

# APPLICATION FOR REZONING TO THE CITY OF SMYRNA

Type or Print Clearly

(To be completed by City)

Ward: \_\_\_\_\_

Application No: \_\_\_\_\_

Hearing Date: \_\_\_\_\_

**APPLICANT:** \_\_\_\_\_

Name: BROD THOMPSON

(Representative's name, printed)

Address: PO BOX 680813, MARIETTA, GA. 30068

Business Phone: \_\_\_\_\_ Cell Phone: 770-527-8500 Fax Number: \_\_\_\_\_

E-Mail Address: BROTHOMPSON@GMAIL.COM

Signature of Representative: 

## **TITLEHOLDER**

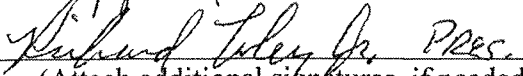
Name: ☒ Tuley & Tuley, Inc.

(Titleholder's name, printed)

Address: ☒ 3745 Cherokee ST NW # 605, Kennesaw, GA 30144

Business Phone: \_\_\_\_\_ Cell Phone: 404-409-9855 Home Phone: \_\_\_\_\_

E-mail Address: ☒ rick@tuleygroup.com

Signature of Titleholder: ☒ 

(Attach additional signatures, if needed)

(To be completed by City)

Received: \_\_\_\_\_

Heard by P&Z Board: \_\_\_\_\_

P&Z Recommendation: \_\_\_\_\_

Advertised: \_\_\_\_\_

Posted: \_\_\_\_\_

Approved/Denied: \_\_\_\_\_

**ZONING REQUEST**

From FC to P-8  
Present Zoning Proposed Zoning

**LAND USE**

From SINGLE FAMILY RESIDENTIAL to SINGLE FAMILY RESIDENTIAL  
Present Land Use Proposed Land Use

For the Purpose of SINGLE FAMILY HOMES

Size of Tract 1.00

Location 1587 ROSWELL STREET, SMYRNA, GA. 30080

(Street address is required. If not applicable, please provide nearest intersection, etc.)

Land Lot (s) 592 District 17

We have investigated the site as to the existence of archaeological and/or architectural landmarks. I hereby certify that there are no X there are      such assets. If any, they are as follows:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(To be completed by City)

Recommendation of Planning Commission:

\_\_\_\_\_  
\_\_\_\_\_

Council's Decision:

\_\_\_\_\_  
\_\_\_\_\_

**CONTIGUOUS ZONING**

North: RM-10

East: FC & LC

South: OD

West: R15 & FC

**CONTIGUOUS LAND USE**

North: SINGLE FAMILY RESIDENTIAL

East: SINGLE FAMILY RESIDENTIAL

South: OFFICE

West: SINGLE FAMILY RESIDENTIAL

## **INFRASTRUCTURE**

### **WATER AND SEWER**

A letter from Frank Martin, Director of Public Works Department is required stating that water is available and the supply is adequate for this project.

A letter from Frank Martin, Director of Public Works Department is required stating that sewer is available and the capacity is adequate for this project.

- If it is Cobb County Water, Cobb County must then furnish these letters.

Comments:

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### **TRANSPORTATION**

Access to Property? ROSWELL STREET AND HAWTHORNE AVENUE

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Improvements proposed by developer? FOUR SFR HOMES

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Comments:

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## ZONING DISCLOSURE REPORT

Has the applicant\* made, within two years immediately preceding the filing of this application for rezoning, campaign contributions aggregating \$250 or more or made gifts having in the aggregate a value of \$250 or more to the Mayor or any member of the City Council or Planning and Zoning Board who will consider this application?

NO

If so, the applicant\* and the attorney representing the applicant\* must file a disclosure report with the Mayor and City Council of the City of Smyrna, within 10 days after this application is filed.

### **Please supply the following information, which will be considered as the required disclosure:**

The name of the Mayor or member of the City Council or Planning and Zoning Board to whom the campaign contribution or gift was made:

N/A

The dollar amount of each campaign contribution made by the applicant\* to the Mayor or any member of the City Council or Planning and Zoning Board during the two years immediately preceding the filing of this application, and the date of each such contribution:

N/A

An enumeration and description of each gift having a value of \$250 or more by the applicant\* to the Mayor and any member of the City Council or Planning and Zoning Board during the two years immediately preceding the filing of this application:

N/A

Does the Mayor or any member of the City Council or Planning and Zoning Board have a property interest (direct or indirect ownership including any percentage of ownership less than total) in the subject property?

NO

If so, describe the natural and extent of such interest: N/A

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**ZONING DISCLOSURE REPORT (CONTINUED)**

Does the Mayor or any member of the City Council or Planning and Zoning Board have a financial interest (direct ownership interests of the total assets or capital stock where such ownership interest is 10% or more) of a corporation, partnership, limited partnership, firm, enterprise, franchise, association, or trust, which has a property interest (direct or indirect ownership, including any percentage of ownership less than total) upon the subject property?

NO

If so, describe the nature and extent of such interest:

N/A

Does the Mayor or any member of the City Council or Planning and Zoning Board have a spouse, mother, father, brother, sister, son, or daughter who has any interest as described above?

NO

If so, describe the relationship and the nature and extent of such interest:

N/A

If the answer to any of the above is "Yes", then the Mayor or the member of the City Council or Planning and Zoning Board must immediately disclose the nature and extent of such interest, in writing, to the Mayor and City Council of the City of Smyrna. A copy should be filed with this application\*\*. Such disclosures shall be public record and available for public inspection any time during normal working hours.

We certify that the foregoing information is true and correct, this 7<sup>th</sup> day of July, 2021.



(Applicant's Signature)

(Attorney's Signature, if applicable)

**Notes**

\* Applicant is defined as any individual or business entity (corporation, partnership, limited partnership, firm enterprise, franchise, association or trust) applying for rezoning action.

\*\* Copy to be filed with the City of Smyrna Zoning Department and City Clerk along with a copy of the zoning application including a copy of the legal description of the property.

## REZONING ANALYSIS

Section 1508 of the Smyrna Zoning Code details nine zoning review factors which must be evaluated by the Planning and Zoning Board and the Mayor and Council when considering a rezoning request. Please provide responses to the following using additional pages as necessary. **This section must be filled out by the applicant prior to submittal of the rezoning request.**

1. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.

THE PROPERTY IS IN AN AREA THAT HAS SER CONTIGUOUS TO IT ON THREE SIDES. THE FOURTH SIDE IS A OFFICE / LIGHT COMMERCIAL USE THAT HAS EXISTED FOR A NUMBER OF YEARS.

