



TRACT AREA = 0.334 ACRES (14,543 S.F.)

ALL BEARINGS ARE CALCULATED FROM ANGLES TURNED BASED ON A SINGLE MAGNETIC OBSERVATION

GENERAL NOTES:

- EXISTING ZONING: R-15
- PROPOSED ZONING: RAD
- PROPOSED DENSITY = 5.99 LOTS PER ACRE (2 LOTS AS SHOWN.)
- PROPOSED SETBACKS AS SHOWN.
- PROPOSED VARIANCE REQUEST

A. TO REDUCE MINIMUM LOT SQUARE FOOTAGE FROM 15,000 S.F. TO S.F. AS SHOWN:

- LOT 1 - 8,394.13 S.F.
- LOT 2 - 6,148.87 S.F.

B. TO REDUCE MINIMUM LOT WIDTH FROM 100' TO AS SHOWN:

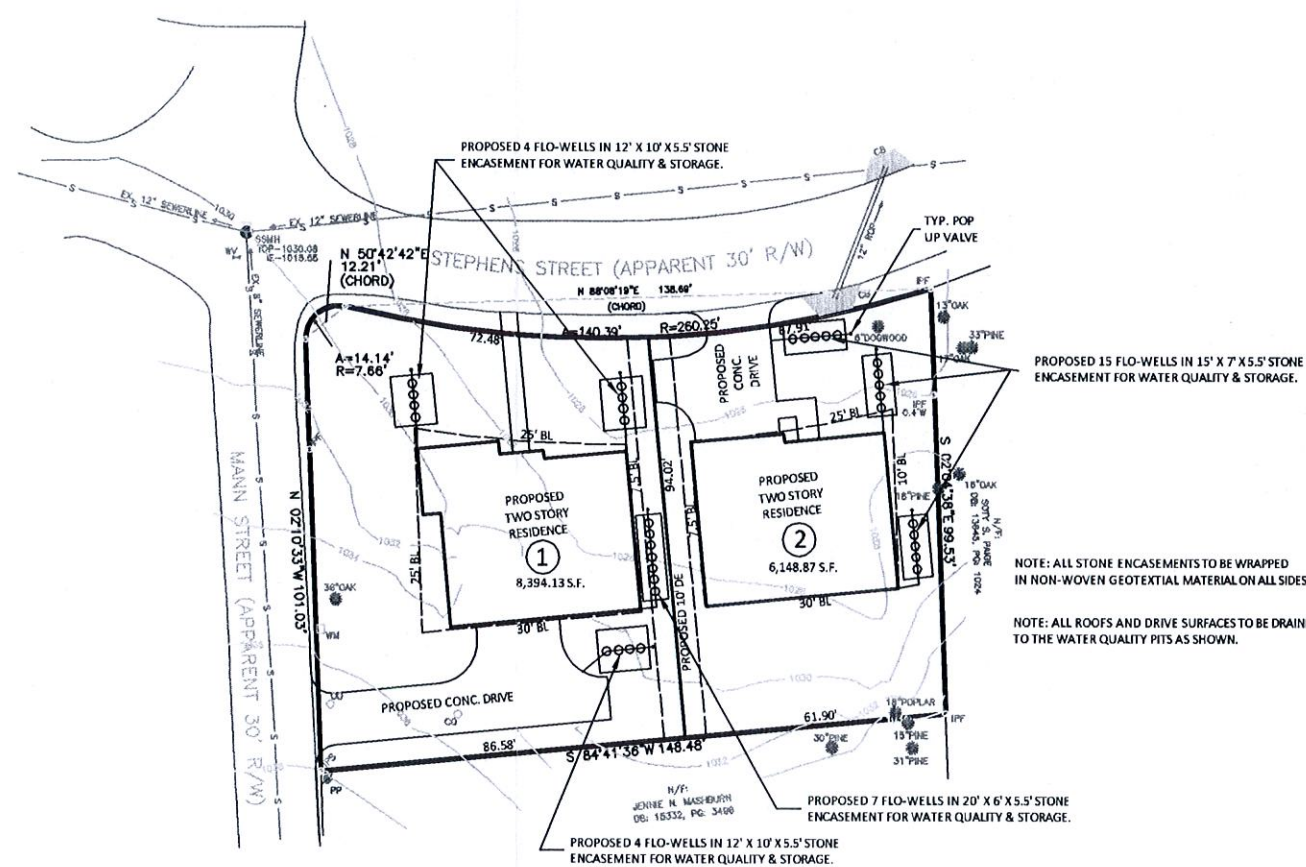
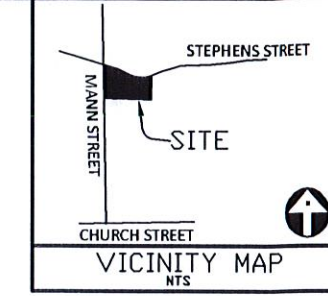
- LOT 1 - 72.48' @ FRONT; 86.58 @ REAR
- LOT 2 - 67.91 @ FRONT; 61.90 @ REAR

