

DESIGN REVIEW BOARD APPLICATION

MEETING DATE: 9/10/2024

TYPE OF REVIEW: FINAL **COURTESY** **CASE #**

PROJECT INFORMATION

PROJECT NAME: 3485 Bethany Bend - Demolition

PROJECT ADDRESS: 3485 Bethany Bend, Milton, GA 30004

OVERLAY/FORM-BASED CODE:

HAS LDP/BUILDING PERMIT BEEN SUBMITTED FOR REVIEW? YES x NO

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

PROJECT DESCRIPTION: Demolition of structures to make way for subdivision development

APPLICANT/REPRESENTATIVE INFORMATION

CONTACT PERSON NAME: Ihssan Hashem

COMPANY: Arkan Bethany, LLC

ADDRESS: 3275 North Point Parkway, Suite 201, Alpharetta, GA 30005

PHONE: 678-469-1580 **FAX:**

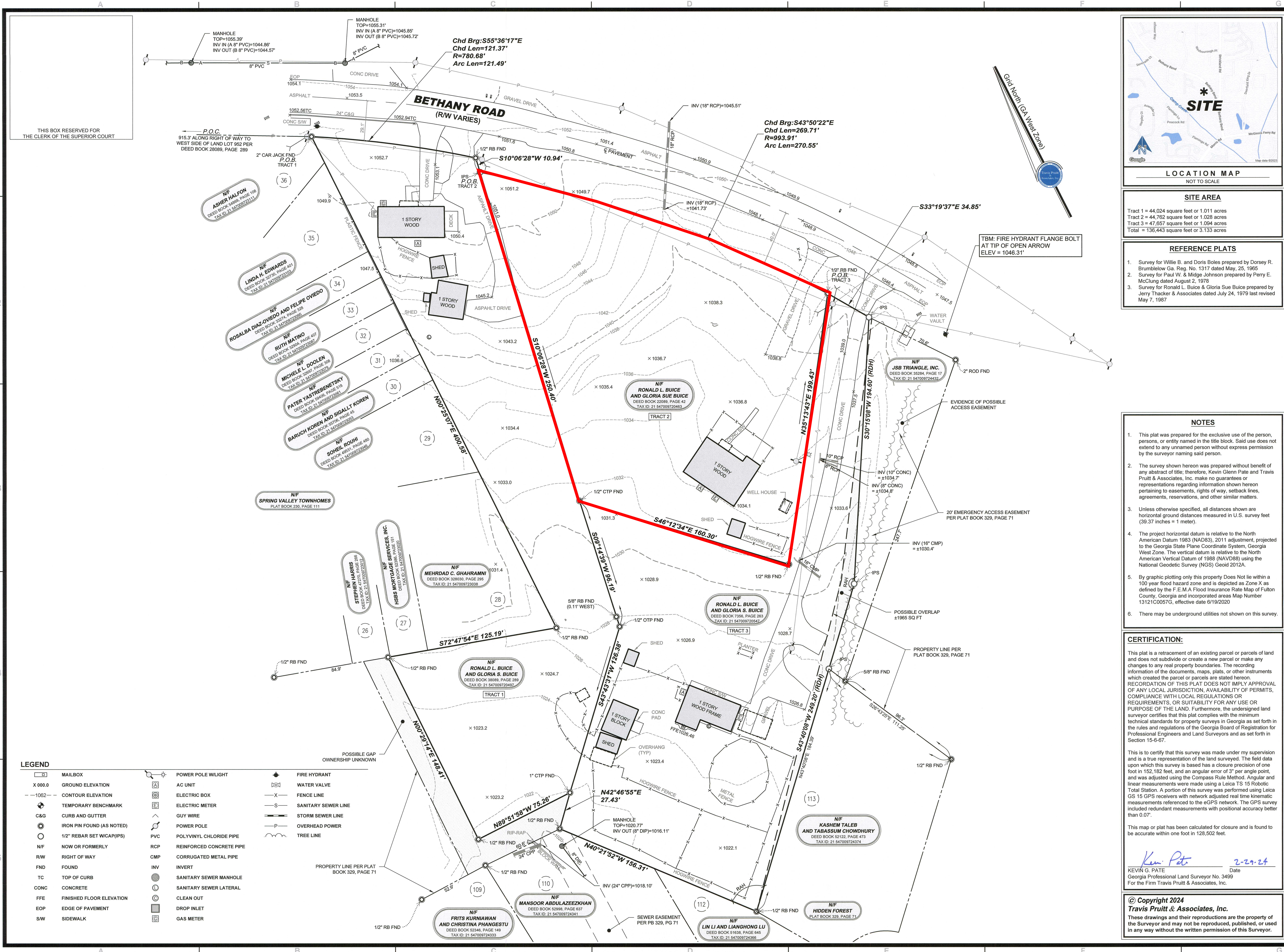
EMAIL: ihssan@arkanhomes.com

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 9/10/2024, 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:  **Date** 7/15/2024



