

1460 MEMORY LANE (LOT 12)
1470 MEMORY LANE (LOT 11)
SMYRNA, GA 30080

PROJECT DESCRIPTION
CONSTRUCT PROPOSED HOUSES, DRIVEWAYS, WALKWAYS, RETAINING WALLS
WITH ASSOCIATED EROSION CONTROL AND STORMWATER QUALITY FOR LOTS 11 & 12

DRAWING INDEX
L-1.0 COVER SHEET
L-1.1 SITE PLAN, TREE IMPACT ANALYSIS, STORMWATER MANAGEMENT DESIGN

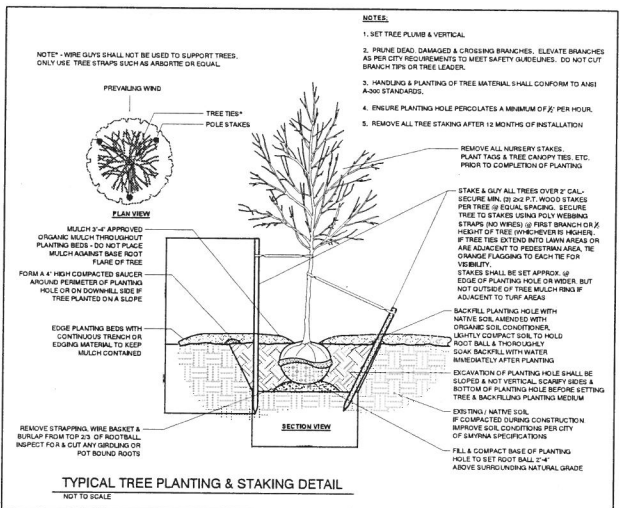
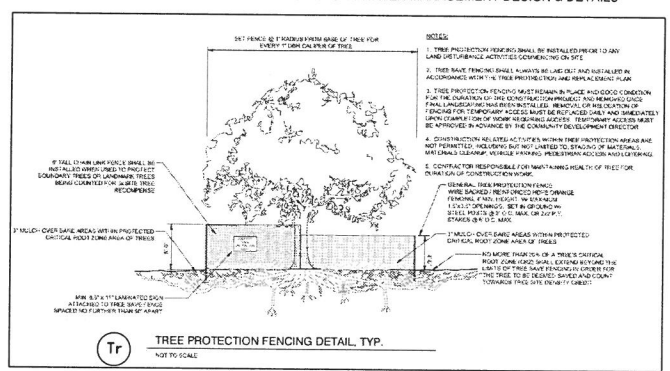
TOTAL LOT AREA
0.85 ACRE (37,112 S.F.)
INDIVIDUAL LOT AREAS
LOT 11: 0.44 AC (19,094 S.F.)
LOT 12: 0.41 AC (18,018 S.F.)
TOTAL AREA DISTURBED
LOT 11: 15,222 S.F. / 0.35 ACRE
LOT 12: 13,135 S.F. / 0.30 ACRE

DIRT STATEMENT
GROSS CUT: 0 C.Y. / GROSS FILL: +0 C.Y. / EXPORT 0 C.Y. - OFF SITE

FLOOD STATEMENT
THE BENCHMARK FOR THIS SITE IS IDENTIFIED AS SSMH TOP EL. 921.61 LOCATED IN STREET
SUBJECT PROPERTY IS NOT LOCATED WITHIN A FLOOD ZONE (A, AE, SHADED X) AS DEFINED BY F.I.R.M. COMMUNITY
PANEL NUMBER(S) 13067C0119H FOR CITY OF SMYRNA (DATED MAR. 4, 2013)
PROPERTY IS NOT LOCATED WITHIN 200 FEET OF WATERS OF THE STATE.

SITE UTILITIES
ALL EXISTING UTILITIES TO BE RETAINED, CAPPED & REUSED FOR LOT 12
NEW UTILITIES TO BE INSTALLED FOR LOT 11 AS SHOWN ON SITE PLAN

TREE STATEMENT
SEE SHEET L-1.1 FOR TREE IMPACT & REPLACEMENT DATA
STORMWATER MANAGEMENT
SEE SHEET L-1.1 FOR STORMWATER MANAGEMENT DESIGN & DETAILS



