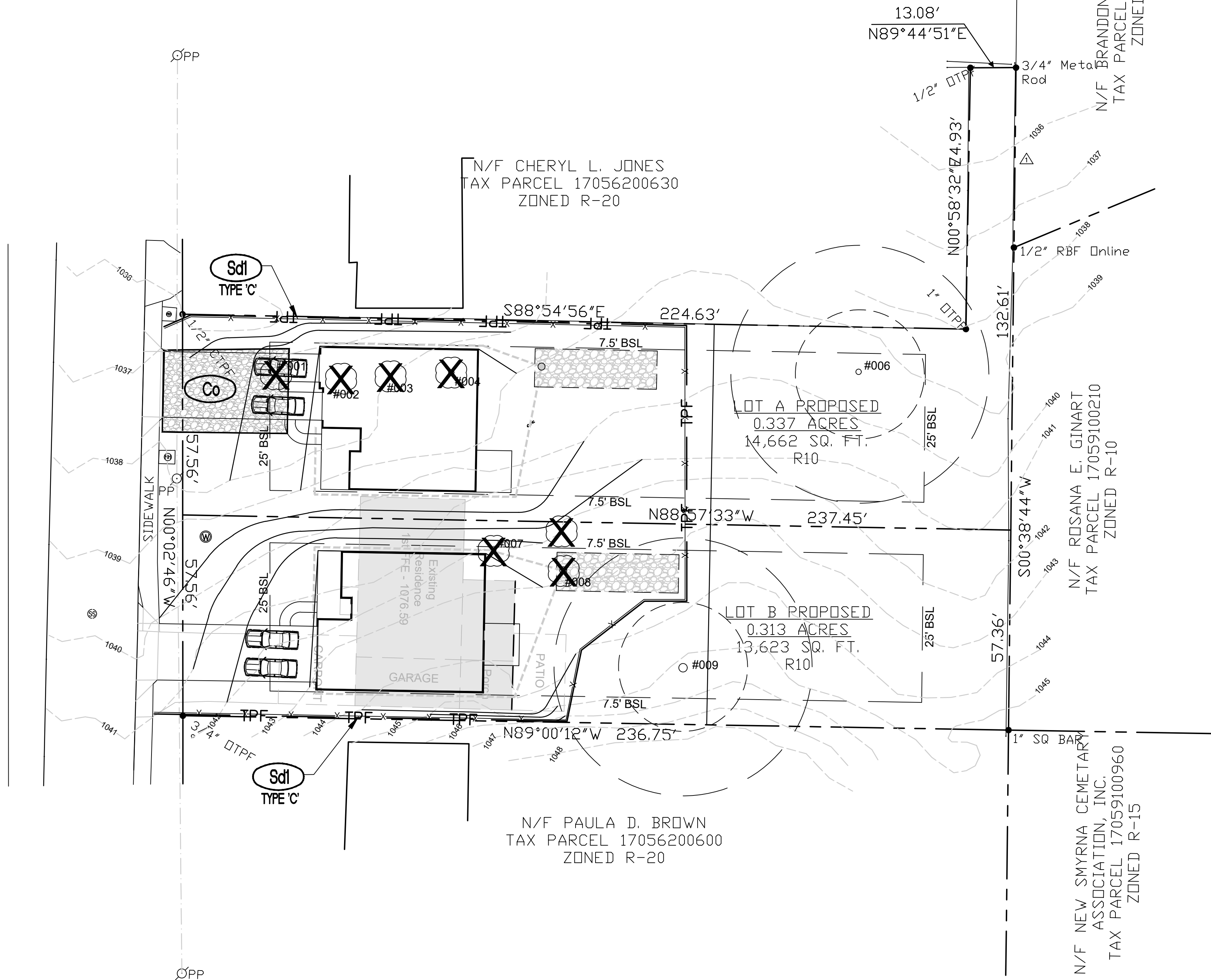


NOTES:

- The escape of sediment from the site shall be prevented by the installation of erosion and sediment control measures and practices prior to any 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 sediment 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.
- Nashout of the concrete mixer drum at the construction site is prohibited.



