

TOTAL SITE AREA

**44,178 SQ. FT.
1.014 ACRES**

EXISTING IMPERVIOUS SURFACE

BUILDING:	1,450 SQ.FT.
DRIVEWAY:	1,041 SQ.FT.
REAR DECK:	222 SQ.FT.
FRONT PATIO:	111 SQ.FT.
MISC. CONC.:	129 SQ.FT.
TOTAL IMPERV. AREA:	2,953 SQ.FT.
TOTAL LOT AREA:	44,178 SQ.FT.
IMPERVIOUS AREA %:	6.68%

PROPOSED IMPERVIOUS SURFACE

ADDITION:	320 SQ.FT.
EXISTING IMPERVIOUS:	2,953 SQ.FT.
TOTAL IMPERV. AREA:	3,273 SQ.FT.
TOTAL LOT AREA:	44,178 SQ.FT.
IMPERVIOUS AREA %:	7.41%

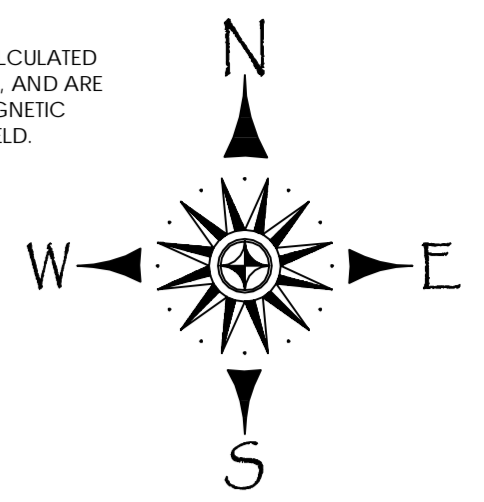
EXISTING 75' BUFFER IMPACT

BUILDING:	878 SQ.FT.
DRIVEWAY:	1,006 SQ.FT.
REAR DECK:	70 SQ.FT.
FRONT PATIO:	35 SQ.FT.
MISC. CONC.:	118 SQ.FT.
TOTAL IMPERV. AREA:	2,107 SQ.FT.
EX. 75' BUFFER AREA:	5,847 SQ.FT.

PROPOSED 75' BUFFER IMPACT

ADDITION:	182 SQ.FT.
EX. 75' BUFFER AREA:	5,847 SQ.FT.
EX. BUFFER IMPACT:	38.0%
ADDITION IMPACT:	3.1%
TOTAL 75' BUFFER IMPACT:	39.1%

ALL BEARINGS ARE CALCULATED FROM ANGLES TURNED, AND ARE BASED ON SINGLE MAGNETIC READING TAKING IN FIELD.



BUILDER REFERENCE

SPLENDID REMODEL LLC
ATTN: KURT WHICHMAN
3420 CASTILLE DR
SNELLVILLE, GA 30039
PHONE: (404) 637-3893

ZONING: RS-30

SETBACKS
FRONT = 50'
SIDE = 10'
REAR = 40'
MIN. LOT SIZE = 30,000 SQ.FT.
MIN. LOT WIDTH = 100'

BOUNDARY REFERENCES:

- SUBJECT DEED BOOK 55164, PAGE 227
- PLAT BOOK 2, PAGE 223 (FILED & RECORDED 8/10/1973)
- SEE ADJOINERS

ADDRESS(S)

