

DEMOLITION PLAN

SCOPE OF WORK:

1. CONTRACTOR SHALL HAVE THE HOME INSPECTED FOR RODENTS AND ADDRESS AS NEEDED PER LOCAL, STATE AND FEDERAL LAWS.
2. CONTRACTOR SHALL HAVE ALL UTILITIES DISCONNECTED AND SUPPLY LINES REMOVED SUFFICIENTLY FAR ENOUGH BACK FROM THE STRUCTURE TO ALLOW FOR THE REQUIRED DEMOLITION WORK TO TAKE PLACE. GAS, POWER, AND WATER ALL MUST BE DISCONNECTED BY THE RESPECTIVE AGENCY REPRESENTATIVES.
3. ALL TREES TO BE REMOVED SHALL BE REMOVED PRIOR TO THE INSTALLATION OF EROSION CONTROL AND TREE PROTECTION FENCING TO ALLOW ACCESS NEEDED FOR EQUIPMENT AND ROOM TO FELL TREES.
4. CONTRACTOR SHALL INSTALL ALL REQUIRED EROSION CONTROL AND TREE PROTECTION DEVICES PRIOR TO BEGINNING THE STRUCTURAL DEMOLITION AND AFTER TREE REMOVAL.
5. CONTRACTOR SHALL DEMOLISH THE SINGLE FAMILY ONE STORY RESIDENTIAL STRUCTURE ON SITE IN ITS ENTIRETY INCLUDING ALL FOUNDATION WALLS, SLABS, AND UTILITY CONNECTIONS. THE DEMOLITION SHALL INCLUDE THE CRAWL SPACE WALLS, FOOTINGS, AND ANY CONCRETE OR UTILITY PIPING AND CONDUIT BENEATH THE HOUSE.
6. CONTRACTOR SHALL DEMOLISH ANY AND ALL SITE AND DRIVEWAY RELATED WALLS, CONCRETE SLABS, OR STEPS. AT THE OWNER'S DISCRETION PORTIONS OF THE EXISTING DRIVEWAY MAY BE RETAINED AS PART OF THE CONSTRUCTION ACCESS AS LONG AS IT IS REMOVED BY THE END OF THE PROJECT AND THE REQUIRED WIDTH IS MET USING ADDITIONAL GRAVEL.

REQUIRED NOTES:

- "All existing specimen and non-specimen trees counted toward EDF credits must be fully preserved during individual lot permitting."
- "The CRZ of Specimen Trees receiving a 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."
- "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."

GENERAL DEMOLITION NOTES:

1. Contractor shall notify the City of Smyrna 24 hours before starting demolition and verify that all permits are in place prior to beginning demolition and transport of materials.
2. Contractor shall have the building inspected for rodents and provide appropriate documentation that any such concerns have been properly mitigated prior to demolition. Records of the appropriate inspections shall be maintained on site at all times during demolition.
3. Land disturbance and demolition activities for future site development shall not be permitted unless accompanied by site development plans and all requirements of this article are met. Activities associated with future development shall include (but not be limited to): tree cutting, land clearing, grading and/or grubbing.
4. No person shall begin demolition until a permit for demolition has been obtained and all utilities have been cut off and capped at the street. The person who has secured the permit shall remove from the property all debris, trash, litter, rubbish, rubble and foundation exposed above the ground level: fill any excavation or other depressions to existing grade with clean dirt containing no more than 25 percent stone or masonry, and adequately slope the drain all filled areas as determined by the community development director.
5. CONTRACTOR IS RESPONSIBLE FOR NOTIFYING ALL UTILITY COMPANIES BEFORE CONSTRUCTION AND VERIFYING LOCATION OF ALL UTILITIES SHOWN OR NOT SHOWN. ALL UTILITIES SHALL BE FLAGGED OR PAINTED IN THE FIELD AND VISIBLE DURING DEMOLITION.
6. The contractor shall verify the location of all private utilities and piping which might interfere with demolition.
7. Any and all damage to existing utilities that are meant to remain shall be repaired and or relayed by the contractor at no additional cost to the owner/developer.
8. Burial of construction materials is not permitted within the City of Smyrna.
9. Burning of debris or construction materials is not permitted within the City of Smyrna.
10. No clearing beyond the limits of disturbance shown on the approved plans shall be allowed.
11. No land disturbing activity within any tree save area shall be allowed.
12. Contractor shall be responsible for removal of all debris not acceptable to the owner.
13. Trees demolished shall be cleared and grubbed. No burning shall be allowed. All root balls to be fully removed.
14. Pollution Controls: Use water sprinkling and temporary enclosures to limit the amount of dust and dirt rising in the air to the lowest practical level. No not use water when it may create hazardous conditions, ice, flooding, or pollution.
15. Remove all debris, rubbish, and materials resulting from demolition. All materials shall be disposed of in accordance with local, state, and federal laws. All materials removed shall become the property of the contractor and shall be disposed of in a legal, environmentally safe manner; recycling or salvage of materials is strongly recommended.
16. All materials shall be removed from and disposed of off site.
17. No on site sales of recyclable materials shall take place.
18. Immediately after demolition occurs, DS1 (Temporary Mulching) and DS2 (Temporary Seeding) shall be installed.

TREE DENSITY CALCULATIONS:

SDF = $100 \times 0.34AC = 34$ TDUs

EDF = 0"

RDF = 34" REQUIRED

THE PENDING TREE REPLACEMENT PLAN SHALL PROVIDE NOT LESS THAN 34" INCHES OF REPLACEMENT UNITS.

SPECIMEN RECOMPENSE REQUIRED = 0"

IT IS THE OPINION OF THE REPAIRER OF THIS PLAN THAT THE TREES TO BE REMOVED, THOUGH SOME MAY MEET THE SIZE REQUIREMENTS TO BE CONSIDERED SPECIMENS, SHOULD NOT BE CONSIDERED SPECIMENS AND OR SHOULD BE REMOVED FOR VARIOUS REASONS THAT WOULD DISQUALIFY THEM FROM REQUIRING SPECIAL RECOMPENSE. CITY ARBORIST MUST VERIFY.

I) "I certify under penalty of law that this Plan was prepared after a site visit to the locations described herein by myself or my authorized agent, under my direct supervision."

Sean J. Murphy

Sean J. Murphy

GSWCC LEVEL II CERTIFIED DESIGN
PROFESSIONAL
CERTIFICATION # 0000075937

SJM

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Know what's below.
Call before you dig.
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE EITHER UNKNOWN OR ARE APPROXIMATELY LOCATED ON THESE PLANS. IN NO CASE HAVE ANY UTILITIES BEEN FIELD VERIFIED BY SJMURPHY, LLC. THE CONTRACTOR SHALL DETERMINE EXACT LOCATION OF ALL EXISTING UTILITIES IN THE AREA OF CONSTRUCTION PRIOR TO COMMENCING WORK AND AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES TO ALL UNDERGROUND UTILITIES CAUSED BY HIS/HER PROJECT WORK.

NOTICE:
CONSTRUCTION SITE SAFETY AND THIEF PREVENTION IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR OR THE OWNER.

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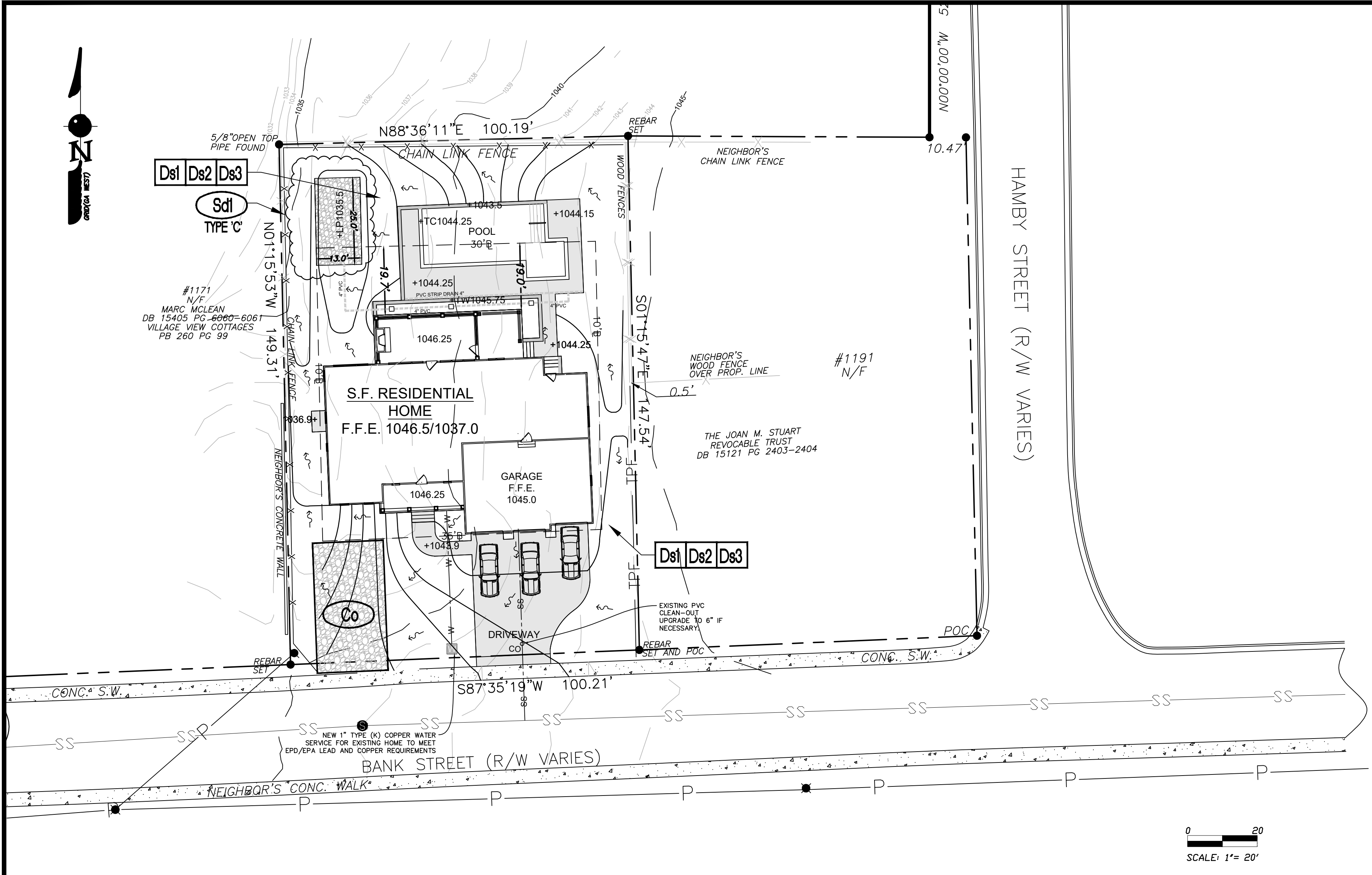
1181 BANK ST.
1181 MEDLIN STREET
CITY OF SMYRNA
LOTS 10, 11 & 12, LAND LOT 488
17TH DIST. 2ND SECTION
COBB COUNTY, GEORGIA

