

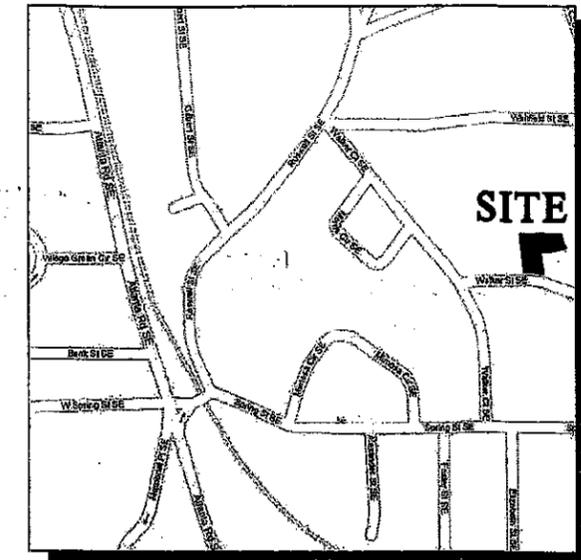
**OWNER OF RECORD:**  
 SHERMAN WHITAKER  
 1196 Sandhill Hickory Level Rd.  
 Carrollton, GA 30116  
 (770) 832-0062

**SUBDIVIDER:**  
 BRENDAN CROWLEY  
 2573 OLD ROSWELL RD.  
 SMYRNA, GA 30080  
 24 HR: (404) 483-6921

ALISON VAUGHAN  
 6940 ROSWELL RD. NE, #8E  
 SANDY SPRINGS, GA 30328  
 24 HR: (404) 444-0016

ZONING:  
R-15

ZONING:  
RTD



**VICINITY MAP**

SCALE: NONE

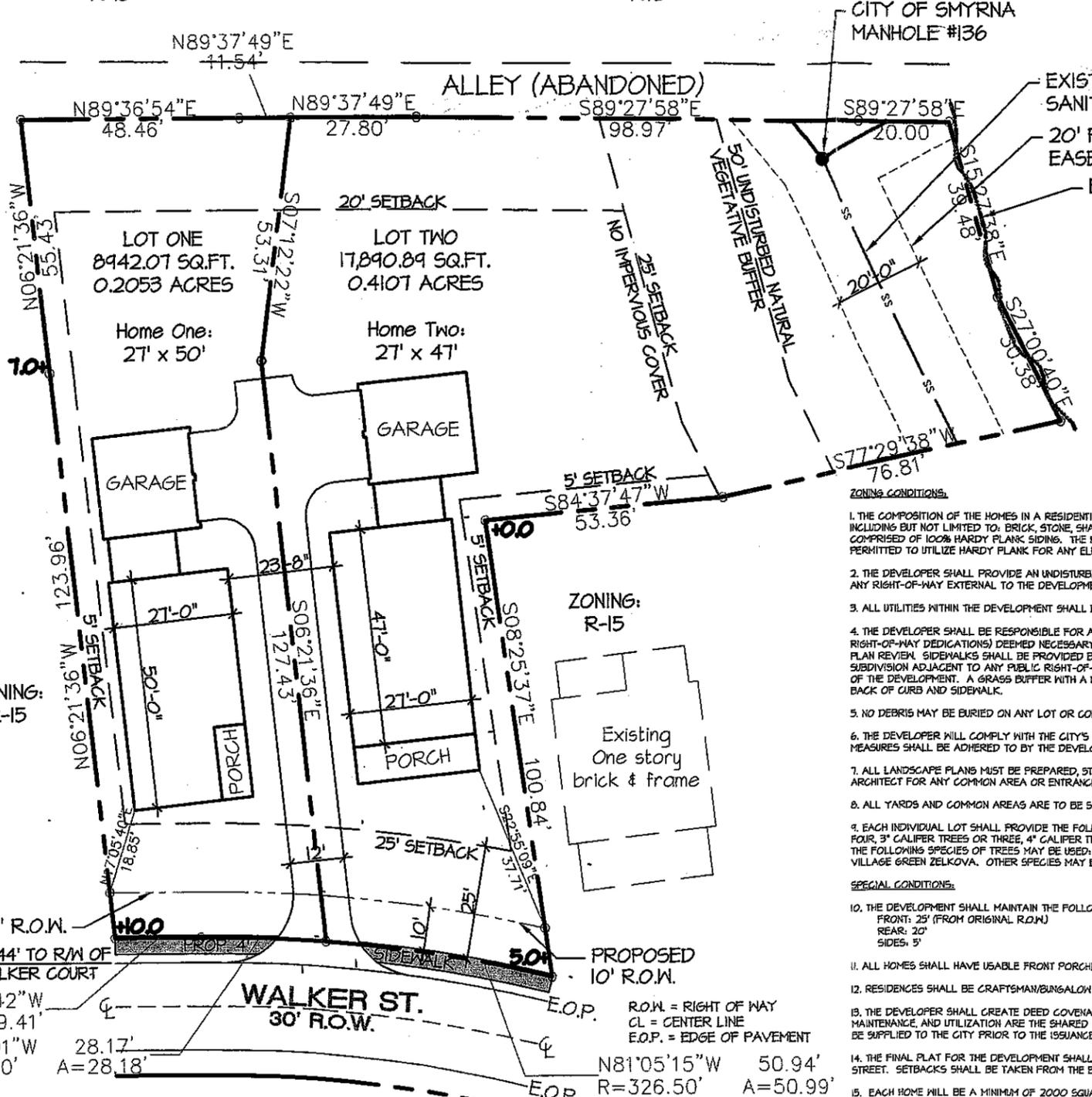
**SITE INFORMATION:**  
 LAND LOT 543, 11TH DISTRICT, 2ND SECTION  
 COBB COUNTY, GEORGIA  
 IN CORRIDOR DESIGN DISTRICT-1, SOUTH ATLANTA ROAD.

TOTAL SITE: 26,832.96 SQ.FT. OR 0.616 ACRES  
 CURRENT USE: VACANT LOT

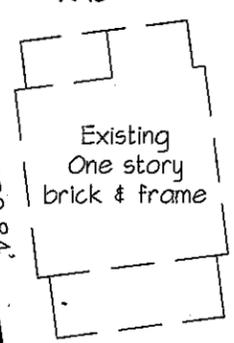
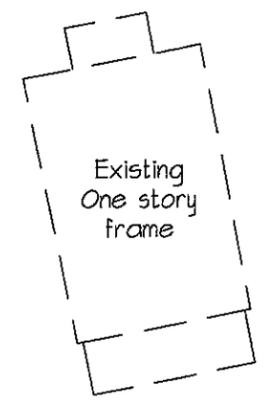
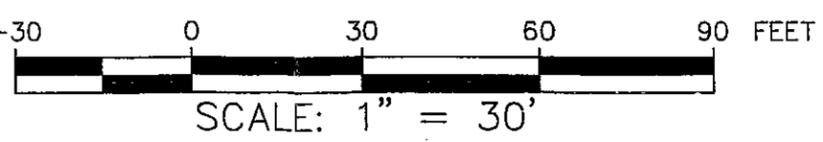
2 LOTS PROPOSED:  
 LOT ONE: 8,942.07 SQ.FT. OR 0.2053 ACRES  
 LOT TWO: 17,890.89 SQ.FT. OR 0.4107 ACRES

PRESENT LAND USE: MODERATE DENSITY RESIDENTIAL  
 PROPOSED LAND USE: MODERATE DENSITY RESIDENTIAL  
 PROPOSED SITE DENSITY = 3.25 UNITS / ACRE  
 TOTAL GREENSPACE: 20,616.91 SQ.FT. OR .473 ACRES (76.8%)

- GENERAL NOTES:**
- EXISTING ZONING: R-15  
 PROPOSED ZONING: RAD CONDITIONAL
  - MINIMUM SETBACKS:  
 FRONT: 25'  
 SIDE: 5'  
 REAR: 20'
  - HOUSES SHALL MAINTAIN A 5' SETBACK FROM ANY ON-SITE EASEMENTS.
  - ALL LOTS SERVICED BY CITY OF SMYRNA WATER & SEWER.
  - 1/2 INCH REBAR SET AT ALL CORNERS.
  - NO BURY OR BURN PITS ON SITE.
  - SIGNS WILL BE POSTED ADVISING WORK HOURS FOR THIS PROJECT.



