

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%

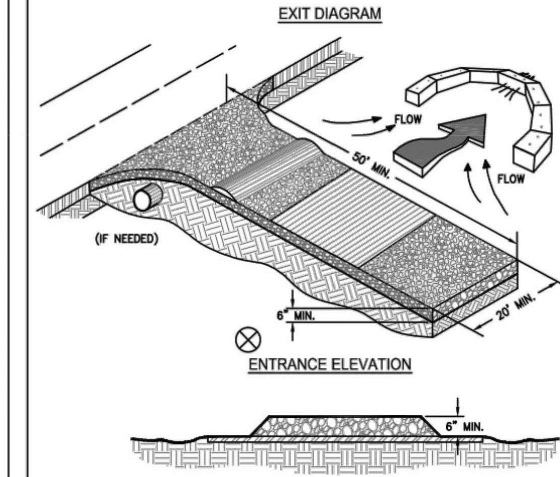
EXISTING IMPERVIOUS AREA TO BE REMOVED

WOOD DECK & STEPS: 207 SF
SHED: 96 SF
CONC. PADS & WALLS: 93 SF
DRIVEWAY & CARPORT: 605 SF
TOTAL = 1,001 SF

PROPOSED IMPERVIOUS AREA

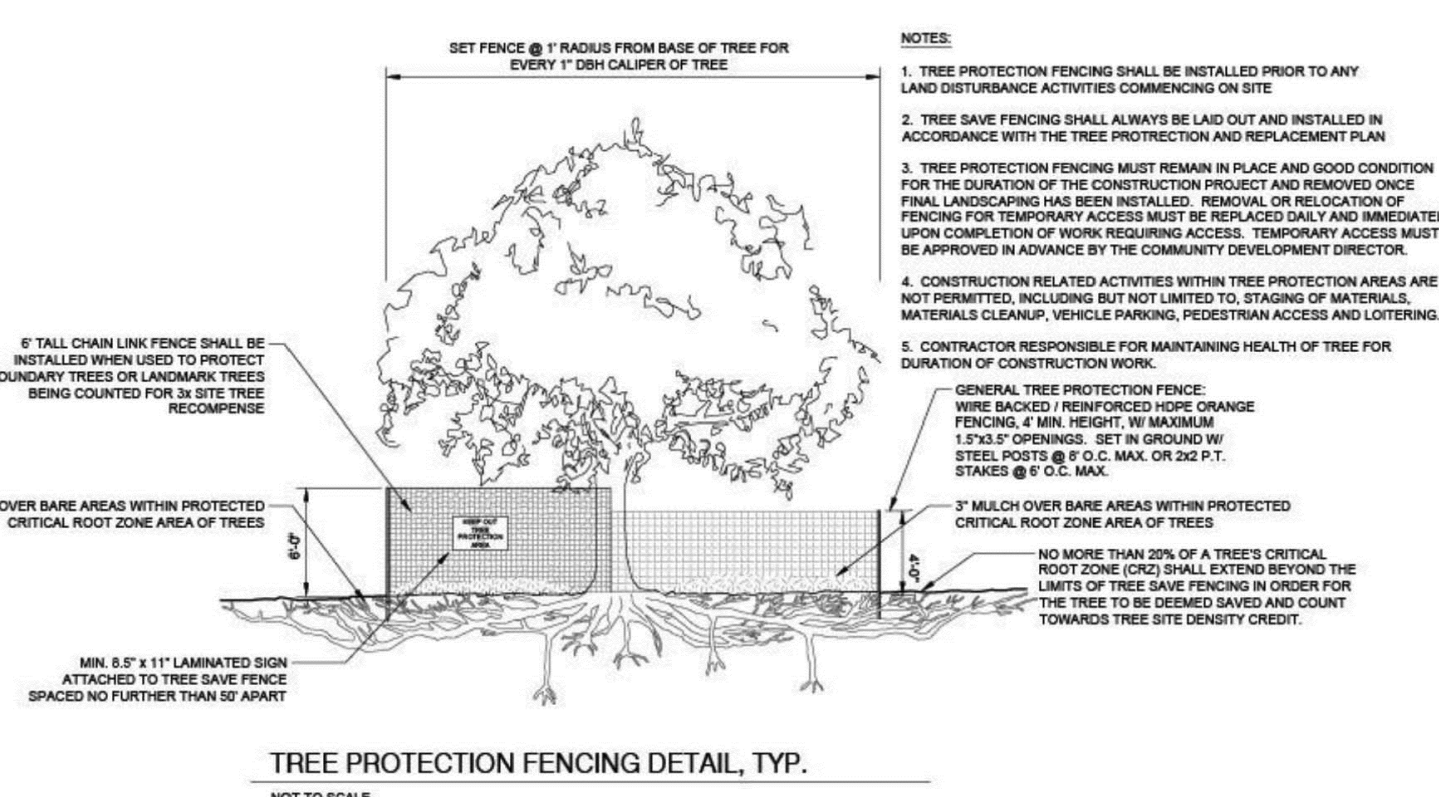
PROPOSED PORCH ADDITIONS & STEPS: 169 SF
PROPOSED RESIDENCE ADDITION: 518 SF
PROPOSED DRIVEWAY: 287 SF
TOTAL = 974 SF

