

SAMS, LARKIN, HUFF & BALLI

A LIMITED LIABILITY PARTNERSHIP

GARVIS L. SAMS, JR.

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ADAM J. ROZEN

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April 27, 2018

(Revised Site Plan & Tree Preservation & Replacement Plans)

VIA HAND DELIVERY & EMAIL

Mr. Rusty Martin, ACIP, Senior Planner
Community Development Department
City of Smyrna
3180 Atlanta Road
Smyrna, GA 30080

Re: Rezoning Application of The Woodbery Group, LLC to Rezone a 2.02 acre tract from O&I to RM-12 (No. Z18-006)

Dear Rusty:

You will recall that this firm represents The Woodbery Group, LLC (“Woodbery”) concerning the above-captioned Application for Rezoning. The application was unanimously approved by the City of Smyrna Planning & Zoning Board on April 9, 2018. Presently, the application is scheduled to be heard and considered for final action by the Mayor and City Council on May 21, 2018.

As engineering work continues and the proposed project is refined, it has been determined that the two (2) guest parking spaces located at the end of the alley are not feasible due to the topography and necessary grading. To address this, an additional parallel parking space has been added to the front of the project; creating a net loss of one (1) guest parking space.

Additionally, the Engineer has determined there is a need to dedicate ten feet (10’) of right-of-way to clear the sidewalks along Elmwood Drive instead five feet (5’) as contained in the March 28, 2018 stipulation letter, thereby amending stipulation no. 13(a) as follows:

13. Compliance with the recommendations from the Public Works Director, as follows:
 - a. The voluntary donation and conveyance of ten feet (10’) of right-of-way on Elmwood Drive; however, the front setbacks shall be measured from the existing right-of-way of Elmwood Drive.

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VIA HAND DELIVERY & EMAIL

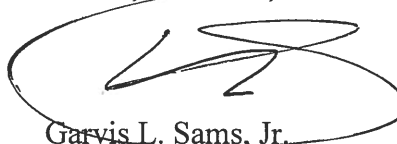
Mr. Rusty Martin, ACIP, Senior Planner
Community Development Department
April 27, 2018
Page 2

With respect to the foregoing, so as to communicate and illustrate these changes, attached please find the requisite number of copies of a Revised Site Plan and Revised Tree Preservation & Replacement Plans.

In all other respects, the stipulation letter submitted on March 29, 2018, the Planning Commission's recommendation as well as Staff Comments and Recommendations, shall remain in full force and effect. Please do not hesitate to contact me should you have any questions whatsoever regarding these matters. With kind regards, I am

Very truly yours,

SAMS, LARKIN, HUFF & BALLI, LLP



Garvis L. Sams, Jr.
gsams@slhb-law.com

GLS, Jr./klk
Enclosures/Attachments

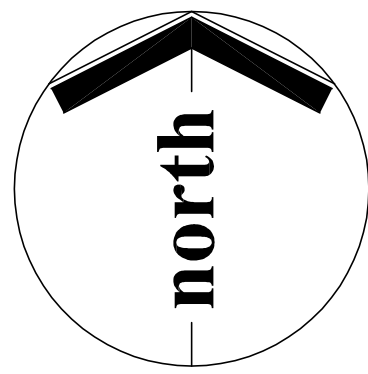
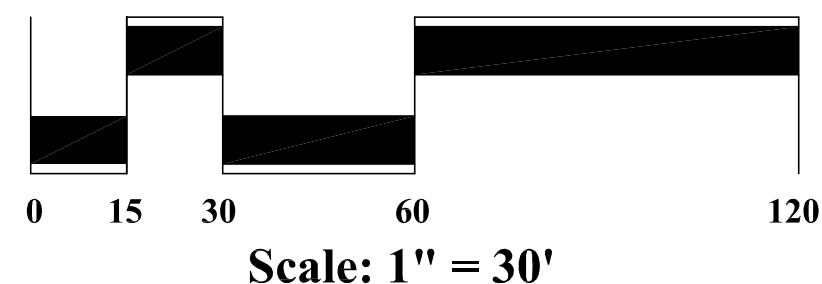
cc: Honorable A. Max Bacon, Mayor (via email w/attachments)
Members, City of Smyrna City Council (via email w/attachments)
Ms. Tammi Saddler Jones, City Administrator (via email w/attachments)
Members, City of Smyrna Planning & Zoning Board (via email w/attachments)
Mr. Ken Suddreth, Director, Community Development Department (via email w/attachments)
Mr. Eric Randall, P.E., City Engineer (via email w/attachments)
Mr. Scott Stokes, Public Works Director (via email w/attachments)
Mr. Timothy Grubaugh, Fire Marshall (via email w/attachments)
Ms. Terri Graham, City Clerk (via email w/attachments)
Scott A. Cochran, Esq. (via email w/attachments)
Mr. David Meyer, RLA, DGM Land Planning Associates (via email w/attachments)
Mr. David Woodbery, Woodbery Group, LLC (via email w/attachments)