- ZONING CONDITIONS:**
- THE COMPOSITION OF THE HOMES IN A RESIDENTIAL SUBDIVISION SHALL INCLUDE A MIXTURE OF ELEMENTS INCLUDING BUT NOT LIMITED TO: BRICK, STONE, SHAKE, HARDY PLANK AND STUCCO. NO ELEVATION SHALL BE COMPRISED OF 100% HARDY PLANK SIDING. THE RESIDENCES ALONG EXTERNAL ROADWAYS SHALL NOT BE PERMITTED TO UTILIZE HARDY PLANK FOR ANY ELEVATION FACING THESE ROADS.
  - THE DEVELOPER SHALL PROVIDE AN UNDISTURBED BUFFER WITH A MINIMUM WIDTH OF 20 FEET PARALLEL TO ANY RIGHT-OF-WAY EXTERNAL TO THE DEVELOPMENT.
  - ALL UTILITIES WITHIN THE DEVELOPMENT SHALL BE UNDERGROUND.
  - THE DEVELOPER SHALL BE RESPONSIBLE FOR ANY TRAFFIC IMPROVEMENTS (INCLUDING ADDITIONAL RIGHT-OF-WAY DEDICATIONS) DEEMED NECESSARY BY EITHER THE CITY OR THE COUNTY DURING CONSTRUCTION PLAN REVIEW. SIDEWALKS SHALL BE PROVIDED BY THE DEVELOPER INSIDE THE SUBDIVISION AND OUTSIDE THE SUBDIVISION ADJACENT TO ANY PUBLIC RIGHT-OF-WAY CONSISTENT WITH CITY'S REQUIREMENTS FOR THE EXTENT OF THE DEVELOPMENT. A GRASS BUFFER WITH A MINIMUM WIDTH OF TWO FEET SHALL BE PROVIDED BETWEEN THE BACK OF CURB AND SIDEWALK.
  - NO DEBRIS MAY BE BURIED ON ANY LOT OR COMMON AREA.
  - THE DEVELOPER WILL COMPLY WITH THE CITY'S CURRENT TREE ORDINANCE. ALL REQUIRED TREE PROTECTION MEASURES SHALL BE ADHERED TO BY THE DEVELOPER DURING CONSTRUCTION.
  - ALL LANDSCAPE PLANS MUST BE PREPARED, STAMPED, AND SIGNED BY A GEORGIA REGISTERED LANDSCAPE ARCHITECT FOR ANY COMMON AREA OR ENTRANCES.
  - ALL YARDS AND COMMON AREAS ARE TO BE SODDED, AND LANDSCAPED. IRRIGATE AS APPROPRIATE.
  - EACH INDIVIDUAL LOT SHALL PROVIDE THE FOLLOWING AT THE TIME OF CERTIFICATE OF OCCUPANCY: EITHER FOUR, 3" CALIPER TREES OR THREE, 4" CALIPER TREES, UNLESS OTHERWISE APPROVED BY THE CITY'S ARBORIST. THE FOLLOWING SPECIES OF TREES MAY BE USED: NUTTALL OAK, SHAMP CHESTNUT OAK, ALLEE ELM, AND VILLAGE GREEN ZELKOVA. OTHER SPECIES MAY BE USED IF APPROVED BY THE CITY.
- SPECIAL CONDITIONS:**
- THE DEVELOPMENT SHALL MAINTAIN THE FOLLOWING SETBACKS:  
 FRONT: 25' (FROM ORIGINAL R.O.W.)  
 REAR: 20'  
 SIDES: 5'
  - ALL HOMES SHALL HAVE USABLE FRONT PORCHES.
  - RESIDENCES SHALL BE CRAFTSMAN/BUNGALOW STYLE AND HAVE REAR ENTRY GARAGES.
  - THE DEVELOPER SHALL CREATE DEED COVENANTS FOR THE SHARED DRIVEWAYS IN WHICH THE OWNERSHIP, MAINTENANCE, AND UTILIZATION ARE THE SHARED RESPONSIBILITY OF EACH HOMEOWNER. THESE COVENANTS MUST BE SUPPLIED TO THE CITY PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
  - THE FINAL PLAT FOR THE DEVELOPMENT SHALL INCLUDE A RIGHT-OF-WAY DEDICATION OF 10' ALONG WALKER STREET. SETBACKS SHALL BE TAKEN FROM THE EXISTING RIGHT-OF-WAY.
  - EACH HOME WILL BE A MINIMUM OF 2000 SQUARE FEET IN SIZE.



BOUNDARY INFORMATION TAKEN FROM  
 BOUNDARY SURVEY BY:  
 SOLAR LAND SURVEYING CO., DATED  
 OCTOBER 27, 1983.  
 P.O. BOX 723493  
 ATLANTA, GA 30339-0493  
 PHONE: 404 425-8677

**SITE PLAN FOR**

**CLAIRE & BRENDAN CROWLEY**

**ALISON & TONY VAUGHAN**

ADDRESS:  
 WALKER STREET, SMYRNA, GEORGIA 30080

PREPARED:  
 BRENDAN CROWLEY, P.E.

DATE: 10 AUGUST 2007  
 SCALE: 1" = 30'-0"

**C1**

EXISTING SPECIMEN TREE INVENTORY							MAX 20% ENCROACHMENT:	
# ON PLAN	SYMBOL	SPECIES	SIZE (CALIPER)	QUANTITY	CONDITION	STATUS	CRZ (Sq.Ft.)	Encroachment
#1	L'	LAUREL OAK	34" CAL.	1	SPECIMEN QUALITY	TO BE SAVED	8171 Sq.Ft.	1460 Sq.Ft. (17.9)
#2	HW'	HARDWOOD	24" CAL.	1	SPECIMEN QUALITY	TO BE SAVED	3445 Sq.Ft.	0 Sq.Ft. (0)

EXISTING TREE INVENTORY (TREES TO REMAIN FOR DENSITY CREDIT)					
SYMBOL	SPECIES	SIZE (CAL.)	QUANTITY	UNITS	TOTAL UNITS
L'	LAUREL OAK	34"	1	6.5	6.5
WA'	WATER OAK	4"	1	0.1	0.1
WA'	WATER OAK	7"	1	0.3	0.3
WH'	WHITE OAK	4"	1	0.1	0.1
WH'	WHITE OAK	5"	2	0.3	0.6
WH'	WHITE OAK	6"	1	0.3	0.3
RO'	RED OAK	4"	1	0.1	0.1
RO'	RED OAK	5"	1	0.3	0.3
M'	MAPLE	7"	1	0.3	0.3
M'	MAPLE	8"	1	0.3	0.3
M'	MAPLE	10"	1	0.6	0.6
M'	MAPLE	11"	1	0.6	0.6
M'	MAPLE	13"	1	1.2	1.2
M'	MAPLE	14"	1	1.2	1.2
M'	MAPLE	17"	1	1.9	1.9
S'	SHEET GUM	5"	3	0.3	0.9
S'	SHEET GUM	6"	5	0.3	1.5
S'	SHEET GUM	8"	1	0.3	0.3
S'	SHEET GUM	9"	1	0.6	0.6
S'	SHEET GUM	14"	1	1.2	1.2
C'	CEDAR	2"	1	0.1	0.1
C'	CEDAR	3"	2	0.1	0.2
W'	WALNUT	14"	1	1.9	1.9
MA'	MAGNOLIA	3"	1	0.1	0.1
H'	HICKORY	7"	1	0.3	0.3
M'	MIMOSA	10"	1	0.6	0.6
HW'	HARDWOOD	12"	1	0.6	0.6
HW'	HARDWOOD	13"	1	1.2	1.2
HW'	HARDWOOD	24"	1	5.1	5.1

**LANDSCAPE CALCULATIONS:**

TOTAL SITE: 26,832.46 SQ.FT. OR 0.616 ACRES  
 SITE DENSITY FACTOR (SDF) = 20 UNITS PER ACRE  
 0.616 ACRES x 20 = 12.32 (SDF)

EXISTING DENSITY FACTOR (EDF) = 24 UNITS,  
 SEE EX. TREE INVENTORY

REPLACEMENT DENSITY FACTOR (RDF) =  
 12.32 (SDF) - 24 (EDF) =  
 AN EXCESS OF 16.68 UNITS.  
 NO RDF REQUIRED.

CRZ = RADIUS EQUAL IN FEET TO 1.5 TIMES THE NUMBER  
 OF INCHES OF THE TRUNK DIAMETER.  
 \*CRITICAL ROOT ZONES SHOWN AROUND ALL SPECIMEN  
 SIZE TREES.

SPECIMEN TREES: SEE EXISTING SPECIMEN TREE  
 INVENTORY.  
 2 SPECIMEN TREES TOTAL ON-SITE, BOTH BEING SAVED.

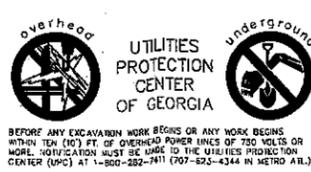
NOTE: 34" LAUREL OAK (SPECIMEN #1) IS DIVIDING THE  
 PROPERTY LINE.

CDD-1 REQUIREMENTS:  
 TWO EXISTING CHERRY TREES ARE PROPOSED FOR  
 REMOVAL.  
 THESE WILL BE REPLACED WITH TWO FLOWERING TREES,  
 TO BE SHOWN ON TREE REPLACEMENT PLAN.