2. Whether the zoning proposal or the use proposed will adversely affect the existing use or usability of adjacent or nearby property.

NO ADVERSE AFFECT TO EXISTING USES OR FUTURE USABILITY OF NEARBY PROPERTY.

3. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.

IT IS CURRENTLY AN EYESORE THAT IS IN NEED OF AN UPGRADE AESTHETICALLY.

**REZONING ANALYSIS (CONTINUED)**

4. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools.

NO ADDITIONAL OR EXCESSIVE BURDEN WOULD BE CREATED

5. Whether the zoning proposal is in conformity with the policy and intent of the land use plan.

IT IS NOT KEEPING WITH THE RESIDENTIAL NATURE OF THE SURROUNDING AREA.

6. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.

THIS PROPOSAL WOULD SERVE AS AN ADDITIONAL ANCHOR FOR THE RESIDENTIAL CHARACTER AND NATURE OF THIS AREA OF ROSWELL STREET.



### REZONING ANALYSIS (CONTINUED)

7. Whether the development of the property under the zoning proposal will conform to, be a detriment to or enhance the architectural standards, open space requirements and aesthetics of the general neighborhood, considering the current, historical and planned uses in the area.

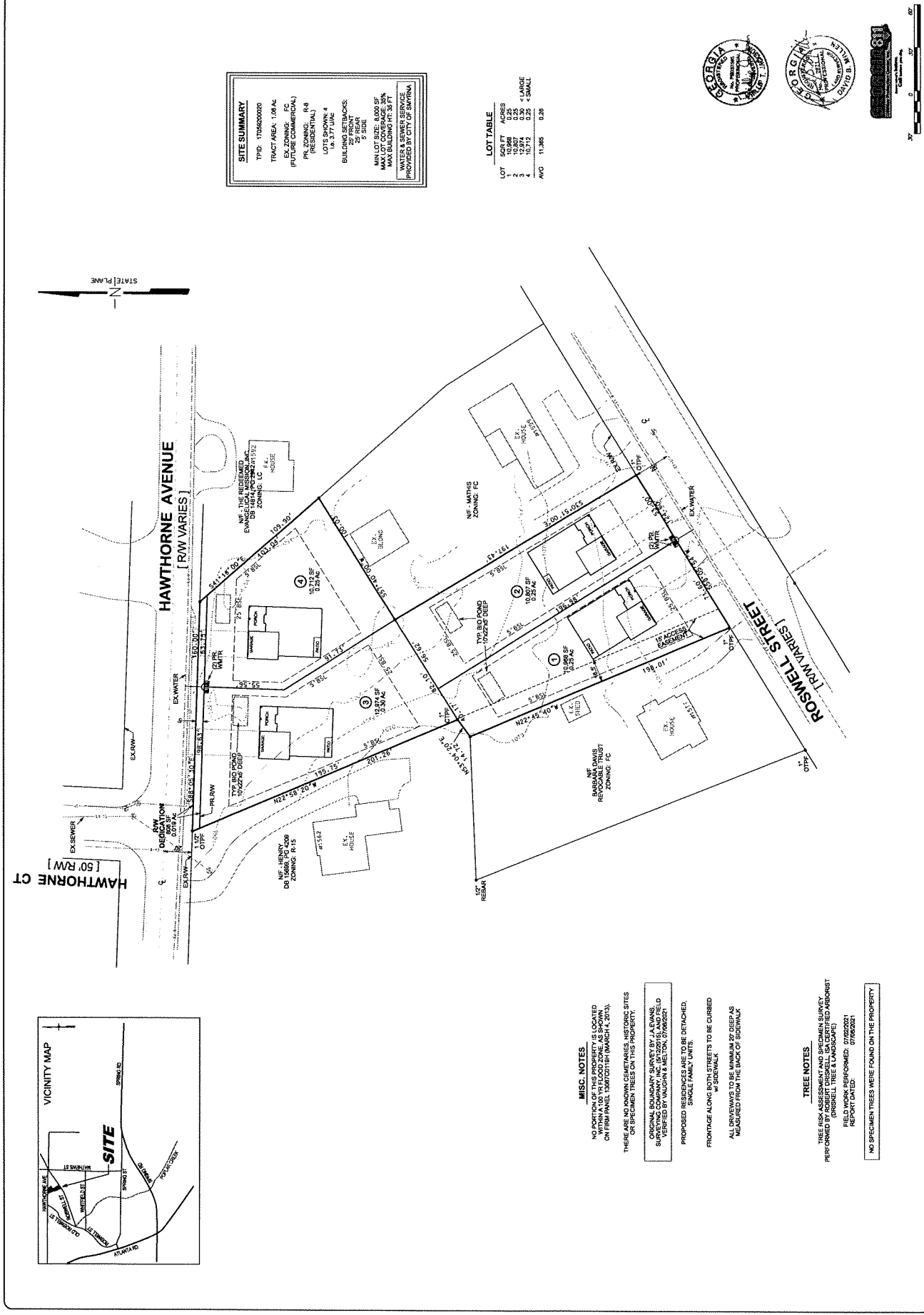
STREET SCAPE AND CURB APPEAL WOULD BE GREATLY IMPROVED  
BY THE ADDITION OF FOUR NEW HOMES. BOTH HAWTHORNE  
AVENUE AND ROSWELL STREET WOULD BENEFIT AESTHETICALLY.

8. Under any proposed zoning classification, whether the use proposed may create a nuisance or is incompatible with existing uses in the area.

THE PROPOSED USE IS FULLY COMPATIBLE WITH EXISTING USES  
IN THE AREA.

9. Whether due to the size of the proposed use, in either land area or building height, the proposed use would affect the adjoining property, general neighborhood and other uses in the area positively or negatively.

FOUR ARCHITECTURALLY STYLED HOMES WOULD ENHANCE THE  
IMMEDIATE AREA'S CURB APPEAL.





## WATER/SEWER AVAILABILITY

To whom this concern,


The City of Smyrna has determined that Water and Sewer are available to the proposed development.

Sanitary sewer is available to the proposed development at 1587 Roswell St. The developer is responsible for installing all taps. Existing sewer taps will be used where possible.

Water is available to the proposed development at 1587 Roswell St. All water taps to be installed by developer.

Elevations are the responsibility of the developer for parcel ID# 17059200020.

