

TREE REPLACEMENT SCHEDULE

QTY	COMMON NAME	BOTANICAL NAME	SIZE (MIN.)	SPACING	UNITS	% OF TTL	CONDITIONS	NOTES
<b>LANDSCAPE STRIP 2 - SOUTH PROPERTY LINE</b>								
2	EX. OAKS					9.5%		
2	JAPANESE ZELKOVA	ZELKOVA SERRATA	2"		1.0	28.6%	CONTAINER	
4	RUBY LOROPETALUM	LOROPETALUM CHINENSE "RUBY"	3 GAL.	4'			CONTAINER	
<b>LANDSCAPE STRIP 3 - SCENIC DRIVE</b>								
4	JAPANESE ZELKOVA	ZELKOVA SERRATA	2"	15'	2.0	28.6%	CONTAINER	
1	LACE BARK ELM	ULMUS PARVIFOLIA	2"		0.5	23.8%	CONTAINER	
10	"SNOW WHITE" IND. HAWT.	RHAPHIOLEPIS INDICA "SNOW WHITE"	3 GAL.	6'			CONTAINER	
<b>LANDSCAPE STRIP 4-NORTH PROPERTY LINE</b>								
4	LACE BARK ELM	ULMUS PARVIFOLIA	2"		2.0	23.8%	CONTAINER	
4	RUBY LOROPETALUM	LOROPETALUM CHINENSE "RUBY"	3 GAL.	6'			CONTAINER	
<b>PLANTER ISLAND 1</b>								
1	TRIDENT MAPLE	ACER BUERGERIANUM	2"		0.5	14.3%	CONTAINER	
9	"SNOW WHITE" IND. HAWT.	RHAPHIOLEPIS INDICA "SNOW WHITE"	3 GAL.	4'			CONTAINER	
<b>PLANTER ISLAND 2</b>								
1	TRIDENT MAPLE	ACER BUERGERIANUM	2"		0.5	14.3%	CONTAINER	
8	"SNOW WHITE" IND. HAWT.	RHAPHIOLEPIS INDICA "SNOW WHITE"	3 GAL.	4'			CONTAINER	
<b>PLANTER ISLAND 3</b>								
1	TRIDENT MAPLE	ACER BUERGERIANUM	2"		0.5	14.3%	CONTAINER	
10	"SNOW WHITE" IND. HAWT.	RHAPHIOLEPIS INDICA "SNOW WHITE"	3 GAL.	4'			CONTAINER	
<b>BUFFER 1</b>								
4	JAPANESE CRYPTOMERIA	CRYPTOMERIA JAPONICA	2"		0.0	19.0%	MUST BE MIN. 6' TALL	
1	SOUTHERN MAGNOLIA	MAGNOLIA GRANDIFLORA	14"		0.0	4.8%		

