

DESIGN REVIEW BOARD APPLICATION

MEETING DATE: July 9, 2024

TYPE OF REVIEW: FINAL ☒ COURTESY ☐ CASE #

PROJECT INFORMATION

PROJECT NAME: Blakely Manor S/D

PROJECT ADDRESS: #15585 Freemanville Road, Milton, Georgia 30004 (Parcel I.D. 22 439004550087,

OVERLAY/FORM BASED CODE: Rural Milton & 22 439004550152)

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: Demolition of existing pole barns and shed.

APPLICANT/REPRESENTATIVE INFORMATION

CONTACT PERSON NAME: Scott D. Reece

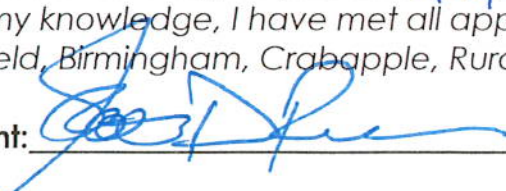
COMPANY: Brumbelow-Reese & Associates, Inc.

ADDRESS: 13685 Highway 9, Milton, Georgia 30004

PHONE: 770-475-6817 FAX: 770-569-4948

EMAIL: office@brumbelow-reese.com

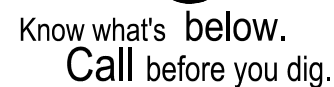
APPLICANT'S SIGNATURE: *To the best of my knowledge, this application is correct and complete. I understand that I, or my representative should be in attendance at the Design Review Board meeting on 7/9/24, at 6:00pm, to present this project. To the best of my knowledge, I have met all applicable Overlay/Form Based Code conditions (Hwy 9/Deerfield, Birmingham, Crabapple, Rural Milton.)*

Applicant:  Date 05/14/2024

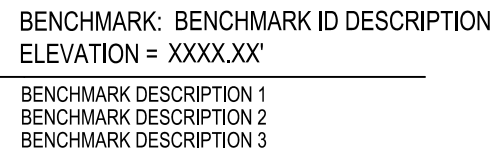
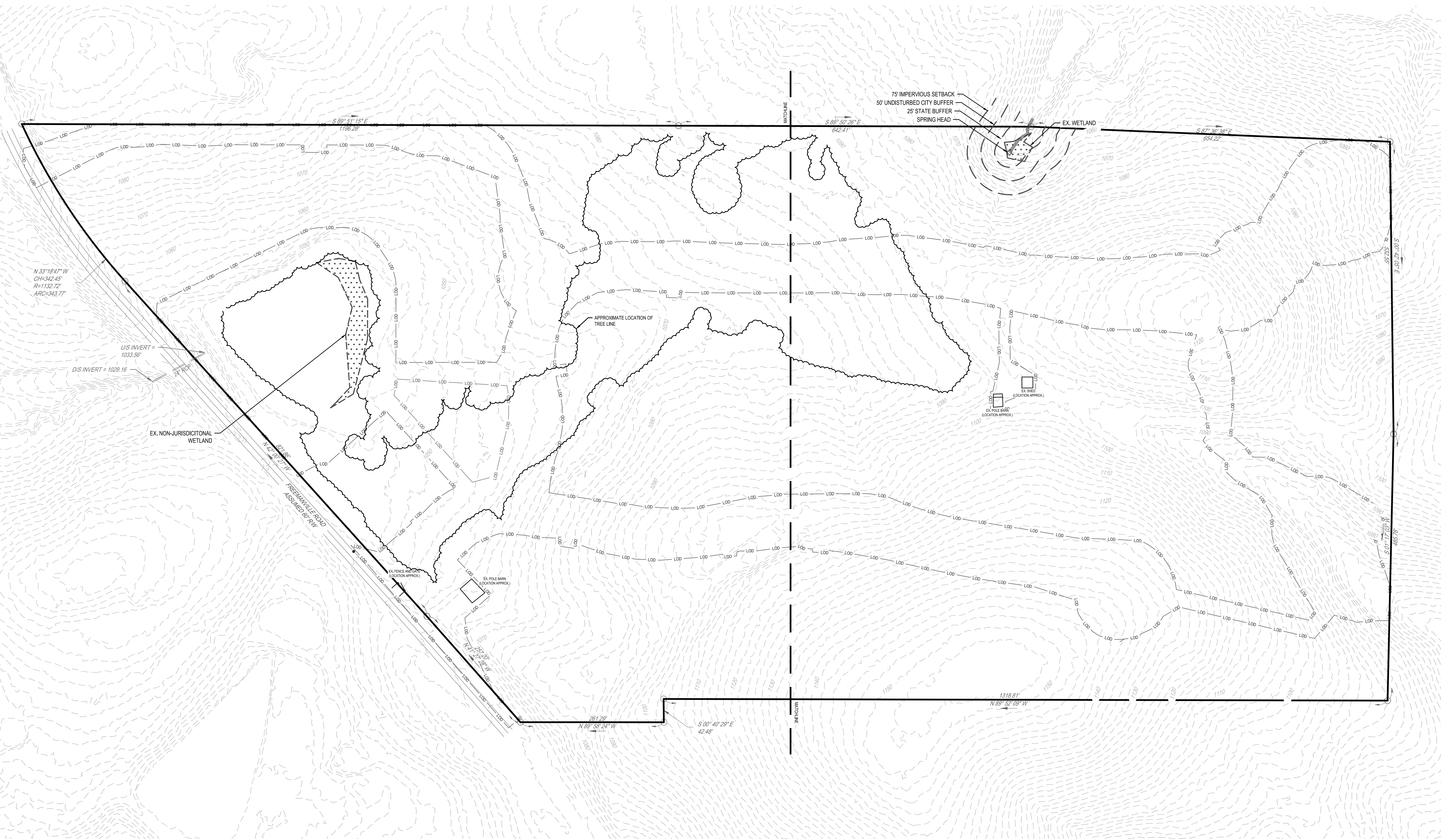
Freemanville-Birmingham Greenspace

