



1. THE SITE CONTAINS: .388 ACRES 16,917 SF (FOR BOTH LOTS TOTAL)
2. CURRENT STREET ADDRESS: 2731 MATHEWS STREET, SMYRNA, GA 30331
3. THE NORTH ARROW AND SCALE ARE SHOWN ON THIS PLAN
4. SURVEY INFORMATION TAKEN FROM SURVEYS PERFORMED BY MCCLUNG SURVEYING DATED JULY 25, 2016.
5. NO PORTIONS OF THIS PROPERTY ARE INSIDE DESIGNATED F.E.M.A. SPECIAL FLOOD HAZARD AREA AS PER THE FLOOD INSURANCE RATE MAP #130670119 H, DATED MARCH 4, 2013.
6. THERE ARE NO WATERS OF THE STATE OF GEORGIA (LAKES OR STREAMS) WITHIN 200 FEET OF THE SITE. ALL APPROPRIATE STATE WATER BUFFERS ARE SHOWN ON THE SITE PLANS. THERE ARE NO PROPOSED IMPACTS TO ANY STATE WATER BUFFERS.
7. TO THE BEST OF OUR KNOWLEDGE, THERE NO CEMETERIES, ARCHITECTURAL, OR ARCHEOLOGICAL LANDMARKS EXIST ON SITE. IN THE EVENT THAT THESE LANDMARKS ARE DISCOVERED DURING CONSTRUCTION, THE ENGINEER MUST BE CONTACTED IMMEDIATELY FOR REVIEW AND AMENDING THE CONSTRUCTION PLANS
8. ALL KNOWN UTILITY EASEMENTS PER THE SURVEY ARE SHOWN ON THIS PLAN
9. SANITARY SEWER WILL BE PROVIDED TO THE NEW HOUSE THROUGH AN EXISTING CLEANOUT CONNECTION TO COBB COUNTY SEWER SYSTEM. A NEW SEWER LATERAL WILL BE INSTALLED FOR THE SECOND HOUSE. NO ONSITE SEPTIC SYSTEM IS PROPOSED.

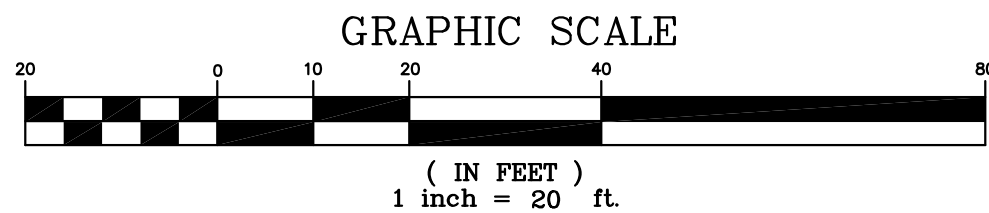
CURRENT ZONING: R-20 SINGLE FAMILY ATTACHED OR DETACHED
MINIMUM LOT SIZE: 25,000 SF
MIN LOT WIDTH AT FRONT SETBACK: 75 FT; CUL-DE-SAC 50 FT
MIN PUBLIC ROAD FRONTAGE: 75 FT; CUL-DE-SAC 50 FT (VARIANCE REQUESTED TO 43.675
FT FOR LOT 1 AND 43.675 FEET FOR LOT 2)
ALL SETBACKS SHALL BE MEASURED FROM FUTURE RIGHT-OF-WAY
FRONT SETBACK: 35 FT (VARIANCE REQUESTED TO 25 FT)
SIDE SETBACK: 10 FT (VARIANCE REQUESTED TO 5 FT)
REAR SETBACK: 35 FT (VARIANCE REQUESTED TO 15 FT)
PROPERTY WITH SHORTER AMOUNT OF ROAD FRONTAGE WILL BE THE FRONT SETBACK FOR
DETERMINING OTHER SETBACKS (MAJOR SIDE, SIDE, REAR).
IF STRUCTURE FRONTS A MAJOR SIDE SETBACK, MAJOR SIDE SETBACK SHALL BE 35 FT.
MAXIMUM BUILDING HEIGHT: 35 FT
PARKING REQUIREMENTS: 2 SPACES PER DWELLING UNIT

THE SITE CONSISTS 0.40 ACRES FOR BOTH LOTS TOTAL. THE PROPOSED DETENTION FACILITIES ALLOW FOR A BUILD OUT IMPERVIOUS FOR EACH LOT UP TO 0.11 ACRES. THIS CORRESPONDS TO 4792 SQUARE FEET OF NEW OR RECLAIMED IMPERVIOUS AREA ON SITE THAT MUST BE TREATED FOR WATER QUALITY. THE PROVIDED LOT COVERAGE FOR BOTH LOTS IS LESS THAN 4792 SF. THE FIRST 1.2" OF A RAIN EVENT IS USED TO CALCULATE THE REQUIRED WATER QUALITY VOLUME. THE REQUIRED WATER QUALITY VOLUME IS 475 CUBIC FEET FOR EACH LOT.

