

(CLERK OF COURT RECORDING INFORMATION)

CITY OF SMYRNA DEVELOPMENT CERTIFICATION

THIS PLAT, HAS BEEN SUBMITTED TO THE CITY OF SMYRNA AND HAVING BEEN FOUND TO COMPLY WITH THE CITY OF SMYRNA SUBDIVISION REGULATIONS IS APPROVED SUBJECT TO THE INSTALLATION AND DEDICATION OF ALL STREETS, UTILITIES, EASEMENTS AND OTHER IMPROVEMENTS IN ACCORDANCE WITH THE STANDARDS AND DESIGN SPECIFICATIONS.

CITY ENGINEER	DATE
MAYOR, CITY OF SMYRNA	DATE
PLANNING AND ZONING COMMISSION	DATE
PUBLIC WORKS DIRECTOR	DATE
BUILDING INSPECTOR	DATE

OWNER'S ACKNOWLEDGEMENT

THE OWNER OF THE LAND SHOWN ON THIS PLAT ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY AND DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINAGE EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR THE PURPOSE AND CONSIDERATION HEREIN EXPRESSED.

DATE _____ OWNER _____

LEGEND

STANDARD ABBREVIATIONS	STANDARD SYMBOLS
AC AIR CONDITIONER	Q OVERHEAD TRAFFIC SIGNAL LIGHT
BH BORE HOLE	P POWER POLE
BSL BUILDING SETBACK LINE	GUY WIRE
CI CURB INLET	POWER LINE
CMP CORRUGATED METAL PIPE	LP LIGHT POLE
CMF CONCRETE MONUMENT FND	ET ELECTRIC TRANSFORMER
CO SANITARY CLEANOUT	W WATER VAULT
CPED COMMUNICATION PEDESTAL	WV GAS VALVE
CRIMPED TOP PIPE	GM GAS METER
CTP DROP INLET	GL GROUND LIGHT
DI DUCTILE IRON PIPE	JB JUNCTION BOX
DWCB DOUBLE WING CATCH BASIN	MH MANHOLE
FNC FENCE	OCS OUTLET CONTROL STRUCTURE
FND FOUND	OT OPEN TOP PIPE
GM GAS METER	PM POWER METER
GL GROUND LIGHT	PK PK NAIL SET
JB JUNCTION BOX	PB POINT OF BEGINNING
MH MANHOLE	POC POINT OF COMMENCEMENT
OCS OUTLET CONTROL STRUCTURE	RCP REINFORCED CONCRETE PIPE
OT OPEN TOP PIPE	RBR IRON REINFORCING BAR
PM POWER METER	RGS 5/8"XBR SET CAPPED LSF 621
PK PK NAIL SET	SS SANITARY SEWER
PB POINT OF BEGINNING	SWCB SINGLE WING CATCH BASIN
POC POINT OF COMMENCEMENT	TRANS ELECTRIC TRANSFORMER
RCP REINFORCED CONCRETE PIPE	
RBR IRON REINFORCING BAR	
RGS 5/8"XBR SET CAPPED LSF 621	
SS SANITARY SEWER	
SWCB SINGLE WING CATCH BASIN	
TRANS ELECTRIC TRANSFORMER	

CLOSURE STATEMENT

THE FIELD CLOSURE UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN .52,823, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. A TRIMBLE S-6 TOTAL STATION AND TRIMBLE TSC-3 DATA COLLECTOR WERE USED TO COLLECT THIS FIELD DATA.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN .386,274, FEET. JEM, INT.

