THE GROVE
AT TOWNE CENTER

DRAWING PACKAGE

MINUMUM PROPOSED PARKING

•APARTMENTS	254 UNITS @ 1 SPACE/UNIT	254 SPACES
LIBRARY/CIVIC	44,000 SF @ 1 SPACE/400SF	110 SPACES
MARKET	34,000 SF @ 1 SPACE/250 SF	136 SPACES
COMMERCIAL/ RESTAURANTS	22,500 SF @ 1 SPACE/250 SF	90 SPACES
TOTAL		590 SPACES

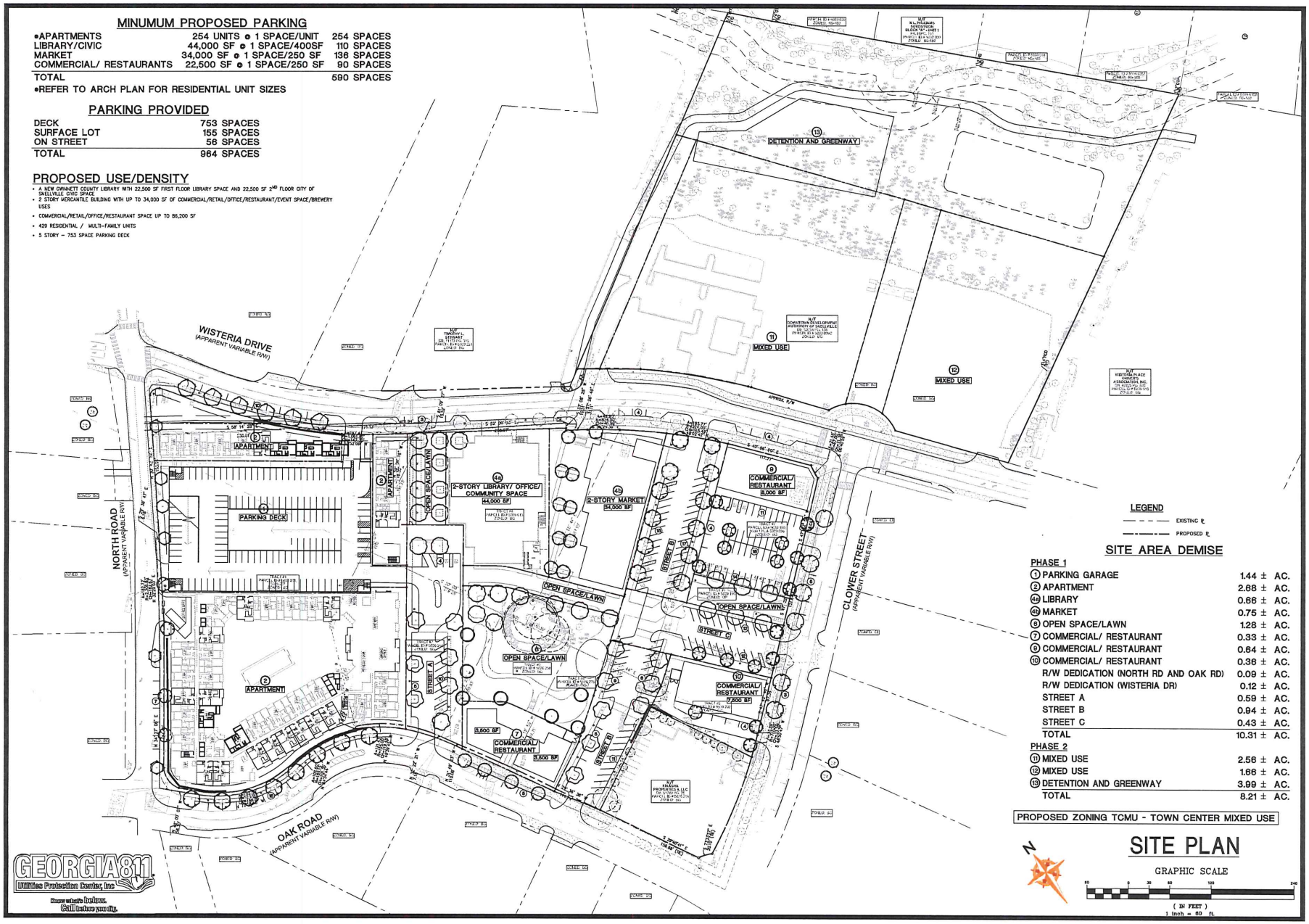
•REFER TO ARCH PLAN FOR RESIDENTIAL UNIT SIZES

PARKING PROVIDED

DECK	753 SPACES
SURFACE LOT	155 SPACES
ON STREET	56 SPACES
TOTAL	964 SPACES

PROPOSED USE/DENSITY

- A NEW GWINNETT COUNTY LIBRARY WITH 22,500 SF FIRST FLOOR LIBRARY SPACE AND 22,500 SF 2ND FLOOR CITY OF SNELLVILLE CIVIC SPACE
- 2 STORY MERCANTILE BUILDING WITH UP TO 34,000 SF OF COMMERCIAL/RETAIL/OFFICE/RESTAURANT/EVENT SPACE/BREWERY USES
- COMMERCIAL/RETAIL/OFFICE/RESTAURANT SPACE UP TO 86,200 SF
- 429 RESIDENTIAL / MULTI-FAMILY UNITS
- 5 STORY – 753 SPACE PARKING DECK



LEGEND

EXISTING PL

PROPOSED PL

SITE AREA DEMISE

PHASE 1	
① PARKING GARAGE	1.44 ± AC.
② APARTMENT	2.68 ± AC.
4a LIBRARY	0.66 ± AC.
4b MARKET	0.75 ± AC.
⑥ OPEN SPACE/LAWN	1.28 ± AC.
⑦ COMMERCIAL/ RESTAURANT	0.33 ± AC.
⑨ COMMERCIAL/ RESTAURANT	0.64 ± AC.
⑩ COMMERCIAL/ RESTAURANT	0.36 ± AC.
R/W DEDICATION (NORTH RD AND OAK RD)	0.09 ± AC.
R/W DEDICATION (WISTERIA DR)	0.12 ± AC.
STREET A	0.59 ± AC.
STREET B	0.94 ± AC.
STREET C	0.43 ± AC.
TOTAL	10.31 ± AC.
PHASE 2	
⑪ MIXED USE	2.56 ± AC.
⑫ MIXED USE	1.66 ± AC.
⑬ DETENTION AND GREENWAY	3.99 ± AC.
TOTAL	8.21 ± AC.

