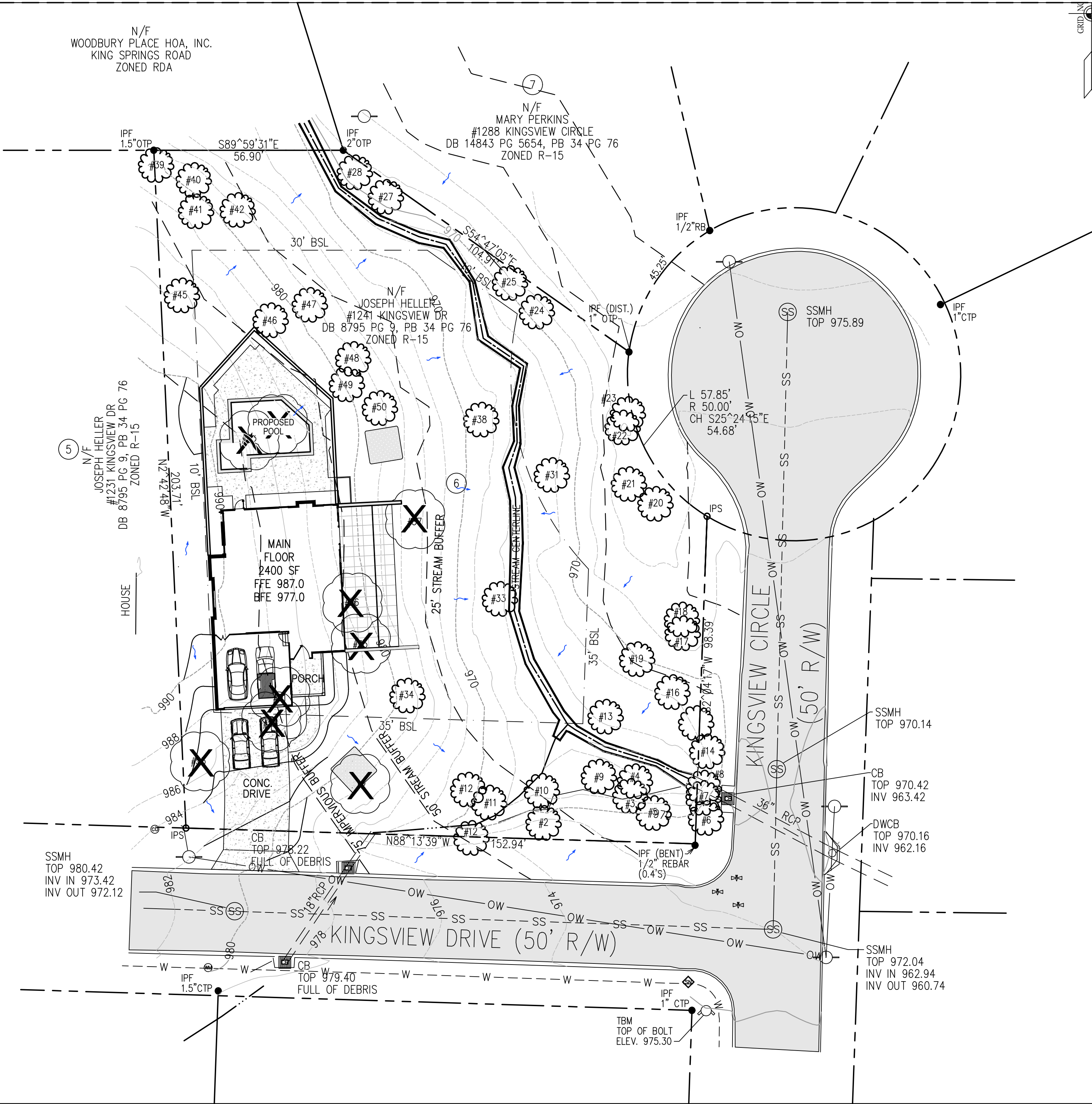


SITE PLAN:



SITE DATA:

