

## **Board of Appeals**

### **AGENDA**

**Thursday, September 15, 2022 ♦ 7:00 p.m.**

---

- **Call to Order**
- **Roll Call - Determination of a Quorum**
- **Election of Officers**
- **Approval of the Meeting Agenda**
- **Approval of the July 15, 2021 Meeting Minutes**
- **Public Hearing:**
  - **Stream Buffer Variance 2022098 Bohannon Distribution Center** - Relief from Article V. Stream Buffer Protection, Section 65-233 Land development requirements, to allow encroachment in the 25' impervious setback, 50' undisturbed buffer, and to fill a portion of an intermittent stream.
- **New Business:** None
- **Old Business:** None
- **Announcements**
- **Board Members Comments**
- **Adjourn**

**CITY OF FAIRBURN**



## BOARD OF APPEALS MEETING MINUTES

City Hall  
56 Malone Street  
Fairburn, GA. 30213  
Thursday, July 15, 2021  
7:00 P.M.

Thomas Cochran, Chair  
William Strawn, Vice-Chair  
Board Member Brenda Cooper

Board Member Synitra Hutcherson (Absent)  
Board Member Eric Wallis

City Planner:  
City Attorney:

Tarika Peeks  
Valerie Ross

- I. **MEETING CALLED TO ORDER:** Tarika Peeks called the meeting to order at 7:01 P.M. A quorum was not established until 7:13 P.M.
- II. **ROLL CALL:** All Board of Appeals members were present except Synitra Hutcherson.
- III. **ELECTION OF OFFICERS:** Mr. Strawn made the motion to nominate Thomas Cochran for Chair; Seconded by Ms. Cooper. **The motion carried.** Mr. Cochran made a motion to nominate William Strawn for Vice-Chair. Ms. Cooper seconded. **The motion carried.**
- IV. **AGENDA FOR MEETING: Motion and Vote:** Ms. Cooper made a motion to **APPROVE** the agenda. Mr. Strawn seconded. **The motion carried.**
- V. **NEW BUSINESS:** Stream Buffer Variance 2021036- Everton Commons- A request to encroach in the 25' impervious setback, which is approximately 1, 017 LF and 6,503 SF of impact to the stream [0 Brooks Drive, Parcel# 09F090400511263].

Ms. Peeks stated that applicant is proposing to develop a 78-unit multi-family residential community with a splash pad, gazebo, activity room, fitness room, and business center. The rezoning of the subject property was approved by Mayor and Council on January 27, 2020. The Georgia Historic Preservation Division is requiring a 30' undisturbed buffer between the subject property and the Fairburn Cemetery. As a result of the 30' cemetery buffer requirement, the development must shift slightly towards the west, which requires an encroachment into the 25' impervious setback. The 25' encroachment into the impervious setback is a total impact of 1,017 +/- linear feet and 6,503 square feet.

The applicant, Mr. Bo Johnston outlined the application and presented more information regarding the development. He stated that the development will be a 70-unit multi-family development. He currently works for Wendover Housing Partners and they have been in business for more than twenty years. Wendover Housing is based in Orlando Florida. Mr. Johnston stated that his organization currently has over 850 units that are between the development or construction phase. He stated that Granite Crossing is his company's closest property to the subject property, located downtown in the City of Lithonia, with 75 units and is 100 percent occupied with a waiting list. He stated that Peter Day, the Civil Engineer was available to answer any technical questions anyone may have.

Mr. William Strawn asked, how many feet of the 25' encroachment will they get into? Mr. Johnston stated that the stream buffer will be located off the main entrance, which is Washington Road. They plan to encroach differently into the stream buffer, with 25' being the most. Mr. Peter Day confirmed that stream is well into a wooded area along the property line. He stated that they will encroach 25' into the stream and will be still be at least 50' away from the stream.

Mr. Cochran asked if the variance request from April 2021, requesting a 12' encroachment into the vegetative buffer was approved? Mr. Johnston stated that the request was denied. Mr. Cochran asked if that denial would affect what is being considered, Mr. Johnston stated that it would affect the entrance into the development. Mr. Cochran asked if he could be refreshed on why the request was denied. Ms. Peeks stated that there was no reason given by the Planning Commission for denying the request.

There was no one that spoke in favor of Stream Buffer Variance 2021036- Everton Commons.

There was no one that spoke in opposition of Stream Buffer Variance 2021036- Everton Commons.

Ms. Peeks stated that the applicant has demonstrated a hardship according to the variance standards in Section 65-233 of the City of Fairburn Code of Ordinances.

**Motion and Vote:** Mr. Strawn made the motion to **APPROVE WITH CONDITIONS** Stream Buffer Variance 2021036- Everton Commons. Ms. Cooper seconded. **The motion carried, 3-0.**

**VI. OLD BUSINESS:** None

**VII. ANNOUNCEMENTS/DISCUSSION:** None

**VIII. COMMENTS:** Mr. Cochran stated that he is not comfortable with the apartments being that close to the City cemetery.

**IX. ADJOURN: Motion and Vote:** Mr. Strawn made the motion to adjourn. Ms. Cooper seconded. **The motion carried.**

**Meeting adjourned at 7:40 P.M.**

Approval Signatures	
Date Approved	
Thomas Cochran, Chair	
Brandon Paulk, Recording Secretary	



**TO:** Board of Appeals

**FROM:** Richard Edwards, Interim Senior Planner

**DATE:** Thursday, September 15, 2022

**SUBJECT:** Stream Buffer Variance 2022098 – Bohannon Road Distribution Center [0 Bohannon Road, parcel ID # 09F080000300548]

---

**APPLICANT/PETITIONER INFORMATION**

Oakmont Pacolet Acquisitions, LLC  
3520 Piedmont Road, Suite 100  
Atlanta, GA 30305

**PROPERTY INFORMATION**

<b>Address:</b>	0 Bohannon Road, parcel ID # 09F080000300548]
<b>Land Lot(s), and District:</b>	Land Lot 28, 30, & 31, District 9F
<b>Size:</b>	Approximately 23.4 acres
<b>Current Zoning:</b>	M-2 (Heavy Industrial)
<b>Overlay District:</b>	N/A
<b>Comprehensive Plan/Future Land Use Map</b>	Office/Industrial

**INTENT**

The City of Fairburn Code of Ordinances requires:

*Buffer and setback requirements.* All land development activity subject to Article V - Stream Buffer Protection shall meet the following requirements:

1. An undisturbed natural vegetative buffer shall be maintained for 50 feet, measured horizontally, on both banks (as applicable) of the stream as measured from the top of the stream bank.
2. An additional setback shall be maintained for 25 feet, measured horizontally, beyond the undisturbed natural vegetative buffer, in which all impervious cover shall be prohibited. Grading, filling, and earthmoving shall be minimized within the setback.
3. No septic tanks or septic tank drainfields shall be permitted within the buffer or the setback.

The applicant is proposing to develop a 315,917 square foot, single-story warehouse with associated roads, parking, and truck courts. The buffer disturbance includes filling a portion of an intermittent stream and clearing the associated buffer. The proposed project would pipe the intermittent stream. The proposed encroachment would affect the 25-foot impervious buffer and the 50-foot natural, undisturbed buffer.

The applicant is also in the process of obtaining a stream buffer variance from the Georgia Environmental Protection Division (EPD). On August 5, 2022, the City received a public notice from Georgia EPD Watershed Protection Branch that the applicant had submitted a variance application to state environmental Law. The notice close date was September 7, 2022. Staff reached out to Brian Kent, Environmental Engineer for Georgia EPD, and he stated that they did not receive any comments from the public. Further, Mr. Kent stated that an approval document would be issued on September 8, 2022.

The applicant is requesting a stream buffer variance as follows:

- 1) Article V. Section 65-233(a)(2) to encroach in the 25' impervious setback, totaling 1,017 +/- linear feet and 6,503 square feet.

**Stream buffer standards of considerations:**

***Variances from the buffer and setback requirements may be granted in accordance with the following provisions:***

- (1) Where a parcel was platted prior to the effective date of the ordinance from which this article was derived, and its shape, topography or other existing physical condition prevents land development consistent with this article, and the city administrator finds and determines that the requirements of this article prohibit the otherwise lawful use of the property by the owner, the city board of zoning appeals may grant a variance from the buffer and setback requirements hereunder, provided such variance require mitigation measures to offset the effects of any proposed land development on the parcel.***

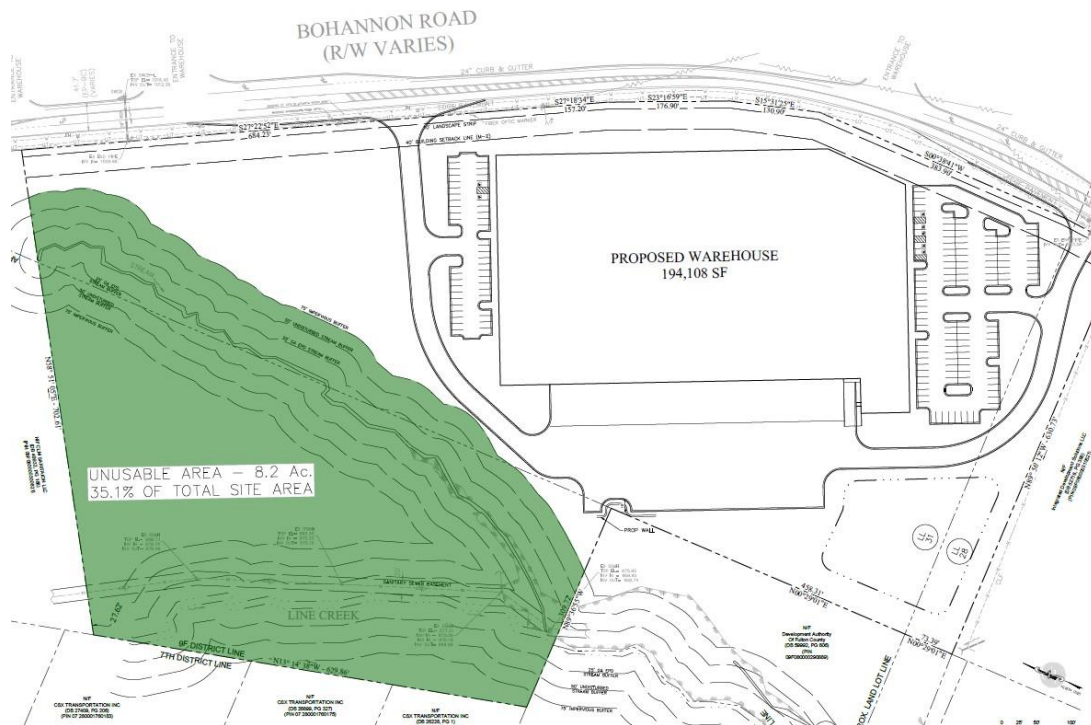
Findings:

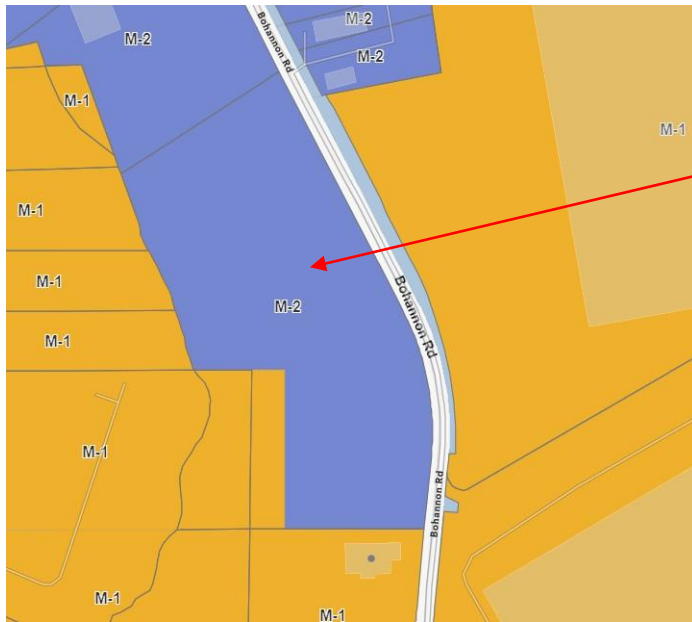
Based on Fulton County Tax Assessors information, it appears as if the subject property was platted prior to 2004.

- a. When a property's shape, topography or other physical conditions existing at the time of the adoption of the ordinance from which this article is derived prevents land development unless a buffer variance is granted.***

Findings:

The property's shape, topography and other physical conditions existed at the time of the adoption of the ordinance. The site is approximately 23.4 acres with road frontages on Bohannon Road. The stream buffer takes up close to 5-acres of the development and there is close to 3-acres that is separated from majority of the parcel that is not affected by the stream buffers, see image below.





**Subject property: 0 Bohannon Road  
Parcel ID # 09F080000300548**

Based on the shape and topography of the site, it would be impossible to construct a single-story warehouse sized 354,182 square foot given the environmental and regulatory constraints on the property. However, it appears that a 194,108 square foot warehouse could be constructed on the lot without the need for any type of stream buffer variances.

Based on these reasons, staff is of the opinion **this condition has not been satisfied.**

- b. Unusual circumstances when strict adherence to the minimal buffer requirements in the article would create an extreme hardship.***

Findings:

Staff does not find that there is an unusual hardship for this case. The applicant could build a 194,108 square foot warehouse without any stream buffer variances. The applicant wishes to build a larger structure, which would in turn encroach into the required stream buffers.

Based on these reasons, staff is of the opinion **this condition has not been satisfied.**

***The following factors will be considered in determining whether to issue a variance:***

- a. The shape, size, topography, slope, soils, vegetation and other physical characteristics of the property;***

Findings:

There is close to three acres of land that is isolated due to the location of the stream buffers on the lot. The proposed 23.4-acre site is developable, and the proposed hardship appears to be created through the desire for a larger warehouse.

- b. The locations of all streams on the property, including along property boundaries;***

Findings:

The stream is located in the western corner of the lot and encompassing nearly five acres of land and isolating another three acres of land. This leaves approximately 15.2 acres of land outside of the stream buffer.

***c. The location and extent of the proposed buffer or setback intrusion;***

Findings:

The proposed encroachment would have the stream being piped in the northwestern corner of the lot. Part of the building would cross of the entirety of the stream and stream buffers. Once the stream is piped, the stream buffer would no longer be enforced, as it would be designed to carry water through at a rate that is approved by the City Engineer and Georgia EPD.

***d. Whether alternative designs are possible which require less intrusion or no intrusion;***

Findings:

The applicant submitted a plan that showed that a 194,108 square foot warehouse could be located on the lot with no intrusions into the stream buffer

***e. The long-term and construction water quality impacts of the proposed variance; and***

Findings:

The applicant would be required to adhere to Best Management Practices (BMP) during the construction of the proposed facility. The City and State would be monitoring to make sure the BMPs are being adhered to throughout the process. However, any construction within the 50-foot natural, undisturbed buffer would create long-term effects and impact water quality.

The applicant is still working to address comments from the City Engineer based on the current site plan dated June 30, 2022, which includes the following items:

1. Only 60% of the proposed impervious area flows to a detention pond.
2. Only 64% of the required water quality treatment is provided.
3. Bioretention cells do not meet the minimum required volumes.
4. The plan does not show required pre-treatment for all water entering the cell.

***f. Whether issuance of the variance is at least as protective of natural resources and the environment.***

Findings:

Staff is of the opinion that issuance of the variance is not as protective of the natural resources and environment as the existing site condition. The site is currently undeveloped and has no impervious surface. Therefore, the development of the site would not be as protective of the natural resources and the environment as the existing conditions. However, there is an alternative site plan that would have no intrusion to the stream buffers.

## **RECOMMENDATION**

Staff has reviewed the request relative to the variance standards in Sections 65-233 of the City of Fairburn Code of Ordinances. Based upon this review, staff recommends **DENIAL** of the request to encroach into the 75-impervious surface buffer, 50-foot natural, undisturbed buffer, and pipe the existing intermittent stream.

Should the Board of Appeals choose to approve the request, staff recommends the following conditions:

- 1) The subject property shall be constructed in accordance with the proposed site plan, provided by the applicant dated received June 30, 2022, by the Department of Community Development, provided all comments from the City Engineer are addressed.

**ATTACHMENTS**

Stream Buffer Variance Considerations

Letter of Intent

Site Plan



## PROCEDURES AND INFORMATION FOR FILING A STREAM BUFFER VARIANCE

Applications are available at the Planning and Zoning Office, 26 West Campbellton Street, Fairburn, GA 30213 or online at [www.fairburn.com](http://www.fairburn.com). **Read the following instructions prior to filing and refer to the filing schedule.**

**A PRE-APPLICATION MEETING IS REQUIRED PRIOR TO FILING. To schedule a meeting, please contact the Planning and Zoning Office at 770-964-2244.**

### **STREAM BUFFER VARIANCE:**

Variances from the above buffer and setback requirements may be granted in accordance with the following provisions:

Where a parcel was platted prior to the effective date of the ordinance (12/13/2004) from which this was derived, and its shape, topography or other existing physical condition prevents land development consistent with the Stream Buffer Protection article, and the City Administrator finds and determines that the requirements of the article prohibit the otherwise lawful use of the property by the owner, the Board of Appeals may grant a variance from the buffer and setback requirements hereunder, provided such variance require mitigation measures to offset the effects of any proposed land development on the parcel.

### **FILING REQUIREMENTS FOR ALL STREAM BUFFER VARIANCES:**

1. **APPLICATION CHECKLIST:** See enclosed Stream Buffer Variance Application Checklist. **Contact Staff at 770-964-2244 to schedule an appointment for a variance pre-application review meeting.**
2. **APPLICATION FORM:** Variance Applications must have an original **NOTARIZED SIGNATURE** of the property owner(s) of record or a notarized statement by the appellant acting as power of attorney for the property owner. Where there are multiple owners, a notarized signature of each and all owners must be submitted with the application.
3. **SURVEY:** An accurate, to scale, up-to-date certified survey of the property shown with metes and bounds must be submitted with the variance application. The survey should include existing thoroughfares; existing drainage areas; existing buildings, structures and facilities; existing utilities on or adjacent to the property; and ownership, zoning and uses of all property adjacent to or within 200 feet of the property.
4. **LEGAL DESCRIPTION:** A legal description or survey of the subject property must be submitted with the Variance Application. Legal Descriptions or surveys must establish a point of beginning and from said point of beginning, give each dimension bounding the property, calling the directions (such as north, northeasterly, etc.) and returning to the point of beginning. The property's address must also be identified.
5. **WARRANTY DEED:** A copy of the warranty deed must be submitted with the Variance Application.
6. **LEASE AGREEMENT:** When applicable, a copy of the lease agreement between the property owner

and the applicant must be included with the Variance Application. The lease must identify the party responsible for the reclamation of the property.

7. **LETTER OF INTENT:** The letter of intent shall state in detail the proposed project, the variance request, and a hardship statement stating that the granting of a variance will alleviate some demonstrated and unusual hardship for which a variance is warranted.
8. **SITE MAP/PLAN:** The site plan should include the following:
  - a) Locations of all streams, wetlands, floodplain boundaries and other natural features, as determined by field survey
  - b) A description of the shape, size, topography, slope, soils, vegetation and other physical characteristics of the property
  - c) The locations of all existing and proposed structures and other impervious cover, the limits of all existing and proposed land disturbance, both inside and outside the buffer and setback. The exact area of the buffer to be affected shall be accurately and clearly indicated
  - d) A calculation of the total area and length of the proposed intrusion
9. **MITIGATION PLAN:** A proposed mitigation plan, if any, for the intrusion. If no mitigation is proposed, the request must include an explanation of why none is being proposed.
10. **ALTERNATIVE PLAN:** At least one alternative plan, which does not include a buffer or setback intrusion, or an explanation of why such a site plan is not possible.
11. **STORMWATER MANGEMENT SITE PLAN:** A stormwater management site plan is required, if applicable.
12. **VARIANCE APPLICATION FEE:**  
\$350.00, payable by cash, check, money order or credit card (*except American Express*), plus  
\$31.00 Notice of Public Hearing Sign

ALL CHECKS PAYABLE TO THE "CITY OF FAIRBURN." VARIANCE APPLICATION FEES ARE NON-REFUNDABLE.

**ALL REQUESTS FOR STREAM BUFFER VARIANCE SHALL HAVE A STATEMENT OF HARDSHIP. THE FOLLOWING CONSIDERATIONS SHALL BE USED IN JUSTIFYING THE HARDSHIP.**

**VARIANCE CONSIDERATIONS:** Stream Buffer variances will be considered only in the following cases:

- a) When a property's shape, topography or other physical conditions existing at the time of the adoption of the ordinance from which this article is derived prevents land development unless a buffer variance is granted.
- b) Unusual circumstances when strict adherence to the minimal buffer requirements in the article would create an extreme hardship.

Variances will not be considered when actions of any property owner of a given property have created conditions of a hardship on that property.

**ADDITIONAL VARIANCE CONSIDERATIONS:**

- a) The shape, size, topography, slope, soils, vegetation and other physical characteristics of the property;

- b) The locations of all streams on the property, including along property boundaries;
- c) The location and extent of the proposed buffer or setback intrusion;
- d) Whether alternative designs are possible which require less intrusion or no intrusion;
- e) The long-term and construction water quality impacts of the proposed variance; and
- f) Whether issuance of the variance is at least as protective of natural resources and the environment.

#### **PROCEDURES FOR FILING ALL VARIANCE APPLICATIONS:**

1. **PRE-APPLICATION MEETING:** The property owner or applicant should schedule a pre-application meeting with the Zoning Administrator or his/her designee to discuss the request and necessary documents, fees and schedules pertinent to the request.
2. **APPLICATION SUBMITTAL:** The property owner or applicant shall submit a complete application to the Planning and Zoning Office.
3. **INITIAL STAFF REVIEW:** Completed applications will be distributed to appropriate city staff for review and comment. All staff comments will be submitted to the Planning and Zoning Office within 10-12 business days.
4. **RESUBMITTAL:** Upon receipt of staff comments, all comments will be consolidated into a single report for distribution to the applicant. The applicant should revise plans according to the comments received and resubmit plans to the Planning and Zoning Office.
5. **PUBLIC NOTICE:** The Planning and Zoning Office staff will prepare newspaper ads and property signs to assure proper notice of public hearings.
6. **STAFF EVALUATION:** A staff analysis report with a recommendation to Board of Appeals will be prepared.
7. **BOARD OF APPEALS:** The Board of Appeals shall hold a public hearing on the application and make a decision on the request. The Board of Appeals meets on the third Thursday of each month (as needed) at Fairburn City Hall, 56 Malone Street, Fairburn, GA 30213.



## STRAM BUFFER VARIANCE PUBLIC HEARING INFORMATION

### POSTING OF PUBLIC HEARING SIGNS:

- **BOARD OF APPEALS PUBLIC HEARING NOTICE SIGN:** Signs posted along the frontages of Properties subject to variances that notify area residents of the Board of Appeals public hearing. **Applicants are required to post the public hearing sign in a conspicuous place along the property's public street frontage, no later than 15 days before the Board of Appeals hearing.** *Failure to post the signs by this deadline will result in the administrative removal of the public hearing from the agenda.* The sign must remain posted on-site until final action by the Board of Appeals. If the sign is mutilated and/or removed, the applicant is responsible for obtaining and re-posting a new sign.

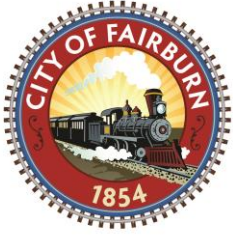
### OTHER PUBLIC NOTIFICATION FOR STREAM BUFFER VARIANCES:

- A published notice in a newspaper of general circulation is done by the City of Fairburn no later than 15 days prior to the public hearing. The published notice contains the time, place, purpose of the hearing and the location of the property.

### PUBLIC HEARING DATES:

- **APPLICATION DEADLINES:** See the Stream Buffer Variance Schedule.
- **BOARD OF ZONING APPEALS:** Stream Buffer Variances are decided by the Board of Appeals. The Board of Appeals holds public hearings on the third Thursday of each month at 7:00 p.m., if necessary.

**IF YOU HAVE ANY QUESTIONS CONCERNING THESE VARIANCE FILING PROCEDURES, PLEASE CONTACT THE PLANNING AND ZONING OFFICE AT 770-964-2244.**



# APPLICATION FOR STREAM BUFFER VARIANCES

DATE July 5, 2022

**ALL REQUESTS FOR A STREAM BUFFER VARIANCE SHALL HAVE A STATEMENT OF HARDSHIP. THE FOLLOWING CONSIDERATIONS SHALL BE USED IN JUSTIFYING THE HARDSHIP.**

## VARIANCE CONSIDERATIONS:

Does the property's shape, topography or other physical conditions existing at the time of the adoption of the ordinance from which this article is derived prevents land development unless a buffer variance is granted? Total avoidance would render over a third of the site useless. The entire site is ~23.4 acres, and the aquatic features and associated buffers are ~8.2 acres (resulting in 35% of the site as unusable area). Without the variance, a building of appropriate size that caters to the market demand for buildings cannot be developed.

Are there unusual circumstances when strict adherence to the minimal buffer requirements in the article create an extreme hardship?

As previously noted, due to the topography of the site and the location of the stream across the site, the presence of the stream and buffers creates an extreme hardship by reducing the development area of the site by 35%. The property is located within an industrial area and is adjoined by other industrial/warehouse buildings. In order to construct a building that is consistent with the surrounding land use and meets the needs of the market, encroachment into the stream and buffers is necessary. Further, due to design requirements for truck access, such as ingress/egress, road curvature, truck courts for loading/unloading, and parking there are specific design elements required to make the development functional. The maximum building design for the site would accommodate a building over 350,000 square feet, but the building design for this site has been reduced by almost 40,000 square feet and walls are being constructed to reduce the impact to the stream and buffers. In order to completely avoid the stream and buffer, the building size would need to be reduced by an additional 121, 809 square feet, making the building too small to meet the market needs. Therefore, due to these conditions, the buffer has created an extreme hardship for development of the site.

## **SECTION III LEGAL DESCRIPTION OF PROPERTY** *(Legal description/survey must match submitted site plan.)*

SUBDIVISION \_\_\_\_\_ UNIT/PHASE: \_\_\_\_\_ LOT NO(S): \_\_\_\_\_

LAND LOT(S): 30 and 31 DISTRICT: 9F TAX ID: 09F080000300548

PROPERTY ADDRESS Between 610 and 625 Bohannon Road

#### **SECTION IV**

##### **A. OWNER INFORMATION**

Owner states under an oath that he or she is the owner of the property described in the attached legal description. **[EACH OWNER'S SIGNATURE MUST BE NOTARIZED]**

Charles Smith

Sworn to and subscribed before me this \_\_\_\_\_ day of

TYPE OR PRINT OWNER'S NAME

122 Ruth Drive

\_\_\_\_\_ 20 \_\_\_\_\_

ADDRESS

Newnan, GA 30265

CITY, STATE & ZIP CODE

NOTARY PUBLIC

OWNER'S SIGNATURE

( 404 ) 394 - 6330

AREA CODE/ PHONE NUMBER

smith2640@bellsouth.net

EMAIL ADDRESS

---

##### **B. APPLICANT INFORMATION**

A notarized authorized applicant signature is required if applicant has owner's power of attorney.

Oakmont Pacolet Acquisitions, LLC

Sworn to and subscribed before me this \_\_\_\_\_ day of

TYPE OR PRINT APPLICANT'S NAME

3520 Piedmont Road, Suite 100

\_\_\_\_\_ 20 \_\_\_\_\_

ADDRESS

Atlanta, GA 30305

CITY, STATE & ZIP CODE

NOTARY PUBLIC

APPLICANT'S SIGNATURE

OWNER'S SIGNATURE

( 404 ) 869 - 9990

AREA CODE/ PHONE NUMBER

vaglialoro@oakmontre.com

EMAIL ADDRESS

---

##### **C. ATTORNEY/AGENT INFORMATION**

CHECK ONE: ☐ ATTORNEY ☒ AGENT

David Huetter / United Consulting

\_\_\_\_\_  
SIGNATURE OF ATTORNEY/AGENT

TYPE OR PRINT ATTORNEY/AGENT NAME

625 Holcomb Bridge Road

ADDRESS

Norcross, GA 30071

CITY, STATE & ZIP CODE

[ 678 ] 898 - 6440

dhuetter@unitedconsulting.com

AREA CODE/PHONE NUMBER

EMAIL ADDRESS



1. BEARINGS ARE TO GRID NORTH.
2. ALL PINS SET ARE 5/8" REBAR AND CAPPED, UNLESS SPECIFIED OTHERWISE.
3. PROPERTY ADDRESSES: 0 BOHANNON ROAD  
FAIRBURN, GA. 30213
4. THE TAX PARCEL NO. IS: 09F080000300548
5. THERE IS NO EVIDENCE OF RECENT EARTH-MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED.
6. THERE ARE NO KNOWN PROPOSED CHANGES TO STREET'S RIGHTS-OF-WAY. THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
7. THERE IS NO OBSERVED EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.
8. TRACT HAS DIRECT ACCESS TO BOHANNON ROAD.
9. THERE EXISTS NEITHER GAPS NOR GORES IN THE BOUNDARY.

ARC	LENGTH OF CURVE
A/C	AIR-CONDITIONED
BOLL	BOLLARD
BSL	BUILDING SETBACK LINE
BSMH	BELL-SIZE MANHOLE
CHD	LENGTH OF CHORD
C/L	CENTERLINE
CLF	CATCH BASIN
CMP	CHAIN LINK FENCE
C&C	CORRUGATED METAL PIPE
C&O	CLEAR
C/C	CURE AND CUTTER
CTP	CONCRETE TOP
CRMP	CRIMP—TOP PIPE
DEED	DEED BOOK
DIP	DUCTILE—IRON PIPE
DIST.	DISTURBED
DR	DRIFT
DRP	DRIFT—WING CATCH BASIN
DWCB	ELECTRIC BOX
EWB	ELECTRIC BOX
EMT	ELECTRIC METER
ES	EDGE OF PAVEMENT
ESM	EASEMENT
FI	FIRE HYDRANT
FL	FIBRE OPTIC CONNECTION
GR	GRATE INLET
GM	GAS METER
GL	GROUND LIGHT
GV	GAS VALVE
GW	GUY WIRE
HW	HEADWALL
IPF	IRON PIPE FOUND
IPR	IRON PIPE SET
JB	JUNCTION BOX
LP	LIGHT POLE
LBORS	NEIGHBOR'S
N/O	NEW OR FORMERLY
NTP	OPEN TOP PIPE
OC	OVERHEAD CABLE
PC	PLATE BOOK
PG	PAGE
PV	POW. INDICATOR VALVE
P	PROPERTY LINE
P/B	POINT OF BEGINNING
P/C	POWER POLE
PVC	POLYVINYL CHLORIDE
RAD	RADIUS OF CURVE
RR	REINFORCED CONCRETE PIPE
RR	RAILROAD
R/W	RIGHT-OF-WAY
SD	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
SS	SEWER SEWER MANHOLE
SS	SANITARY SEWER LINE
SV	SPRINKLER VALVE
TWCB	TWIN WING CATCH BASIN
S/W	SIDEWALK
TBX	TELEPHONE BOX
TRNS	TRANSFORMER
UGC	UNDERGROUND CABLE
UG	UNDERGROUND ELECTRIC CABLE
UMH	UTILITY MANHOLE
W	WATER LINE
WI	WATER INLET
WM	WATER METER
WW	WIRE FENCE
WV	WATER VALVE

Ⓢ DENOTES SAME OWNER

- 1.) THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 20,993 FEET AND AN ANGULAR ERROR OF 0.2 sec PER ANGLE POINT, AND ADJUSTED USING THE COMPASS RULE.
- 2.) THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE WITHIN ONE FOOT IN 584,991 FEET.
- 3.) THE MEASUREMENT FOR FIELD DATA USED FOR PREPARING THIS PLAT WAS TAKEN BY A LEICA TS-12.

[illegible]

THIS PROPERTY IS LOCATED ON PANEL 13121C0461F OF  
13121C0462F  
THE F.I.A.FLOOD INSURANCE RATE MAP DATED 09/18/13  
FOR FULTON COUNTY UNINCORPORATED AREAS AND IS NOT IN AN  
AREA HAVING SPECIAL FLOOD HAZARDS. ***ZONE X***.

UTILITY LOCATIONS ARE FROM FIELD OBSERVATION, AND/OR  
DOCUMENTATION FURNISHED BY THE OWNER AND/OR OWNER'S  
REPRESENTATIVE. NEITHER ACCURACY NOR COMPLETENESS  
OF UNDERGROUND UTILITIES ARE GUARANTEED BY URBAN  
ENGINEERS,INC.



**EXHIBIT "A"**

Property Address: Bohannon Road, Fairburn, Georgia 30213

All that tract or parcel of land lying and being in Land Lots 30 and 31, District 9F of Fulton County, Georgia, and being more particularly described as follow:

TO FIND THE POINT OF BEGINNING, begin at a point formed by the intersection of the south line of land Lot 31 of said District with the Westerly right of way of Bohannon Road (having a 60 foot right of way); thence running north  $1^{\circ}30'06''$  east along the westerly right of way of Bohannon Road and following the curvature thereof a distance of 196.09 feet to a point; thence running north  $04^{\circ}31'19''$  east along the westerly right of way of Bohannon Road and following the curvature thereof a distance of 192.89 feet to a point; running thence north  $05^{\circ}21'13''$  east along the westerly right of way of Bohannon Road and following the curvature thereof a distance of 211.07 feet to a point which is the TRUE POINT OF BEGINNING; running thence north  $05^{\circ}21'13''$  east along the westerly right of way of Bohannon Road and following the curvature thereof a distance of 91.87 feet to a point; running thence north  $00^{\circ}27'40''$  east along the westerly right of way of Bohannon Road and following the curvature thereof a distance of 383.90 feet to a point; running thence north  $15^{\circ}42'26''$  west along the southwesterly right of way of Bohannon Road and following the curvature thereof a distance of 130.90 feet to a point; running thence north  $23^{\circ}28'00''$  west along the southwesterly right of way of Bohannon Road and following the curvature thereof a distance of 176.90 feet to a point; running thence north  $27^{\circ}29'35''$  west along the southwesterly right of way of Bohannon Road and following the curvature thereof a distance of 157.20 feet to a point; running thence north  $27^{\circ}33'53''$  west along the southwesterly right of way of Bohannon Road and following the curvature thereof a distance of 684.23 feet to a point and corner; thence leaving the southwesterly right of way of Bohannon Road and running south  $58^{\circ}40'04''$  west a distance of 702.61 feet to a point and corner; thence running south  $13^{\circ}25'39''$  east a distance of 629.86 feet to a point and corner; thence running south  $89^{\circ}47'56''$  east a distance of 309.72 feet to a point and corner; running thence south  $00^{\circ}18'00''$  west a distance of 532.10 feet to a point and corner; thence running north  $89^{\circ}30'33''$  east a distance of 630.73 feet to a point and corner which is the TRUE POINT OF BEGINNING.

Being the parcel of property identified as Parcel One on that certain Plat of Survey prepared for Warren Smith by Charles C. Jonas on September 18, 1987, and revised on October 31, 1988, August 10, 1989, October 16, 1989, and December 15, 1989, and recorded in Plat Book 165, page 94, Fulton County, Georgia records.

Tax ID#: 09F-0800-0030-054-8

Subject to any Easements or Restrictions of Record



*First American*

# Commitment

## ALTA Commitment for Title Insurance

ISSUED BY

**First American Title Insurance Company**

File No: NCS-1113557-ATL

### COMMITMENT FOR TITLE INSURANCE

Issued By

***FIRST AMERICAN TITLE INSURANCE COMPANY***

### NOTICE

**IMPORTANT-READ CAREFULLY:** THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACTIONAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

### COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and the Commitment Conditions, ***First American Title Insurance Company***, a Nebraska Corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I-Requirements have not been met within six months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

***First American Title Insurance Company***

Dennis J. Gilmore, President

Greg L. Smith, Secretary

**If this jacket was created electronically, it constitutes an original document.**

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

**Copyright 2006-2016 American Land Title Association. All rights reserved.**

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

## COMMITMENT CONDITIONS

### 1. DEFINITIONS

- (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
- (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
- (d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
- (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
- (h) "Title": The estate or interest described in Schedule A.

2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

- (a) the Notice;
- (b) the Commitment to Issue Policy;
- (c) the Commitment Conditions;
- (d) Schedule A;
- (e) Schedule B, Part I—Requirements;
- (f) Schedule B, Part II—Exceptions; and
- (g) a counter-signature by the Company or its issuing agent that may be in electronic form.

### 4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

### 5. LIMITATIONS OF LIABILITY

- (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
  - (i) comply with the Schedule B, Part I—Requirements;
  - (ii) eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
  - (iii) acquire the Title or create the Mortgage covered by this Commitment.
- (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
- (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
- (f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
- (g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

**Copyright 2006-2016 American Land Title Association. All rights reserved.**

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

**6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT**

- (a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- (b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.
- (c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- (d) The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- (e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- (f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

**7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT**

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

**8. PRO-FORMA POLICY**

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

**9. ARBITRATION**

Arbitration provision intentionally removed.

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

**Copyright 2006-2016 American Land Title Association. All rights reserved.**

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



*First American*

# Schedule A

## ALTA Commitment for Title Insurance

ISSUED BY

**First American Title Insurance Company**

File No: NCS-1113557-ATL

### **Transaction Identification Data for reference only:**

Issuing Agent: First American Title Insurance Company National Commercial Services Issuing Office: 3455 Peachtree Road NE, Suite 675, Atlanta, GA 30326

Commitment No.: NCS-1113557-ATL

Issuing Office File No.: NCS-1113557-ATL

Property Address: 23.04 acres, Bohannon Road, lots 30 and 31, District 9F, Fairburn, GA 30213

Revision No.:

### **SCHEDULE A**

1. Commitment Date: February 07, 2022 at 8:00 AM
2. Policy to be issued:
  - (a) ☒ ALTA® Owner's Policy  
Proposed Insured: Oakmont Pacolet Acquisitions, LLC, a Delaware limited liability company  
Proposed Policy Amount: \$6,200,000.00
  - (b) ☐ ALTA® Loan Policy  
Proposed Insured:  
Proposed Policy Amount: \$
  - (c) ☐ ALTA® Policy  
Proposed Insured:  
Proposed Policy Amount: \$
3. The estate or interest in the Land described or referred to in this Commitment is Fee Simple
4. The Title is, [at the Commitment Date, vested in](#): Charles Mark Smith by virtue of that certain Executor's Deed from Roy E. Barnes as Executor of the Martha Louise Smith Estate, dated August 5, 2021, filed August 17, 2021, and recorded in Deed [Book 64317, Page 467](#), Fulton County, Georgia records.
5. The Land is described as follows:

**See Exhibit "A" attached hereto and made a part hereof**

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

**Copyright 2006-2016 American Land Title Association. All rights reserved.**

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



*First American*

# Schedule BI & BII

## ALTA Commitment for Title Insurance

ISSUED BY

**First American Title Insurance Company**

File No: NCS-1113557-ATL

Commitment No.: NCS-1113557-ATL

### SCHEDULE B, PART I

#### Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Pay all taxes and/or assessments, levied and assessed against the Land, which are due and payable.
5. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records:
  - a. Limited Warranty Deed from **Charles Mark Smith**, in a form approved by the Company, to **Oakmont Pacolet Acquisitions, LLC, a Delaware limited liability company** conveying interest in the Land.
6. Execution and delivery to us of an Owner's Affidavit, in context to the transaction. NOTE: if brokers are involved in this transaction, we will require evidence of release and satisfaction of broker's liens.
7. A current and accurate survey of the Land, certified to the Company, to the Proposed Insured, if we are expected to delete or modify the general survey exception.
8. Proof satisfactory to the Company that no improvements or repairs were made upon the Land within the 95 days preceding the filing for record of the instrument creating the interest to be insured, or in the event such improvements or repairs were made, that they are completed and that all costs incurred in connection therewith have been fully paid; that there are no easements or claims of easements which do not appear of Public Records; and that there are no parties in possession or with a right to possession of the Land.
9. Prior to closing, the Company must confirm whether the county recording office in which the Land is located has changed its access policies due to the COVID-19 outbreak. If recording has been restricted, specific underwriting approval is required; and, additional requirements or exceptions may be made.

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

**Copyright 2006-2016 American Land Title Association. All rights reserved.**

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

10. Payment, satisfaction and cancellation of or release from that certain Fieri Facias styled Midland Funding LLC assignee of Citifinancial, Inc. vs. Brenda Smith, dated July 19, 2016, filed for record August 3, 2016, and recorded in Lien [Book 3679, Page 471](#), Fulton County, Georgia records, in the original sum of \$3,774.48, plus penalty and interest, if any.
11. Payment, satisfaction and cancellation of or release from that certain Fieri Facias styled Cavalry SPV I, LLC as assignee of Chase Bank USA, N.A. vs. Brenda Smith, dated September 20, 2016, filed for record September 21, 2016, and recorded in Lien [Book 3702, Page 153](#), aforesaid records, in the original sum of \$1,573.61, plus penalty and interest, if any.
12. Payment, satisfaction and cancellation of or release from that certain Fieri Facias styled Charles M Smith vs. Georgia Department of Revenue, dated June 15, 2018, filed for record August 16, 2018, and recorded in Lien [Book 4243, Page 19](#), aforesaid records, in the original sum of \$4,740.26, plus penalty and interest, if any.

NOTE: The Company will insure without exception for secured indebtedness which appears of record only if:

a. A current payoff letter with a per diem accrual and wiring instructions is received by the Company at or prior to closing from the record holder of the debt and funds for the payoff are paid to the Company's account for satisfaction of the amount due;

OR

b. On or before the date set for closing the Company receives a duly executed and recordable release, cancellation and satisfaction the debt, duly executed by and with a cover letter from the record holder of the debt, which unconditionally authorizes the Company to record the release upon the occurrence of closing.

13. The Georgia Commercial Real Estate Broker Lien Act applies to a sale, lease, option, loan or other transfer of commercial real estate. The Company must be provided proof, in affidavit form from the Seller and Purchaser, satisfactory to the Company, (a) of payment in full of any broker's services which have been engaged with regard to the management, sale, purchase, lease, option or other conveyance or proposed conveyance of any interest in the subject commercial real estate, together with a lien waiver or estoppel letter from any party determined by such affidavit to have a right to file a broker's lien, and (b) that no notice of lien for any such services has been received. In the event that said affidavit(s) contain any qualification with respect to any such services, proof of payment in full for all such services, together with a lien waiver or estoppel letter from such identified Broker(s) must be obtained.

NOTE: Where the possibility of a right to file a broker's lien is determined and no lien waiver or estoppel letter provided to the Company, the following exception will be included in the policy to be issued pursuant to this Commitment.

Any broker's lien, or right to a broker's lien, imposed by law.

14. Based upon information developed or received in satisfaction of the above, the Company reserves the right to impose additional conditions or to set new requirements.

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

**Copyright 2006-2016 American Land Title Association. All rights reserved.**

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



*First American*

## Schedule BI & BII (Cont.)

### ALTA Commitment for Title Insurance

ISSUED BY

**First American Title Insurance Company**

File No: NCS-1113557-ATL

Commitment No.: NCS-1113557-ATL

### SCHEDULE B, PART II

#### Exceptions

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interest or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachments, encumbrances, violations, variations, or adverse circumstances affecting Title that would be disclosed by an accurate and complete land survey of the Land or that could be ascertained by an inspection of the Land.
5. Any minerals or mineral rights leased, granted or retained by current or prior owners.
6. Taxes and assessments for the year 2022 and subsequent years, not yet due and payable, and taxes for prior years arising from reassessments or digest disputes.

As to Tax Identification Number 09F-0800-0030-054-8: The 2021 Fulton County, Georgia taxes were paid in the amount of \$1,342.39.

As to Tax Identification Number 09F-0800-0030-054-8: The 2021 City of Fairburn taxes were paid in the amount of \$473.03.

NOTE: Fulton County Ordinances provide for the priority of unpaid water and sanitation bills as liens over security encumbrances. Current water bills and sanitation bills for subject property are not available in the public records. Please inquire.

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

**Copyright 2006-2016 American Land Title Association. All rights reserved.**

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

7. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records or attaching subsequent to the effective date hereof but prior to the date the proposed Insured acquires for value of record the estate or interest covered by this Commitment.
8. Any lien or right to a lien for services, labor, material or equipment, unless such lien is shown by the Public Records at Date of Policy and not otherwise excepted from coverage herein.
9. No insurance is afforded as to the amount of acreage or square footage contained in the Land.
10. Rights of upper and lower riparian owners in and to the waters of any creek or stream that bounds or traverses the Land, free from increase, decrease or pollution.
11. Rights of tenants in possession, as tenants only, under unrecorded occupancy agreements.
12. Easement from H.O. Stephens, et. al. to Fulton County, dated October 24, 1933, filed for record November 9, 1933, and recorded in Deed [Book 1495, Page 410](#), Fulton County, Georgia records.
13. Easement from H.O. Stephens, et. al. to Fulton County, dated October 24, 1935, filed for record December 15, 1935, and recorded in Deed [Book 1571, Page 446](#), aforesaid records.
14. Sewer Easement from Beavers F. Smith to Fulton County, Georgia, dated June 23, 1975, filed for record July 16, 1975, and recorded in Deed [Book 6305, Page 189](#), aforesaid records.
15. Application for Conservation Use Assessment of Agricultural Property from Ellis C. Smith to Board of Tax Assessors of Fulton County, dated March 4, 2003, filed for record May 30, 2003, and recorded in Deed [Book 35062, Page 425](#), aforesaid records.
16. Matters as shown on that certain plat recorded in Plat [Book Y, Page 557](#), Campbell County records.
17. Matters as shown on that certain plat recorded in Plat [Book 49, Page 10](#), Fulton County records.
18. Matters as shown on that certain plat recorded in Plat [Book 68, Page 14](#), aforesaid records.
19. Matters as shown on that certain plat recorded in Plat [Book 68, Page 15](#), aforesaid records.
20. Matters as shown on that certain plat recorded in Plat [Book 160, Page 81](#), aforesaid records.
21. Matters as shown on that certain plat recorded in Plat [Book 165, Page 94](#), aforesaid records.
22. Matters as would be disclosed by a current and accurate survey and inspection of the Land.

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

**Copyright 2006-2016 American Land Title Association. All rights reserved.**

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



*First American*

## Exhibit A

### ALTA Commitment for Title Insurance

ISSUED BY

**First American Title Insurance Company**

File No: NCS-1113557-ATL

Commitment File No.: NCS-1113557-ATL

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 30 AND 31, DISTRICT 9F OF FULTON COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOW:

TO FIND THE POINT OF BEGINNING, BEGIN AT A POINT FORMED BY THE INTERSECTION OF THE SOUTH LINE OF LAND LOT 31 OF SAID DISTRICT WITH THE WESTERLY RIGHT OF WAY OF BOHANNON ROAD (HAVING A 60 FOOT RIGHT OF WAY); THENCE RUNNING NORTH 1 DEGREES 30 MINUTES 06 SECONDS EAST ALONG THE WESTERLY RIGHT OF WAY OF BOHANNON ROAD AND FOLLOWING THE CURVATURE THEREOF A DISTANCE OF 196.09 FEET TO A POINT; THENCE RUNNING NORTH 04 DEGREES 31 MINUTES 19 SECONDS EAST ALONG THE WESTERLY RIGHT OF WAY OF BOHANNON ROAD AND FOLLOWING THE CURVATURE THEREOF A DISTANCE OF 192.89 FEET TO A POINT; RUNNING THENCE NORTH 05 DEGREES 21 MINUTES 13 SECONDS EAST ALONG THE WESTERLY RIGHT OF WAY OF BOHANNON ROAD AND FOLLOWING THE CURVATURE THEREOF A DISTANCE OF 211.07 FEET TO A POINT WHICH IS THE TRUE POINT OF BEGINNING; RUNNING THENCE NORTH 05 DEGREES 21 MINUTES 13 SECONDS EAST ALONG THE WESTERLY RIGHT OF WAY OF BOHANNON ROAD AND FOLLOWING THE CURVATURE THEREOF A DISTANCE OF 91.87 FEET TO A POINT; RUNNING THENCE NORTH 00 DEGREES 27 MINUTES 40 SECONDS EAST ALONG THE WESTERLY RIGHT OF WAY OF BOHANNON ROAD AND FOLLOWING THE CURVATURE THEREOF A DISTANCE OF 383.90 FEET TO A POINT; RUNNING THENCE NORTH 15 DEGREES 42 MINUTES 26 SECONDS WEST ALONG THE SOUTHWESTERLY RIGHT OF WAY OF BOHANNON ROAD AND FOLLOWING THE CURVATURE THEREOF A DISTANCE OF 130.90 FEET TO A POINT; RUNNING THENCE NORTH 23 DEGREES 28 MINUTES 00 SECONDS WEST ALONG THE SOUTHWESTERLY RIGHT OF WAY OF BOHANNON ROAD AND FOLLOWING THE CURVATURE THEREOF A DISTANCE OF 176.90 FEET TO A POINT; RUNNING THENCE NORTH 27 DEGREES 29 MINUTES 35 SECONDS WEST ALONG THE SOUTHWESTERLY RIGHT OF WAY OF BOHANNON ROAD AND FOLLOWING THE CURVATURE THEREOF A DISTANCE OF 157.20 FEET TO A POINT; RUNNING THENCE NORTH 27 DEGREES 33 MINUTES 53 SECONDS WEST ALONG THE SOUTHWESTERLY RIGHT OF WAY OF BOHANNON ROAD AND FOLLOWING THE CURVATURE THEREOF A DISTANCE OF 684.23 FEET TO A POINT AND CORNER, THENCE LEAVING THE SOUTHWESTERLY RIGHT OF WAY OF BOHANNON ROAD AND RUNNING SOUTH 58 DEGREES 40 MINUTES 04 SECONDS WEST A DISTANCE OF 702.61 FEET TO A POINT AND CORNER; THENCE RUNNING SOUTH 13 DEGREES 25 MINUTES 39 SECONDS EAST A DISTANCE OF 629.86 FEET TO A POINT AND CORNER; THENCE RUNNING SOUTH 89 DEGREES 47 MINUTES 56 SECONDS EAST A DISTANCE OF 309.72 FEET TO A POINT AND CORNER; RUNNING THENCE SOUTH 00 DEGREES 18 MINUTES 00 SECONDS WEST A DISTANCE OF 532.10 FEET TO A POINT AND CORNER; THENCE RUNNING NORTH 89 DEGREES 30 MINUTES 33 SECONDS EAST A DISTANCE OF 630.73 FEET TO A POINT AND CORNER WHICH LA THE TRUE POINT OF BEGINNING.

BEING THE PARCEL OF PROPERTY IDENTIFIED AS PARCEL ONE ON THAT CERTAIN PLAT OF SURVEY PREPARED FOR WARREN SMITH BY CHARLES C. JONAS ON SEPTEMBER 18, 1987, AND REVISED ON OCTOBER 31, 1988, AUGUST 10, 1989, OCTOBER 16, 1989, AND DECEMBER 15, 1969, AND RECORDED IN PLAT [BOOK 165, PAGE 94](#), FULTON COUNTY, GEORGIA RECORDS.

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

**Copyright 2006-2016 American Land Title Association. All rights reserved.**

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

Return to:  
Christopher M. Bethel, Esquire  
2100 Powers Ferry Road SE, Suite 105  
Atlanta, Georgia 30339  
(770) 955-3232

Cross Reference: Warranty Deed, Fulton County Deed Book 13218, Page 158. ✓

**EXECUTOR'S DEED**

STATE OF GEORGIA

THIS INDENTURE is made between **ROY E. BARNES** as Executor of the **MARTHA LOUISE SMITH Estate**, as party or parties of the first part, hereinafter called "Grantor" and **CHARLES MARK SMITH**, Party of the second part, hereinafter called "Grantee" (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits, singular or plural).

WHEREAS, **MARTHA LOUISE SMITH**, died a resident of **Fulton County, Georgia** on the **22<sup>nd</sup> day of December 2019**, leaving a **Last Will and Testament** which has been probated in Solemn Form on the **14<sup>th</sup> day of July, 2020**, in said County at the regular term of the Court of Probate thereof. (See Fulton County Probate Court Estate No. PC-2020-000703)

WHEREAS, that the said Grantor, acting under the by virtue of the power and authority contained in the Will of **MARTHA LOUISE SMITH** and under O.C.G.A. § 53-12-261, for and in consideration of the sum of **TEN AND NO/100 DOLLARS (\$10.00)** AND OTHER GOOD AND VALUABLE CONSIDERATION, in hand paid and the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed unto said Grantee as follows:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.**

THIS DEED IS GIVEN SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD. (Deed preparation only, no title exam)

TO HAVE AND TO HOLD the said tract or parcel of land, with all 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 full and ample a manner as the same was held, possessed and enjoyed, by said Deceased.

PURPOSE: The purpose of this Deed is to transfer all the interest of Decedent **MARTHA LOUISE SMITH**, in said property to **CHARLES MARK SMITH**, as the sole owner in fee simple of said property.

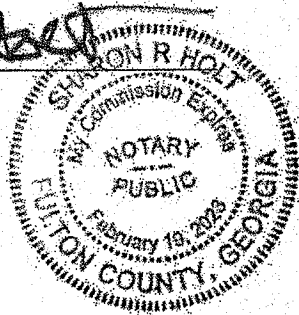
IN WITNESS my hand and seal, this the 5<sup>th</sup> day of Aug., 2021.

Signed, sealed and delivered  
in the presence of:

Witness

Notary Public

  
ROY E. BARNES  
Executor Aforesaid



**"Lease Agreement Not Applicable"**



July 5, 2022

Planning and Zoning Office  
**City of Fairburn**  
26 West Cambellton Street  
Fairburn, GA 30213

RE: **Stream Buffer Variance Application**  
**Bohannon Road Distribution Center**  
Bohannon Road  
Fairburn, Fulton County, Georgia  
UC Project No. OKMNT-21-GA-06002-03

To whom it may concern:

Enclosed is a stream buffer variance application (SBVA) for the vegetative buffer encroachment associated with the proposed construction of a 315,917 square foot warehouse and associated roads and parking. The buffer disturbance includes filling a portion of an intermittent stream and clearing the associated buffer for the construction of a warehouse and associated access drives, truck courts, and parking areas. The topography of the site, the shape of the parcel, the need to construct a facility that caters to the market demand for buildings, and the location of the streams across the site created a hardship and it was not possible to avoid the impacts to the stream and buffers. The only location for accessibility, visibility, and marketability is located within the area of the existing intermittent stream channel. The development has been designed to avoid impacts to the perennial stream. Avoiding all impacts to stream and buffer areas renders more than one-third of the site unavailable for construction. As shown on the included alternate concept plan, total avoidance would result in a loss of 117,350 square feet from the base plan of 315,917 square feet. A smaller structure of this size does not meet market demand for warehouse facilities in the area. A stream buffer variance would allow for the construction of a larger structure more aligned with intended site use. The attached information and drawings clearly show the proposed activity and buffer encroachment.

Please feel free to contact us if any additional information will be necessary. Your timely consideration with this matter will be greatly appreciated.

Sincerely,

**UNITED CONSULTING**

A blue ink signature of Michael G. Abernathy, written in a cursive style.

**Michael G. Abernathy**

Wetland Specialist

A blue ink signature of David P. Huetter, written in a cursive style.

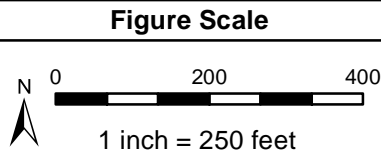
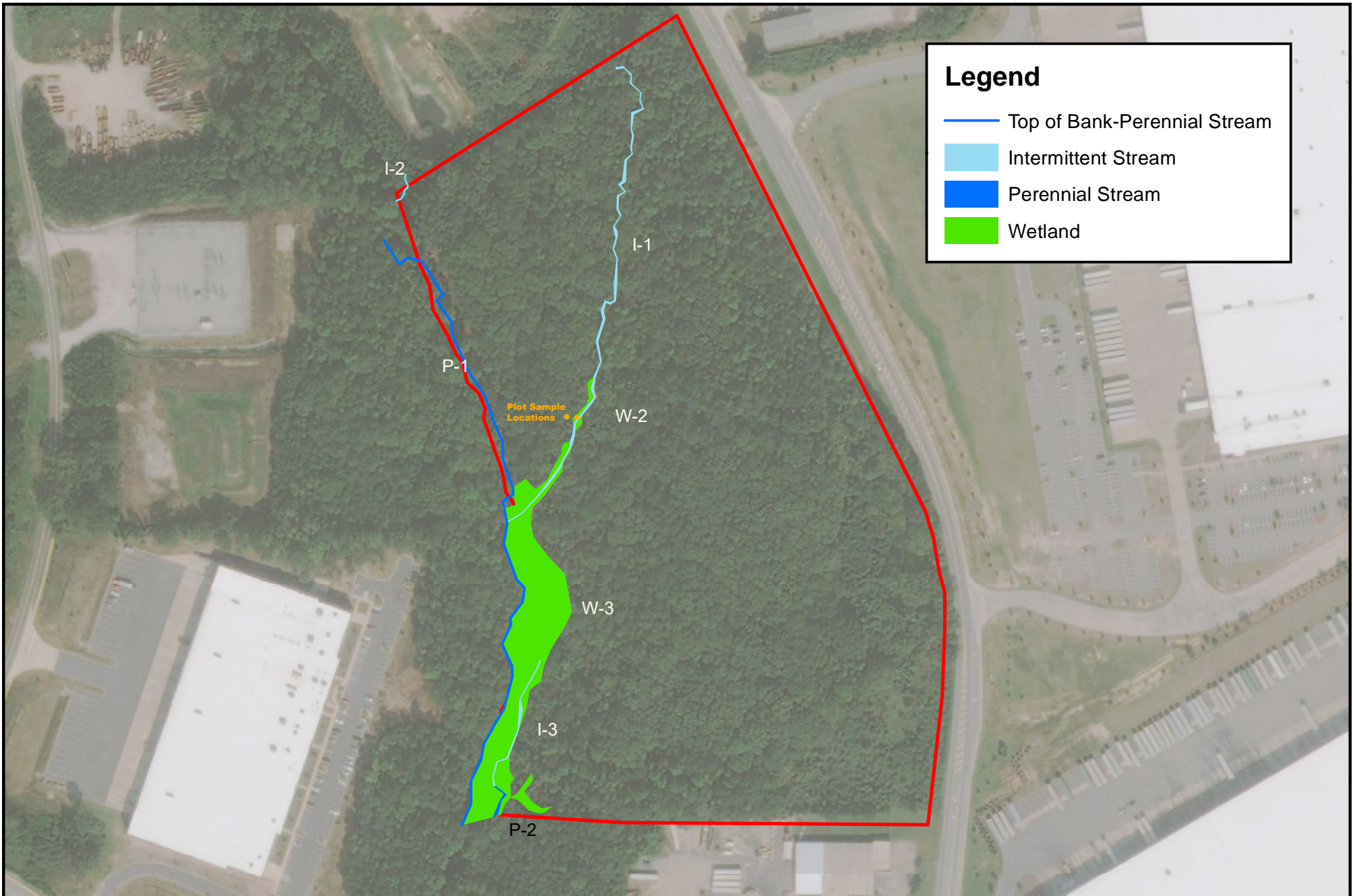
**David P. Huetter**

Director of Ecological Services

MGA/DPH/

cc: Mr. Vincent Aglialoro and Mr. Thomas Cobb – Oakmont Industrial Group  
United Consulting Project File (OKMNT-21-GA-06002-03)





<b>Prepared:</b>	MGA	<b>Title:</b>	Aquatic Features Map
<b>Checked:</b>	DPH	<b>Project:</b>	Bohannon Road Distribution Center
<b>Date:</b>	03/10/22	<b>Project No.</b>	OKMNT-21-GA-06002-02
		<b>Client:</b>	Oakmont Industrial Group

**FIG. 5**



LOCATION MAP

LIMITS OF CONSTRUCTION  
18.67 AC

**25-foot Buffer Impact**  
**23,186 SF**

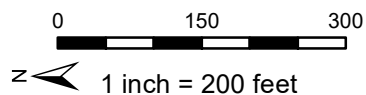
**50-foot Buffer Impact**  
**26,058 SF**

**75-foot Buffer Impact**  
**24,452 SF**

## Legend

- 25-foot Buffer
- 50-foot Buffer
- 75-foot Buffer

## Figure Scale



**Prepared:** JRF  
**Checked:** DPH  
**Date:** 07/05/22

**Title:** Buffer Impact Map  
**Project:** Bohannon Road Distribution Center  
**Project No.** OKMNT-21-GA-06002-02  
**Client:** Oakmont Industrial Group

**FIG. 1**

PROFESSIONAL SEAL

REVISIONS

DATE DESCRIPTION

PROJECT NAME

OAKMONT  
BOHANNON

OAKMONT

**GEORGIA 811**  
Utility Location Service  
How often? Monthly. Call before you dig.

24H CONTACT

TOM COBB  
404-999-9996  
tcobb@oakmontga.com

PROJECT INFORMATION

PROJECT No. 77403-08  
LAND LOTS: 26, 36, 37  
DISTRICT: 88F  
COUNTY: FULTON  
SCALE: 1" = 60'  
DATE: 05-17-2022

SHEET NAME

ES&PC  
INTERMEDIATE  
PHASE

SHEET NUMBER

C-8.1

**Bohannon Road Distribution Center  
Bohannon Road  
Fairburn, Fulton County, Georgia  
Dated: July 5, 2022**

**Stream Buffer Mitigation Plan**

Total impacts to stream and buffer areas were not feasible given the required size of the site development. The development was designed to minimize overall impacts while allowing the development to meet the intended purpose. Impacts to the majority of wetland areas, and the higher quality stream reaches were avoided or minimized through the site layout and construction of walls. The proposed impacts include 23,186 square feet of state 25-foot stream buffer impacts, 26,058 square feet of 50-foot stream buffer, and 27,134 square feet of 75-foot stream buffer for clearing and the placement of permanent fill for site development.

The proposed stream buffer impact will not negatively effect temperature of the waters entering the remaing stream channel as the surface water in the upper reach of the stream will be diverted into underground culverts (greater than 450 feet in length) prior to discharging into the lower reach of the stream channel. Once within the stream channel, water will flow through more than 250 feet of buffered stream channel prior to leaving the Project Site.

Habitat within the impacted buffer area is not unique to the area or the Project Site, and the higher quality habitat will remain within the unimpacted areas of the stream buffers. The current buffer area to be impacted includes many invasive species such as Chinese privet and Japaese honesuckle.

The site stormwater management facilities have been designed to reduce the total suspended solids by 80% as outlined in Section 1.3 of the Georgia Stormwater Management Manual. Please refer to the attached development plans and Hydrology Study (Item 11) for further details regarding the storm water management. Due to restrictions in treatment basin areas, target runoff reductions will not be achieved and the state will require the purchase of additional mitigation credits. An application for a stream buffer variance has been submitted to the Georgia Environmental Protection Division and is currently under review.

Credits will be purchased from a USACE approved mitigation bank that serves the Project Site service area to mitigate stream, wetland, and stream buffer impacts associated with the development. The USACE will require the purchase of 2,737.80 legacy stream credits and 0.16 legacy wetland credits from an approved mitigation bank for the proposed stream and wetland impacts. Additionally, methods as outlined in *Appendix B, Standard Operation Procedure, Calculations for Buffer Credits, Preservation and Restoration Activites*, were utilized to calculate additional stream credits necessary to mitigate the buffer impacts as target runoff reductions were not met. Additional stream credits required for mitigation will be 293.3. The mitigation credits have not yet been purchased, but will be purchased prior to the proposed impacts occurring.

Following completion of the grading activities, the area will be will stabilized, per the design plans. Appropriate sediment and erosion control measures will be utilized.



30/2022

[illegible]JOHANNAN  
ROAD

KUMONT

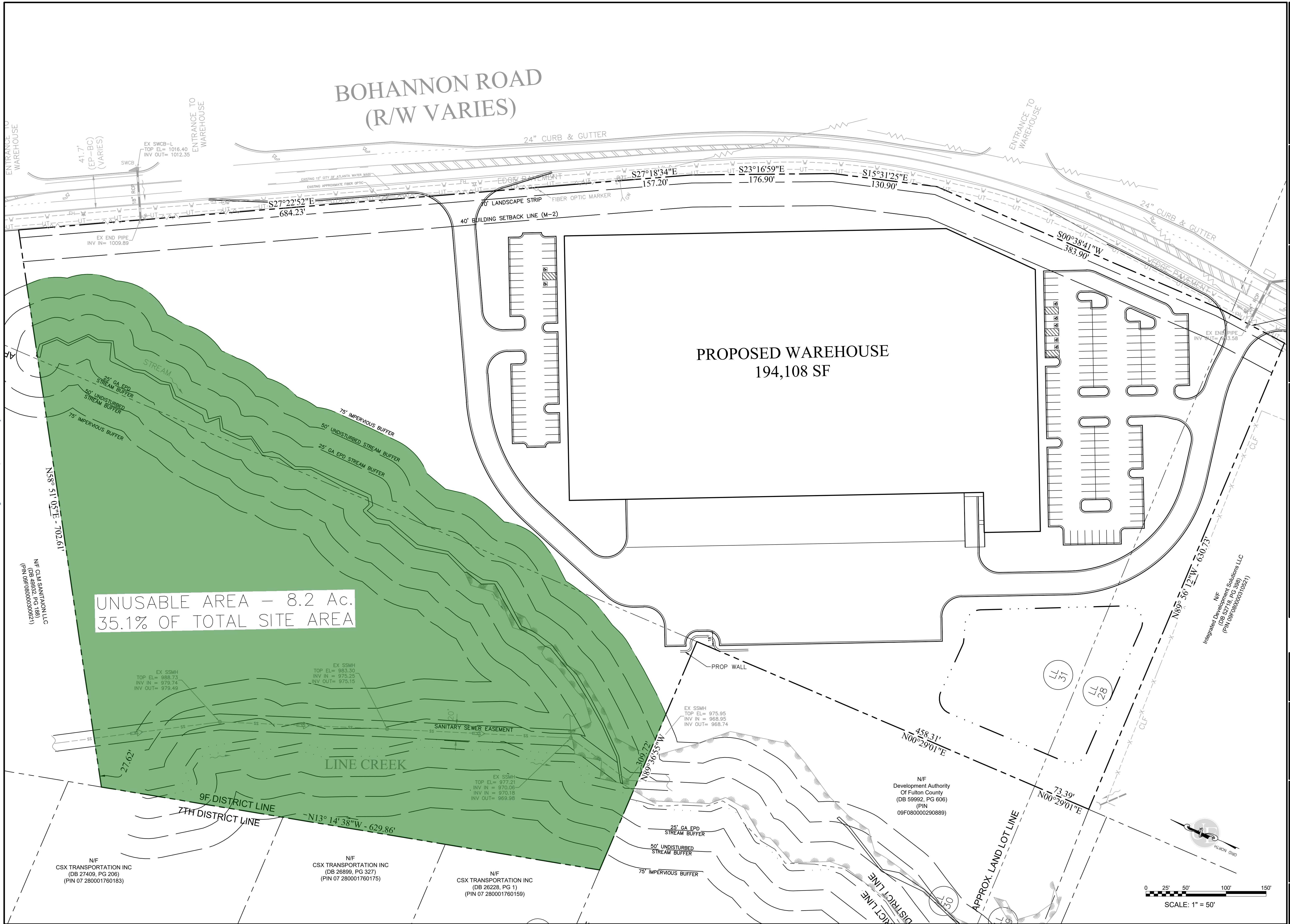


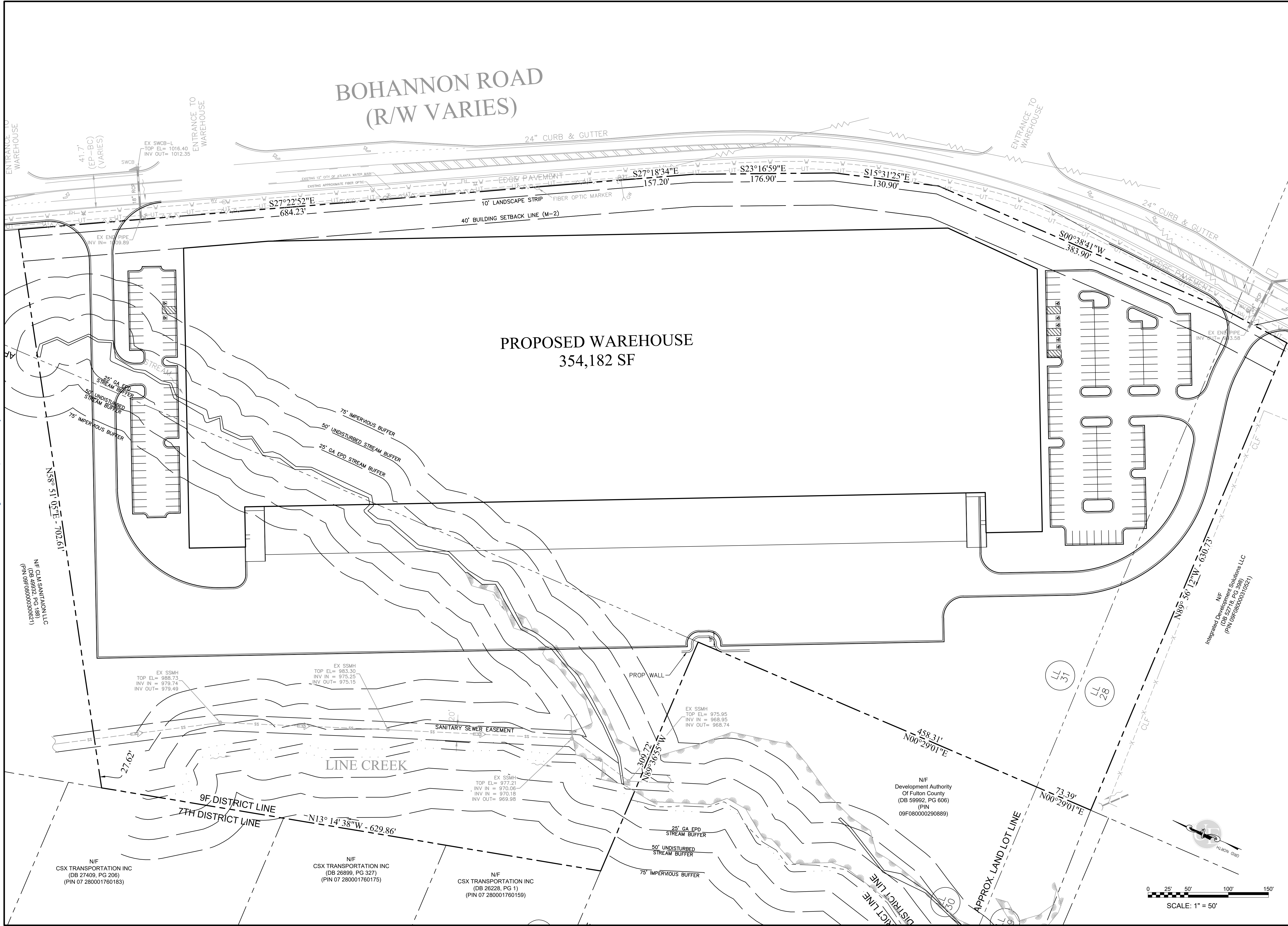
PROJECT No. 22203-8  
 LOT(S): 28, 29 & 31  
 TRACT: 9F  
 COUNTY: FULTON  
 SCALE: 1" = 50'  
 DATE: 06-30-22

## ALTERNATE CONCEPT PLAN

## NO IMPACTS

C-1.0





Urban  
Engineers, Inc.

1904 MONROE DRIVE, N.E., SUITE 150  
ATLANTA, GEORGIA 30324  
PHONE: (404) 873-5874  
www.urbanengineers.net

PROFESSIONAL SEAL

6/30/2022

REVISIONS

DATE DESCRIPTION

PROJECT NAME

BOHANNAN  
ROAD

OAKMONT



24H CONTACT

PROJECT INFORMATION

PROJECT No: 22203-8  
LAND LOT(S): 28, 29 & 31  
DISTRICT: 9F  
COUNTY: FULTON  
SCALE: 1" = 50'  
DATE: 06-30-22

SHEET NAME

ALTERNATE  
CONCEPT PLAN

MAX  
DEVELOPMENT

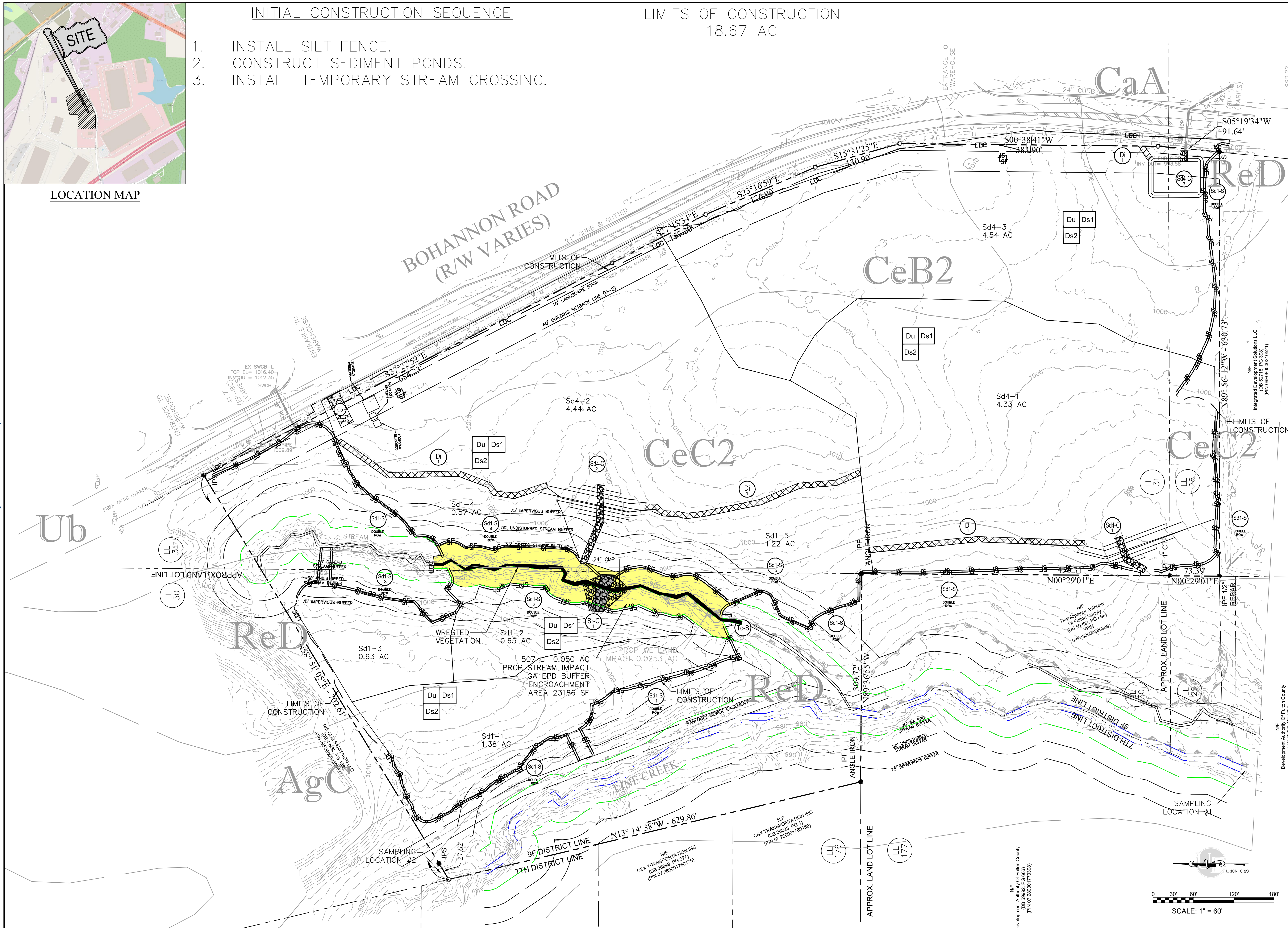
SHEET NUMBER

C-1.0



LIMITS OF CONSTRUCTION  
18.67 AC

1. INSTALL SILT FENCE.
2. CONSTRUCT SEDIMENT PONDS.
3. INSTALL TEMPORARY STREAM CROSSING.



1904 MONROE DRIVE, N.E., SUITE 150  
ATLANTA, GEORGIA 30324  
PHONE:(404) 873-5874  
[www.urbanengineers.net](http://www.urbanengineers.net)

PROFESSIONAL SEARCH

6/6/2022

## REVISIONS

[illegible]

## PROJECT NAME

OAKMONT  
BOHANNON

OAKMONT



## 24H CONTACT

**TOM COBB**  
404-868-9996  
tcobb@oakmontre.co

## PROJECT INFORMATION

PROJECT No. 22203-08  
LAND LOT(S): 28,30,31  
DISTRICT: 9F  
COUNTY: FULTON  
SCALE: 1" = 60'  
DATE: 05-17-2022

## SHEET NAME

ES&PC INITIAL  
PHASE

SHEET NUMBER

C-8.0



*Serving Metro Atlanta for more than 60 years.*



6/6/2022

[illegible]

PROJECT NAME

OAKMONT  
BOHANNON

OAKMONT



24H CONTACT

**TOM COBB**  
404-868-9996  
tcobb@oakmontre.com

PROJECT INFORMATION	
PROJECT No.	22203-08
LAND LOT(S):	28,30,31
DISTRICT:	9F
COUNTY:	FULTON
SCALE:	1" = 60'
DATE:	05-17-2022

SHEET NAME

ES&PC  
INTERMEDIATE  
PHASE

SHEET NUMBER

C-8.1











## Storm Drain Outlet Protection



### DEFINITION

Paved and/or riprapped channel sections, placed below storm drain outlets.

### PURPOSE

To reduce velocity of flow before entering receiving channels below storm drain outlets.

### CONDITIONS

This standard applies to all storm drain outlets, road culverts, paved channel outlets, etc., discharging into natural or constructed channels. Analysis and/or treatment will extend from the end of the conduit, channel or structure to the point of entry into an existing stream or publicly maintained drainage system.

### DESIGN CRITERIA

Structurally lined aprons at the outlets of pipes and paved channel sections shall be designed according to the following criteria:

#### Capacity

Peak stormflow from the 25-year, 24-hour frequency storm or the storm specified in Title 12-7-1 of the Official Code of Georgia Annotated or the design discharge of the water conveyance structure, whichever is greater.

#### Tailwater Depth

The depth of tailwater immediately below the pipe outlet must be determined for the design capacity of the pipe. Manning's Equation may be used to determine tailwater depth. If the tailwater depth is less than half the diameter of the outlet pipe, it shall be classified as a Minimum Tailwater Condition. If the tailwater depth is greater than half the pipe diameter, it shall be classified as a

Maximum Tailwater Condition. Pipes that outlet onto flat areas with no defined channel may be assumed to have a Minimum Tailwater Condition.

#### Apron Length and Thickness

The apron length and  $d_{50}$  stone median size, shall be determined from the curves according to tailwater conditions:

Minimum Tailwater- Use Figure 6-34.1

Maximum Tailwater- Use Figure 6-34.2

Maximum Stone Size =  $1.5 \times d_{50}$

Apron Thickness =  $1.5 \times d_{max}$

#### Apron Width

If the pipe discharges directly into a well-defined channel, the apron shall extend across the channel bottom and up the channel banks to an elevation one foot above the maximum tailwater depth or to the top of the bank (whichever is less). If the pipe discharges onto a flat area with no defined channel, the width of the apron shall be determined as follows:

- The upstream end of the apron, adjacent to the pipe, shall have a width three times the diameter of the outlet pipe.
- For a Minimum Tailwater Condition, the downstream end of the apron shall have a width equal to the pipe diameter plus the length of the apron. Refer to Figure 6-34.1.
- For a Maximum Tailwater Condition, the downstream end of the apron shall have a width equal to the pipe diameter plus 0.4 times the length of the apron. Refer to Figure 6-34.2.

#### Bottom Grade

The apron shall be constructed with no slope along its length (0.0% grade). The invert elevation of the downstream end of the apron shall be equal to the elevation of the invert of the receiving channel. There shall be no overflow at the end of the apron.

#### Side Slope

If the pipe discharges into a well-defined channel, the side slopes of the channel shall not be steeper than 2:1.

GBWCC 2016 Edition

6-207

### Alignment

The apron shall be located so that there are no bends in the horizontal alignment.

### Geotextile

Geotextiles should be used as a separator between the graded stone, the soil base, and the abutments. The geotextile will prevent the migration of soil particles from the subgrade into the graded stone. The geotextile shall be specified in accordance with AASHTO M289-08 Section 6, Geotextile Property Requirements. The geotextile should be placed immediately adjacent to the subgrade without any voids.

### Materials

The apron may be lined with riprap, grouted riprap, or concrete. The median sized stone for riprap,  $d_{50}$ , shall be determined from the curves, Figures 6-34.1 and 6-34.2, according to the tailwater condition. The gradation, quality and placement of riprap shall conform to Appendix C.

Refer to Figure 6-34.4, for alternative structures to achieving energy dissipation at an outlet. For information regarding the selection and design of these alternative energy dissipators, refer to:

FHWA Standard (REF: Hydraulic Design of Energy Dissipators for Culverts and Channels; HEC No. 14, FHWA, Available from the Superintendent of Documents, U.S. Government Printing Office, Washington, D.C. 20402.

### CONSTRUCTION SPECIFICATIONS

- Ensure that the subgrade for the filter and the riprap follows the required lines and grades shown in the plan. Compact any fill required in the subgrade to the density of the surrounding undisturbed material. Low areas in the subgrade on undisturbed soil may also be filled by increasing the riprap thickness.
- The riprap and gravel filter must conform to the specified grading limits shown on the plans.
- Geotextile must meet design requirements and be properly protected from punching or tearing during installation. Repair any damage by removing the riprap and placing another piece of filter fabric over the damaged area. All connecting joints should overlap a

6-208

minimum of 1 ft. If the damage is extensive, replace the entire filter fabric.

- Riprap may be placed by equipment, but take care to avoid damaging the filter.

- The minimum thickness of the riprap should be 1.5 times the maximum stone diameter.

- Construct the apron on zero grade with no overflow at the end. Make the top of the riprap at the downstream end level with the receiving area or slightly below it.

- Ensure that the apron is properly aligned with the receiving stream and preferably straight throughout its length. If a curve is needed to fit site conditions, place it in the upper section of the apron.

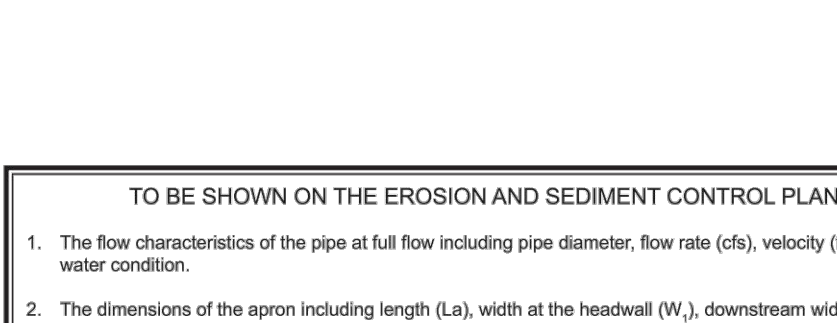
- Immediately after construction, stabilize all disturbed areas with vegetation.
- Stone quality - Select stone for riprap from field stone or quarry stone. The stone should be hard, angular, and highly weather-resistant. The specific gravity of the individual stones should be at least 2.5.

- Filter - Install a filter to prevent soil movement through the openings in the riprap. The filter should consist of a graded gravel layer or a synthetic filter cloth. See Appendix C, p. C-1.

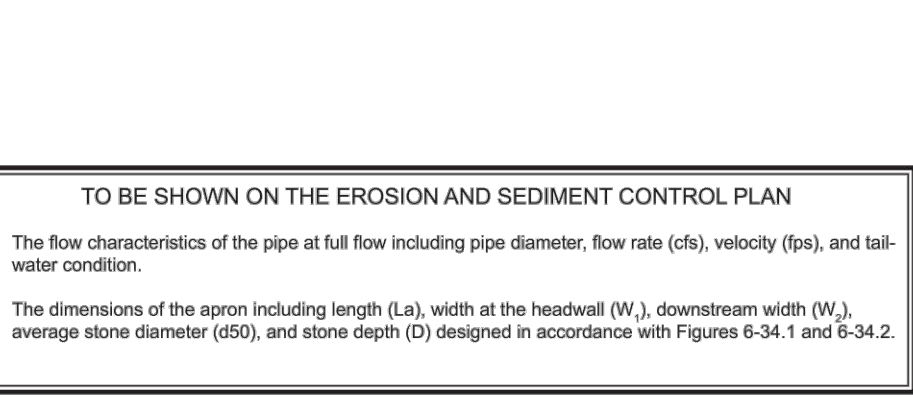
### MAINTENANCE

Inspect riprap outlet structures after heavy rains to see if any erosion around or below the riprap has taken place or if stones have been dislodged. Immediately make all needed repairs to prevent further damage.

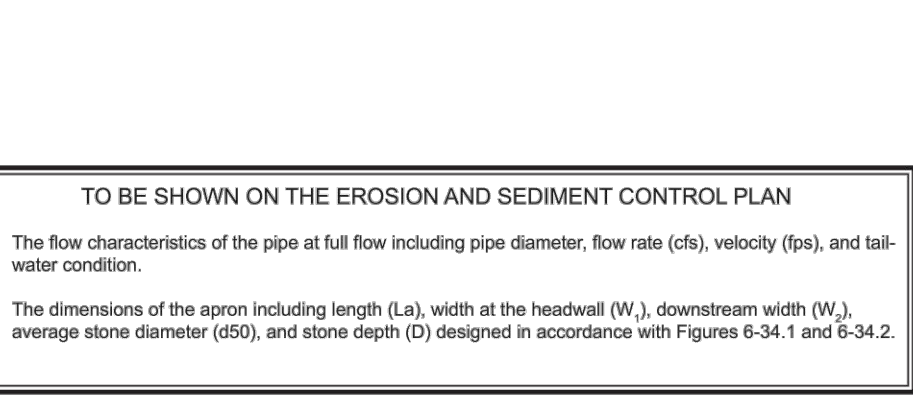
GBWCC 2016 Edition



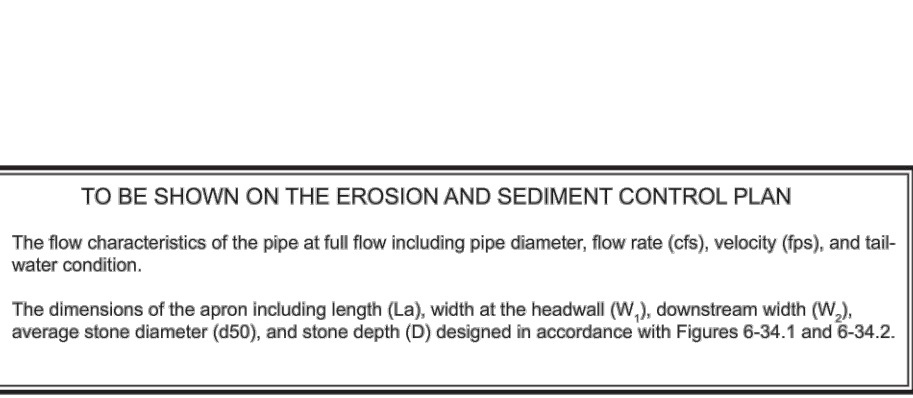
6-209



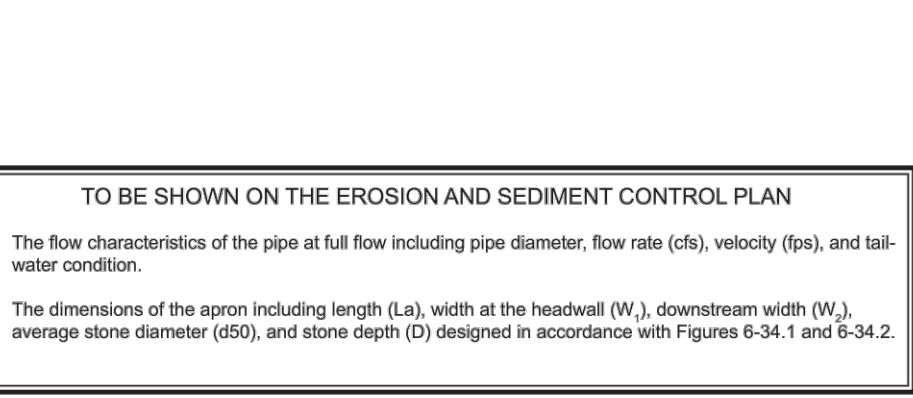
6-209



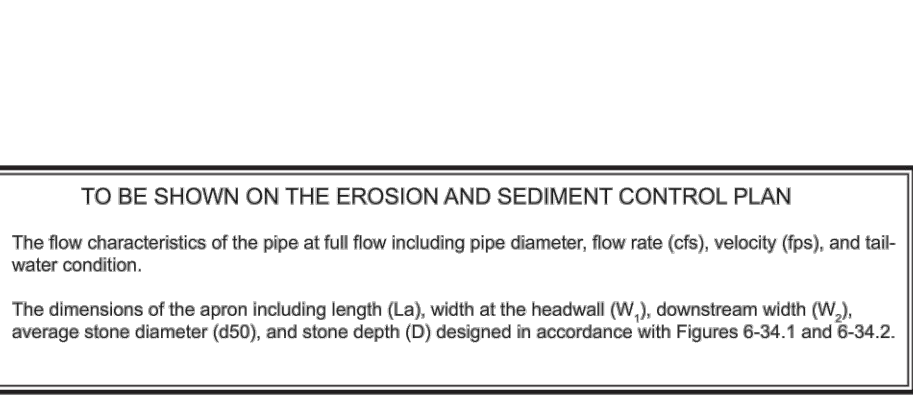
6-209



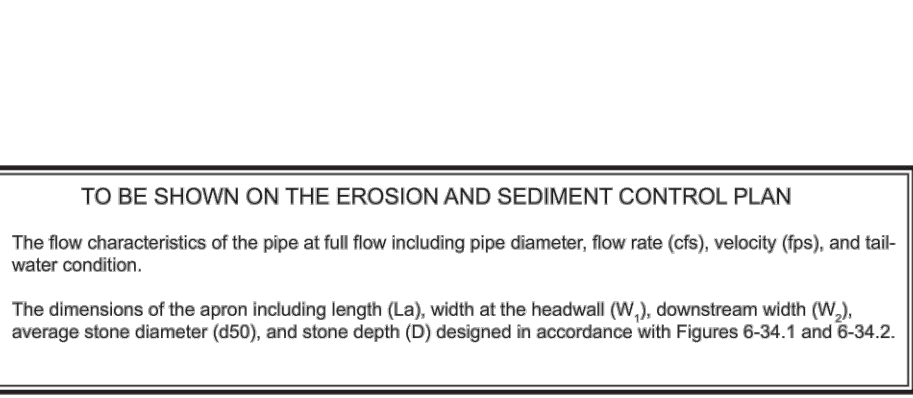
6-209



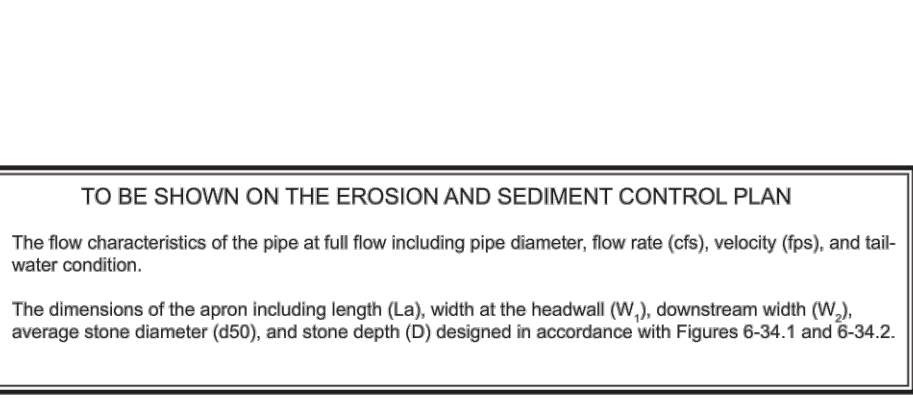
6-209



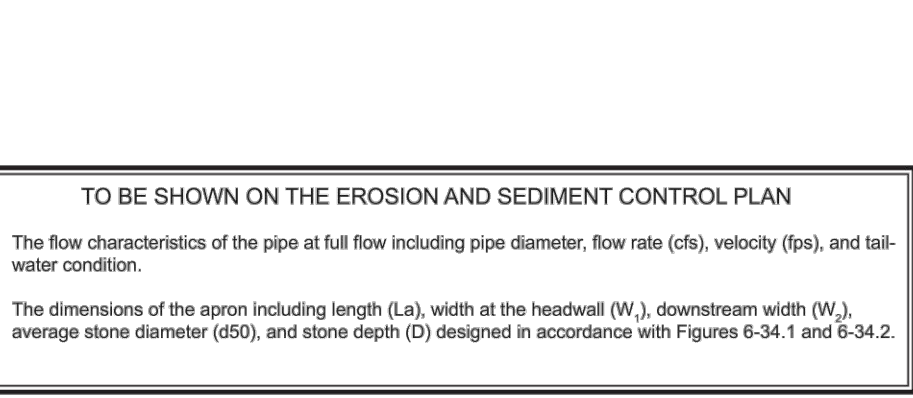
6-209



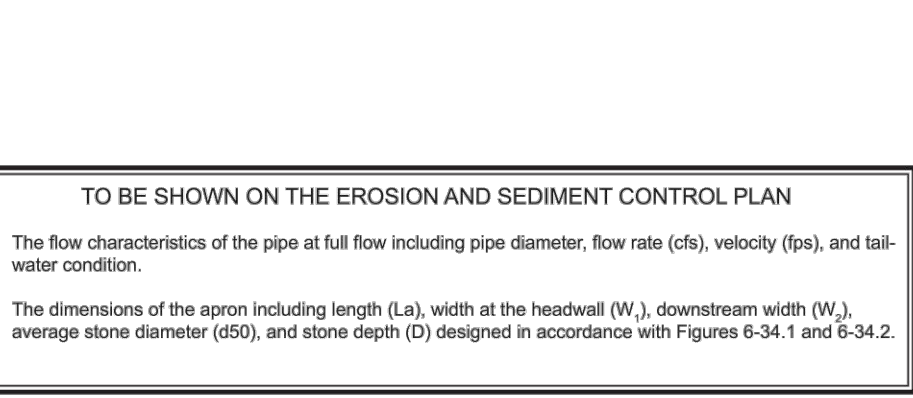
6-209



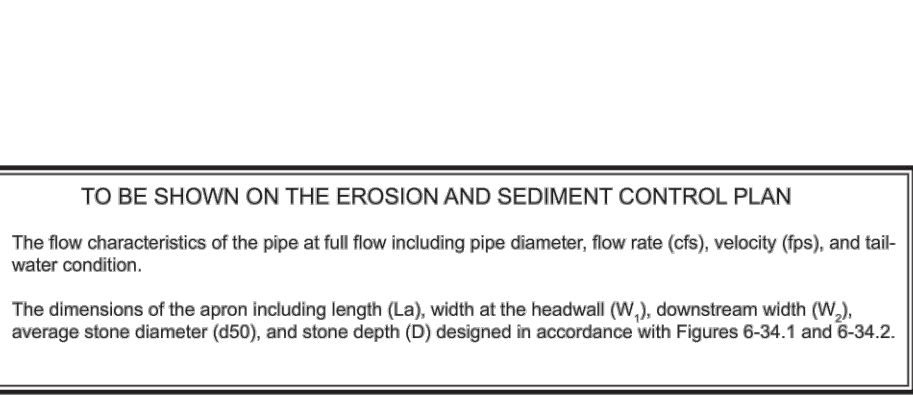
6-209



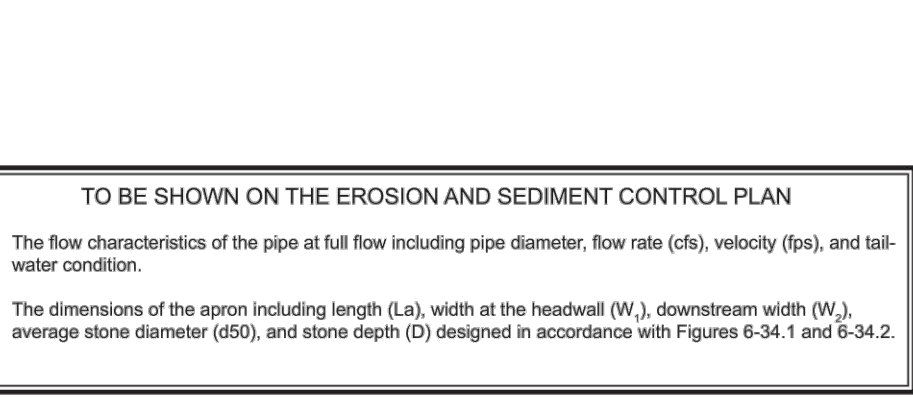
6-209



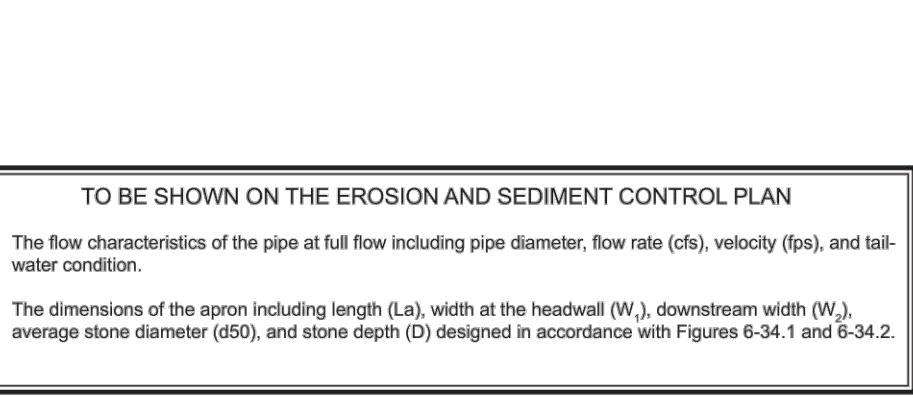
6-209



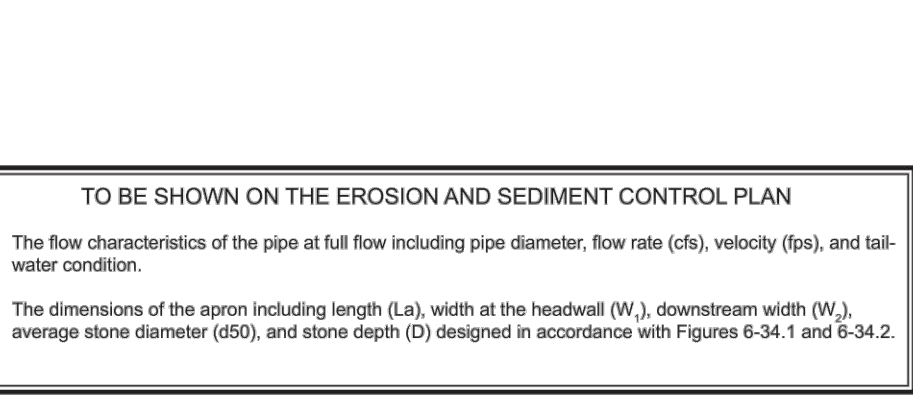
6-209



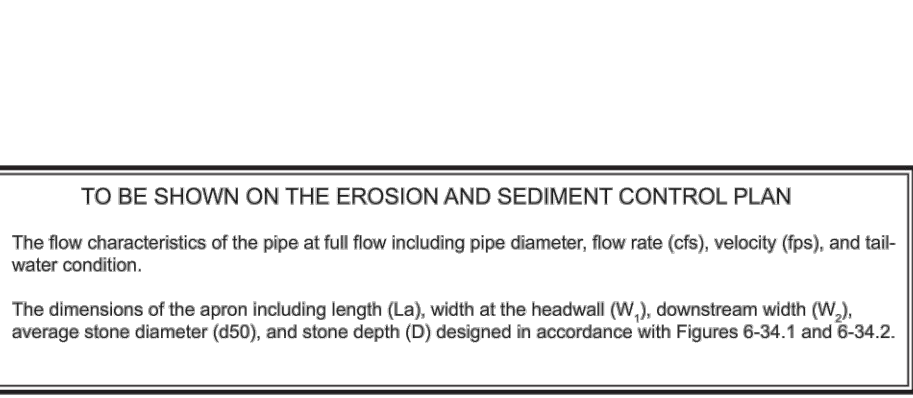
6-209



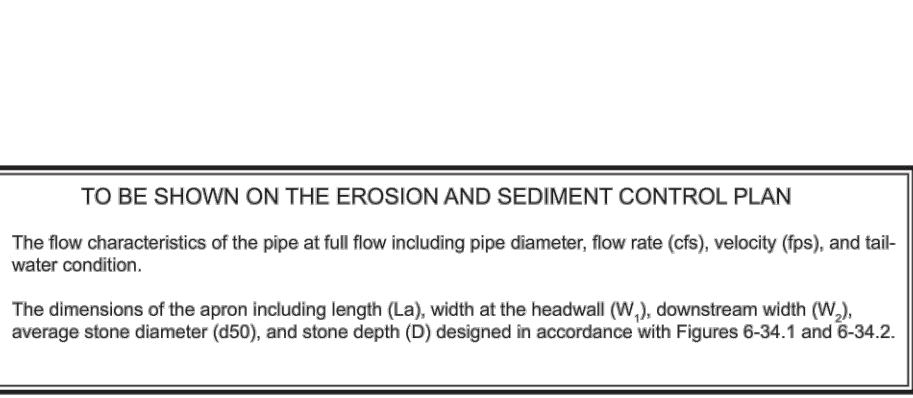
6-209



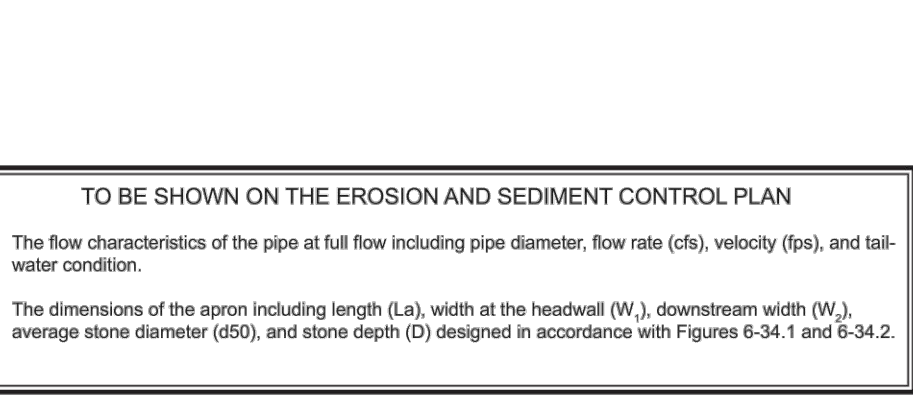
6-209



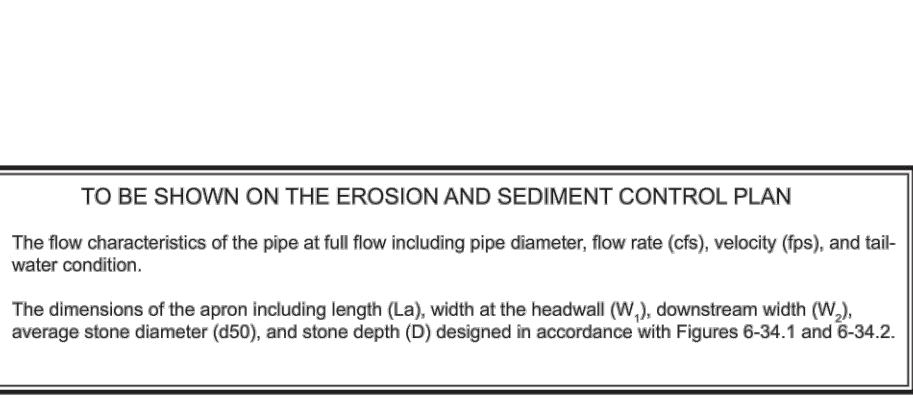
6-209



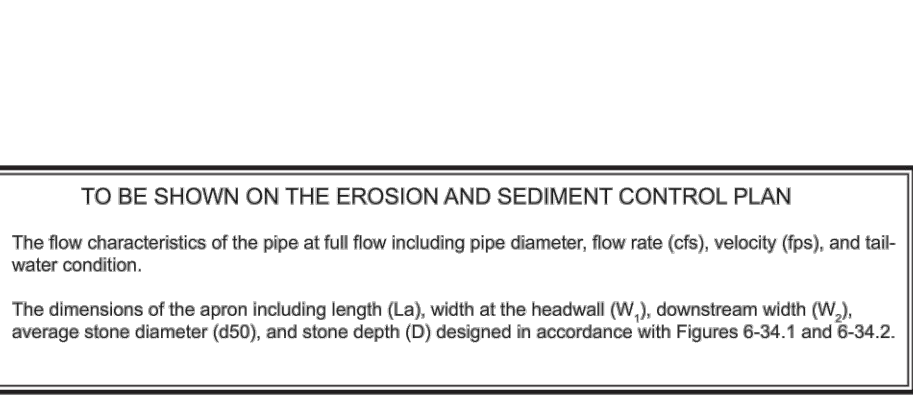
6-209



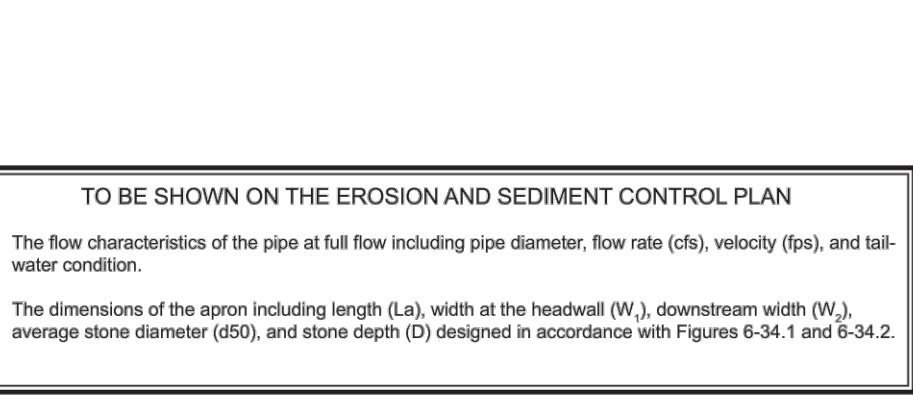
6-209



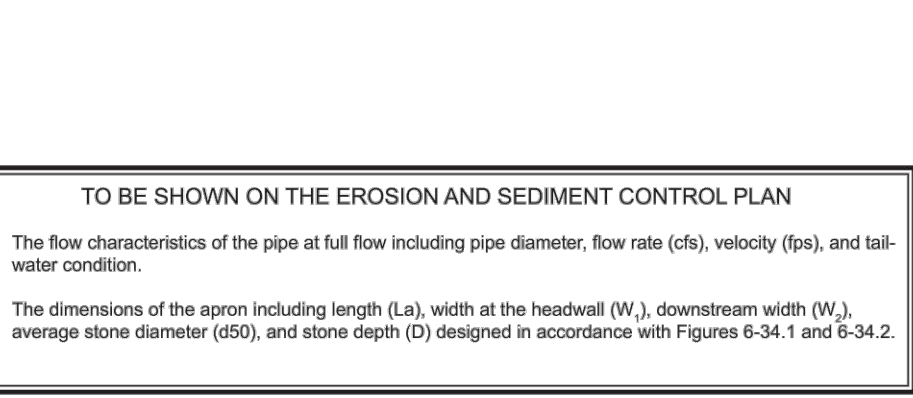
6-209



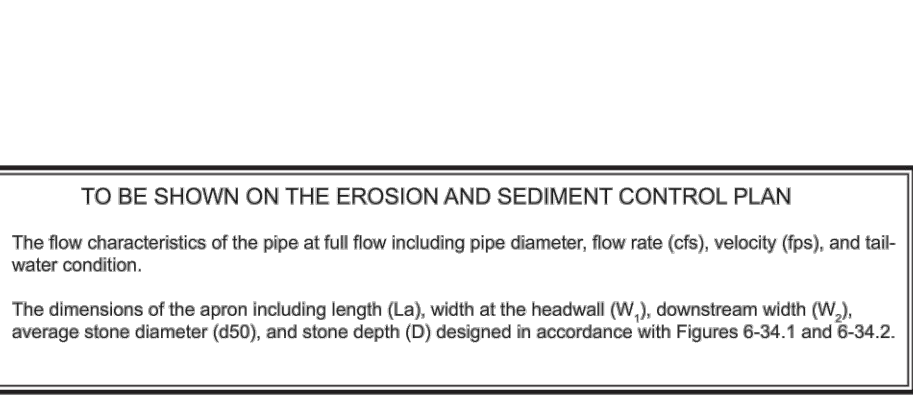
6-209



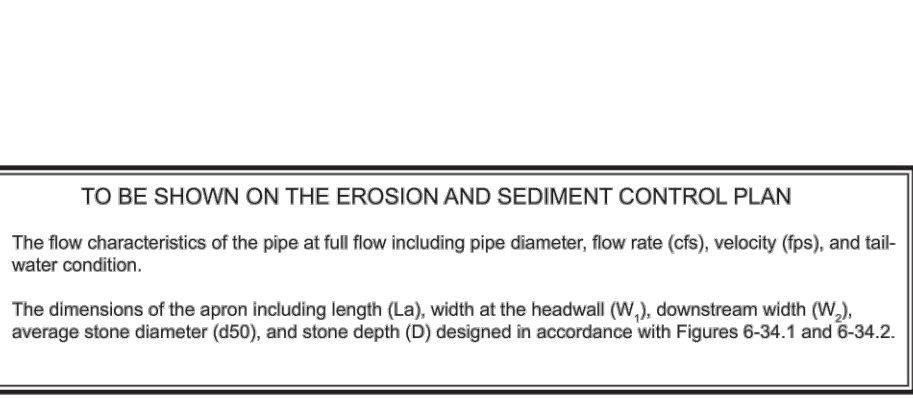
6-209



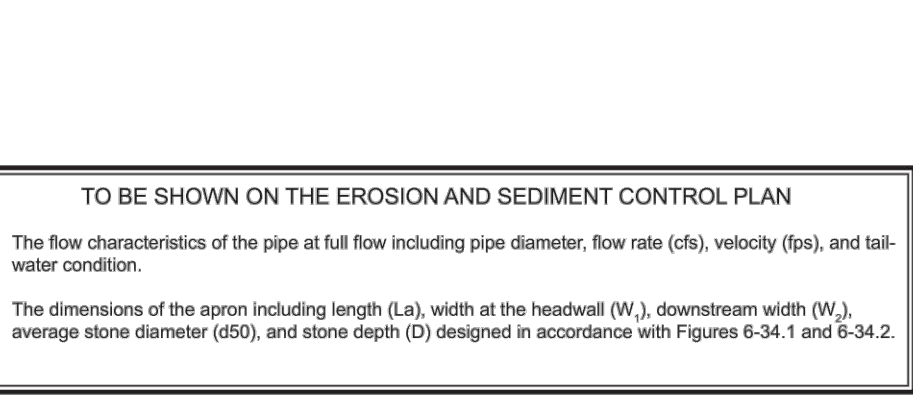
6-209



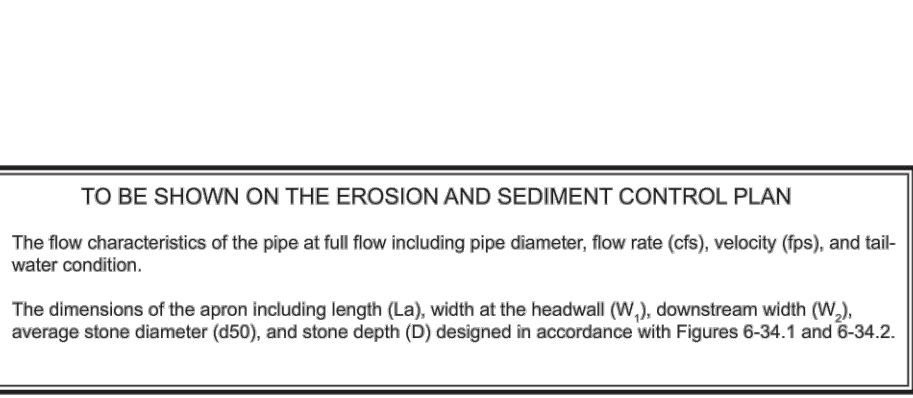
6-209



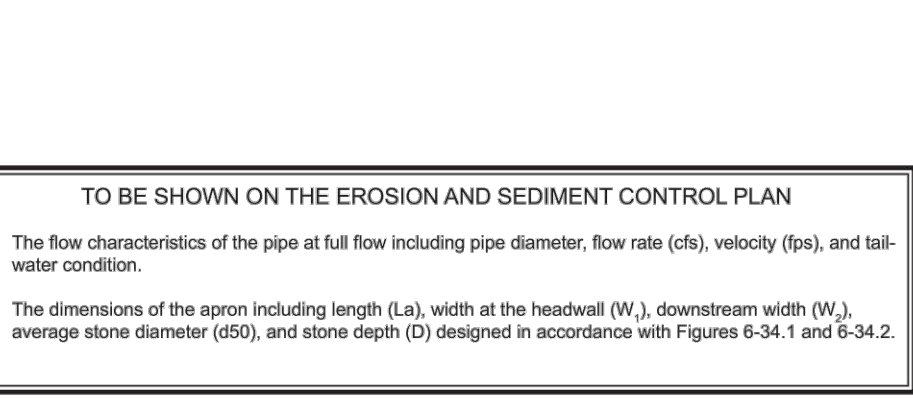
6-209



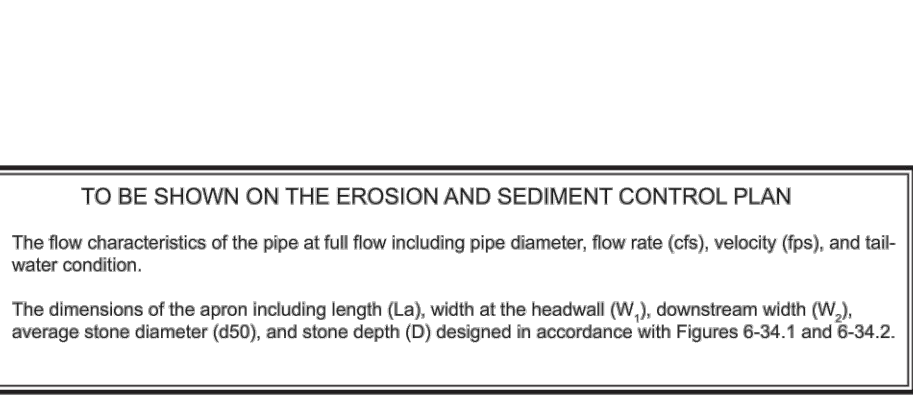
6-209



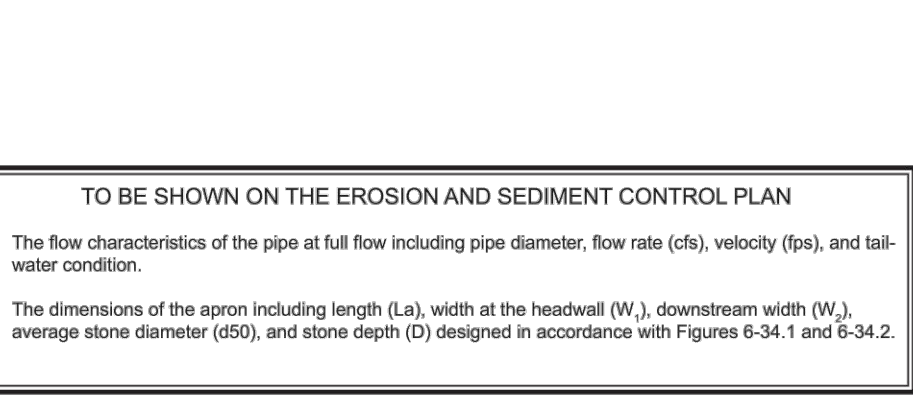
6-209



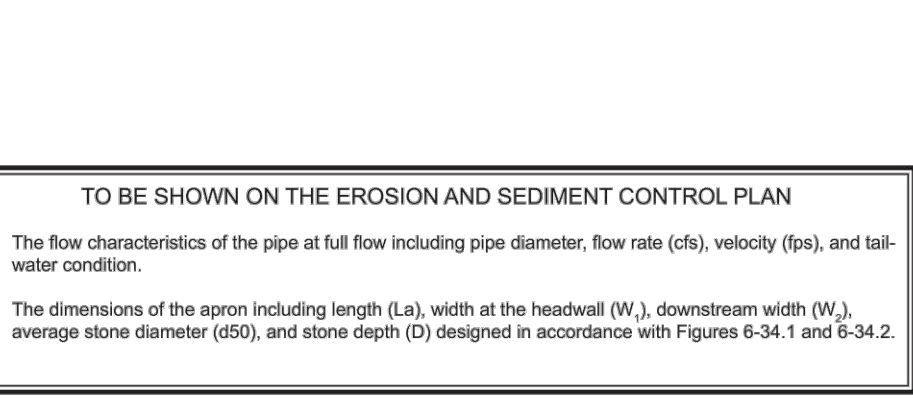
6-209



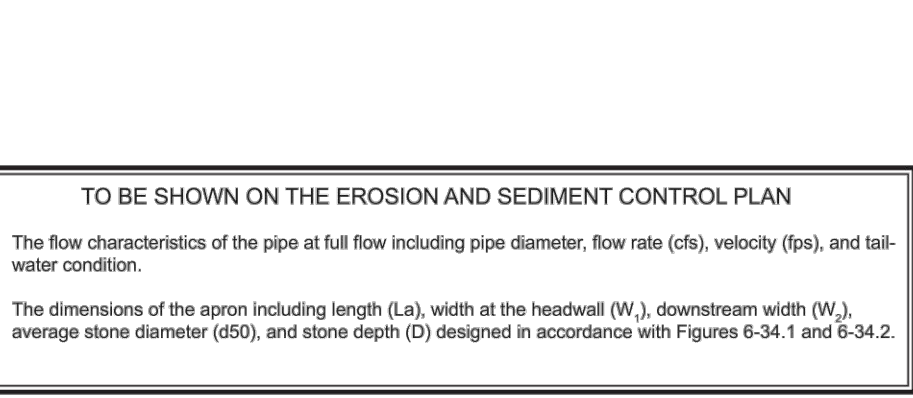
6-209



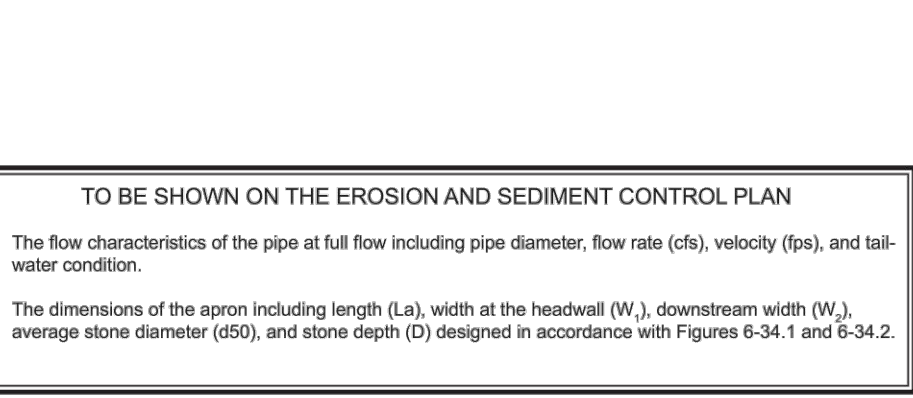
6-209



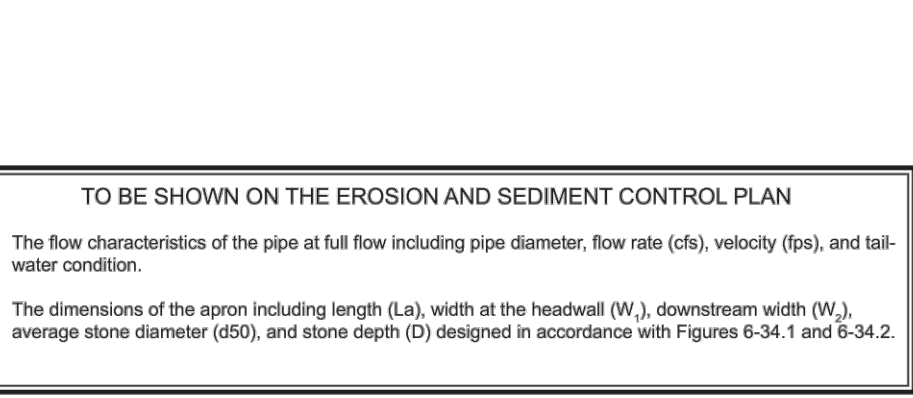
6-209



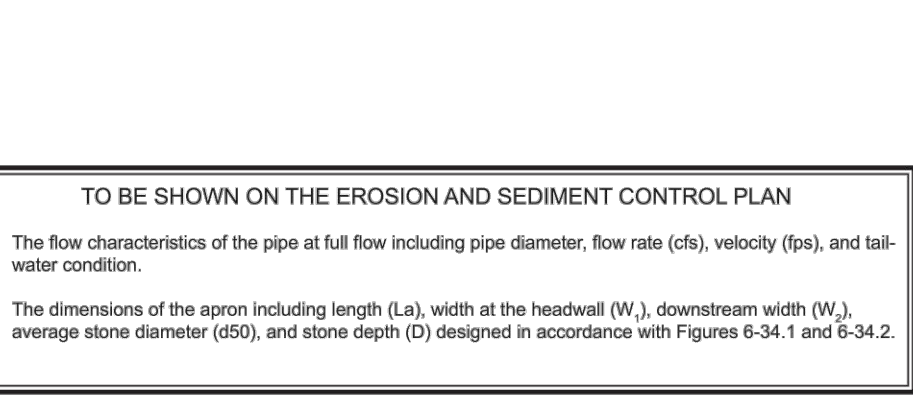
6-209



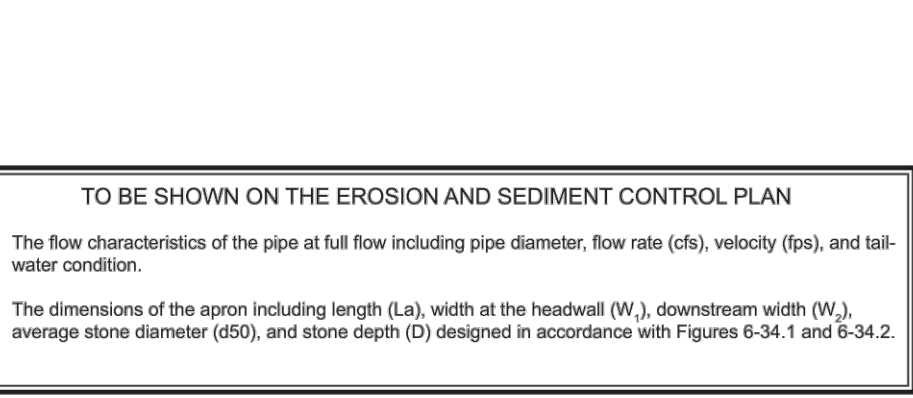
6-209



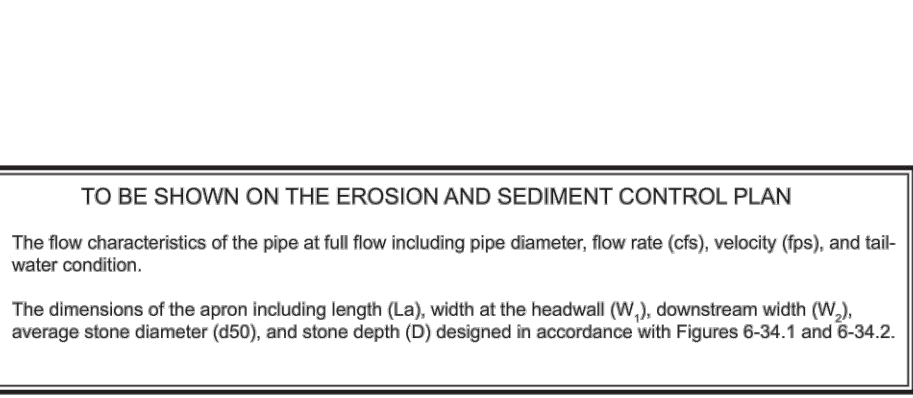
6-209



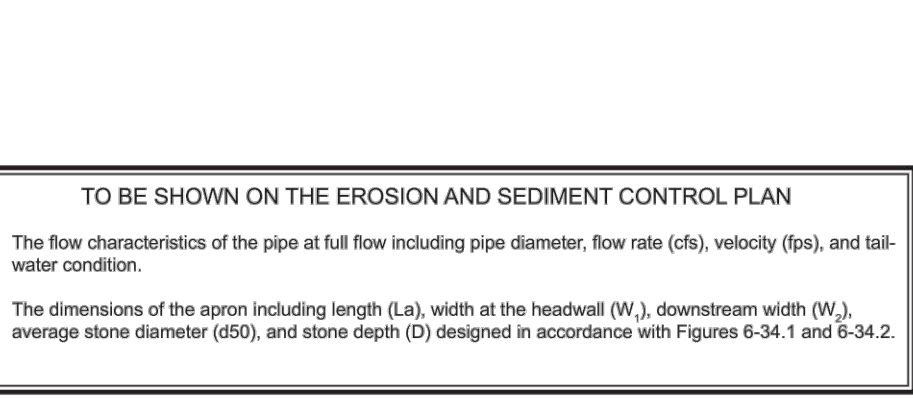
6-209



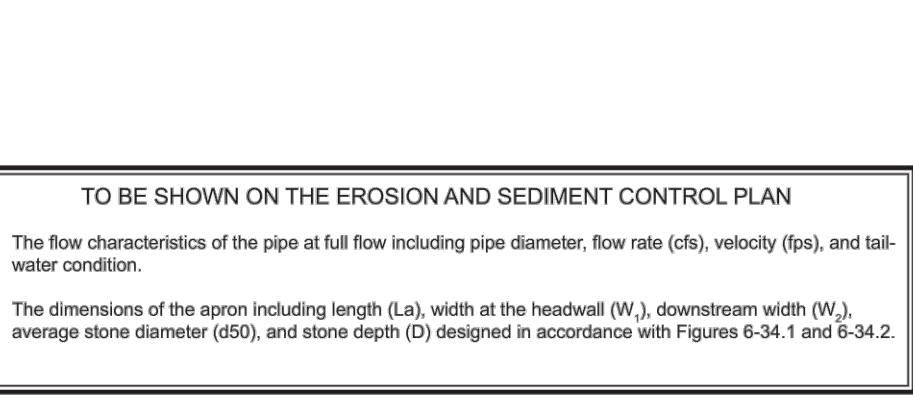
6-209



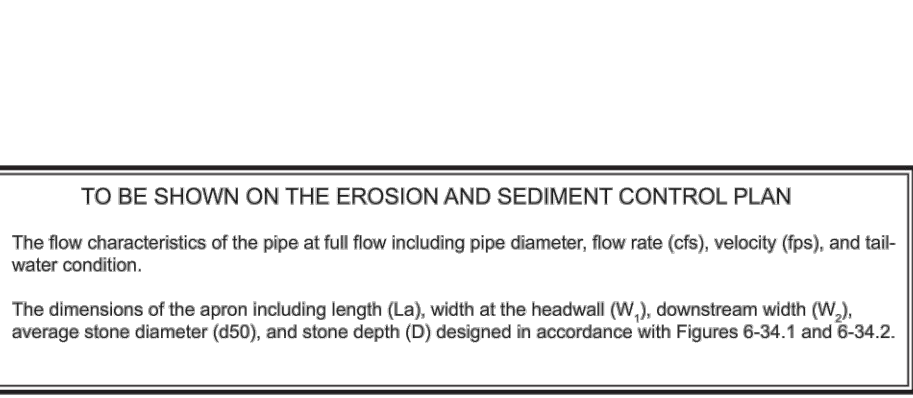
6-209



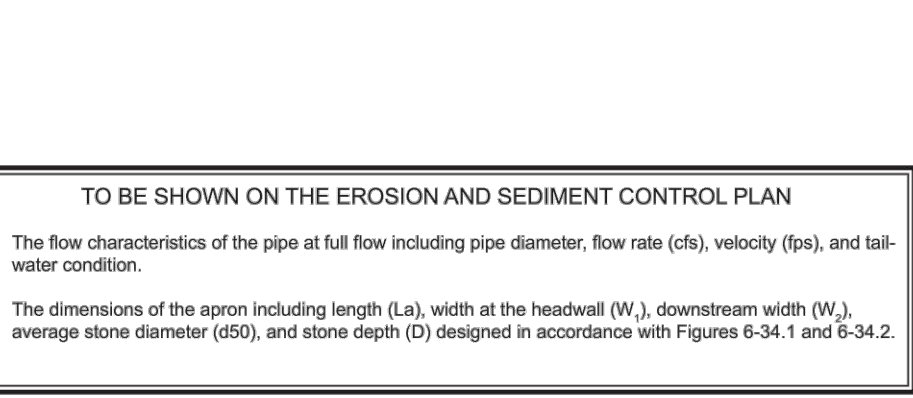
6-209



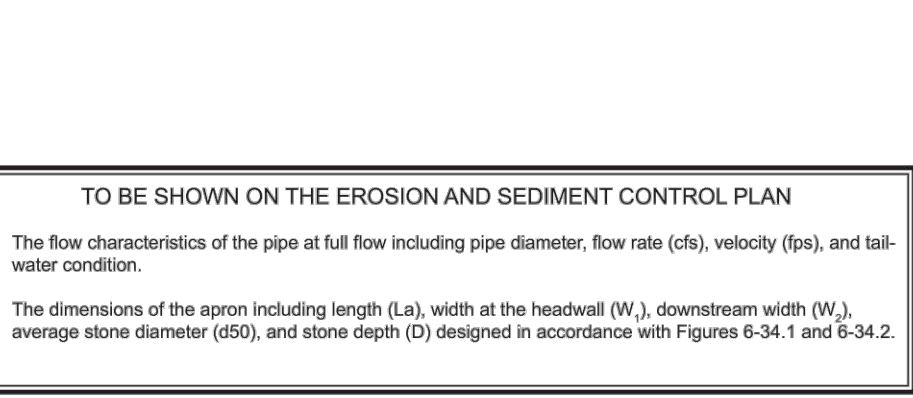
6-209



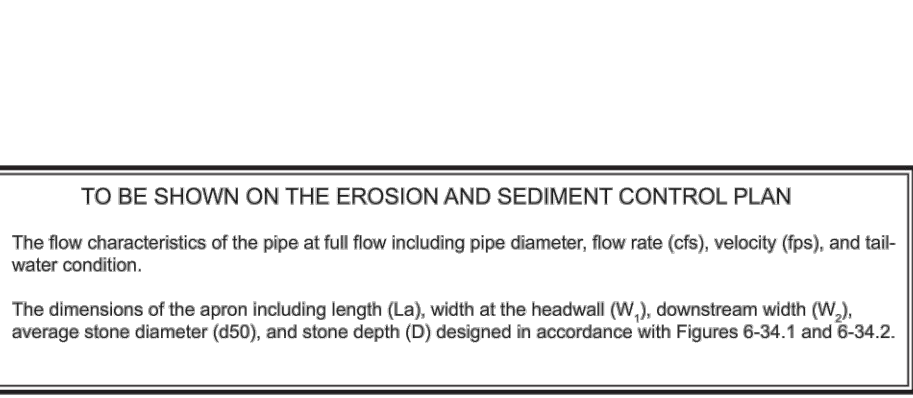
6-209



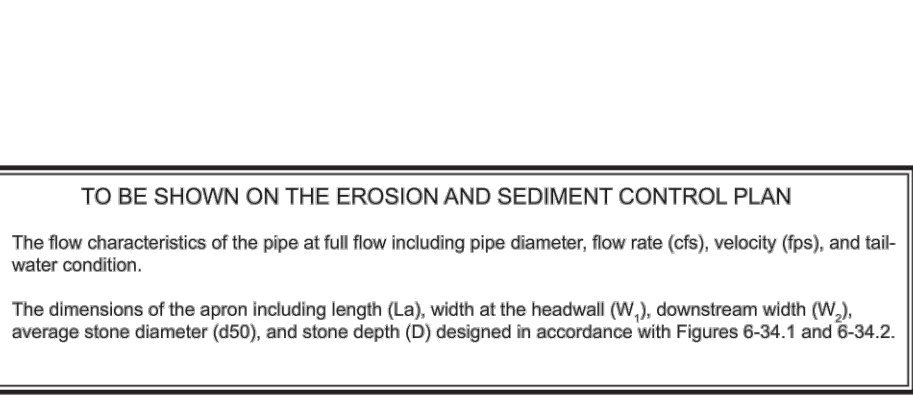
6-209



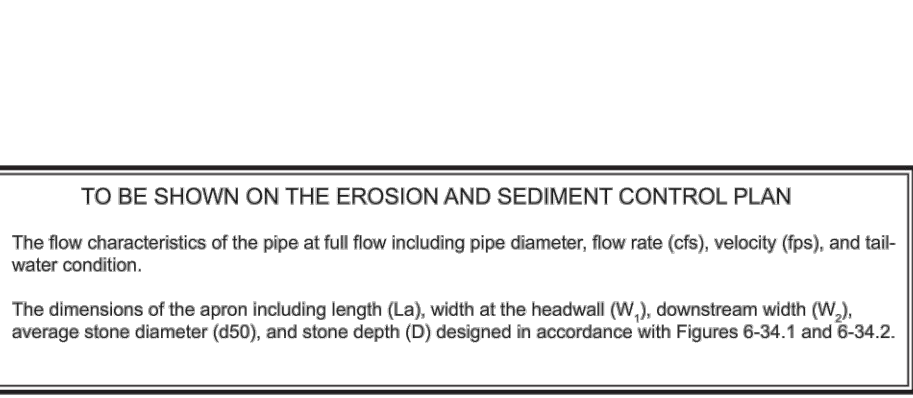
6-209



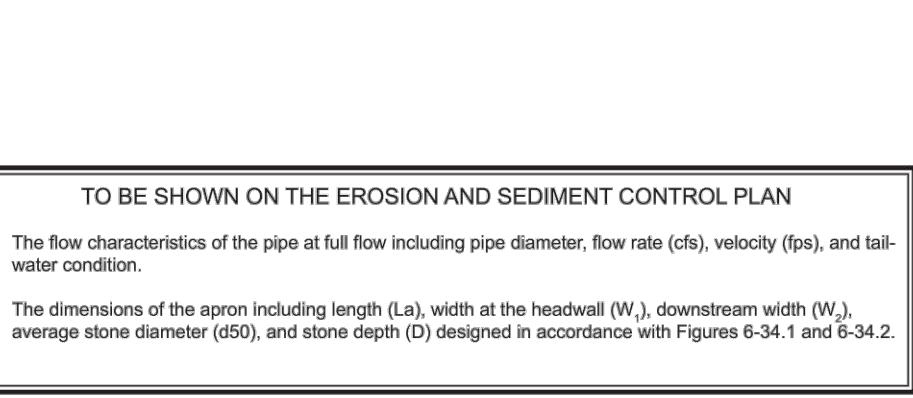
6-209



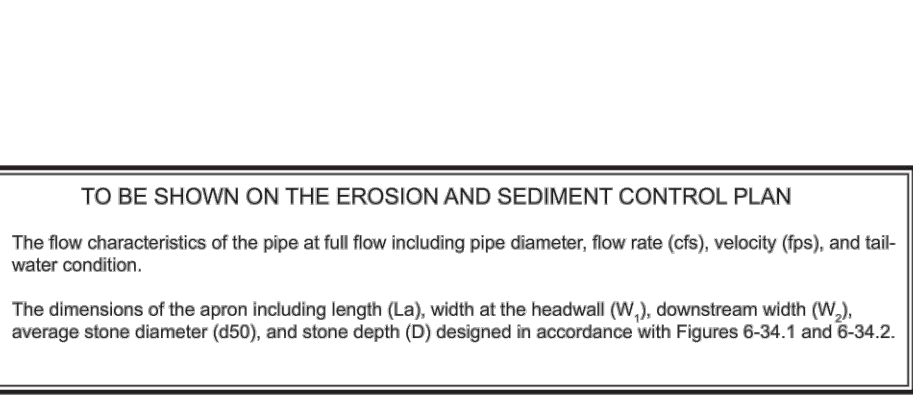
6-209



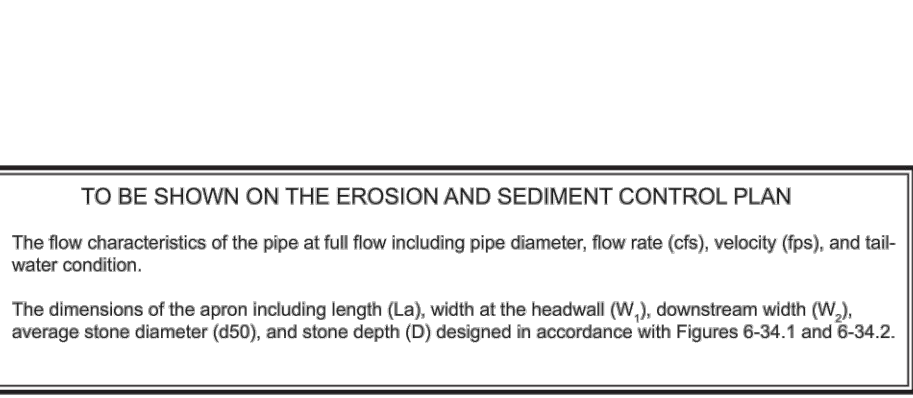
6-209



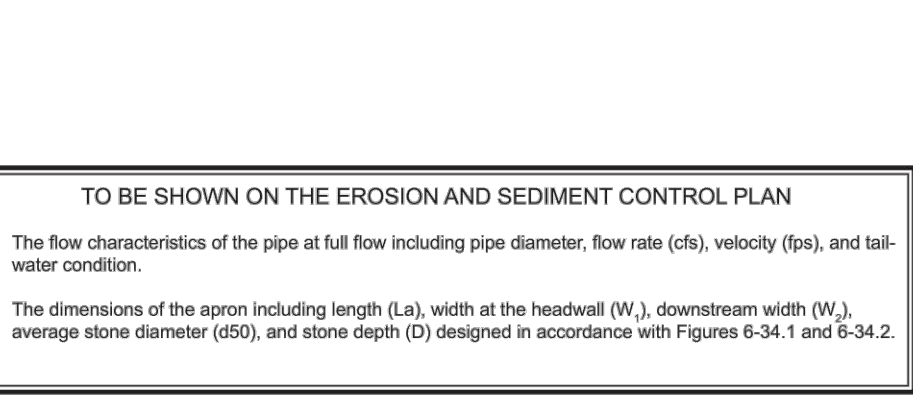
6-209



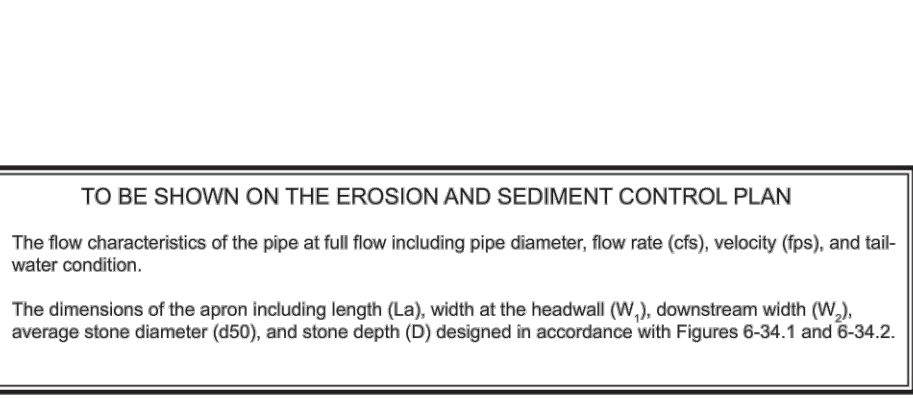
6-209



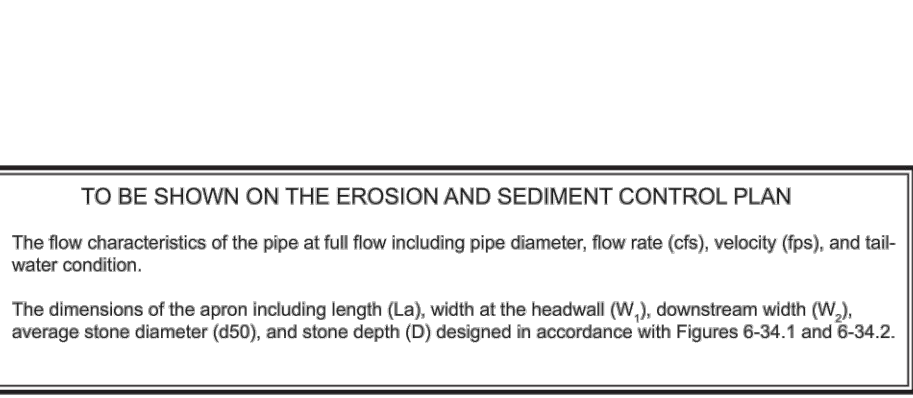
6-209



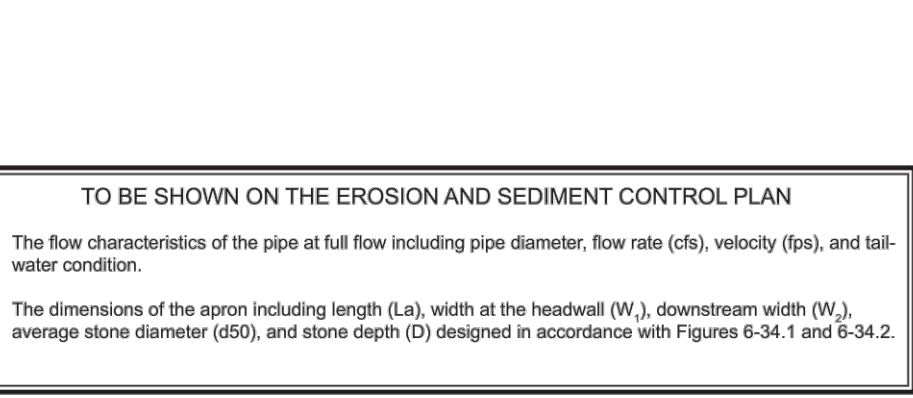
6-209



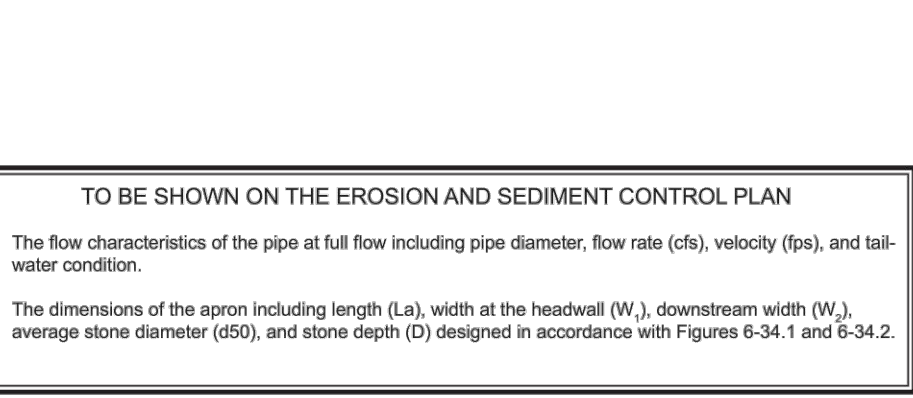
6-209



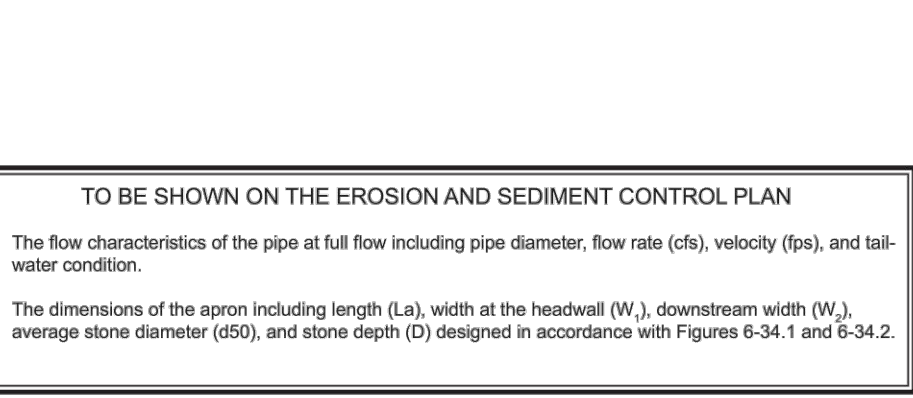
6-209



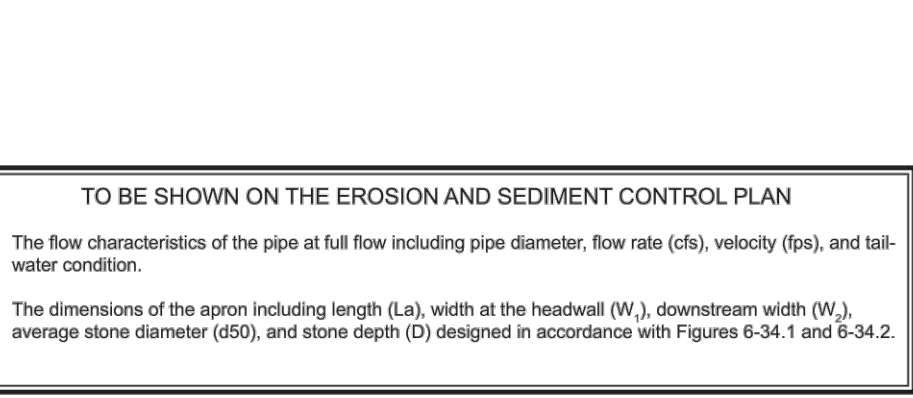
6-209



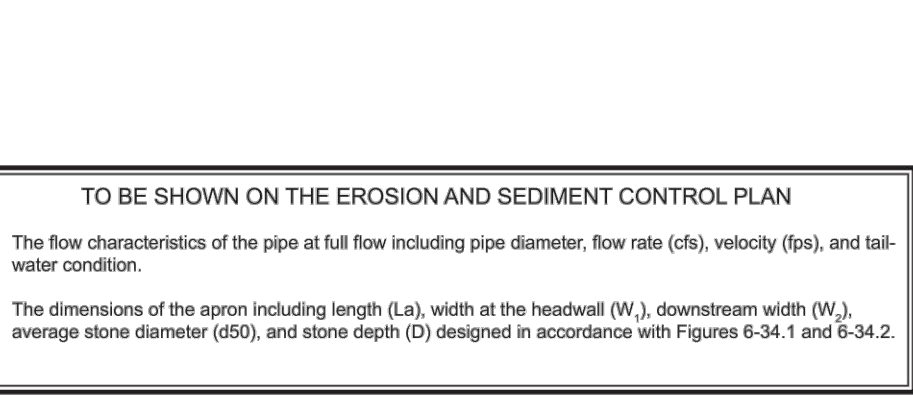
6-209



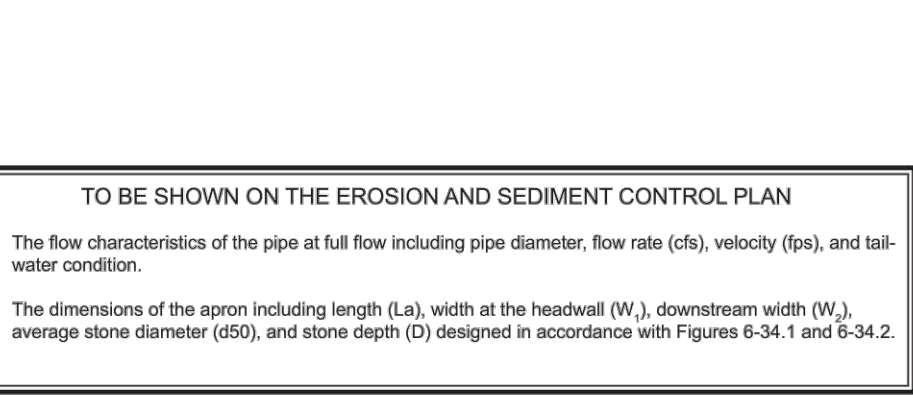
6-209



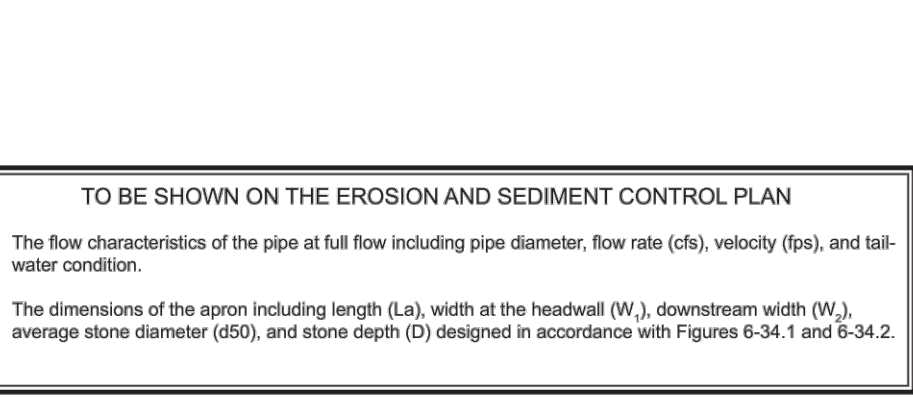
6-209



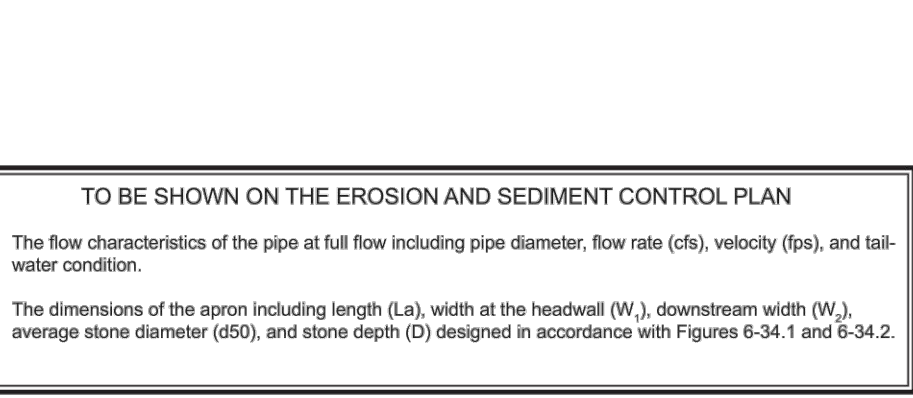
6-209



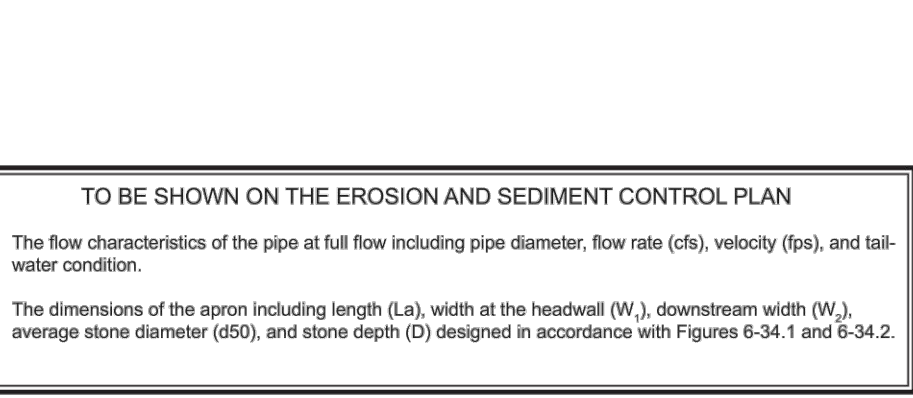
6-209



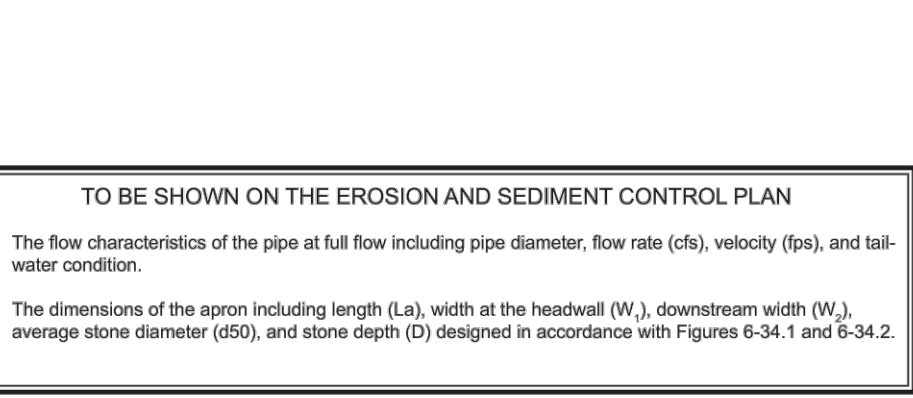
6-209



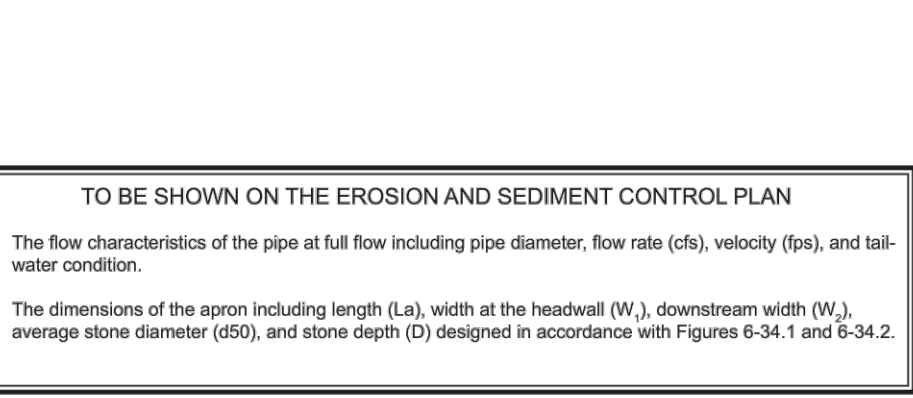
6-209



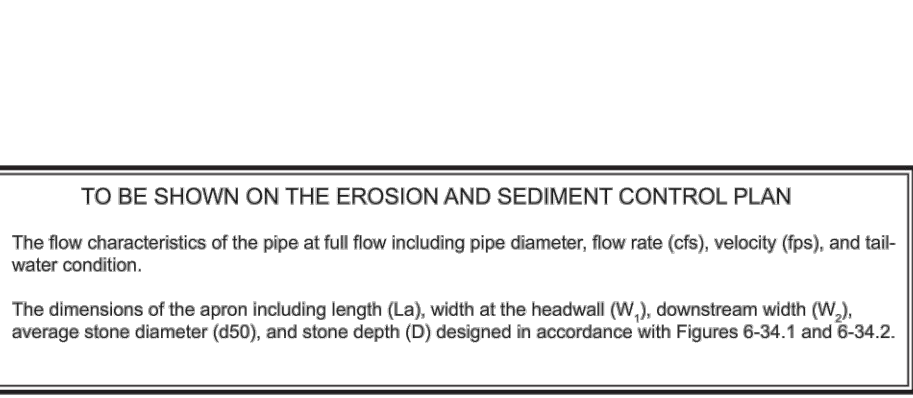
6-209



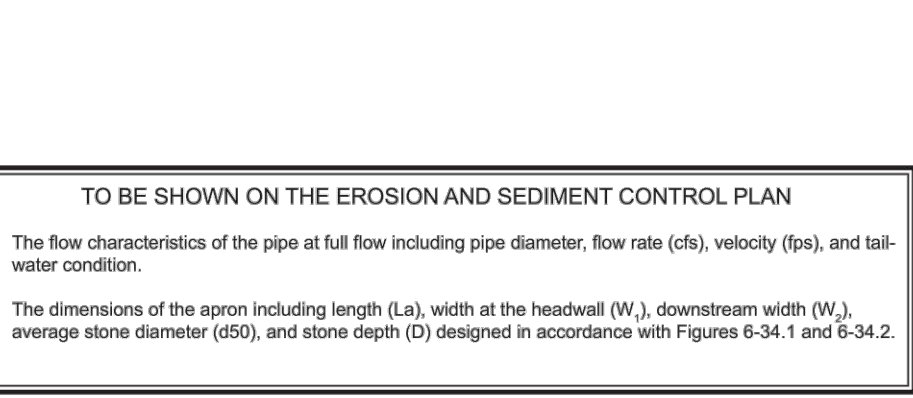
6-209



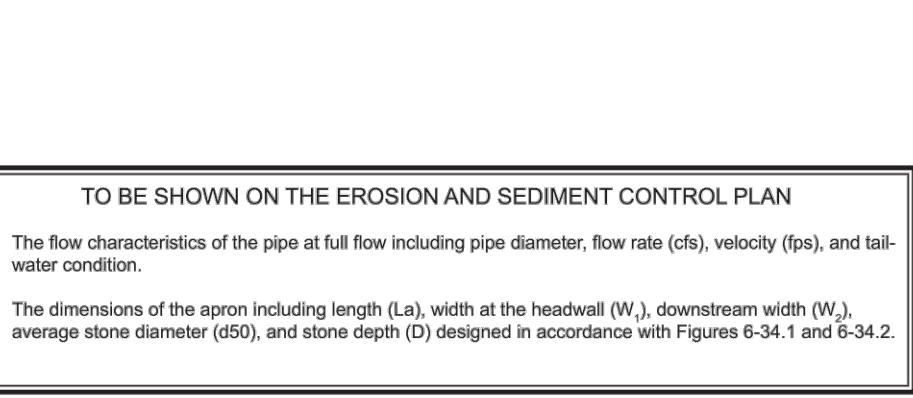
6-209



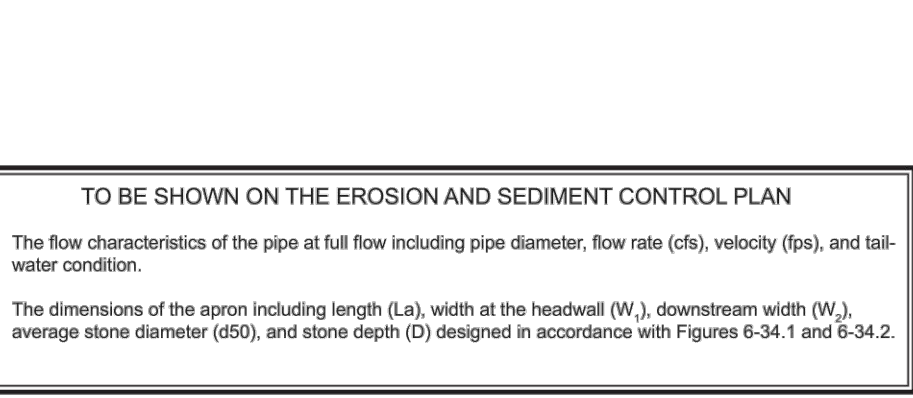
6-209



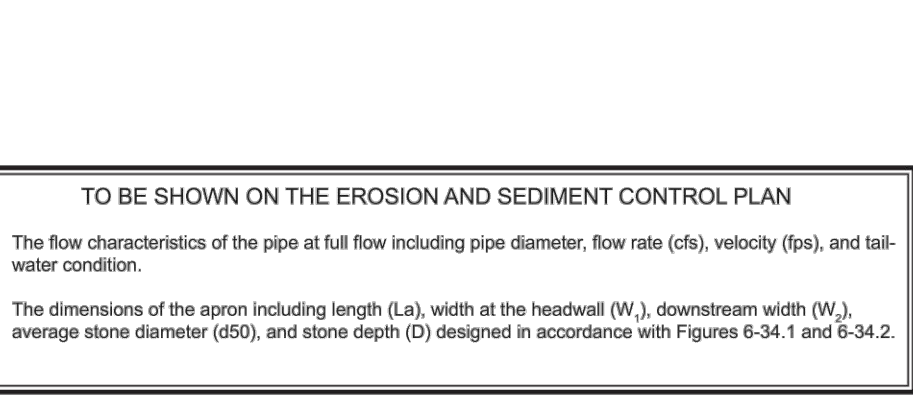
6-209



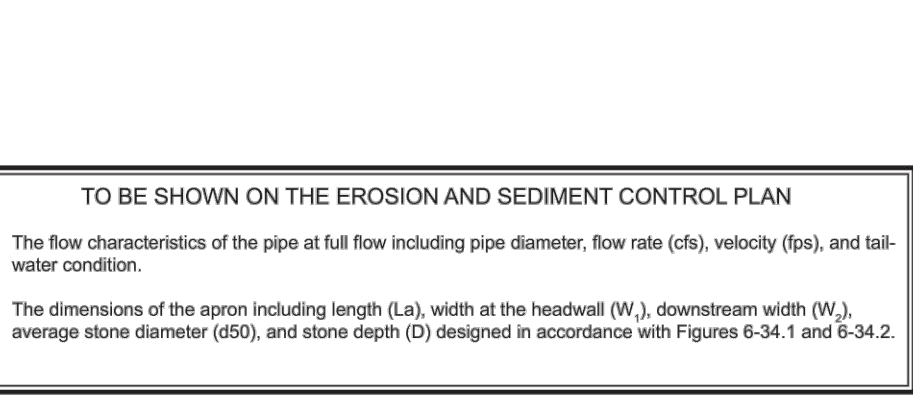
6-209



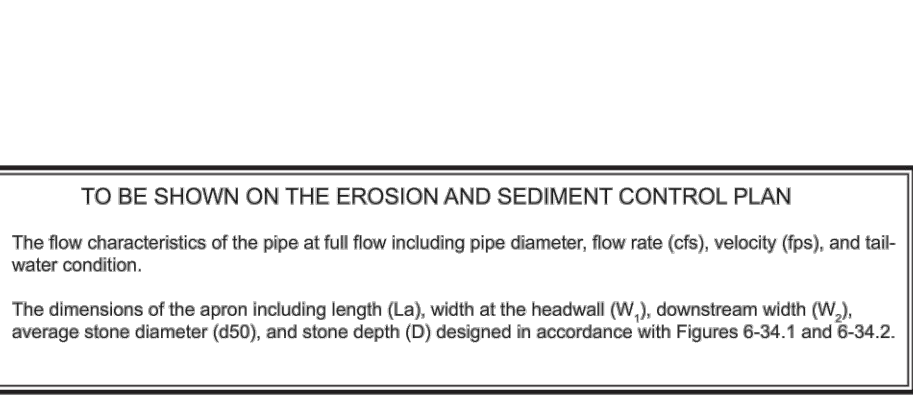
6-209



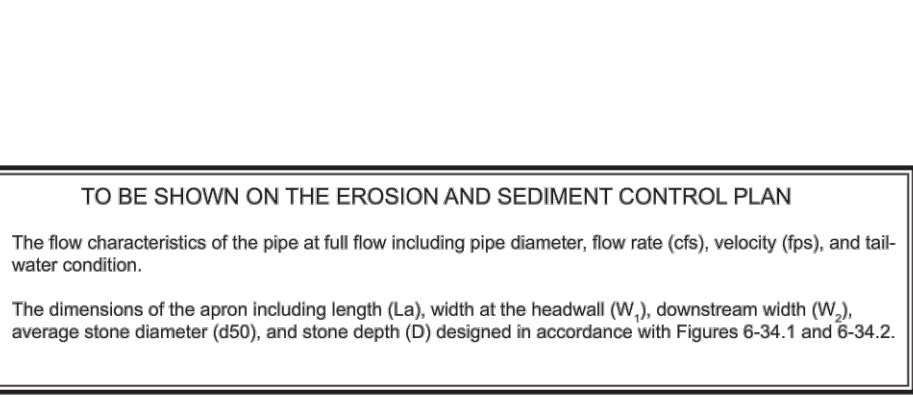
6-209



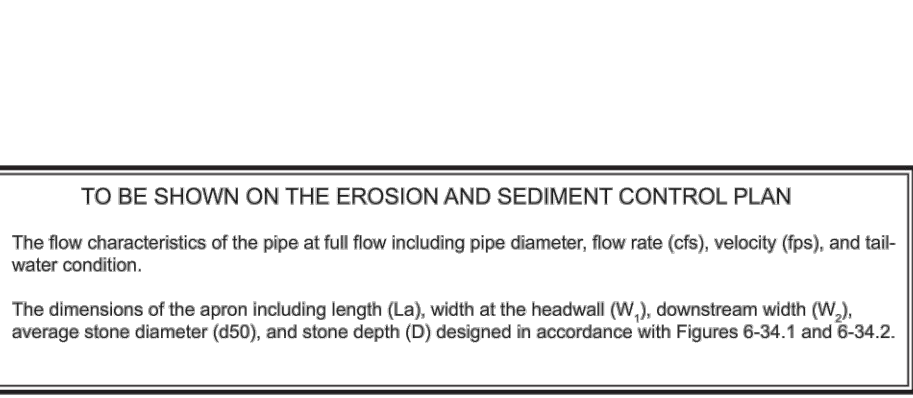
6-209



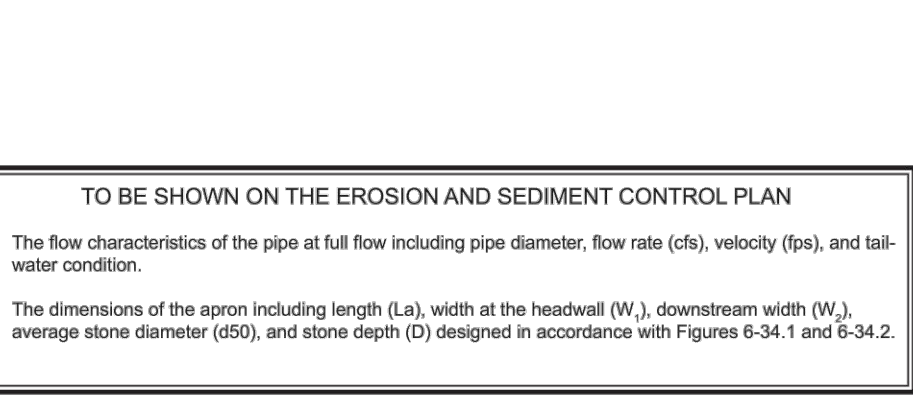
6-209



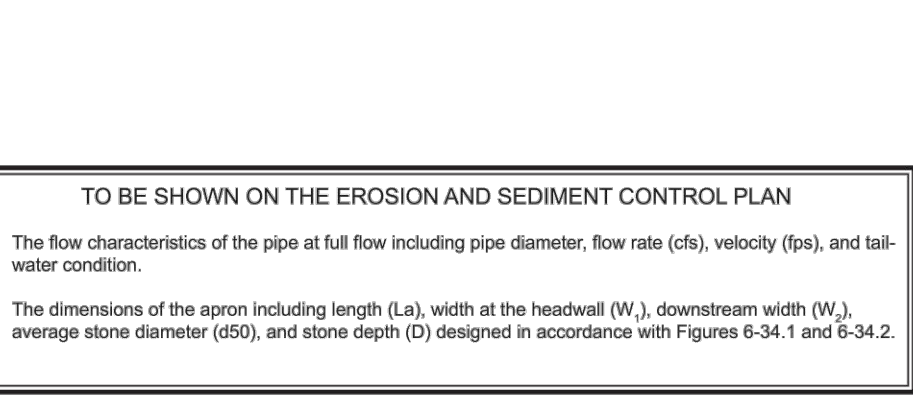
6-209



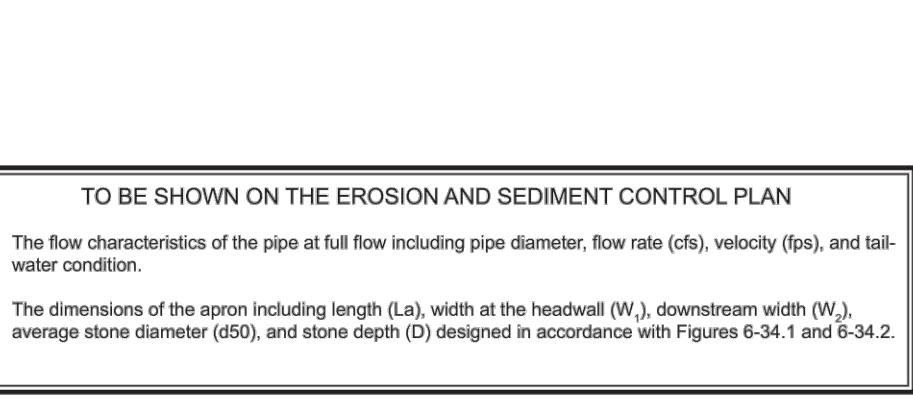
6-209



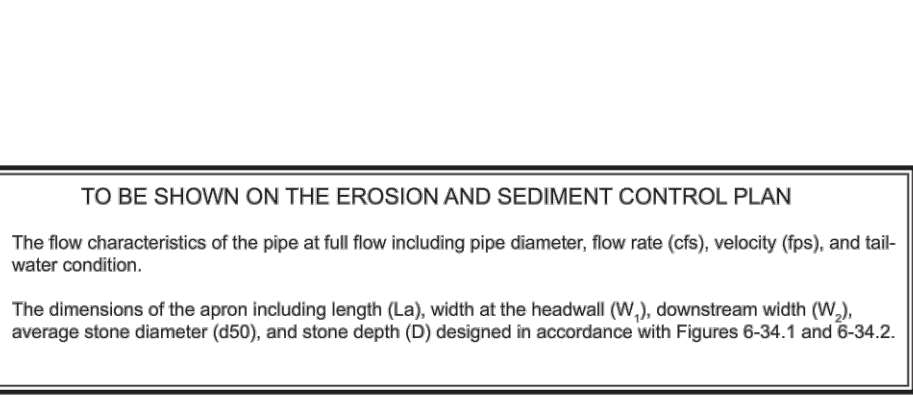
6-209



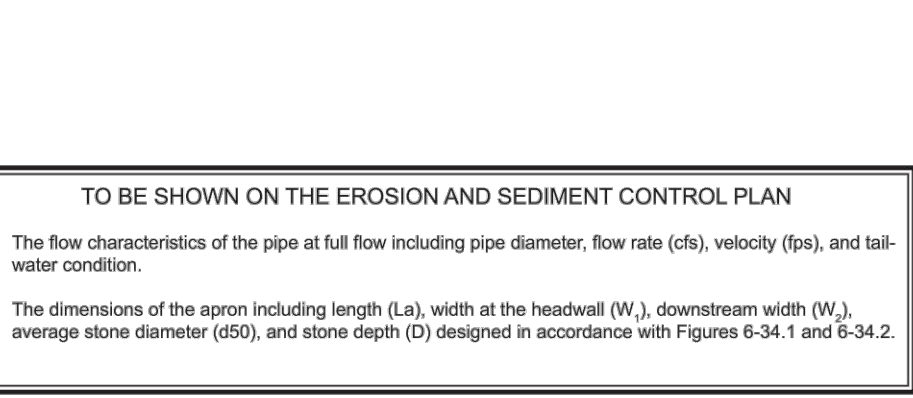
6-209



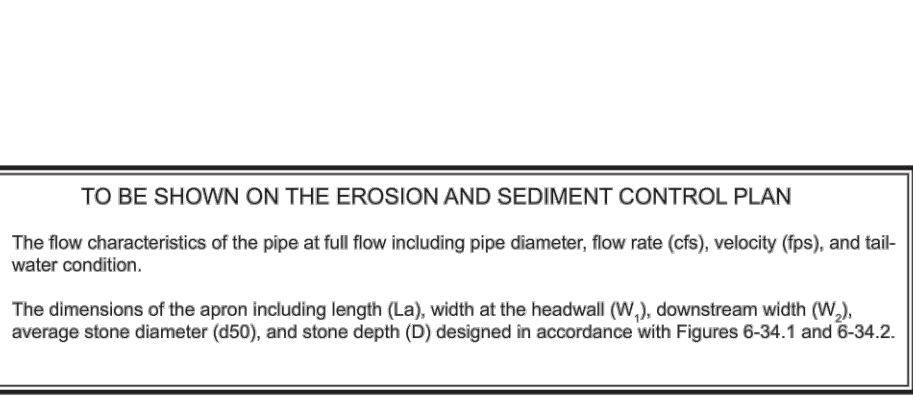
6-209



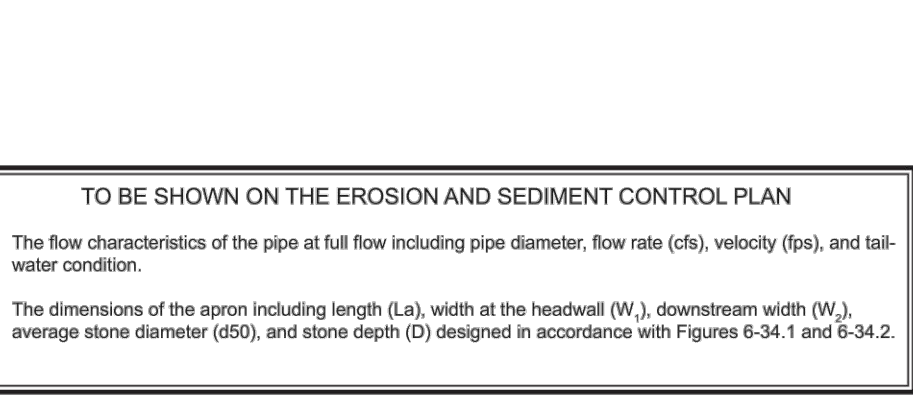
6-209



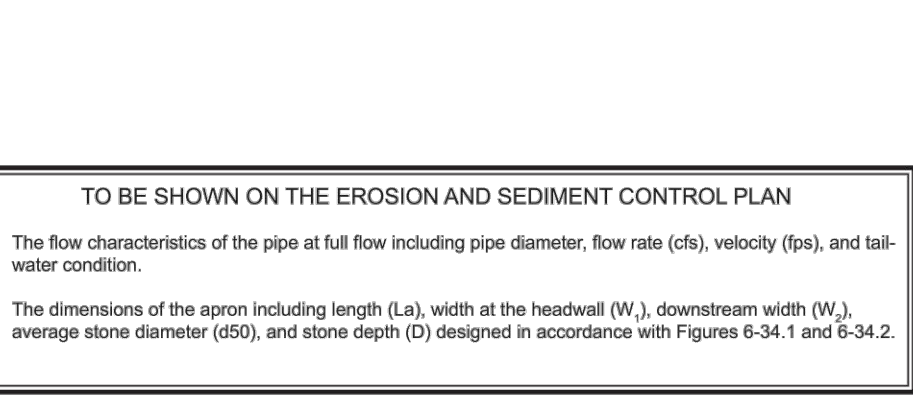
6-209



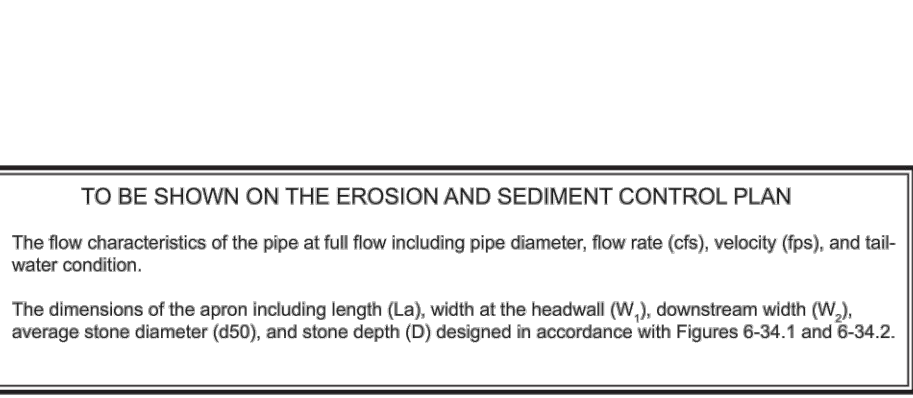
6-209



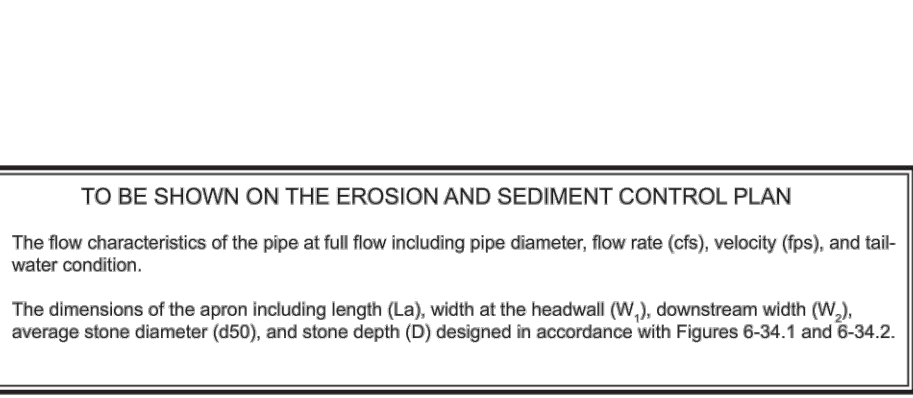
6-209



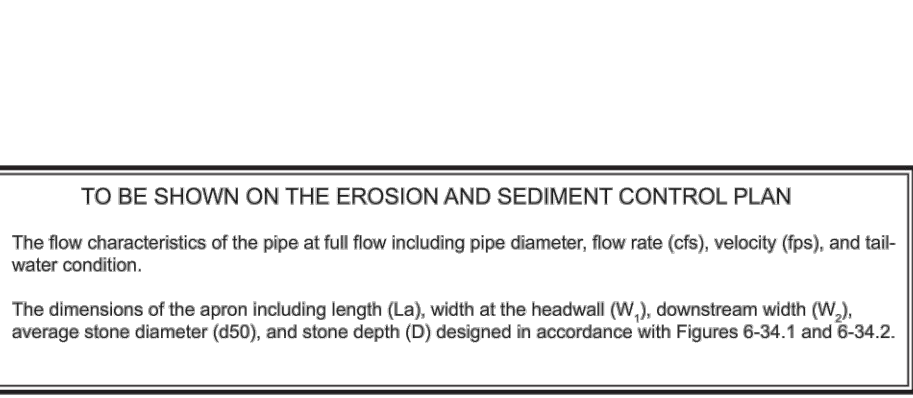
6-209



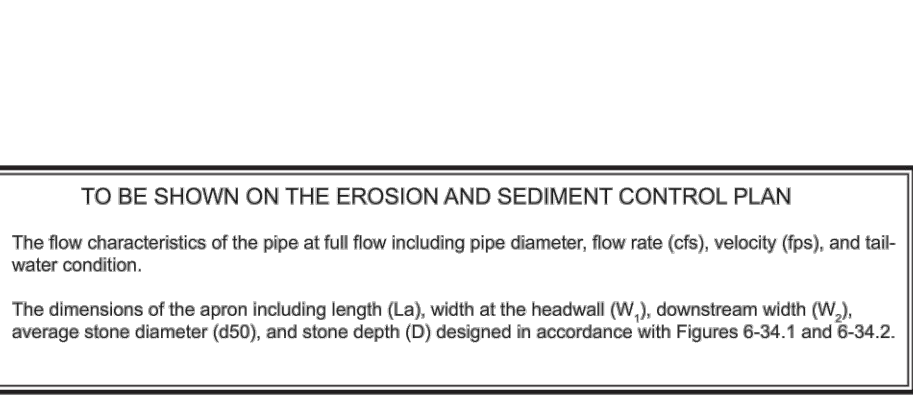
6-209



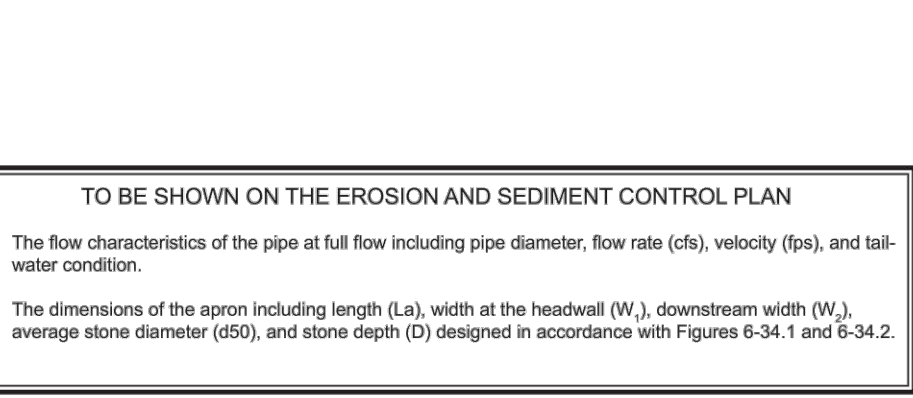
6-209



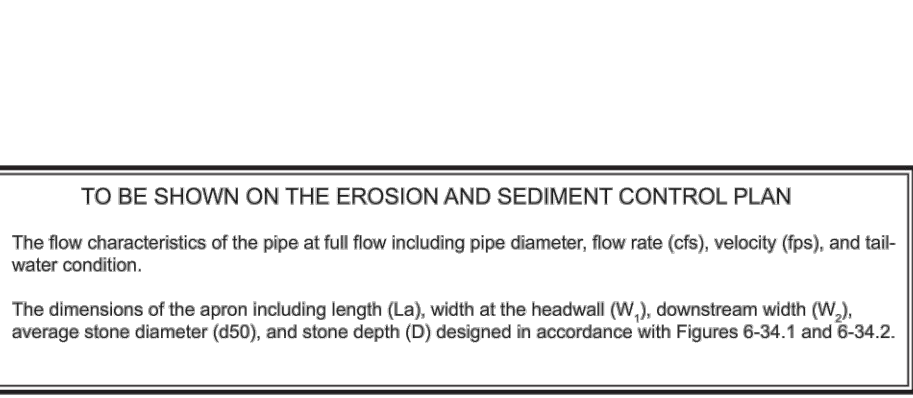
6-209



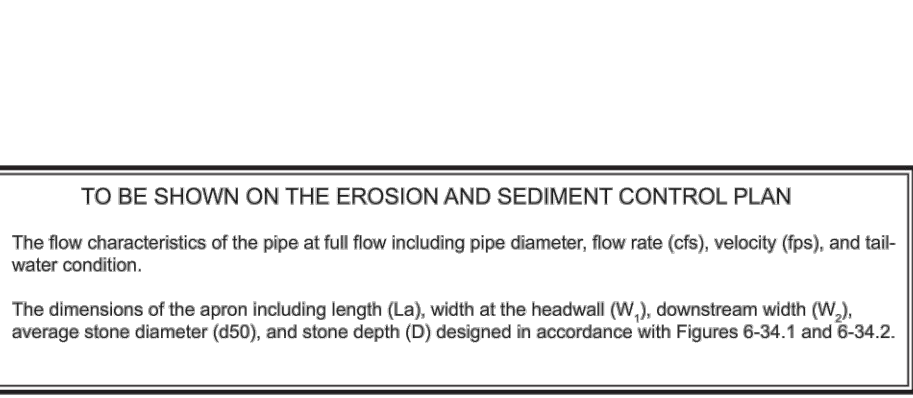
6-209



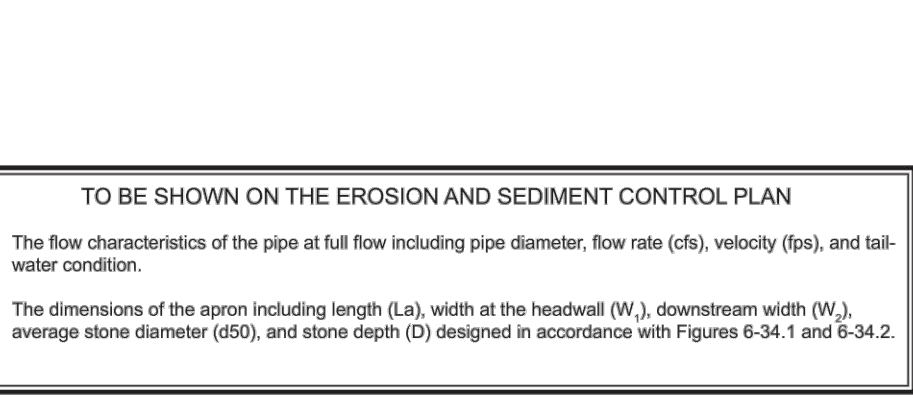
6-209



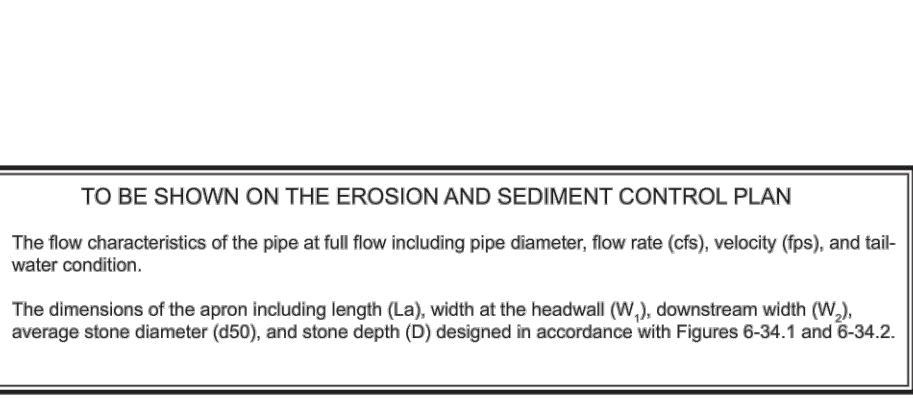
6-209



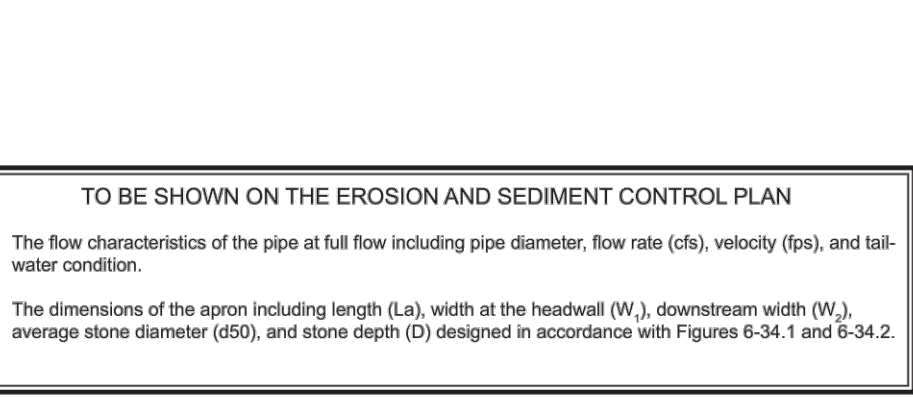
6-209



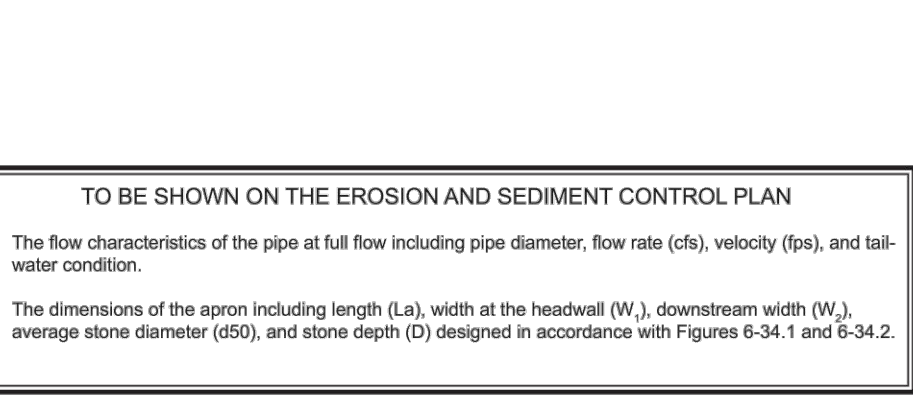
6-209



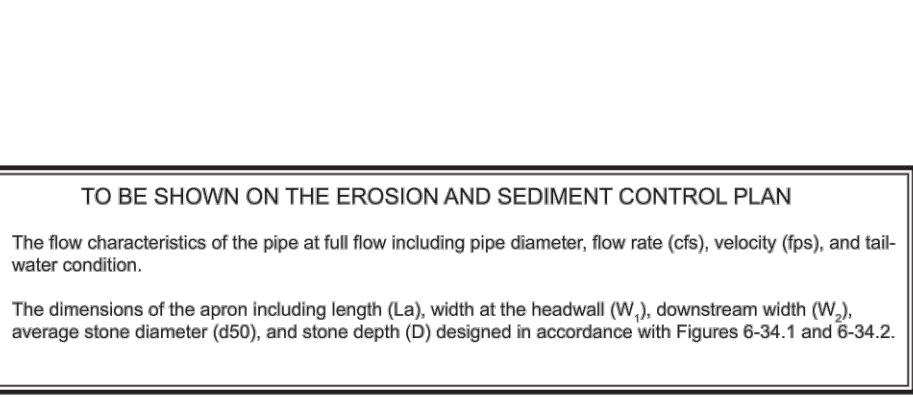
6-209



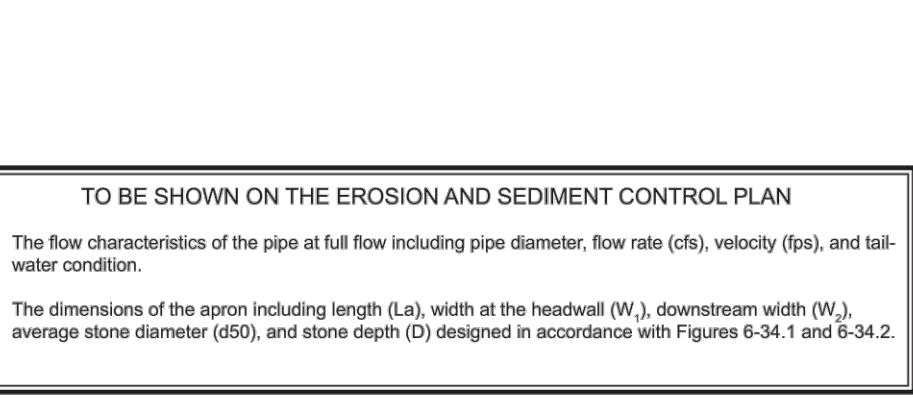
6-209



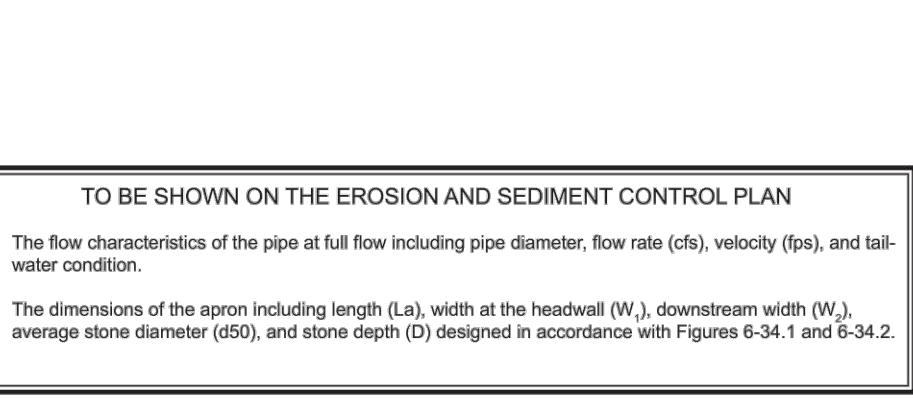
6-209



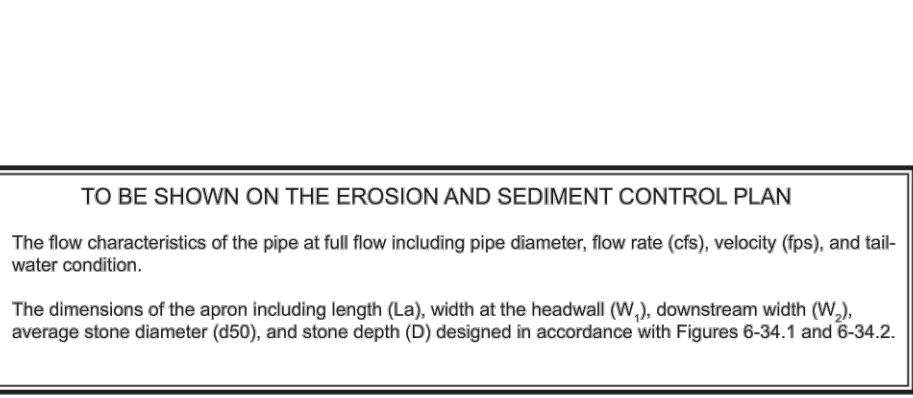
6-209



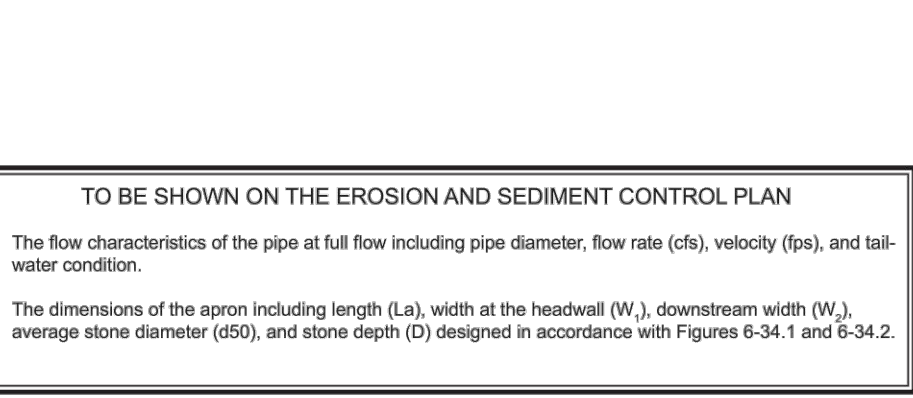
6-209



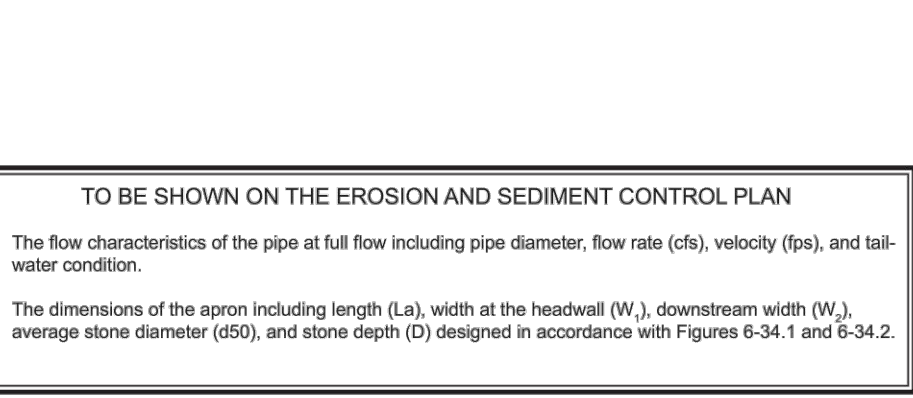
6-209



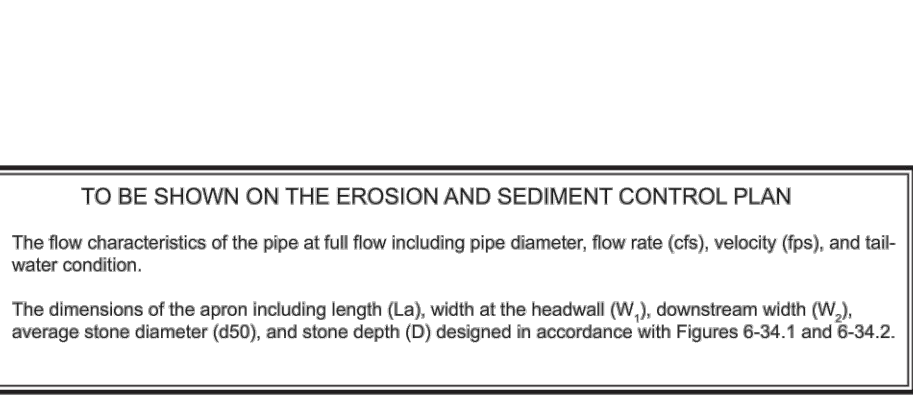
6-209



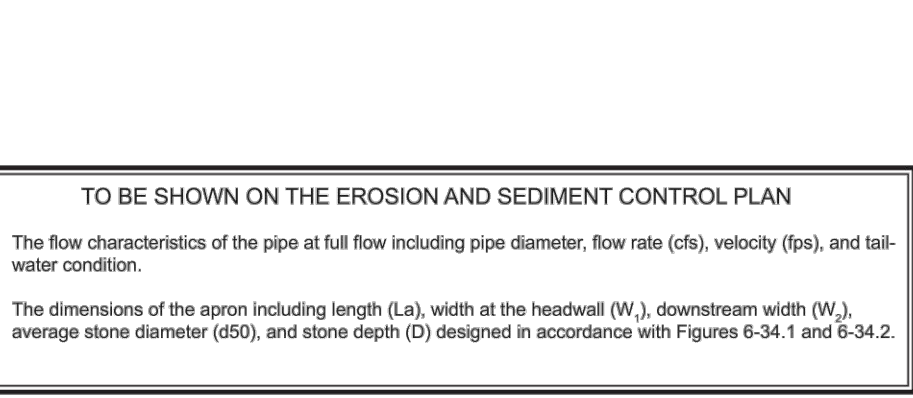
6-209



6-209



6-209





# Georgia Stormwater Management Manual

## Stormwater Quality Site Development Review Tool

### Version 2.2

#### General Information

Name of Developer:	OAKMONT	Date Submitted:	5/17/2022
Development Name:	OAKMONT BOHANNAN	Permit Number:	
Site Location / Address:	BOHANNAN RD	Developer Contact:	
	PALMETTO, GA	Phone Number:	
		Name of Engineer(s):	URBAN ENGINEERS, INC.
Development Type:		Maintenance Responsibility:	

#### Site Summary

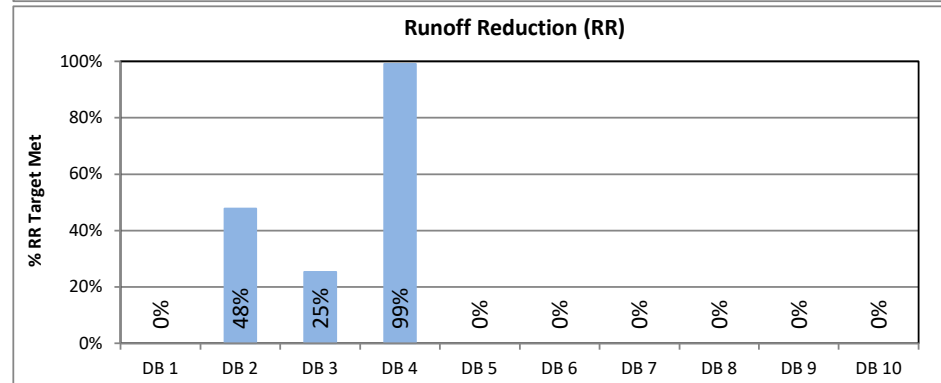
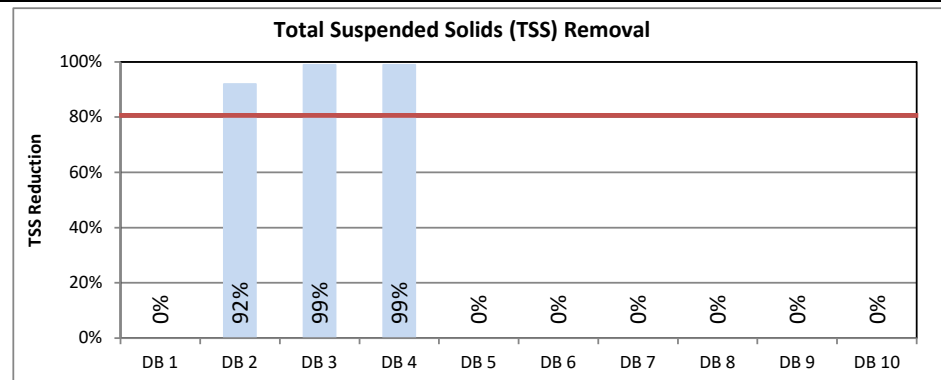
Total Pre-Development Area (ac): 18.67  
 Total Post-Development Area (ac): 18.67  
 Total Treated Area (ac): 16.82  
 Total Untreated Area (ac): 1.85

		I (ac)	P (ac)	CA (ac)
SPA	DB 1	0.00	0.00	0.00
SPB	DB 2	9.48	1.68	0.00
SPC	DB 3	4.08	0.92	0.00
SPD	DB 4	1.68	0.83	0.00
Drainage Basin 5	DB 5	0.00	0.00	0.00
Drainage Basin 6	DB 6	0.00	0.00	0.00
Drainage Basin 7	DB 7	0.00	0.00	0.00
Drainage Basin 8	DB 8	0.00	0.00	0.00
Drainage Basin 9	DB 9	0.00	0.00	0.00
Drainage Basin 10	DB 10	0.00	0.00	0.00
TOTAL		15.24	3.43	0.00

I = Impervious Area, P = Pervious Area, CA = Conservation Area

Target Runoff Reduction Volume Achieved? **No**  
 Target TSS Removal Achieved? **Yes**

Total Target Runoff Reduction Volume (cf) 53,178  
 Runoff Reduction Volume Achieved (cf) 25,273  
 Total Target Water Quality Volume (cf) 63,813  
 % TSS Removal Achieved 95%



#### Official Use Only

Tracking #:   
 Reviewed By:   
 Date Approved:

Conditions of Approval:

**Georgia Stormwater Management Manual**  
**Stormwater Quality Site Development Review Tool, v2.2**  
**Runoff Reduction and TSS Removal Efficiencies**

data input cells		constant values				
	Runoff Reduction %	Effective TSS Removal %	Runoff Reduction Method	Drainage Area Restrictions	Units	Min/Max
Bioretention Basin (w/ underdrain)	50%	85%	Storage	5	acres	Max
Bioretention Basin (w/ upturned underdrain)	75%	85%	Storage	5	acres	Max
Bioretention Basin (w/o underdrain)	100%	100%	Storage	5	acres	Max
Bioslope (A & B hydrologic soils)	50%	85%	Storage	--	--	--
Bioslope (C & D hydrologic soils)	25%	85%	Storage	--	--	--
Downspout Disconnect (A & B hydrologic soils)	50%	80%	Convey	2500	ft <sup>2</sup>	Max
Downspout Disconnect (C & D hydrologic soils)	25%	80%	Convey	2500	ft <sup>2</sup>	Max
Dry Detention Basin	0%	60%	Storage	75	acres	Max
Dry Extended Detention Basin	0%	60%	Storage	--	--	--
Dry Well	100%	100%	Storage	2500	ft <sup>2</sup>	Max
Enhanced Dry Swale (w/ underdrain)	50%	80%	Storage	5	acres	Max
Enhanced Dry Swale (w/o underdrain)	100%	100%	Storage	5	acres	Max
Enhanced Wet Swale	0%	80%	Storage	5	acres	Max
Grass Channel (A & B hydrologic soils)	25%	50%	Convey	5	acres	Max
Grass Channel (C & D hydrologic soils)	10%	50%	Convey	5	acres	Max
Gravity (oil-grit) Separator	0%	40%	Convey	5	acres	Max
Green Roof	60%	80%	Storage	--	--	--
Infiltration Trench	100%	100%	Storage	5	acres	Max
Multi-Purpose Detention Basin	0%		Storage	--	--	--
Organic Filter	0%	80%	Storage	10	acres	Max
Permeable Paver System (w/ underdrain)	50%	80%	Storage	--	--	--
Permeable Paver System (w/ upturned underdrain)	75%	80%	Storage	--	--	--
Permeable Paver System (w/o underdrain)	100%	100%	Storage			
Pervious Concrete (w/ underdrain)	50%	80%	Storage	--	--	--
Pervious Concrete (w/ upturned underdrain)	75%	80%	Storage			
Pervious Concrete (w/o underdrain)	100%	100%	Storage	--	--	--
Porous Asphalt (w/ underdrain)	50%	50%	Storage	--	--	--
Porous Asphalt (w/ upturned underdrain)	75%	50%	Storage			
Porous Asphalt (w/o underdrain)	100%	100%	Storage	--	--	--
Porous Asphalt (OGFC, PEM)	0%	50%	Convey	--	--	--
Proprietary System						
Rainwater Harvesting			Storage			
Regenerative Stormwater Conveyance	0%	80%	Storage	50	acres	Max
Sand Filter	0%	80%	Storage	10	acres	Max
Site Reforestation/Revegetation	0%	0%	Convey	--	--	--
Soil Restoration (can be used to remediate C & D soils)	0%	0%	Convey	--	--	--
Stormwater Planter / Tree Box	50%	80%	Storage	2500	ft <sup>2</sup>	Max
Stormwater Pond	0%	80%	Storage	10-25	acres	Min
Stormwater Wetlands – Level 1	0%	80%	Convey	5	acres	Min
Stormwater Wetlands – Level 2	0%	85%	Convey	5	acres	Min
Submerged Gravel Wetlands	0%	80%	Convey	5	acres	Min
Underground Detention	0%	0%	Convey	--	--	--
Vegetated Filter Strip (A & B hydrologic soils)	50%	60%	Convey	--	--	--
Vegetated Filter Strip (C & D hydrologic soils)	25%	60%	Convey	--	--	--
Downstream Defender 4ft		50%				
downstream Defender 6ft		50%				
[User Input 3]						

# Georgia Stormwater Management Manual

## Stormwater Quality Site Development Review Tool, v2.2

Development Name: **OAKMONT BOHANNAN**  
 Drainage Basin Name: **SPA**

data input cells  
 calculation cells  
 constant values

### Site Data

#### Indicate Pre-Development Land Cover and Runoff Curve Numbers in the Site's Disturbed Area

Cover Type	HSG* A (acres)	CN	HSG B (acres)	CN	HSG C (acres)	CN	HSG D (acres)	CN	Total	% Cover
Woods - Good Condition		30	4.45	55		70		77	4.45	100%
Select a land cover type...		0		0		0		0	0.00	0%
Select a land cover type...		0		0		0		0	0.00	0%
Select a land cover type...		0		0		0		0	0.00	0%
Select a land cover type...		0		0		0		0	0.00	0%
Local Jurisdiction Input									0.00	0%
Other									0.00	0%
Total	0.00		4.45		0.00		0.00		4.45	100%

\*HSG = hydrologic soil group

Impervious (ac) 0.00  
 Weighted CN 55  
 Potential Max Soil Retention, S<sub>pre</sub> (in) 8.18

#### Indicate Post-Development Land Cover and Runoff Curve Numbers in the Site's Disturbed Area

Cover Type	HSG A (acres)	CN	HSG B (acres)	CN	HSG C (acres)	CN	HSG D (acres)	CN	Total	% Cover
Impervious		98	0.00	98		98		98	0.00	0%
Open space - Good condition (grass cover > 75%)		39		61		74		80	0.00	0%
Woods - Good Condition		30		55		70		77	0.00	0%
Select a land cover type...		0		0		0		0	0.00	0%
Select a land cover type...		0		0		0		0	0.00	0%
Local Jurisdiction Input									0.00	0%
Other									0.00	0%
Total	0.00		0.00		0.00		0.00		0.00	0%

Impervious (ac) 0.00  
 Rv 0.00  
 Weighted CN 0  
 Potential Max Soil Retention, S<sub>post</sub> (in) 1000.00

### Conservation Area Credits

#### Scenario 1: Natural Conservation Area \*See the GSMM Volume 2, Section 2.3.3.3 for more information.

☐ Check the box if a portion of the post-developed area is protected by a conservation easement or equivalent form of protection.

Area (ac) of development protected by a conservation easement or equivalent form of protection. Note: The green cell will unlock if the Scenario 1 box above is checked

#### Scenario 2: Site Reforestation/Revegetation \*See the GSMM Volume 2, Section 4.22 for more information.

☐ Check the box if a portion of the post-developed area employs site reforestation/revegetation and is protected by a conservation easement or equivalent form of protection.

Area (ac) of development reforested/revegetated and protected by a conservation easement or equivalent form of protection. Note: The green cell will unlock if the Scenario 2 box above is checked

#### Scenario 3: Soil Restoration \*See the GSMM Volume 2, Section 4.23 for more information.

☐ Check the box if a portion of the post-developed area employs soil restoration and is protected by a conservation easement or equivalent form of protection.

Area (ac) of development with restored soils and protected by a conservation easement or equivalent form of protection. Note: The green cell will unlock if the Scenario 3 box above is checked

#### Scenario 4: Site Reforestation/Revegetation & Soil Restoration

*\*See the GSMM Volume 2, Section 4.22 and 4.23 for more information.*

☐ Check the box if the same portion of the post-developed area employs site reforestation/revegetation and soil restoration, and is protected by a conservation easement or equivalent form of protection.

Area (ac) with restored soils in a reforested & revegetated area and protected by a conservation easement or equivalent form of protection. Note: The green cell will unlock if the Scenario 4 box above is checked

**Total Conservation Area Credit (acres) 0.00**

# Georgia Stormwater Management Manual

## Stormwater Quality Site Development Review Tool, v2.2

Development Name: **OAKMONT BOHANNAN**  
 Drainage Basin Name: **SPA**

data input cells  
 calculation cells  
 constant values

### Water Quality Goals

Target Runoff Reduction Storm (in) **1.00**

Total Site Area for Water Quality Volume (acres) **-**  
 Target Runoff Reduction Volume (cf) **-**  
 Target Water Quality Volume (cf) **-**

### Select BMPs for Runoff Reduction and Water Quality

		Area Draining to Each BMP			Storage Volume Provided by BMP (cf)	RR Conveyance Volume Provided by BMP (cf)	Down-stream BMP	Runoff Reduction Calculations						WQ Calculations	
		On-site Pervious Area (acres)	On-site Impervious Area (acres)	Offsite Area (acres)				RR Volume from Direct Drainage (cf)	RR Volume from Upstream Practices (cf)	Total RR Volume Received by BMP (cf)	Runoff Reduction %	RR Achieved (cf)	Remaining RR Volume (cf)	WQ <sub>s</sub> from Direct Drainage (cf)	Effective TSS Removal %
BMP 1	Select a BMP...							0	0	0	N/A	0	0	0	N/A
BMP 2	Select a BMP...							0	0	0	N/A	0	0	0	N/A
BMP 3	Select a BMP...							0	0	0	N/A	0	0	0	N/A
BMP 4	Select a BMP...							0	0	0	N/A	0	0	0	N/A
BMP 5	Select a BMP...							0	0	0	N/A	0	0	0	N/A
BMP 6	Select a BMP...							0	0	0	N/A	0	0	0	N/A
BMP 7	Select a BMP...							0	0	0	N/A	0	0	0	N/A
BMP 8	Select a BMP...							0	0	0	N/A	0	0	0	N/A
BMP 9	Select a BMP...							0	0	0	N/A	0	0	0	N/A
BMP 10	Select a BMP...							0	0	0	N/A	0	0	0	N/A
TOTAL		0.00	0.00	0.00				0				0		0	
UNTREATED AREA (acres)		0.00	0.00												

Target Runoff Reduction Volume (cf)	0
Target Achieved?	N/A
Remaining Runoff Reduction Volume (cf)	0

0 Achieved  
 0 80% Target

0 left

Target Water Quality Volume (cf)	0
% TSS Removal Achieved	0%
Target Achieved?	No
Remaining TSS Removal %	80%

### Channel and Flood Protection Calculations

# Georgia Stormwater Management Manual

## Stormwater Quality Site Development Review Tool, v2.2

Development Name: OAKMONT BOHANNAN

Drainage Basin Name: SPA

data input cells

calculation cells

constant values

	1-yr, 24-hr storm	2-yr, 24-hr storm	25-yr, 24-hr storm	100-yr, 24-hr storm
Target Rainfall Event (in)	3.36	4.08	6.48	7.68

	1-yr, 24-hr storm	2-yr, 24-hr storm	25-yr, 24-hr storm	100-yr, 24-hr storm
Pre-Development Runoff Volume (in)	0.30	0.56	1.80	2.57
Post Development Runoff Volume (in) with no BMPs	0.00	0.00	0.00	0.00
Post-Development Runoff Volume (in) with BMPs	0.00	0.00	0.00	0.00
Adjusted CN	0	0	0	0

\*See Stormwater Management Standards to Determine Detention Requirements.

Comments

# Georgia Stormwater Management Manual

## Stormwater Quality Site Development Review Tool, v2.2

Development Name: **OAKMONT BOHANNAN**  
 Drainage Basin Name: **SPB**

data input cells  
 calculation cells  
 constant values

### Site Data

#### Indicate Pre-Development Land Cover and Runoff Curve Numbers in the Site's Disturbed Area

Cover Type	HSG* A (acres)	CN	HSG B (acres)	CN	HSG C (acres)	CN	HSG D (acres)	CN	Total	% Cover
Woods - Good Condition		30	4.67	55		70		77	4.67	100%
Select a land cover type...		0		0		0		0	0.00	0%
Select a land cover type...		0		0		0		0	0.00	0%
Select a land cover type...		0		0		0		0	0.00	0%
Select a land cover type...		0		0		0		0	0.00	0%
Local Jurisdiction Input									0.00	0%
Other									0.00	0%
Total	0.00		4.67		0.00		0.00		4.67	100%
*HSG = hydrologic soil group									Impervious (ac)	0.00
									Weighted CN	55
									Potential Max Soil Retention, S <sub>pre</sub> (in)	8.18

#### Indicate Post-Development Land Cover and Runoff Curve Numbers in the Site's Disturbed Area

Cover Type	HSG A (acres)	CN	HSG B (acres)	CN	HSG C (acres)	CN	HSG D (acres)	CN	Total	% Cover
Impervious		98	9.48	98		98		98	9.48	85%
Open space - Good condition (grass cover > 75%)		39	1.68	61		74		80	1.68	15%
Woods - Good Condition		30		55		70		77	0.00	0%
Select a land cover type...		0		0		0		0	0.00	0%
Select a land cover type...		0		0		0		0	0.00	0%
Local Jurisdiction Input									0.00	0%
Other									0.00	0%
Total	0.00		11.16		0.00		0.00		11.16	100%
									Impervious (ac)	9.48
									Rv	0.81
									Weighted CN	92
									Potential Max Soil Retention, S <sub>post</sub> (in)	0.82

### Conservation Area Credits

#### Scenario 1: Natural Conservation Area \*See the GSMM Volume 2, Section 2.3.3.3 for more information.

☐ Check the box if a portion of the post-developed area is protected by a conservation easement or equivalent form of protection.

Area (ac) of development protected by a conservation easement or equivalent form of protection. Note: The green cell will unlock if the Scenario 1 box above is checked

#### Scenario 2: Site Reforestation/Revegetation \*See the GSMM Volume 2, Section 4.22 for more information.

☐ Check the box if a portion of the post-developed area employs site reforestation/revegetation and is protected by a conservation easement or equivalent form of protection.

Area (ac) of development reforested/revegetated and protected by a conservation easement or equivalent form of protection. Note: The green cell will unlock if the Scenario 2 box above is checked

#### Scenario 3: Soil Restoration \*See the GSMM Volume 2, Section 4.23 for more information.

☐ Check the box if a portion of the post-developed area employs soil restoration and is protected by a conservation easement or equivalent form of protection.

Area (ac) of development with restored soils and protected by a conservation easement or equivalent form of protection. Note: The green cell will unlock if the Scenario 3 box above is checked

#### Scenario 4: Site Reforestation/Revegetation & Soil Restoration \*See the GSMM Volume 2, Section 4.22 and 4.23 for more information.

☐ Check the box if the same portion of the post-developed area employs site reforestation/revegetation and soil restoration, and is protected by a conservation easement or equivalent form of protection.

Area (ac) with restored soils in a reforested & revegetated area and protected by a conservation easement or equivalent form of protection. Note: The green cell will unlock if the Scenario 4 box above is checked

Total Conservation Area Credit (acres)      0.00

# Georgia Stormwater Management Manual

## Stormwater Quality Site Development Review Tool, v2.2

Development Name: **OAKMONT BOHANNAN**  
 Drainage Basin Name: **SPB**

data input cells  
 calculation cells  
 constant values

### Water Quality Goals

Target Runoff Reduction Storm (in) **1.00**  
 Total Site Area for Water Quality Volume (acres) **11.16**  
 Target Runoff Reduction Volume (cf) **32,997**  
 Target Water Quality Volume (cf) **39,596**

### Select BMPs for Runoff Reduction and Water Quality

		Area Draining to Each BMP			Storage Volume Provided by BMP (cf)	RR Conveyance Volume Provided by BMP (cf)	Down-stream BMP	Runoff Reduction Calculations						WQ Calculations	
		On-site Pervious Area (acres)	On-site Impervious Area (acres)	Offsite Area (acres)				RR Volume from Direct Drainage (cf)	RR Volume from Upstream Practices (cf)	Total RR Volume Received by BMP (cf)	Runoff Reduction %	RR Achieved (cf)	Remaining RR Volume (cf)	WQ, from Direct Drainage (cf)	Effective TSS Removal %
BMP 1	Bioretention Basin (w/o underdrain)		6.04		15,769		BMP 2	20,829	0	20,829	100%	15,769	5,060	24,995	100%
BMP 2	Stormwater Pond	0.76	3.44					12,001	5,060	17,061	0%	0	17,061	14,401	80%
BMP 3	Select a BMP...							0	0	0	N/A	0	0	0	N/A
BMP 4	Select a BMP...							0	0	0	N/A	0	0	0	N/A
BMP 5	Select a BMP...							0	0	0	N/A	0	0	0	N/A
BMP 6	Select a BMP...							0	0	0	N/A	0	0	0	N/A
BMP 7	Select a BMP...							0	0	0	N/A	0	0	0	N/A
BMP 8	Select a BMP...							0	0	0	N/A	0	0	0	N/A
BMP 9	Select a BMP...							0	0	0	N/A	0	0	0	N/A
BMP 10	Select a BMP...							0	0	0	N/A	0	0	0	N/A
TOTAL		0.76	9.48	0.00				32,830				15,769		39,396	
UNTREATED AREA (acres)		0.92	0.00												

Target Runoff Reduction Volume (cf)	32,997
Target Achieved?	No
Remaining Runoff Reduction Volume (cf)	17,228

36,515 Achieved  
 31,677 80% Target

-4,839 left

Target Water Quality Volume (cf)	39,596
% TSS Removal Achieved	92%
Target Achieved?	Yes!
Remaining TSS Removal %	0%

### Channel and Flood Protection Calculations

Target Rainfall Event (in)	1-yr, 24-hr storm	2-yr, 24-hr storm	25-yr, 24-hr storm	100-yr, 24-hr storm
	3.36	4.08	6.48	7.68

1-yr, 24-hr storm	2-yr, 24-hr storm	25-yr, 24-hr storm	100-yr, 24-hr storm
-------------------	-------------------	--------------------	---------------------

# Georgia Stormwater Management Manual

## Stormwater Quality Site Development Review Tool, v2.2

Development Name: OAKMONT BOHANNAN  
Drainage Basin Name: SPB

data input cells  
calculation cells  
constant values

Pre-Development Runoff Volume (in)	0.30	0.56	1.80	2.57
Post Development Runoff Volume (in) with no BMPs	2.54	3.24	5.59	6.78
Post-Development Runoff Volume (in) with BMPs	2.16	2.85	5.20	6.39
Adjusted CN	88	88	89	89

\*See Stormwater Management Standards to Determine Detention Requirements.

Comments

# Georgia Stormwater Management Manual

## Stormwater Quality Site Development Review Tool, v2.2

Development Name: **OAKMONT BOHANNAN**  
 Drainage Basin Name: **SPC**

data input cells  
 calculation cells  
 constant values

### Site Data

#### Indicate Pre-Development Land Cover and Runoff Curve Numbers in the Site's Disturbed Area

Cover Type	HSG* A (acres)	CN	HSG B (acres)	CN	HSG C (acres)	CN	HSG D (acres)	CN	Total	% Cover
Woods - Good Condition		30	8.92	55		70		77	8.92	100%
Select a land cover type...		0		0		0		0	0.00	0%
Select a land cover type...		0		0		0		0	0.00	0%
Select a land cover type...		0		0		0		0	0.00	0%
Select a land cover type...		0		0		0		0	0.00	0%
Local Jurisdiction Input									0.00	0%
Other									0.00	0%
Total	0.00		8.92		0.00		0.00		8.92	100%
*HSG = hydrologic soil group									Impervious (ac)	0.00
									Weighted CN	55
									Potential Max Soil Retention, S <sub>pre</sub> (in)	8.18

#### Indicate Post-Development Land Cover and Runoff Curve Numbers in the Site's Disturbed Area

Cover Type	HSG A (acres)	CN	HSG B (acres)	CN	HSG C (acres)	CN	HSG D (acres)	CN	Total	% Cover
Impervious		98	4.08	98		98		98	4.08	82%
Pasture, grassland, or range - continuous forage for grazing - Good Condition		39	0.92	61		74		80	0.92	18%
Woods - Good Condition		30		55		70		77	0.00	0%
Select a land cover type...		0		0		0		0	0.00	0%
Select a land cover type...		0		0		0		0	0.00	0%
Local Jurisdiction Input									0.00	0%
Other									0.00	0%
Total	0.00		5.00		0.00		0.00		5.00	100%
									Impervious (ac)	4.08
									R <sub>v</sub>	0.78
									Weighted CN	91
									Potential Max Soil Retention, S <sub>post</sub> (in)	0.97

### Conservation Area Credits

#### Scenario 1: Natural Conservation Area \*See the GSMM Volume 2, Section 2.3.3.3 for more information.

☐ Check the box if a portion of the post-developed area is protected by a conservation easement or equivalent form of protection.

Area (ac) of development protected by a conservation easement or equivalent form of protection.

Note: The green cell will unlock if the Scenario 1 box above is checked

#### Scenario 2: Site Reforestation/Revegetation \*See the GSMM Volume 2, Section 4.22 for more information.

☐ Check the box if a portion of the post-developed area employs site reforestation/revegetation and is protected by a conservation easement or equivalent form of protection.

Area (ac) of development reforested/revegetated and protected by a conservation easement or equivalent form of protection.

Note: The green cell will unlock if the Scenario 2 box above is checked

#### Scenario 3: Soil Restoration \*See the GSMM Volume 2, Section 4.23 for more information.

☐ Check the box if a portion of the post-developed area employs soil restoration and is protected by a conservation easement or equivalent form of protection.

Area (ac) of development with restored soils and protected by a conservation easement or equivalent form of protection.

Note: The green cell will unlock if the Scenario 3 box above is checked

#### Scenario 4: Site Reforestation/Revegetation & Soil Restoration

\*See the GSMM Volume 2, Section 4.22 and 4.23 for more information.

☐ Check the box if the same portion of the post-developed area employs site reforestation/revegetation and soil restoration, and is protected by a conservation easement or equivalent form of protection.

Area (ac) with restored soils in a reforested & revegetated area and protected by a conservation easement or equivalent form of protection.

Note: The green cell will unlock if the Scenario 4 box above is checked

Total Conservation Area Credit (acres) 0.00

# Georgia Stormwater Management Manual

## Stormwater Quality Site Development Review Tool, v2.2

Development Name: **OAKMONT BOHANNAN**  
 Drainage Basin Name: **SPC**

data input cells  
 calculation cells  
 constant values

### Water Quality Goals

Target Runoff Reduction Storm (in) **1.00**

Total Site Area for Water Quality Volume (acres) **5.00**  
 Target Runoff Reduction Volume (cf) **14,237**  
 Target Water Quality Volume (cf) **17,084**

### Select BMPs for Runoff Reduction and Water Quality

		Area Draining to Each BMP			Storage Volume Provided by BMP (cf)	RR Conveyance Volume Provided by BMP (cf)	Down-stream BMP	Runoff Reduction Calculations						WQ Calculations	
		On-site Pervious Area (acres)	On-site Impervious Area (acres)	Offsite Area (acres)				RR Volume from Direct Drainage (cf)	RR Volume from Upstream Practices (cf)	Total RR Volume Received by BMP (cf)	Runoff Reduction %	RR Achieved (cf)	Remaining RR Volume (cf)	WQ, from Direct Drainage (cf)	Effective TSS Removal %
BMP 1	Bioretention Basin (w/o underdrain)	0.30	4.08		3,616			14,124	0	14,124	100%	3,616	10,508	16,949	100%
BMP 2	Select a BMP...							0	0	0	N/A	0	0	0	N/A
BMP 3	Select a BMP...							0	0	0	N/A	0	0	0	N/A
BMP 4	Select a BMP...							0	0	0	N/A	0	0	0	N/A
BMP 5	Select a BMP...							0	0	0	N/A	0	0	0	N/A
BMP 6	Select a BMP...							0	0	0	N/A	0	0	0	N/A
BMP 7	Select a BMP...							0	0	0	N/A	0	0	0	N/A
BMP 8	Select a BMP...							0	0	0	N/A	0	0	0	N/A
BMP 9	Select a BMP...							0	0	0	N/A	0	0	0	N/A
BMP 10	Select a BMP...							0	0	0	N/A	0	0	0	N/A
TOTAL		0.30	4.08	0.00				14,124				3,616		16,949	
UNTREATED AREA (acres)		0.62	0.00												

Target Runoff Reduction Volume (cf)	14,237
Target Achieved?	No
Remaining Runoff Reduction Volume (cf)	10,621

16,949 Achieved  
 13,667 80% Target

-3,282 left

Target Water Quality Volume (cf)	17,084
% TSS Removal Achieved	99%
Target Achieved?	Yes!
Remaining TSS Removal %	0%

### Channel and Flood Protection Calculations

Target Rainfall Event (in)	1-yr, 24-hr storm	2-yr, 24-hr storm	25-yr, 24-hr storm	100-yr, 24-hr storm
	3.36	4.08	6.48	7.68

1-yr, 24-hr storm	2-yr, 24-hr storm	25-yr, 24-hr storm	100-yr, 24-hr storm
-------------------	-------------------	--------------------	---------------------

# Georgia Stormwater Management Manual

## Stormwater Quality Site Development Review Tool, v2.2

Development Name: OAKMONT BOHANNAN  
Drainage Basin Name: SPC

data input cells  
calculation cells  
constant values

Pre-Development Runoff Volume (in)	0.30	0.56	1.80	2.57
Post Development Runoff Volume (in) with no BMPs	2.43	3.11	5.45	6.63
Post-Development Runoff Volume (in) with BMPs	2.23	2.91	5.25	6.43
Adjusted CN	89	89	89	89

\*See Stormwater Management Standards to Determine Detention Requirements.

Comments

# Georgia Stormwater Management Manual

## Stormwater Quality Site Development Review Tool, v2.2

Development Name: **OAKMONT BOHANNAN**  
 Drainage Basin Name: **SPD**

data input cells  
 calculation cells  
 constant values

### Site Data

#### Indicate Pre-Development Land Cover and Runoff Curve Numbers in the Site's Disturbed Area

Cover Type	HSG* A (acres)	CN	HSG B (acres)	CN	HSG C (acres)	CN	HSG D (acres)	CN	Total	% Cover
Impervious	98	98	0.63	98	98	98	98	98	0.63	100%
Pasture, grassland, or range - continuous forage for grazing - Good Condition	39	61	61	61	74	74	80	80	0.00	0%
Woods - grass combination (orchard or tree farm) - Good Condition	32	58	58	58	72	72	79	79	0.00	0%
Select a land cover type...	0	0	0	0	0	0	0	0	0.00	0%
Select a land cover type...	0	0	0	0	0	0	0	0	0.00	0%
Local Jurisdiction Input									0.00	0%
Other									0.00	0%
Total	0.00		0.63		0.00		0.00		0.63	100%

\*HSG = hydrologic soil group

Impervious (ac) 0.63  
 Weighted CN 98  
 Potential Max Soil Retention, S<sub>pre</sub> (in) 0.20

#### Indicate Post-Development Land Cover and Runoff Curve Numbers in the Site's Disturbed Area

Cover Type	HSG A (acres)	CN	HSG B (acres)	CN	HSG C (acres)	CN	HSG D (acres)	CN	Total	% Cover
Impervious	98	98	1.68	98	98	98	98	98	1.68	67%
Pasture, grassland, or range - continuous forage for grazing - Good Condition	39	61	0.83	61	74	74	80	80	0.83	33%
Woods - Good Condition	30	55	55	55	70	70	77	77	0.00	0%
Select a land cover type...	0	0	0	0	0	0	0	0	0.00	0%
Select a land cover type...	0	0	0	0	0	0	0	0	0.00	0%
Local Jurisdiction Input									0.00	0%
Other									0.00	0%
Total	0.00		2.51		0.00		0.00		2.51	100%

Impervious (ac) 1.68  
 Rv 0.65  
 Weighted CN 86  
 Potential Max Soil Retention, S<sub>post</sub> (in) 1.66

### Conservation Area Credits

#### Scenario 1: Natural Conservation Area \*See the GSMM Volume 2, Section 2.3.3.3 for more information.

☐ Check the box if a portion of the post-developed area is protected by a conservation easement or equivalent form of protection.

Area (ac) of development protected by a conservation easement or equivalent form of protection.

Note: The green cell will unlock if the Scenario 1 box above is checked

#### Scenario 2: Site Reforestation/Revegetation \*See the GSMM Volume 2, Section 4.22 for more information.

☐ Check the box if a portion of the post-developed area employs site reforestation/revegetation and is protected by a conservation easement or equivalent form of protection.

Area (ac) of development reforested/revegetated and protected by a conservation easement or equivalent form of protection.

Note: The green cell will unlock if the Scenario 2 box above is checked

#### Scenario 3: Soil Restoration \*See the GSMM Volume 2, Section 4.23 for more information.

☐ Check the box if a portion of the post-developed area employs soil restoration and is protected by a conservation easement or equivalent form of protection.

Area (ac) of development with restored soils and protected by a conservation easement or equivalent form of protection.

Note: The green cell will unlock if the Scenario 3 box above is checked

#### Scenario 4: Site Reforestation/Revegetation & Soil Restoration

\*See the GSMM Volume 2, Section 4.22 and 4.23 for more information.

☐ Check the box if the same portion of the post-developed area employs site reforestation/revegetation and soil restoration, and is protected by a conservation easement or equivalent form of protection.

Area (ac) with restored soils in a reforested & revegetated area and protected by a conservation easement or equivalent form of protection.

Note: The green cell will unlock if the Scenario 4 box above is checked

Total Conservation Area Credit (acres) 0.00

# Georgia Stormwater Management Manual

## Stormwater Quality Site Development Review Tool, v2.2

Development Name: **OAKMONT BOHANNAN**  
 Drainage Basin Name: **SPD**

data input cells  
 calculation cells  
 constant values

### Water Quality Goals

Target Runoff Reduction Storm (in) **1.00**  
 Total Site Area for Water Quality Volume (acres) **2.51**  
 Target Runoff Reduction Volume (cf) **5,944**  
 Target Water Quality Volume (cf) **7,133**

### Select BMPs for Runoff Reduction and Water Quality

		Area Draining to Each BMP			Storage Volume Provided by BMP (cf)	RR Conveyance Volume Provided by BMP (cf)	Down-stream BMP	Runoff Reduction Calculations						WQ Calculations	
		On-site Pervious Area (acres)	On-site Impervious Area (acres)	Offsite Area (acres)				RR Volume from Direct Drainage (cf)	RR Volume from Upstream Practices (cf)	Total RR Volume Received by BMP (cf)	Runoff Reduction %	RR Achieved (cf)	Remaining RR Volume (cf)	WQ <sub>c</sub> from Direct Drainage (cf)	Effective TSS Removal %
BMP 1	Bioretention Basin (w/o underdrain)	0.52	1.68		12,559			5,888	0	5,888	100%	5,888	0	7,065	100%
BMP 2	Select a BMP...							0	0	0	N/A	0	0	0	N/A
BMP 3	Select a BMP...							0	0	0	N/A	0	0	0	N/A
BMP 4	Select a BMP...							0	0	0	N/A	0	0	0	N/A
BMP 5	Select a BMP...							0	0	0	N/A	0	0	0	N/A
BMP 6	Select a BMP...							0	0	0	N/A	0	0	0	N/A
BMP 7	Select a BMP...							0	0	0	N/A	0	0	0	N/A
BMP 8	Select a BMP...							0	0	0	N/A	0	0	0	N/A
BMP 9	Select a BMP...							0	0	0	N/A	0	0	0	N/A
BMP 10	Select a BMP...							0	0	0	N/A	0	0	0	N/A
TOTAL		0.52	1.68	0.00				5,888				5,888		7,065	
UNTREATED AREA (acres)		0.31	0.00												

Target Runoff Reduction Volume (cf)	5,944
Target Achieved?	No
Remaining Runoff Reduction Volume (cf)	56

7,065 Achieved  
 5,706 80% Target

-1,359 left

Target Water Quality Volume (cf)	7,133
% TSS Removal Achieved	99%
Target Achieved?	Yes!
Remaining TSS Removal %	0%

### Channel and Flood Protection Calculations

Target Rainfall Event (in)	1-yr, 24-hr storm	2-yr, 24-hr storm	25-yr, 24-hr storm	100-yr, 24-hr storm
	3.36	4.08	6.48	7.68

1-yr, 24-hr storm	2-yr, 24-hr storm	25-yr, 24-hr storm	100-yr, 24-hr storm
-------------------	-------------------	--------------------	---------------------

# Georgia Stormwater Management Manual

## Stormwater Quality Site Development Review Tool, v2.2

Development Name: OAKMONT BOHANNAN  
Drainage Basin Name: SPD

data input cells  
calculation cells  
constant values

Pre-Development Runoff Volume (in)	3.13	3.84	6.24	7.44
Post Development Runoff Volume (in) with no BMPs	1.96	2.60	4.84	5.99
Post-Development Runoff Volume (in) with BMPs	1.31	1.95	4.19	5.35
Adjusted CN	77	78	80	80

\*See Stormwater Management Standards to Determine Detention Requirements.

Comments

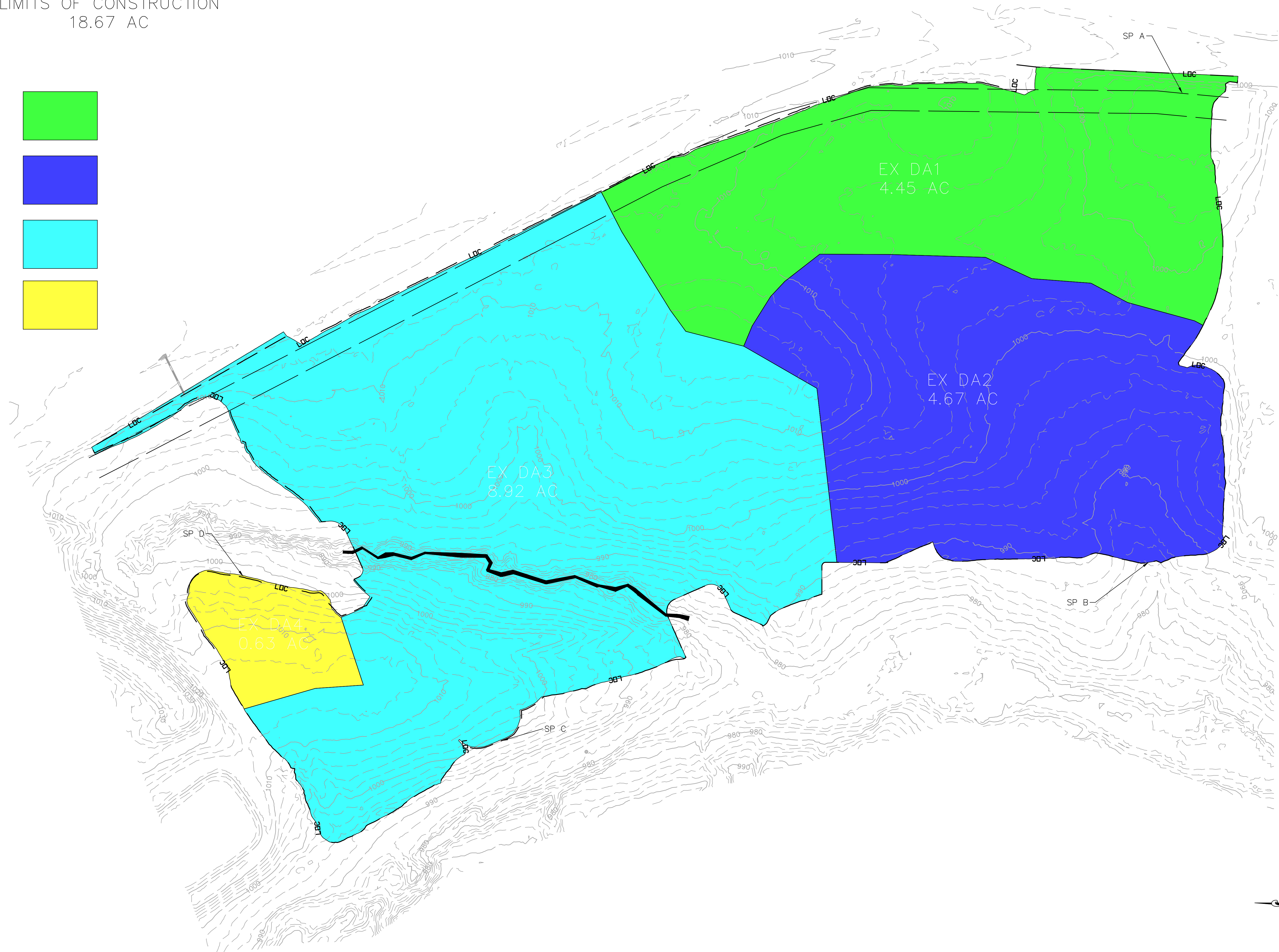
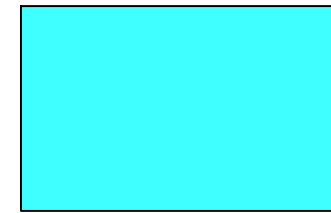
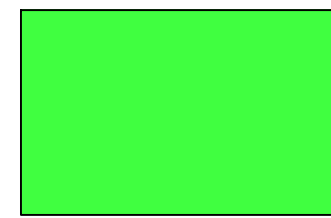
DB 1  
DB 2  
DB 3  
DB 4

DB 1

DB 2

DB 3

DB 4



0 20' 40' 80' 120'

SCALE: 1" = 40'



**Urban  
Engineers, Inc.**

**1904 MONROE DRIVE, N.E., SUITE 150  
ATLANTA, GEORGIA 30324  
PHONE:(404) 873-5874**

[www.urbanengineers.net](http://www.urbanengineers.net)

PROFESSIONAL SEAL

/17/2022

## REVISIONS

DATE	$\Delta$	DESCRIPTION
------	----------	-------------

PROJECT NAME

OAKMONT  
BOHANON

AKMONT



## CONTACT

TOM COBB

404-868-9996

ccobb@oakmontre.com

## PROJECT INFORMATION

PROJECT No. 22203-08

LAND LOT(S): 28,30,31

DISTRICT: 9F

COUNTY: FULTON

SCALE: 1" = 40'

DATE: 05-17-2022

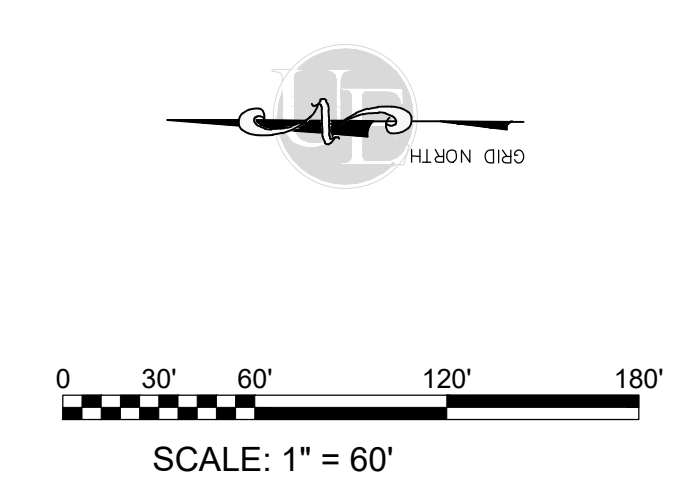
SHEET NAME

PRE  
DEVELOPED  
TSS MAP

**SHEET NUMBER**

PRE

## DB 4



904 MONROE DRIVE, N.E., SUITE 150  
ATLANTA, GEORGIA 30324  
PHONE:(404) 873-5874  
[www.urbanengineers.net](http://www.urbanengineers.net)

PROFESSIONAL SEAL

4/17/2022

[illegible]

PROJECT NAME

OAKMONT  
BOHANON

AKMONT



## FOR CONTACT

TOM COBB  
404-868-9996  
cobb@oakmontre.com

## PROJECT INFORMATION

PROJECT No. 22203-08  
LAND LOT(S): 28,30,31  
DISTRICT: 9F  
COUNTY: FULTON  
SCALE: 1" = 60'  
DATE: 05-17-2022

SHEET NAME

## POST DEVELOPED TSS MAP

**SHEET NUMBER**

# TSS