PROPOSED ZONING TCMU - TOWN CENTER MIXED USE

SITE PLAN

GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

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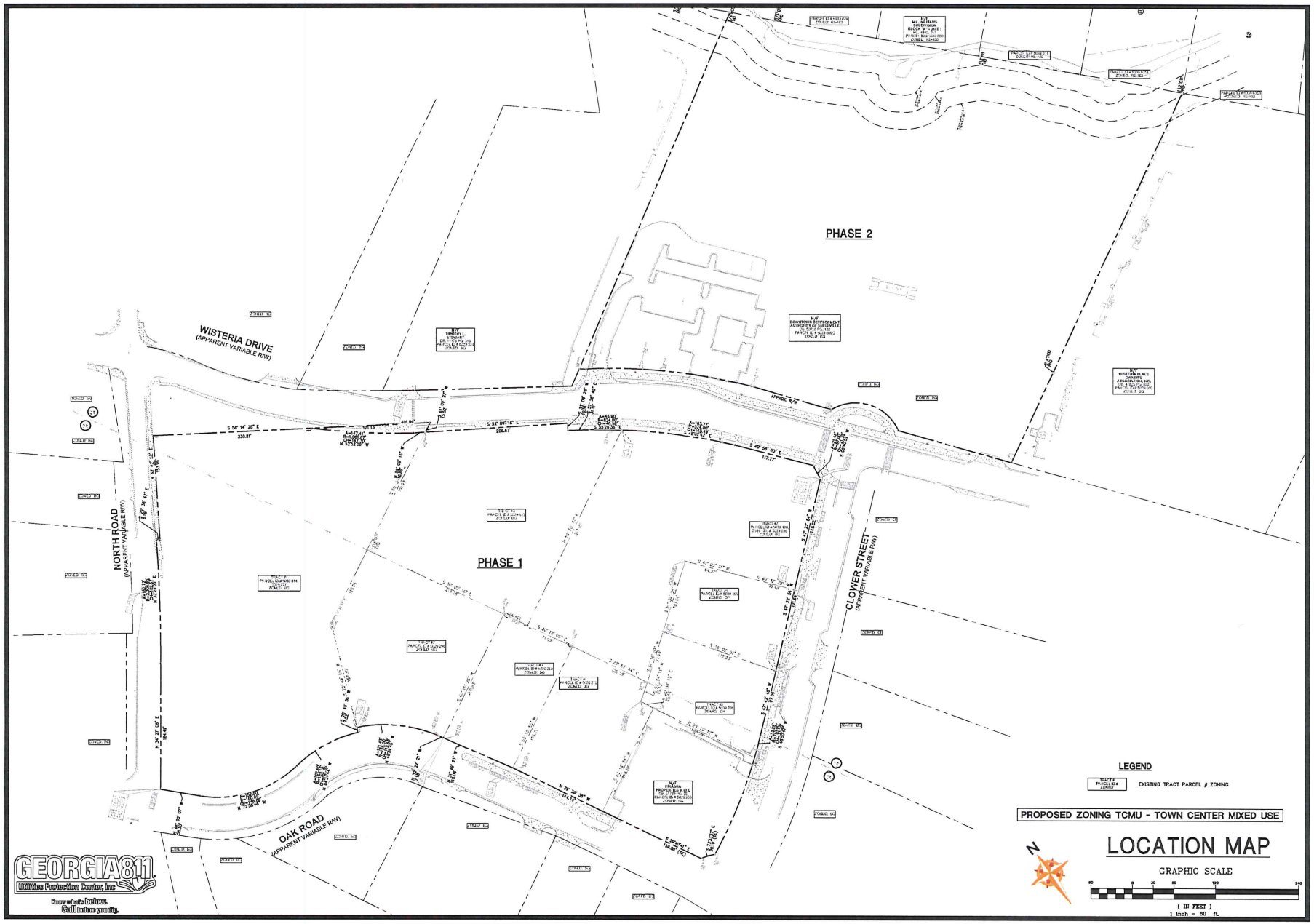
GEORGIA REGISTERED No. PE034502 PROFESSIONAL ENGINEER 11/11/19 TODD L. SELDOMRIDGE

Project Title
THE GROVE @ SNELLVILLE
SNELLVILLE, GWINNETT COUNTY, GA
BY: MID CAST SNELLVILLE, LLC

REVISIONS	BY

DRAWN BY	DMN
CHECKED BY	TLS
DATE:	11/11/2019
SCALE:	1"= 60'
JOB No.	19-LD-006
SHEET NUMBER	C-1

19-LD-006 MAIN.DWG



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Project Title
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SNELLVILLE, GWINNETT COUNTY, GA
BY: MID CAST SNELLVILLE, LLC

REVISIONS	BY

DRAWN BY	DMN
CHECKED BY	TLS
DATE:	11/11/2019
SCALE:	1"= 60'
JOB No.	19-LD-006
SHEET NUMBER	Z-1

19-LD-006 MAIN.DWG

USER drawn - Nov 11, 2019 - 3:48pm
Z:\All Project Data\Projects\2019\19-LD-006 Snellville Town Center\LD\Production\Production Drawings\19-LD-006 MAIN.dwg - LAYOUT: Z-1 VERSION: ////

