

LOT NUMBER	AREA SF
1	9,644
2	7,567
3	7,846
4	7,868
5	7,747
COMMON AREA	4,458
DETENTION	12,238

LEGEND:

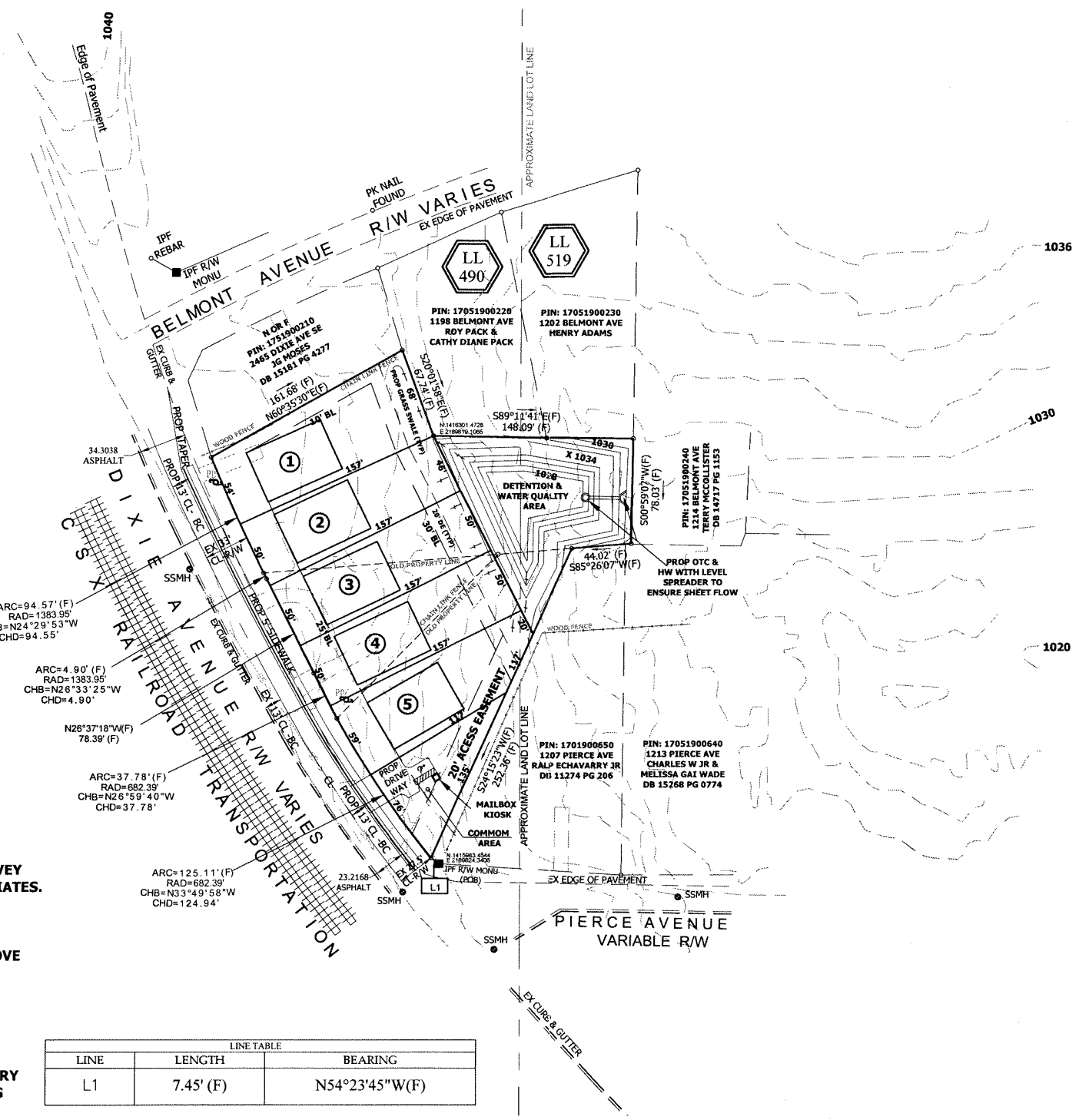
- (F) FIELD MEASUREMENT
- L LINE
- IPF IRON PIN FOUND
- IPP IRON PIN PLACED
- EX EXISTING
- PROP PROPOSED
- BC BACK OF CURB
- CL CENTERLINE
- R/W RIGHT OF WAY
- POB POINT OF BEGINNING
- TYP TYPICAL
- HW HEADWALL
- OTC OUTLET CONTROL STRUCTURE
- DE DRAINAGE EASEMENT
- SS SANITARY SEWER
- MH MANHOLE
- LL LAND LOT