IF YOU DIG

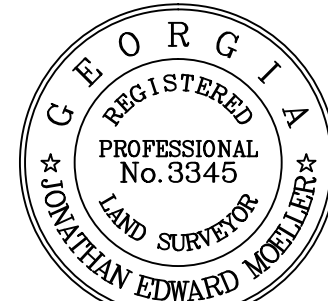


Know what's below.
Call before you dig.
Dial 811
Or Call 800-282-7411

SURVEYOR CERTIFICATION

As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

Jogathan E. Moeller
Georgia Registered
Land Surveyor # 3345



LINE TABLE

LINE	BEARING	DISTANCE
L1	S24°16'52"W	36.70'
L2	S30°22'32"W	29.08'
L3	S33°12'57"E	25.11'
L4	S06°17'20"W	27.64'
L5	S02°51'22"E	48.45'
L6	S22°27'11"E	93.47'
L7	S29°55'10"E	48.50'
L8	S00°39'05"E	47.73'
L9	S35°42'44"W	68.73'
L10	S00°19'22"E	41.91'
L11	S19°53'34"W	57.88'
L12	S38°22'15"W	51.66'
L13	S12°18'12"W	46.51'
L14	S42°40'21"W	28.07'
L15	N77°44'14"W	21.42'
L16	N57°44'38"W	34.54'
L17	N65°37'28"W	51.05'
L18	N51°54'40"W	30.40'
L19	N66°21'10"W	37.20'
L20	S73°25'59"W	53.78'
L21	N68°33'35"W	10.80'
L22	S28°13'17"W	42.13'
L23	S53°23'58"W	28.93'
L24	N32°09'43"W	28.45'
L25	S37°38'49"E	20.20'
L26	S34°05'11"W	151.82'
L27	S25°46'52"W	52.00'
L28	S11°35'27"E	107.04'
L29	N11°15'28"W	99.12'
L30	N34°06'20"E	182.94'
L31	N45°28'37"E	144.09'
L32	S32°09'43"E	78.03'
L33	S37°37'47"E	13.70'
L34	N32°09'43"W	60.80'
L35	N32°09'43"W	18.38'

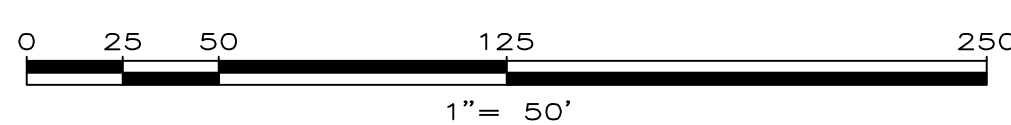
CURVE TABLE

CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	81.62'	95.30'	S35°25'23"W	79.15'
C2	106.09'	670.88'	S75°53'15"W	105.98'
C3	97.70'	92.31'	N03°45'56"E	93.20'

