

LOT COVERAGE MITIGATION PLAN

AS-BUILT LOT COVERAGE
POOL/SPA: 650 SQ. FT.
PAVER DECK: 919 SQ. FT.
EQUIPMENT PAD: 25 SQ. FT.
WALLS/STEPS: 60 SQ. FT.
TOTAL PROPOSED: 1,654 SQ. FT.

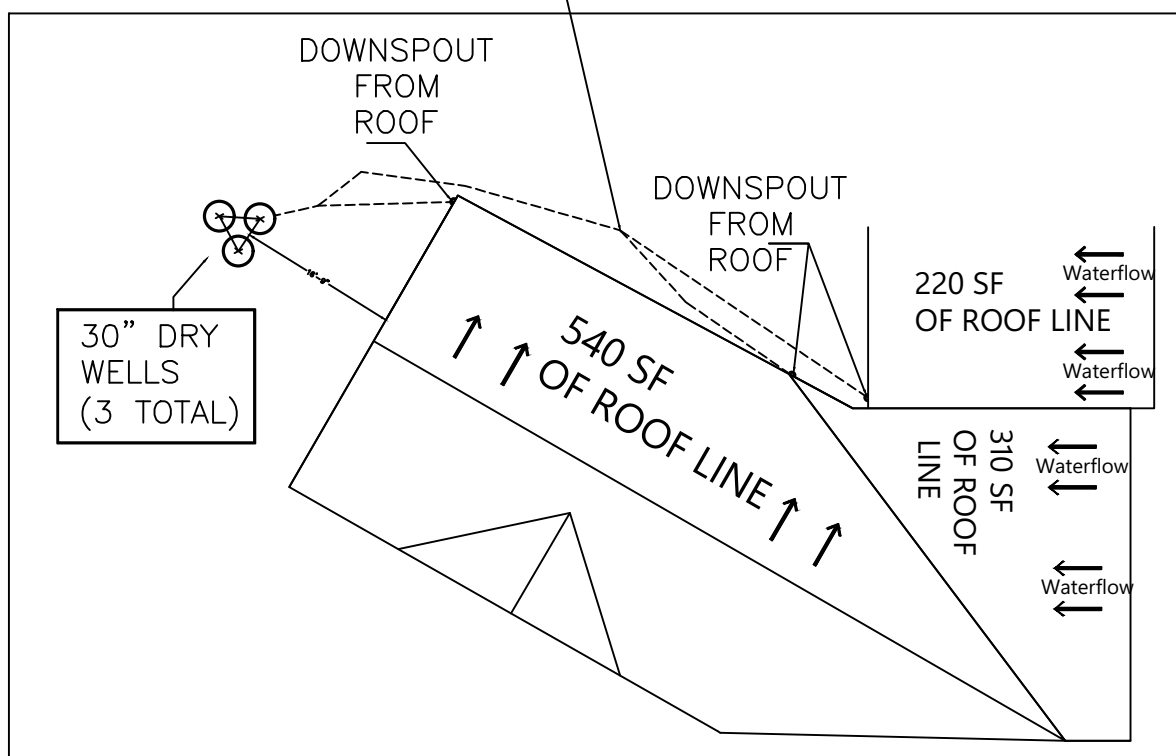
TOTAL EXISTING: 7,046 SQ. FT.
PROPOSED IMPERV. AREA: 8,700 SQ. FT.