GENERAL NOTES:  
1.) Field Data: Closure Precision-1/84,257". Angular Error = 04"/STA.  
2.) Measurements were taken with a rison BRX7 on 07/29/2024 and were balanced using the Compass Rule.  
3.) Bearings are based on GRID NORTH.  
4.) Plat Precision: 1/176,089".  
5.) The public records referenced heron reflect only those records necessary to establish the boundaries hereon, and reference to the same does not and is not intended to constitute a title search or title opinion.  
6.) No portion of this property is located in a Special Flood Area as indicated on F.I.R.M. Map No. 13067C0119H, dated 03/04/2013.  
7.) Right-of-Way is based on iron pins found and should be verified with the City Of Smyrna.

REFERENCES:

1.) Plat Book 4 Page 130

NOTES:

- "Tree save fence for the entire site must be installed, inspected and approved prior to the installation of erosion control measures. No land disturbance or demolition is allowed before tree save fencing has been inspected and approved by the Community Development Director."
- "All existing specimen and non-specimen trees counted toward EDF credits must be fully preserved during individual lot permitting."

Sean J. Murphy  
GSWCC LEVEL II CERTIFIED DESIGN  
PROFESSIONAL  
CERTIFICATION # 0000075937

SITE PLAN DATA

TOTAL SITE AREA: 28,285 SF 0.644 AC  
PROPOSED LOT A: LOT A = 14,662 SF 0.337AC  
PROPOSED LOT B: LOT B = 13,623 SF 0.313AC  
DISTURBED SITE AREA: 8,793SF LOT A  
9,648SF LOT B  
17,401SF TOTAL  
IMPERVIOUS DATA: NEW IMPERVIOUS 1,700SF:  
2,719 SF LOT A  
2,648 SF LOT B  
LESS 3,711 SF DEMO EXISTING  
PERCENT IMPERVIOUS: LOT A 2,719sf 18%  
LOT B 2,648sf 20%  
EXISTING ZONING: R20 STANDARD  
PROPOSED ZONING: R10 STANDARD  
NUMBER OF UNITS: 2 (1 EACH LOT) 3.1 UNITS PER ACRE  
PARKING SPACES: OFF STREET PARKING FOR TWO CARS PER LOT IS PROVIDED

WATER & SEWER: CITY OF SMYRNA  
POWER PROVIDER: GEORGIA POWER  
STATE WATERS: THERE ARE NO STATE WATERS ON SITE OR WITHIN 200 FEET  
FLOOD PLAIN: THERE IS NO FLOOD PLAIN ON THE SITE  
SETBACKS: EXISTING R20: PROPOSED R10:  
STANDARD: STANDARD  
FRONT SETBACK: 35' EXISTING 25' PROPOSED  
REAR SETBACK: 35' EXISTING 25' PROPOSED  
SIDE SETBACK: 12' EXISTING 7.5' PROPOSED  
CORNER SETBACK: NOT APPLICABLE NOT APPLICABLE

NOTES:

- THESE LOTS HAVE BEEN PLANNED WITH THEIR OWN UNDERGROUND INFILTRATION SYSTEM SO THAT NO HOA, RESTRICTIVE COVENANTS, OR SHARED ACCESS AGREEMENTS SHALL BE REQUIRED.
- ALL GUTTERS SHALL BE TIED INTO THE INFILTRATION CHAMBER USING PVC OR FLEXIBLE DRAIN PIPE. GUTTERS ARE REQUIRED ON ALL ROOF EDGES OTHER THAN GABLES.
- ALL DOWN SPOUTS SHALL HAVE LEAF AND DEBRIS FILTERS, STRAINERS, OR LEAF GUARDS. (WITHOUT THEM THIS SYSTEM WILL FAIL QUICKLY).
- EACH P.O.C. BETWEEN A DOWN SPOUT AND DRAIN PIPE SHALL HAVE A 4" CLEAN OUT FOR REMOVAL OF ACCUMULATED LEAF DEBRIS AND SERVICING THE PIPES. A "FIRST FLUSH" SYSTEM IS RECOMMENDED.
- EACH LOT SHALL HAVE AN UNDERGROUND STORM WATER MANAGEMENT SYSTEM AS DETAILED. THE SIZE SPECIFIED MAY NOT BE MODIFIED WITHOUT APPROVAL OF THE CITY.
- INSTALL A LINED INFILTRATION BASIN USING A SYNTHETIC LINER WRAPPING THE BOTTOM, ALL FOUR SIDES, AND THE TOP. BACK FILL WITH CLEAN WASHED GRAVEL, AND COMPACT GRAVEL WITH 12" PLATE COMPACTOR IN 6" LIFTS. WRAP THE TOP OF GRAVEL WITH FILTER FABRIC AND COVER WITH 6" OF RIVER SAND.