FREEMANVILLE ROAD

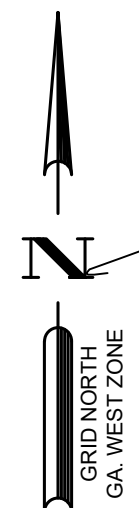




FLOOD CERTIFICATION
SUBJECT PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE.IT IS LOCATED IN ZONE "X" AS DEFINED BY HUD F.I.R.M. COMMUNITY PANEL NUMBER 130673, MAP NUMBER 13121:C.0015:G WITH AN EFFECTIVE DATE OF JUNE 19, 2020.



24 HOUR CONTACT INFORMATION:
DAVID CHATHAM

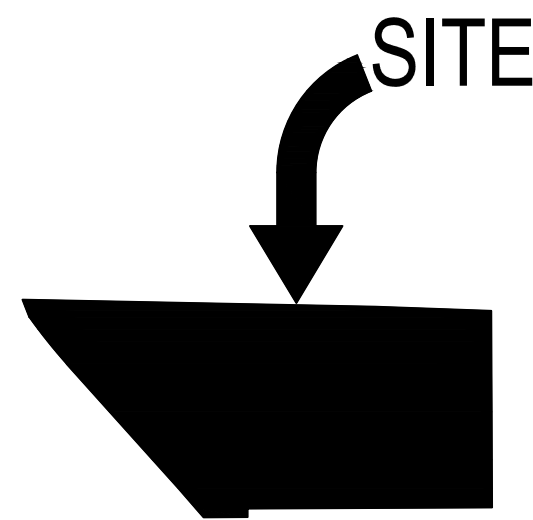


GSWCC CERT. #69403
EXP. 07.09.26
**ISSUED FOR
CONSTRUCTION**

FILE NUMBER:
12394-00

DATE: 05.13.2024

C2.1



SITE LOCATION MAP

SCALE: 1"=1,000'

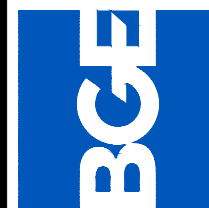
DEMOLITION NOTES:

1. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO DIGGING, INCLUDING GAS, ELECTRICAL, AND TELECOMMUNICATIONS LINES. EXISTING UTILITIES SHOWN ON PLAN ARE APPROXIMATE, ANY DAMAGE TO SUCH UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE. BGE SHALL BE NOTIFIED OF ANY DISCREPANCIES IMMEDIATELY.
2. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY OTHER CONSTRUCTION ON THE SITE AND SHALL BE MAINTAINED UNTIL A PERMANENT GROUND COVER IS ESTABLISHED.
3. SOIL EROSION PREVENTION METHODS THAT ARE DEEMED NECESSARY ON THIS SITE WILL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL ORDINANCES AND CODES.
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9. PRIOR TO PERFORMING ANY LAND DISTURBING ACTIVITIES OR WHEN WORK IS TO BE PERFORMED WITHIN 10 FEET OF HIGH VOLTAGE OVERHEAD POWER LINES, THE CONTRACTOR IS REQUIRED BY LAW TO NOTIFY THE UTILITY PROTECTION CENTER AT 1.800.282.7411. A 72 HOUR ADVANCED NOTICE IS REQUIRED.
10. A NOTICE OF TIMER HARVESTING IS REQUIRED PRIOR TO CLEARING AND GRADING.
11. STORM WATER MANAGEMENT SHALL BE IN ACCORDANCE WITH COUNTY, STATE, AND OTHER APPROPRIATE ORDINANCES AND REGULATIONS IN EFFECT AT TIME OF CONSTRUCTION PLAN APPROVAL.
12. POWER LINES THAT SERVE ADJACENT PROPERTIES TO THE WEST MUST REMAIN IN PLACE UNTIL THEY CAN BE CONNECTED TO UNDERGROUND POWER ALONG OLD PIONEER TRAIL.
13. WELLS TO BE REMOVED BY CERTIFIED CONTRACTORS AND GROUNDED IN PLACE, AS NEEDED.

