

Plat Book 278 Page 415  
Filed and Recorded 08/24/2019 03:26:00 PM  
2019-0071372  
Rebecca Keaton  
Clerk of Superior Court  
Cobb County, GA  
Participant IDs: 9822841399

SITE DATA	
TOTAL AREA = 4.71 ACRES	
TOTAL NO. OF LOTS = 59	
TOTAL DENSITY / YIELD = 12.53 UNITS PER ACRE	
PRESENT ZONING - RM-15 CONDITIONAL	
BUILDING SETBACKS:	
FRONT SETBACKS = 15' FROM EXISTING RIGHT OF WAY	
= 10' PORCH AND STOOPS	
REAR SETBACK = 20'	
SIDE (NORTH) = 20', SIDE (SOUTH) = 10'	
FRONT TO REAR = 50', SIDE TO SIDE = 20'	
MIN. UNIT FLOOR AREA = 1800 S.F.	
MIN. DRIVE LENGTH = 22'	

CENTERLINE CURVE TABLE				
CURVE #	DELTA	RADIUS	LENGTH	CHORD DIRECTION
C1	89°26'22"	38.00'	59.32'	N43°50'03"W
C2	90°23'35"	38.00'	59.95'	N46°04'55"E

TABLE OF DEDICATION	
STREET NAME	LENGTH IN L.F.
OAKBOURNE LANE (PRIVATE)	1,130'
MAPLEHURST STREET (PUBLIC)	225'

LOCATION OF UTILITIES EXISTING ON OR SERVING THE SUBJECT PROPERTY IS DETERMINED BY OBSERVABLE EVIDENCE ONLY. THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, CLAIMS, PRESCRIPTION AND SUBSURFACE CONDITIONS THAT ARE NOT VISIBLE OR RECORDED, THIS DEEMING THEM UNDETERMINED AND NOT SHOWN. THIS PLAT IS INTENDED FOR THE PARTIES STATED ON THE FACE OF SURVEY. USE OF THE SURVEY BY THIRD PARTIES IS AT THEIR OWN RISK.

ABBREVIATIONS LEGEND	
ABBR.	DEFINITION
D.E.	DRAINAGE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
A.E.	ACCESS EASEMENT
W.L.E.	WATER LINE EASEMENT
F.M.E.	FORCE MAIN EASEMENT

