



License and Variance Board Meeting - Final

May 24, 2023
10:00 AM

F. V23-040 Public Hearing - Variance Request - V23-040 - Reduce the front setback from 50 feet to 31 feet - Land Lot 631 - 2979 Jonquil Drive - Anthony Pope



City of Smyrna

Issue Sheet

A Max Bacon
City Hall
2800 King Street
Smyrna, GA 30080

File Number: V23-038

Agenda Date: 5/24/2023

In Control: License and Variance Board

File Type: Variance Item

Agenda Section:
Formal Business

Agenda Number: F

Department: Community Development

Agenda Title:

Public Hearing - Variance Request - V23-040 - Reduce the front setback from 50 feet to 31 feet - Land Lot 631 - 2979 Jonquil Drive - Anthony Pope

Ward 2 Councilmember - Latonia P. Hines

ISSUE AND BACKGROUND:

The applicant is proposing to build a new business office building for Atlanta Star Plumbing at 2979 Jonquil Drive. The proposed development will necessitate several variance requests: reduce the northern side setback for a dumpster enclosure, reduce the landscape buffer for the front parking area, and two building setback reductions. Section 501 controls the location of accessory structures and Section 717 controls the required landscape buffers and building setbacks in the Spring Road Corridor District (CDD-2).

RECOMMENDATION / REQUESTED ACTION:

The applicant is requesting to deviate from the City's required Spring Road Corridor overlay district requirements. According to Section 1403 of the Zoning Ordinance, variances must be reviewed under the following standards: (1) Whether there are unique and special or extraordinary circumstances applying to the property; (2) Whether any alleged hardship is self-created by any person having an interest in the property; (3) Whether strict application of the relevant provisions of the code would deprive the applicant of reasonable use of the property; and (4) Whether the variance proposed is the minimum variance needed. Community Development believes that the requested variances will not adversely affect surrounding properties. Therefore, Community Development recommends approval of the requested variances with the following condition:

1. Approval of the requested variances shall be conditioned upon the development of the property in substantial compliance with the site plan and elevations submitted with the variance application.

CITY OF SMYRNA COMMUNITY DEVELOPMENT MEMORANDUM

To: License and Variance Board

From: Rusty Martin, AICP, Community Development Director
Caitlin Crowe, Planner I

Date: May 15, 2023

RE: VARIANCE CASE V23-031
2979 Jonquil Drive – Reduce the northern side setback from 15 feet to 5 feet for a dumpster enclosure

VARIANCE CASE V23-032
2979 Jonquil Drive – Reduce the landscape buffer from 15 feet to 5 feet in the front of the property

VARIANCE CASE V23-039
2979 Jonquil Drive – Reduce the southern side setback from 15 feet to 6.3 feet

VARIANCE CASE V23-040
2979 Jonquil Drive – Reduce the front setback from 50 feet to 31 feet

BACKGROUND

The applicant is proposing to build a new business office building for Atlanta Star Plumbing at 2979 Jonquil Drive. The proposed development will necessitate several variance requests: reduce the northern side setback for a dumpster enclosure, reduce the landscape buffer for the front parking area, and two building setback reductions. Section 501 controls the location of accessory structures and Section 717 controls the required landscape buffers and building setbacks in the Spring Road Corridor District (CDD-2).

ANALYSIS

The subject parcel is a 0.33-acre lot located on the east side of Jonquil Drive (see Figure 1). The subject parcel and adjacent parcel to the south are both currently vacant, the parcel to the west is the existing Atlanta Star Plumbing location, and the parcel to the north is occupied by an online auto sales business; all are zoned GC (General Commercial). The adjacent properties to the east are zoned R-15 and are occupied by single-family detached homes.

The subject property and adjacent parcel to the south was rezoned in March 2022 from R-15 to General Commercial (Z22-001). The intention of the rezoning request was for Atlanta Star Plumbing to move across the street from 2978 to 2979 Jonquil Drive to make room for a larger assemblage on the west side of Jonquil Drive. The applicant is proposing to build a new 2,240 square foot office building on the subject property, which will be erected from shipping container

VARIANCES V23-031-032 & 039-040

May 15, 2023

Page 2 of 6

materials. Due to the property's location near Spring Road, a redevelopment of the property requires that the site meet Corridor Design District (CDD-2) overlay requirements as well as the current Zoning Code.

