

**PROPOSED ELEVATIONS LOT 11:**

$$\underline{F.F.E. = 969.0}$$

GARAGE = 968.0  
CRAWLSPACE = 965.0

**AREA COVERAGE:**  
TOTAL LOT AREA ~ 20,630 S.F. (0.47 AC.)  
TOTAL IMPERVIOUS ~ 4,193 S.F.  
PERCENT IMPERVIOUS ~ 20.3%

**BREAKDOWN:**  
HOUSE ~ 2,276 S.F.  
DRIVEWAY ~ 1,303 S.F.  
SIDEWALK ~ 117 S.F.  
COVERED PORCH ~ 113 S.F.  
PATIO ~ 384 S.F.

**ADDRESS**  
LOT 11 - 1272 KINGSNEW CIRCLE

*PER CITY OF SMYRNA: THIS PLAN DOES NOT PRECLUDE A VARIANCE APPLICATION AT THE TIME THE POOL IS TO BE CONSTRUCTED.*

HATCHED AREA TO BE SODDED  
(APPROXIMATELY 7,077 S.F.)

APPROX. LOCATION OF  
BIORETENTION AREA -  
20' X 10' X 4' DEEP  
(SEE DETAIL ON SHEET 2,

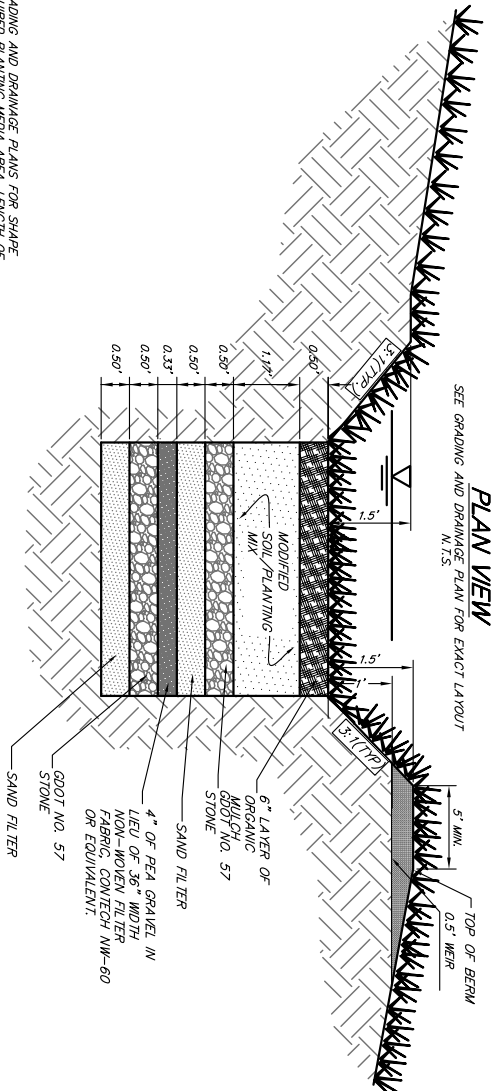
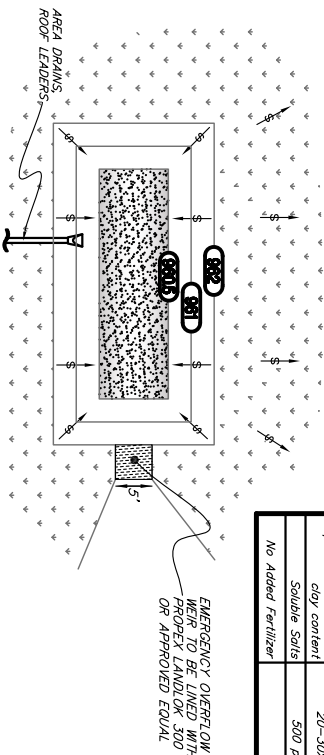
$N \sim F$   
 AMY ELIZABETH CHAFFEE  
 D.B. 14597, PG. 804  
 P.B. 16, PG. 147

LOCATED IN L.L. 527  
17TH DISTRICT, 2ND SECTION  
COBB COUNTY, GA.  
CITY OF SMYRNA

**SHEET 1 OF 2**

TYPICAL BIORETENTION DETAIL

Soil Mix Specifications	
Pin Range	5.5-6.5
Organic Matter (well-composted to texture of soil)	20-30%
Course Construction	50%
Top Soil with 5% max. clay content	20-30%
Soluble Salts	500 ppm max
No Added Fertilizer	



- 1) SEE GRADING AND DRAINAGE PLANS FOR SHAPE AND REQUIRED PLANTING MEDIA AREA, LENGTH OF GRASS SWALES, ETC...
- 2) ALL PATIOS AND BUILDING ENTRANCES TO BE MIN. 1.0' ABOVE THE TOP OF THE BIORETENTION BERM. FOR FINISHED FLOOR LEVELS BELOW THE TOP OF BERM, MIN. 2.0' ABOVE THE TOP OF THE BIORETENTION BASIN. DAM-PROOFING AND FRENCH DRAINS ARE REQUIRED.
- 3) BIORETENTION CELLS ARE NOT TO BE LOCATED WITHIN 10' OF A BUILDING.
- 4) PLANTING MEDIA TO BE PLACED IN LIFTS OF 8"-12" INCHES. SETTLE SOILS LIFTS WITH LIGHT WATERING AND/OR VERY LIGHT HAND TAMPING. **DO NOT COMPACT SOIL.** OVERWATERING IS RECOMMENDED TO ACCOUNT FOR SETTLEMENT.