SITE AREA:	28,122 sf	0.65ac
DISTURBED SITE AREA:	12,000 sf	0.27ac
TOTAL IMPERVIOUS AREAS:	6000sf	0.14ac
TOTAL IMPERVIOUS AREA INSIDE THE 75' & 50 BUFFER:	37055F	0.085ac
PERCENT IMPERVIOUS:	21.3%	>35% ALLOWED
EXISTING ZONING:	RESIDENTIAL R-15	
YARD AREAS:		
FRONT YARD:	35 FEET	
SIDE YARD:	10 FEET	
REAR YARD:	30 FEET	
MIN. LOT SIZE:	15,000 SF	
MAX. LOT COVERAGE:	35%	

VARIANCE NOTES:

- THE SUBJECT HOME LOCATED AT 1241 KINGSVIEW DR. IS LOCATED ON LOT 6 OF THE KINGSVIEW SUBDIVISION. THE PROPERTY WAS LAWFULLY PLATTED AND RECORDED IN COBB COUNTY SUPERIOR COURT ON OR BEFORE MAY 7, 1965, PRIOR TO THE CITY'S ADOPTION OF THE STREAM BUFFER REGULATIONS IN 2005, THUS ENTITLING THE OWNER TO DEVELOP PORTIONS OF THE LAND CONSISTENT WITH PRIOR CODES. APPLICATION OF CURRENT BUFFER REQUIREMENTS EFFECTIVELY PROHIBITS ANY REASONABLE USE OF THE LAND, CONSTITUTING A "TAKING" UNDER BOTH FEDERAL AND STATE CONSTITUTIONAL PRINCIPLES.
- BASED ON THE DATE OF THE FINAL PLAT FOR THESE PLANS, THERE WILL NOT BE ANY APPROVED HYDROLOGY STUDY NOR ANY STORM WATER PLANS ON FILE WITH THE CITY OF SMYRNA FOR THE EXISTING SUBDIVISION OR THIS LOT.
- THE SUBJECT PROPERTY CONSISTS OF APPROXIMATELY 21,452 SF WITH 14,199 SQUARE FEET OF BUILDABLE AREA OUTSIDE THE SETBACKS. THE LOT IS CHARACTERIZED BY AN IRREGULAR BUT SLIGHTLY RECTANGULAR WEDGE SHAPE WITH STEEP SLOPES BIFURCATING THE LOT AND SLOPING TOWARD AN UNNAMED TRIBUTARY OF NICKAJACK CREEK AT APPROXIMATELY 1/3 OF THE WIDTH. SOILS ARE GENERALLY STABLE WITH EXISTING NATIVE AND PIONEERING PLANTS AND A HEAVY LAYER OF NATURAL LEAF AND DEAD FALL DEBRIS THAT IS TYPICAL IN A MATURE WOODLAND. THE LOT IS VEGETATED PRIMARILY WITH SECONDARY GROWTH AND CONTAINS BOTH JUVENILE AND MATURE TREES.
- THE LOT CONTAINS A PERENNIAL STREAM, WHICH TRIGGERS BOTH THE 25-FOOT STATE UNDISTURBED BUFFER, THE 50-FOOT STATE IMPERVIOUS SETBACK, AND THE CITY OF SMYRNA'S ADDITIONAL 75-FOOT IMPERVIOUS BUFFER. THESE BUFFERS OVERLAP SIGNIFICANTLY AND EXTEND ACROSS THE MAJORITY OF THE LOT, INCLUDING THE MOST REASONABLY ACCESSIBLE BUILDING AREAS. THE LOCATION OF THE STREAM EFFECTIVELY BIFURCATES THE EASTERN SIDE OF THE LOT AND IMPOSES SIGNIFICANT DEVELOPMENT CONSTRAINTS. THERE IS NO EVIDENCE OF SIGNIFICANT FLOODING FROM THIS STREAM AND NO AREAS ARE RETAINING WATER OTHER THAN THE CLEARLY IDENTIFIABLE STREAM CHANNEL WHICH IS CHARACTERIZED BY CLEAR LINES OF WRESTED VEGETATION ON EACH SIDE.
- DUE TO THE BUFFER OVERLAP, A BUILDABLE FOOTPRINT OF ONLY 1335 SQUARE FEET REMAINS--CONFINED TO A SLIVER ALONG THE WESTERN EDGE OF THE PROPERTY, ONLY 14 FEET WIDE AT ITS BROADEST POINT. THIS LEAVES INSUFFICIENT SPACE TO CONSTRUCT A REASONABLY SIZED SINGLE-FAMILY HOME CONSISTENT WITH SURROUNDING PROPERTIES. THE PROPOSED VARIANCE SEEKS TO INTRUDE MINIMALLY INTO THE BUFFER AREA TO ESTABLISH A MODEST AND CUSTOM RESIDENTIAL STRUCTURE, RESPECTING STREAM PROXIMITY AND TOPOGRAPHIC CONDITIONS WHILE ENABLING BENEFICIAL USE OF THE LAND. PLANS PROPOSE A FOOT PRINT OF 40' WIDTH TO ACCOUNT FOR A TWO CAR GARAGE SPACE AND ROOM FOR A FRONT DOOR AND A FRONT ELEVATION THAT COMPLIMENTS OTHER HOMES IN THE NEIGHBORHOOD. USING THE 14' NOT IN THE BUFFER THAT LEAVES A WIDTH OF 26' REQUIRED TO REACH 40' SO THAT PUTS THE EASTERN (RIGHT) SIDE OF THE PROPOSED FOOTPRINT 'I' INTO THE 50' BUFFER AND ALL THEY WAY ACROSS THE 75' BUFFER AS INDICATED ON THE PLANS. A DEPTH OF 60' IS PROPOSED WHICH IS LESS THAN THE HALF OF 138' BUILDABLE DEPTH OF THE LOT. AN ADDITIONAL 50' OFF THE REAR AND 10' OFF THE EASTERN SIDE IS PROPOSED FOR THE DEVELOPMENT OF USEABLE BACK AND SIDE YARD SPACE AND TO PROVIDE THE SPACE NECESSARY FOR CONSTRUCTION OF THE PRIMARY HOME.