DATE 10/18/2023
2/1/2024 - ENG. CMTS

REVISIONS
GSWCC LEVEL II CERTIFIED DESIGN PROFESSIONAL
CERTIFICATION # 0000075937

0 10' 20'
SCALE: 1"=10'

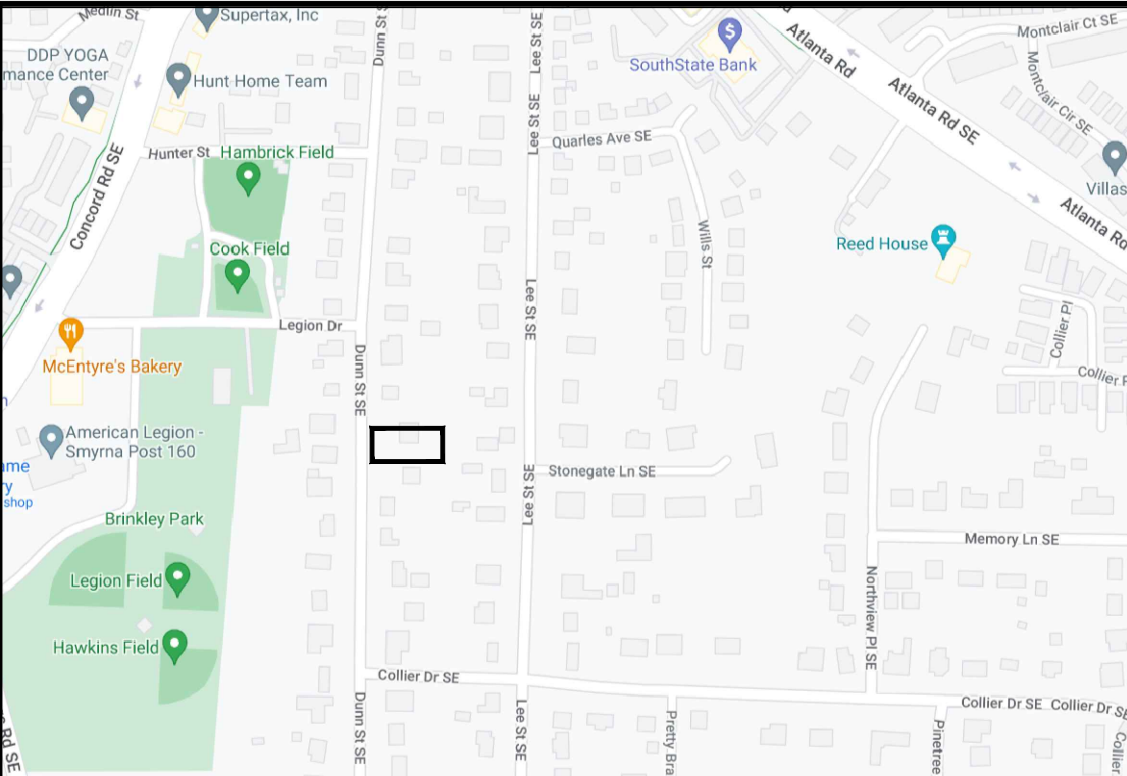
DRAWN BY: SJM
CHECKED BY: SJM
PROJECT MANAGER: SJM
JOB #: 2023-11
DEMOLITION PLAN
SHEET NO. D100



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GSWCC CERTIFICATION

LOCATION MAP

SITE DATA

SITE AREA:	14,870 sf	0.34 ac	WATER & SEWER:	CITY OF SMYRNA
DISTURBED SITE AREA:	14,000 sf	0.32 ac	POWER PROVIDER:	GA POWER
FLOOR AREA INCL WALLS	3,966 sf		STATE WATERS:	NONE
DRIVENWAY, SIDEWALKS, STOOP	2,804 sf		FLOOD PLAIN:	NONE
TOTAL IMPERVIOUS AREAS:	6,770 sf	0.15 ac		
PERCENT IMPERVIOUS:	45.5% <35% ALLOWED		FRONT SETBACK:	35'
EXISTING ZONING:	RESIDENTIAL R-15		REAR SETBACK:	30'
NUMBER OF UNITS:	1 ONE		SIDE SETBACKS:	10'
PARKING SPACES:	3 THREE ON SURFACE + 3 IN GARAGE		MAX HEIGHT:	35'

- SITE PLAN NOTES:**
- NO FILL SLOPES OVER 2:5 REQUIRED FOR CONSTRUCTION
 - ALL DEMOLITION DEBRIS TO BE HAULED OFF SITE.
 - DUMPSTERS AND/OR TEMPORARY SANITATION FACILITIES SHALL NOT BE LOCATED IN STREET OR TREE PROTECTION AREA OR RIGHT OF WAY
 - ALL FILL 2' OR GREATER WILL REQUIRED A COMPACTION CERTIFICATION BY A PROFESSIONAL REGISTERED ENGINEER PRIOR TO FOOTERS BEING POURED.

- UTILITY NOTES:**
- LOCATE AND FIELD STAKE ALL EXISTING UTILITIES, PIPES, AND CONDUIT LOCATIONS PRIOR TO ANY LAND DISTURBANCE ACTIVITIES.
 - NOTE: WATER MAIN IS ALREADY TAPPED FROM PREVIOUS HOME AND EXISTING TAP TO BE RE-USED. IF REQUIRED BY THE CITY, THE BUILDER/DEVELOPER WILL TAP SEWER MAIN AND INSTALL SEWER TAP LATERAL PER CITY SPECIFICATIONS
 - WATER METER AND VALVE BOX IS EXISTING AND WILL BE REPLACED AND ADJUSTED/RELOCATED IF NEEDED PER CITY REQUEST.
 - ALL WORK SHALL COMPLY WITH CITY OF SMYRNA DESIGN AND CONSTRUCTION STANDARDS.
 - NEW 1" TYPE (K) COPPER WATER SERVICE FOR EXISTING HOME TO MEET EPD/EPA LEAD AND COPPER REQUIREMENTS.
 - SANITARY SEWER AND WATER LINES UNDER PAVING MUST PASS INSPECTION BEFORE STREETS OR DRIVEWAYS CAN BE PAVED.
 - SEWER LINE AND CLEAN OUT SHALL BE 6" PVC, UPGRADE EXISTING LINES AS NEEDED.

- CONSTRUCTION NOTES:**
- 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.
 - FLAGGERS AND TRAFFIC CONTROL WILL BE PROVIDED AT ALL TIMES OF LANE CLOSURE ON ALL ROADS, INCLUDING THE LOADING AND UNLOADING OF EQUIPMENT.
 - 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.
 - TOPSOIL, IF AVAILABLE, SHALL BE STOCKPILED AND USED TO DRESS FINAL GRADES.

GEORGIA UNIFORM CODING SYSTEM FOR SOIL EROSION AND SEDIMENT CONTROL PRACTICES GEORGIA SOIL AND WATER CONSERVATION COMMISSION			
STRUCTURAL PRACTICES			
Co	CONSTRUCTION EXIT		A crushed stone pad located at the construction site exit to provide a place for removing mud from tires thereby protecting public streets.
Sd1	SEDIMENT BARRIER		A barrier to prevent sediment from leaving the construction site. It may be sandbags, bales of straw or hay, brush, logs and poles, gravel, or a silt fence.
VEGETATIVE PRACTICES			
Ds1	DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)		Establishing temporary protection for disturbed areas where seedlings may not have a suitable growing season to produce an erosion retarding cover.
Ds2	DISTURBED AREA STABILIZATION (WITH TEMP. SEEDING)		Establishing a temporary vegetative cover with fast growing seedlings on disturbed areas.
Ds3	DISTURBED AREA STABILIZATION (WITH PERM. SEEDING)		Establishing a permanent vegetative cover such as trees, shrubs, vines, grasses, or legumes on disturbed areas.
Tp	TOPSOILING		The practice of stripping off the more fertile soil, storing it, then spreading it over the disturbed area after completion of construction activities.
Tr	TREE PROTECTION		To protect desirable trees from injury during construction activity.

- SURVEY NOTES:**
- FIELD DATA: CLOSURE PRECISION = 1' / 32,899'; ANGULAR ERROR = 04" / STA.
 - MEASUREMENTS WERE TAKEN WITH A CARLSON BRXT ON 04/28/2023 AND WERE BALANCED USING THE COMPASS RULE.
 - BEARINGS ARE BASED ON REFERENCE 1.
 - FLAT PRECISION: 1' / 100,000'.
 - NO PORTION OF THE PROPERTY LIES WITHIN A SPECIAL FLOOD AREA AS INDICATED ON F.I.R.M. NO. 13067C02114H, DATED 03/04/2013.
 - THERE ARE STATE WATERS OR WETLANDS LOCATED ON SITE AS SHOWN HEREON.
 - THE PUBLIC RECORDS REFERENCED HEREON REFLECT ONLY THOSE RECORDS NECESSARY TO ESTABLISH THE BOUNDARIES HEREON, AND DO NOT CONSTITUTE A TITLE SEARCH OR TITLE OPINION.

- TREE PROTECTION NOTES FOR SITE PLAN:**
- 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.
 - ALL EXISTING SPECIMEN AND NON-SPECIMEN TREES COUNTED TOWARD EDF CREDITS MUST BE FULLY PRESERVED DURING INDIVIDUAL LOT PERMITTING.
 - NO LAND DISTURBING ACTIVITY WITHIN ANY TREE SAVE AREA SHALL BE ALLOWED.

- EROSION CONTROL NOTES:**
- PRIOR TO ANY LAND DISTURBANCE THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO ANY 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 EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.
 - WASHOUT OF THE CONCRETE MIXER DRUM AT THE CONSTRUCTION SITE IS PROHIBITED.
 - PRIOR TO ANY LAND DISTURBANCE, CONTRACTOR SHALL SCHEDULE A PRECONSTRUCTION MEETING WITH THE EROSION CONTROL DEPARTMENT.
 - EROSION 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.
 - SILT FENCE SHALL BE "TYPE C" AS PER THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA, AND BE WIRE REINFORCED.
 - ALL LAND DISTURBANCE TO BE STABILIZED WITH VEGETATION ON COMPLETION OF DEMOLITION.
 - ALL DEMOLITION DEBRIS TO BE HAULED OFF SITE. DUMPSTER SHALL NOT BE LOCATED IN TREE PROTECTION ZONES.
 - NO STANDING WATER
 - THE CONSTRUCTION PAD SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC STREETS.
 - 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 AND 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.
 - 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.
 - 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.

