APPLICATION FOR REZONING
TO THE CITY OF SMYRNA

Type or Print Clearly

(To be completed by City)
Ward: _____

Application No: _____

Hearing Date: _____

APPLICANT: _____

Name: McBEV ONE, LLC
(Representative's name, printed)

Address: 1990 COUNTRY SQUIRE ROAD MARIETTA, GA. 30062

Business Phone: _____ Cell Phone: 404 697-7700 Fax Number: _____

E-Mail Address: JMBEVERIDGE2121@GMAIL.COM

Signature of Representative: _____

TITLEHOLDER

Name: McBEV ONE, LLC
(Titleholder's name, printed)

Address: 1990 COUNTRY SQUIRE ROAD, MARIETTA, GA. 30062

Business Phone: _____ Cell Phone: 404 697-7700 Home Phone: _____

E-mail Address: JM Beveridge 2121@gmail.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 R-15 COBB COUNTY to RAD CONDITIONAL
Present Zoning Proposed Zoning

LAND USE

From COBB CO. LOW DENSITY to MEDIUM DENSITY RESIDENTIAL
Present Land Use Proposed Land Use

For the Purpose of SINGLE FAMILY RESIDENTIAL

Size of Tract .3 ACRE

Location 2791 MATTHEWS STREET
(Street address is required. If not applicable, please provide nearest intersection, etc.)

Land Lot (s) 632 District 17th

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: RAD CONDITIONAL

East: R-15 COBB COUNTY

South: RAD CONDITIONAL

West: RTD

CONTIGUOUS LAND USE

North: MEDIUM DENSITY SFR

East: SINGLE FAMILY

South: MEDIUM DENSITY SFR

West: MEDIUM DENSITY SFR

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? MATHEWS STREET

Improvements proposed by developer? 2 SFR HOMES SERVED BY AN ALLEY TO THE REAR OF HOME.

Comments:

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:

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:

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:

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?

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

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:

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:

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 9th day of July, 2020.

(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.

YES IT IS CONGRUENT WITH NORTH & SOUTH CONTIGUOUS PROPERTY.

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

IT WILL BE A BENEFIT RIDDING THE NEIGHBORHOOD OF AN UNWANTED STRUCTURE.

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

HOUSE IS IN DISREPAIR AND IS EFFECTIVELY UNINHABLE.

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 SUCH BURDEN WILL BE CREATED

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

YES

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.

PRIMARILY THIS WILL REMOVE AN EYESORE FROM THE STREETSCAPE.

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.

HOUSING PROPOSED WILL CONFORM TO EXISTING HOUSING

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 COMPATIBLE WITH EXISTING 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.

IT WILL HAVE A POSITIVE EFFECT ON MATTHEWS STREET.

Deed Book 15725 Pg 3515
Filed and Recorded Mar-27-2020 03:40pm
2020-0038428
Real Estate Transfer Tax $260.00
0332020006260

Rebecca Keaton
Clerk of Superior Court Cobb Cty. Ga.

Perrie & Associates, LLC
100 GALLERIA PARKWAY, SUITE 1170
ATLANTA, GA 30339
File # 200089C
TAX ID #17063200290

Administrator's Deed

STATE OF GEORGIA
COUNTY OF COBB

THIS INDENTURE is made as of **March 17th, 2020** between CATHERINE M EPTING, AS ADMINISTRATOR OF THE ESTATE OF CURTIS I H ANDERSON AKA MRS CURTISS H ANDERSON (hereinafter referred to as "Grantor") and **MCBEV ONE, LLC** (hereinafter referred to as "Grantee")("Grantor" and "Grantee" to include their respective successors, legal representatives and assigns where the context requires or permits).

WITNESSETH

That said Grantor, acting under and by virtue of the power and authority contained in that certain Letters of Administration for the estate of CURTIS I. H. ANDERSON and recorded in the records of the Probate Court of COBB County, Georgia, Estate No. 09-1285 and in consideration of the sum of Ten and NO/100 Dollars ($10.00) and other valuable consideration, the receipt and sufficiency whereof are hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and does hereby grant, bargain, sell, alien, convey and confirm unto Grantee;

See Exhibit A attached hereto and made a part hereof and incorporated herein by reference.

TO HAVE AND TO HOLD said property, together 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 Grantee forever in FEE SIMPLE;

AND GRANTOR WILL WARRANT and forever defend the right and title to said property unto Grantee against the claims of any persons owning, holding or claiming by, through or under Grantor.

In witness whereof the undersigned have set his/her hand and affixed his/her seal as of the date first shown above.

Signed, sealed and delivered in the presence of:

Unofficial Witness

CATHERINE M EPTING, AS ADMINISRTATOR OF THE ESTATE OF CURTIS I H ANDERSON AKA CURTIS H ANDERSON

By: _____ (Seal)
CATHERINE M EPTING, AS ADMINISTRATOR

Notary Public
My Commission Expires:
(NOTARIAL SEAL)

BRETT LEFEVRE NOTARY PUBLIC GEORGIA FULTON COUNTY My Commission Expires 02-01-2022

Deed Book 15725 Pg 3516
Rebecca Keaton
Clerk of Superior Court Cobb Cty. Ga.

EXHIBIT "A"
LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 632, 17TH DISTRICT, 2ND SECTION, COBB COUNTY, GEORGIA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Begin at the intersection of the northern boundary of Spring St. (Variable Right-of Way) with the eastern boundary of Mathews St. (Variable Right-of Way) and travel along said boundary 335.18 feet to a power pole found and the True Point of Beginning; thence North 00° 48' 04" East a distance of 79.85 feet to an iron pin set; thence North 89° 50' 40" East a distance of 184.28 feet to a ½ inch iron pin found; thence South 01°30' 29" West a distance of 80.03 feet to a 1 inch open top iron pin found; thence South 89° 53' 37" West a distance of 183.29 feet to a power pole and the True Point of Beginning; said parcel of land being 0.34 acres, all as shown on a plat of survey by Roger S. Lee, GRLS #2234, for Jim Beveridge, dated February 28, 2020; said plat of survey being incorporated herein by reference and being made a part of this description.

Said parcel of land being previously transferred by Warranty Deed recorded at Deed Book 129, Page 205, Cobb County, Georgia Public Records.

Tax Parcel ID #: 17063200290

Parcel ID # 17063200290

Printed: 4/25/2020

Cobb County Online Tax Receipt

Thank you for your payment!

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

Payer:
Catherine Epting

ANDERSON-CURTIS
C/O HELENE A MORRIS

Payment Date: 1/7/2020

Tax Year	Parcel ID	Due Date		Appeal Amount		Taxes Due
2019	17063200290	10/15/2019	**Pay:**	N/A	or	$0.00

Interest	Penalty	Fees	Total Due	Amount Paid	Balance
$16.91	$102.49	$0.00	$0.00	$2,169.11	**$0.00**

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

City of Smyrna 2190 Atlanta Road Smyrna, Georgia 30080

(770) 431-2850 /City of Smyrna Public Works

Water and Sewer Availability

The City of Smyrna has determined that water and sewer is available to the proposed development.

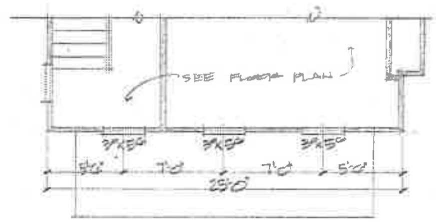
Sanitary sewer is available to the proposed development at 2791 Matthews Street. The developer is responsible for all taps and bores. Existing sewer taps will be used where possible.

Water is available to the proposed development at 2791 Matthews Street. The developer is responsible for all taps and bores. Existing water taps will be used where possible.

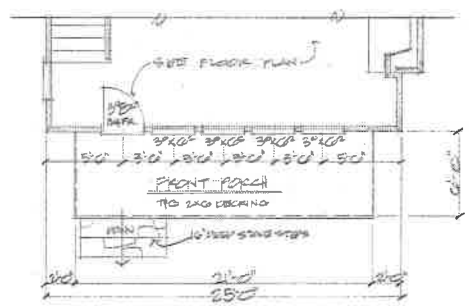
Elevations are the responsibility of the developer for 2791 Matthews Street

Sincerely,

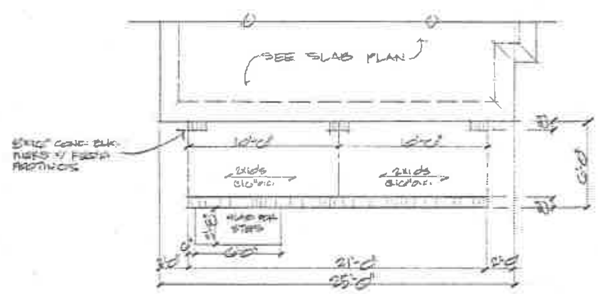
Ernest Martin
Director Public Works



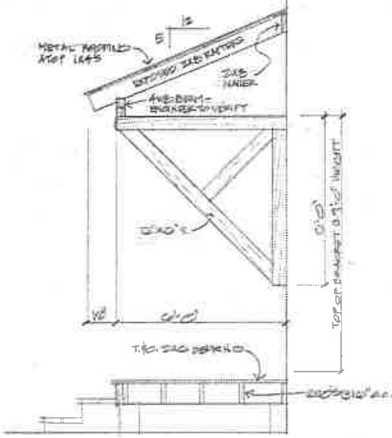
PARTIAL SECOND FLOOR PLAN
scale 1/4"=1'-0"



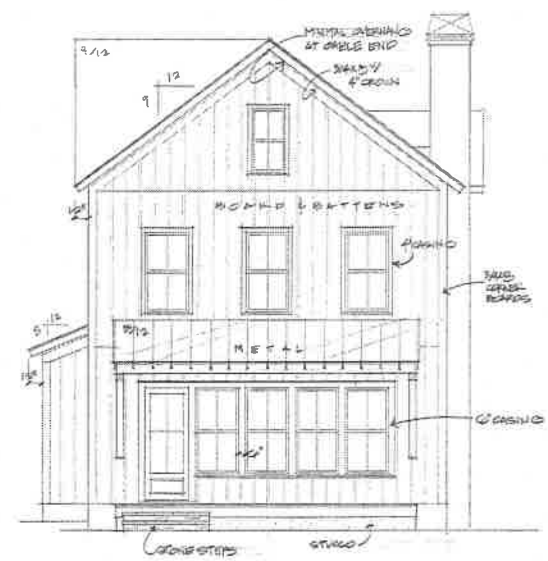
PARTIAL FIRST FLOOR PLAN
scale 1/4"=1'-0"



PARTIAL FOUNDATION PLAN
scale 1/4"=1'-0"



FRONT PORCH DETAIL
scale 1/2"=1'-0"



FRONT ELEV. # 4
scale 1/4"=1'-0"

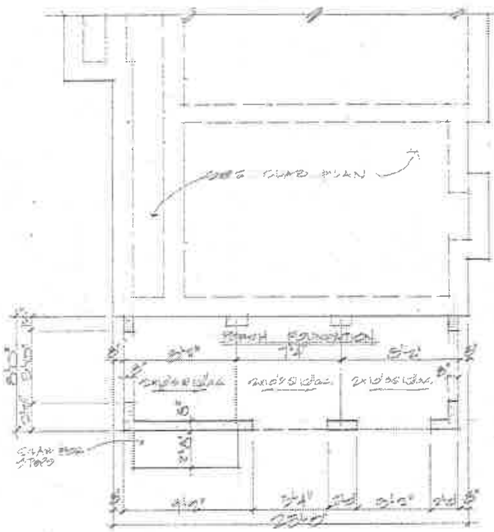
TRADITIONAL RESIDENTIAL DESIGN SINCE 1985
L. Mitchell Ginn & Assoc.
1881 NORTH HIGHWAY 29
NEWNAN, GEORGIA 30263
PHONE/FAX# (770)502-1423
WWW.GINNHOMEDESIGN.COM

PROJECT: MATHEWS MODERN LOT 1
THE VILLAGE AT WILLIAMS PARK

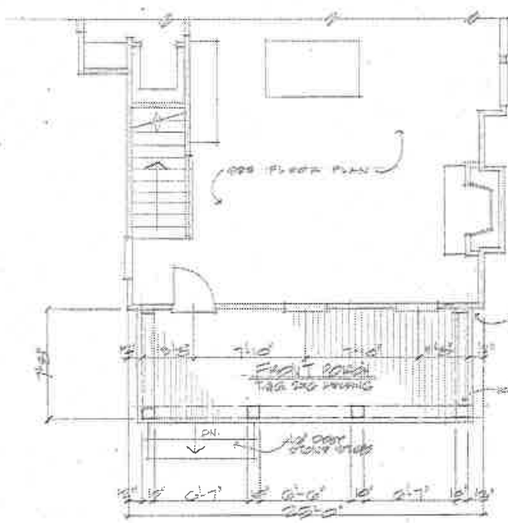
IMPORTANT NOTE:
CONTRACTOR TO CHECK ALL DIMENSIONS BEFORE CONSTRUCTION. STRUCTURAL REQUIREMENTS ARE TO BE VERIFIED OR DETERMINED BY CONTRACTOR OR STRUCTURAL ENGINEER. CONTRACTOR MUST VERIFY COMPLIANCE WITH ALL LOCAL BUILDING AND FIRE CODES.