- WE ARE COMMITTED TO MINIMIZING BOTH SHORT-TERM AND LONG-TERM IMPACTS TO WATER QUALITY. THE PROPOSED HOME WILL UTILIZE PERMEABLE PAVEMENT, RAIN GARDENS OR INFILTRATION BASINS, AND NATIVE VEGETATIVE LANDSCAPING TO ABSORB AND FILTER RUNOFF. ALL CONSTRUCTION ACTIVITIES WILL COMPLY WITH THE CITY OF SMYRNA'S EROSION CONTROL REQUIREMENTS, AND APPROPRIATE SILT FENCING, CONSTRUCTION BARRIERS, AND GRADING TECHNIQUES WILL BE EMPLOYED. POST-CONSTRUCTION, THE IMPERVIOUS AREA WILL BE MINIMIZED, AND NO ENCROACHMENT WILL OCCUR INTO THE 25-FOOT STATE-MANDATED UNDISTURBED BUFFER. THESE STEPS ENSURE THAT ANY TEMPORARY DISTURBANCES ARE MITIGATED AND LONG-TERM WATER QUALITY IS PROTECTED. THE STEEP SLOPES ADJACENT TO THE PROPOSED FOOTPRINT MAKE ANY USE OF THE REMAINING BUFFERS IMPRACTICAL FOR ANYTHING OTHER THAN TRAILS AND NATIVE LANDSCAPING.
- THE REQUEST INVOLVES ENCROACHMENT INTO PORTIONS OF THE REGULATED BUFFER. NORMALLY WE WOULD PROPOSE OFFSETTING MITIGATION THROUGH REPLACEMENT AND PRESERVATION OF WHAT WOULD NORMALLY BE DEVELOPABLE AREAS ADJACENT TO THE DISTURBED ZONES. HOWEVER, THERE ARE NO AREAS OUTSIDE THE BUFFERS ON THIS LOT WHERE WE CAN AFFORD TO OFFSET THE IMPACTS. THEREFORE, WE PROPOSE INSTEAD TO ENHANCE AND IMPROVE THE REMAINING BUFFERS. WHERE FEASIBLE, INVASIVE SPECIES WILL BE REMOVED AND REPLACED WITH NATIVE PLANTINGS, AND ADDITIONAL VEGETATIVE STABILIZATION WILL BE PROVIDED ALONG THE STREAMBANK TO IMPROVE BUFFER FUNCTION. AS A RESULT, THE CURRENTLY WIDER BUT THINLY VEGETATED BUFFER WILL BE REPLACED BY A MORE FUNCTIONAL AND HEAVILY VEGETATED BUFFER CREATING A TOTAL BUFFER AREA THAT WILL NOT BE REDUCED IN QUALITY, BUT INSTEAD ENHANCED THROUGH RESTORATION MEASURES. THE APPLICATION WILL FOLLOW COBB COUNTY BUFFER REVEGETATION GUIDELINES AND SUBMIT A FINAL LANDSCAPE PLAN FOR STAFF APPROVAL PRIOR TO CONSTRUCTION.
- THE APPLICANT WILL ENDEAVOR TO PROTECT NATURAL RESOURCES AND PRESERVE THE ENVIRONMENTAL INTEGRITY OF THE SITE. THE PROPOSED DEVELOPMENT PLAN BALANCES THE NEED FOR REASONABLE PROPERTY USE WITH A ROBUST SUITE OF STORMWATER, LANDSCAPING, AND STREAM PROTECTION MEASURES. ALL ACTIVITIES WILL REMAIN OUTSIDE THE MOST SENSITIVE AREAS OF THE BUFFER (THE 25-FOOT UNDISTURBED ZONE), AND ADDITIONAL CONSERVATION PRACTICES WILL BE IMPLEMENTED TO OFFSET THE LIMITED INTRUSION REQUESTED.
- THE APPLICANT PROPOSES TO ADDRESS THE IMPERVIOUS SURFACES ADDED THE BUFFERS WHICH INCLUDE THE RETAINING WALLS, PATIOS, POOL, DECK, DRIVEWAY, SIDEWALKS, STOOPS, AC UNITS, WASTE RECEPTACLE PADS, AND THE FOOTPRINT OF THE HOME.
- TO ADDRESS THE THE ADDED IMPERVIOUS SURFACES, THE APPLICANT PROPOSES TO INSTALL CUSTOM INFILTRATION BMPs IN TWO (2) EXCAVATED AREAS NEAR THE HOME. THESE DEVICES INCLUDES A GRAVEL SUMP SYSTEM THAT WILL PROVIDE THE REQUIRED VOLUME FOR WATER QUALITY.
- THE TOTAL DISTURBANCE NECESSARY TO CONSTRUCT THE HOME, DRIVEWAY, POOL, POOL DECK, WOOD DECK, SIDEWALKS, PATIOS, STOOPS AND BMP IS LESS THAN 12000 SF. AND THE TOTAL IMPERVIOUS AREA IS 6,000SF (INCLUDING THE POOL SURFACE) WHICH IS LESS THAN THE 35% ALLOWED FOR IMPERVIOUS IN THE R15 DISTRICT. THE SITE PLAN AND DETAILS CALL FOR LANDSCAPING OF THE DISTURBED AREAS IMMEDIATELY FOLLOWING CONSTRUCTION.
- TEMPORARY EROSION CONTROL MEASURES ARE PROPOSED TO SURROUND THE SITE AND THE SITE SHALL BE SEED, SODDED, MULCHED, AND LANDSCAPED IN SOME COMBINATION WHEN COMPLETED.
- ALL SOIL REMOVED FOR THE BASEMENT AND POOL, ETC. SHALL BE REMOVED FROM THE SITE AND SHALL NOT BE SOTRED FOR MORE THAN 48 HOURS UNLESS COVERED WITH TARPS.
- NO GRADED SLOPE SHALL EXCEED 2H:1V

