

ZONING: R- 15

NO GRADED SOLPE TO EXCEED 3h : 1v

SETBACKS:

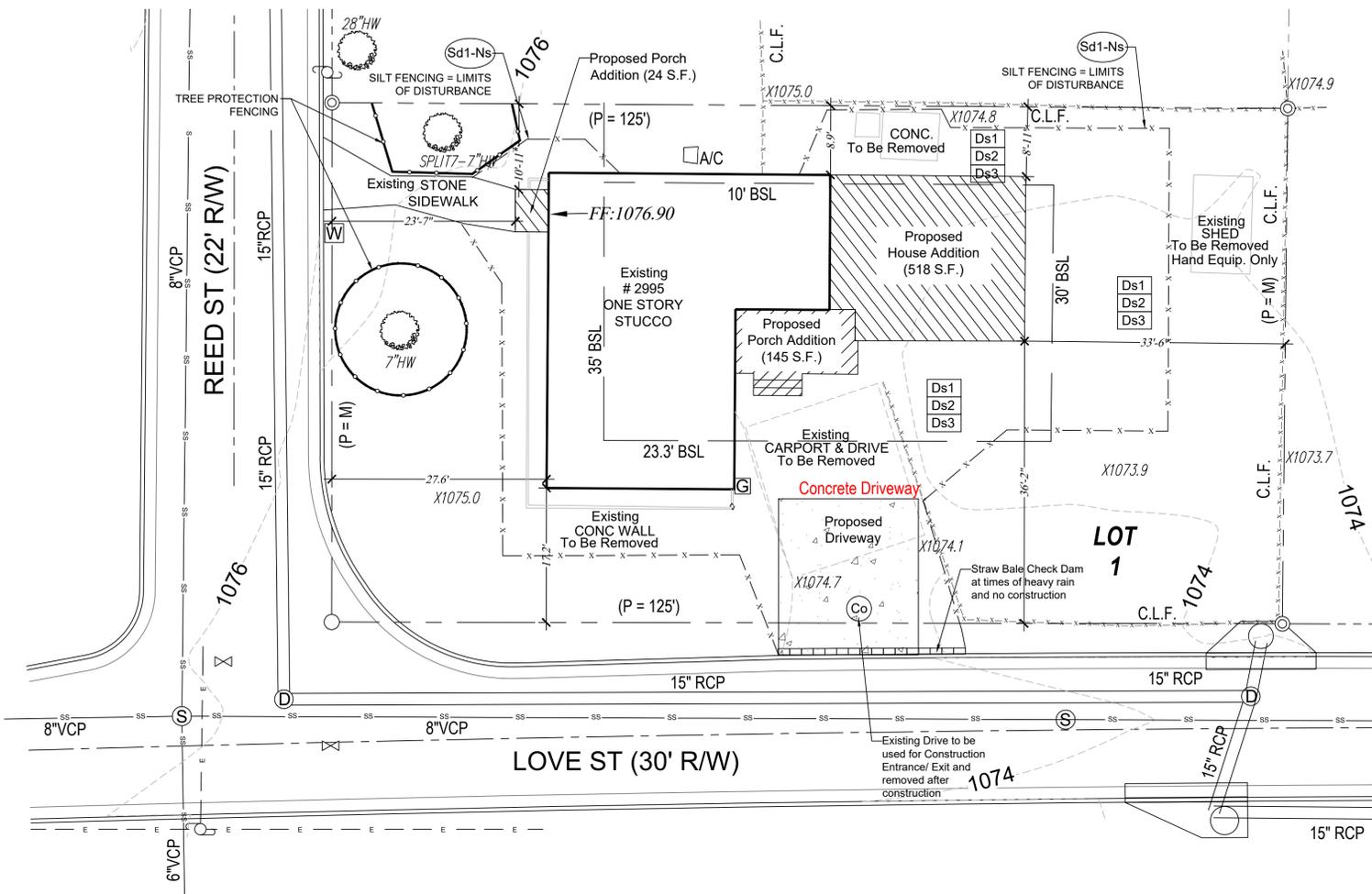
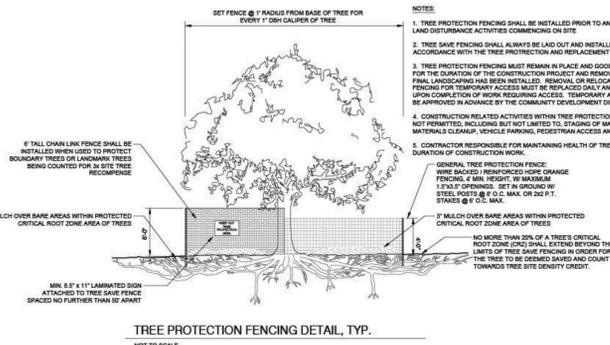
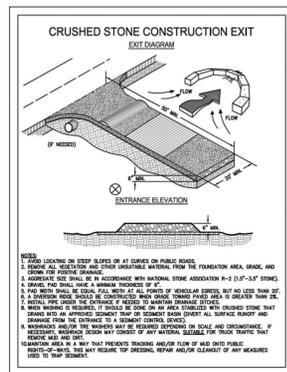
- MIN. FRONT YARD SETBACK: 35'
- MIN. SIDE STREET SETBACK: 23.3'
- MIN. SIDE YARD SETBACK: 10'
- MIN. REAR YARD SETBACK: 30'
- MAX. BUILDING HEIGHT: 35'
- MAXIMUM LOT COVERAGE: 35%
- MINIMUM FLOOR AREA: 2,000 SF