GENERAL NOTES:

- 1) A PORTION OF THIS PROPERTY DOES NOT LIE IN A SPECIAL FLOOD HAZARD AREA AS PER COBB COUNTY FIRM MAP NO. 13067C0119H DATED MARCH 04, 2013.
- 2) BOUNDARY INFORMATION SHOWN WAS TAKEN FROM BOUNDARY SURVEY FOR VINCE LONGO LONGO CUSTOM BUILDERS BY J. A. EVANS AND ASSOCIATES. FIELD WORK WAS DONE ON SEPTEMBER 28-30, 2017.
- 3) TOPOGRAPHIC AND EXISTING PLANOMETRIC INFORMATION TAKEN FROM THE COBB COUNTY GIS DATA BASE IN ELECTRONIC MEDIA.
- 4) THIS RE-ZONING PLAN IS A COMPOSITE DRAWING UTILIZING THE ABOVE MENTIONED RESOURCES AND A LAND PLAN BY LONDON PATTERSON ENGINEERING SUPPORT SERVICES.
- 5) UTILITY AVAILABILITY AND CAPACITY HAVE NOT BEEN VERIFIED BY THE ENGINEER.
- 6) STORMWATER MANAGEMENT LOT SIZE MAY VARY PENDING FINAL APPROVED HYDROLOGY STUDY.
- 7) ASHFORD ENGINEERS, LLC AS OF THIS DATE HAS NOT DONE A BOUNDARY OR TOPOGRAPHIC SURVEY OF THIS PROPERTY. THIS PLAT IS FOR ZONING AND ANNEXATION PURPOSES ONLY.

LINE TABLE		
LINE	LENGTH	BEARING
L1	7.45' (F)	N54°23'45"W(F)



SITE DATA:

TOTAL NO. OF LOTS 5 UNITS
 TOTAL ACREAGE 1.32 ACRES
 DENSITY 3.82 UNITS / ACRE

EXISTING ZONING R-20
 PROPOSED ZONING RAD CONDITIONAL

SETBACKS:

FRONT 25'
 SIDE (MIN. 10' BETWEEN HOUSES)
 SIDE CORNER 10'
 REAR 30'

MINIMUM DRIVEWAY LENGTH 22'

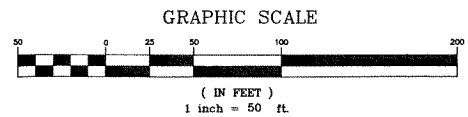
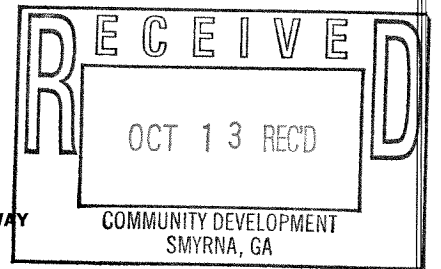
MINIMUM LOT SIZE 7,567 SF
 MAXIMUM LOT SIZE 9,644 SF
 AVERAGE LOT SIZE 8,605.5 SF

MINIMUM HOUSE SIZE 2,400 SF

COMMON AREA REQUIRED 200 SF / LOT x 5 lots = 1,000 SF
 4,458 SF PROVIDED - OPEN SPACE / PASSIVE PARK WITH AMENITY FEATURE) AS PER SECTION 1201 OF THE ZONING ORDINANCE

5' SIDEWALK WITH 2' GRASS BUFFER REQUIRED ALONG THE ENTIRE PROPERTY FRONTAGE ALONG DIXIE AVENUE AS PER SECTION 1201 OF THE ZONING ORDINANCE

OWNER / DEVELOPER
 VINCE LONGO
 LONGO HOMES, INC.
 2451 CUMBERLAND PARKWAY
 SUITE 3408
 ATLANTA, GEORGIA 30339
 404-815-7224



ashford engineers LLC
 337 Vintage Bay Dr. #18, Marco Island, FL 34145
 350 Virginia Highlands, Fayetteville, GA 30215
 Tel. (770) 435-2733 - (239) 244-8658
 civil engineers - land planning - development services



ASHFORD ENGINEERS, LLC 2017
 This drawing may be used only for the purpose of construction or installing the work shown thereon at the site of the work specified. Any other use of this drawing, holding without limitation, any reproduction or alteration of this drawing, without the prior written approval of Ashford Engineers, LLC is prohibited.