DESIGNED BY: AMM

DRAWN BY: AMM

REVIEWED BY: DFS



BGE
245 TOWNPARK DRIVE, SUITE 470
KENNESAW, GEORGIA 30144
WWW.BGEINC.COM
DIRECT: 470-705-0885

COA: PEF007149
EXP: 06/30/2024

COA: PEF007149
EXP: 06/30/2024

CHATHAM
NEIGHBORHOODS

CHATHAM
GHBORHOO
5780 WINDWARD PKWY

BLAKELY MANOR
SUBDIVISION

LAKELEY MAN
SUBDIVISION
CITY OF MILTON

OVERALL EXISTING CONDITIONS & DEMOLITION PLAN

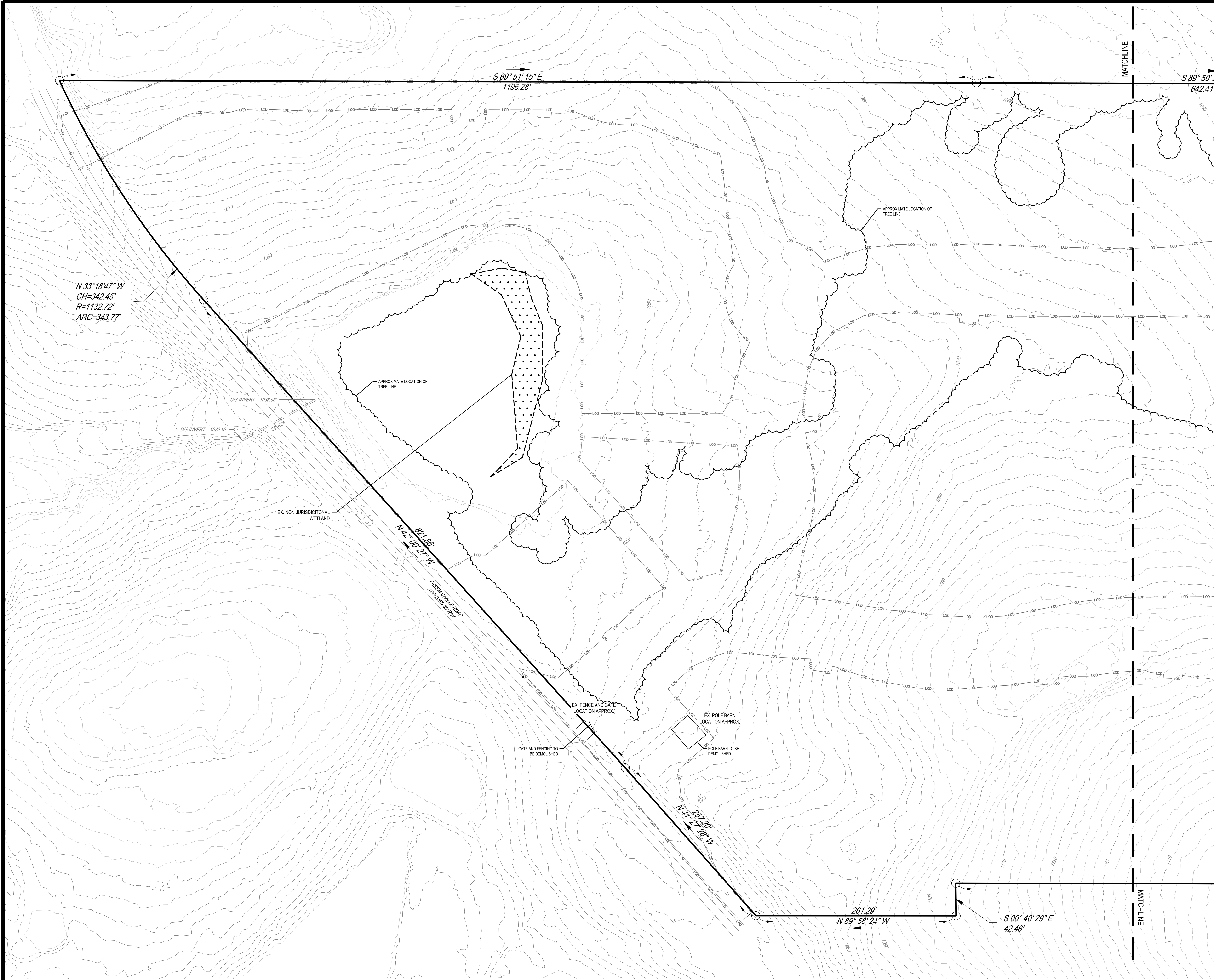
OVERALL EXISTING CONDITIONS & DEMOLITION PLAN

G:\GAP\Projects\Chatham_Neighborhoods\12394-00-Freemanville - PRELIM.dwg Layout: Existing and Demo Plotted: 5/13/2024 9:22:19 AM



Know what's below.
Call before you dig.