OWNER OF RECORD:  
 SHERMAN WHITAKER  
 1146 Sandhill Hickory Level Rd.  
 Carrollton, GA 30016  
 (770) 832-0062

SUBDIVIDER:  
 BRENDAN CROWLEY  
 2513 OLD ROSWELL RD.  
 SMYRNA, GA 30080  
 24 HR. (404) 489-6421

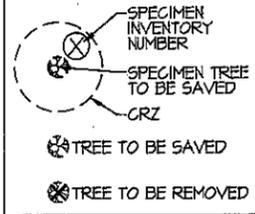
ALISON VAUGHAN  
 6940 ROSWELL RD. NE, #8E  
 SANDY SPRINGS, GA 30328  
 24 HR. (404) 444-0016



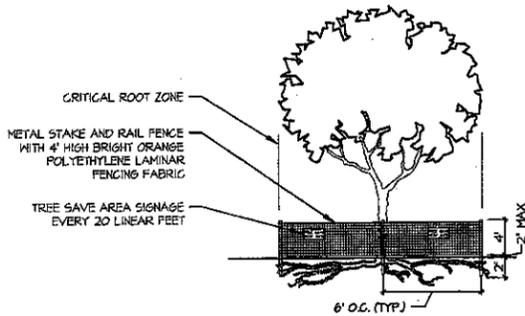
BOUNDARY INFORMATION TAKEN FROM  
 BOUNDARY SURVEY BY:  
 SOLAR LAND SURVEYING CO.,  
 DATED OCTOBER 21, 1983.

P.O. BOX 123448  
 ATLANTA, GA 30384-0448  
 PHONE: 404 425-8671

**EXISTING TREE LEGEND**

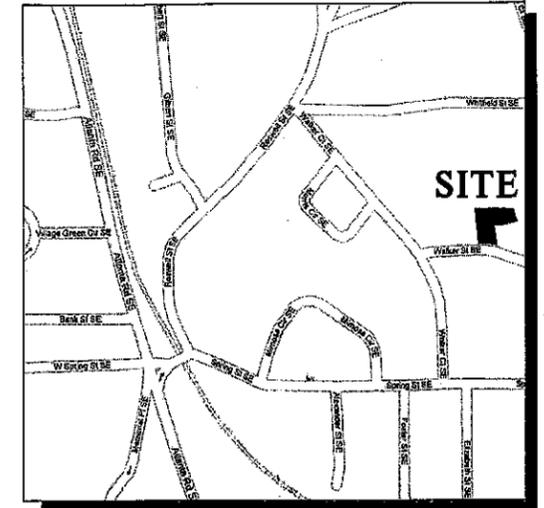
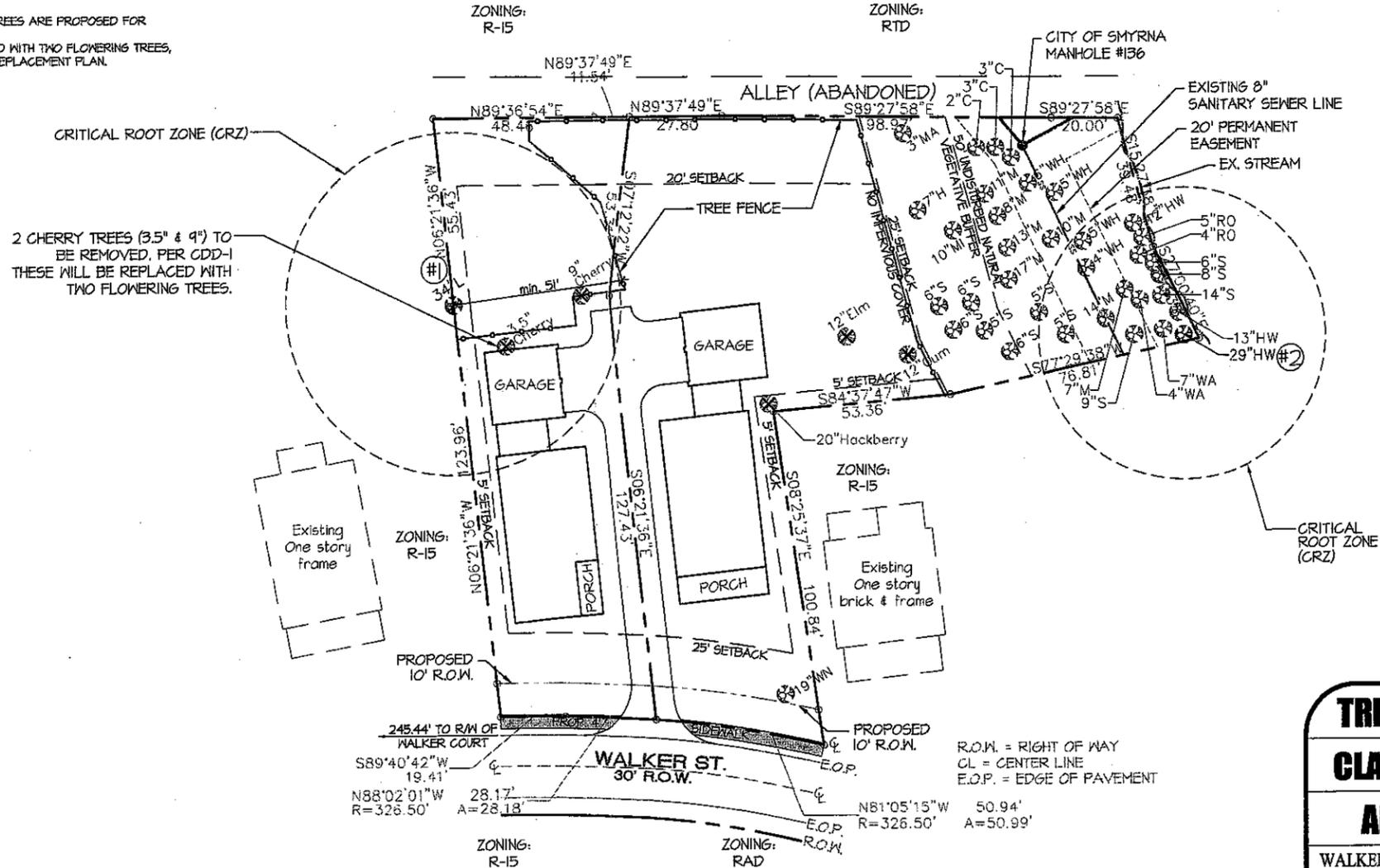


\*NOTES SPECIMEN TREES  
 24 UNITS  
 EXISTING SITE DENSITY (EDF)



- NOTES:  
 1. TREE PROTECTION FENCING SHALL BE LOCATED AT THE CRITICAL ROOT ZONE, PER CITY OF SMYRNA LANDSCAPE ORDINANCE.  
 2. NO VEHICLES OR CONSTRUCTION MATERIALS ARE TO BE STORED WITHIN FENCE AREA.  
 3. TREE PROTECTION FENCING SHALL BE ERECTED PRIOR TO COMMENCEMENT OF SITE WORK.  
 4. ALL TREE PROTECTION FENCE MUST BE ACCOMPANIED BY "KEEP OUT" OR "TREE SAVE" SIGNAGE.

**TREE PROTECTION FENCE DETAIL**  
 SCALE: NONE



**VICINITY MAP**  
 SCALE: NONE



**TREE PROTECTION PLAN FOR**  
**CLAIRE & BRENDAN CROWLEY**  
**ALISON & TONY VAUGHAN**  
 WALKER STREET, SMYRNA, GEORGIA 30080  
 LAND LOT 593, 17TH District, 2ND Section  
 PREPARED:  
 ALISON VAUGHAN, R.L.A.  
 DATE: 10 AUGUST 2007  
 SCALE: 1" = 20'-0"



