



- N/F DANIEL M & JILL P HUITRON
TAX PAR 17056100100



- 1) "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

SITE AREA:

WATER & SEWER: CITY OF SMYRNA

POWER PROVIDER: GEORGIA POWER

STATE WATERS: THERE ARE NO STATE
WATERS ON SITE OR
FLOOD PLAIN: WITHIN 200 FEET
THERE IS NO FLOOD
PLAIN ON THE SITE

FRONT SETBACK: 25' FROM B.O.C.
MATCHING OTHERS

REAR SETBACK: 25'

SIDE SETBACKS: 6'*(EXISTING)
7.5' PROPOSED

CORNER SETBACK: 25' FROM
BACK OF CURB
MATCHING OTHERS

PARKING SPACES: OFF STREET PARKING FOR TWO CARS PER LOT IS PROVIDED

NOTES:

1. THE NEW LOT HAS BEEN PLANNED WITH ITS OWN UNDERGROUND INFILTRATION SYSTEM SO THAT NO HOA, RESTRICTIVE COVENANTS, OR SHARED ACCESS AGREEMENTS SHALL BE REQUIRED.
2. ALL NEW GUTTERS FOR PROPOSED HOUSE SHALL BE TIED INTO THE INFILTRATION CHAMBER USING PVC OR FLEXIBLE DRAIN PIPE. GUTTERS ARE REQUIRED ON ALL ROOF EDGES OTHER THAN GABLES.
3. ALL NEW DOWN SPOUTS FOR PROPOSED HOUSE SHALL HAVE LEAF AND DEBRIS FILTERS, STRAINERS, OR LEAF GUARDS. (WITHOUT THEM THIS SYSTEM WILL FAIL QUICKLY).
4. 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.
5. THE NEW LOT FOR THE NEW HOUSE SHALL HAVE AN UNDERGROUND STORM WATER MANAGEMENT SYSTEM AS DETAILED. THE SIZE SPECIFIED MAY NOT BE MODIFIED WITHOUT APPROVAL OF THE CITY.
6. INSTALL A LINED INFILTRATION BASIN USING A SYNTHETIC LINER WRAPPING THE BOTTOM, ALL FOUR SIDES, AND THE TOP. USE QTY (3) THREE, TWENTY FOOT SECTIONS OF 24" CORRUGATED BLACK PIPE WITH PERFORATIONS NOT LESS THAN 9" APART. EACH END OF EACH PIPE SHALL BE SEALED TO PREVENT GRAVEL FROM FALLING IN THE PIPE. USE 24" PLASTIC CAPS. 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 2-4" 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

TRACT 1

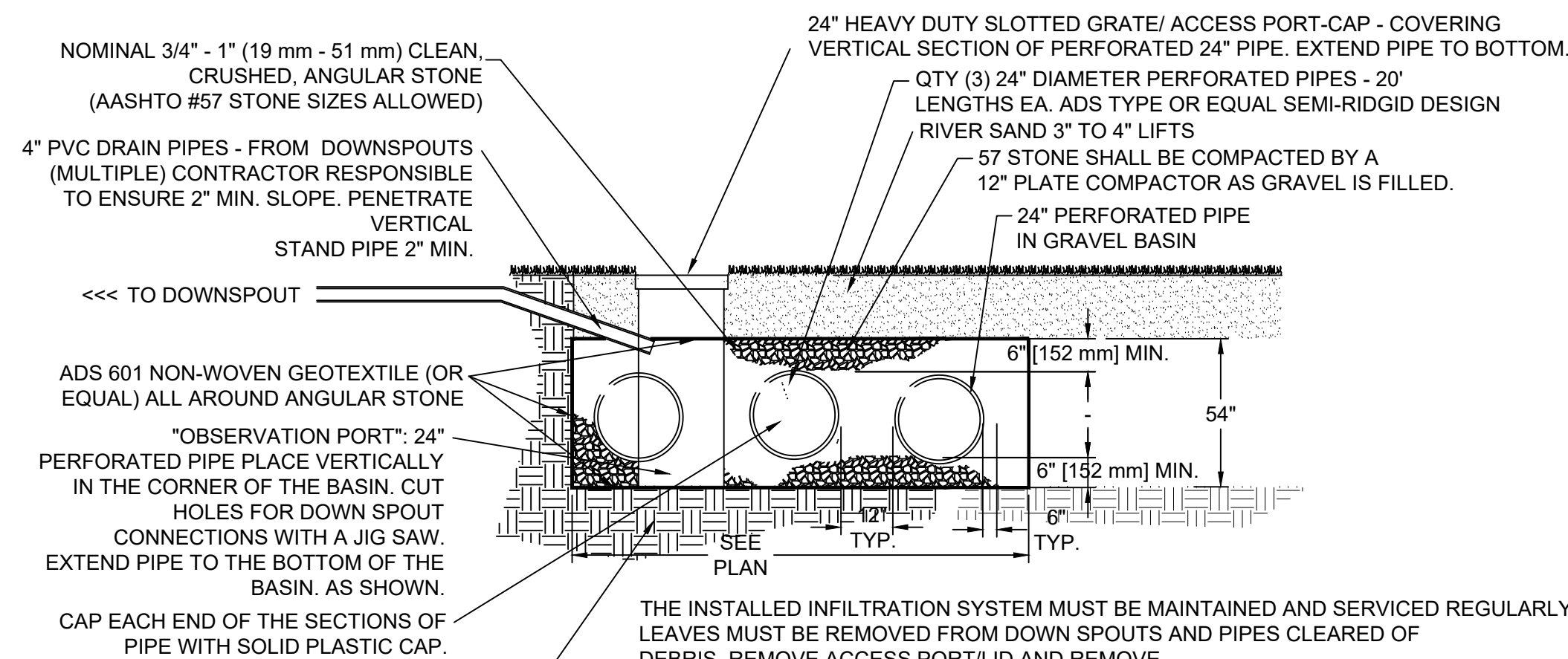
Total On-Site Area = 0.30 acres
 Impervious Area (max 45%) = 0.135 acres
 $NQV = (1.2RvA)/12 =$
 $NQV = [(1.2)(0.455)(0.3 \text{ ac})]/12$
 $NQV = 0.01365 \text{ ac-ft} = 594.6 \text{ cu.ft.}$

TRACT 2

Total On-Site Area = 0.25 acres
 Impervious Area (max 45%) = 0.1116 acres
 $WQV = (1.2R_vA)/12 =$
 $WQV = [(1.2)(0.455)(0.25 \text{ ac})]/12$
 $WQV = 0.0114 \text{ ac-ft} = 496.5 \text{ cu.ft.}$

BMP - INFILTRATION BASIN - TRENCH
THE BMP RUN PARALLEL TO CONTOURS NOT LESS THAN
10' FROM ADJACENT STRUCTURE.
BMP 75' LENGTH AND 54" DEPTH BY 5' WIDE AT TOP AND 3' WIDE
AT THE BOTTOM DETAILS WILL BE PROVIDED IN FINAL CONSTRUCTION
PLANS. MINIMUM CAPACITY 600 CU. FT. DETAIL SIMILAR TO BELOW.

BMP INFILTRATION BASIN - DEPRESSED AREA
THE BMP WILL BE SHAPED ROUGHLY IN A
RECTANGLE AND LOCATED AS SHOWN IN
CURRENT LOW AREA.
BMP 20' LENGTH AND 12' WIDTH BY 54" DEPTH
DETAILS PROVIDED BELOW.



NOTES:

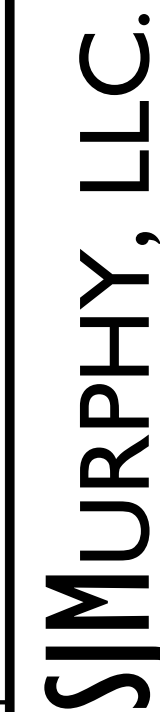
SERVICING OF THIS SYSTEM:

1. ACCESS – IS VIA THE DRAIN/COVER ON THE VERTICAL OBSERVATION PORT. .
2. 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.
3. 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:

12x20= 240SF X 54" DEPTH OF GRAVEL = 1080 CF
 24" PIPE CAPACITY = 3.14 X LENGTH (20') =62.8cfx3pipes =188.4cf
 1080CF LESS THE PIPE VOLUME = 891.6CF X 40% OPEN SPACE=356.64CF
 356.64+188.4 FOR PIPE = 545.04CF TOTAL CAPACITY AT EACH LOCATION (12x20x4.5 each)

1 INFILTRATION BASIN DETAIL – RETENTION



3282 LEE STREET S.E.
SEMYRNA, GEORGIA, 30080
770.630.9205 WWW.SEANMURPHY.COM



Call before you dig
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE EITHER UNKNOWN OR APPROXIMATELY LOCATED ON THESE PLANS. IN NO CASE HAVE ANY UTILITIES BEEN FIELD VERIFIED BY S.J. MURPHY, LLC. THE CONTRACTOR SHALL DETERMINE EXACT LOCATIONS OF ALL EXISTING UTILITIES IN THE AREA OF CONSTRUCTION PRIOR TO COMMENCING WORK AND AGREES 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.

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24 HOUR
EMERGENCY CONTACT
RICK KOLB
404-518-3542

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

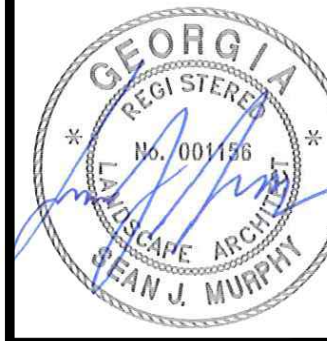
**#2625
HIGHLAND AVE
2625 HIGHLAND AVENUE
CITY OF SMYRNA
LAND LOT 561, 17TH DIST. 2ND SECTION
COBB COUNTY, GEORGIA**

DATE 7/8/2022


7/31/2022

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 #: 2022005
SITE PLAN
SHEET NO. S100