Per the Spring Road Corridor Design District (Section 717.71.b), parcels accessed by side streets require a minimum lot size of 1 acre. However, the subject property is only 0.33 acres. Since the subject property is an existing lot of record, originally filed for platting in 1946, the hardship is not self-created. Due to the size of the lot being well below the required 1-acre lot area, the setback requirements create a tight buildable area. Due to the constraints of the site, the applicant is requesting to reduce the northern side setback from 15 feet to 5 feet, the southern setback from 15 feet to 6.3 feet, the front setback from 50 feet to 31 feet, and reduce the landscape buffer in the front from 15 feet to 5 feet.

In order to accommodate Waste Management's requirements for their garbage trucks as well as a 20-foot two-way access road to the north, the proposed building will be shifted into the front setback by 19 feet and into the southern side setback by nearly 9 feet. This in turn forced the dumpster location to remain in the northern side setback to remain accessible for the garbage trucks. Since dumpster enclosures are considered accessory structures when not connected to the building, its location in the side setback requires a variance.

Additionally, in order to accommodate the Spring Road overlay requirements as well as parking space and aisle width standards, the ADA parking area in the front of the building will encroach into the required 15-foot landscape buffer between the parking area and the City right-of-way. The majority of the parking spaces will be in the rear of the property per the Spring Road overlay requirements, but the ADA parking was required to be in the front for easier access to the lobby area. The current civil plans show two street trees and shrubs being planted between Jonquil Drive and the parking area to help ease the look of the asphalt so there should be no negative impact.

The subject property is unique in that it has less square footage than what the Spring Road Corridor Design district requires, which necessitates several variances to accommodate a usable building; the hardship is not self-created as the property is an existing lot of record. The setback variances requested are the minimum variances needed to build a new office building on the subject property. At the time of this report, Community Development has not received any calls in opposition to this request.

STAFF COMMENTS

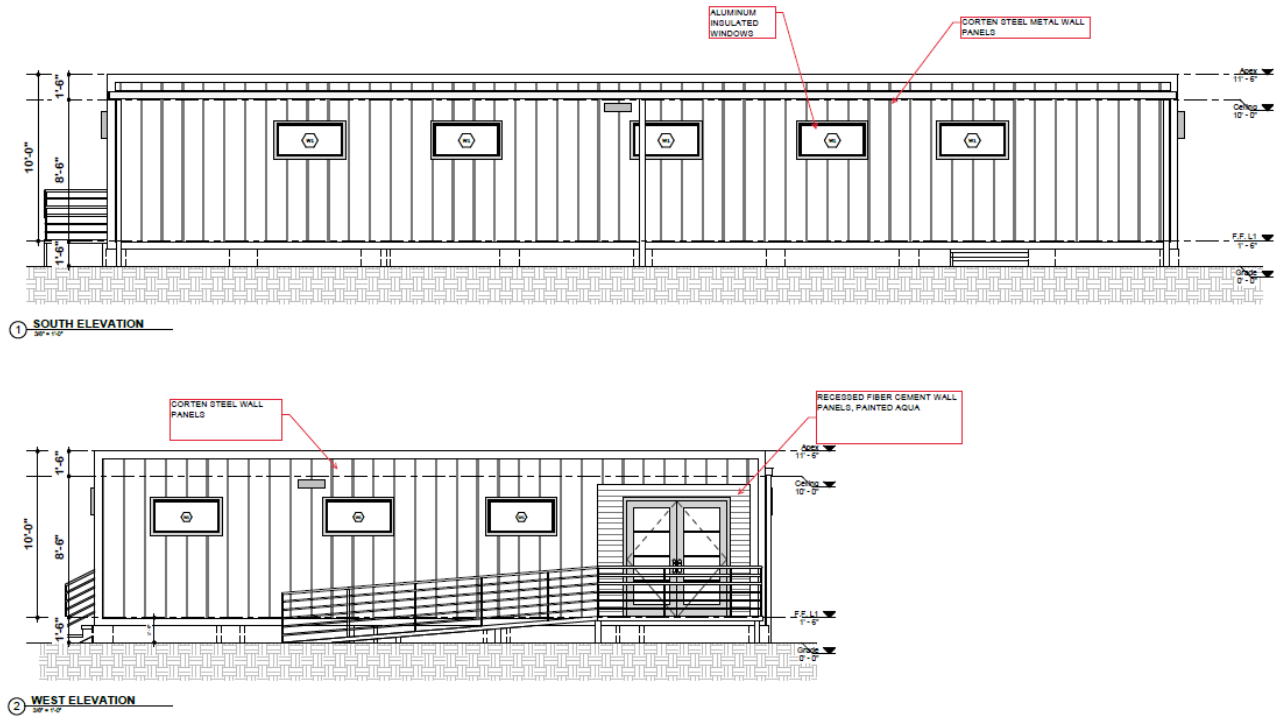
The applicant is requesting to deviate from the City's required Spring Road Corridor overlay district requirements. According to Section 1403 of the Zoning Ordinance, variances must be reviewed under the following standards: (1) Whether there are unique and special or extraordinary circumstances applying to the property; (2) Whether any alleged hardship is self-created by any person having an interest in the property; (3) Whether strict application of the relevant provisions of the code would deprive the applicant of reasonable use of the property; and (4) Whether the variance proposed is the minimum variance needed. Community Development believes that the requested variances will not adversely affect surrounding