AN INFILTRATION TRENCH WAS SIZED TO TREAT THE NEW IMPERVIOUS AREA FOR WATER QUALITY AND PROVIDE DETENTION FOR THE 2- YR
THOUGH 100-YR STORM EVENTS WAS SELECTED. THE INFILTRATION TRENCH WILL PROMOTE GROUNDWATER RECHARGE AND BY SIZING THE
TRENCH FOR THE LARGER RAIN EVENTS, THERE SHOULD BE VERY LITTLE RUNOFF FROM THE SITE IN SMALLER, MORE COMMON RAIN EVENTS.
AN ASSUMED INFILTRATION RATE OF 0.5 INCHES PER HOUR WAS USED FOR THIS ZONING PLAN.

THE INFILTRATION TRENCH WILL BE FILLED WITH #57 STONE THAT ALLOWS FOR A 40% VOID RATIO. BECAUSE OF THE STONE VOID RATIO, THE REQUIRED VOLUME FOR WATER QUALITY / STORMWATER DETENTION IN EACH TRENCH IS 1190 CUBIC FEET. THE PROPOSED TRENCH DIMENSIONS ARE 25 FT LONG BY 17 FT WIDE BY 5 FT DEEP. THE TOTAL VOLUME YIELDED BY THE TRENCH WILL BE 1312 CUBIC FEET, WHICH WILL BE ADEQUATE TO ACCOMPANY THE STONE VOIDS. THE TRENCH WILL HAVE A SAND BOTTOM BELOW THE 5 FOOT GRAVEL BASE AND HAVE A 5 FOOT GRASSY STRIP SURROUNDING THE UPSTREAM SIDES TO PROMOTE FILTRATION BEFORE STORMWATER ENTERS THE BASIN.

THE POST DEVELOPED DISTURBED AREA HYDROGRAPHS WERE ROUTED USING THE DEKALB RATIONAL METHOD THROUGH THE INFILTRATION TRENCH. THE INFILTRATION TRENCH ALSO ASSUMES A CONSERVATIVE INFILTRATION RATE OF 0.50 INCHES PER HOUR. AN 6" DRAIN WILL BE PLACED FROM THE TOP OF THE TRENCH AS AN OVERTOP FOR THE LARGER STORM EVENTS. THE SMALLER STORM EVENTS ARE MODELED TO BE HELD IN THE TRENCH ITSELF AND WILL PERCOLATE THROUGH THE SOIL. THE CHART BELOW SHOWS THE POST BASIN OF 0.20 ACRES ROUTED THROUGH THE INFILTRATION TRENCH AND THE OUTFLOW PIPE. THESE NUMBERS WILL HOLD TRUE FOR EACH LOT. DETAILED INFILTRATION TRENCH DRAWINGS WILL BE PROVIDED AS PART OF THE CONSTRUCTION PLANS.



PEAK FLOW SUMMARY CHART FOR SITE							
Storm Event	Pre-Developed Basin Q (cfs)	Post-Developed Basin Q (cfs)	Allowable Q (cfs)	Infiltration Trench Routed Q (cfs)	% Reduction from Pre Developed	Peak Ponding Elevation (ft)	Total Pond Storage
2-YR	0.28	0.66	0.25	0.00	100.00%	99.11	575
5-YR	0.32	0.76	0.29	0.08	73.91%	99.49	628
10-YR	0.35	0.83	0.32	0.15	59.04%	99.57	640
25-YR	0.40	0.94	0.36	0.22	44.91%	99.70	657
50-YR	0.44	1.03	0.40	0.28	36.73%	99.81	673
100-YR	0.48	1.11	0.43	0.42	12.94%	99.89	684

PROPOSED HOUSE FOOTPRINT	1443	SQ. FT.
PROPOSED GARAGE	719	SQ. FT.
PROPOSED DRIVEWAY	1361	SQ. FT.
PROPOSED FRONT STEPS/PORCH/WALK	321	SQ. FT.
PROPOSED BACK DECK	134	SQ. FT.
TOTAL COVERAGE	3978	SQ. FT.
LOT AREA	8463	SQ. FT.
LOT COVERAGE	47.00%	