CRUSHED STONE CONSTRUCTION EXIT



CRUSHED STONE CONSTRUCTION EXIT
NOTES:
1. CRUSHED STONE SHALL BE PLACED ON TOP OF EXISTING PAVING OR ON A 4" MIN. THICKNESS OF 1/2" CRUSHED STONE.
2. CRUSHED STONE SHALL BE PLACED ON TOP OF EXISTING PAVING OR ON A 4" MIN. THICKNESS OF 1/2" CRUSHED STONE.
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CONSTRUCTION EXIT



TREE PROTECTION FENCING DETAIL, TYP.

NOT TO SCALE

STRUCTURAL PRACTICES

CODE	PRACTICE	DETAIL	SYMBOL	DESCRIPTION
C1	CRUSHED STONE	CRUSHED STONE	CRUSHED STONE	A small temporary barrier or curb constructed of crushed stone, gravel, or other material.
C2	CRUSHED STONE	CRUSHED STONE	CRUSHED STONE	A small temporary barrier or curb constructed of crushed stone, gravel, or other material.
C3	CRUSHED STONE	CRUSHED STONE	CRUSHED STONE	A small temporary barrier or curb constructed of crushed stone, gravel, or other material.
C4	CRUSHED STONE	CRUSHED STONE	CRUSHED STONE	A small temporary barrier or curb constructed of crushed stone, gravel, or other material.
C5	CRUSHED STONE	CRUSHED STONE	CRUSHED STONE	A small temporary barrier or curb constructed of crushed stone, gravel, or other material.
C6	CRUSHED STONE	CRUSHED STONE	CRUSHED STONE	A small temporary barrier or curb constructed of crushed stone, gravel, or other material.
C7	CRUSHED STONE	CRUSHED STONE	CRUSHED STONE	A small temporary barrier or curb constructed of crushed stone, gravel, or other material.
C8	CRUSHED STONE	CRUSHED STONE	CRUSHED STONE	A small temporary barrier or curb constructed of crushed stone, gravel, or other material.
C9	CRUSHED STONE	CRUSHED STONE	CRUSHED STONE	A small temporary barrier or curb constructed of crushed stone, gravel, or other material.
C10	CRUSHED STONE	CRUSHED STONE	CRUSHED STONE	A small temporary barrier or curb constructed of crushed stone, gravel, or other material.

