## LDP PERMIT FOR CIRCLE 75 PHASE III

A Development By

## ATLANTIC REALTY PARTNERS, INC.

LAND LOT 878 & 916 OF THE 17-TH DISTRICT COBB COUNTY, GEORGIA

SPR - 2017- 00323

## DEVELOPMENT REFERENCE

OWNER/ ATLANTIC REALTY PARTNERS, INC.

**DEVELOPER:** 3378 PEACHTREE RD. ATLANTA, GA 30326

PHONE: (404) 591-2492

CIVIL **KIMLEY-HORN ENGINEER: 10 ROSWELL STREET** 

**SUITE 210** 

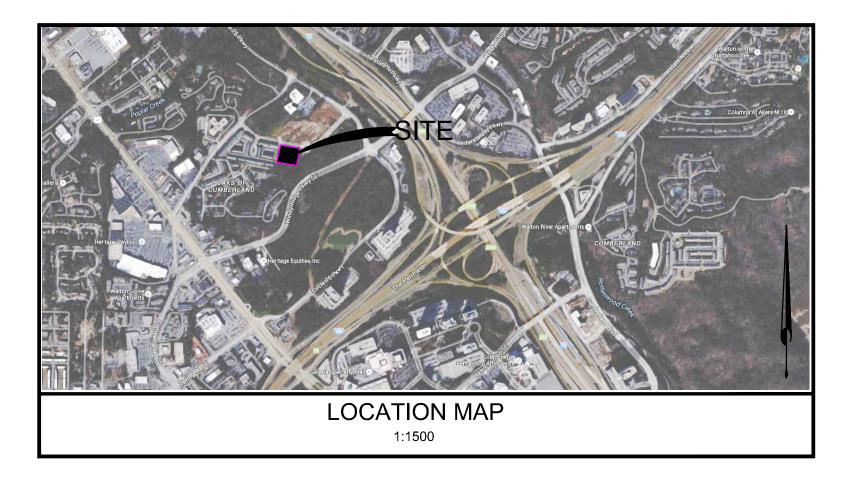
**ALPHARETTA, GEORGIA 30009** 

PHONE: (770) 619-4280

SITE DATA:

TOTAL SITE AREA = 2.85 AC. TOTAL DISTURBED AREA = 1.70 AC.





onal Flood Insurance Program at 1-800-638-6620.		_	Tional Flood Insura	nce Program at 1-800-638-6620.
	ZONE X			
MAP SCALE 1" = 500'	ZONEX	(9)	MAP	SCALE 1" = 500'
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	<i>y</i>			
	COLERAINE			
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FLOOD INSURANCE RATE MAP		SITE	\$ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	FLOOD INSURANCE RATE MAP
COBB COUNTY,		OLIC		GODD GOVERN
GEORGIA GEORGIA				COBB COUNTY, GEORGIA
AND INCORPORATED AREAS	The state of the s			AND INCORPORATED AREAS
PANEL 138 OF 252				PANEL 139 OF 252
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)				(SEE MAP INDEX FOR FIRM PANEL LAYOUT) CONTAINS
COMMUNITY NUMBER PANEL SUFFIX	SALE ALL TO A	9		COMMUNITY NUMBER PANEL SUFFIX
008 COUNTY 18092 0186 G MARKETTA CITY 07 18092 0186 G SMYRWA, CITY 07 18092 0186 G		8		COBB COUNTY 13,0092 0139 H
Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on neurance applications for the	DLN TRACE AVE	2		Notice to User: The Map Number shown below should be
shown above should be used on insurance applications for the subject community.	LINCOLN TRACE CIR			used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.
MAP NUMBER	ireas	0		MAP NUMBER
13067C0138G				13067C0139H
FIRM FLOOD INSURANCE RATE MAP COBB COUNTY, GEORGIA AND INCORPORATED AREAS  PANEL 138 OF 252 (SEE MAP INDEX FOR FIRM PANEL LAYOUT) COMMUNITY MORETA OTIC OF 10000 610 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0			NATIONAL FLOOD INSURANCE PROGRAM	MAP REVISED
DECEMBER 16, 2008				MARCH 4, 2013
Federal Emergency Management Agency				Federal Emergency Management Agency
	\ 13067C0138G	170670017011		
s is an official copy of a portion of the above referenced flood map. It	1306/C0138G	13067C0139H	This is an official con	y of a portion of the above referenced flood map. It
i extracted using F-MIT On-Line. This map does not reflect changes mendments which may have been made subsequent to the date on the labox. For the latest product information about National Flood insurance	2.6		was extracted using or amendments which	F-MIT On-Line. This map does not reflect changes h may have been made subsequent to the date on the
gram flood maps check the FEMA Flood Map Store at www.msc.fema.go.		1395	title block. For the li	stest product information about National Flood Insurance check the FEMA Flood Map Store at www.msc.fema.gov