Page 3 of 6

1. Approval of the requested variances shall be conditioned upon the development of the property in substantial compliance with the site plan and elevations submitted with the variance application.

[illegible]

**Figure – 3
Building Elevations**



**Figure – 4
3-D Rendering**



Figure – 5
Subject Property



Figure – 6
Adjacent Property to the North



Figure – 7
Adjacent Property across Jonquil Drive






Variance Application

Applicant

Primary Location

VAR-23-17

Submitted On: Apr 6, 2023

 Anthony Pope
 4047193342
 tonyp@atelier7llc.com

2979 JONQUIL DR SE
SMYRNA, GA 30080

Applicant Information

First Name

Anthony

Last Name

Pope

Street Address

2321 Delverton Dr

City

Dunwoody

State

Georgia

Zip Code

30338

Email

tonyp@atelier7llc.com

Phone Number

404-719-3342

Are you the titleholder of the subject property?

No

Titleholder Information

Full Name (i.e., First and Last Name, or Name of Entity)

Britt and Maria Pereira

Street Address

1495 Forest Dr.

City

Smyrna

State

Georgia

Zip Code

30080

Email Address

britt@atlantastarplumbing.com

Phone Number

770-917-8885

Property Information

Property Address

2979 Jonquil Dr, Smyrna, GA 30080

Description of Requested Variances

Front Yard Setback Reduction for Parking Area

Comprehensive Narrative

In rendering its decisions, the License and Variance Board shall consider the following factors:

- 1. Whether there are extraordinary and exceptional conditions applying to

the property in question, or to the intended use of the property, that do not apply generally to other properties in the same district.

2. Whether any alleged hardship which is self-created by any person having an interest in the property or is not the result of mere disregard for or ignorance of the provisions from which relief is sought.

3. Whether strict application of the relevant provisions of the zoning code would deprive the applicant of reasonable use of the property for which the variance is sought.

4. Whether the variance proposed is the minimum variance which makes possible the reasonable use of the property.

A comprehensive narrative detailing the extraordinary and exceptional conditions which will necessitate a nonconforming use.

Section 717.142 (d) requires that new parking areas be setback 15 feet from the public right-of-way. The project site has an additional overlay condition to be met - CDD-02, which expands the front yard setback to 50 feet. The overlay moves our building footprint closer to the rear yard setback creating a front yard parking requirement. Based on Cobb County Engineering requirements for parking lot design, the parking requirements cannot be met without a variance.

We are requesting a reduction from 15 feet to 5 feet to allow the parking to be incorporated into the front yard setback.

