

Russell G. Martin

From: Eric Randall
Sent: Monday, June 01, 2015 3:35 PM
To: Russell G. Martin
Cc: Scott Stokes
Subject: FW: N Cooper Lake RD
Attachments: Binder1-CSP-HYDRO.pdf

Rusty-
I have reviewed the concept hydrology report attached and concur that it supports that the preliminary SWM facility design has sufficient capacity to meet or exceed the City's SWM ordinance.

Best regards,

Eric Randall, PE
City Engineer

From: Brennen Hicks [<mailto:bhicks@bhdeng.com>]
Sent: Monday, May 18, 2015 3:23 PM
To: Eric Randall; Scott Stokes
Cc: Sean Randall; sean@cardinalpm.com
Subject: N Cooper Lake RD

Eric- Here is the concept hydro for the proposed subdivision. As you will notice the pond has plenty of volume, to my surprise, with room to adjust as necessary when we get to final design. Final design will include a 3 sided wall with earthen embankment on the northern side sloping into the pond for access. The flow rates are greatly reduced and I have sized a 18" outlet pipe. For this reason we should not have any adverse effect on the downstream infrastructure, even though I can't verify 100% until we get some final survey information downstream.

The only area I can't address are the 2 lots located to the east that access off the existing subdivision road. I would assume those will just be handled by individual permits and maybe with flo-wells or rain gardens.

Please review and let me know your thoughts/concerns. Thanks in advance for your efforts.

--
Brennen Hicks, CE
BH&D Engineering, Inc.
678-462-4021

Russell G. Martin

From: Sean Randall <seanr@venturehomes.com>
Sent: Monday, May 18, 2015 3:28 PM
To: Russell G. Martin
Cc: Brennen Hicks
Subject: Fwd: N Cooper Lake RD
Attachments: Binder1-CSP-HYDRO.pdf

Risty, I wanted to make certain you had a copy as soon as possible. Thank you again for your time this afternoon. Sean

Sent via the Samsung Galaxy S@ 5 ACTIVE™, an AT&T 4G LTE smartphone

----- Original message -----

From: Brennen Hicks <bhicks@bhdeng.com>
Date: 05/18/2015 3:23 PM (GMT-05:00)
To: erandall@smyrnaga.gov, Scott Stokes <ssokes@smyrnaga.gov>
Cc: Sean Randall <seanr@venturehomes.com>, sean@cardinalpm.com
Subject: N Cooper Lake RD

Eric- Here is the concept hydro for the proposed subdivision. As you will notice the pond has plenty of volume, to my surprise, with room to adjust as necessary when we get to final design. Final design will include a 3 sided wall with earthen embankment on the northern side sloping into the pond for access. The flow rates are greatly reduced and I have sized a 18" outlet pipe. For this reason we should not have any adverse effect on the downstream infrastructure, even though I can't verify 100% until we get some final survey information downstream.

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Please review and let me know your thoughts/concerns. Thanks in advance for your efforts.

--

Brennen Hicks, CE
BH&D Engineering, Inc.
678-462-4021

PRELIMINARY HYDROLOGY REPORT

NORTH COOPER LAKE

VENTURE HOMES
COBB COUNTY, GEORGIA
CITY OF SMYRNA
LAND LOT 338, 17TH DISTRICT



RECEIVED
5/18/15

PREPARED BY:
BH&D ENGINEERING, INC.
Project 15018

280 Heritage Walk
Woodstock, GA 30188
Phone: (678) 462-4021

SECTION 1 DRAINAGE REPORT

Discharge from the storm water facility have been limited to less than 2 cfs for the 1 and 2 year storms, as well as, the system will discharged into a piped channel and tied into existing structures downstream. Therefore, channel protection is not provided.

Basin C will reduce flows to this area and only roadway water will enter the existing system along North Cooper Lake Road, therefore, detention has not been provided for this basin.

No adverse effects on the downstream drainage infrastructure are expect due to development

Summary of Flows

See summary of flows on following page for runoff rates for Basin B and routed outflows from pond. All storms (2-100yr) are below pre-developed flow rates and will be handled by an 18" outfall pipe.

Maintenance Measures

The detention basin outlet control structure, headwalls and side slopes shall be maintained and checked regularly by the responsible party to insure that they are structurally sound and have not been damaged or compromised by erosion or any other factors. Additional measures taken to assist the maintenance shall be taken by periodically checking sediment gathering in the bottom of the basins and removing when 6 inches have accumulated in any area.

SECTION 3
ROUTED DISCHARGE
HYDROGRAPHS

**SECTION 5
DRAINAGE MAP**

Hydrograph Return Period Recap

Hydraflow Hydrographs by Intelisolve v9.02

Hyd. No.	Hydrograph type (origin)	Inflow Hyd(s)	Peak Outflow (cfs)								Hydrograph description
			1-Yr	2-Yr	3-Yr	5-Yr	10-Yr	25-Yr	50-Yr	100-Yr	
1	SCS Runoff	-----	1.007	2.659	-----	4.687	6.960	10.29	12.97	15.78	PRE-DEVELOPED
2	SCS Runoff	-----	12.12	16.68	-----	21.41	26.23	32.71	37.59	42.48	POST-DEVELOPED
3	Reservoir	2	1.513	1.900	-----	2.240	2.544	2.912	3.166	3.407	ROUTED OUTFLOWS

Hydrograph Summary Report

Hydraflow Hydrographs by Intelisolve v9.02

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph description	
1	SCS Runoff	4.687	2	718	10,206	---	----	-----	PRE-DEVELOPED	
2	SCS Runoff	21.41	2	716	43,491	---	----	-----	POST-DEVELOPED	
3	Reservoir	2.240	2	742	43,456	2	1025.61	29,047	ROUTED OUTFLOWS	
CspHydro-05-12-2015.gpw					Return Period: 5 Year		Thursday, May 14, 2015			

Hydrograph Summary Report

Hydraflow Hydrographs by Intelisolve v9.02

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time Interval (min)	Time to peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph description	
1	SCS Runoff	10.29	2	718	20,840	---	-----	-----	PRE-DEVELOPED	
2	SCS Runoff	32.71	2	716	67,450	---	-----	-----	POST-DEVELOPED	
3	Reservoir	2.912	2	746	67,414	2	1026.84	41,295	ROUTED OUTFLOWS	
CspHydro-05-12-2015.gpw					Return Period: 25 Year			Thursday, May 14, 2015		

