DESIGN REVIEW BOARD

City Council Chambers, City Hall
Tuesday, November 03, 2026 at 6:00 PM

AGENDA

1. CALL TO ORDER / PLEDGE OF ALLEGIANCE

2. INTRODUCTION OF BOARD MEMBERS

3. APPROVAL / AMENDMENT OF AGENDA

4. APPROVAL OF MEETING MINUTES

A. October 6, 2026, Action Minutes

5. DEMOLITION OF STRUCTURES

A. 16335 Henderson Road
Applicant: Scott D. Reece
Request:
- To demolish an existing 1- story log cabin, shop building, detached carport, asphalt and gravel driveways

B. 15500, 15580, 15655 Rowe Road
Applicant: Scott D. Reece
Request:
- To demolish 6 existing structures

C. 2395 Birmingham Road
Applicant: Rachel Drucker
Request:
- To demolish an existing covered arena and driveway

6. COURTESY REVIEWS

A. None

7. FINAL REVIEWS

A. None

8. NEW BUSINESS

A. None

9. OLD BUSINESS

A. None

10. ADJOURNMENT

Persons needing special accommodations in order to participate in any City meeting should call 678.242.2500.

MILTON

DESIGN REVIEW BOARD

City Council Chambers, City Hall
Tuesday, October 06, 2026 at 6:00 PM

MINUTES

1. CALL TO ORDER / PLEDGE OF ALLEGIANCE

2. INTRODUCTION OF BOARD MEMBERS

Board Members Present: Ken Warlick, David Jackson, Samia Coker, Celeste Jackson

Absent: Danielle Gagne, Anne D'Anella, Ralph Davia

3. APPROVAL / AMENDMENT OF AGENDA

Motion to approve tonight's meeting agenda: David Jackson

Second: Celeste Jackson

Vote: 4-0 (Approved)

4. APPROVAL OF MEETING MINUTES

A. September 1, 2026, Action Minutes

Motion to approve the September 1, 2026 Action Minutes: Samia Coker

Second: Ken Warlick

Vote: 4-0 (Approved)

5. DEMOLITION OF STRUCTURES

A. 13670 Freemanville Road
Applicant: Luke Scussel
Request:

- To demolish an existing house and barn

Motion to approve the demolition request as presented: Ken Warlick

Second: David Jackson

Vote: 4-0 (Approved)

B. 13000 Arnold Mill Road
Applicant: Patrick Baker
Request:

- To demolish an existing house and pole barn

Motion to approve the demolition request as presented: Celeste Jackson

Second: David Jackson

Vote: 4-0 (Approved)

C. 12765 New Providence Road
Applicant: David White
Request:

- To demolish existing house and driveway

Motion to approve the demolition request as presented: Ken Warlick

Second: David Jackson

Vote: 4-0 (Approved)

6. COURTESY REVIEWS

A. 12457 Broadwell Road, Suite 103- The Wilds Early Learning Academy
Applicant: The Wilds Learning Academy
Request:

- A Use Permit to operate a pre-school (Day Care Facility Sec. 8.5.4 of the UDC) within a 750 square feet tenant space, in an existing two-story 12,064 square foot commercial building to accommodate a maximum of 20 students for each half-day session

Motion to approve the courtesy review for a Use Permit application as presented with no architectural feedback: Ken Warlick

Second: Samia Coker

Vote: 4-0 (Approved)

B. 15639 Birmingham Highway- Scottsdale Farms (Building Review)
Applicant: Michael Baney
Request:

- Proposed 99 square feet of new heated kitchen space and approximately 1,189 square feet of renovation to the existing kitchen space. The renovation includes enclosing a covered patio area (approx. 531 sq. feet).

Motion to approve the building review for exterior renovations as presented as a final review with no design recommendations : Ken Warlick

Second: Celeste Jackson

Vote: 4-0 (Approved)

7. FINAL REVIEWS

A. None

8. NEW BUSINESS

A. None

9. OLD BUSINESS

A. None

10. ADJOURNMENT

Motion to adjourn the meeting: David Jackson

Second: Samia Coker

Vote: 4-0 (Approved)

**meeting adjourned at 6:32pm*

Persons needing special accommodations in order to participate in any City meeting should call 678.242.2500.

HOME OF 'THE BEST QUALITY OF LIFE IN GEORGIA'

MILTON

ESTABLISHED 2006

DESIGN REVIEW BOARD APPLICATION

MEETING DATE: 11/03/2026

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

PROJECT INFORMATION

PROJECT NAME: Olha Nasiedkina

PROJECT ADDRESS: #16335 Henderson Road, Milton, Georgia 30004 (Parcel I.D. 22 452002630272)

OVERLAY/FORM BASED CODE: Rural Milton

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: Demolition of existing structures, asphalt driveway and remove gravel driveway.

APPLICANT/REPRESENTATIVE INFORMATION

CONTACT PERSON NAME: Scott D. Reece

COMPANY: Brumbelow-Reese & Associates, Inc.

ADDRESS: 13685 Highway 9, Milton, Georgia 30004

PHONE: [redacted] FAX: [redacted]

EMAIL: [redacted]

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* 11/03/2026*, 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** 09/25/2026

DESIGN REVIEW BOARD SUBMITTAL REQUIREMENTS

Please see the list below for materials required according to the type of review. All site plans and building plans shall be drawn to scale. Mounted drawings and sample boards showing materials, colors, etc. may be brought to the meeting for your presentation. Please fold all large drawings down to 81/2 by 11 size and collate all materials. 11x17 'booklets' are acceptable as well. **Incomplete submittals will not be accepted for review.** If you have any questions, please contact Cody Hendrix at 678 242 2513.

SITE PLAN/LANDSCAPE PLAN REVIEW—9 sets

Construction drawings, as required for LDP, including, but not limited to:

- ☐ Site location map(atlas map)
- ☐ Aerial map (Google)
- ☐ Acreage, density, adjacent zonings
- ☐ Zoning conditions (if any)
- ☐ Building footprint, square footage
- ☐ Grading, storm water plan, detention/retention areas
- ☐ Location of streams, stream buffers
- ☐ Roadways, parking areas, driveways, sidewalks, bike paths, pedestrian paths
- ☐ Dumpster enclosure detain/ location
- ☐ Landscape plan showing location, size and type of specimen and recompense trees, as well as other plantings
- ☐ Site lighting with photometric drawings , lighting fixture details
- ☐ Retaining wall(s) location and material details
- ☐ Fencing location and detail(s)
- ☐ Bike rack location and detail
- ☐ Mail kiosk location and detail (If applicable)

BUILDING REVIEW—9 sets

- ☐ Site location map(atlas map)
- ☐ Aerial map (Google)
- ☐ Site plan
- ☐ Colored renderings of all facades
- ☐ Line drawings of all elevations with heights, and materials labled
- ☐ Locations of roof top equipment, satellite dishes, antennas,vents,exhausts (as applicable)
- ☐ Site line study showing that rooftop units are not visible from adjoining roads (if applicable)
- ☐ Location, details of lighting fixtures
- ☐ Dumpster enclosure details (If applicable)
- ☐ Mail kiosk details (If applicable)
- ☐ Sample board showing materials, colors, etc. (Bring to the meeting)

SALES TRAILER—9 sets

- ☐ Site location map(atlas map)
- ☐ Aerial map (Google)
- ☐ Site plan showing location of sales trailer, setbacks, parking, etc.
- ☐ Landscape plan
- ☐ Picture and/or construction details of trailer

DEMOLITION REVIEW—9 sets

- ☒ Site location map(atlas map)
- ☒ Aerial map (Google)
- ☒ Site plan, indicating structure(s) to be demolished and the location of specimen trees, erosion control, tree save fencing
- ☒ Pictures of structure(s) to be demolished

VARIANCE/USE PEMIT/REZONING—9 sets

- ☐ Site location map(atlas map)
- ☐ Aerial map (Google)
- ☐ Acreage, density, existing site conditions
- ☐ Conceptual site plan showing location of buildings, detention areas, streams/stream buffers, specimen trees, roads, parking, driveways, sidewalks, etc.
- ☐ For commercial/multifamily/townhome uses: conceptual renderings of buildings, square footages
- ☐ For sign variance: site line study showing view of signs from adjacent roads
- ☐ For stream buffer variance: mitigation plan

Property Address: 16335 Henderson Road, Milton, GA 30004
Request(s): To demolish the existing 1 story log house, carport, decks and asphalt driveway
Applicant: Scott D. Reece
Type of Review: Final Review of Demolition Plan

Zoning Information

Zoning District: Agricultural (AG-1)
Total Acreage: 2.96 acres
Existing Use: Residential

Background Information:

The subject property, located at 16335 Henderson Road, contains a one-story log cabin home built in 1945, with an approximate area of 1945 square feet. There is also a detached wooden carport on the property, date of construction is in 1995, and a shop building with the date of its construction unknown. None of the structures on the site carry a historic designation under City of Milton ordinances or state or federal preservation guidelines.

Proposed Redevelopment:

Unknown at this time.

Staff Analysis:

The proposed demolition and potential redevelopment are consistent with the zoning designation and intended residential use.

Staff Recommendations:

Staff recommends *approval* of the request for demolition with the following conditions:

1. Complete the Demolition Permit Application and submit the required documents.
2. Level and grass the area that was disturbed.
3. No trees are to be removed without a permit.

Prepared by:
Rema Abdelfattah, Planner I
678-242-2528

Site Map



Demolition Plan Review – 16335 Henderson Road
Prepared by the Community Development Department for the
Design Review Board Meeting on November 3, 2026





















OWNER(S) / APPLICANT(S):
OLHA NASIEDKINA
4904 KETTLE RIVER POINT
SUWANEE, GEORGIA 30024
CONTACT: OLHA NASIEDKINA
24-HR PHONE: 770-289-9985

THIS SITE IS NOT LOCATED IN A FLOOD HAZARD AREA ACCORDING TO F.I.R.M. PANEL NO. 13121C0016 G AS LAST REVISED ON JUNE 19, 2020.

REFERENCE(S):
1. SURVEY FOR 16335 HENDERSON ROAD, BY GA LAND SURVEYOR, LLC, DATED AUGUST 12, 2025.

NOTES:
1. ZONING = AG-1 (AGRICULTURAL)
2. TAX PARCEL I.D. - 22 452002630272
3. TOTAL AREA = 3.324 ACRES (144,797 S.F.)
4. AREA OF LAND DISTURBANCE = 0.728± ACRES (31,709± S.F.)
5. THIS PROPERTY DOES NOT LIE WITHIN THE CHATTAHOOCHEE RIVER CORRIDOR.
6. THE PURPOSE OF THIS PLAN IS TO OBTAIN A PERMIT TO DEMOLISH THE EXISTING LOG CABIN, DECKS, CARPORTS, & ASPHALT DRIVEWAY.
7. TOPOGRAPHY SHOWN HEREON IS TAKEN FROM FULTON COUNTY GIS TOPOGRAPHIC MAP(S) #T2551. CONTOUR INTERVAL = 2 FEET.
8. PROVIDE EROSION CONTROL STABILIZATION AFTER ALL STRUCTURE DEMOLITION, NO GRADING IS PROPOSED.
9. ADDITIONAL EROSION CONTROL DEVICES MAY BE REQUIRED BASED ON THE EXISTING SITE CONDITIONS IF DEEMED NECESSARY BY THE ON-SITE INSPECTOR.

TREE NOTE(S):
1. TREES SHOWN HEREON PER FIELD INSPECTION BY BRUMBELOW-REESE & ASSOCIATES, INC., DATED SEPTEMBER 18, 2026.
2. SPECIMEN TREES SHOWN HEREON ARE LOCATED WITHIN FIFTY FEET OF THE PROPOSED DISTURBANCE.
3. PROTECTED TREES SHOWN HEREON ARE LOCATED WITHIN LIMITS OF DISTURBANCE.

THE PLACEMENT OF DUMPSTERS AND THE PARKING OF AUTOMOBILES IS PROHIBITED IN THE RIGHT-OF-WAY.

CONTACT THE COMMUNITY DEVELOPMENT DEPARTMENT AT 678-242-2543 TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE SITE INSPECTOR PRIOR TO ANY DISTURBANCE.

THE EXISTING SEPTIC TANK FOR THIS SITE WILL BE DEMOLISHED IN-PLACE OR REMOVED FROM THE SITE AS PART OF THE DEMOLITION ACTIVITIES.

EXISTING ON-SITE SEPTIC ABSORPTION TRENCHES WILL BE ABANDONED IN PLACE.

- AREA TO BE DEMOLISHED

CRZ - CRITICAL ROOT ZONE
SRP - STRUCTURAL ROOT PLATE

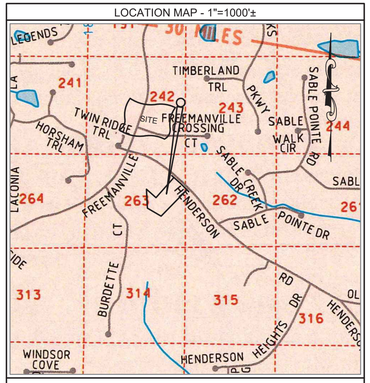
CONTRACTOR TO MAINTAIN EROSION CONTROL DAILY

EROSION CONTROL LEGEND
- Sd1-S — SEDIMENT BARRIER - SENSITIVE AREAS
- Sd1-Fs — COMPOST FILTER SOCK
- Sd2 — INLET SEDIMENT TRAP
- Su — SURFACE ROUGHENING
- Co — CONSTRUCTION EXIT
- Ss — EROSION CONTROL MATTING AND BLANKETS
- Ds1 — DISTURBED AREA STABILIZATION (WITH MULCHING)
- Ds2 — DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING)
- Ds3 — DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION)
- CRITICAL AREA — AREAS REQUIRING SPECIAL ATTENTION. USE Ss OR Su WITH Ds1, Ds2, AND Ds3
- PROPOSED SWALE/DRAINAGE FLOW
- EXISTING DRAINAGE FLOW

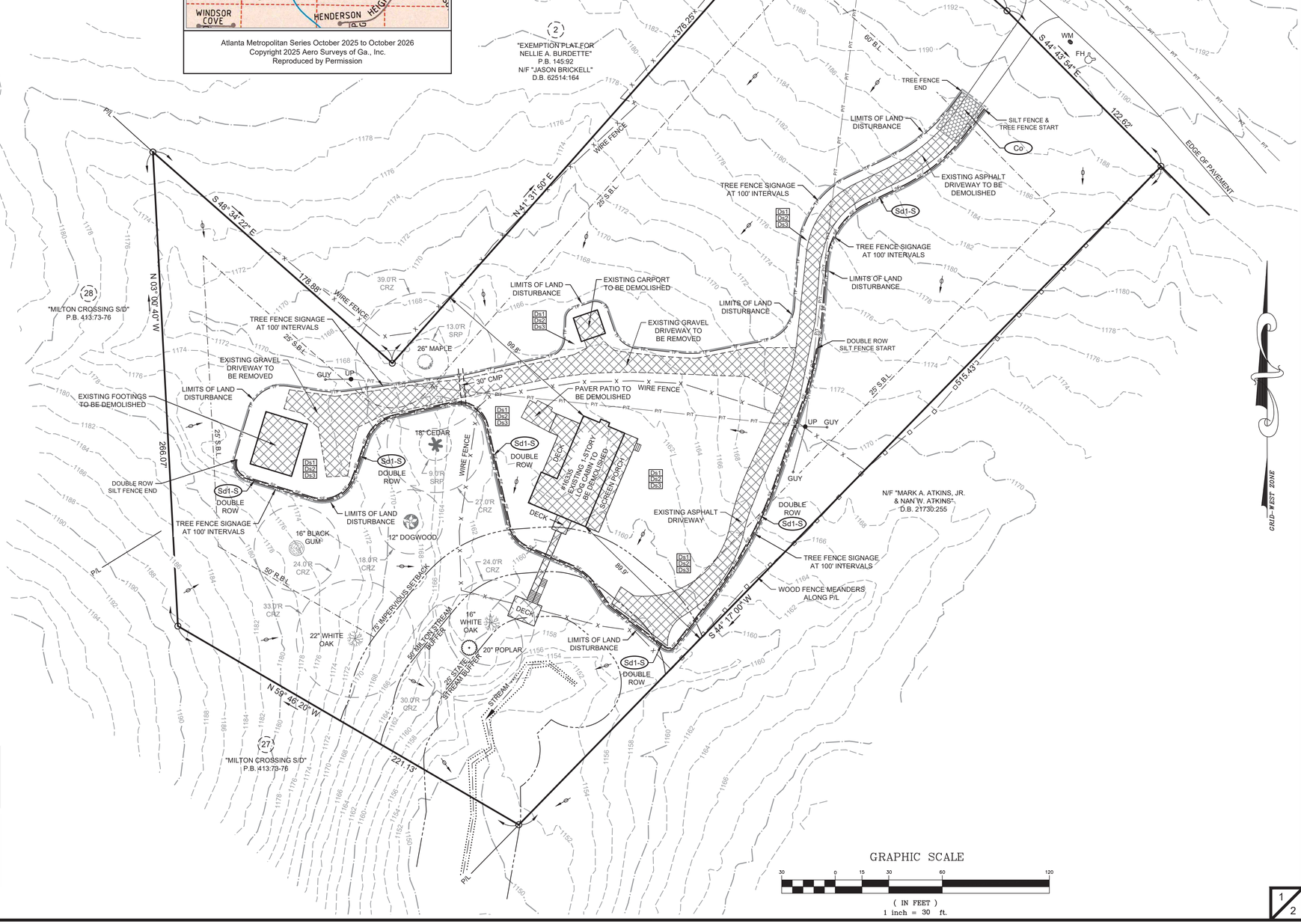
GEORGIA811 Utilities Protection Center, Inc.
Know what's below. Call before you dig.

CONTACT
UTILITIES PROTECTION CENTER
TO LOCATE UNDERGROUND
UTILITIES 72 HOURS
BEFORE CONSTRUCTION
1-800-282-7411 OR 811

LOCATION MAP - 1"=1000'±



Atlanta Metropolitan Series October 2025 to October 2026
Copyright 2025 Aero Surveys of Ga., Inc.
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GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

BRUMBELOW-REESE AND ASSOC., INC.
LAND SURVEYING SERVICES, LAND PLANNERS, DEVELOPMENT CONSULTANTS
[GEORGIA LICENSE LSF000285] - EXPIRATION 6/30/2028
13685 HIGHWAY 9 N
MILTON, GEORGIA 30004-3616
PHONE: 770-475-6817
FAX: 770-569-4948
EMAIL: OFFICE@BRUMBELOW-REESE.COM

GEORGIA REGISTERED LANDSCAPE ARCHITECT RODNEY H. REESE No. 2072
GEORGIA R.L.S. # 2072
MEMBER OF S.A.M.S.O.G.