Parcel 21 547009720463



REVISIONS			
NO	DATE	DESCRIPTION	BY
1	2/20/24	ADD SANITARY SEWER EASEMENT	KGP
2	2/20/24	ADD SANITARY MANHOLE	KGP

REFERENCE PLATS

- Survey for Willie B. and Doris Boles prepared by Dorsey R. Brumfield, Ga. Reg. No. 1317 dated May, 25, 1995
- Survey for Paul W. & Midge Johnson prepared by Perry E. McClung dated August 2, 1978
- Survey for Ronald L. Buice & Gloria Sue Buice prepared by Jerry Thacker & Associates dated July 24, 1979 last revised May 7, 1987

NOTES

- This plat was prepared for the exclusive use of the person, persons, or entity named in the title block. Said use does not extend to any unnamed person without express permission by the surveyor naming said person.
- The survey shown hereon was prepared without benefit of any abstract of title; therefore, Kevin Glenn Pate and Travis Pruitt & Associates, Inc. make no guarantees or representations regarding information shown hereon pertaining to easements, rights of way, setback lines, agreements, reservations, and other similar matters.
- Unless otherwise specified, all distances shown are horizontal ground distances measured in U.S. survey feet (39.37 inches = 1 meter).
- The project horizontal datum is relative to the North American Datum 1983 (NAD83), 2011 adjustment, projected to the Georgia State Plane Coordinate System, Georgia West Zone. The vertical datum is relative to the North American Vertical Datum of 1988 (NAVD88) using the National Geodetic Survey (NGS) Geoid 2012A.
- By graphic plotting only this property Does Not lie within a 100 year flood hazard zone and is depicted as Zone X as defined by the F.E.M.A Flood Insurance Rate Map of Fulton County, Georgia and incorporated areas Map Number 13121C0057G, effective date 6/19/2020
- There may be underground utilities not shown on this survey.

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 Section 15-6-67.

This is to certify that this survey was made under my supervision and is a true representation of the land surveyed. The field data upon which this survey is based has a closure precision of one foot in 152,182 feet, and an angular error of 3" per angle point, and was adjusted using the Compass Rule Method. Angular and linear measurements were made using a Leica TS 15 Robotic Total Station. A portion of this survey was performed using Leica GS 15 GPS receivers with network adjusted real time kinematic measurements referenced to the eGPS network. The GPS survey included redundant measurements with positional accuracy better than 0.07".

This map or plat has been calculated for closure and is found to be accurate within one foot in 128,502 feet.

LEGEND

MAILBOX	POWER POLE/WLIGHT	FIRE HYDRANT
GROUND ELEVATION	AC UNIT	WATER VALVE
CONTOUR ELEVATION	ELECTRIC BOX	FENCE LINE
TEMPORARY BENCHMARK	ELECTRIC METER	SANITARY SEWER LINE
C&G	GUY WIRE	STORM SEWER LINE
IRON PIN FOUND (AS NOTED)	POWER POLE	OVERHEAD POWER
1/2" REBAR SET W/CAPI(PS)	PVC	TREE LINE
N/F	RCP	
RIGHT OF WAY	CMP	
FND	INV	
TC	SANITARY SEWER MANHOLE	
CONC	SANITARY SEWER LATERAL	
FFE	CLEAN OUT	
EOP	DROP INLET	
SW	GAS METER	

PROPERTY LINE PER PLAT BOOK 329, PAGE 71

POSSIBLE GAP OWNERSHIP UNKNOWN

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Travis Pruitt & Associates, Inc.
SURVEYORS • LANDSCAPE ARCHITECTS

Certificate of Authorization Number 613

1	2/20/24	ADD SANITARY SEWER EASEMENT	KGP
2	2/20/24	ADD SANITARY MANHOLE	KGP

BOUNDARY & TOPOGRAPHIC SURVEY

BETHANY BEND PROPERTIES

AUTHORIZED BY: ARKON HOMES, LLC
LAND LOT 972 • 2ND DISTRICT • 1ST SECTION • CITY OF MILTON • FULTON COUNTY • GEORGIA

GRAPHIC SCALE - IN FEET

15 30 45 60 75 90 105 120

For The Firm
Travis Pruitt & Associates, Inc.

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.

PLAT DATE: 8/16/2023
FIELD DATE: 8/14/2023
SCALE: 1" = 30'
JN: 1-23-0386.606
FN: 171-D-182
SHEET NO: 1 of 1



WARNING
Security
Cameras in Use

PRIVATE
PROPERTY
NO TRESPASSING
No Soliciting