LANDSCAPE LEGEND  
EXISTING TREES



PROPOSED TREES



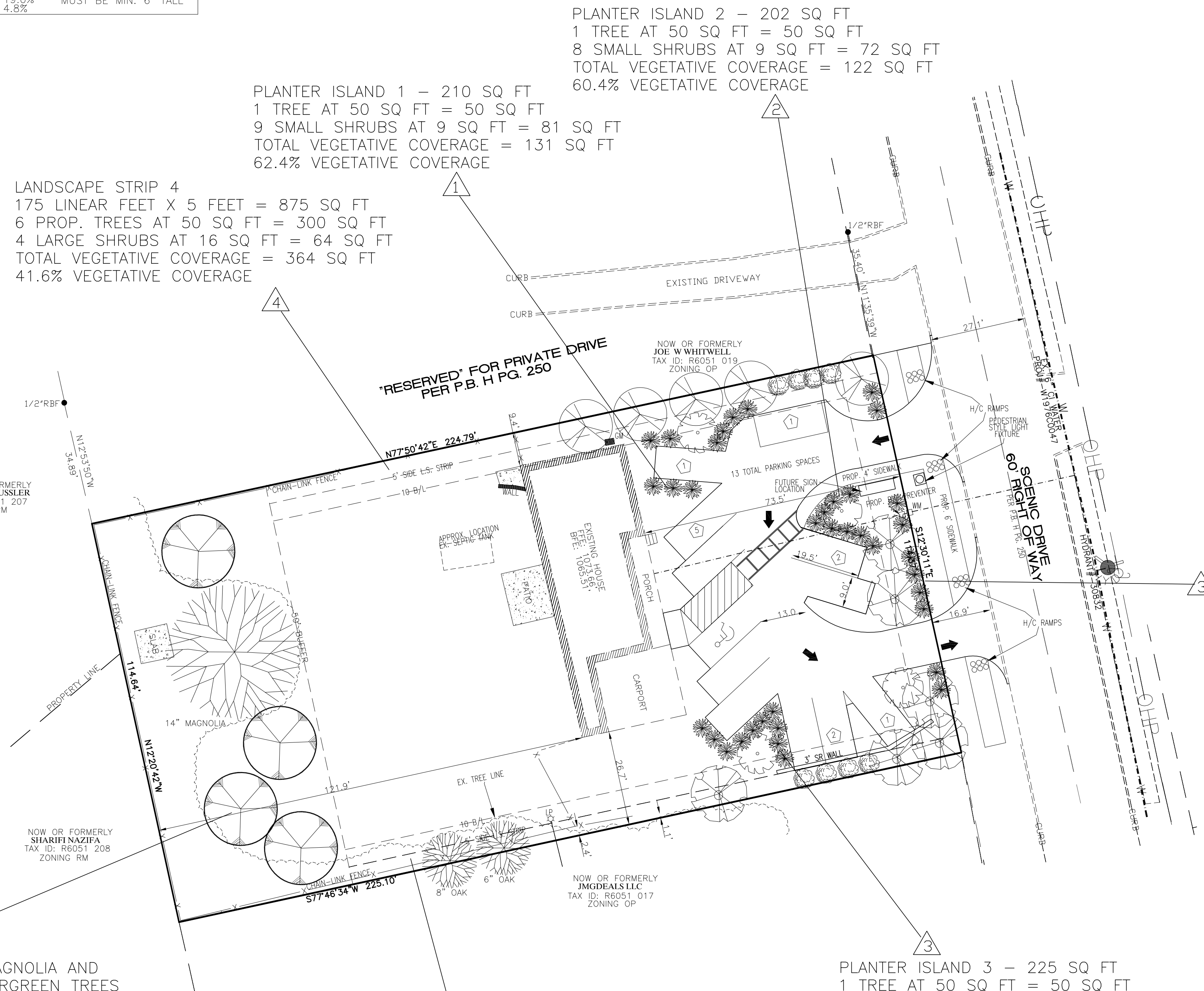
PROPOSED SHRUBS



CANOPY CALCULATION			
PROPOSED TREES			
QTY	BOTANICAL NAME	CANOPY AREA	TOTAL CANOPY AREA
3	ACER BUERGERIANUM	800	2400
6	ZELKOVA SERRATA	1800	10800
3	ULMUS PARVIFOLIA	800	2400
4	CRYPTOMERIA JAPONICA	800	3200
<b>EXISTING TREES</b>			
1	WATER OAK	1800	3600
1	SOUTHERN MAGNOLIA	1800	1800
PROPOSED TOTAL			24,200
% OF TOTAL SITE CANOPY		24,200/25,744	94.0%

EXISTING TREE DENSITY	
SIZE	DENSITY
4"	
6"	1
8"	
10"	
12"	
14"	1
16"	
18"	
20"	
TTL. UNITS	2.0
TTL. EXISTING UNITS	2.2
PROPOSED TREE DENSITY	
SIZE	DENSITY
2"	
3"	
4"	
6"	
8"	
10"	
12"	
14"	
16"	
18"	
20"	
TTL. UNITS ON SITE (EX. AND PROP.)	11.2

50' BUFFER  
1 EX. 14" SOUTHERN MAGNOLIA AND  
4 PROPOSED LARGE EVERGREEN TREES



PLANTER ISLAND 1 - 210 SQ FT  
1 TREE AT 50 SQ FT = 50 SQ FT  
9 SMALL SHRUBS AT 9 SQ FT = 81 SQ FT  
TOTAL VEGETATIVE COVERAGE = 131 SQ FT  
62.4% VEGETATIVE COVERAGE

PLANTER ISLAND 2 - 202 SQ FT  
1 TREE AT 50 SQ FT = 50 SQ FT  
8 SMALL SHRUBS AT 9 SQ FT = 72 SQ FT  
TOTAL VEGETATIVE COVERAGE = 122 SQ FT  
60.4% VEGETATIVE COVERAGE

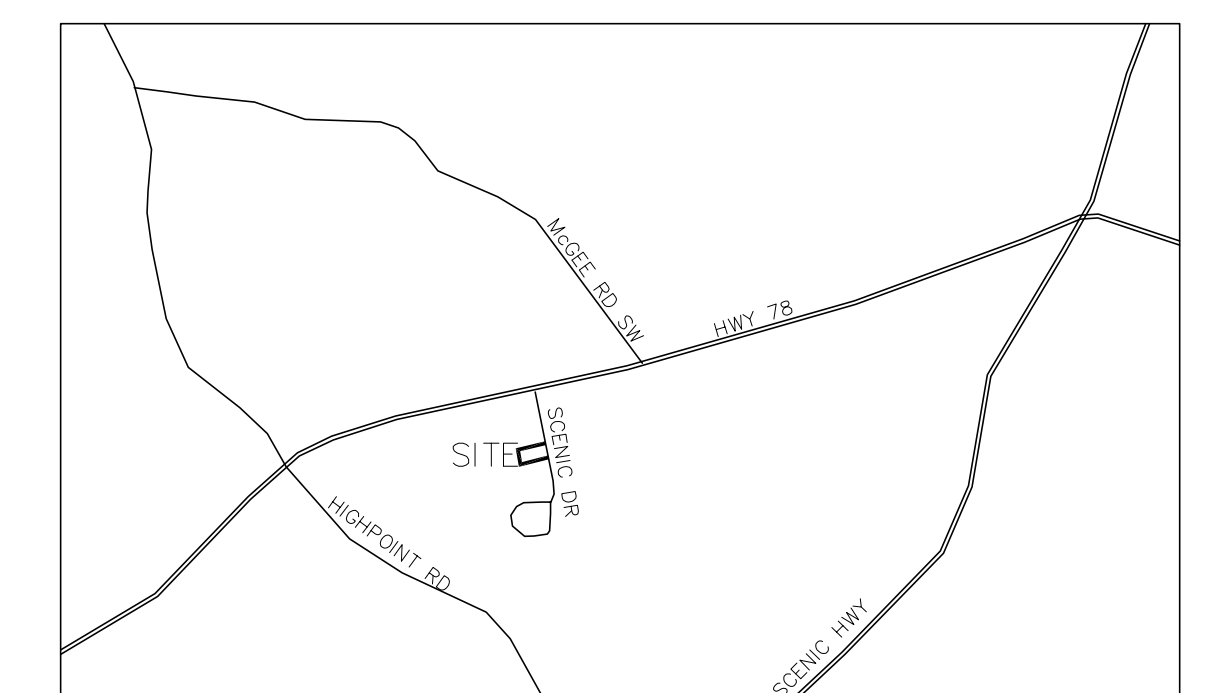
LANDSCAPE STRIP 4  
175 LINEAR FEET X 5 FEET = 875 SQ FT  
6 PROP. TREES AT 50 SQ FT = 300 SQ FT  
4 LARGE SHRUBS AT 16 SQ FT = 64 SQ FT  
TOTAL VEGETATIVE COVERAGE = 364 SQ FT  
41.6% VEGETATIVE COVERAGE

LANDSCAPE STRIP 2  
175 LINEAR FEET X 5 FEET = 875 SQ FT  
2 EX. TREE AT 100 SQ FT = 200 SQ FT  
2 PROP. TREES AT 50 SQ FT = 100 SQ FT  
4 LARGE SHRUBS AT 16 SQ FT = 64 SQ FT  
TOTAL VEGETATIVE COVERAGE = 364 SQ FT  
41.6% VEGETATIVE COVERAGE

PLANTER ISLAND 3 - 225 SQ FT  
1 TREE AT 50 SQ FT = 50 SQ FT  
10 SMALL SHRUBS AT 9 SQ FT = 90 SQ FT  
TOTAL VEGETATIVE COVERAGE = 140 SQ FT  
62.2% VEGETATIVE COVERAGE

SITE INFORMATION

EXISTING ZONING: OP  
CORRIDOR OVERLAY DISTRICT  
TOTAL AREA: 0.591 ACRES  
LIMITS OF DISTURBANCE: 0.20 ACRES  
REQUIRED PARKING: 2244 SQ.FT.  
MAX: 1/275 = 8 SPACES  
MIN.: 1/300 = 7 SPACES  
PARKING PROVIDED: 12 SPACES  
HC SPACES REQUIRED: 1 SPACE  
HC SPACES PROVIDED: 1 SPACE  
SETBACKS:  
FRONT = 10 FEET  
SIDE = 10 FEET  
REAR = 40 FEET  
BUFFERS:  
REAR = 50 FEET PER REZONING  
% IMPERVIOUS COVER = 39.7%



