

SAMS, LARKIN, HUFF & BALLI

A LIMITED LIABILITY PARTNERSHIP

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PARKS F. HUFF

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ADAM J. ROZEN

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November 2, 2017

(Revised Site Plan & Tree Preservation & Replacement Plans)

VIA HAND DELIVERY & EMAIL

Mr. Ken Suddreth, Director
Community Development Department
City of Smyrna
3180 Atlanta Road
Smyrna, GA 30080

Re: Rezoning Application of The Woodbery Group, LLC concerning a 4.71 Acre Tract located on the west side of Bell Drive. (No. Z17-016)

Dear Ken:

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 October 9, 2017. Presently, the application is scheduled to be heard and considered for final action by the Mayor and City Council on November 20, 2017. As a part of our continued dialogue with the City’s professional staff and others, enclosed please find the requisite number of copies of a Revised Site Plan and Revised Tree Preservation & Replacement Plans.

In comparison to the previous revised site plan, the enclosed Revised Site Plan reflects that both the north and south entrances are positioned in accordance with direction from the Public Works Director which includes a twenty foot (20’) private drive within the confines of a fifty foot (50’) easement. By virtue of this modification, specifically with respect to the southern entrance, the enclosed Revised Site Plan shifts units 17 – 31 five feet (5’) to the north which commensurately decreases the side setback off of the “Reserved Future Right-of-Way” for unit 17 to ten feet (10’) instead of the original fifteen feet (15’). Unit 16 also reflects a ten foot (10’) side setback which is also driven by the Public Works Director’s recommendations.

In addition to the foregoing, and in order to clearly state what we understand is the position of staff regarding the calculation of driveway lengths, as covered in the September 26, 2017 stipulation letter, it is our understanding that the calculation of driveway length is measured from a position flush with the garage doors to the five foot (5’) sidewalk in order to achieve driveways which are a minimum of twenty two feet (22’) in length and in order to accommodate the parking of at least two (2) additional vehicles within said driveways.

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Mr. Kenneth Suddreth, Director
Community Development Department
November 2, 2017
Page 2

In all other respects, the stipulation letter, submitted on September 26, 2017, 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

A handwritten signature in black ink, appearing to read "Garvis L. Sams, Jr.", is enclosed within a hand-drawn oval.

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

GLS, Jr./klk
Enclosures/Attachments

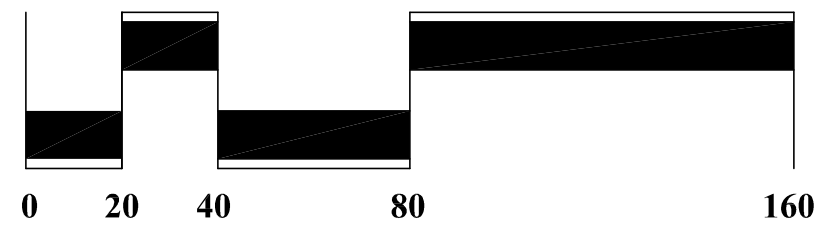
cc: Honorable A. Max Bacon, Mayor (via email w/attachments)
Mr. Derek Norton, City Council Member (via email w/attachments)
Members, City of Smyrna City Council (via email w/attachments)
Ms. Tammi Saddler Jones, City Administrator (via email w/attachments)
Members, City of Smyrna Planning & Zoning Board (via email w/attachments)
Mr. Russell G. Martin, AICP, Senior City Planner (via email w/attachments)
Mr. Eric Randall, P.E., City Engineer (via email w/attachments)
Mr. Kevin Moore, P.E., Assistant 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)

Bell Drive Community

City of Smyrna, Georgia Land Lots 809, 17th District, 2nd Section

property owner:

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



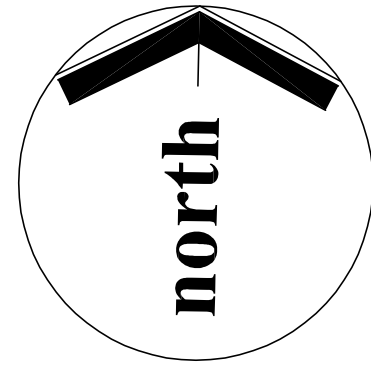
Scale: 1" = 40'