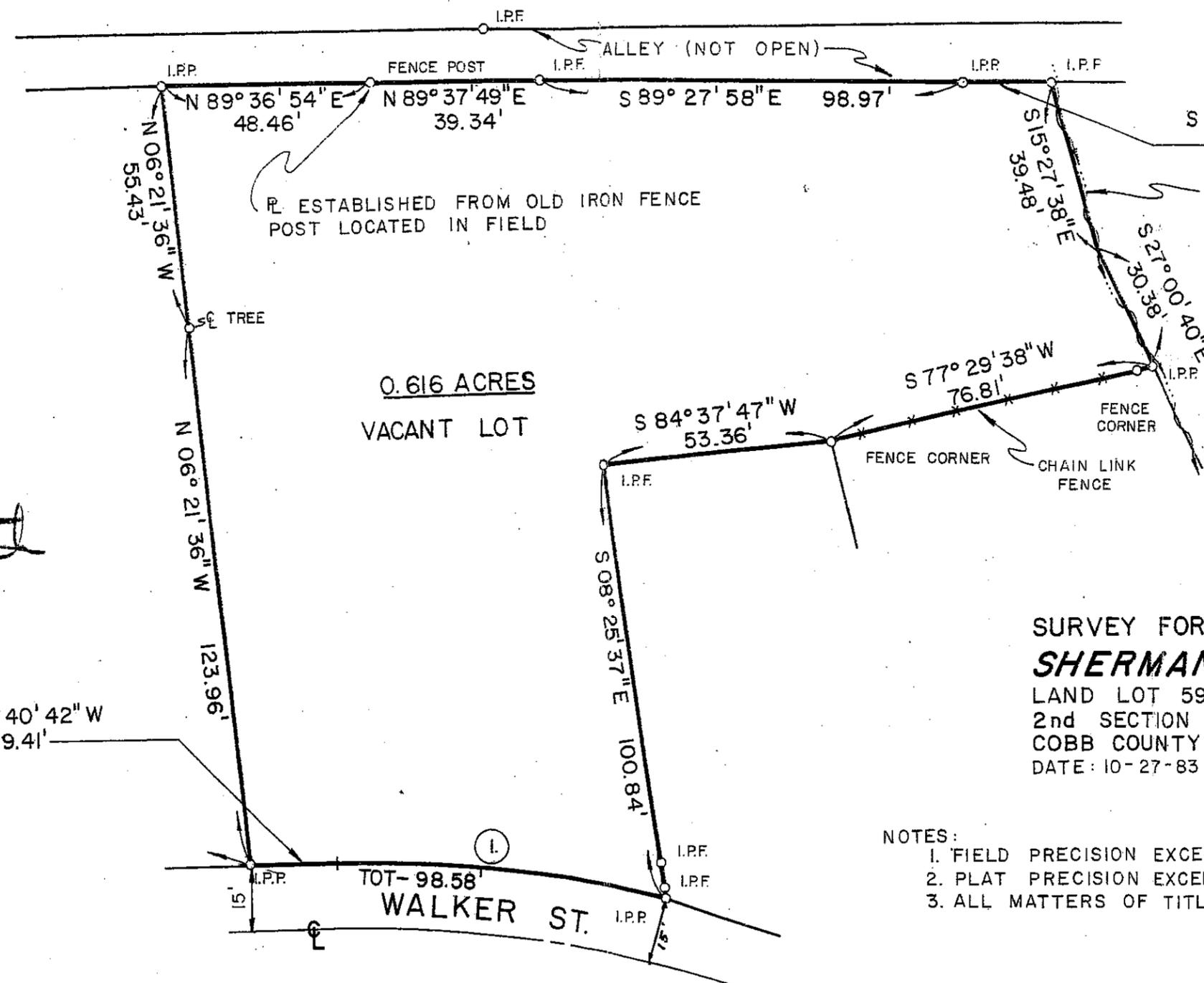
\$ 500<sup>00</sup>

Sub 770-794-9055

CURVE DATA

- ① R= 326.50
- A= 79.17
- T= 39.78
- D= 13° 53' 33"
- C= 78.97
- CB= N 83° 33' 35" W

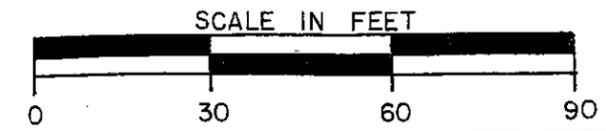
*David T. Bell*

SURVEY FOR:  
**SHERMAN WHITAKER**  
 LAND LOT 593, 17TH DISTRICT  
 2nd SECTION  
 COBB COUNTY, GEORGIA  
 DATE: 10-27-83 SCALE: 1" = 30'

- NOTES:
1. FIELD PRECISION EXCEEDS 1' IN 10,000'
  2. PLAT PRECISION EXCEEDS 1' IN 71,900'
  3. ALL MATTERS OF TITLE EXCEPTED.

SOLAR LAND SURVEYING CO.  
 P.O. BOX 723993  
 ATLANTA, GA. 30339-0993  
 PH. 425-8677





1  
A O

**Front Elevation of Home  
For Claire & Brendan Crowley**

Scale: 1/8" = 1'-0"

2  
A O

**Front Elevation of Home  
For Alison & Tony Vaughan**

Scale: 1/8" = 1'-0"

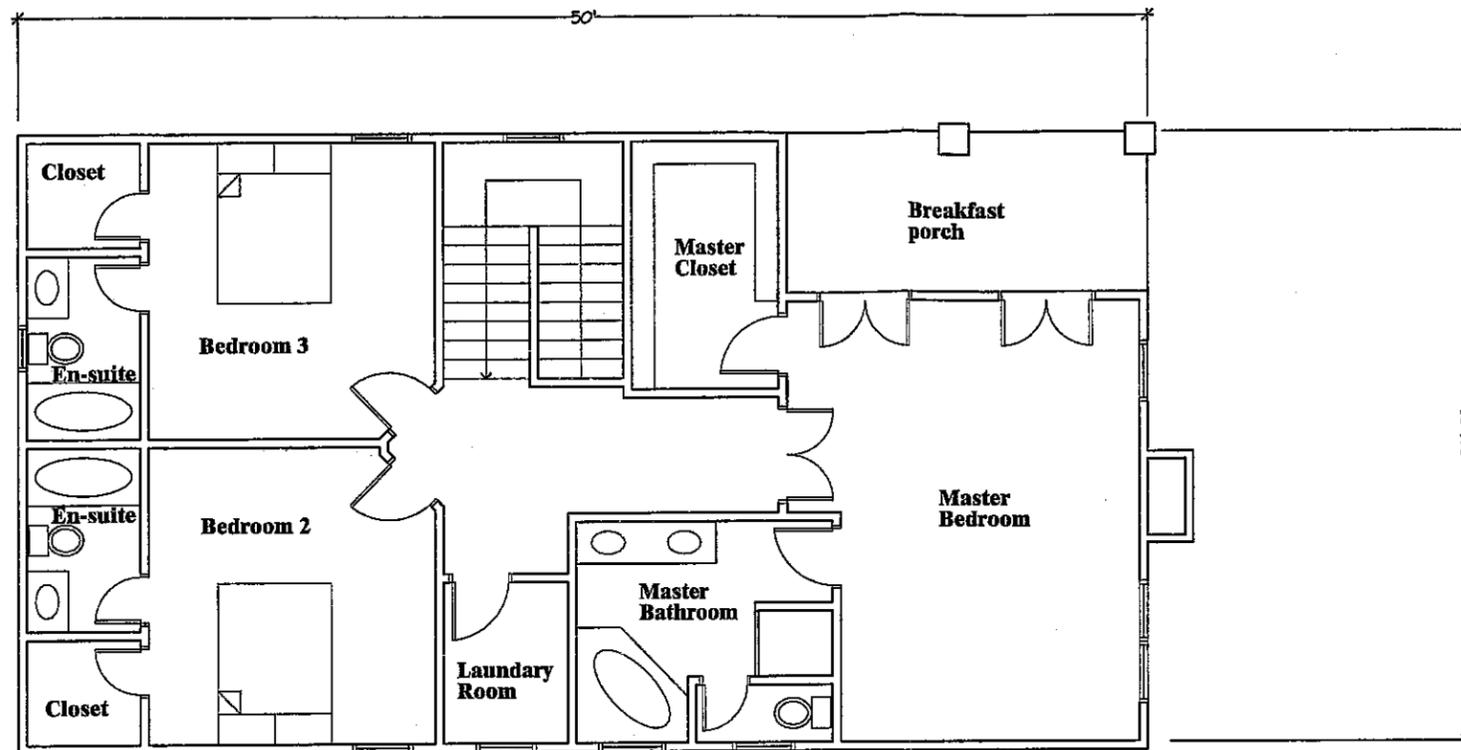
**PROPOSED HOMES FOR**  
**CLAIRE & BRENDAN CROWLEY**  
**ALISON & TONY VAUGHAN**

ADDRESS:  
 WALKER STREET, SMYRNA, GEORGIA 30080

PREPARED:  
 BRENDAN CROWLEY, P.E.

DATE: 10 AUGUST 2007  
 SCALE: 1/8" = 1'-0"

A O



1
**Second Floor Plan**  
 Scale: 1/8" = 1'-0"

**PROPOSED HOMES #1**

**PROPOSED HOMES FOR**

**CLAIRE & BRENDAN CROWLEY**

---

ADDRESS:  
WALKER STREET, SMYRNA, GEORGIA 30080

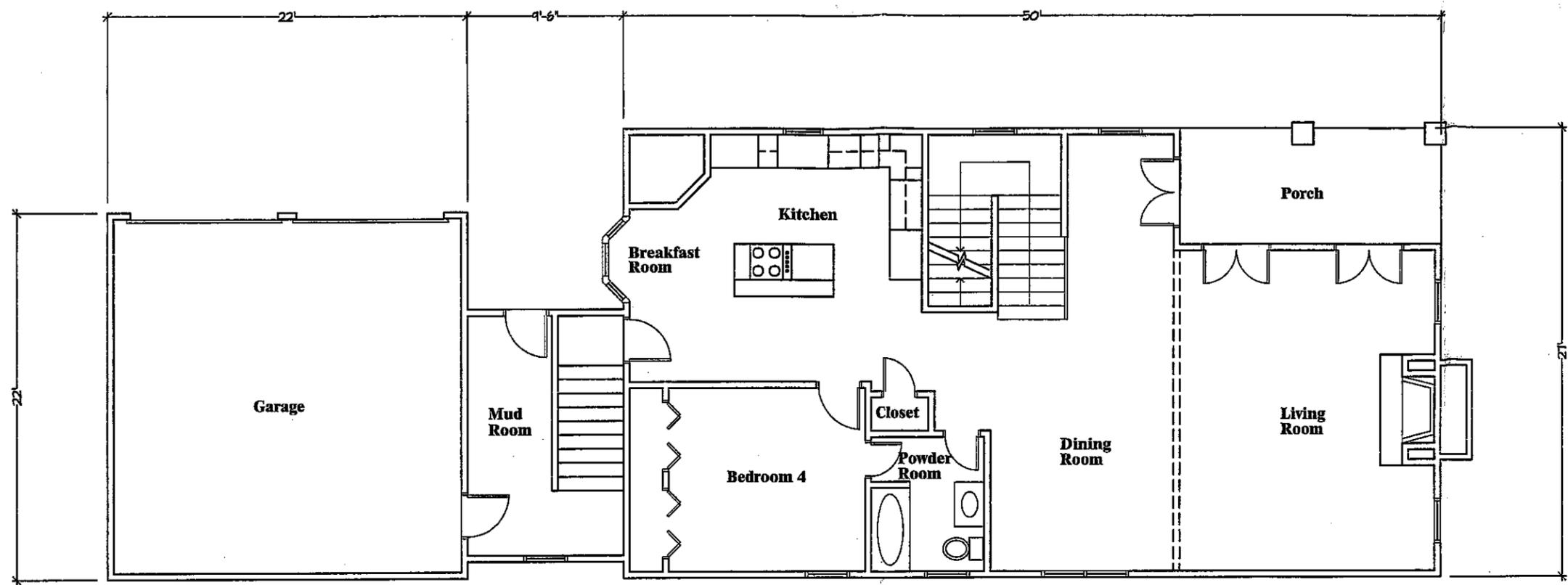
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PREPARED:  
BRENDAN CROWLEY, P.E.