OVERALL SITE CONCEPT PLAN

THESE PLANS ARE SCHEMATIC ONLY AND ARE SUBJECT TO CHANGE DURING SUBSEQUENT PHASES OF DESIGN DEVELOPMENT

NOVEMBER 11, 2019

MIDCAST

THE GROVE AT TOWNE CENTER

SNELLVILLE GEORGIA

SMALLWOOD

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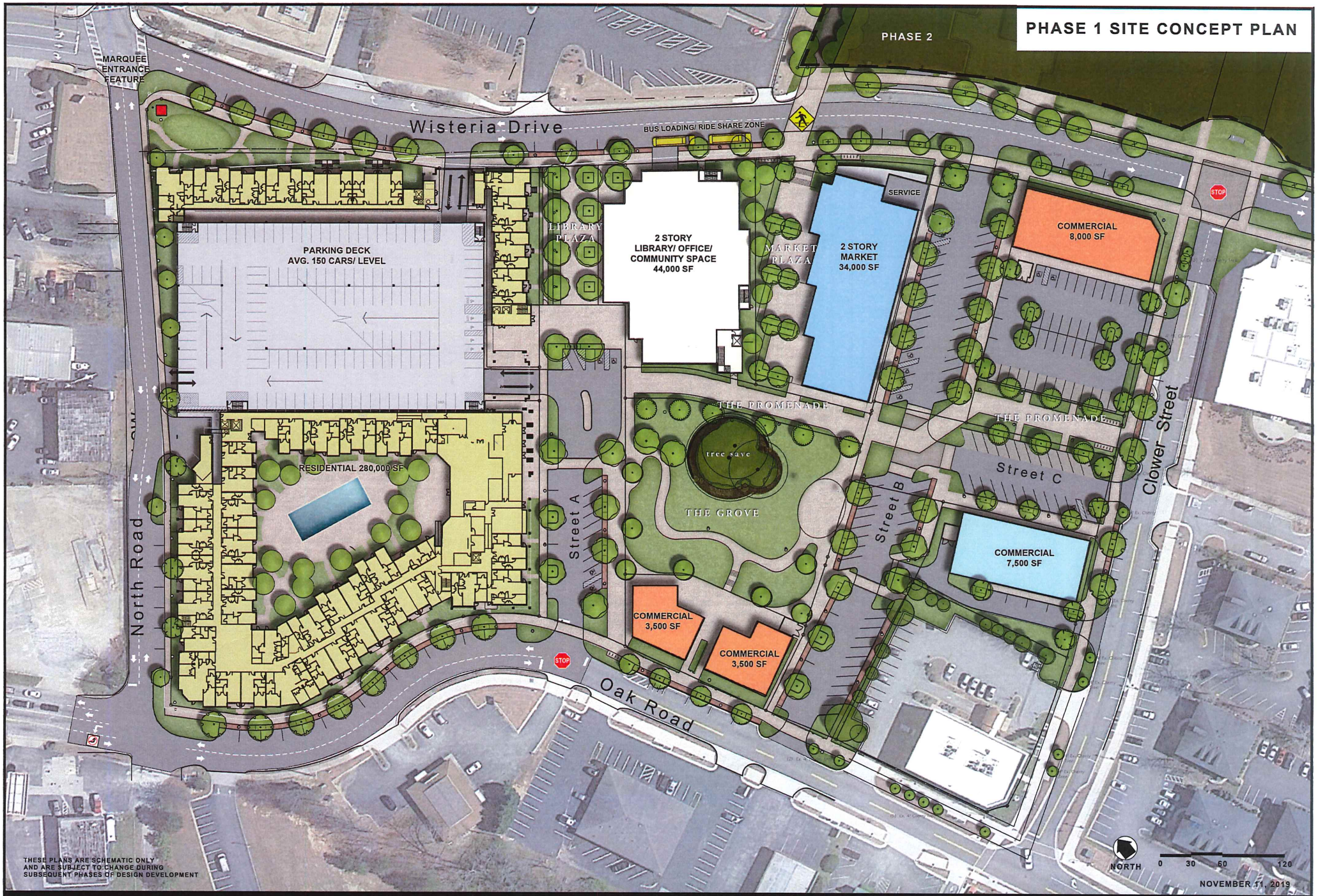
PHASE 1 SITE CONCEPT PLAN



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THE GROVE AT TOWNE CENTER

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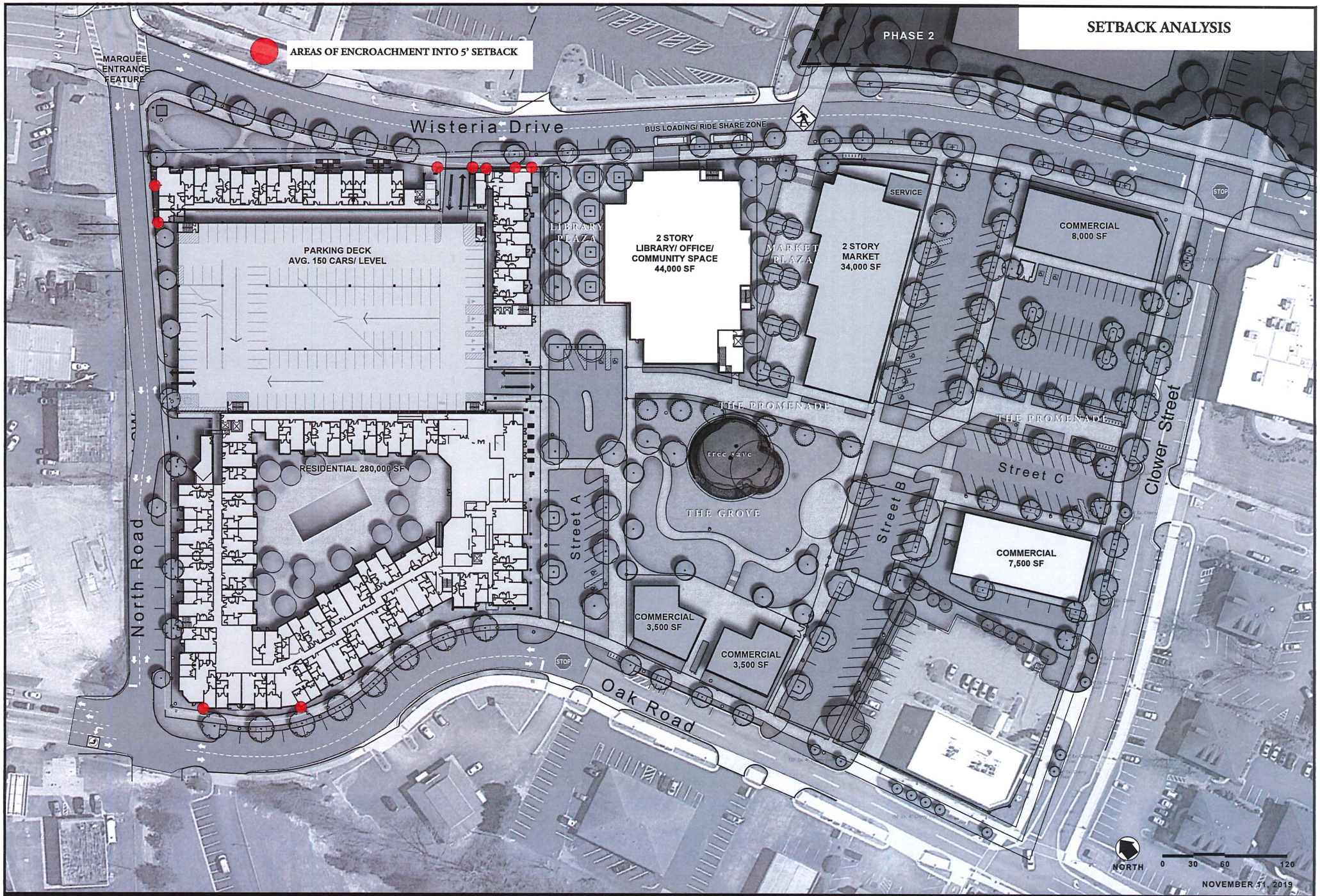
SETBACK ANALYSIS