SECTION VIEW

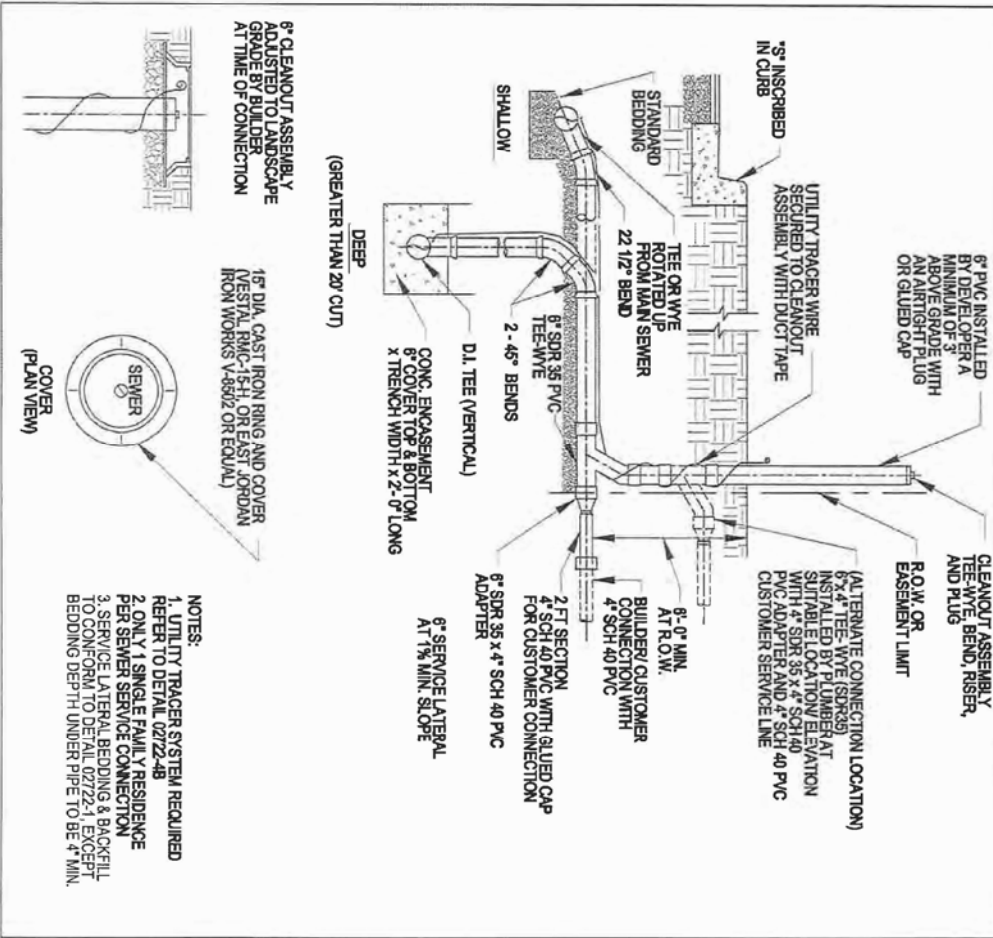
N.T.S.

- 5) SEE PLANTING PLANS FOR VEGETATION TO BE PLACED IN BIORETENTION AREAS.
- 6) EXCAVATED DEPTH OF BIORETENTION CELL MUST BE A MINIMUM OF 2' ABOVE THE SEASONALLY HIGH WATER TABLE.
- 7) ORGANIC MULCH OR "WETLAND MULCH," A DESIGNED "WETLAND MIX," CAN BE USED TO SUPPLEMENT WETLAND PLANTINGS. "WETLAND MULCH" IS A MIXTURE OF WETLAND MULCH CARRIERS WITH SEEDS PLACED FROM THE ORIGINAL WETLAND, AND CAN HELP TO ENHANCE DIVERSITY IN THE WETLAND.

DETAIL 02722-2  
COBB COUNTY WATER SYSTEM  
SEWER SERVICE CONNECTION

AUGUST 22, 2011

AGENCY DIRECTOR



- NOTES:
1. UTILITY TRACER SYSTEM REQUIRED. REFER TO DETAIL 02722-4B.
  2. ONLY 1 SINGLE FAMILY RESIDENCE PER SEWER SERVICE CONNECTION.
  3. SERVICE LATERAL BEDDING & BACKFILL TO CONFORM TO DETAIL 02722-1, EXCEPT BEDDING DEPTH UNDER PIPE TO BE 4" MIN.

**Gaskins**

ENGINEERING•SURVEYING•PLANNING/CONSULTING•CONSTRUCTION MGMT

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**FIELD DATE:XXX**  
**OFFICE DATE:01.16.2018**  
**SCALE: 1"=20'**

**DRAWN BY:DJUS**

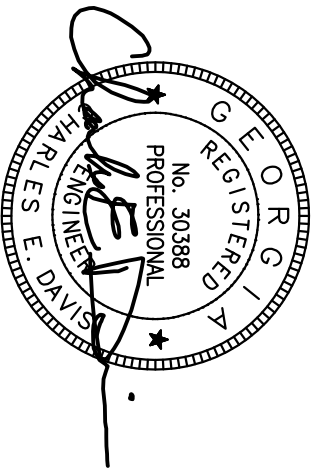
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GRADING PLAN FOR:  
PORTICO PROPERTIES  
KINGSVIEW SUBDIVISION  
LOT 11

LOCATED IN L.L. 527  
17TH DISTRICT, 2ND SECTION  
COBB COUNTY, GA.  
CITY OF SMYRNA

SHEET 2 OF 2



GasWCC #12141