TOTAL LOT AREA: 21,867 SQ. FT.
IMPERVIOUS AREA % 39.78%

MITIGATION PLAN:
35% ALLOWED (7,653 SF)
EXISTING SF OVER BY 1,047

ROOF LINE MITIGATION 1,070 SF

DOWNSPOUTS TO BE
RUN IN 4" PVC PIPE
FROM DOWNSPOUTS
TO FLOW WELLS



AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

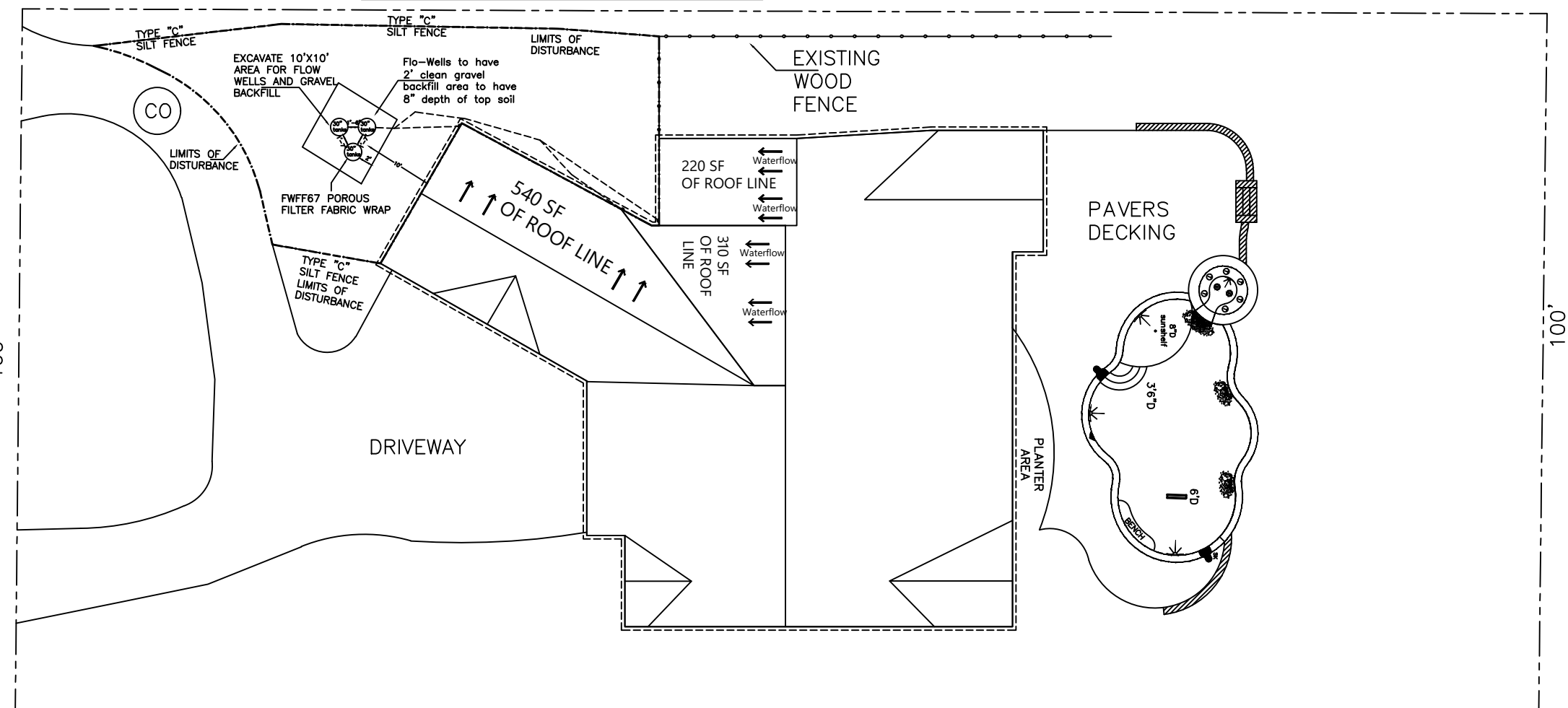
Robert W. Richardson

ROBERT W. RICHARDSON, GA RLS #3419

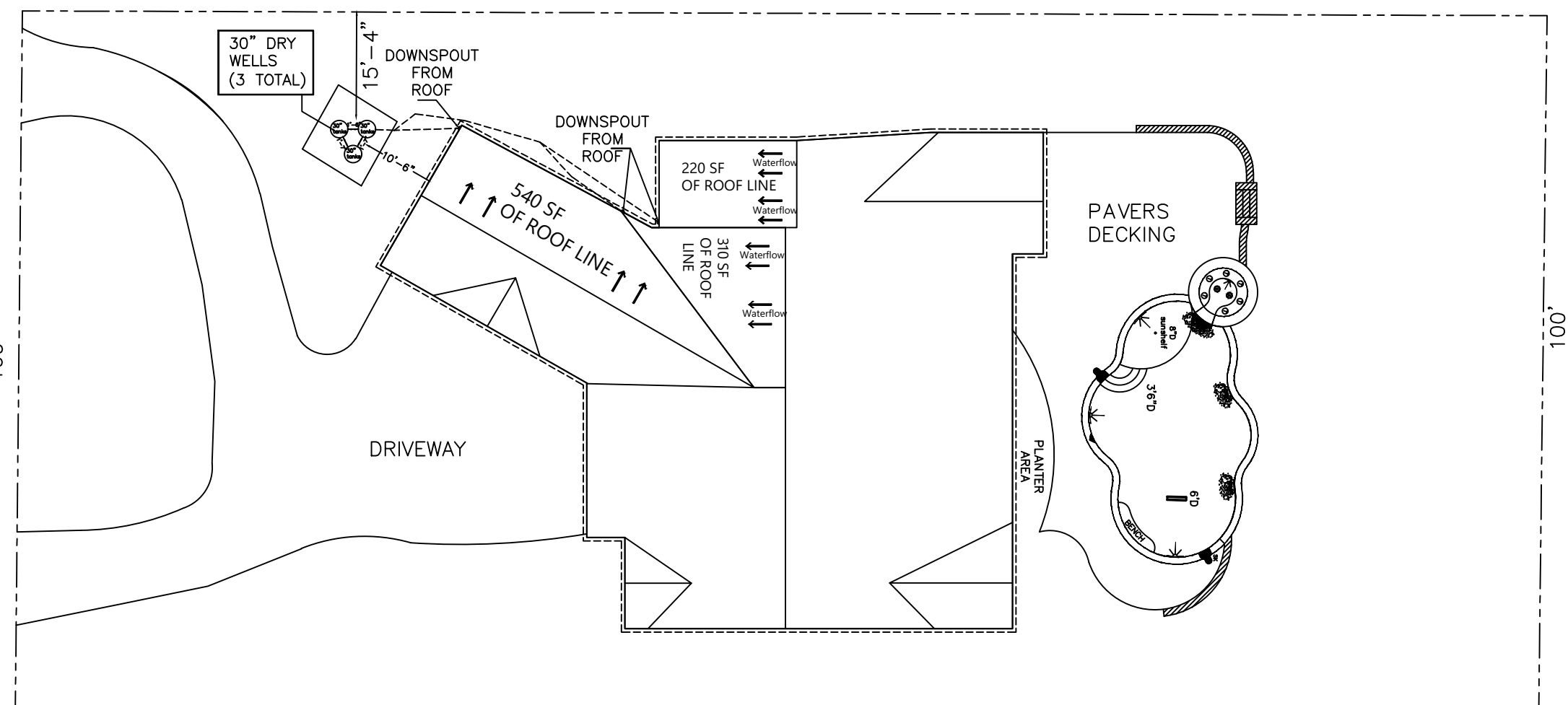
DATE



EXCAVATION PLAN



EXCAVATED SOIL
TO BE REMOVED
