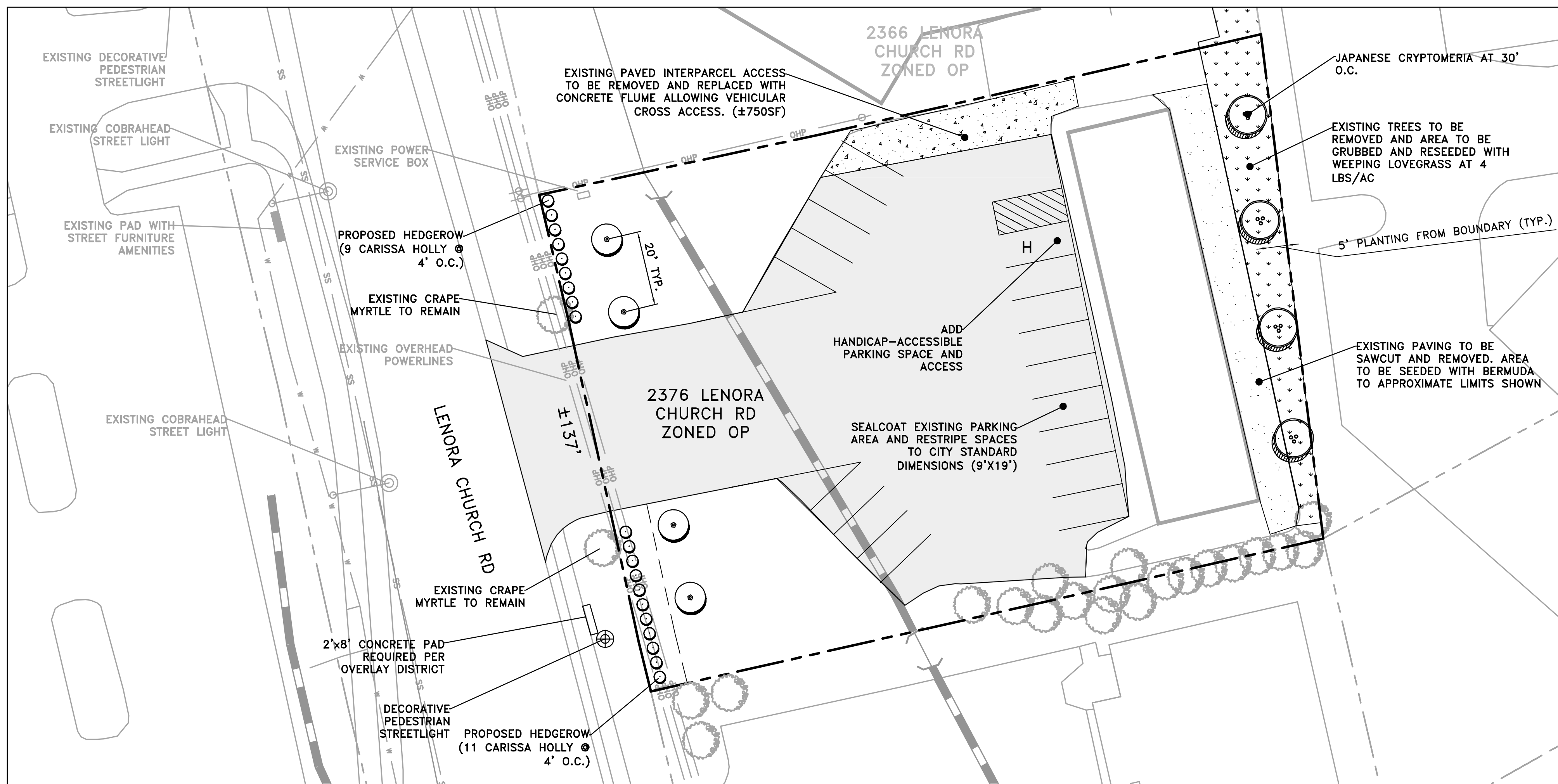


EXISTING CONDITIONS



PROPOSED IMPROVEMENTS

SPECIMEN TREE STATEMENT:

THERE ARE NO SPECIMEN TREES LOCATED ON THIS PROPERTY. NON-SPECIMEN TREES IDENTIFIED AS #1 = #14 ON THIS SHEET WERE REMOVED AS IDENTIFIED IN THE BARNEYCASTLE REPORT AND LISTED BELOW:

TREE#	SPECIES	DBH	CONDITION
1	SWEETGUM	16"	GOOD CONDITION.
2	MIMOSA	4"	FAIR CONDITION.
3	MIMOSA	3"	FAIR CONDITION.
4	MIMOSA	4"	FAIR CONDITION.
5	MIMOSA	3"	FAIR CONDITION.
6	SWEETGUM	20"	FAIR CONDITION.
7	BRADFORD PEAR	4"	FAIR CONDITION.
8	LIGUSTRUM	15"	FAIR CONDITION.
9	LIGUSTRUM	14"	FAIR CONDITION.
10	LEYLAND CYPRESS	13"	GOOD CONDITION.
11	LEYLAND CYPRESS	12"	GOOD CONDITION.
12	LEYLAND CYPRESS	12"	GOOD CONDITION.
13	LEYLAND CYPRESS	10"	GOOD CONDITION.
14	LEYLAND CYPRESS	14"	GOOD CONDITION.

ARBORIST RECOMMENDATIONS:

I HAVE EVALUATED EXISTING TREES ON SITE AND IDENTIFIED THAT THE ORIGINAL REAR PLANTING STRIP IS COMPOSED OF NON-SPECIMEN VOLUNTEER TREES, SOME OF WHICH HAVE MATURED OVER THE PERIOD OF THE LAST 30-40 YEARS TO BECOME HAZARDOUS TO THE PROPOSED BUILDING AND HAVE UNDERMINED PAVEMENT IN THE REAR OF THE BUILDING. IT IS RECOMMENDED THAT THEY BE REMOVED AND REPLACED WITH A MORE SUITABLE SPECIES, ALLOWING THE AREA TO BE MANAGED MORE EFFECTIVELY AND ELIMINATING HAZARDS. ADDITIONALLY, AN EXISTING VOLUNTEER RED MAPLE UNDER THE POWER SERVICE LINE (#130) IS RECOMMENDED FOR REMOVAL TO PREVENT INTERFERENCE WITH OR DAMAGE TO THE OVERHEAD POWER LINE. THESE TREES FOR PROPOSED REMOVAL ARE IDENTIFIED IN THE TABLE BELOW. REPLACEMENT TREES ARE IDENTIFIED ON THIS SHEET.

ROGER G. GRANT,
ISA CERTIFIED ARBORIST
#50-6686A

PROPOSED NON-SPECIMEN TREES FOR REMOVAL:

#	DBH	SPECIES	LOCATION
119	6	MIMOSA	REAR BOUNDARY
120	5	MIMOSA	REAR BOUNDARY
121	6	MIMOSA	REAR BOUNDARY
122	4	MIMOSA	REAR BOUNDARY
123	19	GALLERY PEAR	REAR BOUNDARY
124	15	SWEET GUM	PAVEMENT UPLIFT NEAR BLDG
125	8	SWEET GUM	
126	6	SWEET GUM	
127	10	SWEET GUM	BROKEN TOP
128	21	NORTHERN RED OAK	
129	9	WATER OAK	NORTHEAST CORNER
130	8	DOGWOOD	

EXISTING TREES TO REMAIN:

#	DBH	SPECIES	LOCATION	TDU
101	5	GRAPE MYRTLE	MULTI TRUNKED, 5" AVG	0.7
102	7	SWEET GUM		1.0
103	10	SWEET GUM		1.3
104	5	SWEET GUM	*EDGE OF PROPERTY	0.7
105	9 + 13	SWEET GUM	*EDGE OF PROPERTY	1.8
106	8	SWEET GUM		1.1
107	8	SWEET GUM		1.1
108	5	SWEET GUM		0.7
109	11	SWEET GUM		1.4
110	6	SWEET GUM		0.9
111	12	SWEET GUM	*EDGE OF PROPERTY	1.6
112	8	SWEET GUM	*EDGE OF PROPERTY	1.1
113	18	BRADFORD PEAR	*EDGE OF PROPERTY	3.6
114	9 + 7	LEYLAND CYPRESS	SOUTH BOUNDARY	2.4
115	11 + 7	LEYLAND CYPRESS	SOUTH BOUNDARY	1.4
116	9	RED MAPLE	SOUTH BOUNDARY	1.2
117	9 + 6	LEYLAND CYPRESS	SOUTH BOUNDARY	1.2
118	16	SHUMARD OAK	SOUTH BOUNDARY	2.8
131	5 + 5 + 4	GRAPE MYRTLE	LAST TREE ON PROPERTY (2376)	0.7

26.7 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.

±0.57 AC X 16 = 9.12 REQUIRED UNITS
EXISTING TREES = 27.6 UNITS TO REMAIN
PROPOSED TREES = 2.8 TDUS
TOTAL = 30.4

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	-	-	
4	JAPANESE CRYPTOMERIA CRYPTOMERIA JAPONICA	15 GAL. MIN	0	-	
TOTALS:			2.8 TDU	3,200 SF	



PROJECT
2376 LENORA CHURCH ROAD VARIANCE APPLICATION
2366 LENORA CHURCH RD
SNELLVILLE, GA

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

THIS DRAWING AND DESIGN ARE THE PROPERTY OF THE CONSULTANT. THEY ARE NOT TO BE USED, REPRODUCED, COPIED, EITHER WHOLLY OR IN PART, OR USED FOR FURNISHING INFORMATION TO OTHERS WITHOUT THE WRITTEN CONSENT OF THE CONSULTANT. ALL COMMON LAW RIGHTS OF COPYRIGHT AND OTHERWISE ARE HEREBY SPECIFICALLY RESERVED.

APPROVED FOR CONSTRUCTION
 NOT APPROVED FOR CONSTRUCTION

REVISIONS	DATE

DRAWING TITLE
VARIANCE IMPROVEMENTS PLAN FOR 2376 LENORA CHURCH ROAD

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