NOTES:

- Water mains are already tapped from previous homes
- Water meter boxes are existing and will be adjusted if needed per city specifications
- Water meters are already set
- Developer will tap sewer main and install sewer tap lateral per city specifications
- All roof drains to tie to the infiltration basin via PVC collection system. All joints in the collection system to shall be cemented

WATER QUALITY VOLUME A

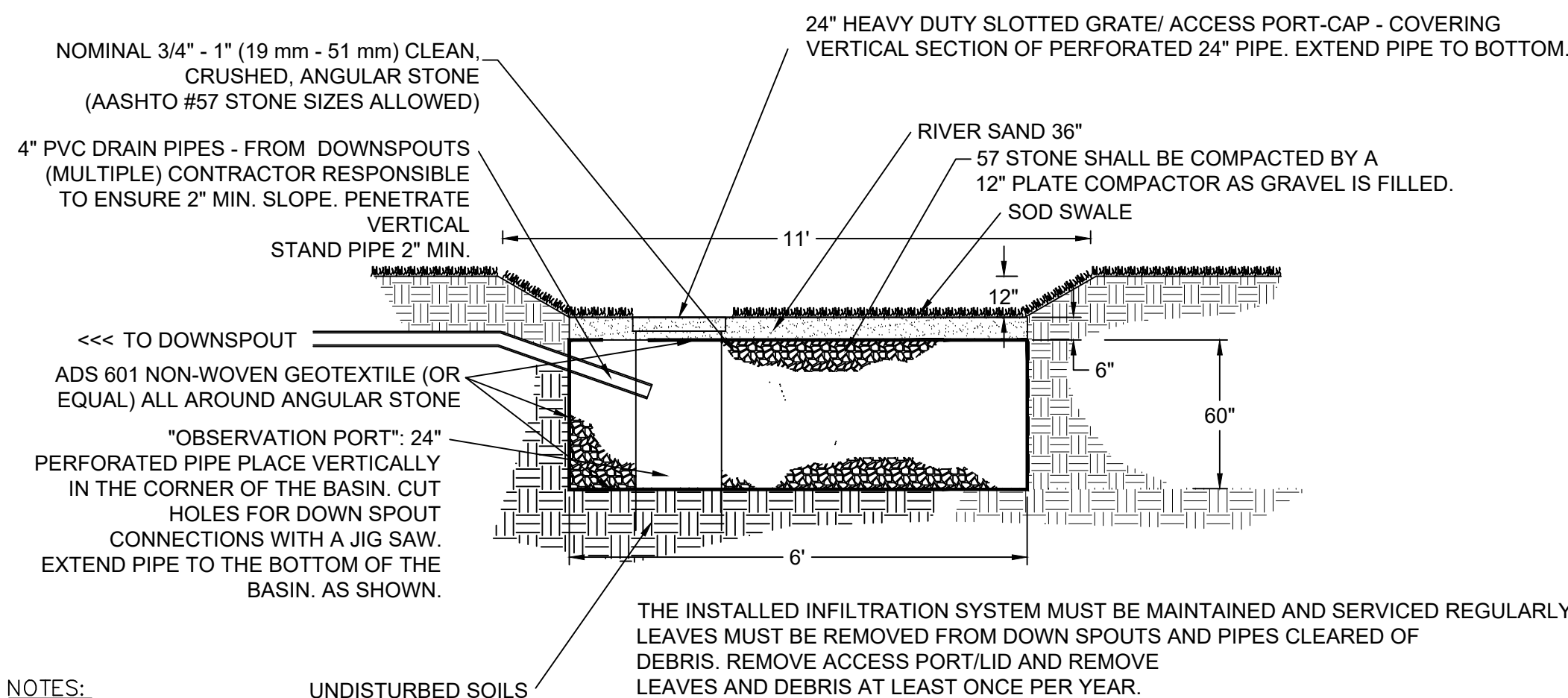
NEW LOT A  
Total On-Site Area= 0.337 acres  
Impervious Area (max 45%)= .15 acres

$$WQv = (1.2RvA)/12 \text{ where } Rv = 0.05 + 0.009(1);$$
$$I = \text{Impervious area/Total area}$$
$$I = 0.15 \text{ ac}/0.337 \text{ ac} = 45\%$$
$$Rv = 0.05 + 0.009(1) = 0.05 + 0.009(45)$$
$$= 0.455$$
$$WQv = (1.2RvA)/12 = [(1.2)(0.455)(0.337 \text{ ac})]/12$$
$$= 0.0153335 \text{ ac-ft} = 668 \text{ cu.ft.}$$