2885 Elmwood Drive

City of Smyrna, Georgia Land Lot 666, 17th District, 17th Section

property owner:

The Woodbery Group, LLC
 950 Lowery Boulevard
 Suite #18
 Atlanta, Georgia 30318
 404-233-1411



April 23, 2018

DGM
 LAND PLANNING
 CONSULTANTS



975 COBB PLACE
 Blvd, Suite 212
 KENNESAW
 GA 30144
 770 514-9006
 FAX 514-9491



Site Data

Total Site Area: 2.02 AC
Present Zoning: O&I
Proposed Zoning: RM-12
Density: 11.39 UN/AC
Total Units Shown: 23

12- 20' wide units w/2 car garages

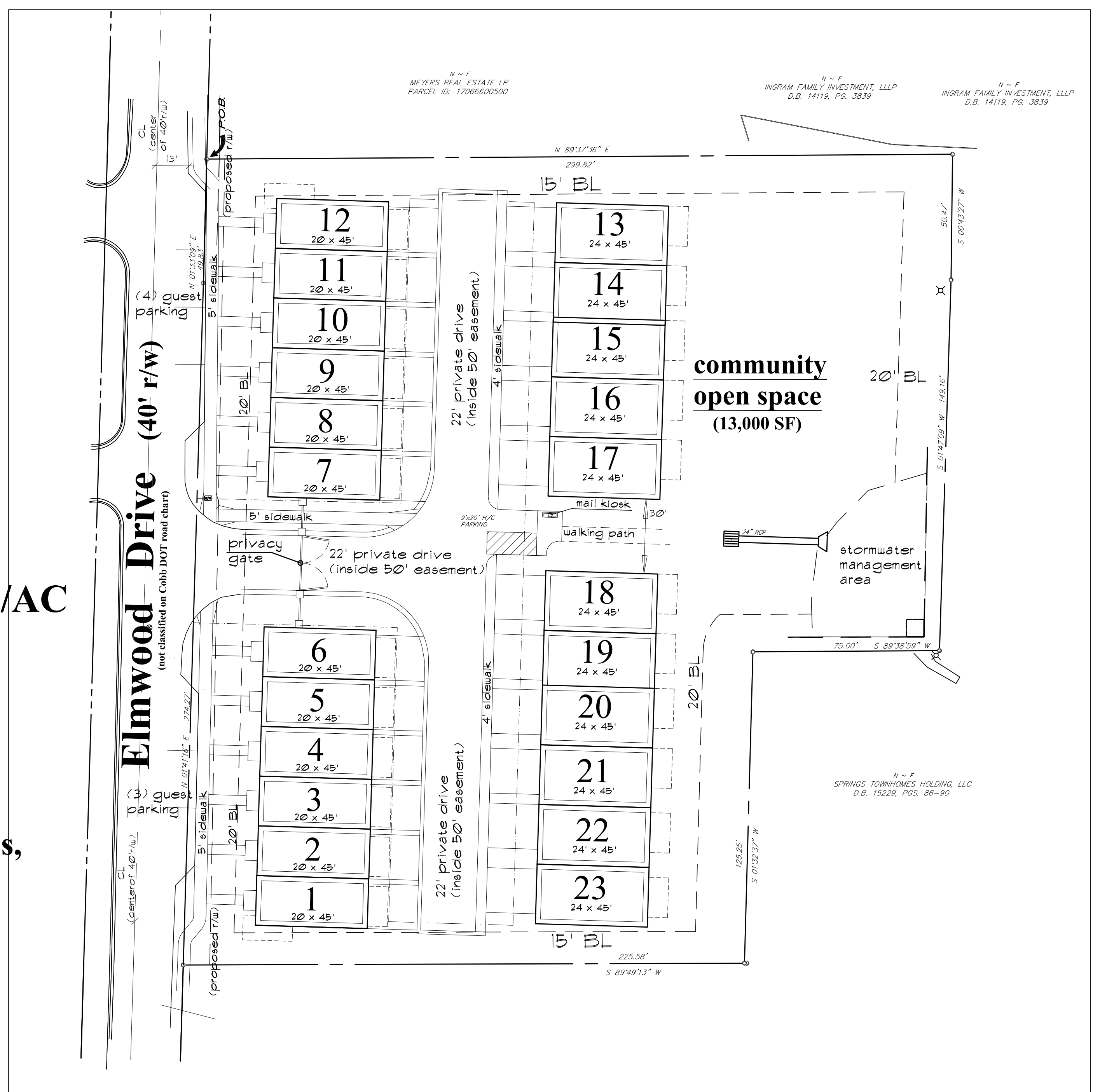
11 - 24' wide units w/2 car garages

Proposed Building Setbacks:

front: 20' (15' for steps, stoops, and balconies)

side: 15' (10' for balconies)

rear: 20' (15' for decks)



General Notes:

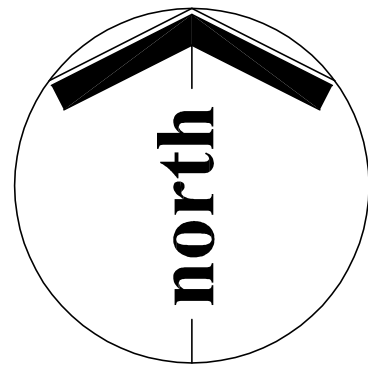
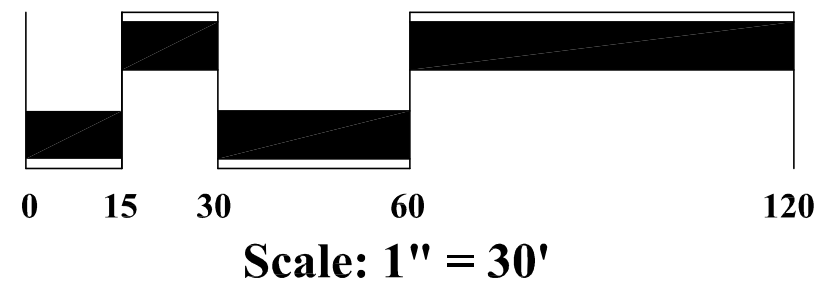
1. Boundary and topographic survey by Gaskins Surveying and Engineering, dated December 20, 2017.
2. According to Flood Insurance Rate Map (FIRM) 13067C0138G, effective on 12/16/2008 no portion of this site contains floodplain.
3. No cemeteries are known to exist on site.
4. No wetlands are known to exist on site.
5. No state waters are known to exist on site.
6. No archeological or architectural landmarks are known to exist on site.
7. No utility easements are known to exist on site.
8. Stormwater and water quality structures are conceptual and will be designed further based on proposed hydrologic study.

2885 Elmwood Drive

City of Smyrna, Georgia Land Lot 666, 17th District, 17th Section

property owner:

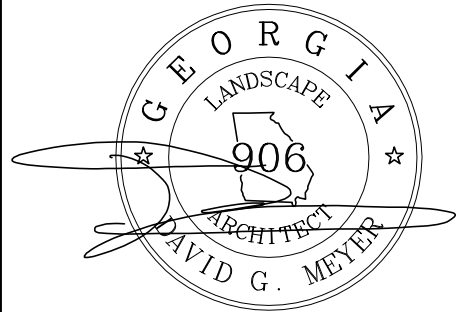
The Woodbery Group, LLC
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Atlanta, Georgia 30318
404-233-1411