FLOOD CERTIFICATION
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SITE LOCATION MAP
SCALE: 1"=1,000'

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DESIGNED BY: AMM	
DRAWN BY: AMM	
REVIEWED BY: DFS	
COA: PEF007149 EXP: 06/30/2024	
CHATHAM NEIGHBORHOODS 5780 WINDWARD PKWY SUITE 300 ALPHARETTA, GA 30005	
BLAKELY MANOR SUBDIVISION CITY OF MILTON LL 655 & 486 2ND DISTRICT AND SECTION ZONED AG1	
EXISTING CONDITIONS & DEMOLITION PLAN (1)	
ISSUED FOR CONSTRUCTION	
FILE NUMBER: 12394-00	
DATE: 05.13.2024	
C2.1.1	

BENCHMARK: BENCHMARK ID DESCRIPTION
ELEVATION = XXXX.XX'
BENCHMARK DESCRIPTION 1
BENCHMARK DESCRIPTION 2
BENCHMARK DESCRIPTION 3

24 HOUR CONTACT INFORMATION:
DAVID CHATHAM
678-624-2905

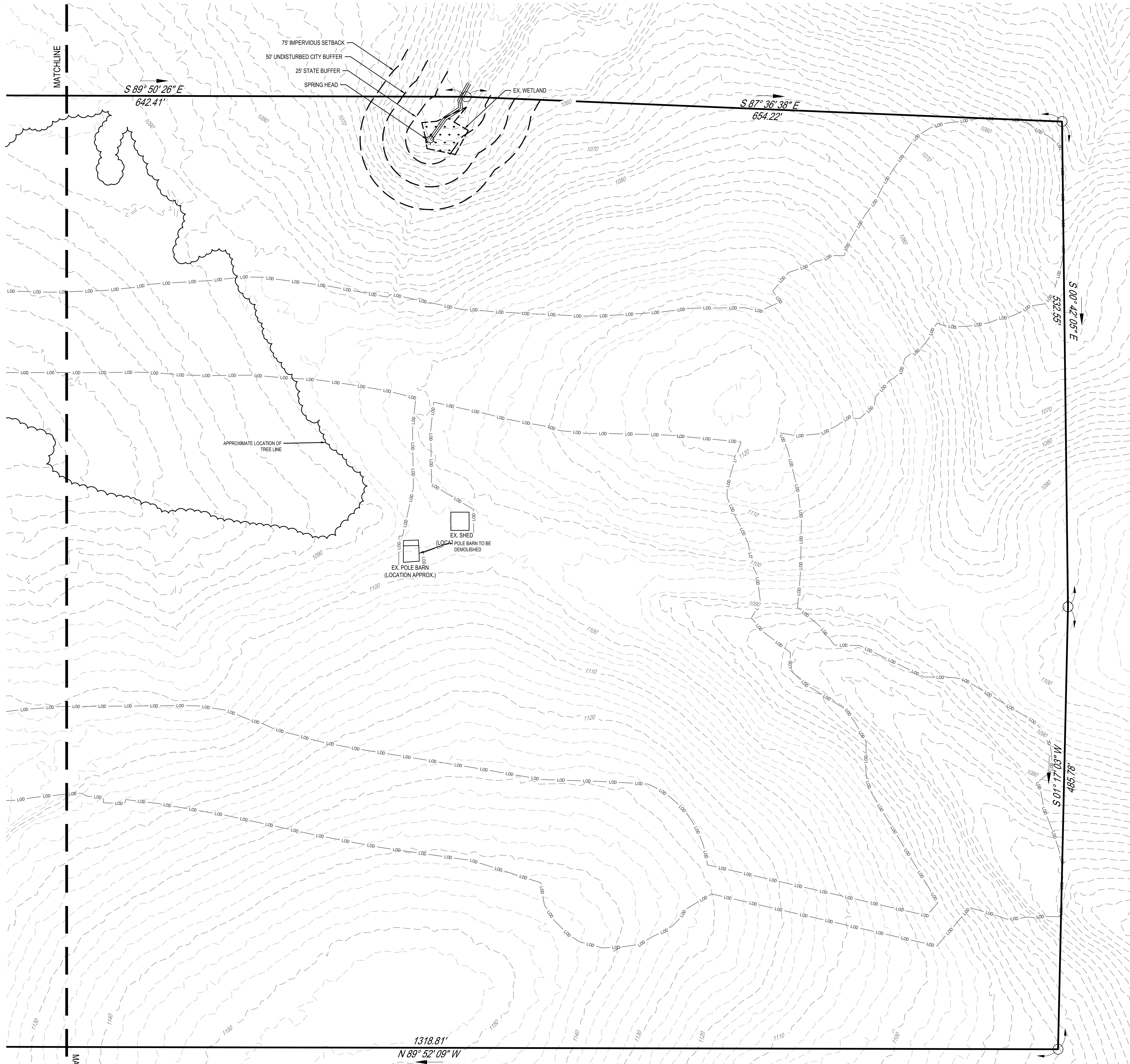
0 1 2 3 4 5 6 7 8 9 10
SCALE: 1" = 100'