GEORGIA UNIFORM CODING SYSTEM

FOR SOIL EROSION AND SEDIMENT CONTROL PRACTICES

CODE	PRACTICE	DETAIL	SYMBOL	DESCRIPTION
S1	TEMPORARY EROSION CONTROL	TEMPORARY EROSION CONTROL	TEMPORARY EROSION CONTROL	A temporary barrier or curb constructed of crushed stone, gravel, or other material.
S2	TEMPORARY EROSION CONTROL	TEMPORARY EROSION CONTROL	TEMPORARY EROSION CONTROL	A temporary barrier or curb constructed of crushed stone, gravel, or other material.
S3	TEMPORARY EROSION CONTROL	TEMPORARY EROSION CONTROL	TEMPORARY EROSION CONTROL	A temporary barrier or curb constructed of crushed stone, gravel, or other material.
S4	TEMPORARY EROSION CONTROL	TEMPORARY EROSION CONTROL	TEMPORARY EROSION CONTROL	A temporary barrier or curb constructed of crushed stone, gravel, or other material.
S5	TEMPORARY EROSION CONTROL	TEMPORARY EROSION CONTROL	TEMPORARY EROSION CONTROL	A temporary barrier or curb constructed of crushed stone, gravel, or other material.

VEGETATIVE PRACTICES

CODE	PRACTICE	DETAIL	SYMBOL	DESCRIPTION
V1	VEGETATIVE PRACTICES	VEGETATIVE PRACTICES	VEGETATIVE PRACTICES	A temporary barrier or curb constructed of crushed stone, gravel, or other material.
V2	VEGETATIVE PRACTICES	VEGETATIVE PRACTICES	VEGETATIVE PRACTICES	A temporary barrier or curb constructed of crushed stone, gravel, or other material.
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V4	VEGETATIVE PRACTICES	VEGETATIVE PRACTICES	VEGETATIVE PRACTICES	A temporary barrier or curb constructed of crushed stone, gravel, or other material.
V5	VEGETATIVE PRACTICES	VEGETATIVE PRACTICES	VEGETATIVE PRACTICES	A temporary barrier or curb constructed of crushed stone, gravel, or other material.

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/1000 S.F.	DATES	LIME	FERTILIZER (LBS./ACRE)	N	P205	K2O
KY 31	1-1/2 - 2 LBS.	9/1-1/11	1 TON/ACRE	60-90	120-180	120-180	
FESCUE	1-1/2 - 2 LBS.	9/1-1/11	1 TON/ACRE	60-90	120-180	120-180	
WINTER RYE	1-1/2 - 2 LBS.	9/1-1/11	1 TON/ACRE	60-90	120-180	120-180	
WHEEP	2-3 LBS.	3/1-4/5	1 TON/ACRE	60-90	120-180	120-180	
LONGGRASS	2-3 LBS.	3/1-4/5	1 TON/ACRE	60-90	120-180	120-180	

*APPLY (1) TON/ACRE OF AGRICULTURAL LIME EVERY 4-6 YEARS OR AS BY INDICATED BY SOIL TEST.
*HYDROSEED ON ALL 2:1 SLOPES.
NOTE: TEMPORARY STABILIZATION (MULCHING ONLY) WHEN SEEDING WILL NOT HAVE A SUITABLE GROWING MAY BE ACCOMPANIED WITH STRAW OR LAY, 2-3 TONS/ACRE, WOOD WASTE, BARK, SAWDUST, 2-3" DEEP (APPROX. 6-9 TONS/ACRE).

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."