---

DATE: 10 AUGUST 2007  
SCALE: 1/8" = 1'-0"

**1A2**



1
**First Floor Plan**  
 Scale: 1/8" = 1'-0"

**PROPOSED HOMES #1**

**PROPOSED HOMES FOR**

**CLAIRE & BRENDAN CROWLEY**

---

ADDRESS:  
WALKER STREET, SMYRNA, GEORGIA 30080

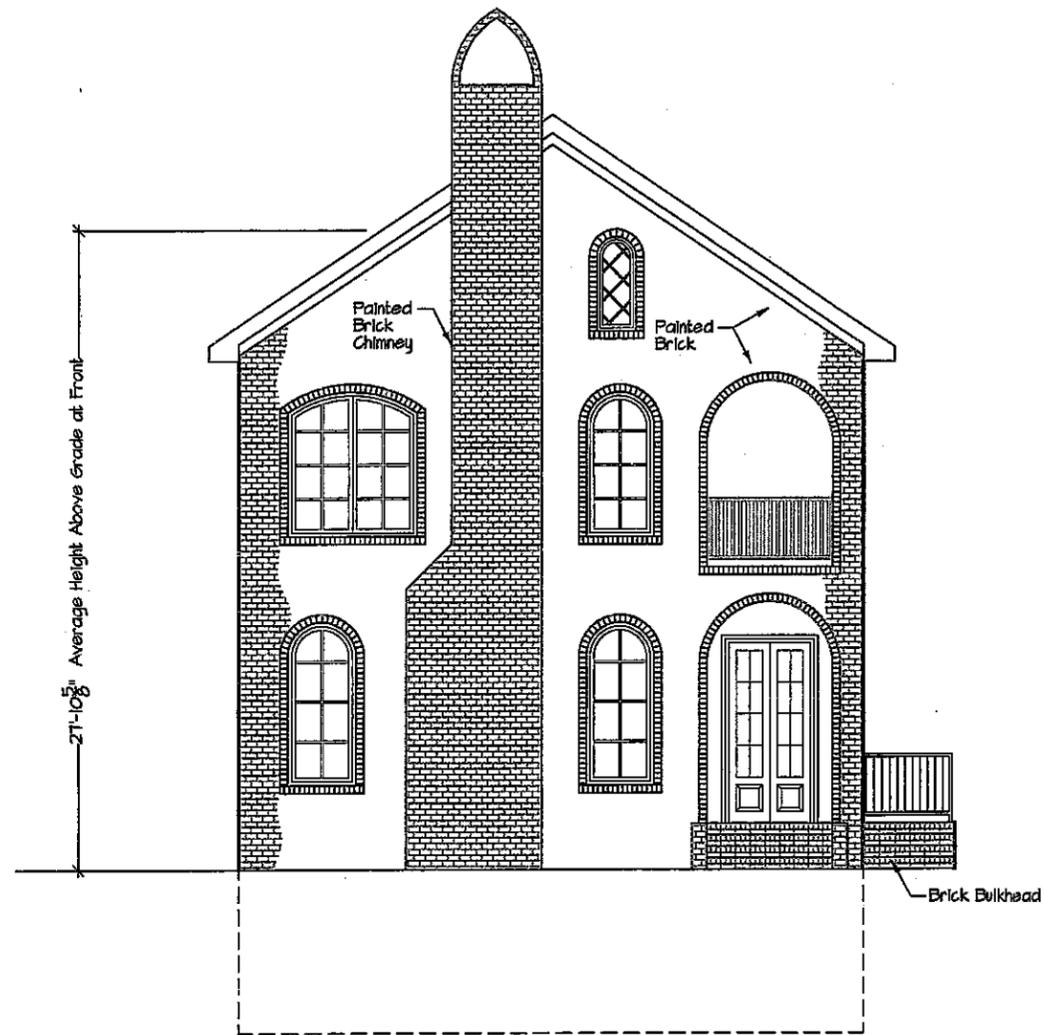
PREPARED:  
BRENDAN CROWLEY, P.E.

---

DATE: 10 AUGUST 2007

SCALE: 1/8" = 1'-0"

1A1



1  
1A3 **Front Elevation (South)**  
Scale: 1/8" = 1'-0"

**PROPOSED HOMES #1**

**PROPOSED HOMES FOR  
CLAIRE & BRENDAN CROWLEY**

ADDRESS:  
WALKER STREET, SMYRNA, GEORGIA 30080

PREPARED:  
BRENDAN CROWLEY, P.E.

DATE: 10 AUGUST 2007  
SCALE: 1/8" = 1'-0"

**1A3**



1  
1A4 **Side Elevation (East)**  
Scale: 1/8" = 1'-0"

**PROPOSED HOMES #1**

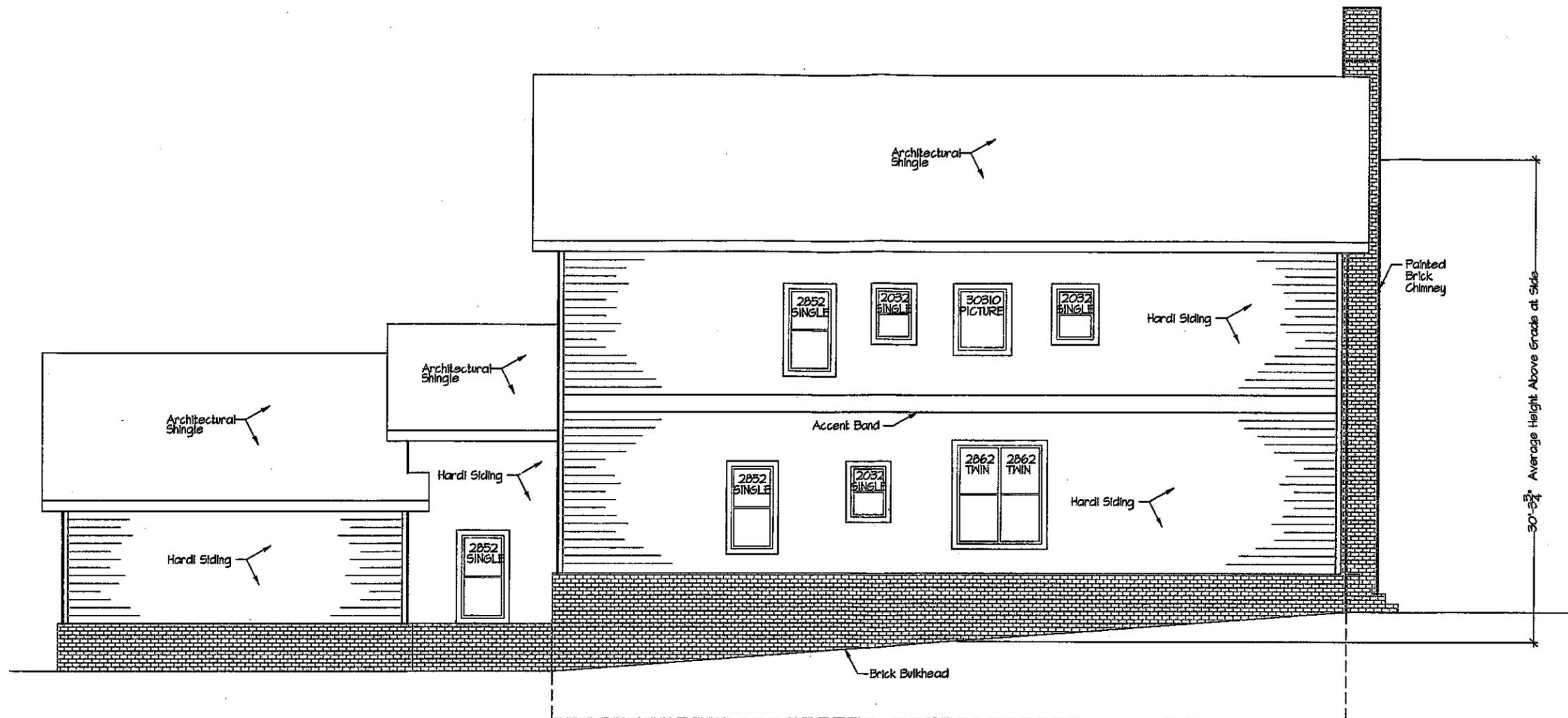
**PROPOSED HOMES FOR  
CLAIRE & BRENDAN CROWLEY**

ADDRESS:  
WALKER STREET, SMYRNA, GEORGIA 30080

PREPARED:  
BRENDAN CROWLEY, P.E.