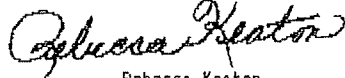
Sincerely,

x 

Jason Winters  
Water and Sewer

Deed Book 15426 Pg 759  
Filed and Recorded Mar-15-2017 12:24pm  
2017-0029219  
Real Estate Transfer Tax \$225.00  
0332017004754

After recording, return to:  
O'KELLEY & SOROHAN, ATTORNEYS AT LAW, LLC  
2170 SATELLITE BLVD, STE. 375  
DULUTH, GA 30097  
File Number 17-056256-CRE

  
Rebecca Keaton  
Clerk of Superior Court Cobb Cty. Ga.

EXECUTOR'S DEED

STATE OF Georgia  
COUNTY OF Cobb

THIS INDENTURE, made this 13 day of February, 2017, between

Joseph Daniel Spinks, as Executor, for the Estate of Myrtice Sue Phillips Spinks, deceased

as party or parties of the First Part, (hereinafter called "Grantor(s)") and

Tuley & Tuley, Inc.

of the Second Part, (hereinafter called "Grantee(s)"); the words "Grantor(s)" and "Grantee(s)" to include their respective heirs, successors and assigns where the context requires or permits:

WITNESSETH:

That the said Grantor(s) acting under and by virtue of the power and authority contained in the said Will, the same having been duly probated and recorded in the Probate Court of Cobb County, Georgia, for and in consideration of the sum of Ten (\$10.00) Dollars in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold, and conveyed, and by these presents does grant, bargain, sell and convey unto the said Grantee(s):


SEE EXHIBIT A

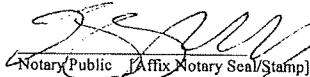
Myrtice Sue Phillips Spinks died testate a resident of Cobb County, Georgia. Her Will was probated in solemn form and is recorded in the Cobb County, Georgia Probate Court Records. Power to convey without bond is contained in said Last Will and Testament and Letters Testamentary issued to Joseph Daniel Spinks, and was recorded in the Cobb County, Georgia Probate Court Records. All federal estate taxes have been paid.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee(s) forever, IN FEE SIMPLE: in as full and ample a manner as the same was held, possessed and enjoyed, or might have been held, possessed and enjoyed, by the said deceased.

IN WITNESS WHEREOF, Grantor(s) herein has hereunto set hand and seal, the day and year first above written.

Signed, sealed and delivered  
in the presence of:

  
Unofficial Witness

  
Notary Public [Affix Notary Seal/Stamp]

Estate of Myrtice Sue Phillips Spinks

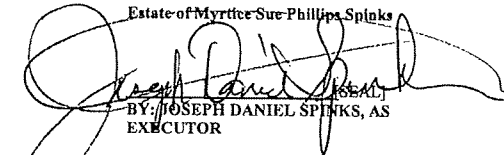
  
BY: JOSEPH DANIEL SPINKS, AS  
EXECUTOR



Exhibit "A"

Legal Description

All that tract or parcel of land lying in and being in Land Lot 592 of the 17th District, 2<sup>nd</sup> section, Cobb County, Georgia, embracing 1.0621 acres, and being more particularly described as follows:

Beginning at the right of way of Hawthorne Street (record tie) running thence southwesterly 579.22 feet along the northwesterly side of Roswell Street (FKA Smyrna-Roswell Road) to crimp top found. Said crimp top found being the TRUE POINT OF BEGINNING.

From the true point of beginning running thence south 58 degrees, 05 minutes, 54 seconds West a distance of 124.60 feet to open top found; running thence north 22 degrees, 45 minutes, 40 seconds west a distance of 198.01 feet to an iron pin found (rebar); running thence north 53 degrees, 04 minutes, 20 seconds east a distance of 14.72 feet to a crimp top found; running thence north 22 degrees, 58 minutes, 20 seconds west a distance of 201.26 feet to an iron pin found (rebar); running thence south 88 degrees, 05 minutes, 30 seconds east a distance of 160.00 feet to an iron pin found (rebar); running thence south 41 degrees, 18 minutes, 00 seconds east a distance of 109.90 feet to an iron pin found (rebar); running thence south 57 degrees, 40 minutes, 00 seconds west a distance of 100.03 feet to iron pin found (rebar); running thence south 30 degrees, 51 seconds, 00 seconds east a distance of 197.43 feet to the True Point Of Beginning.

Said tract being more particularly shown on the survey for Wilson Built Homes by J.A. Evans Surveying Co., Inc. GRLS# 2167 dated May 12, 2015.

Together with the historical description of the property as follows:

All that tract or parcel of land lying and being in Land Lot 592 of the 17th District of the 2nd Section of Cobb County, Georgia and being more particularly described as follows: BEGINNING at a point on the Northwesterly side of New Roswell Road, Four Hundred Forty Nine (449) feet Southwesterly from the intersection of the Northwesterly side of New Roswell Road with the East line of Land Lot 592, said intersection also being formed by the Northwesterly side of New Roswell Road with the South side of Hawthorne Avenue (formerly Old Roswell Road), said point of beginning also being at the intersection of the Northwesterly side of New Roswell Road with the Southwesterly line of property now or formerly owned by Ellison L. and Mrs. Eva McManus; running thence Southwesterly along the Northwesterly side of New Roswell Road, Two Hundred Thirty Two (232) feet; running thence Northwesterly, Four Hundred Twenty Six (426) feet to the South side of Hawthorne Avenue; running thence East along the South side of Hawthorne Avenue, One Hundred Forty Nine (149) feet to said McManus Property; running thence Southeasterly along the Southwesterly line of said McManus Property, Three Hundred Thirty Two (332) feet to the Northwesterly side of New Roswell Road and the point of beginning; being improved property and having a house located thereon known as No. 515 and 517 Roswell Street according to the present system of numbering houses in Cobb County, Georgia.

TOGETHER WITH ALLEY: All that tract or parcel of land lying and being in Land Lot 592 of the 17th District, 2nd Section, Cobb County, Georgia, as shown on plat of survey by Thomas M. Ginn, Sr., dated November 6, 1975, a copy of which is recorded in Plat Book 65, Page 87, Cobb County Records, and being more particularly described as follows: BEGINNING at an iron pin on the northwesterly right of way of Roswell Road 658.2 feet southeasterly from the intersection of the northwesterly right of way of Roswell Road with the southerly right of way of Hawthorne Street as measured along the northwesterly

Deed Book 15426 Pg 761  
Rebecca Keaton  
Clerk of Superior Court Cobb Cty. Ga.

right of way of Roswell Road; thence south 56 degrees 05 minutes 20 seconds west along the northwesterly right of way of Roswell Road 15.13 feet to an iron pin; thence north 24 degrees 12 minutes 23 seconds west 198.014 feet to an iron pin; thence north 49 degrees 37 minutes 25 seconds east 14.71 feet to an iron pin; thence south 24 degrees 25 minutes 55 seconds east 199.56 feet to an iron pin at the northwesterly right of way of Roswell Road and the Point of BEGINNING.

LESS AND EXCEPT: All that tract or parcel of land lying and being in Land Lot 592 of the 17th District, 2nd Section, Cobb County, Georgia, and being more particularly described as follows: BEGINNING at an iron pin on the northwesterly side of Roswell Road, which iron pin is located 449 feet southwesterly from the intersection of the northwesterly side of Roswell Road and the south side of Hawthorne Avenue, which point on the south side of Hawthorne Avenue is also the north line of Land Lot 592, as measured along the northwesterly side of Roswell Road; running thence in a southwesterly direction along the northwesterly side of Roswell Road a distance of 136 feet to an iron pin; running thence in a northwesterly direction and forming an interior angle of 88 degrees and 48 minutes with the northwesterly side of Roswell Road a distance of 197.4 feet to an iron pin; running thence in a northeasterly direction a distance of 100 feet to an iron pin; running thence in a southeasterly direction a distance of 200 feet to an iron pin on the northwesterly side of Roswell Road at the point of beginning and being improved property having located thereon a Split Level brick dwelling known as 517 Roswell Road according to the present system of numbering houses in and around the City of Smyrna, Georgia, as shown on Plat of Survey made by B.H. Cox, Surveyor, dated November 8, 1966.

## Munis Self Service

## Real Estate (Your House or Land)

[View Bill](#)[View bill image](#)

As of

6/28/2021

Bill Year

2020

Bill

17051

Owner

TULEY &amp; TULEY INC

Parcel ID

17059200020

[View payments/adjustments](#)

Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	11/16/2020	\$899.00	\$968.95	(\$69.95)	\$0.00	\$0.00
Penalties		\$44.95	\$44.95	\$0.00	\$0.00	\$0.00
Fees		\$25.00	\$25.00	\$0.00	\$0.00	\$0.00
Interest			\$31.73			\$0.00
<b>TOTAL</b>		<b>\$968.95</b>	<b>\$968.95</b>	<b>(\$69.95)</b>	<b>\$0.00</b>	<b>\$0.00</b>

©2021 Tyler Technologies, Inc.



**CARLA JACKSON** TAX COMMISSIONER  
**HEATHER WALKER** CHIEF DEPUTY  
 Phone: 770-528-8600  
 Fax: 770-528-8679

Printed: 6/28/2021

**Cobb County Online Tax Receipt**

Thank you for your payment!

Payer:  
 Tuley & Tuley Inc

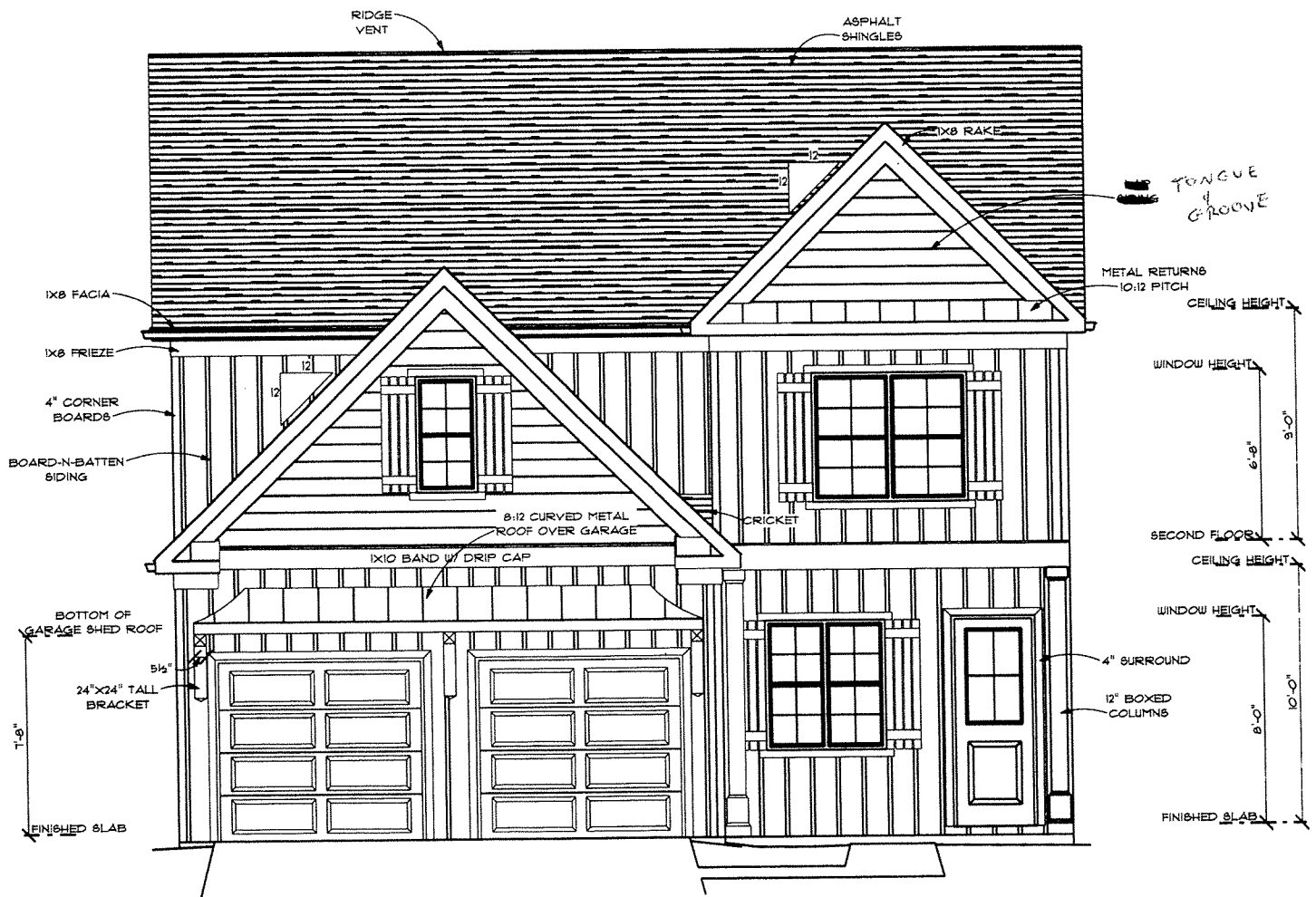
**TULEY & TULEY INC****Payment Date: 4/16/2021**

Tax Year	Parcel ID	Due Date	Appeal Amount			Taxes Due
2020	17059200020	10/15/2020	Pay:	N/A	or	\$0.00
Interest	Penalty	Fees	Total Due	Amount Paid	Balance	
\$15.03	\$137.45	\$0.00	\$0.00	\$2,901.48	\$0.00	



Scan this code with your  
 mobile phone to view this  
 bill!!