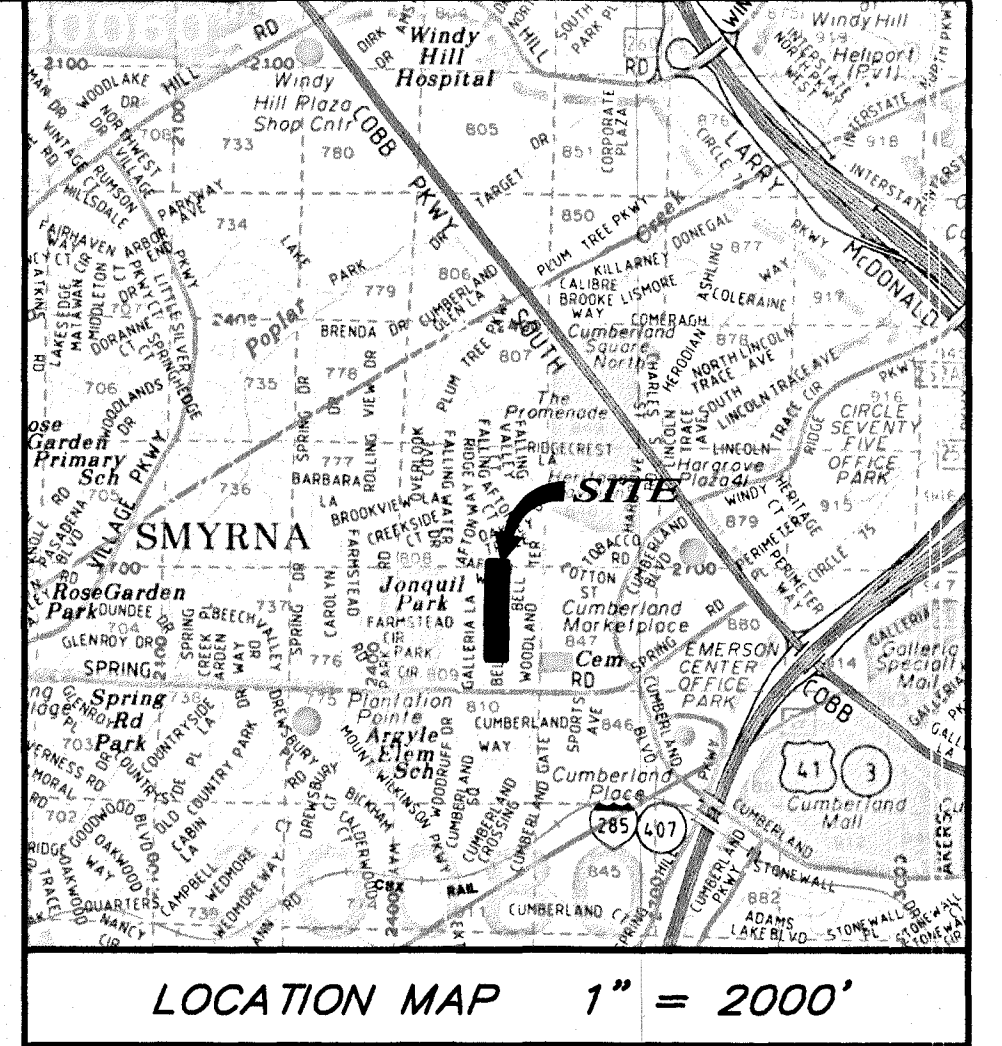
STRUCTURES LEGEND	
▭	HEADWALL
▭	FLARED END SECTION (D.O.T.)
▭	SINGLE-WING CATCH BASIN
▭	DOUBLE-WING CATCH BASIN
▭	WEIR INLET
▭	JUNCTION BOX
▭	GRATE INLET
▭	FIRE HYDRANT
▭	WATER VALVE
W/M	W.M. - WATER METER
⊗	SANITARY SEWER MANHOLE
---W---	WATER LINE
---SS---	SEWER LINE
○ C.O.	SEWER CLEAN OUT

NOTE: ALL STORM DRAINS ARE BITUMINOUS COATED OR TYPE II ALUMINIZED CORRUGATED METAL PIPE (CMP) UNLESS OTHERWISE NOTED.

PROPERTY CORNER LEGEND	
○	RBS- REINFORCING BAR SET
○	RBF- REINFORCING BAR FOUND
○	CTF- CRIMP TOP PIPE FOUND
○	OTF- OPEN TOP PIPE FOUND
▭	RWM- RIGHT-OF-WAY MONUMENT

NOTES:  
1. ALL ROOF DOWN DRAIN SYSTEMS ARE TO BE MAINTAINED BY THE HOA.  
2. THE UNDERGROUND STORMWATER DETENTION SYSTEM IS PRIVATE AND TO BE MAINTAINED BY THE HOA.

GPS NOTES:  
1.) HORIZONTAL DATUM IS NAD 83. VERTICAL DATUM IS NAVD 88.  
2.) THE NORTHING, EASTING, AND ELEVATION OF THE STARTING POINTS FOR THIS SURVEY WERE OBTAINED UTILIZING A TRIMBLE 5800 GPS RECEIVER WITH A TRIMBLE TSC2 DATA COLLECTOR RECEIVING RTK CORRECTIONS VIA A CELL PHONE FROM THE EGPS SOLUTIONS REAL TIME NETWORK. THE TECHNIQUE USED WAS RTK CORRECTED MEASUREMENTS FROM THE TRIMBLE VRS REAL TIME NETWORK OPERATED BY EGPS SOLUTIONS, INC. THE RELATIVE POSITIONAL ACCURACY OBTAINED ON THE POINTS UTILIZED IN THIS SURVEY WERE 0.04 FT. HORIZONTAL AND 0.07 FT. VERTICAL AT THE 95% CONFIDENCE LEVEL.



