

APPLICATION FOR ZONING AMENDMENT TO THE CITY OF SMYRNA

Please Type or Print Clearly

(To be completed by City)

Ward: _____

Application No: _____

Hearing Date: _____

APPLICANT: OneStreet Development, LLC - Brendan Barr, Managing Partner
Representative Rob Rojas, Development Manager

Name: Moore Ingram Johnson & Steele, LLP - J. Kevin Moore
(Representative's name, printed)

Representative

Address: Emerson Overlook, Suite 100, 326 Roswell Street, Marietta, GA 30060

Business Phone: (770) 429-1499 Cell Phone: (678) 516-1609 Fax Number: (770) 429-8631

jkm@mijis.com
E-Mail Address: brendan@onestreetres.com; rob@onestreetres.com

MOORE INGRAM JOHNSON & STEELE, LLP
Signature of Representative BY: J. Kevin Moore

J. Kevin Moore; Georgia Bar No. 519728
Attorneys for Applicant and Property Owner

***See Attached Exhibit "B" for Applicant's Contact Information**

TITLEHOLDER:

Name: TPB RE Holdings II LLC
(Titleholder's name, printed)

Address: 1720 Peachtree Street, Suite 300, Atlanta, GA 30309
(470)

Business Phone: 823-4265 Cell Phone: (404) 354-5100 Home Phone: _____

E-mail Address: jwhite@tiogacap.com; alivingston@satillacapital.com

Signature of Titleholder: See Attached Exhibit "A"
(Attach additional signatures, if needed)

(To be completed by City)

Received: _____

Heard by P&Z Board: _____

P&Z Recommendation: _____

Advertised: _____

Posted: _____

Approved/Denied: _____

**EXHIBIT "A" TO
APPLICATION FOR ZONING AMENDMENT
TO THE CITY OF SMYRNA**

Please Type or Print Clearly

(To be completed by City)

Ward: _____

Application No: _____

Hearing Date: _____

APPLICANT: _____

Name: _____
(Representative's name, printed)

Address: _____

Business Phone: _____ Cell Phone: _____ Fax Number: _____

E-Mail Address: _____

Signature of Representative: _____

TITLEHOLDER:

Name: TPB RE Holdings II, LLC
(Titleholder's name, printed)

Address: 1720 Peachtree St, Suite 300, Atlanta, GA 30309

Business Phone: 470-823-4265 Cell Phone: 478-747-5041 Home Phone: _____

E-mail Address: alivingstone@satilincapital.com
TPB RE HOLDINGS II LLC

Signature of Titleholder BY: 
(Attach additional signatures, if needed)
Alex Livingston

(To be completed by City)

Received: _____

Heard by P&Z Board: _____

P&Z Recommendation: _____

Advertised: _____

Posted: _____

Approved/Denied: _____

ZONING:

RHR - Planned Development

Present Zoning

LAND USE:

HDR (High Density Residential)

Present Land Use

For the Purpose of Independent Senior Housing Complex

Size of Tract 3.10± acres

Location 4225 East-West Connector

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

Land Lot (s) 606 District 17th

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

to the best of our knowledge, information, and belief.

Not Applicable.

DESCRIPTION OF PROPOSED ZONING AMENDMENT:

Due to topographic challenges, the ingress/egress drive to the proposed development was shifted, which allowed for improved sight distance lines for residents and guests. Due to further geotechnical studies and civil design, the proposed development was raised to avoid several rock formations which were previously undetected on the site. As a result of the topographic challenges and further studies and designs, the proposed layout for the project was revised from two buildings to one building, thus increasing the stories from three stories for two buildings, to four stories for the proposed, amended one building.

CONTIGUOUS ZONING

North: PUD (City of Smyrna)
RM-8 (Cobb County)

East: RAD

South: RAD, RTD

West: RTD

CONTIGUOUS LAND USE

North: Medium Density Residential (City of Smyrna)
Medium Density Residential (Cobb County)

East: Medium-High Density Residential (City of Smyrna)
Park/Recreation/Conservation (Cobb County)

South: Medium Density Residential; Moderate Density Residential

West: Medium Density 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:

TRANSPORTATION

Access to Property? East-West Connector

Improvements proposed by developer? As per amended Site Plan.

Comments:

ZONING DISCLOSURE REPORT
(Applicant)

Has the applicant* made, within two years immediately preceding the filing of this application for zoning amendment, 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 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 to whom the campaign contribution or gift was made:

Not Applicable.

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

Not Applicable.

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 during the two years immediately preceding the filing of this application:

Not Applicable.

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

No, to the best of our knowledge, information, and belief.

If so, describe the natural and extent of such interest: Not Applicable.

ZONING DISCLOSURE REPORT (CONTINUED)

(Applicant)

Does the Mayor or any member of the City Council 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, to the best of our knowledge, information, and belief.

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

Not Applicable.

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

No, to the best of our knowledge, information, and belief.

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

Not Applicable.

If the answer to any of the above is "Yes", then the Mayor or the member of the City Council 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 14th day of February, 2020.

ONESTREET DEVELOPMENT, LLC

BY: 

(Applicant's Signature)

Brendan Barr, Managing Partner

(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 zoning 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.

ZONING DISCLOSURE REPORT
(Applicant's and Titleholder's Representative)

Has the applicant* made, within two years immediately preceding the filing of this application for zoning amendment, 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 who will consider this application?

Yes.

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 to whom the campaign contribution or gift was made:

Mayor Derek Norton

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

\$500 on June 18, 2019; \$1,500 on November 14, 2019

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 during the two years immediately preceding the filing of this application:

Political Contribution

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

No, to the best of our knowledge, information, and belief.

If so, describe the natural and extent of such interest: Not Applicable.

ZONING DISCLOSURE REPORT (CONTINUED)

(Applicant's and Titleholder's Representative)

Does the Mayor or any member of the City Council 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, to the best of our knowledge, information, and belief.

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

Not Applicable.

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

No, to the best of our knowledge, information, and belief.

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

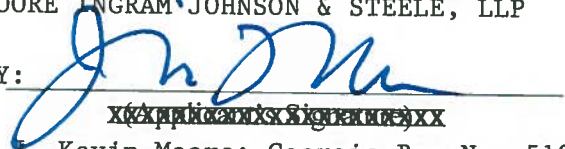
Not Applicable.

If the answer to any of the above is "Yes", then the Mayor or the member of the City Council 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 14th day of February, 2020.

MOORE INGRAM JOHNSON & STEELE, LLP

BY:



~~xxApplicant's Signaturexx~~

S. Kevin Moore; Georgia Bar No. 519728

Attorneys for Applicant and Titleholder

(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 zoning 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.

ZONING AMENDMENT ANALYSIS

Section 1508 of the Smyrna Zoning Code details nine zoning review factors which must be evaluated by the Mayor and Council when considering a zoning amendment 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 zoning amendment 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 proposed age-restricted community is suitable in the context of development along the East-West Connector. Townhome communities, retail, and office dominate the immediate area. An age-restricted community is compatible to residential uses, while lessening traffic impact.

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

The proposal will not adversely affect surrounding properties. An age-restricted residential community is consistent with, and compliments, adjacent townhome communities and provides additional support for surrounding businesses.

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

The property as currently zoned has reasonable economic use with approval of the proposed site plan modifications.

ZONING AMENDMENT 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.

The proposed age-restricted community has no impact on schools.

Further, due to the age restriction, traffic impact is minimal as
compared to other uses.

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

An age-restricted community is consistent with the spirit of the Land
Use Plan which calls for more dense residential uses for the property.
The location, shape, and topography, however, justify development at
higher residential densities, if age restricted.

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.

Overall development and uses of property in the immediate area justify
approval of the proposal.

ZONING AMENDMENT 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.

The proposal, with approval of the proposed site plan modifications,
will enhance the aesthetics of the area.

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 for an age-restricted community will not create a
nuisance and is wholly compatible with surrounding uses.

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.

The proposed community, with approval of the proposed site plan
modifications, is appropriately scaled in height and intensity and
will positively affect the area.

EXHIBIT "B" – ATTACHMENT TO ZONING AMENDMENT APPLICATION

Application No.: _____

Hearing Date: **March 16, 2020**

Applicant: **OneStreet Development, LLC**
Titleholder: **TPB RE Holdings II LLC**

Applicant: OneStreet Development, LLC
Brendan Barr, Managing Partner
Rob Rojas, Development Manager
Suite 450
2000 RiverEdge Parkway, N.W.
Atlanta, Georgia 30328
(770) 850-8280
(770) 850-8230 (Telefax)
E-mail: brendan@onestreetres.com
rob@onestreetres.com

Applicant's Representative: J. Kevin Moore, Esq.
Moore Ingram Johnson & Steele, LLP
Attorneys at Law
Emerson Overlook, Suite 100
326 Roswell Street
Marietta, Georgia 30060
(770) 429-1499 (Office)
(770) 429-8631 (Telefax)
E-mail: jkm@mijs.com



City of Smyrna

3180 Atlanta Road

Smyrna, Georgia 30080

(678) 431-5387 / Community Development

City of Smyrna Department of Community Development

Decision Letter for Rezoning

Dear Mr. Moore:

This letter is to certify that your application for rezoning was received on March 8, 2019. The request for rezoning was heard on May 20, 2019, at the Mayor and Council meeting. You, as the applicant, requested the following rezoning for the property located at 4225 East-West Connector, Smyrna, GA 30082:

Zoning Request: Z19-008 – Rezoning from GC to RHR-Planned Development for the construction of a 80 unit independent senior housing complex.

