



SITE IS ZONED RAD-C

BUILDING SETBACKS - DETACHED HOUSES

FRONT	- 15'
SIDE	- 5'
REAR	- 20'

- 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.
- 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 Certificates of Occupancy will be issued until to the Inspection and Maintenance agreement is recorded

- All work shall comply with City of Smyrna design and construction standards.
- 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.
- Parking for construction activities shall be provided on site, off of the right-of-way.
- 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.
- 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.
- 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.
- Silt fences and barriers shall be cleaned or replaced and maintained in functional condition until permanent erosion control measures are established.

PREPARED BY:

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**Village at Williams Park III**

(LOT 23)

2811 MATHEWS STREET  
PROJECT ADDRESS

632 / 17th / 2nd  
LAND LOT / DIST.

CITY OF SMYRNA, COBB COUNTY, GEORGIA  
CITY, STATE

**HOUSE LOCATION PLAN**

FvL DESIGN	<b>1 of 1</b>		
FvL, PKH DRAWN		SHEET	
PKH CHECKED	1/20/20	DATE	PROJECT No.

20' 0 20'

GRAPHIC SCALE