

**ZONING:**

CURRENTLY ZONED: R-15

MINIMUM YARD REQUIREMENTS:

FRONT SETBACK (MAJOR)-50'  
(MINOR)-40'  
(OTHER)-35'

SIDE SETBACK-10'

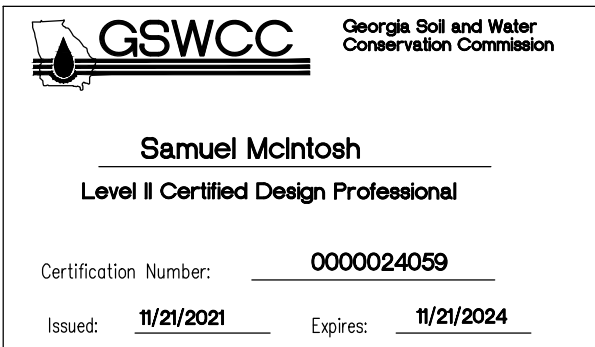
REAR SETBACK-30'

MAX. LOT COVERAGE-30%

IMPERVIOUS SURFACES	
HOUSE	2083 S.F.
DRIVEWAY	1925 S.F.
FRONT PAVERS	152 S.F.
REAR PAVERS	780 S.F.
FRONT PORCH	170 S.F.
SHED & DECK	335 S.F.
WALLS	128 S.F.
STAIRS	114 S.F.
AC UNIT	9 S.F.
TOTAL	5676 S.F. (37.01%)
PROP. BUILDING	+664 S.F.
SHED & DECK	-335 S.F.
PROP. TOTAL	6,005 S.F. (39.16%)

LEGEND	
	P.P. - POWER POLE
	L.P. - LIGHT POLE
	F.H. - FIRE HYDRANT
	M.H. - SANITARY SEWER MANHOLE
	W.M. - WATER METER
	G.M. - GAS METER
	RBS - REINFORCING BAR SET
	RBF - REINFORCING BAR FOUND
	CTF - CRIMP TOP PIPE FOUND
	OTF - OPEN TOP PIPE FOUND
	R/W MON. - RIGHT-OF-WAY MONUMENT
	X - TYPE OF FENCE

- 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 SEDIMENTATION 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.
  - ANY DISTURBED AREAS REMAINING 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.
  - SILT FENCE SHALL MEET THE REQUIREMENTS OF SECTION 171 - TYPE C TEMPORARY SILT FENCE, OF THE GEORGIA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS, 1993 EDITION, AND BE WIRE REINFORCED.
  - THE PROPERTY OWNER AND CONTRACTOR ARE EQUALLY RESPONSIBLE FOR ALL EROSION CONTROL ACTIVITIES.
  - DISTURBED AREAS SHALL BE STABILIZED WITH TEMPORARY VEGETATION OR MULCH IF LAND DISTURBING ACTIVITIES CEASE FOR MORE THAN 14 CALENDAR DAYS.
  - ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE PUBLICATION ENTITLED "MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA".
  - TEMPORARY EROSION CONTROL DEVICES MUST BE IN PLACE AND OPERATIONAL PRIOR TO CLEARING AND GRADING OPERATIONS.
  - STABILIZE ALL SLOPES AND BARE AREAS AS SOON AS POSSIBLE AFTER GRADING OPERATIONS ARE COMPLETE.
  - PERMANENT EROSION CONTROL MUST BE ACHIEVED PRIOR TO REMOVAL OF TEMPORARY EROSION CONTROL DEVICES.
  - THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES SHALL OCCUR PRIOR TO OR CONCURRENT WITH LAND DISTURBING ACTIVITIES.



**STATEMENT**

I CERTIFY THAT THE PERMITTEE'S EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN PROVIDES FOR AN APPROPRIATE AND COMPREHENSIVE SYSTEM OF BEST MANAGEMENT PRACTICES REQUIRED BY THE GEORGIA WATER QUALITY CONTROL ACT AND THE DOCUMENT "MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA", PUBLISHED BY THE STATE SOIL AND WATER CONSERVATION COMMISSION AS OF JANUARY 1 OF THE YEAR IN WHICH THE LAND DISTURBING ACTIVITY WAS PERMITTED, PROVIDES FOR THE SAMPLING OF THE RECEIVING WATER(S) OF THE SAMPLING OF THE STORM WATER OUTFALLS AND THE DESIGNED SYSTEM OF BEST MANAGEMENT PRACTICES AND SAMPLING METHODS IS EXPECTED TO MEET THE REQUIREMENTS CONTAINED IN THE GENERAL NPDES PERMIT NO. GAR 100000.