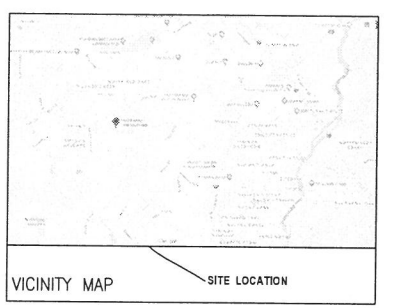
PROJECT TEAM

OWNER: DAVID SUTHERLAND
AGENT / CONTRACTOR: REGGIE LOPES
3350 RIVERWOOD PARKWAY, SE SUITE 220 ATLANTA, GA 30339
REGGIE.LOPES@CMSCUSTOMEHOMES.COM (404) 569-8113
24 HOUR CONTACT: REGGIE LOPES (404) 569-8113

ZONING & LOT

IMPACT DETAILS

PROPERTY ZONED R-20
SET BACK REQUIRED: LOT 11: 0.44 ACRE / (19,094 S.F.)
PRIMARY FRONT = 40' LOT COVERAGE: 27%
SECONDARY FRONT = 26.4' (2/3 FRONT)
SIDE = 12' / REAR = 35'
MAXIMUM LOT COVERAGE: 35% LOT 12: 0.41 ACRE / (18,018 S.F.)
MAXIMUM BUILDING HEIGHT: 35' LOT COVERAGE: 25%



CONSTRUCTION & INSPECTION NOTES:

PRIOR TO LAND DISTURBING CONSTRUCTION, THE CONTRACTOR WILL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE SITE DEVELOPMENT INSPECTOR. CALL 678-631-5387 TO CONTACT INSPECTOR.

FINAL STABILIZATION AND FINAL SIGN-OFF: FOLLOWING THE COMPLETION OR CESSATION OF LAND-DISTURBING ACTIVITIES AT A SITE, ALL UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES SHALL BE UNIFORMLY COVERED (ONE-HUNDRED PERCENT OF THE SOIL WITHIN THE DISTURBED AREA) WITH PERMANENT VEGETATION WITH A DENSITY OF SEVENTY (70) PERCENT OR GREATER, OR EQUIVALENT PERMANENT STABILIZATION MEASURES, INCLUDING, BUT NOT LIMITED TO, RIP RAP, BAGIONS, PERMANENT MULCHES, OR GEOTEXTILES. A FINAL SIGN-OFF BY THE LOCAL ISSUING AUTHORITY SHALL BE REQUIRED FOR ALL PROJECTS INVOLVING LAND-DISTURBING ACTIVITIES, AND SAID SIGN-OFF SHALL OCCUR PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

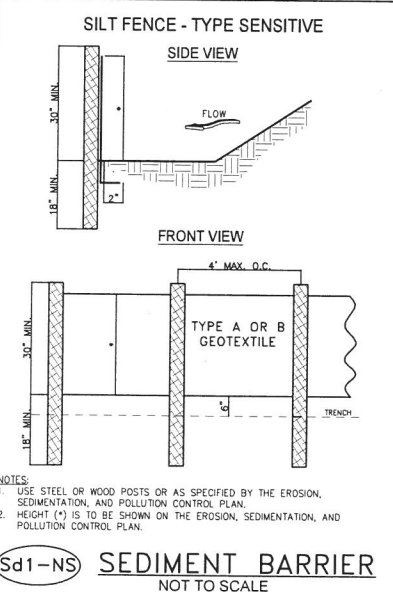
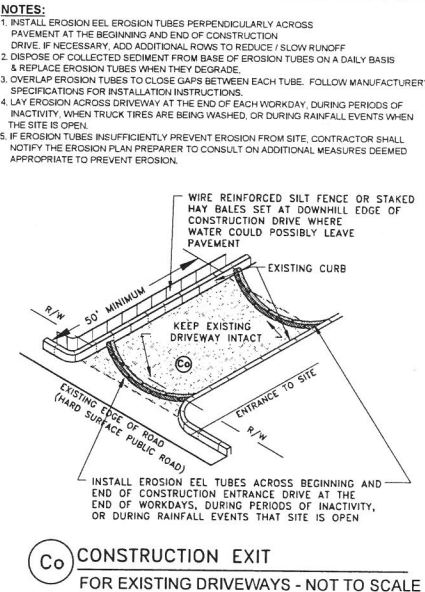
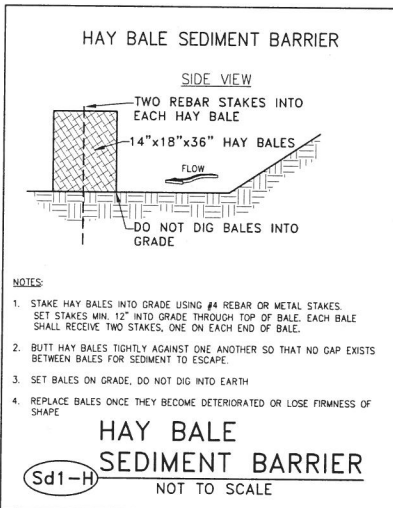
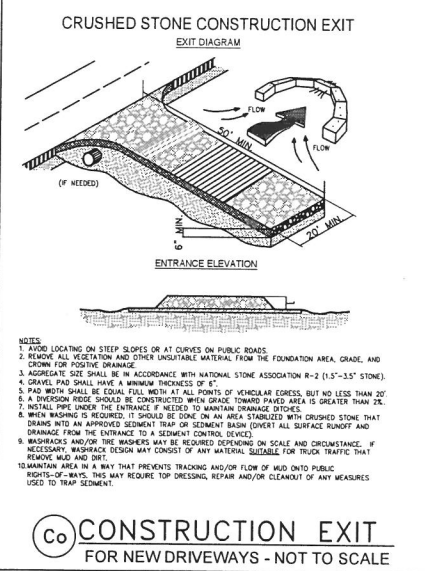
CONSTRUCTION NOISE SHALL BE ALLOWED MON-FRI BETWEEN THE HOURS OF 7:30 AM AND 7:30 PM AND SATURDAY BETWEEN 9:00 AM AND 6:00 PM. CONSTRUCTION NOISE WILL NOT BE ALLOWED ON SUNDAY AND FEDERAL HOLIDAYS