The Mayor and Council **approved** the rezoning by a vote of 7-0 with the following conditions:

Standard Conditions

Requirements # 2, 3, 4, 10, 12, 16 and 17 from Section 1201 of the Zoning Code are not applicable. The following requirements remain applicable.

1. The composition of the homes in a residential subdivision shall include a mixture of elements including; but not limited to: brick, stone, shake, hardy plank and stucco. No elevation shall be comprised of 100 percent hardy plank siding. The residences along external roadways shall not be permitted to utilize hardy plank for any elevation facing these roads.
2. The retention pond shall be placed and screened appropriately to be unobtrusive to homes inside and outside the development. The storm water detention plan shall be designed to create at least a ten percent reduction in a 100-year storm event. The city engineer shall approve all plans.
3. All utilities within the development shall be underground.

Mayor - A. Max Bacon

City Council Ward 1 – Derek Norton / Ward 2 – Andrea Blustein / Ward 3 – Maryline Blackburn / Ward 4 – Charles Welch
Ward 5 – Susan Wilkinson / Ward 6 – Tim Gould / Ward 7 – Ron Fennel

City Administrator – Tammi Saddler-Jones / City Clerk – Terri Graham / City Attorney – Scott Cochran
Municipal Court Judge – Phyllis Gingrey Collins



City of Smyrna

3180 Atlanta Road

Smyrna, Georgia 30080

(678) 431-5387 / Community Development

4. The developer shall be responsible for any traffic improvements (including additional right-of-way dedications) deemed necessary by either the City or the County during construction plan review. Sidewalks shall be provided by the developer inside the subdivision and outside the subdivision adjacent to any public right-of-way consistent with City's requirements for the extent of the development. A grass buffer with a minimum width of 2' shall be provided between the back of curb and sidewalk.
5. The developer shall install a deceleration lane at the entrance for the subdivision. The deceleration lane shall have a minimum length of 150 feet with a 50-foot taper.
6. A strip of brick pavers or stamped concrete shall be installed on the street at the subdivision entrance for a minimum distance of 20 feet.
7. No debris may be buried on any lot or common area.
8. The developer will comply with the City's current tree ordinance. All required tree protection measures shall be adhered to by the developer during construction.
9. All landscape plans must be prepared, stamped, and signed by a Georgia Registered Landscape Architect for any common areas or entrances.
10. All yards and common areas are to be sodded, and landscaped. Irrigate as appropriate.

Special Conditions

11. The development shall maintain the following setbacks:
 - Front – 25'
 - Side – 25'
 - Rear – 40'
 - Building Separation – 80'
12. The developer shall meet all fire access requirements deemed necessary by the Fire Marshal during construction plan review.
13. The developer shall be responsible for any water and sewer improvements deemed necessary by the Public Works Director during construction plan review.

Mayor - A. Max Bacon

City Council Ward 1 – Derek Norton / Ward 2 – Andrea Blustein / Ward 3 – Maryline Blackburn / Ward 4 – Charles Welch
Ward 5 – Susan Wilkinson / Ward 6 – Tim Gould / Ward 7 – Ron Fennel

City Administrator – Tammi Saddler-Jones / City Clerk – Terri Graham / City Attorney – Scott Cochran
Municipal Court Judge – Phyllis Gingrey Collins



City of Smyrna

3180 Atlanta Road

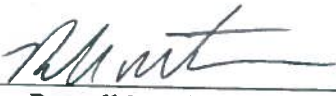
Smyrna, Georgia 30080

(678) 431-5387 / Community Development

14. The developer shall be responsible for any stormwater improvements deemed necessary by the City Engineer.
15. The developer shall provide a 10' landscape buffer in accordance with Section 503 of the Zoning Ordinance along the western property line.
16. The developer shall seek approval from Cobb County for the sidewalk connection to the Silver Comet Trail.
17. The trash dumpsters shall utilize rubber tops and be appropriately screened with a three-sided brick enclosure.
18. Utilization of low intensity, environmental type lighting shall be allowed within the development. The illumination of which shall be confined within the perimeter of the subject property through the use of "full cut-off lighting".
19. Approval of the subject property for the RHR-PD zoning district shall be conditioned upon the development of the property in substantial compliance with the site plan submitted 3/8/2019 and created by Foley Design and all zoning stipulations above.
20. The applicant shall be bound to the elevations submitted on 3/8/2019. Approval of any change to the elevations must be obtained from the Director of Community Development.

If you have any questions regarding this rezoning, please contact Community Development at (678) 631-5354.

Date: May 21, 2019


Russell Martin, AICP
Senior Planner, City of Smyrna

Mayor - A. Max Bacon
City Council Ward 1 - Derek Norton / Ward 2 - Andrea Blustein / Ward 3 - Maryline Blackburn / Ward 4 - Charles Welch
Ward 5 - Susan Wilkinson / Ward 6 - Tim Gould / Ward 7 - Ron Fennel

City Administrator - Tammi Saddler-Jones / City Clerk - Terri Graham / City Attorney - Scott Cochran
Municipal Court Judge - Phyllis Gingrey Collins

BK: 14985 PG: 5871-5875
Filed and Recorded Sep-27-2012 02:24:06PM
DOC#: D2012-099894
Real Estate Transfer Tax Paid \$925.98
0332012023376

RR
After recording return to:
Calloway Title & Escrow, LLC
David W. Dudley 2-28453(A)
4170 Ashford Dunwoody Rd. Ste. 285
Atlanta, Georgia 30319

JAY C. STEPHENSON
CLERK OF SUPERIOR COURT Cobb Cty. GA.

Multi-County

[SPACE ABOVE RESERVED FOR RECORDER'S OFFICE]

After recording, return to:
Morris, Manning & Martin, L.L.P.
1600 Atlanta Financial Center
3343 Peachtree Road, N.E.
Atlanta, Georgia 30326
Attn: Duncan Miller

LIMITED WARRANTY DEED

THIS LIMITED WARRANTY DEED is made as of the 24 day of September 2012, by and between The Piedmont Bank, as party of the first part, hereinafter referred to as "Grantor," and TPB RE Holdings II LLC, a Delaware limited liability company, as party of the second part, hereinafter referred to as "Grantee," the words "Grantor" and "Grantee" to include the neuter, masculine and feminine genders, the singular and the plural.

W I T N E S S E T H:

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) in hand paid and other good and valuable consideration delivered to Grantor by Grantee at and before the execution, sealing and delivery hereof, the receipt and sufficiency of which is hereby acknowledged, Grantor has and hereby does grant, bargain, sell and convey unto Grantee and the heirs, legal representatives, successors and assigns of Grantee all that tract or parcel of land lying and being in Land Lot 606, 17th District, 2nd Section, Cobb County, Georgia, as more particularly described on Exhibit A attached hereto and incorporated by this reference (the "Property"). This conveyance is made subject to taxes, easements and restrictions of record including, without limitation, subject only to those matters listed in the attached Exhibit B, attached hereto and incorporated by this reference.

TO HAVE AND TO HOLD the Property, together with any and all of the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining to, the only proper use, benefit and behoof of Grantee and the heirs, legal representatives, successors and assigns of Grantee forever IN FEE SIMPLE.

GRANTOR, FOR ITSELF AND ITS SUCCESSORS AND ASSIGNS, SHALL WARRANT and forever defend the right and title to the Property unto Grantee and the heirs, legal representatives, successors and assigns of Grantee against the claims of all persons whomsoever claiming by, through or under Grantor.

IN WITNESS WHEREOF, Grantor has caused this Limited Warranty Deed to be signed and sealed as of the day and year first above written.