**STATEMENT**

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.

*Sam McIntosh* P.E. NO. 25100  
1/18/2024

**LEGEND**

- EXIST. STONE PAVERS. IF NECESSARY, REMOVE AND RE-INSTALL AFTER CONSTRUCTION
- PROP. DRY WELL
- PROP. 3/4" COPPER WATER SERVICE LINE (SEE NOTE 1)
- PROP. 4" PVC SEWER LATERAL @ 1.0% (MIN.) (SEE NOTE 2)
- PROP. 4" PVC DRAIN PIPE FROM ROOF LEADERS @ 1.0% (MIN.)

**NOTES**

- LOCATION SHOWN FOR THE PROPOSED WATERLINE CONNECTION IS APPROXIMATE. CONTRACTOR IS TO VERIFY THE MOST ACCESSIBLE LOCATION AND RELOCATE THE PIPE AS NEEDED. AT CROSSING WITH THE EXISTING STONE PAVERS, EITHER BORE UNDER THE PAVERS, OR REMOVE AND REINSTALL AFTER CONSTRUCTION.
- PRIOR TO COMMENCEMENT OF CONSTRUCTION, CONTRACTOR IS TO LOCATE THE EXISTING SEWER LATERAL LEAVING THE BUILDING, AND CONFIRM THE DEPTH OF THE EXISTING PIPES TO DETERMINE THE FEASIBILITY OF EXTENDING THESE PIPES TO THE NEW BUILDING. IF THIS OPTION IS DETERMINED TO BE UNFEASIBLE, EXTEND THE NEW SEWER LINE AND CONNECT TO THE EXISTING LATERAL IN THE FRONT YARD IF THE EXISTING LATERAL IS DEEP ENOUGH FOR THE CONNECTION. EXTENDING THE NEW SEWER LATERAL TO A NEW TAP IN THE STREET SHOULD BE THE LAST RESORT IF MAKING ONSITE CONNECTION IS NOT FEASIBLE. CONFIRM DEPTH OF THE EXISTING SEWER LINE ALONG HILLSDALE STREET PRIOR TO ATTEMPTING ANY NEW SEWER TAP.
- NO CONSTRUCTION EXIT (FOR EROSION CONTROL) IS PROPOSED FOR THIS SITE BECAUSE OF THE LIMITED EARTH-MOVING ACTIVITIES. CONTRACTOR SHALL UTILIZE THE SMALLEST EXCAVATING EQUIPMENT FEASIBLE AND ANY CONSTRUCTION VEHICLE AND EQUIPMENT MOVING ON AND OFF SITE SHALL BE CARRIED OUT IN SUCH A MANNER THAT PREVENTS TRACKING OF DIRT BEYOND THE LIMITS OF THE WORK AREA.