GENERAL SITE DEVELOPMENT NOTES:

- 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 IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
- ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH AND TEMPORARY SEEDING. ANY DISTURBED AREAS REMAINING IDLE FOR 30 DAYS SHALL BE STABILIZED WITH PERMANENT VEGETATION.
- EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED AT LEAST WEEKLY, AFTER EACH RAIN, AND REPAIRED AS NECESSARY.
- ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IF DETERMINED NECESSARY BY ON-SITE INSPECTION.
- SILT FENCE SHALL BE TYPE 'C' AS PER THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA, AND BE WIRE REINFORCED (SEE ATTACHED DETAIL).
- SILT FENCE SHALL MEET THE REQUIREMENTS OF SECTION 171 - TYPE C TEMPORARY SILT FENCE, OF THE GEORGIA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS, 1993 EDITION, AND BE WIRE REINFORCED.
- SEPARATE PERMIT IS REQUIRED FOR SIDEWALK AND/OR DRIVEWAY CONSTRUCTION IN THE PUBLIC RIGHT-OF-WAY CONTACT TECHNICAL SERVICES.
- NO GRADED SLOPE SHALL EXCEED 2H:1V.

TREE PRESERVATION NOTES:

- IF NEW SIDEWALK OR DRIVEWAY TO BE POURED OVER TREE CRZ, A 6 MIL PLASTIC SHEET MUST BE LAID FIRST TO KEEP CONCRETE OR ASPHALT FROM COMING IN CONTACT WITH TREE ROOTS. DRIVEWAYS SHALL BE LEVELLED WITHIN TREE CRZ'S BY HAND-INSTALLING AN OPEN-GRADED #57 STONE BASE LAYER.
- ONCE NECESSARY WORK WITHIN TREE CRZ'S IS COMPLETE, EXPAND LIMITS OF TREE SAVE FENCE TO KEEP WORKMEN FROM ENCRoACHING CRITICAL ROOT ZONES OF TREES.
- WHERE FOOT AND MACHINE TRAFFIC IS NECESSARY THROUGH A TREE CRZ, LAY 3/4 PLYWOOD & OVER A 4" THICK MULCH LAYER TO PROTECT TREE ROOTS
- FOR DEMOLITION WITHIN TREE CRZ'S, ALL WORK TO BE PERFORMED BY MANUAL LABOR WITH HAND TOOLS.
- NO WHEELED OR TRACKED MACHINES ALLOWED WITHIN CRZ'S THAT HAS NOT BEEN PROTECTED WITH MULCH AND PLYWOOD
- CONTRACTOR SHALL TAKE EVERY PRECAUTION TO NOT CUT, RIP OR TEAR ROOTS DURING DEMOLITION. ALL ROOTS SHALL BE PRUNED OR CUT WHERE EXPOSED OR DAMAGED FROM EARTH WORK ACTIVITIES.
- BACKFILL EXCAVATED AREAS WITH TOPSOIL AND TAMP BY HAND, NO MECHANIZED COMPACTION IS ALLOWED.

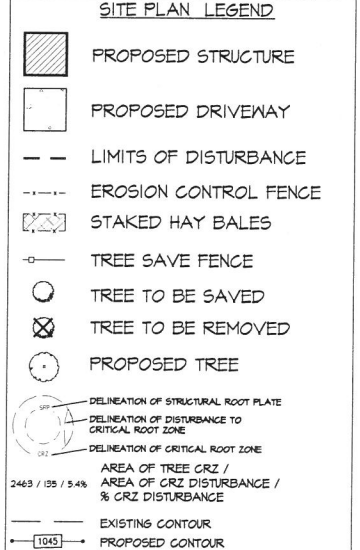


EROSION AND SEDIMENT CONTROL PRACTICES:

Disturbance	Rate	Planting Dates
Disturbed Area Stabilization (With Mulching Only)	Establish temporary protection for disturbed areas where seedlings may not have a suitable growing season to produce an erosion retarding cover.	
Disturbed Area Stabilization (With Temporary Seeding)	Establish a temporary vegetative cover with fast growing seedlings on disturbed areas.	
Disturbed Area Stabilization (With Permanent Vegetation)	Establish permanent vegetative cover such as trees, shrubs, vines, grasses, sod, or legumes on disturbed areas.	
Disturbed Area Stabilization (Sodding)	Establish a permanent vegetative cover using sods on highly erodible or critically eroded lands.	

EROSION AND SEDIMENT CONTROL

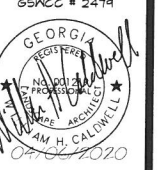
Species	Rate per 1,000 sq. ft.	Rate per Acre	Planting Dates by Region
Rye (Grain)	3.9 lbs.	2 lbs.	8/15-11/19, 9/1-4/1, 10/1-11/1
Ryegrass	0.9 lbs.	4 lbs.	8/15-11/15, 9/1-12/15, 9/15-1/1
Rye & Annual Lespedeza	0.6 lbs.	0.5 bu.	3/1-4/1, 9/1-4/1, 2/1-3/1
Weeping Lovegrass	0.1 lbs.	4 lbs.	4/1-6/1, 4/1-6/1, 3/1-6/1
Sudangrass	1.0 lbs.	60 lbs.	5/1-8/1, 5/1-8/1, 4/1-8/1
Browntop Millet	1.1 lbs.	50 lbs.	4/15-6/15, 4/15-7/1, 4/15-7/1
Wheat	4.1 lbs.	3 bu.	9/15-12/1, 10/1-12/15



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678-358-8055

1460 & 1470 MEMORY LANE
SMYRNA, GA. 30080
LOTS 11 & 12 / F.M. COLLIER SUBDIVISION
PARCEL I.D. 17 055700060 / L.L. 557 / 17th DIST., 2nd SECTION
COBB COUNTY, GEORGIA

THE DESIGN PROFESSIONAL WHOSE SIGNED AND DATED SEAL APPEARS HEREON, AFFIRMS THAT THE SITE WAS VISITED PRIOR TO THE PREPARATION OF THIS SITE PLAN BY HIMSELF OR HIS AUTHORIZED AGENT UNDER HIS SUPERVISION.



REVISIONS	DESCRIPTION	DATE
1	PERMIT SUBMITTAL	08/06/2020

PERMIT PLAN COVER SHEET

L-1.0

04/06/2020



RELEASED FOR CONSTRUCTION

LOT 12 TREE AND STORMWATER CALCULATIONS

EXISTING TREES INVENTORY							
Lot 12							
Tree I.D.	Species	DBH	CRZ S.F. Area	CRZ Dist. %	Action	Site Density	
1	PINE	32	3,215	0	0%	SAVE	32
2	PINE	20	1,256	0	0%	SAVE	20
3	PINE	28	2,462	375	15%	SAVE	28
4	PINE	14	615	0	0%	SAVE	14
5	PINE	16	804	25	3%	SAVE	16
6	PINE	12	452	35	8%	SAVE	12
7	PINE	18	1,017	0	0%	SAVE	18
8	PINE	16	804	0	0%	SAVE	16
9	PINE	22	1,520	281	18%	SAVE	22
10	PINE	18	1,017	1017	100%	REMOVE	0
11	PINE	22	1,520	1520	100%	REMOVE	0
12	HARDWOOD	24	1,809	1809	100%	REMOVE	0
13	PINE	24	1,809	1809	100%	REMOVE	0
14	PINE	18	1,017	1017	100%	REMOVE	0
15	DOGWOOD	8	201	201	100%	REMOVE	0
16	PINE	24	1,809	1809	100%	REMOVE	0
17	PINE	23	1,661	1661	100%	REMOVE	0
18	PINE	28	2,462	2462	100%	REMOVE	0
19	PINE	27	2,289	2289	100%	REMOVE	0
20	DOGWOOD	6	113	0	0%	SAVE	6
21	PINE	36	4,069	4069	100%	REMOVE	0
22	PINE	22	1,520	0	0%	SAVE	22
23	PINE	22	1,520	1520	100%	SAVE	22
24	PINE	20	1,256	15	1%	SAVE	20
25	CEDAR	16	804	140	17%	SAVE	16
26	PINE	22	1,520	700	46%	REMOVE	0
27	PINE	25	1,963	276	14%	SAVE	25
28	PINE	24	1,809	0	0%	SAVE	24
29	PINE	15	707	300	42%	REMOVE	0
30	DOGWOOD	10	314	200	64%	REMOVE	0
31	CHERRY	10	314	50	16%	SAVE	10
32	PINE	26	2,123	2123	100%	REMOVE	0

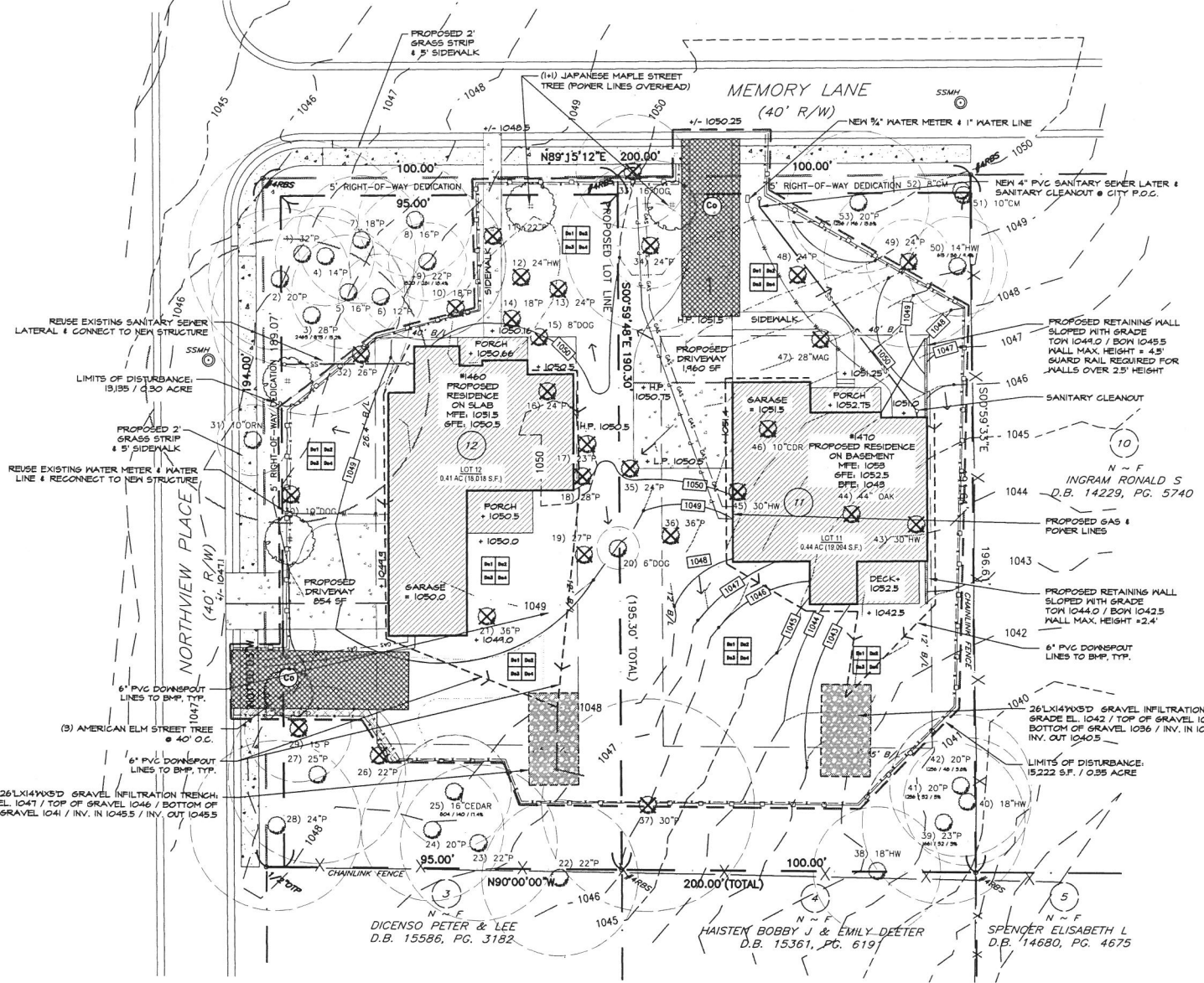
TOTAL EXISTING DBH 648 Total Proposed DBH (Residual From Construction) 323
 TOTAL PRESERVED SITE TREE DENSITY = 323 DBH
 MINIMUM REQ'D SITE DENSITY = 0.41 x 100 = 41 DBH
 SITE MEETS MINIMUM DENSITY REQUIREMENTS