2478 ELLIS COURT
SNELLVILLE, GEORGIA 30078

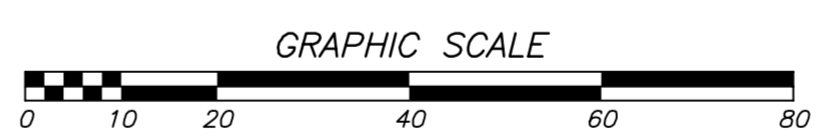
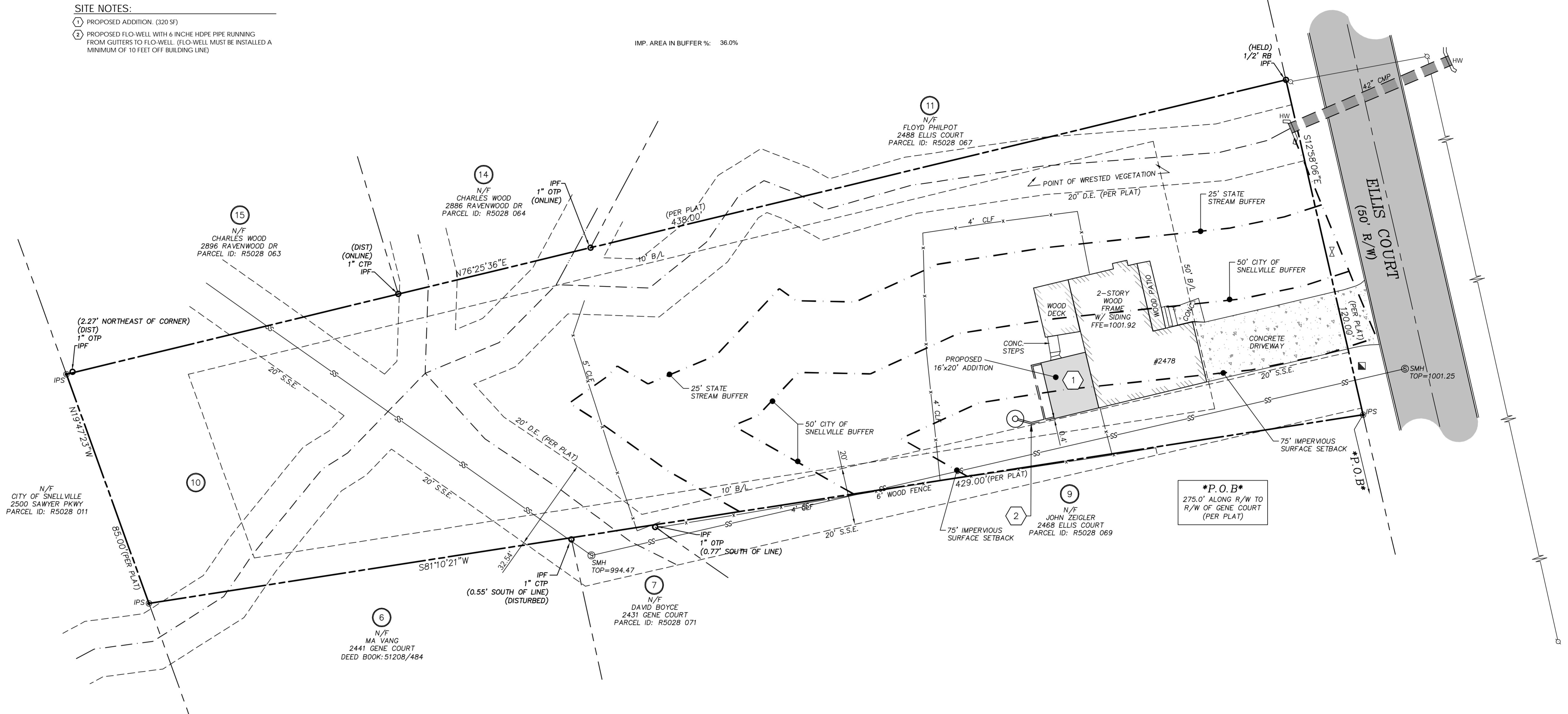
FLOOD NOTE

AS PER THE F.I.R.M. FLOOD INSURANCE RATE MAP CITY OF SNELLVILLE COMMUNITY PANEL NO. 13135 C 0138 F DATED SEPTEMBER 29, 2006. THIS PROPERTY IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

SITE NOTES:

- PROPOSED ADDITION (320 SF)
- PROPOSED FLO-WELL WITH 6 INCH HDPE PIPE RUNNING FROM GUTTERS TO FLO-WELL. (FLO-WELL MUST BE INSTALLED A MINIMUM OF 10 FEET OFF BUILDING LINE)