April 23, 2018



975 COBB PLACE
BLVD SUITE 212
KENNESAW
GA 30144
770 514-9006
FAX 514-9491



Site Area Calculation:
Net Site Area = 2.02 AC

Tree Density Calculation:
2.02 AC x 100"/AC = 202 Total Inches Required
EDF + RDF = SDF
EDF = 171" (0" of non-specimens + 171" of specimens preserved)
RDF = 32" (6 x 4" cal. street trees = 24" + 8" of replacement trees elsewhere on site)
171" + 32" = 203" SDF (the 1" surplus which will count against recompense)
therefore density is satisfied

Specimen Tree Recompense Calculation:
141" of specimen trees have been removed. (see Tree Survey/Protection Plan)
Therefore, the 100" maximum recompense applies.
100" of recompense has been provided elsewhere on site.
99" (see tree list), plus 1" left over from density credit

Street Tree Requirement:
6 street trees are required per the street tree requirement (see Tree Replacement Plan). A total of 6 x 4" caliper trees have been provided. Street trees have been placed at every viable and appropriate location possible. Since overhead power line are present along Elmwood Drive, understory trees have been selected. The 6 (24") are being counted to satisfy density requirements.

City of Smyrna Required Notes:

- All existing trees, specimen and non-specimen, counted for EDF credits must be fully preserved during individual lot permitting.
- All trees must be planted at least 10' from any utility line.
- Tree save fence for entire site must be installed, inspected and approved prior to installation of erosion control measures. No land disturbance or demolition is allowed before tree save fencing has been inspected and approved by Community Development Director.
- The CRZ of Specimen trees receiving a 3X credit shall be protected with 6' chain link tree save fencing spaced 6' on center with metal support posts and Tree Save signage. Installation of tree save fence will involve no trenching. 4" of organic mulch over the CRZ and an above ground irrigation system.
- The Community Development Director must inspect the site before installation of erosion control measures. Land disturbance without a site inspection and approval by the Community Development Director will result in a "Stop-Work Order" and fines.
- If tree survey inaccuracies are found on-site, a stop work order will be issued until revised plans are approved and processed based on accurate information.
- The Community Development Director must inspect and approve the site before the issuance of a Certificate of Occupancy.
- Trees agreed upon to be saved is the responsibility of the owner.
- A 3-4" layer of mulch will be required for the CRZ of Specimen Trees. Mulch must be applied prior to start of construction. Keep mulch at least 5" from the trunk of the tree.
- A minimum 3-4" layer of mulch will be required for all existing, non specimen, landscape trees, including street trees and parking lot trees. Mulch must be applied prior to start of construction. Mulch shall not be placed directly against tree trunks.
- All newly planted trees shall have visible root flares at finished grade. No circling roots shall be allowed on planted trees. The upper 2/3 of the wire basket, all burlap, and strapping shall be cut and removed prior to backfill.
- Trees less than the caliper inch shown will not be accepted. I.e.: 4 inch caliper trees must be 4 inches or larger.
- Plant height measurement is taken at the top of the main body of the plant and not at the tip of the topmost growth.
- All newly planted trees shall be equivalent in quality to a Florida #1 grade or better. All trees of lesser quality shall be rejected by the Community Development Director.
- Watering bags or a drip irrigation system will be provided for all trees prior to issuance of the certificate of occupancy. During first year bags will be refilled weekly by owner and refilled during droughts for a minimum of 2 years after installation.
- All tree guys and stakes shall be removed from tree one year after planting or before.