DATE: 10 AUGUST 2007  
SCALE: 1/8" = 1'-0"

**1A4**



1  
1A5 **Side Elevation (West)**  
Scale: 1/8" = 1'-0"

**PROPOSED HOMES #1**

**PROPOSED HOMES FOR  
CLAIRE & BRENDAN CROWLEY**

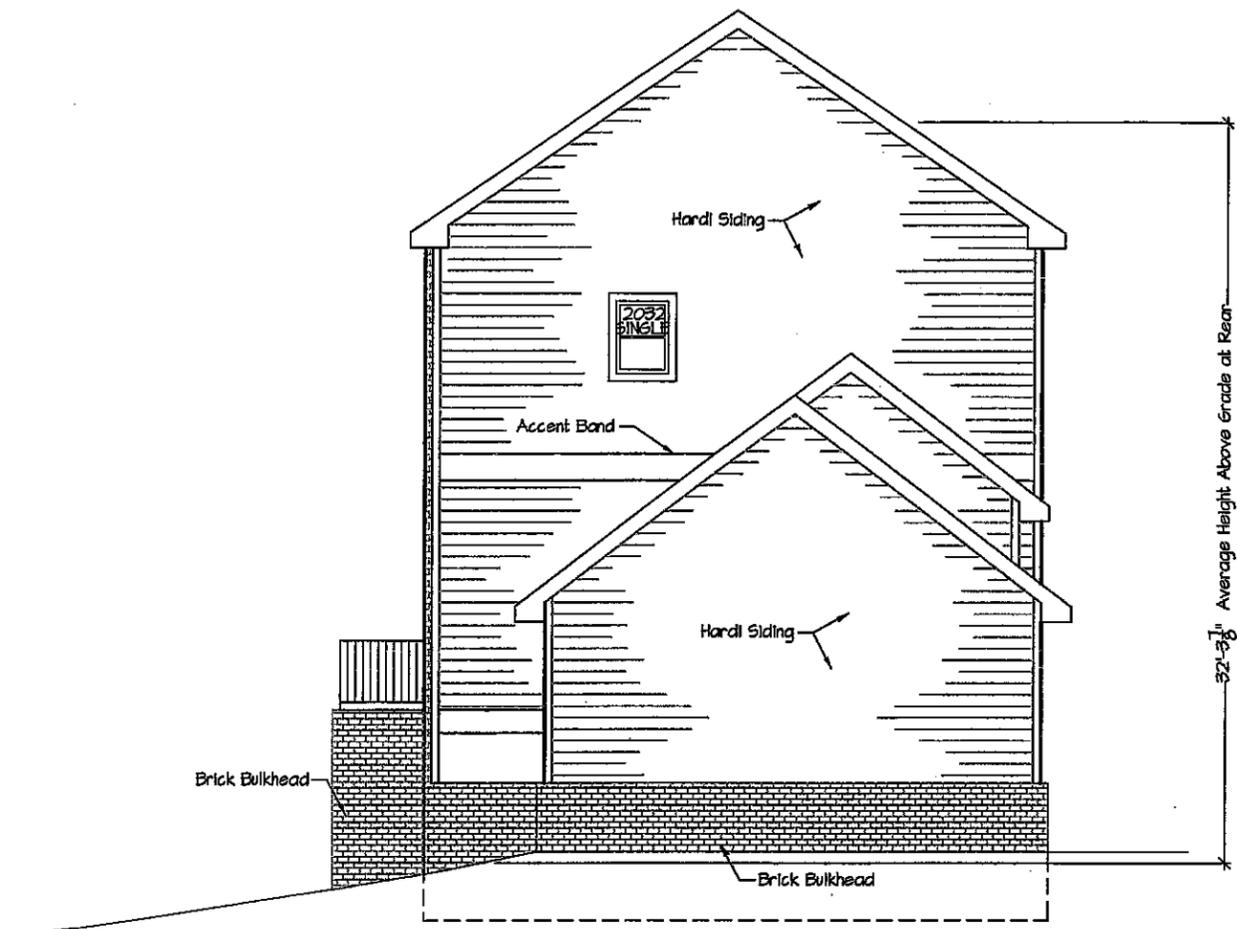
ADDRESS:  
WALKER STREET, SMYRNA, GEORGIA 30080

PREPARED:  
BRENDAN CROWLEY, P.E.

DATE: 10 AUGUST 2007

SCALE: 1/8" = 1'-0"

**1A5**



1  
1A6 **Rear Elevation (North)**  
Scale: 1/8" = 1'-0"

**PROPOSED HOMES #1**

**PROPOSED HOMES FOR  
CLAIRE & BRENDAN CROWLEY**

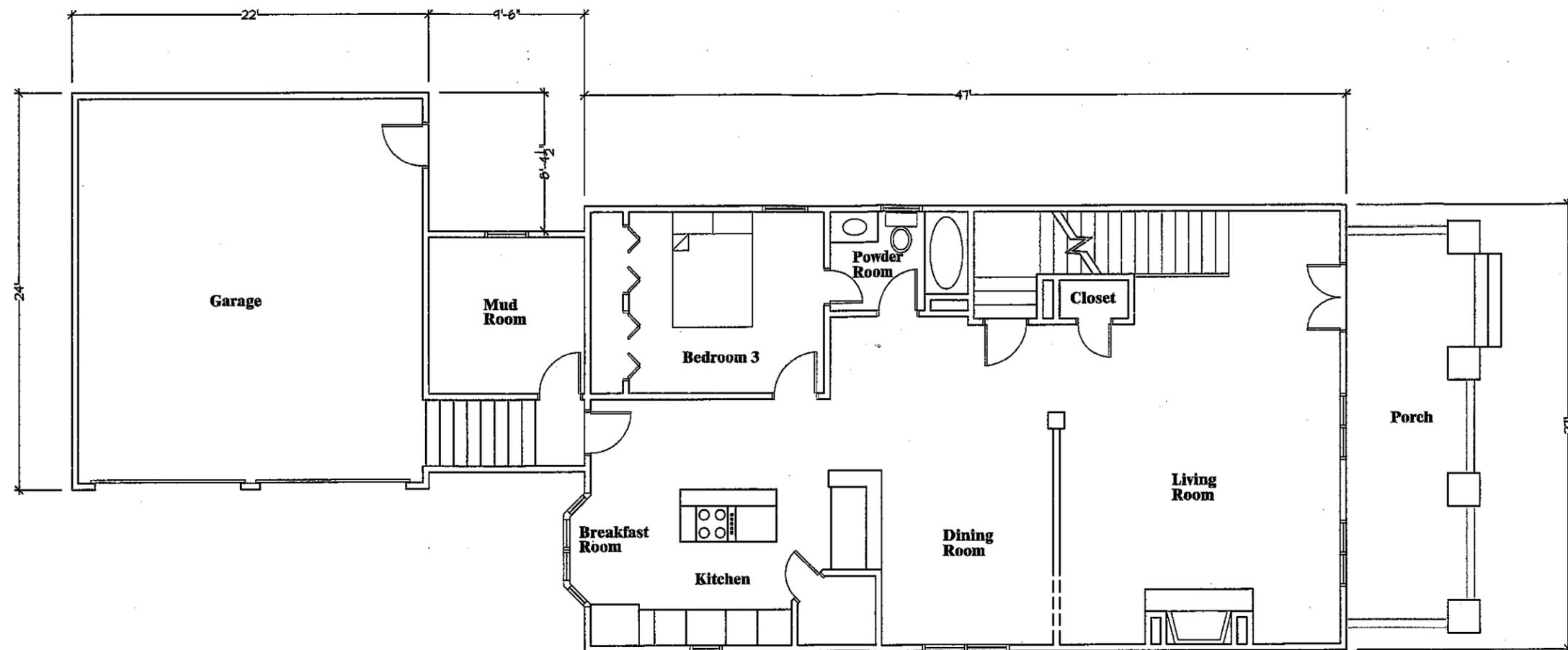
ADDRESS:  
WALKER STREET, SMYRNA, GEORGIA 30080

PREPARED:  
BRENDAN CROWLEY, P.E.