October 30, 2017

DGM
 LAND PLANNING
 CONSULTANTS



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



Site Data

Total Site Area: 4.71 AC
Present Zoning: R-15
Proposed Zoning: RM-15
Density: 12.52 Units/AC
Total Units Shown: 59

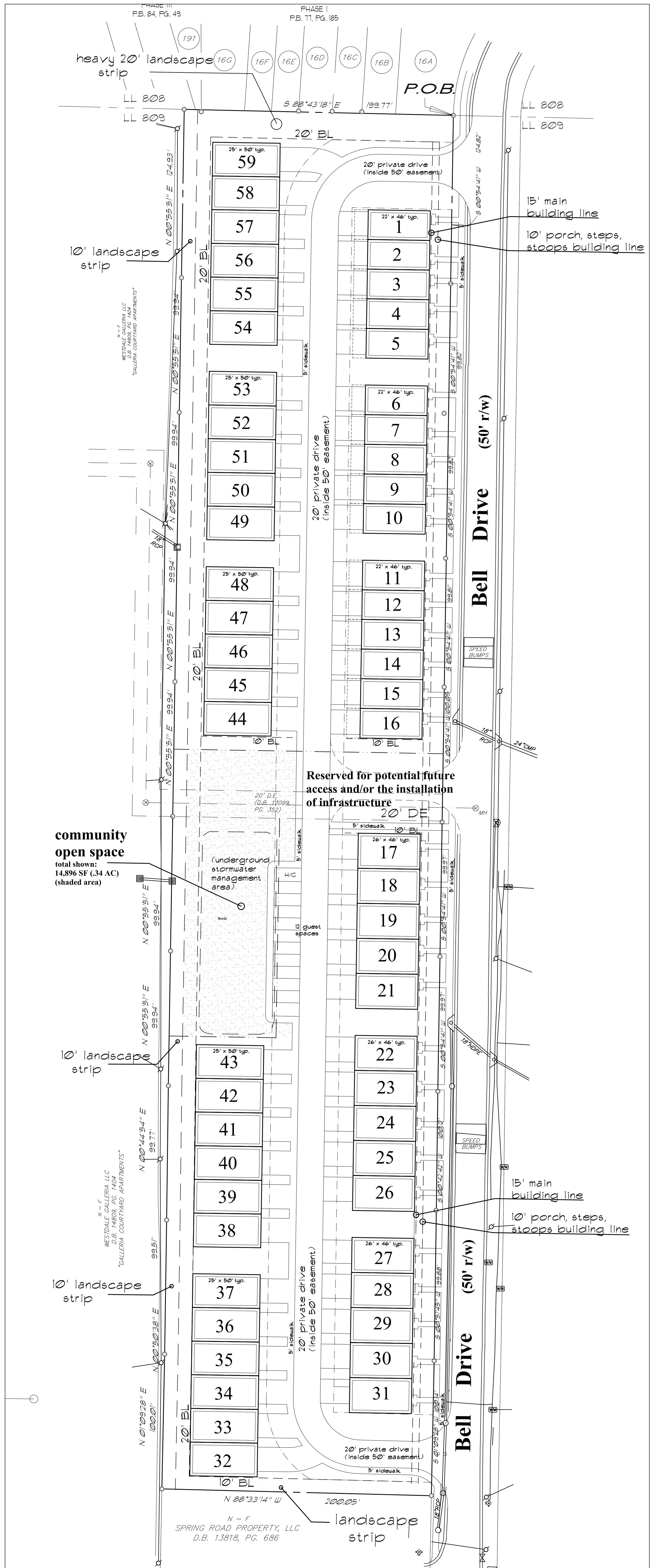
- 16 - 22' wide units w/2 car garages
- 15 - 26' wide units w/2 car garages
- 28 - 25' wide units w/2 car garages

Proposed Building Setbacks:

- front:** 15' (main structure of building)
 10' (for porch, steps and stoops)
- side:** 20' (north)
 10' (south)
- rear:** 20'

General Notes:

1. Boundary survey by Gaskins Surveying and Engineering, dated June 19, 2017.
2. Topography from Cobb County GIS Maps.
3. According to Flood Insurance Rate Map (FIRM) #13061C0138G, dated December 16, 2008, no portion of this site contains floodplain.
4. No cemeteries are known to exist on site.
5. No wetlands are known to exist on site.
6. No state waters are known to exist on site.
7. No archeological or architectural landmarks are known to exist on site.
8. Existing utility easements are shown on plan.
9. Stormwater and water quality structures are conceptual and will be designed further based on proposed hydrologic study.