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CIVIC OPEN SPACE

CIVIC OPEN SPACE

PHASE 1 (10 AC) + PHASE 2 (8 AC) = 18 ACRES
10% OF SITE AREA REQUIRED AS CIVIC OPEN SPACE = 1.8 AC

OPEN SPACE AREAS
- A = 35, 330 SF
- B = 7,080 SF
- C = 14,605 SF
- D = 6,030 SF
- E = 12, 330 SF
- F = 4,860 SF

TOTAL = 80, 235 SF (1.84 AC)

1.84 ACRES ARE BEING PROVIDED AS CIVIC OPEN SPACE IN PHASE 1 WHICH MEETS THE CIVIC OPEN SPACE REQUIREMENTS OF 1.8 ACRES FOR BOTH PHASE 1 AND PHASE 2.

MIDCAST

THE GROVE AT TOWNE CENTER

SNELLVILLE GEORGIA

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SOUTH ELEVATION
(STREET "A")

EAST ELEVATION
(WISTERIA DRIVE)

EXTERIOR MATERIALS KEY	
A	BRICK VENEER MASONRY
A	THIN BRICK VENEER (PRECAST)
A	CULTURED STONE MASONRY
A	LAP BOARD SIDING (CEMENT-BASED), PAINTED
A	WOOD TRIM BOARDS (CEMENT-BASED), PAINTED
A	METAL CORING DOOR, PAINTED
A	STANDING SEAM METAL ROOF, PREFINISHED
A	CURTAINWALL / WINDOW WALL GLASS & SPANDREL

0 16' 32' 64'

SCALE : 1/16" = 1'-0" 12 NOVEMBER 2019

THESE ILLUSTRATIONS ARE SCHEMATIC ONLY AND ARE SUBJECT TO CHANGE DURING SUBSEQUENT PHASES OF DESIGN DEVELOPMENT

MIDCAST

THE GROVE
MULTI-FAMILY RESIDENCES & PARKING DECK
SNELLVILLE GEORGIA

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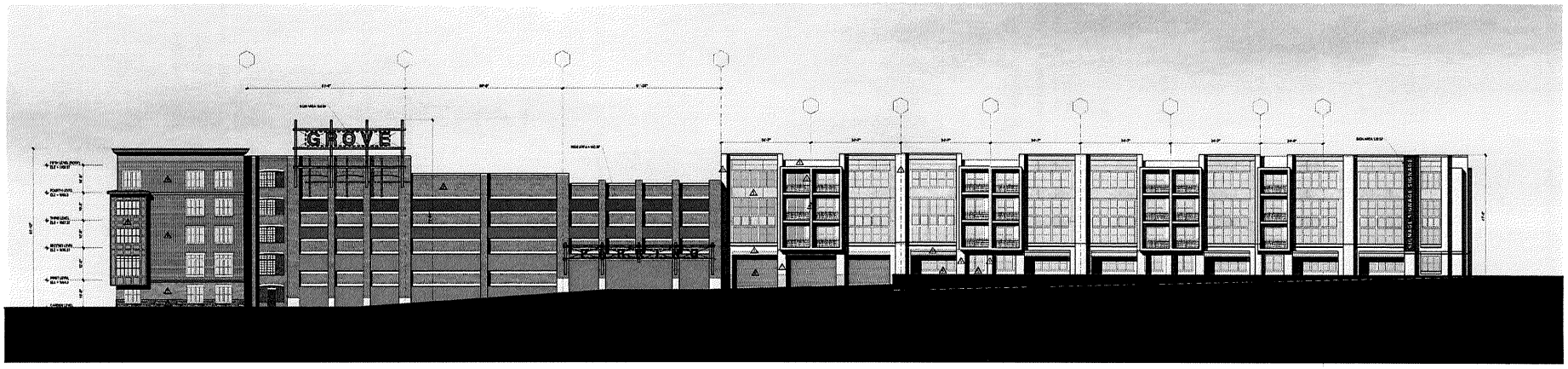

NORTH ELEVATION
(NORTH ROAD)

WEST ELEVATION
(OAK ROAD)

EXTERIOR MATERIALS KEY	
A	BRICK VENEER MASONRY
A	THIN BRICK VENEER (PRECAST)
A	CULTURED STONE MASONRY
A	LAP BOARD SIDING (CEMENT-BASED), PAINTED
A	WOOD TRIM BOARDS (CEMENT-BASED), PAINTED
A	METAL COILING DOOR, PAINTED
A	STANDING SEAM METAL ROOF, PREFINISHED
A	CURTAINWALL / WINDOW WALL GLASS & SPANDREL

0 16' 32' 64'

SCALE : 1/16" = 1'-0" 12 NOVEMBER 2019

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MIDCAST

THE GROVE
MULTI-FAMILY RESIDENCES & PARKING DECK
SNELLVILLE GEORGIA

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12 NOVEMBER 2019

MIDCAST

THE GROVE

MULTI-FAMILY RESIDENCES & PARKING DECK
SNELLVILLE GEORGIA

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12 NOVEMBER 2019

MIDCAST

THE GROVE

MULTI-FAMILY RESIDENCES & PARKING DECK
SNELLVILLE GEORGIA

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12 NOVEMBER 2019

MIDCAST

THE GROVE

MULTI-FAMILY RESIDENCES & PARKING DECK
SNELLVILLE GEORGIA

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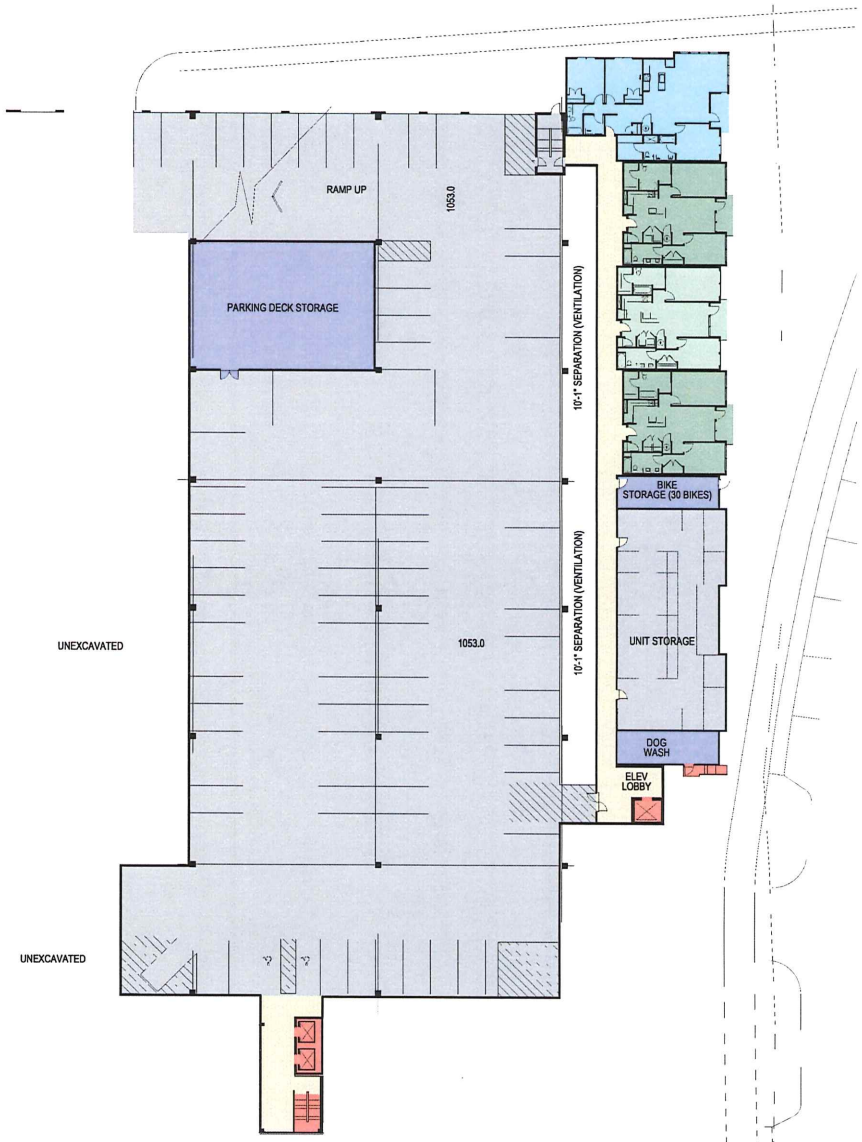
NUMBER OF DWELLING UNITS			
1 BR	2BR	3BR	ALL
131	110	13	254

LEVEL	FF ELEV	Regular Spaces	ADA Spaces		Remarks	ramp spaces
5	1108					
4	1097	138	2			
3	1088	176	2		ramp going up to next level is included	48
2	1075	176	2		ramp going up to next level is included	46
1	1064	157	6	3 Van	ramp going up to next level is included	46
GARDEN	1053	108	3		ramp going up to next level is included	9
TOTALS		753	15			
%			2.0%			

375 RESIDENTS PARKING
378 PUBLIC PARKING



THESE FLOOR PLANS ARE SCHEMATIC ONLY AND ARE SUBJECT TO CHANGE DURING SUBSEQUENT PHASES OF DESIGN DEVELOPMENT

PLAN NORTH

0 16' 32' 64'

SCALE : 1/16" = 1'-0" 12 NOVEMBER 2019

GARDEN LEVEL FLOOR PLAN

MIDCAST

THE GROVE

MULTI-FAMILY RESIDENCES & PARKING DECK
SNELLVILLE GEORGIA

SMALLWOOD

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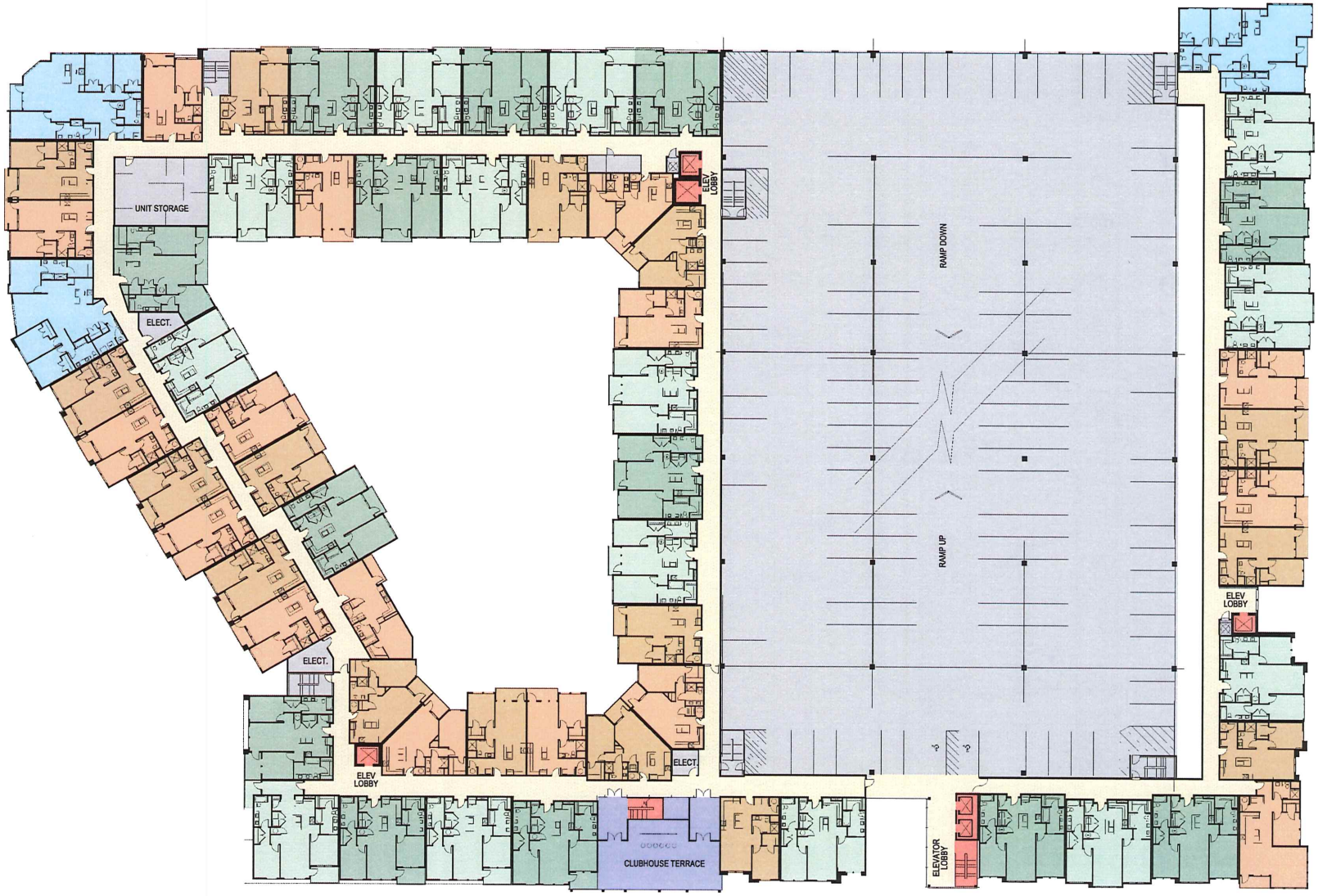
PLAN NORTH