**City of Smyrna**  
Department of Community Development

**Decision Letter for Rezoning**

Dear Mr. Name:

This letter is to certify that your application for rezoning was received on July 14, 2017. The request for rezoning was based on November 20, 2017, at the Mayor and Council meeting. You, as the applicant, requested the following rezoning for the property located at 2700, 2720, 2732, 2742, 2754, 2766, 2776, 2788, 2800, 2812 Hill Drive, Smyrna, GA 30080.

**rezoning from RM-15 to RM-15-CD conditional for the development of 59 residential townhome residences at 12.53 units per acre.**

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

**Standard Conditions**  
(Requirement 02, 8, 16 and 17 from Section 1201 of the Zoning Code is not applicable)

- The composition of the homes in a residential subdivision shall include a mixture of elements including, but not limited to, brick, stone, shake, hardy plank and masonry. No excavation shall be completed at 100% hardy plank siding. The residences whose lots abut exterior roadways shall not be permitted to utilize hardy plank for any elevation facing these roads.
- There shall be protective covenants on all lots. These protective covenants shall be submitted to the city prior to the issuance of a building permit.
- The developer shall provide at least 200 square feet of common space per lot. This common space shall be developed with improvements for residential subdivisions such as garages, patios, recreational/playground equipment or walking trails. The common space shall be controlled and maintained by the Homeowners Association.

**City of Smyrna**  
Department of Community Development

Mr. Kenneth Suddeth, Director  
Community Development Department  
September 26, 2017  
Page 2

24. The developer shall be responsible for any fire access improvements deemed necessary by the Fire Marshal during construction plan review.

25. The developer shall provide a 60' public access and utility easement over the private street for water and sanitary sewer services. All water and sanitary sewer mains must be located within this utility easement.

26. The private street shall not be paved.

27. The developer shall dedicate a 90' right-of-way from Hill Drive to the adjoining apartment complex on the subject site plan for a future road at time of final platting.

28. The entrance within the right-of-way that will be dedicated to the city for a future road shall be designed to city's right-of-way requirements.

29. No summary management facility or portion thereof shall be located on any portion of the proposed lots. The summary management facilities shall be solely located on the HOA's property.

30. Trees shall be planted the entire length of Hill Drive and Woodland Terrace at an average spacing of no more than 40'.

31. All trees within the limits of disturbance and not located within a tree protection area must be removed during the land clearing and grading phase of the development.

32. Approval of the subject property for the RM-15 zoning district shall be conditioned upon the development of the property in substantial compliance with the site plan submitted 11/22/2017 created by DMH Land Management Consultants and all zoning regulations above.

33. The applicant shall be bound to the elevations submitted and dated 8/17/2017 & 9/26/2017. Building forms shall have a tapered appearance. Approval of any change to the elevations must be obtained from the Director of Community Development.

34. The additional stipulations agreed upon by the applicant in the letter submitted and dated September 26, 2017, if there should be an emergency between the stipulations in the September 26, 2017 letter and the stipulations stated above, the stipulations stated shall apply.

**SAMS, LARKIN, HUFF & BALLI**  
A LIMITED LIABILITY PARTNERSHIP  
VIA HAND DELIVERY & EMAIL

Mr. Kenneth Suddeth, Director  
Community Development Department  
September 26, 2017  
Page 2

1. The Revised stipulations and conditions set forth herein shall replace and supersede in full any and all prior stipulations and conditions in whatever form which are currently in place concerning the property which constitutes the subject matter of the above-referenced application for rezoning.