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Know what's below.
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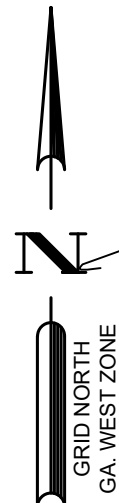
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ELEVATION = XXXX.XX'
BENCHMARK DESCRIPTION 1
BENCHMARK DESCRIPTION 2
BENCHMARK DESCRIPTION 3

24 HOUR CONTACT INFORMATION:
DAVID CHATHAM
678-624-2905



REV	DATE	DESCRIPTION
1		
2		
3		
4		

DESIGNED BY: AMM
DRAWN BY: AMM
REVIEWED BY: DFS

BCE
245 TOWNPARK DRIVE, SUITE 470
KENNESAW, GEORGIA 30144
WWW.BCEINC.COM
DIRECT: 470-705-0885
© 2024

COA: PEF007149
EXP: 06/30/2024

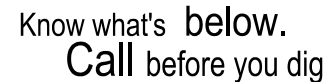
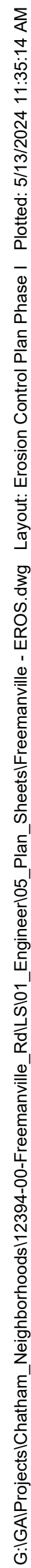
CHATHAM NEIGHBORHOODS
5780 WINDWARD PKWY
SUITE 300
ALPHARETTA, GA 30005

BLAKELY MANOR SUBDIVISION
CITY OF MILTON
LL 655 & 486
2ND DISTRICT AND SECTION
ZONED AG1

EXISTING CONDITIONS & DEMOLITION PLAN (2)

REGISTERED PROFESSIONAL ENGINEER
No. 041521
DAVID CHATHAM
GSWCC CERT. #69403
EXP. 07.09.26
ISSUED FOR CONSTRUCTION
FILE NUMBER: 12394-00
DATE: 05.13.2024

C2.1.2



MONITORING SITE EVALUATION LEGEND

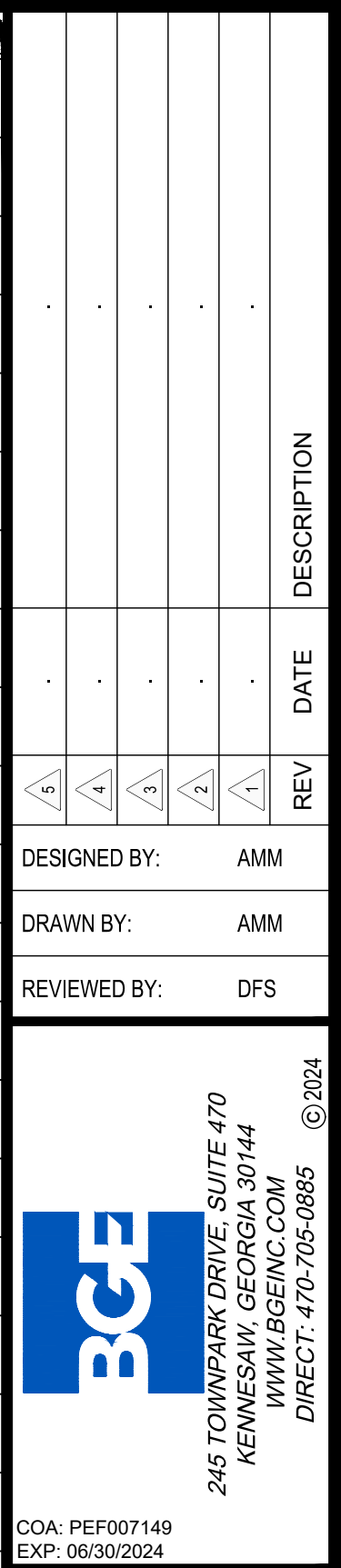
24 HOUR CONTACT INFORMATION:
DAVID CHATHAM
678-624-2905

Du METHOD: MULCHING
SEE STANDARD DS1 - DISTURBED AREA
STABILIZATION (WITH MULCHING ONLY)