BUFFER REVEGETATION GUIDELINES:

AREAS WITHIN ALL BUFFERS MUST HAVE 100-PERCENT COVERAGE WITH NATIVE PLANTS. REFER TO ATTACHED APPENDIX A FOR A LIST OF SUITABLE PLANTS. THESE PLANTS SHALL BE INSTALLED IN THE FOLLOWING PROPORTIONS:

- 40% LARGE TREES - ONLY 20% OF THE TOTAL QUANTITY OF LARGE TREES MAY BE PINE
- 25% SMALL TREES
- 20% SHRUBS
- 15% FORBS - GRASSES/GROUND COVER/PERENNIALS
- PLUS - INSTALLATION OF NATIVE GRASSES OF AREAS DISTURBED

PLANTS IN EACH CATEGORY HAVE THE FOLLOWING SQUARE-FOOT VALUE:

- LARGE TREES: 200 SQ.FT. EACH, MINIMUM 10' HEIGHT AND 1 1/4" CALIBER.
- SMALL TREES: 100 SQ.FT. EACH, MINIMUM 6-8' HEIGHT
- SHRUBS: 25 SQ.FT. EACH, MINIMUM 3 GALLON SIZE
- FORBS: 25 SQ.FT. EACH, MINIMUM 1 GALLON SIZE
- NATIVE GRASS SEEDING SHOULD CONSIST OF STABILIZATION OF IMPACTED AREA

GENERALLY, NO MORE THAN 25% OF THE TREES AND SHRUBS REQUIRED MAY BE ONE SPECIES. FOR EXAMPLE, IF COVERAGE REQUIRES 100 LARGE TREES, AT LEAST FOUR SPECIES MUST BE USED, WITH 25 TREES OF EACH SPECIES.