REVISIONS:

Rodney H. Reese, Georgia R.L.S. 2072
Hydrology and Design Authorized
GSWCC Level II Design Professional Certification #4504
Expiration 01-21-2027

LOCATED IN:
LAND LOT(S): 263
DISTRICT: 2, SECTION: 2
CITY OF: MILTON
COUNTY OF: FULTON
STATE OF GEORGIA

DEMOLITION PLAN FOR
OLHA NASIEDKINA
#16335 HENDERSON ROAD
DATE: SEPTEMBER 23, 2026

FIELD BY: SDR
DRAWN BY: MK
CHECKED BY: RHR
DRAWING: NASIED-DEMO
JOB #: 2025-087

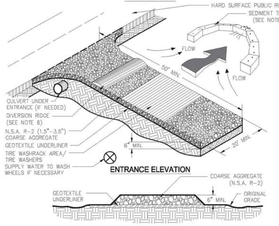
1/2

Co

MAINTENANCE
The exit shall be maintained in a condition that will prevent tracking or flow of mud onto public rights-of-way. This may require periodic top dressing with 1.5-3.5 inch stone, as conditions demand, and repair and/or cleanout of any structures to trap sediment. All materials spilled, dropped, washed, or tracked from vehicles or site onto roadways or into storm drains must be removed immediately.

CRUSHED STONE CONSTRUCTION EXIT

EXIT DIAGRAM



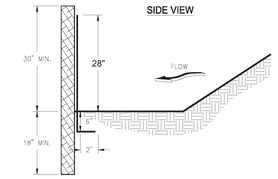
NOTES:
1. AVOID LOCATING ON STEEP SLOPES OR AT CURVES ON PUBLIC ROADS.
2. REMOVE ALL VEGETATION AND OTHER UNSUITABLE MATERIAL FROM THE FOUNDATION AREA, GRADE, AND CROWN FOR POSITIVE DRAINAGE.
3. AGGREGATE SIZE SHALL BE IN ACCORDANCE WITH NATIONAL STONE ASSOCIATION R-2 (1.5"-3.5" STONE).
4. GRAVEL PAD SHALL HAVE A MINIMUM THICKNESS OF 6".
5. GRAVEL PAD SHALL BE FULL WIDTH AT ALL POINTS OF VEHICULAR EGRESS, BUT NO LESS THAN 20'.
6. A DIVERSION RIDGE SHOULD BE CONSTRUCTED WHEN GRADE TOWARD PAVED AREA IS GREATER THAN 2%.
7. INSTALL PIPE UNDER THE ENTRANCE IF NEEDED TO MAINTAIN DRAINAGE DITCHES.
8. 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).
9. 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.
10. 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.

Figure 6-14.1

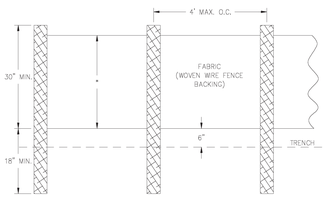
Sd1-S

SILT FENCE - TYPE SENSITIVE

SIDE VIEW

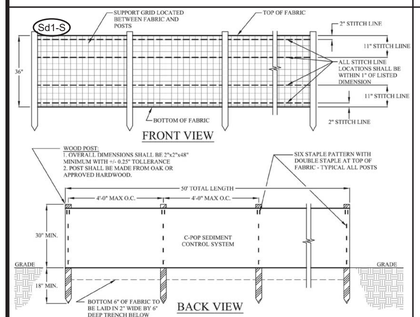


FRONT VIEW



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

Sd1-S

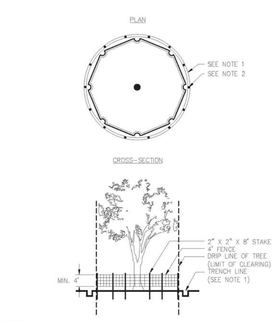


NOTE:
1. USE 36" D.O.T. APPROVED FABRIC AND REINFORCEMENT.
2. USE D.O.T. APPROVED WOOD OR STEEL POST 4'-0" O.C.

C-Pop Systems, LLC - "The One and Only"
940 Harlow Ave. Griffin, GA 30223

TREE PROTECTION

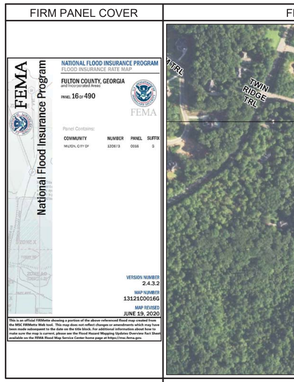
"SNOW" FENCE



NOTES:
1. USE TRENCHER (I.E. DITCH WHICH) TO CUT A 4"-5" W X 18" D TRENCH ALONG DRIP LINE (LIMIT OF CLEARING) AND BACKFILL WITH SAND AND LIGHTLY COMPACT.
2. SPACE STAKES AT INTERVALS SUFFICIENT TO MAINTAIN ALL FENCING OUT OF DRIP LINE OR AS SHOWN BY ENGINEER (SET STAKES NO GREATER THAN 6 FEET ON CENTER-REBAR IS NOT TO BE USED FOR STAKES).
3. MAINTAIN FENCE BY REPAIRING AND/OR REPLACING DAMAGED FENCE. DO NOT REMOVE FENCING PRIOR TO LANDSCAPING OPERATIONS.
4. DO NOT STORE OR STACK MATERIALS, EQUIPMENT, OR VEHICLES WITHIN FENCED AREA.
5. FENCE SHALL BE ORANGE VINYL "SNOW FENCE" 4' HIGH MINIMUM.

Figure 6-3B.1

FIRM PANEL COVER	FLOOD MAP - 1"500'±



"ACCORDING TO THE FLOOD INSURANCE RATE MAPS (F.I.R.M.) OF FULTON COUNTY, PANEL NUMBERS 13121C0016 G, DATED JUNE 19, 2020, THIS PROPERTY IS NOT LOCATED IN FLOOD HAZARD AREA"

Ds1 Ds2 Ds3 Ds4

CONTROLLING EROSION WITH VEGETATION
Reference: A Georgia Guide to Controlling Erosion With Vegetation by Georgia Soil and Water Conservation Commission, September 1994.

SEEDBED PREPARATION
Apply lime and fertilizer before beginning seedbed preparation. See Lime and Fertilizer for rates and types of materials. Loosen the top 4-6 inches of soil, using a disk harrow, rake, or other suitable equipment. Work on the contour where feasible. Where slopes are too steep for safe operation of tillage equipment, the soil surface can be pitted or trenched across the slope every 6-8 inches with appropriate hand tools. This treatment will provide indentations where seed can lodge and germinate.

LIME AND FERTILIZER
Most critical areas have steep slopes, are severely eroded, or are otherwise inhospitable sites for plant growth. The soils usually have a low pH (or acid condition) and are infertile. The lime and fertilizer you provide at planting - as topdressing and in maintenance applications - are important for optimum plant growth and survival of the desired plant species.
At Planting. Apply dolomitic or calcitic ground limestone by soil test recommendation, or at the rate of 1-2 tons per acre (50 to 100 pounds per 1,000 square feet). Apply fertilizer at the rate shown in Table 3. Lime and fertilizer should be uniformly spread over the areas to be seeded, before seedbed preparation. Tillage operations will incorporate these materials into the top few inches of soil for a fertile seedbed. Where slopes are too steep for tillage, lime and fertilizer should be broadcast after the surface has been trenched or pitted. When working in exposed subsoil due to excessive cuts (greater than 2 feet) a minimum application of 2 tons lime per acre is advisable.
Topdressing. Additional nitrogen is needed once seedlings are 2-4 inches tall. Ammonium nitrate is the most commonly available type of nitrogen fertilizer used for topdressing. If other material is used, topdressing rates specified in Table 3 should be converted, based on the analysis of the material used. To avoid foliage burns, nitrogen topdressing should be split into two separate applications and spread when foliage is dry. Rates shown in Table 3 represent a total topdressing rate for one growing season.

PLANT SELECTION
All plant species, except centipede, listed Tables 1 and 2 can be established by seed. To increase the chance of success, selections may include several species, both permanent and temporary.

The temporary species will serve as companion crops to stabilize the treatment area until the permanent species can become established. Recommended planting dates and seeding rates for temporary plants such as browntop millet, rye grain, ryegrass, or wheat are listed in Table 1.

Recommendations on planting dates and seeding rates for permanent and temporary mixes are listed in Table 2. Most species included in Table 2 require occasional mowing for proper maintenance. Where mowing is impractical because of steep slopes, other plant choices such as trees or shrubs should be considered.

Additional options and more detailed guidelines for establishing and maintaining these plants are available in Soil Conservation Service Standards & Specifications for Critical Area Planting (#342).

PLANTING
Apply seed to a freshly prepared and firmed seedbed. Weighted push type hand rollers are typically used to firm soil before planting. Spread seed uniformly over the area to be seeded, using a cultipacker seeder, rotary seeder, or by hand seeding. Cover seed lightly with soil, using a rake or cultipacker. Very small seed, such as weeping lovegrass and common bermuda grass, are difficult to spread uniformly. For best results, mix one part seed with ten parts coarse sand before putting into seeder or attempting to spread seeds by hand.

Hydrosetting is a method of applying seed, fertilizer, and mulch in a single spray application. Ingredients are all mixed with water and sprayed onto the treatment area. Since the availability of water is essential during the first 10 days of establishment, this method quickly initiates the germination process. Because of special equipment requirements, hydroseeding is usually done by contractors. More detailed guidelines for hydroseeding are available in Soil Conservation Standards and Specifications for Critical Area Planting (#342).

MULCHING
Site Preparation:
1. Grade, as needed and feasible, to permit the use of equipment for applying and anchoring mulch.
2. Install needed erosion control measures as required such as dikes, diversions, berms, terraces and sediment barriers.
3. As needed and feasible, loosen compact soil to a minimum depth of 3 inches.

Mulching Materials:
1. Dry straw or hay - spread at a rate of 2-1/2 tons per acre.
2. Wood waste, chips, sawdust or bark - spread 2 to 3 inches deep (about 6 to 9 tons per acre.)
3. Erosion control matting or netting, such as excelsior, jute, textile and plastic matting and netting - applied in accordance with manufacturer's recommendations.
4. Cutback asphalt, slow curing - applied at 1200 gallons per acre (or 1/4 gallon per sq. yd.)
5. Polyethylene film - secured over banks or stockpiled soil materials for temporary protection.

Applying and Anchoring Mulch:
1. Apply straw or hay mulch uniformly by hand or mechanically. Anchor as appropriate and feasible. It may be pressed into the soil with a disk harrow with the disk set straight or with special "packer disk". The disk may be smooth or serrated and should be 20 inches or more in diameter and 8 to 12 inches apart. The edges of the disk should be dull enough not to cut the mulch but to press it into the soil, leaving much of it in an erect position.

Straw hay mulch spread with special blower-type equipment may be anchored with emulsified asphalt (Grade AE-5 or SS-1). The asphalt emulsion must be sprayed onto the mulch as it is ejected from the machine. Use 100 gallons of water per ton of mulch.

2. Spread wood waste uniformly on slopes that are 3:1 and flatter. No anchoring is needed.
3. Commercial matting and netting. Follow manufacturer's specification included with the material.
4. Apply asphalt so area has uniform appearance. (note: Use in areas of pedestrian traffic could cause problems of "tracking in" or damage to shoes, clothing, etc.)

Mulching Materials:
Use one of the materials given below and apply at thickness indicated.

Material:	Depth
1. Grain straw or grass hay	6"-10"
2. Pine needles	4"-6"
3. Wood waste (sawdust, bark, chips)	4"-8"
4. Shredded residues (crops, leaves, etc.)	4"-8"
5. Completely cover area with black polyethylene film and hold in place by placing on the outer edge.	

When using organic mulches, apply 20-30 pounds of nitrogen in addition to the normal amount needed for plant growth to offset the tie up of N by decomposition of mulch.

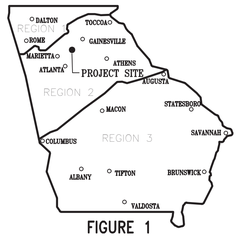


FIGURE 1

Site Grassing and Vegetative Planting Schedule:

TABLE 1 – PLANTING DATES AND SEED RATES FOR TEMPORARY VEGETATION

VEGETATIVE TYPE (Pure Live Seed)	PLANTING DATES [1] REGION 1	REGION 2	REGION 3	SEED RATES POUNDS PER ACRE [2]
Brown Millet	4/1–7/1	4/1–7/15	4/15–7/15	40
Rye Grain [3]	7/15–11/30	8/15–12/30	9/1–2/18	168 (3 bushels)
Ryegrass	8/15–11/15	9/1–12/15	9/15–1/1	40
Wheat	9/1–12/30	9/1–12/30	9/15–1/30	180 (3 bushels)

NOTES
1 Planting dates may need to be altered to fit temperature variations/local conditions.
2 Unusual site conditions may require heavier seeding rates.
3 Rye Grain is not the same as Ryegrass.

TABLE 2 – PLANTING DATES AND PLANTING OPTIONS

VEGETATIVE TYPE	PLANTING DATES [1] REGION 1	REGION 2	REGION 3	SEED RATES POUNDS PER ACRE [2]
+Tall Fescue Common Bermuda (unhulled) Rye Grain	---	9/1–10/15	---	30 6 28
+Tall Fescue "Appalow" Lespedeza (unscarified)* Rye Grain	8/15–10/15	9/1–10/15	---	30 75 28
Tall Fescue Rye Grain	8/15–10/15	9/1–10/15	---	30 28
Crownvetch* Rye Grain	9/1–10/15	9/1–10/15	---	15 28
+Common Bermuda (hulled) "Appalow" Lespedeza (scarified)* Browntop Millet	---	4/1–6/1	3/15–6/1	6 60 4
+Weeping Lovegrass "Appalow" Lespedeza (scarified)* Browntop Millet	4/1–6/1	3/1–6/1	3/1–6/1	2 60 10
Sunflower "Aztec Maximilian" Weeping Lovegrass	4/15–6/1	4/15–6/1	4/1–6/1	10 2
Common Bermuda (hulled) Browntop Millet	---	4/1–6/1	3/15–6/1	10 10
Weeping Lovegrass	4/1–6/1	3/15–6/1	3/1–6/1	4
Tall Fescue	8/15–10/15	9/1–10/15	---	50
Pensacola Bahiagrassn [3]	---	4/1–6/1	3/1–6/1	60
Common Bermuda (hulled)	---	4/1–6/1	3/15–6/1	10
Centipede [4]	---	5/1–7/1	4/15–6/15	Block Sod Only
Common Bermuda (unhulled) Wheat	---	10/1–3/1	11/1–2/1	10 30

NOTES
+ Preferred seed mixes that include two permanent and one temporary species.
* Use seed innoculant according to manufacturer's directions at double the recommended rate.
1 See Figure 1 to select appropriate region.
2 Seed rates are higher when one species is seeded alone.
3 Highly competitive grass that will spread into sodded lawns and bermuda pastures.
4 Use soil test recommendations for lime and fertilizer.

TABLE 3 – FERTILIZER RATES

PLANTING OPTION	BASIC FERTILIZATION POUNDS PER 1000 SQUARE FEET [1]	TOP DRESSING POUNDS PER 1000 SQUARE FEET [2]
+Tall Fescue Common Bermuda (unhulled) Rye Grain	35	1.2–2.3
+Tall Fescue "Appalow" Lespedeza (unscarified)* Rye Grain	35	1.2–2.3
Tall Fescue Rye Grain	35	0.0–1.2
Crownvetch* Rye Grain	35	1.2–2.3
+Common Bermuda (hulled) "Appalow" Lespedeza (scarified)* Browntop Millet	35	1.2–2.3
+Weeping Lovegrass "Appalow" Lespedeza (scarified)* Browntop Millet	35	1.2–2.3
Sunflower "Aztec Maximilian" Weeping Lovegrass	35	1.2–2.3
Common Bermuda (hulled) Browntop Millet	35	1.2–2.3
Weeping Lovegrass	35	1.2–2.3
Tall Fescue	35	1.2–2.3
Pensacola Bahiagrassn [3]	35	1.2–2.3
Common Bermuda (hulled)	35	1.2–2.3
Centipede [4]	10	1.2–2.3
Common Bermuda (unhulled) Wheat	35	1.2–2.3

NOTES
1 FERTILIZER ANALYSIS SHALL BE 6–12–12.
2 AMMONIUM NITRATE ANALYSIS SHALL BE 34–0–0.

BRUMBELOW-REESE AND ASSOC., INC.
LAND SURVEYING SERVICES, LAND PLANNERS, DEVELOPMENT CONSULTANTS
[GEORGIA LICENSE LSF000285] - EXPIRATION 6/30/2028
13685 HIGHWAY 9 N
MILTON, GEORGIA 30004-3616
PHONE: 770-475-6817
FAX: 770-569-4948
EMAIL: OFFICE@BRUMBELOW-REESE.COM

GEORGIA REGISTERED No. 2072 PROFESSIONAL ENGINEER RODNEY H. REESE AND SURVEYOR

GEORGIA R.L.S. # 2072
MEMBER OF S.A.M.S.O.G.

REVISIONS:

Rodney H. Reese, Georgia R.L.S. 2072
Hydrology and Design Authorized
GSWCC Level II Design Professional Certification #4504
Expiration 01-21-2027

LOCATED IN:
LAND LOT(S): 263
DISTRICT: 2, SECTION: 2
CITY OF: MILTON
COUNTY OF: FULTON
STATE OF GEORGIA

EROSION CONTROL DETAILS, VEGETATIVE STABILIZATION FOR
OLHA NASIEDKINA
#16335 HENDERSON ROAD

DATE: SEPTEMBER 23, 2026

FIELD BY: SDR
DRAWN BY: MK
CHECKED BY: RHR
DRAWING: NASIED-DEMO
JOB #: 2025-087

2
2

HOME OF 'THE BEST QUALITY OF LIFE IN GEORGIA'
MILTON
ESTABLISHED 2006

DESIGN REVIEW BOARD APPLICATION

MEETING DATE: 11/03/2026

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

PROJECT INFORMATION

PROJECT NAME: 3 Knoll Properties, LLC

PROJECT ADDRESS: #15580, #15500, #15655 Rowe Road, Milton, Georgia 30004 Parcel I.D.'s 22 361004190054, 22 362004460042, 22 362004460026, 22 362004460034, 22 361004190039, 22 376004470017, & 22 376004900054.

