THIS BLOCK IS RESERVED FOR THE CLERK OF THE SUPERIOR COURT

TOTAL TRACT AREA = 0.114 ACRES (4,980.18 S.F.)

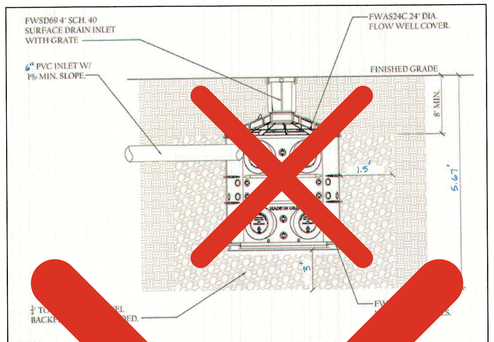
N

GRID NORTH
GA WEST ZONE

0 10 20 30

GRAPHIC SCALE IN FEET

SITE ADDRESS:
756 PARK MANOR DRIVE
SMYRNA, GA. 30082
DB 15011 PG 2623
PARCEL ID: 17038200700



ER QUALITY INFILTRATION PIT # 1 (NT
ISE A 5' X 5' X 5' PIT OF STONE
FLO-WELL OR EQUAL TYPE
INS & ALL YARD DRAI ECTED THROUGH
A LEAF & TR OR INLET PRIOR T O THE PIT.
P
BOTTOM, SIDES & TOP M ELEVATIO
TOP WRAP GEOTEXTILE FABRIC.
CONTRACTOR TO INSURE THA OP COMPACTED BY EQUIPMENT.

WATER QUALITY:

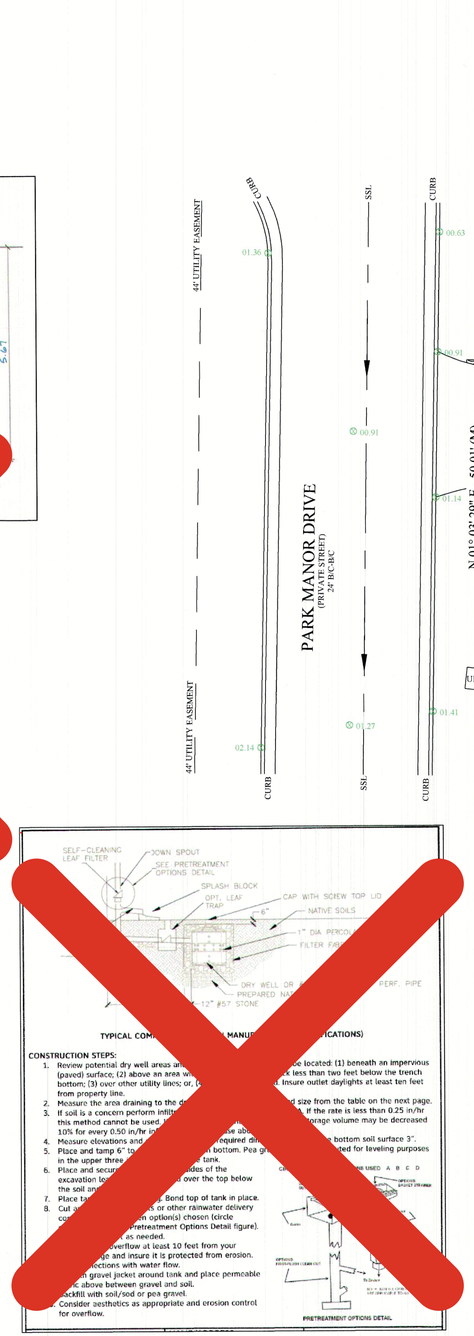
PERCENTAGE 50.14 - 45 = 5

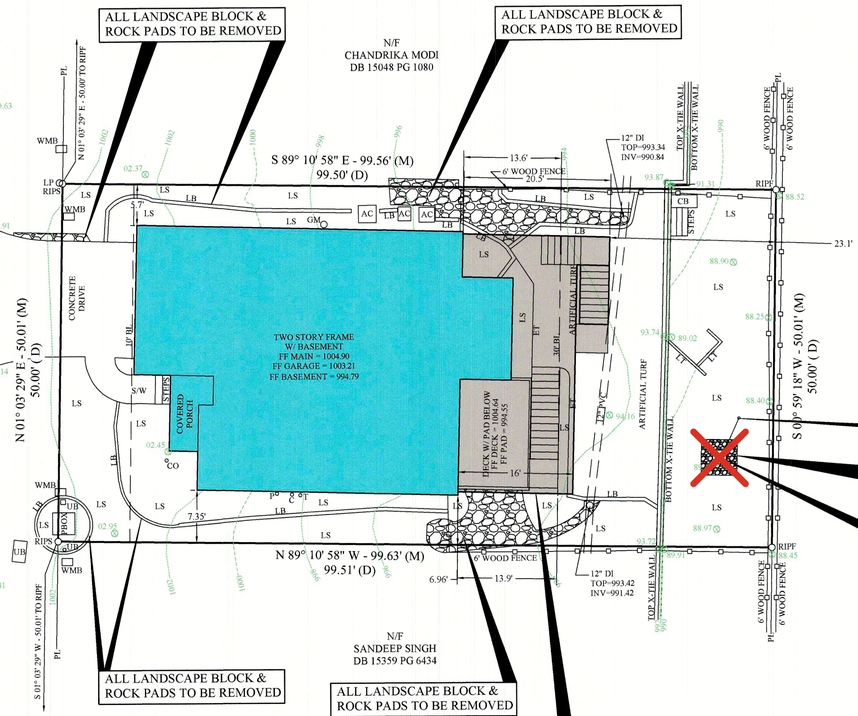
WQv REQUIRED = (1 .009(5.14) 560) = 47.80 C.F.
12

WQv PROVI C.F. X 40% = 50 C.F.

5' X VEL PIT WITH ONE FLO-WELLS AS S

ON RATE FOR SITE = 0.6 TO 2 IN/HR
CONTRACTOR'S RESPONSIBILITY TO VERIFY THE INFILTRATION
TO INSTALLATION OF THE WATER QUALITY PIT.





N/F
TIFFANY BROWN
DB 14732 PG 1827

~~PROPOSED POP UP VALVE FOR OVERFLOW OF THE PIT.~~

~~PROPOSED 5' X 5' X 5' STONE PIT W/ SINGLE FLO-WELL. ALL STONE TO BE WRAPPED WITH A NON-WOVEN GEOTEXTILE FABRIC ON TOP, BOTTOM, & ALL SIDES.~~

~~PROPOSED WATER QUALITY PIT BOTTOM ELEVATION = 983.48~~
~~PROPOSED MINIMUM OPENINGS.~~
~~TOP ELEVATION OF FLO-WELLS = 989.13~~
~~CONTRACTOR TO INSURE TOP OF THE FLO-WELL IS OPEN FOR OVERFLOW.~~

~~ALL DOWNSPOUTS FROM THE PROPOSED ADDITION MUST BE CONNECTED TO THE PROPOSED WATER WATER QUALITY PIT. ALL PIPING CONNECTING TO THE FLO-WELL MUST FIRST GO THROUGH A LEAF & TRASH FILTER TRAP. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PIPE THE PROPOSED NEW DOWNSPOUTS TO THE PIT.~~

NOTE: ALL RIPF & RIPS ARE #4 REBAR UNLESS OTHERWISE NOTED.

LEGEND

AC	AIR COMPRESSOR	LS	LANDSCAPE AREA
B/C	BACK OF CURB	LT	LANDSCAPE TIMBERS
BL	BUILDING SETBACK LINE	(M)	MEASURED
C	CABLE CONNECTION	N/F	NOW OR FORMERLY
CB	CLIMBING BOARD	NS	NAIL-SET
CO	CLEANOUT	OHL	OVERHEAD LINE
CONC.	CONCRETE	OTPF	OPEN TOP PIN FOUND
(D)	DEED	P	POWER CONNECTION
DB	DEED BOOK	PBOX	POWER BOX
EC	EDGE OF CONCRETE	PG	PAGE
EP	EDGE OF PAVEMENT	PL	PROPERTY LINE
ET	EDGE OF TURF	P.O.B.	POINT OF BEGINNING
FH	FIRE HYDRANT	RIPF	REBAR IRON PIN FOUND
GM	GAS METER	RIPS	REBAR IRON PIN SET
GP	GRAVEL PAD	R/W	RIGHT-OF-WAY
GW	GUIDE WIRE	SSL	SANITARY SEWER LINE
HW	HEADWALL	SSMH	SANITARY SEWER MANHOLE
IB	IRRIGATION BOX	S/W	SIDEWALK
IV	IRRIGATION VALVE	T	TELEPHONE CONNECTION
LL	LAND LOT	UB	UTILITY BOX
LLL	LAND LOT LINE	WMB	WATER METER BOX
LB	LANDSCAPE BLOCKS	WV	WATER VALVE
LP	LIGHT POLE	X-TIE	CROSS TIE WALL
			ROCK PAD
			EXISTING HOME
			PROPOSED ADDITION

