



R. Grant
2/5/18

PROJECT: 2366 LENORA CHURCH ROAD VARIANCE APPLICATION
2366 LENORA CHURCH RD
SNELLVILLE, GA

CLIENT: GIBALTER REAL ESTATE SERVICES, INC
204 MARIETTA STREET
ALPHARETTA, GA 30009

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APPROVED FOR CONSTRUCTION
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REVISIONS	DATE

DRAWING TITLE:
VARIANCE IMPROVEMENTS PLAN FOR 2366 LENORA CHURCH ROAD

DRAWN BY: RG	DRAWING NO.:
DATE: 02/05/18	V-1
PROJECT NO: 4937.00	

SPECIMEN TREE RECOMPENSE:

SPECIMEN TREES PREVIOUSLY REMOVED FROM SITE:

TREE#	SPECIES	DBH	CONDITION
15	SILVER MAPLE	28"	FAIR CONDITION, 3-4 CO-DOMINANT STEMS AT 4-5 FEET.

(INFORMATION TAKEN FROM BARNEY CASTLE REPORT- REMOVED TREE IDENTIFICATION)

28" SILVER MAPLE REMOVED = 8.6 REQUIRED RECOMPENSE UNITS REQUIRED
(8.8 RECOMPENSE UNITS PROVIDED PER CALCULATIONS BELOW)

ARBORIST RECOMMENDATIONS:

I HAVE EVALUATED EXISTING TREES ON SITE AND IDENTIFIED THAT THE ORIGINAL REAR PLANTING STRIP IS COMPOSED PRIMARILY OF OVER-MATURE BRADFORD PEARS WITH SOME VOLUNTEER TREES AS WELL. AS THE BRADFORD PEARS ARE NEARING THE END OF THEIR LIFESPAN, IT IS RECOMMENDED THAT THEY BE REMOVED AND REPLACED WITH A MORE SUITABLE SPECIES. THE RE-ESTABLISHMENT OF A NEW PLANTING AREA WOULD ALSO REQUIRE THE REMOVAL OF THE VOLUNTEER TREES BECAUSE THEIR CRITICAL ROOT ZONES WOULD BE IMPACTED SUBSTANTIALLY. THESE TREES FOR PROPOSED REMOVAL ARE IDENTIFIED IN THE TABLE BELOW. REPLACEMENT TREES ARE IDENTIFIED ON THIS SHEET.

ROGER C. GRANT,
ISA CERTIFIED ARBORIST
#50-6686A
R. Grant 2/5/18

PROPOSED NON SPECIMEN TREES FOR REMOVAL:

#	DBH	SPECIES	LOCATION
132	12	BRADFORD PEAR	(2366 LENORA CHURCH)
133	7	WATER OAK	
134	12	BRADFORD PEAR	REAR ROW OF PARKING
135	13	BRADFORD PEAR	
136	11	BRADFORD PEAR	
137	11	BRADFORD PEAR	
138	13	BRADFORD PEAR	
139	15	BRADFORD PEAR	
140	16	BRADFORD PEAR	
141	5 + 7	BRADFORD PEAR	
142	6	BLACK CHERRY	
143	6	BRADFORD PEAR	
144	4	CALLERY PEAR	MULTI TRUNKED, 4" AVG

TOTAL 18.9 NON-SPECIMEN TDU FOR REMOVAL

EXISTING TREES TO REMAIN:

#	DBH	SPECIES	LOCATION	TDU
145	13	RED MAPLE	NORTH BOUNDARY	1.8
146	11	RED MAPLE	NORTH BOUNDARY	1.4
147	15	RED MAPLE	NORTH BOUNDARY	2.4
148	17	RED MAPLE	NORTH BOUNDARY	3.2
149	12	RED MAPLE	NORTH BOUNDARY	1.6
150	15	PINE	NORTH BOUNDARY	2.4
151	21	WATER OAK		4.8
152	21	WATER OAK	ADJ PROPERTY NORTH	4.8
153	3	EMERALD GREEN ARBORVITAE	FOUNDATION TREE	0.5

22.9 TDU TOTAL

PROPOSED SITE LANDSCAPE AND TREE DENSITY:

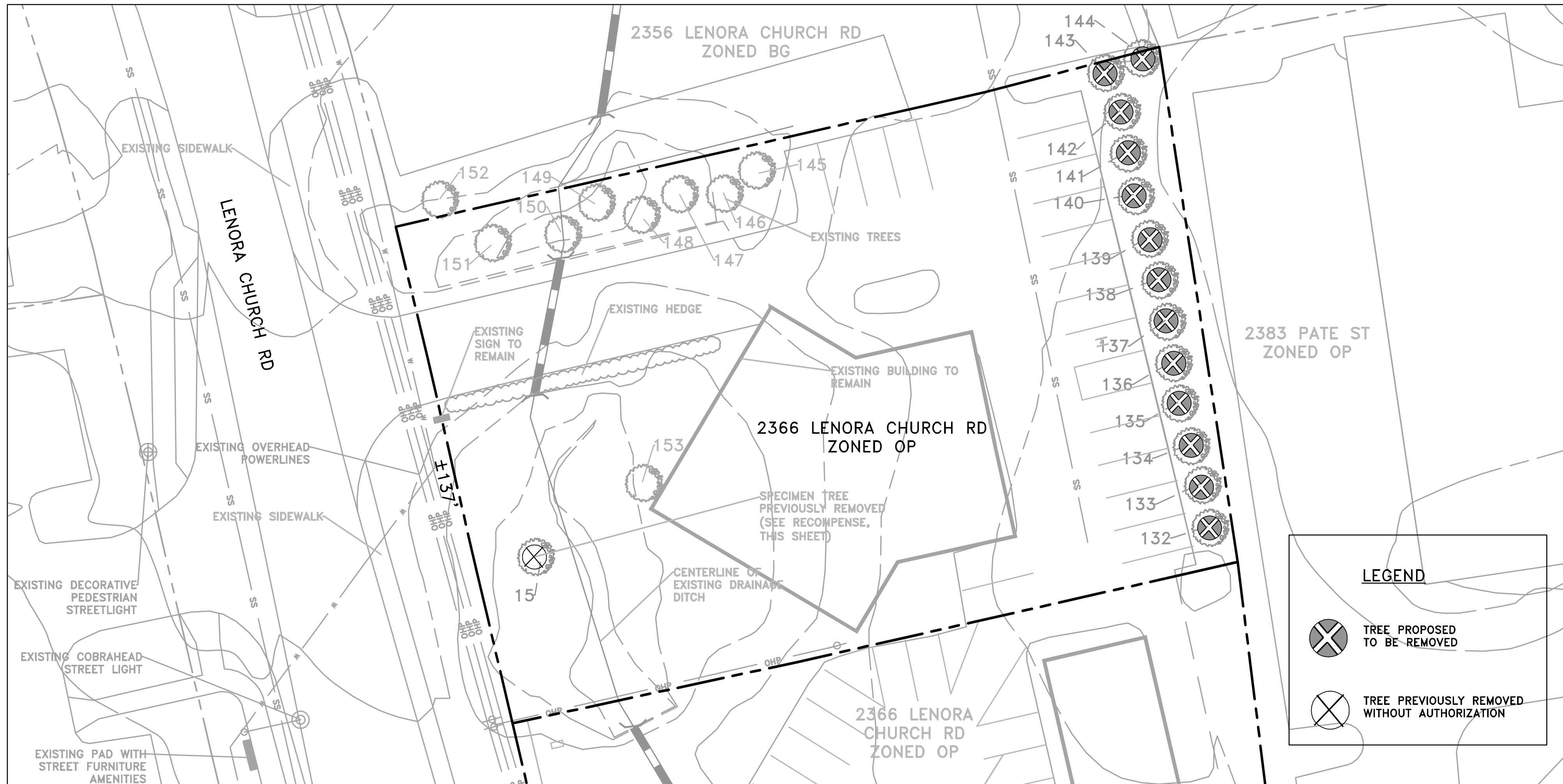
CITY OF SNELLVILLE REQUIRES 16 TREE DENSITY UNITS PER ACRE. DENSITY CALCULATIONS BASED ON CREDITS FOR EXISTING TREES TABLE FROM PART 2, CHAPTER 19, SECTION 3, ARTICLE 19-76 OF SNELLVILLE CODE.

±0.64 AC X 16 = 10.3 REQUIRED UNITS
EXISTING TREES = 22.9 UNITS TO REMAIN
(NOTE: ALL PROPOSED TDUS ARE CONTRIBUTED TOWARDS TREE RECOMPENSE)