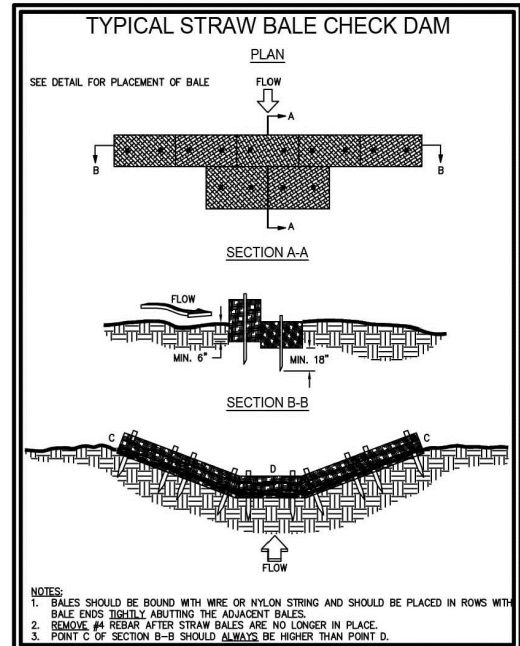
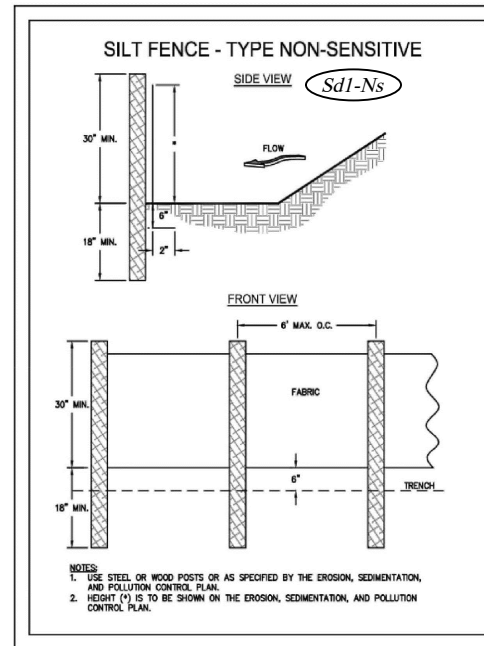
EROSION CONTROL NOTES:

-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

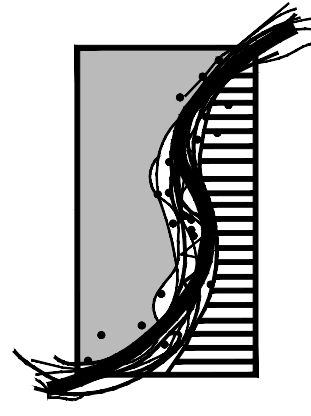
Ds1	(MULCHING ONLY) A TEMPORARY COVER OF PLANT RESIDUES APPLIED TO SOIL SURFACE FOR A PERIOD OF (6) MONTHS OR LESS WHEN SEEDING IS NOT PRACTICAL. ON OR BEFORE THE 14th DAY (OR Ds2)
Ds2	(TEMPORARY SEEDING) ESTABLISH A TEMPORARY VEGETATIVE COVER W/ FAST GROWING SEEDS APPLIED TO ROUGH GRADED AREAS THAT 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.



SOUTHERN LAND
STUDIO

LANDSCAPE ARCHITECTURE
PLANNING
URBAN DESIGN

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SOUTHERN LAND STUDIO, LLC AND IS NOT TO
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AND SITE SPECIFICALLY IDENTIFIED HEREIN AND
IS NOT TO BE USED IN ANY OTHER PROJECT.



OWNER
AMANDA COFFETT
2995 REED ST.
SMYRNA, GA.

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

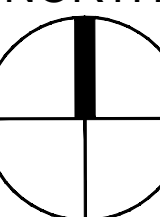
BOUNDARY & TOPOGRAPHIC INFO
UNITED LAND SURVEYING
CONTACT: 678-293-5232

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

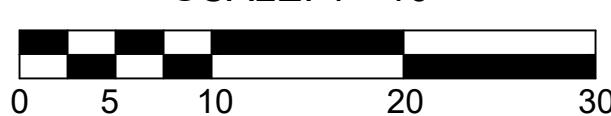
SITE PLAN
COFFETT RESIDENCE
2995 REED STREET
SMYRNA, GEORGIA

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

NORTH



SCALE: 1"=10'



SILT FENCING AND CONSTRUCTION
ENTRANCE EXIT SHALL PROHIBIT SOIL
FROM EXITING THE SITE.

ALL TREES OVER 6" DBH SHALL BE
PROTECTED DURING CONSTRUCTION.