LONDON PATTERSON ENGINEERING SUPPORT SERVICES
 3350 ATLANTA ROAD
 SMYRNA, GA 30080
 770-874-6365



ACTIVITY	NAME
DESIGNED BY:	S. PATTERSON
DRAWN BY:	J. LONDON
CHECKED BY:	R. E. GALPIN
APPROVED BY:	R. E. GALPIN
REGISTRATION NO.	GA20938

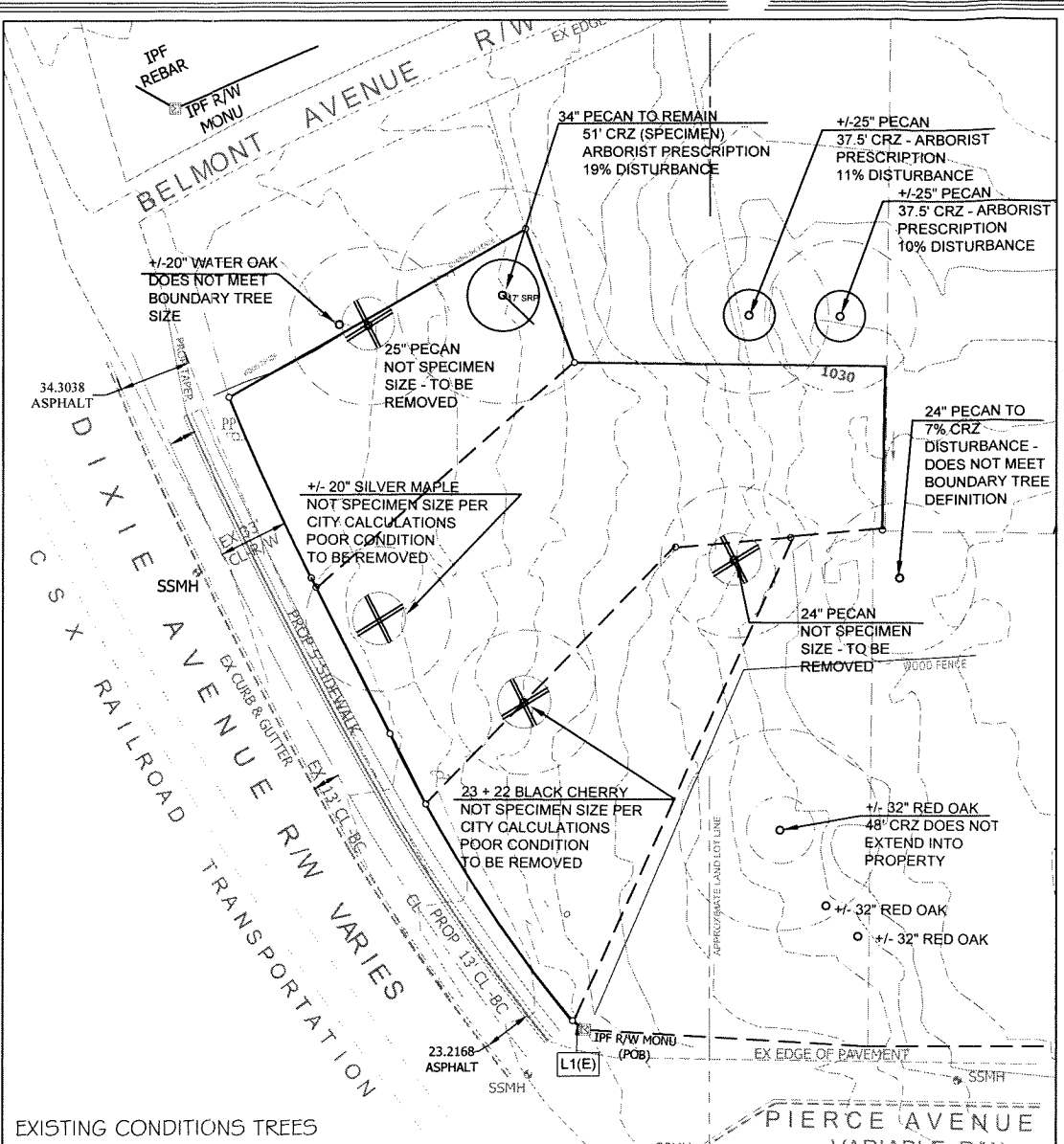
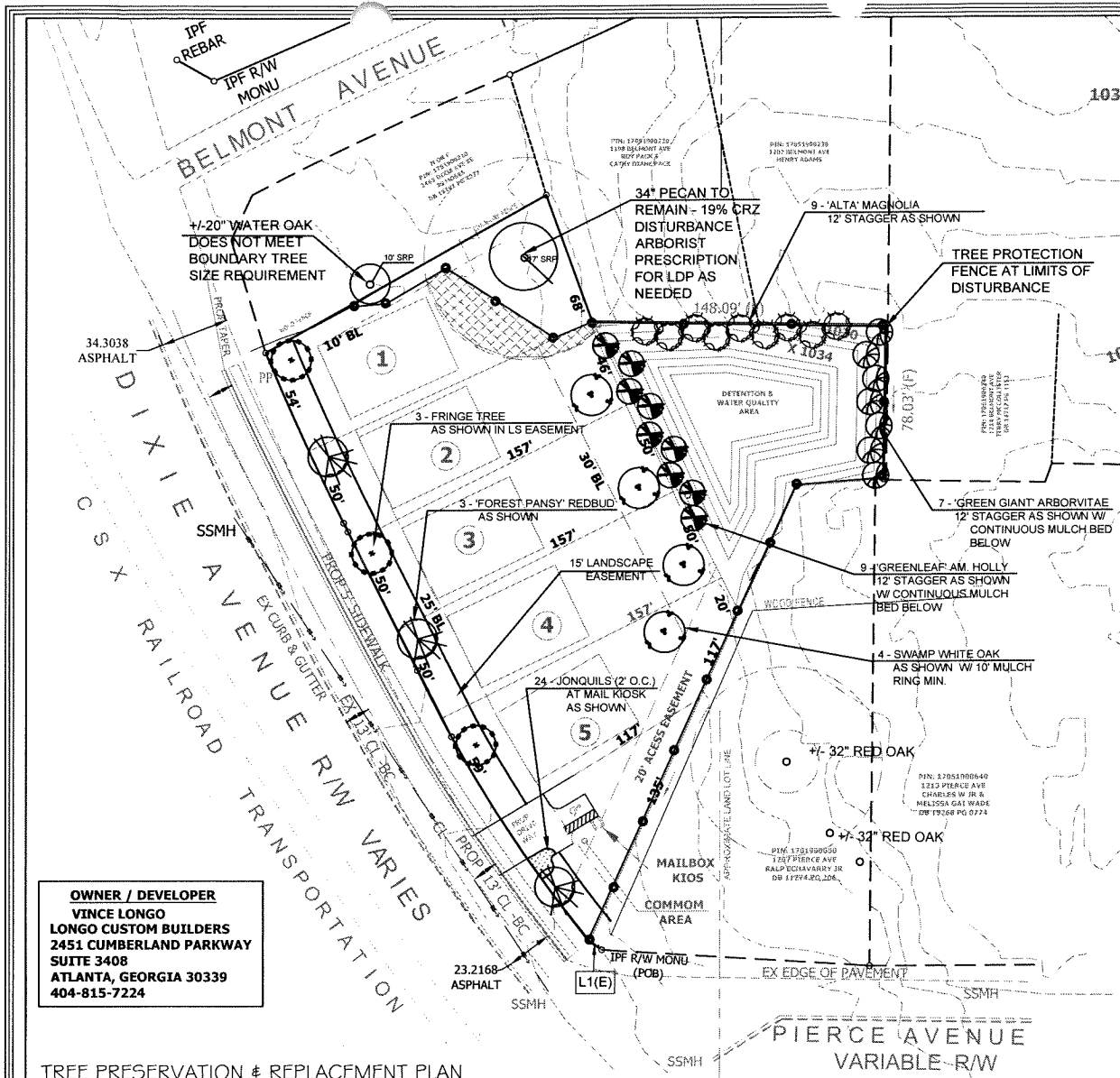
NO.	DATE	DESCRIPTION	BY