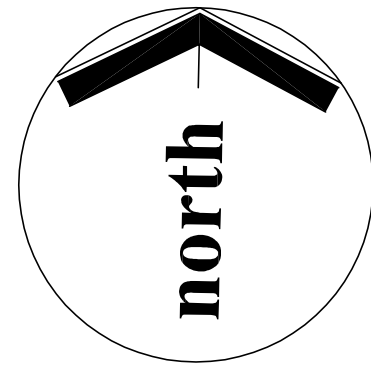
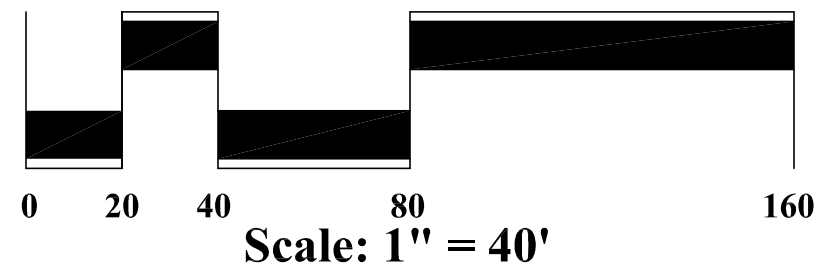


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Tree Calculations

Site Area Calculation:
 Net Site Area = 4.71 AC

Tree Density Calculation:
 4.71 AC x 100"/AC = 471 Total Inches Required
 EDF + RDF = SDF
 EDF = 269" (269" of non-specimens + 0" of specimens preserved)
 RDF = 302" (23 x 4" cal. street trees = 92" + 210" of replacement trees elsewhere on site)
 269" + 302" = 571" SDF (with 100" surplus which will count against recompense)
 therefore density is satisfied

Specimen Tree Recompense Calculation:
 149" specimen trees have been removed. (see Tree Survey/Protection Plan)
 Therefore, the 100" maximum recompense applies.
 100" of recompense has been provided by 6" replacement trees on site exclusive of street trees.

Street Tree Requirement:
 23 trees are required per the street tree requirement (see Tree Replacement Plan). A total of 23 x 4" caliper trees have been provided. Street trees have been placed at every viable and appropriate location possible. The 23 (92") are being counted to satisfy density requirements.

Preserved Non Specimen Tree Inches

Tree Number	Tree Size DBH (in inches)	Tree Species
1	20	PINE
2	17	PINE
5	20	PINE
34	19	PINE
35	13	PINE
36	12	SWEET GUM
67	12	MAPLE (TWIN)
68	12	MAPLE
69	29	MAPLE
70	16	OAK
86	15	PINE
87	18	PINE
88	12	PINE
89	12	SYCAMORE
90	14	PINE
91	14	PINE
93	14	CYPRESS
Total Inches:	269	

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.

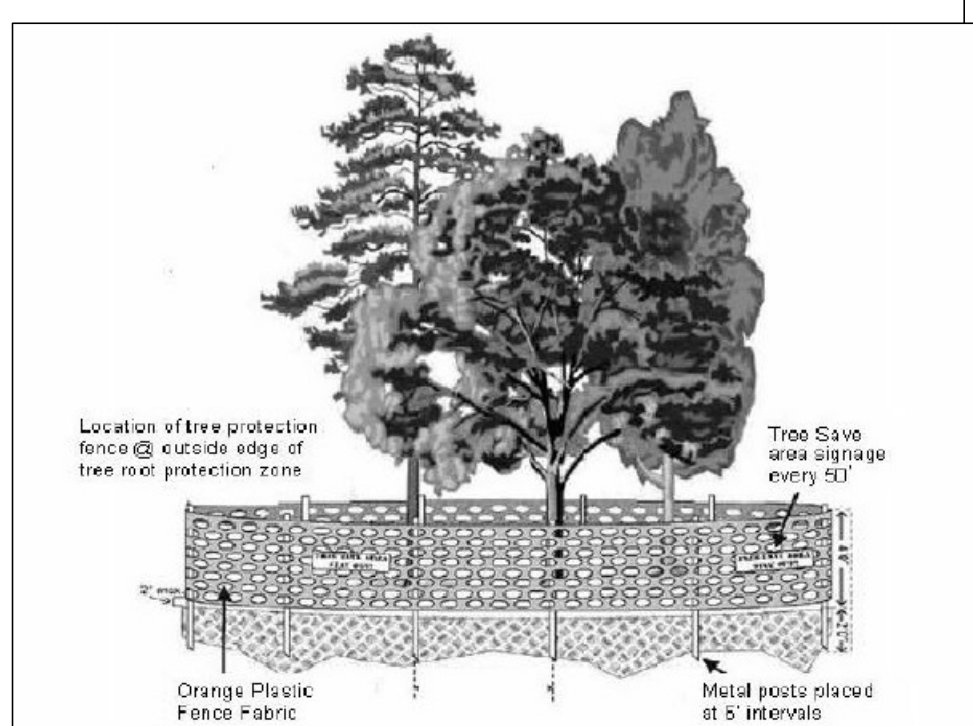
NO TRENCHING ALLOWED IN TREE SAVE AREAS-INCLUDING IRRIGATION.