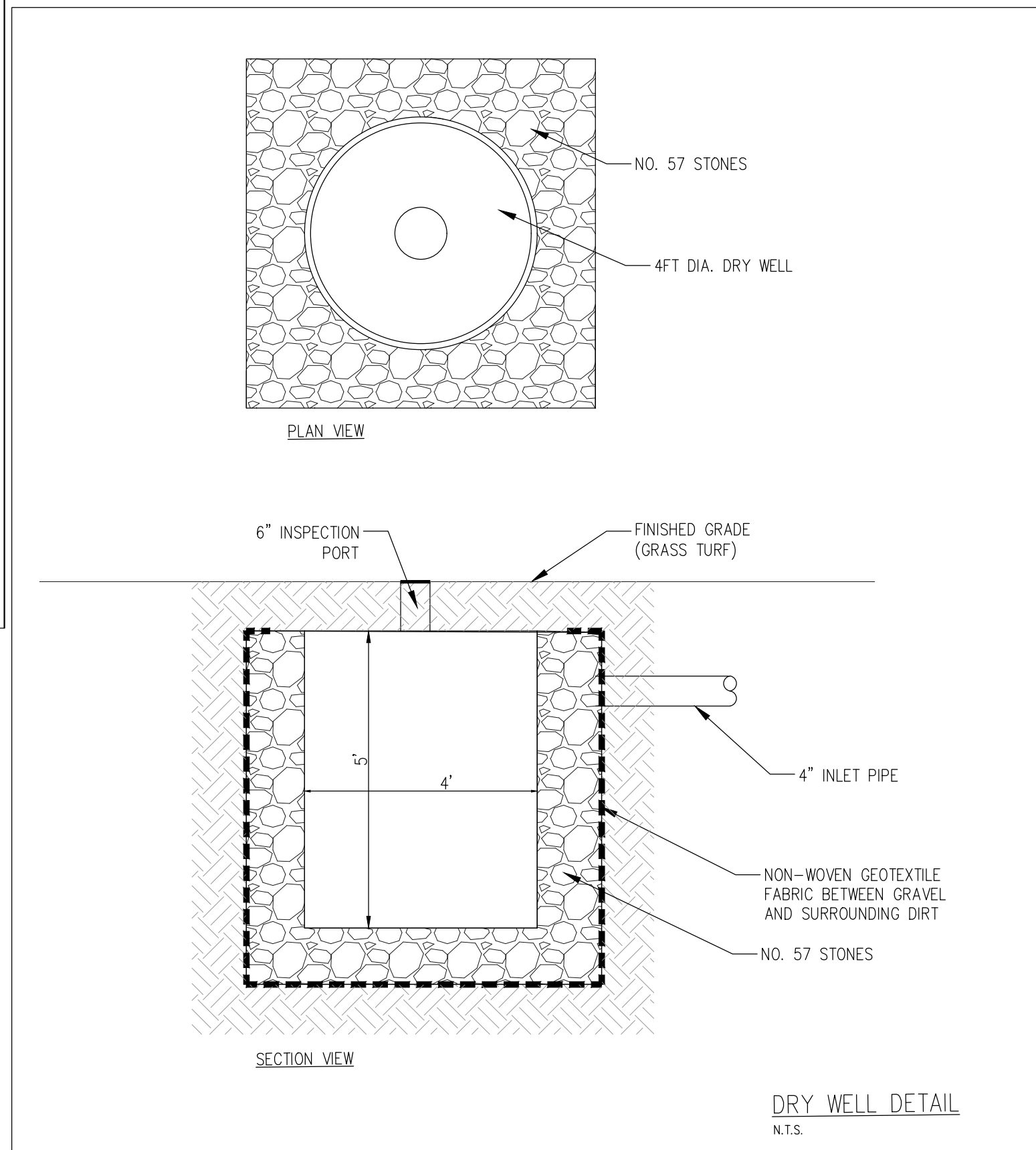
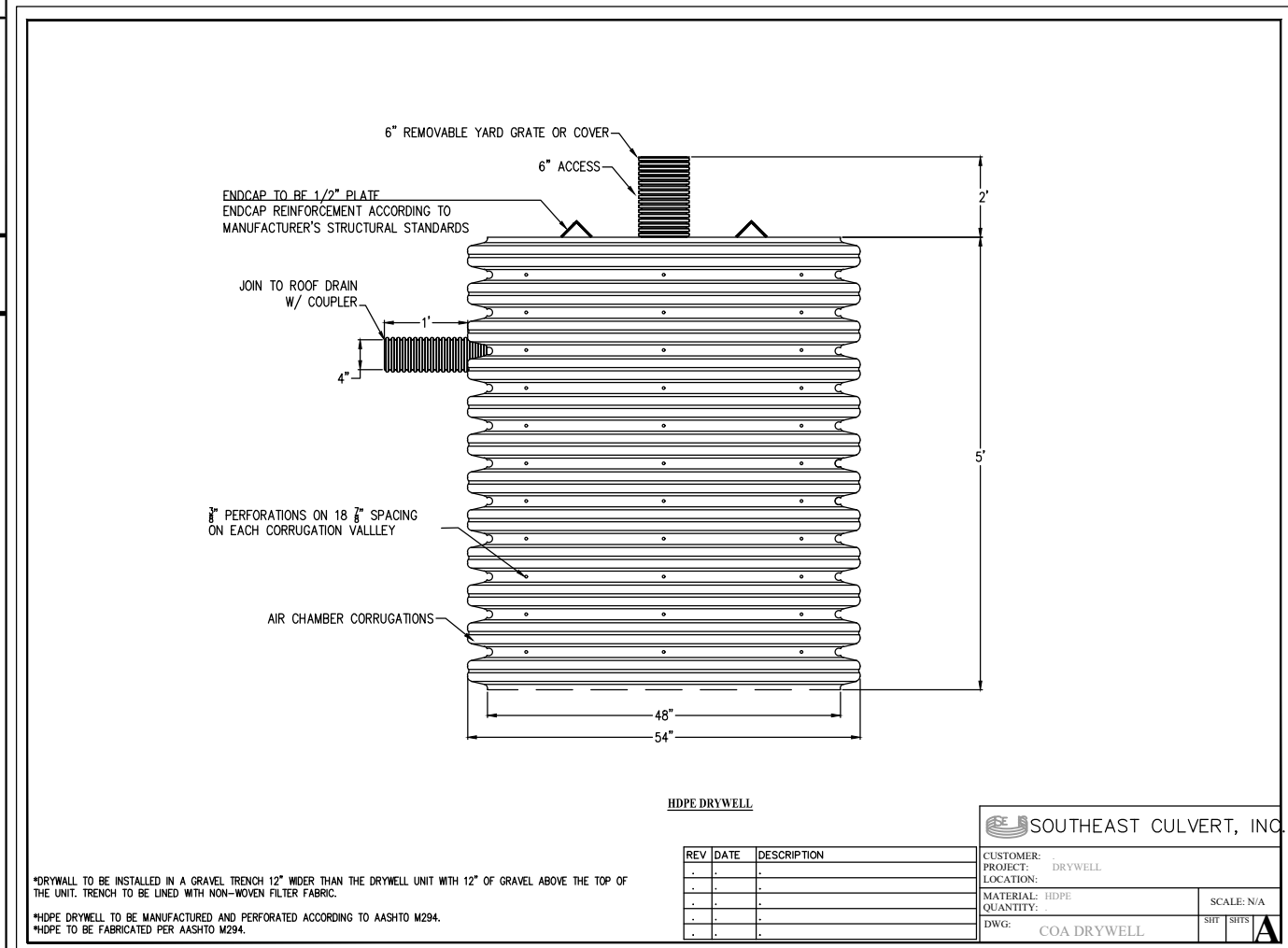
**LOCATION MAP 1" = 2000'**

