



Forsyth County Department of Planning & Community Development
110 E. Main Street, Suite 100 | Cumming, Georgia 30040 | (770) 781-2115 | forsythco.com

SIGNATURE ROUTE SHEET

This form is not required for plans submitted and reviewed via the digital portal.

Project Name & Phase: Crescent Landing #1 ^{Phase} LDP # 1893 CG180007
Primary Contact Name: Aiisa Pinero Primary Contact E-mail: Aiisa@boundaryzone.com

Type of Plan Approval: *Paper plan submittals only*

☐ LDP: Site Development Plan ☐ LDP: Road Construction Plan ☐ Final Plat ☐ Final Plat Revision (#)
☒ LDP: Clear & Grade Plan ☐ LDP: Sanitary Sewer/Water ☐ LDP: Site Plan Revision ☐ As-built Plan

* **DEPT. OF ENGINEERING:** (770.781.2165) A. Ben Pau Date: 3.22.18
All plans and Final Plats

* **WATER & SEWER DEPARTMENT:** [Signature] Date: 3/22/18
All plans and Final Plats (County: 770.781.2160) or (City: 770.977.5747)

* **NRCS - NAT. RES. CONSERVATION:** (770.781.2148) [Signature] Date: 3-22-18
Clear & Grade, Road Construction, Site Development, and Water/Sewer plans

GIS - ADDRESSING: (770.781.2108) / Date: _____
As-built plan, Final Plat, Road Construction, and Site Development plans

TAX ASSESSORS OFFICE: (770.781.2106) / Date: _____
As-built plan, Final Plat, and Site Development plans

FORSYTH FIRE MARSHAL: (678.455.8072) / Date: _____
Road Construction and Site Development plans

GIS - DIGITAL SUBMISSION: (770.781.2108) / Date: _____
As-Built plan and Final Plat

HEALTH DEPARTMENT: (770.781.6900) / Date: _____
All plans if utilizing on-site SEPTIC SYSTEMS

RECEIVED BY [Signature]

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DATE STAMP
18 MAR 22 PM 1:29:10

PLANNING & COMMUNITY DEVELOPMENT: (678.513.5872)

PLANNER TECHNICIAN: Carol Williams Date: 4-2-18
ARBORIST: N/A Date: 3-22-18
PLANNER: John Barber Date: 4/2/18
John



FORSYTH COUNTY DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT

110 E. Main Street, Suite 100
Cumming, GA 30040
<http://www.forsythco.com>
(770) 781-2115

CLEARING & GRADING PERMIT

Land Development Permit # **1893 CG180007**

Project Name: **Crescent Landing Lots 58-69**

Developer / Owner:

Emergency Contact # 404-518-2209
Grand Communities, Ltd.
2675 Paces Ferry Road Suite 350
Atlanta GA 30339
Company Phone # 404-220-9951

Property Location:

This property is located at 6025, 6035, 6045, 6055, 6065, 6075, 6105, 6115, 6125, 6135, 6145, 6155 Crescent Landing Drive, Cumming, GA 30028.

Project Description:

This project is to clear, grade and/or grub a site.

THIS PERMIT MUST BE DISPLAYED AND AVAILABLE FOR PUBLIC INSPECTION 24/7 UNTIL WORK IS COMPLETED.

Issued by: JB

Issue Date: 04/02/18

Expires: 04/02/19



CLEARING AND GRADING PLAN REVIEW

Project Name: Crescent Landing Lots 58-69

LDP #: 1893CG180007

Date of Review: 2/1/18

ZA:2954

Project Manager: John Barlow / (770)886-2760 / JBarlow@forsythco.com

Cover Sheet Requirements:

X Specify in title: "Clearing and Grading"

X Name, address, and phone number of primary permittee (Owner or Developer)

X Site acreage & disturbed acreage

X Provide a project narrative including proposed use of land and scope of work:

- Specify the scope of the project and the intended uses for proposed site

X List all County formal application numbers (ZA#)

X All conditions of zoning or other approvals must be listed on plans. Signed resolutions/letters must be photocopied/digitized on plans and are typically available on our website at estatus.forsythco.com. If the resolution or approval letter is not available through eStatus, please contact staff at (678)455-8473

Include these statements in bold font:

X "Construction waste and/or vegetative material may not be burned or buried and must be taken to a state approved landfill."

X "Per UDC 10-1.13 outside construction shall be limited to the hours of 7:00 AM to 7:00 PM Monday to Friday; 8:00 AM to 6:00 PM Saturday; and there will be no outside construction on Sunday."

Plan Requirements:

X Include a closed boundary survey (for the lots) including:

- Bearings, distances and directions
- Easements – location and dimensions

X Label current adjoining property owner names, zoning districts and parcel identification numbers

Final Approval Process Paper Plan Submittal:

Revise the plan to address the issues identified in these review comments as well as provided by the Department of Engineering, Health Department, the Department of Water and Sewer, NRCS, and the County Arborist. Please contact staff with any questions you may have and you are encouraged to submit a revised plan for courtesy review prior to printing sets. Please allow a few business days for review. Once the plan is amended to address the staff comments you may schedule appointments with reviewing departments for final sign-off. The approved/stamped eleven (11) sets of plans are left with the Intake Coordinator or the front counter staff of the

Department of Planning & Community Development. The plans will receive final review and approval from the County Arborist, the Planner/Project Manager, as well as the District Commissioner (if required). If there are no outstanding issues the plans will be approved, stamped and processed, and the applicant copies will be sent with the Land Disturbance Permit card to the Department of Engineering for a pre-construction meeting to be scheduled with the person designated as the 24 hour contact on the cover sheet of the plans.