2. The rezoning of the subject property shall be from RM-15 to Conditional RM-15, predicated upon substantial conformity to the Revised Site Plan which is being submitted additively 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 townhomes at a density of 12.52 units per acre.

4. The size of the attached single-family townhomes shall range from a minimum of 1,800 square feet to 2,000 square feet and generally greater.

5. The architectural style and composition of the townhomes shall be in substantial compliance with the excluded RM-15 residential zoning regulations and shall be traditional with the composition of which consisting of a mixture of either brick, masonry, stone, shake and/or HardieBoard. Patios, decks and porches/sewing shall be prohibited along or oriented to Hill Drive.

6. As shown on the Revised Site Plan, there shall be sixteen (16) two-car garage (22') wide townhomes (16) and four (4) one-car garage (12') wide townhomes. The townhomes will consist of a mixture of front and rear loaded four (4) car garages which shall be designed to accommodate two (2) vehicles at all times.

7. The driveway of the townhomes shall be a minimum of twenty-two (22') feet in length (measured from the garage door to the five (5') foot (5') sidewalk) in order to accommodate the parking of one (1) additional vehicle. Additionally, the Revised Site Plan reflects additional and strategically positioned guest parking.

8. The private streets shall be designed to provide adequate access and maneuverability for sanitation and public safety services and vehicles.

9. Compliance with the City of Smyrna Fire Department recommendations with respect to fire safety and fire prevention issues during the Plan Review Process, including the following:

- 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.
- Compliance with the City of Smyrna's Turning Performance Analysis with respect to the safety of vehicles and pedestrians.

10. Building setbacks shall be as follows:

- Fifteen (15') front setbacks (from the main structure of each building).
- Ten (10') front setbacks for porches, steps and stoops.
- Twenty (20') side setbacks (on the north).
- Ten (10') side setbacks (on the south).
- Twenty (20') rear setbacks.

11. Ensuring that common Open Space areas, such as kiosks, etc. are in substantial compliance with and are ADA accessible.

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Mr. Kenneth Suddeth, Director  
Community Development Department  
September 26, 2017  
Page 5

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**City of Smyrna**  
Department of Community Development

Mr. Kenneth Suddeth, Director  
Community Development Department  
September 26, 2017  
Page 2

4. The detention pond shall be placed and developed appropriately to be unobtrusive to homes inside and outside the development. The storm water detention plan shall be designed to create at least a 10% reduction in a 2-year to 100-year storm event. The City Engineer shall approve all plans.

5. All utilities within the development shall be underground.

6. 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 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.

7. A strip of brick pavers or stamped concrete shall be installed on the street at the sidewalk entrance for a minimum distance of 20 feet.

8. The development of any streets (including private) shall conform to the city's standards for public right-of-way.

9. No debris may be buried on any lot or common area.

10. 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.

11. The developer will comply with the City's current tree ordinance, which is noted elsewhere. All required tree protection measures shall be adhered to by the developer during construction.

12. All landscape plans must be prepared, stamped, and signed by a Georgia Registered Landscape Architect for any common areas or entrances.

13. All roads and common areas are to be sodded and landscaped in appropriate.

**City of Smyrna**  
Department of Community Development

Mr. Kenneth Suddeth, Director  
Community Development Department  
September 26, 2017  
Page 2

15. Church protection shall be required. Discharge into an MSA maintained system cannot be considered for relief from this condition.

16. The detention facility shall be designed to delay the peak flows sufficiently to allow the advancement system to develop adequate capacity.

17. The detention facility shall not be located under the private streets. If required volumes cannot be achieved within the proposed footprint, extending residential sanitary pipes under the streets may be considered at the City Engineer's discretion.

If you have any questions regarding this rezoning, please contact Community Development at (678) 613-1554.