OVERLAY/FORM BASED CODE: Rural Milton

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: Demolition of 6 existing structures.

APPLICANT/REPRESENTATIVE INFORMATION

CONTACT PERSON NAME: Scott D. Reece

COMPANY: Brumbelow-Reese & Associates, Inc.

ADDRESS: 13685 Highway 9, Milton, Georgia 30004

PHONE: [redacted] FAX: [redacted]

EMAIL: [redacted]

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* 11/03/2026, *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** 09/25/2026

DESIGN REVIEW BOARD SUBMITTAL REQUIREMENTS

Please see the list below for materials required according to the type of review. All site plans and building plans shall be drawn to scale. Mounted drawings and sample boards showing materials, colors, etc. may be brought to the meeting for your presentation. Please fold all large drawings down to 81/2 by 11 size and collate all materials. 11x17 'booklets' are acceptable as well. **Incomplete submittals will not be accepted for review.** If you have any questions, please contact Cody Hendrix at 678 242 2513.

SITE PLAN/LANDSCAPE PLAN REVIEW—9 sets

Construction drawings, as required for LDP, including, but not limited to:

- ☐ Site location map(atlas map)
- ☐ Aerial map (Google)
- ☐ Acreage, density, adjacent zonings
- ☐ Zoning conditions (if any)
- ☐ Building footprint, square footage
- ☐ Grading, storm water plan, detention/retention areas
- ☐ Location of streams, stream buffers
- ☐ Roadways, parking areas, driveways, sidewalks, bike paths, pedestrian paths
- ☐ Dumpster enclosure detain/ location
- ☐ Landscape plan showing location, size and type of specimen and recompense trees, as well as other plantings
- ☐ Site lighting with photometric drawings , lighting fixture details
- ☐ Retaining wall(s) location and material details
- ☐ Fencing location and detail(s)
- ☐ Bike rack location and detail
- ☐ Mail kiosk location and detail (If applicable)

BUILDING REVIEW—9 sets

- ☐ Site location map(atlas map)
- ☐ Aerial map (Google)
- ☐ Site plan
- ☐ Colored renderings of all facades
- ☐ Line drawings of all elevations with heights, and materials labled
- ☐ Locations of roof top equipment, satellite dishes, antennas,vents,exhausts (as applicable)
- ☐ Site line study showing that rooftop units are not visible from adjoining roads (if applicable)
- ☐ Location, details of lighting fixtures
- ☐ Dumpster enclosure details (If applicable)
- ☐ Mail kiosk details (If applicable)
- ☐ Sample board showing materials, colors, etc. (Bring to the meeting)

SALES TRAILER—9 sets

- ☐ Site location map(atlas map)
- ☐ Aerial map (Google)
- ☐ Site plan showing location of sales trailer, setbacks, parking, etc.
- ☐ Landscape plan
- ☐ Picture and/or construction details of trailer

DEMOLITION REVIEW—9 sets

- ☒ Site location map(atlas map)
- ☒ Aerial map (Google)
- ☒ Site plan, indicating structure(s) to be demolished and the location of specimen trees, erosion control, tree save fencing
- ☒ Pictures of structure(s) to be demolished

VARIANCE/USE PEMIT/REZONING—9 sets

- ☐ Site location map(atlas map)
- ☐ Aerial map (Google)
- ☐ Acreage, density, existing site conditions
- ☐ Conceptual site plan showing location of buildings, detention areas, streams/stream buffers, specimen trees, roads, parking, driveways, sidewalks, etc.
- ☐ For commercial/multifamily/townhome uses: conceptual renderings of buildings, square footages
- ☐ For sign variance: site line study showing view of signs from adjacent roads
- ☐ For stream buffer variance: mitigation plan

Property Address: 15580,15500,15655 Rowe Road, Milton, GA 30004
Request(s): To demolish existing houses, buildings, barns, concrete driveways and stone sidewalks (6 structures total)
Applicant: Scott D. Reece
Type of Review: Final Review of Demolition Plan

Zoning Information

Zoning District: Agricultural (AG-1)
Total Acreage: 135.5 acres
Existing Use: Residential

Background Information:

The subject property is located across 135 acres and across several parcels on Rowe Road. There is a total of 6 structures to be demolished, and each parcel will have structures removed independently of each other as follows:

15580 Rowe Road:1-story wood frame house (Circa 1940), An outbuilding built in 1980 to be removed
15500 Rowe Road: 1-story wood frame house (Circa 1940), outbuilding and barn (Circa 1960s)
15655 Rowe Road: 1.5-story brick residence with basement (Circa 1975)

None of the structures on the site carry a historic designation under City of Milton ordinances or state or federal preservation guidelines,

Proposed Redevelopment:

Unknown at this time.

Staff Analysis:

The proposed demolition and potential redevelopment are consistent with the zoning designation and intended residential use.

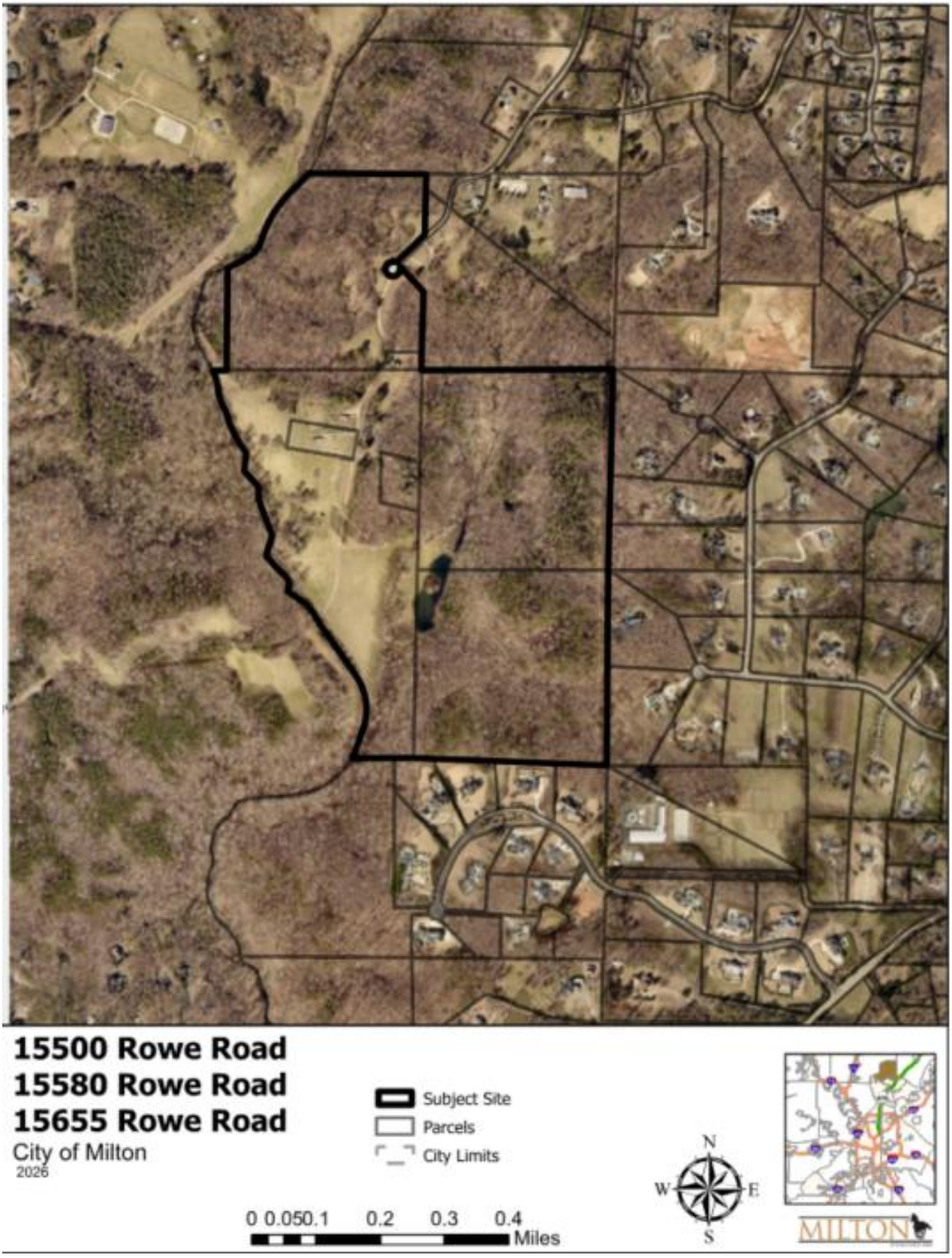
Staff Recommendations:

Staff recommends *approval* of the request for demolition with the following conditions:

1. Complete the Demolition Permit Application and submit the required documents.
2. Level and grass the area that was disturbed.
3. No trees are to be removed without a permit.

Prepared by:
Rema Abdelfattah, Planner I
678-242-2528

Site Map



Demolition Plan Review – 15580,15500,15655 Rowe Road
Prepared by the Community Development Department for the
Design Review Board Meeting on November 3, 2026

CARETAKER COTTAGE





CARETAKER COTTAGE

CARETAKER COTTAGE





GUEST CABIN

GUEST CABIN





GUEST CABIN

GUEST CABIN





BARN

BARN





BARN

BARN



MAIN HOUSE





MAIN HOUSE

MAIN HOUSE





MAIN HOUSE

MAIN HOUSE





MAIN HOUSE

OUTBUILINDG 1





OUTBUILDING 1

OUTBUILDING 1





OUTBUILDING 2

OUTBUILDING 2





OUTBUILDING 2

OWNER(S):
3 KNOLL PROPERTIES LLC
1349 WEST PEACHTREE STREET NW, SUITE 1050
ATLANTA, GEORGIA 30309

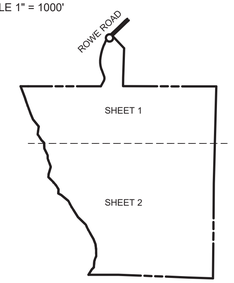
APPLICANT(S):
BRUMBELOW-REESE & ASSOCIATES, INC.
13685 HIGHWAY 9 N.
MILTON, GEORGIA 30004
CONTACT: SCOTT D. REECE
24-HR PHONE: 770-475-6817

A PORTION OF THIS PROPERTY ALONG CREEK IS LOCATED IN SHADED ZONE "X" & A PORTION OF THE PROPERTY ALONG LITTLE RIVER IS LOCATED IN ZONE "A" FLOOD HAZARD AREA ACCORDING TO F.I.R.M. PANEL NO. 13121C0013-G & 13121C0015 G AS LAST REVISED ON JUNE 19, 2020.

REFERENCE(S):
1. SURVEY FOR 3 KNOLL PROPERTIES, LLC., BY BRUMBELOW-REESE & ASSOCIATES, INC., DATED AUGUST 19, 2026.

FLOOD NOTE(S):
ALTHOUGH THE PROPERTY IS LOCATED IN ZONE "A" AREA PER F.I.R.M. MAP PANEL(S) #13121C0013 & 13121C0015 G, THE CITY OF MILTON HAS PUBLISHED 100-YR WATER SURFACE ELEVATIONS. THE EXISTING WATER SURFACE (WSE) AND THE FUTURE WATER SURFACE (WSF) SHOWN HEREON ARE TAKEN FROM THE CITY OF MILTON FLOOD STUDIES MAP PANEL "B3", DATED NOVEMBER 8, 2012. FLOOD LIMITS ARE SCALED FROM CITY OF MILTON STUDY AND MAY NOT MATCH ACTUAL CONTOURS ON THE GROUND.

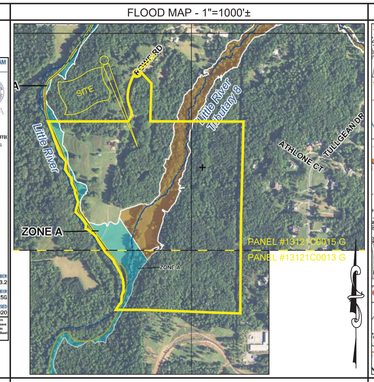
OVERALL PLAN:
SCALE 1" = 1000'



FIRM PANEL COVER

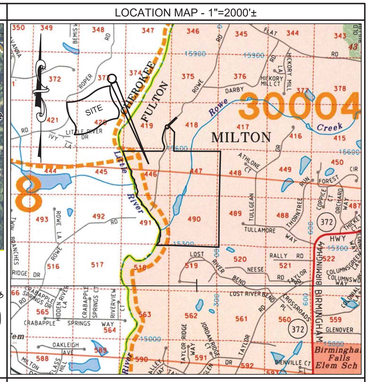


FLOOD MAP - 1"=1000'±

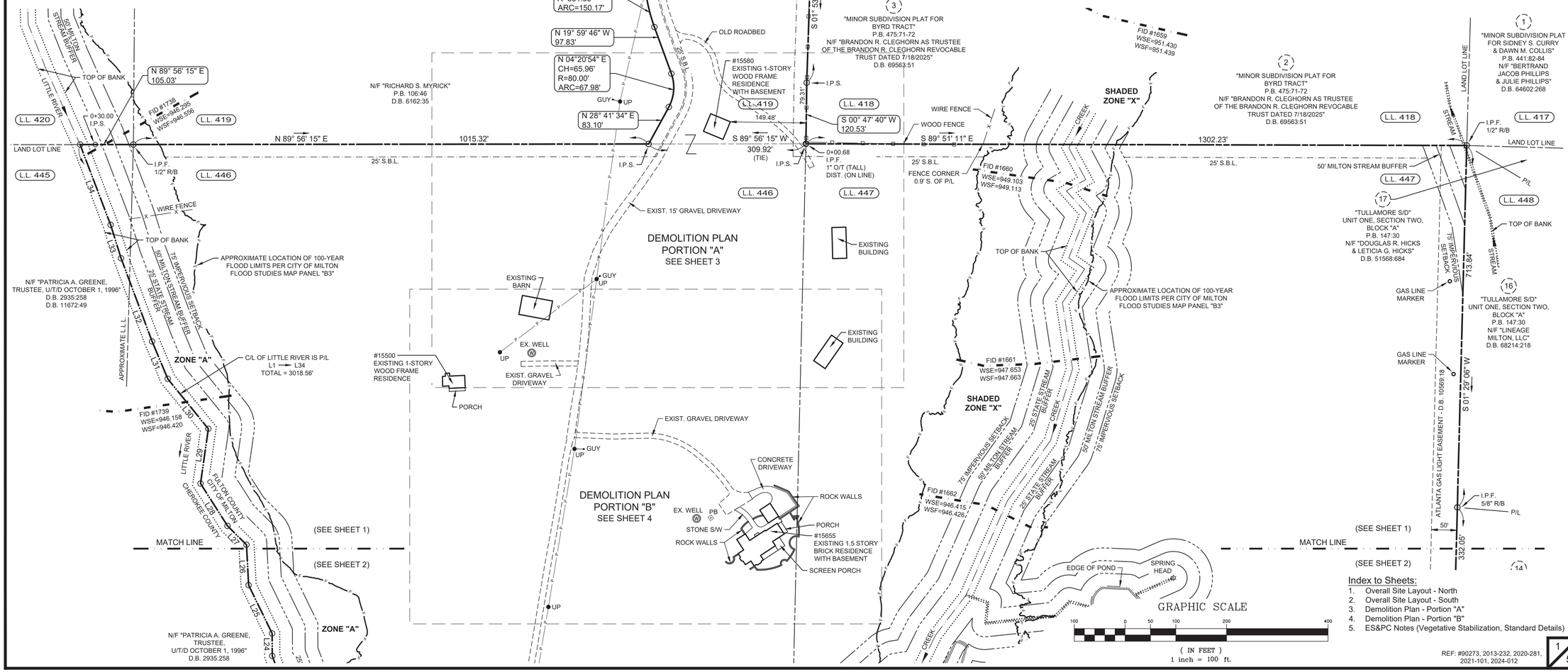


"ACCORDING TO THE FLOOD INSURANCE RATE MAPS (F.I.R.M.) OF FULTON COUNTY, PANEL NUMBERS 13121C0013 G, & 13121C0015 G, DATED JUNE 19, 2020, A PORTION OF THIS PROPERTY ALONG STREAM IS LOCATED IN SHADED ZONE "X" & A PORTION OF THIS PROPERTY ALONG LITTLE RIVER IS LOCATED IN ZONE "A" FLOOD HAZARD AREA"

LOCATION MAP - 1"=2000'±



Atlanta Metropolitan Series October 2025 to October 2026
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Index to Sheets:
1. Overall Site Layout - North
2. Overall Site Layout - South
3. Demolition Plan - Portion "A"
4. Demolition Plan - Portion "B"
5. ES&PC Notes (Vegetative Stabilization, Standard Details)

REF: #90273, 2013-232, 2020-281, 2021-101, 2024-012

BRUMBELOW-REESE AND ASSOC., INC.
LAND SURVEYING SERVICES, LAND PLANNERS, DEVELOPMENT CONSULTANTS
[GEORGIA LICENSE LSF000285] - EXPIRATION 6/30/2028
13685 HIGHWAY 9 N
MILTON, GEORGIA 30004-3616
PHONE: 770-475-6817
FAX: 770-569-4948
EMAIL: OFFICE@BRUMBELOW-REESE.COM

GEORGIA REGISTERED LAND SURVEYOR RODNEY H. REESE No. 2072
GEORGIA R.L.S. # 2072
MEMBER OF S.A.M.S.O.G.