EXAMPLE: A 50' BUFFER OF 200' IN LENGTH MUST BE TOTALLY REVEGETATED.

• BUFFER 200' LONG X 50' WIDE	= 10,000 SQ.FT. TO BE COVERED WITH VEGETATION
• 25% X 10,000 SQ.FT.	= 2500 SQ.FT. OF PLANTS FROM EACH CATEGORY
= LARGE TREES	= 4000 SQ.FT. / 200 SQ.FT. EACH = 20 TREES REQUIRED (SPACED OUT OVER AREA)
= SMALL TREES	= 2500 SQ.FT. / 100 SQ.FT. EACH = 25 TREES REQUIRED (SPACED OUT OVER AREA)
= SHRUBS*	= 2000 SQ.FT. / 25 SQ.FT. EACH = 80 SHRUBS REQUIRED
= FORBS*	= 1500 SQ.FT. / 25 SQ.FT. EACH = 60 PLANTS REQUIRED
• NATIVE GRASS SEEDING	= (AREA DISTURBED)

*THESE SPECIES SHOULD BE PLANTED IN GROUPINGS (4-6 MIXTURE) RATHER THAN SPACED OUT OVER THE ENTIRE AREA. PLANTS USED FOR RENEGOTIATION SHOULD BE CHOSEN FROM THE APPENDIX A PLANT LIST. THESE PLANTS WERE SELECTED FOR THEIR SUITABILITY FOR PLANTING ALONG STREAMBANKS, LAKE EDGES, WETLANDS AND OTHER AQUATIC SITES.

SJM

SJM MURPHY, LLC.

3282 LEE STREET S.E.

SMYRNA, GEORGIA 30080

770.630.9205 WWW.SEANJMURPHY.COM

8m

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 SJM MURPHY, 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:

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24 HOUR EMERGENCY CONTACT

DAVIN HARRIS

770-866-2360

MDM, LLC

DAVIN HARRIS

1234 KINGSVIEW DR.

SMYRNA, GA 30080

1241 KINGSVIEW DRIVE

SMYRNA, GA 30080

PARCEL 170556100400 LOTS 6 KINGSVIEW LAND LOT 527, 17TH DIST. 2ND SECTION COBB COUNTY, GEORGIA

DATE

5/5/2025

RESERVED

RESERVED

REVISIONS

GSWCC LEVEL II CERTIFIED DESIGN PROFESSIONAL CERTIFICATION # 0000075937

GEORGIA

PROFESSIONAL ARCHITECT

SEAN J. MURPHY

0 20' 40'

SCALE: 1"=20'

