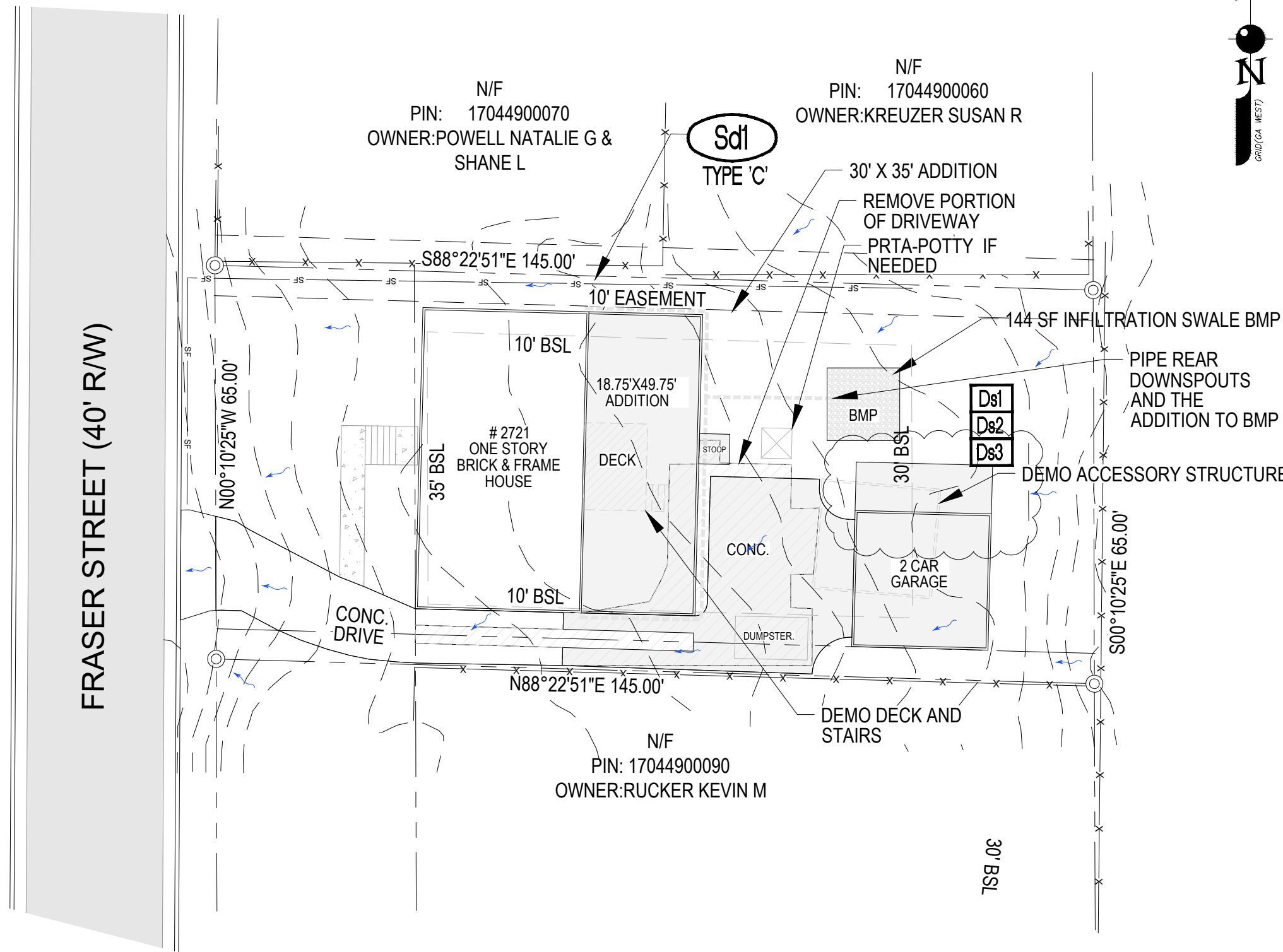


SITE PLAN



VARIANCE NOTES:

NOTES:

1. THE SUBJECT HOME LOCATED AT 2721 FRASER ST. AND IS LOCATED ON LOT 44 IN THE HILLSDALE HOMES SUBDIVISION CONSTRUCTED IN 1955 AND RECORDED IN PLAT BOOK 13, PAGE 10.
2. THE EXISTING IMPERVIOUS COVER IS 38.7% AND CURRENTLY EXCEEDS THE MAXIMUM ALLOWED. THEREFORE IT IS IMPOSSIBLE TO ADD ANY ADDITION WITHOUT INCREASING THE IMPERVIOUS COVER OF THE LOT ABOVE THE ALLOWED 35% MAXIMUM COVER.
3. BASED ON THE DATE OF THE FINAL PLAT THESE PLANS THERE WILL NOT BE ANY APPROVED HYDROLOGY STUDY NOR ANY STORM WATER PLANS ON FILE WITH THE CITY OF SMYRNA.
4. THE SUBJECT DEVELOPMENT WAS AND CONSTRUCTED IN OR AROUND 1956.
5. THE DEVELOPMENT WAS CONSTRUCTED WITHOUT DETENTION FACILITIES. THERE IS NO COMMUNITY DETENTION POND KNOWN TO EXIST TO ADDRESS STORM WATER FOR THIS HOME.
6. FOR THE LOT IN QUESTION, IT IS APPARENT THE LOT WAS GRADED SPECIFICALLY SO THE REAR OF THE LOT WOULD DRAIN TO THE WESTERN BORDER AT THE STREET.
7. AN ON-SITE INSPECTION WAS CARRIED OUT BY S.J. MURPHY, LLC TO DETERMINE IF THE LOT HAD ANY EXISTING DRAINAGE FEATURES NOT INDICATED ON THE FINAL PLAT. ADDITIONAL DRAINAGE FEATURES WERE NOT FOUND. THE REAR OF THE LOT DRAINS ON TO THE FRONT OF THE SUBJECT LOT.
8. DUE TO THE ABOVE DATA, THE APPLICANT PROPOSES ONLY TO ADDRESS THE IMPERVIOUS SURFACES ADDED ABOVE THE MAXIMUM 35%.
9. TO ADDRESS THE THE ADDED IMPERVIOUS SURFACES, THE APPLICANT PROPOSES TO INSTALL A CUSTOM BMP IN A SHALLOW SWALE IN THE LOCATION OF THE ACCESSORY STRUCTURE THAT IS TO BE REMOVED. THIS DEVICE INCLUDES A SWALE AND GRAVEL SUMP SYSTEM THAT WILL PROVIDE MORE THAN THE REQUIRED VOLUME.
10. THE TOTAL DISTURBANCE NECESSARY TO CONSTRUCT THE ADDITION IS LESS THAN 3500 SF AND CAN BE CONSTRUCTED BY HAND OR USING SMALL EQUIPMENT, AND THE DETAIL CALLS FOR LANDSCAPING OF THE DISTURBED AREAS.
11. TEMPORARY EROSION CONTROL MEASURES ARE PROPOSED TO SURROUND THE SITE AND THE SITE SHALL BE SEEDED, GOTTED, MULCHED, AND LANDSCAPED IN SOME COMBINATION WHEN COMPLETED.
12. ROOF GUTTERS AND DOWN SPOUTS MUST BE CONNECTED TO AND DRAIN TO THE GRAVEL PORTION OF THE DRAINAGE SWALE.

NOTE: NO CONSTRUCTION ENTRANCE IS PROPOSED. CONTRACTORS WILL UTILIZE EXISTING DRIVEWAY. THE ONLY DISTURBANCE WILL BE LIMITED TO EXCAVATION FOR FOOTERS AND DEMO OF DRIVEWAY AND DECK. THERE SHOULD BE VERY MINIMAL DISTURBANCE TO THE SOIL.

REQUIRED NOTE: ANY DAMAGED OR BROKEN CURB CAUSED DURING CONSTRUCTION SHALL BE REPLACED.