GRANTOR:

The Piedmont Bank

Signed, sealed and delivered
in the presence of:

Henry A. Matthews
Unofficial Witness

S. Daya
Notary Public

By: [Signature]

Name: Monty Watson

Title: Chairman / CEO

[SEAL]

My Commission Expires:

[AFFIX NOTARY SEAL]



EXHIBIT A**JC Partners Property:**

ALL THAT TRACT or parcel of land lying and being in Land Lot 606, 17th District, 2nd Section, Cobb County, Georgia, and being more particularly described as follows:

BEGINNING at an iron pin found at the point found by the intersection of the northwesterly right-of-way of East West Connector (a variable right-of-way) and the southwesterly right-of-way of The Silver Comet Trail f/k/a CSX Railroad (a 190-foot right-of-way) and thence proceeding southwesterly along said northwesterly right-of-way of East-West Connector along a curve to the right with a radius of 2,028.98 feet an arc distance of 97.89 feet, said arc being subtended by a chord bearing South 58 degrees 44 minutes 17 seconds West a chord distance of 97.88 feet to a point; thence leaving said right-of-way of East-West Connector and proceeding North 29 degrees 52 minutes 47 seconds West a distance of 45.50 feet to an iron pin found; thence proceeding South 60 degrees 26 minutes 20 seconds West a distance of 22.07 feet to an iron pin found; thence proceeding South 29 degrees 14 minutes 32 seconds East a distance of 45.50 feet to an iron pin found on the northwesterly right-of-way of East West Connector; thence proceeding along said northwesterly right-of-way of East-West Connector along an arc of a curve to the right with a radius of 2,028.98 feet an arc distance of 511.80 feet, said arc being subtended by a chord bearing South 67 degrees 59 minutes 02 seconds West a chord distance of 510.45 feet to an iron pin found at the intersection with the common land lot line of Land Lots 547 and 606; thence leaving said northwesterly right-of-way of East-West Connector and running along said common land lot line of Land Lots 547 and 606 North 00 degrees 39 minutes 54 seconds East a distance of 439.47 feet to an iron pin found on the southwesterly right-of-way of The Silver Comet Trail f/k/a CSX Railroad; thence leaving the common land lot line of Land Lots 547 and 606 and proceeding along said southwesterly right-of-way of The Silver Comet Trail South 71 degrees 57 minutes 22 seconds East a distance of 600.99 feet to an iron pin found at the intersection with the northwesterly right-of-way of East-West Connector and the southwest right-of-way of The Silver Comet Trail and the TRUE POINT OF BEGINNING, being unimproved property and containing 3.11 acres, more or less, all as shown as the North Tract on that Survey for J C Partners LLC, Republic Bank of Georgia & Lawyers Title Insurance Corporation, dated February 2, 2007, last revised December 9, 2007, by Christopher A. Evans, G.R.L.S. No. 2784, of Gaskins Surveying Company, Inc. (the "Survey").

TOGETHER WITH:

ALL THAT TRACT or parcel of land lying and being in Land Lot 606, 17th District, 2nd Section, Cobb County, Georgia, and being more particularly described as follows:

BEGINNING at a point formed by the intersection of the southeasterly right-of-way of East-West Connector (a variable right-of-way) and the southwesterly right-of-way of The Silver Comet Trail f/k/a CSX Railroad (a 190-foot right-of-way) and thence proceeding along said southwesterly right-of-way of The Silver Comet Trail f/k/a CSX Railroad South 71 degrees 57 minutes 22 seconds East a distance of 255.06 feet to an iron pin found on the northwesterly right-

of-way of Camp Highland Road (a variable right-of-way); thence proceeding along said northwesterly right-of-way of Camp Highland Road South 15 degrees 17 minutes 17 seconds West a distance of 142.79 feet to an iron pin found; thence continuing along said northwesterly right-of-way of Camp Highland Road along a curve to the right with a radius of 350.71 feet an arc distance of 322.84 feet, said arc being subtended by a chord bearing South 41 degrees 39 minutes 35 seconds West a chord distance of 311.56 feet to an iron pin found; thence leaving said right-of-way of Camp Highland Road and proceeding North 03 degrees 07 minutes 20 seconds West a distance of 151.65 feet to an iron pin found; thence proceeding South 88 degrees 18 minutes 29 seconds West a distance of 89.55 feet to an iron pin found; thence proceeding South 01 degrees 24 minutes 31 seconds West a distance of 117.03 feet to an iron pin found; thence proceeding South 84 degrees 52 minutes 47 seconds West a distance of 3.31 feet to an iron pin found; thence proceeding South 04 degrees 40 minutes 09 seconds East a distance of 31.07 feet to an iron pin found; thence proceeding South 01 degrees 24 minutes 31 seconds West a distance of 42.26 feet to an iron pin found on the northwesterly right-of-way of Camp Highland Road; thence continuing along said northwesterly right-of-way along an arc of a curve to the left with a radius of 530.00 feet an arc distance of 15.76 feet, said arc being subtended by a chord bearing South 77 degrees 29 minutes 24 seconds West a chord distance of 15.76 feet to an iron pin found; thence continuing along said northwesterly right-of-way South 78 degrees 20 minutes 31 seconds West a distance of 6.72 feet to an iron pin found; thence continuing along said right-of-way of Camp Highland Road along an arc of a curve to the left with a radius of 435.00 feet an arc distance of 122.73 feet, said arc being subtended by a chord bearing South 70 degrees 15 minutes 34 seconds West a chord distance of 122.32 feet to an iron pin found; thence continuing along said northwesterly right-of-way of Camp Highland Road South 62 degrees 10 minutes 37 seconds West a distance of 67.06 feet to an iron pin found; thence continuing along said right-of-way North 01 degrees 40 minutes 57 seconds West a distance of 3.31 feet to a point; thence continuing along said right-of-way South 62 degrees 58 minutes 45 seconds West a distance of 127.85 feet to an iron pin found; thence continuing along said northwesterly right-of-way of Camp Highland Road along an arc of a curve to the right with a radius of 419.89 feet an arc distance of 94.97 feet, said arc being subtended by a chord bearing South 69 degrees 27 minutes 31 seconds West a chord distance of 94.77 feet to an iron pin found; thence continuing along said northwesterly right-of-way of Camp Highland Road South 75 degrees 56 minutes 17 seconds West a distance of 101.28 feet to a rebar found; thence leaving said northwesterly right-of-way of Camp Highland Road and proceeding North 01 degrees 02 minutes 29 seconds West a distance of 368.94 feet to an iron pin found; thence proceeding South 88 degrees 17 minutes 35 seconds West a distance of 21.01 feet to a point; thence proceeding North 16 degrees 06 minutes 53 seconds West a distance of 10.82 feet an iron pin found on the southeasterly right-of-way of East-West Connector; thence proceeding northeasterly along said southeasterly right-of-way of East-West Connector along an arc of a curve to the left with a radius of 2,137.98 feet an arc distance of 704.59 feet, said arc being subtended by a chord bearing North 64 degrees 26 minutes 39 seconds East chord distance of 701.41 feet to an iron pin found at the intersection with the southwesterly right-of-way of The Silver Comet Trail f/k/a CSX Railroad and the TRUE POINT OF BEGINNING, bring improved property and containing 6.87 acres, more or less, all as shown as South Tract on the Survey.

EXHIBIT B

BK: 14985 PG: 5875
JAY C. STEPHENSON
CLERK OF SUPERIOR COURT Cobb Cty. GA.

Permitted Title Exceptions

1. All taxes for the year 2013 and subsequent years.
2. Right-of-Way Deed from Judy Ann Forrester Stegall, John Edward Forrester, Charles Wayne Forrester and Rudene Norris Forrester to Cobb County, Georgia, dated January 26, 1990, filed for record February 7, 1991 at 9:53 a.m., recorded in Deed Book 6005, Page 514, Records of Cobb County, Georgia; as re-recorded February 20, 1991 at 2:56 p.m., recorded in Deed Book 6018, Page 139, aforesaid Records.
3. Right of Way Easement Agreement from Charles Wayne Forrester, Judy Ann Forrester Stegall and John Edward Forrester to Colonial Pipeline Company, a Delaware corporation, dated December 26, 1995, filed for record February 27, 1996 at 9:02 a.m., recorded in Deed Book 9436, Page 238, aforesaid Records.
4. Right-of-Way from Rudene Forrester to City of Smyrna, Georgia, dated July 27, 1998, filed for record August 21, 1998 at 3:42 p.m., recorded in Deed Book 11607, Page 148, aforesaid Records.

NOTE: The above item may be removed or modified upon further examination and/or survey review.

5. Permanent Sidewalk Easement from J.C. Partners, LLC to City of Smyrna, dated December 21, 2007, filed for record January 17, 2008 at 9:00 a.m., recorded in Deed Book 14572, Page 6171, aforesaid Records.
6. All those matters as disclosed by that certain plat recorded in Plat Book 4, Page 101, aforesaid Records.



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

Printed: 2/13/2020

Cobb County Online Tax Receipt

Thank you for your payment!

Payer:
Satilla Management

TPB RE HOLDINGS II LLC**Payment Date: 2/12/2020**

Tax Year	Parcel ID	Due Date	Appeal Amount			Taxes Due
2019	17060601130	10/15/2019	Pay:	N/A	or	\$0.00
Interest	Penalty	Fees	Total Due	Amount Paid	Balance	
\$37.89	\$65.12	\$0.00	\$0.00	\$1,405.38	\$0.00	



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

Munis Self Service

Real Estate

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

As of 2/13/2020

Bill Year 2019

Bill 16793

Owner TPB RE HOLDINGS II LLC

Parcel ID 17060601130

[View payments/adjustments](#)

Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	11/15/2019	\$425.91	\$425.91	\$0.00	\$0.00	\$0.00
Interest			\$8.39			\$0.00
TOTAL		\$425.91	\$425.91	\$0.00	\$0.00	\$0.00

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LEGAL DESCRIPTION

ALL THAT TRACT or parcel of land lying and being in Land Lot 606, 17th District, 2nd Section, Cobb County, Georgia, and being more particularly described as follows:

BEGINNING at an iron pin found at the point found by the intersection of the northwesterly right-of-way of East West Connector (a variable right-of-way) and the southwesterly right-of-way of The Silver Comet Trail f/k/a CSX Railroad (a 190-foot right-of-way) and thence proceeding southwesterly along said northwesterly right-of-way of East-West Connector along a curve to the right with a radius of 2,028.98 feet an arc distance of 97.89 feet, said arc being subtended by a chord bearing South 58 degrees 44 minutes 17 seconds West a chord distance of 97.88 feet to a point; thence leaving said right-of-way of East-West Connector and proceeding North 29 degrees 52 minutes 47 seconds West a distance of 45.50 feet to an iron pin found; thence proceeding South 60 degrees 26 minutes 20 seconds West a distance of 22.07 feet to an iron pin found; thence proceeding South 29 degrees 14 minutes 32 seconds East a distance of 45.50 feet to an iron pin found on the northwesterly right-of-way of East West Connector; thence proceeding along said northwesterly right-of-way of East-West Connector along an arc of a curve to the right with a radius of 2,028.98 feet an arc distance of 511.80 feet, said arc being subtended by a chord bearing South 67 degrees 59 minutes 02 seconds West a chord distance of 510.45 feet to an iron pin found at the intersection with the common land lot line of Land Lots 547 and 606; thence leaving said northwesterly right-of-way of East-West Connector and running along said common land lot line of Land Lots 547 and 606 North 00 degrees 39 minutes 54 seconds East a distance of 439.47 feet to an iron pin found on the southwesterly right-of-way of The Silver Comet Trail f/k/a CSX Railroad; thence leaving the common land lot line of Land Lots 547 and 606 and proceeding along said southwesterly right-of-way of The Silver Comet Trail South 71 degrees 57 minutes 22 seconds East a distance of 600.99 feet to an iron pin found at the intersection with the northwesterly right-of-way of East-West Connector and the southwest right-of-way of The Silver Comet Trail and the TRUE POINT OF BEGINNING, being unimproved property and containing 3.11 acres, more or less, all as shown as the North Tract on that Survey for J C Partners LLC, Republic Bank of Georgia & Lawyers Title Insurance Corporation, dated February 2, 2007, last revised December 9, 2007, by Christopher A. Evans, G.R.L.S. No. 2784, of Gaskins Surveying Company, Inc. (the "Survey").



COBB COUNTY WATER SYSTEM

Customer Services Facility
660 South Cobb Drive
Marietta, Georgia 30060-3105
770-419-6200
www.cobbwater.org

Stephen D. McCullers, P.E.
Director

Divisions
Business Services
Customer Services
Engineering & Records
Stormwater Management
System Maintenance
Water Protection

February 12, 2020

Rob Rojas, Development Manager
OneStreet Residential
2000 Riveredge Pkwy, Suite 450
Atlanta, GA 30328

Re: **HearthSide Smyrna**
4225 East-West Connector, Smyrna, GA 30082
Land Lot 606, 17th District
Nickajack Creek Basin, South Cobb WRF

To Whom It May Concern:

Current Cobb County policy is to provide wastewater treatment capacity for approved zonings. Therefore, we will be able to provide capacity for your approved zoning classification with the following stipulations as set forth by the Cobb County Board of Commissioners:

- The developer has 150 days from this date to present plans for review and approval. Water and sewer fees must be paid and construction started within 90 days after plan approval.
- Should you fail to meet this stipulation, this letter of allocation is invalid and you must reapply to this department for capacity. No preference will be given and your request will be placed at the bottom of the request list.
- This letter is only valid for the project referenced. It is non-renewable, non-transferable, non-extendible and does not guarantee that sewer lines are at the site. Upgrades to existing water distribution and wastewater collection facilities may be required of the Developer if the demands of this proposal exceed the capacity limits of our existing or proposed facilities.

There is an existing 8-inch water main on East-West Connector available for use. A passing fire flow test will be required prior to approval of construction plans by this department.

Sincerely,

COBB COUNTY WATER SYSTEM

Christopher Duggan
Plan Review
Engineering & Records Division



February 11, 2020

City of Smyrna
2800 King Street
Smyrna Ga 30080

Re: Preliminary Post-Developed Stormwater Management Memo for Hearthside - Smyrna

Dear Mayor and Council:

This memo is being provided as required per item 14 of the zoning amendment application for the proposed Hearthside – Smyrna development, a senior living community comprised of age-restricted apartments, to summarize the measures that will be utilized to provide flow attenuation and treatment of the post-developed stormwater runoff generated as a result of the proposed development. All proposed improvements will be designed in accordance with Chapter 46, Article V – Stormwater Mangement of the City of Smyrna's Code of Ordinances.

The site is currently divided into three basins. The smallest basin is comprised of a small portion of the site that drains to grassed swale located on the north side of the East-West Connector, the second largest basin drains to the existing stream in the northeast corner of the site and the largest basin drains west to the Creekside at Vinnings townhome development. The proposed stormwater management plan will be designed to maintain the existing drainage basins as much as possible in the post-developed condition and any headwalls will be designed with outlet protection per the green book. Attached to this letter for reference are the vicinity map, FEMA FIRM panel, pre- and post-developed drainage exhibits and hydraflow hydrograph summary reports for the 1, 2, 5, 10, 25, 50 and 100-year 24-hour return frequency storm events.

Due to the shape and size of the existing site, the majority of stormwater runoff from the disturbed area will be collected via surface drains and conveyed via a series of underground pipes to one of two underground ponds which will be located under the proposed parking lot along the north side of the site. The perimeter portions of the site and a portion of the proposed driveway will bypass the underground ponds and be discharged into the existing grass swale along the north side of the East-West Connector. The proposed underground detention ponds will be designed with an outlet control structure to attenuate the post-developed peak flow rate below the pre-developed and/or allowable flow rate for the 1, 2, 5, 10, 25, 50 and 100-year 24-hour return frequency storm events thus meeting the City's requirements for overbank and extreme flood protection. In addition to flow attenuation, the outlet control structure and pond will also be designed to provide channel protection per the City's criteria and water quality will be provided via a proprietary treatment device downstream of the ponds. The selected device will be taken from the current ARC approved device list as allowed by the GSMM. A post-development downstream analysis will also be provided and special attention will be given to the point at which the site area is equal to or less than 10% of the overall basin used for the downstream analysis.

All of these measures will be combined together to provide a treatment train for the proposed development and the owner of the facility will provide an inspection and maintenance agreement in accordance with the City's criteria. Feel free to contact me should you have any questions or concerns.

Sincerely,

A handwritten signature in blue ink, appearing to read "KJ Sharpe", is written over a horizontal line.