C. TO REDUCE SETBACKS (FRONT-40', SIDE-35', REAR-40') TO AS SHOWN.

- LOT 1 - 25' FRONT, 25' & 7.5' SIDE, 30' REAR
- LOT 2 - 25' FRONT, 7.5' & 10' SIDE, 30' REAR

- NO WETLANDS AS PER THE NATIONAL WETLANDS INVENTORY MAPS.
- PROPOSED USAGE: DETACHED SINGLE FAMILY HOMES.
- LOTS TO BE SERVED BY CITY WATER & SEWER.
- ALL BOUNDARY SURVEY INFORMATION TAKEN FROM PLAT OF SURVEY FOR 2925 MANN STREET PREPARED BY ALPHA LAND SERVICES DATED 11/03/16; LAST REVISED 03/22/17.
- SITE ADDRESS:
2925 MANN STREET - SMYRNA, GA. 30080
TAX ID # 17048700170
- MINIMUM FLOOR AREA 1800 S.F.
- MAXIMUM LOT COVERAGE 45%
- MAXIMUM HEIGHT OF STRUCTURE 35'

LEGEND:
 B/C - BACK OF CURB
 BL - BUILDING LINE
 CMP - CORRUGATED METAL PIPE
 CONC - CONCRETE
 DB - DEED BOOK
 DI - DROP INLET
 EX - EXISTING
 FH - FIRE HYDRANT
 HW - HARDWOOD
 JB - JUNCTION BOX
 MISC - MISCELLANEOUS
 N/F - NOW OR FORMERLY
 PG - PAGE
 PL - PROPERTY LINE
 PNE - PINE
 PH - PROPERTY LINE
 R/W - RIGHT OF WAY
 S.F. - SQUARE FEET
 SS - SANITARY SEWER
 SSE - SANITARY SEWER EASEMENT
 SSM - SANITARY SEWER MANHOLE
 S/W - SIDE WALK
 VB - VEIR BOX
 VM - WATER METER



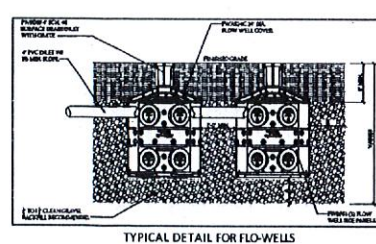
FLO-WELL CALCULATIONS:
 USING HYDROFLOW SOFTWARE BY AUTODESK, INC.
 EACH PIT SHOWN PROVIDES THE MINIMUM REQUIRED STORAGE.

LOT 1

- PROPOSED LOT AREA = 8,394.13 S.F.
- 45% COVERAGE = 3,777.35 S.F.
- USING DEKALB RATIONAL HYDROGRAPH GENERATES A VOLUME OF 763 C.F. ON THE 100 YR STORM EVENT.
- EACH PIT REQUIRED TO STORE 191 C.F. MINIMUM.

LOT 2

- PROPOSED LOT AREA = 6,148.87 S.F.
- 45% COVERAGE = 2,766.99 S.F. MAX.
- USING DEKALB RATIONAL HYDROGRAPH GENERATES A VOLUME OF 509 C.F. ON THE 100 YR STORM EVENT.
- EACH PIT REQUIRED TO STORE 170 C.F. MINIMUM.



RECEIVED
5/12/17

NOTE: ALL EXISTING STRUCTURES ON SITE ARE TO BE REMOVED PRIOR TO CONSTRUCTION.