Acknowledgement

Applicant further affirms they are aware that any knowingly false statement made in the permit application may subject said applicant to prosecution for violation of Georgia Criminal Code, Section 16-10-20 (False Swearing) and a possible fine of not more than \$1,000.00 or imprisonment for not less than one (1) nor more than five (5) years, or both.

Applicant Signature:

true



**APPLICATION FOR VARIANCE
TO THE CITY OF SMYRNA**

Type or Print Clearly

APPLICANT: Atelier 7 Architects, LLC

Representative's Name (print): Anthony Vincent Pope

Address: 2321 Delverton Dr, Dunwoody, GA 30338

Business Phone: 404-981-8060 Cell Phone: 404-719-3342 Home Phone: _____

E-Mail Address: tonyp@atelier7llc.com

Signature of Representative: Anthony Vincent Pope

Digitally signed by Anthony Vincent Pope
Date: 2023.04.06 09:59:09 -04'00'

TITLEHOLDER: Bream Properties c/o Britt and Maria Pereira

Address: 1495 Forest Dr, Smyrna, GA

Business Phone: 770-917-8885 Cell Phone: 404-859-0663 Home Phone: 678-613-4314

Signature: Britt Pereira

Digitally signed by Britt Pereira
Date: 2023.04.06 10:04:23 -04'00'

VARIANCE:

Present Zoning: GC Type of Variance: Reduction in parking area setback
from right-of-way; Allow for the Accessory Structure to be placed in north setback

Explain Intended Use: Constructing a new parking lot on the west side of the property.

Location: 2979 Jonquil Dr, Smyrna, GA 30080

Land Lot(s): 631 District: 17th Size of Tract: 0.667 Acres

CONTIGUOUS ZONING

North: GC

East: R-15

South: GC

West: R-15

ZONING ORDINANCE
SECTION 1403 VARIANCE REVIEW STANDARDS

In rendering its decisions, the License and Variance Board shall consider the following factors:

1. Whether there are extraordinary and exceptional conditions applying to the property in question, or to the intended use of the property, that do not apply generally to other properties in the same district.
2. Whether any alleged hardship which is self-created by any person having an interest in the property or is not the result of mere disregard for or ignorance of the provisions from which relief is sought.
3. Whether strict application of the relevant provisions of the zoning code would deprive the applicant of reasonable use of the property for which the variance is sought.
4. Whether the variance proposed is the minimum variance which makes possible the reasonable use of the property.

Please include your narrative here, or you may submit a typed narrative as a supplement to this application.

COMPREHENSIVE NARRATIVE

Section 717.142 (d) requires that new parking areas be setback 15-feet from the public right-of-way. ~~The project site has an additional overlay condition to be met - CDD-02, which expands the front yard setback to 50-feet. The overlay moves our building footprint closer to the rear yard setback creating a front yard parking requirement. Based on Cobb County Engineering requirements for parking lot design, the parking requirements cannot be met without a variance.~~

We are requesting a reduction from 15-feet to 5-feet to allow the parking to be incorporated in the front yard setback.

Sec 501.2- We seek approval to locate the dumpster within the north site setback. The dumpster will be positioned 5 feet from the property.

**PROPERTY OWNER AUTHORIZATION**

City of Smyrna Community Development Department, 3180 Atlanta Rd, Smyrna, GA 30080

Office Phone 770-319-5387 / Fax 770-431-2808

I, Britt Pereira, swear that I am the Property Owner of the property

located at: 2979 Jonquil Dr, Smyrna, Ga 30080

as shown in the records of Cobb County, Georgia, which is the subject matter of the attached application.

I authorize the person named below to act as the applicant in pursuit of this application.

Name of Applicant (print clearly): Atelier 7 Architects, c/o Anthony Vincent Pope

Address: 2321 Delverton Dr, Dunwoody, GA 30338

Telephone: 404-719-3342 Email: tonyp@atelier7llc.com

I have read, understood, and answered the aforementioned items to the best of my knowledge. If I am found to have misrepresented myself on this affidavit or the attached application, I am aware I may be in violation of the City Code and run the risk of being issued a citation for violation of the City of Smyrna Code of Ordinances.

(Must be signed by the property owner. If the landowner is a corporation, the form must be signed by an officer of the corporation.)