REVISIONS:

Rodney H. Reese, Georgia R.L.S. 2072
Hydrology and Design Authorized
GSWCC Level II Design Professional Certification #4504
Expiration 01-21-2027

LOCATED IN:
LAND LOT(S): 419, 445, 446, 447, 490, 491
DISTRICT: 2, SECTION: 2
CITY OF: MILTON
COUNTY OF: FULTON
STATE OF GEORGIA

OVERALL SITE LAYOUT - NORTH FOR
3 KNOLL PROPERTIES LLC
DATE: SEPTEMBER 19, 2026

FIELD BY: SDR,MK
DRAWN BY: MK
CHECKED BY: RHR
DRAWING: KLIPHC-DEMO
JOB #: 2026-054
1 / 5

OWNER(S):
3 KNOLL PROPERTIES LLC
1349 WEST PEACHTREE STREET NW, SUITE 1050
ATLANTA, GEORGIA 30309

APPLICANT(S):
BRUMBELOW-REESE & ASSOCIATES, INC.
13685 HIGHWAY 9 N.
MILTON, GEORGIA 30004
CONTACT: SCOTT D. REECE
24-HR PHONE: 770-475-6817

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N 31°39'23" E	88.12'
L2	N 45°21'35" E	41.13'
L3	N 04°28'59" E	84.20'
L4	N 14°45'47" E	40.92'
L5	N 24°24'27" E	36.24'
L6	N 00°58'32" W	96.32'
L7	N 06°45'21" W	70.89'
L8	N 20°49'12" W	77.11'
L9	N 29°09'26" W	74.12'
L10	N 29°19'06" W	99.57'
L11	N 23°44'14" W	53.12'
L12	N 45°38'08" W	154.06'
L13	N 32°28'09" W	174.49'
L14	N 27°24'22" W	87.43'
L15	N 50°10'44" W	129.52'
L16	N 62°55'49" W	46.45'
L17	N 02°36'31" E	57.97'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L18	N 29°58'31" W	61.05'
L19	N 40°57'22" W	62.28'
L20	N 44°53'39" W	99.97'
L21	N 05°59'10" E	43.01'
L22	N 16°39'28" E	104.33'
L23	N 20°04'13" W	125.25'
L24	N 00°22'10" W	44.43'
L25	N 25°54'17" W	106.02'
L26	N 03°01'05" W	79.55'
L27	N 45°02'05" W	52.77'
L28	N 32°33'35" W	98.94'
L29	N 08°05'03" E	109.12'
L30	N 39°02'08" W	127.01'
L31	N 22°41'55" W	79.90'
L32	N 20°25'59" W	175.05'
L33	N 17°22'54" W	68.85'
L34	N 20°49'07" W	169.37'

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

REF: #90273, 2013-232, 2020-281, 2021-101, 2024-012

BRUMBELOW-REESE AND ASSOC., INC.
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LOCATED IN:
LAND LOT(S): 419, 445, 446, 447, 490, 491
DISTRICT: 2, SECTION: 2
CITY OF: MILTON
COUNTY OF: FULTON
STATE OF GEORGIA

OVERALL SITE LAYOUT - SOUTH FOR
3 KNOLL PROPERTIES LLC
DATE: SEPTEMBER 19, 2026

FIELD BY: SDR,MK
DRAWN BY: MK
CHECKED BY: RHR
DRAWING: KLIPHC-DEMO
JOB #: 2026-054

2 / 5

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CONTACT: SCOTT D. REECE
24-HR PHONE: 770-475-6817

A PORTION OF THIS PROPERTY ALONG CREEK IS LOCATED IN SHADED ZONE "X" & A PORTION OF THE PROPERTY ALONG LITTLE RIVER IS LOCATED IN ZONE "A" FLOOD HAZARD AREA ACCORDING TO F.I.R.M. PANEL NO. 13121C0013-G & 13121C0015 G AS LAST REVISED ON JUNE 19, 2020.

NOTES:
1. ZONING = AG-1 (AGRICULTURAL)
2. TAX PARCEL I.D. - A PORTION OF 22 361004190054, 22 362004460042, 22 362004460026, 22 362004460034, 22 361004190039, 22 3760044700l7, & 22 376004900054.
3. TOTAL AREA = 135.538 ACRES (5,904,048 S.F.)
4. AREA OF LAND DISTURBANCE:
   - #15580 RESIDENCE = 0.139± ACRES (6,063± S.F.)
   - 2 EXISTING BUILDINGS = 0.328± ACRES (14,287± S.F.)
   - #15500 RESIDENCE & BARN = 0.402± ACRES (17,531± S.F.)
   - #15655 RESIDENCE = 0.536 ACRES (23,353± S.F.)
   EACH STRUCTURE IS INDEPENDENT AND WILL BE DEMOLISH AS SEPARATE ENTITIES.
5. THIS PROPERTY DOES NOT LIE WITHIN THE CHATTAHOOCHEE RIVER CORRIDOR.
6. THE PURPOSE OF THIS PLAN IS TO OBTAIN A PERMIT TO DEMOLISH THE EXISTING HOUSES, BUILDINGS, BARN, CONCRETE DRIVEWAY, & STONE SIDEWALK.
7. TOPOGRAPHY SHOWN HEREON IS TAKEN FROM FULTON COUNTY GIS TOPOGRAPHIC MAP(S) #T2531 & #T2541. CONTOUR INTERVAL = 2 FEET.
8. PROVIDE EROSION CONTROL STABILIZATION AFTER ALL STRUCTURE DEMOLITION, NO GRADING IS PROPOSED.
9. ADDITIONAL EROSION CONTROL DEVICES MAY BE REQUIRED BASED ON THE EXISTING SITE CONDITIONS IF DEEMED NECESSARY BY THE ON-SITE INSPECTOR.

TREE NOTE(S):
1. TREES SHOWN HEREON PER FIELD INSPECTION BY BRUMBELOW-REESE & ASSOCIATES, INC., DATED SEPTEMBER 18, 2026.
2. SPECIMEN TREES SHOWN HEREON ARE LOCATED WITHIN FIFTY FEET OF THE PROPOSED DISTURBANCE.
3. PROTECTED TREES SHOWN HEREON ARE LOCATED WITHIN LIMITS OF DISTURBANCE.

GEORGIA 811 Utilities Protection Center, Inc.
Know what's below. Call before you dig.

CONTACT
UTILITIES PROTECTION CENTER
TO LOCATE UNDERGROUND
UTILITIES 72 HOURS
BEFORE CONSTRUCTION
1-800-282-7411 OR 811

THE PLACEMENT OF DUMPSTERS AND THE PARKING OF AUTOMOBILES IS PROHIBITED IN THE RIGHT-OF-WAY.

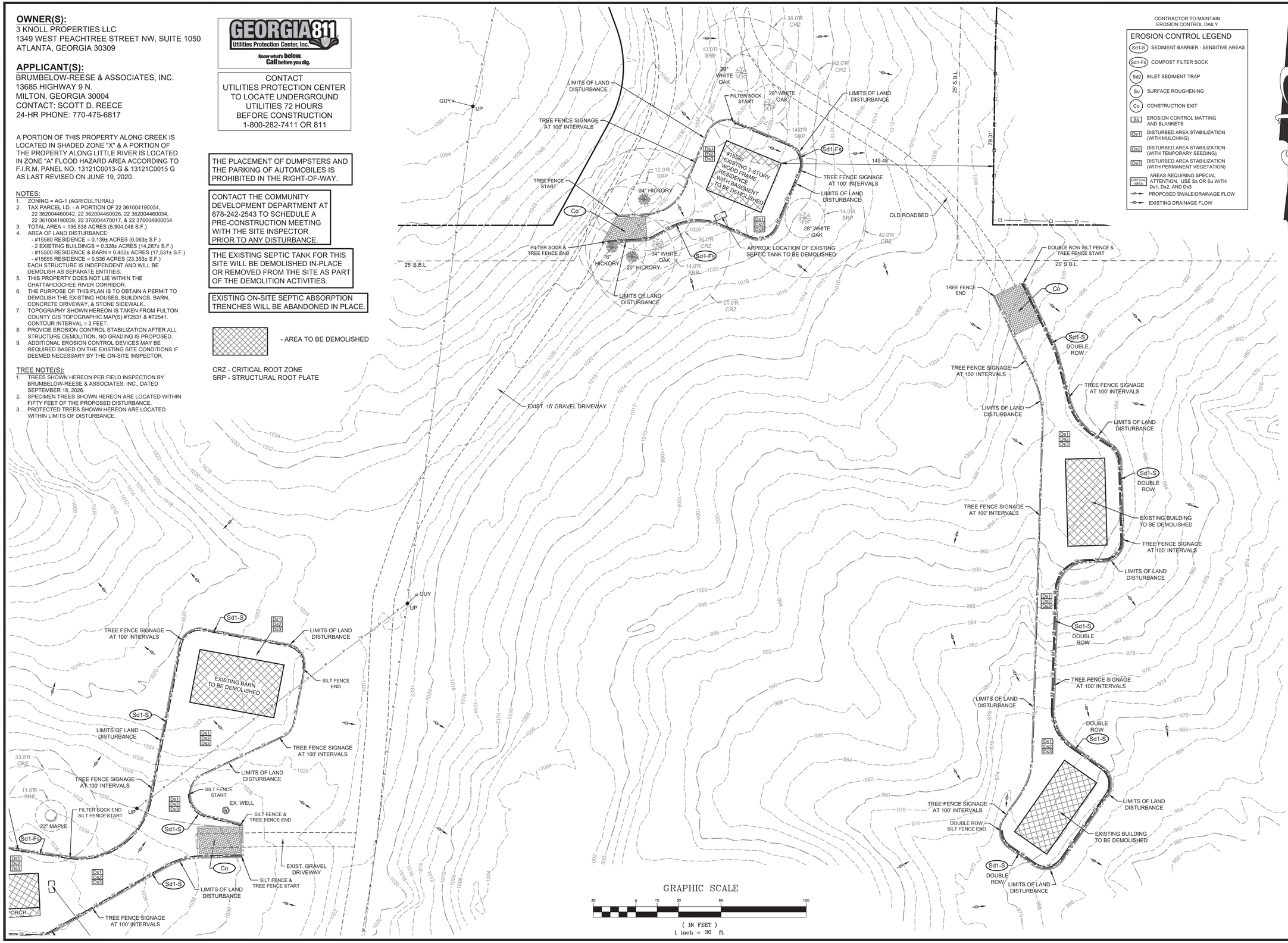
CONTACT THE COMMUNITY DEVELOPMENT DEPARTMENT AT 678-242-2543 TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE SITE INSPECTOR PRIOR TO ANY DISTURBANCE.

THE EXISTING SEPTIC TANK FOR THIS SITE WILL BE DEMOLISHED IN-PLACE OR REMOVED FROM THE SITE AS PART OF THE DEMOLITION ACTIVITIES.

EXISTING ON-SITE SEPTIC ABSORPTION TRENCHES WILL BE ABANDONED IN PLACE.

- AREA TO BE DEMOLISHED

CRZ - CRITICAL ROOT ZONE
SRP - STRUCTURAL ROOT PLATE



GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

BRUMBELOW-REESE AND ASSOC., INC.
LAND SURVEYING SERVICES, LAND PLANNERS, DEVELOPMENT CONSULTANTS
[GEORGIA LICENSE LSF000285] - EXPIRATION 6/30/2028
13685 HIGHWAY 9 N
MILTON, GEORGIA 30004-3616
PHONE: 770-475-6817
FAX: 770-569-4948
EMAIL: OFFICE@BRUMBELOW-REESE.COM

GEORGIA REGISTERED LAND SURVEYOR RODNEY H. REESE No. 2072
GEORGIA R.L.S. # 2072
MEMBER OF S.A.M.S.O.G.

REVISIONS:

Rodney H. Reese, Georgia R.L.S. 2072
Hydrology and Design Authorized
GSWCC Level II Design Professional Certification #4504
Expiration 01-21-2027

LOCATED IN:
LAND LOT(S): 419, 445, 446, 447, 490, 491
DISTRICT: 2, SECTION: 2
CITY OF: MILTON
COUNTY OF: FULTON
STATE OF GEORGIA

DEMOLITION PLAN - PORTION "A" FOR
3 KNOLL PROPERTIES LLC
DATE: SEPTEMBER 19, 2026

FIELD BY: SDR,MK
DRAWN BY: MK
CHECKED BY: RHR
DRAWING: KLIPHC-DEMO
JOB #: 2026-054

3/5

OWNER(S):
3 KNOLL PROPERTIES LLC
1349 WEST PEACHTREE STREET NW, SUITE 1050
ATLANTA, GEORGIA 30309

APPLICANT(S):
BRUMBELOW-REESE & ASSOCIATES, INC.
13685 HIGHWAY 9 N.
MILTON, GEORGIA 30004
CONTACT: SCOTT D. REECE
24-HR PHONE: 770-475-6817

GEORGIA 811 Utilities Protection Center, Inc.
Know what's below. Call before you dig.

CONTACT
UTILITIES PROTECTION CENTER
TO LOCATE UNDERGROUND
UTILITIES 72 HOURS
BEFORE CONSTRUCTION
1-800-282-7411 OR 811

- AREA TO BE DEMOLISHED

CRZ - CRITICAL ROOT ZONE
SRP - STRUCTURAL ROOT PLATE

CONTRACTOR TO MAINTAIN EROSION CONTROL DAILY

EROSION CONTROL LEGEND

Sd1-S	SEDIMENT BARRIER - SENSITIVE AREAS
Sd1-Fs	COMPOST FILTER SOCK
Sd2	INLET SEDIMENT TRAP
Su	SURFACE ROUGHENING
Co	CONSTRUCTION EXIT
Ss	EROSION CONTROL MATTING AND BLANKETS
Ds1	DISTURBED AREA STABILIZATION (WITH MULCHING)
Ds2	DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING)
Ds3	DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION)
CRITICAL AREA	AREAS REQUIRING SPECIAL ATTENTION. USE Ss OR Su WITH Ds1, Ds2, AND Ds3
	PROPOSED SWALE/DRAINAGE FLOW
	EXISTING DRAINAGE FLOW

GRID - WEST ZONE

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

BRUMBELOW-REESE AND ASSOC., INC.
LAND SURVEYING SERVICES, LAND PLANNERS,
DEVELOPMENT CONSULTANTS
[GEORGIA LICENSE LSF000285] - EXPIRATION 6/30/2028
13685 HIGHWAY 9 N
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PHONE: 770-475-6817
FAX: 770-569-4948
EMAIL: OFFICE@BRUMBELOW-REESE.COM

GEORGIA REGISTERED No. 2072 LAND SURVEYOR RODNEY H. REESE
GEORGIA R.L.S. # 2072
MEMBER OF S.A.M.S.O.G.

REVISIONS:

Rodney H. Reese, Georgia R.L.S. 2072
Hydrology and Design Authorized
GSWCC Level II Design Professional Certification #4504
Expiration 01-21-2027

LOCATED IN:
LAND LOT(S): 419, 445, 446, 447, 490, 491
DISTRICT: 2, SECTION: 2
CITY OF: MILTON
COUNTY OF: FULTON
STATE OF GEORGIA

DEMOLITION PLAN - PORTION "B" FOR
3 KNOLL PROPERTIES LLC
DATE: SEPTEMBER 19, 2026

FIELD BY: SDR,MK
DRAWN BY: MK
CHECKED BY: RHR
DRAWING: KLIPHC-DEMO
JOB #: 2026-054

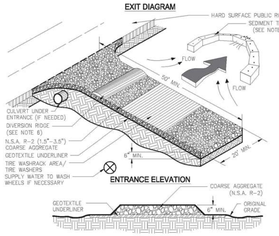
4/5

Co

MAINTENANCE
The exit shall be maintained in a condition that will prevent tracking or flow of mud onto public rights-of-way. This may require periodic top dressing with 1.5-3.5 inch stone, as conditions demand, and repair and/or cleanout of any structures to trap sediment. All materials spilled, dropped, washed, or tracked from vehicles or site onto roadways or into storm drains must be removed immediately.

CRUSHED STONE CONSTRUCTION EXIT

EXIT DIAGRAM



ENTRANCE ELEVATION

NOTES:
1. AVOID LOCATING ON STEEP SLOPES OR AT CURVES ON PUBLIC ROADS.
2. REMOVE ALL VEGETATION AND OTHER UNSUITABLE MATERIAL FROM THE FOUNDATION AREA, GRADE, AND CROWN FOR POSITIVE DRAINAGE.
3. AGGREGATE SIZE SHALL BE IN ACCORDANCE WITH NATIONAL STONE ASSOCIATION #-2 (1.5"-3.5" STONE).
4. GRAVEL PAD SHALL HAVE A MINIMUM THICKNESS OF 6".
5. THE MINIMUM PAD LENGTH SHALL BE 50' AND WIDTH AT ALL POINTS OF VEHICULAR EGRESS, BUT NO LESS THAN 20'.
6. A DIVERSION RIDGE SHOULD BE CONSTRUCTED WHEN GRADE TOWARD PAVED AREA IS GREATER THAN 2%.
7. INSTALL PIPE UNDER THE ENTRANCE IF NEEDED TO MAINTAIN DRAINAGE DITCHES.
8. 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).
9. 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.
10. 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.

Figure 6-14.1

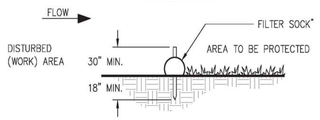
GSWCC 2016 Edition 6-90

Sd1-Fs

EROSION AND SEDIMENT CONTROL

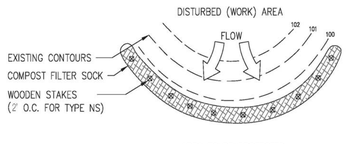
TYPE B COMPOST FILTER SOCK

CROSS-SECTION



NOTE: FILTER SOCK SIZED TO SUIT CONDITIONS AND AT LEAST 18" DIA (SEE EQUIVALENT LIST)

PLAN



*HEIGHT IS TO BE SHOWN ON THE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN

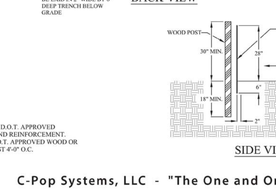
Figure 6-27.3

GSWCC 2016 Edition 6-143

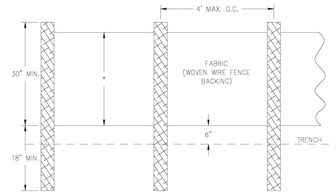
Sd1-S

SILT FENCE - TYPE SENSITIVE

SIDE VIEW



FRONT VIEW



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

TREE PROTECTION

"SNOW" FENCE

PLAN

CROSS-SECTION

NOTES:
1. USE TRENCHER (I.E. DITCH WHICH) TO CUT A 4"-5" W X 18" D TRENCH ALONG DRIP LINE (LIMIT OF CLEARING) AND BACKFILL WITH SAND AND LIGHTLY COMPACT.
2. SPACE STAKES AT INTERVALS SUFFICIENT TO MAINTAIN ALL FENCING OUT OF DRIP LINE OR AS SHOWN BY ENGINEER (SET STAKES NO GREATER THAN 6 FEET ON CENTER--REBAR IS NOT TO BE USED FOR STAKES).
3. MAINTAIN FENCE BY REPAIRING AND/OR REPLACING DAMAGED FENCE. DO NOT REMOVE FENCING PRIOR TO LANDSCAPING OPERATIONS.
4. DO NOT STORE OR STACK MATERIALS, EQUIPMENT, OR VEHICLES WITHIN FENCED AREA.
5. FENCE SHALL BE ORANGE VINYL "SNOW FENCE" 4' HIGH MINIMUM.

Figure 6-38.1

GSWCC 2016 Edition 6-227

Sd1-S

FRONT VIEW

BACK VIEW

SIDE VIEW

NOTE:
1. USE 36" D.O.T. APPROVED FABRIC AND REINFORCEMENT.
2. USE D.O.T. APPROVED WOOD OR STEEL POST 4'-0" O.C.

C-Pop Systems, LLC - "The One and Only"
940 Harlow Ave. Griffin, GA 30223

Ds1 Ds2 Ds3 Ds4

CONTROLLING EROSION WITH VEGETATION
Reference: A Georgia Guide to Controlling Erosion With Vegetation by Georgia Soil and Water Conservation Commission, September 1994.

SEEDBED PREPARATION
Apply lime and fertilizer before beginning seedbed preparation. See Lime and Fertilizer for rates and types of materials. Loosen the top 4-6 inches of soil, using a disk harrow, rake, or other suitable equipment. Work on the contour where feasible. Where slopes are too steep for safe operation of tillage equipment, the soil surface can be pitted or trenched across the slope every 6-8 inches with appropriate hand tools. This treatment will provide indentations where seed can lodge and germinate.

LIME AND FERTILIZER
Most critical areas have steep slopes, are severely eroded, or are otherwise inhospitable sites for plant growth. The soils usually have a low pH (or acid condition) and are infertile. The lime and fertilizer you provide at planting - as topdressing and in maintenance applications - are important for optimum plant growth and survival of the desired plant species.
At Planting. Apply dolomitic or calcitic ground limestone by soil test recommendation, or at the rate of 1-2 tons per acre (50 to 100 pounds per 1,000 square feet). Apply fertilizer at the rate shown in Table 3. Lime and fertilizer should be uniformly spread over the areas to be seeded, before seedbed preparation. Tillage operations will incorporate these materials into the top few inches of soil for a fertile seedbed. Where slopes are too steep for tillage, lime and fertilizer should be broadcast after the surface has been trenched or pitted. When working in exposed subsoil due to excessive cuts (greater than 2 feet) a minimum application of 2 tons lime per acre is advisable.
Topdressing. Additional nitrogen is needed once seedlings are 2-4 inches tall. Ammonium nitrate is the most commonly available type of nitrogen fertilizer used for topdressing. If other material is used, topdressing rates specified in Table 3 should be converted, based on the analysis of the material used. To avoid foliage burns, nitrogen topdressing should be split into two separate applications and spread when foliage is dry. Rates shown in Table 3 represent a total topdressing rate for one growing season.

PLANT SELECTION
All plant species, except centipede, listed Tables 1 and 2 can be established by seed. To increase the chance of success, selections may include several species, both permanent and temporary.

The temporary species will serve as companion crops to stabilize the treatment area until the permanent species can become established. Recommended planting dates and seeding rates for temporary plants such as browntop millet, rye grain, ryegrass, or wheat are listed in Table 1.

Recommendations on planting dates and seeding rates for permanent and temporary mixes are listed in Table 2. Most species included in Table 2 require occasional mowing for proper maintenance. Where mowing is impractical because of steep slopes, other plant choices such as trees or shrubs should be considered.

Additional options and more detailed guidelines for establishing and maintaining these plants are available in Soil Conservation Service Standards & Specifications for Critical Area Planting (#342).

PLANTING
Apply seed to a freshly prepared and firmed seedbed. Weighted push type hand rollers are typically used to firm soil before planting. Spread seed uniformly over the area to be seeded, using a cultipacker seeder, rotary seeder, or by hand seeding. Cover seed lightly with soil, using a rake or cultipacker. Very small seed, such as weeping lovegrass and common bermuda grass, are difficult to spread uniformly. For best results, mix one part seed with ten parts coarse sand before putting into seeder or attempting to spread seeds by hand.

Hydrosetting is a method of applying seed, fertilizer, and mulch in a single spray application. Ingredients are all mixed with water and sprayed onto the treatment area. Since the availability of water is essential during the first 10 days of establishment, this method quickly initiates the germination process. Because of special equipment requirements, hydroseeding is usually done by contractors. More detailed guidelines for hydroseeding are available in Soil Conservation Standards and Specifications for Critical Area Planting (#342).

MULCHING
Site Preparation:
1. Grade, as needed and feasible, to permit the use of equipment for applying and anchoring mulch.
2. Install needed erosion control measures as required such as dikes, diversions, berms, terraces and sediment barriers.
3. As needed and feasible, loosen compact soil to a minimum depth of 3 inches.

Mulching Materials:
1. Dry straw or hay - spread at a rate of 2-1/2 tons per acre.
2. Wood waste, chips, sawdust or bark - spread 2 to 3 inches deep (about 6 to 9 tons per acre.)
3. Erosion control matting or netting, such as excelsior, jute, textile and plastic matting and netting - applied in accordance with manufacturer's recommendations.
4. Cutback asphalt, slow curing - applied at 1200 gallons per acre (or 1/4 gallon per sq. yd.)
5. Polyethylene film - secured over banks or stockpiled soil materials for temporary protection.

Applying and Anchoring Mulch:
1. Apply straw or hay mulch uniformly by hand or mechanically. Anchor as appropriate and feasible. It may be pressed into the soil with a disk harrow with the disk set straight or with special "packer disk". The disk may be smooth or serrated and should be 20 inches or more in diameter and 8 to 12 inches apart. The edges of the disk should be dull enough not to cut the mulch but to press it into the soil, leaving much of it in an erect position.

Straw hay mulch spread with special blower-type equipment may be anchored with emulsified asphalt (Grade AE-5 or SS-1). The asphalt emulsion must be sprayed onto the mulch as it is ejected from the machine. Use 100 gallons of water per ton of mulch.

2. Spread wood waste uniformly on slopes that are 3:1 and flatter. No anchoring is needed.
3. Commercial matting and netting. Follow manufacturer's specification included with the material.
4. Apply asphalt so area has uniform appearance. (note: Use in areas of pedestrian traffic could cause problems of "tracking in" or damage to shoes, clothing, etc.)

Mulching Materials:
Use one of the materials given below and apply at thickness indicated.

Material:	Depth
1.Grain straw or grass hay	6"-10"
2.Pine needles	4"-6"
3.Wood waste (sawdust, bark, chips)	4"-8"
4.Shredded residues (crops, leaves, etc.)	4"-8"
5.Completely cover area with black polyethylene film and hold in place by placing on the outer edge.	

When using organic mulches, apply 20-30 pounds of nitrogen in addition to the normal amount needed for plant growth to offset the tie up of N by decomposition of mulch.

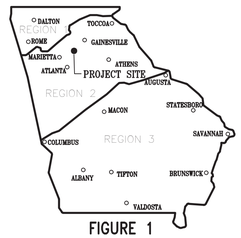


FIGURE 1

Site Grassing and Vegetative Planting Schedule:

TABLE 1 – PLANTING DATES AND SEED RATES FOR TEMPORARY VEGETATION

VEGETATIVE TYPE (Pure Live Seed)	PLANTING DATES [1] REGION 1	REGION 2	REGION 3	SEED RATES POUNDS PER ACRE [2]
Brown Millet	4/1–7/1	4/1–7/15	4/15–7/15	40
Rye Grain [3]	7/15–11/30	8/15–12/30	9/1–2/18	168 (3 bushels)
Ryegrass	8/15–11/15	9/1–12/15	9/15–1/1	40
Wheat	9/1–12/30	9/1–12/30	9/15–1/30	180 (3 bushels)

NOTES
1 Planting dates may need to be altered to fit temperature variations/local conditions.
2 Unusual site conditions may require heavier seeding rates.
3 Rye Grain is not the same as Ryegrass.

TABLE 2 – PLANTING DATES AND PLANTING OPTIONS

VEGETATIVE TYPE	PLANTING DATES [1] REGION 1	REGION 2	REGION 3	SEED RATES POUNDS PER ACRE [2]
+Tall Fescue Common Bermuda (unhulled) Rye Grain	---	9/1–10/15	---	30 6 28
+Tall Fescue "Appalow" Lespedeza (unscarified)* Rye Grain	8/15–10/15	9/1–10/15	---	30 75 28
Tall Fescue Rye Grain	8/15–10/15	9/1–10/15	---	30 28
Crownvetch* Rye Grain	9/1–10/15	9/1–10/15	---	15 28
+Common Bermuda (hulled) "Appalow" Lespedeza (scarified)* Browntop Millet	---	4/1–6/1	3/15–6/1	6 60 4
+Weeping Lovegrass "Appalow" Lespedeza (scarified)* Browntop Millet	4/1–6/1	3/1–6/1	3/1–6/1	2 60 10
Sunflower "Aztec Maximilian" Weeping Lovegrass	4/15–6/1	4/15–6/1	4/1–6/1	10 2
Common Bermuda (hulled) Browntop Millet	---	4/1–6/1	3/15–6/1	10 10
Weeping Lovegrass	4/1–6/1	3/15–6/1	3/1–6/1	4
Tall Fescue	8/15–10/15	9/1–10/15	---	50
Pensacola Bahiagrassn [3]	---	4/1–6/1	3/1–6/1	60
Common Bermuda (hulled)	---	4/1–6/1	3/15–6/1	10
Centipede [4]	---	5/1–7/1	4/15–6/15	Block Sod Only
Common Bermuda (unhulled) Wheat	---	10/1–3/1	11/1–2/1	10 30

NOTES
+ Preferred seed mixes that include two permanent and one temporary species.
* Use seed innoculant according to manufacturer's directions at double the recommended rate.
1 See Figure 1 to select appropriate region.
2 Seed rates are higher when one species is seeded alone.
3 Highly competitive grass that will spread into sodded lawns and bermuda pastures.
4 Use soil test recommendations for lime and fertilizer.

TABLE 3 – FERTILIZER RATES

PLANTING OPTION	BASIC FERTILIZATION POUNDS PER 1000 SQUARE FEET [1]	TOP DRESSING POUNDS PER 1000 SQUARE FEET [2]
+Tall Fescue Common Bermuda (unhulled) Rye Grain	35	1.2–2.3
+Tall Fescue "Appalow" Lespedeza (unscarified)* Rye Grain	35	1.2–2.3
Tall Fescue Rye Grain	35	0.0–1.2
Crownvetch* Rye Grain	35	1.2–2.3
+Common Bermuda (hulled) "Appalow" Lespedeza (scarified)* Browntop Millet	35	1.2–2.3
+Weeping Lovegrass "Appalow" Lespedeza (scarified)* Browntop Millet	35	1.2–2.3
Sunflower "Aztec Maximilian" Weeping Lovegrass	35	1.2–2.3
Common Bermuda (hulled) Browntop Millet	35	1.2–2.3
Weeping Lovegrass	35	1.2–2.3
Tall Fescue	35	1.2–2.3
Pensacola Bahiagrassn [3]	35	1.2–2.3
Common Bermuda (hulled)	35	1.2–2.3
Centipede [4]	10	1.2–2.3
Common Bermuda (unhulled) Wheat	35	1.2–2.3

NOTES
1 FERTILIZER ANALYSIS SHALL BE 6–12–12.
2 AMMONIUM NITRATE ANALYSIS SHALL BE 34–0–0.

BRUMBELOW-REESE AND ASSOC., INC.
LAND SURVEYING SERVICES, LAND PLANNERS, DEVELOPMENT CONSULTANTS
[GEORGIA LICENSE LSF000285] - EXPIRATION 6/30/2028
13685 HIGHWAY 9 N
MILTON, GEORGIA 30004-3616
PHONE: 770-475-6817
FAX: 770-569-4948
EMAIL: OFFICE@BRUMBELOW-REESE.COM

GEORGIA REGISTERED No. 2072 RODNEY H. REESE AND SURVEYOR
GEORGIA R.L.S. # 2072
MEMBER OF S.A.M.S.O.G.

REVISIONS:

Rodney H. Reese, Georgia R.L.S. 2072
Hydrology and Design Authorized
GSWCC Level III Design Professional Certification #4504
Expiration 01-21-2027

LOCATED IN:
LAND LOT(S): 419, 445, 446, 447, 490, 491
DISTRICT: 2, SECTION: 2
CITY OF: MILTON
COUNTY OF: FULTON
STATE OF GEORGIA

EROSION CONTROL DETAILS, VEGETATIVE STABILIZATION FOR

3 KNOLL PROPERTIES LLC

DATE: SEPTEMBER 19, 2026

FIELD BY: SDR,MK
DRAWN BY: MK
CHECKED BY: RHR
DRAWING: KLIPHC-DEMO
JOB #: 2026-054

5/5

CITY OF MILTON GEORGIA

AGENDA #: 5c

DESIGN REVIEW BOARD APPLICATION

MEETING DATE: 11/3/2026

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

PROJECT INFORMATION

PROJECT NAME: Rezendes Project

PROJECT ADDRESS: 2395 Birmingham Rd

OVERLAY/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: Demo of an existing covered arena and driveway

APPLICANT/REPRESENTATIVE INFORMATION

CONTACT PERSON NAME: Rachel Drucker

COMPANY: Livingston Fine Homes LLC

ADDRESS: 110 E Andrews Dr NW

PHONE: [redacted]

EMAIL: [redacted]

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* 11/3/2026 *, 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: Rachel Drucker **Date** 10/1/26

Property Address: 2395 Birmingham Road, Milton, GA 30004
Request(s): To demolish an existing covered arena, detached garage/shed and gravel driveway
Applicant: Rachel Drucker
Type of Review: Final Review of Demolition Plan

Zoning Information

Zoning District: Agricultural (AG-1)
Total Acreage: 40.5 acres
Existing Use: Residential

Background Information:

The subject property, located at 2395 Birmingham Road, is primarily undeveloped property containing a riding arena that is approximately 19,800 square feet, built in 2004. There is also a detached garage/shed on the property proposed for demolition, also constructed in 2004. None of the structures on the site carry a historic designation under City of Milton ordinances or state or federal preservation guidelines.

Proposed Redevelopment:

Unknown at this time.

Staff Analysis:

The proposed demolition and potential redevelopment are consistent with the zoning designation and intended residential use.

Staff Recommendations:

Staff recommends *approval* of the request for demolition with the following conditions:

1. Complete the Demolition Permit Application and submit the required documents.
2. Level and grass the area that was disturbed.
3. No trees are to be removed without a permit.

Prepared by:
Rema Abdelfattah, Planner I
678-242-2528

Site Map


2395 Birmingham Road
Parcel 22 486004030594
Subject Site
Parcels
City Limits
City of Milton
2026
0 0.03 0.06 0.12 0.18 0.24
Miles
N
W
E
S
MILTON

SITE NOTES:

1. THE SITE CONTAINS: 37.87 ACRE / 1,649,639 SQ. FT.
   TOTAL DISTURBED ACREAGE: 2.22 ACRES / 96,871 SQ. FT.
2. SITE ADDRESS: 2395 BIRMINGHAM ROAD, MILTON, GA 30004
3. ZONING: AG-1
4. SURVEY INFORMATION TAKEN FROM SURVEYS PERFORMED BY ON POINT SURVEYING AND MAPPING, INC. DATED 07-08-2026.
5. THIS SITE IS LOCATED WITHIN A SPECIAL HAZARD FLOOD ZONE, AS DEFINED BY F.I.R.M. COMMUNITY PANEL NUMBER 13121C0016G, DATED 6/19/2020 FOR MILTON, GA AND INCORPORATED AREAS.
6. THE EXISTING UTILITIES SHOWN ON THE PLANS ARE SHOWN FOR THE OWNERS CONVENIENCE. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS, SIZES, MATERIALS, OR DEPTH FOR THE UTILITIES SHOWN OR THE UTILITIES WHICH MAY EXIST ON THE SITE BUT ARE NOT SHOWN. THE CONTRACTOR SHALL HAVE THE RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES SHOWN ON THE PLANS AND REPORT ANY DISCREPANCIES TO THE ENGINEER OF RECORD. THE CONTRACTOR SHALL ALSO HAVE THE RESPONSIBILITY BEFORE STARTING ANY WORK TO MAKE SUCH EXPLORATIONS AND PROBES NECESSARY TO ASCERTAIN ANY SEWER LINES, WATER SUPPLY LINES, GAS LINES, ELECTRICAL LINES, CABLE LINES, TELEPHONE LINES, OR OTHER UTILITY LINE.
7. CONTRACTOR SHALL CONTACT THE UTILITY LOCATOR AS REQUIRED BY GEORGIA LAW AND HAVE ALL UTILITIES MARKED PRIOR TO ANY CONSTRUCTION ACTIVITY. CONTRACTOR WILL HAVE PRIVATE UTILITY LOCATOR LOCATE ALL UTILITIES WITHIN THE CONSTRUCTION LIMITS NOT COVERED BY THE UTILITY PROTECTION CENTER.
8. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR ERRORS THAT HE MAY DISCOVER IN THESE PLANS.
9. CONTRACTOR TO PROVIDE ALL NECESSARY BARRICADES, GUARDS, LIGHTS, AND OTHER INSTALLATIONS REQUIRED TO PROTECT PERSONS AND PROPERTY DURING THE ENTIRE CONSTRUCTION PROCESS.
10. THERE ARE NO EXISTING 20' DRAINAGE EASEMENTS AND 10' ACCESS EASEMENT ON THE SUBJECT PROPERTY AS SHOWN ON THE PLANS. THERE ARE STATE WATER BUFFERS, STREAM BUFFERS OR FLOODPLAIN BUFFER THAT APPLY TO THIS PROPERTY OR ARE WITHIN 200 FT.
11. THIS PROJECT IS COMPLIANT WITH GRADE SEPARATION AND POSITIVE DRAINAGE REQUIREMENTS OF THE INTERNATIONAL RESIDENTIAL CODE R401.3, R403.1.7.3 AND R404.1.6.
12. DRIVEWAY APRONS TO MEET MILTON STANDARDS
13. TO THE BEST OF OUR KNOWLEDGE, THERE NO CEMETERIES, ARCHITECTURAL, OR ARCHEOLOGICAL LANDMARKS EXIST ON SITE. IN THE EVENT THAT THESE LANDMARKS ARE DISCOVERED DURING CONSTRUCTION, THE ENGINEER MUST BE CONTACTED IMMEDIATELY FOR REVIEW AND AMENDING THE CONSTRUCTION PLANS
14. THIS PLAN WAS PREPARED FOR PERMIT APPROVAL ONLY. ACTUAL CONSTRUCTION SHOULD BE BASED ON STAKING BY A REGISTERED LAND SURVEYOR. THE FOOTPRINT IS BASED ON AN ARCHITECTURAL PLAN BY OTHERS. THE ARCHITECTURAL PLAN SHOULD BE USED FOR HOUSE POSITIONING AND LOCATION.
15. EXISTING WATER LINE AND EXISTING SEPTIC TANK TO BE USED FOR THE NEW CONSTRUCTION FOR THE SUBJECT PROPERTY.
16. THE SITE IS MORE THAN 8 MILES AWAY FROM THE CHATAHOOCHEE RIVER. THIS SITE IS NOT WITHIN THE ARC CORRIDOR.
17. AN AS BUILD SURVEY WILL BE REQUIRED FOR THE SITE POST-CONSTRUCTION AS ENGINEERED STORMWATER DEVICES ARE BEING INSTALLED.

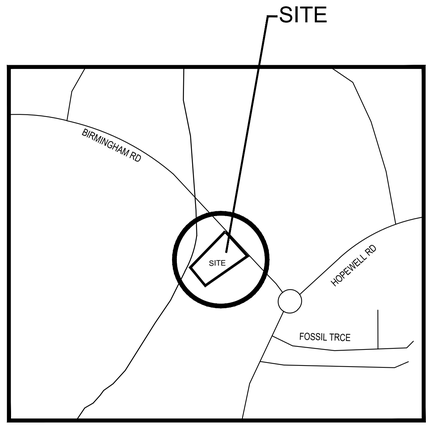
24 HOUR EMERGENCY CONTACT: BOBBY LIVINGSTON 770-294-7452

CITY OF MILTON DEMOLITION DOCUMENTS FOR:

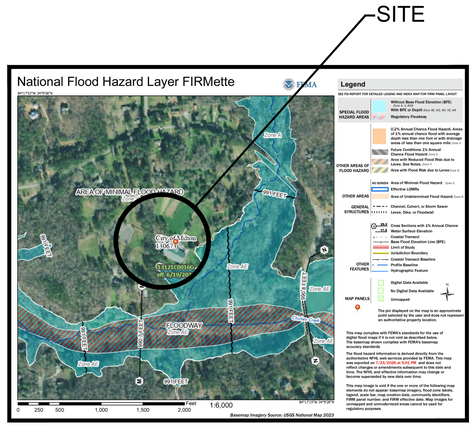
2395 BIRMINGHAM ROAD

LAND LOT 389, 404 & 461 DISTRICT 2

CITY OF MILTON, FULTON COUNTY, GEORGIA



LOCATION MAP
N.T.S.



FEMA MAP
N.T.S.

PRE-CONSTRUCTION IMPERVIOUS AREA:

EXISTING	
EXISTING IMPERIVIOUS AREA	SF
EX. COVERED ARENA	25,240
EX. GRAVEL	23,355
EX. PAVEMENT	13,663
EX. SHED	84
TOTAL EXISTING IMPERVIOUS AREA	62,342
LOT COVERAGE %	3.78%

OWNER/ CONTRACTOR:

LIVINGSTON FINE HOMES
110 EAST ANDREWS DRIVE
SUITE 204, ATLANTA, GA, 30004
770-294-7452
BOBBY@LIVINGSTONFINEHOMES.COM

ENGINEERS:

CRESCENT VIEW
ENGINEERING, LLC
211 FRASIER ST. S.E.
MARIETTA, GEORGIA 30060
678-324-8410

ZONING COMFORMANCE:

SITE ZONING: AG-1
MINIMUM LOT SIZE: 1 ACRE
MINIMUM LOT WIDTH: 100 FEET
MINIMUM LOT FRONTAGE: 35 FEET ADJOINING A STREET
FRONT SETBACK: MINIMUM FRONT YARD 60 FEET
SIDE SETBACK: 25 FEET
ADJACENT TO STREET: 40 FEET
REAR SETBACK: 50 FEET
BUILDING HEIGHT: NO MORE THAN 40 FEET
MINIMUM HEATED FLOOR AREA: THERE IS NO MINIMUM HEATED FLOOR AREA IN THIS DISTRICT.

DEMOLITION NARRATIVE:

THE PROPOSED PLANS CALL FOR THE DEMOLITION OF EXISTING COVERED ARENA AND DRIVEWAY ON SITE CONFORMING TO ZONING AG-1. ALL PHASED EROSION CONTROL BMPS ARE TO REMAIN IN PLACE UNTIL THE SITE IS 100% STABILIZED.

STATE WATER STATEMENT:

THIS PROPERTY IS LOCATED INSIDE DESIGNATED F.I.A SPECIAL FLOOD HAZARD AREA AS PER THE FLOOD INSURANCE RATE MAP 13121C0016G, DATED 06/09/2020.

THERE ARE WATERS OF THE STATE OF GEORGIA LOCATED ON OR WITHIN 200 FEET OF THE SITE. ALL APPROPRIATE STATE WATER BUFFERS ARE SHOWN ON THE SITE PLANS.

SHEET LIST	
SHEET NO.	SHEET TITLE
CV	COVER SHEET
S-1	SURVEY
D-1	DEMOLITION PLAN
D-2	CONSTRUCTION DETAILS

GSWCC GEORGIA SOIL AND WATER CONSERVATION COMMISSION
GEORGE H BALTZ III
CERTIFICATION NUMBER: 0000045830
ISSUED: 11/10/2022 EXPIRES: 11/10/2028

SIGNED

EXPIRATION 11-10-28
0000045830
NUMBER

"I CERTIFY UNDER THE PENALTY OF LAW THAT THIS PLAN WAS PREPARED AFTER A SITE VISIT TO THE LOCATIONS DESCRIBED HEREIN BY MYSELF OR MY AUTHORIZED AGENT, UNDER MY DIRECT SUPERVISION"

CERTIFIED BY

08-14-26
DATE

Prepared By:
CRESCENT VIEW ENGINEERING, LLC:
211 Frasier Street
Marietta, GA 30060
678-324-8410
www.crescentviewengineering.com

Prepared For:
LIVINGSTON FINE HOMES
110 EAST ANDREWS DRIVE
770-294-7452
BOBBY@LIVINGSTONFINEHOMES.COM

GEORGIA REGISTERED GEORGE H. BALTZ III

DESIGNED SWS
DRAWN SWS
CHECKED LIZ
IN CHARGE GHB
DATE 14 AUG 2026

REV	DATE	BY	CHKD	DESCRIPTION

COVER SHEET

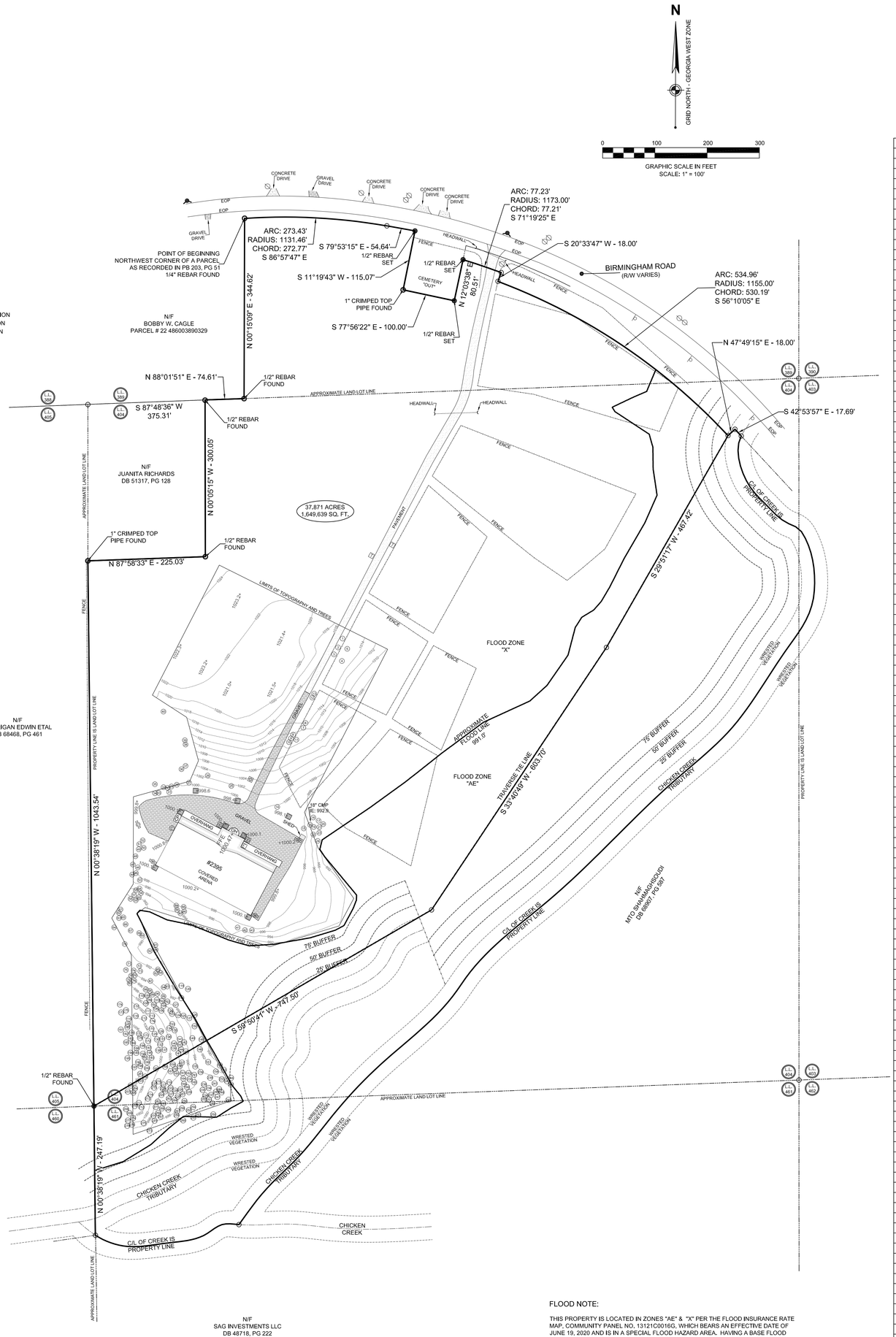
DEMOLITION PLANS FOR:
2395 BIRMINGHAM ROAD
LAND LOT 389, 404 & 461, 2ND DISTRICT,
CITY OF MILTON, FULTON COUNTY, GEORGIA

CVE PI # 26-430

SHEET NO.
CV

LEGEND:

- PROPERTY CORNER FOUND (AS NOTED)
- 1/2" REBAR WITH CAP SET LSF#1249
- CALCULATED POINT
- FIRE HYDRANT
- WATER METER
- WATER SPIGOT
- IRRIGATION VALVE
- UTILITY POLE
- GUY WIRE
- POWER METER
- TRANSFORMER
- AIR CONDITIONING UNIT
- MANHOLE
- CLEAN OUT
- GAS METER
- IN GROUND GAS TANK LID
- CABLE BOX
- TELEPHONE BOX
- UTILITY STUB
- DRAIN INLET
- SIGN
- X — FENCE LINE
- BSL BUILDING SETBACK LINE
- CB CATCH BASIN
- C/L CENTERLINE
- CONC. CONCRETE
- CP CONCRETE PAD
- DB DEED BOOK
- EOP EDGE OF PAVEMENT
- IE INVERT ELEVATION
- L.L. LAND LOT
- N/F NOW OR FORMERLY
- P PORCH
- PB PLAT BOOK
- PG PAGE
- R/W RIGHT-OF-WAY
- S STEPS
- SQ. FT. SQUARE FEET
- SW CONCRETE WALK WAY
- BFE BASEMENT FLOOR ELEVATION
- FFE FINISHED FLOOR ELEVATION
- GFE GARAGE FLOOR ELEVATION
- BW BOTTOM WALL
- TW TOP OF WALL



TREE LEGEND: (SEE NOTE #12)

(#)	TREE ID, SEE TREE TABLE
HW	LARGE OVERSTORY DECIDUOUS TREE
PINE	PINE TREE
EVG SCRN	EVERGREEN SCREENING TREE
OVR EVG	OVERSTORY EVERGREEN TREE
ORN EVG	ORNAMENTAL EVERGREEN TREE
ORN UND	ORNAMENTAL UNDERSTORY TREE

TREE TABLE	
TREE #	SIZE & TYPE
1	17" HARDWOOD
2	10" HARDWOOD
3	20" HARDWOOD
4	12" HARDWOOD
5	14" HARDWOOD
6	9/17" PINE
7	10" HARDWOOD
8	10/12" PINE
9	10" HARDWOOD
10	17" PINE
11	16" PINE
12	25" HARDWOOD
13	8" PINE
14	9/12/14" HARDWOOD
15	3/3/3/3/3/12/14" OVR EVG
16	21" PINE
17	21" PINE
18	12" HARDWOOD
19	17" PINE
20	8" HARDWOOD
21	8" HARDWOOD
22	23" PINE
23	15" PINE
24	10/13" HARDWOOD
25	31" HARDWOOD
26	25" HARDWOOD
27	36" PINE
28	11" HARDWOOD
29	13" PINE
30	4/4" ORN UND
31	9" HARDWOOD
32	5/15" HARDWOOD
33	21" HARDWOOD
34	7/8" HARDWOOD
35	3 6" HARDWOOD
36	3/3/4/4/10/11" HARDWOOD
37	14" HARDWOOD
38	5/12" HARDWOOD
39	8/10/11" HARDWOOD
40	8" HARDWOOD
41	3/4/4/4/4" ORN UND
42	4/4/5/5/6" ORN UND
43	4/4/4/5/6" ORN UND
44	10" HARDWOOD
45	10" HARDWOOD
46	7" HARDWOOD
47	8" HARDWOOD
48	4/4/7" HARDWOOD
49	6" PINE
50	8" HARDWOOD
51	8" PINE
52	5/11" HARDWOOD
53	9" HARDWOOD
54	15" HARDWOOD
55	6" HARDWOOD
56	9" HARDWOOD
57	30" HARDWOOD
58	13" HARDWOOD
59	13" HARDWOOD
60	13" HARDWOOD
61	25" PINE
62	7" HARDWOOD
63	10 " HARDWOOD
64	32" PINE
65	32" PINE
66	7" HARDWOOD
67	15" HARDWOOD
68	15" HARDWOOD
69	15" HARDWOOD
70	15" HARDWOOD
71	18" HARDWOOD
72	18" HARDWOOD
73	10" HARDWOOD
74	12" HARDWOOD
75	28" PINE
76	8" HARDWOOD
77	19" PINE
78	13" HARDWOOD
79	13" PINE
80	13" HARDWOOD
81	8" HARDWOOD
82	13" HARDWOOD
83	13" HARDWOOD
84	28" HARDWOOD
85	13" PINE
86	13" PINE
87	13" HARDWOOD
88	13" HARDWOOD
89	13" PINE
90	36" HARDWOOD
91	12" HARDWOOD
92	20" HARDWOOD
93	6" HARDWOOD
94	6" HARDWOOD
95	11" HARDWOOD
96	12" HARDWOOD
97	23" PINE
98	14" HARDWOOD
99	7" HARDWOOD
100	7" HARDWOOD
101	20" HARDWOOD
102	10" HARDWOOD
103	7" HARDWOOD
104	7" HARDWOOD
105	7" HARDWOOD
106	24" PINE
107	6" PINE
108	7" HARDWOOD
109	9" HARDWOOD
110	21" HARDWOOD
111	22" PINE
112	27" PINE
113	8/9" HARDWOOD
114	18" PINE
115	7" HARDWOOD
116	7" HARDWOOD
117	23" PINE
118	25" HARDWOOD
119	23" HARDWOOD
120	26" HARDWOOD
121	16" HARDWOOD
122	14" HARDWOOD
123	7/10" HARDWOOD
124	19/22" PINE
125	14" PINE
126	17" HARDWOOD
127	18" HARDWOOD
128	8" HARDWOOD
129	12" HARDWOOD
130	6" HARDWOOD
131	11" HARDWOOD
132	22" PINE
133	12" HARDWOOD
134	7" HARDWOOD
135	14" HARDWOOD
136	6" HARDWOOD
137	11" HARDWOOD
138	11" HARDWOOD
139	15" HARDWOOD