Hydrograph Report
 Hydrograph Report for LOT 1 MANN STREET

Hydrograph type	= Detach	Peak discharge	= 0.861 cfs
Storm frequency	= 100 yrs	Time to peak	= 25 min
Time Interval	= 1 min	Hyd. volume	= 763 cuft
Challenge mass	= 0.000 ac	Runoff coeff.	= 0.50
Intensity	= 0.061 in/hr	Tc by User	= 6.00 min
IDF Curve	= ATLANTA, GA	Att/Pav Strb fact	= n/a

Pond Report
 Pond No. 1 - LOT 1 FLO-WELLS

Stage (ft)	Retention (ft)	Detention area (sqft)	Vol. Storage (cuft)	Total Storage (cuft)
0.00	0.00	0.00	0.00	0.00
0.10	0.10	100.00	10.00	10.00
0.20	0.20	200.00	20.00	20.00
0.30	0.30	300.00	30.00	30.00
0.40	0.40	400.00	40.00	40.00
0.50	0.50	500.00	50.00	50.00
0.60	0.60	600.00	60.00	60.00
0.70	0.70	700.00	70.00	70.00
0.80	0.80	800.00	80.00	80.00
0.90	0.90	900.00	90.00	90.00
1.00	1.00	1000.00	100.00	100.00
1.10	1.10	1100.00	110.00	110.00
1.20	1.20	1200.00	120.00	120.00
1.30	1.30	1300.00	130.00	130.00
1.40	1.40	1400.00	140.00	140.00
1.50	1.50	1500.00	150.00	150.00
1.60	1.60	1600.00	160.00	160.00
1.70	1.70	1700.00	170.00	170.00
1.80	1.80	1800.00	180.00	180.00
1.90	1.90	1900.00	190.00	190.00
2.00	2.00	2000.00	200.00	200.00

Hydrograph Report
 Hydrograph Report for LOT 2 MANN STREET

Hydrograph type	= Detach	Peak discharge	= 0.997 cfs
Storm frequency	= 100 yrs	Time to peak	= 25 min
Time Interval	= 1 min	Hyd. volume	= 809 cuft
Challenge mass	= 0.000 ac	Runoff coeff.	= 0.50
Intensity	= 0.061 in/hr	Tc by User	= 6.00 min
IDF Curve	= ATLANTA, GA	Att/Pav Strb fact	= n/a

Pond Report
 Pond No. 2 - LOT 2 FLO-WELLS

Stage (ft)	Retention (ft)	Detention area (sqft)	Vol. Storage (cuft)	Total Storage (cuft)
0.00	0.00	0.00	0.00	0.00
0.10	0.10	100.00	10.00	10.00
0.20	0.20	200.00	20.00	20.00
0.30	0.30	300.00	30.00	30.00
0.40	0.40	400.00	40.00	40.00
0.50	0.50	500.00	50.00	50.00
0.60	0.60	600.00	60.00	60.00
0.70	0.70	700.00	70.00	70.00
0.80	0.80	800.00	80.00	80.00
0.90	0.90	900.00	90.00	90.00
1.00	1.00	1000.00	100.00	100.00
1.10	1.10	1100.00	110.00	110.00
1.20	1.20	1200.00	120.00	120.00
1.30	1.30	1300.00	130.00	130.00
1.40	1.40	1400.00	140.00	140.00
1.50	1.50	1500.00	150.00	150.00
1.60	1.60	1600.00	160.00	160.00
1.70	1.70	1700.00	170.00	170.00
1.80	1.80	1800.00	180.00	180.00
1.90	1.90	1900.00	190.00	190.00
2.00	2.00	2000.00	200.00	200.00

THIS PLAN ONLY INCLUDES OBJECTS THAT ARE PROVIDED BY THE SURVEY PREPARED BY ALPHA LAND SERVICES ON 2925 MANN STREET DATED 11-22-17, AND IS NOT RESPONSIBLE FOR UNDERGROUND UTILITIES OR OTHER OBJECTS THAT ARE NOT APPARENT BY VISUAL OBSERVATION. I.E. UNDERGROUND GAS TANKS, GAS LINES, WATER LINES, SEWER LINES, ETC.

THIS PLAN WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSON OR ENTITY NAMED HEREON. THIS PLAN DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS OR ENTITY WITHOUT THE EXPRESS RE-CERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS OR ENTITY.

