



## WATER/SEWER AVAILABILITY

To whom this concern,

The City of Smyrna has determined that Water and Sewer are available for the proposed development.

Sanitary sewers are available for the proposed development at 981 Powder Spring Street Se, Smyrna Ga, 30080. The developer is responsible for installing all taps. Existing sewer taps will be used where possible.

Water is available for the proposed development at 981 Powder Spring Street, Smyrna, Ga, 30080. All water taps are to be installed by the developer. The developer is responsible for all taps and bores.

Elevations are the responsibility of the developer for Project:

Sincerely,

*Steven watts*

Steven Watts, WDO

Water/Sewer

Office: (770)431-2850

Direct: (678)631-5439

Fax: (678) 631-5443

Email: [swatts@smyrnaga.gov](mailto:swatts@smyrnaga.gov)

2190 Atlanta Road SE Smyrna, GA 30080

Website: <http://www.smyrnacity.com>

**From:** Steven Watts <swatts@smyrnaga.gov>  
**Sent:** Thursday, January 4, 2024 11:55 AM  
**To:** Whitney Shakar  
**Cc:** Matt Meeder  
**Subject:** RE: Sewer Capacity and Availability Letter Request - 981 Powder Springs St SE

Sorry I had to get clarification all City of Smyrna sewer capacity letters are done through croy engineering below is the contact info for them.

**Paige Benson, PE**

Associate Project Manager  
Municipal Utilities

d | 470.648.6080  
o | 770.971.5407



200 Cobb Parkway North  
Building 400, Suite 413  
Marietta, GA 30062

[croyengineering.com](http://croyengineering.com)

Thank you,

**Steven Watts, WDO, WWCO**

Assistant Director Water Distribution, Sewerage Collections, Utilities

Office: (770) 431-2850

Direct: (678) 631-5439

Email: [swatts@smyrnaga.gov](mailto:swatts@smyrnaga.gov)

[2190 Atlanta Road SE Smyrna, GA 30080](https://www.smyrna.ga.gov/2190AtlantaRoadSE)

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**From:** Whitney Shakar <[whitney@moellerpurcell.com](mailto:whitney@moellerpurcell.com)>  
**Sent:** Thursday, January 4, 2024 11:47 AM  
**To:** Steven Watts <[swatts@smyrnaga.gov](mailto:swatts@smyrnaga.gov)>  
**Cc:** Matt Meeder <[matt@moellerpurcell.com](mailto:matt@moellerpurcell.com)>  
**Subject:** RE: Sewer Capacity and Availability Letter Request - 981 Powder Springs St SE

**External: This came from outside of Smyrna's email system.**

Hi Steven,

Just following up on this. Can you send the sewer capacity analysis for this property? We will be submitting to zoning hopefully tomorrow.

Thanks!

Whitney Shakar

Project Administrator  
C: (404) 944-1770



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**From:** Steven Watts <[swatts@smyrnaga.gov](mailto:swatts@smyrnaga.gov)>  
**Sent:** Monday, December 4, 2023 12:30 PM  
**To:** Whitney Shakar <[whitney@moellerpurcell.com](mailto:whitney@moellerpurcell.com)>  
**Cc:** Matt Meeder <[matt@moellerpurcell.com](mailto:matt@moellerpurcell.com)>  
**Subject:** Re: Sewer Capacity and Availability Letter Request - 981 Powder Springs St SE

I'll send it by end of the day  
Thank you,

Steven Watts  
Assistant Director Water, Sewer and Utilities  
678-631-5439  
[swatts@smyrnaga.gov](mailto:swatts@smyrnaga.gov)

On Dec 4, 2023, at 12:29 PM, Whitney Shakar <[whitney@moellerpurcell.com](mailto:whitney@moellerpurcell.com)> wrote:

**External: This came from outside of Smyrna's email system.**

Hi Steven,

Joey directed me back to Bo for the sewer capacity analysis. I have reached out to Bo a few times but have not heard back. We needed to see what he needs for the sewer capacity analysis at this address, and I had also asked him to correct the zip code on the letter he completed for the Availability. He put 30082 and it should be 30080.