TREE TABLE	
TREE #	SIZE & TYPE
140	7" HARDWOOD
141	23" PINE
142	10" HARDWOOD
143	27" HARDWOOD
144	27/7" HARDWOOD
145	28" PINE
146	16" HARDWOOD
147	13" HARDWOOD
148	12" HARDWOOD
149	25" PINE
150	11 " HARDWOOD
151	7/7" HARDWOOD
152	17" HARDWOOD
153	10" HARDWOOD
154	26" HARDWOOD
155	12" HARDWOOD
156	6" HARDWOOD
157	6" HARDWOOD
158	8" HARDWOOD
159	10" HARDWOOD
160	18" HARDWOOD
161	10" HARDWOOD
162	10" HARDWOOD
163	7" HARDWOOD
164	14" HARDWOOD
165	8" HARDWOOD
166	11" HARDWOOD
167	7" HARDWOOD
168	12" HARDWOOD
169	11" HARDWOOD
170	13" HARDWOOD
171	12" PINE
172	8" HARDWOOD
173	10" PINE
174	16" HARDWOOD
175	7" HARDWOOD
176	11" HARDWOOD
177	7" HARDWOOD
178	17" HARDWOOD
179	16" HARDWOOD
180	8" HARDWOOD
181	14" HARDWOOD
182	8" HARDWOOD
183	8" HARDWOOD
184	8" HARDWOOD
185	21" HARDWOOD
186	7" HARDWOOD
187	15" PINE
188	20" PINE
189	11" PINE
190	13" HARDWOOD
191	6" HARDWOOD
192	6" HARDWOOD
193	11" HARDWOOD
194	11" HARDWOOD
195	13" HARDWOOD
196	11" HARDWOOD
197	17" HARDWOOD
198	8" HARDWOOD
199	13" HARDWOOD
200	11" HARDWOOD
201	8" HARDWOOD
202	8" HARDWOOD
203	21" HARDWOOD
204	12" HARDWOOD
205	10" HARDWOOD
206	8" HARDWOOD
207	24" PINE
208	11" HARDWOOD
209	13" PINE
210	13" PINE
211	12" HARDWOOD
212	13" HARDWOOD
213	14" PINE
214	13" PINE
215	8" PINE
216	8/13" HARDWOOD
217	7" HARDWOOD
218	7" HARDWOOD
219	7" HARDWOOD
220	7" HARDWOOD
221	21" PINE
222	7" HARDWOOD
223	8" HARDWOOD
224	9" HARDWOOD
225	7" HARDWOOD
226	9" HARDWOOD
227	6" HARDWOOD
228	6" HARDWOOD
229	10" HARDWOOD
230	6/12" HARDWOOD
231	3/6/10" HARDWOOD
232	14" HARDWOOD
233	16" HARDWOOD
234	8/14" HARDWOOD
235	6" HARDWOOD
236	11" HARDWOOD
237	11" HARDWOOD
238	9" HARDWOOD
239	13" HARDWOOD
240	8" HARDWOOD
241	12" HARDWOOD
242	18" HARDWOOD
243	8" HARDWOOD
244	8" HARDWOOD
245	7" HARDWOOD
246	12" HARDWOOD
247	14" HARDWOOD
248	14" HARDWOOD
249	6" HARDWOOD
250	15" HARDWOOD
251	9" HARDWOOD
252	9" HARDWOOD
253	11" HARDWOOD
254	6" HARDWOOD
255	18" PINE
256	3/5" ORN UND
257	30" HARDWOOD
258	7" HARDWOOD
259	31" PINE
260	16" HARDWOOD
261	3/6" ORN UND
262	8" HARDWOOD
263	23" PINE
264	8" HARDWOOD
265	12" PINE
266	11" HARDWOOD
267	8" HARDWOOD
268	8" HARDWOOD
269	6" HARDWOOD
270	31" PINE
271	7" HARDWOOD
272	14" PINE
273	11" HARDWOOD
274	22" PINE
275	22" PINE
276	7" HARDWOOD
277	21" HARDWOOD
278	7" PINE

FLOOD NOTE:

THIS PROPERTY IS LOCATED IN ZONES "AE" & "X" PER THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 13121C0016G, WHICH BEARS AN EFFECTIVE DATE OF JUNE 19, 2020 AND IS IN A SPECIAL FLOOD HAZARD AREA, HAVING A BASE FLOOD ELEVATION OF 991.0'. THE FIELD LOCATED CONTOUR AS SHOWN HEREON.

SURVEY NOTES:

1. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON AND DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT A RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.

2. © COPYRIGHT 2026 - ON POINT SURVEYING & MAPPING, INC.
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3. TOTAL AREA = 37.871 ACRES / 1,649,639 SQUARE FEET.

4. BOUNDARY REFERENCES; DEED BOOK 69125, PAGE 01 AND PLAT BOOK 203, PAGE 51.

5. LAST DATE OF FIELD WORK PERFORMED ON: 06/05/2026.

6. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 196,522 FEET.

7. THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF 1 FOOT IN 40,7949 FEET, AND AN ANGULAR ERROR OF 03 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE.

8. THE SURVEY WORK COMPLETED WAS PERFORMED WITH A GEO MAX ZOOM 90 ROBOTIC TOTAL STATION.

9. THIS SURVEY WAS PERFORMED 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.

10. THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY.

11. ELEVATIONS SHOWN HEREON ARE BASED UPON NAVD88 DATUM, USING GEOID 2012A, HORIZONTAL DATUM IS BASED UPON NAD83, 2011 ADJUSTMENT, GEORGIA STATE PLANE COORDINATE SYSTEM, WEST ZONE.

12. TREE TYPE LABELS SHOWN HEREON ARE A GENERAL DESCRIPTION AND NEED TO BE VERIFIED PRIOR TO PLANNING OR CONSTRUCTION. ON POINT SURVEYING ASSUMES NO LIABILITY AS TO THE ACCURACY OF THESE LABELS.

13. BUFFERS SHOWN HEREON AS MEASURED FROM THE CREEKS WRESTED VEGETATION. THE EXISTENCE, SIZE AND LOCATION OF SAID BUFFERS ARE SUBJECT TO FINAL DETERMINATION BY THE LOCAL MUNICIPALITY.

SHEET NO. 1 OF 1
SHEET SIZE: 24X36

ON POINT SURVEYING AND MAPPING, INC.
LAND SURVEYORS & PLANNERS

3372 PEACHTREE ROAD,
STE. #115, ATLANTA, GA 30326
TELEPHONE: 678-541-5650
www.onpoint-surveying.com

BOUNDARY, PARTIAL TOPOGRAPHIC & TREE SURVEY

PREPARED FOR: TONY & BETH REZENDES
SITE ADDRESS: 2395 BIRMINGHAM ROAD, MILTON, GA 30004
LAND LOTS 389, 404 & 461, 2ND DISTRICT, 2ND SECTION,
CITY OF MILTON, FULTON COUNTY, GEORGIA

PROJECT NO: 1143	NO.	REVISION	DATE
DATE 07/08/2026			
DRAWING NO. 1143-02			
DWG: JOT			
CHK: DWV			

GEORGIA REGISTERED LAND SURVEYOR
DAVID W. VANDERFORD
07/08/2026
ON POINT SURVEYING & MAPPING, INC
FOR THE FIRM
ORIGINAL SIGNATURE

DEMOLITION NOTES:

1. THE APPROXIMATE LOCATION OF KNOWN UNDERGROUND UTILITIES HAVE BEEN SHOWN AS PROVIDED BY THE SURVEY. IT SHALL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY, LOCATE AND PROTECT ALL UTILITIES ON THE SITE. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR COORDINATING DEMOLITION, RELOCATION AND NEW UTILITY SERVICE WITH THE APPROPRIATE UTILITY. CONTRACTOR SHALL HIRE THEIR OWN UTILITY LOCATOR TO IDENTIFY ALL EXISTING UTILITIES WITHIN THE PROPOSED CONSTRUCTION AREA. ALL EXISTING SANITARY SEWER CONNECTIONS TO BE IDENTIFIED AND CONNECTED TO NEW SANITARY SEWER LINES.
2. CONTRACTOR SHALL IMMEDIATELY CONTACT OWNERS REPRESENTATIVE AND ENGINEER IF ANY DISCREPANCIES OR CONFLICTS ARE ENCOUNTERED.
3. ALL WORK SHALL COMPLY WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, ORDINANCES, STANDARDS OR CODES. ALL NECESSARY LICENSES OR PERMITS SHALL BE OBTAINED BY THE CONTRACTOR AT HIS EXPENSE UNLESS PREVIOUSLY STATED BY OWNER.
4. ALL CONSTRUCTION MUST CONFORM TO APPROPRIATE UTILITIES AND CITY STANDARDS.
5. CONTRACTOR SHALL PROVIDE ALL NECESSARY BARRICADES, SUFFICIENT LIGHTS, SIGNS, AND OTHER TRAFFIC CONTROL METHODS AS MAY BE NECESSARY FOR THE PROTECTION AND SAFETY OF THE PUBLIC. CONTRACTOR SHALL MAINTAIN THESE TRAFFIC CONTROL AND SAFETY METHODS THROUGHOUT CONSTRUCTION OF THIS PROJECT.
6. BEFORE STARTING WORK CONTRACTOR SHALL MAKE SUCH EXPLORATIONS AND PROBES AS NECESSARY TO ASCERTAIN ANY ACTIVE UTILITY LINES AND MAKE SURE THESE UTILITIES CAN BE BROKEN OR CHANGED WITHOUT ANY DANGER OR DISRUPTION TO ANY NECESSARY SERVICE.
7. FOR ALL ITEMS NOTED TO BE REMOVED – REMOVE NOT ONLY THE ABOVE GROUND ELEMENTS, BUT ALL UNDERGROUND ELEMENTS AS WELL INCLUDING BUT NOT NECESSARILY LIMITED TO: FOUNDATIONS, GRAVEL FILLS, TREE ROOTS, OLD PIPE, ETC.
8. BACKFILL ALL EXCAVATIONS RESULTING FROM THE DEMOLITION WORK TO MEET THE REQUIREMENTS AND INSTRUCTIONS OF THE PROJECT GEOTECHNICAL ENGINEER.
9. DEMOLITION AND SITE PLANS HAVE BEEN PREPARED TO IDENTIFY MAJOR DEMOLITION ITEMS. CONTRACTOR TO PERFORM SITE VISIT PRIOR TO PRICING TO IDENTIFY ALL DEMOLITION ITEMS AS WELL AS IDENTIFYING ITEMS TO SALVAGE FOR OWNER.
10. CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES & ITEMS TO REMAIN.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION ACTIVITIES DAMAGE TO EXISTING STRUCTURE DURING CONSTRUCTION.
12. CONTRACTOR SHALL COORDINATE WITH OWNER/OWNER REPRESENTATIVE ALL PHASES OF CONSTRUCTION AND UTILITY CONSTRUCTION TO MAKE SURE ACCESS, HOURS OF OPERATION, AND UTILITY INTERRUPTION DO NOT INTERFERE WITH OWNER'S NEEDS.
13. LIMITS OF DEMOLITION OF CURB AND GUTTER, CONCRETE SIDEWALKS, SHALL BE TO THE NEAREST CONSTRUCTION JOINT. REPAIR WORK SHALL ALSO BE TO THE NEAREST JOINT.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR DEMOLITION AND/OR REMOVAL OF ALL ITEMS IN THE AREA OF NEW CONSTRUCTION.
15. CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER DISPOSAL OF ALL ITEMS AND CONSTRUCTION DEBRIS IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL CODES.
16. CONTRACTOR SHALL COORDINATE A MEETING ON SITE WITH THE OWNER/OWNER REPRESENTATIVE TO REVIEW ALL ELEMENTS OF DEMOLITION AND IDENTIFY ALL ITEMS TO BE SALVAGED.
17. CONTRACTOR SHALL REPAIR AT HIS/HER EXPENSE, DAMAGE TO ANY NEW OR EXISTING SITE FEATURES CAUSED BY CONSTRUCTION ACTIVITIES.
18. ALL EXISTING UTILITIES LOCATED UNDER PROPOSED BUILDING FOUNDATIONS ARE TO BE RE-ROUTED AROUND & AWAY FROM NEW BUILDING FOOTPRINT.
19. T.B.R = TO BE REMOVED

GENERAL DEMOLITION SCOPE:

BE ADVISED THIS IS NOT AN EXHAUSTIVE LIST OF DEMOLITION ITEMS. CONTRACTOR SHALL BECOME FAMILIAR WITH THE SITE AND THE COMPLETE DESIGN INTENT OF THE CONSTRUCTION DOCUMENTS. ANY QUESTIONS, CONCERNS, OR IDEAS CONCERNING THE INTENT OR EXECUTION OF THE DESIGN DOCUMENTS MUST BE BROUGHT TO THE OWNER BEFORE PREPARING ANY BIDS OR BEFORE PERFORMING ANY CONSTRUCTION ACTIVITY.

(1) REMOVE COVERED ARENA

(2) REMOVE GRAVEL

(3) REMOVE PAVEMENT, PAVEMENT DRIVE TO REMAIN DURING DEMOLITION AND BE USED AS CONSTRUCTION ENTRANCE AND ACCESS. DRIVE TO BE DEMO'ED AT THE END OF DEMOLITION

(4) REMOVE SHED

ANY ITEMS LOCATED WITHIN EXISTING TREE CRITICAL ROOT ZONE ARE TO BE REMOVED BY HAND OR HAND MACHINERY.

CITY OF MILTON EROSION EROSION NOTES:

1. KEEP MUD OFF THE ADJOINING STREETS BY CONSTRUCTION AND MAINTENANCE OF A CONSTRUCTION EXIT AND REMOVAL OF MUD FROM THE STREET WHEN NECESSARY

2. OTHERWISE COMPLY WITH ALL APPLICABLE EROSION AND SEDIMENTATION REQUIREMENTS, INCLUDING THOSE OF THE CITY OF MILTON SOIL EROSION AND SEDIMENTATION CONTROL ORDINANCE, 2005

3.THESE PROVISIONS AND OTHERS ARE OUTLINED IN THE SOIL EROSION CITY OF MILTON SOIL EROSION AND SEDIMENTATION CONTROL ORDINANCE, 2005

DEMO WORK ONLY, NO GRADING WORK

NO TREES REMOVED OR DESTROYED AS PART OF DEMOLITION. ITEMS TO BE DEMOLISHED LOCATED INSIDE OF TREE SRP AND CRZ IS TO BE REMOVED BY HAND OR HAND MACHINERY.

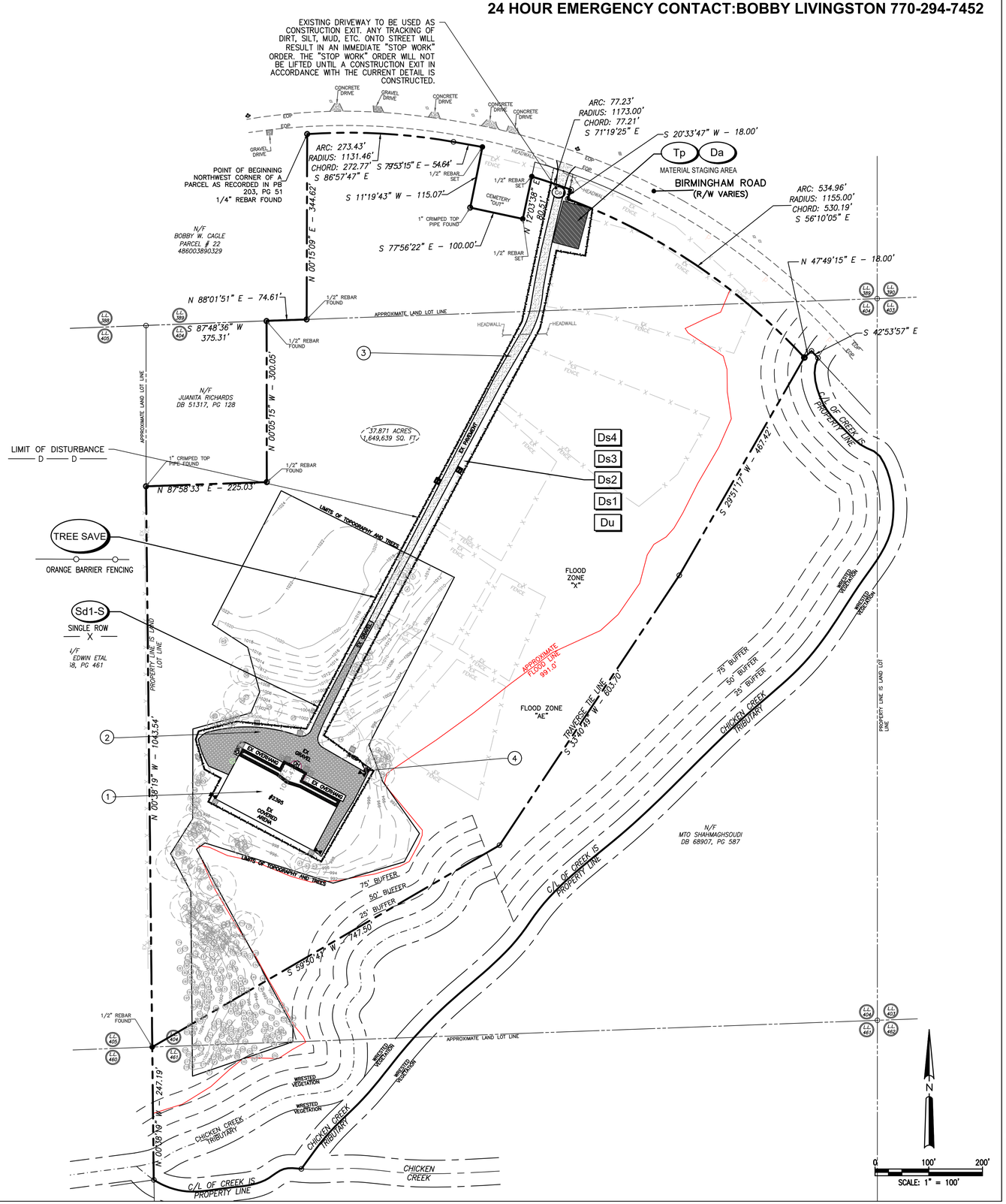
GEORGIA811 Utilities Protection Center, Inc
Know what's below. Call before you dig.