SITE CALCULATIONS:

TOTAL SITE AREA (Per Survey): 8,121 SF / .19 AC
 TOTAL AREA DISTURBED = 3,282 SF OR .08 AC
 EXISTING LOT COVERAGE (Per Survey) = 2,462 SF/ 30.31%
 PROPOSED LOT COVERAGE = 2,435 SF/ 29.9%

EXISTING IMPERVIOUS AREA TO BE REMOVED
 WOOD DECK & STEPS: 207 SF
 SHED: 96 SF
 CONC. PADS & WALLS: 93 SF
 DRIVEWAY & CARPORT: 605 SF
 TOTAL = 1,001 SF

PROPOSED IMPERVIOUS AREA
 PROPOSED PORCH ADDITIONS & STEPS: 169 SF
 PROPOSED RESIDENCE ADDITION: 518 SF
 PROPOSED DRIVEWAY: 287 SF
 TOTAL = 974 SF



STRUCTURAL PRACTICES

CODE	PRACTICE	DETAIL	SYMBOL	DESCRIPTION
CS	CONSTRUCTION EXIT	CRUSHED STONE	CS	A well-graded base or sub-base material shall be installed under all concrete slabs, sidewalks, and other paved areas.
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VEGETATIVE PRACTICES

CODE	PRACTICE	DETAIL	SYMBOL	DESCRIPTION
VE	VEGETATION	VEGETATION	VE	Planting of native or non-invasive species to stabilize soil and prevent erosion.
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ACTIVITY SCHEDULE

NO. OF WEEKS	0	2	4	6	8	10	12	14
CLEAR AND GRUB								
ROUGH GRADING								
FINISH GRADING								
UTILITIES								
PAVING								
GRASSING/CLEAN UP								
EROSION CONTROL MEASURES								

GRASSING SCHEDULE

SPECIES	RATE (1000S/F)	DATES	LIME	FERTILIZER (LBS./ACRE)	P205	K2O
KY 31	1-1/2 - 2 LBS.	01-11-11	1 TON/ACRE	60-90	120-180	120-180
FESCUE						
WINTER RYE	1-1/2 - 2 LBS.	01-11-11	1 TON/ACRE	60-90	120-180	120-180
WHEEPING LONGGRASS	2.5 LBS.	5/1-6/5	1 TON/ACRE	60-90	120-180	120-180

EROSION CONTROL 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 idle for a period greater than 14 days shall be stabilized with temporary seeding; disturbed areas 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.