DATE:	03/30/17
DRAWN BY:	DVD
CHECKED BY:	LMG
JOB NO:	1690
SHEET	1-D
OF	6 SHEETS

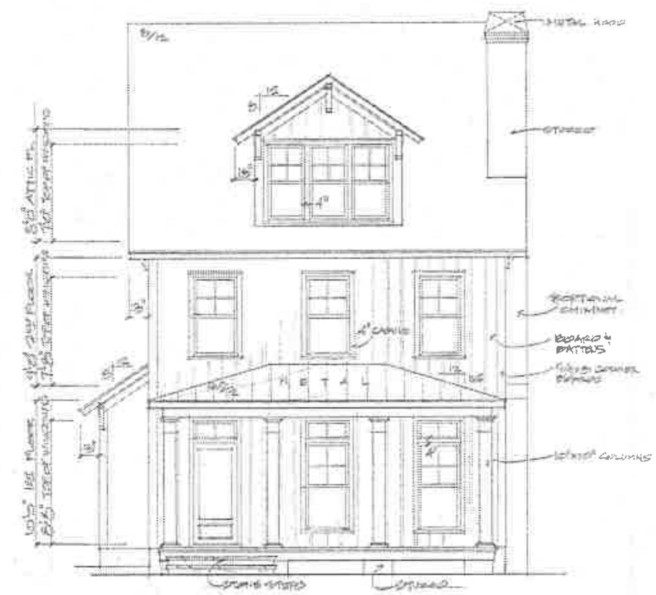
REVISION	BY



PARTIAL FOUNDATION



PARTIAL FLOOR PLAN



FRONT ELEV. #2

TRADITIONAL RESIDENTIAL DESIGN SINCE 1985

L. Mitchell Ginn & Assoc.

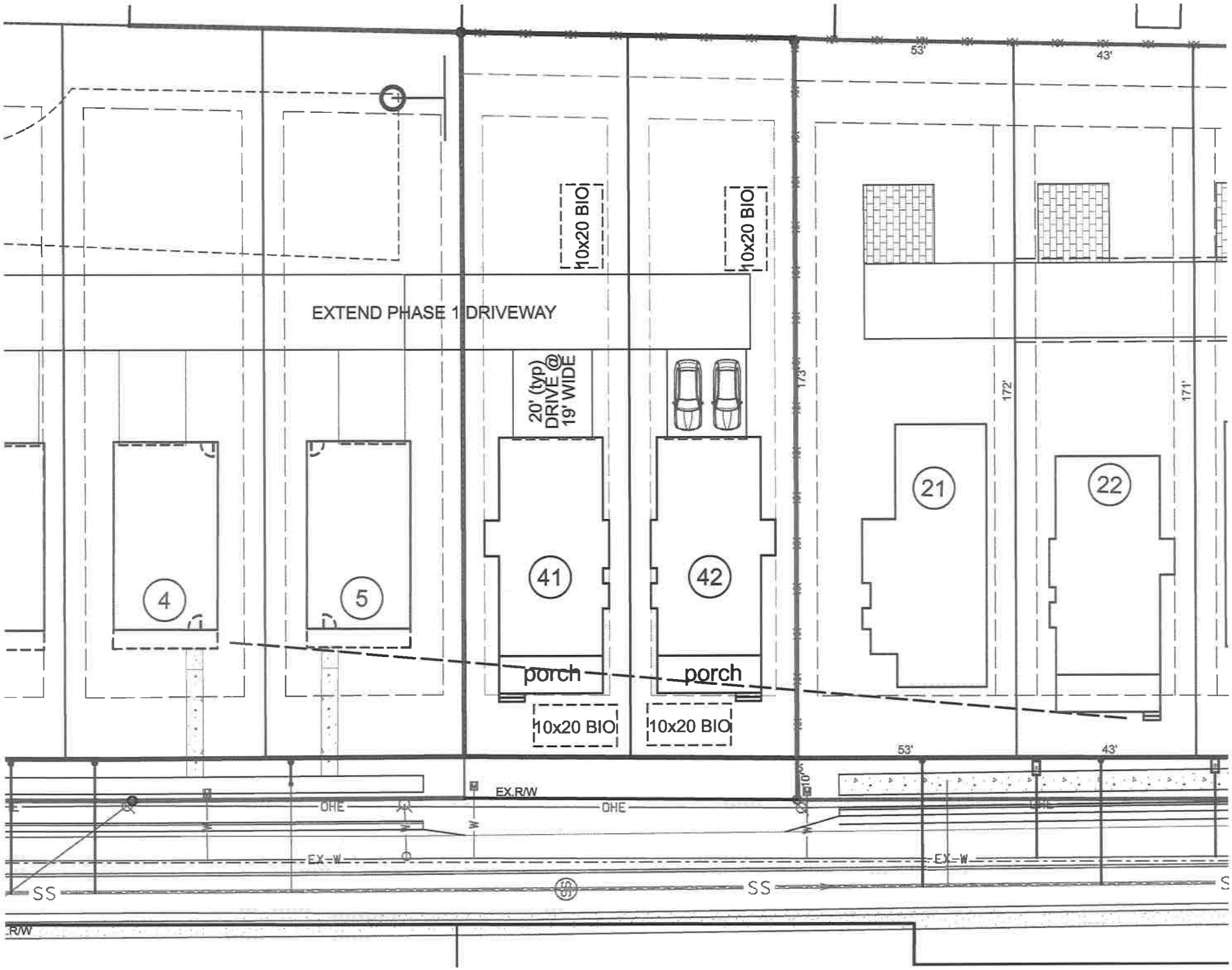
1881 NORTH HIGHWAY 29
NEWNAN, GEORGIA 30263
PHONE/FAX# (770)502-1423
WWW.GINNHOMEDESIGN.COM

REVISION	BY
02/01/17	DVD

PROJECT: THE VILLAGE AT WILLIAMS PARK LOT 4

IMPORTANT NOTE:
CONTRACTOR TO CHECK ALL DIMENSIONS BEFORE CONSTRUCTION. STRUCTURAL REQUIREMENTS ARE TO BE VERIFIED OR DETERMINED BY CONTRACTOR OR STRUCTURAL ENGINEER. CONTRACTOR MUST VERIFY COMPLIANCE WITH ALL LOCAL BUILDING AND FIRE CODES.

DATE: 09/13/16
DRAWN BY: LMG
CHECKED BY:
JOB NO: 1609
SHEET: 1-B
OF 6 SHEETS


EXTEND PHASE 1 DRIVEWAY
20' (typ) DRIVE @ 19' WIDE
10x20 BIO
10x20 BIO
10x20 BIO
10x20 BIO
porch
porch
4
5
41
42
21
22
53'
43'
173'
172'
171'
EX.R/W
OHE
OHE
EX-W
EX-W
SS
SS
R/W

Preliminary Hydrology Study

of

The Village at Williams Park IV

2794 Mathews Street

In
Land Lot 632, 17th District, 2nd Section,
City of Smyrna, Cobb County, Georgia

For

JMB Real Estate Management, Inc.

By:

Vaughn & Melton

300 Chastain Center Blvd, Suite 325
Kennesaw, Georgia 30144

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

June 2020

Table of Contents

1 Site Description

This preliminary report studies the hydrologic impact of existing run-off on this subject property and its surrounding properties.

This 0.34 acre site is currently developed with an old house, out-buildings and all related driveways and walkways.

The proposed use of the property is for the property to be split and two detached residential houses to be constructed as Lots 41 and 42. The development is to be rezoned to a RAD-C designation.

Access to the property is from Mathews Streets.

Typical on-site slopes ranged from flat to some 15% slopes on the undisturbed portion of the property.

2 Purpose

The purpose of this study is to determine run-off rates for all storm frequencies and demonstrate how developed run-off rates are being reduced to below 80% of predeveloped rates after completion of the proposed residential development.

This report provides calculations showing the existing and proposed storm water runoff rates and describes the improvements proposed to detain excess run-off.

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

Zoning Stipulations typically call for a reduction of 20% from existing conditions for ALL storm events. The preliminary design of this site and this study, shows that this can be achieved and an excess of 20% reduction for ALL storm events, from 1 year through 100 year being attained.

3 Methodology

Flow of storm water in the analysis was determined by estimating the size of the drainage basin, determining the hydraulic/hydrologic characteristics of the watershed and analyzing the response of the watershed during typical design storm events. 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 watershed was then divided into sub-basins based on the hydraulic/hydrologic properties of the basin and specific points of interest for the study.

The pre- and post-development hydrological analyses were performed by computer modeling of the appropriate watershed characteristics. The pre-development analysis modeled the hydrological response of the watershed under existing conditions and the post-developed analyses modeled the watershed with the above mentioned improvements

in place (please refer to the Pre-Developed/Existing and Post-Developed/Proposed Conditions maps in the report.) Computer modeling was performed using "HydraFlow Hydrographs v2007" program to determine the amount of runoff generated by the basin during the 1, 2, 5, 10, 25, 50 and 100-year design storms. Again "HydraFlow Hydrographs v2007", set to the SCS Method, was used to generate storm hydrographs for the study. Rainfall depths used were for the Cobb County, Georgia area and were obtained from the Weather Bureau Technical Paper 25. The methodology of our analyses generally followed the TR-55 Procedures Manual.

4 Basin Information

Existing Condition
In its existing state, the single existing basin drains to the southern portion of the site.

Run-off from this basin is simply called **PRE** in the study.

Refer to the "Run-off Estimate" calculations sheet for acreages and run-off coefficients for this basin.

Developed Condition
The overall drainage pattern will remain similar in direction after the development is complete. A bio-pond is proposed in the front and the read of each lot. These basins are now referred to as **DEV 41R, 42R, 41F and 42F** in the study.

Refer to the "Run-off Estimate" calculations sheets for acreages and run-off coefficients for this basin.

5 Conclusions and Recommendations

Due to the increase in impervious surface and the change in CNs with regards to the construction of the proposed improvements, run-off from PRE increases above pre-developed levels and detention is required. Water Quality Volumes for the site must also be stored and regulated.

Four (4) bio-retention (rain-garden) ponds are being proposed for the detached units, one in the front and one in the rear of each unit. These ponds will serve as both WQ ponds as well as detention ponds, storing and controlling the release of all storm events. Lower events have virtually no outflow.

With these ponds in place, WQ TSS removal is above 80% and run-off attenuation is greater than 20%.