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

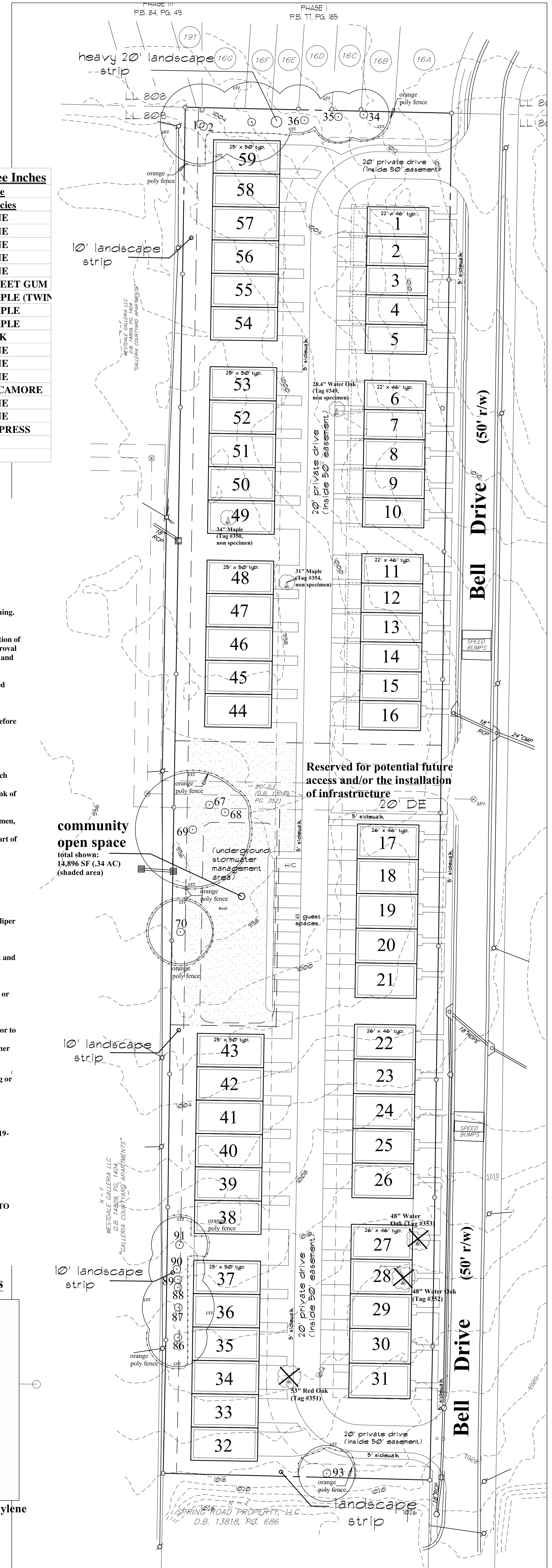


*specimen tree protection requires orange polyethylene fence be replaced with chain link fence.