FRONT ELEVATION "C"

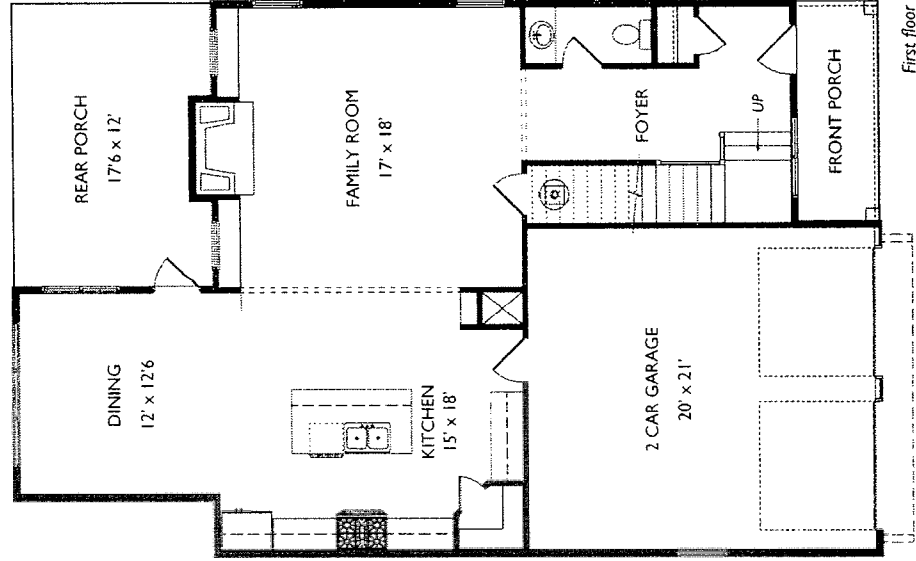
Live in Downtown Smyrna

**Price +  
McLane**  
HOMES & NEIGHBORHOODS

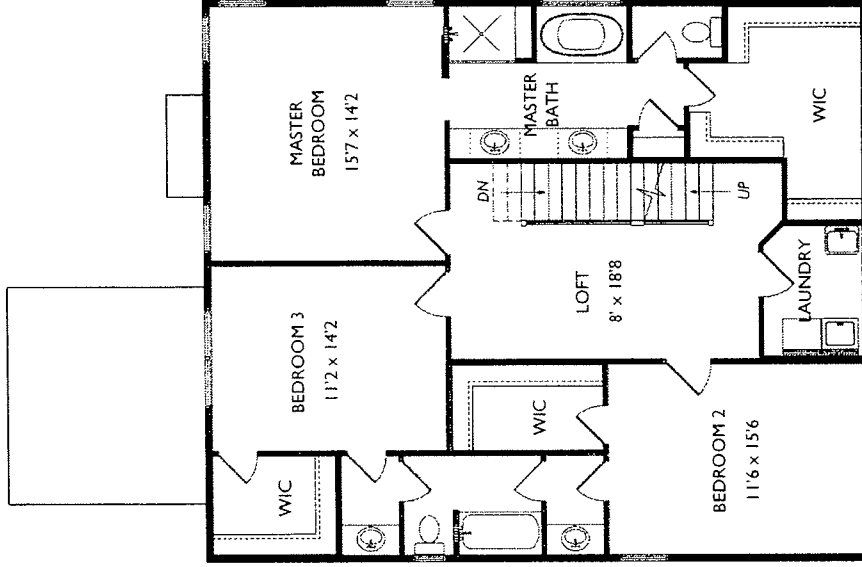
Foster Street, Smyrna, GA 30080



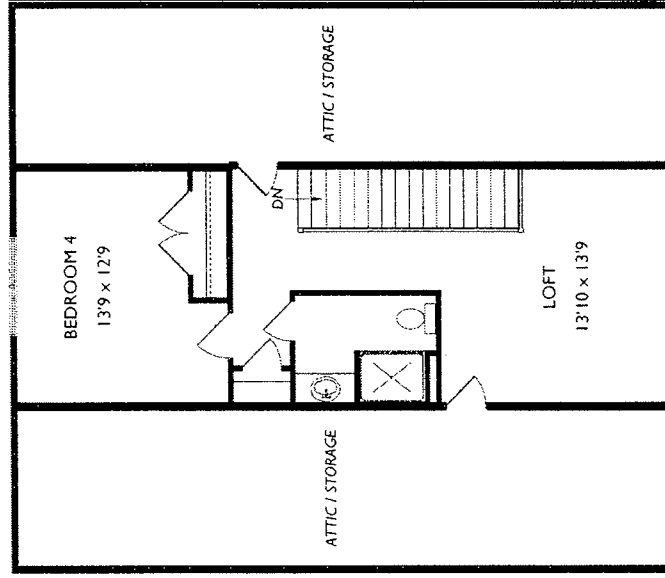
The accuracy of all information, regardless of source, including but not limited to square footage, is not guaranteed and should be verified through personal inspection by underwriter. The information is provided for informational purposes only. This offer is subject to errors, omissions, and other conditions. The information is not intended to constitute an offer of insurance or any other financial product. All information is provided for informational purposes only. All information is provided for informational purposes only. All information is provided for informational purposes only.