AS PER THE F.I.R.M. FLOOD HAZARD MAP OF COBB COUNTY, GEORGIA, COMMUNITY PANEL NO. 1367021181 DATED 03/04/13, THIS PROPERTY IS IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

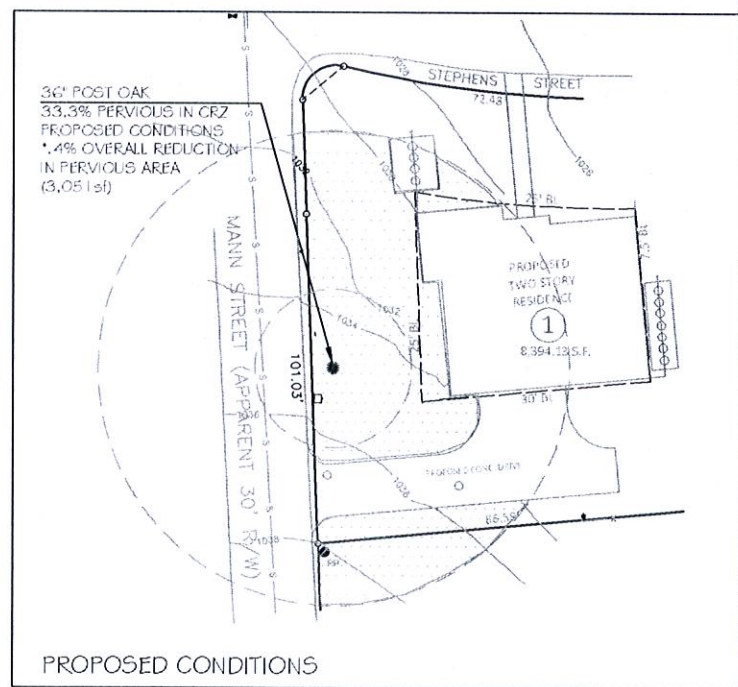
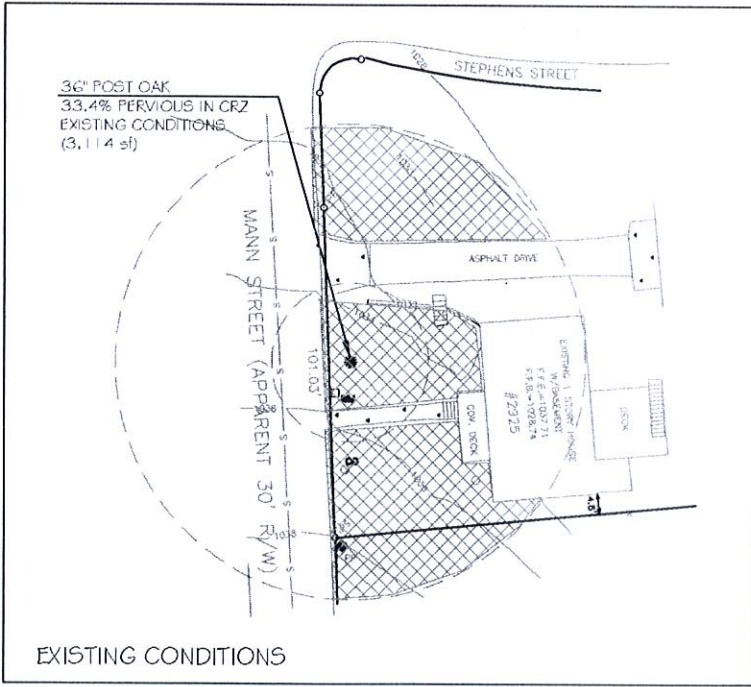
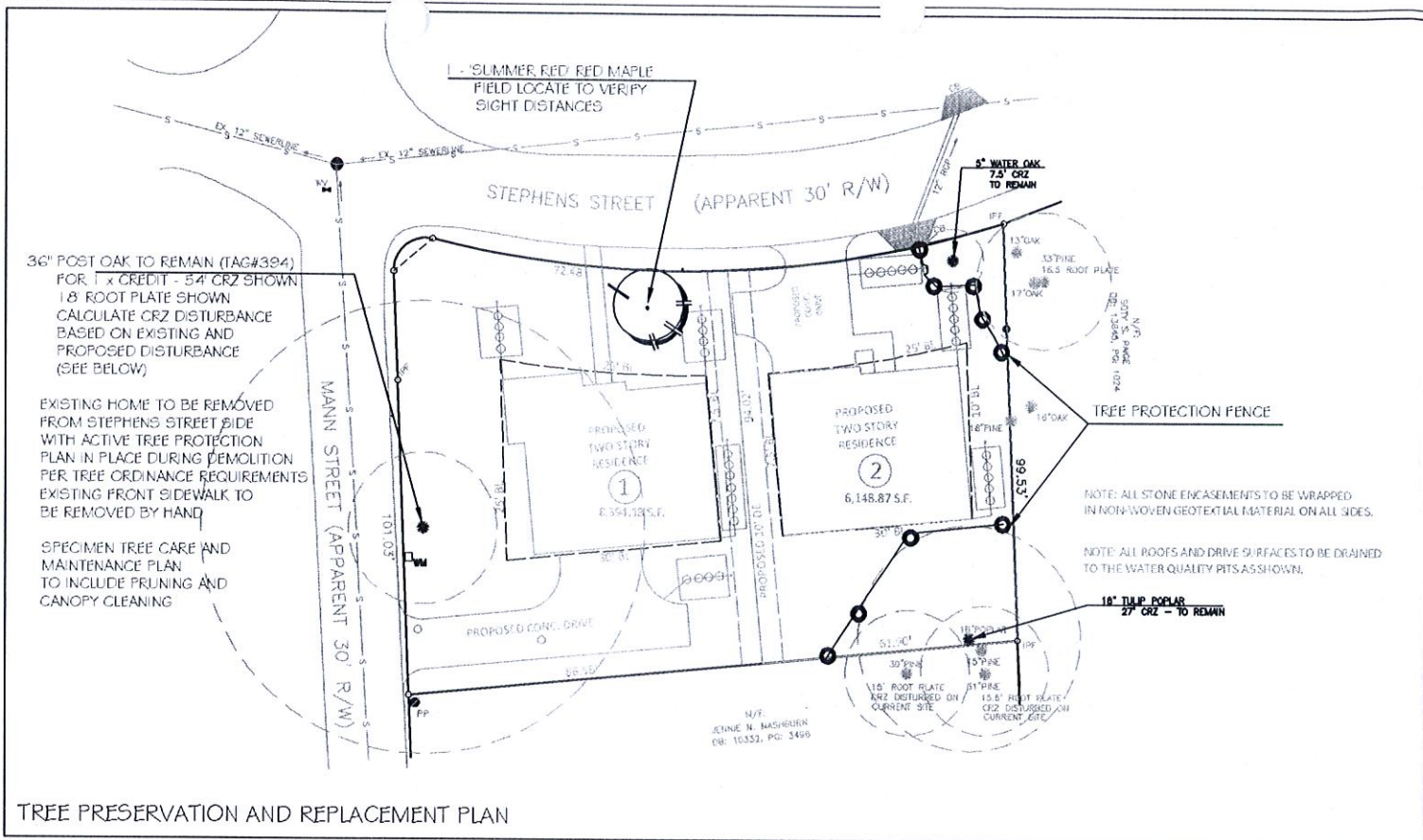