 APPROXIMATE LOCATION OF CONCRETE WASHOUT.
40 MM IMPERMEABLE LINER, SEE SHEET C9.6.1 FOR DETAIL

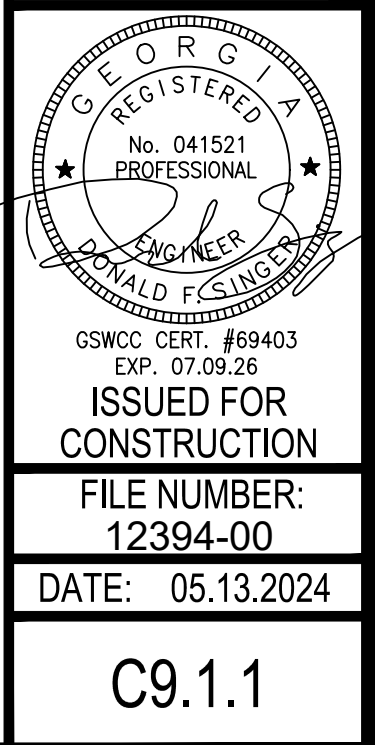
PHASE I SEDIMENT STORAGE CALCULATIONS:

1. TOTAL DISTURBED AREA = 13.1 ACRES
2. TOTAL DRAINED AREA = 50.38 ACRES
 - 2.1. TOTAL SEDIMENT STORAGE REQUIRED:
50.38 ACRES X 67 C.Y./AC. = 3,375 C.Y.
3. SEDIMENT STORAGE PROVIDED:
 - 3.1. SD3-A = 19,275 C.Y.
 - 3.2. SD3-B = 641 C.Y.
 - 3.3. SD3-C = 2,360 C.Y.
 - 3.4. SD4A-1 = 67 C.Y.
4. TOTAL SEDIMENT STORAGE PROVIDED = 22,343 C.Y.



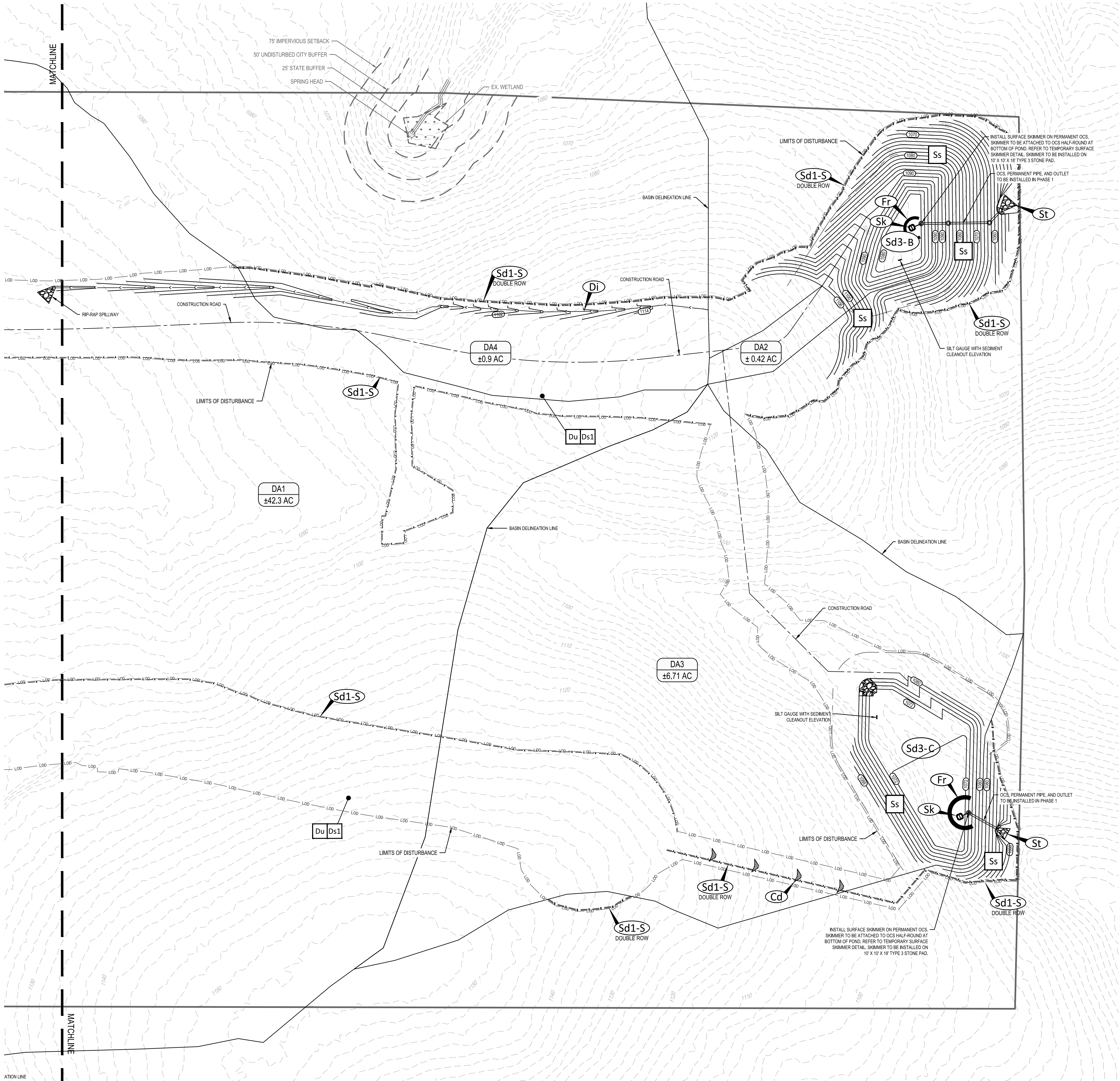
BLAKELY MANOR
SUBDIVISION
CITY OF MILTON
L.L. 455 & 456
2ND DISTRICT, 2ND SECTION