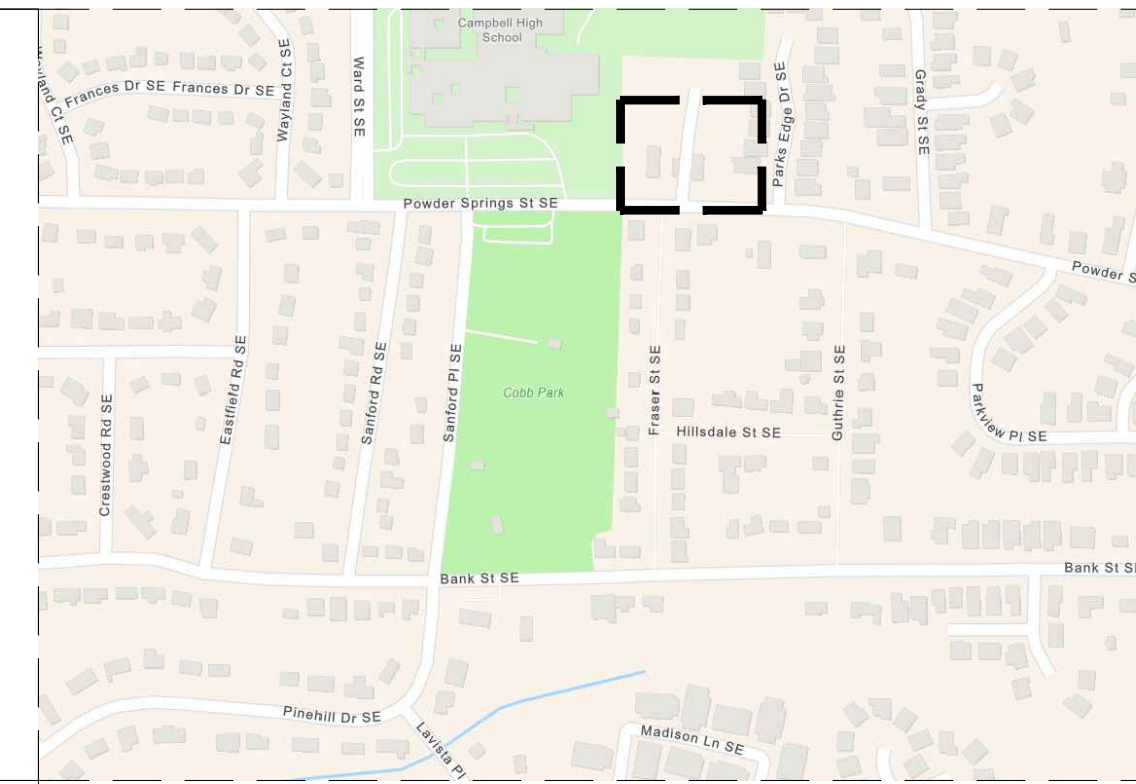
GSWCC CERTIFICATION

"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

GSWCC LEVEL II CERTIFIED DESIGN PROFESSIONAL
CERTIFICATION # 0000075937

LOCATION MAP



SITE DATA

| | | |
|-------------------------|---------------------------|--------------|
| SITE AREA: | 9425 sf | 0.2163 ac |
| DISTURBED SITE AREA: | 3500 sf | 0.08 ac |
| TOTAL IMPERVIOUS AREAS: | 4400 sf | 0.101 ac |
| PERCENT IMPERVIOUS: | 46.7% | >35% ALLOWED |
| EXISTING ZONING: | RESIDENTIAL R-15 (SMYRNA) | |
| YARD AREAS: | | |
| FRONT YARD: | 35 FEET | |
| SIDE YARD: | 10 FEET | |
| REAR YARD: | 30 FEET | |
| MIN. LOT SIZE: | 15,000 SF | |
| MAX. LOT COVERAGE: | 35% | |