THIS PLAN WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY.



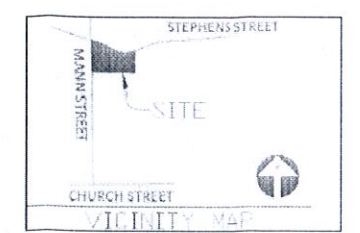
THIS DOCUMENT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE (IN CONTRASTING INK) OF THE REGISTRANT ACROSS THE REGISTRANT'S SEAL.

PAUL LEE CONSULTING ENGINEERING ASSOCIATES, INC.
 PLANNING - ENGINEERING - LAND SURVEYING
 3102 AUSTELL-POWDER SPRINGS ROAD - POWDER SPRINGS, GEORGIA 30127
 PH: (770) 455-2576
 EMAIL: paul@leeeng.com
 2925 MANN STREET
 LAND LOT 487 17TH DISTRICT 2ND SECTION
 COBB COUNTY, GEORGIA
 DATE: 4/03/17
 SCALE: 1" = 20'
J CARPENTER HOMES
 REVISIONS:
 FIRM NO. LSF000115
 JOB NO. 2017016RP1



PLANT LIST	QTY	COMMON NAME	BOTANICAL NAME	MIN. SIZE	MIN. SPACE	INCHES	RECCMP. INCHES	%	COMMENTS
1	Summer Red Red Maple	Acer rubrum Summer Red	3' cal.	20 O.C.	3	0	100		Healthy, Single Straight Leader, Good Form
					3		100		

- NOTES:
- TREE SAVE FENCE FOR ENTIRE SITE MUST BE INSTALLED, INSPECTED AND APPROVED PRIOR TO INSTALLATION OF EROSION CONTROL MEASURES. NO LAND DISTURBANCE OR DEMOLITION IS ALLOWED BEFORE TREE SAVE FENCING HAS BEEN INSPECTED AND APPROVED BY COMMUNITY DEVELOPMENT DIRECTOR.
 - CONTACT THE COMMUNITY DEVELOPMENT DEPARTMENT (770) 319-5307 TO ARRANGE A PRECONSTRUCTION CONFERENCE PRIOR TO ANY LAND DISTURBANCE. NO PERMIT SHALL BE ISSUED UNTIL PLANS ARE APPROVED AND AN ON-SITE INSPECTION WITH CITY REPRESENTATIVE OCCURS.
 - ALL TREE PROTECTION MEASURES SHALL BE INSTALLED PRIOR TO GRADING OR THE REMOVAL OF IMPERVIOUS SURFACES OR STRUCTURES.
 - BUFFERS SHALL BE REPLANTED SUBJECT TO COMMUNITY DEVELOPMENT DEPARTMENT APPROVAL.
 - ALL EXISTING TREES, SPECIMEN AND NON-SPECIMEN, COUNTED FOR EDF CREDITS MUST BE FULLY PRESERVED DURING INDIVIDUAL LOT PERMITTING.
 - THE COMMUNITY DEVELOPMENT DIRECTOR MUST INSPECT THE SITE BEFORE INSTALLATION OF EROSION CONTROL MEASURES. LAND DISTURBANCE WITHOUT A SITE INSPECTION AND APPROVAL BY THE COMMUNITY DEVELOPMENT DIRECTOR WILL RESULT IN A 'STOP-WORK' ORDER AND FINES.
 - IF TREE SURVEY INACCURACIES ARE FOUND ON-SITE, A STOP WORK ORDER WILL BE ISSUED UNTIL REVISED PLANS ARE APPROVED AND PROCESSED BASED ON ACCURATE INFORMATION.
 - THE COMMUNITY DEVELOPMENT DIRECTOR MUST INSPECT AND APPROVE THE SITE BEFORE THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
 - A MINIMUM 3-4" LAYER OF MULCH WILL BE REQUIRED FOR ALL EXISTING, NOT SPECIMEN, LANDSCAPE TREES, INCLUDING STREET TREES AND PARKING LOT TREES. MULCH MUST BE APPLIED PRIOR TO START OF CONSTRUCTION. MULCH SHALL NOT BE PLACED DIRECTLY AGAINST TREE TRUNKS.
 - ALL NEWLY PLANTED TREES SHALL HAVE VISIBLE ROOT FLARES AT FINISHED GRADE. NO CIRCLING ROOTS SHALL BE ALLOWED ON PLANTED TREES. THE UPPER 2/3 OF THE WIRE BASKET, ALL BURLAP AND STRAPPING SHALL BE CUT AND REMOVED PRIOR TO BACKFILL. TREES LESS THAN THE CALIPER INCH SPECIMEN WILL NOT BE ACCEPTED. I.E. 4 INCH CALIPER TREES MUST BE 4 INCHES OR LARGER. PLANT HEIGHT MEASUREMENT IS TAKEN AT THE TOP OF THE MAIN BODY OF THE PLANT AND NOT AT THE TIP OF THE TOPMOST GROWTH.
 - ALL NEWLY PLANTED TREES SHALL BE EQUIVALENT IN QUALITY TO A FLORIDA #1 GRADE OR BETTER. ALL TREES OF LESSER QUALITY SHALL BE REJECTED BY THE COMMUNITY DEVELOPMENT DIRECTOR. NO SUBSTITUTIONS.
 - NO TRENCHING ALLOWED IN TREE SAVE AREAS - INCLUDING IRRIGATION.
 - ALL TREE GUYS AND STAKES SHALL BE REMOVED FROM TREE ONE YEAR AFTER PLANTING OR BEFORE.