Kyle Sharpe, PE
Project Manager

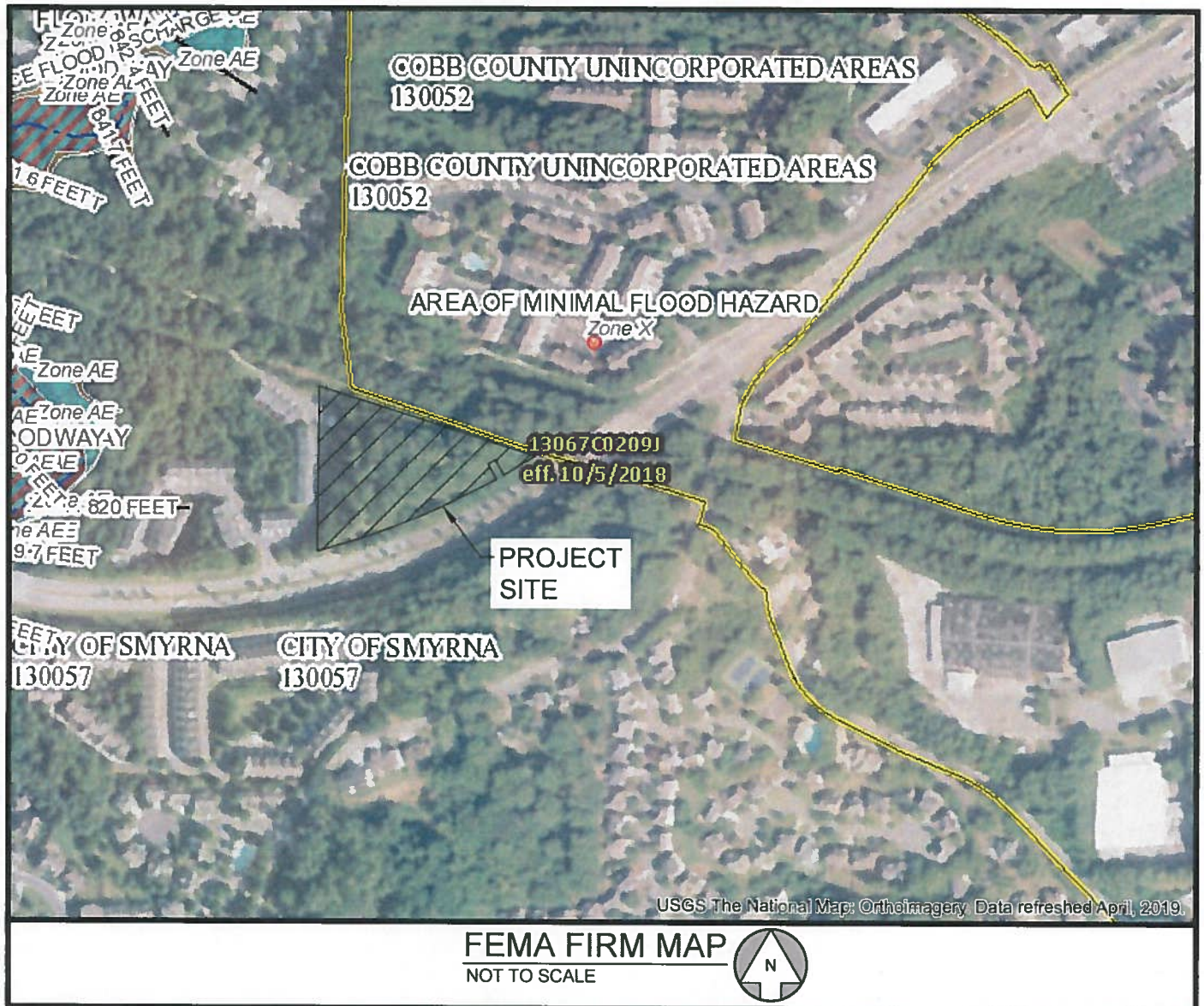
3475 CORPORATE WAY - SUITE A - DULUTH, GA 30096 - 678.546.8100

WWW.LECRAWENGINEERING.COM



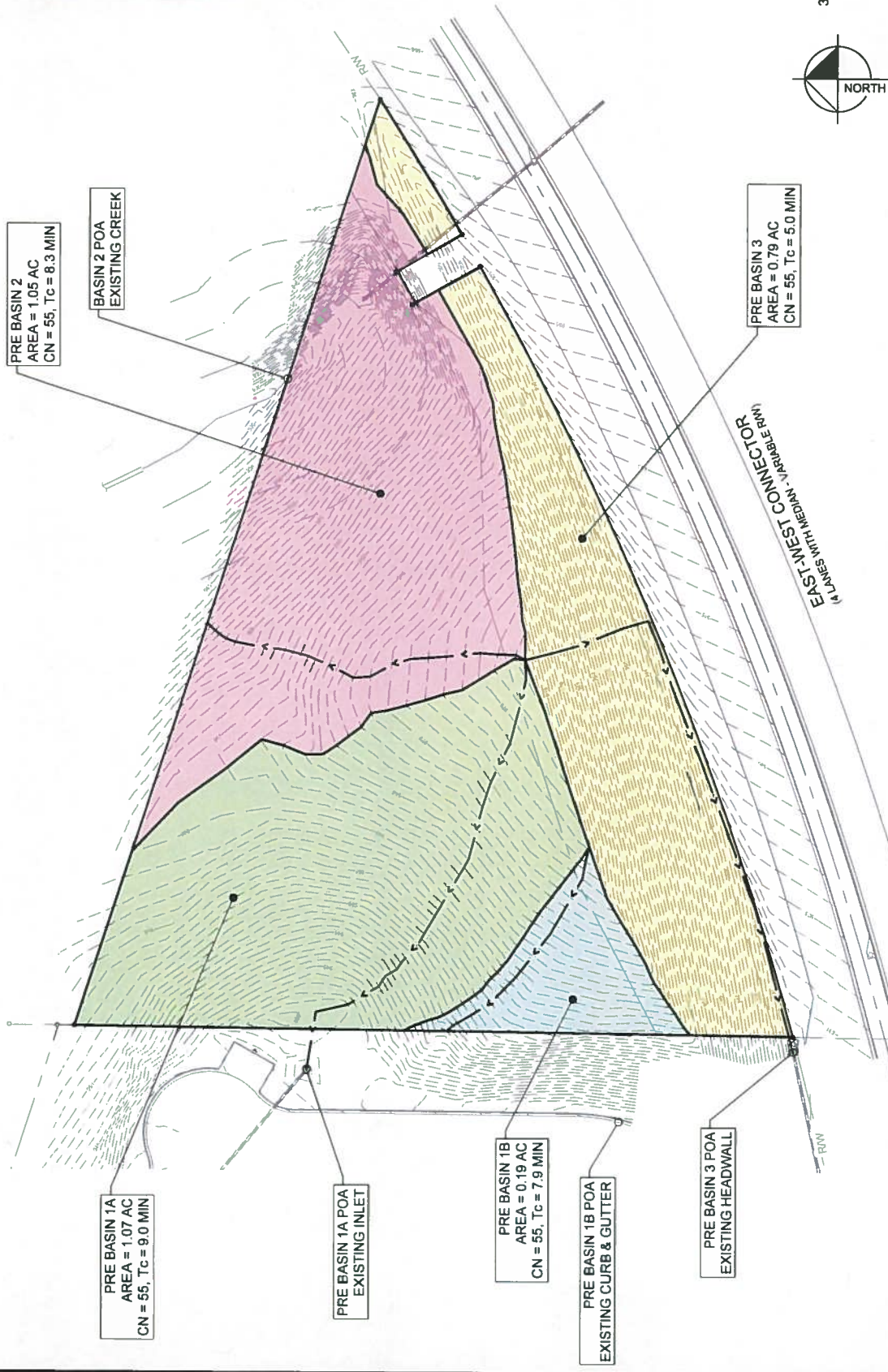
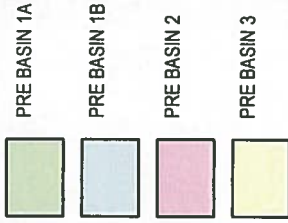
LOCATION MAP
NOT TO SCALE





FLOOD PLAIN IS NOT PRESENT ON THIS SITE AS SHOWN ON THE FEMA
FIRM MAP NUMBER 13067C0209J, DATED OCTOBER 5, 2018

BASIN HATCH LEGEND:



PRE BASIN 2
AREA = 1.05 AC
CN = 55, Tc = 8.3 MIN

BASIN 2 POA
EXISTING CREEK

PRE BASIN 3
AREA = 0.79 AC
CN = 55, Tc = 5.0 MIN

EAST WEST CONNECTOR
(4) LANES WITH MEDIUM VARIABLE RW

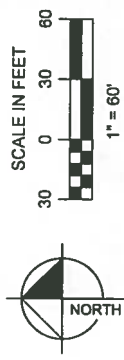
PRE BASIN 1A
AREA = 1.07 AC
CN = 55, Tc = 9.0 MIN