First floor



Second floor



Third floor

**Water Quality Study**  
**Of the**  
**1587 Roswell Street Lots**

**In**  
**Land Lot 592, 17<sup>th</sup> District, 2<sup>nd</sup> Section,**  
**City of Smyrna, Cobb County, Georgia**

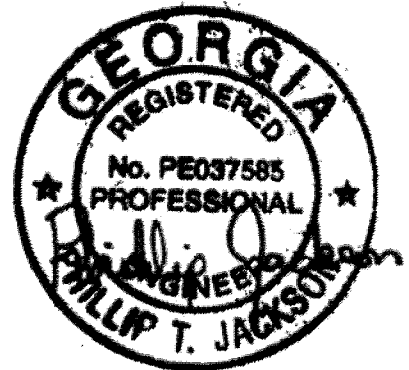
**For**  
**Brad Thompson**

**By:**



300 Chastain Center Blvd, Suite 325  
Kennesaw, Georgia 30144

Contact  
Frans van Leeuwen  
(o) 770-627-3590 (f) 770-627-3594



**July 2021**

## Table of Contents

<u>Section</u>	<u>Description</u>
1	Site Description
2	Purpose
3	Methodology
4	Basin Information
5	Recommendations & WQ Measures
6	Conclusions

## **1 Site Description**

This report studies the Water Quality impact of developed run-off on this subject property.

This 1.06 acre site is proposed to be developed with four new detached residential homes.

Access to the property is from both Roswell Street and Hawthorne Avenue.

Typical on-site slopes ranged from flat to some 10% slopes. Drainage is typically northward from Roswell St to Hawthorne Ave.

## **2 Purpose**

The purpose of this study is to calculate and detail the size of individual Bio-Retention ponds, for each lot, with the houses along with their driveways, fully constructed.

The areas and flow rates calculated for the developed condition are based on the site being developed as shown.

## **3 Methodology**

Watershed area was determined by planimeter from topographic information supplied by the client and compiled from a client-provided topographic map, with surrounding areas enhances by County GIS topo maps.

The hydrological analyses were performed by computer modeling of the appropriate watershed characteristics.

Although each lot has slight differences in driveway lengths, the footprints and roof drainage patterns are similar for all houses.

To simplify the design, we have determined the worst-case scenario, i.e. the longest driveway yielding the largest amount of impervious surface and applied this as a standard to all four lots.

## **4 Basin Information**

As mentioned above, all four lots have similar drainage patterns. Houses fronting Roswell Rd drains toward their rear lot lines. Proposed ponds will be located in their rear yards. Houses fronting Hawthorn drain towards their front yards. On these lots the ponds will be located in their front yards.

## **5 Recommendations & Water Quality Measures**

Due to the increase in introduction of impervious surface (rooftops, walkways and driveways), run-off from these surfaces will have to be captured and treated by means of some water quality device.

We propose the use of individual Bio-Retention ponds on each lot. As mentioned before, the worst-case scenario with the largest amount of impervious surface per individual lot, was equally applied to all lots.

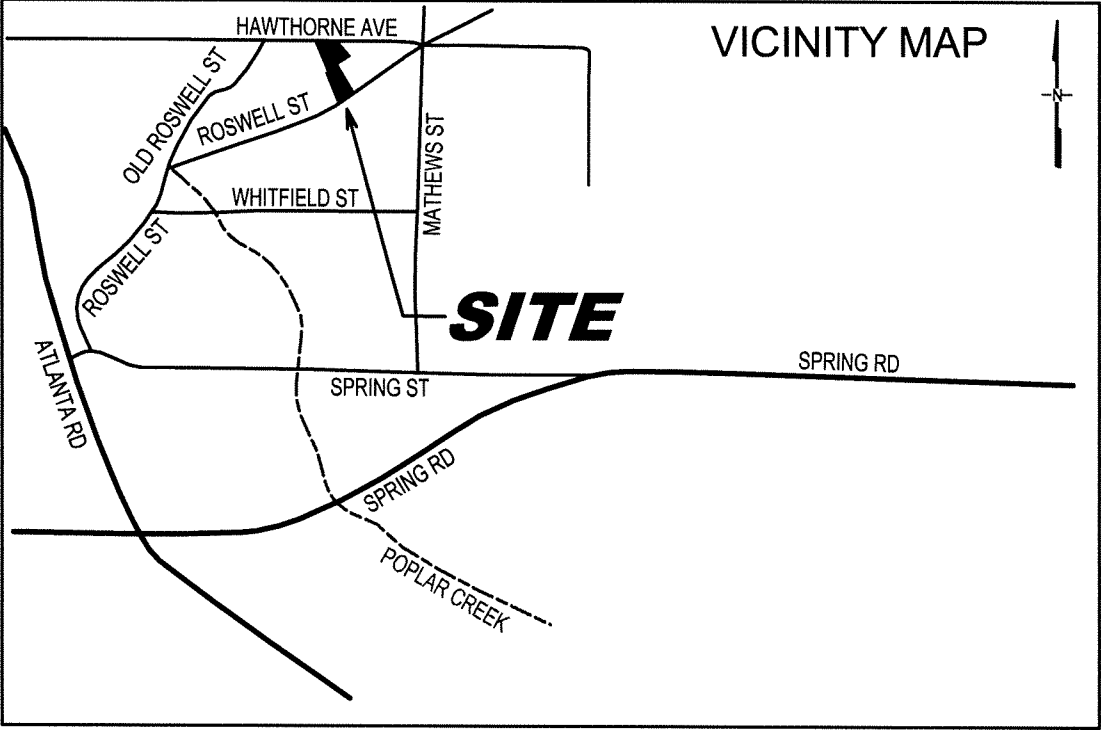
These ponds will be 22' long x 10' wide with 4.3' deep filter media and a ponding depth of 9". All gutter downspouts off the roofs will be connected, underground, with a collector system and then connected to each pond with a drain pipe. No roof run-off will be allowed to surface drain towards the ponds. Run-off from the driveways will be allowed to surface drain, but it will sheet-flow over sodded yards, cleaning and settling out any debris, prior to reaching the ponds.