With run-off being reduced to below the mentioned 80% for all storm frequencies from the currently existing, pre-developed levels . . . . . no adverse effects are being anticipated to any other properties, downstream of this site.

AS-BUILT SUMMARY

BASIN								
Frequency (yrs)	Pre-Dev Runoff Rates (cfs)	Qpre Target rates (80%)	Developed Runoff Rates (cfs)	Routed Pond Outflow Rates (cfs)	By-pass Runoff Rates (cfs)	Total Developed Runoff Rates (cfs)	CFS REDUCED BELOW Qpre	% REDUCED BELOW Qpre
1	0.53	0.42	0.73	0.00	0.00	0.00	0.53	100%
2	0.71	0.57	0.92	0.00	0.00	0.00	0.71	100%
5	1.11	0.89	1.36	0.03	0.00	0.03	1.08	97%
10	1.43	1.14	1.70	0.23	0.00	0.23	1.20	84%
25	1.88	1.50	2.16	0.66	0.00	0.66	1.22	65%
50	2.22	1.78	2.52	0.83	0.00	0.83	1.39	63%
100	2.45	1.96	2.76	1.74	0.00	1.74	0.71	29%

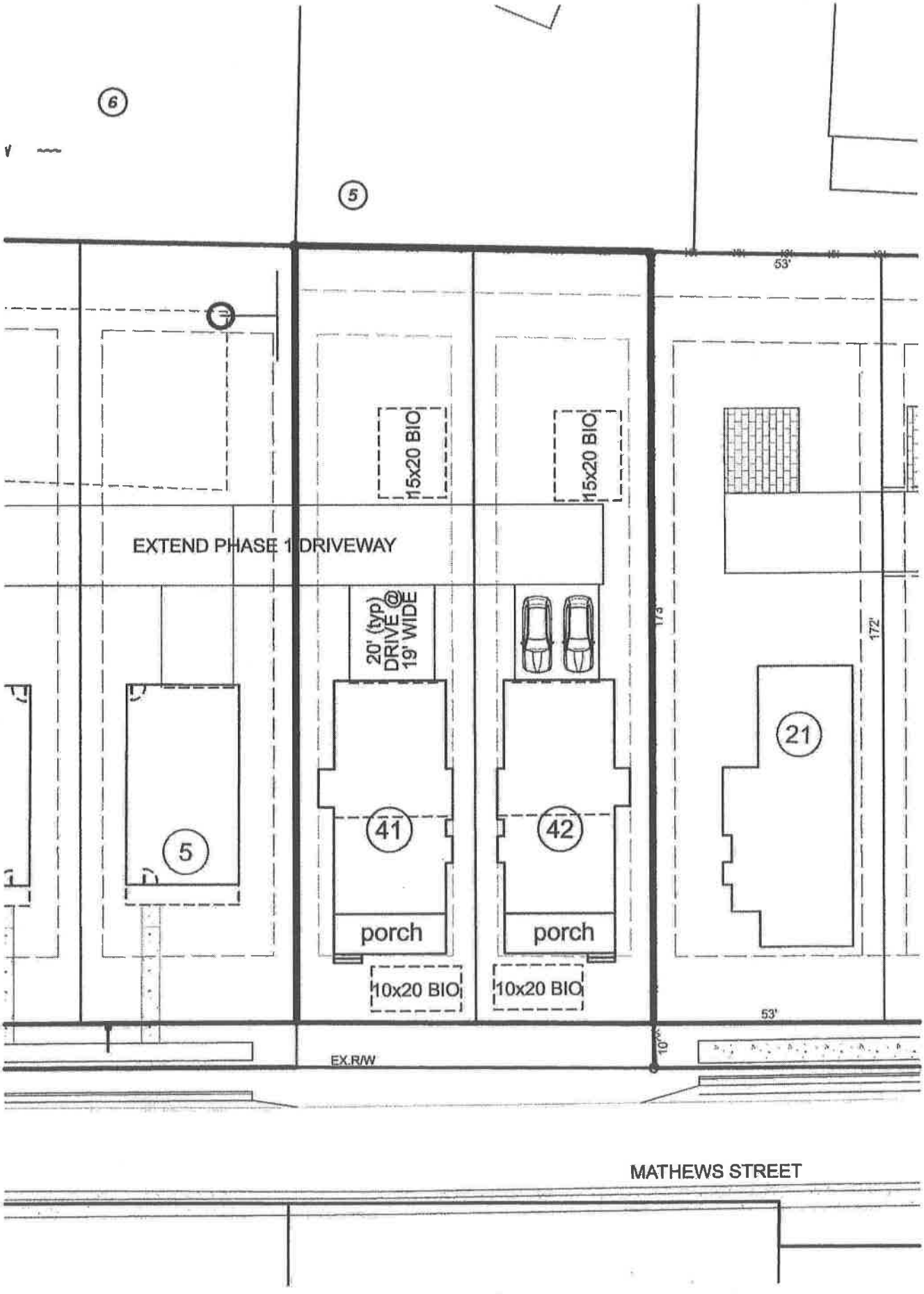
6 Attachments

Design Data
- Concept Site plan
- Location & Flood Map
- Hydrological Data

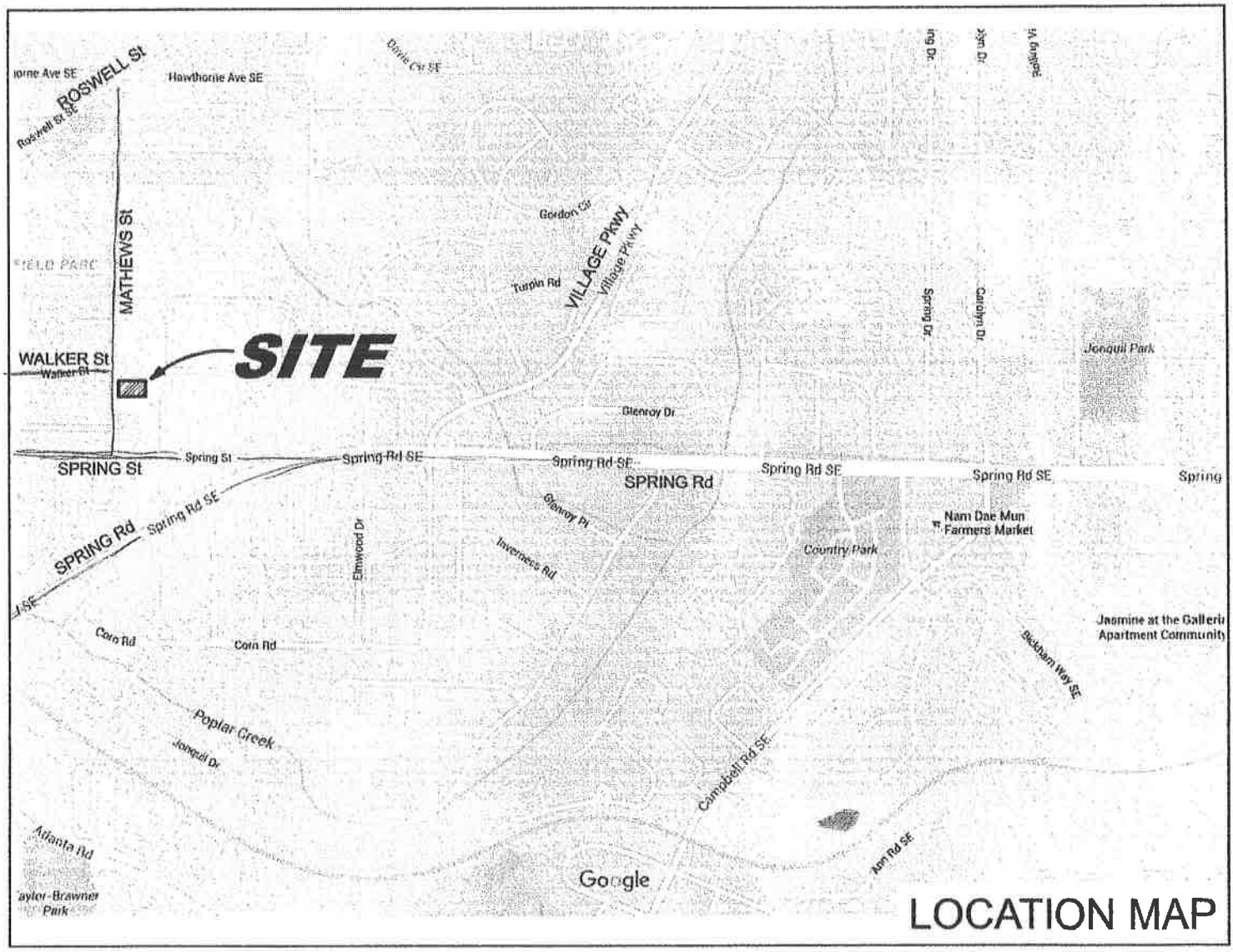
Summary Hydrographs

BIO Ponds
- Details

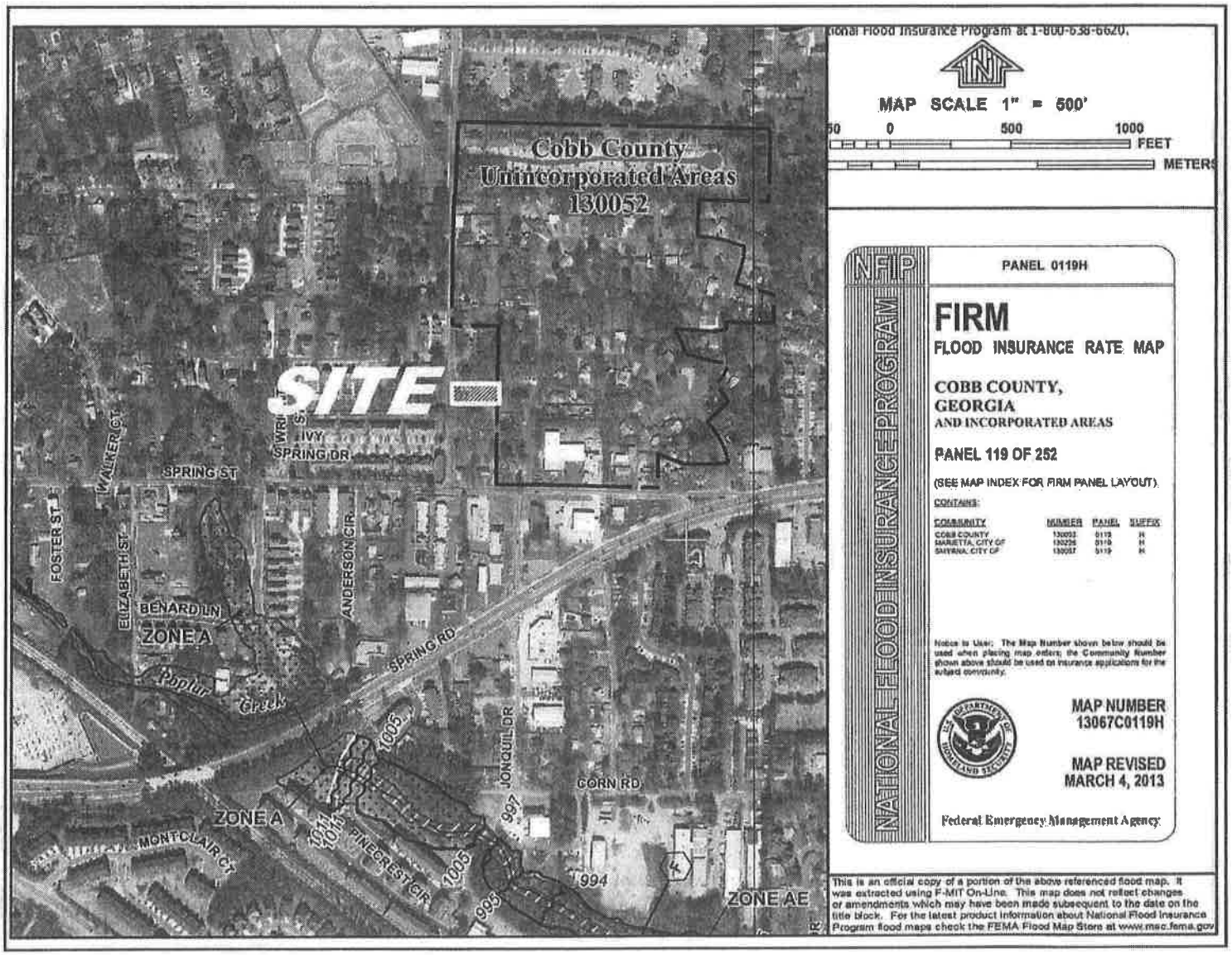
DESIGN DATA


6
5
53'
15x20 BIO
15x20 BIO
EXTEND PHASE 1 DRIVEWAY
20' (typ)
DRIVE @
19' WIDE
173'
172'
21
5
41
42
porch
porch
10x20 BIO
10x20 BIO
53'
10'
EX.R/W
MATHEWS STREET