SCALE: 1"=50'
 DATE: 10/07/2017
 JOB NO. 2017-102

**BELMONT STATION
 LAND LOT 490 & 519 17TH DISTRICT
 2ND SECTION COBB COUNTY
 SMYRNA, GEORGIA**

**ANNEXATION AND
 REZONING PLAT**

SHEET
 1
 OF
 1



REPLACEMENT INCHES CALCULATIONS:

Total acreage = 1.31 Ac.

SDF = EDF + RDF
 1.31 x 100' per Acre
 = 131" Required for site

Total Inches to be preserved = 34"
 131 - 34 Required = 97" Inches required
 98 Inches provided

One Specimen Tree on site (Tree to remain)
 No Recompense

Therefore: Density Met

Overlay Requirements

CDD - 1: Atlanta Road Corridor Design District

Every new commercial or institutional development shall plant and maintain a bed of jojobas or other appropriate flowers at a location visible from a public right-of-way.

Every new residential, commercial or institutional development adjacent to a primary street shall plant a landscape treatment, 15 feet in width, measured from the front property line. The maximum landscape setback shall be measured from the property line.

Appropriate trees (1 1/2-inch diameter or greater) shall be planted and maintained at an average spacing of no more than 35 feet along the entire length of solid buffer easement. Species recommended by the Smyrna Tree Preservation and Replacement Ordinance.

Sedimentation ponds shall not be visible from a public right-of-way. Screening shall be provided by topography, architecture or landscaping.

All flowering trees and shrubs destroyed by construction shall be replaced by an equal number of the same or similar species.

- NOTES:**
- TREE SAVE FENCE FOR ENTIRE SITE MUST BE INSTALLED, INSPECTED AND APPROVED PRIOR TO INSTALLATION OF EROSION CONTROL MEASURES. NO LAND DISTURBANCE OR DEMOLITION IS ALLOWED BEFORE TREE SAVE FENCING HAS BEEN INSPECTED AND APPROVED BY COMMUNITY DEVELOPMENT DIRECTOR.
 - 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 REPRESENTATIVE 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 COMMUNITY DEVELOPMENT DEPARTMENT APPROVAL.
 - ALL EXISTING TREES, SPECIMEN AND NON-SPECIMEN, COUNTED FOR EDF CREDITS MUST BE FULLY PRESERVED DURING INDIVIDUAL LOT PERMITTING.
 - THE COMMUNITY DEVELOPMENT DIRECTOR MUST INSPECT THE SITE BEFORE 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.
 - A MINIMUM 3-4" LAYER OF MULCH WILL BE REQUIRED FOR ALL EXISTING, NOT SPECIMEN, LANDSCAPE TREES, INCLUDING STREET TREES AND PARKING LOT TREES. MULCH MUST BE APPLIED PRIOR TO START OF CONSTRUCTION. MULCH SHALL NOT BE PLACED DIRECTLY AGAINST TREE TRUNKS.
 - 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. TREES LESS THAN THE CALIPER INCH SHOWN WILL NOT BE ACCEPTED. I.E. 4 INCH CALIPER TREES MUST BE 4 INCHES OR LARGER.
 - PLANT HEIGHT MEASUREMENT IS 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 SHALL BE REJECTED BY THE COMMUNITY DEVELOPMENT DIRECTOR. NO SUBSTITUTIONS.
 - NO TRENCHING ALLOWED IN TREE SAVE AREAS - INCLUDING IRRIGATION
 - ALL TREE GUYS AND STAKES SHALL BE REMOVED FROM TREE ONE YEAR AFTER PLANTING OR BEFORE.