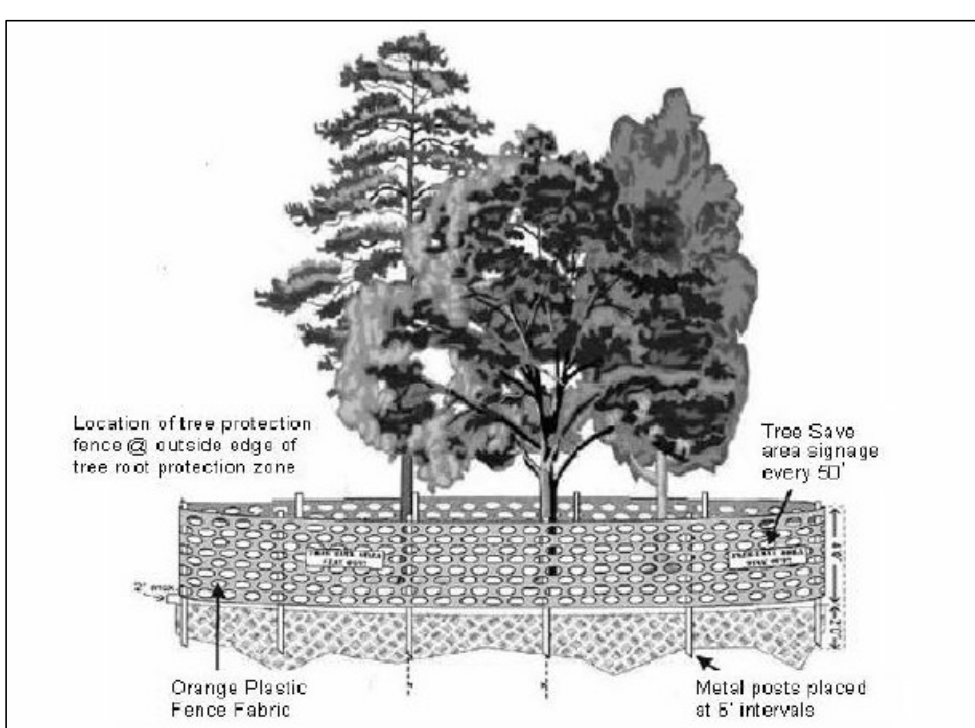
NO TRENCHING ALLOWED IN TREE SAVE AREAS-INCLUDING IRRIGATION.

CONTACT THE COMMUNITY DEVELOPMENT DEPARTMENT (770) 319-5387 TO ARRANGE A PRECONSTRUCTION CONFERENCE PRIOR TO ANY LAND DISTURBANCE. NO PERMIT SHALL BE ISSUED UNTIL PLANS ARE APPROVED AND AN ON-SITE INSPECTION WITH CITY REPRESENTATIVE OCCURS.

ALL TREE PROTECTION MEASURES SHALL BE INSTALLED PRIOR TO GRADING OR THE REMOVAL OF IMPERVIOUS SURFACES OR STRUCTURES.

BUFFERS SHALL BE REPLANTED SUBJECT TO COMMUNITY DEVELOPMENT DEPARTMENT APPROVAL.

Tree Protection for Non-Specimen Trees



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

MODIFIED ARBORIST REPORT FOR:

Elmwood Drive, City of Smyrna, Georgia

Prepared for: The Woodbery Group

Visual Inspection only

Prepared by: T.J. Schell, LLC Landscape Architects And Certified Arborists

2985 Gordy Parkway, Suite 422, Marietta, GA 30066

teresa@tjschell.com Cell 770-361-2319

Teresa H. Eldredge, RLA, ISA Certified Arborist, ISA SO-5442A

December 15, 2017

City of Smyrna:

- 10" dbh Small Trees-Dogwood, Redbud, and Sourwood;
- 24" dbh Overstory-Genus oak and beech;
- 30" dbh Overstory-Ash, blackgum, cedar, fir, hickory, maple, pecan, persimmon, spruce;
- 36" dbh Overstory-Genus pine, sweetgum, and poplar.

A specimen tree must also meet the following minimum standards:

- a. A life expectancy of greater than 15 years;
 - b. A structurally sound trunk, not hollow and having no extensive decay, and less than ten percent radial trunk dieback;
 - c. No more than two major and several minor dead limbs (hardwoods only);
 - d. No major insect or pathological problem;
 - e. Relatively uniform crown distribution or correctable crown distribution with no more than 70 percent of all branches on one side of tree;
- Water Oak - 35" DBH - (Tag #1) 1 large dead branch, Good Condition
 - Dogwood - 10.4" (multi formula) DBH - (Tag #2) Fair to Good Condition
 - Dogwood - 10.8" (multi formula) DBH - (Tag #3) Fair to Good Condition
 - Dogwood - 10.8" (multi formula) DBH - (Tag #4) Obvious decay at split with structural deficiency, Poor to Fair - Request Not Specimen
 - Water Oak - 30" DBH - (Tag #6) 15% Lean, Fair - Good Condition
 - Water Oak - 27" DBH - (Tag #7) Fair - Good Condition
 - Elm - 37" DBH - (Tag #61) One large dead branch can be pruned with canopy, Fair - Good Condition
 - Elm - 48" DBH - (Tag #62) Sapsucker Damage and several small dead branches, Fair Condition for age and location

Removed Specimen Tree Inches			
Tree Number	Tree Species	Tree Size DBH (in inches)	CRZ Radius (in feet)
#1	water oak	35	52.5
#2	dogwood	10	15
#3	dogwood	11	16.5
#61	elm	37	55.5
#62	elm	48	72
Total Inches:		141	

Preserved Specimen Tree Inches			
Tree Number	Tree Species	Tree Size DBH (in inches)	CRZ Radius
#6	water oak	30	
#7	water oak	27	
Total Inches:		57	

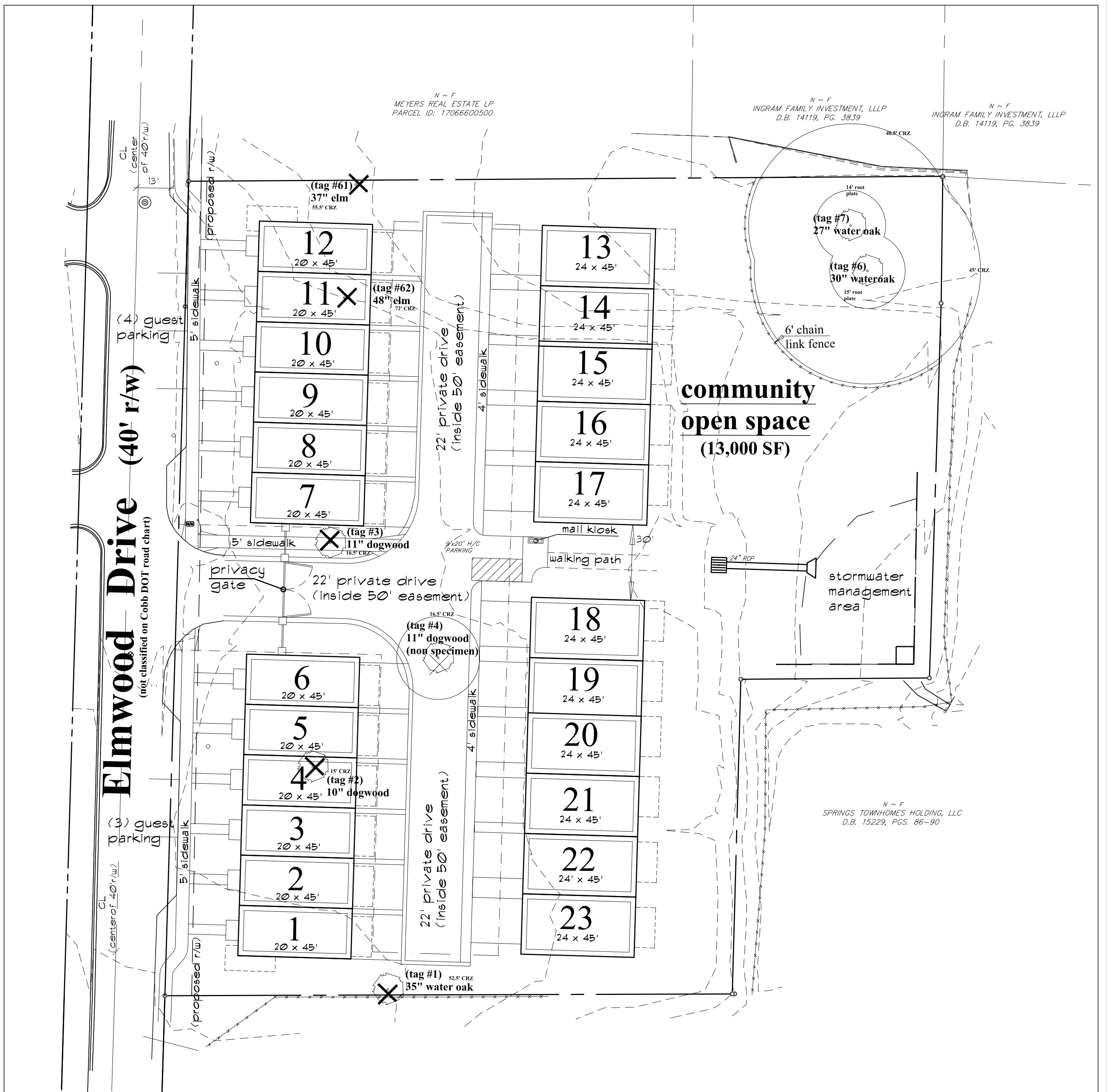
57" of specimen x 3 credit = 171"