DRAWN BY: SJM

CHECKED BY: SJM

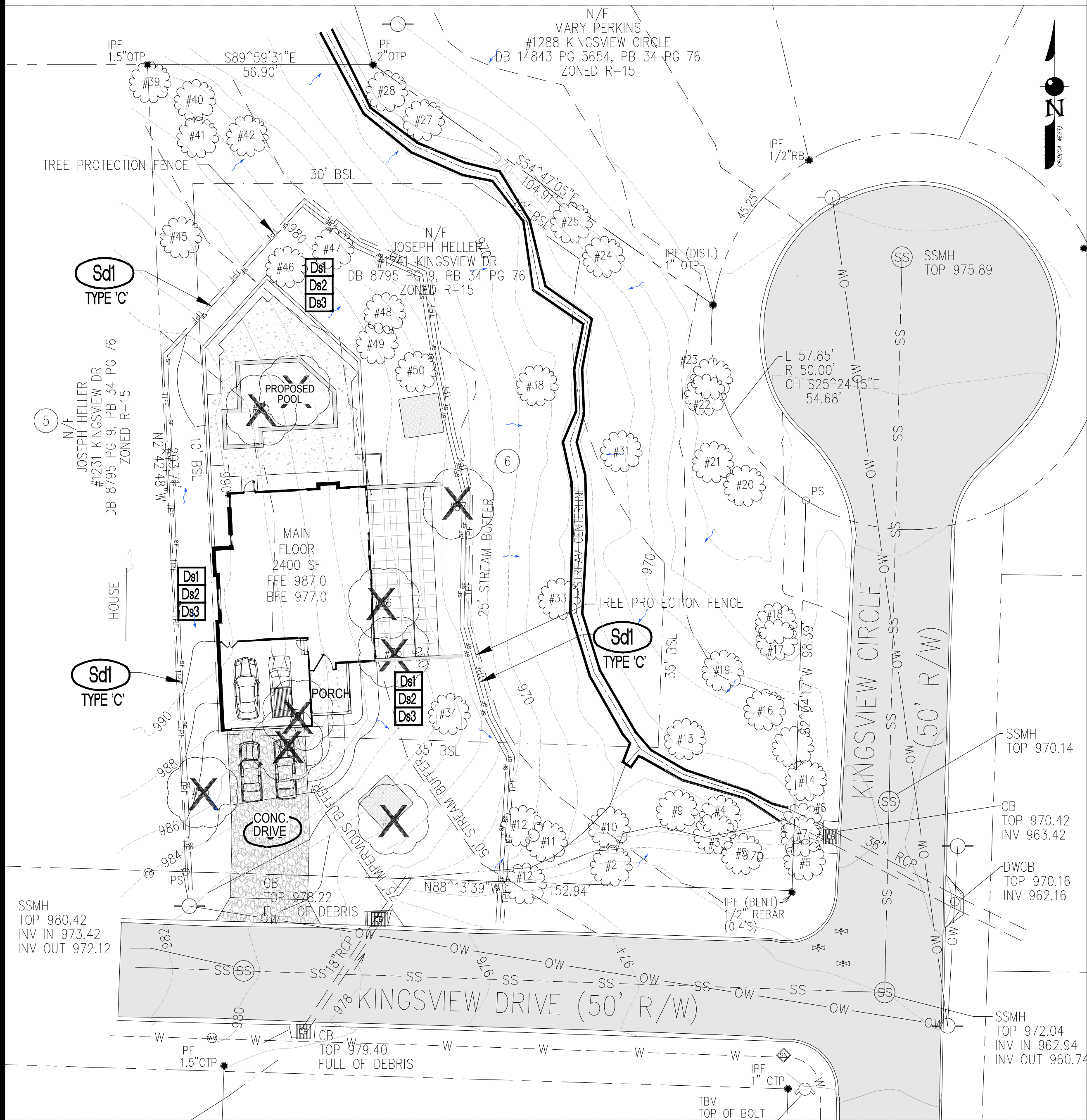
PROJECT MANAGER: SJM

JOB #: 2025-03

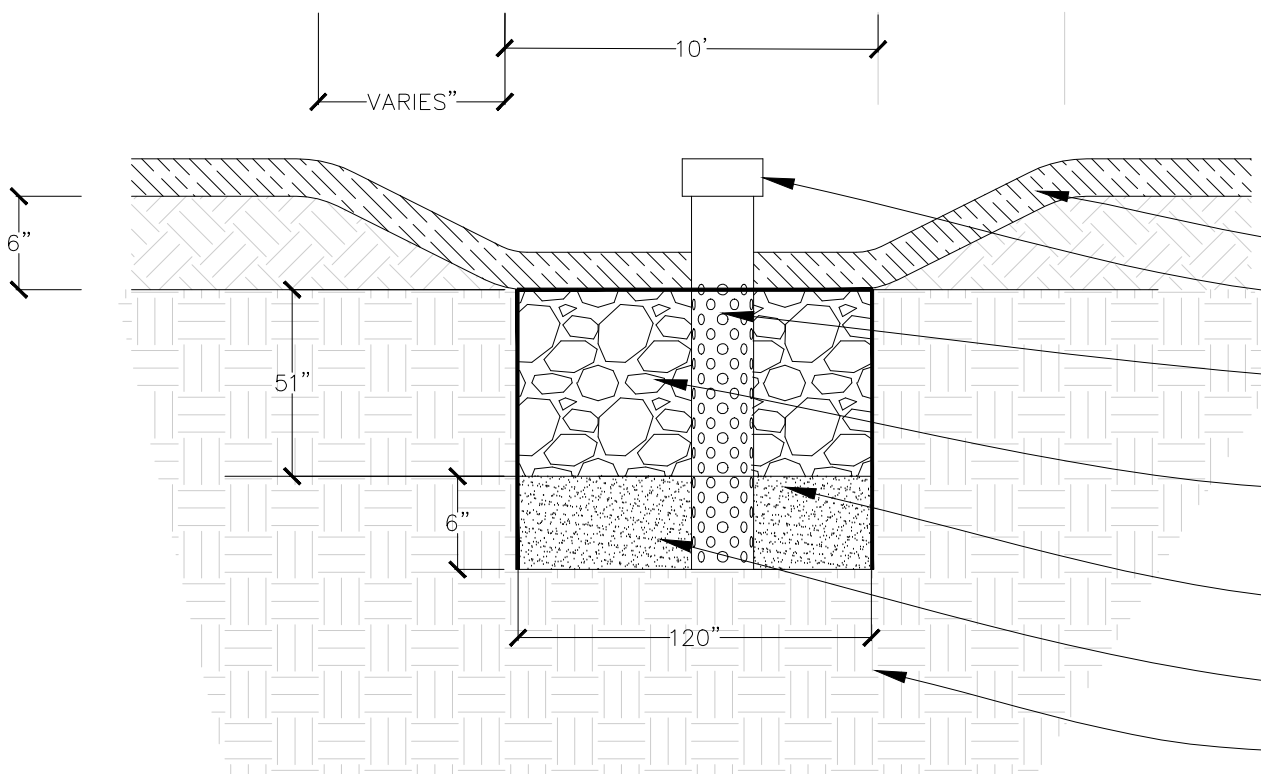
SITE PLAN

SHEET NO. S01

SITE PLAN:



INFILTRATION PRACTICE - RETENTION:



THE BMP MUST BE MAINTAINED AND SERVICED REGULARLY. LEAVES MUST BE REMOVED AND CLEAN OUT CLEARED OF DEBRIS. CHECK FOR EROSION OF SURFACE AND REPAIR AS NEEDED WITH COMPACTED SOIL AND SOD OR GROUND COVER.

ROOF GUTTERS AND DOWN SPOUTS MUST BE CONNECTED TO AND DRAIN TO THE GRAVEL PORTION OF THE DRAINAGE SWALE.

SYSTEM CAPACITY:
EXCAVATION: 10.0' WIDE X 10' WIDE X 4.25' DEPTH MIN.
GRAVEL BASIN: 10' X 10' X 4.25' WITH WASHED #57 STONE = 425 X .40 = 170 C.F.
TOTAL OF BOTH DEVICES = 340 C.F.

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 4/1-4/15 BERMUDA (HULLED) 10LBS PER ACRE
 - COOL 9/1-11/1 FESCUE KENTUCKY 31 50LBS PER ACRE
 - WINTER 11/1-4/15 ANNUAL RYE GRASS 50LBS PER ACRE

- PROJECT IS NOT LOCATED WITHIN 2000 FT OF THE CHATTAHOOCHEE RIVER
- NO WATER OF THE STATE EXIST WITHIN 200 FEET OF THE PROJECT SITE.

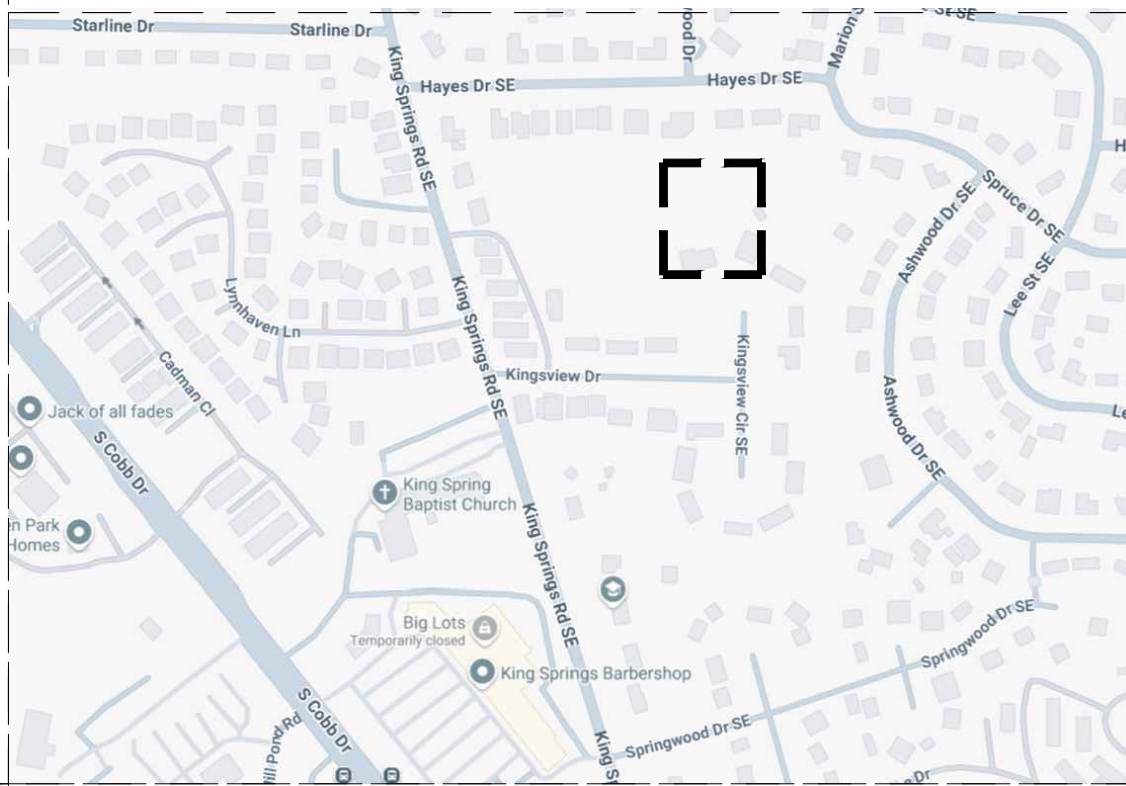
GSWCC CERTIFICATION:

@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:	28,122 sf	0.65ac
DISTURBED SITE AREA:	12,000 sf	0.27ac
TOTAL IMPERVIOUS AREAS:	6000sf	0.14ac
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EXISTING ZONING:	RESIDENTIAL R-15	
YARD AREAS:		
FRONT YARD:	35 FEET	
SIDE YARD:	10 FEET	
REAR YARD:	30 FEET	
MIN. LOT SIZE:	15,000 SF	
MAX. LOT COVERAGE:	95%	

WATER QUALITY CALCS:

TOTAL DRAINAGE BASIN AREA (POOL & POOL DECK AND THE ROOF OF THE HOME) = 4171sf

IMPERVIOUS AREA IN THE BUFFER = 37056sf = 0.085 AC

$WQv = ((1.2)/(Rv))/(A)/12$ where $Rv = 0.05 + 0.009(1.1)$

- A=Area draining to this practice = 4171sf
- I2=Unit conversion factor
- I=New Impervious area/Total area as a % =
- $I = 37056/4171 = 88.8\%$
- $Rv = 0.05 + 0.009(1.1) = 0.05 + 0.009(88.8) = 0.8492$
- $WQv = (((1.2)/(0.8492))/(0.09 ac))/12$
- $WQv = 0.0076428 ac-ft = 332.9 cu.ft.$

117 CF. PROVIDED BY BMP SEE DETAILS

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 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)		DS1	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)		DS2	Establishing a temporary vegetative cover with fast growing seedlings on disturbed areas.
DS3	DISTURBED AREA STABILIZATION (WITH PERM SEEDING)		DS3	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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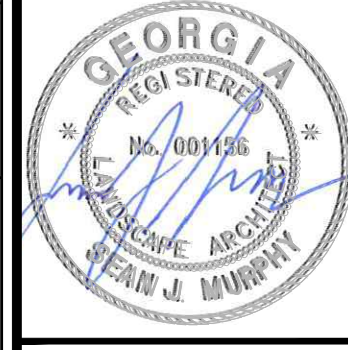
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0 20' 40'
SCALE: 1"=20'

DRAWN BY: SJM
CHECKED BY: SJM
PROJECT MANAGER: SJM
JOB #: 2025-03
STORM WATER MITIGATION
PLAN
SHEET NO. S02