EROSION CONTROL PLAN
PHASE I (1)





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MONITORING SITE EVALUATION LEGEND	
#	RECOMMENDED MONITORING SITE

TOTAL DRAINED AREA = 50.38 ACRES
PHASE I TOTAL DISTURBED AREA = 15.7 ACRES

EROSION SYMBOL LEGEND	
CHECK DAM	Cd
CHANNEL STABILIZATION	Ch
CONSTRUCTION EXIT	Co
DIVERSION	Di
TEMPORARY DOWN DRAIN	Dn1
FILTER RING	Fr
ROCK FILTER DAM	Rd
RETAINING WALL	Re
SEDIMENT BARRIER SENSITIVE	Sd1-S
SEDIMENT BARRIER SENSITIVE (DOUBLE ROW)	Sd1-S DOUBLE ROW
INLET SEDIMENT TRAP	Sd2
TEMPORARY SEDIMENT BASIN	Sd3
TEMPORARY SEDIMENT TRAP	Sd4
FLOATING SURFACE SKIMMER	Sk
STORM DRAIN OUTLET PROTECTION	St
SURFACE ROUGHENING	Su
TREE PROTECTION	Tr
DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)	Ds1
DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING)	Ds2
DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION)	Ds3
DUST CONTROL ON DISTURBED AREAS	Du
SLOPE STABILIZATION	Ss

- Du** METHOD: MULCHING
SEE STANDARD DS1 - DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)
- APPROXIMATE LOCATION OF CONCRETE WASHOUT.
40 MM IMPERMEABLE LINER, SEE SHEET C9.6.1 FOR DETAIL

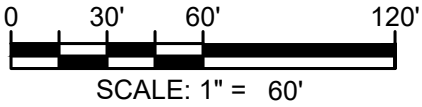
- EROSION CONTROL NOTES:**
- ALL GRADED SLOPES ARE TO BE A MAXIMUM 2:1
 - ANY DISTURBED AREA LEFT EXPOSED FOR LONGER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.
 - FOR DS1 - SITE SPECIFIC MULCHING RATES, SEE SHEET C9.5.3.
 - FOR DS2 - SITE SPECIFIC PLANTINGS FOR TEMPORARY SEEDING AND FERTILIZER RATES, SEE SHEET C9.5.3.
 - FOR DS3 - SITE SPECIFIC PLANTINGS FOR PERMANENT SEEDING AND FERTILIZER RATES, SEE SHEET C9.5.3.

- PHASE I SEDIMENT STORAGE CALCULATIONS:**
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TOTAL SEDIMENT STORAGE PROVIDED = 22,343 C.Y.

- TYPICAL CD-S DETAIL:**
- MAXIMUM CFS IN THE CHANNEL/DITCH THAT THE CHECK DAM IS BEING USED IN: 2.5 cfs
 - ABOVE 2.0 CFS: YES
 - IF YES, LIST BMP BEING USED IN CONJUNCTION WITH CHECK DAMS: CH-1

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

24 HOUR CONTACT INFORMATION:
DAVID CHATHAM
678-624-2905



CHATHAM NEIGHBORHOODS

5780 WINDWARD PKWY
SUITE 200
ALPHARETTA, GA 30005

BLAKELY MANOR SUBDIVISION

CITY OF MILTON
LL 455 & 456
2ND DISTRICT AND SECTION
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EROSION CONTROL PLAN
PHASE I (2)

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MOORE
URBAN FORESTRY

151 WOODS ROAD
CLAYTON, GEORGIA 30525
(770) 530-4114
mmoore@mooreurbanforestry.com

PREPARED FOR:

CHATHAM NEIGHBORHOODS, LLC
5780 WINDWARD PARKWAY
SUITE 300
ALPHARETTA, GA 30005

PROJECT NAME:

BLAKELY MANOR
SUBDIVISION

TASK:

Tree Canopy Plan



PROJECT INFORMATION:

Blakely Manor Subdivision

Project Name

Project Number

Freemanville Road

Project Address

455 & 456

Land Lot No. (s)