VEGETATION PLAN
 Disturbed Area Stabilization Methods and Samples

Ds1	(MULCHING ONLY) A TEMPORARY COVER OF PLANT RESIDUES APPLIED TO SOIL SURFACE FOR A PERIOD OF (6) MONTHS OR LESS WHEN SEEDING IS NOT PRACTICAL. ON OR BEFORE THE 14th DAY (OR DS2)
Ds2	(TEMPORARY SEEDING) ESTABLISH A TEMPORARY VEGETATIVE COVER W/ FAST GROWING SEEDS APPLIED TO ROUGH GRADED AREAS THAT WILL BE EXPOSED FOR LESS THAN 6 MONTHS. (THEN DS3)
Ds3	(PERMANENT VEGETATION) AFTER (30) DAYS ESTABLISH PERMANENT VEGETATIVE COVER SUCH AS TREES, SHRUBS, VINES, GRASSES, SOD OR LEGUMES. (AND/OR DS4)
Ds4	SOD FOR HIGHLY ERODIBLE OR CRITICALLY ERODED LANDS-ALLOWS IMMEDIATE GROUND COVER REDUCING RUNOFF, EROSION, DUST AND SEDIMENT.

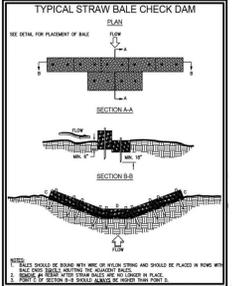
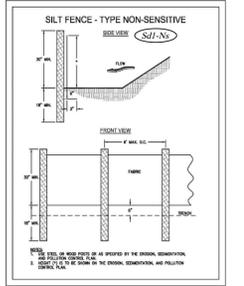
PERMIT IS FOR PROPOSED RESIDENCE ADDITIONS PER THIS PLAN

EXISTING UTILITIES TO BE REUSED. NO ADDITIONAL TRENCHING REQUIRED. IF UTILITIES REQUIRE REPLACEMENT AND/OR EXPANSION BUILDER SHALL, PRIOR TO CONSTRUCTION, REQUEST REVIEW AND WRITTEN CONSENT FROM CITY OF SMYRNA AND ALL OTHER INTERESTED DEPARTMENTS.

BOUNDARY, TOPOGRAPHY, AND EXISTING HARDSCAPES ARE FROM SURVEY PROVIDED BY UNITED LAND SURVEYING, DATED 02-13-2023.

TREE PROTECTION NOTES:
 -Tree save fence for the entire site must be installed, inspected and approved prior to the installation of erosion control measures.
 -No land disturbance or demolition is allowed before tree save fencing has been inspected and approved by the Community Development Director.

EROSION CONTROL NOTES:
 "Washout of the concrete mixer drum at the construction site is prohibited."
 "Prevent tracking of mud onto all public rights-of-way. Immediately remove mud and debris tracked or spilled onto Reed Street."
 "Leave silt fence in place until all areas are permanently stabilized."



SOUTHERN LAND STUDIO
 LANDSCAPE ARCHITECTURE
 PLANNING
 URBAN DESIGN

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OWNER
 AMANDA COFFELT
 2995 REED ST.
 SMYRNA, GA.

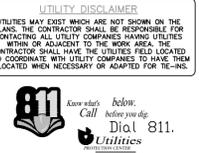
BUILDER/24-HOUR CONTACT
 HALL DESIGN BUILD
 CONTACT: BRADLEY HALL
 678-293-7530

BOUNDARY & TOPOGRAPHIC INFO
 UNITED LAND SURVEYING
 CONTACT: 678-293-5232

LANDSCAPE ARCHITECT
 SOUTHERN LAND STUDIO, LLC
 CONTACT: 954-775-4740

SITE PLAN
COFFELT RESIDENCE
 2995 REED STREET
 SMYRNA, GEORGIA

SHEET: SP-1
 DRAWN BY: ST
 CHECKED BY: ST
 DATE: 8-03-23
 REVISIONS:
 Δ REV. PER CLIENT COMMENTS: 9/14/23
 Δ REV. PER CITY COMMENTS: 10/5/23



SILT FENCING AND CONSTRUCTION ENTRANCE EXIT SHALL PROHIBIT SOIL FROM EXITING THE SITE.
ALL TREES OVER 6" DBH SHALL BE PROTECTED DURING CONSTRUCTION.