0 16' 32' 64'

SCALE : 1/16" = 1'-0" 12 NOVEMBER 2019

FIRST LEVEL FLOOR PLAN



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PLAN NORTH

0 16' 32' 64'

SCALE : 1/16" = 1'-0" 12 NOVEMBER 2019

SECOND LEVEL FLOOR PLAN

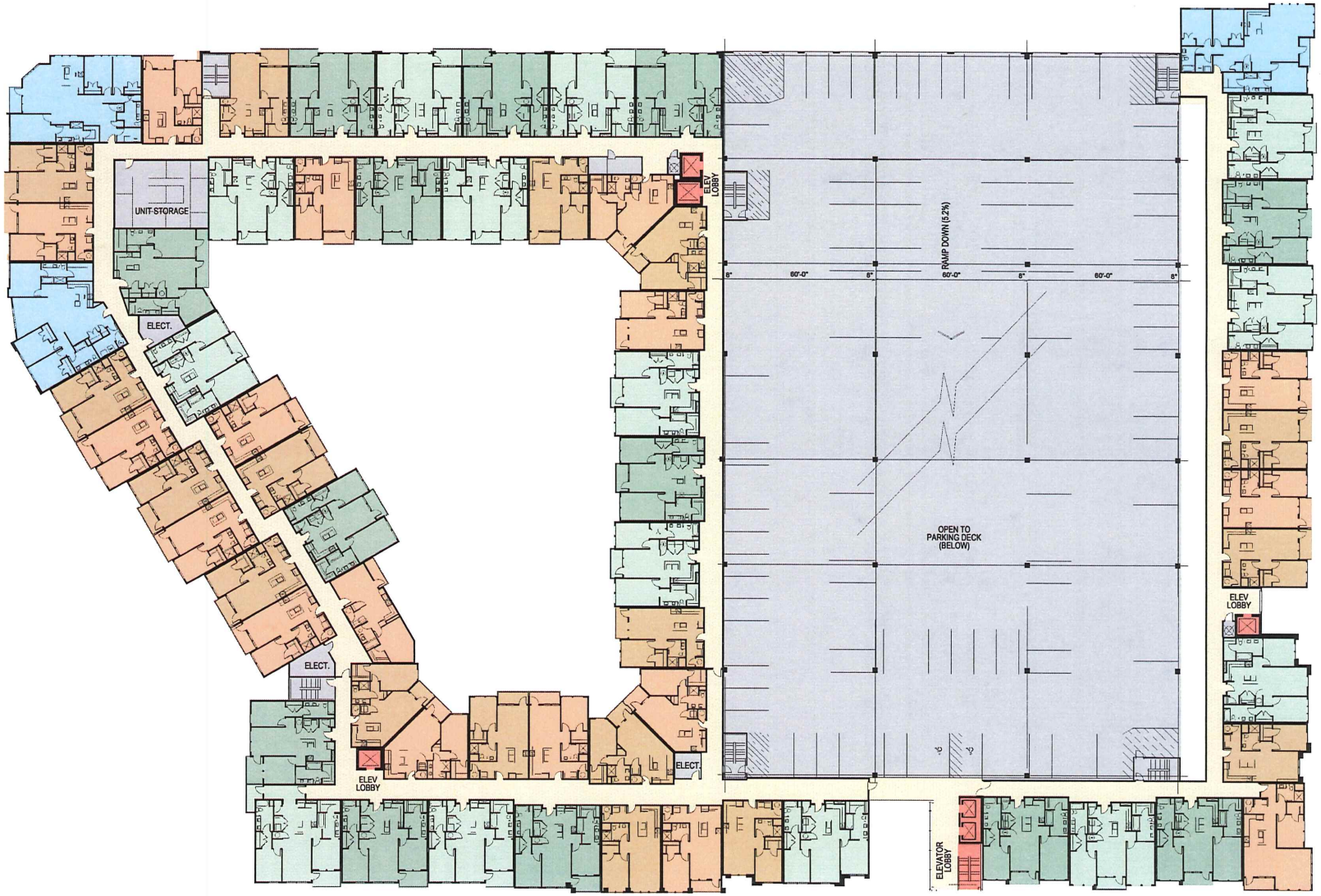
THESE FLOOR PLANS ARE SCHEMATIC ONLY AND ARE SUBJECT TO CHANGE DURING SUBSEQUENT PHASES OF DESIGN DEVELOPMENT

PLAN NORTH

0 16' 32' 64'