FROM THE PROPERTY



GSWCC GEORGIA SOIL AND WATER
CONSERVATION COMMISSION

ROBERT W. RICHARDSON
LEVEL II CERTIFIED DESIGN PROFESSIONAL

CERTIFICATION NUMBER 0000089322
ISSUED: 10/11/2019 EXPIRES 10/11/2022
09/22/22
SIGNATURE DATE

ALPHA LAND SERVICES

P.O. BOX 1651
LOGANVILLE, GA. 30052
ENGINEERING * LAND SURVEYING
OFF: 770.696.4054 EMAIL: ROBERT@ALPHASURVEYOR.COM

REVISION: _____

REF. PLAT: PB. _____ P. _____

CONTRACTOR:
ARTISTIC POOLS
3884 N. PEACHTREE ROAD
ATLANTA GA 30341
770-458-9177

PARCEL #
17055600160
R3 - RESIDENTIAL LOT
CITY OF SMYRNA
SUBDIVISION
COLLIER FRANK M
COBB CO
GEORGIA

HOMEOWNER
JUDI-LEE WEBB
NORMAN WEBB
3341 PRETTY BRANCH DR.
SMYRNA GA. 30080

SCALE
1" = 20'-0"
11/23/2022

NOTES

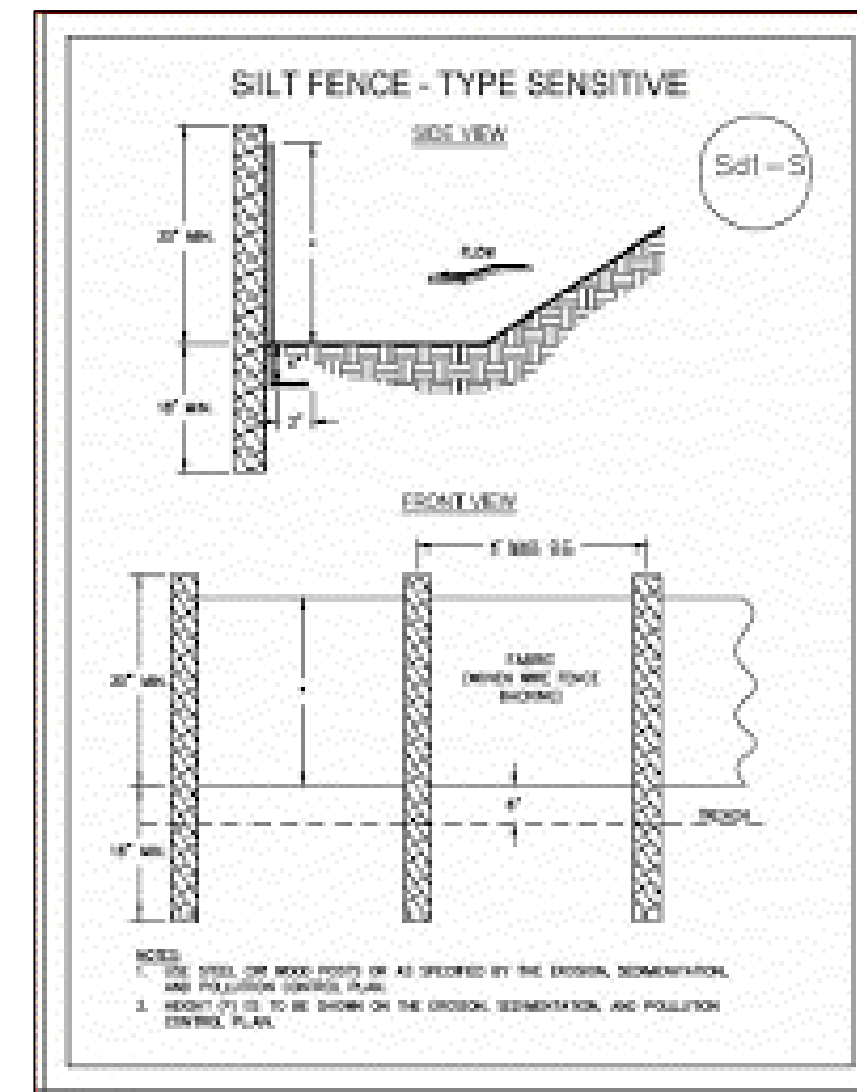
NOTE:
THE APPLICANT/DESIGNER/
CONTRACTOR ARE RESPONSIBLE
FOR ANALYZING EXISTING DRAINAGE
PATTERNS AND ASSURING THE
PROPOSED IMPROVEMENTS DO NOT
CREATE AN ADVERSE IMPACT TO
OFFSITE PROPERTIES.

NOTE:
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.

NOTE:
THE CONTRACTOR WILL PREVENT
THE TRACKING OF MUD ONTO ALL
PUBLIC RIGHTS-OF-WAY. WE WILL
IMMEDIATELY REMOVE MUD AND
DEBRIS TRACKED OR SPILLED ONTO
PRETTY BRANCH DRIVE.

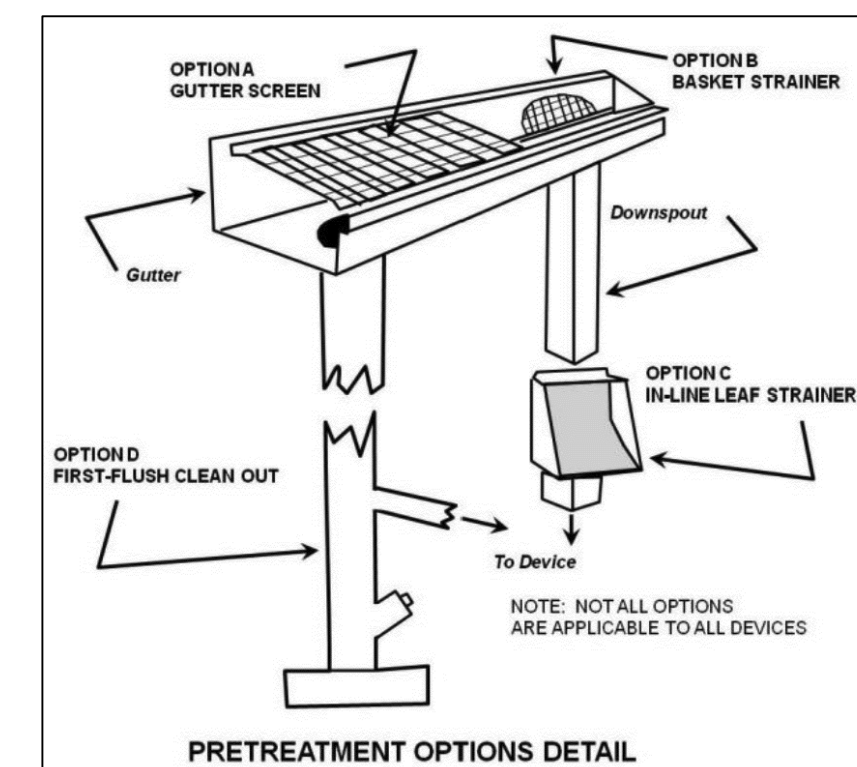
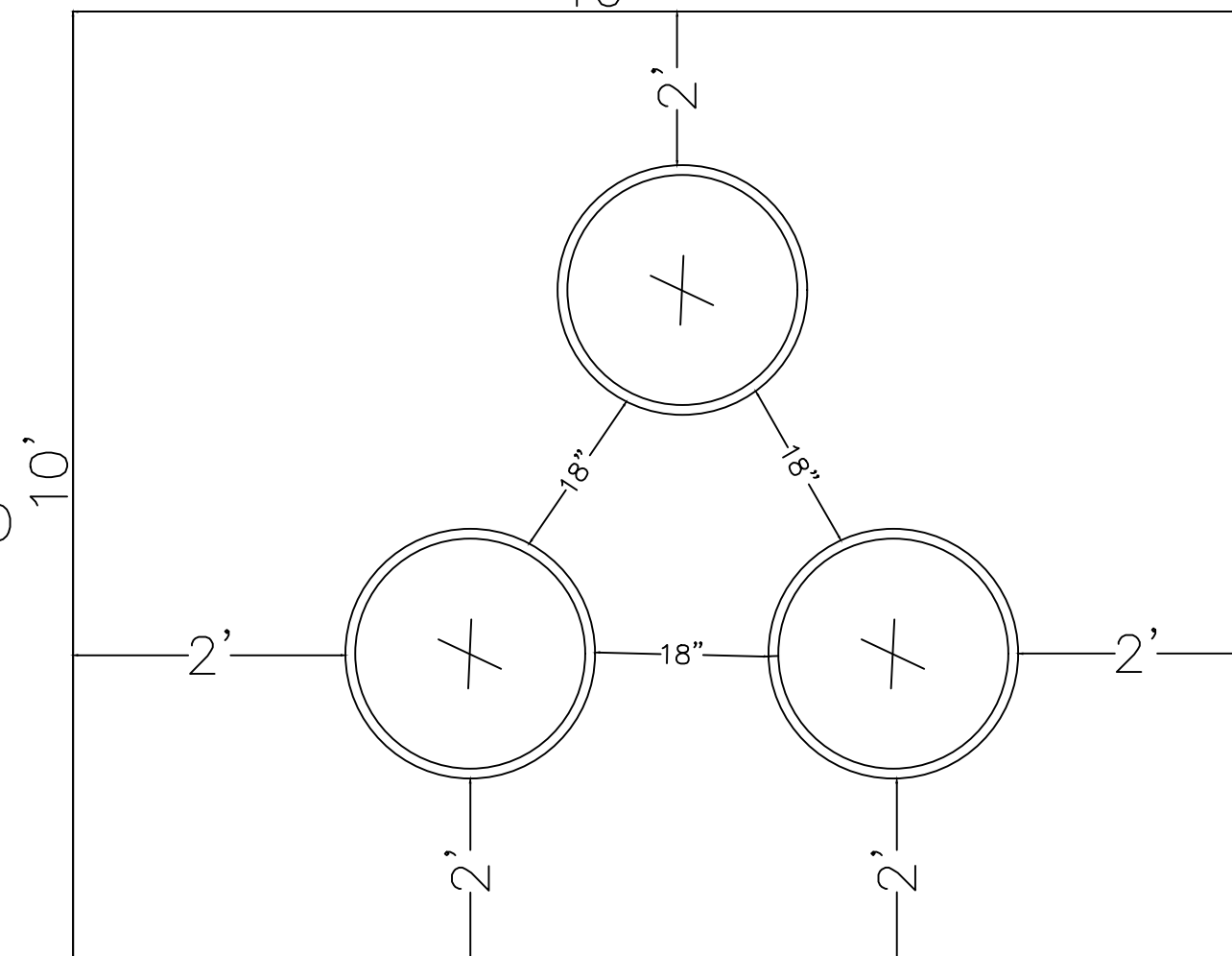
NOTE:
ANY DISTURBED AREA LEFT EXPOSED
FOR A PERIOD GREATER THAN 14
DAYS SHALL BE STABILIZED WITH
MULCH OR TEMPORARY SEEDING.

| EROSION CONTROL LEGEND APPLY TO ALL DISTURBED AREAS | |
|--|---|
| Ds1 | A. TEMPORARY COVER OF PLANT RESIDUES APPLIED TO THE SOIL SURFACE FOR A PERIOD OF (6) MONTHS OR LESS WHEN SEEDING IS NOT PRACTICAL |
| Ds2 | ESTABLISHING A TEMPORARY NEGATIVE COVER WITH FAST GROWING SEEDING ON DISTURBED AREAS. SEE EROSION CONTROL NOTES |
| Ds3 | ESTABLISHING PERMANENT VEGETATIVE COVER SUCH AS TREES, SHRUBS, VINES, GRASSES OR LEGUMES ON DISTURBED AREAS. SEE ENLARGED PLANS |
| Ds4 | DISTURBED AREA STABILIZATION (WITH SODDING) |
| Du | CONTROLLING SURFACE AND AIR MOVEMENT OF DUST ON LAND DISTURBING ACTIVITIES |



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3884 N. PEACHTREE ROAD
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770-458-9177

30" FLO
WELLS
10'



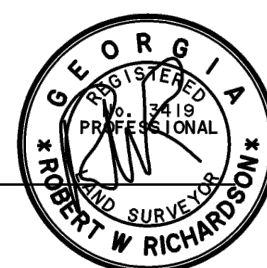
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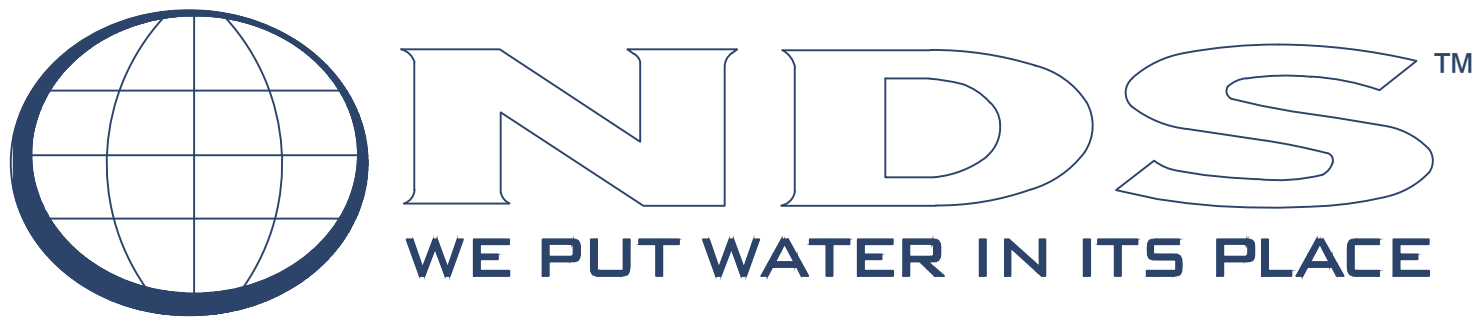
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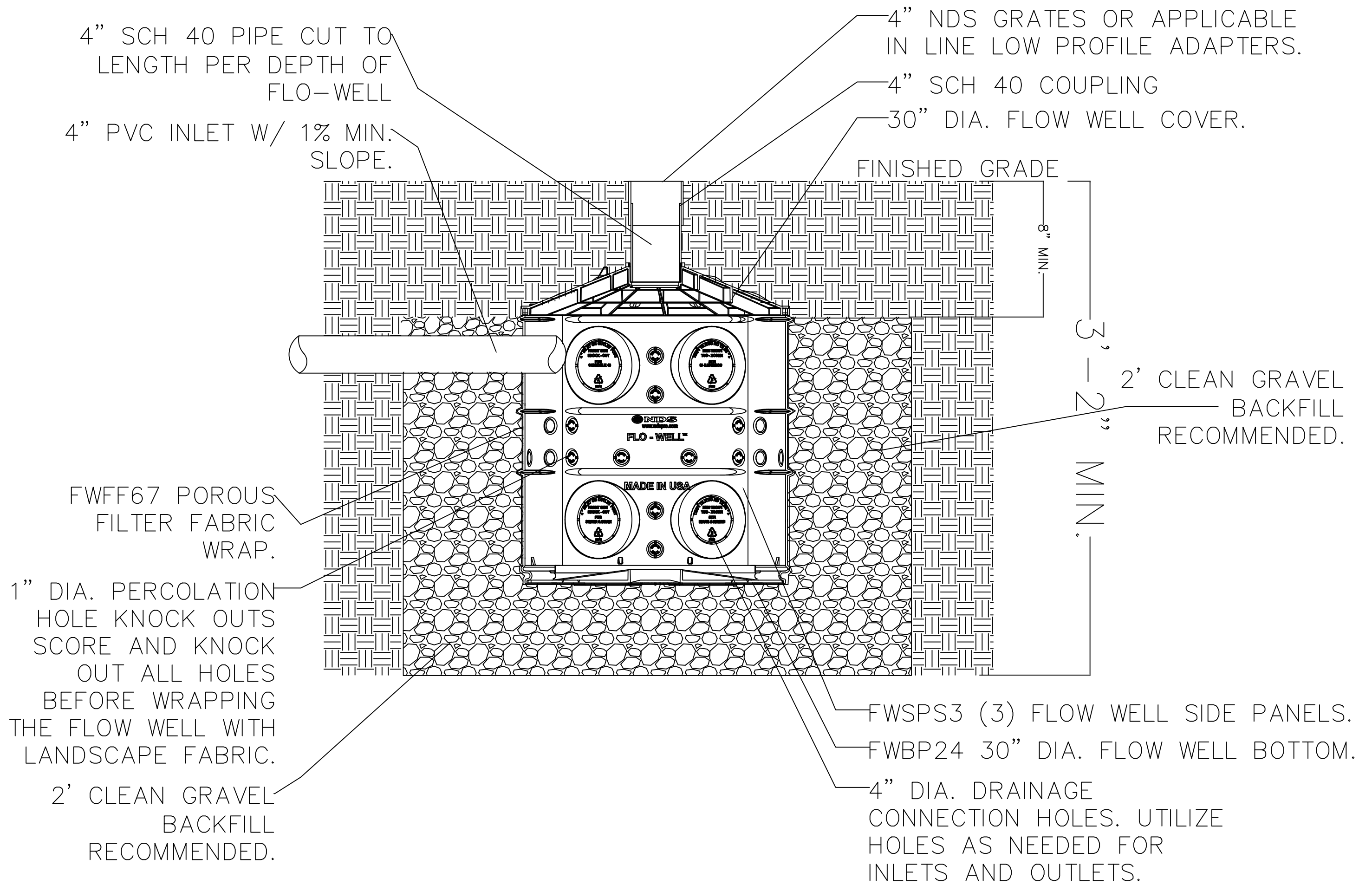
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*LOCATION MIN. 10-FT FROM BUILDING FOUNDATION
*LOCATION MIN. 10-FT FROM PROPERTY LINES