SITE PLAN



LOCATION MAP


Cobb County
Unincorporated Areas
130052
SITE
IVY SPRING DR
SPRING ST
WALKER CT
FOSTER ST
ELIZABETH ST
BENARD LN
ZONE A
ANDERSON CIR
SPRING RD
Poplar Creek
1005
JONTILOR
CORN RD
997
994
995
ZONE A
MONTCLAIR CT
1011
1015
PINECREST CIR
ZONE AE
MAP SCALE 1" = 500'
500 0 500 1000
FEET
METERS
NATIONAL FLOOD INSURANCE PROGRAM
PANEL 0119H
FIRM
FLOOD INSURANCE RATE MAP
COBB COUNTY,
GEORGIA
AND INCORPORATED AREAS
PANEL 119 OF 252
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)
CONTAINS:
COMMUNITY NUMBER PANEL SUFFIX
COBB COUNTY 130052 0119 H
MARIETTA, CITY OF 130226 0119 H
SMYRNA, CITY OF 130037 0119 H
Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.
MAP NUMBER
13067C0119H
MAP REVISED
MARCH 4, 2013
Federal Emergency Management Agency
This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

2794 Mathews

Hydrology Data / Weighted CN's

SCS Runoff Curve Number Estimate

Source: U.S. Department of Agriculture - Soil Conservation Service, TR-55, 1986.

SCS TR-55 Metod Time of Concentration

Overland flow Tt=[.007(nL)^.8]/[(P2^.5)(s^.4)]
- Tt = travel time in hours
- n = mannings roughness coefficient
- L = travel length in feet
- P2 = 2yr, 24hr precipitation in inches
- s = land slope in feet/feet

Channel flow Tt uses stream velocity guide

Time of concentration (Tc) = sum Tt

surface	n
Smooth - paved or bare soil	0.01
Fallow - no residue	0.05
Grass - prairie	0.15
Grass - dense tall	0.24
Grass - Bermuda short	0.41
Woods - light brush	0.4
Woods - dense underbrush	0.8

BASINS

Basin: PRE 0.32 AC

Cover Description	CN	Area (acres)	C x A
Impervious	98	0.022	2
Heavily Wooded	55	0.134	7
Off-site	55	0.000	0
Lawns (bad shape)	75	0.118	9
Lawns (good)	61	0.000	0
Gravel & bare dirt	86	0.045	4
Commercial (85% imperv.)	92	0.000	0
Industrial (72% imperv.)	88	0.000	0
Residential - 1/8 acre	85	0.000	0
Residential - 1/4 acre	75	0.000	0
Residential - 1/3 acre	72	0.000	0
Residential - 1/2 acre	70	0.000	0
Residential - 1 acre	68	0.000	0
Residential - 2 acre	65	0.000	0
	WEIGHTED CN =		69.7

Basin: PRE 0.32 AC

Overland	Length (ft)	Slope (ft/ft)	2yr rain (in)	n (surf)	Tt (min)
impervious	50.00	0.067	3.75	0.01	0.46
Channel	**Length**	**Slope ft/ft**	**Velocity(ft/s)**	**n (chan)**	
small (perv)	390.00	0.040	3.23	x	2.01
small (perv)	0.00	0.010	1.61	x	0.00
small (perv)	0.00	0.050	3.61	x	0.00
small (imp)	0.00	0.060	4.98	x	0.00
small (imp)	0.00	0.000	0.06	x	0.00
small (imp)	0.00	0.000	0.06	x	0.00
Secondary	0.00	0.000	0.02	0.05	0.00
secondary	0.00	0.000	0.19	0.05	0.00
secondary	0.00	0.000	0.19	0.05	0.00
secondary	0.00	0.000	0.19	0.05	0.00
Primary	0.00	0.000	4.00	x	0.00
				0 LF of pipe	0.00
				Tc=	2.47 min
				or	0.041 hrs

USE 5 MINS

Basin: DEV-41R 0.12 AC

Cover Description	CN	Area (acres)	C x A
Impervious	98	0.046	5
Heavily Wooded	55	0.000	0
Off-site	55	0.000	0
Lawns (fair)	69	0.000	0
Lawns (good)	61	0.072	4
Graded bare Dirt	86	0.000	0
Commercial (85% imperv.)	92	0.000	0
Industrial (72% imperv.)	88	0.000	0
Residential - 1/8 acre	85	0.000	0
Residential - 1/4 acre	75	0.000	0
Residential - 1/3 acre	72	0.000	0
Residential - 1/2 acre	70	0.000	0
Residential - 1 acre	68	0.000	0
Residential - 2 acre	65	0.000	0
	WEIGHTED CN		75.4

Basin: DEV-41R 0.12 AC

Overland	Length (ft)	Slope (ft/ft)	2yr rain (in)	n (surf)	Tt (min)
pervious	50.00	0.067	3.75	0.01	0.46
Channel	**Length**	**Slope ft/ft**	**Velocity(ft/s)**	**n (chan)**	
small (perv)	390.00	0.040	3.23	x	2.01
small (perv)	0.00	0.010	1.61	x	0.00
small (perv)	0.00	0.050	3.61	x	0.00
small (imp)	0.00	0.060	4.98	x	0.00
small (imp)	0.00	0.000	0.06	x	0.00
small (imp)	0.00	0.000	0.06	x	0.00
Secondary	0.00	0.000	0.02	0.05	0.00
secondary	0.00	0.000	0.19	0.05	0.00
secondary	0.00	0.000	0.19	0.05	0.00
secondary	0.00	0.000	0.19	0.05	0.00
Primary	0.00	0.000	4.00	x	0.00
				0 LF of pipe	0.00
				Tc=	2.47 min
				or	0.041 hrs

USE 5 MINS

Basin: DEV-41F 0.04 AC

Cover Description	CN	Area (acres)	C x A
Impervious	98	0.018	2
Heavily Wooded	55	0.000	0
Off-site	55	0.000	0
Lawns (fair)	69	0.000	0
Lawns (good)	61	0.025	2
Graded bare Dirt	86	0.000	0
Commercial (85% imperv.)	92	0.000	0
Industrial (72% imperv.)	88	0.000	0
Residential - 1/8 acre	85	0.000	0
Residential - 1/4 acre	75	0.000	0
Residential - 1/3 acre	72	0.000	0
Residential - 1/2 acre	70	0.000	0
Residential - 1 acre	68	0.000	0
Residential - 2 acre	65	0.000	0
	WEIGHTED CN		76.6

Basin: DEV-41F 0.04 AC

Overland	Length (ft)	Slope (ft/ft)	2yr rain (in)	n (surf)	Tt (min)
pervious	50.00	0.067	3.75	0.01	0.46
Channel	**Length**	**Slope ft/ft**	**Velocity(ft/s)**	**n (chan)**	
small (perv)	390.00	0.040	3.23	x	2.01
small (perv)	0.00	0.010	1.61	x	0.00
small (perv)	0.00	0.050	3.61	x	0.00
small (imp)	0.00	0.060	4.98	x	0.00
small (imp)	0.00	0.000	0.06	x	0.00
small (imp)	0.00	0.000	0.06	x	0.00
Secondary	0.00	0.000	0.02	0.05	0.00
secondary	0.00	0.000	0.19	0.05	0.00
secondary	0.00	0.000	0.19	0.05	0.00
secondary	0.00	0.000	0.19	0.05	0.00
Primary	0.00	0.000	4.00	x	0.00
				0 LF of pipe	0.00
				Tc=	2.47 min
				or	0.041 hrs

USE 5 MINS

Basin: DEV-42R 0.12 AC

Cover Description	CN	Area (acres)	C x A
Impervious	98	0.040	4
Heavily Wooded	55	0.000	0
Off-site	55	0.000	0
Lawns (fair)	69	0.000	0
Lawns (good)	61	0.077	5
Graded bare Dirt	86	0.000	0
Commercial (85% imperv.)	92	0.000	0
Industrial (72% imperv.)	88	0.000	0
Residential - 1/8 acre	85	0.000	0
Residential - 1/4 acre	75	0.000	0
Residential - 1/3 acre	72	0.000	0
Residential - 1/2 acre	70	0.000	0
Residential - 1 acre	68	0.000	0
Residential - 2 acre	65	0.000	0
	WEIGHTED CN		73.6

Basin: DEV-42R 0.12 AC

Overland	Length (ft)	Slope (ft/ft)	2yr rain (in)	n (surf)	Tt (min)
pervious	50.00	0.067	3.75	0.01	0.46
Channel	**Length**	**Slope ft/ft**	**Velocity(ft/s)**	**n (chan)**	
small (perv)	390.00	0.040	3.23	x	2.01
small (perv)	0.00	0.010	1.61	x	0.00
small (perv)	0.00	0.050	3.61	x	0.00
small (imp)	0.00	0.060	4.98	x	0.00
small (imp)	0.00	0.000	0.06	x	0.00
small (imp)	0.00	0.000	0.06	x	0.00
Secondary	0.00	0.000	0.02	0.05	0.00
secondary	0.00	0.000	0.19	0.05	0.00
secondary	0.00	0.000	0.19	0.05	0.00
secondary	0.00	0.000	0.19	0.05	0.00
Primary	0.00	0.000	4.00	x	0.00
				0 LF of pipe	0.00
				Tc=	2.47 min
				or	0.041 hrs

USE 5 MINS

Basin: DEV-42F 0.04 AC

Cover Description	CN	Area (acres)	C x A
Impervious	98	0.018	2
Heavily Wooded	55	0.000	0
Off-site	55	0.000	0
Lawns (fair)	69	0.000	0
Lawns (good)	61	0.025	2
Graded bare Dirt	86	0.000	0
Commercial (85% imperv.)	92	0.000	0
Industrial (72% imperv.)	88	0.000	0
Residential - 1/8 acre	85	0.000	0
Residential - 1/4 acre	75	0.000	0
Residential - 1/3 acre	72	0.000	0
Residential - 1/2 acre	70	0.000	0
Residential - 1 acre	68	0.000	0
Residential - 2 acre	65	0.000	0
	WEIGHTED CN		76.5

Basin: DEV-42F 0.04 AC

Overland	Length (ft)	Slope (ft/ft)	2yr rain (in)	n (surf)	Tt (min)
pervious	50.00	0.067	3.75	0.01	0.46
Channel	**Length**	**Slope ft/ft**	**Velocity(ft/s)**	**n (chan)**	
small (perv)	390.00	0.040	3.23	x	2.01
small (perv)	0.00	0.010	1.61	x	0.00
small (perv)	0.00	0.050	3.61	x	0.00
small (imp)	0.00	0.060	4.98	x	0.00
small (imp)	0.00	0.000	0.06	x	0.00
small (imp)	0.00	0.000	0.06	x	0.00
Secondary	0.00	0.000	0.02	0.05	0.00
secondary	0.00	0.000	0.19	0.05	0.00
secondary	0.00	0.000	0.19	0.05	0.00
secondary	0.00	0.000	0.19	0.05	0.00
Primary	0.00	0.000	4.00	x	0.00
				0 LF of pipe	0.00
				Tc=	2.47 min
				or	0.041 hrs