WATER QUALITY VOLUME B

NEW LOT B  
Total On-Site Area= 0.313 acres  
Impervious Area (max 45%)= .14 acres

$$WQv = (1.2RvA)/12 \text{ where } Rv = 0.05 + 0.009(1);$$
$$I = \text{Impervious area/Total area}$$
$$I = 0.14 \text{ ac}/0.313 \text{ ac} = 45\%$$
$$Rv = 0.05 + 0.009(1) = 0.05 + 0.009(45)$$
$$= 0.455$$
$$WQv = (1.2RvA)/12 = [(1.2)(0.455)(0.313 \text{ ac})]/12$$
$$= 0.0142415 \text{ ac-ft} = 620 \text{ cu.ft.}$$



NOTES:

SERVICING OF THIS SYSTEM:

- ACCESS - IS VIA THE DRAIN/COVER ON THE VERTICAL OBSERVATION PORT.
- MAINTENANCE - PART 1: REMOVE LID/RAIN OVER THE DRAINAGE BASIN TO INSPECT THE VERTICAL SHAFT. REMOVE ANY BUILD UP OF DETRITUS PERIODICALLY. THIS SHOULD BE PERFORMED AT LEAST ONE TIME PER YEAR. PART 2: CLEAN GUTTERS, LEAF SCREENS, DOWN SPOUTS, AND LATERAL DRAIN LINES AT LEAST TWO TIMES PER YEAR.
- REPAIR (IF NEEDED) REQUIRES REMOVAL OF TOP COVER OF SOD AND SAND, EXPOSURE OF GRAVEL, REMOVAL OF CONTAMINATED GRAVEL AND PIPE, CLEANSING OF GRAVEL (REMOVE ACCUMULATED FINES, DETRITUS, AND SILT DEPOSITS), REPLACEMENT OF GRAVEL AND PIPE (REPLACE PIPE IF NECESSARY), AND RE-COVER PER THE DETAIL.

SYSTEM CAPACITY:

SURFACE SWALE: 32.5' X 8.5' X 12" = 276.25SF  
SAND LAYER: 6" X 6' X 30' X 0.40 = 36cf  
GRAVEL LAYER: 30' X 6' X 5'=900 LESS STAND PIPE 15.7=884.3 X 0.40 = 353.72cf  
STAND PIPE: 3.14 X 5=15.7cf  
681.42cf TOTAL CAPACITY AT EACH LOCATION (30'LONG X 6' WIDE X 5' DEPTH GRAVEL AT EACH LOCATION)

1 INFILTRATION BASIN DETAIL - RETENTION

SJM

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



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 SJMURPHY, LLC. THE 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 THEFT PREVENTION IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR OR THE OWNER.  
COPYRIGHT © 2024 SJMURPHY, LLC. NO REPRODUCTION SHALL BE MADE WITHOUT PRIOR WRITTEN CONSENT.

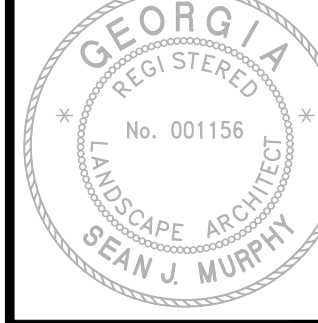
24 HOUR  
EMERGENCY CONTACT  
RICK KOLB  
404-518-3542

BROOKWOOD  
HOME DESIGNS  
LLC  
2370 NESBITT DRIVE  
BROOKHAVEN, GA 30319  
JOE CALLAHAN

2471 REED STREET  
TAX PAR 17056200610  
CITY OF SMYRNA  
LAND LOT 562, 17TH DISTRICT,  
2ND SECTION  
CITY OF SMYRNA  
COBB COUNTY, GEORGIA

DATE 8/9/2024

REVISIONS  
GSWCC LEVEL II CERTIFIED  
DESIGN PROFESSIONAL  
CERTIFICATION # 0000075937



0 10' 20'  
SCALE: 1"=10'

DRAWN BY: SJM  
CHECKED BY: SJM  
PROJECT MANAGER: SJM  
JOB #: 2024007  
SITE PLAN  
SHEET NO. S100