Date: November 21, 2017  
Russell Martin, M.P.  
City of Smyrna, Senior Planner

**SAMS, LARKIN, HUFF & BALLI**  
A LIMITED LIABILITY PARTNERSHIP  
VIA HAND DELIVERY & EMAIL

Mr. Kenneth Suddeth, Director  
Community Development Department  
September 26, 2017  
Page 3

7. All of the townhomes within the residential community shall be "for sale" only. The subdivisions on or near the subject site shall be limited to no more than ten percent (10%) of the total number of townhomes sold for no more than ten (10) years in duration.

8. The creation of a Master Minority Homeowners Association ("MHOA") and the submission of a Declaration of Covenants, Conditions and Restrictions ("CC&R") which shall include, among multiple other components, strict architectural controls in substantial conformity to the architectural style and composition mentioned above.

9. The HOA shall be responsible for the upkeep and maintenance of all common areas: the private streets, tree preservation areas, community Open Space, amenities, mail kiosks as required by the USPS, landscaped buffers, an approximate five (5') foot (5') wide trail of land dominated 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.

10. A third-party management company shall be hired to manage the day-to-day operation 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.

11. 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:

- The landscape plan, which shall be prepared, stamped and signed by a Georgia Registered Landscape Architect or a Licensed Landscape Architect, shall identify: open space areas; landscaped common areas; other components of the proposed townhome community which will be identified during the Plan Review process.
- All HVAC and mechanical systems and home utilities within the community shall be screened by way of fencing and/or landscaping.
- Empty signage for the proposed townhome community shall be ground-based, minimum 40' in height, landscaped, lighted and integrated.

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VIA HAND DELIVERY & EMAIL

Mr. Kenneth Suddeth, Director  
Community Development Department  
September 26, 2017  
Page 6

16. The Community Development Director shall have the authority to approve minor modifications to these stipulations. The architectural rendering/illustrations, the site plan and the overall proposal as it proceeds through the Plan Review Process and thereafter except for that:

- Increase the density of the Residential Community.
- Relocate a structure closest to the property line of adjacent property which is zoned the same or a more restrictive zoning district.
- Increase the height of a building which is adjacent to property which is zoned in the same or a more restrictive zoning district.
- Change access locations to different rights-of-way.

The subject property is located in an area under the City's Future Land Use Map which is designated as Urban Residential which contemplates a minimum of six (6) units per acre with three being on or more proposed densities. The proposed development of the subject property is in keeping with the City of Smyrna's recently adopted "Spring Road Corridor I/C Master Plan" as it is located within an "Area of Development Opportunity."

With respect to the foregoing, Woodbury's subdivision proposal is entirely appropriate for a land use planning perspective and in keeping with best practices, notwithstanding by Woodbury and Tramm (No. 216-012) and the transitional nature of the subject property which has both direct contiguous to commercial developments and commercially oriented areas along the Spring Road Corridor.

**City of Smyrna**  
Department of Community Development

Mr. Kenneth Suddeth, Director  
Community Development Department  
September 26, 2017  
Page 2

14. The development shall maintain the following setbacks:

Front - 15' (from the existing Right-of-way)  
Rear - 10' (for front porches, patios & stoops)  
North Side - 20'  
South Side - 10'  
Proposed Right-of-Way - 10'  
Rear - 20'

15. The buildings within the development shall maintain the following building separations:

Front to Rear - 50'  
Side to Side - 20'

16. Each townhome building shall be limited to no more than six units per building.

17. The proposed homes shall have a minimum floor area of 1,800 sq. ft.

18. Driveways - 22' minimum length from building face to back of sidewalk or back of curb if no sidewalk is present.

19. Each home shall have a fire sprinkler system approved by the City's Fire Marshal.

20. The rear of the townhome units shall have architectural features that delineate the individual townhome units.

21. The developer shall provide a 4' sidewalk with a 2" grass buffer along Hill Drive for the length of the development and a 7' sidewalk within the development.