SUMMARY HYDROGRAPHS

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	-------	0.526	0.711	-------	1.113	1.433	1.877	2.219	2.449	PRE
3	SCS Runoff	-------	0.274	0.352	-------	0.517	0.645	0.820	0.953	1.042	DEV41R
4	Reservoir	3	0.000	0.000	-------	0.008	0.022	0.097	0.444	0.872	41R
5	SCS Runoff	-------	0.249	0.325	-------	0.485	0.611	0.784	0.915	1.003	DEV42R
6	Reservoir	5	0.000	0.000	-------	0.006	0.017	0.068	0.255	0.610	42R
7	SCS Runoff	-------	0.097	0.123	-------	0.179	0.222	0.280	0.325	0.355	DEV41F
8	Reservoir	7	0.000	0.002	-------	0.015	0.117	0.330	0.342	0.396	41F
9	SCS Runoff	-------	0.097	0.123	-------	0.179	0.222	0.280	0.325	0.355	DEV42F
10	Reservoir	9	0.000	0.002	-------	0.015	0.117	0.330	0.342	0.396	42F
12	Combine	3, 5, 7, 9,	0.716	0.923	-------	1.360	1.701	2.164	2.517	2.756	dev
14	Combine	4, 6,	0.000	0.000	-------	0.011	0.034	0.140	0.596	1.288	REARS
15	Combine	8, 10,	0.000	0.004	-------	0.030	0.234	0.660	0.683	0.792	FRONTS
17	Combine	14, 15,	0.000	0.004	-------	0.030	0.234	0.660	0.827	1.742	TOTAL DEV

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	0.526	1	718	1,087	----	------	------	PRE
3	SCS Runoff	0.274	1	718	552	----	------	------	DEV41R
4	Reservoir	0.000	1	n/a	0	3	104.60	552	41R
5	SCS Runoff	0.249	1	718	504	----	------	------	DEV42R
6	Reservoir	0.000	1	n/a	0	5	104.20	504	42R
7	SCS Runoff	0.097	1	718	194	----	------	------	DEV41F
8	Reservoir	0.000	1	n/a	0	7	105.46	194	41F
9	SCS Runoff	0.097	1	718	194	----	------	------	DEV42F
10	Reservoir	0.000	1	n/a	0	9	105.46	194	42F
12	Combine	0.000	1	n/a	0	4, 6,	------	------	REARS
13	Combine	0.000	1	n/a	0	8, 10,	------	------	FRONTS
15	Combine	0.000	1	n/a	0	12, 13,	------	------	TOTAL DEV

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	0.711	1	718	1,445	----	------	------	PRE
3	SCS Runoff	0.352	1	718	708	----	------	------	DEV41R
4	Reservoir	0.000	1	n/a	0	3	105.90	708	41R
5	SCS Runoff	0.325	1	718	653	----	------	------	DEV42R
6	Reservoir	0.000	1	n/a	0	5	105.44	653	42R
7	SCS Runoff	0.123	1	718	247	----	------	------	DEV41F
8	Reservoir	0.002	1	1106	32	7	105.73	216	41F
9	SCS Runoff	0.123	1	718	247	----	------	------	DEV42F
10	Reservoir	0.002	1	1106	32	9	105.73	216	42F
12	Combine	0.000	1	n/a	0	4, 6,	------	------	REARS
13	Combine	0.004	1	1106	63	8, 10,	------	------	FRONTS
15	Combine	0.004	1	1106	63	12, 13,	------	------	TOTAL DEV

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	1.113	1	718	2,236	----	------	------	PRE
3	SCS Runoff	0.517	1	718	1,043	----	------	------	DEV41R
4	Reservoir	0.008	1	1135	114	3	106.73	930	41R
5	SCS Runoff	0.485	1	718	976	----	------	------	DEV42R
6	Reservoir	0.006	1	1306	47	5	106.73	930	42R
7	SCS Runoff	0.179	1	718	361	----	------	------	DEV41F
8	Reservoir	0.015	1	760	146	7	105.73	216	41F
9	SCS Runoff	0.179	1	718	361	----	------	------	DEV42F
10	Reservoir	0.015	1	760	146	9	105.73	216	42F
12	Combine	0.011	1	1305	161	4, 6,	------	------	REARS
13	Combine	0.030	1	760	291	8, 10,	------	------	FRONTS
15	Combine	0.030	1	760	452	12, 13,	------	------	TOTAL DEV

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	1.433	1	718	2,879	----	------	------	PRE
3	SCS Runoff	0.645	1	718	1,309	----	------	------	DEV41R
4	Reservoir	0.022	1	837	380	3	106.73	930	41R
5	SCS Runoff	0.611	1	718	1,235	----	------	------	DEV42R
6	Reservoir	0.017	1	893	306	5	106.73	930	42R
7	SCS Runoff	0.222	1	718	452	----	------	------	DEV41F
8	Reservoir	0.117	1	724	236	7	105.76	218	41F
9	SCS Runoff	0.222	1	718	452	----	------	------	DEV42F
10	Reservoir	0.117	1	724	236	9	105.76	218	42F
12	Combine	0.034	1	893	686	4, 6,	------	------	REARS
13	Combine	0.234	1	724	472	8, 10,	------	------	FRONTS
15	Combine	0.234	1	724	1,157	12, 13,	------	------	TOTAL DEV

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	1.877	1	718	3,787	----	------	------	PRE
3	SCS Runoff	0.820	1	718	1,678	----	------	------	DEV41R
4	Reservoir	0.097	1	737	749	3	106.75	935	41R
5	SCS Runoff	0.784	1	718	1,596	----	------	------	DEV42R
6	Reservoir	0.068	1	749	666	5	106.74	933	42R
7	SCS Runoff	0.280	1	718	576	----	------	------	DEV41F
8	Reservoir	0.330	1	719	361	7	105.82	221	41F
9	SCS Runoff	0.280	1	718	576	----	------	------	DEV42F
10	Reservoir	0.330	1	719	361	9	105.82	221	42F
12	Combine	0.140	1	748	1,415	4, 6,	------	------	REARS
13	Combine	0.660	1	719	721	8, 10,	------	------	FRONTS
15	Combine	0.660	1	719	2,136	12, 13,	------	------	TOTAL DEV

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	2.219	1	718	4,496	----	------	------	PRE
3	SCS Runoff	0.953	1	717	1,963	----	------	------	DEV41R
4	Reservoir	0.444	1	723	1,034	3	106.81	954	41R
5	SCS Runoff	0.915	1	718	1,875	----	------	------	DEV42R
6	Reservoir	0.255	1	725	945	5	106.78	944	42R
7	SCS Runoff	0.325	1	717	672	----	------	------	DEV41F
8	Reservoir	0.342	1	717	457	7	105.80	221	41F
9	SCS Runoff	0.325	1	717	672	----	------	------	DEV42F
10	Reservoir	0.342	1	717	457	9	105.80	221	42F
12	Combine	0.596	1	725	1,979	4, 6,	------	------	REARS
13	Combine	0.683	1	717	913	8, 10,	------	------	FRONTS
15	Combine	0.827	1	724	2,892	12, 13,	------	------	TOTAL DEV

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	2.449	1	718	4,980	----	------	------	PRE
3	SCS Runoff	1.042	1	717	2,156	----	------	------	DEV41R
4	Reservoir	0.872	1	721	1,227	3	106.86	965	41R
5	SCS Runoff	1.003	1	717	2,064	----	------	------	DEV42R
6	Reservoir	0.610	1	722	1,135	5	106.83	959	42R
7	SCS Runoff	0.355	1	717	737	----	------	------	DEV41F
8	Reservoir	0.396	1	715	522	7	105.83	222	41F
9	SCS Runoff	0.355	1	717	737	----	------	------	DEV42F
10	Reservoir	0.396	1	715	522	9	105.83	222	42F
12	Combine	1.288	1	722	2,362	4, 6,	------	------	REARS
13	Combine	0.792	1	715	1,043	8, 10,	------	------	FRONTS
15	Combine	1.742	1	722	3,405	12, 13,	------	------	TOTAL DEV

BIO PONDS

Pond Report

FRONT BIO-PONDS

Hydraflow Hydrographs by Intelisolve v9.02 — Monday, Jun 29, 2020

Pond No. 1 - 10x20-5

Pond Data

Contours - User-defined contour areas. Conic method used for volume calculation. Begining Elevation = 100.00 ft. Voids = 40.00%

Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	100.00	80	0	0
5.00	105.00	80	160	160
5.10	105.10	200	5	165
6.00	106.00	200	72	237

Culvert / Orifice Structures

	[A]	[B]	[C]	[PrfRsr]
Rise (in)	= 0.00	0.00	0.00	0.00
Span (in)	= 0.00	0.00	0.00	0.00
No. Barrels	= 0	0	0	0
Invert El. (ft)	= 0.00	0.00	0.00	0.00
Length (ft)	= 0.00	0.00	0.00	0.00
Slope (%)	= 0.00	0.00	0.00	n/a
N-Value	= .013	.013	.013	n/a
Orifice Coeff.	= 0.60	0.60	0.60	0.60
Multi-Stage	= n/a	No	No	No

Weir Structures

	[A]	[B]	[C]	[D]
Crest Len (ft)	= 10.00	0.00	0.00	0.00
Crest El. (ft)	= 105.75	0.00	0.00	0.00
Weir Coeff.	= 2.60	3.33	3.33	3.33
Weir Type	= Broad	---	---	---
Multi-Stage	= No	No	No	No

Exfil.(in/hr) = 0.000 (by Contour)

TW Elev. (ft) = 0.00

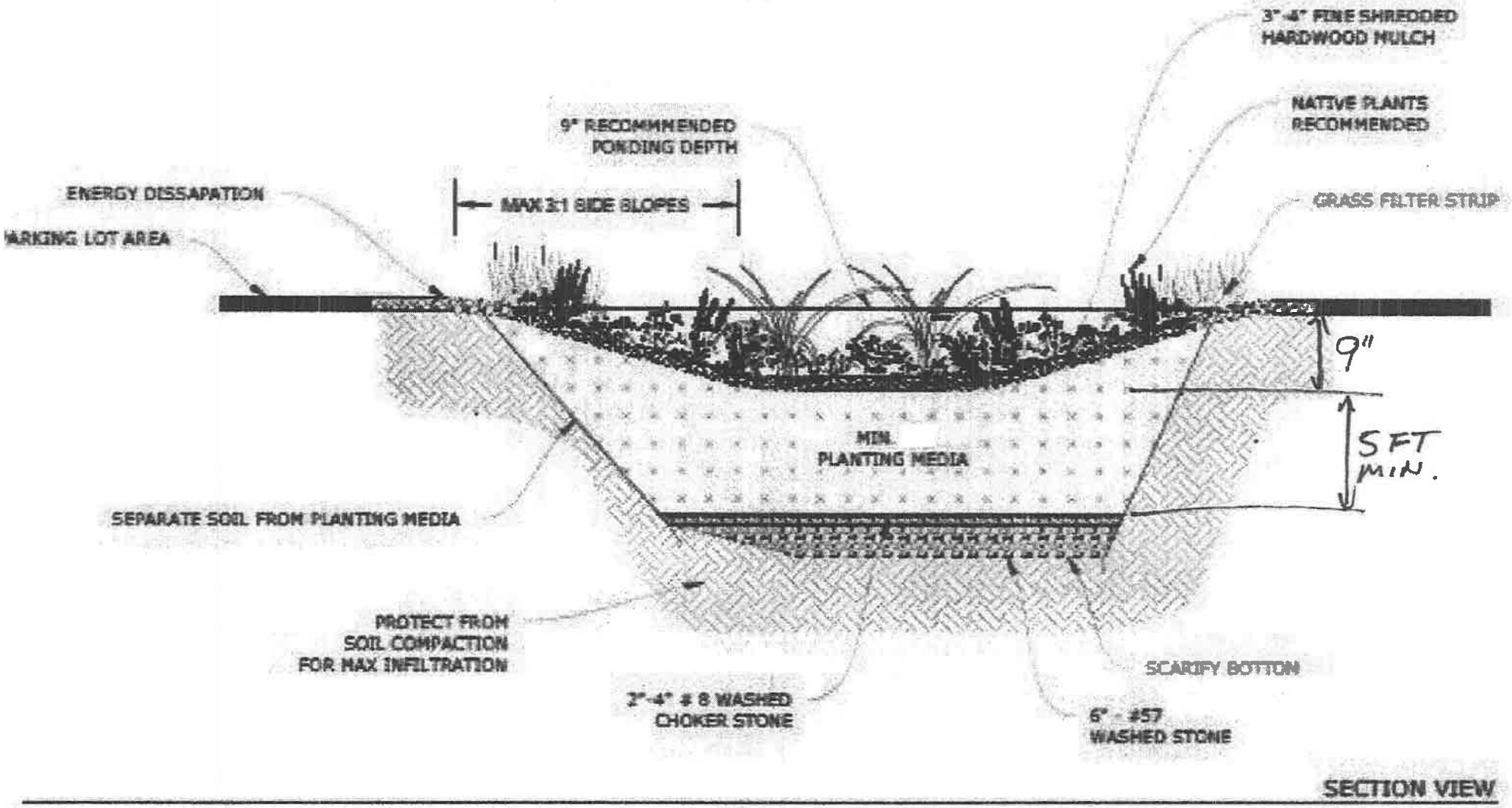
Note: Culvert/Orifice outflows are analyzed under inlet and outlet control. Weir risers are checked for orifice conditions.

Stage / Storage / Discharge Table

Stage ft	Storage cuft	Elevation ft	Clv A cfs	Clv B cfs	Clv C cfs	PrfRsr cfs	Wr A cfs	Wr B cfs	Wr C cfs	Wr D cfs	Exfil cfs	User cfs	Total cfs
0.00	0	100.00	---	---	---	---	0.00	---	---	---	---	---	0.00
5.00	160	105.00	---	---	---	---	0.00	---	---	---	---	---	0.00
5.10	165	105.10	---	---	---	---	0.00	---	---	---	---	---	0.00
6.00	237	106.00	---	---	---	---	3.25	---	---	---	---	---	3.25

FRONT PONDS

10X20FT @ 5FT DEEP



SECTION VIEW

Pond Report

REAR BIO-PONDS

Hydraflow Hydrographs by Intelisolve v9.02 — Monday, Jun 29, 2020

Pond No. 2 - 15x20-6

Pond Data

Contours - User-defined contour areas. Conic method used for volume calculation. Begining Elevation = 100.00 ft

Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	100.00	120	0	0
6.00	106.00	120	720	720
6.10	106.10	300	20	740
7.00	107.00	300	270	1,010

Culvert / Orifice Structures

	[A]	[B]	[C]	[PrfRsr]
Rise (in)	= 0.00	0.00	0.00	0.00
Span (in)	= 0.00	0.00	0.00	0.00
No. Barrels	= 0	0	0	0
Invert El. (ft)	= 0.00	0.00	0.00	0.00
Length (ft)	= 0.00	0.00	0.00	0.00
Slope (%)	= 0.00	0.00	0.00	n/a
N-Value	= .013	.013	.013	n/a
Orifice Coeff.	= 0.60	0.60	0.60	0.60
Multi-Stage	= n/a	No	No	No

Weir Structures

	[A]	[B]	[C]	[D]
Crest Len (ft)	= 10.00	0.00	0.00	0.00
Crest El. (ft)	= 106.75	0.00	0.00	0.00
Weir Coeff.	= 2.60	3.33	3.33	3.33
Weir Type	= Broad	---	---	---
Multi-Stage	= No	No	No	No

Exfil.(in/hr) = 0.000 (by Contour)

TW Elev. (ft) = 0.00

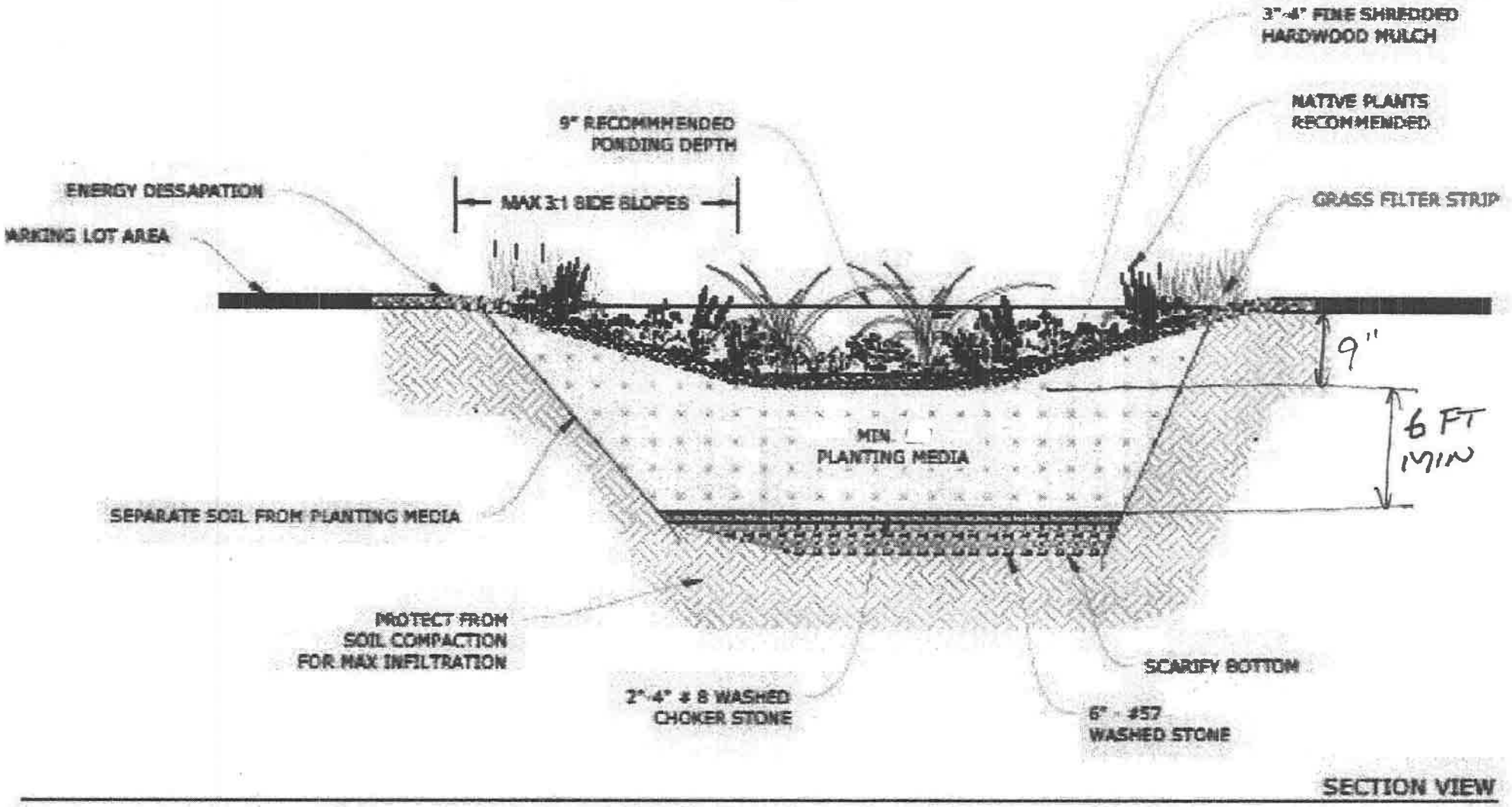
Note: Culvert/Orifice outflows are analyzed under inlet and outlet control. Weir risers are checked for orifice conditions.

Stage / Storage / Discharge Table

Stage ft	Storage cuft	Elevation ft	Clv A cfs	Clv B cfs	Clv C cfs	PrfRsr cfs	Wr A cfs	Wr B cfs	Wr C cfs	Wr D cfs	Exfil cfs	User cfs	Total cfs
0.00	0	100.00	---	---	---	---	0.00	---	---	---	---	---	0.00
6.00	720	106.00	---	---	---	---	0.00	---	---	---	---	---	0.00
6.10	740	106.10	---	---	---	---	0.00	---	---	---	---	---	0.00
7.00	1,010	107.00	---	---	---	---	3.25	---	---	---	---	---	3.25