Hydrograph Summary Report

Hydraflow Hydrographs by Intelisolve v9.02

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph description
1	SCS Runoff	15.78	2	718	31,582	---	----	----	PRE-DEVELOPED
2	SCS Runoff	42.48	2	716	88,771	---	----	----	POST-DEVELOPED
3	Reservoir	3.407	2	748	88,735	2	1027.95	52,385	ROUTED OUTFLOWS
CspHydro-05-12-2015.gpw					Return Period: 100 Year		Thursday, May 14, 2015		

Hydrograph Report

Hydraflow Hydrographs by Intelisolve v9.02

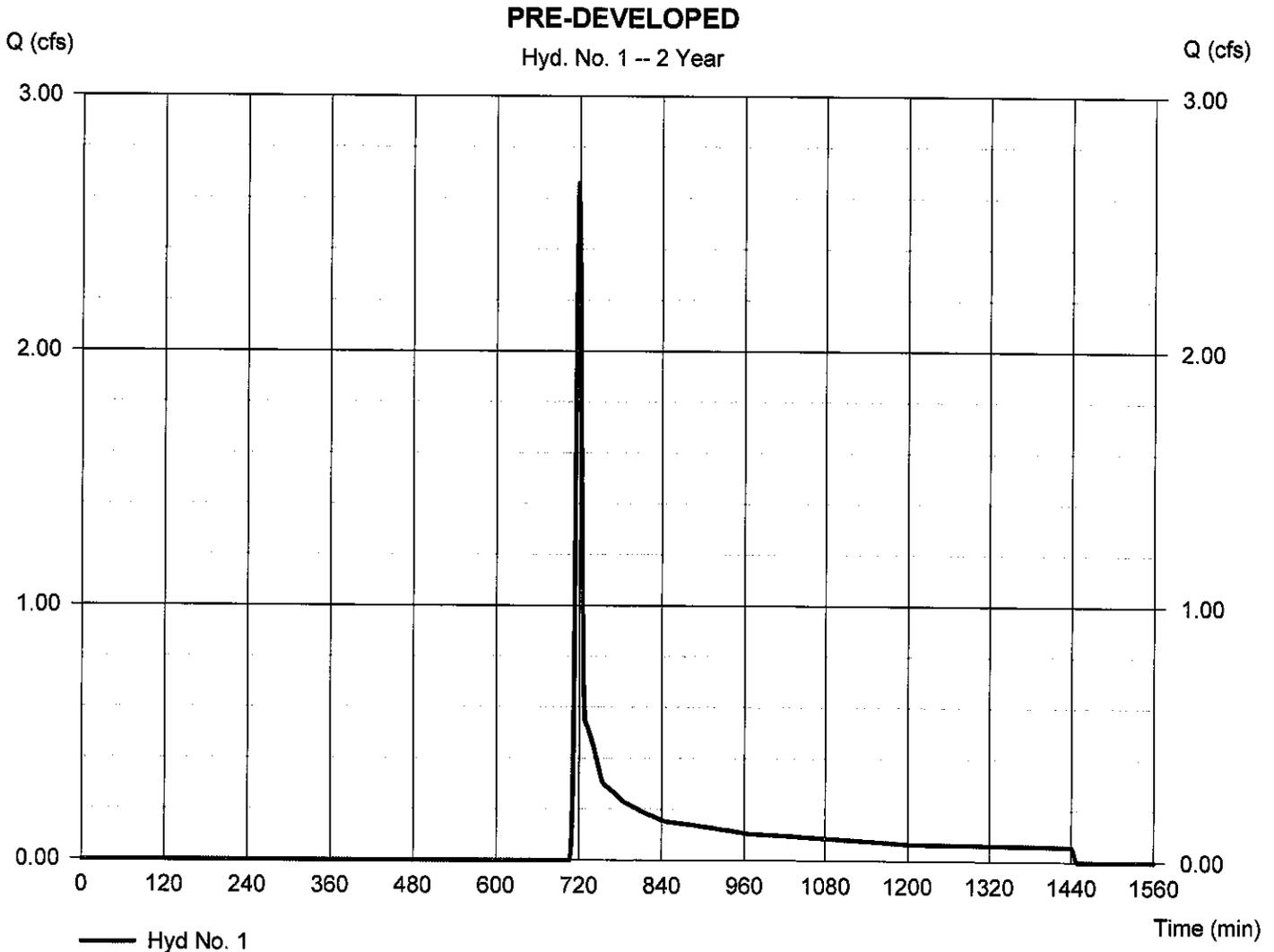
Thursday, May 14, 2015

Hyd. No. 1

PRE-DEVELOPED

Hydrograph type = SCS Runoff
Storm frequency = 2 yrs
Time interval = 2 min
Drainage area = 3.400 ac
Basin Slope = 0.0 %
Tc method = USER
Total precip. = 4.08 in
Storm duration = 24 hrs

Peak discharge = 2.659 cfs
Time to peak = 718 min
Hyd. volume = 6,502 cuft
Curve number = 55
Hydraulic length = 0 ft
Time of conc. (Tc) = 5.00 min
Distribution = Type II
Shape factor = 484



Hydrograph Report

Hydraflow Hydrographs by Intelisolve v9.02

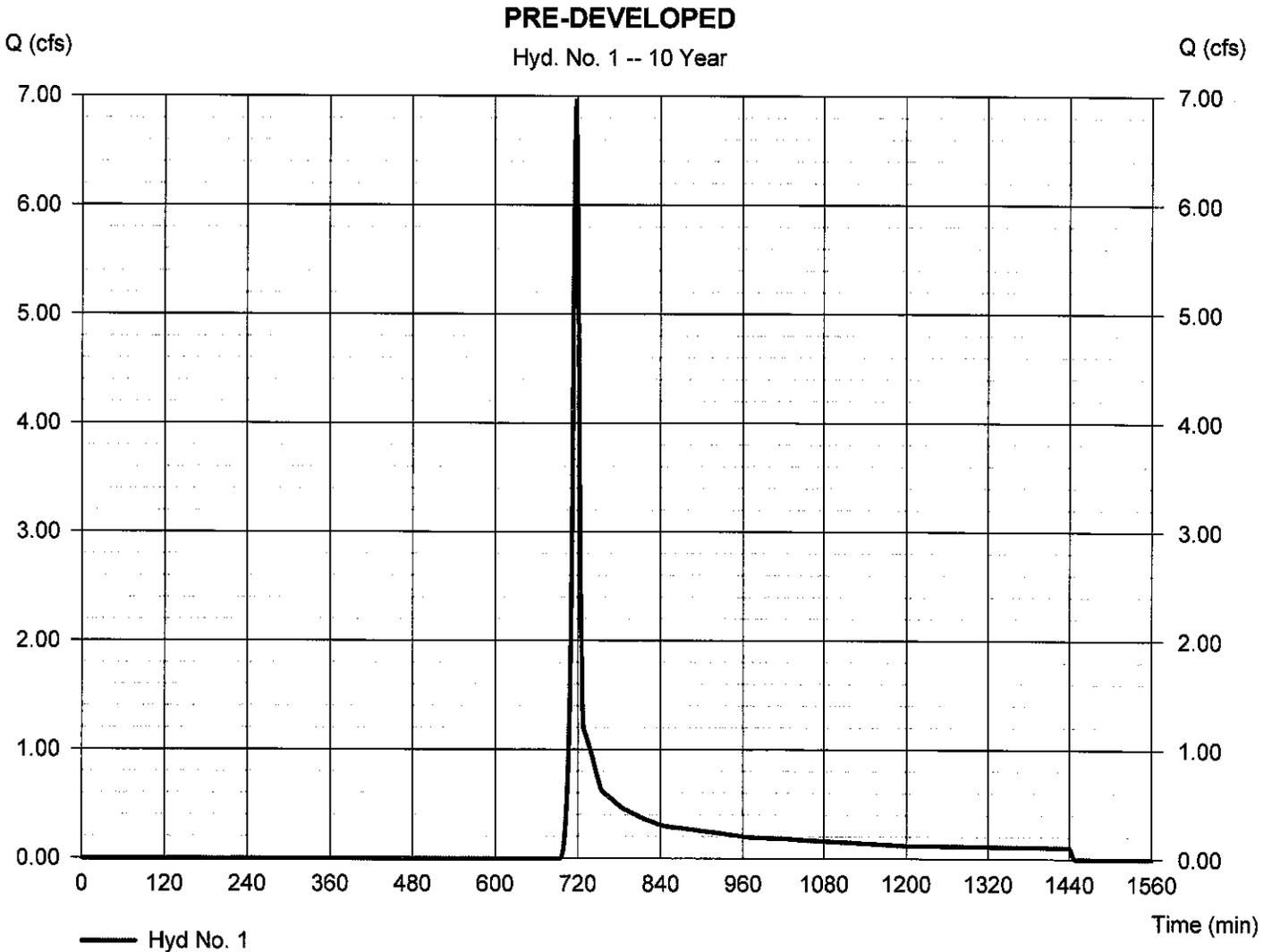
Thursday, May 14, 2015

Hyd. No. 1

PRE-DEVELOPED

Hydrograph type = SCS Runoff
Storm frequency = 10 yrs
Time interval = 2 min
Drainage area = 3.400 ac
Basin Slope = 0.0 %
Tc method = USER
Total precip. = 5.52 in
Storm duration = 24 hrs

Peak discharge = 6.960 cfs
Time to peak = 718 min
Hyd. volume = 14,464 cuft
Curve number = 55
Hydraulic length = 0 ft
Time of conc. (Tc) = 5.00 min
Distribution = Type II
Shape factor = 484



Hydrograph Report

Hydraflow Hydrographs by Intelisolve v9.02

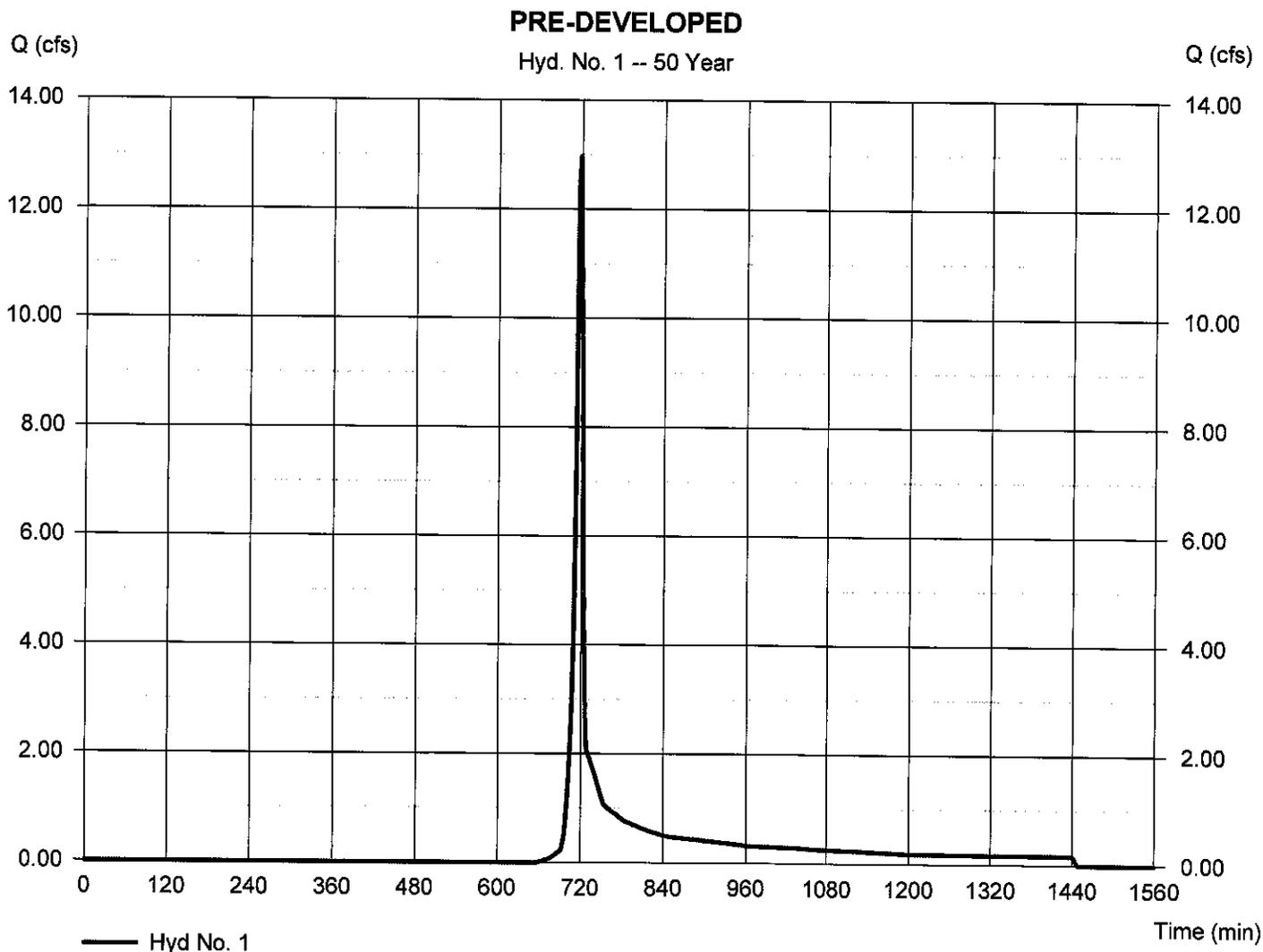
Thursday, May 14, 2015

Hyd. No. 1

PRE-DEVELOPED

Hydrograph type = SCS Runoff
Storm frequency = 50 yrs
Time interval = 2 min
Drainage area = 3.400 ac
Basin Slope = 0.0 %
Tc method = USER
Total precip. = 7.20 in
Storm duration = 24 hrs

Peak discharge = 12.97 cfs
Time to peak = 718 min
Hyd. volume = 26,056 cuft
Curve number = 55
Hydraulic length = 0 ft
Time of conc. (Tc) = 5.00 min
Distribution = Type II
Shape factor = 484



Hydrograph Report

Hydraflow Hydrographs by Intellisolve v9.02

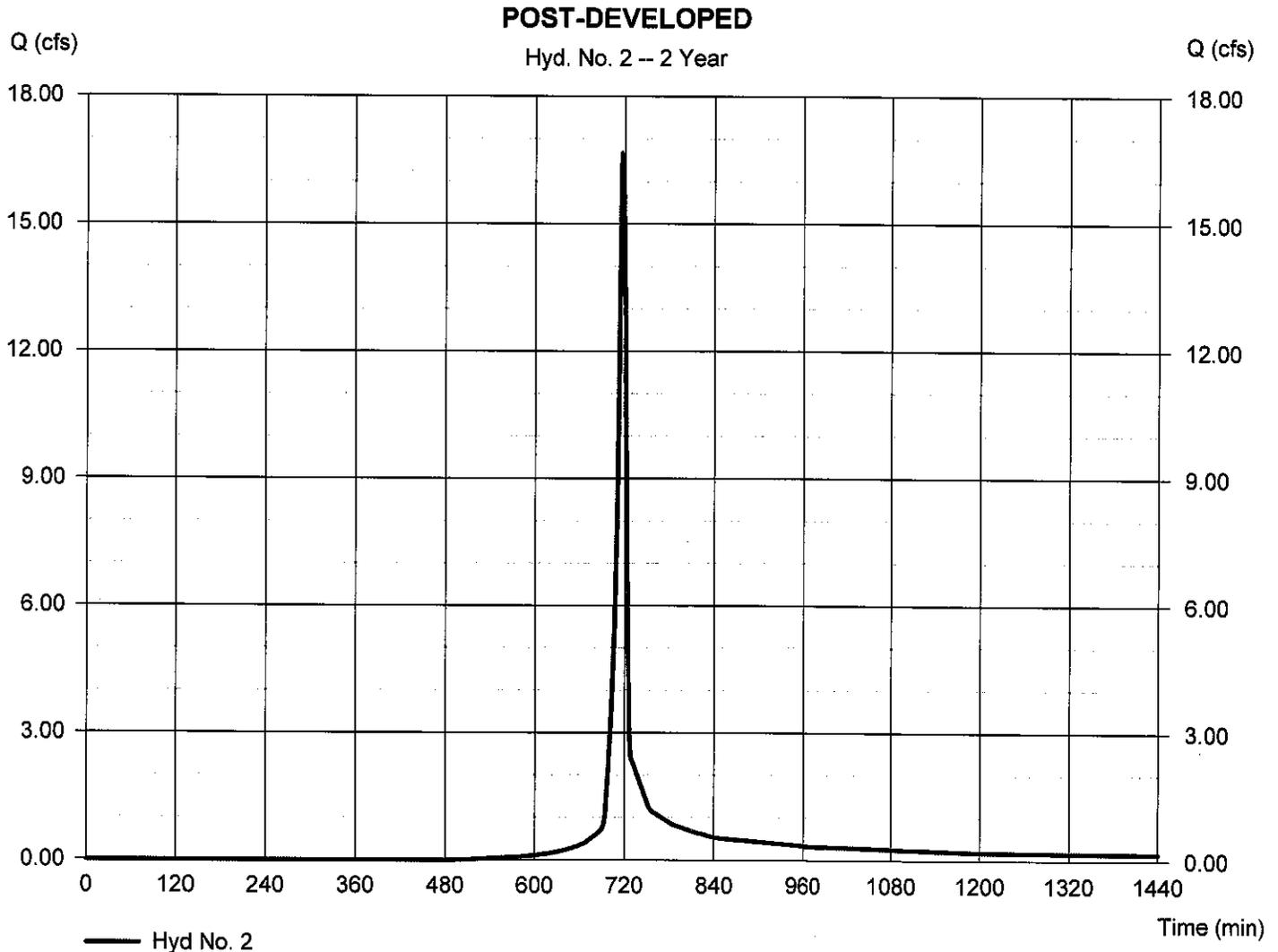
Thursday, May 14, 2015

Hyd. No. 2

POST-DEVELOPED

Hydrograph type = SCS Runoff
Storm frequency = 2 yrs
Time interval = 2 min
Drainage area = 4.700 ac
Basin Slope = 0.0 %
Tc method = USER
Total precip. = 4.08 in
Storm duration = 24 hrs

Peak discharge = 16.68 cfs
Time to peak = 716 min
Hyd. volume = 33,716 cuft
Curve number = 80
Hydraulic length = 0 ft
Time of conc. (Tc) = 5.00 min
Distribution = Type II
Shape factor = 484



Hydrograph Report

Hydraflow Hydrographs by Intelisolve v9.02

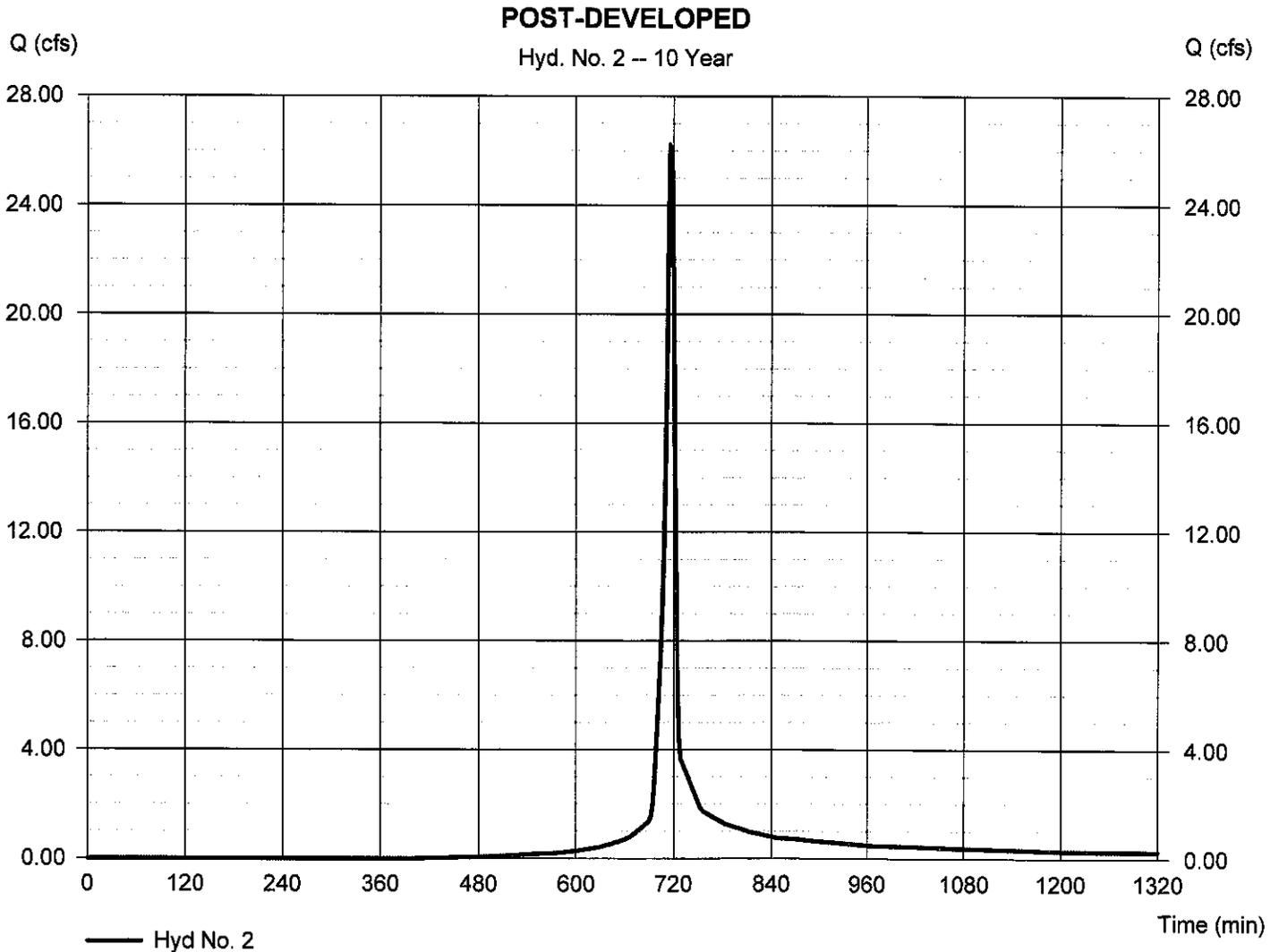
Thursday, May 14, 2015

Hyd. No. 2

POST-DEVELOPED

Hydrograph type = SCS Runoff
Storm frequency = 10 yrs
Time interval = 2 min
Drainage area = 4.700 ac
Basin Slope = 0.0 %
Tc method = USER
Total precip. = 5.52 in
Storm duration = 24 hrs

Peak discharge = 26.23 cfs
Time to peak = 716 min
Hyd. volume = 53,600 cuft
Curve number = 80
Hydraulic length = 0 ft
Time of conc. (Tc) = 5.00 min
Distribution = Type II
Shape factor = 484



Hydrograph Report

Hydraflow Hydrographs by Intelisolve v9.02

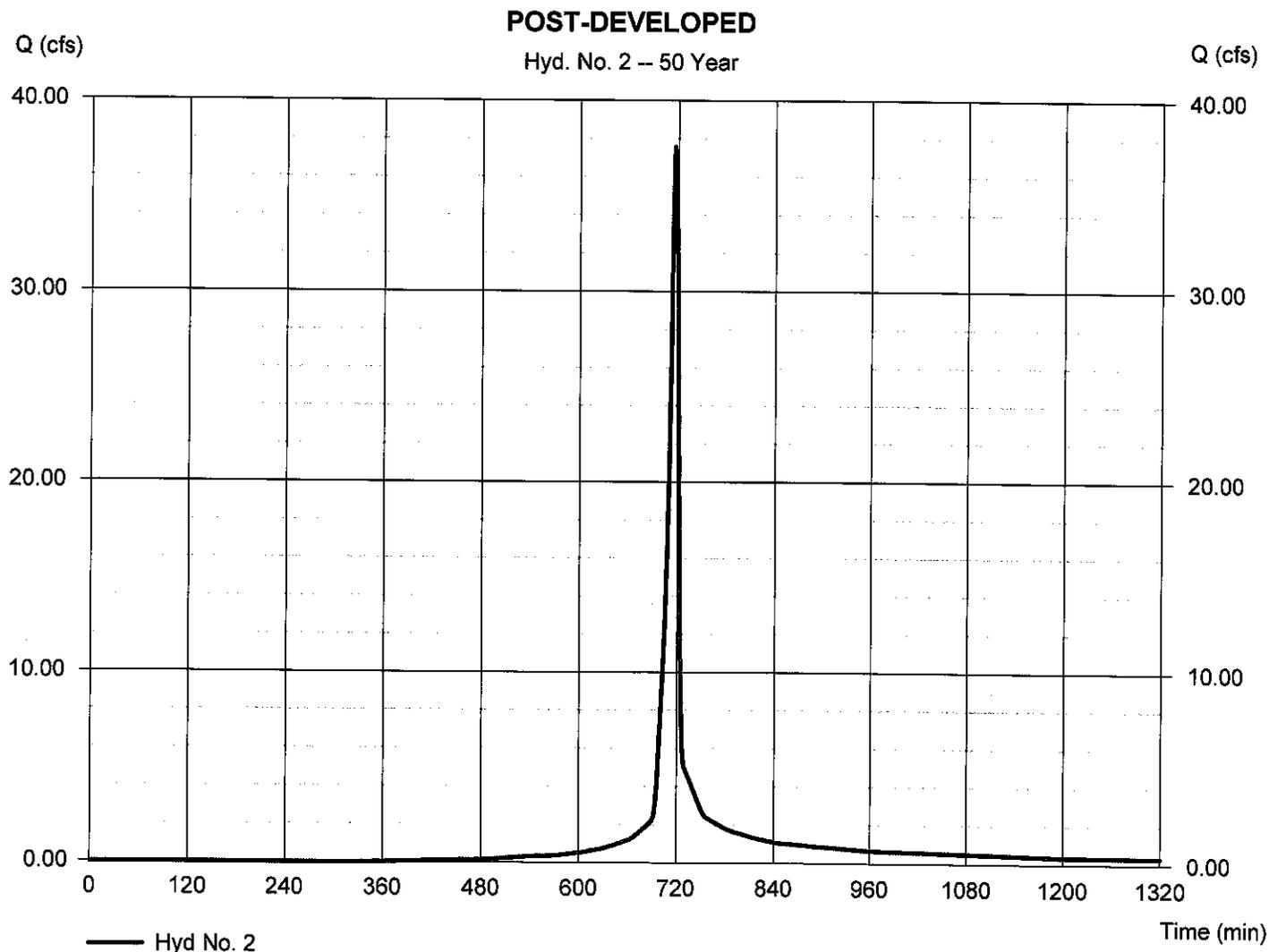
Thursday, May 14, 2015

Hyd. No. 2

POST-DEVELOPED

Hydrograph type = SCS Runoff
Storm frequency = 50 yrs
Time interval = 2 min
Drainage area = 4.700 ac
Basin Slope = 0.0 %
Tc method = USER
Total precip. = 7.20 in
Storm duration = 24 hrs

Peak discharge = 37.59 cfs
Time to peak = 716 min
Hyd. volume = 78,044 cuft
Curve number = 80
Hydraulic length = 0 ft
Time of conc. (Tc) = 5.00 min
Distribution = Type II
Shape factor = 484