Lot 12 Tree Planting List				
Qty.	Botanical Name	Common Name	Size	Notes
1	Acer palmatum	Japanese Maple (green-leaf species)	2.5" cal. b&b	street tree requirement
3	Ulmus americana 'Jefferson'	'Jefferson' American Elm	2.5" cal. b&b	street tree requirement

Notes: Only four street trees are being specified for Lot 12 since existing trees along ROW are remaining

PASTESPEC		
Description	S.F. Area	
House	2,729	
Porches	357	
Driveway	809	
Walkways	288	
Total Proposed Impervious	4,183	
Total Lot Area	18,018	
Total Lot Coverage	23%	
Maximum Allowable		
Lot Coverage	35%	

Lot 12 Stormwater Calculations		
Lot Area:	18,018 S.F.	
35% Max Impervious:	6,306 S.F.	
6,812 S.F. Impervious * 0.1' =	631 Cu. Ft.	
Infiltration Trench Size = 26'x14'x5'	1,820 Cu. Ft.	
40% Gravel Void Ratio = 1,820 Cu. Ft. x 0.4	728 Cu. Ft.	
Total Volume = 728 Cu. Ft. > 631 Cu. Ft.		
Infiltration Trench Design Exceeds Minimum Requirement		



PROPOSED SITE PLAN FOR LOTS 11 & 12

LOT 11 TREE AND STORMWATER CALCULATIONS

EXISTING TREES INVENTORY							
Lot 11							
Tree I.D.	Species	DBH	CRZ S.F. Area	CRZ Dist. %	Action	Site Density	
33	DOGWOOD	16	804	804	100%	REMOVE	0
34	PINE	24	1,809	625	35%	REMOVE	0
35	PINE	24	1,809	1809	100%	REMOVE	0
36	PINE	36	4,069	4069	0%	REMOVE	0
37	PINE	30	2,826	1400	50%	REMOVE	0
38	HARDWOOD	18	1,017	0	0%	SAVE	18
39	PINE	23	1,661	32	2%	SAVE	23
40	HARDWOOD	18	1,017	0	0%	SAVE	18
41	PINE	20	1,256	32	3%	SAVE	20
42	PINE	20	1,256	48	4%	SAVE	20
43	HARDWOOD	30	2,826	2826	100%	REMOVE	0
44	OAK	44	6,079	6079	100%	REMOVE	0
45	HARDWOOD	30	2,826	2826	100%	REMOVE	0
46	CEDAR	10	314	314	100%	REMOVE	0
47	MAGNOLIA	28	2,462	2462	100%	REMOVE	0
48	PINE	24	1,809	1809	100%	REMOVE	0
49	PINE	24	1,809	1809	100%	REMOVE	0
50	HARDWOOD	14	615	58	9%	SAVE	14
51	CRAPE MYRTLE	10	314	0	0%	SAVE	10
52	CRAPE MYRTLE	8	201	0	0%	SAVE	8
53	PINE	20	1,256	196	16%	SAVE	20

TOTAL EXISTING DBH 471 Total Proposed DBH (Residual From Construction) 151
 TOTAL PRESERVED SITE TREE DENSITY = 15 DBH
 MINIMUM REQ'D SITE DENSITY = 0.44 x 100 = 44 DBH
 SITE MEETS MINIMUM DENSITY REQUIREMENTS

Lot 11 Tree Planting List				
Qty.	Botanical Name	Common Name	Size	Notes
1	Acer palmatum	Japanese Maple (green-leaf species)	2.5" cal. b&b	street tree requirement