REAR PONDS

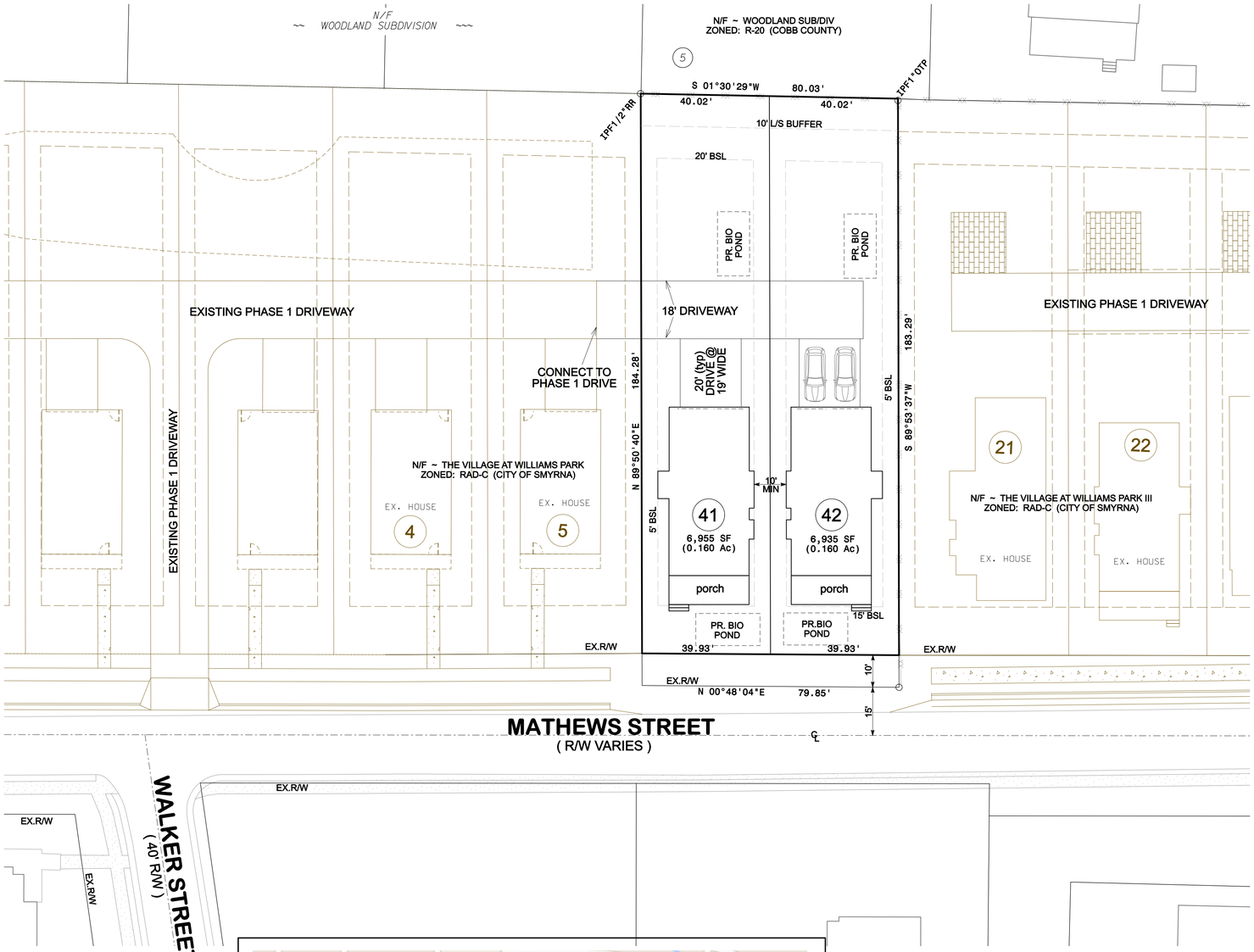
15 X 20 FT @ 6 FT DEEP



SECTION VIEW

Bioretention Area Typical Routine Maintenance Activities and Schedule

Activity	Schedule
• Prune and weed to maintain appearance. • Dissipate flow when erosion is evident. • Remove trash and debris. • Remove sediment and debris from inlets and outlets. • Remove and replace dead or damaged plants. • Mow around the bioretention area as necessary, ensuring grass clippings are not placed in the practice. • Observe infiltration rates after rain events. Bioretention areas should have no standing water within 24 hours of a storm event. • Inspect for evidence of animal activity. • Inspect for erosion, rills, or gullies and repair. • Inspect filter strip/grass channel for erosion or gullying, if applicable. Re-seed or sod as necessary. • Inspect trees and shrubs to evaluate their health, and remove and replace any dead or severely diseased vegetation. • Obtain a mulch depth of at least 3 to 4 inches should be inspected and obtained. Additional mulch should be added as necessary.	As needed or 4 times during growing season Semi-annually in spring and fall
• Trim planting material. • Inspect for snow accumulation.	As needed or during winter months
• Test the planting soils for pH levels. Consult with a qualified licensed Professional to determine and maintain the proper pH levels.	Annually
• Replace/repair inlets, outlets, scour protection or other structures as needed. • Implement plant maintenance plan to trim and divide perennials to prevent overcrowding and stress. • 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.	2 to 3 years



PROPOSED ZONING: RAD-C

SITE SUMMARY

TRACT AREA: 0.34 Ac

EX. ZONING: R-20 (COBB COUNTY)

PR. ZONING: RAD-C (SMYRNA)

UNITS SHOWN: 2
3 STORIES MAX
i.e. 0.17 U/Ac

BUILDING SETBACKS:
15' FRONT
20' REAR
5' SIDE INTERNAL, BUT w/ MIN
10' BETWEEN BUILDINGS

PARKING CALCS
4 PROVIDED
[2 / GARAGE +
2 / DRIVEWAY]

MISC. NOTES

NO PORTION OF THIS PROPERTY IS LOCATED WITHIN A 100 YR FLOOD ZONE, AS SHOWN ON FIRM PANEL 13067C0119H (MARCH 4, 2013).

THERE ARE NO KNOWN CEMETARIES, HISTORIC SITES OR SPECIMEN TREES ON THIS PROPERTY.

BOUNDARY SURVEYS BY ROGER S. LEE & ASSOC (02/28/20)

PROPOSED RESIDENCES ARE TO BE DETACHED, SINGLE FAMILY UNITS.

FRONTAGE ALONG MATHEWS STREET RD TO BE CURBED w/ SIDEWALK

ALL DRIVEWAYS TO BE MINIMUM 20' DEEP AS MEASURED FROM EDGE OF COMMON DRIVE

SIDEWALKS TO BE PROVIDED ALONG MATHEWS STREET, CONNECTING TO ADJACENT SIDEWALKS

24 HR CONTACT
JIM BEVERIDGE
(404) 697-7700

GEORGIA 811
Utilities Protection Center, Inc.
Know what's below. Call before you dig.

20' 0 20' 40'

PREPARED BY:
Vaughn & Melton
Consulting Engineers, Inc.
Engineering - Surveying
300 Chastain Center Blvd, Ste 325
Kennesaw, Georgia 30144
TEL: (770) 627-3590 FAX: (404) 627-3594
V&M Contact:
Frans van Leeuwen
KENTUCKY 606-248-6600
NORTH CAROLINA 828-253-2796
TENNESSEE 865-546-5800
SOUTH CAROLINA 864-574-4775
www.vaughnmelton.com

PREPARED FOR:
[OWNER]
JMB Real Estate Management, Inc.
1990 Country Squire Rd
Marietta, GA 30062
404-697-7700

[DEVELOPER]
JMB Real Estate Management, Inc.
1990 Country Squire Rd
Marietta, GA 30062
404-697-7700

The Village at Williams Park ~ IV
2791 MATHEWS STREET
PROJECT ADDRESS
632 / 17th / 2nd
LAND LOT / DISTRICT / SECTION
CITY OF SMYRNA & COBB COUNTY, GEORGIA
CITY, COUNTY, STATE
SITE PLAN

SIGNED / SEALED
GEORGIA REGISTERED No. 031249 PROFESSIONAL ENGINEER PAUL K. HAMMON

No.	REVISION	DATE:
1.	ZONING SITE PLAN	07/01/20
2.		
3.		
4.		

FvL DESIGN	SCALE: AS SHOWN
FvL, RCS DRAWN	SHEET: Z-01
PKH CHECKED	
07/01/20 DATE	PROJECT No.

LEGEND

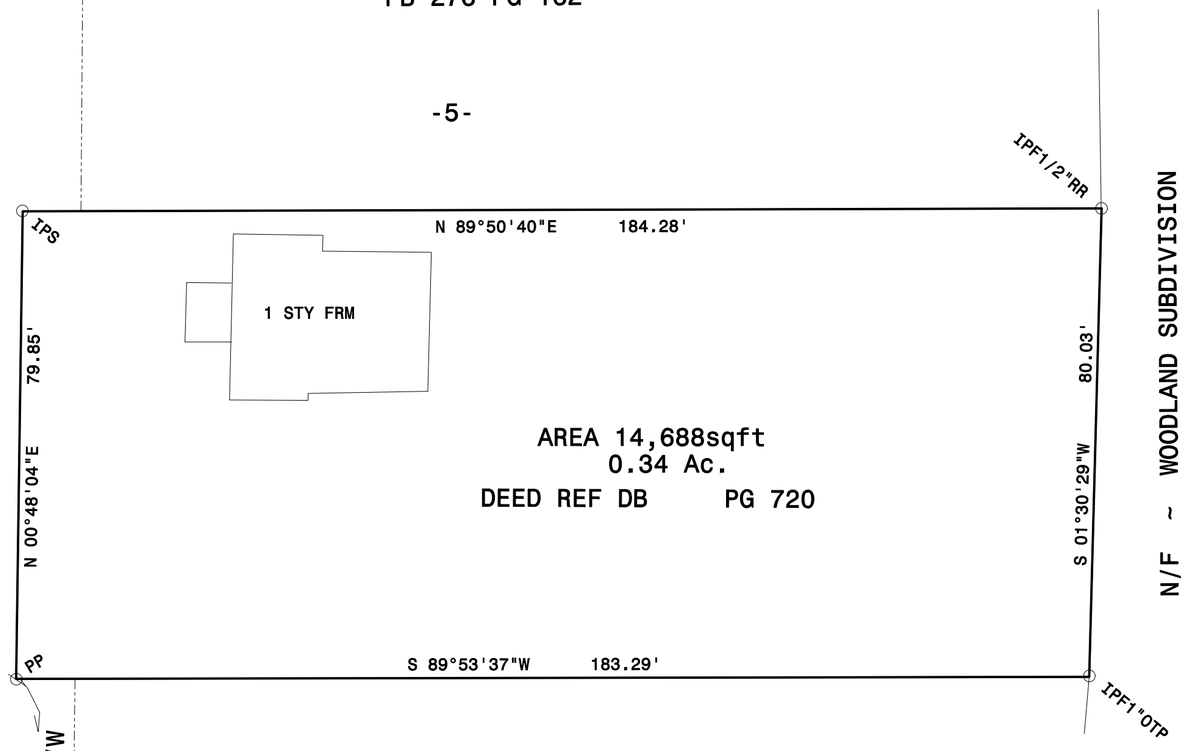
I.P.F.	=	IRON PIN FOUND
I.P.S.	=	IRON PIN SET
R.B.F.	=	RE-BAR FOUND
R.B.S.	=	RE-BAR SET
O.T.	=	OPEN TOP
C.T.	=	CRIMPED TOP
R/W	=	RIGHT OF WAY
P.L.	=	PROPERTY LINE
C.L.	=	CENTER LINE
B.L.	=	BUILDING LINE
L.L.	=	LAND LOT
L.L.L.	=	LAND LOT LINE
G.M.D.	=	GEORGIA MILITIA DISTRICT
P.P.	=	POWER POLE
-P-	=	POWER LINE
-X-	=	FENCE LINE
R.	=	RADIUS
CH.	=	CHORD
TAN.	=	TANGENT
N/F	=	NOW OR FORMERLY
D.B.	=	DEED BOOK
P.B.	=	PLAT BOOK
PG.	=	PAGE
D.E.	=	DRAINAGE EASEMENT
S.E.	=	SEWER EASEMENT
F.H.	=	FIRE HYDRANT
M.H.	=	MANHOLE
C.B.	=	CATCH BASIN
999.0 E.	=	EXISTING SPOT ELEVATION
999.0 F.	=	FINISHED SPOT ELEVATION
999.0 P.	=	PROPOSED SPOT ELEVATION
F.F.E.	=	FINISHED FLOOR ELEVATION
	=	SURFACE DRAINAGE FLOW