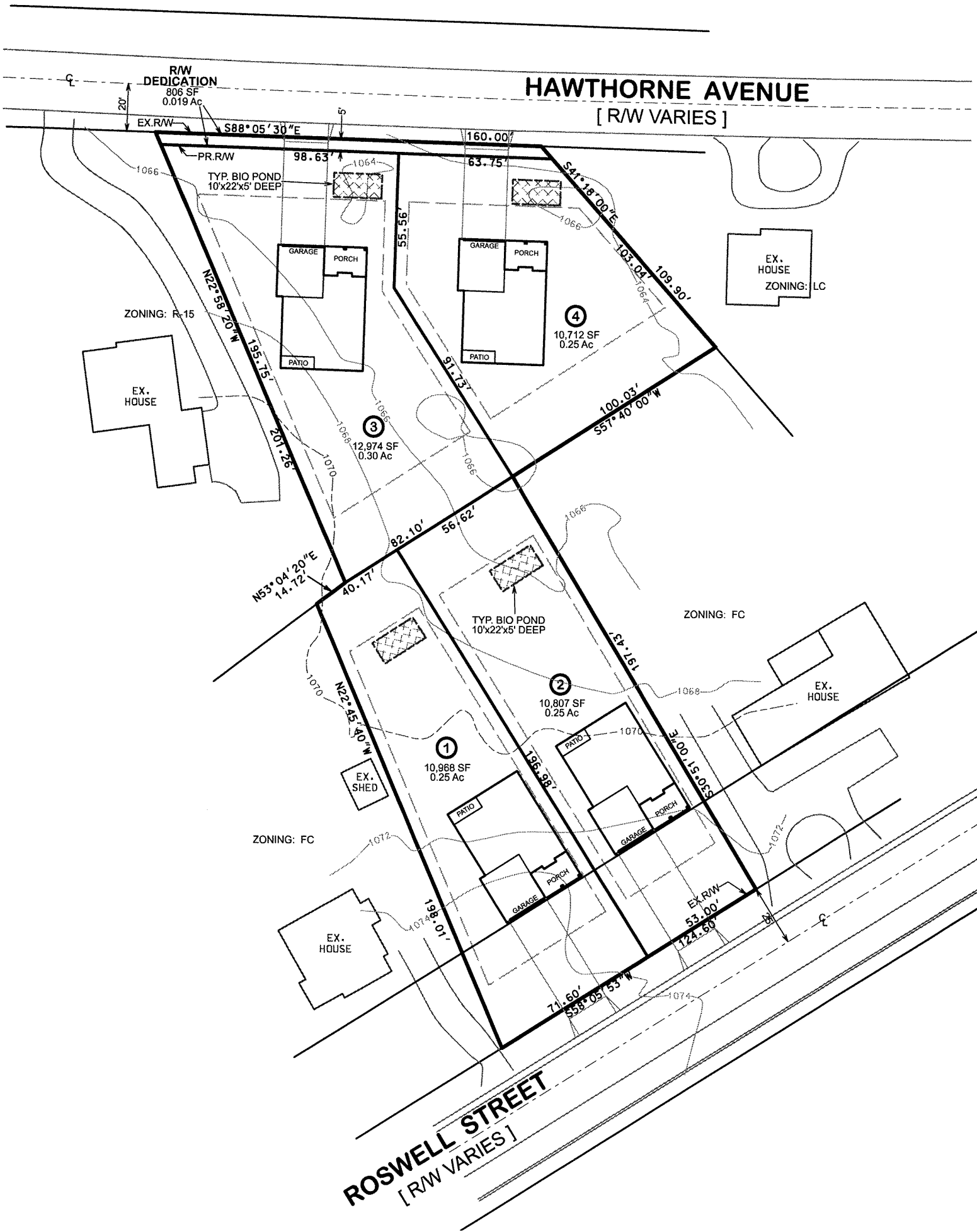
These ponds will be constructed at the lowest developed point on each lot, relatively parallel to the contour. They will have no outflow drains. They are sized to capture and detain the first 1.2" of rainfall from all hard, impervious surfaces. If they were to "fill up" and overflow, the length of the pond will cause it to act as a level spreader, allowing overflow to sheet-flow further downhill, in the same manner as the pre-developed condition.

## **6 Conclusions**

With the site developed as shown, and bio-ponds in place, the first flush from all impervious surfaces will be captured, treated and detained.

**No adverse effects are being anticipated to any other properties, downstream of these lots.**





**HAWTHORNE AVENUE**

[ R/W VARIES ]

**ROSWELL STREET**  
[ R/W VARIES ]

R/W DEDICATION  
806 SF  
0.019 Ac

EX.R/W S88°05'30"E

PR.R/W 98.63'

1066 TYP. BIO POND 10'x22'x5' DEEP

1064

63.75'

55.56'

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## First Flush Volume (WQv) Calculations WORST-CASE LOT

<u>Area # 1</u>	<u>Area # 2</u>
0.30 Ac = Total area	0.00 Ac = Total area
0.070 Ac Impervious	0.00 Ac Impervious
23.3 % Impervious	0.0 % Impervious

