YES [] NO [checked]

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

PROJECT DESCRIPTION: To demolish 1 existing structure.

APPLICANT/REPRESENTATIVE INFORMATION

CONTACT PERSON NAME: Lindsay Ewing

COMPANY: Ecraft LLC

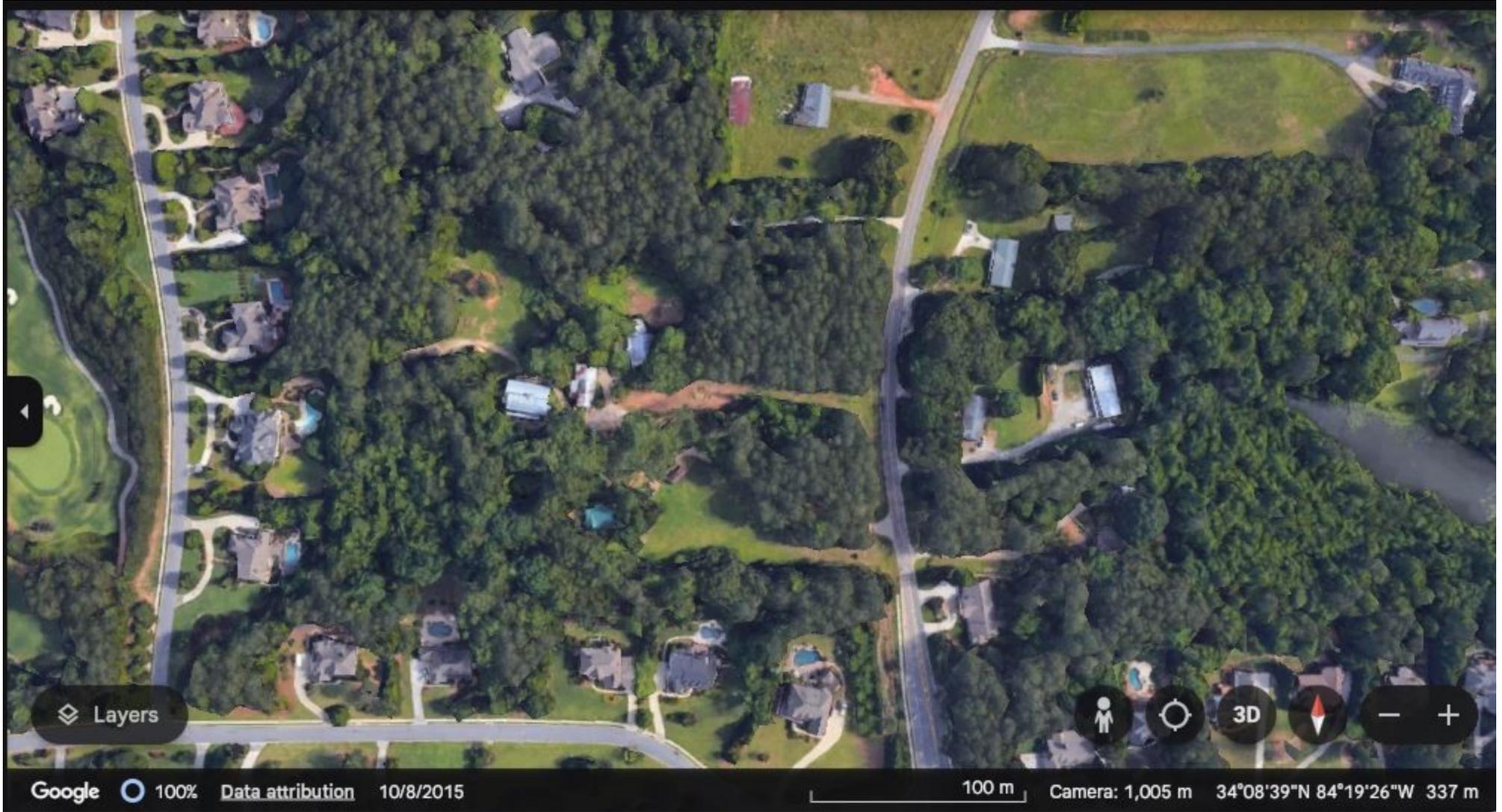
ADDRESS: 665 Union Hill Road, Alpharetta, GA 30004

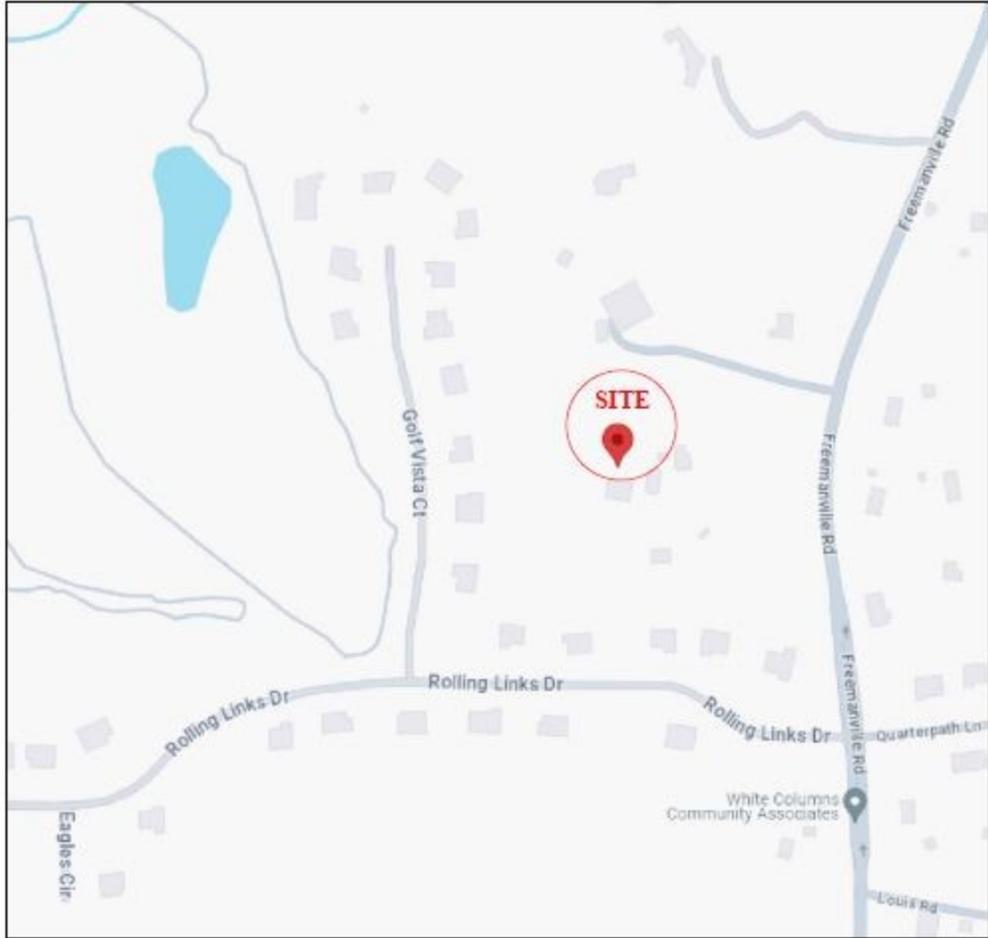
PHONE: 404-406-0375 FAX:

EMAIL: lindsay@ecraftgeorgia.com AND beth@ecraftgeorgia.com (please copy all correspondence to both emails).

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 10/01/2024, 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: [Signature] Date 08/13/2024





SITE LOCATION MAP
NOT TO SCALE

MINOR SUBDIVISION PLAT APPROVAL

THE DIRECTOR OF THE DEPARTMENT OF COMMUNITY DEVELOPMENT OF MILTON, GEORGIA, CERTIFIES THAT THIS PLAT COMPLIES WITH THE CITY OF MILTON ZONING ORDINANCES, CONDITIONS OF ZONING, AND THE CITY OF MILTON SUBDIVISION REGULATIONS AS AMENDED.

DIRECTOR, DEPARTMENT OF COMMUNITY DEVELOPMENT

DATE

OWNER INFORMATION

TWO24 PROPERTIES, LLC
P.O. BOX 2751
CUMMING, GA 30028

PROPERTY ADDRESS

LOT 1: ()
LOT 2: ()
LOT 3: ()

ZONING NOTES:

- 1. THE SUBJECT PROPERTY IS ZONED AG-1 (AGRICULTURAL)
2. NO BUILDING SHALL EXCEED 40 FEET IN HEIGHT EXCEPT FOR SINGLE FAMILY DWELLINGS. SEE SECTION 64-1141(C)
3. MINIMUM FRONT YARD SHALL BE 60 FEET.
4. MINIMUM SIDE YARD SHALL BE 25 FEET.
5. MINIMUM REAR YARD SHALL BE 50 FEET.
6. MINIMUM LOT AREA SHALL BE ONE ACRE.
7. MINIMUM LOT WIDTH SHALL BE 150 FEET.
8. MINIMUM LOT FRONTAGE SHALL BE 35 FEET ADJOINING A STREET.

UTILITY NOTES:

- 1. WATER SERVICE PROVIDED BY FULTON COUNTY.
2. WASTEWATER SERVICE PROVIDED BY PRIVATE ON-SITE SEPTIC.

OWNER'S ACKNOWLEDGEMENT:

(STATE OF GEORGIA)
(CITY OF MILTON)

THE OWNER OF RECORD OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED THERETO, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, HEREBY ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY, AND DEDICATES TO FULTON COUNTY AND/OR CITY OF MILTON THE COMPLETE OWNERSHIP AND USE OF ALL WATER AND SEWER IMPROVEMENTS CONSTRUCTED OR TO BE CONSTRUCTED IN ACCORDANCE WITH THIS PLAT, AND DEDICATED TO THE USE OF THE PUBLIC FOREVER THE FOLLOWING:

- PUBLIC STREETS 0.00 ACRES
PUBLIC SEWER EASEMENTS 0.00 ACRES
PUBLIC DRAINAGE EASEMENTS 0.00 ACRES
PUBLIC PARKS/OPEN SPACE 0.00 ACRES

TYPED NAME OF SUBDIVIDER

SIGNATURE OF SUBDIVIDER

DATE

TYPED NAME OF OWNER OF RECORD

SIGNATURE OF OWNER OF RECORD

DATE

FULTON COUNTY DEPARTMENT OF HEALTH AND WELLNESS ENVIRONMENTAL HEALTH SERVICES

THIS SUBDIVISION, AS SHOWN, IS APPROVED UPON THE CONDITION THAT SEWAGE DISPOSAL AND WATER SUPPLY FACILITIES ARE IN COMPLIANCE WITH ARTICLES C AND D, SEWAGE DISPOSAL AND DRINKING WATER SUPPLY OF THE FULTON COUNTY HEALTH DEPARTMENT REGULATIONS AND IN ACCORDANCE WITH THE REQUIREMENTS BELOW:

TYPE OF WATER SUPPLY

- (X) PUBLIC WATER SUPPLY INDIVIDUAL METER(S)
() PUBLIC WATER SUPPLY PRIVATE MASTER METER
() INDIVIDUAL ONSITE WELL WATER SUPPLY

TYPE OF SEWAGE DISPOSAL

- () PUBLIC SANITARY
(X) INDIVIDUAL ONSITE SEWAGE

DATE FULTON COUNTY HEALTH DEPARTMENT

REVISION DATE FULTON COUNTY HEALTH DEPARTMENT

FULTON COUNTY DEPARTMENT OF PUBLIC WORKS

I CERTIFY THAT THIS PROPERTY CAN BE SERVED BY FULTON COUNTY WATER AND/OR SEWER SYSTEM IN ACCORDANCE WITH ALL APPLICABLE POLICES, ORDINANCES, AND REGULATORY REQUIREMENTS. ALL WATER METERS MUST BE LOCATED INSIDE OF ROW, AND SEWER LATERALS SHALL BE PROVIDED FOR EACH UNIT. IT WILL BE THE RESPONSIBILITY OF THE OWNER TO OBTAIN ANY NEEDED EASEMENTS AND/OR UTILITY PERMITS.

APPROVED THIS () DAY OF (), 2024

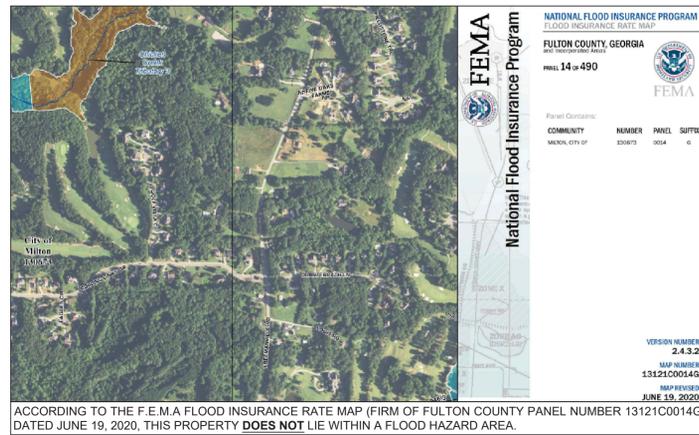
SIGNATURE PRINTED NAME AND TITLE

NOTE: PROOF OF FULTON COUNTY APPROVAL FOR WATER CONNECTION, SEWER CONNECTION OR SEPTIC SYSTEM SHALL BE PROVIDED PRIOR TO ISSUANCE OF A BUILDING PERMIT.

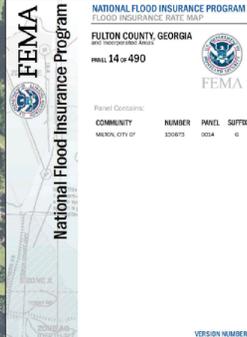
SURVEY NOTES:

1. REFERENCES - PLAT BOOK 289 PAGES 124-130, DEED BOOK 55726 PAGE 274, DEED BOOK 13938 PAGE 208, DEED BOOK 46983 PAGE 152 - FULTON COUNTY, GEORGIA RECORDS.

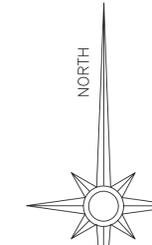
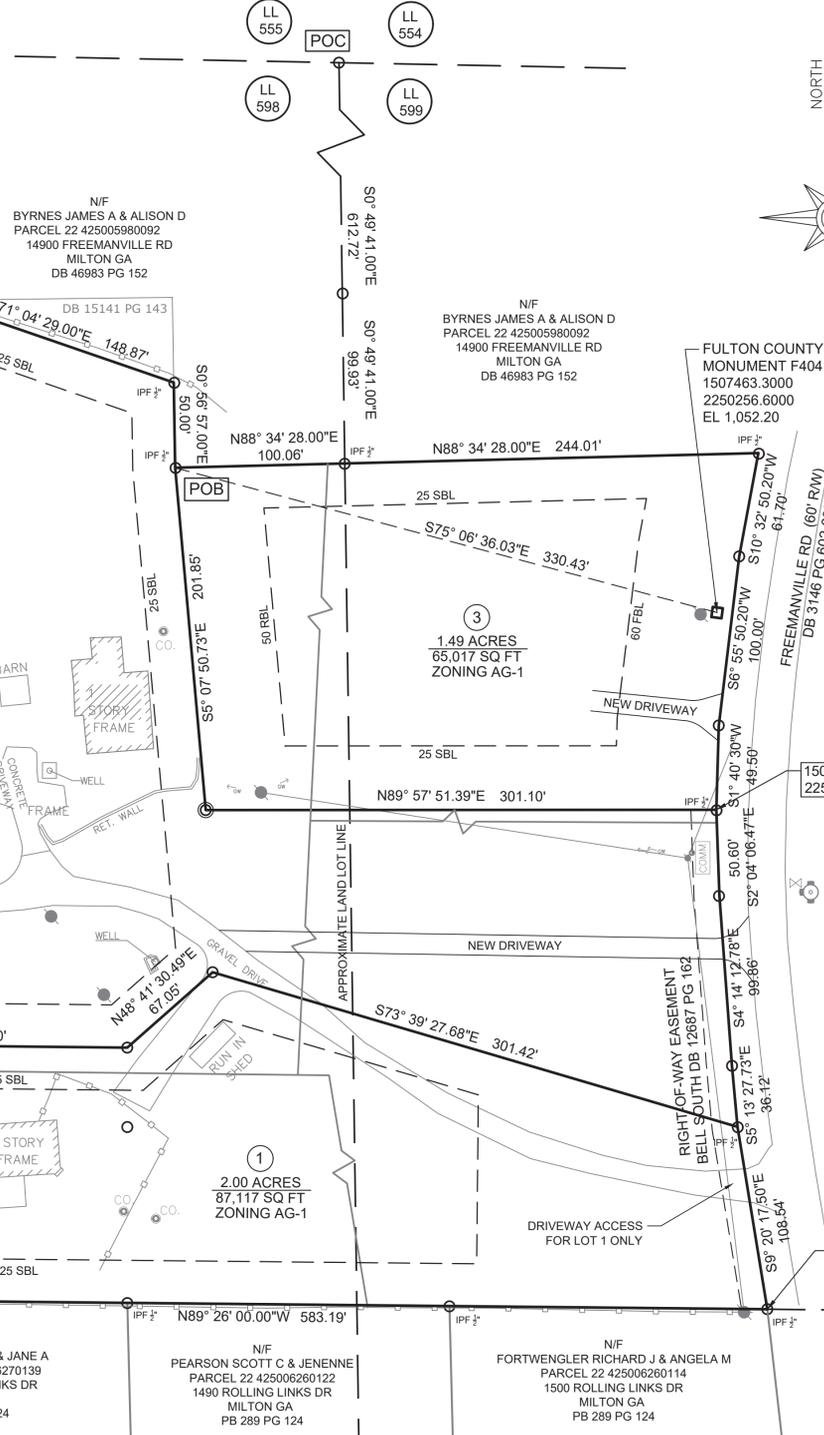
2. SUBJECT PROPERTY HAS A BLANKET IN NATURE RIGHT-OF-WAY EASEMENT FOR THE MAINTENANCE AND OPERATION OF ELECTRIC TRANSMISSION OR DISTRIBUTION LINES AS PER DB 9320 PAGE 280.



ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP (FIRM OF FULTON COUNTY PANEL NUMBER 13121C0014G, DATED JUNE 19, 2020, THIS PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA.



MINOR SUBDIVISION PLAT
1860'S COMMON
TOTAL = 10.42 ACRES
453,831 SQ FT
PARCEL ID: 425005980084, 22 425005980555, 22 441005990353 & 22 441005991070
ZONING AG-1



SITE LOCATION MAP (N.T.S.)

CLOSURE STATEMENT
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 88,512 FEET, AN ANGULAR ERROR 03 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.

A TRIMBLE S6 TOTAL STATION AND TSC5 DATA COLLECTOR WERE USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO ONE (1) FOOT IN 99,492 FEET.

SURVEYOR'S CERTIFICATE

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL.

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.

IT IS HEREBY CERTIFIED THAT THIS MINOR PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY, MADE BY ME OR UNDER MY SUPERVISION; THAT ALL MONUMENTS SHOW HEREON ACTUALLY EXIST, OR ARE MARKED AS 'FUTURE', AND THEIR LOCATIONS, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN.

JORGE G LOPEZ

SURVEYOR'S NAME

LS003438

REGISTERED GEORGIA LAND SURVEYOR NUMBER

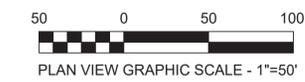
07/10/2024

DATE



LEGEND

- PROPERTY LINE
FENCE
FIRE HYDRANT
UTILITY POLE
CATCH BASIN
ELECTRIC TRANSFORMER
ELECTRIC BOX
AC
WATER METER
WATER VALVE
CABLE / FIBER BOX
PROPERTY CORNER
POINT OF BEGINNING
POINT OF COMMENCEMENT



PLAN VIEW GRAPHIC SCALE - 1"=50'

JGL SURVEY Services
INFO@JGLSURVEY.COM
419 EAST CROSSVILLE RD.
ROSWELL, GA 30075
939-525-1538

MINOR SUBDIVISION PLAT
TWO24 PROPERTIES, LLC
LAND LOT 598 & 599
2ND SECTION, 2ND DISTRICT
CITY OF MILTON, GA, FULTON COUNTY

Table with 2 columns: Field/Preparation info and Date. Includes Date of Field Work (Feb-13-2024), Date of Plan Preparation (Jul-09-2024), Drawing Number (E1), Job Number (J-T-238), Drawn By (J. LOPEZ), Revised By (J. LOPEZ), Land Surveying Firm (001337), Scale (1"=50'-0"), Location (L.L. 598-599.2ND_DISTRICT).

Table with 2 columns: Sheet No. (1) and Total (1).