Britt Pereira

Digitally signed by Britt Pereira
Date: 2023.04.06 11:17:18
-04'00'

Signature of Property Owner

1495 Forest Dr, Smyrna, GA 30080

Address

Britt Pereira

Name of Property Owner (print clearly)

Smyrna GA 30080

City, State, Zip

**NOTIFICATION OF CONTIGUOUS OCCUPANTS
OR LANDOWNERS**

By signature, it is hereby acknowledged that I have been notified ~~that~~ Atlanta Star Plumbing

Intends to make an application for a variance for the purpose of Front Yard Set Back Reduction for Parking and Side Yard Set Back reduction for dumpster at rear of property.

on the premises described in the application.

NAME	ADDRESS
<u>Keith Akhlaghi Rewcable Trust</u>	<u>1086 Woodhuff Plantation Pkwy</u>
	<u>Maletta, Georgia 30067</u>
<u>EJ Drive LLC.</u>	<u>4794 Rebel Trail</u>
	<u>Atlanta, Georgia 30327</u>
<u>Carolyn & William Lyman</u>	<u>2976 Emon Rd</u>
	<u>Smyrna, Georgia 30080</u>
<u>Kelly Sanders</u>	<u>2982 Emon Rd</u>
	<u>Smyrna, Georgia 30080</u>

Please have adjacent property owners sign this form to acknowledge they are aware of your variance request. You may also provide certified mail receipts of notification letters sent to adjacent properties. Notification letters shall include a description of the requested variance, the License and Variance Board Meeting date and time, and a copy of the completed variance application. Adjacent and adjoining properties include any property abutting the subject property as well as any properties directly across a street.

7022 2410 0002 4501 8820

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com

Atlanta Star Plumbing
 Atlanta, GA 30327

Certified Mail Fee \$4.15
 Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$0.00
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.63
 Total Postage and Fees \$8.13

Sent To **EJ Drive LLC**
 Street and Apt. No., or PO Box No. **4914 Rebel Trail**
 City, State, ZIP+4® **Atlanta, Georgia 30327**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

0676 10
 APR 01 2023
 04/07/2023

7022 2410 0002 4501 8820

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☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.63
 Total Postage and Fees \$8.13

Sent To **Kelly Sanders**
 Street and Apt. No., or PO Box No. **2486 Emond Road**
 City, State, ZIP+4® **Smyrna, Georgia 30080**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

0676 10
 APR 01 2023
 04/07/2023

7022 2410 0002 4501 8806

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☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.63
 Total Postage and Fees \$8.13

Sent To **Carolynne & William Lyman**
 Street and Apt. No., or PO Box No. **2486 Emond Road**
 City, State, ZIP+4® **Smyrna, Georgia 30080**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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 APR 01 2023
 04/07/2023

7022 2410 0002 4501 8806

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☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.63
 Total Postage and Fees \$8.13

Sent To **Keth Arghian Revere Trust**
 Street and Apt. No., or PO Box No. **186 Wadniff Plantation Pkwy**
 City, State, ZIP+4® **Marietta, GA 30067**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

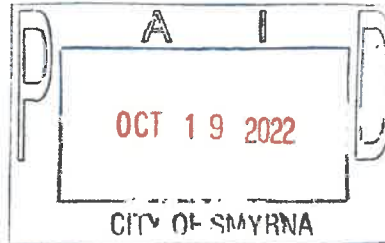
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 APR 01 2023
 04/07/2023

CITY OF SMYRNA
Tax Department
PO Box 1226
Smyrna, GA 30081-1226
770-434-6600

2022 Property Tax Notice

EJ DRIVE LLC
4794 REBEL TRL
ATLANTA, GA 30327

BREAN PROPERTIES, LLC
1495 FOREST DR.
SMYRNA, GA 30080



Please Make Check or Money Order Payable to:
City of Smyrna Tax Department

HOMESTEAD EXEMPTIONS AVAILABLE:

- 1) \$10,000 Age sixty-two (62) or older by January 1.
- 2) \$22,000 Disabled with limited income.
- 3) As a result of the City of Smyrna Taxpayer Reassessment Relief Act, after proper application has been made, when your homestead property is reassessed your homestead exemption will automatically increase by the same amount.