IMP. AREA IN BUFFER %: 36.0%

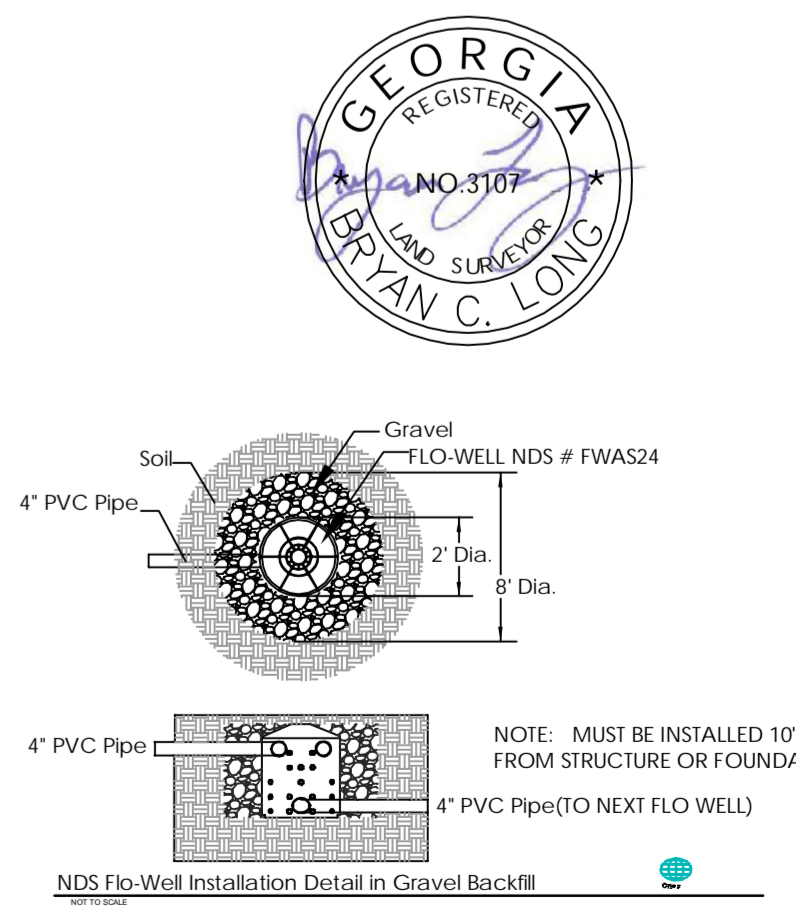


LEGEND	
IPF	IRON PIN FOUND
IPS	1/2" REBAR SET
CMP	CORRUGATED METAL PIPE
R/W	RIGHT OF WAY
CL	CENTER LINE
PL	PROPERTY LINE
FES	FLARED END SECTION
L.L.L.	LAND LOT LINE
T.B.M.	TEMPORARY BENCHMARK
INV.	INVERT ELEVATION
SMH	SANITARY SEWER MANHOLE
PO	POWER POLE
FD	FIRE HYDRANT
ICV	IRRIGATION CONTROL VALVE
GP	GEORGIA POWER MANHOLE LID
TCM	TELE COMM. MANHOLE LID
GV	GAS VALVE
BM	BENCHMARK
IPF	IRON PIN FOUND
---	PROPERTY LINE
-x-x-	FENCE
-t-t-	TELEPHONE LINE
-g-g-	GAS LINE
-w-w-	WATER LINE
-ss-	SANITARY SEWER LINE
-p-p-	POWER LINE
-f-f-	FIRE DEPT. LINE
-ctp-	CRIMP TOP PIPE
-rb-	REBAR
-sl-	SIDEWALK LIGHTS
-di-	DRAIN INLET
-smh-	SAN. SEWER MANHOLE
-co-	CLEANOUT
-wm-	WATER METER
-wv-	WATER VALVE
-gw-	GUY WIRE
-ac-	AIR CONDITIONER
-n/f-	NOW OR FORMERLY
-pt-	PERC. TEST (BOREHOLE)
-trf-	4x4 TRANSFORMER
-rrt-	RAIL ROAD TIE WALL

TREE LEGEND

	EX. HARDWOOD TREE
	PINE TREE
	PECAN TREE
	OAK TREE

WATER QUALITY CALCULATIONS FOR ADDITIONAL PROPOSED IMPERVIOUS SURFACE	
ADDITIONAL IMPERVIOUS SURFACE AREA = 320 SQ. FT.	
320 SQ FT x 1.2" RAINFALL EVENT (0.10) = 32.0 CU. FT.	
COEFFICIENT OF RUNOFF FOR IMPERVIOUS = 1.00	
FLO WELL CALCULATIONS	
WATER RUNOFF VOLUME (WQV) = 1,001.5 CU. FT.	
WQV (GALLONS) = 3,550 GALLONS	
COEFFICIENT OF GROUND UNDER FLO-WELL = 0.60 (CLAY BARE)	
VOLUME OF FLO-WELL = πr ² h	
(r) RADIUS OF FLO-WELL = 1 FT. (h) HEIGHT OF FLO WELL = 2 FT.	
VOLUME OF FLO-WELL = 6.28 CU. FT. OR 50 GALLONS	
VOLUME OF GRAVEL = πr ² h - VOLUME OF FLOWELL	VOID RATIO = 0.40
(r) THICKNESS OF GRAVEL BACKFILL AROUND FLO WELL = 4 FT.	
(h) HEIGHT OF GRAVEL BENEATH FLO WELL = 5.0 FT.	
(3.141592654) (1') ² (5) = 251.33 - 6.28	
VOLUME OF BACKFILL MATERIAL = 245.05 CU. FT.	
WQv (REC)	32.0
WQv (FLO WELL) + (WQv GRAVEL x VOID RATIO)	32.0 + (245.05 x 0.40) = 104.3
NUMBER OF FLO-WELLS PROPOSED = 1	NDS
VOLUME OF WATER TO BE STORED = 4.847 GALLONS	
VOLUME OF WATER TO BE STORED = 754 CU. FT.	
RUNOFF CALCULATIONS (PER MANUFACTURER) -- NDS	
RUNOFF = 108.12 GPM	AMOUNT OF GRAVEL NEEDED: 28.82 CU. YDS.
RUNOFF = 0.25 CFS	AMOUNT OF GRAVEL NEEDED: 778.14 CU. FT.



HLP (ROOM ADDITION) for
STEPHEN ROCA (HOMEOWNER)

REVISIONS:
ADD BUFFER CALCS ~ 4/12/2023
ADD FLO-WELL & CALCS ~ 6/30/2023

LOT 10, BLOCK B, UNIT NO 1, RAVEN WOOD SUBDIVISION
LAND LOT 28 of the 5th DISTRICT - CITY OF SNELLVILLE
GWINNETT COUNTY, GEORGIA
DATE: 03/13/2023 SCALE: 1"= 20'



REVISIONS:
MARIETTA OFFICE
2551 ROSWELL ROAD - SUITE 410
Marietta, Georgia 30062
Office: (770) 675-6197

JASPER OFFICE
37 COURT STREET
Jasper, Georgia 30143
Office: (706) 253-3312

DRWN BY
S.C.D.
JOB NO.
2023-040