DATE: 10 AUGUST 2007

SCALE: 1/8" = 1'-0"

**1A6**



1  
2A1 **First Floor Plan**  
Scale: 1/8" = 1'-0"

**PROPOSED HOMES #2**

**PROPOSED HOMES FOR**

**ALISON & TONY VAUGHAN**

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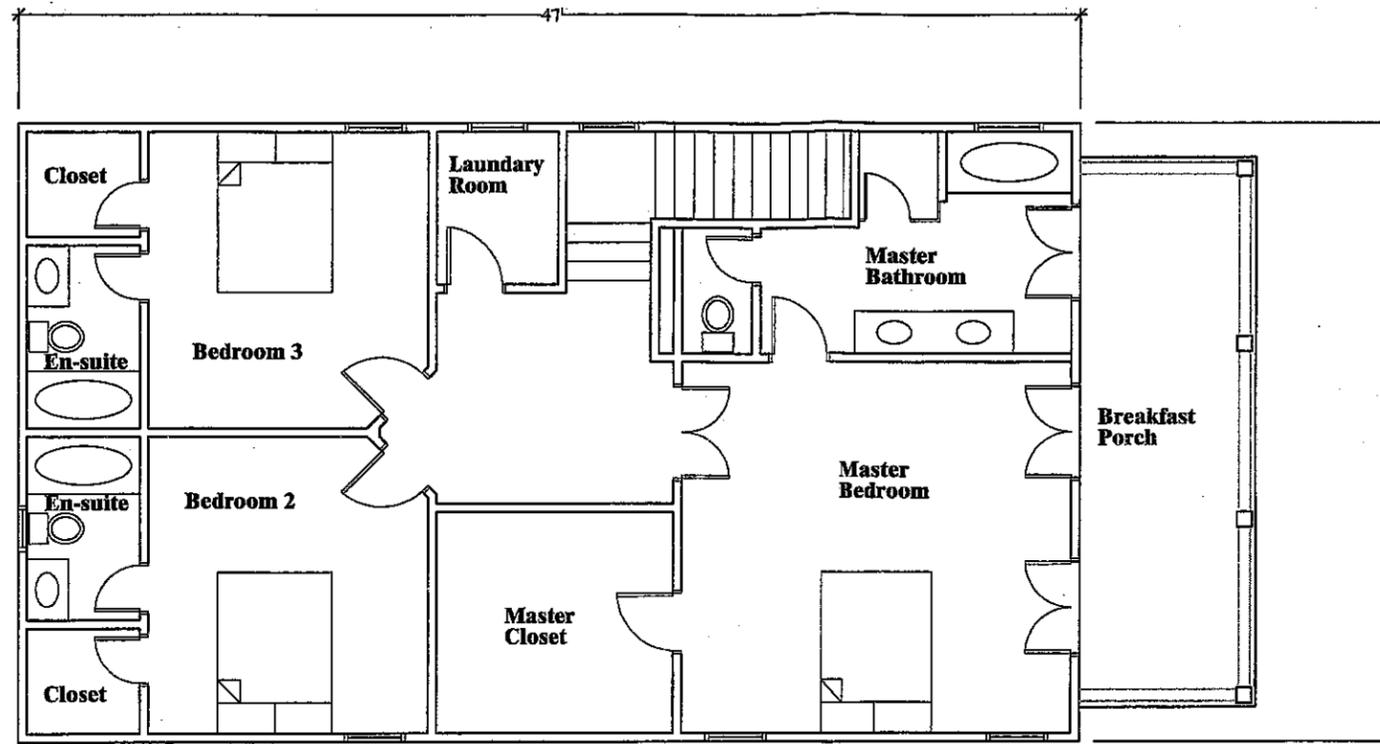
ADDRESS:  
WALKER STREET, SMYRNA, GEORGIA 30080

PREPARED:  
BRENDAN CROWLEY, P.E.

---

DATE: 10 AUGUST 2007  
SCALE: 1/8" = 1'-0"

**2A1**



1  
2A2 **Second Floor Plan**  
Scale: 1/8" = 1'-0"

**PROPOSED HOMES #2**

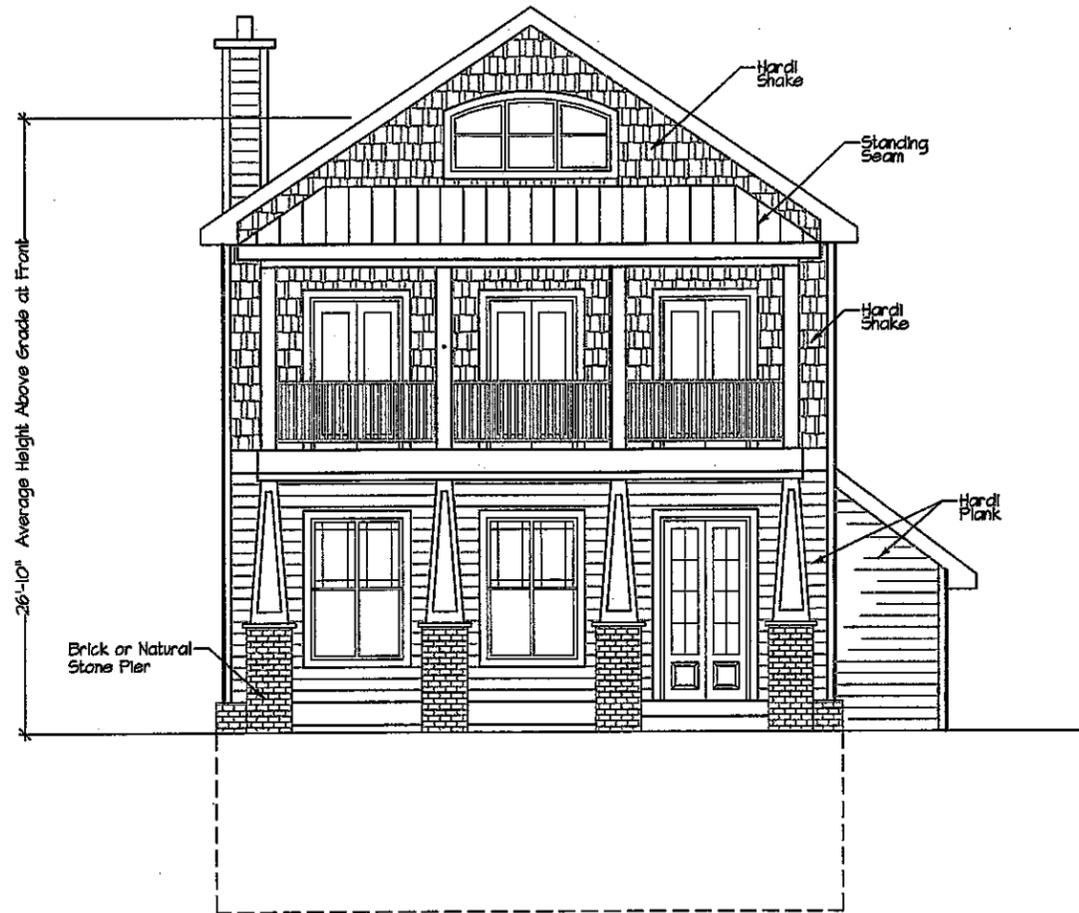
**PROPOSED HOMES FOR  
ALISON & TONY VAUGHAN**

ADDRESS:  
WALKER STREET, SMYRNA, GEORGIA 30080

PREPARED:  
BRENDAN CROWLEY, P.E.

DATE: 10 AUGUST 2007  
SCALE: 1/8" = 1'-0"

**2A2**



1  
2A3 **Front Elevation (South)**  
Scale: 1/8" = 1'-0"

**PROPOSED HOMES #2**

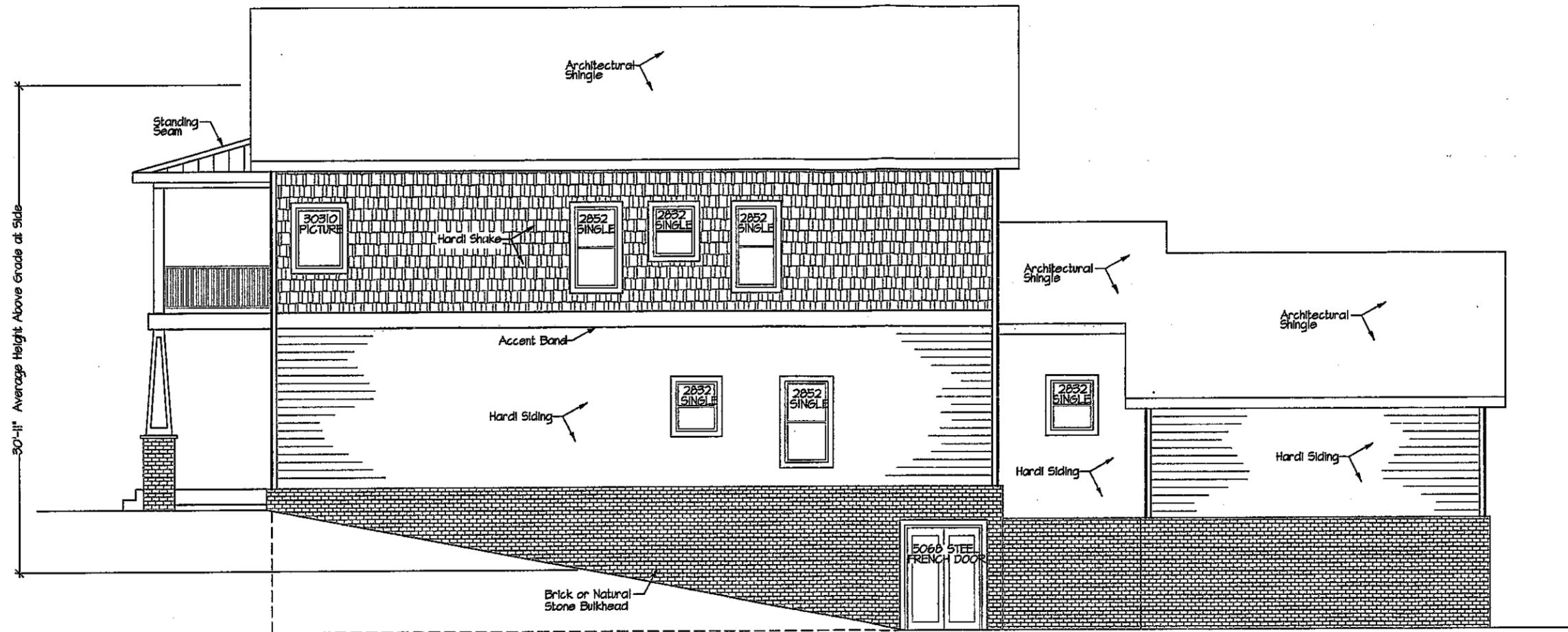
**PROPOSED HOMES FOR  
ALISON & TONY VAUGHAN**

ADDRESS:  
WALKER STREET, SMYRNA, GEORGIA 30080

PREPARED:  
BRENDAN CROWLEY, P.E.