If you are eligible for one of these exemptions you must apply for the exemption by April 1st in order to receive the exemption in future years.

If you are a new property owner as of January 1, you need to file a change of ownership with the Cobb County Tax Office by April 1st.

2022 City of Smyrna Property Tax Notice

Bill No.	Property Description	Map Number	Fair Mkt Value	Assessed Value	Exempt Value	Taxable Value	Millage Rate	Tax Amount
5037	2979 JONQUIL DR STREET LIGHT RESIDENTIAL	17-0631-0-0280	230,000.00	92,000.00	0.00	92,000.00	8.99	827.08 42.00

Pay online at <http://portal.smyrnaga.gov/MSS/citizens/default.aspx>

Important Messages - Please Read

Total of Bills by Tax Type

<p>Taxes not paid by the due date are subject to a 5% penalty after 120 days with an additional 5% assessed after each successive 120 days up to a maximum of 20% of the principal due. In addition, interest will be assessed based on an annual calculation of the Federal Prime Rate plus 3%. This interest rate is charged per month based on the principal due. FIFA charges are a one-time charge of \$25.00</p>	<p>Any questions concerning payment instructions, ownership, or mailing address changes should be directed to The City of Smyrna Tax Department at 770-434-6600</p> <p>If there is a question concerning the assessment of your property, please contact the Cobb County Tax Assessor's Office at 770-528-3100</p>	Pen	0.00
		Int	0.00
		Fees	0.00
		Adjustments	0.00
		Payments	0.00
		Back Taxes	0.00
		TOTAL DUE	869.08
		DATE DUE	11/15/2022



Carla Jackson
Cobb County Tax Commissioner
PO Box 649
Marietta, GA 30061-0649
770 528-8600

Receipt Number: 164607 - 164608

Page: 1 of 1

Amount Tendered: \$2,793.84

Less Change: \$0.00

Entered: 10/12/2022 12:41:36 PM

Amount Applied: \$2,793.84

Date Received: 10/12/2022

Business Date: 10/12/2022

Less Refunds: \$14.53

Cashier: 06 SA

Register: WS06 MAIN-FC04

Net Applied: \$2,779.31

Receipt Applied To:

Parcel ID	Year	Location	Amount	Description/Notes
17-0555-0-007-0	P22	1495 FOREST DR	\$262.19	Current Year
17-0631-0-028-0	P22	2979 JONQUIL DR	\$2,517.12	Current Year
Refunds		\$14.53		ATLANTA STAR PLUMBING CORPORATION
TOTAL REFUNDS		\$14.53	\$2,779.31	TOTAL NET APPLIED

Form of Payment	Amount	Reference	Payer
ELEC. DEPOSIT	\$2,793.84	1939	ATLANTA STAR PLUMBING CORPORATION
TOTAL:	\$2,793.84		

Thank you for your payment.

ATLANTA STAR PLUMBING CORPORATION
2978 JONQUIL DRIVE SE
SMYRNA GA 30080

Printed: 10/12/2022 12:41:39 PM by SA
ReCo.custrcpt V1.1-050120

SIGNS SHALL BE PERMITTED SEPARATELY.

EXISTING PARKING

PROPOSED OFFICE
2,240 SF OF BUILDING
1 PARK / 250 SF
2240/250 = 9 PARKING SPACE REQ'D
9 PARKS PROVIDED W/ 1 HC

SITE INFORMATION

0.334 ACRES
14,533 SF
ZONING: GC
0.13 ACRES DISTURBED

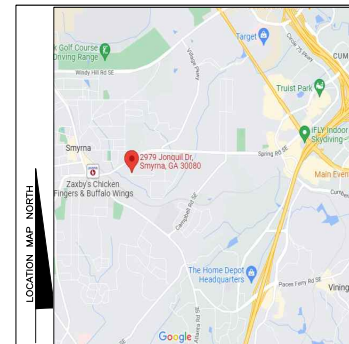
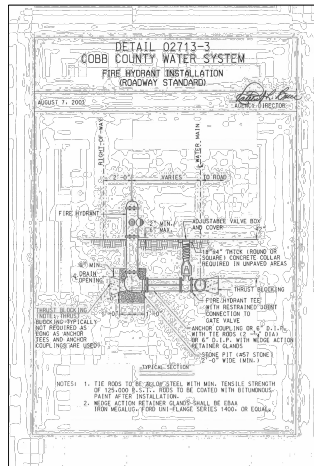
811

Know what's below.
Call before you dig.

