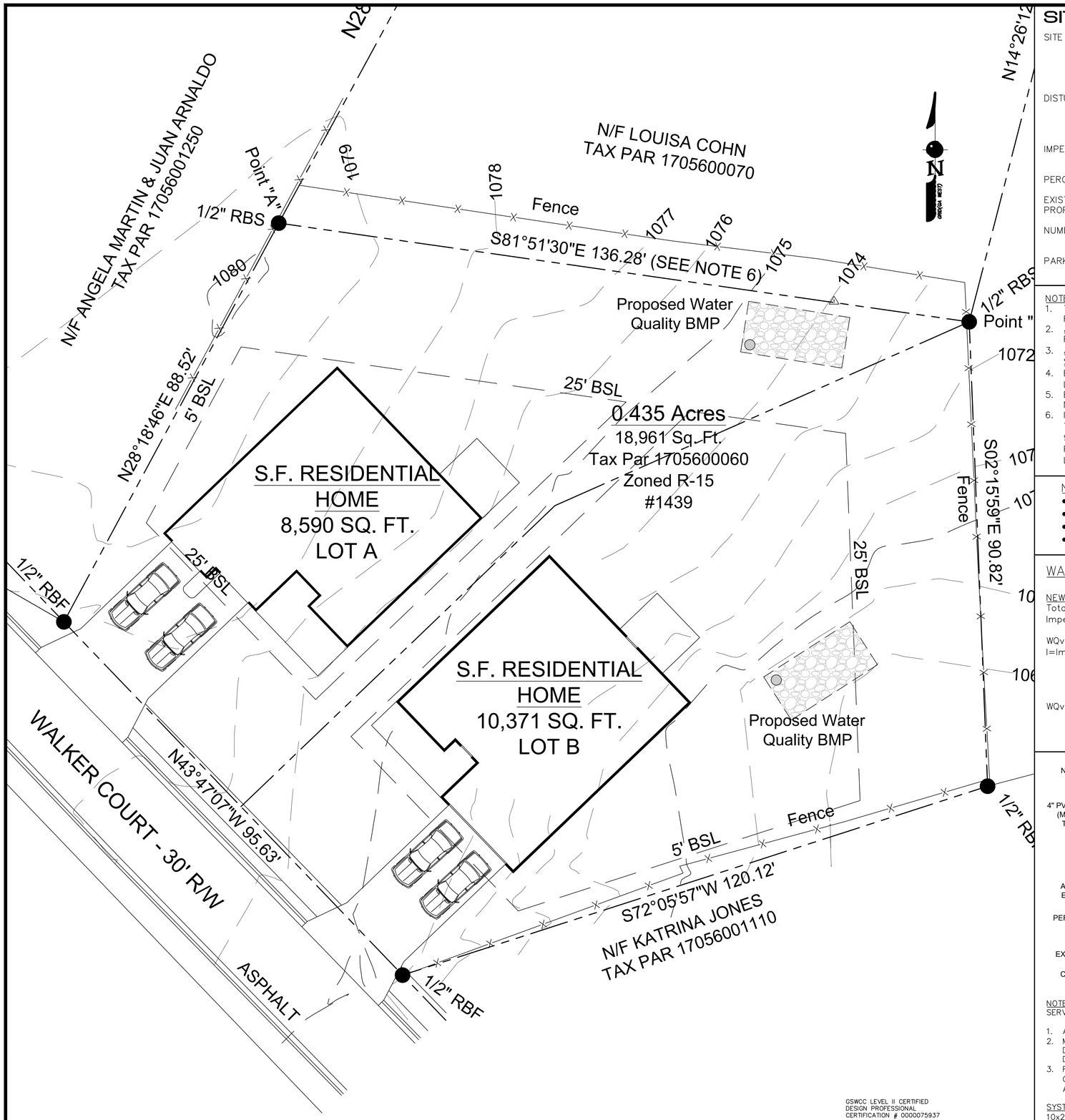


GSWCC LEVEL II CERTIFIED
DESIGN PROFESSIONAL
CERTIFICATION # 0000075937

SITE DATA

SITE AREA:	Lot A = 8,590sf Lot B = 10,371sf TOTAL =18,961 sf = 0.435 ACRES (EXCLUDES AREAS IN PUBLIC RIGHT-OF-WAY)	WATER & SEWER	CITY OF SMYRNA
		POWER PROVIDER	GEORGIA POWER
DISTURBED SITE AREA:	APRX. 18,961sf TOTAL LESS 2250SF EXISTING HOUSE, 333sf EX. GARAGE AND 1750sf EXISTING GRAVEL AND CONCRETE DRIVEWAY = 4,333sf	STATE WATERS:	THERE ARE NO STATE WATERS ON SITE OR WITHIN 200 FEET
		FLOOD PLAIN:	THERE IS NO FLOOD PLAIN ON THE SITE
IMPERVIOUS AREA:	4,996sf (LOT A 2478sf LOT B 2518sf)	FRONT SETBACK:	25' STANDARD
		REAR SETBACK:	25' STANDARD
PERCENT IMPERVIOUS:	26% (#4,996sf/18,961sf)	SIDE SETBACK:	5' STANDARD
EXISTING ZONING:	R15	CORNER SETBACK:	NOT APPLICABLE
PROPOSED ZONING:	R8 CONDITIONAL		
NUMBER OF UNITS:	4.59 UPA 2/.435)		
PARKING SPACES:	OFF STREET PARKING FOR TWO CARS PER LOT IS PROVIDED		