DATE: 10 AUGUST 2007  
SCALE: 1/8" = 1'-0"

2A3



1  
2A4 **Side Elevation (East)**  
Scale: 1/8" = 1'-0"

**PROPOSED HOMES #2**

**PROPOSED HOMES FOR**

**ALISON & TONY VAUGHAN**

---

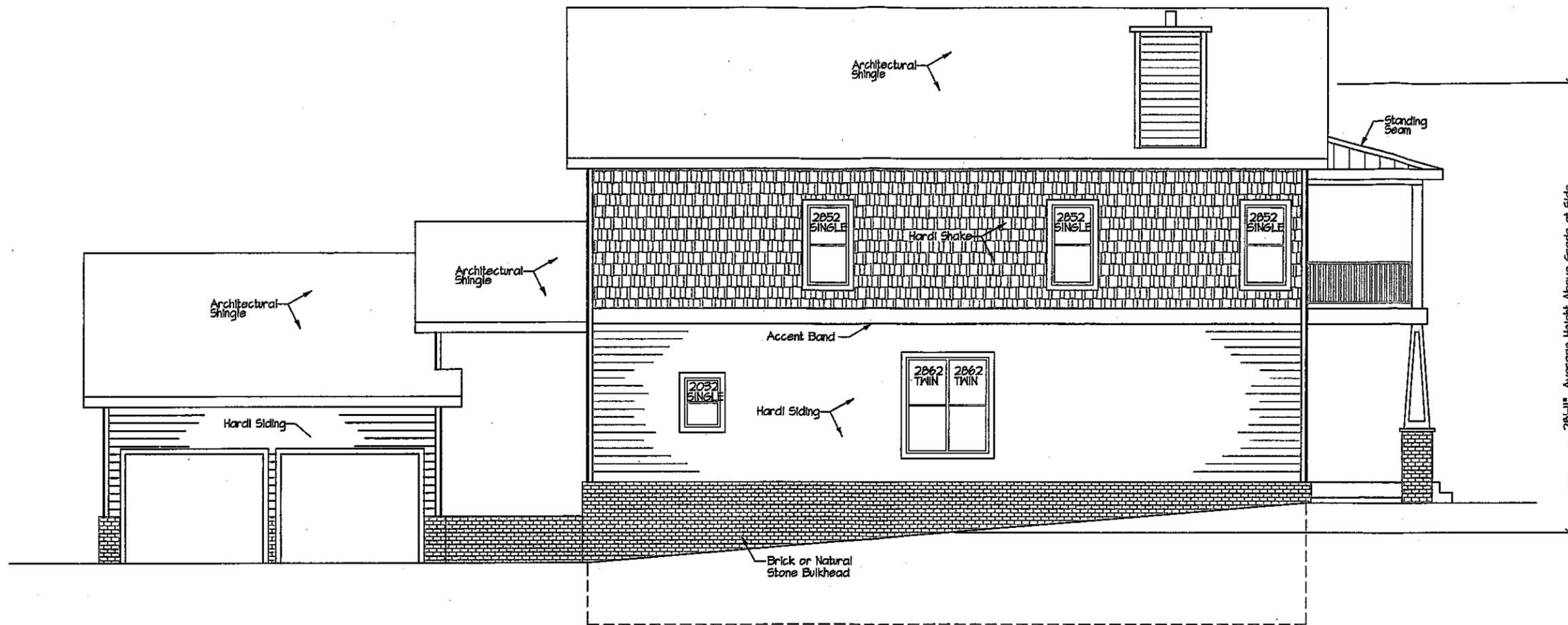
ADDRESS:  
WALKER STREET, SMYRNA, GEORGIA 30080

PREPARED:  
BRENDAN CROWLEY, P.E.

---

DATE: 10 AUGUST 2007  
SCALE: 1/8" = 1'-0"

**2A4**



1  
2A5 **Side Elevation (West)**  
Scale: 1/8" = 1'-0"

**PROPOSED HOMES #2**

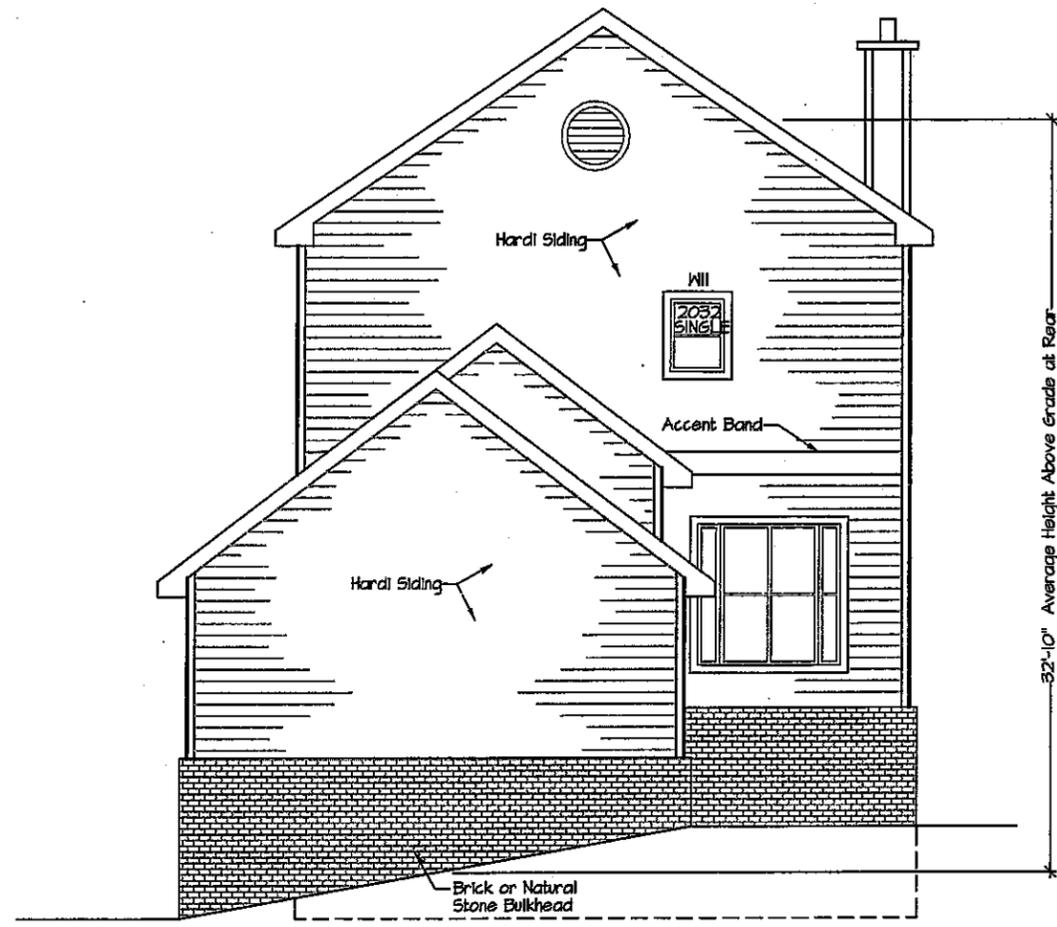
**PROPOSED HOMES FOR  
ALISON & TONY VAUGHAN**

ADDRESS:  
WALKER STREET, SMYRNA, GEORGIA 30080

PREPARED:  
BRENDAN CROWLEY, P.E.

DATE: 10 AUGUST 2007  
SCALE: 1/8" = 1'-0"

**2A5**



1  
2A6 **Rear Elevation (North)**  
Scale: 1/8" = 1'-0"

**PROPOSED HOMES #2**

**PROPOSED HOMES FOR**

**ALISON & TONY VAUGHAN**

---

ADDRESS:  
WALKER STREET, SMYRNA, GEORGIA 30080

---

PREPARED:  
BRENDAN CROWLEY, P.E.

---

DATE: 10 AUGUST 2007  
SCALE: 1/8" = 1'-0"

**2A6**