**VARIANCE # 1:**  
ALLOW VARIANCES FROM OVERLAY CORRIDOR DISTRICT REQUIREMENTS RELATING TO:  
1) PROVIDING A 2 FOOT BY 8 FOOT PAD EVERY 300 LINEAR FEET ON SIDEWALK FOR DECORATIVE BENCHES, BICYCLE RACKS, AND TRASH RECEPTACLES.  
2) PROVIDING DECORATIVE LIGHT FIXTURES/POLES THROUGHOUT PARKING AREA  
3) ALLOW A VARIANCE IN RELATION TO EXCEEDING 20% PARKING IN FRONT OF BUILDING. EXISTING SEPTIC FIELD IN REAR OF HOUSE PREVENTS ANY PARKING IN REAR.

**VARIANCE # 2:**  
ALLOW FOUR MORE PARKING SPACES THAN MAXIMUM ALLOWED (ART.XI, SECTION 11.3) SEE SITE INFORMATION FOR PARKING REQUIREMENTS CALCULATIONS.

**VARIANCE # 3:**  
ALLOW A VARIANCE FROM ARTICLE IX OF ZONING ORDINANCE SECTION 9.8(4)6. TO ALLOW AN ENCROACHMENT OF 0.6 FEET INTO THE REQUIRED 10 FOOT SIDE SETBACK BY THE EXISTING BUILDING ON THE NORTH SIDE OF PROPERTY.

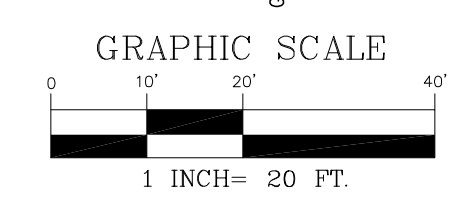
**VARIANCE # 4:**  
ALLOW A GENERAL VARIANCE FOR THE SITE AND BUILDING TO BE APPROVED IN ITS CURRENT CONDITION EXCEPT FOR THE ADDITIONAL ITEMS REQUESTED ON THIS VARIANCE PLAN.

VARIANCE REQUEST PLAN  
FOR:  
**2239 SCENIC DRIVE**  
6TH DISTRICT, LAND LOT 051, PARCEL 018  
2239 SCENIC DR  
SNELLVILLE, GA 30078  
GWINNETT COUNTY  
CITY OF SNELLVILLE, GEORGIA

OWNERS:  
CHARLES RICHARD CLOWER  
AND TRUDY CLOWER  
8675 S. MOUNT DR  
ALPHARETTA, GA 30022-5434  
CONTACT PERSON: TONY CLOWER  
PHONE: 404-557-3977  
toneyc@clowerrealty.com

DESIGNER:  
BULLARD LAND PLANNING, INC  
3790 CANNONWOLDE DR  
SNELLVILLE, GA 30039  
CONTACT PERSON: BOBBY BULLARD  
678-344-1293 blpbobby@bellsouth.net

**CITY OF SNELLVILLE NOTES:**  
1. CITY OF SNELLVILLE ACCEPTS NO RESPONSIBILITY FOR OVERFLOW OR EROSION OF NATURAL OR ARTIFICIAL DRAINS BEYOND THE EXTENT OF THE STREET RIGHT-OF-WAY, OR FOR THE EXTENSION OF CULVERTS BEYOND THE POINT SHOWN ON THE APPROVED AND RECORDED PLAN. THE CITY OF SNELLVILLE DOES NOT ASSUME THE RESPONSIBILITY FOR THE MAINTENANCE OF PIPES IN DRAINAGE EASEMENTS BEYOND THE CITY RIGHT-OF-WAY.  
2. STREAM BUFFER EASEMENTS ARE TO REMAIN IN A NATURAL AND UNDISTURBED CONDITION.  
3. STRUCTURES ARE NOT ALLOWED IN DRAINAGE EASEMENTS.  
4. MAXIMUM CUT OR FILL SLOPES IS 2H:1V.



-DATE: 04/02/2019  
-BLP JOB# 18-1966