City of Smyrna Construction Notes

- All work shall comply with City of Smyrna design and construction standards.
- All curbed blanks shall be filled to top of curb with topsoil and grassed or stabilized in accordance with the approved landscape plan.
- All open drainage swales must be grassed, and riprap must be placed as required to control erosion.
- No additional drainage areas shall be diverted onto City right-of-way.
- All corrugated metal storm drainpipe shall be fully bituminous-coated galvanized steel or aluminum type II with re-rolled ends and bands.
- HDPE pipe shall be bedded in accordance with manufacturer recommendations.
- Applicant shall re-grass to Georgia DOT specifications all City right-of-way areas that are damaged or disturbed during work authorized herein.
- All handicap ramps shall be a minimum of 3.0' in width and at a maximum 1:21 slope.
- A five (5) foot wide sidewalk is required along all public streets, and in some cases 10' wide, with a 2-foot grass strip adjacent to the back of curb.
- All road and storm structures shall conform to Georgia Department of Transportation or Cobb County Standard Specifications and details.
- 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.
- Lane closures on arterials are permitted only between 9:00 AM and 4:00 PM.
- Parting 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.
- Sanitary sewer and water lines must pass inspection before streets can be paved.
- 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.
- The owner/developer is responsible to coordinate with the US Army Corps of Engineers concerning permits or requirements when wetlands are proposed to be disturbed on the property. Failure to request a determination of permit requirement before disturbing any wetlands could result in penalties being imposed by the Corps of Engineers.
- The owner/developer is responsible to coordinate with the Georgia DNR EPD concerning permits or requirements when buffers are proposed to be disturbed on the property. Failure to request a determination of permit requirement before disturbing any buffers could result in delay of project and penalties being imposed, and restoration of buffer being required.
- During construction materials is not permitted within the City of Smyrna.
- As-built plans of all stormwater management facilities shall be provided to the City of Smyrna prior to the issuance of the Final Plat. As-built plans shall be certified by a professional engineer.
- All all barriers and construction entrance pads must be placed prior to any clearing and/or grading. No grading shall be done until all barrier installation is complete.
- A "seven-day" letter shall be prepared by the design engineer stating the site is in compliance with the approved ETS 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.
- Still fences and barriers shall be cleaned or replaced and maintained in functional condition until permanent erosion control measures are established.
- All grading 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.
- Erosion control blankets shall be used on all slopes exceeding 3:1 over 5 vertical feet in height.
- All applications of hydrosed will be followed by 1" to 1 1/2" 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 disturbance will be allowed within flood plains or wetlands without appropriate permits.
- Still fences shall not be placed in stream buffer or flood plains.
- No Certificates of Occupancy will be issued until to HOA covenants are recorded.
- No Certificates of Occupancy will be issued until to the Inspection and Maintenance agreement is recorded.
- Tree protection fence shall be shown on the erosion control plan.
- State and City undisturbed stream buffers shall be flagged/marked in the field.

NO CERTIFICATE OF OCCUPANCY/COMPLETION WILL BE ISSUED
UNTIL ASBUILTS ARE COMPLETED



LOCATION MAP (N.T.S.)

SITE/UTILITY PLAN FOR ATLANTA STAR PLUMBING

LOCATED AT
17TH DISTRICT ROAD LOT 412
2979 JONQUIL
CITY OF SMYRNA

SHEET C.2

DRAWN BY: TLD
CHECKED BY: TLD
APPROVED:



DATE: 8-12-17
SCALE: 1"=30'
PROJECT NO.: 201801-GR
DATE: 1-9-23
TLD

DAWSON ENGINEERING CONSULTANTS, LLC
3487 CARLISLE COURT, SE
CONTERS, GEORGIA 30013
EMAIL: lloyd@dawsonec.com
DEC