SCALE : 1/16" = 1'-0" 12 NOVEMBER 2019

THIRD LEVEL FLOOR PLAN



THESE FLOOR PLANS ARE SCHEMATIC ONLY AND ARE SUBJECT TO CHANGE DURING SUBSEQUENT PHASES OF DESIGN DEVELOPMENT

PLAN NORTH

0 16' 32' 64'

SCALE : 1/16" = 1'-0" 12 NOVEMBER 2019

FOURTH LEVEL FLOOR PLAN

MIDCAST

THE GROVE

MULTI-FAMILY RESIDENCES & PARKING DECK
SNELLVILLE GEORGIA

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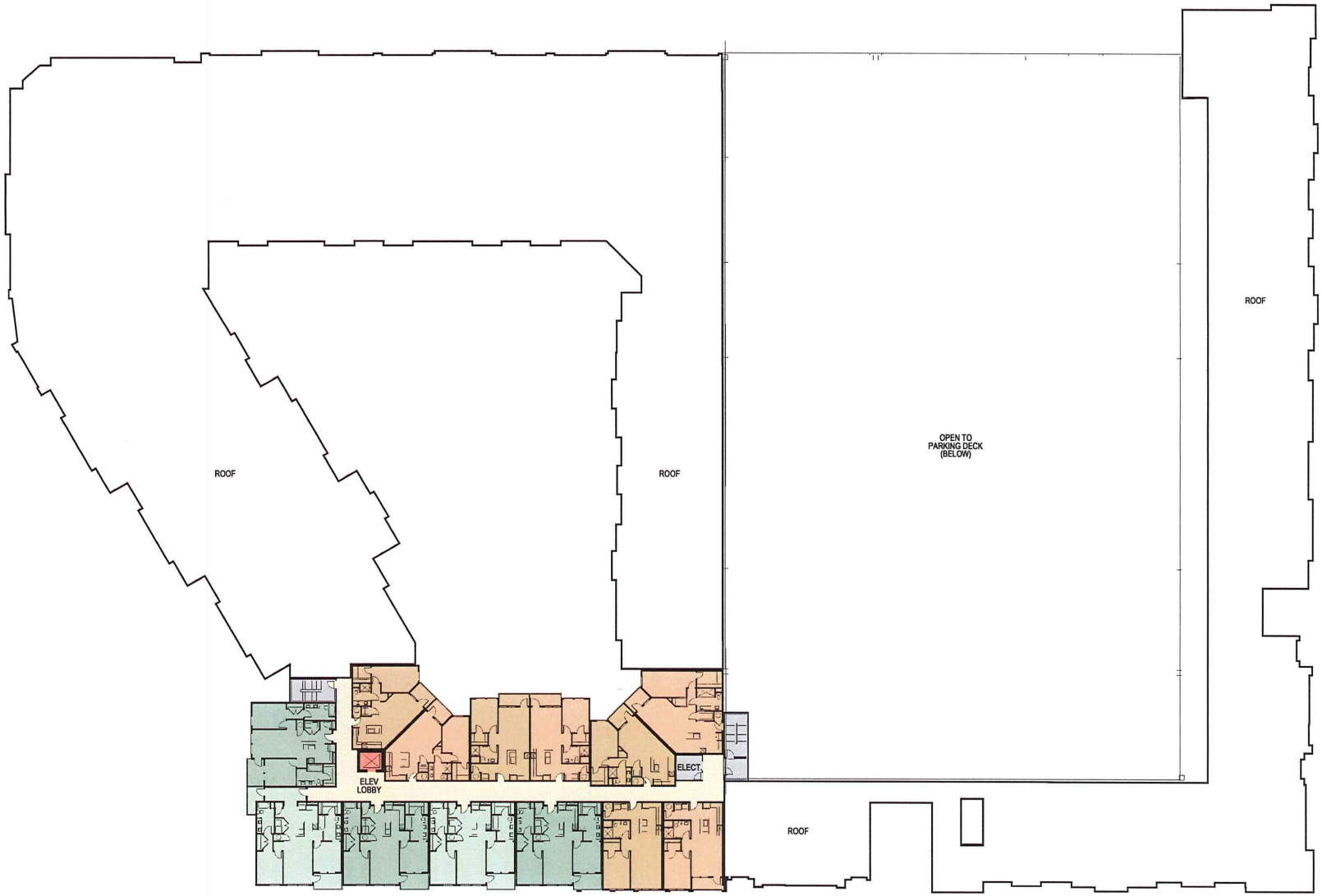

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PLAN NORTH

0 16' 32' 64'

SCALE : 1/16" = 1'-0" 12 NOVEMBER 2019

FIFTH LEVEL FLOOR PLAN

MIDCAST

THE GROVE

MULTI-FAMILY RESIDENCES & PARKING DECK

SNELLVILLE GEORGIA

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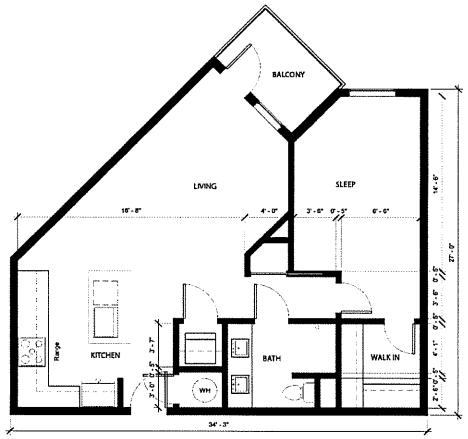
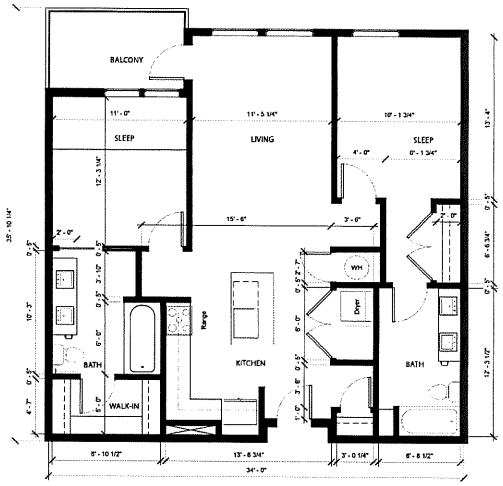
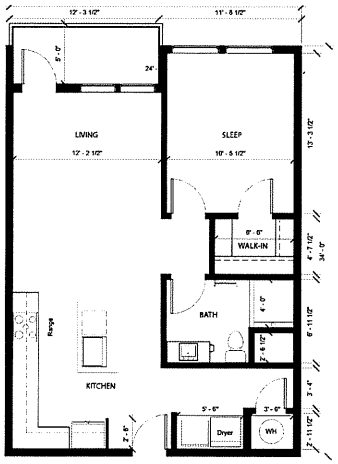