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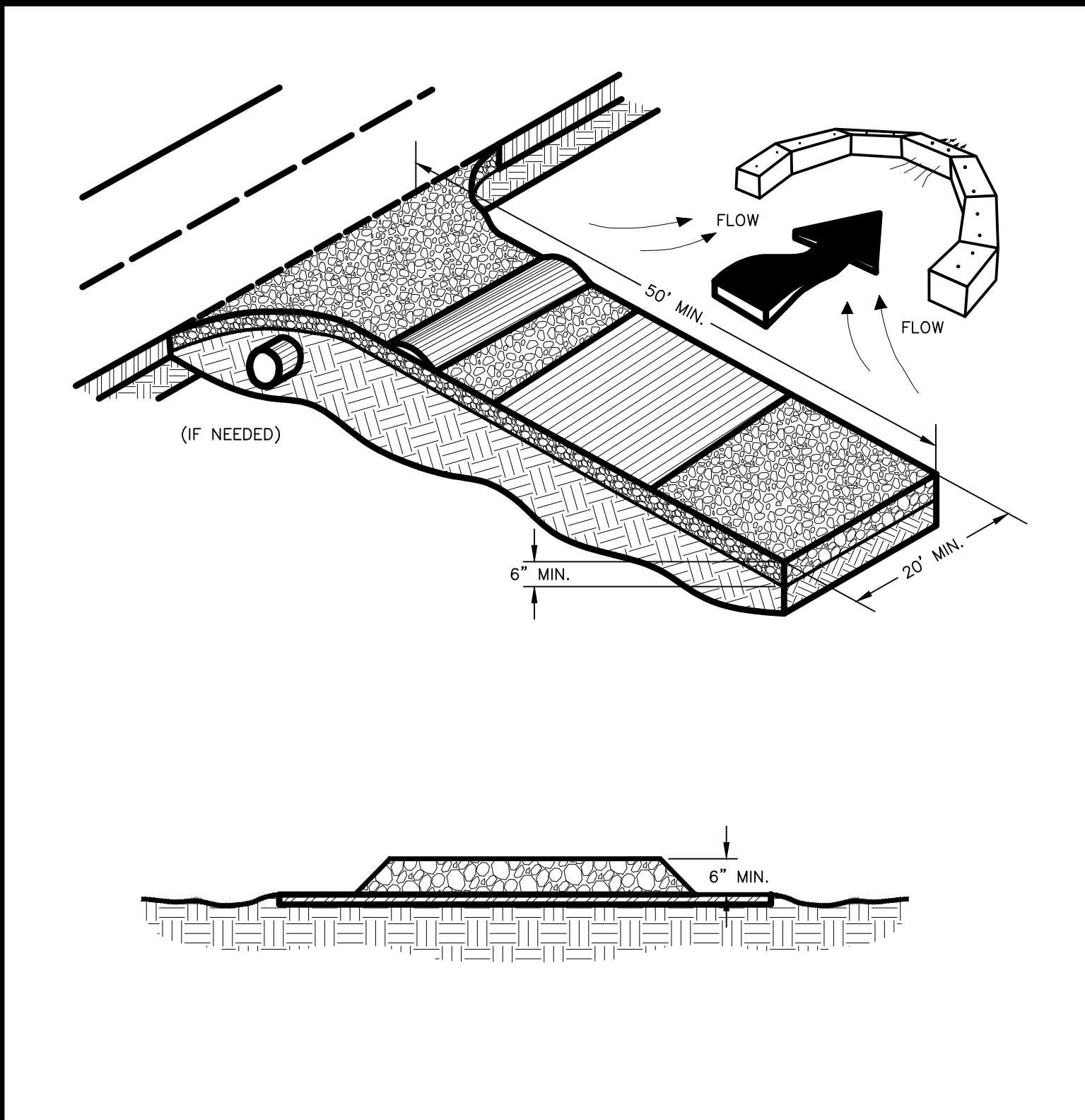
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REVISIONS

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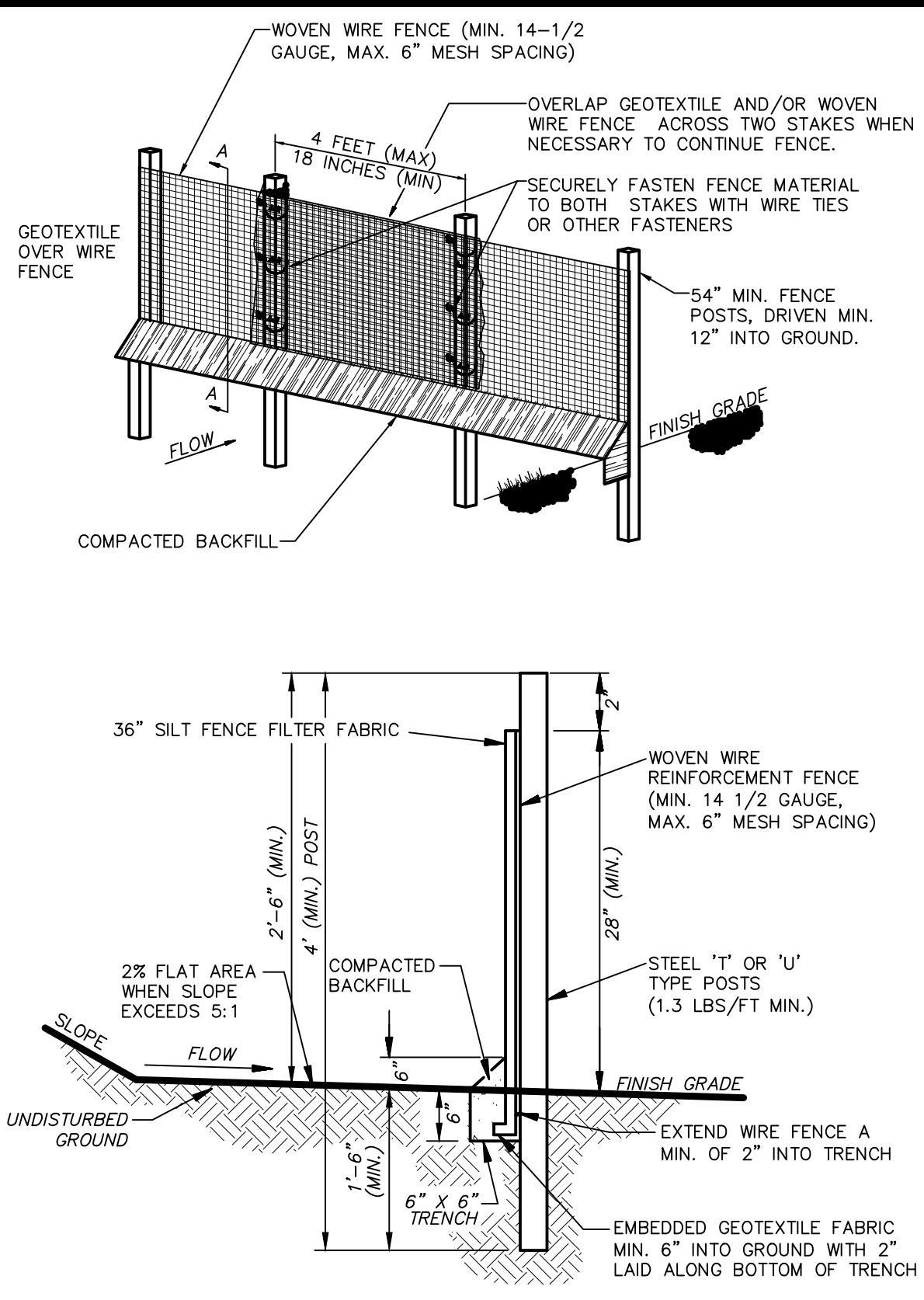
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DRAWN BY: SJM
CHECKED BY: SJM
PROJECT MANAGER: SJM
JOB #: 2023-11
DEMOLITION PLAN
SHEET NO. **D100**



- NOTES:**
1. AVOID LOCATING ON STEEP SLOPES OR AT CURVES ON PUBLIC ROADS.
 2. REMOVE ALL VEGETATION AND OTHER UNSUITABLE MATERIAL FROM THE FOUNDATION AREA, GRADE, AND CROWN FOR POSITIVE DRAINAGE.
 3. AGGREGATE SIZE SHALL BE IN ACCORDANCE WITH NATIONAL STONE ASSOCIATION R-2 (1.5"-3.5" STONE).
 4. GRAVEL PAD SHALL HAVE A MINIMUM THICKNESS OF 6".
 5. PAD WIDTH SHALL BE EQUAL FULL WIDTH AT ALL POINTS OF VEHICULAR EGRESS, BUT NO LESS THAN 20'.
 6. A DIVERSION RIDGE SHOULD BE CONSTRUCTED WHEN GRADE TOWARD PAVED AREA IS GREATER THAN 2%.
 7. INSTALL PIPE UNDER THE ENTRANCE IF NEEDED TO MAINTAIN DRAINAGE DITCHES.
 8. WHEN WASHING IS REQUIRED, IT SHOULD BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN (DIVERT ALL SURFACE RUNOFF AND DRAINAGE FROM THE ENTRANCE TO A SEDIMENT CONTROL DEVICE).
 9. WASHRACKS AND/OR TIRE WASHERS MAY BE REQUIRED DEPENDING ON SLOPE AND CIRCUMSTANCE. IF NECESSARY, WASHRACK DESIGN MAY CONSIST OF ANY MATERIAL SUITABLE FOR TRUCK TRAFFIC THAT REMOVE MUD AND DIRT.
 10. MAINTAIN AREA IN A WAY THAT PREVENTS TRACKING AND/OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.

CONSTRUCTION ENTRANCE DETAIL
NOT TO SCALE
GA-Sd1-C N.T.S.



SILT FENCE DETAIL 1
NOT TO SCALE
GA-Sd1-C N.T.S.

INSTALLATION

- DO NOT INSTALL ACROSS STREAMS, DITCHES, WATERWAYS OR OTHER AREAS OF CONCENTRATED FLOW.
- INSTALL WHERE SHEET FLOW CONDITION EXIST.
- START POST INSTALLATION AT THE CENTER OF THE LOWEST POINT WITH REMAINING POSTS SPACED 4 FEET APART.
- TYPE 'C' SILT FENCE SHALL BE USED WHERE RUNOFF FLOWS OR VELOCITIES ARE PARTICULARLY HIGH.
- TYPE 'C' SILT FENCE SHALL BE USED WHERE SLOPES EXCEED A VERTICAL HEIGHT OF 10 FEET.
- TWO ROWS OF TYPE 'C' SILT FENCE MUST BE USED ALONG ALL STREAM BUFFERS.
- WOVEN WIRE REINFORCEMENT FENCE TO BE FASTENED SECURELY TO STEEL POSTS WITH WIRE TIES OR APPROVED EQUAL AT TOP, MID AND BOTTOM.
- FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE REINFORCEMENT FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.