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Removed Specimen Tree Inches

Tree Number	Tree Species	Tree Size DBH (in inches)	CRZ Radius (in feet)
351	Red Oak	53	80
352	Water Oak	48	72
354	Water Oak	48	72
Total Inches:		149	

Preserved Specimen Tree Inches

Tree Number	Tree Species	Tree Size DBH (in inches)	CRZ Radius
Total Inches:		0	

MODIFIED ARBORIST REPORT FOR:
 Bell Drive - Phase 2 Development, Cobb County, 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
 May 23, 2017
 Revised June 16, 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;

#2708 Bell Dr.
 No specimen trees

#2720 Bell Dr.
 One 22" Water Oak at the edge of the driveway near the back corner of the house
 1. Water Oak - 21" DBH (28.4 with calculation) - (Tag #349) Double trunk at 1' ht. - not structurally sounds, some decay at areas around base. Request Not Specimen

#2732 Bell Dr.
 1. Maple - 34" DBH - (Tag #350) Double trunk (4'-8" ht. split) with included bark, 3 large dead branches and one main trunk rings hollow when sounded with mallet. Request Not Specimen. One other large maple in backyard, does not meet 30" caliper minimum

#2742 Bell Dr.
 1. Maple - 31" DBH - (Tag #354) 10% canopy dieback, several vertical splits on trunk with fungal bodies at openings (4 separate locations around tree indicates internal decay), rings hollow when sounded on one side of tree - Request Not Specimen

#2754 Bell Dr. - No specimen sized trees
 No specimen trees. Two large maples and one large Pine in back yard (do not meet DBH minimum requirements)

#2766 Bell Dr.
 No specimen trees. Two med. - large maples as measured at narrowest point below split (do not meet minimum requirements)

#2776 Bell Dr.
 No specimen trees

#2788 Bell Dr.
 No specimen trees. Two large pines and one pecan in front yard (do not meet minimum requirements) - Large maple in backyard as measured at narrowest point below split does not meet minimum requirements.

#2800 Bell Dr.
 1. Water Oak - 48" DBH - (Tag #353) Minor included bark. Needs canopy cleaning. Good Condition
 2. Water Oak - 48" DBH - (Tag #352) Included bark shows previous initial point of partial failure. Although wound wood appears strong at perimeter of disturbed area, point of previous failure is critical to structural integrity of tree. Home, sidewalk (recently replaced) and roadway (Bell Dr) are all in target zone. Request Not Specimen.

#2812 Bell Dr.
 1. Red Oak - 53" DBH - (Tag #351) Needs canopy cleaning. Good Condition

