

VICINITY MAP

CONSTRUCTION STEPS:

1. Locate rain garden(s) where downspouts or driveway runoff can enter garden flowing away from the house. Locate at least 10 feet from foundations, not within the public right of way, away from utility lines, not over septic fields, and not near a steep bluff edge.
2. Measure the area draining to the planned garden and determine required rain garden surface area from the table on the next page and your planned excavation depth.
3. Optionally, perform infiltration test according to Appendix A. If the rate is less than 0.25 in/hr an underdrain will be necessary. If the rate is more than 0.50 in/hr the size of the garden may be decreased 10% for every 0.50 in/hr infiltration rate increase above 0.50 in/hr.
4. Measure elevations and stake out the garden to the required dimensions ensuring positive flow into garden. The overflow elevation allows for six inches of ponding, and the perimeter of the garden is higher than the overflow point. If the garden is on a gentle slope a berm at least two feet wide can be constructed on the downhill side and/or the garden can be dug into the hillside taking greater care for erosion control at the garden inlet(s).
5. Remove turf or other vegetation in the area of the rain garden. Excavate garden being careful not to compact soils in the bottom of the garden. Level bottom of garden as much as possible to maintain infiltration area.
6. Mix compost, topsoil, and some of the excavated subsoil together to make the "amended soil". The soil mix should be 1/3 compost, 2/3 native soil (topsoil and subsoil combined).
7. Fill rain garden with the amended soil, leaving the surface eight inches below your highest surrounding surface. Eight inches allows for 8 inches ponding and 2" of mulch. The surface of the rain garden should be as close to level as possible.
8. Build a berm at the downhill edge and sides of the rain garden with the remaining subsoil. The top of the berm needs to be level and set at the maximum ponding elevation.
9. Plant the rain garden using a selection of plants from elsewhere in this manual.
10. Mulch the surface of the rain garden with two to three inches of non-flaming organic mulch. The best choice is finely shredded hardwood mulch. Pine straw is also an option.
11. Water all plants thoroughly. As in any new garden or flower bed, regular watering will likely be needed to establish plants during the first growing season.
12. During construction build the inlet feature as a pipe directly connected to a downspout or use a rock lined swale with a gentle slope. Use of an impermeable liner under the rocks at the end of the swale near the house is recommended to keep water from soaking in at that point. Test the drainage of water from the house to the garden prior to finishing.
13. Create an overflow at least 10 feet from your property edge and insure it is protected from erosion.

SKETCH LAYOUT
PROVIDE PLAN VIEWS OF RAIN GARDEN AND HOUSE SHOWING DRAINAGE AREA DIRECTED TO RAIN GARDEN AND KEY DIMENSIONS AND OVERFLOW AREA RELATIVE TO PROPERTY LINE.

SIZING CALCULATION:

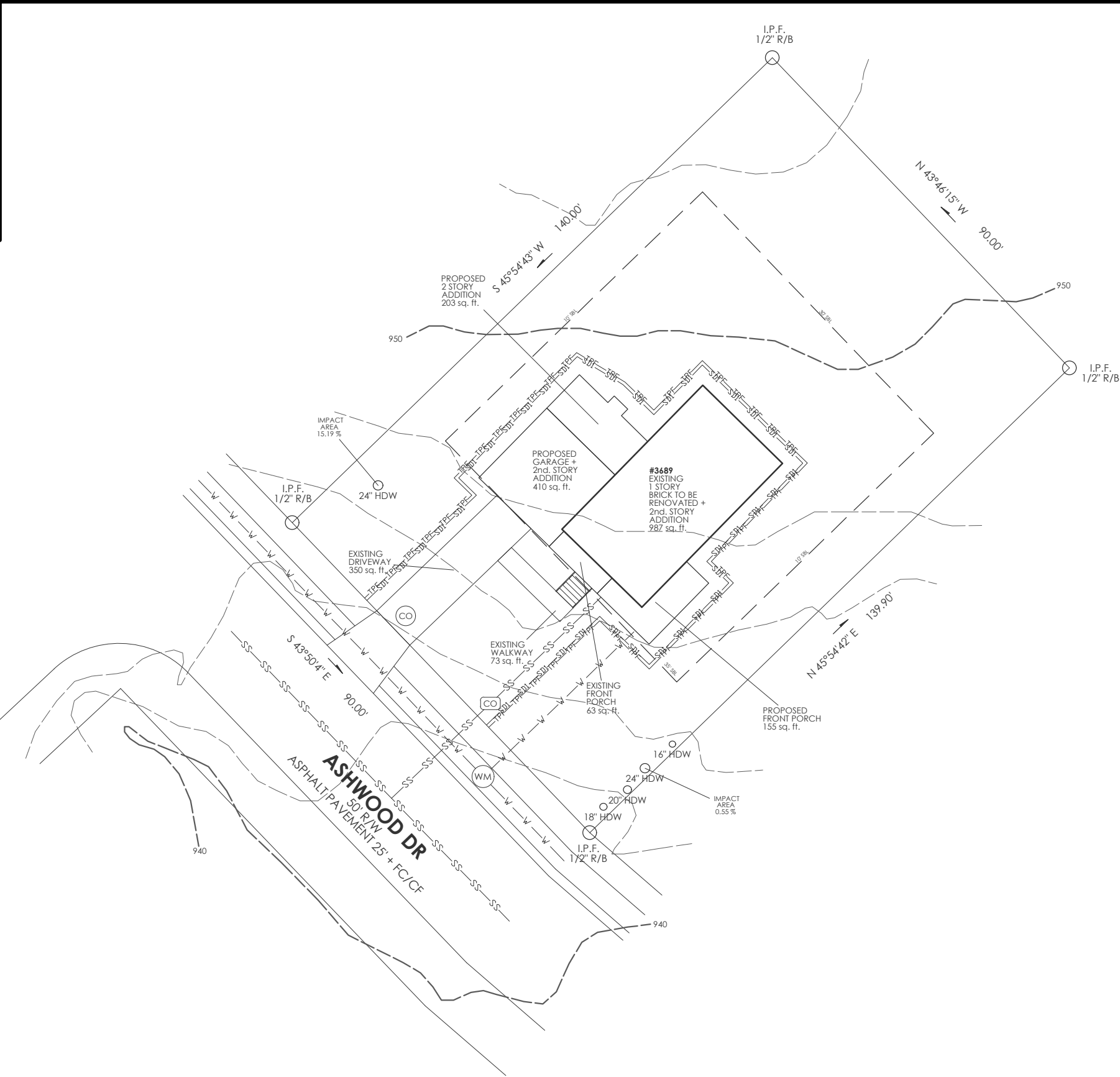
Contributing Drainage Area (Square Feet)	Depth of Amended Soil (Inches)			
	18	24	36	48
500	6.6	5.7	5.1	4.6
1000	13	11	10	9
1500	19	17	15	14
2000	26	22	20	18
2500	33	28	25	22
3000	40	34	30	27
3500	46	39	35	31
4000	53	45	40	36
4500	59	50	45	40
5000	66	56	50	45

MEASURE CONTRIBUTING DRAINAGE AREA AND READ AREA FOR GIVEN MEDIA DEPTH.

CONTRIBUTING DRAINAGE AREA= 785 SQ. FT.
DEPTH OF SOIL MEDIA= 24 INCHES
AREA OF RAIN GARDEN= 60 SQ. FT.