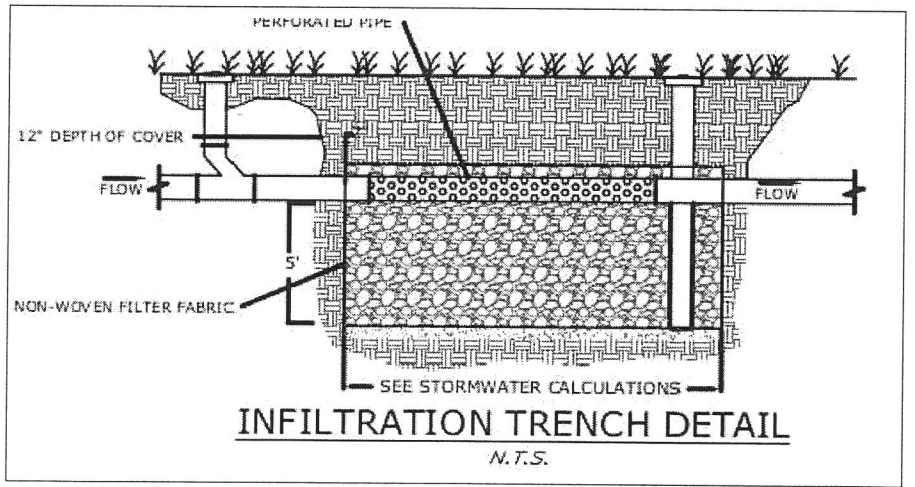
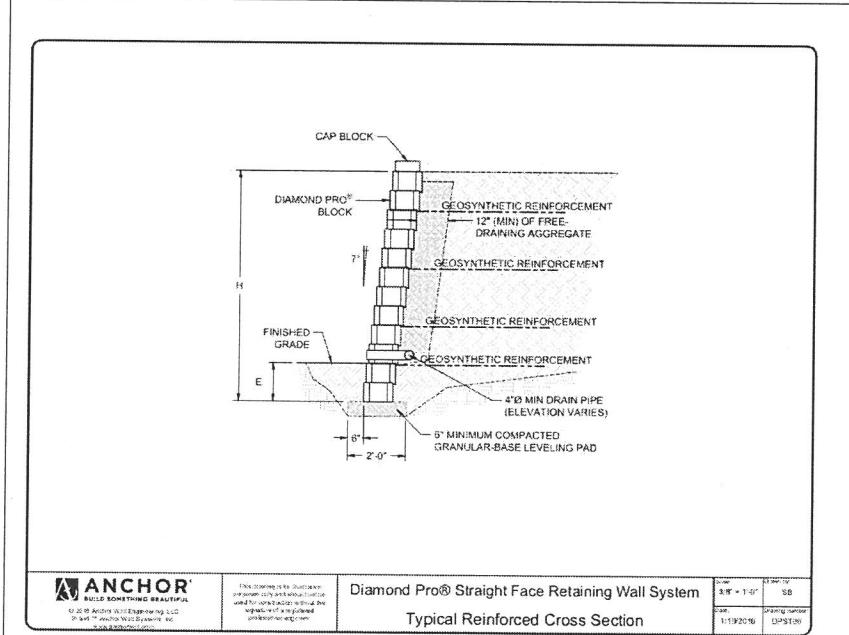
Notes: Only one street tree is being specified for Lot 11 since existing trees along ROW are remaining

Lot 11 Impervious Analysis		
Description	S.F. Area	
House	2,637	
Porches	351	
Driveway	1,645	
Walkways	240	
Total Proposed Impervious	4,873	
Total Lot Area	19,094	
Total Lot Coverage	26%	
Maximum Allowable		
Lot Coverage	35%	

Lot 11 Stormwater Calculations		
Lot Area:	19,094 S.F.	
35% Max Impervious:	6,680 S.F.	
6,858 S.F. Impervious * 0.1' =	668 Cu. Ft.	
Infiltration Trench Size = 26'x14'x5'	1,820 Cu. Ft.	
40% Gravel Void Ratio = 1,820 Cu. Ft. x 0.4	728 Cu. Ft.	
Total Volume = 728 Cu. Ft. > 668 Cu. Ft.		
Infiltration Trench Design Exceeds Minimum Requirement		

ARBORIST NOTES

- ALL EFFORTS SHALL BE MADE TO LIMIT THE DISTURBANCE WITHIN THE CRITICAL ROOT ZONE (RADIUS OF CRZ - 1 FOOT * DBH) OF ALL SPECIMEN TREES, TREE GROUPINGS, TREES OF QUALITY, AND BOUNDARY TREES WITHIN 50 FEET OF THE LIMITS OF DISTURBANCE ON AND OFF THE PROPERTY.
- ALL EFFORTS SHALL BE MADE TO LIMIT THE DISTURBANCE WITHIN THE STRUCTURAL ROOT PLATE (RADIUS OF SRP - 5 FEET * DBH) OF ALL TREES SHOWN TO BE PRESERVED ON THE PLANS.
- LOCATION OF TRUCKS, DUMPSTERS, BACKHOES, EXCAVATORS OR OTHER MECHANIZED EQUIPMENT SHALL NOT BE WITHIN THE APPROVED TREE SAVE AREAS OUTSIDE THE LIMITS OF DISTURBANCE OR ANYWHERE SHOWN ON PLANS AS OFF LIMITS.
- DEMOLITION WITHIN A CRZ MUST TAKE PLACE FROM OUTSIDE THE CRZ OR APPROVED TREE SAVE AREA BY REACHING IN WITH AN EXCAVATOR OR SIMILAR WITH LITTLE TO NO SOIL DISTURBANCE.
- IF EQUIPMENT NEEDS TO BE USED WITHIN THE CRZ SIX INCHES OF WOOD CHIP MULCH SHALL BE SPREAD EVENLY ACROSS THE AREA AND 3/4" PLYWOOD OR GREATER SHALL BE USED AS MATTING ON TOP OF THE WOOD CHIP MULCH WITHIN THE AREA OF THE CRZ. ALTERNATIVE METHODS OF ROOT PROTECTION OR MATTING MAY BE USED AS APPROVED BY THE CITY.
- DEMOLITION MAY ALSO BE ACCOMPLISHED BY HAND WITHOUT THE USE OF HEAVY MECHANIZED EQUIPMENT SUCH AS EXCAVATORS, BOBCATS, AND DINGHOES OR SIMILAR. AREAS OF HAND DEMOLITION SHALL BE SPECIFICALLY NOTED ON THE PLANS.
- AN ISA CERTIFIED ARBORIST SHALL CLEAN CUT ANY EXPOSED, RIPPED, OR TORN ROOTS GREATER THAN 4" IN DIAMETER AND COVER CUT ENDS WITH NATIVE OR AMENDED SOILS AND WOOD CHIP MULCH TO A DEPTH OF 3-4".
- A SPECIFIC TREE CARE PLAN TAILORED TO THE INDIVIDUAL TREES AND SITE CONDITIONS MUST BE DEVELOPED AND SUPERVISED BY AN ISA CERTIFIED ARBORIST, GA REGISTERED FORESTER, OR ASGA REGISTERED CONSULTING ARBORIST. THIS PLAN MUST BE PROVIDED TO THE CITY ARBORIST AND COMMUNITY DEVELOPMENT DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO ANY SIGN OFFS ON A DEMOLITION OR LAND DISTURBANCE PERMIT. THIS PLAN MUST INCLUDE MEASURES FOR ROOT AND CANOPY PRUNING, SOIL REMEDIATION AND COMPACTION REDUCTION AND ANY ITEMS MENTIONED ABOVE. THIS PLAN IS IN ADDITION TO BUT CAN BE IN CONJUNCTION WITH ANY TREE CARE THAT IS REQUIRED FOR ANY SITE DEVELOPMENT PLANS.
- THE CITY OF SMYRNA MUST BE NOTIFIED OF SPECIFIC TIMELINE OF THE WORK AS WELL AS THE TREE CARE PRIOR TO ANY WORK BEGINNING ON THE DEMOLITION AND RESERVES THE RIGHT TO BE PRESENT AT ANY AND ALL STEPS IN THIS PROCESS.



GEORGIA811
www.Georgia811.com

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1460 & 1470 MEMORY LANE
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 LOTS 11 & 12 / F.M. COLLIER SUBDIVISION
 PARCEL I.D. 17-05700060 / L.L. 557 / 17th DIST., 2nd SECTION
 COBB COUNTY, GEORGIA

THE DESIGN PROFESSIONAL WHOSE SIGNED AND DATED SEAL APPEARS HEREON, AFFIRMS THAT THE SITE WAS VISITED PRIOR TO THE PREPARATION OF THIS SITE PLAN BY HIMSELF OR HIS AUTHORIZED AGENT UNDER HIS SUPERVISION.
 SSMEC # 2474
 GEORGIA REGISTERED PROFESSIONAL SEAL
 BILL CALDWELL
 LANDSCAPE ARCHITECT
 09/26/2020

REVISIONS	DESCRIPTION	DATE

PROPOSED SITE PLAN
 L-1.1
 04/06/2020

RELEASED FOR CONSTRUCTION