MAXIMUM SLOPE LENGTH

- WHERE ALL RUNOFF IS TO BE STORED BEHIND THE SILT FENCE, MAXIMUM SLOPE LENGTH SHALL NOT EXCEED:
LAND SLOPE = MAX. SLOPE LENGTH
< 2% = 100 FT.
2% - 5% = 75 FT.
5% - 10% = 50 FT.
10% - 20% = 25 FT.
> 20% = 15 FT.
- IN AREAS WHERE THE SLOPE IS GREATER THAN 20% OR 5:1, A FLAT AREA LENGTH OF 10 FT BETWEEN THE TOE OF THE SLOPE AND THE SILT FENCE MUST BE PROVIDED.

SILT FENCE MAINTENANCE AND NOTES
NOT TO SCALE
GA-Sd1-C N.T.S.

SILT FENCE FILTER FABRIC

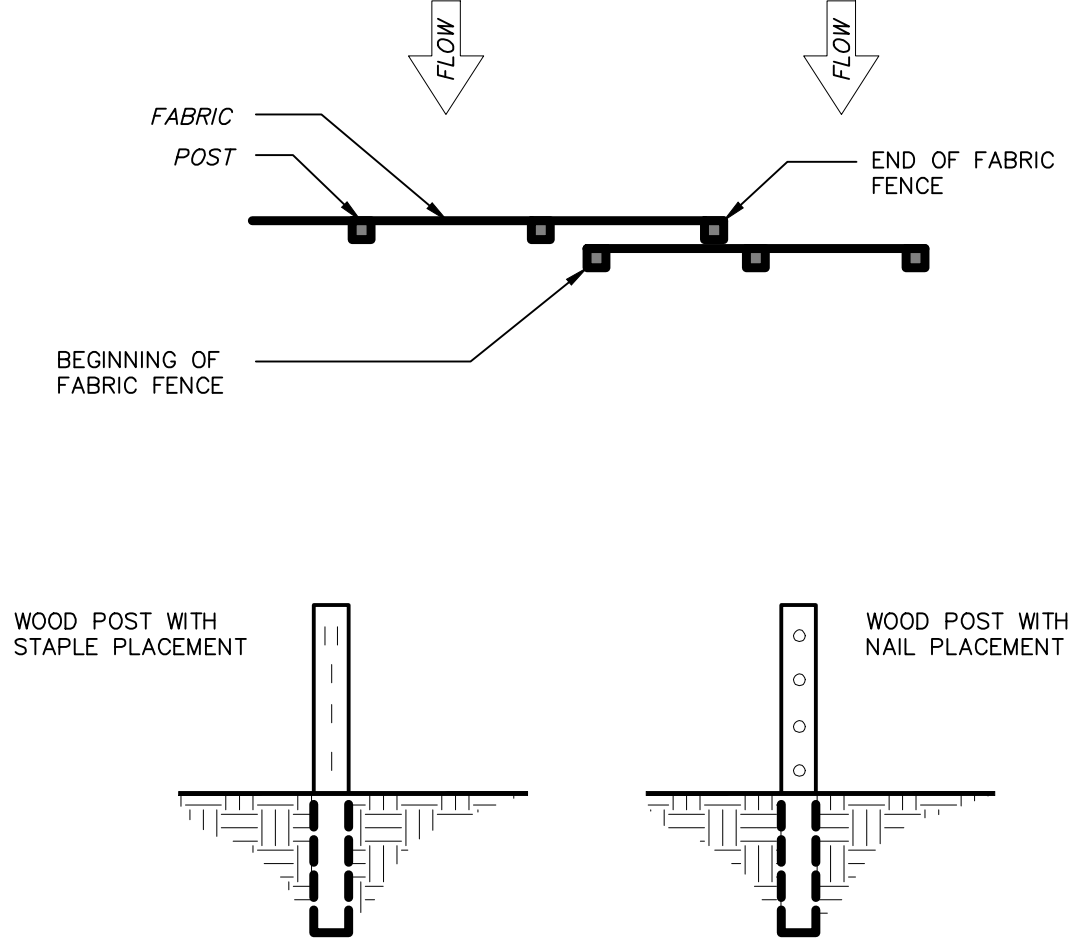
- UTILIZE DOT APPROVED FABRICS. COMMON EXAMPLES INCLUDE: MIRAFI 130X, AMOCO 119S, BELTECH 810, SI 915 SC, LING GTF 190
- UTILIZE FENCE FABRIC THAT MEETS THE FOLLOWING CRITERIA:
• TENSILE STRENGTH PER ASTM D-4632 WITH WARP-260 AND FILL-180 (LBS. MIN.)
• ELONGATION PER ASTM D-4632 OF 40% MAX
• APPARENT OPENING SIZE (MAX. SIEVE SIZE) PER ASTM D-4751 OF #30
• FLOW RATE OF 70 GAL/MIN/SQ.FT.
• ULTRAVIOLET STABILITY OF 80 PER ASTM D-4632 AFTER 300 HOURS WEATHERING IN ACCORDANCE WITH ASTM D-4355
• BURSTING STRENGTH OF 175 PSI MIN. PER ASTM D-3786

MAINTENANCE

- SEDIMENT SHALL BE REMOVED ONCE IT HAS ACCUMULATED TO ONE-HALF THE ORIGINAL HEIGHT OF THE BARRIER.
- FILTER FABRIC SHALL BE REPLACED WHENEVER IT HAS DETEIORATED TO SUCH AN EXTENT THAT THE EFFECTIVENESS OF THE FABRIC IS REDUCED (APPROX. 6 MONTHS), OR ANY TEARS OR HOLES ARE IN THE FABRIC.
- TEMPORARY SEDIMENT BARRIERS SHALL REMAIN IN PLACE UNTIL DISTURBED AREAS HAVE BEEN PERMANENTLY STABILIZED.
- ALL SEDIMENT ACCUMULATED AT THE BARRIER SHALL BE REMOVED AND PROPERLY DISPOSED OF BEFORE THE BARRIER IS REMOVED.

TABLE 6-27.2 POST SIZE			
TYPE	MIN. LENGTH	TYPE OF POST	SIZE OF POST
NS	4'	SOFT WOOD OAK STEEL'	3" DIA OR 2X4 1.5" X 1.5" 1.15 lb / ft MIN.
S	4'	STEEL OAK	1.15 - 1.25lb / ft MIN. 2" X 2"

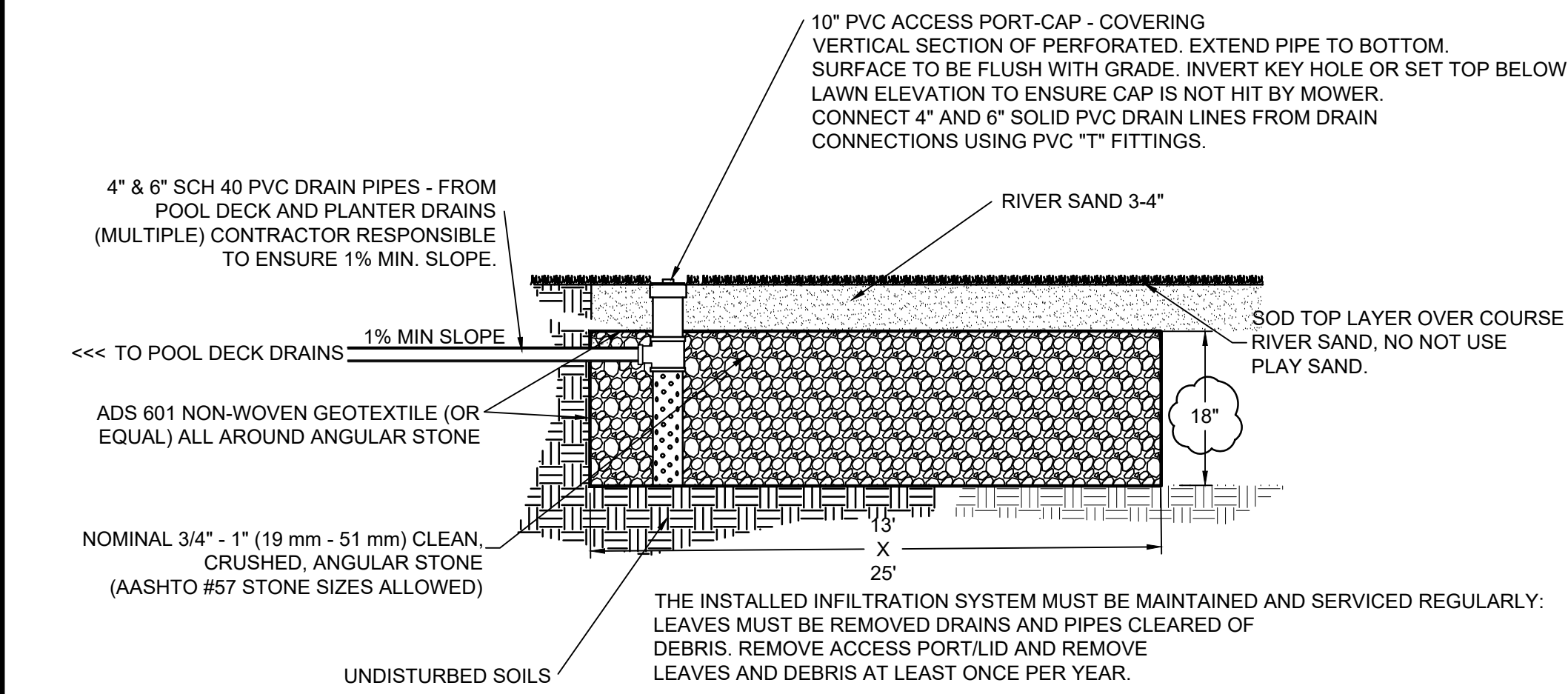
TABLE 6-27.3 FASTENERS FOR WOOD POSTS				
	GAUGE	CROWN	LEGS	STAPLES/ POST
WIRE STAPLES	17 MIN.	3/4" WIDE	1/2" LONG	5 MIN.
	GAUGE	LENGTH	BUTTON HEADS	NAIL/ POST
NAILS	14 MIN.	1"	3/4"	4 MIN.