Hydrograph Report

Hydraflow Hydrographs by Intelisolve v9.02

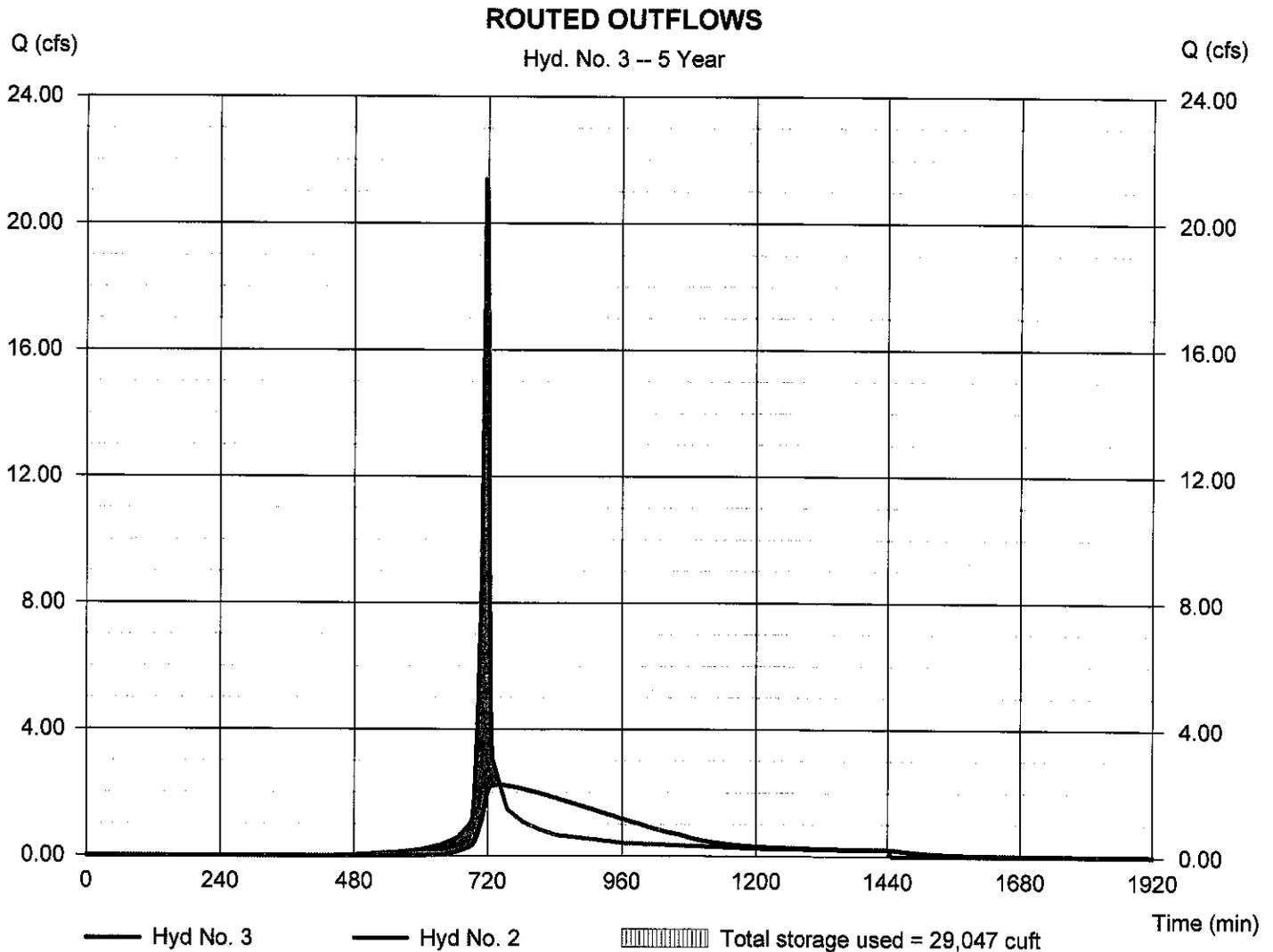
Thursday, May 14, 2015

Hyd. No. 3

ROUTED OUTFLOWS

Hydrograph type	= Reservoir	Peak discharge	= 2.240 cfs
Storm frequency	= 5 yrs	Time to peak	= 742 min
Time interval	= 2 min	Hyd. volume	= 43,456 cuft
Inflow hyd. No.	= 2 - POST-DEVELOPED	Max. Elevation	= 1025.61 ft
Reservoir name	= N COOPER LAKE-VENTURE HOMES	Max. Storage	= 29,047 cuft

Storage indication method used. Wet pond routing start elevation = 1023.40 ft.



Hydrograph Report

Hydraflow Hydrographs by Intelisolve v9.02

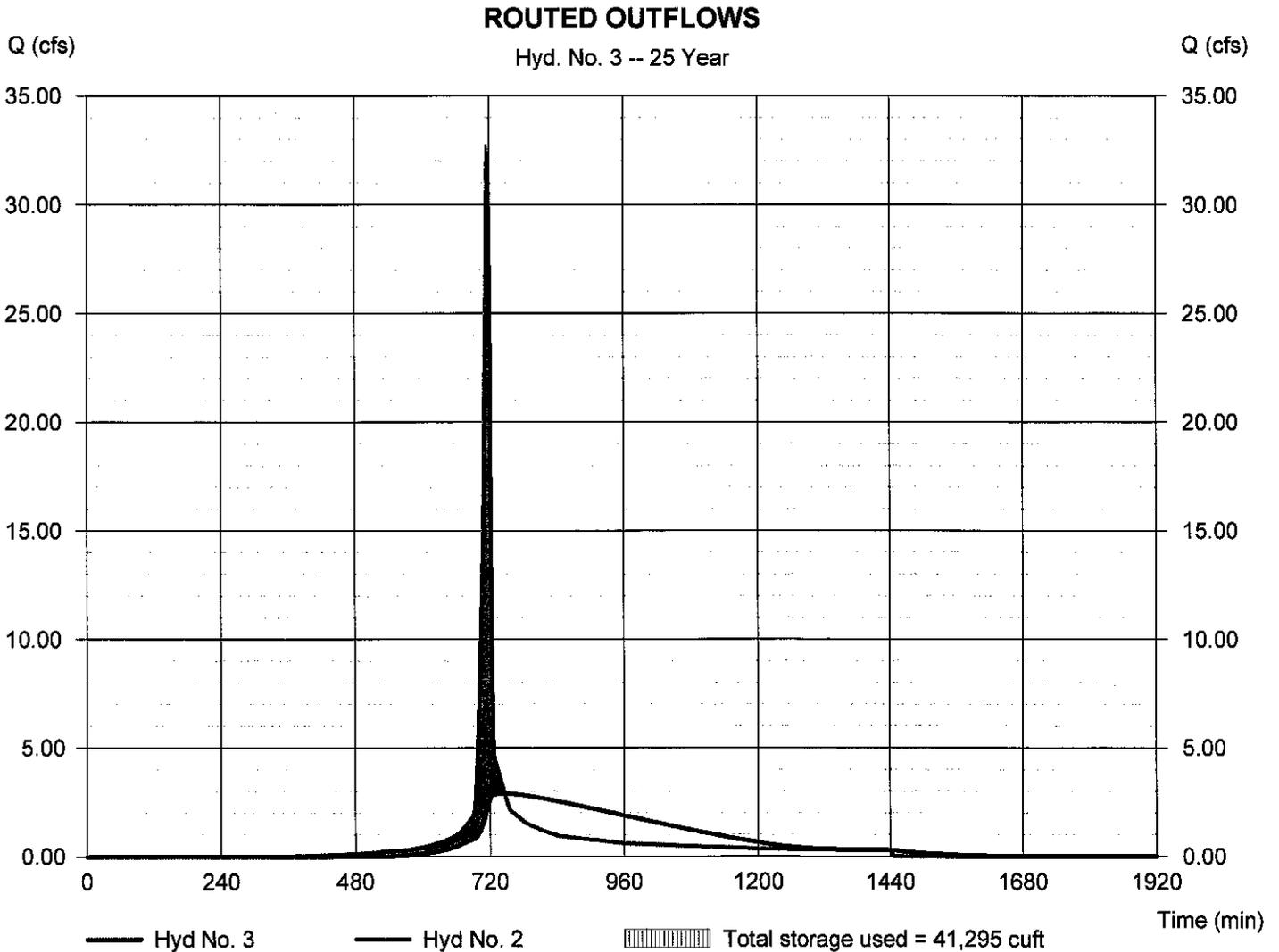
Thursday, May 14, 2015

Hyd. No. 3

ROUTED OUTFLOWS

Hydrograph type	= Reservoir	Peak discharge	= 2.912 cfs
Storm frequency	= 25 yrs	Time to peak	= 746 min
Time interval	= 2 min	Hyd. volume	= 67,414 cuft
Inflow hyd. No.	= 2 - POST-DEVELOPED	Max. Elevation	= 1026.84 ft
Reservoir name	= N COOPER LAKE-VENTURE HOMES	Max. Storage	= 41,295 cuft

Storage Indication method used. Wet pond routing start elevation = 1023.40 ft.