EXISTING IMPERVIOUS SURFACE CALCULATIONS

EXISTING HOUSE = 1624 S.F.
EXISTING PORCH = 51 S.F.
EXISTING DECK = 220 S.F.
EXISTING DRIVE = 168 S.F.
EXISTING S/W = 50 S.F.
EXISTING ROCK PADS = 325 S.F.
EXISTING X-TIE WALL = 56 S.F.
Existing Artificial Turf = 594 S.F.
TOTAL EXISTING IMPERVIOUS = 2,494 S.F. + 594 = 3,088 S.F.
(3,088)
% COVERAGE = (~~2,494~~ / 4,980) X 100 = ~~50.08%~~ 62.01%

PROPOSED IMPERVIOUS SURFACE CALCULATIONS

EXISTING HOUSE = 1624 S.F.
EXISTING PORCH = 51 S.F.
EXISTING DECK = 220 S.F. TO BE REMOVED
EXISTING DRIVE = 168 S.F.
EXISTING S/W = 50 S.F.
EXISTING ROCK PADS = 325 S.F. TO BE REMOVED
EXISTING X-TIE WALL = 56 S.F.
Existing Artificial Turf = 594 S.F. TO BE REMOVED
TOTAL EXISTING IMPERVIOUS TO REMAIN = 1,949 S.F.

PROPOSED IMPERVIOUS TO BE ADDED

PROPOSED NEW PATIO & DECK = ~~548~~ S.F.
Proposed NEW Artificial Turf = 328 S.F.
PROPOSED TOTAL IMPERVIOUS = ~~2,497 S.F.~~ 2,825 S.F.
(2,295
% COVERAGE = (~~2,497~~ 4,980) X 100 = ~~50.14%~~ 56.73%

IMPERVIOUS SURFACE CALCULATIONS

Property Address: 756 Park Manor Drive, Smyrna, GA

Zoning District: RAD Conditional

Maximum Impervious Coverage allowed per Subdivision/District: 45 %

Lot coverage means the part of a lot occupied by buildings, including sheds, driveways, sidewalks, tennis courts, pools, patios, pavers, turf decks and any impervious surfaces impenetrable by water. It does **NOT** include anything in the ROW (Right of Way).

1 Lot Square Footage and Calculation of allowable impervious area.

1a. Lot square footage is calculated by: Lot Width 50 ft. X Lot Depth 99.505 ft. = 4980 lot sq. ft.

1b. Calculate allowable Impervious Area, take Zoning District's allowable % expressed as a decimal, 0.45 X 4980 (lot square footage) = 2241 allowable Impervious area in sq. ft.

For example, take a lot that is 60 ft. wide and 100 ft. deep and the allowable impervious area is 60%. The calculations are: 60 X 100 = 6,000 sq. ft. X .60 = 3,600 sq. ft. of impervious area allowed.

2 Impervious Surfaces

2a. Impervious surfaces (includes roof overhangs)		2b. Other Impervious surfaces not in R O W	
House	1624 sq. ft.	Driveway	168 sq. ft.
Garage(s)	included in house SF sq. ft.	Sidewalks	50 sq. ft.
Porch(s)	51 sq. ft.	Paver areas	To be removed sq. ft.
Shed(s)	N/A sq. ft.	Pools (surface area)	N/A sq. ft.
Deck	To be removed sq. ft.	Pool decks	N/A sq. ft.
Patio (cone, or pavers)	N/A sq. ft.	Other X-tie Wall	56 sq. ft.
Total 2a.	1675 sq. ft.	**Total 2b.**	274 sq. ft.

2c. Proposed added square footage of impervious area: 548 sq. ft.

To compute the new Impervious Area coverage as a percent of lot square footage:

Add 2a + 2b + 2c = 2497 sq. ft. / (divided by) 1a (lot sq. ft.) = 0.5014 the impervious area as a decimal amount. Move the decimal point two places to the right to be a percent = 50.14 %.

For instance .60 would be 60 percent. Compare the percent you calculated to the allowed percentage in part one and if it is equal to or less it is allowed.

GLOBAL POSTIONING SYSTEM NOTE:

POSITIONAL ACCURACY:	DOES NOT EXCEED 0.07' PLUS 50 PARTS MILLION
TYPE OF GPS FIELD PROCEDURE:	RTK & BASE
DATES OF SURVEY:	01-16-25
DATUM/EPOCH:	NAD 83(2011) (EPOCH: 2010.0000)
PUBLISHED/FIXED-CONTROL USE:	LOCAL
GEOID MODEL:	18
COMBINED GRID FACTOR(S):	1
TYPE OF EQUIPMENT UTILIZED:	GEOMAX ZENITH 60
CONFIDENCE LEVEL:	95%
DISTANCE SHOWN HEREON ARE IN FEET.	