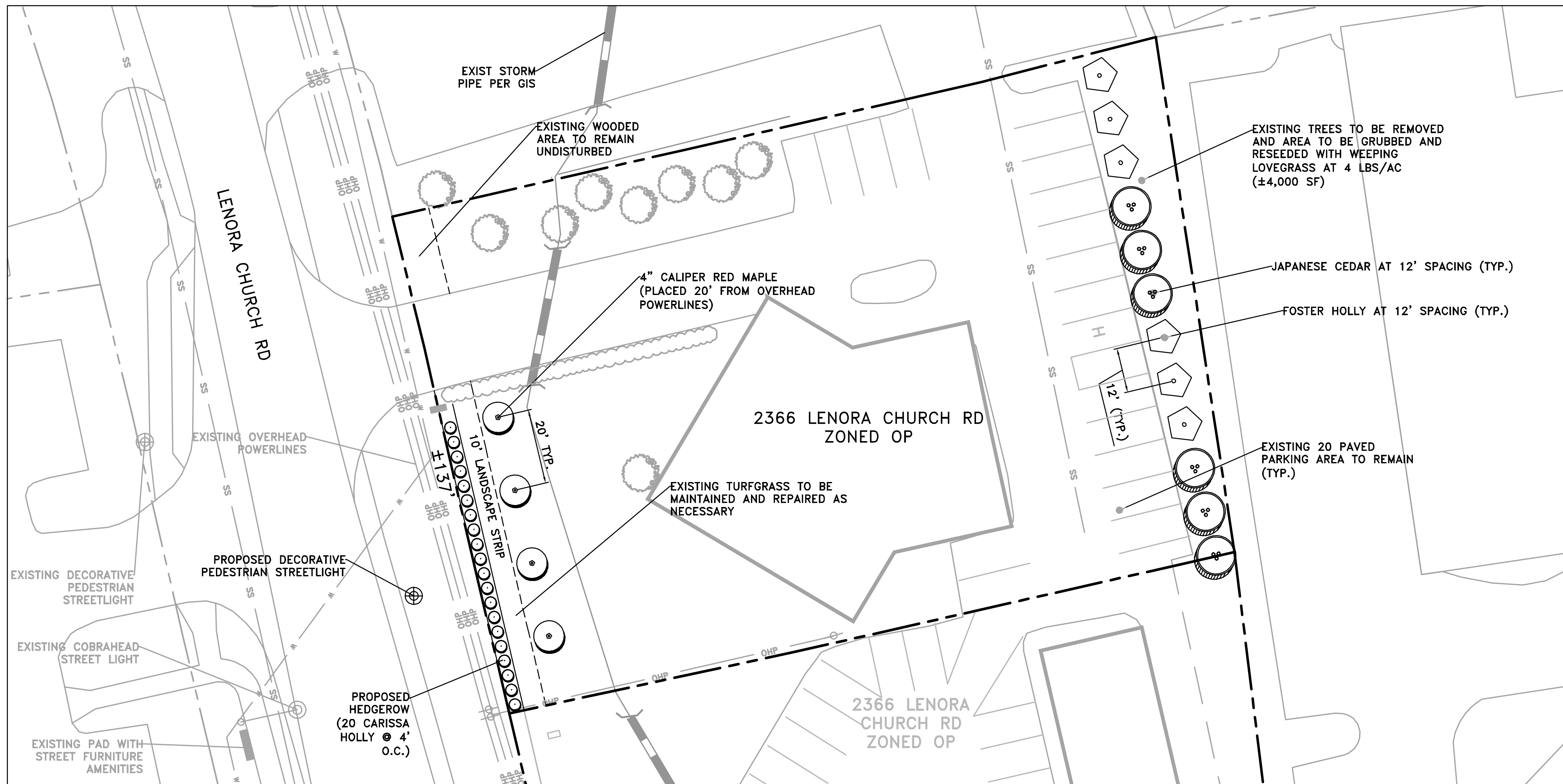
FRONTAGE LANDSCAPE STRIP: 1,370 SF - 250 SF (DRIVEWAY) = 1,120 SF
40% MIN TREES AND SHRUBS: 448 SF (520 SF PROVIDED = 46%)
60% SOD = 750 SF (6' WIDE X 125' LONG)

QNTY	SPECIES	SIZE	TDU	CANOPY	NOTES
4	RED MAPLE ACER RUBRUM	4"	0.7 (2.8 TOTAL)	3,200	20' O.C., 20' OHP SETBACK
20	CARISSA HOLLY ILEX CORNUTA 'CARISSA'	3G	-	-	
6	JAPANESE CRYPTOMERIA CRYPTOMERIA JAPONICA	2" CAL.	0.5 (3.0 TOTAL)	4,800 SF	
6	FOSTER HOLLY ILEX X ATTENUATA 'FOSTERII'	2" CAL.	0.5 (3.0 TOTAL)	4,800 SF	
TOTALS:			8.8 TDU	12,800 SF	

ALL PLANT MATERIALS SHALL MEET QUALITY STANDARDS AS DESCRIBED IN THE ANSI AMERICAN STANDARDS FOR NURSERY STOCK. REFER TO GWINNETT COUNTY CONSTRUCTION DETAILS AND STANDARDS FOR PLANTING AND ESTABLISHMENT.



EXISTING CONDITIONS



PROPOSED IMPROVEMENTS