22. The developer shall provide a 10' landscape buffer per Section 503 of the Zoning Ordinance along the western and southern property lines. The developer shall provide a 20' landscape buffer per Section 503 of the Zoning Ordinance along the northern property line.

23. The developer shall be responsible for any water and sanitary sewer improvements deemed necessary by the Public Works Director during construction plan review.

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Mr. Kenneth Suddeth, Director  
Community Development Department  
September 26, 2017  
Page 4

11. Subjunct to recommendations from the City of Smyrna Engineer concerning hydrology, stormwater management, detention volume, water quality and downstream considerations, including recommendations regarding the ultimate positioning and configuration of the detention and rate-quality. Also, compliance with the following engineering considerations:

- Providing the City Engineer with a conceptual hydrology plan for the subject property.
- Verifying points of discharge with respect to detention water quality.

12. Compliance with the recommendations from the Public Works Director, as follows:

- 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 the street.
- Each townhome unit shall be individually metered with respect to water utilization.

As you know, I represent the Woodbury Group, LLC ("Woodbury") concerning the above-referenced Application for Rezoning. The application is scheduled to be heard and considered by the City of Smyrna Planning and Zoning Board on October 9, 2017 and thereafter, the application is scheduled to be heard and considered for final action by the Mayor and City Council on November 20, 2017.

While this application has been pending, we have participated in multiple meetings with you and the City's professional staff and have spent with you, residents, adjacent business owners along the Spring Road Corridor and the Wood County Council. As a follow up to these discussions and dialogues, enclosed are the requisite number of copies of a Revised Site Plan and Tree Preservation & Replacement Plan. Also enclosed are Revised engineering elevations which depict the architectural style and composition of the proposed townhomes.

This application was previously tabulated in order to allow Woodbury an opportunity to confer with its consultants regarding these "deliberations" and in order to ensure that said City's requirements to the extent possible to do so were included in these revised documents. The balance of this letter will serve as Woodbury'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 building upon the subject property thereafter. The referenced stipulations are as follows, to-wit:

**SAMS, LARKIN, HUFF & BALLI**  
A LIMITED LIABILITY PARTNERSHIP  
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Mr. Kenneth Suddeth, Director  
Community Development Department  
September 26, 2017  
Page 4

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Mr. Kenneth Suddeth, Director  
Community Development Department  
September 26, 2017  
Page 7

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

Very truly yours,  
SAMS, LARKIN, HUFF & BALLI LLP  
David L. Sams, Esq.  
dsams@slh.com

GLS, M.B.  
Enclosures/Attachments

Honorable A. Max Beyer, Mayor (via email attachments)  
Honorable D. Brock Nixson, City Council Member (via email attachments)  
Members, City of Smyrna City Council (via email attachments)  
Ms. Tammi Sadler Jones, City Administrator (via email attachments)  
Members, City of Smyrna Planning & Zoning Board (via email attachments)  
Mr. Russell G. Martin, AICP, Senior City Planner (via email attachments)  
Mr. Eric Randall, P.E., City Engineer (via email attachments)  
Mr. Kevin Moore, P.E., Assistant City Engineer (via email attachments)  
Mr. Scott Nixson, Public Works Director (via email attachments)  
Timothy Dunbar, Fire Marshal (via email attachments)  
Terri Gorman, City Clerk (via email attachments)  
Scott A. Cochran, Fire (via email attachments)  
Mr. David Meyer, RLA, RDM Land Planning Associates (via email attachments)  
Mr. David Woodbury, Woodbury Group, LLC (via email attachments)

BENCHMARK: TOP OF FH  
ELEV. = 1014.40  
NEAR NORTH ENTRANCE, OAKBOURNE LANE  
(SEE SHEET 3)

OWNER AND DEVELOPER:  
OHC BELL DRIVE, LLC  
5256 PEACHTREE ROAD  
SUITE 195  
ATLANTA, GA 30341  
24 HOUR CONTACT:  
CHRIS WILSON  
770-662-5995

AS REQUIRED BY SUBSECTION (d) OF O.G.C.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 COMPLES 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.G.C.A. SECTION 15-6-67.