2nd District

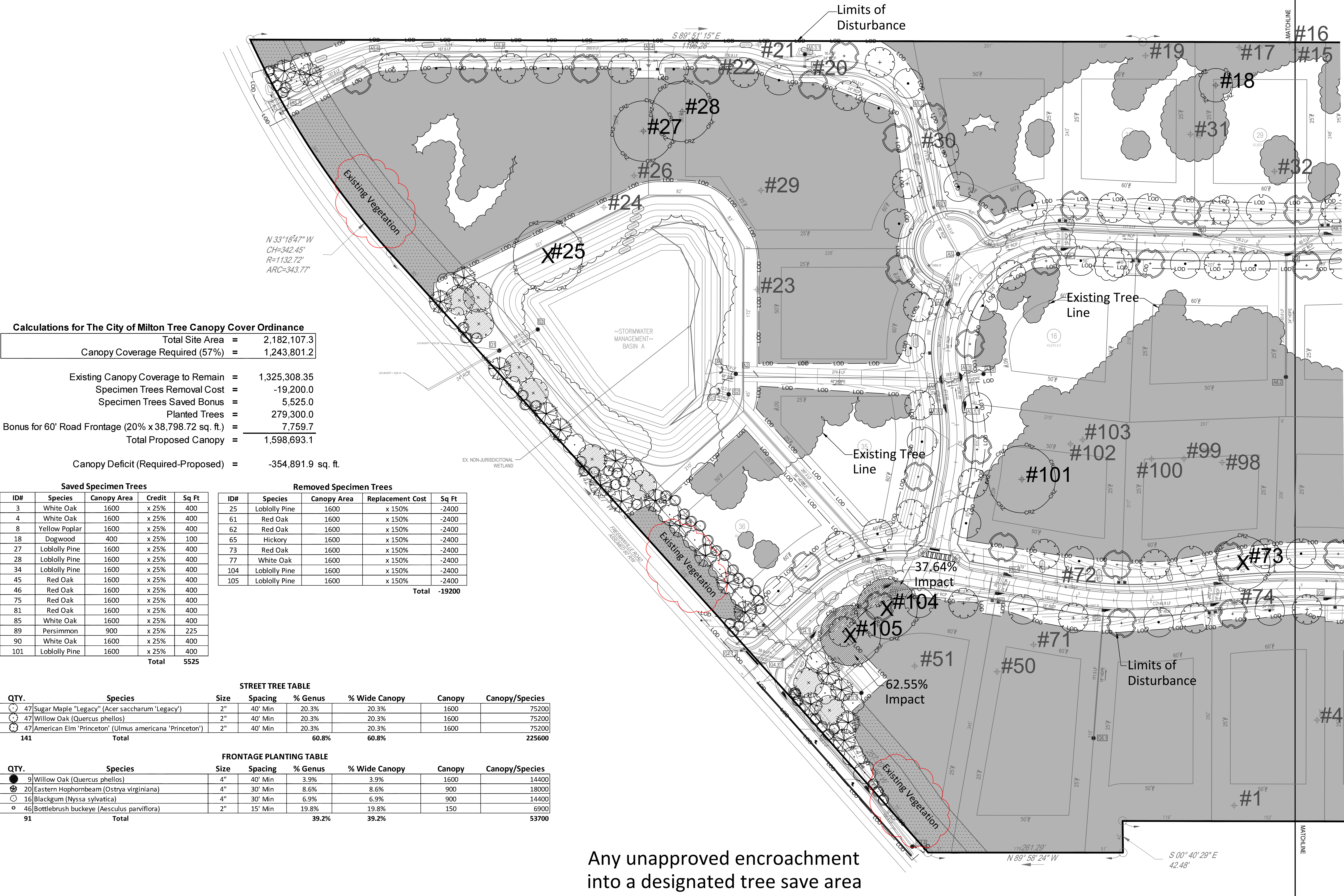
District

City of Milton, Georgia

Municipality

No.	DATE	REVISION
1	5/11/24	#65 Added 'Existing Vegetation' label to Viewshed where not disturbed
2		#55 Updated LOD to match site plan
3		
4		
5		
6		
7		
8		
9		

TVM DESIGN	AS SHOWN SCALE
PLB DRAWN	T2
TVM CHECKED	SHEET
3/5/2024 DATE	PROJECT No.



151 WOODS ROAD
CLAYTON, GEORGIA 30525
(770) 530-4114
nmoore@mooreurbanforestry.com

CHATHAM NEIGHBORHOODS, LLC
5780 WINDWARD PARKWAY
SUITE 300
ALPHARETTA, GA 30005

BLAKELY MANOR
SUBDIVISION

Tree Canopy Plan



Project Number

Freemanville Road

Project Address

455 & 456

Land Lot No.(s)

2nd District

District

City of Milton, Georgia

Municipality

No.	REVISION	DATE
1	#65 Added "Existing Vegetation" label to/removed where not disturbed	4/5/10/24
2	#53 Updated LOD to match site plan	
3		
4		
5		
6		
7		
8		
9		