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

GA. REG. L.S. LIC. NO. 2522 — DATE 1-17-25

ALL SURVEY DATA SHOWM PROVIDED BY A RETRACEMENT & TOPOGRAPHIC SURVEY FOR GEOFFREY M. PETTIT PREPARED BY P.L.C.E.A. DATED 1-17-25.

THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENT AND OTHER ENCUMBRANCES MAY EXIST WHICH BENEFIT AND/OR BURDEN THIS PROPERTY.

INSTRUMENT USED FOCUS 35 ROBOT, GEOMAX ZENITH60 GPS SYSTEM.

SURVEY FIELD WORK PERFORMED ON: 01-16-25.

ALL DISTANCES ARE HORIZONTAL

THIS SURVEY AND ITS FINDINGS DO NOT CONSTITUTE A TITLE OR LEGAL OPINION BY PAUL LEE CONSULTING ENGINEERING ASSOCIATES, INC. ALL INFORMATION USED IN THE PREPARATION OF THIS SURVEY WAS OBTAINED FROM PUBLIC RECORDS, FILE DATA, THE CLIENT, OR OTHER SOURCES AS REFERENCED. OTHER DOCUMENTS OR CONDITIONS MAY EXIST THAT WOULD AFFECT THIS PROPERTY.

AS PER THE F.I.R.M. FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 13067C0206 J DATED 10-05-18. THIS PROPERTY IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS. IN A ZONE"X"

THIS OPINION IS NOT A CERTIFICATION OF FLOOD HAZARD STATUS, BUT AN INTERPRETATION OF THE REFERENCED MAP AND PUBLIC DATA. IF THE EXACT LOCATION OR ELEVATION OF FLOOD HAZARD BOUNDARIES ARE NECESSARY, A MORE DETAILED STUDY MAY BE NEEDED. PAUL LEE CONSULTING ENGINEERING ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE ACCURACY OF THE REFERENCED MAP OR PUBLIC DATA.

THE DATA SHOWN ON THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 32,880 FEET.

THIS SURVEY ONLY INCLUDES OBJECTS THAT ARE VISIBLE ON THE SURFACE AND IS NOT RESPONSIBLE FOR UNDERGROUND UTILITIES OR OTHER OBJECTS THAT ARE NOT APPARENT BY VISUAL OBSERVATION. I.E. UNDERGROUD GAS TANKS, GAS LINES, WATERLINES, SEWER LINES, ETC. SUBSURFACE MATTERS NOT CERTIFIED UNLESS EXCAVATED.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS OR ENTITY WITHOUT THE EXPRESS RE-CERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS OR ENTITY. NO CERTIFICATION OR LIABILITY IS EXTENDED TO ANY PARTY NOT NAMED HEREON.

AS A UNIQUE PICTORIAL AND GRAPHIC PROFESSIONAL WORK, THIS SURVEY IS SUBJECT TO THE COPYRIGHT LAWS OF THE UNITED STATES.

GEORGIA REGISTERED NO.2522 PROFESSIONAL LAND SURVEYOR MARK G. LEE

THIS DOCUMENT IS NOT VAUID UNLESS IT BEARS THE ORIGINAL SIGNATURE (IN CONTRASTING INK) OF THE REGISTRANT ACROSS THE REGISTRANT'S SEAL.

PAUL LEE CONSULTING ENGINEERING ASSOCIATES, INC.
PLANNING - ENGINEERING - LAND SURVEYING
44 DARBY'S CROSSING DRIVE, SUITE 200, HIRAM, GA 30141
Ph. (770) 435-2576
EMAIL: mark.lee@plcea.com

GEORGIA REGISTERED NO.2522 PROFESSIONAL ENGINEER MARK G. LEE

THIS DOCUMENT IS NOT VAUID UNLESS IT BEARS THE ORIGINAL SIGNATURE (IN CONTRASTING INK) OF THE REGISTRANT ACROSS THE REGISTRANT'S SEAL.

STORMWATER MITIGATION PLAN FOR

GEOFFREY M. PETTIT

LOT 33 - SHERWOOD PARK SUBDIVISION - PB 254 PG 30

LOCATED IN:

LAND LOT: 382
DISTRICT: 17TH
SECTION: 2ND
COUNTY: COBB
GEORGIA
CITY: SMYRNA

REVISIONS

DESIGNED BY:
DRAWN BY: MGL
CHECKED BY: MGL
SCALE: 1" = 10'
PLAT DATE: 1-21-25
JOB NO: 2025002BS
FIRM NO: LSF000115

SHEET: