

# SAMS, LARKIN, HUFF & BALLI

A LIMITED LIABILITY PARTNERSHIP

GARVIS L. SAMS, JR.  
JOEL L. LARKIN  
PARKS F. HUFF  
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376 POWDER SPRINGS STREET  
MARIETTA, GEORGIA 30064-3448

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ADAM J. ROZEN

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WWW.SLHB-LAW.COM

August 17, 2017

## 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 I represent The Woodbery Group, LLC (“Woodbery”) regarding the above-captioned Application for Rezoning. The application is presently scheduled to be heard and considered by the City of Smyrna Planning & Zoning Board on September 11, 2017 and, thereafter, the application is scheduled to be heard and considered for final action by the Mayor and City Council on October 16, 2017.

During the pendency of this application, we have been included in multiple meetings with you and the City’s professional staff. Additionally, we have spoken with certain area residents, adjacent business owners and the Ward Council Member. In that regard, enclosed please find the requisite number of copies of a Revised Site Plan and Tree Preservation & Replacement Plans. Also enclosed are renderings/elevations depicting the architectural style and composition of the proposed townhomes, including an elevation as seen from Bell Drive, an interior front elevation and a side elevation.

The balance of this letter will serve as Woodbery’s expression of agreement with the following stipulations which, upon the rezoning being approved, as amended and modified hereby, shall become conditions and a part of the grant of the requested rezoning and binding upon the subject property thereafter. The referenced stipulations are as follows, to wit:

1. The stipulations and conditions set forth herein shall replace and supersede in full any and all prior stipulations and conditions in whatsoever form which are currently in place concerning the property which constitutes the subject matter of the above-captioned Application for Rezoning.

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2. The rezoning of the subject property shall be from R-15 to Conditional RM-15, predicated upon substantial conformity to the Revised Site Plan which is being submitted concurrently herewith.
3. The subject property shall be developed for attached single-family residences (townhomes) upon a total of 4.71 acres for a total number of 59 homes at a density of 12.52 units per acre.<sup>1</sup>
4. The size of the attached single-family townhomes shall range from a minimum of 1,800 square feet up to 3,000 square feet and possibly greater.<sup>2</sup>
5. The architectural style and composition of the townhomes shall be in substantial compliance with the enclosed architectural renderings/elevations and shall be traditional with the composition of which consisting of a mixture of either brick, stacked-stone, cedar shake and/or Hardiplank. Patios, decks and privacy fencing shall be prohibited along or oriented to Bell Drive.
6. Each townhome shall be a minimum of twenty-four (24') in width and consist of a mixture of front and rear loaded two (2) car garages which shall be designed to accommodate two (2) vehicles at all times. The driveways shall be a minimum of twenty-two feet (22') in length (measured flush from the garage door to the five foot [5'] wide sidewalk) in order to accommodate the parking of two (2) additional vehicles. Additionally, the Revised Site Plan reflects additional strategically positioned guest parking.
7. All of the townhomes within the residential community shall be "For Sale" only. The subdivision covenants shall, however, contain a recital stating that the leasing of the townhomes shall be limited to no more than ten percent (10%) of the total number of townhomes and for no lease term less than one (1) year in duration.

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<sup>1</sup> Last year, the adjacent property was rezoned for Woodbery by the City of Smyrna (No. Z16-012) at a density of approximately 13 units per acre. Additionally, Afton Downs, Phases I – III, an existing townhome development (circa 1982), was developed in phases with densities ranging from 9.17 – 10.25 units per acre.

<sup>2</sup> Price points are anticipated ranging from approximately \$360,000 - \$450,000.

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8. The creation of a Master Mandatory Homeowners Association (“HOA”) and the submission of a Declaration of Covenants, Conditions and Restrictions (“CCRs”) which shall include, among multiple other components, strict architectural controls in substantial conformity to the architectural style and composition mentioned above.

The HOA shall be responsible for the upkeep and maintenance of all common areas; streets; tree preservation areas; required community open space (which exceeds Ordinance requirements at 350 square feet per unit); amenities; mail kiosks as required by the USPS; landscaped buffers; the approximately fifty foot (50’) in width strip of property denominated as “Reserved for Potential Future Access and/or the Installation of Infrastructure”; and, other landscaping and signage components within and/or related to the proposed townhome community.

9. A third-party management company shall be hired to manage the day-to-day operations of the HOA. The third-party management company shall also be responsible for the management of all association monies as well as ensuring that the association is properly insured until such time as the HOA makes a determination that it can undertake such responsibilities.
10. The submission of a landscape plan during the Plan Review process which shall be subject to staff review and approval and which shall include, but not necessarily be limited to, the following:
  - a. The landscape plan, which shall be prepared, stamped and signed by a Georgia Registered Landscape Architect or a Degreed Horticulturist shall identify: open space areas; landscaped common areas; and, other components of the proposed townhome community which shall be identified during the Plan Review process.
  - b. All HVAC and mechanical systems and home utilities within the community shall be screened by way of fencing and/or landscaping.
  - c. Entry signage for the proposed townhome community shall be ground-based, monument style, landscaped, lighted and irrigated.
  - d. The installation of sodded front, side and rear yards.

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- e. Presently, stormwater detention and water quality components are shown as being located underground. However, to the extent that either detention or water quality features are placed above-ground, they shall be landscaped appropriately in order to be attractive to homes both inside and outside of the proposed townhome community.
  - f. Compliance with the City's current Tree Preservation & Replacement Ordinance and substantial conformity to the Revised Tree Survey/Tree Protection/Tree Replacement plans which are being submitted concurrently herewith. All tree protection measures shall be adhered to during the construction and build-out of the proposed townhome community.
11. Subject to recommendations from the City of Smyrna Engineer concerning hydrology, stormwater management, detention, water quality and downstream considerations, including recommendations regarding the ultimate positioning and configuration of on-site detention water quality. Additionally, compliance with the following engineering considerations:
- a. Providing the City Engineer with a conceptual hydrology plan for the subject property.
  - b. Verifying point(s) discharge with respect to detention/water quality.
12. Compliance with the recommendations from the Public Works Director, as follows:
- a. The streets to be constructed shall be private; however, said streets shall be built to the City of Smyrna's design and detail standards except as to the width of said streets.
  - b. Each townhome unit shall be individually metered with respect to water utilization.
  - c. Private streets shall be designed to provide adequate access and maneuverability for sanitation and public safety services and vehicles.

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13. Compliance with the City of Smyrna Fire Department recommendations with respect to Life Safety and Fire Prevention Issues during the Plan Review Process, including the following:

- a. Providing a turning model for the site in order to reflect that fire trucks and related apparatus will be able to access all portions of the subject property.
- b. Compliance with the City of Smyrna's Turning Performance Analysis with respect to fire safety vehicles and apparatus.

14. Proposed building setbacks shall be as follows:

(Main structure of buildings) -

- a. Front - Fifteen feet (15').
- b. Front (for porches, steps and stoops) – Ten feet (10').
- c. Side – Ten feet (10') on the south.
- d. Side – Twenty feet (20') on the north.
- e. Rear – Twenty feet (20').

Additionally, a request for a concurrent Variance in order to average thirty feet (30') of spacing between buildings as shown on the Revised Site Plan.

15. Substantial compliance with the positioning of mail kiosks and ensuring that said components are ADA accessible as are common open space areas.

The subject property is located in an area under the City's Future Land Use Map which reflects that the property is situated in an area denominated as Urban Residential which contemplates a minimum of six (6) units per acre with there being no cap on proposed densities. Even more importantly, the proposed development of the subject property is in keeping with the City of Smyrna's recently adopted "Spring Road Corridor LCI Master Plan" as it is located within an "Area of Development Opportunity".

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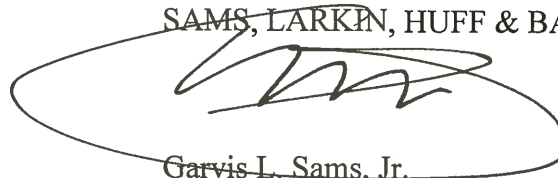
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With respect to the foregoing, Woodbery's townhome proposal is entirely appropriate from a land use planning perspective and in keeping with last year's townhome rezoning (No. Z16-012) and the transitional nature of the subject property which has both direct contiguity to commercial developments and commercially oriented uses along the Spring Road Corridor.

Please do not hesitate to contact me should you or your staff require additional information or documentation prior to the formulation of Staff's Analysis and Recommendations or prior to the application being heard and considered by the Planning & Zoning Board and the Mayor and City Council. With kind regards, I am

Very truly yours,

SAMS, LARKIN, HUFF & BALLI, LLP



Garvis L. Sams, Jr.  
[gsams@slhb-law.com](mailto:gsams@slhb-law.com)

GLS, Jr./klk  
Enclosures/Attachments

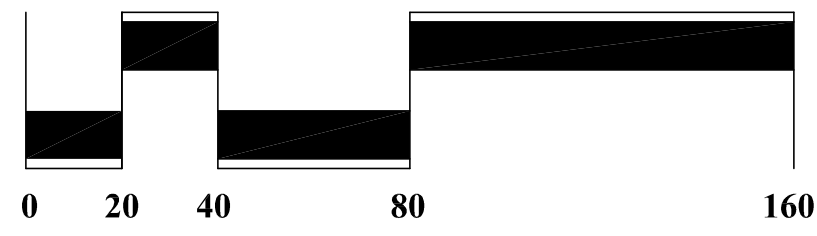
cc: Honorable A. Max Bacon, Mayor (via email w/attachments)  
Mr. Derek Norton, City Council Member (via email w/attachments)  
Members, City of Smyrna City Council (via email w/attachments)  
Ms. Tammi Saddler Jones, City Administrator (via email w/attachments)  
Members, City of Smyrna Planning & Zoning 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

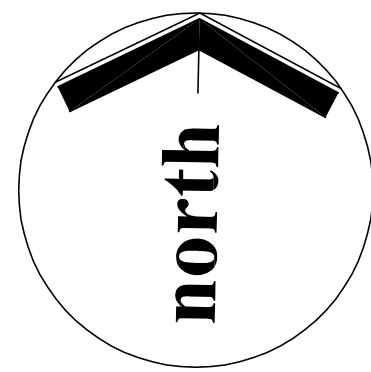


Scale: 1" = 40'  
 August 16, 2017

**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

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)

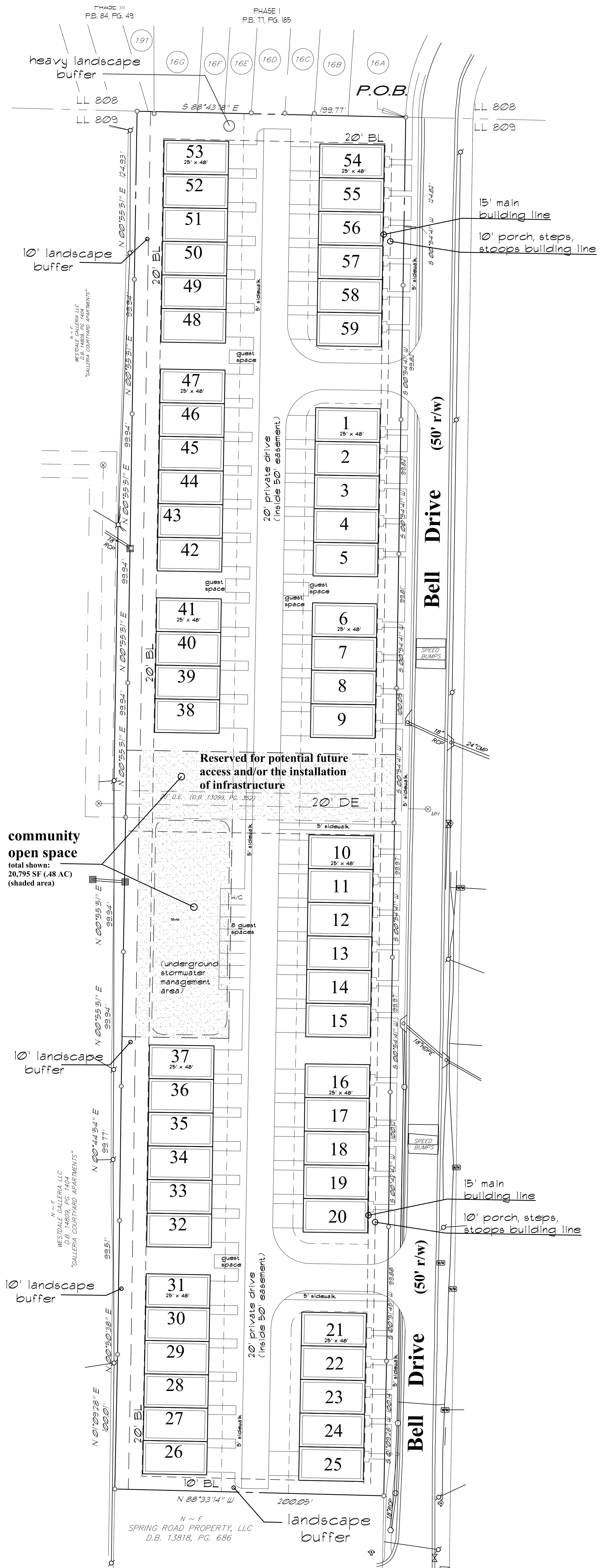
10' (south)

**rear:** 20'

**Total Guest Parking:** 130 spaces

**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.

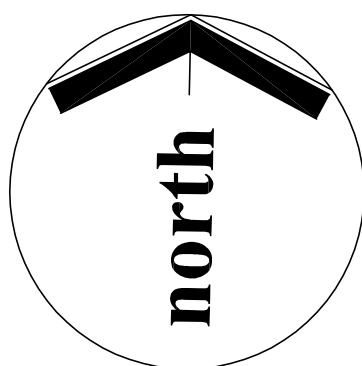
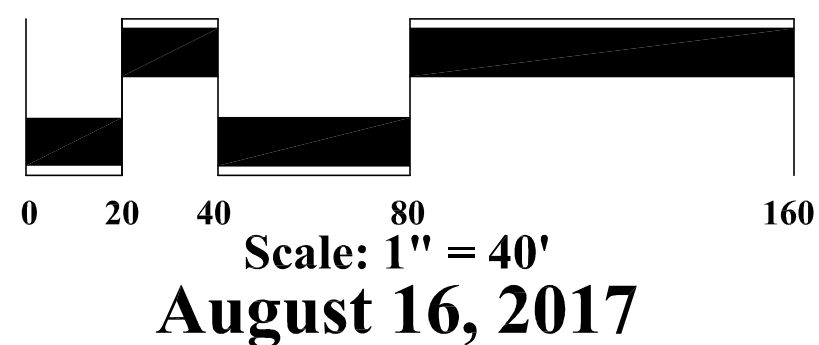


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**DGM**  
 LAND PLANNING  
 CONSULTANTS



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



## 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.

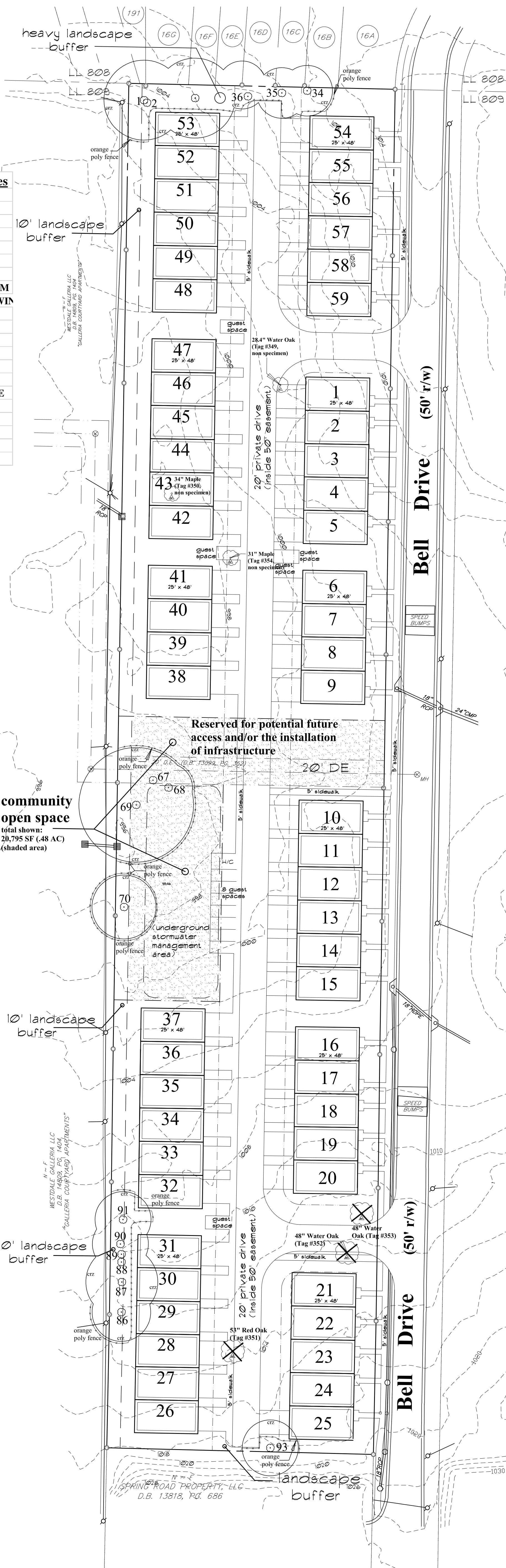
**Preserved Non Specimen Tree Inches**

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
<b>Total Inches:</b>	<b>269</b>	

**NOTE:**  
 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.



**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.

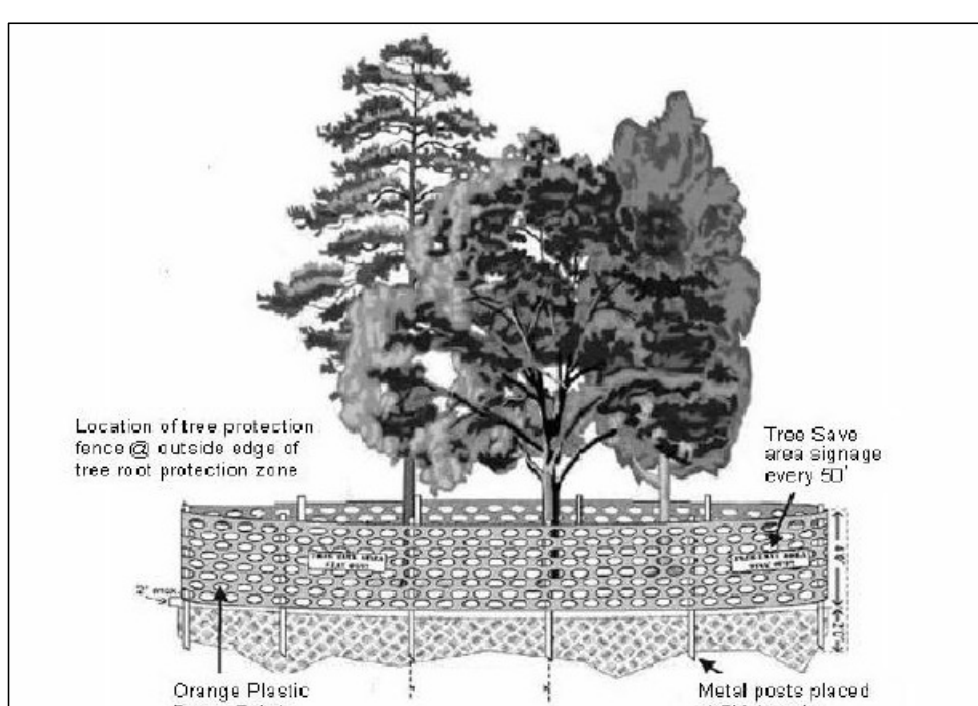
**NO TRENCHING ALLOWED IN TREE SAVE AREAS-INCLUDING IRRIGATION.**

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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.

**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
<b>Total Inches:</b>		<b>149</b>	

**Preserved Specimen Tree Inches**

Tree Number	Tree Species	Tree Size DBH (in inches)	CRZ Radius
<b>Total Inches:</b>		<b>0</b>	

**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 + 19" DBH (28.4 with calculation) - (Tag #349) Double trunk at 1' ht. - not structurally sound, some decay at areas around base. Request Not Specimen

#2732 Bell Dr.

1. Maple - 34" DBH - (Tag #350) Double trunk (+/- 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

One 22" Water Oak. 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



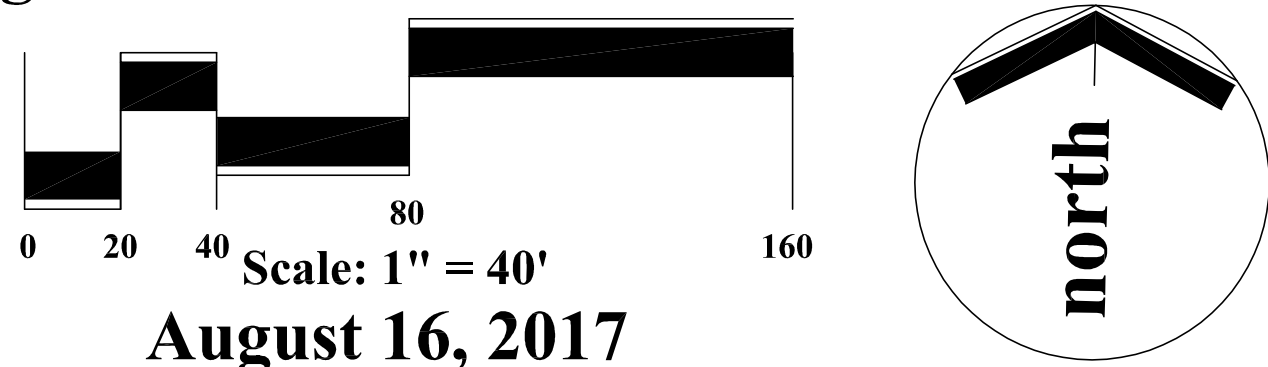
Tree Replacement Plan - Sheet 3 of 3

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property owner:

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 950 Lowery Boulevard  
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August 16, 2017

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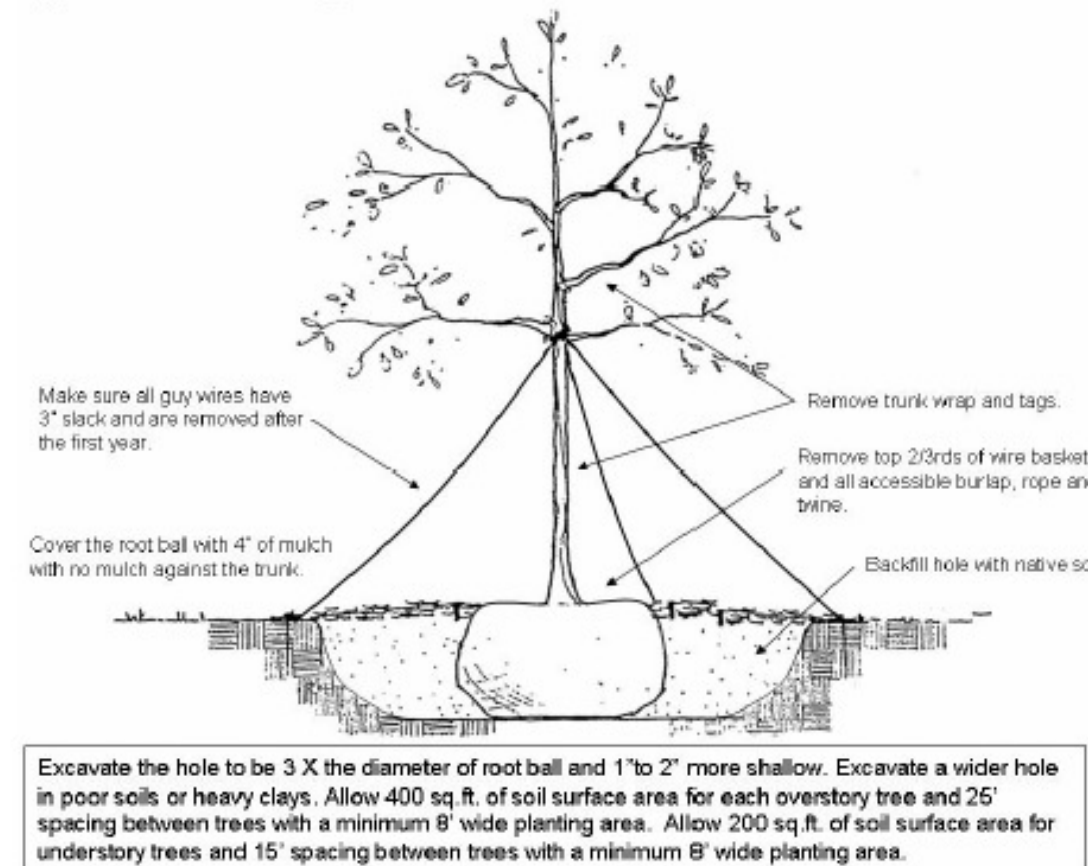
## Tree List

PLANT TYPE	LABEL	QUAN.	COMMON NAME	BOTANICAL NAME	SIZE	HGT.	DENSITY	RECOMP.	TOTAL INCHES	MIN. SPACE	% OF TOTAL
(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.	
		<b>58</b>	<b>TOTALS</b>				<b>202</b>	<b>100</b>	<b>302</b>		<b>100.0%</b>

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.

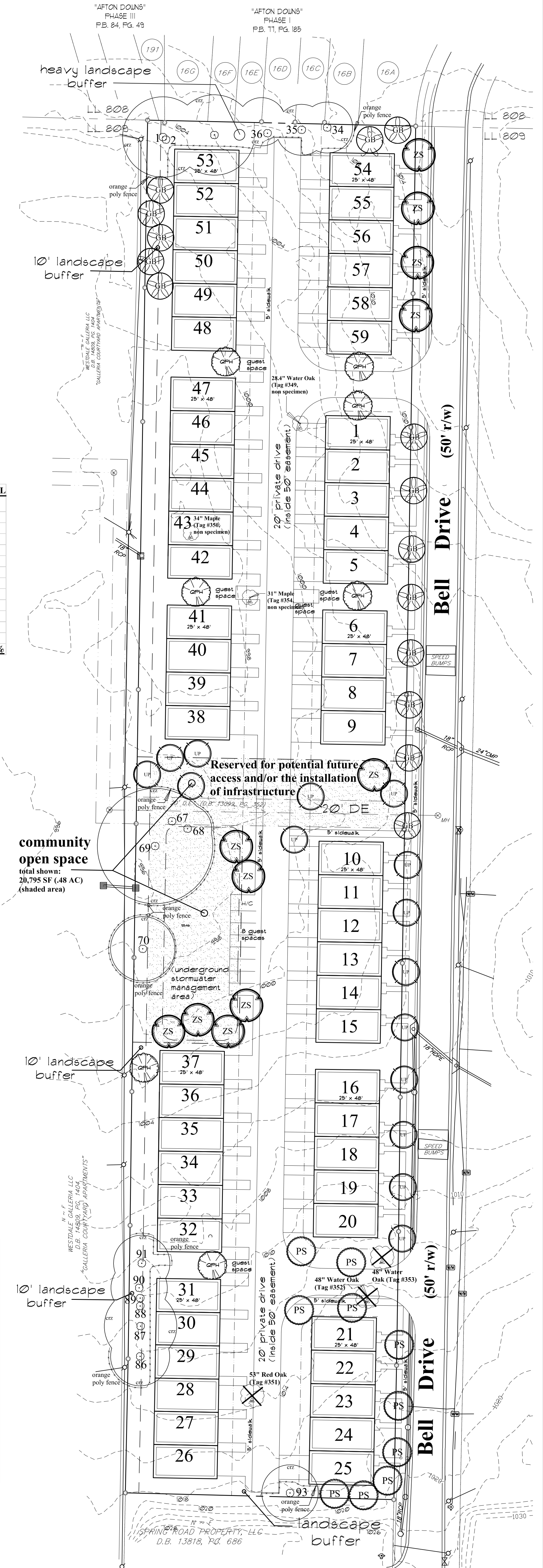
Figure 11: Tree Planting Detail



NOTE:  
 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.





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DAVID WEEKLEY HOMES

BELL DRIVE ELEVATION

CALDWELL • CLINE  
ARCHITECTS • DESIGNERS

222 CRESCENT CIRCLE MARIETTA GA 30064  
PHONE 770-424-3882 678-668-8930 FAX

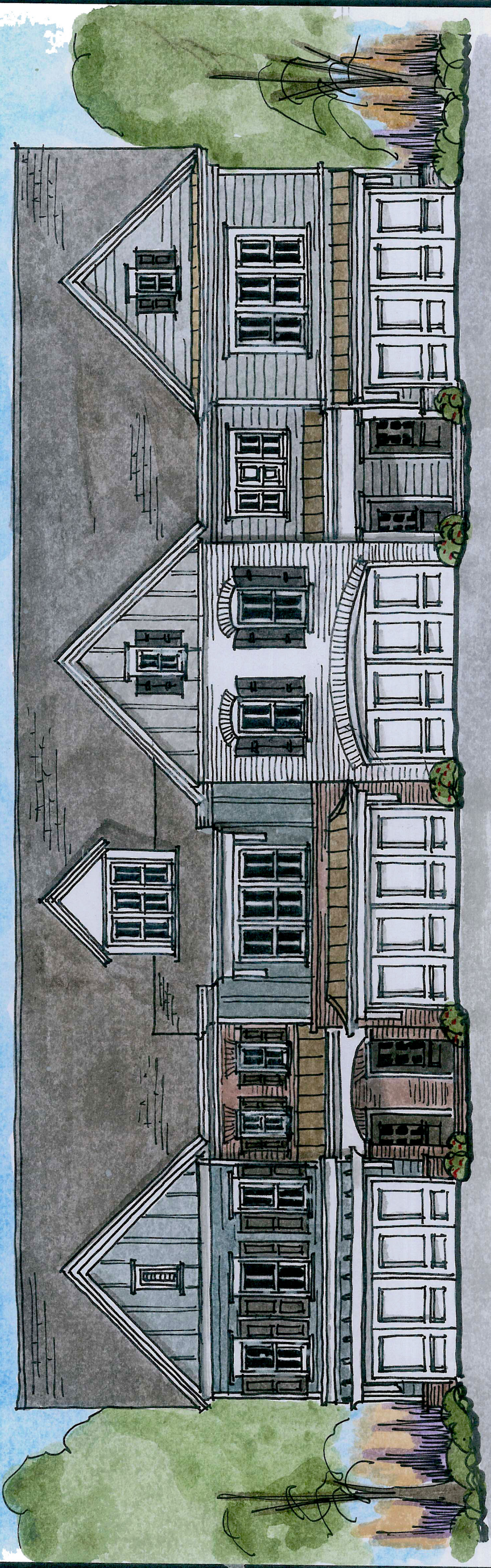


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TYPICAL SIDE ELEVATION  
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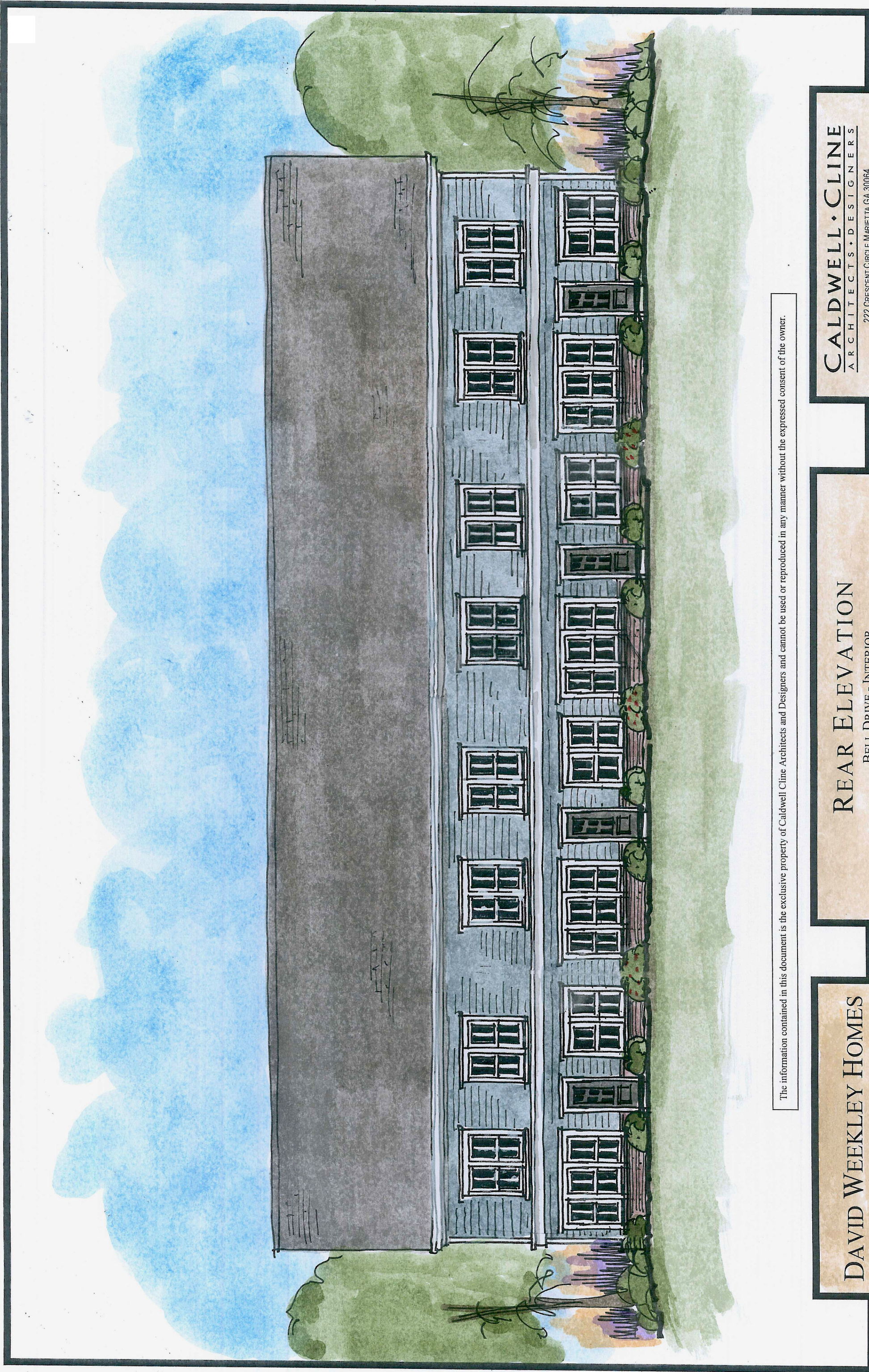


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REAR ELEVATION  
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