SURVEYOR'S CERTIFICATION

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

THE VILLAGE AT WILLIAMS PARK
PB 276 PG 162

-5-



MATHEWS STREET VAR. R/W

N/F ~ WOODLAND SUBDIVISION

335.18' TO R/W
SPRING ST. VAR. R/W

THE VILLAGE AT WILLIAMS PARK III
PB 276 PG 650

GEORGIA REGISTERED No. 2234 LAND SURVEYOR ROGER S. LEE

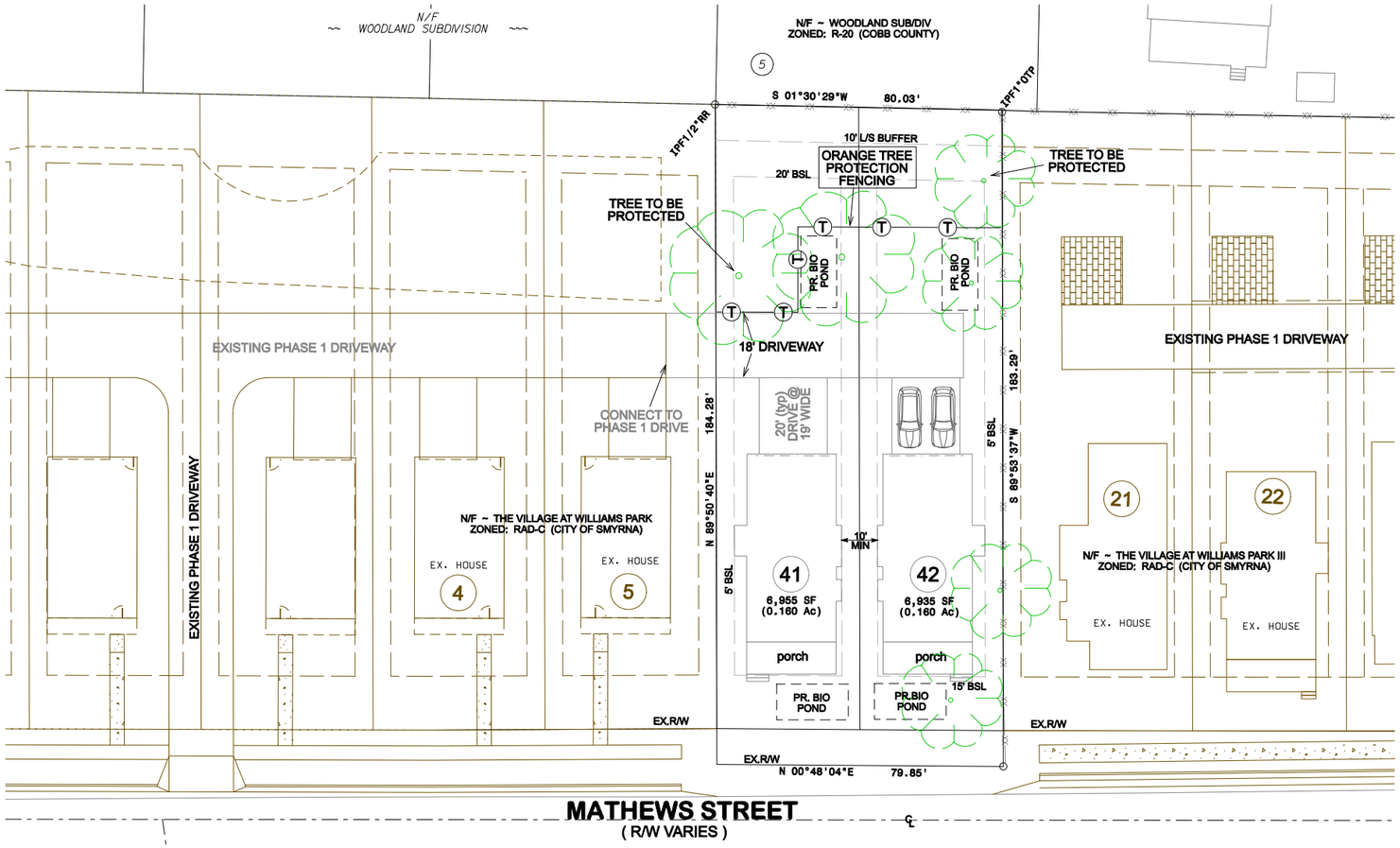
ROGER S. LEE & ASSOC.
PO BOX 1145
WOODSTOCK, GA. 30188
770-653-9984

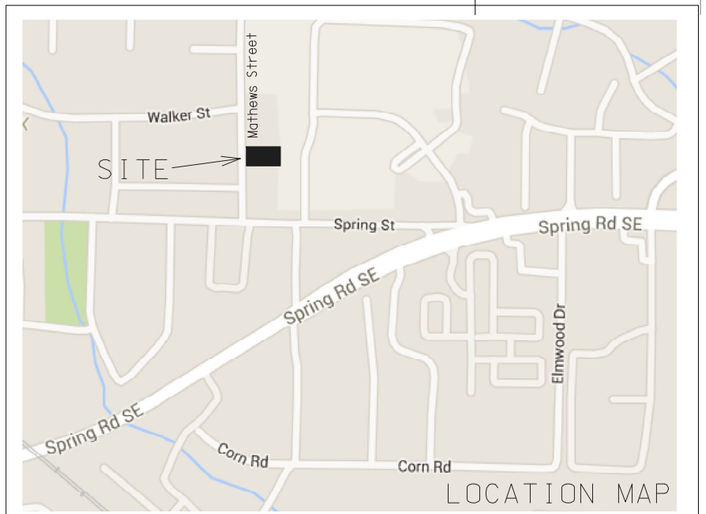
FIELD E/C 1' in 12,500'
NO ADJs WERE MADE
PLAT E/C 1' in 20,000'+
EQUIP SOKKIA SET 4100
FIELD DATE 2-27-20

ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT OF WAYS, PUBLIC OR PRIVATE.

20 0 20 40 60
GRAPHIC SCALE – FEET

BOUNDARY SURVEY FOR:
JIM BEVERIDGE
LAND LOT 632 17th. DIST.
2nd. SECT. COBB COUNTY, GEORGIA.
1"= 20'
2-28-20





STATE PLANE

PROPOSED ZONING: RAD-C

1. Contact Community Development Department (770-319-5387) to arrange a preconstruction conference prior to any land disturbance. No permit shall be issued until plans are approved and an on-site inspection with city representatives occurs.
2. All tree protection measures shall be installed prior to any alteration. Defoliation or land disturbing activity that requires issuance of a development permit, call the Community Development Department at 770-319-5387 for an inspection.
3. All plant material indicated on this plan will be hand watered. Hose bib connections will be located as shown or within 150 feet of all proposed trees. See the plan for hose bib locations.
4. Buffers shall be replanted subject to Community Development Department approval.
5. If in the future an irrigation system is installed, the backflow preventer device must be approved by Community Development Department prior to installation.
6. All debris from trees cut or substantially damaged shall be removed from the site prior to the issuance of a certificate of occupancy, including removal of any portion of the tree stump above the original natural grade or elevation of land.
7. The density requirements shown on the tree preservation and/or replacement plan must be verified prior to the issuance of the Certificate of Occupancy. Call the Community Development Department at (770) 319-5387 for an inspection.
8. A maintenance inspection of trees will be performed after two full growing seasons, or one full growing season on sites with an automatic irrigation system, from the date of the Certificate of Occupancy. Project owners at the time of the maintenance inspection are responsible for ordinance compliance.
9. Tree protection shall be enforced according to the City of Smyrna standards. No activities (including solvents, materials, and construction machinery placement or temporary soil deposits) are to occur within six feet outside the tree protection zone.
10. Avoid felling trees into the tree protection zones or disturbing roots inside the tree protection zones. Roots should be cut cleanly before tree removal.
11. All tree protection devices must remain in functioning condition until the Certificate of Occupancy is issued.
12. All buffers shall be replanted to buffer standards where sparsely vegetated or where disturbed. Replantings are subject to Community Development Department approval.
13. A grass buffer with a minimum width of 2' shall be provided between the back of curb and sidewalk along Mathews Drive
14. There are possible specimen trees on this site. All large trees have been surveyed & field located .
15. Contractor must verify site conditions prior to ordering plants. Adjust quantities as required for utilities or changes in hardscape not shown on this plan.
16. Contractor must provide all plant materials required to achieve design as shown on this plan. Plant list quantities of shrubs and groundcover to be verified by contractor prior to pricing project. Additional materials not included in contract price are to be provided at no additional cost to Owner.
17. All plant beds are to receive 4" loose depth of pine straw or shredded hardwood mulch, as approved by owner.
18. All beds to be edged with 3" min. depth trench to hold mulch against hardscape or lawn edge. Fill to flush with mulch.
19. Planting season is October through March. Trees planted outside of planting season to receive gator bags to be refilled 3x weekly and as required to maintain vigorous health through growing season. Shrubs and groundcover to be installed during planting season only, unless irrigation is installed prior to planting.
20. Contractor is responsible for watering, pruning and remulching through warranty period of one year and shall be replaced in a timely manner as per Smyrna Tree Ordinance.
21. All distrubed areas to be overseeded with seed appropriate for season, to be followed with permanent grass seed as required
22. Optional perennials shall be as per Owner's discretion. Materials must be drought and shade tolerant. Mix species throughout if applicable, grouping in masses of no less than 9. Contractor to price as Add Alternate to planting.

ADDITIONAL NOTES:

The Community Development Director must inspect the site before installation of erosion control measures. Land disturbance without a site inspection and approval by the Community Development Director will result in a "Stop-Work Order" and fines.

If tree survey inaccuracies are found on-site, a stop work order will be issued until revised plans are approved and processed based on accurate information.

The Community Development Director must inspect and approve the site before the issuance of a C.O.

Trees agreed upon to be saved is the responsibility of the owner.

A 3-4" layer of mulch will be required for the CRZ of Specimen Trees. Mulch must be applied prior to start of construction. Keep mulch at least 5" from the trunk of the tree.

A minimum 3-4" layer of mulch will be required for all existing, non-spec, landscape trees, including street trees and parking lot trees. Mulch must be applied prior to start of construction. Mulch shall not be placed directly against tree trunks.

All newly planted trees shall have visible root flares at finished grade. No circling roots shall be allowed on planted trees. The upper 2/3 of the wire basket, all burlap, and strapping shall be cut and removed prior to backfill.

Trees less than the caliper inch shown will not be accepted. I.e.: 4 inch caliper trees must be 4 inches or larger.

Plant height measurements is taken at the top of the main body of the plant and not at the tip of the topmost growth.

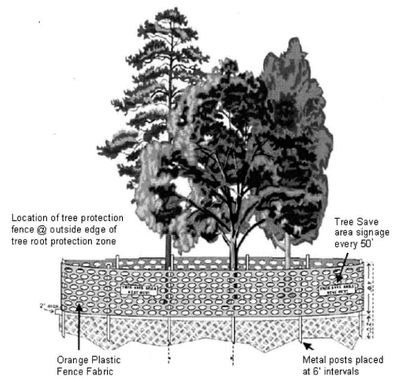
All newly planted trees shall be equivalent in quality to a Florida #1 grade or better. All trees of lesser quality shall be rejected by the Community Development Director.

Watering bags or a drip irrigation system will be provided for all trees prior to issuance of the certificate of occupancy. During first year bags will be refilled weekly by owner and refilled during droughts for a minimum of 2 years after installation.

NO TRENCHING ALLOWED IN TREE SAVE AREAS-INCLUDING IRRIGATION.

All tree guys and stakes shall be removed from tree one year after planting or before.

Figure 2: Tree Protection Fencing for Non-Specimen Trees



Specimen tree protection requires orange polyethylene fence be replaced with chain link.*

TREE SAVE FENCE FOR ENTIRE SITE MUST BE INSTALLED, INSPECTED AND APPROVED PRIOR TO INSTALLATION OF EROSION CONTROL MEASURES. NO LAND DISTURBANCE OR DEMOLITION IS ALLOWED BEFORE TREE SAVE FENCING HAS BEEN INSTALLED, INSPECTED AND APPROVED BY THE COMMUNITY DEVELOPMENT DIRECTOR.

ALL TREES MUST BE PLANTED AT LEAST 10 FEET FROM ANY UTILITY LINE

NO TREES SHALL BE PLANTED ON ANY EARTHEN DAM OR EMBANKMENT

24 HR CONTACT
JIM BEVERIDGE
(404) 697-7700

GEORGIA 811 Utilities Protection Center, Inc.
Know what's below. Call before you dig.

20' 0 20' 40'

PREPARED BY:
Vaughn & Melton
Consulting Engineers, Inc.
Engineering - Surveying
300 Chastain Center Blvd, Ste 325
Kennesaw, Georgia 30144
TEL: (770) 627-3590 FAX: (404) 627-3594
V&M Contact:
Frans van Leeuwen
KENTUCKY 606-248-6600
NORTH CAROLINA 828-253-2798
TENNESSEE 865-546-5800
SOUTH CAROLINA 864-574-4775
www.vaughnmelton.com

PREPARED FOR:
[OWNER]
JMB Real Estate Management, Inc.
1990 Country Squire Rd
Marietta, GA 30062
404-697-7700

[DEVELOPER]
JMB Real Estate Management, Inc.
1990 Country Squire Rd
Marietta, GA 30062
404-697-7700

The Village at Williams Park ~ IV
2791 MATHEWS STREET
PROJECT ADDRESS
632 / 17th / 2nd
LAND LOT / DISTRICT / SECTION
CITY OF SMYRNA & COBB COUNTY, GEORGIA
CITY, COUNTY, STATE
TREE PROTECTION PLAN

SIGNED / SEALED
GEORGIA REGISTERED No. 031249 PROFESSIONAL ENGINEER PAUL K. HAMMON

No.	REVISION	DATE:
1.	ZONING SITE PLAN	07/01/20
2.		
3.		
4.		

Fvl. DESIGN	SCALE: AS SHOWN
Fvl., RCS DRAWN	SHEET: Z-02
PKH CHECKED	
07/01/20 DATE	PROJECT No.