**CHRISTOPHER A. EVANS**  
REGISTERED LAND SURVEYOR  
No. 2784  
6-14-19  
DATE

THIS PLAT IS PREPARED FROM A FIELD SURVEY USING A FIVE SECOND DIGITAL THEODOLITE AND ELECTRONIC DISTANCE METER; LINEAR PRECISION OF TRAVERSE: 1/10,000+; ANGULAR ERROR: 3" PER POINT. THE TRAVERSE WAS ADJUSTED USING THE COMPASS RULE. LINEAR PRECISION OF THIS PLAT: 1/51,213. MATTERS OF TITLE ARE EXCEPTED.

**Gaskins**  
ENGINEERING/SURVEYING/PLANNING/CONSULTING/CONSTRUCTION MGMT

Marietta Office  
1266 Powder Springs Rd  
Marietta, GA 30064  
(770) 424-7168  
www.gaskinsurvey.com

Constitution Office  
147 Reinhardt College Pkwy  
Ste. 3 Canton, GA 30114  
LSF# 789  
Phone: (770) 479-9698

FINAL PLAT FOR:  
**WOODBURY TOWNHOMES**

LOCATED IN L.L. 809  
17th DISTRICT, 2nd SECTION  
CITY OF SMYRNA  
COBB COUNTY, GA.

FIELD DATE: 5-1-19  
OFFICE DATE: 5-3-19  
SCALE: NA

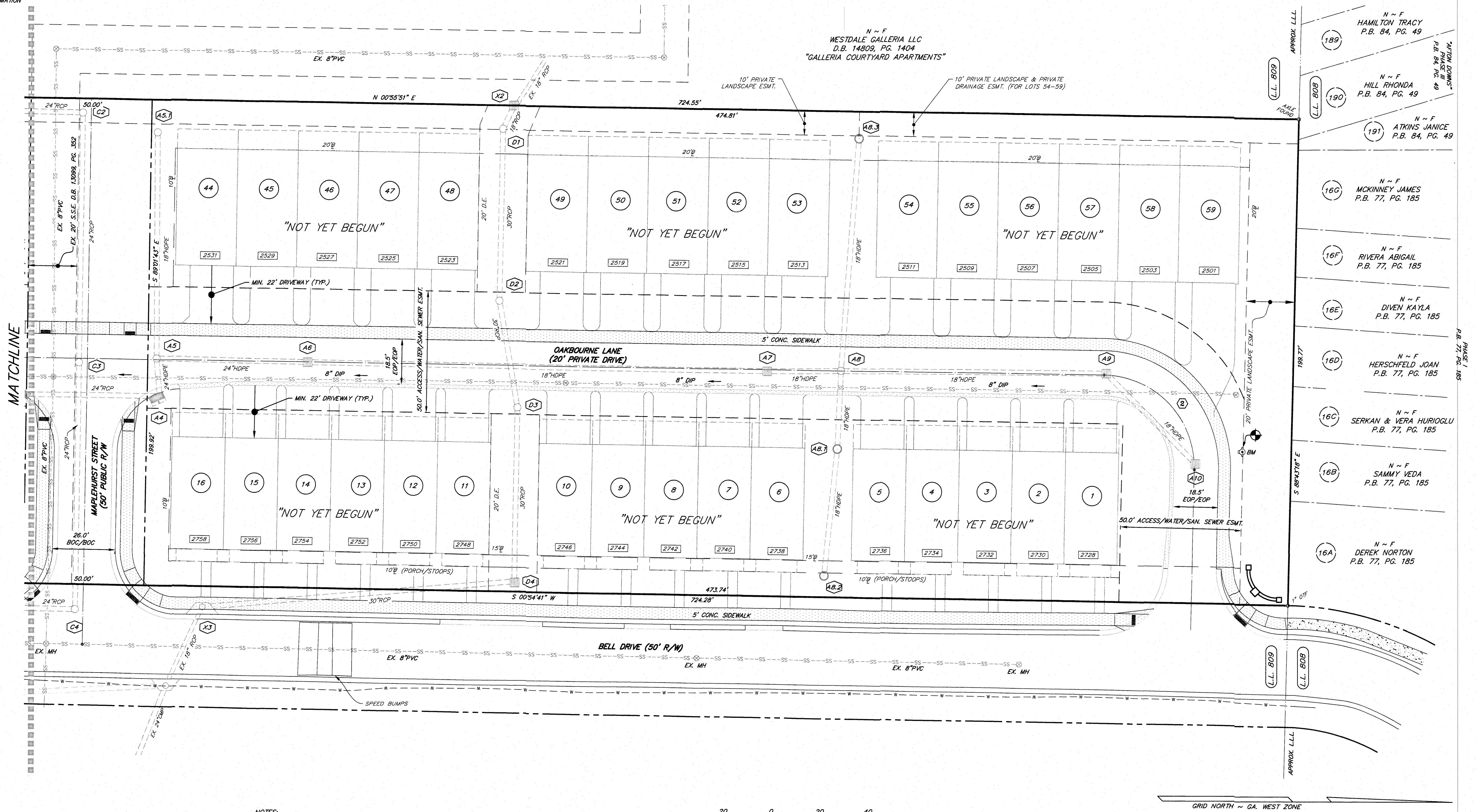
DRAWN BY: SJJ  
CHECKED BY: CAE  
FILE: P-10144

SHEET 1 OF 3





CLERK OF THE SUPERIOR COURT  
 RECORDING INFORMATION

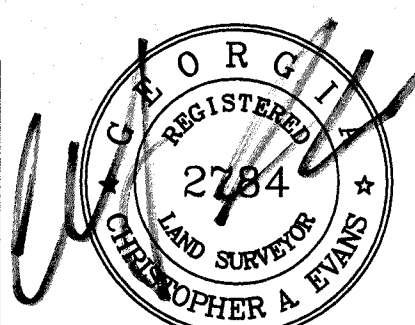


- NOTES:  
 1. ALL ROOF DOWN DRAIN SYSTEMS ARE TO BE MAINTAINED BY THE HOA.  
 2. THE UNDERGROUND STORMWATER DETENTION SYSTEM IS PRIVATE AND TO BE MAINTAINED BY THE HOA.

BENCHMARK: TOP OF FH  
 ELEV. = 1014.4  
 NEAR NORTH ENTRANCE, OAKBOURNE LANE

OWNER AND DEVELOPER:  
 OHC BELL DRIVE, LLC  
 5256 PEACHTREE ROAD  
 SUITE 195  
 ATLANTA, GA 30341  
 24 HOUR CONTACT:  
 CHRIS WILSON  
 770-662-5995

AS REQUIRED BY SUBSECTION (4) OF O.G.C.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.G.C.A. SECTION 15-6-67.



REVISIONS

**Gaskins**  
 ENGINEERING SURVEYING PLANNING CONSULTING CONSTRUCTION MGMT

Marietta Office: 1266 Powder Springs Rd, Marietta, GA 30064, Phone: (770) 424-3168  
 Canton Office: 147 Reinhardt College Pkwy, Ste. 3, Canton, GA 30114, Phone: (770) 475-9698

FIELD DATE: 5-1-19  
 OFFICE DATE: 5-3-19  
 SCALE: 1"=20'

DRAWN BY: SJJ  
 CHECKED BY: CAE  
 FILE: P: 10144

FINAL PLAT FOR:  
**WOODBURY TOWNHOMES**

LOCATED IN L.L. 809  
 17th DISTRICT, 2nd SECTION  
 CITY OF SMYRNA  
 COBB COUNTY, GA.

SHEET 3 OF 3