Hydrograph Report

Hydraflow Hydrographs by Intelisolve v9.02

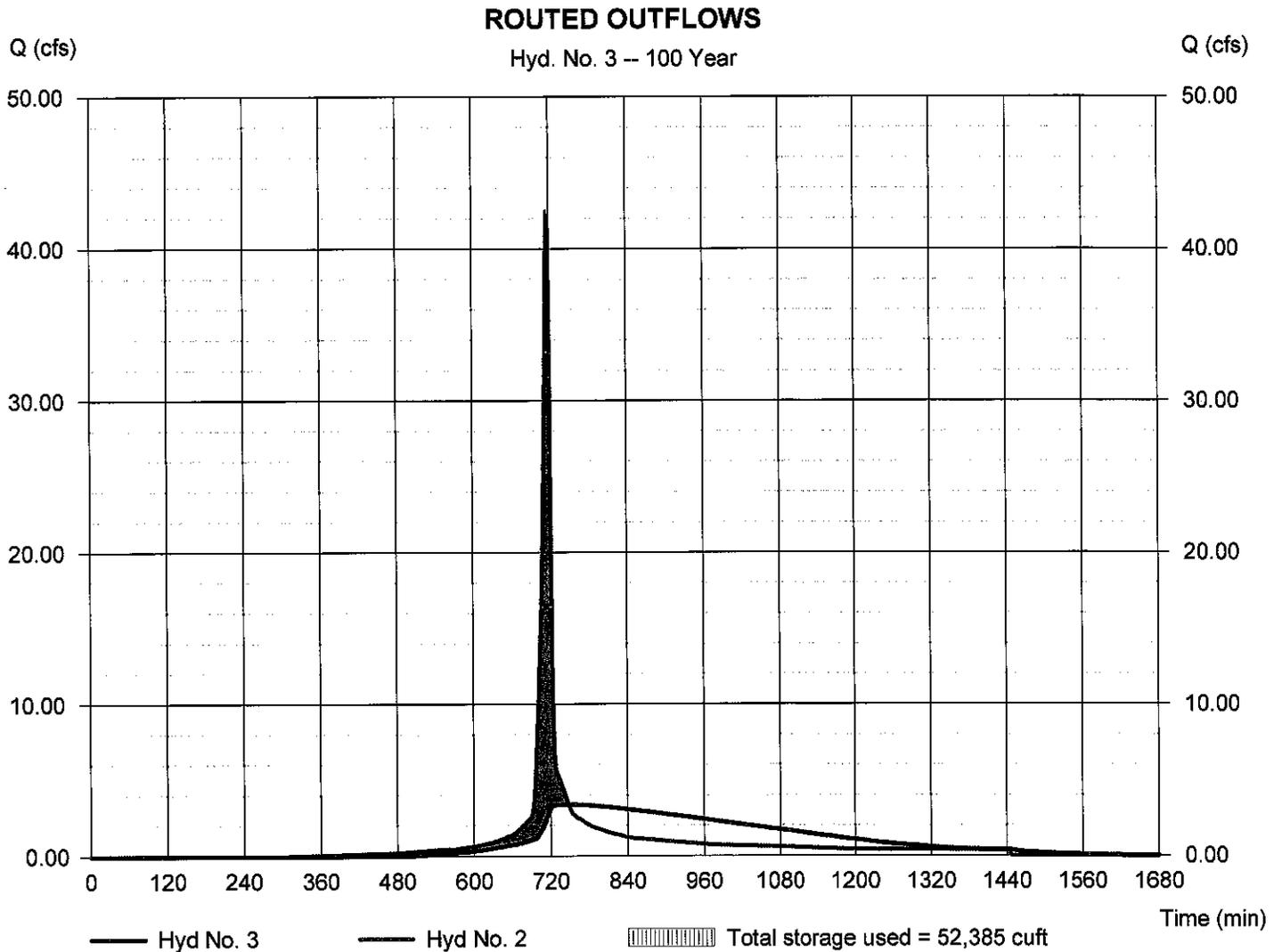
Thursday, May 14, 2015

Hyd. No. 3

ROUTED OUTFLOWS

Hydrograph type	= Reservoir	Peak discharge	= 3.407 cfs
Storm frequency	= 100 yrs	Time to peak	= 748 min
Time interval	= 2 min	Hyd. volume	= 88,735 cuft
Inflow hyd. No.	= 2 - POST-DEVELOPED	Max. Elevation	= 1027.95 ft
Reservoir name	= N COOPER LAKE-VENTURE HOMES	Max. Storage	= 52,385 cuft

Storage Indication method used. Wet pond routing start elevation = 1023.40 ft.



Russell G. Martin

From: Russell G. Martin
Sent: Thursday, April 23, 2015 3:18 PM
To: 'Sean Randall'
Subject: Notification of Meeting Dates - Rezoning Z15-007 (North Cooper Lake Road)

Dear Mr. Randall:

This email is to certify that an application for a rezoning request was received on April 10, 2015. 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, May 11, 2015, at 6:00 p.m. at City Hall

Mayor and Council Meeting: Monday, June 15, 2015, at 7:30 p.m. at City Hall

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

*****Please note the rezoning application is missing the following documents:**

- Full size and 11"x17" sized tree protection plan and arborist report,
- Building elevations with description of façade materials; and
- Building floor plans.

If these documents are not submitted to Community Development by Thursday, April 30th, the rezoning request will be delayed to the next zoning cycle.***

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, April 23, 2015 3:24 PM
To: Mayor and Council
Cc: Toni Jo Howard; Ken Suddreth; 'Scott Cochran'
Subject: Notification of Rezoning Request - North Cooper Lake Road
Attachments: Proposed Site Plan_Z15-007.pdf; Rezoning Application_Z15-007.pdf

Dear Mayor and Council:

Community Development has received a rezoning request form Venture Homes to rezone a 6.01 acre tract between North Cooper Lake Road and Havelon Way from R-20 to RAD-Conditional for the development of 16 single family homes at a density of 2.66 units per acre. The proposed site plan and rezoning application are attached for reference. The rezoning request is scheduled to be heard by the P&Z Board on May 11th and the M&C on June 15th. 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



PAYMENT SUMMARY RECEIPT

City of Smyrna
2800 King Street
Smyrna GA 30080

DATE: 04/10/15 CUSTOMER#: 000000000
TIME: 16:03
CLERK: jstaubes

RECPT#: 75972 PREV BAL:
TP/YR: MS/2015 AMT PAID: 1200.00
BILL: ADJSTMNT:
EFF DT: 04/10/15 BAL DUE:
PERMITS/INSP PAYMENT

-----TOTALS-----

PRINCIPAL PAID:	1200.00
INTEREST PAID:	.00
ADJUSTMENTS:	.00
DISC TAKEN:	.00
AMT TENDERED:	1200.00
AMT APPLIED:	1200.00
CHANGE:	.00

PAID BY: VENTURE HOMES INC
PAYMENT METH: CHECK
PAYMENT REF: 303732