REPLACEMENT INCHES CALCULATIONS:

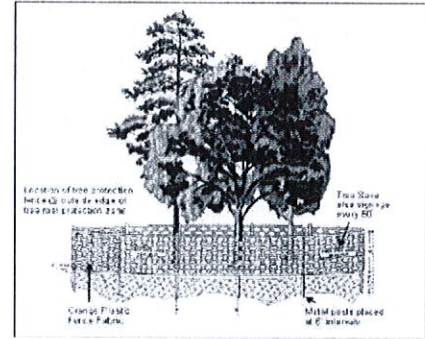
Total acreage = .334 Ac.
 SDF = EDF + RDF
 SDF = .334 x 100' per Acre
 = 33.4' Required for site

Total inches to be preserved = 59'
 Total inches planted = 3'
 33.4 - 62 = +28.6'
 DENSITY EXCEEDED

Specimen Tree Maintenance Plan to be provided as a condition of LDP per Tree Ordinance Requirements. The director of Community Development must be notified of completion of any tree care item in the plan. Proof of completion must also be submitted to the Director of Community Development.

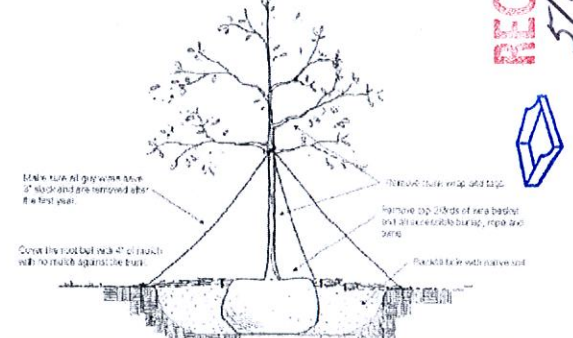
ALL TREES MUST BE PLANTED AT LEAST 10 FEET FROM ANY UTILITY LINE.

Tree Protection for Non-Specimen Trees

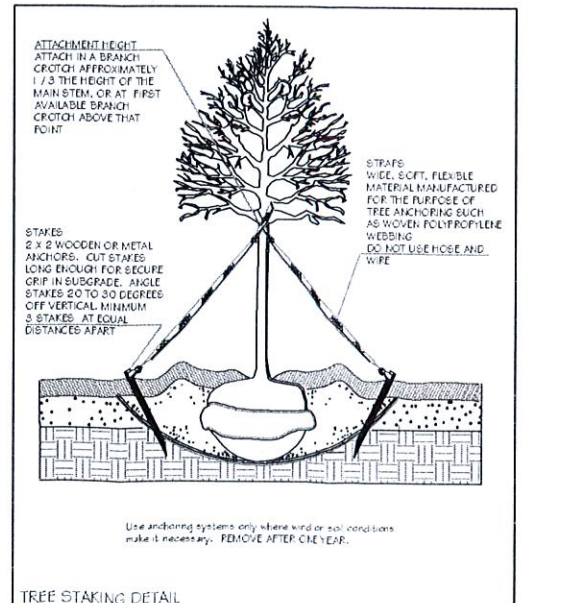


*specimen tree protection requires orange polyethylene fence be replaced with chain link fence.

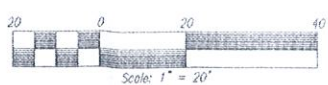
Figure 11: Tree Planting Detail



Excavate the hole to be 3 X the diameter of root ball and 1 to 2\"/>



CONTACT:
 JOHN HICKS
 J CARPENTER HOMES
 (678) 794-7429



TJ Schell
 2905 Gordy Parkway
 Suite 422
 Marietta, Georgia 30066
 Phone: (770) 561-2319
 LANDSCAPE ARCHITECTS
 CERTIFIED ARBORISTS



J. CARPENTER HOMES
 Tree Plan - Rezoning & Variance Submittal
 2905 MANN ST. - LL 487, DIST. 17TH, 2ND SECTION
 CITY OF SWYRNA, COBB COUNTY, GEORGIA

TREE PRESERVATION,
 REPLACEMENT,
 NOTES & DETAILS
 REZONING PLAN

BY:	
DATE:	
SCALE:	
1	

JOB NO:
 SCALE: AS SHOWN
 DATE: 4.11.17
 DRAWN BY: THE
 SHEET No.