PRE-CONSTRUCTION LOT COVERAGE:

EXISTING	
EXISTING IMPERIVIOUS AREA	SF
EX. COVERED ARENA	25,240
EX. GRAVEL	23,355
EX. PAVEMENT	13,663
EX. SHED	84
TOTAL EXISTING IMPERVIOUS AREA	62,342
LOT COVERAGE %	3.78%

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

24 HOUR EMERGENCY CONTACT:BOBBY LIVINGSTON 770-294-7452



Prepared By:
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110 EAST ANDREWS DRIVE
770-294-7452
BOBBY@LIVINGSTONFINEHOMES.COM

DESIGNED	SWS
DRAWN	SWS
CHECKED	LIZ
IN CHARGE	GHB
DATE	14 AUG 2026

REV	DATE	BY	CHK'D	DESCRIPTION

DEMOLITION PLAN

DEMOLITION PLANS FOR:
2395 BIRMINGHAM ROAD
LAND LOT 389, 404 & 461, 2ND DISTRICT,
CITY OF MILTON, FULTON COUNTY, GEORGIA

CVE PI # 26-430

SHEET NO.
D-1

24 HOUR EMERGENCY CONTACT:BOBBY LIVINGSTON 770-294-7452

APPLICATION OF MULCH

DRY STRAW OR HAY APPLIED TO DEPTH OF 2 – 4 INCHES
WOOD CHIPS, BARK, SAWDUST APPLIED TO DEPTH OF 2 – 3 INCHES

Ds1

DUST CONTROL ON DISTURBED AREAS

SITE MUST BE CONTROLLED TO PREVENT SURFACE AND AIR MOVEMENT OF DUST ON CONSTRUCTION SITES, ROADS, AND DEMOLITION AREAS.
CONTRACTOR SHALL UTILIZE ADDITIONAL MEASURES TO CONTROL DUST AS REQUIRED –
TEMPORARY METHODS: Du1–MULCHING, Tb–TACKIFIERS AND BINDERS, Du2–TEMPORARY SEEDING, SPRAY ON ADHESIVES, IRRIGATION
PERMANENT METHODS: Du3–PERMANENT VEGETATION, Du4–SODDING

Du

PLANTS, PLANTING RATES, & PLANTING DATES FOR TEMPORARY COVER OR COMPANION CROPS

SPECIES	BROADCAST RATES 2/–PLS 3/ PER ACRE	BROADCAST RATES 2/–PLS 3/ PER 1000 SQ. FT.	RESOURCE AREA 4/	PLANTING DATES BY RESOURCE AREAS (SOLID LINES INDICATE OPTIMUM DATES, DOTTED LINES INDICATE PERMISSIBLE BUT MARGINAL DATES) J F M A M J J A S O N D	REMARKS
BARLEY (HORDEUM VULGARE)			M–L P C		14,000 SEED PER POUND. WINTERHARDY. USE ON PRODUCTIVE SOILS.
ALONE	3 bu.	3.3 lb.			
IN MIXTURES	1/2 bu. (24 lbs.)	0.6 lb.			
LESPEDEZA, ANNUAL (LESPEDEZ STRIATA)			M–L P C		200,000 SEED PER POUND. MAY VOLUNTEER FOR SEVERAL YEARS. USE INOCULANT EL.
ALONE	40 lbs.	0.9 lb.			
IN MIXTURES	10 lbs	0.2 lb.			
LOVEGRASS, WEEPING (ERAGROSTIS CURVULA)			M–L P C		1,500,000 SEED PER POUND. MAY LAST FOR SEVERAL YEARS. MIX WITH SERICEA LESPEDEZA
ALONE	4 lbs.	0.1 lb.			
IN MIXTURES	2 lbs	0.05 lb.			
MILLET, BROWNTOP (PANICUM FASCICULATUM)			M–L P C		1,37,000 SEED PER POUND. QUICK DENSE COVER. WILL PROVIDE TOO MUCH COMPETITION IN MIXTURES IF SEEDED AT HIGH RATES.
ALONE	40 lbs.	0.9 lb.			
IN MIXTURES	10 lbs	0.2 lb.			
MILLET, PEARL (PENNISETETUM GLAUCUM)			M–L P C		88,000 SEED PER POUND. QUICK DENSE COVER, MAY REACH 5 FEET IN HEIGHT. NOT RECOMMENDED FOR MIXTURES.
ALONE	50 lbs.	1.1 lb.			
OATS (AVENA SATIVA)			M–L P C		13,000 SEED PER POUND. USE ON PRODUCTIVE SOILS. NOT AS WINTERHARDY AS RYE OR BARLEY.
ALONE	4 bu. (128 lb.)	2.9 lb.			
IN MIXTURES	1 bu. (32 lbs.)	0.7 lb.			
RYE (SECALE CEREALE)			M–L P C		18,000 SEED PER POUND. QUICK COVER. DROUGHT TOLERANT AND WINTERHARDY.
ALONE	3 bu. (168 lb.)	3.9 lb.			
IN MIXTURES	1/2 bu. (28 lbs.)	0.6 lb.			
RYEGRASS, ANNUAL (LOLIUM TEMULENTUM)			M–L P C		227,000 SEED PER POUND. DENSE COVER. VARY COMPETITIVE AND IS NOT TO BE USED IN MIXTURES.
ALONE	40 lbs.	0.9 lb.			
SUDANGRASS (SORGHUM SUDANESE)			M–L P C		55,000 SEED PER POUND. GOOD ON DROUGHTY SITES. NOT TO BE USED IN MIXTURES.
ALONE	60 lbs.	1.4 lb.			

TEMPORARY GRASSING

NOT TO SCALE

Ds2

PLANTS, PLANTING RATES, & PLANTING DATES FOR PERMANENT COVER

SPECIES	BROADCAST RATES 1/–PLS 2/ PER ACRE	BROADCAST RATES 1/–PLS 2/ PER 1000 SQ. FT.	RESOURCE AREA 3/	PLANTING DATES BY RESOURCE AREAS, PLANTING DATES (SOLID LINES INDICATE OPTIMUMDATES,DOTTED LINES INDICATE PERMISSIBLE BUT MARGINAL DATES) J F M A M J J A S O N D	REMARKS
BAHIA,PENSACOLA (PASPALUM NOTATUM)			P C		166,000 SEED PER POUND. LOW GROWING SOD FORMING. SLOW TO ESTABLISH. PLANT W/ A COMPANION CROP. WILL SPREAD INTO BERMUDA PASTURES & LAWNS. MIX W/ SARICEA LESPEDEZA OR WEEPING LOVEGRASS.
ALONE OR WITH TEMPORARY COVER	60 lbs.	1.4 lb.			
W/ OTHER PERENNIALS	30 lbs	0.7 lb.			
BAHIA,WILMINGTON (PASPALUM NOTATUM)			M–L P		SAME AS ABOVE.
ALONE OR WITH TEMPORARY COVER	60 lbs.	1.4 lb.			
W/ OTHER PERENNIALS	30 lbs	0.7 lb.			
BERMUDA, COMMON (CYNODON DACTYLON) HULLED SEED			P C		1,787,000 SEED PER POUND. QUICK COVER. LOW GROWING & SOD FORMING. FULL SUN. GOOD FOR ATHLETIC FIELDS.
WITH TEMPORARY COVER	10 lbs.	0.2 lb.			
WITH OTHER PERENNIALS	6 lbs	0.1 lb.			
BERMUDA, COMMON (CYNODON DACTYLON) UNHULLED SEED			P C		PLANT WITH WINTER ANNUALS. PLAT WITH TALL FESCUE.
ALONE	10 lbs.	0.2 lb.			
WITH OTHER PERENNIALS	6 lbs	0.1 lb.			
BERMUDA SPRIGS (CYNODON DACTYLON)	40 cu.ft.	0.9 cu.ft.	M–L		A CUBIC FOOL CONTAINS APPROXIMATELY 650 SPRINGS, A BUSHEL CONTAINS 1.25 CUBIC FEET OR APPROXIMATELY 800 SPRIGS.
COASTAL, COMMON MIDLAND, OR TIFT 44	OR SOD PLUGS 3'x3'		P C		SAME AS ABOVE
COASTAL, COMMON, OR TIFT 44 TIFT 78			C		SOUTHERN COASTAL PLAIN ONLY.
CENTIPEDE (EREMOCHLOA OPHIUROIDES)	BLOCK SOD ONLY		P C		DROUGHT TOLERANT. FULL SUN OR PARTIAL SHADE. EFFECTIVE ADJACENT TO CONCRETE AND IN CONCENTRATED FLOW AREAS. IRRIGATION IS NEEDED UNTIL FULLY ESTABLISHED. DO NOT PLANT NEAR PASTURES. WINTERHARDY AS FAR NORTH AS ATHENS AND ATLANTA.
FESCUE, TALL (FESTUCA ARUNDINANCEA)					227,000 SEED PER POUND. USE ALONE ONLY ON BETTER SITES. NOT FOR DROUGHTY SOILS. MIX WITH PERENNIAL LESPEDEZAS OR CROWNVECH. APPLY TAPORESSING IS SPRING FOLLOWING FALL PLANTINGS. NOT FOR HEAVY USE AREAS OR ATHLETIC FELDS.
ALONE	50 lbs.	1.1 lb.	M–L P		
WITH OTHER PERENNIALS	30 lbs	0.7 lb.			

PERMANENT GRASSING

Ds3

FERTILIZERS

NOT TO SCALE

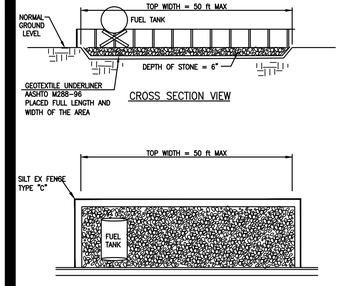
FERTILIZER REQUIREMENTS

TOP OF SPECIES	YEAR	ANALYSIS OR EQUIVALENT N–P–K	RATE	N TOP DRESSINGS RATE
1. COOL SEASON GRASSES	FIRST	6–12–12	1500 lbs./ac.	10–100 lbs./ac. 1/2/
	SECOND MAINTENANCE	6–12–12 10–10–10	1000 lbs./ac. 400 lbs./ac.	– 30
2. COOL SEASON GRASSES AND LEGUMES	FIRST	6–12–12	1500 lbs./ac.	0–50 lbs./ac. 1/
	SECOND MAINTENANCE	6–12–12 0–10–10	1000 lbs./ac. 400 lbs./ac.	– –
3. GROUND COVERS	FIRST	10–10–10	1300 lbs./ac. 3/	–
	SECOND	10–10–10	1300 lbs./ac. 3/	–
	MAINTENANCE	10–10–10	1100 lbs./ac.	–
4. PINE SEEDING	FIRST	20–10–5	ONE 21–GRAM PELLET PER SEEDLING PLACED IN THE CLOSING HOLE	–
5. SHRUB LESPEDEZA	FIRST	0–10–10	700 lbs./ac.	–
	MAINTENANCE	0–10–10	700 lbs./ac. 4/	–
6. TEMPORARY COVER CROPS SEEDED ALONE	FIRST	10–10–10	500 lbs./ac.	30 lbs./ac. 5/
7. WARM SEASON GRASSES	FIRST	6–12–12	1500 lbs./ac.	50–100 lbs./ac. 2/6/
	SECOND MAINTENANCE	6–12–12 10–10–10	800 lbs./ac. 400 lbs./ac.	50–100 lbs./ac. 2/ 30 lbs./ac.
8. WARM SEASON GRASSES AND LEGUMES	FIRST	6–12–12	1500 lbs./ac.	50 lbs./ac. 6/
	SECOND MAINTENANCE	0–10–10 0–10–10	1000 lbs./ac. 400 lbs./ac.	– –

1) APPLY IN SPRING FOLLOWING SEEDING.
2) APPLY IN SPLIT APPLICATIONS WHEN HIGH RATES ARE USED.
3) APPLY IN 3 SPLIT APPLICATIONS.
4) APPLY WHEN PLANTS ARE PRUNED.
5) APPLY TO GRASS SPECIES ONLY.
6) APPLY WHEN PLANTS GROW TO A HEIGHT OF 2 TO 4 INCHES.

LIME APPLICATION REQUIRMENT – 2 TONS/ACRE

90% PASS THROUGH 10 – MESH SIEVE
50% PASS THROUGH 50 – MESH SIEVE
25% PASS THROUGH 25 – MESH SIEVE



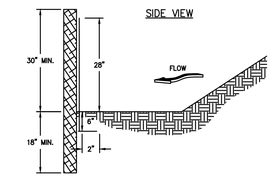
NOTES:
1. AREA DESIGNATED FOR FUEL STORAGE AND CONCRETE TRUCKS TO DUMP EXCESS CONCRETE.

DISPOSAL AREA

NOT TO SCALE

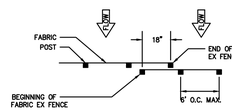
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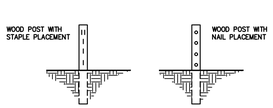
SILT EX FENCE – TYPE SENSITIVE



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

FASTENERS FOR SILT EX FENCES

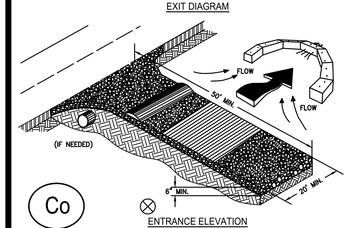




NOTES:
1. THE FABRIC AND WIRE SHOULD BE SECURELY FASTENED TO POSTS AND FABRIC ENDS MUST BE OVERLAPPED A MINIMUM OF 18" OR WRAPPED TOGETHER AROUND A POST TO PROVIDE A CONTINUOUS FABRIC BARRIER AROUND THE INLET.

Sd1-S

CRUSHED STONE CONSTRUCTION EXIT



Co

NOTES:
1. AVOID LOCATING ON STEEP SLOPES OR AT CURVES ON PUBLIC ROADS.
2. REMOVE ALL VEGETATION AND OTHER UNSUITABLE MATERIAL FROM THE FOUNDATION AREA, GRADE, AND CROWN FOR POSITIVE DRAINAGE.
3. AGGREGATE SIZE SHALL BE IN ACCORDANCE WITH NATIONAL STONE ASSOCIATION R–2 (1.5"–3.5" STONE).
4. GRAVEL PAD SHALL HAVE A MINIMUM THICKNESS OF 6".
5. PAD WIDTH SHALL BE EQUAL FULL WIDTH AT ALL POINTS OF VEHICULAR EGRESS, BUT NO LESS THAN 20'.
6. A DIVERSION RIDGE SHOULD BE CONSTRUCTED WHEN GRADE TOWARD PAVED AREA IS GREATER THAN 2%.
7. INSTALL PIPE UNDER THE ENTRANCE IF NEEDED TO MAINTAIN DRAINAGE DITCHES.
8. 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).
9. 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.
10. 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.

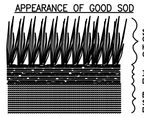


LAY SOD IN A STAGGERED PATTERN. BUTT THE STRIPS TIGHTLY AGAINST EACH OTHER. DO NOT LEAVE SPACES AND DO NOT OVERLAP. A SHARPENED MASON'S TROWEL IS A HANDY TOOL FOR TUCKING DOWN THE ENDS AND TRIMMING PIECES.

INCORRECT
CORRECT
BUTTING – ANGLED ENDS CAUSED BY THE AUTOMATIC SOD CUTTER MUST BE MATCHED CORRECTLY.

1. ROLL SOD IMMEDIATELY TO ACHIEVE FIRM CONTACT WITH THE SOIL.
2. WATER TO A DEPTH OF 4" AS NEEDED. WATER WELL AS SOON AS THE SOD IS LAID.
3. MOW WHEN THE SOD IS ESTABLISHED – IN 2–3 WEEKS. SET THE MOWER HIGH (2"–3").

APPEARANCE OF GOOD SOD



SHOOTS OR GRASS BLADES. GRASS SHOULD BE GREEN AND HEALTHY, MOWED AT A 2"–3" CUTTING HEIGHT.

THATCH – GRASS CLIPPINGS AND DEAD LEAVES, UP TO ½" THICK.

ROOT ZONE – SOIL AND ROOTS. SHOULD BE ¾"–3" THICK, WITH DENSE ROOT MAT FOR STRENGTH.

SOD PLANTING REQUIREMENTS

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

FERTILIZER REQUIREMENTS FOR SOD

TYPES OF SPECIES	PLANTING YEAR	FERTILIZER (N–P–K)	RATE (lbs/acre)	NITROGEN TOP DRESSING RATE (lbs/acre)
COOL SEASON GRASSES	FIRST	6–12–12	1500	50–100
	SECOND MAINTENANCE	6–12–12 10–10–10	1000 400	– 30
WARM SEASON GRASSES	FIRST	6–12–12	1500	50–100
	SECOND MAINTENANCE	6–12–12 10–10–10	800 400	50–100 30

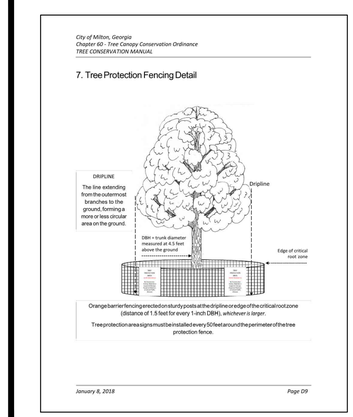
FERTILIZER REQUIREMENTS FOR SOIL SURFACE APPLICATION

FERTILIZER TYPE	FERTILIZER RATE (lbs/acre)	FERTILIZER RATE (lbs/acre)	SEASON
10–10–10	1000	X.XXS	FALL

SODDING

NOT TO SCALE

Ds4



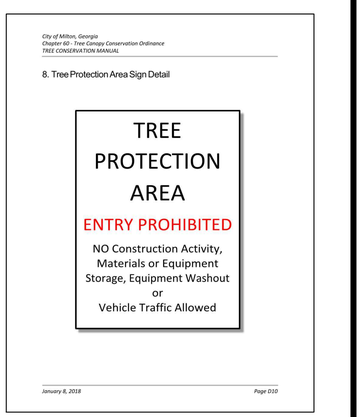
City of Milton, Georgia
Chapter 60 - Tree Canopy Conservation Ordinance
TREE CONSERVATION MANUAL

7. Tree Protection Fencing Detail

DRIPLINE
The line extending from the outermost branches to the ground, forming a more or less circular area on the ground.
Dripline
DBH = trunk diameter measured at 4.5 feet above the ground
Edge of critical root zone

Orange barrier fencing erected on sturdy posts at the dripline or edge of the critical root zone (distance of 1.5 feet for every 1-inch DBH), whichever is larger.
Tree protection area signs must be installed every 50 feet around the perimeter of the tree protection fence.

January 8, 2018 Page 09



City of Milton, Georgia
Chapter 60 - Tree Canopy Conservation Ordinance
TREE CONSERVATION MANUAL

8. Tree Protection Area Sign Detail

TREE PROTECTION AREA
ENTRY PROHIBITED
NO Construction Activity, Materials or Equipment Storage, Equipment Washout or Vehicle Traffic Allowed

January 8, 2018 Page 010

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GEORGIA REGISTERED PROFESSIONAL ENGINEER GEORGE H. BYRD III

DESIGNED SWS
DRAWN SWS
CHECKED LIZ
IN CHARGE GHB
DATE 14 AUG 2026

CONSTRUCTION DETAILS

REV	DATE	BY	CHK'D	DESCRIPTION

DEMOLITION PLANS FOR:
2395 BIRMINGHAM ROAD
LAND LOT 389, 404 & 461, 2ND DISTRICT,
CITY OF MILTON, FULTON COUNTY, GEORGIA

CVE PI # 26-430

SHEET NO.
D-2

