NO STREET PARKING HAS BEEN APPROVED FOR THIS DEVELOPMENT OTHER THAN IN DELINEATED SPACES

MINIMUM ISD REQUIREMENTS MUST BE SATISFIED PRIOR TO START OF CLEARING OPERATIONS.

ANY CONSTRUCTION TRAILERS TO BE PERMITTED THROUGH THE ZONING DIVISION

THE COBB COUNTY CEMETERY PRESERVATION COMMISSION RESERVES THE RIGHT TO EXAMINE THIS PROPERTY FOR ETHNIC, CULTURAL AND RELIGIOUS EVIDENCE LOCATED THEREIN. IF ANY ETHNIC, CULTURAL OR RELIGIOUS EVIDENCE IS FOUND DURING DEVELOPMENT, THEN THE COBB COUNTY CEMETERY PRESERVATION COMMISSION MUST BE NOTIFIED AT ONCE AT 770-528-2035. FAILURE TO DO SO WILL RESULT IN A STOP-WORK ORDER.

A PRE-CONSTRUCTION LANDSCAPE CONFERENCE IS REQUIRED FOR THIS PROJECT. CALL THE COBB COUNTY ARBORIST AT (770) 528-2124 OR LANDSCAPE ARCHITECT AT (770) 528-2149. THERE ARE CRITICAL FACTORS ON THE LANDSCAPE PLAN THAT AFFECT BOTH THE GENERAL CONTRACTOR AND THE LANDSCAPE CONTRACTOR. PLANTING AREA DIMENSIONS, PLANTING METHODS AND AS WELL AS PLANT MATERIALS MUST BE IN ACCORDANCE WITH THE APPROVED PLAN, OR THE LANDSCAPE INSPECTOR MAY DELAY THE RELEASE OF THE CERTIFICATE OF OCCUPANCY.

EROSION CONTROL AND TREE PROTECTION MEASURES SHALL BE INSTALLED PRIOR ANY OTHER CONSTRUCTION ACTIVITY AND MAINTAINED UNTIL PERMANENT GROUND COVER IS **ESTABLISHED** 

Sheet List Table				
<b>Sheet Number</b>	Sheet Title			
C0-00	COVER SHEET			
C0-01	GENERAL NOTES			
C0-10	<b>ZONING CONDITIONS (SHEET 1 OF 5)</b>			
C0-11	<b>ZONING CONDITIONS (SHEET 2 OF 5)</b>			
C0-12	<b>ZONING CONDITIONS (SHEET 3 OF 5)</b>			
C0-13	<b>ZONING CONDITIONS (SHEET 4 OF 5)</b>			
C0-14	<b>ZONING CONDITIONS (SHEET 5 OF 5)</b>			
	SURVEY			
C3-00	GRADING PLAN			
<b>⚠</b> C5-00	EROSION CONTROL NOTES			
C5-01	EROSION CONTROL NOTES			
C5-02	EROSION CONTROL NOTES			
C5-03	EROSION CONTROL NOTES			
C5-10	EROSION CONTROL PLAN - PHASE I			
C5-20	<b>EROSION CONTROL PLAN - PHASE II</b>			
<b>C5-30</b>	<b>EROSION CONTROL PLAN - PHASE III</b>			
<b>⚠</b> C5-80	ÉROSION CONTROL DÉTAILS			
C5-81	EROSION CONTROL DETAILS			

REVISION DESCRIPTION

LIMITS OF DISTURBANCE HAVE BEEN ADJUSTED TO INCREASE UNDISTURBED AREAS ALONG WESTERN AND NORTHERN SIDES OF THE PROPERTY. GRADING AND EROSION CONTROL DRAWINGS HAVE BEEN

ADJUSTED ACCORDINGLY

24 HOUR CONTACT:

**MITZI JONES** 

(404) 591-2441

GEORGIA811 Know what's **below. Call** before you dig

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06/20/2017 PROJECT NO. 018459003 C0-00