PROPOSED HOUSE FOOTPRINT	1445	SQ. FT.
PROPOSED GARAGE	715	SQ. FT.
PROPOSED DRIVEWAY	1365	SQ. FT.
PROPOSED FRONT STEPS/PORCH/WALK	275	SQ. FT.
PROPOSED BACK DECK	138	SQ. FT.
TOTAL COVERAGE	3938	SQ. FT.
LOT AREA	8453	SQ. FT.
LOT COVERAGE	46.59%	

24 HOUR EMERGENCY CONTACT: MATT JUNGER - 404-493-1555



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Prepared For
Matt Junger

Site Plan

DATE	8-10-16	REVISIONS	
		AS SHOWN	10-2-16
SCALE			CITY COMMENTS
DRAWN	PZ		
CHECKED	CUP		



Zoning Plan For

2731 Mathews Street

and Lot 632 17th District
City of Smyrna, Georgia

CVE PI #	16-235
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C-1

Sheet No

ES&PC Notes:

- SILT FENCE PROVIDED = 587 LINEAR FEET
SEDIMENT STORAGE REQUIRED = 26.49 CU YD
SEDIMENT STORAGE PROVIDED = 29.35 CU YD

City of Smyrna Landscape Notes:

1. 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.
2. ALL TREE PROTECTION MEASURES SHALL BE INSTALLED PRIOR TO GRADING OR THE REMOVAL OF IMPERVIOUS SURFACES OR STRUCTURES.
3. BUFFERS SHALL BE REPLANTED SUBJECT TO COMMUNITY DEVELOPMENT DEPARTMENT APPROVAL.
4. ALL TREES MUST BE PLANTED AT LEAST 10' FROM ANY UTILITY LINE.
5. THE COMMUNITY DEVELOPMENT DIRECTOR MUST INSPECT AND APPROVE THE SITE BEFORE THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
6. A 3" LAYER OF ORGANIC MULCH WILL BE REQUIRED FOR ALL REPLACEMENT TREES. MULCH MUST BE APPLIED PRIOR TO START OF CONSTRUCTION. MULCH SHALL NOT BE PLACED DIRECTLY AGAINST TREE TRUNKS.
7. ALL NEWLY PLANTED TREES SHALL HAVE VISIBLE ROOT FLOCKS 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.
8. TREES LESS THAN THE CALIPER INCH SHOWN WILL NOT BE ACCEPTED. I.E.: 4 INCH CALIPER TREES MUST BE 4 INCHES OR LARGER.
9. PLANT HEIGHT MEASUREMENT IS TAKEN AT THE TOP OF THE MAIN BODY OF THE PLANT AND NOT AT THE TIP OF THE TALLEST GROWTH.
10. 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.
11. WATERING BAGS OR A DRIP IRRIGATION SYSTEM WILL BE PROVIDED FOR ALL TREES PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY. DURING FIRST YEAR BAGS WILL BE REFILLED WEEKLY BY OWNER AND REFILLED DURING DROUGHTS FOR A MINIMUM OF 2 YEARS AFTER INSTALLATION.
12. MULCHING IS ALLOWED IN TREE SAVE AREAS-INCLUDING IRRIGATION.
13. ALL TREE GUYING AND STAKES SHALL BE REMOVED FROM TREE ONE YEAR AFTER PLANTING DATE.
14. EVERY NEW COMMERCIAL OR INSTITUTIONAL DEVELOPMENT SHALL PLANT AND MAINTAIN A BED OF JONQUILS OR OTHER APPROPRIATE FLOWERS AT A LOCATION VISIBLE FROM A PUBLIC RIGHT-OF-WAY.

Tree Save/Density And Recompense Requirements

DENSITY REQUIREMENT:
REQUIRED DENSITY IS 100" PER ACRE)

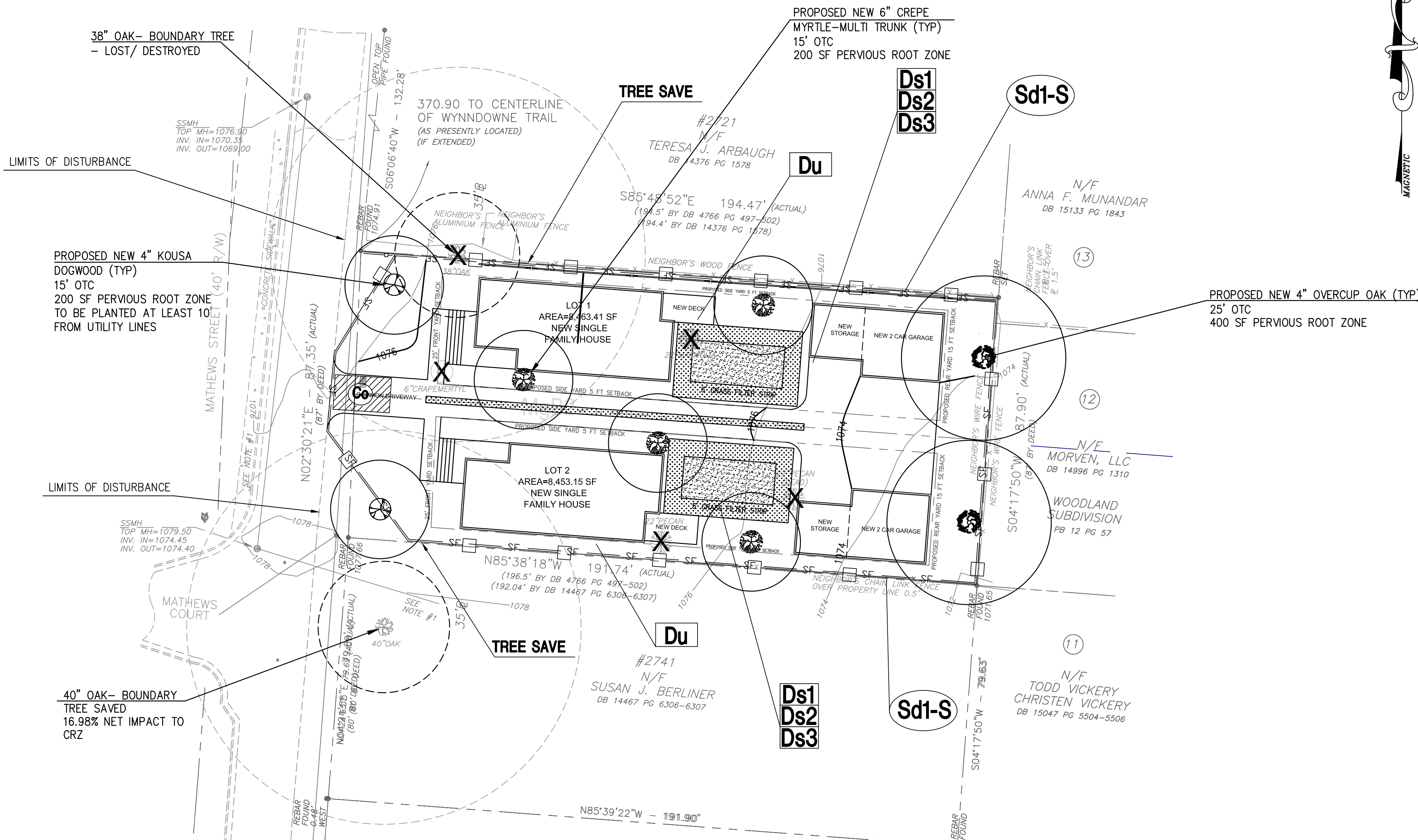
LOT 1:
REQUIRED DENSITY (100" X 0.194) = 19.4" (20") REQUIRED
PROVIDED DENSITY = 20" TOTAL REPLACEMENT DBH
REPLACEMENT TREES:
- 1 QTY - OVERCUP OAK, 4" DBH
- 2 QTY - CREPEMYRTLE MULTI-TRUNK, 6" DBH
- 1 QTY - KOUSA DOGWOOD, 4" DBH
TOTAL REPLACEMENT DBH = 20"

SAVED TREES: NONE
REQUIRED DENSITY MET THROUGH REPLACEMENT TREES

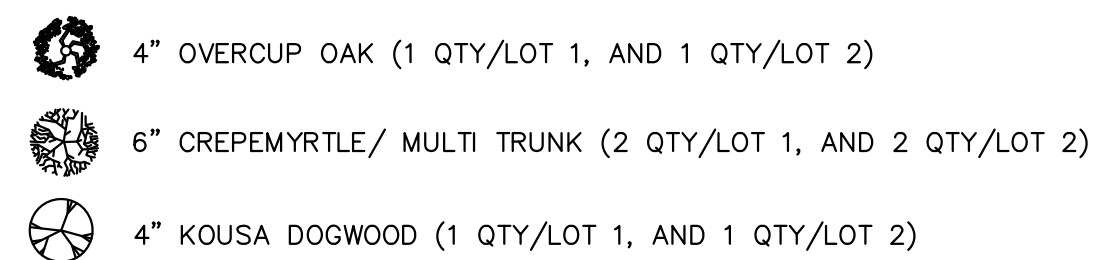
SPECIMEN RECOMPENSE:
38" OAK - LOST/DESTROYED = 38" REQUIRED RECOMPENSE
PROVIDED RECOMPENSE = 0.00
REQUIRED RECOMPENSE NOT MET

LOT 2:
 REQUIRED DENSITY (100" X 0.194) = 19.4" (20") REQUIRED
 PROVIDED DENSITY = 20" TOTAL REPLACEMENT DBH
REPLACEMENT TREES:
 - 1 QTY - OVERCUP OAK, 4" DBH
 - 2 QTY - CREPEMYRTLE MULTI-TRUNK, 6" DBH
 - 1 QTY - KOUSA DOGWOOD, 4" DBH
 TOTAL REPLACEMENT DBH = 20" SAVED TREES: NONE

SPECIMEN RECOMPENSE:
0.00" - LOST/DESTROYED = 0.00" REQUIRED RECOMPENSE
NO SPECIMEN RECOMPENSE REQUIRED



Tree Legend:



Specimen/ Boundary Tree Inventory:

SPECIMEN/ BOUNDARY TREES - LOT 1:
- 38" OAK - SPECIMEN AND BOUNDARY TREE - LOST/DESTROYED

SPECIMEN/ BOUNDARY TREES - LOT 2:
- 40" OAK - SPECIMEN AND BOUNDARY TREE - SAVED

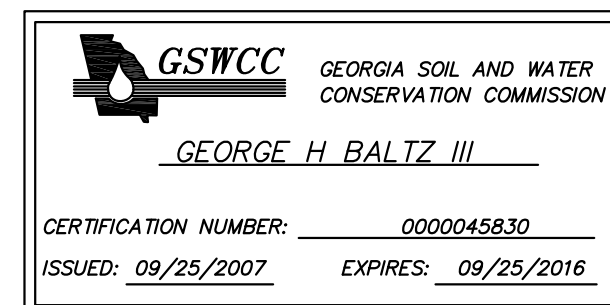
Soil Legend:

MgB2 - MADISON SANDY LOAM, 2 TO 6 PERCENT SLOPES, ERODED

State Waters Notes:

NO PORTIONS OF THIS PROPERTY ARE INSIDE DESIGNATED F.E.M.A. SPECIAL FLOOD HAZARD AREA AS PER THE FLOOD INSURANCE RATE MAP #13067C0119 H, DATED MARCH 4, 2013.

THERE ARE NO WATERS OF THE STATE OF GEORGIA (LAKES OR STREAMS) WITHIN 200 FEET OF THE SITE. ALL APPROPRIATE STATE WATER BUFFERS ARE SHOWN ON THE SITE PLANS. THERE ARE NO PROPOSED IMPACTS TO ANY STATE WATER BUFFERS.



THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND-DISTURBING ACTIVITIES.

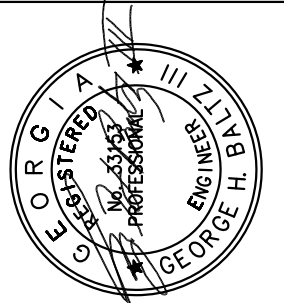
EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PROVIDED BY THE CONTRACTOR FOR EFFECTIVE EROSION IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.

ANY DISTURBED AREAS LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.

ANY DISTURBED AREAS REMAINING IDLE FOR 30 DAYS SHALL BE STABILIZED WITH PERMANENT VEGETATION.



Know what's below.
Call before you dig.



Zoning Plan For

2731 Mathews Street
Zoning: Plan F-OT
Land Lot 632 17th District
City of Smyrna, Georgia

and Lot 632 17th District
City of Smyrna, Georgia

CVE PI #	16-235
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C-2

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Prepared For
Matt Junger

ESPC And Trees Plan

DATE	8-10-16	REVISIONS	
SCALE	AS SHOWN	10-2-16	CITY COMMENTS
DRAWN	PZ		
CHECKED	CLP		