Can you connect with Bo on this or let me know a better way to get in touch with him?  
We have to get this into Zoning this week.

Thanks!

Whitney Shakar  
Project Administrator  
C: (404) 944-1770  
<image001.png>

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**From:** Steven Watts <[swatts@smyrnaga.gov](mailto:swatts@smyrnaga.gov)>  
**Sent:** Monday, November 27, 2023 1:18 PM  
**To:** Whitney Shakar <[whitney@moellerpurcell.com](mailto:whitney@moellerpurcell.com)>

**Cc:** Matt Meeder <[matt@moellerpurcell.com](mailto:matt@moellerpurcell.com)>

**Subject:** Re: Sewer Capacity and Availability Letter Request - 981 Powder Springs St SE

Yes for a zoning amendment you would have to have one if you need more info on that Joey with community development for the city of Smyrna can help you with that

Sent from my iPhone

On Nov 27, 2023, at 11:58 AM, Whitney Shakar  
<[whitney@moellerpurcell.com](mailto:whitney@moellerpurcell.com)> wrote:

**External: This came from outside of Smyrna's email system.**

Hey Steven,

Hope you had a nice Thanksgiving! Do you need anything from us for the capacity letter and requirements? I think I saw there's a fee that goes along with that. Let me know how we can get that paid.

Thanks!

Whitney Shakar  
Project Administrator  
C: (404) 944-1770  
<image001.png>

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**From:** Steven Watts <[swatts@smyrnaga.gov](mailto:swatts@smyrnaga.gov)>

**Sent:** Monday, November 20, 2023 9:47 AM

**To:** Whitney Shakar <[whitney@moellerpurcell.com](mailto:whitney@moellerpurcell.com)>

**Cc:** Matt Meeder <[matt@moellerpurcell.com](mailto:matt@moellerpurcell.com)>

**Subject:** Re: Sewer Capacity and Availability Letter Request - 981 Powder Springs St SE

No your good to go with availability wise i'll get with you on the capacity letter and requireand requirements later this afternoon.

Sent from my iPhone

On Nov 20, 2023, at 9:40 AM, Whitney Shakar  
<[whitney@moellerpurcell.com](mailto:whitney@moellerpurcell.com)> wrote:

**External: This came from outside of Smyrna's email system.**

Thanks, Matt! Steven does that info change the letter you sent?

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**From:** Matt Meeder <[matt@moellerpurcell.com](mailto:matt@moellerpurcell.com)>  
**Sent:** Monday, November 20, 2023 9:39:10 AM  
**To:** Whitney Shakar <[whitney@moellerpurcell.com](mailto:whitney@moellerpurcell.com)>; Steven Watts <[swatts@smyrnaga.gov](mailto:swatts@smyrnaga.gov)>  
**Subject:** RE: Sewer Capacity and Availability Letter Request - 981 Powder Springs St SE

This will be a new building adjacent to the existing building.

They are keeping the existing building on the property.

**Matt Meeder**

Moeller Purcell Construction  
10525 Old Alabama Road Conn  
Suite 100, Alpharetta, GA 30022  
[\(404\) 539-2090](tel:(404)539-2090)  
[matt@moellerpurcell.com](mailto:matt@moellerpurcell.com)

<image001.png>

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**From:** Whitney Shakar <[whitney@moellerpurcell.com](mailto:whitney@moellerpurcell.com)>  
**Sent:** Friday, November 17, 2023 9:30 PM  
**To:** Steven Watts <[swatts@smyrnaga.gov](mailto:swatts@smyrnaga.gov)>; Matt Meeder <[matt@moellerpurcell.com](mailto:matt@moellerpurcell.com)>  
**Cc:** Matt Meeder <[matt@moellerpurcell.com](mailto:matt@moellerpurcell.com)>  
**Subject:** Re: Sewer Capacity and Availability Letter Request - 981 Powder Springs St SE

[@Matt Meeder](#) can you confirm, same building or new building for The Square? I believe same, just expanding the existing footprint. I could be completely wrong on that.

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**From:** Steven Watts <[swatts@smyrnaga.gov](mailto:swatts@smyrnaga.gov)>  
**Sent:** Friday, November 17, 2023 9:03:07 PM  
**To:** Whitney Shakar <[whitney@moellerpurcell.com](mailto:whitney@moellerpurcell.com)>  
**Cc:** Matt Meeder <[matt@moellerpurcell.com](mailto:matt@moellerpurcell.com)>  
**Subject:** Re: Sewer Capacity and Availability Letter Request - 981 Powder Springs St SE

With the same building or are you planning to build a new building

Sent from my iPhone

On Nov 17, 2023, at 8:15 PM, Whitney Shakar <[whitney@moellerpurcell.com](mailto:whitney@moellerpurcell.com)> wrote:

**External: This came from outside of Smyrna's email system.**

Thanks, Steven! It will remain a church. We are aiming to have this into zoning by early December, I'll check the exact date Monday. Do you think that's realistic?

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**From:** Steven Watts  
<[swatts@smyrnaga.gov](mailto:swatts@smyrnaga.gov)>  
**Sent:** Friday, November 17, 2023 5:22:51 PM  
**To:** Whitney Shakar  
<[whitney@moellerpurcell.com](mailto:whitney@moellerpurcell.com)>  
**Cc:** Matt Meeder  
<[matt@moellerpurcell.com](mailto:matt@moellerpurcell.com)>  
**Subject:** Re: Sewer Capacity and Availability Letter Request - 981 Powder Springs St SE

Good evening  
I haven't forgot about you I've been out of the office do to emergency issues but I will be sending you the paper work Monday are you keeping this property as a church or what is your future plans with this the reason I ask is it pertains to the sewer capacity analysis

On Nov 16, 2023, at  
10:48 AM, Whitney  
Shakar  
<[whitney@moellerpurcell.com](mailto:whitney@moellerpurcell.com)> wrote:

**External: This came from  
outside of Smyrna's email  
system.**

Hello,

We are going through a  
Zoning Amendment and  
need to obtain a Water  
and Sewer Availability  
Letter and a Sewer  
Capacity Analysis for the  
below address. Please  
let me know if you need  
anything else!

981 Powder Springs  
Street SE  
Smyrna, GA 30080

Thanks!

Whitney Shakar  
Project Administrator  
C: (404) 944-1770  
<image001.png>

<7. sewer availability 981 Powder Spring street.pdf>

**From:** Whitney Shakar  
**Sent:** Monday, January 8, 2024 10:34 AM  
**To:** Matt Meeder; Paige Benson  
**Cc:** Ashlee Nichols  
**Subject:** RE: Sewer Capacity Analysis - 981 Powder Springs St SE, Smyrna, GA 30080

Hi Paige,

I hope you had a nice weekend! The exact square footage is 19,612 with an occupancy load of 1006.

Please let us know if you need anything else to process the Sewer Capacity Analysis.

Thanks!

Whitney Shakar  
Project Administrator  
C: (404) 944-1770



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**From:** Matt Meeder <[matt@moellerpurcell.com](mailto:matt@moellerpurcell.com)>  
**Sent:** Thursday, January 4, 2024 3:59 PM  
**To:** Whitney Shakar <[whitney@moellerpurcell.com](mailto:whitney@moellerpurcell.com)>; Paige Benson <[pbenson@croyeng.com](mailto:pbenson@croyeng.com)>  
**Cc:** Ashlee Nichols <[ashlee@moellerpurcell.com](mailto:ashlee@moellerpurcell.com)>  
**Subject:** Re: Sewer Capacity Analysis - 981 Powder Springs St SE, Smyrna, GA 30080

The overall SF is exactly 20,000Sf

The architect is calculating the occupancy now!

**Matt Meeder**

Moeller Purcell Construction  
[10525 Old Alabama Road Conn](#)  
[Suite 100, Alpharetta, GA 30022](#)  
[\(404\) 539-2090](#)  
[matt@moellerpurcell.com](mailto:matt@moellerpurcell.com)



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**From:** Whitney Shakar <[whitney@moellerpurcell.com](mailto:whitney@moellerpurcell.com)>  
**Sent:** Thursday, January 4, 2024 3:55:16 PM



**To:** Paige Benson <[pbenson@croyeng.com](mailto:pbenson@croyeng.com)>

**Cc:** Matt Meeder <[matt@moellerpurcell.com](mailto:matt@moellerpurcell.com)>; Ashlee Nichols <[ashlee@moellerpurcell.com](mailto:ashlee@moellerpurcell.com)>

**Subject:** Re: Sewer Capacity Analysis - 981 Powder Springs St SE, Smyrna, GA 30080

I completely understand. I believe the estimated square footage of the assembly space is around 21,000 sq ft. Matt/Ashlee, please correct me if that's wrong. That includes a sanctuary with seating, an atrium, and a meeting room area. We are waiting to hear back from the architect for a better idea of occupancy load.

Thanks!

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**From:** Paige Benson <[pbenson@croyeng.com](mailto:pbenson@croyeng.com)>

**Sent:** Thursday, January 4, 2024 2:35:59 PM

**To:** Whitney Shakar <[whitney@moellerpurcell.com](mailto:whitney@moellerpurcell.com)>

**Cc:** Matt Meeder <[matt@moellerpurcell.com](mailto:matt@moellerpurcell.com)>; Ashlee Nichols <[ashlee@moellerpurcell.com](mailto:ashlee@moellerpurcell.com)>

**Subject:** RE: Sewer Capacity Analysis - 981 Powder Springs St SE, Smyrna, GA 30080

Hello Shakar,

Your inquiry has been received. Please note, I cannot start on anything until I have the expected occupancy load and use type to calculate a flow for the proposed building. Square footage may also work in some instances (ie X SF of retail space).

Thank you,

**Paige Benson, PE**

Associate Project Manager  
Municipal Utilities

d | 470.648.6080

o | 770.971.5407

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**From:** Whitney Shakar <[whitney@moellerpurcell.com](mailto:whitney@moellerpurcell.com)>

**Sent:** Thursday, January 4, 2024 1:57 PM

**To:** Paige Benson <[pbenson@croyeng.com](mailto:pbenson@croyeng.com)>

**Cc:** Matt Meeder <[matt@moellerpurcell.com](mailto:matt@moellerpurcell.com)>; Ashlee Nichols <[ashlee@moellerpurcell.com](mailto:ashlee@moellerpurcell.com)>

**Subject:** Sewer Capacity Analysis - 981 Powder Springs St SE, Smyrna, GA 30080

You don't often get email from [whitney@moellerpurcell.com](mailto:whitney@moellerpurcell.com). [Learn why this is important](#)

Hi Paige,

Thanks for your time today. We need to obtain a sewer capacity analysis for a new building that will be constructed adjacent to the existing building located at 981 Powder Springs St. SE, Smyrna, GA 30080. The existing building is a church, Assembly occupancy and the new building will an extension of the church, also Assembly occupancy. We don't have official construction plans yet, as we are just applying

for a zoning amendment, we have requested the estimated occupancy load from the architect, and we will send that to you asap! I have attached the sewer availability letter we received from Smyrna for your records.

I completely understand the normal timeframe is around a week. If there is any way to put somewhat of a rush on this request, we would greatly appreciate it. I've been trying to get this from Smyrna since November 16<sup>th</sup> and was just given your information today.

Please let me know if you need anything else for this request. Thank you!

Whitney Shakar  
Project Administrator  
C: (404) 944-1770

