

Russell G. Martin

From: Eric Randall
Sent: Wednesday, July 02, 2014 1:11 PM
To: Sean Murphy
Cc: Russell G. Martin
Subject: McLinden Ave
Attachments: SKMBT_C65414070212480.pdf; Inspection & Maintenance agreement.dotx

Sean-
Per our meeting this morning, please find attached a redlined copy of the plan with my comments regarding the SWM system. In brief, they are:
Provide a drainage easement around the facility at the edge of the gravel bed
Tie the gutters to the SWM system with cemented PVC piping, not flexible HDPE; provide an overflow relief
Notify the inspector to review the installation during construction
Provide a recorded Inspection and Maintenance Agreement (template attached) prior to CO

Please let me know if I can offer any additional clarification

Best regards,

Eric J. Randall, PE
City Engineer
2190 Atlanta Road
Smyrna, GA 30080
Ph: 678-631-5381
Fx: 678-631-5443
erandall@smyrnaga.gov



From: is@smyrnaga.gov [mailto:is@smyrnaga.gov]
Sent: Wednesday, July 02, 2014 1:49 PM
To: Eric Randall
Subject: Message from KMBT_C654

- NOTES:**
1. EACH LOT HAS BEEN PLANNED WITH ITS OWN UNDERGROUND INFILTRATION SYSTEM SO THAT NO HOA, RESTRICTIVE COVENANTS, OR SHARED ACCESS AGREEMENTS SHALL BE REQUIRED.
 2. ON BOTH LOTS ALL GUTTERS SHALL BE TIED INTO THE INFILTRATION CHAMBERS USING PVC OR HDPE. DOWNSPOUT GUTTERS ARE REQUIRED ON ALL ROOF EDGES OTHER THAN GABLES.
 3. EACH LOT SHALL HAVE AN UNDERGROUND STORM WATER MANAGEMENT SYSTEM BY STORMTECH OR APPROVED EQUAL. THE HOLDING CAPACITY SHALL NOT BE LESS THAN REQUIRED FOR THE WATER QUALITY CALCULATIONS PROVIDED ON THE PLAN.
 4. THE RECOMMENDED SYSTEM IS TO INSTALL A SET OF TEN (10) STORMTECH SC-310 CHAMBERS IN SERIES ON 6" GRAVEL BED AND SAND FILL WITH CLEAN WASHED GRAVEL AND COVER PER MANUFACTURER SPEC.
 5. ANY SUBSTITUTE BRAND OR SIZE MUST BE APPROVED BY THE CITY ENGINEER PRIOR TO INSTALLATION.

SITE DATA

TOTAL SITE AREA:	0.41 ACRES (EXCLUDES AREAS IN PUBLIC RIGHT-OF-WAY)
DISTURBED SITE AREA:	0.28 ACRES (EXCLUDES AREAS IN PUBLIC RIGHT-OF-WAY)
IMPERVIOUS AREA:	0.145 ACRES (EXCLUDES AREAS IN PUBLIC RIGHT-OF-WAY)
PERCENT IMPERVIOUS:	27% OF TOTAL SITE AREA
EXISTING ZONING:	R-8
PROPOSED ZONING:	RAD CONDITIONAL
NUMBER OF UNITS:	2 = 4/1/1A
PARKING SPACES:	OFF STREET PARKING FOR TWO CARS PER LOT IS PROVIDED
WATER & SEWER:	CITY OF SMYRNA
POWER PROVIDER:	GEORGIA POWER
STATE MATERS:	THERE ARE NO STATE MATERS ON SITE OR WITHIN 200 FEET

WATER QUALITY VOLUME

1021 MEDLIN PAVING LOT
 Total On-Site Area = 0.20 acres
 Impervious Area = .052 acres

$MqV = (1.2RVA)/12$ where $Rv = 0.05 + 0.009(1)$
 $I = \text{Impervious area/Total area}$
 $I = 0.052 \text{ ac}/0.2 \text{ ac} = 26\%$
 $Rv = 0.05 + 0.009(1) = 0.05 + 0.009(26)$
 $= 0.284$

$MqV = (1.2RVA)/12 = ((1.2)(0.284)(0.2 \text{ ac}))/12$
 $= 0.00568 \text{ ac-ft} = 247.0 \text{ cu.ft.}$
 Which corresponds to 8 STORMTECH SC-310 CHAMBERS INSTALLED ON 6" GRAVEL BED

1041 McLINDEN LOT
 Total On-Site Area = 0.21 acres
 Impervious Area = .055 acres

$MqV = (1.2RVA)/12$ where $Rv = 0.05 + 0.009(1)$
 $I = \text{Impervious area/Total area}$
 $I = 0.055 \text{ ac}/0.21 \text{ ac} = 26\%$
 $Rv = 0.05 + 0.009(1) = 0.05 + 0.009(26)$
 $= 0.284$

$MqV = (1.2RVA)/12 = ((1.2)(0.284)(0.21 \text{ ac}))/12$
 $= 0.005964 \text{ ac-ft} = 260 \text{ cu.ft.}$
 Which corresponds to 9 STORMTECH SC-310 CHAMBERS INSTALLED ON 6" GRAVEL BED

1. Provide Drainage Easement
2. LINE from GUTTER TO SWIM SYSTEM SHALL BE PVC WITH RAINST W/LET.
3. NOTIFY CITY INSPECTOR DURING CONSTRUCTION
4. PROVIDE RECORDED LHM AGREEMENT PRIOR TO C.O.

- NOTES:**
- Developer will top water main
 - Developer will install water services and set water meter box per city specifications
 - City will set water meter
 - Developer will top sewer main and install sewer top lateral per city specifications

NEW LOT 1021 MEDLIN IMPERVIOUS:

DRIVEWAY (PORTION ON LOT)	466.00 SF
SIDEWALK	68.00 SF
FLOOR AREA	1514.00 SF
RATIO	222.00 SF
TOTAL	2212.00 SF
(ACRES = 2148/43560) = 0.052 AC OR 25%	

1041 McLINDEN LOT IMPERVIOUS:

DRIVEWAY (PORTION ON LOT)	547.00 SF
SIDEWALK	68.00 SF
FLOOR AREA(PORCH & ADDITION)	1514.00 SF
RATIO	222.00 SF
TOTAL	2408.00 SF
(ACRES = 2478/43560) = 0.055 AC OR 26%	

SITE PLAN

NO. 1	NO. 2	NO. 3	NO. 4	NO. 5	NO. 6	NO. 7	NO. 8	NO. 9	NO. 10

McLinden Heights
 LOT 5 - BLOCK A - ESTATE OF MARY A. DUNTON
 LAND LOT 451 OF THE 17th DISTRICT, 2nd SECTION
 CITY OF SMYRNA, COBB COUNTY, GEORGIA
 Prepared for: Sean J Murphy



OWNER/DEVELOPER
 CONTACT: MR. SEAN MURPHY
 PHONE: (770)830-9205

S10

Russell G. Martin

From: Russell G. Martin
Sent: Thursday, June 19, 2014 3:26 PM
To: Mayor and Council
Cc: Eric Taylor
Subject: Notification of Rezoning Request - 1051 McLinden Avenue
Attachments: Proposed Site Plan & Tree Plan_Z14-017.pdf; Rezoning Application_Z14-017.pdf

Dear Mayor and Council:

Community Development has received a rezoning application to rezone 1051 McLinden Avenue from R-15 to RAD-Conditional for the construction of two new single-family homes at a density of 4.9 units per acre. Attached is the zoning information for your reference. The rezoning is scheduled to be heard by the Planning and Zoning Board on July 14, 2014 and the City Council on August 18, 2014. Please let me know if you need any further information.

Thank you,

Rusty Martin, AICP
Senior Planner
Community Development Department
3180 Atlanta Road
Smyrna, GA 30080
Phone: 678-631-5354
Fax: 770-431-2808
Email: rgmartin@smyrnaga.gov



Russell G. Martin

From: Russell G. Martin
Sent: Thursday, June 19, 2014 3:31 PM
To: 'Sean Murphy'
Subject: Meeting Date Notification - Z14-017 - 1051 McLinden Avenue

Dear Mr. Murphy:

This email is to certify that an application for a rezoning request was received on June 14, 2014. The application is currently being processed and your rezoning case will be scheduled and heard on the following dates:

Planning and Zoning Board Meeting: Monday, July 14, 2014, at 6:00 p.m. at City Hall

Mayor and Council Meeting: Monday, August 18, 2014, at 7:30 p.m. at City Hall

If you have any questions regarding the rezoning process, meeting times, or meeting places please feel free to contact me at (678) 631-5354.

Thank you,

Rusty Martin, AICP
Senior Planner
Community Development Department
3180 Atlanta Road
Smyrna, GA 30080
Phone: 678-631-5354
Fax: 770-431-2808
Email: rgmartin@smyrnaga.gov