**DRY WELL SIZING CALCULATIONS**

PROPOSED ROOF =	664 sf
RAINFALL =	1 in.
RRV (A x 1/12) =	55 cf

NUMBER OF DRY WELLS =	1
DRY WELL DIAMETER =	4 ft
DRY WELL HEIGHT =	3 ft
DRY WELL VOLUME =	37.68 cf

AREA OF TRENCH =	36 sf
LESS AREA OF DRY WELL =	12.56 sf
NET AREA (GRAVEL) =	23.44
HEIGHT =	3 ft
STONE VOLUME =	70.32 cf
VOID RATIO =	0.4
VOID VOLUME =	28.128 cf
TOTAL VOLUME PROVIDED =	65.81 cf
VOLUME PROVIDED IS GREATER THAN VOLUME REQUIRED	



**OWNER & 24HR CONTACT**

LESLIE BLAKE DEAN  
1015 HILLSDALE STREET  
Tel. 770-843-0147  
Email: lesliedean@hey.com

**ENGINEER**

CivTech Consulting, LLC  
2302 Parklake Drive, N.E., Suite 625  
Atlanta, GA 30345  
Contact: Samuel McIntosh, P.E.  
Tel. 770-756-4699  
Email: smcintosh@civtechconsulting.com

**SITE PLAN**

**CIVITECH CONSULTING, LLC**

2302 PARKLAKE DR., N.E., SUITE 625  
ATLANTA, GA 30345  
TEL. 770-756-1270

**CivTech Consulting**

DEAN SITE IMPROVEMENTS  
1115 HILLSDALE STREET  
SMYRNA, GA 30080



DESIGNED BY:

DRAWN BY:

CHECKED BY:

CHECKED BY:

APPROVED BY:

DATE: 1/18/2024

SHEET NO.

C-1