NDS FLO-WELL CALCULATOR

1047 SF. OF DRAINAGE AREA

1.0 (ROOFLINE) COEFFICIENT OF RUNOFF AREA

1.25 RAINFALL IN/HR

2' OF GRAVEL BACKFILL BENEATH FLOW WELL

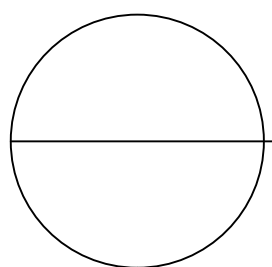
2' OF GRAVEL BACKFILL AROUND FLOW WELL

-RUNOFF 27.21 GPM / 0.07 CFS

-VOLUME OF WATER TO BE STORED
816.30 GALLONS / 109.13 CUBIC FEET

OF FLO-WELLS NEEDED (3)

AMOUNT OF GRAVEL NEEDED
8.79 CUBIC YARDS / 237.33 CUBIC FEET



FLO-WELL DRY WELL SYSTEM

FLO-WELL INSTALLATION DETAIL - 30" FLOW-WELL DRY WELL

NOVEMBER 1, 2022
(NOT TO SCALE)

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SITE VISIT CERTIFICATION STATEMENT

On September 26, 2022 Alpha Land Service visited the site at 3341 Pretty Branch Drive in Smyrna Georgia to locate and design the Flo-Well System.

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."

Name: Robert W. Richardson



ROBERT W. RICHARDSON, GA RLS #3419

12/19/2022

DATE