PRE BASIN 1A POA
EXISTING INLET

PRE BASIN 1B
AREA = 0.19 AC
CN = 55, Tc = 7.9 MIN

PRE BASIN 1B POA
EXISTING CURB & GUTTER

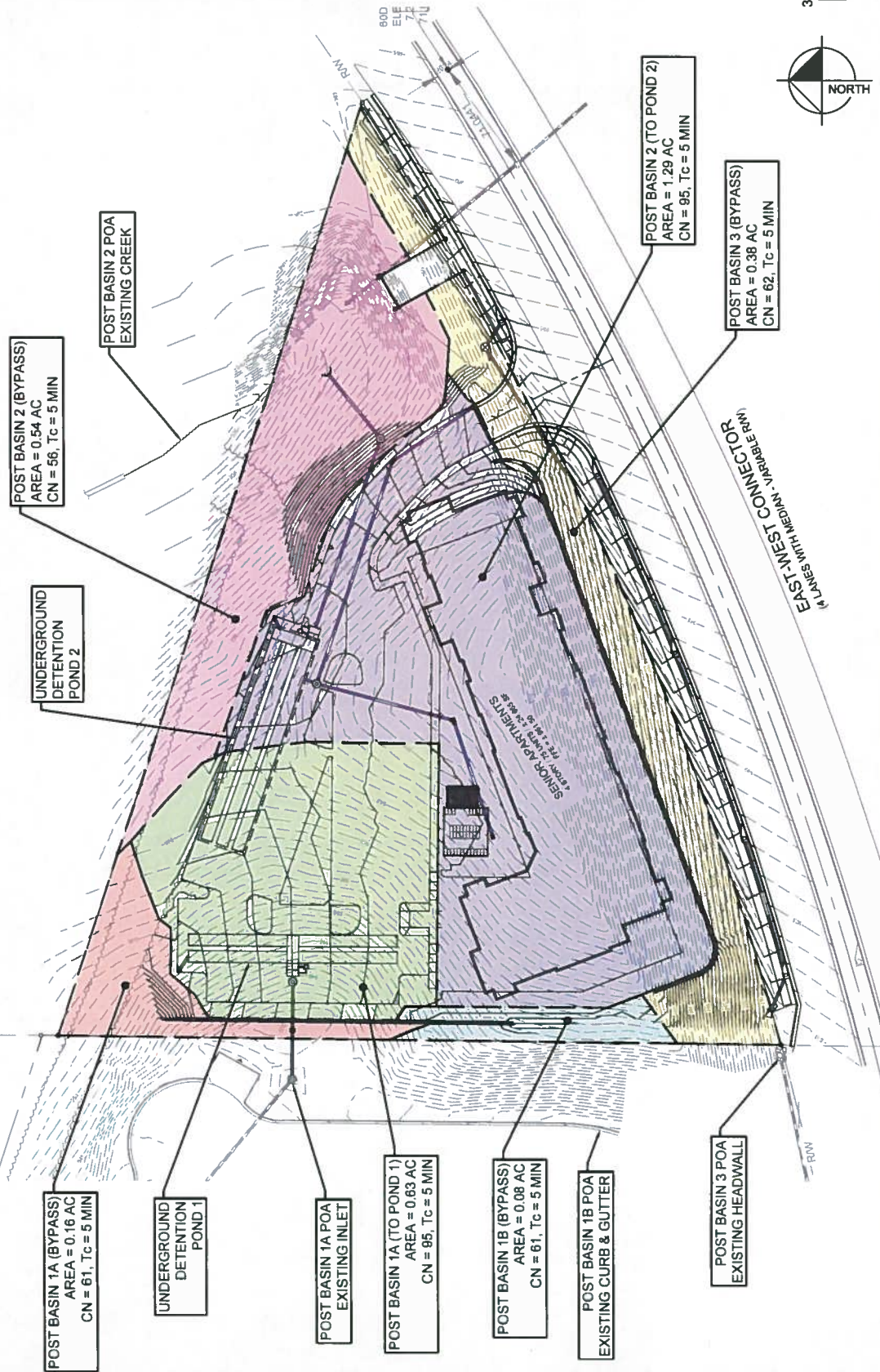
PRE BASIN 3 POA
EXISTING HEADWALL



LECRAW ENGINEERING LECRAW ENGINEERING, INC. 3415 CORPORATE WAY DULUTH, GA 30096 PHONE: 878-546-8100 FAX: 770-441-0288 WWW.LECRAWENGINEERING.COM		HEARTHSTONE - SMYRNA EAST-WEST CONNECTOR SMYRNA, COBB COUNTY, GEORGIA February 11, 2020 08/7009
CLIENT: ONESTREET RESIDENTIAL 2000 RYNDGE PARKWAY, SUITE 400, ATLANTA, GA 30309	TITLE: PRE-DEVELOPMENT EXHIBIT	SHEET NO. 14/14 DATE 08/7009 2

BASIN HATCH LEGEND:

	POST BASIN 1A TO POND 1
	POST BASIN 1A BYPASS
	POST BASIN 1B BYPASS
	POST BASIN 2 TO POND 2
	POST BASIN 2 BYPASS
	POST BASIN 3 BYPASS



DATE	DATE	DATE	DATE
11/11/19	11/11/19	11/11/19	11/11/19
11/11/19	11/11/19	11/11/19	11/11/19
11/11/19	11/11/19	11/11/19	11/11/19

LECRAW ENGINEERING, INC.
 3415 CORPORATE WAY
 DALLAS, TX 75244
 PHONE: 972.546.8100 FAX: 972.441.0288
 WWW.LECRAWENGINEERING.COM

CLIENT: **ONESTREET RESIDENTIAL**
 2000 RIVEREDGE PARKWAY, SUITE 400, ATLANTA, GA 30308
 TITLE: **POST-DEVELOPMENT EXHIBIT**

PROJECT: **HEARTHSTONE - SMYRNA**
 EAST-WEST CONNECTOR
 SMYRNA, COBB COUNTY, GEORGIA
 DATE: February 11, 2020
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 3

Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020

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	0.259	1	722	1,165	-----	-----	-----	PRE BASIN 1A
2	SCS Runoff	0.051	1	721	202	-----	-----	-----	PRE BASIN 1B
3	SCS Runoff	0.282	1	721	1,115	-----	-----	-----	PRE BASIN 2
4	SCS Runoff	0.245	1	720	887	-----	-----	-----	PRE BASIN 3
6	SCS Runoff	2.965	1	717	6,607	-----	-----	-----	POST BASIN 1A (TO POND)
7	Reservoir	0.137	1	781	6,602	6	948.09	3,691	UG POND 1 DISCHARGE
8	SCS Runoff	0.126	1	719	306	-----	-----	-----	POST BASIN 1A (BYPASS)
9	Combine	0.216	1	719	6,908	7, 8	-----	-----	POST BASIN 1A
11	SCS Runoff	0.063	1	719	153	-----	-----	-----	POST BASIN 1B
13	SCS Runoff	6.071	1	717	13,529	-----	-----	-----	POST BASIN 2 (TO POND)
14	Reservoir	0.102	1	964	11,243	13	948.10	9,735	POND 2 DISCHARGE
15	SCS Runoff	0.206	1	720	670	-----	-----	-----	POST BASIN 2 (BYPASS)
16	Combine	0.293	1	720	11,914	14, 15	-----	-----	POST BASIN 2
18	SCS Runoff	0.332	1	719	784	-----	-----	-----	POST BASIN 3
HS-Smyrna.gpw					Return Period: 1 Year			Tuesday, 02 / 11 / 2020	

Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020

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	0.718	1	721	2,183	-----	-----	-----	PRE BASIN 1A
2	SCS Runoff	0.138	1	720	378	-----	-----	-----	PRE BASIN 1B
3	SCS Runoff	0.764	1	720	2,088	-----	-----	-----	PRE BASIN 2
4	SCS Runoff	0.650	1	719	1,662	-----	-----	-----	PRE BASIN 3
6	SCS Runoff	3.660	1	717	8,278	-----	-----	-----	POST BASIN 1A (TO POND)
7	Reservoir	0.500	1	729	8,272	6	948.36	4,139	UG POND 1 DISCHARGE
8	SCS Runoff	0.235	1	718	511	-----	-----	-----	POST BASIN 1A (BYPASS)
9	Combine	0.548	1	727	8,784	7, 8	-----	-----	POST BASIN 1A
11	SCS Runoff	0.117	1	718	256	-----	-----	-----	POST BASIN 1B
13	SCS Runoff	7.495	1	717	16,950	-----	-----	-----	POST BASIN 2 (TO POND)
14	Reservoir	0.193	1	853	13,641	13	948.67	11,816	POND 2 DISCHARGE
15	SCS Runoff	0.499	1	719	1,227	-----	-----	-----	POST BASIN 2 (BYPASS)
16	Combine	0.593	1	719	14,868	14, 15	-----	-----	POST BASIN 2
18	SCS Runoff	0.602	1	718	1,290	-----	-----	-----	POST BASIN 3
HS-Smyrna.gpw					Return Period: 2 Year			Tuesday, 02 / 11 / 2020	

Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020

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	1.303	1	720	3,426	-----	-----	-----	PRE BASIN 1A
2	SCS Runoff	0.247	1	719	593	-----	-----	-----	PRE BASIN 1B
3	SCS Runoff	1.368	1	719	3,278	-----	-----	-----	PRE BASIN 2
4	SCS Runoff	1.150	1	718	2,609	-----	-----	-----	PRE BASIN 3
6	SCS Runoff	4.351	1	717	9,956	-----	-----	-----	POST BASIN 1A (TO POND)
7	Reservoir	1.151	1	725	9,950	6	948.72	4,736	UG POND 1 DISCHARGE
8	SCS Runoff	0.360	1	718	749	-----	-----	-----	POST BASIN 1A (BYPASS)
9	Combine	1.308	1	723	10,700	7, 8	-----	-----	POST BASIN 1A
11	SCS Runoff	0.180	1	718	375	-----	-----	-----	POST BASIN 1B
13	SCS Runoff	8.910	1	717	20,386	-----	-----	-----	POST BASIN 2 (TO POND)
14	Reservoir	0.513	1	761	16,911	13	948.93	12,793	POND 2 DISCHARGE
15	SCS Runoff	0.856	1	718	1,901	-----	-----	-----	POST BASIN 2 (BYPASS)
16	Combine	0.957	1	718	18,812	14, 15	-----	-----	POST BASIN 2
18	SCS Runoff	0.908	1	718	1,873	-----	-----	-----	POST BASIN 3
HS-Smyrna.gpw					Return Period: 5 Year			Tuesday, 02 / 11 / 2020	

Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020

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	1.981	1	720	4,855	-----	-----	-----	PRE BASIN 1A
2	SCS Runoff	0.373	1	719	841	-----	-----	-----	PRE BASIN 1B
3	SCS Runoff	2.064	1	719	4,646	-----	-----	-----	PRE BASIN 2
4	SCS Runoff	1.731	1	718	3,697	-----	-----	-----	PRE BASIN 3
6	SCS Runoff	5.039	1	717	11,639	-----	-----	-----	POST BASIN 1A (TO POND)
7	Reservoir	1.580	1	724	11,633	6	949.10	5,367	UG POND 1 DISCHARGE
8	SCS Runoff	0.498	1	718	1,013	-----	-----	-----	POST BASIN 1A (BYPASS)
9	Combine	1.855	1	722	12,646	7, 8	-----	-----	POST BASIN 1A
11	SCS Runoff	0.249	1	718	507	-----	-----	-----	POST BASIN 1B
13	SCS Runoff	10.32	1	717	23,832	-----	-----	-----	POST BASIN 2 (TO POND)
14	Reservoir	0.845	1	747	20,232	13	949.34	14,297	POND 2 DISCHARGE
15	SCS Runoff	1.265	1	718	2,670	-----	-----	-----	POST BASIN 2 (BYPASS)
16	Combine	1.532	1	721	22,902	14, 15	-----	-----	POST BASIN 2
18	SCS Runoff	1.241	1	718	2,517	-----	-----	-----	POST BASIN 3
HS-Smyrna.gpw					Return Period: 10 Year			Tuesday, 02 / 11 / 2020	

Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020

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	2.982	1	720	6,996	-----	-----	-----	PRE BASIN 1A
2	SCS Runoff	0.559	1	719	1,211	-----	-----	-----	PRE BASIN 1B
3	SCS Runoff	3.089	1	719	6,693	-----	-----	-----	PRE BASIN 2
4	SCS Runoff	2.587	1	718	5,327	-----	-----	-----	PRE BASIN 3
6	SCS Runoff	5.953	1	717	13,887	-----	-----	-----	POST BASIN 1A (TO POND)
7	Reservoir	2.028	1	724	13,882	6	949.63	6,229	UG POND 1 DISCHARGE
8	SCS Runoff	0.694	1	718	1,398	-----	-----	-----	POST BASIN 1A (BYPASS)
9	Combine	2.471	1	721	15,280	7, 8	-----	-----	POST BASIN 1A
11	SCS Runoff	0.347	1	718	699	-----	-----	-----	POST BASIN 1B
13	SCS Runoff	12.19	1	717	28,436	-----	-----	-----	POST BASIN 2 (TO POND)
14	Reservoir	1.187	1	741	24,719	13	950.01	16,710	POND 2 DISCHARGE
15	SCS Runoff	1.864	1	718	3,815	-----	-----	-----	POST BASIN 2 (BYPASS)
16	Combine	2.620	1	719	28,534	14, 15	-----	-----	POST BASIN 2
18	SCS Runoff	1.716	1	718	3,450	-----	-----	-----	POST BASIN 3
HS-Smyrna.gpw					Return Period: 25 Year			Tuesday, 02 / 11 / 2020	

Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020

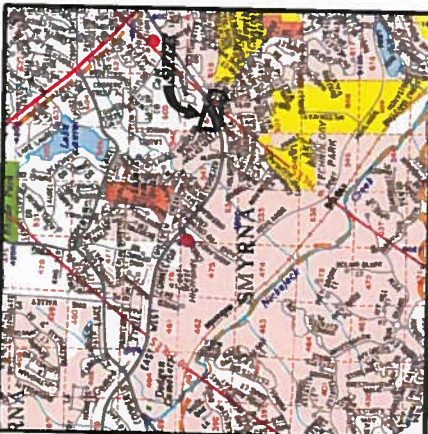
Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	SCS Runoff	3.790	1	720	8,747	-----	-----	-----	PRE BASIN 1A
2	SCS Runoff	0.708	1	719	1,514	-----	-----	-----	PRE BASIN 1B
3	SCS Runoff	3.915	1	719	8,369	-----	-----	-----	PRE BASIN 2
4	SCS Runoff	3.277	1	718	6,660	-----	-----	-----	PRE BASIN 3
6	SCS Runoff	6.636	1	717	15,576	-----	-----	-----	POST BASIN 1A (TO POND)
7	Reservoir	2.323	1	724	15,571	6	950.03	6,872	UG POND 1 DISCHARGE
8	SCS Runoff	0.849	1	718	1,705	-----	-----	-----	POST BASIN 1A (BYPASS)
9	Combine	2.894	1	720	17,276	7, 8	-----	-----	POST BASIN 1A
11	SCS Runoff	0.425	1	718	853	-----	-----	-----	POST BASIN 1B
13	SCS Runoff	13.59	1	717	31,895	-----	-----	-----	POST BASIN 2 (TO POND)
14	Reservoir	1.604	1	733	28,113	13	950.51	18,469	POND 2 DISCHARGE
15	SCS Runoff	2.345	1	718	4,749	-----	-----	-----	POST BASIN 2 (BYPASS)
16	Combine	3.338	1	719	32,861	14, 15	-----	-----	POST BASIN 2
18	SCS Runoff	2.089	1	718	4,195	-----	-----	-----	POST BASIN 3
HS-Smyrna.gpw					Return Period: 50 Year			Tuesday, 02 / 11 / 2020	

Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020

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	4.639	1	720	10,602	-----	-----	-----	PRE BASIN 1A
2	SCS Runoff	0.865	1	719	1,836	-----	-----	-----	PRE BASIN 1B
3	SCS Runoff	4.782	1	719	10,144	-----	-----	-----	PRE BASIN 2
4	SCS Runoff	4.000	1	718	8,072	-----	-----	-----	PRE BASIN 3
6	SCS Runoff	7.318	1	717	17,267	-----	-----	-----	POST BASIN 1A (TO POND)
7	Reservoir	2.993	1	723	17,262	6	950.41	7,432	UG POND 1 DISCHARGE
8	SCS Runoff	1.009	1	718	2,027	-----	-----	-----	POST BASIN 1A (BYPASS)
9	Combine	3.558	1	722	19,288	7, 8	-----	-----	POST BASIN 1A
11	SCS Runoff	0.505	1	718	1,013	-----	-----	-----	POST BASIN 1B
13	SCS Runoff	14.98	1	717	35,356	-----	-----	-----	POST BASIN 2 (TO POND)
14	Reservoir	2.608	1	727	31,533	13	950.99	20,057	POND 2 DISCHARGE
15	SCS Runoff	2.848	1	718	5,735	-----	-----	-----	POST BASIN 2 (BYPASS)
16	Combine	4.044	1	718	37,268	14, 15	-----	-----	POST BASIN 2
18	SCS Runoff	2.474	1	718	4,971	-----	-----	-----	POST BASIN 3
HS-Smyrna.gpw					Return Period: 100 Year			Tuesday, 02 / 11 / 2020	

THIS SURVEY ONLY INCLUDES OBJECTS THAT ARE MOBILE AND IS NOT RESPONSIBLE FOR UNDERGROUND UTILITIES OR OTHER OBJECTS THAT ARE NOT APPARENT BY VISUAL OBSERVATION. (E.G. LINES, SEWER LINES, ETC.)



LOCATION MAP 1" = 2000'

SURVEY REFERENCES:

- 1.) SURVEY FOR J.C. PARTNERS, LLC, HITCHORY BY FIRST AMERICAN TITLE INSURANCE COMPANY BY GASKINS, LAST REVISED AUGUST 1, 2008.
- 2.) ALTA/ACSM LAND TITLE SURVEY FOR J.C. PARTNERS, LLC, HITCHORY BANK & FIRST AMERICAN COMPANY BY GASKINS DATED FEBRUARY 2, 2007.
- 3.) BOUNDARY SURVEY FOR CAMP HIGHLAND ROAD TRACT BY ROCHSTER & ASSOCIATES, INC. DATED NOVEMBER 20, 2001.
- 4.) EXERCUTOR'S DEED IN DEED BOOK 3488, PS 162, WHICH REFERENCES PLAT BOOK 4, PAGE 101.

THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, CLAIMS, PRESCRIPTIONS, SUBROGATION, OR OTHER MATTERS OF TITLE WHICH ARE NOT APPARENT BY VISUAL OBSERVATION. THE PURCHASER, OR ANY AGENTS THEREOF, ON NOT DISCLOSED IN THE TITLE COMMITMENT PROVIDED BY THE OWNER.



COMPLETED PLAT FOR:

J C PARTNERS, LLC

LOCATED IN L.L. 606
17th DISTRICT, 2nd SECTION
CITY OF SMYRNA
COBB COUNTY, GA.