NOTES:
1. THESE LOTS HAVE BEEN PLANNED WITH THEIR OWN UNDERGROUND INFILTRATION SYSTEM SO THAT NO HOA, RESTRICTIVE COVENANTS, OR SHARED ACCESS AGREEMENTS SHALL BE REQUIRED.
2. 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.
3. ALL DOWN SPOUTS 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. EACH LOT 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 (5) FIVE, TEN 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:
- Developer will tap water main
- Developer will install water services and set water meter box per city specifications
- City will set water meter
- Developer will tap sewer main and install sewer tap lateral per city specifications

WATER QUALITY VOLUME A

NEW LOT
Total On-Site Area= 0.197 acres
Impervious Area (max 45%)= .089 acres

WQv = (1.2RVA)/12 where Rv=0.05+0.009(I);
I=Impervious area/Total area
I = 0.089 ac/0.197 ac= 45%
Rv = 0.05+0.009(I)=0.05+0.009(45)
= 0.455

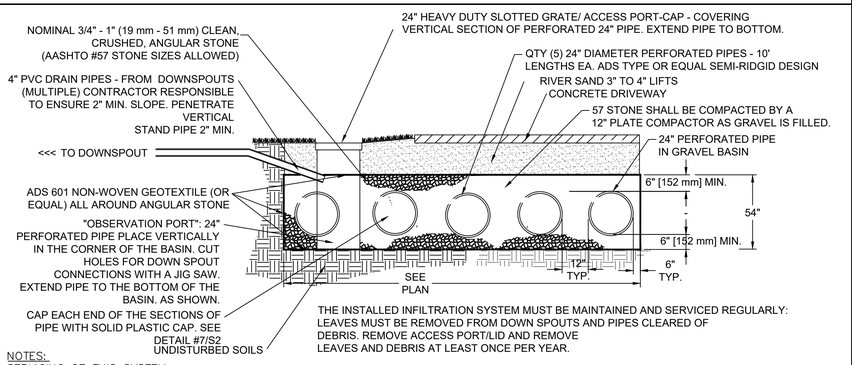
WQv = (1.2RvA)/12=
=[(1.2)(0.455)(0.197 ac)]/12
= 0.0090 ac-ft = 390.45 cu.ft.

WATER QUALITY VOLUME B

NEW LOT
Total On-Site Area= 0.23 acres
Impervious Area (max 45%)= .104 acres

WQv = (1.2RVA)/12 where Rv=0.05+0.009(I);
I=Impervious area/Total area
I = 0.104 ac/0.23 ac= 45%
Rv = 0.05+0.009(I)=0.05+0.009(45)
= 0.455

WQv = (1.2RvA)/12=
=[(1.2)(0.455)(0.23 ac)]/12
= 0.010 ac-ft = 456 cu.ft.



THE INSTALLED INFILTRATION SYSTEM MUST BE MAINTAINED AND SERVICED REGULARLY: LEAVES MUST BE REMOVED FROM DOWN SPOUTS AND PIPES CLEARED OF DEBRIS. REMOVE ACCESS PORT/LID AND REMOVE LEAVES AND DEBRIS AT LEAST ONCE PER YEAR.

NOTES:
SERVICING OF THIS SYSTEM:

1. ACCESS – IS VIA THE DRAIN/COVER ON THE VERTICAL OBSERVATION PORT. .
2. MAINTENANCE – PART 1: REMOVE LID/DRAIN 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:
10x20= 200SF X 54" DEPTH OF GRAVEL = 900 CF
24" PIPE CAPACITY = 3.14 X LENGTH (20') =62.8cfx3pipes =188.4cf
900CF LESS THE PIPE VOLUME = 711.6CF X 40% OPEN SPACE=284.64CF
284.64+188.4 FOR PIPE = 473.04CF TOTAL CAPACITY AT EACH LOCATION (10x20x4.5 each)

1 INFILTRATION BASIN DETAIL - RETENTION

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

811 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 SJ MURPHY, LLC. IT IS THE CONTRACTOR'S RESPONSIBILITY TO 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

THE OAKS AT WALKER COURT
1439 WALKER CT.
CITY OF SMYRNA
LAND LOT 1560, 17TH DIST. 2ND SECTION
COBB COUNTY, GEORGIA

DATE 9/10/2021

REVISIONS

GSWCC LEVEL II CERTIFIED DESIGN PROFESSIONAL CERTIFICATION # 0000075937

GEORGIA REGISTERED No. 001156 LANDSCAPE ARCHITECT SEAN J. MURPHY

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

DRAWN BY: SJM
CHECKED BY: SJM
PROJECT MANAGER: SJM
JOB #: 2021005
CONCEPT SITE PLAN
SHEET NO. Z100