Please submit the following to the Planning & Community Development intake coordinator for LDP:

1. Complete the applicant section of signature route sheet
2. Copy of NOI filed with EPD and payment of NPDES fee. EPD form can be obtained from the Georgia EPD website: http://www.gaepd.org/Documents/epdforms_wpb.html
3. Submit Forsyth County portion of NPDES fee (\$40 per acre)
4. Approval from: Department of Engineering, City / County Department of Water & Sewer, and NRCS
5. Eleven (11) full sets of plans are required; stamps and signatures must be originals



(CG - Clearing, Grading & Grubbing)

Land Development Plan/Permit Information Sheet**PROJECT / PERMIT #** 1893 CG180007**ePlan #****PROJECT NAME** Crescent Landing Lots 58-69**Resubmittal #****PROJECT STATUS**

This submittal is for a new land disturbance permit. Review and provide comments for the Plan Review Meeting scheduled for 02/07/2018.

TYPE OF SUBMITTAL

Residential

PROJECT REQUEST**Purpose:** Applicant is requesting a permit to clear, grade and/or grub a site.**Submit Date:** 01/29/2018**# of Lots/Units:** 12**Amount:** \$ 250.00**Expiration Date:****Water Service:** County**Check Number:** CC**Disturbed Acreage:** 2.03**Sewer:** YES**Receipt Number:** 0225759**Total Acres:** 28.04**PROPERTY INFORMATION****Location:** This property is located at 6025, 6035, 6045, 6055, 6065, 6075, 6105, 6115, 6125, 6135, 6145, 6155 Crescent Landing Drive, Cumming, GA 30028.**Zoned:** Res3**Primary PIN#** 118 156

ZA / SP#(s): ZA2954

BOC District: 4

Additional PIN#s Involved

118 157	118 158	118 159
118 160	118 161	118 162
118 163	118 164	118 165
118 166	118 167	

CONTACT INFORMATION

Developer:

Grand Communities, Ltd.
2675 Paces Ferry Road Suite
350
Atlanta GA 30339
Company Phone#
404-220-9951

Engineer:

Boundary Zone, Inc
Land Surveying Services
4195 South Lee Street Suite I
Buford GA 30518
Company Phone# 770-271-5772

Primary Contact:

Joseph Hiott
GA
Contact Phone#
404-518-2209
Email:
jhiott@fischerhomes.com
Alisa Pinero
Boundary Zone, Inc.
4195 South Lee Street
Suite 1
Buford GA 30518
770-271-5772
Email:
alisa@boundaryzone.co
m

Owner(s):

Grand Communities, Ltd.

COMMENTS



FORSYTH COUNTY
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<http://www.forsythco.com>
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TRANSACTION RECEIPT

DATE	NAME & ADDRESS	REFERENCE NUMBER	RECEIVED BY	RECEIPT NUMBER	AMOUNT
01/25/2018	BOUNDARY ZONE	CC: VISA CG180007	lamoore	BP-00225759	\$ 250.00

TOTAL RECEIVED: \$ 250.00



LAND DEVELOPMENT PERMIT / PLAT APPLICATION

This application is not required for plans submitted and reviewed via the digital portal

RECEIVED BY

Len

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DATE/STAMP

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A. PROJECT DESCRIPTION

Project Name: Crescent Landing Subdivision

Applicant Name: Grand Communities, LTD. / Joe Hiott Phase: 1

Project Description: Clear & Grade lots 58-69 Acreage: 2.03

B. TYPE OF REQUEST

Land Disturbance Permits / Plans ☐ Road Construction (RC) ☐ Site Development (SD) ☒ Clearing & Grading (CG) ☐ Off-Site Sewer & Water Line (SW)

Subdivision Plats / Recordable Plans ☐ Final Plat (FP) (18x22) ☐ As-built Plan (AS) (18x22)

C. REQUEST STATUS

Check one box that identifies the status of this submittal. This submittal is a:

- ☒ **New Permit / Plat Request** - please skip Item D and proceed to Item E. ☐ **As-built Plan** Review and field inspections
- ☐ **Revision** to an already approved permit/plat - please complete Item D.

D. REVISION DOCUMENTATION

To help ensure an accurate and efficient review process, all revisions to already approved permits or plats require additional documentation. Please list changes in the plan. For example: (1) Revised Plan Sheet 1-4: Changed lot lines for lots 26-30.

This revision is for permit/plat number (e.g. # SD170021, RC170011):

1893 / CG180007

This is revision # to the already approved plan as processed by the county.

E. PROJECT LOCATION

Tax Map & Parcel number (PIN#) for all parcels affected by this plan. Parcel numbers can be located using our GIS Viewer at forsythco.com.

118-156,118-157,118-158,118-159,118-160,118-161,118-162,118-163,118-164,118-165,118-166,118-167

JB Res3/County/Sewer/D-4/

F. PRIMARY CONTACT INFORMATION

Incorrect information may cause delay with regard to processing your submittal. Please do not include personal e-mail addresses.

Contact Company: Grand Communities, LTD.

Contact Name: Joe Hiott

Business Phone: 404-518-2209

Business E-mail: jhiott@fischerhomes.com cc: alisa@boundaryzone.com

By signing below, applicant acknowledges and affirms that, prior to submission of this application for a Land Disturbance Permit, applicant has read and reviewed the County regulations applying to such permits, including the Forsyth County Sign Code, and agrees to comply with the provisions of the Code. APPLICANT ACKNOWLEDGES THAT A CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED FOR COMMERCIAL OR INDUSTRIAL STRUCTURES, RECREATIONAL AMENITIES OR CONDOMINIUMS, UNTIL CIVIL AS-BUILT DRAWINGS ARE APPROVED.

Owner/Agent/Applicant: