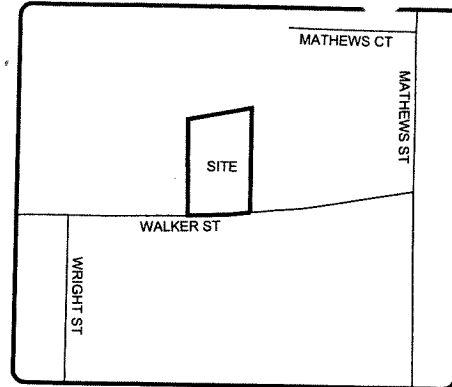
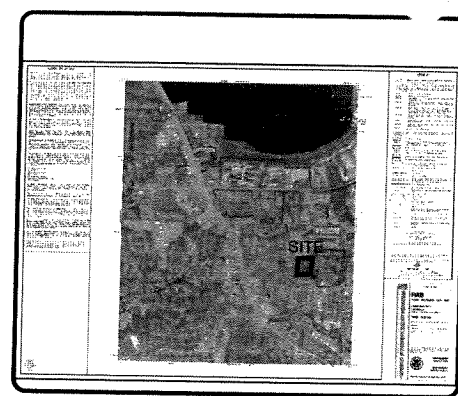


24 HOUR EMERGENCY CONTACT: MATT JUNGER 404-493-1555



Location Map
N.T.S.



FEMA Map
N.T.S.

Site Notes:

- THE SITE CONTAINS: 0.345 ACRES 15,058 SF
- CURRENT STREET ADDRESS: 1601 WALKER STREET, SMYRNA, GA 30080
- THE NORTH ARROW AND SCALE ARE SHOWN ON THIS PLAN
- SURVEY INFORMATION TAKEN FROM SURVEYS PERFORMED BY SURVEY LAND EXPRESS DATED FEB 28 2016.
- 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.
- 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
- ALL KNOWN UTILITY EASEMENTS PER THE SURVEY ARE SHOWN ON THIS PLAN
- 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.

RAD Conditional Zoning:

CURRENT ZONING: SINGLE FAMILY ATTACHED OR DETACHED

MINIMUM LOT AREA	
ATTACHED:	7,260 SF
DETACHED:	15,000 SF (VARIANCE REQUESTED)
MINIMUM FLOOR AREA:	1800 SF
MAXIMUM LOT COVERAGE:	45%
MINIMUM LOT WIDTH AT FRONT SETBACK:	100 FEET (VARIANCE REQUESTED)
MINIMUM FRONT YARD SETBACK FROM RIGHT OF WAY	75 FT
MAJOR THOROUGHFARE	40 FT (VARIANCE REQUESTED)
MINOR THOROUGHFARE	40 FT
OTHER	35 FT (VARIANCE REQUESTED)
MINIMUM SIDE YARD	40 FT (VARIANCE REQUESTED)
MINIMUM REAR YARD	35 FEET
MAXIMUM HEIGHT:	35 FEET

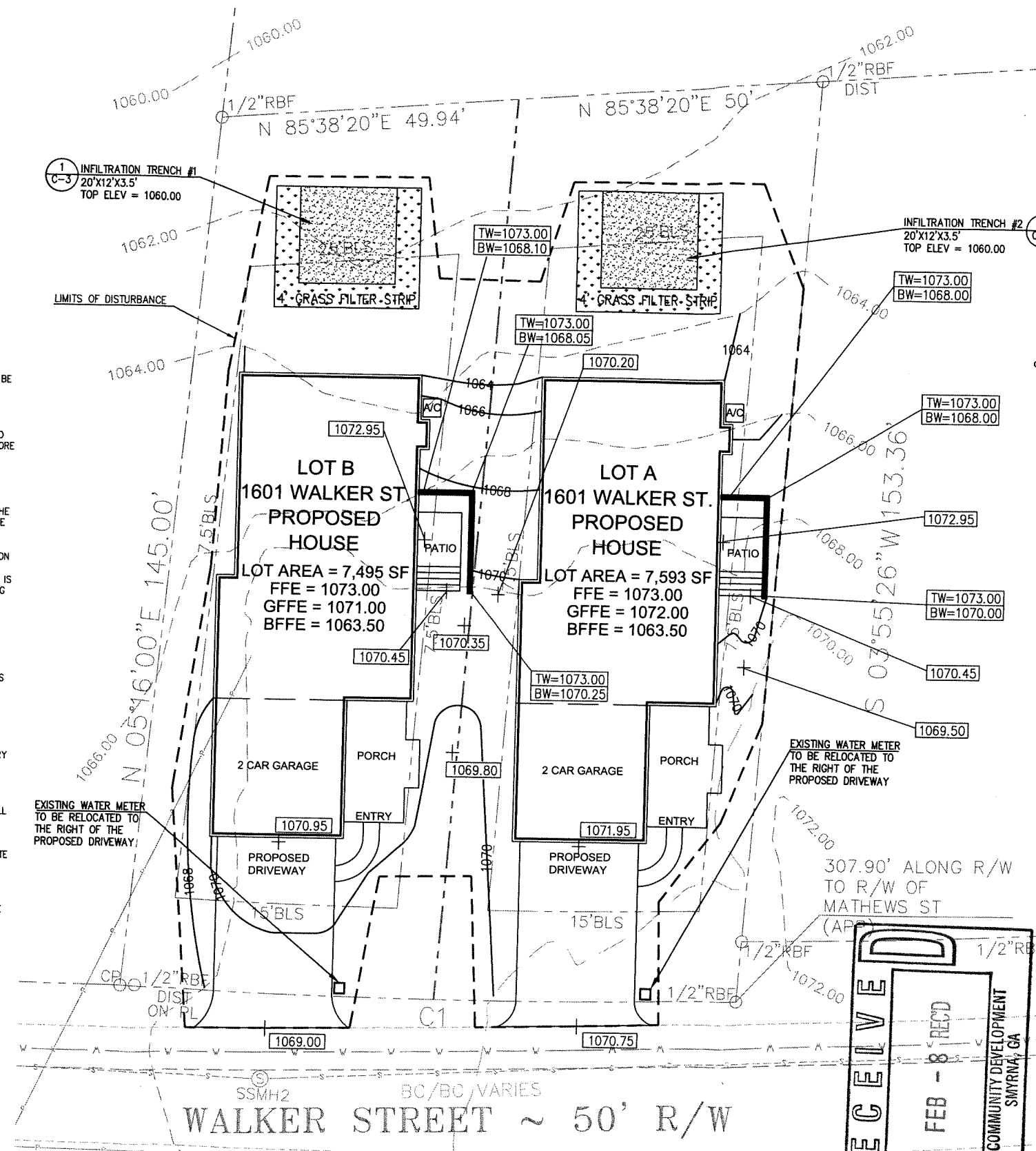
City of Smyrna Site Notes:

- ALL WORK SHALL COMPLY WITH CITY OF SMYRNA DESIGN AND CONSTRUCTION STANDARDS.
- ALL CURBED ISLANDS SHALL BE FILLED TO TOP OF CURB WITH TOPSOIL AND GRASSED OR STABILIZED IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN.
- ALL OPEN DRAINAGE SWALES MUST BE GRASSED, AND RIPRAP MUST BE PLACED AS REQUIRED TO CONTROL EROSION.
- NO ADDITIONAL DRAINAGE AREAS SHALL BE DIVERTED ONTO CITY RIGHT-OF-WAY.
- ALL CORRUGATED METAL STORM DRAINPIPE SHALL BE FULLY BITUMINOUS-COATED GALVANIZED STEEL OR ALUMINIZED TYPE II WITH RE-ROLLED ENDS AND BANDS.
- HDPE PIPE SHALL BE BEDDED IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS.
- APPLICANT SHALL RE-GRASS TO GEORGIA DOT SPECIFICATIONS ALL CITY RIGHT-OF-WAY AREAS THAT ARE DAMAGED OR DISTURBED DURING WORK AUTHORIZED HEREIN.
- ALL HANDICAP RAMPS SHALL BE A MINIMUM OF 3.0' IN WIDTH AND AT A MAXIMUM 12:1 SLOPE.
- A FIVE (5) FOOT WIDE SIDEWALK IS REQUIRED ALONG ALL PUBLIC STREETS, AND IN SOME CASES 10' WIDE, WITH A 2-FOOT GRASS STRIP ADJACENT TO THE BACK OF CURB
- ALL ROAD AND STORM STRUCTURES SHALL CONFORM TO GEORGIA DEPARTMENT OF TRANSPORTATION OR COBB COUNTY STANDARD SPECIFICATIONS AND DETAILS
- CONSTRUCTION WITHIN 300' OF RESIDENTIAL OCCUPANCIES WILL BE ALLOWED WEEKDAYS BETWEEN THE HOURS OF 7:00 AM AND 6:00 PM, AND SATURDAY FROM 9:00 AM TO 5:00 PM
- LANE CLOSURES ON ARTERIALS ARE PERMITTED ONLY BETWEEN 9:00 AM AND 4:00 PM.
- PARKING FOR CONSTRUCTION ACTIVITIES SHALL BE PROVIDED ON SITE, OFF OF THE RIGHT-OF-WAY.
- FLAGGERS AND TRAFFIC CONTROL WILL BE PROVIDED AT ALL TIMES OF LANE CLOSURE ON ALL ROADS, INCLUDING THE LOADING AND UNLOADING OF EQUIPMENT.
- SANITARY SEWER AND WATER LINES MUST PASS INSPECTION BEFORE STREETS CAN BE PAVED.
- BUILDER SHALL BE RESPONSIBLE FOR INSTALLATION OF SIDEWALKS AND THE C.O. WILL NOT BE ISSUED UNTIL SIDEWALK IS INSPECTED AND ACCEPTED.
- ALL EXTERIOR LIGHTING SHALL BE PLACED SO AS NOT TO DIRECTLY ILLUMINATE ADJACENT PROPERTY.

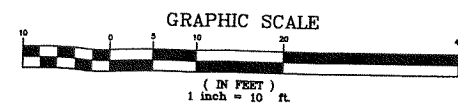
- THE OWNER/DEVELOPER IS RESPONSIBLE TO COORDINATE WITH THE US ARMY CORPS OF ENGINEERS CONCERNING PERMITS OR REQUIREMENTS WHEN WETLANDS ARE PROPOSED TO BE DISTURBED ON THE PROPERTY. FAILURE TO REQUEST A DETERMINATION OF PERMIT REQUIREMENT BEFORE DISTURBING ANY WETLANDS COULD RESULT IN PENALTIES BEING IMPOSED BY THE CORPS OF ENGINEERS.
- THE OWNER/DEVELOPER IS RESPONSIBLE TO COORDINATE WITH THE GEORGIA DNR EPD CONCERNING PERMITS OR REQUIREMENTS WHEN BUFFERS ARE PROPOSED TO BE DISTURBED ON THE PROPERTY. FAILURE TO REQUEST A DETERMINATION OF PERMIT REQUIREMENT BEFORE DISTURBING ANY BUFFERS COULD RESULT IN DELAY OF PROJECT AND PENALTIES BEING IMPOSED, AND RESTORATION OF BUFFER BEING REQUIRED.
- BURIAL OF CONSTRUCTION MATERIALS IS NOT PERMITTED WITHIN THE CITY OF SMYRNA.
- BURNING OF DEBRIS OR CONSTRUCTION MATERIALS IS NOT PERMITTED WITHIN THE CITY OF SMYRNA.
- AS-BUILT PLANS OF ALL STORMWATER MANAGEMENT FACILITIES SHALL BE PROVIDED TO THE CITY OF SMYRNA PRIOR TO THE ISSUANCE OF THE FINAL PLAT. AS-BUILT PLANS SHALL BE CERTIFIED BY A PROFESSIONAL ENGINEER.
- ALL SILT BARRIERS AND CONSTRUCTION ENTRANCE PADS MUST BE PLACED PRIOR TO ANY CLEARING AND/OR GRADING. NO GRADING SHALL BE DONE UNTIL SILT BARRIER INSTALLATION IS COMPLETE.
- A "SEVEN-DAY" LETTER SHALL BE PREPARED BY THE DESIGN ENGINEER STATING THE SITE IS IN COMPLIANCE WITH THE APPROVED E&S PLAN PRIOR TO PROCEEDING WITH MASS GRADING OPERATIONS
- THE CONSTRUCTION PAD SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC STREETS.
- SILT FENCES AND BARRIERS SHALL BE CLEANED OR REPLACED OR MAINTAINED IN FUNCTIONAL CONDITION UNTIL PERMANENT EROSION CONTROL MEASURES ARE ESTABLISHED.
- ALL GRASSING SHALL BE IN ACCORDANCE WITH THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA, LATEST EDITION.
- ALL OTHER WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE SPECIFICATIONS OF THIS SAME MANUAL.
- TEMPORARY VEGETATION AND/OR HEAVY MULCH WILL BE USED TO STABILIZE AREAS. IN NO CASE SHALL A SITE BE LEFT BARE FOR MORE THAN SEVEN (7) DAYS.
- ALL DISTURBED AREAS WILL BE PERMANENTLY LANDSCAPED AND GRASSED AS SOON AS PRACTICABLE.
- ADDITIONAL MEASURES MAY BE REQUIRED TO CONTROL EROSION AS DETERMINED NECESSARY BY CITY INSPECTORS.
- EROSION CONTROL BLANKETS SHALL BE USED ON ALL SLOPES EXCEEDING 3:1 OVER 5 VERTICAL FEET IN HEIGHT
- ALL APPLICATIONS OF HYDROSEED WILL BE FOLLOWED BY 1/2" TO 1" MULCH.
- NO CLEARING BEYOND THE LIMITS OF DISTURBANCE SHOWN ON THE APPROVED PLANS SHALL BE ALLOWED.
- NO LAND DISTURBING ACTIVITY WITHIN ANY TREE SAVE AREA SHALL BE ALLOWED.
- NOTICE IS HEREBY GIVEN THAT ALL EROSION AND SEDIMENT DEVICES AND PRACTICES MUST BE INSTALLED AND MAINTAINED AT ALL TIMES. NO FURTHER NOTICE WILL BE GIVEN. ANY SITE UPON WHICH THE LAND DEVELOPMENT INSPECTOR FINDS ANY DEFICIENCY WILL BE SUBJECT TO AN IMMEDIATE ENFORCEMENT ACTION WITHOUT WARNING.
- EROSION AND SEDIMENT CONTROL DEVICES MUST BE MAINTAINED IN A SATISFACTORY CONDITION 24 HOURS A DAY, 7 DAYS A WEEK.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN QUALIFIED PROFESSIONAL ADVICE WHEN QUESTIONS ARISE CONCERNING DESIGN AND EFFECTIVENESS OF EROSION CONTROL DEVICES.
- EROSION CONTROL DEVICES THAT ARE INSTALLED AS DIRECTED OR ALLOWED BY CITY INSPECTORS BUT NOT SHOWN ON THE APPROVED PLAN AND WHICH ALSO SUBSEQUENTLY FAIL, ARE THE RESPONSIBILITY OF THE CONTRACTOR. THE CITY OF SMYRNA ASSUMES NO RESPONSIBILITY OR LIABILITY FOR DIRECTION PROVIDED BY CITY STAFF DURING INSPECTIONS.
- ALL TEMPORARY AND PERMANENT SEEDING MUST BE PERFORMED AT THE APPROPRIATE SEASON. ADDITIONAL PLANTINGS WILL BE NECESSARY IF A SUFFICIENT STAND OF GRASS FAILS TO GROW.
- THE CITY INSPECTOR WILL DETERMINE ADEQUATE COVER OF NEW PLANTINGS.
- TOPSOIL SHALL BE STOCKPILED AND USED TO DRESS FINAL GRADES.
- NO DISTURBANCE WILL BE ALLOWED WITHIN FLOOD PLAINS OR WETLANDS WITHOUT APPROPRIATE PERMITS.
- SILT FENCES SHALL NOT BE PLACED IN STREAM BUFFER OR FLOOD PLAINS.
- NO CERTIFICATES OF OCCUPANCY WILL BE ISSUED UNTIL HOA COVENANTS ARE RECORDED
- NO CERTIFICATES OF OCCUPANCY WILL BE ISSUED UNTIL THE INSPECTION AND MAINTENANCE AGREEMENT IS RECORDED.
- TREE PROTECTION FENCE SHALL BE SHOWN ON THE EROSION CONTROL PLAN
- STATE AND CITY UNDISTURBED STREAM BUFFERS SHALL BE FLAGGED/MARKED IN THE FIELD

Lot Coverage:

LOT A:		LOT B:	
PROPOSED HOUSE	2,223 SQ.FT.	PROPOSED HOUSE	2,223 SQ.FT.
PROPOSED PATIO + ENTRY PORCH	313 SQ.FT.	PROPOSED PATIO + ENTRY PORCH	312 SQ.FT.
PROPOSED WALLS + A/C PAD	25 SQ.FT.	PROPOSED WALLS + A/C PAD	26 SQ.FT.
PROPOSED WALKWAY + DRIVEWAY	552 SQ.FT.	PROPOSED WALKWAY + DRIVEWAY	542 SQ.FT.
TOTAL IMPERVIOUS AREA	3,113 SQ.FT.	TOTAL IMPERVIOUS AREA	3,103 SQ.FT.
TOTAL LOT AREA	7,495 SQ.FT.	TOTAL LOT AREA	7,495 SQ.FT.
LOT COVERAGE	41.00%	LOT COVERAGE	41.40%



EXISTING UTILITIES TO BE RELOCATED AND TO BE USED FOR NEW CONSTRUCTIONS



Prepared By:
CRESCENT VIEW ENGINEERING, LLC.
211 Frazer Street
Marietta, GA 30066
678-354-4410
www.crescentvieweng.com

Prepared For
Matt Junger
60 Palmetto Rd
Atlanta, GA 30309

Site Plan

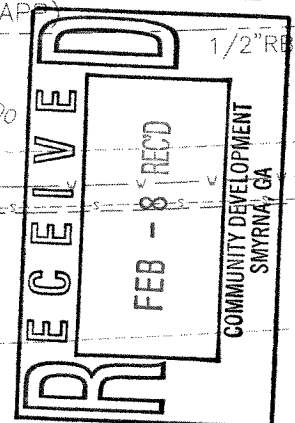
DATE	SCALE	DRAWN	CHECKED	DATE
9-24-18	AS SHOWN	PZ		



Construction Plan For
1601 Walker Street
Land Lot 593 17th District
City of Smyrna, Georgia

CVE PI # 18-285

Sheet No.
C-1



ES&PC Notes:

1. THE CONSTRUCTION PAD SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC STREETS.
2. SILT FENCES AND HAY BALE BARRIERS SHALL BE CLEANED OR REPLACED AND MAINTAINED IN FUNCTIONAL CONDITION UNTIL PERMANENT EROSION CONTROL MEASURES ARE ESTABLISHED.
3. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE SPECIFICATION OF THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA.
4. THE CONTRACTOR SHALL CLEAN OUT ALL ACCUMULATED SILT FROM THE SEDIMENT PONDS ONCE ALL DISTURBED AREAS ARE STABILIZED WITH PERMANENT VEGETATION.
5. EROSION CONTROL DEVICES WILL BE IN PLACE BEFORE SITE DISTURBANCE AND WILL BE PERIODICALLY INSPECTED AND REPAIRED OR RESTORED AS NEEDED TO FUNCTION PROPERLY UNTIL PERMANENT MEASURES ARE ESTABLISHED AND PROJECT IS COMPLETE, I.E.: CONSTRUCTION EXITS AND SILT FENCES SHALL BE RETOPPED OR CLEANED AS SILT REDUCES THEIR EFFECTIVENESS.
6. ANY ADDITIONAL CONSTRUCTION OTHER THAN SHOWN ON THIS PLAN WILL REQUIRE SEPARATE AND ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES AND APPROVAL.
7. TEMPORARY VEGETATION AND/OR HEAVY MULCH WILL BE USED TO STABILIZE AREAS. IN NO CASE SHALL A SITE BE LEFT BARE FOR MORE THAN 14 DAYS.
8. ALL DISTURBED AREAS WILL BE PERMANENTLY LANDSCAPED AND GRASSED AS SOON AS CONSTRUCTION PHASES PERMIT.
9. ADDITIONAL MEASURES MAY BE REQUIRED TO CONTROL EROSION AS DETERMINED NECESSARY BY INSPECTORS.
10. PERSON RESPONSIBLE FOR EROSION CONTROL MEASURES IS: 24 HOUR EMERGENCY CONTACT: PHILIP JUNGER - 404-909-6912
11. CUT AND FILL SLOPES NOT TO EXCEED 2H:1V.
12. SEDIMENTATION & EROSION CONTROL MEASURES TO BE INSPECTED DAILY.
13. ADDITIONAL MEASURES MAY BE REQUIRED TO CONTROL EROSION AS DETERMINED NECESSARY BY INSPECTORS. THE EROSION CONTROL MEASURE CAN BE DESIGNED BY A LEVEL 1B (BLUE CARD) GASWCC CERTIFIED CONTRACTOR, UNLESS THE BMP HAS A HYDRAULIC COMPONENT. FOR ALL BMP DESIGN WITH A HYDRAULIC COMPONENT, THE BMP MUST BE DESIGNED BY A LEVEL 2 (GOLD CARD) GASWCC CERTIFIED DESIGNER. A CONSTRUCTION EXIT IS NOT PROPOSED DUE TO THE SMALL SIZE OF THE PROJECT AND THE LEVEL 1B CONTRACTOR MUST PROVIDE ALL MEASURES TO PREVENT ANY SILT FROM ENTERING THE STREAM.

SILT FENCE PROVIDED = 440 LINEAR FEET
 SEDIMENT STORAGE REQUIRED = 17.74 CU YD
 SEDIMENT STORAGE PROVIDED = 22.00 CU YD

City of Smyrna Landscape Notes:

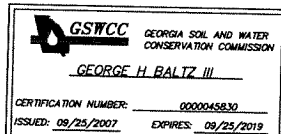
1. ALL TREES MUST BE PLANTED AT LEAST 10' FROM ANY UTILITY LINE.
2. THE COMMUNITY DEVELOPMENT DIRECTOR MUST INSPECT AND APPROVE THE SITE BEFORE THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
3. A 3" LAYER OF ORGANIC MULCH WILL BE REQUIRED FOR ALL REPLACEMENT TREES. MULCH MUST BE APPLIED PRIOR TO START OF CONSTRUCTION. MULCH SHALL NOT BE PLACED DIRECTLY AGAINST TREE TRUNKS.
4. 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.
5. TREES LESS THAN THE CALIPER INCH SHOWN WILL NOT BE ACCEPTED. I.E.: 4 INCH CALIPER TREES MUST BE 4 INCHES OR LARGER.
6. PLANT HEIGHT MEASUREMENT IS TAKEN AT THE TOP OF THE MAIN BODY OF THE PLANT AND NOT AT THE TIP OF THE TOPMOST GROWTH.
7. 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.
8. 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.
9. NO TRENCHING ALLOWED IN TREE SAVE AREAS-INCLUDING IRRIGATION.
10. ALL TREE GUYING AND STAKES SHALL BE REMOVED FROM TREE ONE YEAR AFTER PLANTING DATE.
11. 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 Requirement

DENSITY REQUIREMENT:
 REQUIRED DENSITY IS 100" PER ACRE)

LOT A:
 REQUIRED DENSITY (100" X 0.17) = 17" REQUIRED
 PROVIDED DENSITY = 19"
 REQUIREMENT MET

LOT B:
 REQUIRED DENSITY (100" X 0.17) = 17" REQUIRED
 PROVIDED DENSITY = 31"
 REQUIREMENT MET



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.

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 #13067C0129 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.

Soil Legend:

MgB2 - MADISON SANDY LOAM, 2 TO 6 PERCENT SLOPES, ERODED
 MgC2 - MADISON SANDY LOAM, 6 TO 10 PERCENT SLOPES, ERODED

Tree To Remain Onsite:

LOT A:

DIAMETER	TREE	AREA
19	PINE	ONSITE
Total Inches (DBH) To Remain = 19		
Total Trees To Remain = 1		

LOT B:

DIAMETER	TREE	AREA
9	HARDWOOD	ONSITE
7	HARDWOOD	ONSITE
15	PINE	ONSITE
Total Inches (DBH) To Remain = 31		
Total Trees To Remain = 3		

Tree Lost/Destroyed:

LOT A:

DBH	TREE	AREA
25	HARDWOOD	ONSITE
13	HARDWOOD	ONSITE
15	HARDWOOD	ONSITE
17	HARDWOOD	ONSITE
9	HARDWOOD	ONSITE
12	PINE	ONSITE
6	HARDWOOD	ONSITE
12	HARDWOOD	ONSITE
6	HARDWOOD	ONSITE
16	PINE	ONSITE
20	PINE	ONSITE
8	PINE	ONSITE
Total Inches (DBH) Removed = 160		
Total Trees Removed = 12		

LOT B:

DBH	TREE	AREA
20	HARDWOOD	ONSITE
22	HARDWOOD	ONSITE
21	HARDWOOD	ONSITE
24	HARDWOOD	ONSITE
23	HARDWOOD	ONSITE
10	HARDWOOD	ONSITE
18	HARDWOOD	ONSITE
17	HARDWOOD	ONSITE
7	HARDWOOD	ONSITE
16	HARDWOOD	ONSITE
17	PINE	ONSITE
25	PINE	ONSITE
20	PINE	ONSITE
11	HARDWOOD	ONSITE
6	HARDWOOD	ONSITE
22	HARDWOOD	ONSITE
9	HARDWOOD	ONSITE
13	PINE	ONSITE
12	PINE	ONSITE
Total Inches (DBH) Removed = 313		
Total Trees Removed = 19		

** DEAD TREE REMOVE

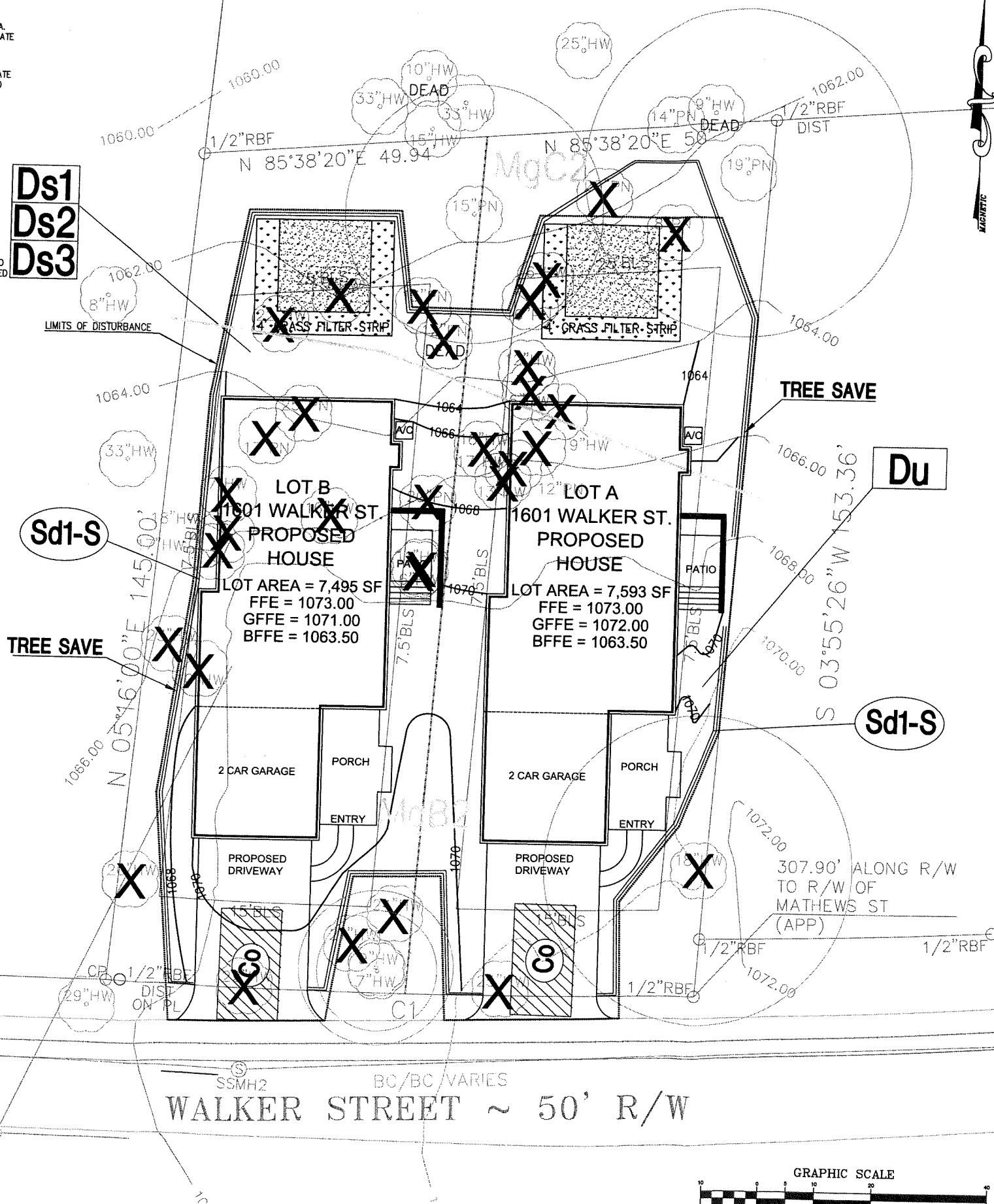
24 HOUR EMERGENCY CONTACT: MATT JUNGER 404-493-1555

Ds1
Ds2
Ds3

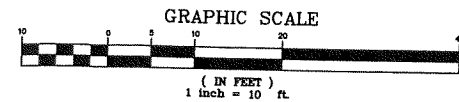
Sd1-S

TREE SAVE

Sd1-S



Know what's below.
 Call before you dig.



Prepared By:
CRESCENT VIEW
ENGINEERING, LLC.
 211 Freuler Street
 Marietta, GA 30060
 678-324-6410
 www.crescentvieweng.com

Prepared For
Matt Junger
 60 Palmetto Rd.
 Atlanta, GA 30309

ESPC and Tree Plan



Construction Plan For
1601 Walker Street
 Land Lot 593 17th District
 City of Smyrna, Georgia

CVE PI # 18-285

Sheet No.
C-2

APPLICATION OF MULCH

DRY STRAW OR HAY APPLIED TO DEPTH OF 2 - 4 INCHES
WOOD CHIPS, BARK, SHADUST APPLIED TO DEPTH OF 2 - 3 INCHES

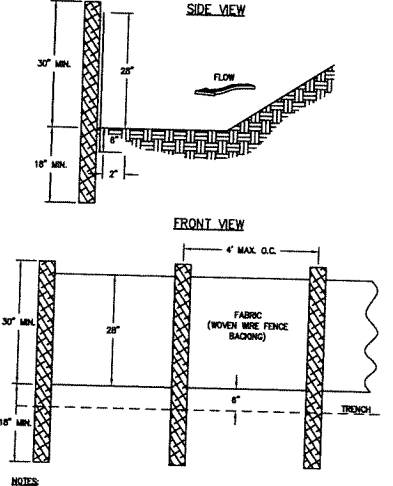
SPECIES	BROADCAST RATES 1/2-1 1/2 PER 1000 SQ. FT.	PLANTING DATES BY RESOURCE AREA												REMARKS		
		1	2	3	4	5	6	7	8	9	10	11	12			
BARLEY (HORDEUM VULGARE)	3 bu. 3.3 bu. (144 bu.)															80,000 SEED PER POUND. WINTERHARDY. USE ON PRODUCTIVE SOILS.
ALONE	1/2 bu. 0.8 bu. (24 bu.)															
IN MIXTURES																
LESPEDEZA (TRIFOLIUM VESICARIA)	4 bu. 0.9 bu. (16 bu.)															800,000 SEED PER POUND. MAY LAST FOR SEVERAL YEARS. USE INOCULANT B.
ALONE	10 bu. 0.2 bu. (30 bu.)															
IN MIXTURES																
LESPEDEZA (TRIFOLIUM VESICARIA)	4 bu. 0.9 bu. (16 bu.)															800,000 SEED PER POUND. QUICK COVER. DROUGHT TOLERANT AND WINTERHARDY.
ALONE	10 bu. 0.2 bu. (30 bu.)															
IN MIXTURES																
LESPEDEZA (TRIFOLIUM VESICARIA)	4 bu. 0.9 bu. (16 bu.)															800,000 SEED PER POUND. QUICK COVER. DROUGHT TOLERANT AND WINTERHARDY.
ALONE	10 bu. 0.2 bu. (30 bu.)															
IN MIXTURES																
LESPEDEZA (TRIFOLIUM VESICARIA)	4 bu. 0.9 bu. (16 bu.)															800,000 SEED PER POUND. QUICK COVER. DROUGHT TOLERANT AND WINTERHARDY.
ALONE	10 bu. 0.2 bu. (30 bu.)															
IN MIXTURES																

TEMPORARY GRASSING

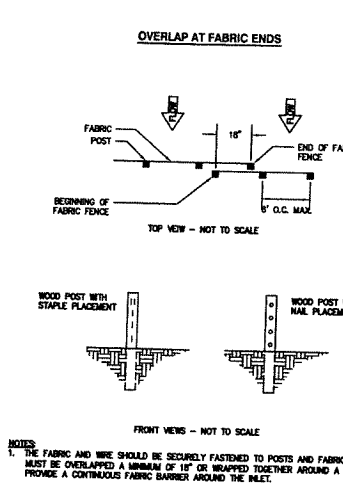
NOT TO SCALE

Ds2

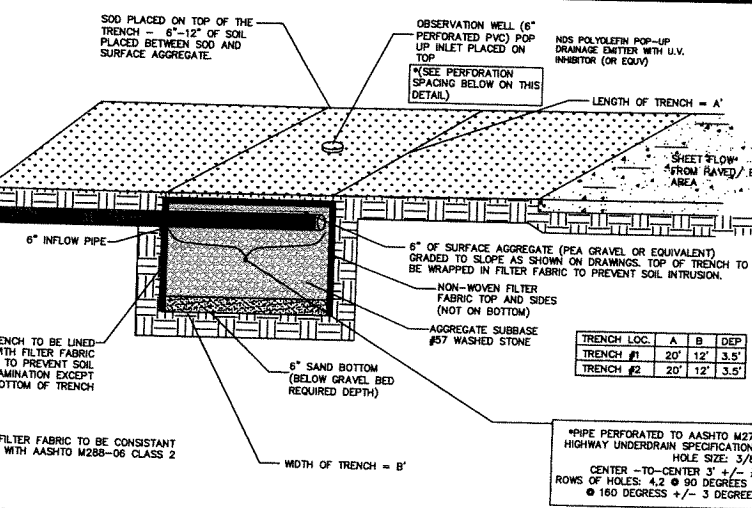
SILT FENCE - TYPE SENSITIVE



FASTENERS FOR SILT FENCES



Sd1-S



UNDERGROUND STONE STORAGE TRENCH

NOT TO SCALE

1
C-3

DUST CONTROL ON DISTURBED AREAS

SITE MUST BE CONTROLLED TO PREVENT SURFACE AND AIR MOVEMENT OF DUST ON CONSTRUCTION SITES, ROADS, AND DEMOLITION AREAS. CONTRACTOR SHALL UTILIZE ADDITIONAL MEASURES TO CONTROL DUST AS REQUIRED.

Du

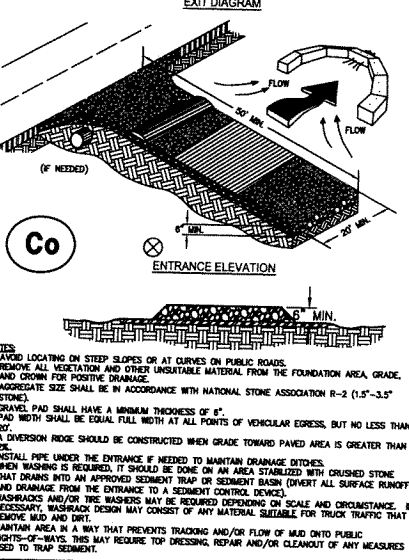
SPECIES	BROADCAST RATES 1/2-1 1/2 PER 1000 SQ. FT.	PLANTING DATES BY RESOURCE AREA												REMARKS		
		1	2	3	4	5	6	7	8	9	10	11	12			
BERMUDA SPERMATOPHYTES (PASPALUM NOTATA)	80 bu. 1.4 bu. (24 bu.)															160,000 SEED PER POUND. LOW GROWING SOIL FORMING. SLOW TO ESTABLISH. PLANT W/ A COMPANION CROP. WILL SPREAD INTO BERMUDA PASTURES & LAWNS. MID-COASTAL, COMMON W/ CAROLINA LINDSEY OR TIF 44.
ALONE OR WITH TEMPORARY COVER	30 bu. 0.7 bu. (90 bu.)															
IN MIXTURES																
BERMUDA SPERMATOPHYTES (PASPALUM NOTATA)	80 bu. 1.4 bu. (24 bu.)															160,000 SEED PER POUND. LOW GROWING SOIL FORMING. SLOW TO ESTABLISH. PLANT W/ A COMPANION CROP. WILL SPREAD INTO BERMUDA PASTURES & LAWNS. MID-COASTAL, COMMON W/ CAROLINA LINDSEY OR TIF 44.
ALONE OR WITH TEMPORARY COVER	30 bu. 0.7 bu. (90 bu.)															
IN MIXTURES																
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IN MIXTURES																

PERMANENT GRASSING

NOT TO SCALE

Ds3

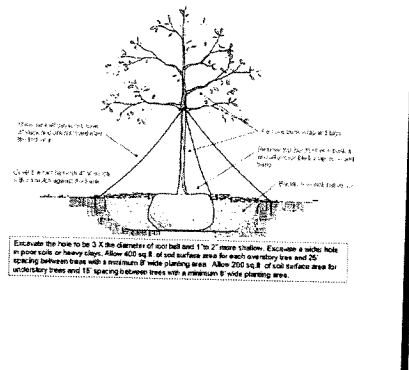
CRUSHED STONE CONSTRUCTION EXIT



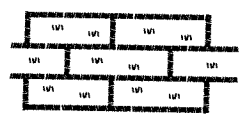
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TREE PLANTING

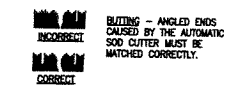
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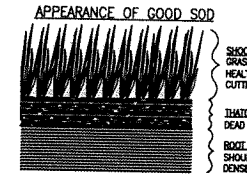
24 HOUR EMERGENCY CONTACT: MATT JUNGER 404-493-1555



LAY SOD IN A STAGGERED PATTERN. BUT THE STRIPS TIGHTLY AGAINST EACH OTHER. DO NOT LEAVE SPACES AND DO NOT OVERLAP. A SHARPENED MOWER'S TROWEL IS A HANDY TOOL FOR TUCKING DOWN THE ENDS AND TRIMMING PIECES.



1. ROLL SOD IMMEDIATELY TO ACHIEVE FIRM CONTACT WITH THE SOIL.
2. WATER TO A DEPTH OF 4" AS NEEDED. WATER WELL AS SOON AS THE SOD IS LAY.
3. MOW WHEN THE SOD IS ESTABLISHED - IN 2-3 WEEKS. SET THE MOWER HIGH (2"-3").



SHOOTS OR GRASS BLADES. GRASS SHOULD BE GREEN AND HEALTHY. MOWED AT A 2"-3" CUTTING HEIGHT.
THATCH - GRASS CLIPPINGS AND DEAD LEAVES. UP TO 1/2" THICK. ROOT ZONE - SOIL AND ROOTS. SHOULD BE 1/2"-3/4" THICK WITH DENSE ROOT MAT FOR STRENGTH.

SOD PLANTING REQUIREMENTS

GRASS	VARIETIES	RESOURCE AREA	GROWING SEASON
BERMUDAGRASS	COMMON TIFWAY TIFWAY TIFWAY	M-L, P, C	WARM WEATHER
BERMUDAGRASS	PENSACOLA	P, C	WARM WEATHER
CENTPEDE	-	P, C	WARM WEATHER
ST. AUGUSTINE	COMMON BITTLEBLUE RALEIGH	C	WARM WEATHER
ZOYSA	EMERALD MYER	P, C	WARM WEATHER
TALL FESCUE	KENTUCKY	M-L, P	COOL WEATHER

FERTILIZER REQUIREMENTS FOR SOD

TYPES OF SPECIES	PLANTING YEAR	FERTILIZER (N-P-K)	RATE (lb/acre)	NITROGEN TOP DRESSING RATE (lb/acre)
COOL SEASON GRASSES	FIRST SEASON MAINTENANCE	6-12-12	1500	50-100
WARM SEASON GRASSES	FIRST SEASON MAINTENANCE	6-12-12	1500	50-100
WARM SEASON GRASSES	SECOND SEASON MAINTENANCE	10-10-10	400	30

FERTILIZER REQUIREMENTS FOR SOIL SURFACE APPLICATION

FERTILIZER TYPE	FERTILIZER RATE (lb/acre)	FERTILIZER RATE (lb/acre)	SEASON
10-10-10	1000	0.025	FALL

SODDING

NOT TO SCALE

Ds4

FERTILIZER REQUIREMENTS

TOP OF SPECIES	YEAR	ANALYSIS OF EQUIPMENT	RATE	TOP DRESSINGS RATE
1. COOL SEASON GRASSES	FIRST SEASON MAINTENANCE	6-12-12	1500 lb/acre	10-100 lb/acre 1/2
2. COOL SEASON GRASSES AND LEGUMES	FIRST SEASON MAINTENANCE	6-12-12	1500 lb/acre	0-50 lb/acre 1/2
3. WARM SEASON GRASSES	FIRST SEASON MAINTENANCE	6-12-12	1500 lb/acre	50 lb/acre 1/2
4. PINE SEEDING	FIRST MAINTENANCE	20-10-0	ONE 21-GRAM PELLET PER SEEDING PLACED IN THE SODDING HOLE	-
5. SHRUB LESPEDEZA	FIRST MAINTENANCE	0-10-10	700 lb/acre	-
6. TEMPORARY COVER CROPS SEEDS ALONE	FIRST MAINTENANCE	0-10-10	800 lb/acre	30 lb/acre 1/2
7. WARM SEASON GRASSES	FIRST SEASON MAINTENANCE	6-12-12	1500 lb/acre	50-100 lb/acre 1/2
8. WARM SEASON GRASSES AND LEGUMES	FIRST SEASON MAINTENANCE	6-12-12	1500 lb/acre	20-100 lb/acre 1/2
	SECOND SEASON MAINTENANCE	10-10-10	400 lb/acre	30 lb/acre 1/2

1) APPLY IN SPRING FOLLOWING SEEDING.
2) APPLY IN SPOT APPLICATIONS WHEN HIGH RATES ARE USED.
3) APPLY IN 3 SPOT APPLICATIONS.
4) APPLY WHEN PLANTS ARE PLANTED.
5) APPLY TO GRASS SPECIES ONLY.
6) APPLY WHEN PLANTS GROW TO A HEIGHT OF 2 TO 4 INCHES.

LIME APPLICATION REQUIREMENT - 2 TONS/ACRE

SOE PASS THROUGH 10 - MESH SIEVE
SOE PASS THROUGH 20 - MESH SIEVE
SOE PASS THROUGH 30 - MESH SIEVE

FERTILIZERS

NOT TO SCALE

Prepared By:
CRESCENT VIEW ENGINEERING, LLC
211 Fraser Street
Marietta, GA 30060
www.crescentvieweng.com

Prepared For
Matt Junger
60 Palisades Rd
Atlanta, GA 30309

DETAILS

DATE	SCALE	AS SHOWN	REVISED
8-24-18			



Construction Plan For
1601 Walker Street
Land Lot 593 17th District
City of Smyrna, Georgia

CVE Pl # 18-285

Sheet No.
C-1

Existing Trees on Site

Quantity	Size (Inches)	Species	Total Inches Saved (Quantity x Size)	Total Inches Removed (Quantity x Size)	Status	Specimen?
2	6	Hardwood	0	12	remove	No
1	6	Pine	0	6	remove	No
1	7	Hardwood	0	7	remove	No
1	8	Pine	0	8	remove	No
2	9	Hardwood	0	18	remove	No
1	10	Hardwood	0	10	remove	No
1	11	Hardwood	0	11	remove	No
1	12	Hardwood	0	12	remove	No
2	12	Pine	0	24	remove	No
1	13	Hardwood	0	13	remove	No
1	13	Pine	0	13	remove	No
1	15	Pine	15	0	save	No
2	16	Hardwood	0	32	remove	No
2	16	Pine	0	32	remove	No
1	17	Hardwood	0	17	remove	No
2	17	Pine	0	34	remove	No
2	18	Hardwood	0	36	remove	No
1	19	Pine	0	19	remove	No
2	20	Pine	0	40	remove	No
1	20	Hardwood	0	20	remove	No
1	21	Hardwood	0	21	remove	No
2	22	Hardwood	0	44	remove	No
2	23	Hardwood	0	46	remove	No
1	24	Pine	0	24	remove	No
1	25	Pine	0	25	remove	No
35			15	524		

NOTE:

- See Sheet TRP-2.0 for Planting Calculation / Breakdowns and Plant Lists.

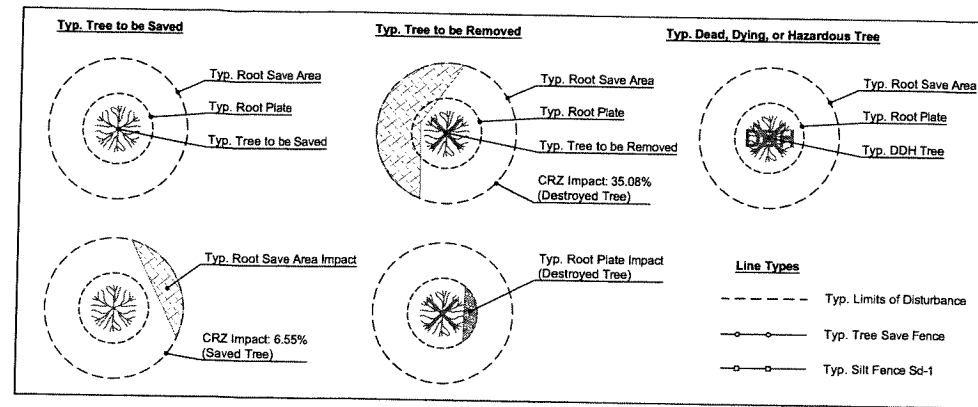
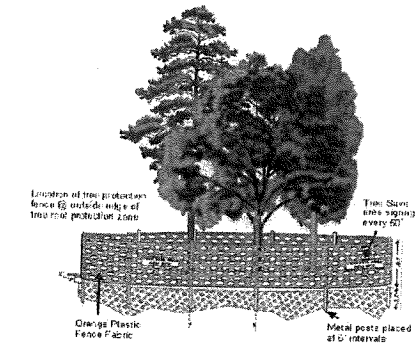


Figure 2: Tree Protection Fencing for Non-Specimen Trees



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

TREE PROTECTION FENCE DETAIL

Figure 13: Acceptable Grade Fills Within Root Zones

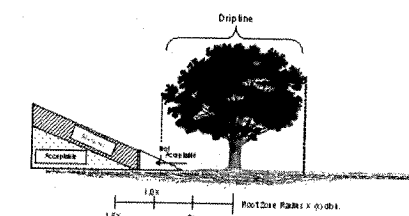


Figure 14: Acceptable Grade Cuts Within Tree Root Zones

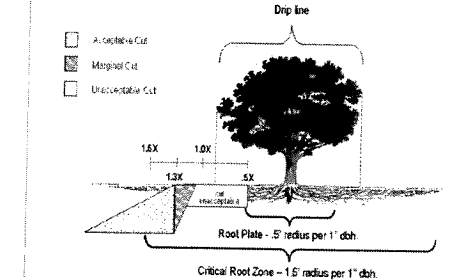
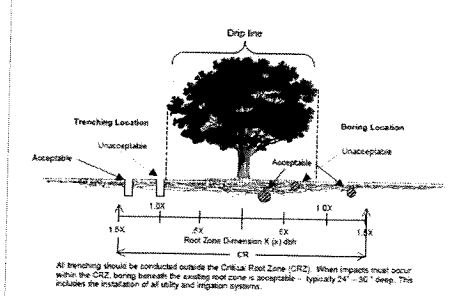
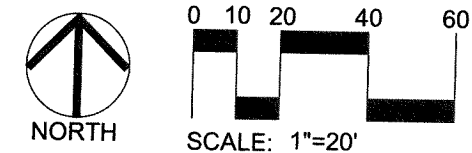


Figure 12: Tunneling or Boring within Tree Root Zones



TREE GRADING CUE CARD DETAILS



SITE DATA:
 District: 17th 2nd section, Cobb County, GA
 Land Lot: 593
 Current Zoning: R-20
 Owner: Junger Homes
 Owner Address: 60 Palisades Rd NE Atlanta, GA 30309
 Acreage: .345
 Site Address: 1601 WALKER Street Smyrna, GA 30080
 24 Hour contact: Matt Junger 404-493-1555

Boundary Trees

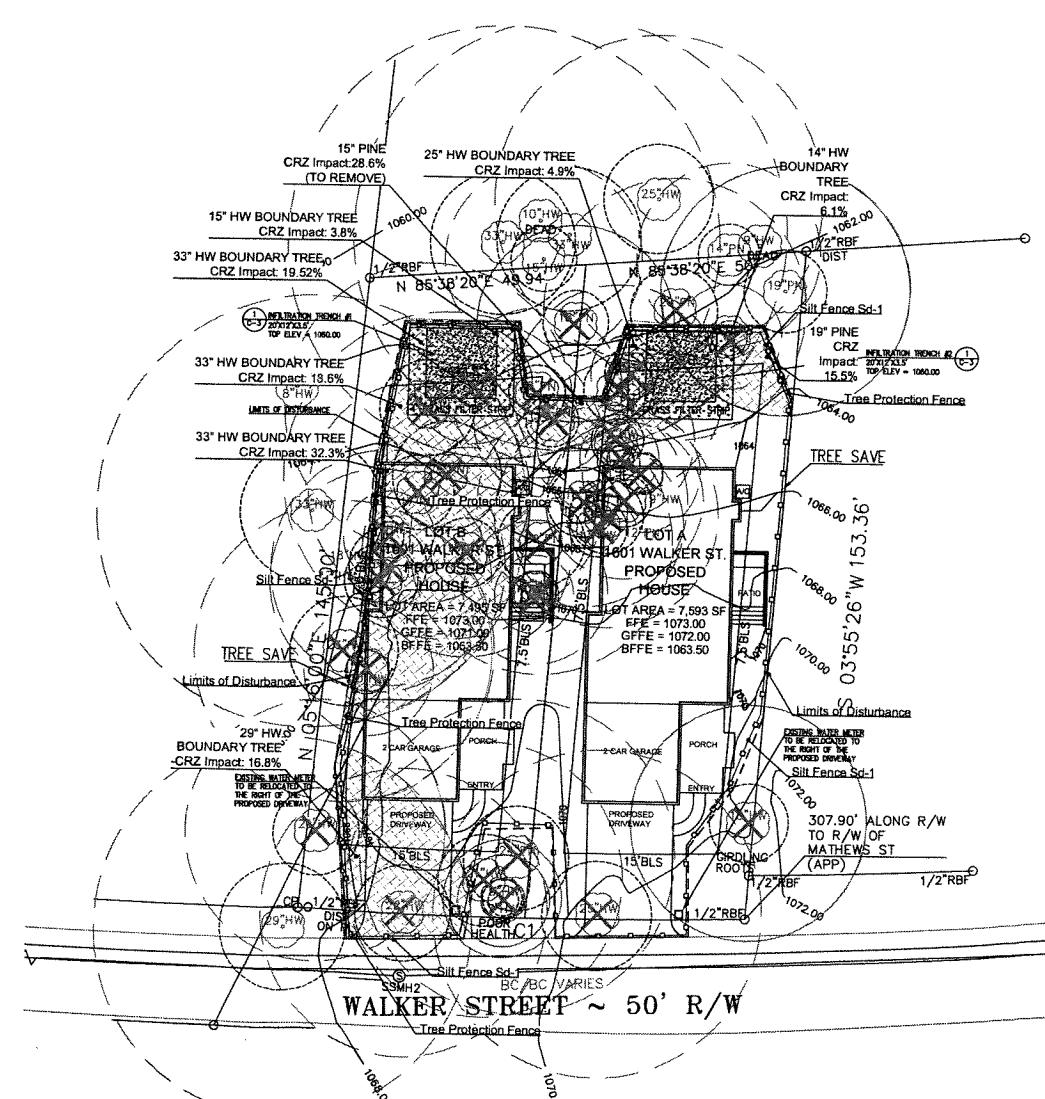
Number	Size (In Inches)	Species	Location	CRZ Impact	Root Plate Impact?	Notes
1	29	Hardwood	SW property corner	16.80%	No	Tree to Remain - ex. Street tree
2	33	Hardwood	West property line	32.30%	Yes	Tree to Remain - may need arborist prescription
3	33	Hardwood	North property line	18.60%	No	Tree to Remain
4	15	Hardwood	North property line	3.80%	No	Tree to Remain
5	33	Hardwood	North property line	19.52%	No	Tree to Remain
6	25	Hardwood	North property line	4.90%	No	Tree to Remain
7	14	Pine	North property line	6.10%	No	Tree to Remain

NOTE:

- A Certified Arborist will be evaluating the current health of the trees. If that report highlights any issues we will update this plan accordingly.

NOTE:

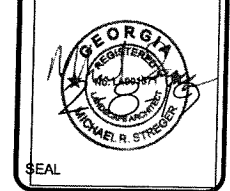
- A tree replacement plan addendum for this project shall be submitted to the community development director at least 30 days prior to requesting a final inspection. This plan shall include the species, size, and location of trees to be planted off-site to meet the tree density deficit shown. Release of this project is subject to approval of this plan, as well as verification on the installation of the trees.
- The CRZ of Specimen Trees receiving 3X credit shall be protected with 6-foot chain link tree save fencing spaced 6 feet on center with metal support posts and Tree Save signage. Installation of the tree save fence will involve no trenching. 3 inches of Organic mulch over the CRZ and an above-ground irrigation system.
- Contact the Community Development Department (770-319-5387) to arrange a pre construction conference prior to any land disturbance. No permit shall be issued until plans are approved and an on-site inspection with city representatives 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 the Community Development Department approval.
- Tree save fence for the entire site must be installed, inspected, and approved prior to the installation on erosion control measures. No land disturbance or demolition is allowed before tree save fencing has been inspected and approved by the Community Development Director.
- ALL EXISTING TREES, SPECIMEN, AND NON-SPECIMEN, COUNTED FOR EDF CREDITS MUST BE FULLY PRESERVED DURING INDIVIDUAL LOT PERMITTING.
- ALL TREES MUST BE PLANTED AT LEAST 10 FEET FROM ANY UTILITY LINE.
- NO TREES SHALL BE PLANTED ON ANY AREA OF EARTHEN DAM OR EMBANKMENT.
- The Community Development Director must inspect the site before the 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.
- Trees agreed upon to be saved is the responsibility of the owner.
- A 3-inch layer of organic mulch will be required for the CRZ of Specimen Trees. Mulch must be applied prior to the start of construction. Keep mulch at least 5-inch radius away from trunk.
- 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 before the backfilling of planting holes.
- Trees less than the caliper inch shown will not be accepted. Example: 4-inch caliper trees must be 4-inches or larger.
- Plant height measurements are 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 can be rejected by the Community Development Director.
- Watering bags or a drip irrigation system will be provided or all trees prior to issuance of the certificate of occupancy. Water bags will be refilled according to soil conditions and adjusted during times of drought for a minimum of 2 years after installation.
- No trenching allowed in Tree Save Area, including irrigation installation.
- All tree guying and stakes shall be removed from tree(s) one year after planting date.



1 EXISTING CONDITIONS
 PLAN SCALE: 1"=20'

**1601 WALKER STREET
 TREE PROTECTION / REPLACEMENT PLAN
 1601 WALKER STREET SMYRNA, GA 30080
 JUNGER HOMES**

DATE	DESCRIPTION
2-8-19	FINAL



LAND DESIGN AND CONSULTING, LLC
 678.503.0390-0

TREE PROTECTION / REPLACEMENT PLAN

SCALE: 1"=20'

SHEET NUMBER: TRP-1.0

Specimen Recompense Calculations

Specimen Trees Removed			
Quantity	Size	Species	Total Inches
0	0	na	0
		Required Specimen Recompense	0

Recompense Trees				
Quantity	Size (Inches)	Common Name	Botanical Name	Total Inches
0	0	na	na	0
0				0

Street Tree Requirements

Street Tree Requirement	1 overstory every 40 Linear Feet of Road, or 1 Understory every 30 Linear Feet of Road (If Overhead Utilities Exist)
Street Linear Feet	102
Required Trees on Street	3 Overstory Trees
Provided Trees on Street	2 Overstory Trees and 1 Understory (because of the existing Canopy tree 29" HW, there is no room to plant full Canopy tree. Understory in that vicinity will be best choice and show effort to fulfill the street tree requirement. The other two spaces do not have ample room to support more than one canopy tree in each area).

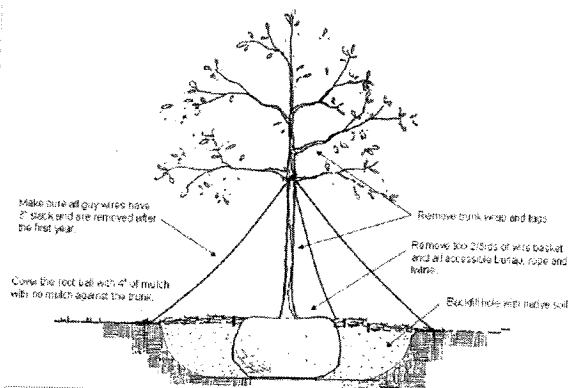
Density Requirements

Required Caliper inches per Acre	100
Site Acreage	0.345
Required Caliper Inches for Site	34.5
Existing Inches on Site	15
Required Caliper Inches	19.5
Provided Caliper Inches	21

Density Replacement Trees				
Quantity	Size (Inches)	Common Name	Botanical Name	Total Inches (Quantity x Size)
2	4	Chinese Elm	Ulmus parvifolia	8
1	3	Nuttall Oak	Quercus nuttallii	3
2	3	Serviceberry	Amelanchier	6
2	2	Nellie R. Stevens Holly	Ilex 'Nellie R. Stevens'	4
7				21

Overall Tree List					
Quantity	Size (Inches)	Common Name	Botanical Name	Total Inches (Quantity x Size)	Genus Percentage
2	4	Chinese Elm	Ulmus parvifolia	8	28.57%
1	4	Nuttall Oak	Quercus nuttallii	4	14.29%
2	3	Serviceberry	Amelanchier	6	28.57%
2	3	Nellie R. Stevens Holly	Ilex 'Nellie R. Stevens'	6	28.57%
7					100.00%

Figure 11: Tree Planting Detail



Excavate the hole to be 3 X the diameter of root ball and 1" to 2" more shallow. Excavate a wider hole in poor soils or heavy clays. Allow 400 sq. ft. of soil surface area for each overstory tree and 25' spacing between trees with a minimum 8' wide planting area. Allow 200 sq. ft. of soil surface area for understory trees and 15' spacing between trees with a minimum 8' wide planting area.

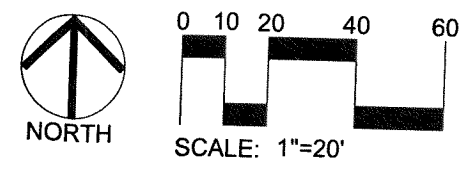
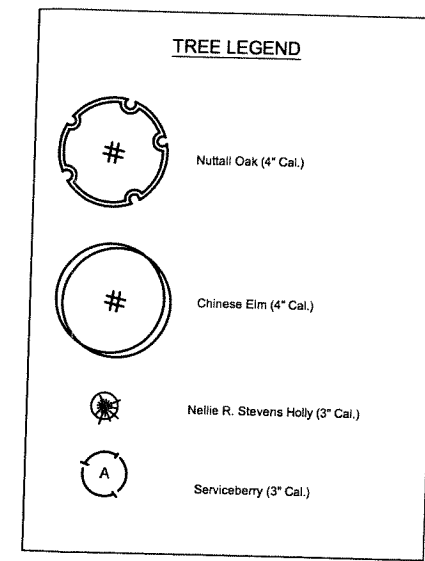
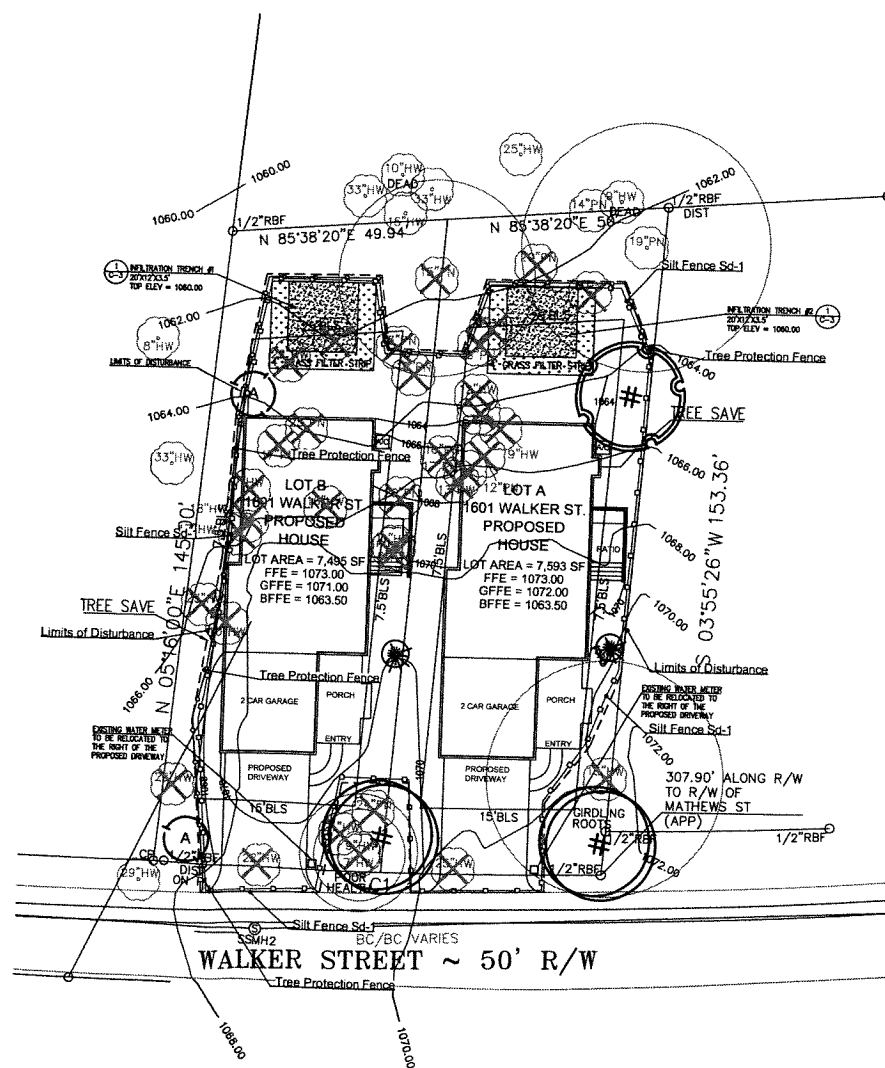
TREE PLANTING DETAIL

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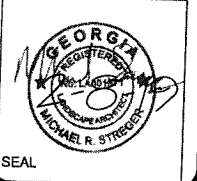
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SCALE
1"=20'

SHEET NUMBER
TRP-2.0