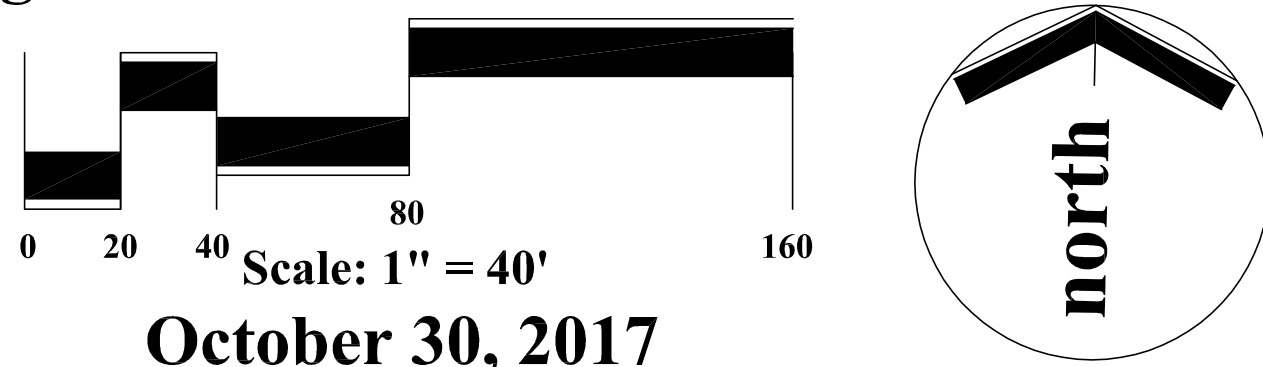
Tree Replacement Plan - Sheet 3 of 3

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October 30, 2017

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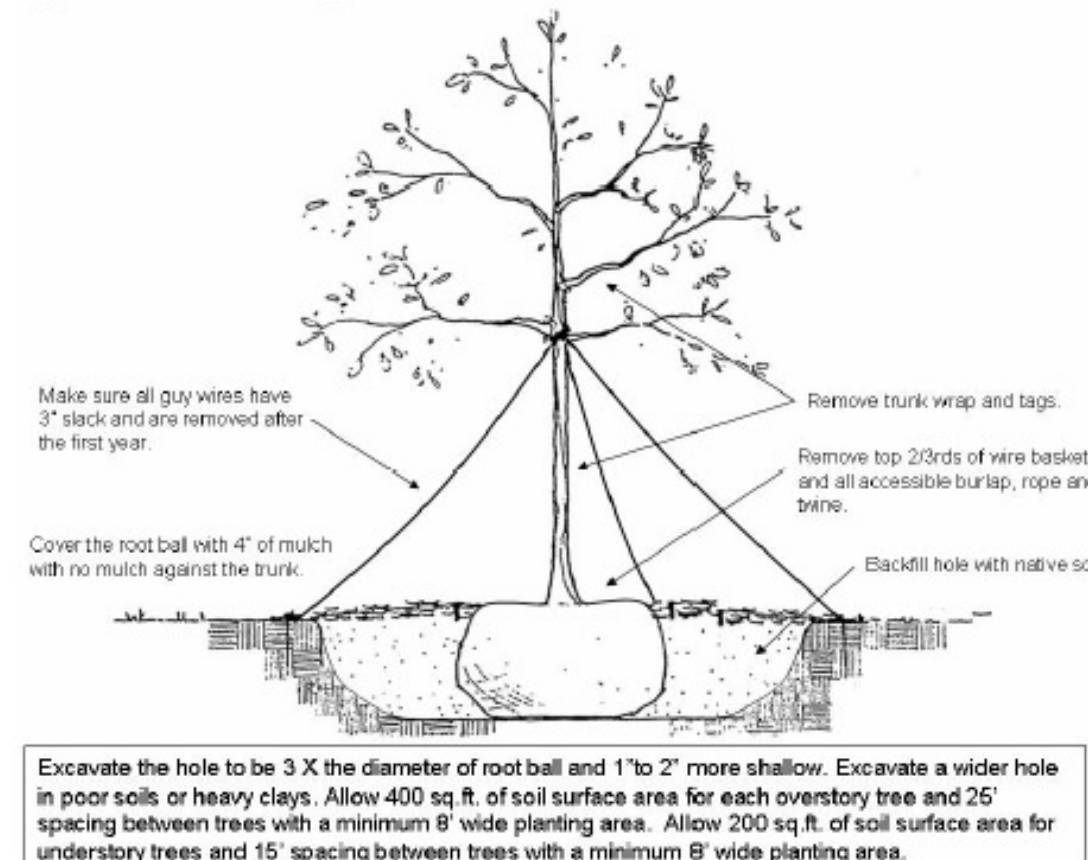
Tree List

PLANT TYPE	LABEL	QUAN.	COMMON NAME	BOTANICAL NAME	SIZE	HGT.	DENSITY "	RECOMP. "	TOTAL INCHES	MIN. SPACE	% OF TOTAL
Replacement Trees											
(street tree)	GB	8	Ginkgo	Ginkgo biloba	4" Cal.	10'-12'	32		32	25' o.c.	25.9%
(replacement tree)	GB	7	Ginkgo	Ginkgo biloba	6" Cal.	12'-14'		42	42	25' o.c.	
(street tree)	PS	3	Chinese Pistache	Pistacia chinensis	4" Cal.	10'-12'	12		12	25' o.c.	17.2%
(replacement tree)	GB	7	Chinese Pistache	Pistacia chinensis	6" Cal.	12'-14'		42	42	25' o.c.	
(street tree)	UP	8	Lacebark Elm	Ulmus parvifolia	4" Cal.	10'-12'	32		32	25' o.c.	25.9%
(replacement tree)	GB	7	Lacebark Elm	Ulmus parvifolia	6" Cal.	12'-14'		42	42	25' o.c.	
(street tree)	ZS	4	Zelkova	Zelkova serrata	4" Cal.	10'-12'	16		16	25' o.c.	19.0%
(replacement tree)	GB	7	Zelkova	Zelkova serrata	6" Cal.	12'-14'		42	42	25' o.c.	
(street tree)	QPH	0	Willow Oak	Quercus phellos 'Hightower'	4" Cal.	10'-12'	0		0	25' o.c.	12.1%
(replacement tree)	GB	7	Willow Oak	Quercus phellos 'Hightower'	6" Cal.	12'-14'		42	42	25' o.c.	
		58	TOTALS				202	100	302		100.0%

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Figure 11: Tree Planting Detail



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