0.3 Ac total area (A), with  
0.1 Ac total impervious.  
23.3 % impervious (I) to be  
captured by 1.2", First Flush

$$R_v = 0.05 + (0.009 \times I)$$

i.e.,  $R_v = 0.260$  then,

$$WQ_v = (1.2 \times R_v \times A)/12$$

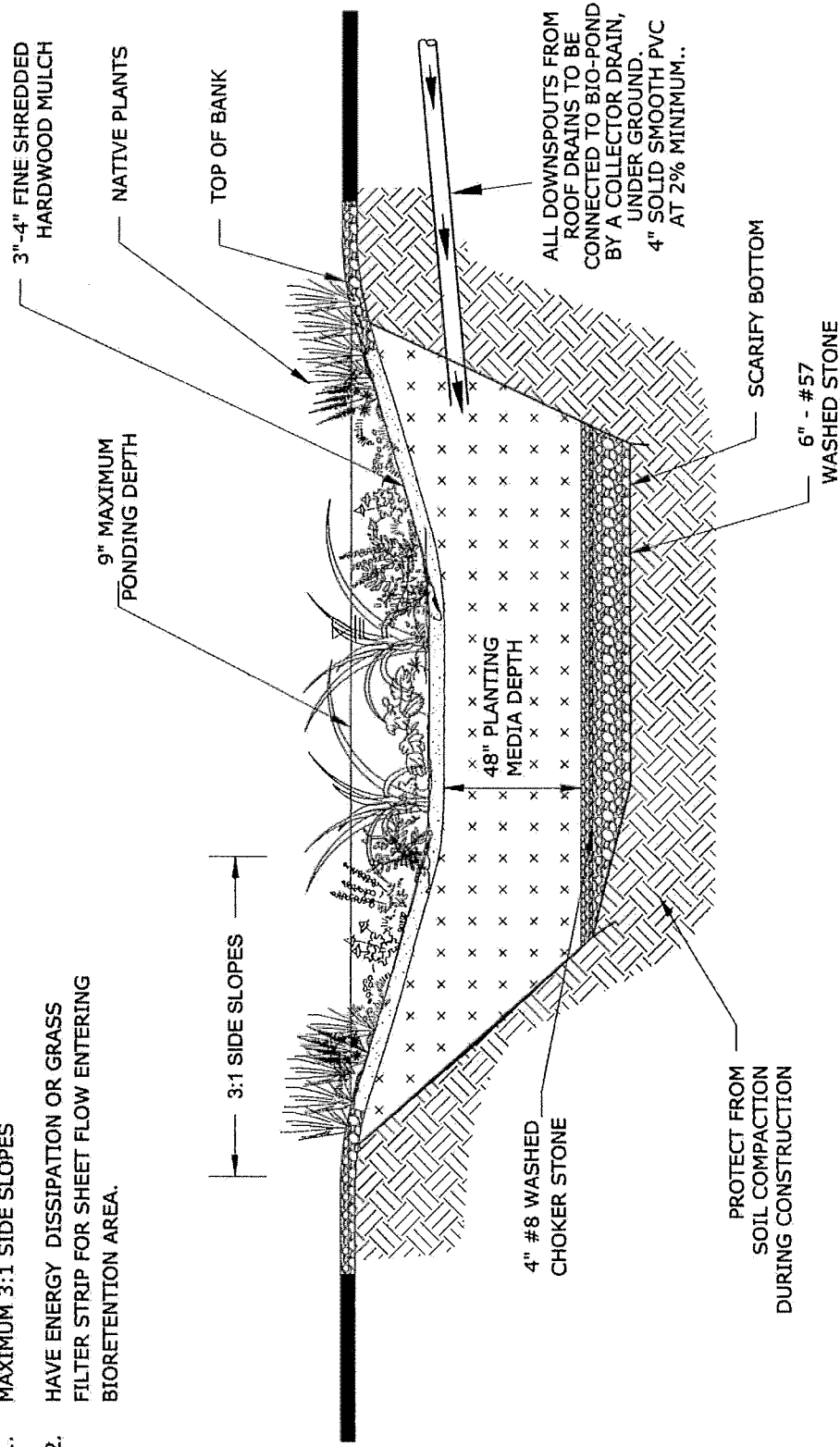
i.e.,  $WQ_v = 0.008$  Ac-ft

or, 340 cu.ft.  
w/ 40% voids = 1058 cu.ft. required

440 CF available at  
elevation 5 ft in the pond  
for storage. Use 0 ft  
as typical bottom of pond.

NOTES TO DESIGNERS:

1. MAXIMUM 3:1 SIDE SLOPES
2. HAVE ENERGY DISSIPATION OR GRASS FILTER STRIP FOR SHEET FLOW ENTERING BIORETENTION AREA.



BIORETENTION WITHOUT UNDERDRAIN

### Bioretention Area Typical Routine Maintenance Activities and Schedule

Activity	Schedule
<ul style="list-style-type: none"> <li>• Prune and weed to maintain appearance.</li> <li>• Dissipate flow when erosion is evident.</li> <li>• Remove trash and debris.</li> <li>• Remove sediment and debris from inlets and outlets.</li> <li>• Remove and replace dead or damaged plants.</li> <li>• Mow around the bioretention area as necessary, ensuring grass clippings are not placed in the practice.</li> <li>• Observe infiltration rates after rain events. Bioretention areas should have no standing water within 24 hours of a storm event.</li> <li>• Inspect for evidence of animal activity.</li> <li>• Inspect for erosion, rills, or gullies and repair.</li> <li>• Inspect filter strip/grass channel for erosion or gully, if applicable. Re-seed or sod as necessary.</li> <li>• Inspect trees and shrubs to evaluate their health, and remove and replace any dead or severely diseased vegetation.</li> <li>• Obtain a mulch depth of at least 3 to 4 inches should be inspected and obtained. Additional mulch should be added as necessary.</li> </ul>	<p>As needed or 4 times during growing season</p> <p>Semi-annually in spring and fall</p>
<ul style="list-style-type: none"> <li>• Trim planting material.</li> <li>• Inspect for snow accumulation.</li> </ul>	As needed or during winter months
<ul style="list-style-type: none"> <li>• Test the planting soils for pH levels. Consult with a qualified licensed Professional to determine and maintain the proper pH levels.</li> </ul>	Annually
<ul style="list-style-type: none"> <li>• Replace/repair inlets, outlets, scour protection or other structures as needed.</li> <li>• Implement plant maintenance plan to trim and divide perennials to prevent overcrowding and stress.</li> <li>• Check soil infiltration rates to ensure the bioretention area soil is draining the water at a proper rate. Re-aerate or replace soil and mulch layers as needed to achieve infiltration rate of at least 0.5 inches per hour.</li> </ul>	2 to 3 years

## Robert A. Driskill, ISA

Certified Arborist

Cert # SO-5626-A

4839 Railroad Avenue, Suite C

Lilburn, Georgia 30048

(770) 330-7776

July 8, 2021

1587 Roswell Street  
Smyrna, Georgia, 30080

Re: Specimen Tree Health Report

### **Tree Assessment Report**

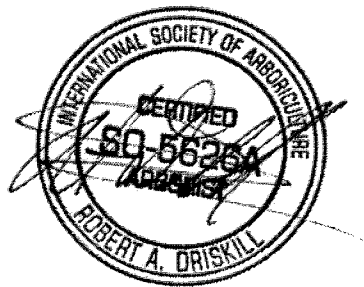
The following tree assessment letter is based on a site-inspection conducted on July 2, 2021. There are one (1) specimen tree that is located at 1587 Roswell Street, Smyrna, Georgia, 30080. While conducting a site visit, I thoroughly checked for insect infestation, diseases, fungus, decay or root rot, and structural defects which can contribute to a tree's failure. A tree health assessment was performed and accurately determined in the following report.

In order to identify the hardwood, pictures were taken for identification purposes. The leaf and bark were used to identify this tree. Each tree was measured at 4.5' feet at DBH (Diameter Breast Height). There is one (1) tree listed in the report below. All photographs outlined in my report were taken during my site visit on July 2, 2021.

I certify that all of the statements of fact in this assessment are true, complete, and correct to the best of my knowledge and belief. I hope that this information is helpful. If you have any questions, or need any additional information, feel free to contact me.

Respectfully submitted,

Robert A. Driskill, ISA  
Certified Arborist  
Certified Tree Climber Specialist  
Cert. #: SO-5626-A



## TREE ASSESSMENT REPORT

### Tree "A": 44" DBH Southern Red Oak (*Quercus falcata*):

Through my evaluation, this southern red oak tree is dead. The tree is located in the back left corner of the property. The tree will need to be removed.

