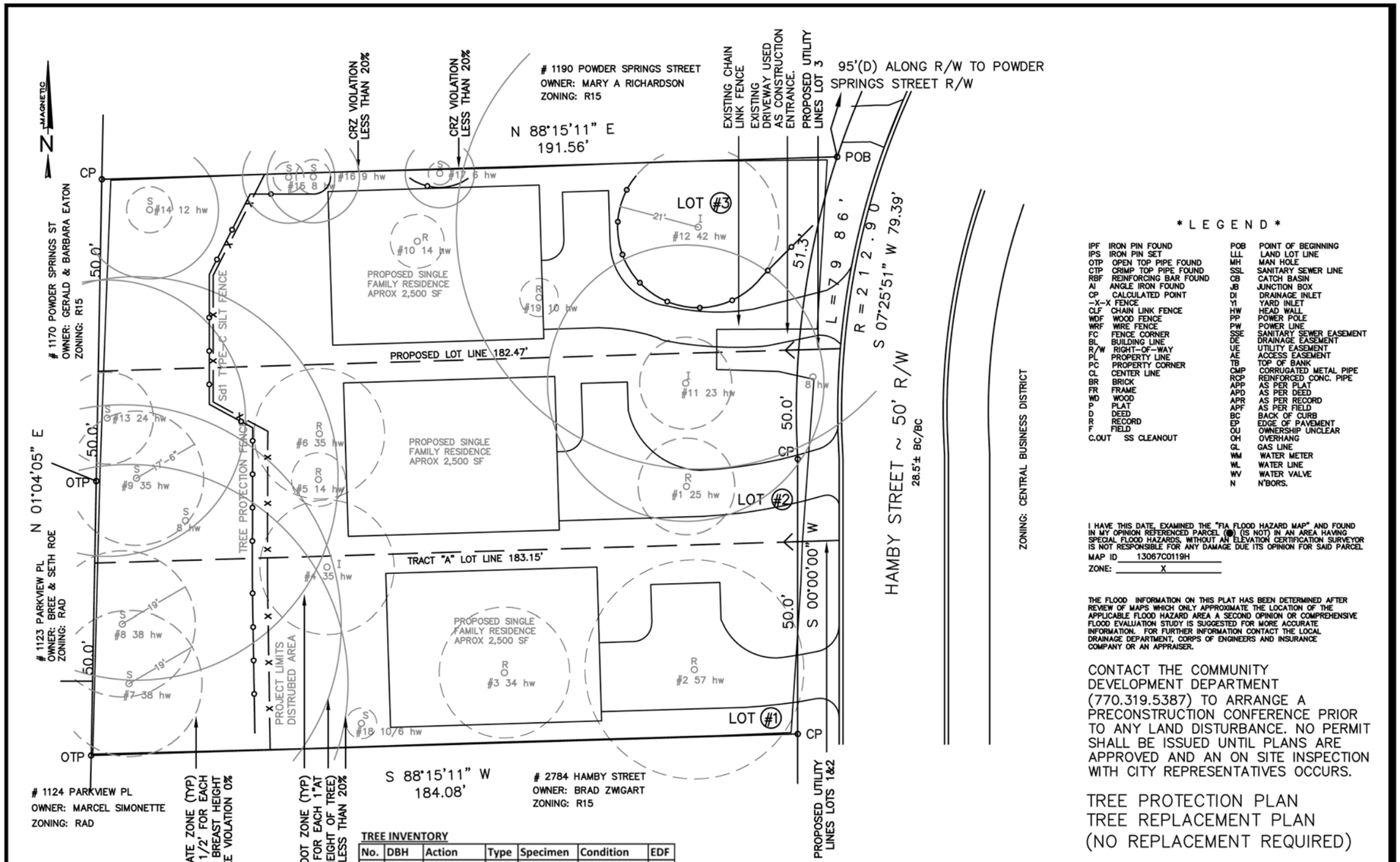

TREE SAVE STATUS:

R – INDICATES TREE TO BE REMOVED
S – INDICATES TREE TO BE SAVED
I – INDICATES IMPACTED BUT NOT REMOVED

TREE LEGEND:

HW – HARDWOOD
P – PINE

DENSITY CALCULATIONS:

SDF = 100 X .633 = 64"
EDF = 77" SAVED
RDF = 0'

NOTES:

REPLACEMENT DENSITY FACTOR SATISFIED.
NO REPLACEMENT NEEDED. TREE LOCATIONS PROVIDED BY SURVEY SYSTEMS & ASSOC, INC.
** TREES #7,8,9 & 13 WOULD QUALIFY FOR TRIPLE CREDIT BUT IS NOT NEEDED. IF TRIPLE CREDIT WERE REQUESTED THE EDF WOULD INCREASE BY 270.

TREE INVENTORY

No.	DBH	Action	Type	Specimen	Condition	EDF
1	25"	REMOVED	HW	Yes	Good	-25
2	57"	REMOVED	HW	No	Dying	0
3	34"	REMOVED	HW	Yes	Good	-34
4	35"	IMPACTED	HW	No	Basil Rot	0
5	14"	REMOVED	HW	No	Good	0
6	35"	REMOVED	HW	No	Unbalanced	0
7	38"	SAVE	HW	Yes	Good	38
8	38"	SAVE	HW	Yes	Good	38
9	35"	SAVE	HW	Yes	Good	35
10	14"	REMOVED	HW	No	Good	0
11	23	IMPACTED	HW	No	Good	0
12	42"	IMPACTED	HW	Yes	Good	-42
13	24"	SAVE	HW	Yes	Good	24
14	12"	SAVE	HW	No	Good	12
15	8"	SAVE	HW	No	Good	8
16	9"	SAVE	HW	No	Good	9
17	6"	SAVE	HW	No	Good	6
18	10"/6"	SAVE	HW	No	Good	8
					TOTAL	77

LAND AREA=
27574 S.F. / 0.633 AC

PROPOSED LOTS:
LOT DENSITY: 4.75 HOMES/AC.
MINIMUM LOT SIZE: 8,200 SF
MAXIMUM LOT SIZE: 10,200 SF
AVERAGE LOT SIZE: 9,191 SF
LOT 1 SIZE: 9169.68 SF
LOT 2 SIZE: 9117.74 SF
LOT 3 SIZE: 9286.53 SF

ADDITIONAL NOTES:
NO BUFFER AREA REQUIRED.
NO LAKES OR STREAMS.
EXISTING DRIVEWAY USED AS CONSTRUCTION ENTRANCE.