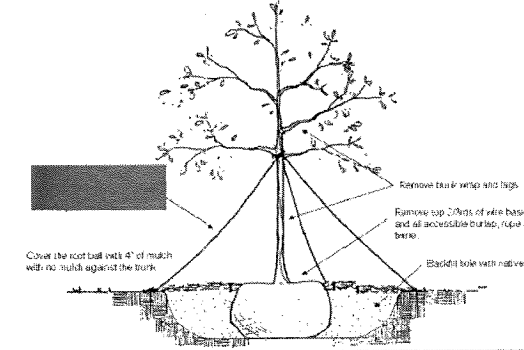
OWNER / DEVELOPER
VINCE LONGO
LONGO CUSTOM BUILDERS
2451 CUMBERLAND PARKWAY
SUITE 3408
ATLANTA, GEORGIA 30339
404-815-7224

PLANT LIST	QTY	COMMON NAME	BOTANICAL NAME	MIN. SIZE/	MIN. SPACE	INCHES	RECOMP. INCHES	%	COMMENTS
4	Swamp White Oak	Quercus bicolor	2" cal.	35' O.C.	8	0	12	Healthy, Single Straight Leader, Good Form	
3	*Fringe Tree	Chionanthus virginicus	2" cal.	15' O.C.	6	0	8	Healthy, Single Straight Leader, Good Form	
3	*Forest Pansy' Redbud	Cercis canadensis	3" cal.	15' O.C.	9	0	8	Healthy, Single Straight Leader, Good Form	
9	'Greenleaf' Am. Holly	Ilex opaca 'Greenleaf'	8-10' ht. (=3")	10' O.C.	27	0	26	Full to Ground, Good Form, Healthy	
7	'Green Giant' Arborvitae	Thuja (standish x plicata) 'Green Giant'	8-10' ht. (=3")	12' O.C.	21	0	20	Full to Ground, Good Form, Healthy	
9	'Alta' Magnolia	Magnolia grandiflora 'Alta'	8-10' ht. (=3")	12' O.C.	27	0	26	Full to Ground, Good Form, Healthy	
35					98	0	100		
24	Yellow Jonquils	Narcissus jonquilla	bulbs	2' O.C.				Yellow, Healthy	

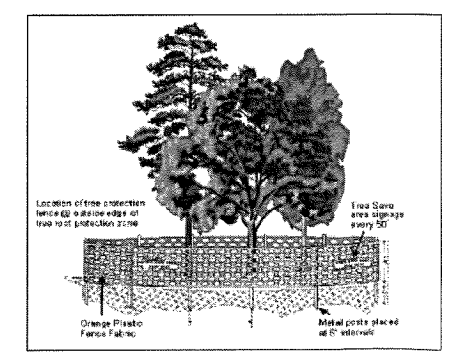
*Under story due to existing overhead power lines

ALL TREES MUST BE PLANTED AT LEAST 10 FEET FROM ANY UTILITY LINE.

Figure 11: Tree Planting Detail



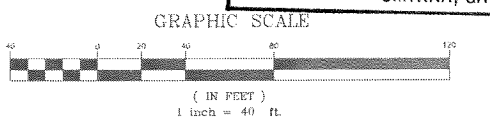
Tree Protection for Non-Specimen Trees



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

811
 Know what's below.
 Call before you dig.

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 OCT 13 2017
 COMMUNITY DEVELOPMENT
 SMYRNA, GA



ashford engineers LLC
 337 Vintage Bay Dr. #18, Marco Island, FL 34145
 350 Virginia Highlands, Fayetteville, GA 30215
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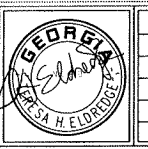
LANDSCAPE ARCHITECTS
CERTIFIED ARBORISTS

TJ Schell
 2985 Gordy Parkway
 Suite 422
 Marietta, Georgia 30066
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LONDON PATTERSON
ENGINEERING SUPPORT SERVICES
 3350 ATLANTA ROAD
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REGISTRATION NO.	GA20938



NO.	DATE	DESCRIPTION	BY

SCALE: 1"=30'
 DATE: 10/07/2017
 JOB NO. 2017-LO2

BELMONT STATION
LAND LOT 490 & 519 17TH DISTRICT
2ND SECTION COBB COUNTY
SMYRNA, GEORGIA

TREE REPLACEMENT, NOTES AND
DETAILS PLAN FOR REZONING

SHEET
1
OF
1