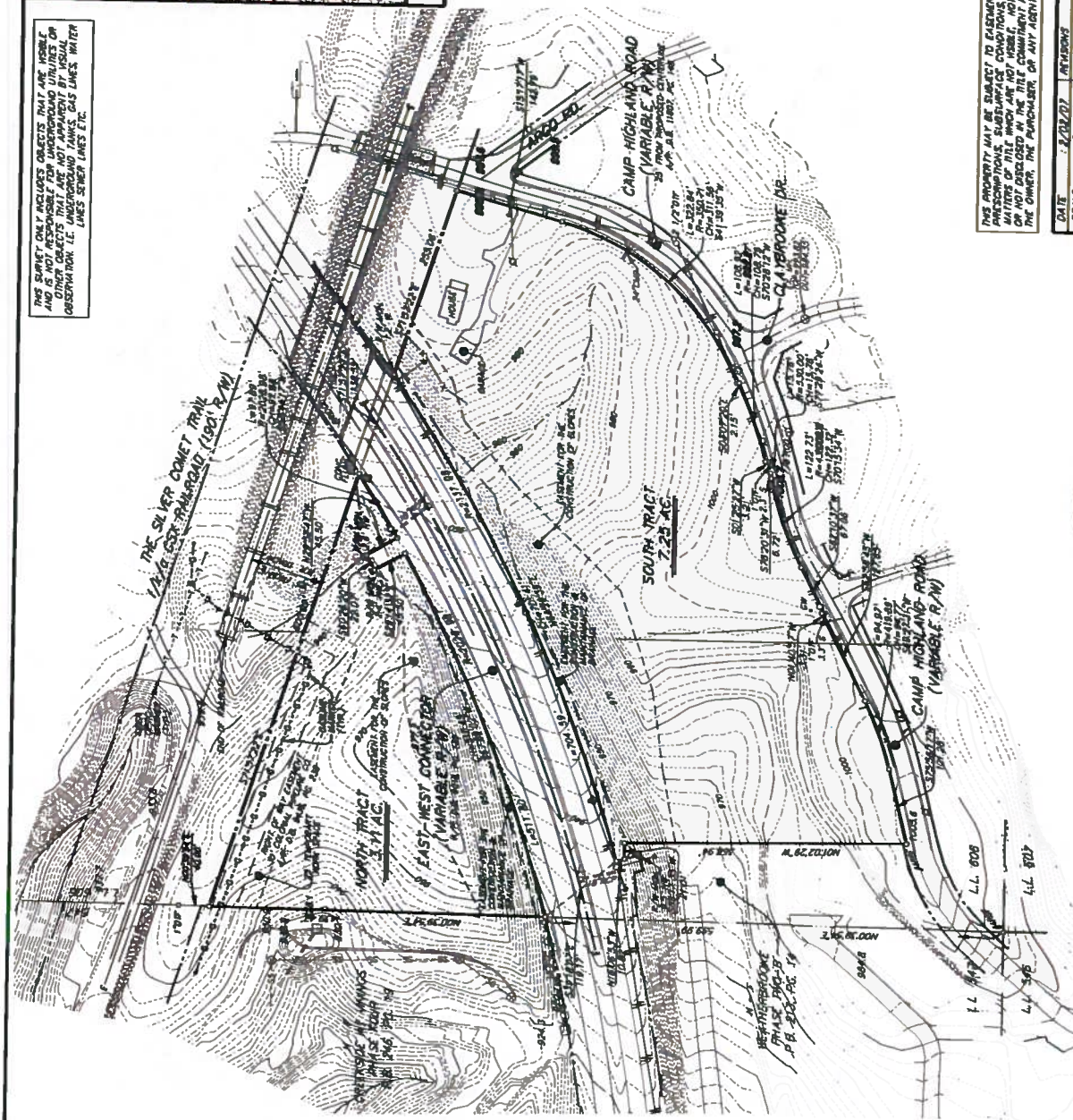
1988 South Building St.
Atlanta, Georgia 30334
Phone: (404) 525-1100
Fax: (404) 525-1101

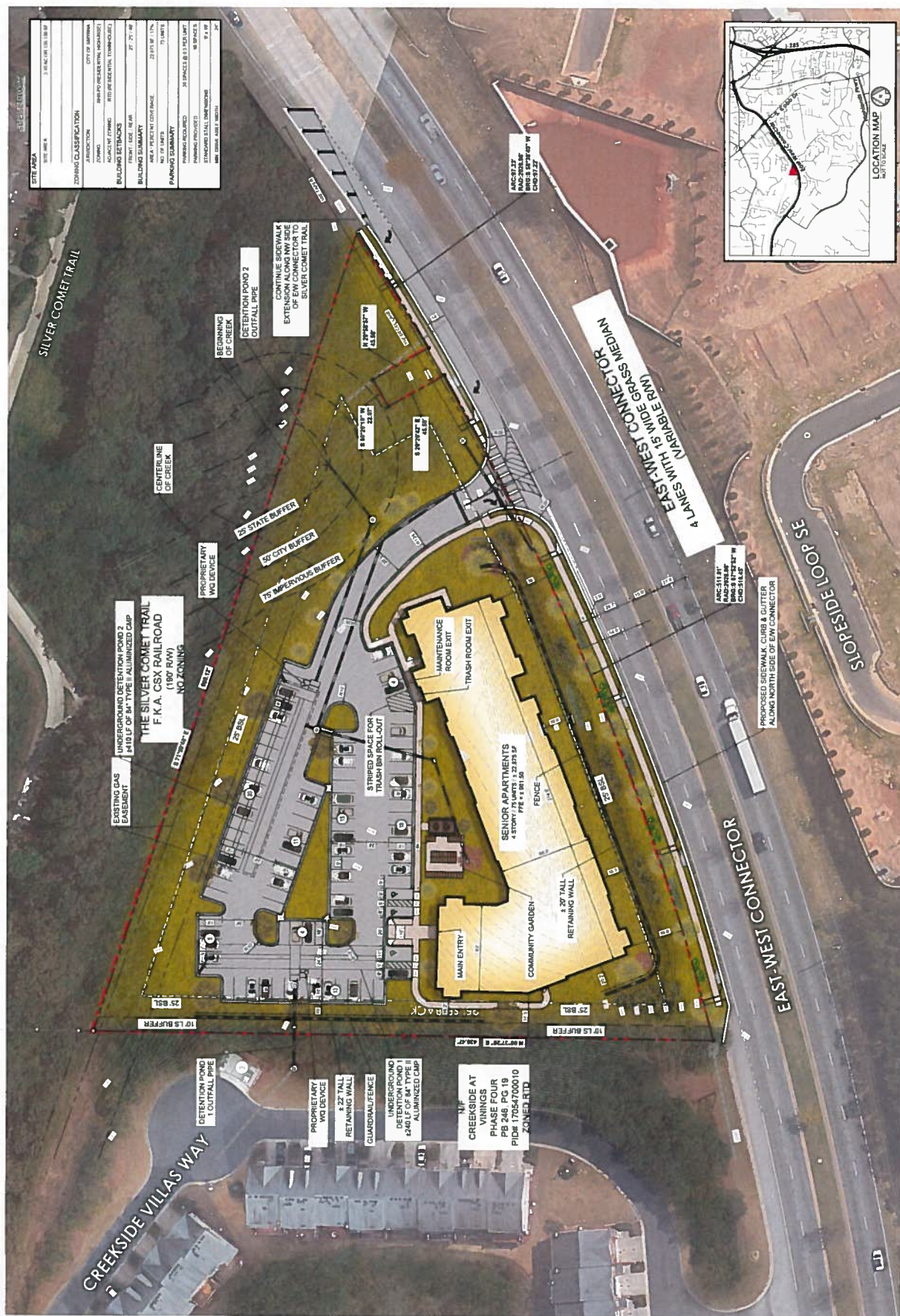


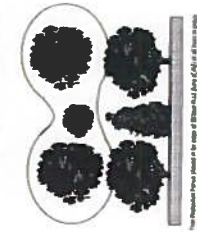
THIS PARCEL OF LAND IS NOT IN THE 100 YEAR FLOOD PLAIN AND IS IN ZONE X, ACCORDING TO FEMA (FIA) COMMUNITY NUMBER 2, 130007, MAP NUMBER 2, JUNE 5, 2005. DATED AUGUST 16, 1999



THIS PLAT IS FOR THE EXCLUSIVE USE OF THE PARTIES STATED ON THE FACE OF THE SURVEY. ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK.

LINEAR PRECISION OF THIS PLAT : 1/164,118 . MATTERS OF TITLE ARE EXCEPTED.







TREE REMOVED TREE SAVED

CRITICAL ROOT ZONE (RADIUS = 1.8 x DIA)
 TREE PROTECTION FENCE
 LIMITS OF DISTURBANCE