| | |
|------------------------|----------|
| EXISTING LOT COVERAGE: | |
| DRIVEWAYS: | 1624 SF |
| ACCESSORY STRUCT: | 360 SF |
| DWELLING: | 1342 SF |
| DECK: | 165 SF |
| SIDEWALK/PORCH: | 126 SF |
| FRONT STAIRS: | 32 SF |
| TOTAL COVER: | 3649 SF |
| % COVER: | 38.7 % |
| ADDITION: | |
| GARAGE: | 933 SF |
| NEW DRIVEWAY AREA: | 853 SF |
| -DECK: | -165 SF |
| -ACCESSORY STRUCT: | -360 SF |
| -PARTIAL DRIVEWAY: | -1016 SF |
| NET CHANGE: | 931 SF |
| TOTAL COVER: | 4580 SF |
| % COVER: | 48.6 % |

WATER QUALITY VOLUME

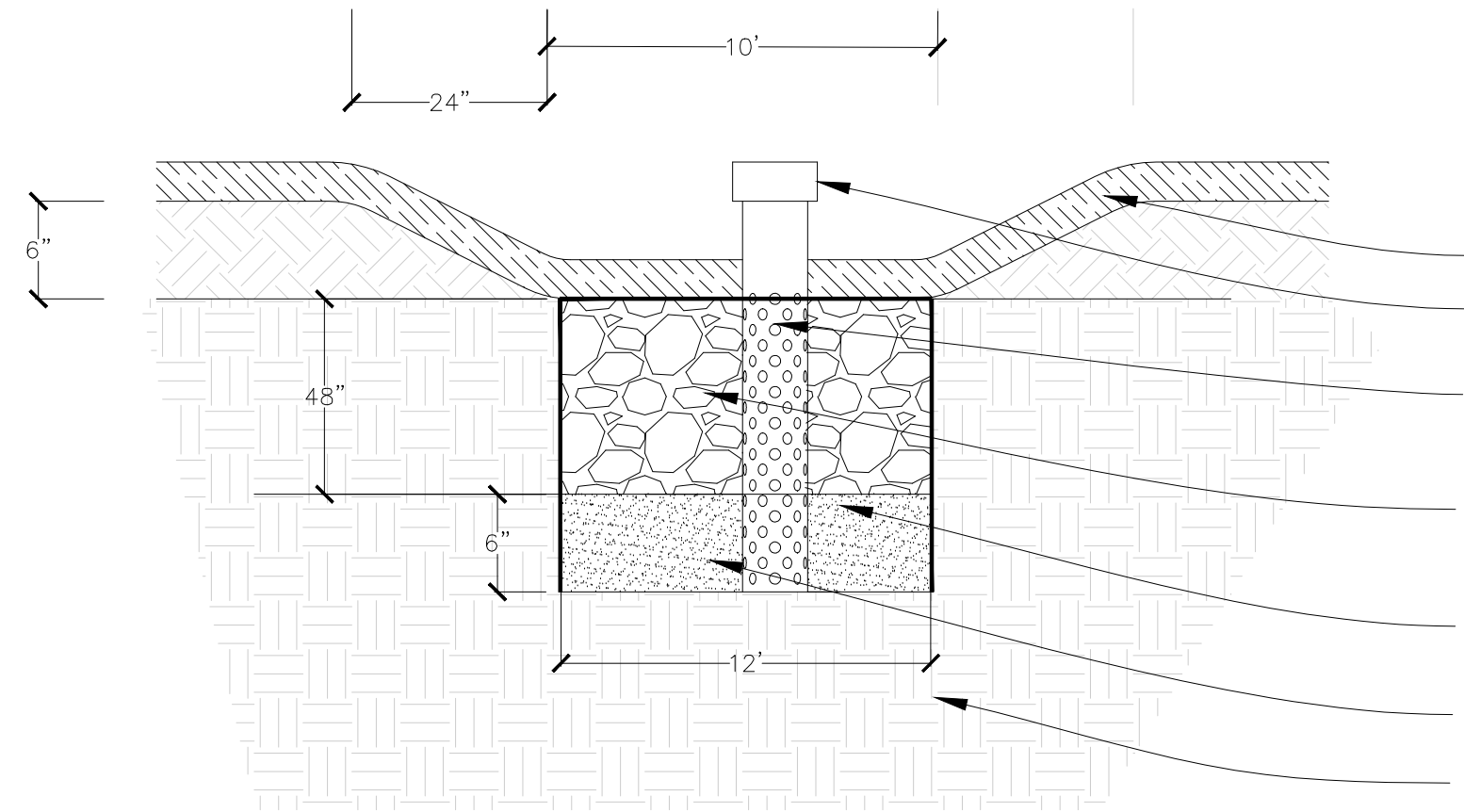
TOTAL DRAINAGE BASIN AREA (ROOF OF THE ADDITION AND BACK HALF OF MAIN ROOF) = 2002sf