NOTE:

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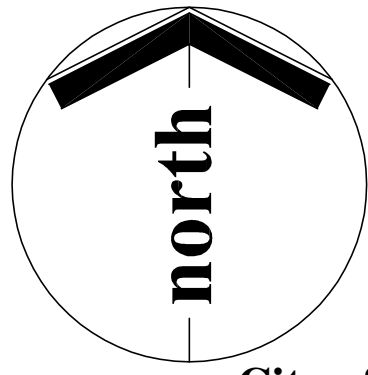
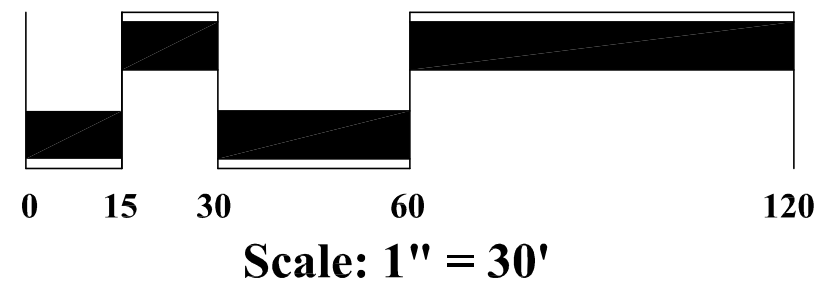
Tree Replacement Plan - Sheet 3 of 3