N/F PROPERTY OF
2400 LAKE PARK ATLANTA OFFICE, LLC
DEED BOOK 14851 / PAGE 504
DEED BOOK 14873 / PAGE 5488

TOTAL SITE AREA
9.734 Acres
424,034 sf
ZONED GC

GRAPHIC SCALE



GeoSurvey

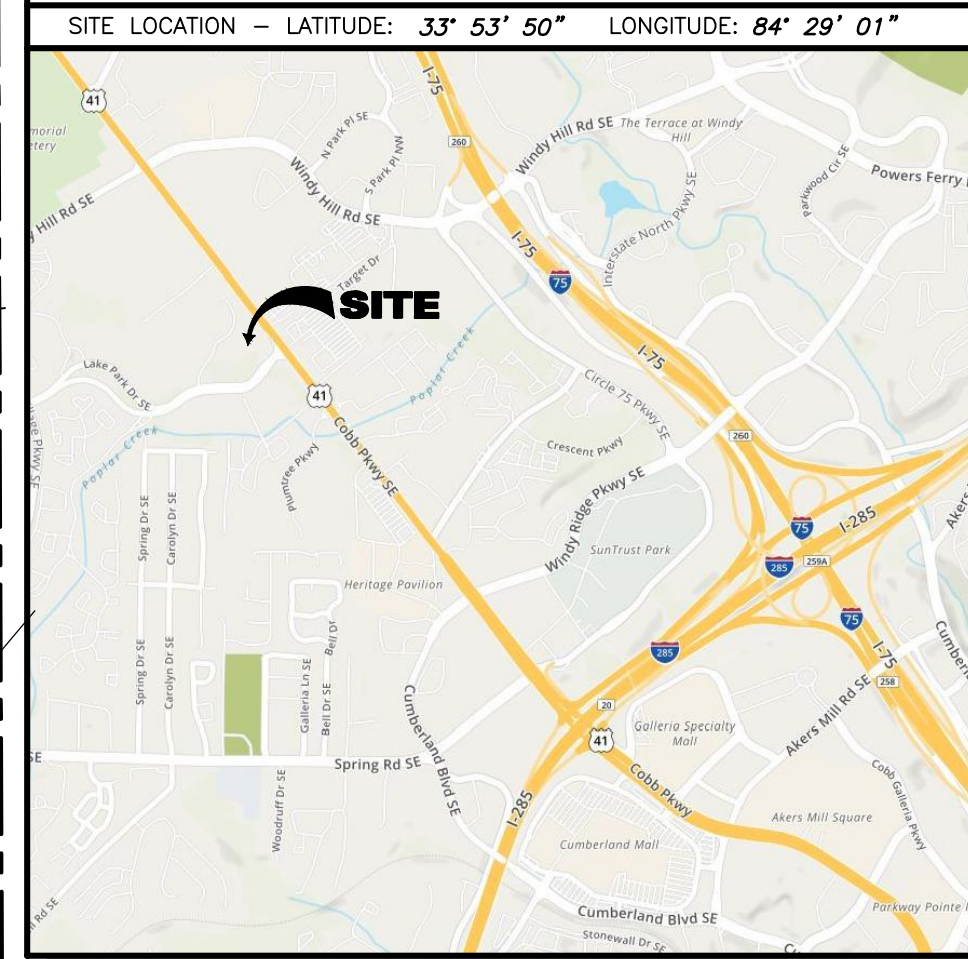
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1660 Barnes Mill Road
Marietta, Georgia 30062

Phone: (770) 795-9900
Fax: (770) 795-8880

www.geosurvey.com
EMAIL: info@geosurvey.com
Certificate of Authorization #LSF-000621

VICINITY MAP



GENERAL NOTES

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED HEREON. NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREON.

THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE INSPECTION REPORT. EASEMENTS OR OTHER ENCUMBRANCES MAY EXIST ON PUBLIC RECORD BUT NOT BE SHOWN HEREON.

THIS PROPERTY IS PARTIALLY LOCATED IN A SPECIAL FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA. THE MAP NUMBER FOR THIS AREA IS 1308701386, AND THE DATE OF SAID MAP IS 12/16/2008. THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POSITION OF THIS SITE ON SAID FIRM MAPS UNLESS OTHERWISE NOTED.

PLEASE NOTE: ABOVE GROUND UTILITIES ARE SHOWN HEREON. NO UNDERGROUND UTILITIES WERE MARKED OR LOCATED.

THE DATUM FOR THIS SITE WAS ESTABLISHED UTILIZING GLOBAL POSITIONING SYSTEMS, AND BASED ON POSITIONAL VALUES FOR THE VIRTUAL REFERENCE STATION NETWORK DEVELOPED BY GPS SOLUTIONS. THE HORIZONTAL REFERENCE FRAME IS NORTH AMERICAN DATUM OF 1983(2011)-STATE PLANE COORDINATE SYSTEM OF GEORGIA-WEST ZONE. THE VERTICAL REFERENCE FRAME IS NORTH AMERICAN VERTICAL DATUM OF 1988. ANY DIRECTIONS OR DIMENSIONS SHOWN ARE A RECTANGULAR, GROUND LEVEL PROJECTION OF THE STATE PLANE COORDINATE SYSTEM.

THE SITE IS ZONED "GC" (GENERAL COMMERCIAL DISTRICT) AS SHOWN ON THE ZONING MAP OF CITY OF SMYRNA AND PER CLIENT PROVIDED ZONING LETTER FROM THE CITY OF SMYRNA DEPARTMENT OF COMMUNITY DEVELOPMENT, DATED APRIL 9, 2019.

THE MINIMUM YARD SETBACKS ARE: FRONT - 50 FEET (MAJOR THOROUGHFARES), 40 FEET (MINOR THOROUGHFARES); SIDE - 10 FEET; AND REAR - 30 FEET.

PLEASE NOTE: ZONING AND SETBACKS SHOULD BE CONFIRMED AND VERIFIED BY PLANNING AND ZONING PRIOR TO DESIGN OR CONSTRUCTION ACTIVITIES.

RIGHT-OF-WAY LINES SHOWN ON THIS SURVEY THAT ARE NOT ACTUAL BOUNDARIES OF THE SUBJECT TRACT(S) ARE DEPICTED GRAPHICALLY AND ARE SHOWN APPROXIMATELY FOR INFORMATIONAL PURPOSES ONLY. SAID RIGHT-OF-WAY LINES SHOULD NOT BE UTILIZED FOR DESIGN PURPOSES.

SURVEY REFERENCES

1> BOUNDARY SURVEY OF POST VILLAGES NORTHWEST, LTD., BY PLANNERS AND ENGINEERS COLLABORATIVE, ROBERT L. WHITE, RLS #2080, 3/30/1981, FILE NO. 7872, RECORDED IN PLAT BOOK 77, PAGE 164, COBB COUNTY RECORDS.

2> BOUNDARY SURVEY - INITIAL COMMONS AREAS PLAT, BY PLANNERS AND ENGINEERS COLLABORATIVE, ROBERT L. WHITE, RLS #2080, 5/5/1981, FILE NO. 7872, RECORDED IN PLAT BOOK 78, PAGE 125.

3> R/W DEDICATION PLAT OF LAKE PARK DRIVE, BY PLANNERS AND ENGINEERS COLLABORATIVE, ROBERT L. WHITE, RLS #2080, 1/18/1982, FILE NO. 78721, RECORDED IN PLAT BOOK 79, PAGE 118.

4> ALTA/ACSM LAND TITLE SURVEY - LAKE PARK, BY POST, BUCKLEY, SCHUH & JERNIGAN, INC., DONALAY HUTCHINS, GEORGIA RLS #2011, 3/1/2005, LAST REVISED 4/26/2005, JOB NO. 061683.00.

5> ALTA/ACSM LAND TITLE SURVEY OF 2400 LAKE PARK DRIVE, BY ROBERT G. GARNER, GRLS #3060 OF ATKINS, DATED 3/22/2011, LAST REVISED 4/21/2011.

6> ALTA/NPS LAND TITLE SURVEY OF 2400 LAKE PARK DRIVE, BY GEOSURVEY, LTD., GRLS #3345, DATED APRIL 19, 2019.

ZONING INFORMATION

INFORMATION BELOW PER ZONING REPORT NO. 128559-1 PREPARED BY THE PLANNING AND ZONING RESOURCE COMPANY, APRIL 24, 2019, REVISED MAY 3, 2019.

ZONING DISTRICT: "GC" GENERAL COMMERCIAL DISTRICT
FRONT SETBACK: 50 FEET
SIDE SETBACK: 10 FEET
REAR SETBACK: 30 FEET
MAXIMUM BUILDING HEIGHT: BUILDINGS IN EXCESS OF 35 FEET MUST BE APPROVED BY THE FIRE CHIEF TO INSURE ADEQUACY OF FIRE PROTECTION FACILITIES AND SERVICES. ADDITIONAL HEIGHT MUST BE APPROVED BY THE MAYOR AND CITY COUNCIL.

MINIMUM LOT AREA: 20,000 SQUARE FEET
MAXIMUM LOT WIDTH: 100 FEET
PARKING SPACES REQUIRED: 318 TOTAL PARKING SPACES

LOT SPLIT PLAT

2400 Lake Park Drive

FOR

2400 LAKE PARK ATLANTA OFFICE, LLC

GS JOB NO:	20196114	DRAWING SCALE:	1"= 50'	SURVEY DATE:	4-19-2019
FIELD WORK:	TB	CITY:	SMYRNA	STATE:	GA
PROJ MGR:	JEM	COUNTY:	COBB	PLAT DATE:	6-14-2022
REVIEWED:	JRC	LAND LOT:	779, 780, 805 & 806	REVISIONS	
DWG FILE:	20196114-04.dwg	DISTRICT:	17th	No. Date Description	



City of Smyrna 3180 Atlanta Road Smyrna, Georgia 30080
(678) 431-5387 / Community Development

City of Smyrna
Department of Community Development

Decision Letter for Rezoning

Dear Mr. Kirk,

This letter is to certify that your application for rezoning was received on March 12, 2020. The request for rezoning was heard on May 17, 2021, at the Mayor and Council meeting. You, as the applicant, requested the following rezoning for the property located at 2400 Lake Park Drive, Smyrna, GA 30080:

Zoning Request: Z21-005 – Rezoning from GC to MU Conditional for the development of 9.73 acres for a mixed-use community, with 277 multi-family units, 10,148 sq. ft. of retail, and 10,897 sq. ft. of co-work space, at a density of 28.5 units per acre.

The Mayor and Council **approved** the rezoning by a vote of 5-1 with the following conditions:

Standard Conditions
Requirements # 2, 3, 4, 8, 16 and 17 from Section 1201 of the Zoning Code are not applicable.
The following requirements remain applicable.

- The composition of the buildings in the development shall include a mixture of elements including; but not limited to: brick, stone, shake, Hardie Plank and stucco. No elevation shall be comprised of 100 percent Hardie Plank siding.
- The retention pond shall be placed and screened appropriately to be unobtrusive to homes inside and outside the development. The storm water detention plan shall be designed to create at least a ten percent reduction in a 100-year storm event. The city engineer shall approve all plans.
- All utilities within the development shall be underground.
- The developer shall be responsible for any traffic improvements (including additional right-of-way dedications) deemed necessary by either the City or the County during construction plan review. Sidewalks shall be provided by the developer inside the

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Ward 5 – Susan Wilkinson / Ward 6 – Tim Gould / Ward 7 – Lewis Wheaton
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- the roof of the buildings may be screened by parapets and the utility components at ground level may be screened by landscaping.
- Dumpsters shall be positioned so as to prevent visual intrusion from streets, connection points to community spaces and wherever possible with screening by landscaping, walls and/or vegetation. Dumpsters shall have rubber lids and bumpers to minimize noise during emptying. At grade trash compaction shall also be allowed and screened as appropriate in accordance with the City's regulations.
 - The maximum number of residential units shall not exceed 277 Class A amenitized multi-family units. One hundred percent (100%) of the said units shall be constructed so that the units can be modified to individually owned condominium units in the event of future favorable market conditions.
 - All apartment units shall be maintained in a Class A/First Class manner.
 - The multi-family units shall include the following interior finishes:
 - Minimum nine-foot (9') ceilings;
 - Forty-two inch (42") upper cabinets in the kitchen;
 - Pendant lighting shall be utilized in the in the kitchen area of the units and flush-mount LED can lighting shall be used in both the kitchen and dining areas of the units;
 - Bathroom cabinets need to be of equal or similar quality as kitchen cabinets;
 - Sheet vinyl flooring and VCT vinyl flooring shall be prohibited;
 - Tile flooring shall be required in both the kitchen and bathrooms including luxury vinyl tile (i.e. not sheet vinyl or VCT);
 - All bathrooms shall have tub/shower surrounds with an aesthetic similar to tile;
 - All kitchen and bathroom counter and cabinet tops shall be solid surface granite or similar material. Laminate counter tops are prohibited;
 - All kitchen counter tops shall be horizon style counter tops; and
 - All kitchen sinks shall be under-mounted stainless-steel sinks.
 - The approximate mixture of unit types shall consist of the following: seventy-seven percent (77%) one bedrooms and twenty-three percent (23%) two bedrooms.
 - Approval of the subject property for the MU-Conditional zoning district shall be conditioned upon the development of the property in substantial compliance with the site plan submitted April 2, 2021 and created by Pond and all zoning stipulations above.

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City of Smyrna 3180 Atlanta Road Smyrna, Georgia 30080
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- subdivision and outside the subdivision adjacent to any public right-of-way consistent with City's requirements for the extent of the development. A grass buffer with a minimum width of 2' shall be provided between the back of curb and sidewalk.
- A strip of brick pavers or stamped concrete shall be installed on the street at the subdivision entrance for a minimum distance of 20 feet.
 - No debris may be buried on any lot or common area.
 - The developer will install decorative streetlights within the development, subject to approval by the city engineer. Utilization of low intensity, environmental type lighting, the illumination of which shall be confined within the perimeter of the subject property through the use of "full-cutoff lighting".
 - The developer will comply with the City's current tree ordinance. All required tree protection measures shall be adhered to by the developer during construction.
 - All landscape plans must be prepared, stamped, and signed by a Georgia Registered Landscape Architect for any common areas or entrances.
 - All yards and common areas are to be sodded, and landscaped, irrigate as appropriate.
- Special Conditions**
- The development shall maintain the following minimum building setbacks from the Mixed Use District:
Front – 0'
Side – 0'
Rear – 20'
 - The developer shall meet all fire access requirements deemed necessary by the Fire Marshal during construction plan review.
 - The developer shall be responsible for any water and sewer improvements deemed necessary by the Public Works Director during construction plan review.
 - The developer shall be responsible for any stormwater improvements deemed necessary by the City Engineer.

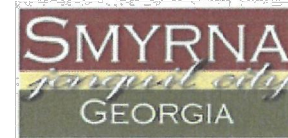
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- The applicant shall be bound to the conceptual elevations submitted on April 2, 2021. Approval of any change to the elevations must be obtained from the Director of Community Development.
- If you have any questions regarding this rezoning, please contact Community Development at (678) 631-5355.
- Date: May 18, 2021
- Joey Staubes, AICP
Planner II
City of Smyrna

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- Prior to issuance of a Certificate of Occupancy, the applicant shall have the stormwater detention pond maintained per the Blue Book Operations and Maintenance Guidance Document.
- The developer shall provide a sidewalk connection from the development to Cobb Parkway and Lake Park Drive.
- Prior to the issuance of a Land Disturbance Permit the traffic study and site plan shall be reviewed by Georgia Department of Transportation (GDOT).
- The development shall not be gated. The parking deck may use gates to control access.
- The minimum floor area for attached dwelling units, condominium units and other multi-family units may not be less than an average of 653 square feet. (Section 720.9(2) of the Zoning Ordinance).
- The development will include a minimum of 515 parking spaces per the current density shown. A reduction in the residential units caused by unforeseen site constraints would cause a commensurate reduction in parking to be reviewed by the Director of Community Development.
- Parking for the office, commercial, retail and apartments within the development will be provided by means of surface and structured parking as shown on the submitted site plan, which will employ "shared" parking among the respective components and will provide sufficient and adequate parking for the total development.
- The parking deck will provide a decorative brick exterior substantially similar to that shown on the elevations provided on April 2, 2021. Approval of any change to the parking deck exterior must be obtained from the Director of Community Development.
- The applicant shall construct the initial segment of the Mountain to River Trail for pedestrian and bicycle connectivity.
- The applicant will re-stripe the private drive for safety and operational improvements at Cobb Parkway.
- All air conditioning condenser units, transformers and any other utilities shall be fully screened from view from any public right-of-way. The utility units components placed on

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3500 Parkway Lane
Suite 500
Peachtree Corners
Georgia 30092

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EOR/AOR SEAL



CLIENT INFORMATION

GRUBB PROPERTIES, INC.
4601 PARK ROAD SUITE 450
CHARLOTTE, NC. 28209

PROJECT NAME

LINK LAKE PARK
APARTMENTS

2400 LAKE PARK DRIVE
LAND LOTS 779, 780,
805 & 806.
17TH-DISTRICT
CITY OF SMYRNA,
COBB COUNTY, GEORGIA

DRAWING ISSUE

04/19/2022
DATE

CITY COMMENTS
DESCRIPTION

1
MARK

DESIGNED BY: WM
DRAWN BY: ABC
CHECKED BY: KDH
SUBMITTED BY: KDH
DATE: 05/13/2022
PROJECT # 1210316

SHEET TITLE

REZONING
CONDITIONS

SHEET NUMBER

C-007

ORIGINAL SHEET SIZE:
22" X 34"



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