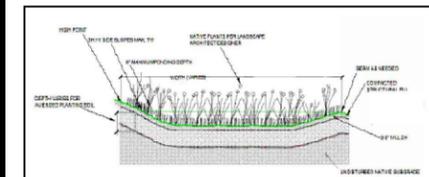


VICINITY MAP



- CONSTRUCTION STEPS:**
1. Locate rain garden(s) where downspouts or downspout runoff can enter garden flowing away from the home. 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 slope on the garden to the regional drainage line (existing gutter 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 gutter can be dug into the blocks 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 2/3 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 6 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-floating 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 level made with a gentle slope. Use of an impermeable liner under the rocks at the end of the grate 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.

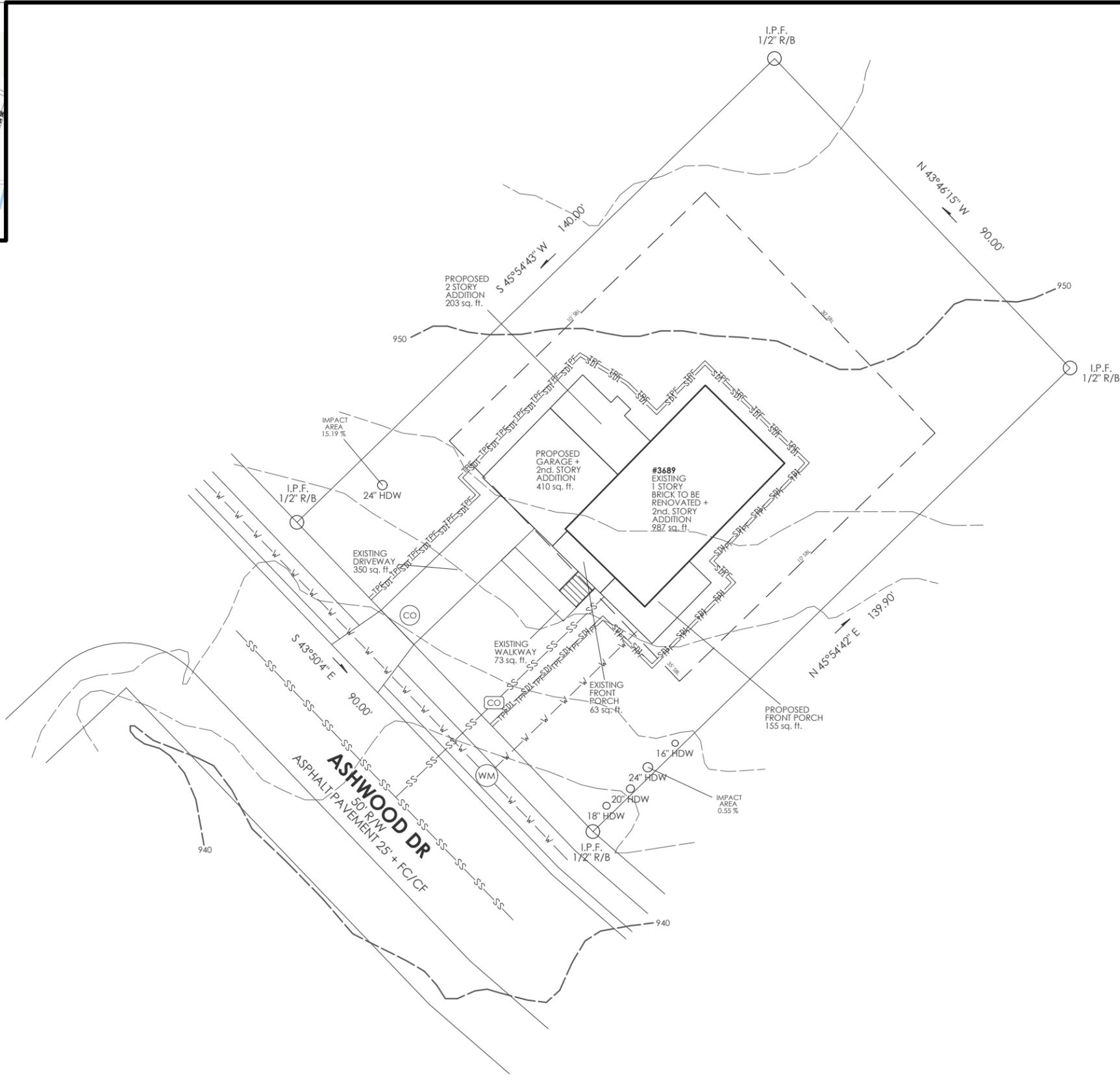
**SKETCH LAYOUT**  
PROVIDE PLAN VIEWS OF RAIN GARDEN AND HOUSE SHOWING DRAINAGE AREA DIRECTED TO RAIN GARDEN AND KEY DIMENSIONS AND OVERFLOW AREA RELATIVE TO PROPERTY LINE.

Contributing Drainage Area (Square Feet)	Depth of Amended Soil (Inches)	18"	24"	30"	36"
500	18"	17	13	10	8
1000	18"	34	26	20	16
1500	18"	51	39	30	24
2000	18"	68	52	40	32
2500	18"	85	65	50	40
3000	18"	102	78	60	48
3500	18"	119	91	70	56
4000	18"	136	104	80	64
4500	18"	153	117	90	72
5000	18"	170	130	100	80

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 WET SEASON
  2. REMOVE WEEDS
  3. REPLACE UNSUCCESSFUL PLANTINGS
  4. REPLENISH MULCH
  5. REPAIR ERODED AREAS
  6. BANK CLOGGED SURFACE TO RESTORE INFILTRATION
  7. MONITOR RAIN GARDEN FOR APPROPRIATE DRAINAGE TIMES IF GARDEN DOES NOT DRAIN AN UNDERDRAIN 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:



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

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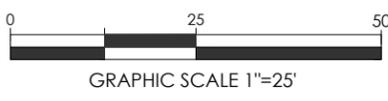
**TOTAL AREA: 12,600.00 SQ.FT. - 0.2892 ACRES**

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 125,256 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**  
1 GLENLAKEPKWY NE  
ATLANTA, GA 30328  
770-828-9836

SHEET NUMBER:  
**S-1**