IMPERVIOUS AREA >35% = 1281.25SF = 0.0294 AC

$NQ_v = (1.2)(R_v)(A)/12$ Where $R_v = 0.05 + 0.009(1)$;
A = Area draining to this practice = 1625sf = 0.037ac (ROOFS: ADDITION + GARAGE)
12 = Unit conversion factor
1 = New Impervious area/Total area as a % =
 $1 = 1281/1625 = .788\%$
 $R_v = 0.05 + 0.009(1) = 0.05 + 0.009(78.8) = 0.7592$
 $NQ_v = [(1.2)(0.7592)(0.09 ac)]/12$
 $NQ_v = 0.0068328 ac-ft = 293 cu.ft.$
323 CF. PROVIDED BY BMP SEE DETAILS

BMP - INFILTRATION BASIN - TROUGH AREA OF THE BMP WILL CATCH WATER AT THE LOCATION OF THE PREVIOUS ACCESSORY STRUCTURE. BMP 14'X14' WIDE AT TOP AND 10' WIDE AT THE BOTTOM. DETAILS PROVIDED.

INFILTRATION PRACTICE DETAIL - RETENTION



TURF GRASS
PVC CAP - INSPECTION PORT
4" PVC PERFORATED PIPE
INSPECTION PORT
#57 STONE AASHTO #57 -
WASHED AND COMPACTED LIGHTLY
GEOTEXTILE FILTER FABRIC
ON TOP AND SIDES ONLY
6" X 12" OF CONSTRUCTION SAND
PARENT/ORIGINAL SOIL

SYSTEM CAPACITY:

- SWALE: 14.0' WIDE X 0.5' DEPTH WITH SLOPED SIDES = 92.66 C.F.
- GRAVEL BASIN: 144" WIDE X 144" WIDE 36" DEPTH WITH WASHED #57 STONE = 10'X10'X3' LENGTH = 144x4x.40 = 230 C.F.

TOTAL OF THE BMP DEVICE = 323 C.F.

THE SWALE MUST BE MAINTAINED AND SERVICED REGULARLY. LEAVES MUST BE REMOVED AND SWALE CLEARED OF DEBRIS. CHECK FOR EROSION OF LEVEL SPREADER AND REPAIR AS NEEDED WITH COMPACTED SOIL AND SOD.

LEAF FILTER DETAILS - GUTTER COVERS



ALL DOWNSPOUTS TO BE CONNECTED TO THE INFILTRATION PRACTICE MUST BE CONNECTED TO A LEAF FILTER DEVICE UNLESS THE GUTTERS ARE COVERED AND OR PROTECTED BY OTHER FORMS OF LEAF FILTRATION DEVICES SUCH AS SCREENS OR COVERS THAT PHYSICALLY EXCLUDE LEAF DEBRIS SUCH AS THESE EXAMPLES:



EROSION CONTROL NOTES:

NOTES:

- THE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF NECESSARY EROSION CONTROL BMPs TO PREVENT SILT AND SEDIMENT FROM LEAVING THE SITE DURING CONSTRUCTION.
- THE APPLICANT/DESIGNER/CONTRACTOR ARE RESPONSIBLE FOR ANALYZING EXISTING DRAINAGE PATTERNS AND ASSURING THE PROPOSED IMPROVEMENTS DO NOT CREATE AN ADVERSE IMPACT TO OFFSITE PROPERTIES.
- ALL BMPs ARE TO BE INSPECTED TO CONFIRM DIMENSION, SLOPES, AND FINAL COVER.
- THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRING WITH, LAND DISTURBING ACTIVITIES.
- EROSION CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES. ADDITIONAL MEASURES BEYOND THE APPROVED PLAN SHALL BE IMPLEMENTED IF NECESSARY.
- DISTURBED AREAS IDLE 14 DAYS SHALL BE STABILIZED WITH TEMPORARY VEGETATION. DISTURBED AREAS LEFT IDLE 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 MEASURES SHALL BE INSTALLED IF FOUND NECESSARY BY ON-SITE INSPECTION.
- SILT FENCE SHALL MEET THE REQUIREMENTS OF SECTION 171-TYPE 'C' TEMPORARY SILT FENCE, OF THE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS, 1993 EDITION.
- A MODIFIED (BY SIZE) CONSTRUCTION EXIT (CO) WILL BE ERECTED AND MAINTAINED THROUGHOUT THE ENTIRE CONSTRUCTION PROCESS IF DETERMINED TO BE NECESSARY BY ON SITE INSPECTION. IT WILL PREVENT THE TRACKING AND FLOW OF MUD FROM ENTERING THE PUBLIC ROADWAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH 1.5"-3.5" STONE. ALL SEDIMENT DROPPED, WASHED, OR TRACKED ONTO THE ROADWAY WILL BE REMOVED IMMEDIATELY.
- EROSION CONTROL SEEDING SCHEDULE (DS1, DS2, DS3). CONTRACTOR SHALL PROTECT ALL DISTURBED AREAS BY TEMPORARY RE-SEEDING UNTIL PERMANENT GROUND COVER IS ESTABLISHED (MAXIMUM 3 WEEKS).
- SOIL PREPARATION: ADD 2 TONS OF LIME PER ACRE FOR PERMANENT GRASS. HAY MULCH FOR TEMPORARY COVER AT 5000 LBS. PER ACRE.
- TOP DRESSING: APPLY WHEN PLANTS ARE 2-4 INCHES TALL.
- FERTILIZER: (AMMONIUM NITRATE 33%) 300 LBS PER ACRE.
- SECOND YEAR FERTILIZER: (5-10-15) OR EQUIVALENT 500 LBS PER ACRE.

- SEEDING RATES:
 - SUMMER 4/1-9/15 BERMUDA (HULLED) 10LBS PER ACRE
 - COOL 9/1-1/1 FESCUE KENTUCKY 31 50LBS PER ACRE
 - WINTER 1/1-4/15 ANNUAL RYE GRASS 50LBS PER ACRE

- PROJECT IS NOT LOCATED WITHIN 2000 FT OF THE CHATTAHOOCHEE RIVER

- WATER OF THE STATE EXIST WITHIN 200 FEET OF THE PROJECT SITE BUT IS NOT LOCATED WITHIN 200 FEET OF PROPOSED AREA OF DISTURBANCE..

EROSION CONTROL DETAILS:

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. |

SJM

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3282 LEE STREET S.E.
SMYRNA, GEORGIA 30080
770.630.9205 WWW.SEANJMURPHY.COM



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 S.J. MURPHY, LLC. 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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24 HOUR
EMERGENCY CONTACT
JOEL POWELL
404-867-9549

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

WU & SETZ
2721 FRASER ST SE
SMYRNA, GA 30080
PARCEL #17044900080 LAND LOTS 4-49
17TH DIST. 2ND SECTION
COBB COUNTY, GEORGIA

DATE 5/5/2025
5/15/2025 REVISED
5/21/2025 REVISED
5/30/2025 REVISED

REVISIONS
GSWCC LEVEL II CERTIFIED
DESIGN PROFESSIONAL
CERTIFICATION # 0000075937



0 20' 40'
SCALE: 1"=20'

DRAWN BY: SJM
CHECKED BY: SJM
PROJECT MANAGER: SJM
JOB #: 2025-04
SITE PLAN
SHEET NO. S-01