- NOTES:**
1. THE FABRIC AND WIRE SHOULD BE SECURELY FASTENED TO POSTS AND FABRIC ENDS MUST BE OVERLAPPED A MINIMUM OF 18" OR WRAPPED TOGETHER AROUND A POST TO PROVIDE A CONTINUOUS FABRIC BARRIER AROUND THE INLET.

SILT FENCE JOINTS
NOT TO SCALE
GA-Sd1-C N.T.S.

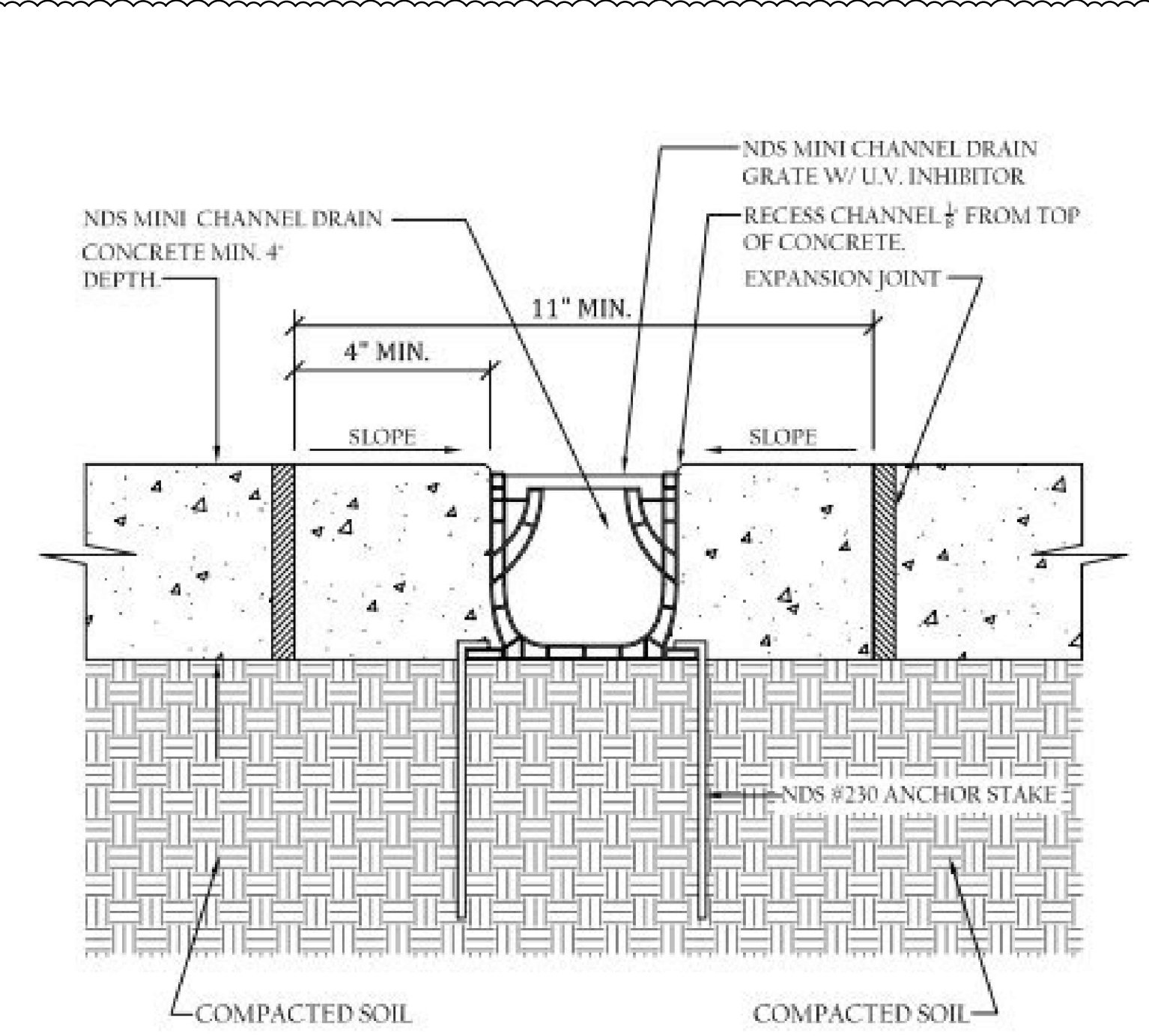
- NOTES:**
- WATER QUALITY BEST MANAGEMENT PRACTICES ARE TO BE INSTALLED AT OR NEAR THE END OF CONSTRUCTION TO ENSURE GRAVEL INFILTRATION BEDS ARE NOT CONTAMINATED WITH SOIL DURING CONSTRUCTION.
 - ALL BMPs ARE TO BE INSPECTED TO CONFIRM DIMENSION, CLEAN GRAVEL, REQUIRED WRAPS, MAINTENANCE PORTS, STAND PIPES, ETC. HAVE BEEN PROPERLY INSTALLED.



- NOTES:**
- SERVICING OF THIS SYSTEM:
1. ACCESS - IS VIA THE DRAIN/COVER ON THE VERTICAL OBSERVATION PORT. .
 2. MAINTENANCE - PART 1: REMOVE LID/DRAIN OVER THE DRAINAGE BASIN TO INSPECT THE VERTICAL SHAFT. REMOVE ANY BUILD UP OF DETRITUS PERIODICALLY. THIS SHOULD BE PERFORMED AT LEAST ONE TIME PER YEAR. PART
 3. REPAIR (IF NEEDED) REQUIRES REMOVAL OF TOP COVER OF GRAVEL, REMOVAL OF CONTAMINATED GRAVEL AND PIPE, CLEANSING OF GRAVEL (REMOVE ACCUMULATED FINES, DETRITUS, AND SILT DEPOSITS), REPLACEMENT OF GRAVEL AND PIPE (REPLACE PIPE IF NECESSARY), AND RE-COVER PER THE DETAIL.

SYSTEM CAPACITY:
13'x25' = 325SF X 18" DEPTH OF GRAVEL = 487.5 CF
487.5CF X 40% OPEN SPACE=195cf TOTAL CAPACITY

INFILTRATION BASIN DETAIL
NOT TO SCALE



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TECHNICAL SERVICES
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info@ndschannel.com

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WATER QUALITY VOLUME

TOTAL DRAINAGE BASIN AREA (POOL/DECK/WALL/PORTIONS OF THE BACK YARD)= 1476sf

IMPERVIOUS AREA OVER 35% = 1565.5sf = 0.036 AC

$WQv = (1.2)(Rv)(A)/12$ where $Rv = 0.05 + 0.009(1)$;
A=Area draining to this practice = 5554sf (BACK YARD/POOL/POOL DECK/PATIO)= 0.127ac
12=Unit conversion factor
I=New Impervious area/Total area as a % =
I=1565.5/5554=28.2%
 $Rv = 0.05 + 0.009(1) = 0.05 + 0.009(28.2) = 0.3038$
 $WQv = [(1.2)(0.3038)(0.127 ac)]/12$
 $WQv = 0.00385 ac-ft = 168 cu.ft.$
195 CF. PROVIDED BY BMP SEE DETAILS

BMP - INFILTRATION BASIN - AREA OF THE BMP WILL SIT BELOW THE POOL DECK CAPTURING MOST OF THE RUNOFF FROM THE BACK YARD. THE BMP 13'X25' AND 18" DEPTH. DETAILS ARE PROVIDED ON THIS SHEET.

- NOTES:**
1. THE SUBJECT HOME LOCATED AT 1181 BANK ST.
 2. THE EXISTING IMPERVIOUS COVER IS 19% PRIOR TO DEMO OF THE EXISTING HOUSE ON THE LOT.
 3. IT IS NOT POSSIBLE TO ADD THE PREFERRED HOUSE PLAN AND A POOL WITHOUT INCREASING THE IMPERVIOUS COVER OF THE LOT ABOVE THE ALLOWED 35% MAXIMUM COVER. THE HOUSE AND DRIVEWAY WILL REQUIRE THE MAXIMUM IMPERVIOUS COVERAGE ALLOWED OF 35%. THE POOL AND POOL DECK ARE THE ITEMS THAT REQUIRE MORE IMPERVIOUS THAN ARE ALLOWED UNDER THE 35% MAXIMUM.
 4. THE POOL DECK AND SIZE WAS LIMITED TO THE BARE MINIMUM TO PROVIDE BASIC FUNCTIONALITY. THERE IS ONLY DECKING ON ONE SIDE OF THE POOL AND THE POOL WAS LOCATED TO ONE SIDE OF THE LOT TO ALLOW FOR A BMP TO BE INSTALLED TO DEAL WITH ADDITIONAL RUN-OFF FROM THE POOL DECK.
 5. AN ON SITE INSPECTION WAS CARRIED OUT BY SJ MURPHY, LLC TO DETERMINE IF THE LOT HAD ANY EXISTING DRAINAGE FEATURES NOT INDICATED ON THE FINAL PLAT. NO ADDITIONAL DRAINAGE FEATURES WERE FOUND. THE REAR OF THE LOT DRAINS GENERALLY TO THE WEST
 6. DUE TO THE ABOVE DATA, THE APPLICANT PROPOSES ONLY TO ADDRESS THE IMPERVIOUS SURFACES ADDED ABOVE THE ALLOWABLE 35% WHICH INCLUDE THE RETAINING WALL, POOL DECK, POOL SURFACE AND POOL COPING, ETC..
 7. TO ADDRESS THE THE ADDED IMPERVIOUS SURFACES, THE APPLICANT PROPOSES TO INSTALL A CUSTOM BMP IN A SHALLOW 6" DEEP SNALE BELOW THE POOL DECK. THIS DEVICE INCLUDES A SNALE AND GRAVEL SUMP SYSTEM THAT WILL PROVIDE MORE THAN THE REQUIRED VOLUME.
 8. TEMPORARY EROSION CONTROL MEASURES ARE PROPOSED TO SURROUND THE SITE AND THE SITE SHALL BE SEEDED, SODDED, MULCHED, AND LANDSCAPED IN SOME COMBINATION WHEN COMPLETED.
 9. NO GRADED SLOPE SHALL EXCEED 2H:1V

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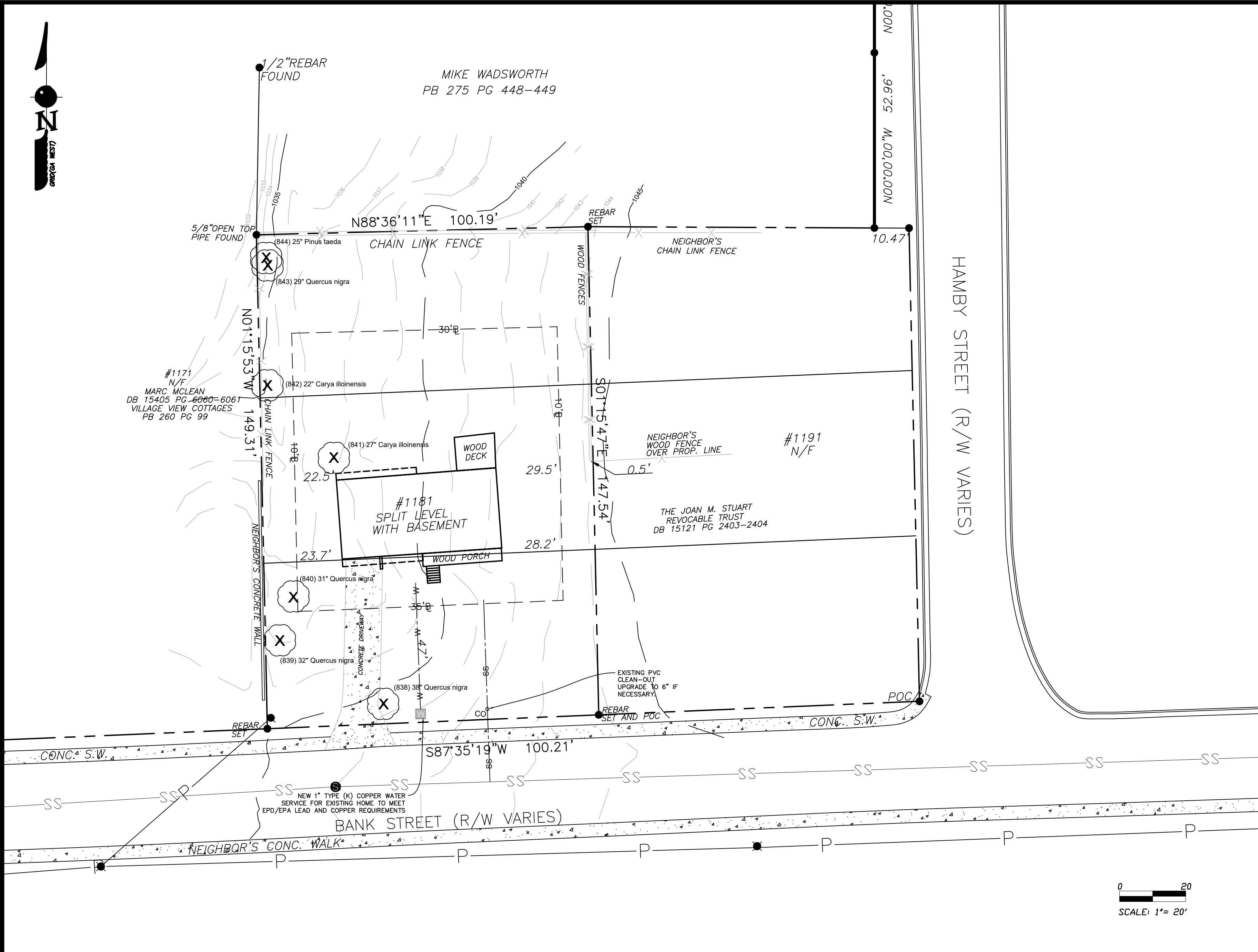
FAIRBANKS CONSTRUCTION SERVICES, LLC
2900 ALEXANDER ST SE
SMYRNA, GA 30080

1181 BANK ST.
1181 MEDLIN STREET
CITY OF SMYRNA
LOTS 10, 11 & 12, LAND LOT 488
17TH DIST. 2ND SECTION
COBB COUNTY, GEORGIA

DATE 1/6/2024
2/1/2024 - ENG. CMTS

REVISIONS

DRAWN BY: SJM
CHECKED BY: SJM
PROJECT MANAGER: SJM
JOB #: 2023-11
SITE DETAILS
SHEET NO. S200



"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."

"All existing specimen and non-specimen trees counted toward EDF credits must be fully preserved during individual lot permitting."
"ALL TREES MUST BE PLANTED AT LEAST 10 FEET FROM ANY UTILITY LINE."

*Trees located in the TPZ (Tree Protection Zone) shall be removed by a Certified Arborist Company or by the Project Arborist writing the tree protection plan. No heavy equipment allowed in the TPZ.

NOTES REQUIRED PER SEC. 106-36. (e) (19) TREE PROTECTION PLAN--DOCUMENTS REQUIRED.

"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 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 Community Development Department approval."

NOTES REQUIRED IN THE CHECKLIST SECTION C. SPECIMEN TREES:

"The CRZ of Specimen Trees receiving a 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."
"The Community Development Director must be notified of the completion of any tree care item in the plan. Proof of completion must also be submitted to the Community Development Director."

NOTES REQUIRED IN THE CHECKLIST SECTION D. TREE PROTECTION (IN BOLD LETTERS):

"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."

NOTES REQUIRED IN THE CHECKLIST SECTION H. UTILITIES (IN BOLD LETTERS AND PROMINENT PLACE NEAR UTILITIES/DAM):

"ALL TREES MUST BE PLANTED AT LEAST 10 FEET FROM ANY UTILITY LINE."
"NO TREES SHALL BE PLANTED ON ANY AREA OF AN EARTHEN DAM OR EMBANKMENT."

NOTES REQUIRED IN THE CHECKLIST SECTION J. IN TOTAL:

1. 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.
2. 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.
3. The Community Development Director must inspect and approve the site before the issuance of a Certificate of Occupancy.
4. Trees agreed upon to be saved is the responsibility of the owner.
5. 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 the trunk.
6. A 3-inch layer of organic mulch will be required for all replacement trees. Mulch must be applied prior to the start of construction. Keep mulch at least 5-inch radius away from the trunk.
7. 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 the planting hole.
8. Trees less than the caliper inch shown will not be accepted. Example: 4-inch caliper trees must be 4-inches or larger.
9. Plant height measurement is taken at the top of the main body of the plant and not at the tip of the topmost growth.
10. 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.
11. Watering bags or a drip irrigation system will be provided for all trees prior to issuance of the certificate of occupancy. Water bags will be refilled according to soil conditions and adjusted during times of droughts for a minimum of 2 years after installation.
12. No Trenching allowed in Tree Safe Area, including irrigation installation.
13. All tree guying and stakes shall be removed from the tree(s) one year after planting date.

TREES IMPACTED BY DEVELOPMENT

TREE #	TREE GENUS	TREE SIZE	SPECIMEN	TREE CONDITION	%IMPACT	SAVED/REMOVED
987	RED OAK	38"	NO	POOR/DECLINING	30%	REMOVED
988	POST OAK	31"	NO	POOR/DECLINING	10%	REMOVED
989	CHEERY	10"	NO	FAIR	100%	REMOVED
990	MIMOSA	10"	NO	FAIR	10%	REMOVED
991	AMERICAN HOLLY	10"	NO	FAIR	0%	REMOVED
992	OAK	31"	NO	DISEASED	0%	REMOVED
993	OAK	27"	NO	POOR/DECLINING	0%	REMOVED
994	IRONWOOD	18"	NO	FAIR	0%	SAVED
995	S. MAGNOLIA	12"	NO	FAIR	25%	REMOVED
996	S. MAGNOLIA	14"	NO	FAIR	25%	REMOVED
997	ASH	23"	NO	FAIR	35%	REMOVED
998	MAGNOLIA	12"	NO	FAIR	25%	REMOVED
999	HICKORY	31"	YES	GOOD	5%*	SAVED
1000	OAK	9"	NO	GOOD	0%	SAVED
NA	MAGNOLIA	42"	YES	GOOD	20%**	SAVED

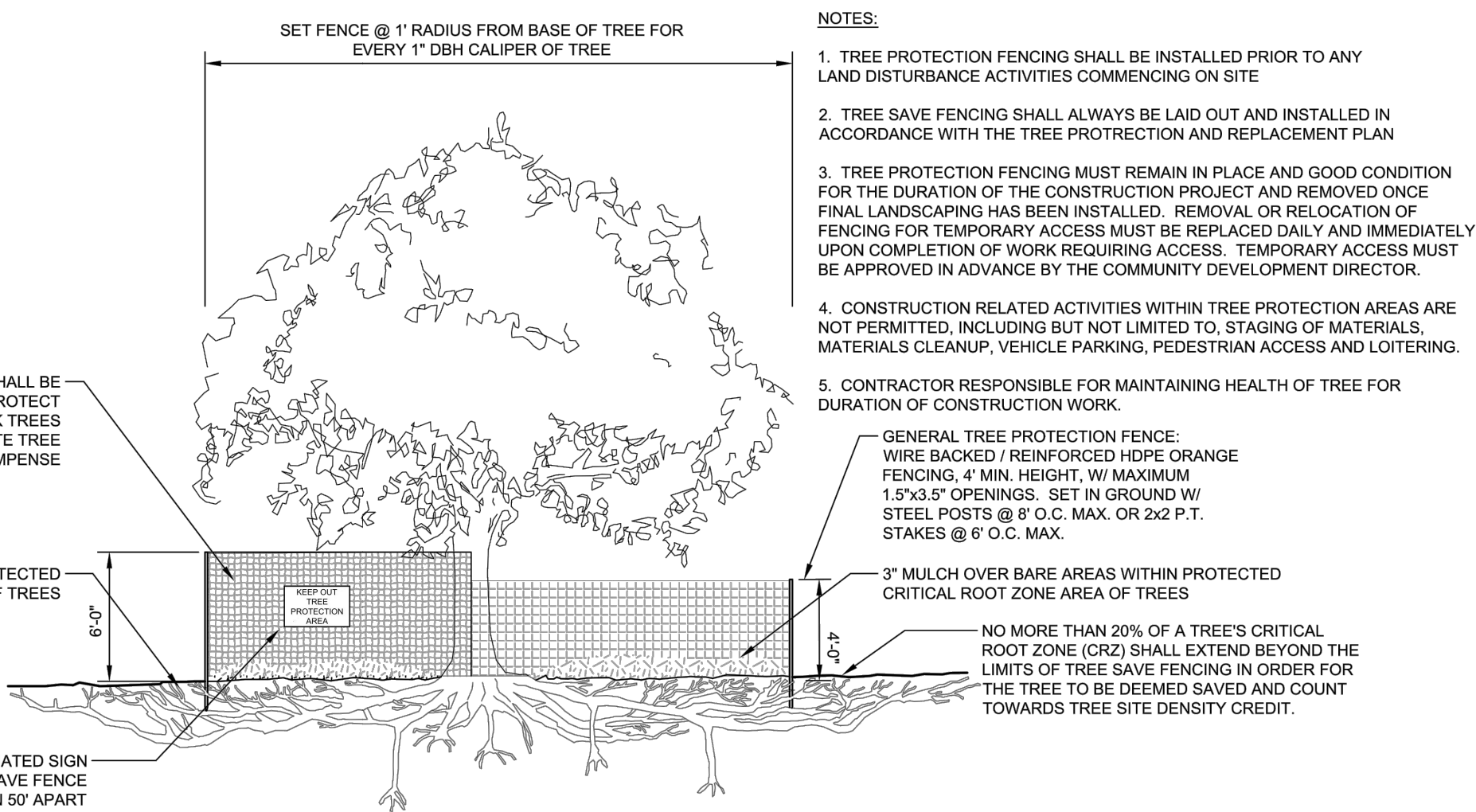
* TREE 999 WILL BE PROTECTED BY THE EXISTING DRIVEWAY AND TPF DURING CONSTRUCTION. THE ONLY IMPACT WILL BE THE FOOTER FOR THE CORNER OF THE NEW HOME. WHEN THE OLD DRIVEWAY IS REMOVED IT WILL OPEN UP ADDITIONAL IMPERVIOUS AREA IN THE CRZ OF THIS TREE THUS IMPROVING THE OVERALL CONDITION OF THE ROOT ZONE.

** IMPACTED BOUNDARY TREE: ONE 42" MAGNOLIA - NOTE THERE IS A SIGNIFICANT GRADE DROP AND RETAINING WALL SEPARATING THE LOWER BACK YARD OF THE SOUTHERN NEIGHBOR FROM THE SUBJECT PROPERTY. I DO NOT BELIEVE THE ROOT ZONE WILL ACTUALLY EXTENDS AS FAR AS REQUIRED TO BE SHOWN BY THE CITY'S TECHNICAL STANDARDS. WITH THE GRADE CHANGE, THE TOTAL IMPACTS SHOULD TRULY BE LESS THAN WHAT IS MATHEMATICALLY INDICATED USING THE TECHNICAL STANDARDS. THE IMPACTS ARE THEREFORE ALMOST CERTAINLY LESS THAN THE 10% AREA INDICATED.

NOTES:

1. THE NEIGHBOR TO THE NORTH IS REPORTEDLY PLANNING AN ADDITION AND IS REMOVING ALL THE TREES ALONG THE SOUTHERN BOUNDARY BETWEEN THE SUBJECT PROPERTY AND THE NEIGHBOR'S PROPERTY. THEREFORE THE IMPACTS TO THE EXISTING TREES DO NOT NEED TO BE MITIGATED. THIS SHOULD BE CONFIRMED WITH THE OWNER OF THE NEIGHBORING HOME. ACCORDINGLY NO TREE PROTECTION IS REQUIRED AND NO TREE PRESCRIPTIONS FOR THE BOUNDARY TREES ARE REQUIRED OR WANTED BY THE NEIGHBOR.

2. THE ONLY SPECIMEN (AS CONFIRMED BY THE CITY ARBORIST) IS THE SINGLE HICKORY ON THE RIGHT SIDE OF THE DRIVEWAY. THE MAJORITY OF THE CRZ ON THIS SITE IS COVERED BY THE EXISTING DRIVEWAY. THEREFORE IT IS PROPOSED THAT THE DRIVEWAY REMAIN LARGELY (EXCEPT FOR THE END NEAREST THE EXISTING GARAGE) IN TACT TO PROTECT THE TREE ROOTS DURING CONSTRUCTION AND ALLOW FOR A PLACE TO PARK EQUIPMENT AND MATERIALS DURING THAT TIME. AT THE VERY END OF CONSTRUCTION WHEN IT IS TIME TO SOD AND LANDSCAPE, THE DRIVEWAY SHALL BE HAND REMOVED BY MANUAL LABOR USING PICKS AND A JACK HAMMER IF NEEDED AND THE SURFACE OF THE CRZ MADE PERVIOUS AND COVERED WITH 1-2" OF NEW SOIL AND SOD TO ENSURE ANY EXPOSED ROOTS ARE PROTECTED. THE PROJECT LA SHALL BE ON SITE DURING THE DRIVEWAY REMOVAL TO ENSURE THE DRIVEWAY IS REMOVED BY HAND AND ROOTS ARE NOT DAMAGED.



TREE PROTECTION FENCING DETAIL, TYP.

NOT TO SCALE

SJM

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8m

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24 HOUR EMERGENCY CONTACT

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I 181 BANK ST.

1181 MEDLIN STREET

CITY OF SMYRNA

LOTS 10, 11 & 12, LAND LOT 488

17TH DIST. 2ND SECTION

COBB COUNTY, GEORGIA

DATE

10/18/2023

2/1/2024 - ENG. CMTS

REVISIONS

GEORGIA PROFESSIONAL ARCHITECT

0 10' 20'

SCALE: 1"=10'

DRAWN BY: SJM

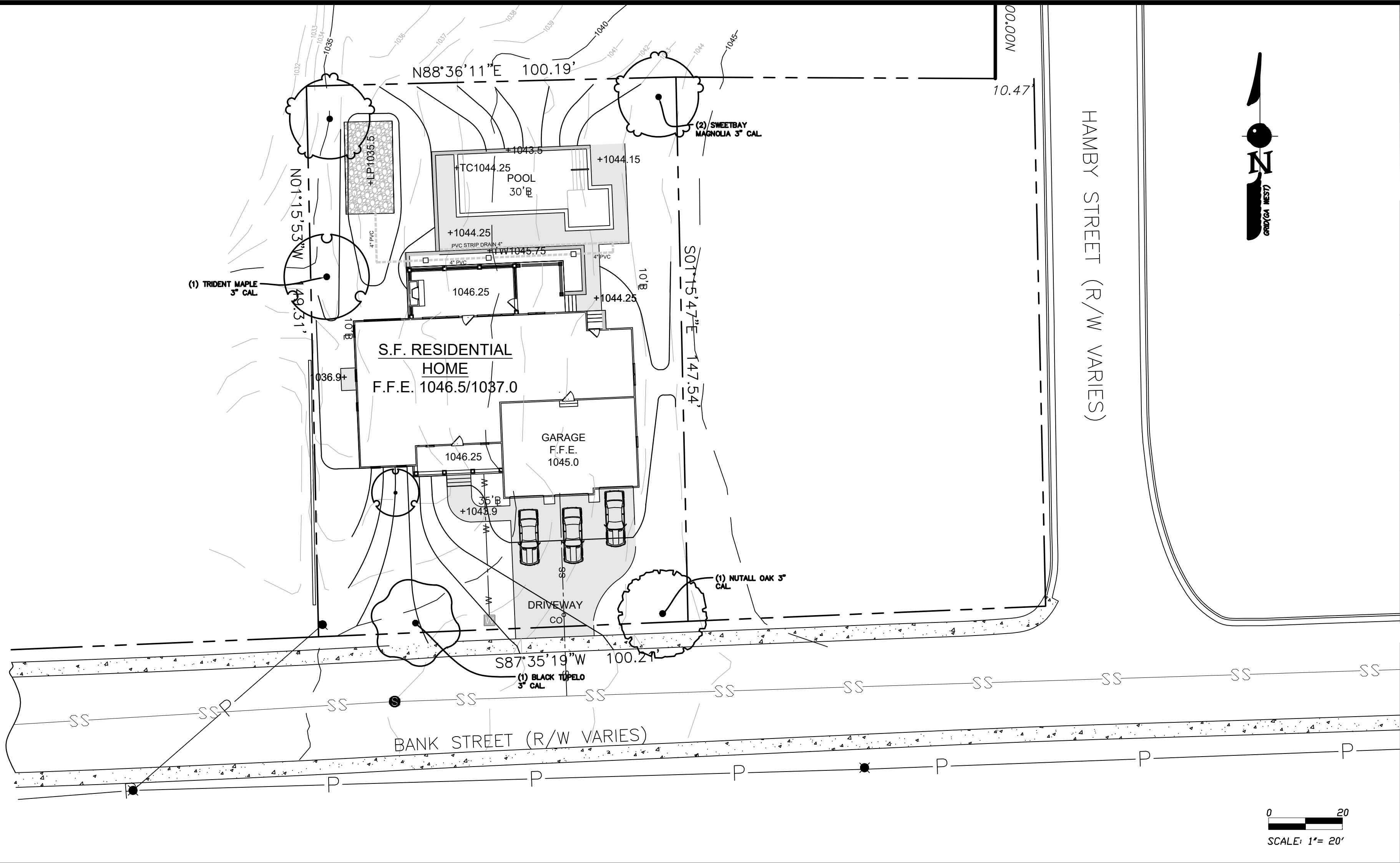
CHECKED BY: SJM

PROJECT MANAGER: SJM

JOB #: 2023-11

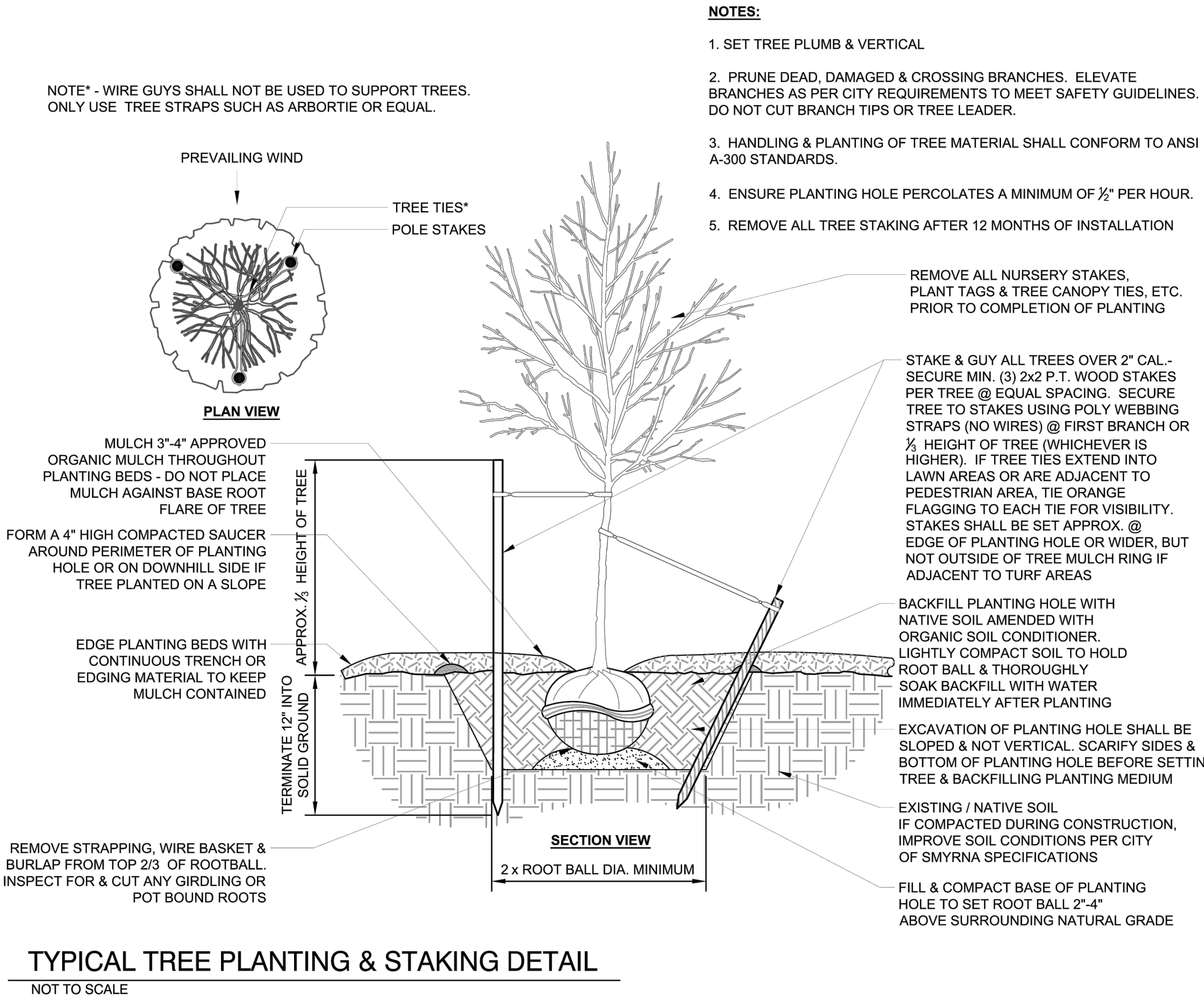
TREE SURVEY

SHEET NO. T100



NOTES REQUIRED IN THE CHECKLIST SECTION H. UTILITIES (IN BOLD LETTERS AND PROMINENT PLACE NEAR UTILITIES/DAM):
"ALL TREES MUST BE PLANTED AT LEAST 10 FEET FROM ANY UTILITY LINE."
"NO TREES SHALL BE PLANTED ON ANY AREA OF AN EARTHEN DAM OR EMBANKMENT."

NOTES REQUIRED IN THE CHECKLIST SECTION J. IN TOTAL:
1. The Community Development Director and City Arborist shall inspect the tree protection fence and 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 possible fines.
2. If tree survey inaccuracies are found, a stop-work order will be issued until revised plans are approved and processed based on accurate information.
3. The Community Development Director and City Arborist shall inspect and approve the site before the issuance of a Certificate of Occupancy.
4. Trees agreed upon to be saved are the responsibility of the owner.
5. 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. Mulch shall be kept at a 5-inch radius away from the trunk.
6. A 3-inch layer of organic mulch will be required for all replacement trees. Mulch must be applied at the time of planting. Mulch shall be kept at a 5-inch radius away from the trunk.
7. All replacement trees shall have visible root flares at finished grade. Circling and girdling roots shall be pruned be allowed on planted trees. The upper 2/3 of the wire basket, excess burlap, strapping shall be cut and removed before the backfilling of the planting hole.
8. Trees less than the caliper inch shown on the plan will not be accepted. Example: 4-inch caliper trees must be 4-inches or larger.
9. Plant height measurements are taken at the top of the main body of the plant and not at the tip of the topmost growth.
10. 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.
11. Watering bags or a drip irrigation system will be provided for all trees prior to issuance of the certificate of occupancy. Water bags will be refilled according to soil conditions and adjusted during times of droughts for a minimum of 2 years after installation.
12. No trenching or digging with machines is allowed in Tree Protection Zones to install the replacement trees and irrigation system.
13. All tree guying and stakes shall be removed from the tree(s) one year after planting date by the Project Arborist.
14. One month prior to the planting of the replacement trees, the Project Arborist, Developer, Builder, and/or General Contractor, shall contact the City Arborist and Community Development to schedule a Pre-Landscape meeting. The City Arborist will provide and review the City's pre-landscape checklist with the Landscape Contractor and Project Arborist.



TREE DENSITY CALCULATIONS:
SDF = 100 X 0.34AC = 34.0 TDUs HOWEVER THERE IS A 50" MAX PER ACRE = 50x0.34AC = 17"
EDF = 0 INCHES
RDF REQUIRED = 17" REQUIRED
RDF PROVIDED = 17" PROVIDED
SPECIMEN RECOMPENSE REQUIRED = NONE (SEE NOTES BELOW)

SPECIMEN TREE RECOMPENSE:
PER THE APPROVED DEMO PLANS NO TREES QUALIFIED AS SPECIMEN TREES DURING THE REMOVAL FOR DEMO.

STREET TREE CALCULATIONS:
• THERE IS 100' OF STREET FRONTAGE ON BANK ST. 100/40' = 2 TREES REQUIRED. THERE ARE AERIAL POWER LINES ON THE OPPOSITE SIDE OF THE STREET SO CANOPY TREES MAY BE USED ON THIS LOT.
• 2 STREET TREES ARE PROPOSED IN TOTAL. NOTE: THE STREET TREES PROPOSED ARE CANOPY TREES.

QTY.	COMMON NAME	BOTANIC NAME	%SPECIES	SIZE	EXT.	REMARKS	NOTES
1	JAPANESE MAPLE	ACER PALMATUM	16.7%	2" CAL.	2"	FLA. #1 SPECIMEN	MULTI-TRUNK
1	TRIDENT MAPLE	ACER BURGERIANUM	16.7%	3" CAL.	3"	FLA. #1 SPECIMEN	STANDARD SINGLE TRUNK
2	SWEETBAY MAGNOLIA	MAGNOLIA VIRGINIANA	33.33%	3" CAL.	6"	FLA. #1 SPECIMEN	MULTI-TRUNK
1	BLACK TUPELO	NYSSA SYLVATICA	16.7%	3" CAL.	3"	FLA. #1 SPECIMEN	STANDARD SINGLE TRUNK
1	NUTTALL OAK*	QUERCUS TEXANA	16.7%	3" CAL.	3"	FLA. #1 SPECIMEN	STANDARD SINGLE TRUNK
6	TOTAL TREES				17" TOTAL		

* STREET TREES

TREE REPLACEMENT 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.
ALL EXISTING SPECIMEN AND NON-SPECIMEN TREES COUNTED TOWARD EDF CREDITS MUST BE FULLY PRESERVED DURING INDIVIDUAL LOT PERMITTING.
ALL TREES MUST BE PLANTED AT LEAST 10 FEET FROM ANY UTILITY LINE.

Tree Grading Cue Card

provided by Roots Plus Growers

- Look inside the crown of the tree at the trunk form.
- Check branch arrangement.
- Choose appropriate tree matrix type.
Type 1- spreading and rounded shapes.
ex. live oak, dogwood, black olive, gumbo limbo
Type 2- pyramidal shapes.
ex. river birch, bald cypress, cedar, pine
Type 3- columnar / upright shapes.
ex. 'East Palatka' holly, schefflera, Italian cypress
Type 4- vase shapes.
ex. crape myrtle, buttonwood, figustrum, redbud
Type 5- oval shapes.
ex. red maple, podocarpus, tabebuia, dalroon holly

Refer to the matrix tables in the Grades and Standards when necessary to determine proper root ball size, container size, crown spread, and height.
- Measure the caliper of the trunk.
Trunk caliper is measured 6 inches from the ground on trees up to and including 4 inches in caliper, and 12 inches above the ground for larger trees. Diameter at 4 1/2 feet (DBH) is not considered an appropriate measurement for nursery trees.
- Grade the tree based on crown spread.
If the crown spread does not look proportional to the tree, use the matrix table you selected above along with the trunk caliper measurement to determine the crown spread for the tree. For this step select a grade based on crown spread only.
- Grade the tree according to structural uniformity.
- Make note of the lowest grade determined in steps 1, 2, 5, and 6.

- Reduce grade determined in step 7 by one grade if any **one** of the following is true.
✓ Tree with a trunk caliper >1" needs a stake to hold it upright.
✓ The root ball or container is undersized. (consult tree matrix)
✓ B&B root ball is not properly pinned, tied or wired.
✓ Tree is excessively root-bound.
✓ Evidence of large roots growing out of container. (6/5 trunk diam.)
✓ Crown is thin and sparsely foliated. (slow to harvesting time or year)
✓ More than 5 % of branches have tip dieback.
- Reduce grade determined in step 8 by one grade if **two** of the following are true.
If only one is true, do not reduce the grade. However, it takes only one true statement to reduce a Florida Fancy to a Florida #1. If more than two of the following are true reduce the grade by two.
✓ Tree height is not in proper proportion. (consult tree matrix)
✓ Flush cuts were made when pruning branches from the trunk.
✓ Branch stubs are left beyond the branch collar.
✓ Open trunk wounds or other bark injury is evident.
✓ Graft unions are not complete.
✓ More than the lower 40 % of the trunk is free of branches.
✓ More than 5 % of canopy is chlorotic/pest & disease damaged.
✓ Most leaves are smaller than normal.
✓ Included bark between main trunks or trunk and major branch.
✓ Trunks and/or major branches are touching.
- Tree is a cull if it has a root greater than 1/10th the diameter of the trunk circling around more than 1/3rd of the trunk in the top half of the root ball.

Important Grading Notes

- Remember that grading a tree should be a quick process. Once you are familiar with the process it should only take a few seconds to grade a single tree.
- When grading small maturing trees such as crape myrtle, cattle guava, wax privet, yaupon holly, ligustrum, wax myrtle or other small-maturing trees skip steps 1, 2, and 4.
- Trunks do not have to be straight to be a Florida Fancy or Florida #1. See drawings for Florida Fancy and Florida #1 in step one.
- A trunk dogleg is defined as a significant 's'-shaped deformation in the trunk. This is illustrated in the figure to the right. The angle 'A' can be no more than 30°. The distance 'B' can be no more than the trunk diameter.

This tree grading cue card was provided to you courtesy of the Roots Plus Field Growers Association of Florida

ROOTS PLUS GROWERS

SJM

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LOTS 10, 11 & 12, LAND LOT 488
17TH DIST. 2ND SECTION
COBB COUNTY, GEORGIA

DATE 1/6/2024
2/1/2024 - ENG. CMTS

REVISIONS

0 10' 20'
SCALE: 1"=10'

DRAWN BY: SJM
CHECKED BY: SJM
PROJECT MANAGER: SJM
JOB #: 2023-11
TREE REPLACEMENT PLAN
SHEET NO. T300