MAINTENANCE:

1. IRRIGATE VEGETATION AS NEEDED IN FIRST SEASON
2. REMOVE WEEDS
3. REPLACE UNSUCCESSFUL PLANTINGS
4. REPLENISH MULCH
5. REPAIR ERODED AREAS
6. RAKE CLOGGED SURFACE TO RESTORE INFILTRATION
7. MONITOR RAIN GARDEN FOR APPROPRIATE DRAINAGE TIMES IF GARDEN DOES NOT DRAIN AN UNDERRAIN MAY BE NECESSARY



DIRT STATEMENT:
CUT: 10 CYD
FILL: 15 CYD
ALL DEBRIS TO BE HAULED OFF SITE

NO GRADING CHANGES

SITE DATA:

LOT AREA
12,600.00 sq.ft
0.2892 acres

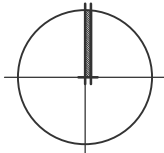
ZONING: R-15
FRONT SETBACK = 35' FEET
SIDE SETBACK = 10' FEET
REAR SETBACK = 30' FEET

LOT COVERAGE AREA OF IMPERVIOUS SURFACE:

EXISTING 1 STORY HOUSE TO BE RENOVATED + 2nd. STORY ADDITION:	978	SQ.FT.
PROPOSED GARAGE + 2nd. STORY ADDITION:	410	SQ.FT.
PROPOSED 2 STORY ADDITION:	203	SQ.FT.
PROPOSED FRONT PORCH:	155	SQ.FT.
EXISTING OPEN PORCH:	63	SQ.FT.
EXISTING WALKWAY:	73	SQ.FT.
EXISTING DRIVEWAY	350	SQ.FT.

TOTAL IMPERVIOUS AREA: 2,232 SQ.FT.

LOT COVERAGE = 17.71 %



DATE: JAN 31, 2024
DRAWN BY: CG

SCALE: 1"=25'

DATE	REVISION	No.

SITE PLAN

OWNER:
LYLE THOMAS FRANKLIN SR
3689 ASHWOOD DR, SMYRNA GA 30080

PARCEL # 17055400430
COBB COUNTY

DATE OF FIELD SURVEY 10/18/23 - DATE OF PLAT 01/31/24

CITY APPROVAL
SIGNATURES:



SHEET NUMBER:

S-1

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

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSON OR ENTITY NAMED HEREON AND DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT A RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.

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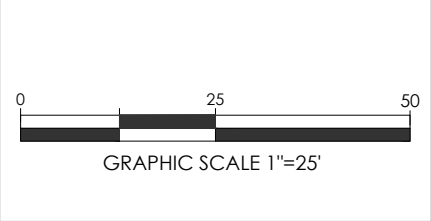
TOTAL AREA: 12,600.00 SQ.FT. - 0.2892 ACRES

BOUNDARY REFERENCE:
FIELDWORK PERFORMED ON 10/19/2023

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 125,296 FEET.

THIS PLAT HAS BEEN PREPARED USING A ROBOTIC TOTAL STATION.

THIS FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A RELATIVE POSITIONAL ACCURACY OF 02 FEET.



- LEGEND**
- TPF — TREE PROTECTION FENCE
 - — SET BACK LINE
 - RD — FROM ROOF DRAIN
 - SD1 — SILT PROTECTION FENCE
 - CRZ — CRITICAL ROOT ZONE
 - SRP — STRUCTURAL ROOT PLATE
 - T — TELECOMMUNICATIONS LINE
 - P — POWER LINE
 - SS — SS — SANITARY SEWER LINE
 - W — W — WATER LINE
 - P/T — TELECOMMUNICATIONS AND POWER LINE
 - — CHAIN LINK FENCE
 - I.P.F. — IRON PIN FOUND
 - CMP — CORRUGATED METAL PIPE
 - RCP — REINFORCED CONCRETE PIPE
 - FH — FIRE HYDRANT
 - UP — UTILITY POLE
 - CP — CALCULATED POINT
 - POB — POINT OF BEGINNING
 - CO — CONSTRUCTION OUTLET
 - WM — WATER METER
 - CO — CLEAN OUT



**INNOVA
ENGINEERING**

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