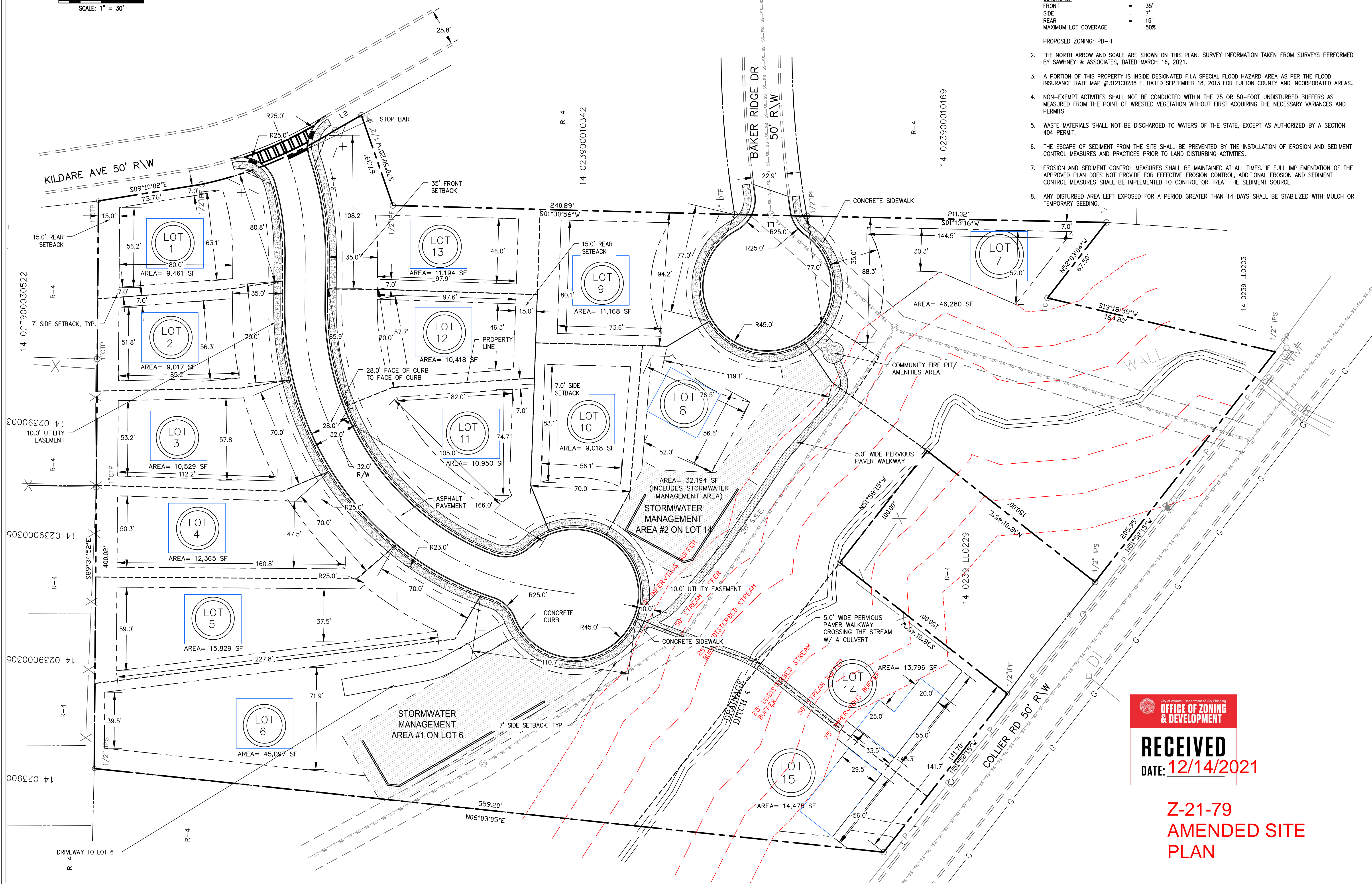


SITE NOTES:

- THE SITE CONTAINS: 6.630 ACRES/ 288,817 SQ. FT.
TOTAL DISTURBED AREA: _____ ACRES
SITE ADDRESS: 3085 COLLIER ROAD

CURRENT ZONING: R-4
MINIMUM LOT AREA = 9,000 FT²
MINIMUM LOT WIDTH = 70'
SETBACKS:
FRONT = 35'
SIDE = 7'
REAR = 15'
MAXIMUM LOT COVERAGE = 50%

PROPOSED ZONING: PD-H
- THE NORTH ARROW AND SCALE ARE SHOWN ON THIS PLAN. SURVEY INFORMATION TAKEN FROM SURVEYS PERFORMED BY SAWHNEY & ASSOCIATES, DATED MARCH 16, 2021.
- A PORTION OF THIS PROPERTY IS INSIDE DESIGNATED F.L.A SPECIAL FLOOD HAZARD AREA AS PER THE FLOOD INSURANCE RATE MAP #13121C0238 F, DATED SEPTEMBER 18, 2013 FOR FULTON COUNTY AND INCORPORATED AREAS.
- NON-EXEMPT ACTIVITIES SHALL NOT BE CONDUCTED WITHIN THE 25 OR 50-FOOT UNDISTURBED BUFFERS AS MEASURED FROM THE POINT OF WRESTED VEGETATION WITHOUT FIRST ACQUIRING THE NECESSARY VARIANCES AND PERMITS.
- WASTE MATERIALS SHALL NOT BE DISCHARGED TO WATERS OF THE STATE, EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT.
- THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO LAND DISTURBING ACTIVITIES.
- EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
- ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.



Prepared By:
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1817 HOLLYWOOD ROAD NW
ATLANTA, GEORGIA
404-422-1117

SITE PLAN

DATE	REVISIONS
4/2/2021	AS SHOWN
8/26/2021	WALKWAY TO LOT 14, 15
9/6/2021	NEIGHBORHOOD ADJ
CHECKED	PZ

CONSTRUCTION PLANS FOR:
3085 COLLIER DR. NW
LAND LOT 239, 14 DISTRICT
ATLANTA, FULTON COUNTY, GEORGIA



RECEIVED
DATE: 12/14/2021

**Z-21-79
AMENDED SITE
PLAN**

CVE PI # 20-245

SHEET NO.
C-1