0 30
SCALE 1" = 30'

INDICATES Sd1 TYPE-C SILT FENCE
— x — x — x — x — x —

INDICATES TREE PROTECTION FENCE
— • — • — • — • — • —

SETBACKS
FRONT: 20 FT. REQUESTED
REAR: 30 FT. PER ORDINANCE
SIDES: 5 FT. REQUESTED
VARIANCE FROM ORDINANCE

OWNERS:
STANLEY COX
3812 FISHER DRIVE
SMYRNA, GA 30082
CONTACT: 770.238.9197

BILLIE SAPPENFIELD
601 CRABAPPLE CT
CANTON, GA 30115
CONTACT: 404.234.6595

TENANT:
ROBIN MILLARD
2764 HAMBY ST
404.403.2981

LEGEND

IPF	IRON PIN FOUND	POB	POINT OF BEGINNING
IPS	IRON PIN SET	LLL	LAND LOT LINE
OTP	OPEN TOP PIPE FOUND	MH	MAN HOLE
CTP	CRIMP TOP PIPE FOUND	SSL	SANITARY SEWER LINE
RBF	REINFORCING BAR FOUND	CB	CATCH BASIN
AI	ANGLE IRON FOUND	JB	JUNCTION BOX
CP	CALCULATED POINT	DI	DRAINAGE INLET
—X—X	FENCE	YI	YARD INLET
CLF	CHAIN LINK FENCE	HW	HEAD WALL
WDF	WOOD FENCE	PP	POWER POLE
WRF	WIRE FENCE	PW	POWER LINE
FC	FENCE CORNER	SSE	SANITARY SEWER EASEMENT
BL	BUILDING LINE	DE	DRAINAGE EASEMENT
R/W	RIGHT-OF-WAY	UE	UTILITY EASEMENT
PL	PROPERTY LINE	AE	ACCESS EASEMENT
PC	PROPERTY CORNER	TB	TOP OF BANK
CL	CENTER LINE	CMP	CORRUGATED METAL PIPE
BR	BRICK	RCP	REINFORCED CONC. PIPE
FR	FRAME	APP	AS PER PLAT
WO	WOOD	APD	AS PER DEED
P	PLAT	APR	AS PER RECORD
D	DEED	APF	AS PER FIELD
R	RECORD	BC	BACK OF CURB
F	FIELD	EP	EDGE OF PAVEMENT
C.OUT	SS CLEANOUT	OU	OWNERSHIP UNCLEAR
		OH	OVERHANG
		GL	GAS LINE
		WM	WATER METER
		WL	WATER LINE
		WV	WATER VALVE
		N	N'BORS.

I HAVE THIS DATE, EXAMINED THE "FIA FLOOD HAZARD MAP" AND FOUND IN MY OPINION REFERENCED PARCEL (●) (IS NOT) IN AN AREA HAVING SPECIAL FLOOD HAZARDS. WITHOUT AN ELEVATION CERTIFICATION SURVEYOR IS NOT RESPONSIBLE FOR ANY DAMAGE DUE ITS OPINION FOR SAID PARCEL

MAP ID 13067C0119H
ZONE: X

THE FLOOD INFORMATION ON THIS PLAT HAS BEEN DETERMINED AFTER REVIEW OF MAPS WHICH ONLY APPROXIMATE THE LOCATION OF THE APPLICABLE FLOOD HAZARD AREA A SECOND OPINION OR COMPREHENSIVE FLOOD EVALUATION STUDY IS SUGGESTED FOR MORE ACCURATE INFORMATION. FOR FURTHER INFORMATION CONTACT THE LOCAL DRAINAGE DEPARTMENT, CORPS OF ENGINEERS AND INSURANCE COMPANY OR AN APPRAISER.

CONTACT THE COMMUNITY DEVELOPMENT DEPARTMENT (770.319.5387) 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 REPRESENTATIVES OCCURS.

TREE PROTECTION PLAN
TREE REPLACEMENT PLAN
(NO REPLACEMENT REQUIRED)

*REQUEST: ALLOW THE SURPLUS OF SAVED DENSITY TO OFFSET THE RECOMPENSE OF TREES REMOVED.

STATE OF GEORGIA
CRAIG WRIGLEY
CERTIFICATE NO. 002688
REGISTERED ARCHITECT

GEORGIA
REGISTERED
NO. 862
LANDSCAPE ARCHITECT
CAROLINE CHESNUT LESLIE

TREE PROTECTION PLAN
SITE: 2764 HAMBY STREET, SMYRNA, GA 30080
LOT BLOCK UNIT
SUBDIVISION R.B. SEAGRAVE'S
LAND LOT 488 17TH DISTRICT 2ND SECTION
COBB COUNTY, GEORGIA (DB 14508 PG 3546)

REVISIONS	BY

DRAWN BY
CHECKED BY
DATE: 07/08/2014
SCALE: 1"= 20'
JOB No.

SHEET NUMBER
1
1 OF 1 SHEETS