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April 23, 2018



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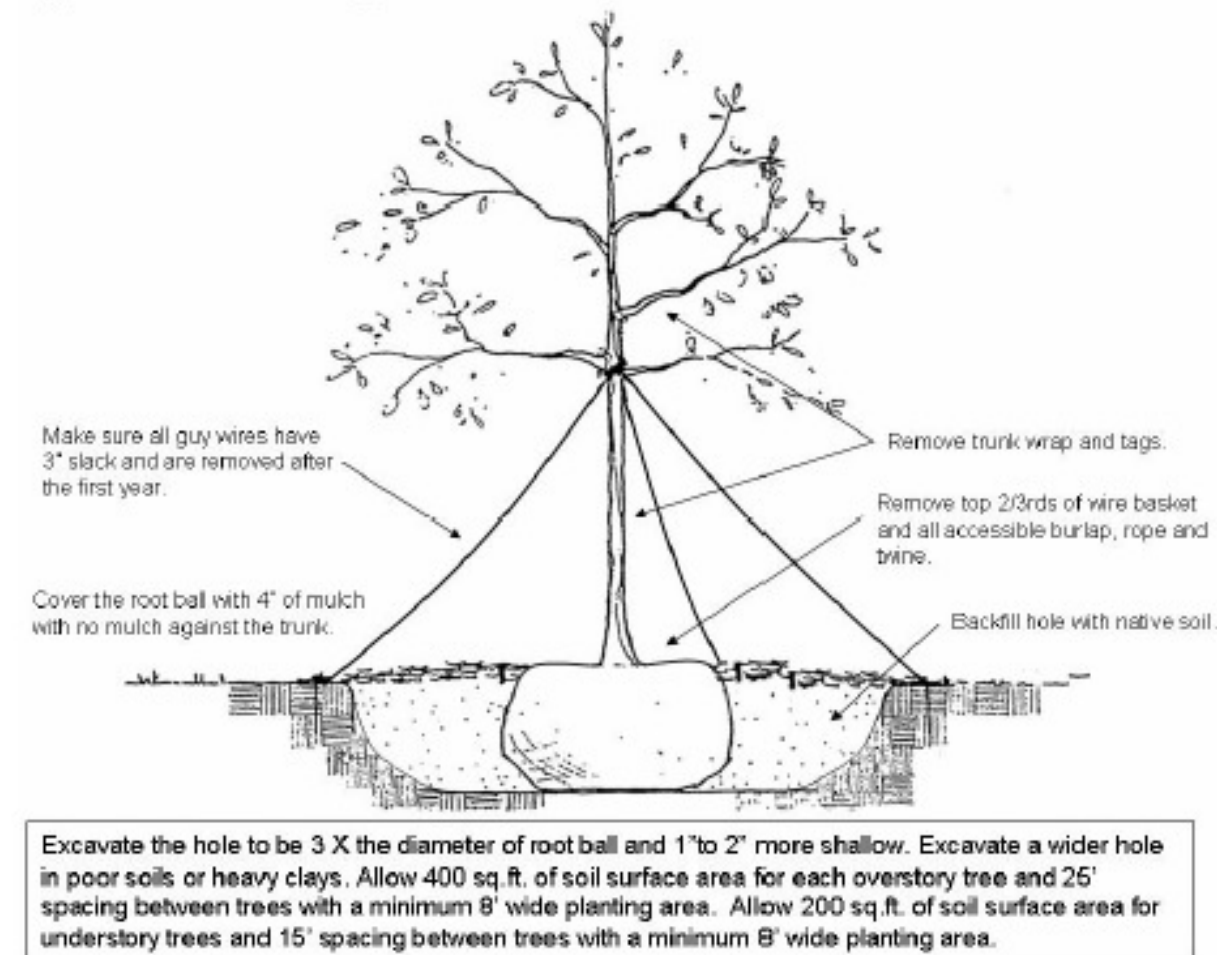
15. Watering bags or a drip irrigation system will be provided for all trees prior to issuance of the certificate of occupancy. During first year bags will be refilled weekly by owner and refilled during droughts for a minimum of 2 years after installation.

Tree List

PLANT TYPE	LABEL	QUAN.	COMMON NAME	BOTANICAL NAME	SIZE	HGT.	DENSITY "	RECOMP. "	TOTAL INCHES	MIN. SPACE	% OF TOTAL
Replacement Trees											
(replacement tree)	GB	4	Ginkgo	Ginkgo biloba	6" Cal.	10'-12'		24	24	25' o.c.	16.0%
(replacement tree)	AS	2	Sugar Maple	Acer saccharum	4" Cal.	10'-12'	8		8	25' o.c.	8.0%
(street tree)	CF	6	Dogwood	Cornus florida	4" Cal.	10'-12'	24		24	15' o.c.	24.0%
(replacement tree)	PS	4	Chinese Pistache	Pistacia chinensis	6" Cal.	10'-12'		24	24	25' o.c.	16.0%
(replacement tree)	UP	4	Lacebark Elm	Ulmus parvifolia	6" Cal.	10'-12'		24	24	25' o.c.	16.0%
(replacement tree)	ZS	4	Zelkova	Zelkova serrata	6" Cal.	10'-12'		24	24	25' o.c.	16.0%
(replacement tree)	QPH	1	Willow Oak	Quercus phellos 'Hightower'	4" Cal.	10'-12'		3	3	25' o.c.	4.0%
TOTALS		25					32	99	131		100.0%

Tree Planting Detail

Figure 11: Tree Planting Detail



General Notes:

- Boundary and topographic survey by Gaskins Surveying and Engineering, dated December 20, 2017.
- According to Flood Insurance Rate Map (FIRM) 13067C0138G, effective on 12/16/2008 no portion of this site contains floodplain.
- No cemeteries are known to exist on site.
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