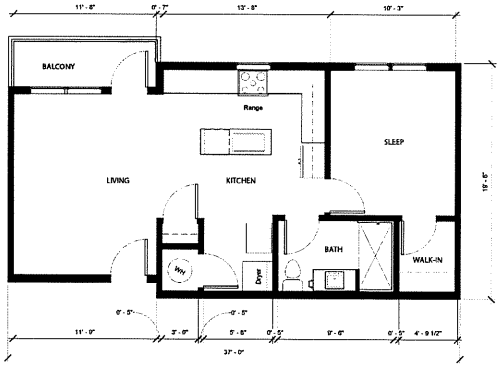
1 BR
787 GSF



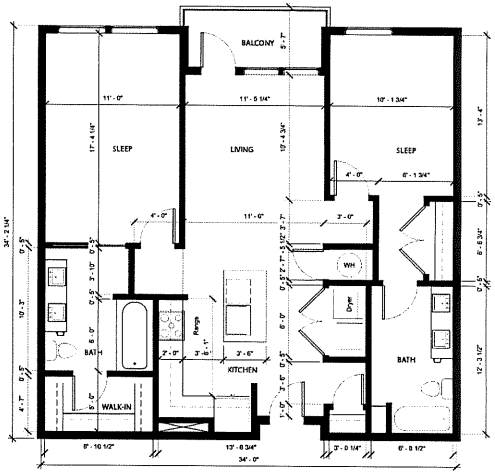
2 BR
1107 GSF



1 BR
764 GSF



1 BR
681 GSF



2 BR
1121 GSF

1 AND 2 BEDROOM FLOOR PLANS (TYPICAL)

0 4' 8' 16'
SCALE: 1/4" = 1'-0"
NOVEMBER 2019

THESE PLANS ARE SCHEMATIC ONLY
AND ARE SUBJECT TO CHANGE DURING
SUBSEQUENT PHASES OF DESIGN DEVELOPMENT

MIDCAST

THE GROVE
MULTI-FAMILY RESIDENCES & PARKING DECK
SNELLVILLE GEORGIA

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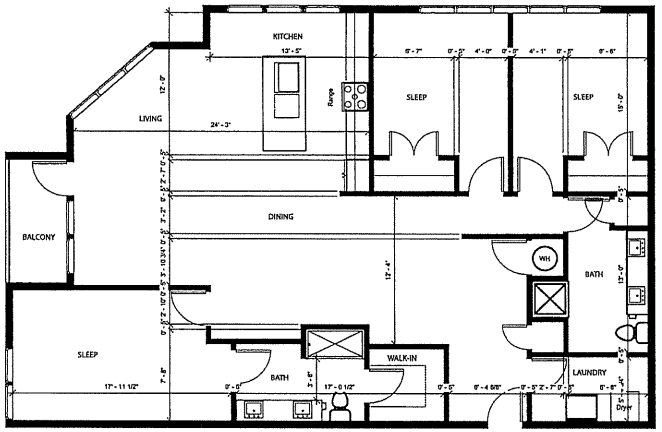
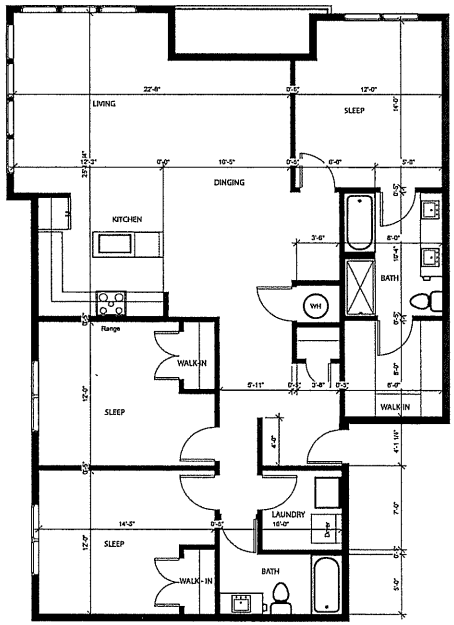
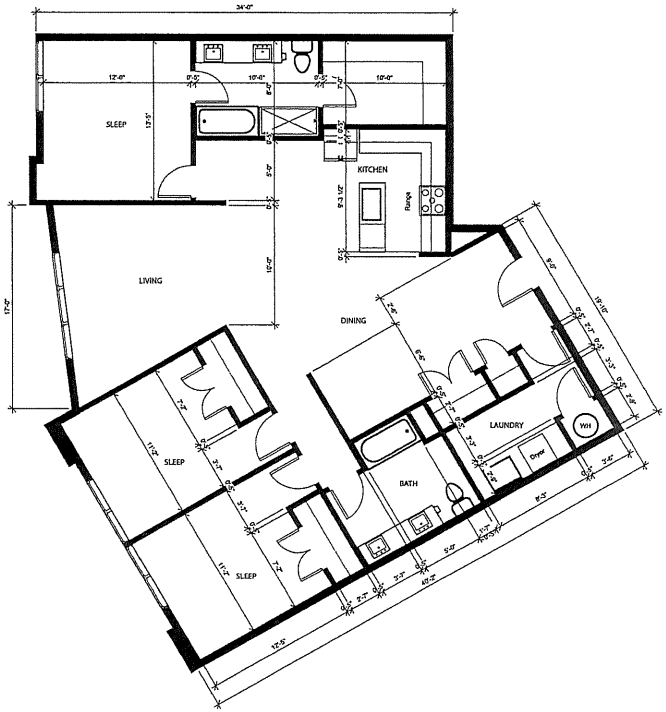


1713 GSF



1565 GSF



1713 GSF

3 BEDROOM FLOOR PLANS (TYPICAL)

0 4' 8' 16'
SCALE: 1/4" = 1'-0"

NOVEMBER 2019

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SUBSEQUENT PHASES OF DESIGN DEVELOPMENT

MIDCAST

THE GROVE
MULTI-FAMILY RESIDENCES & PARKING DECK
SNELLVILLE GEORGIA

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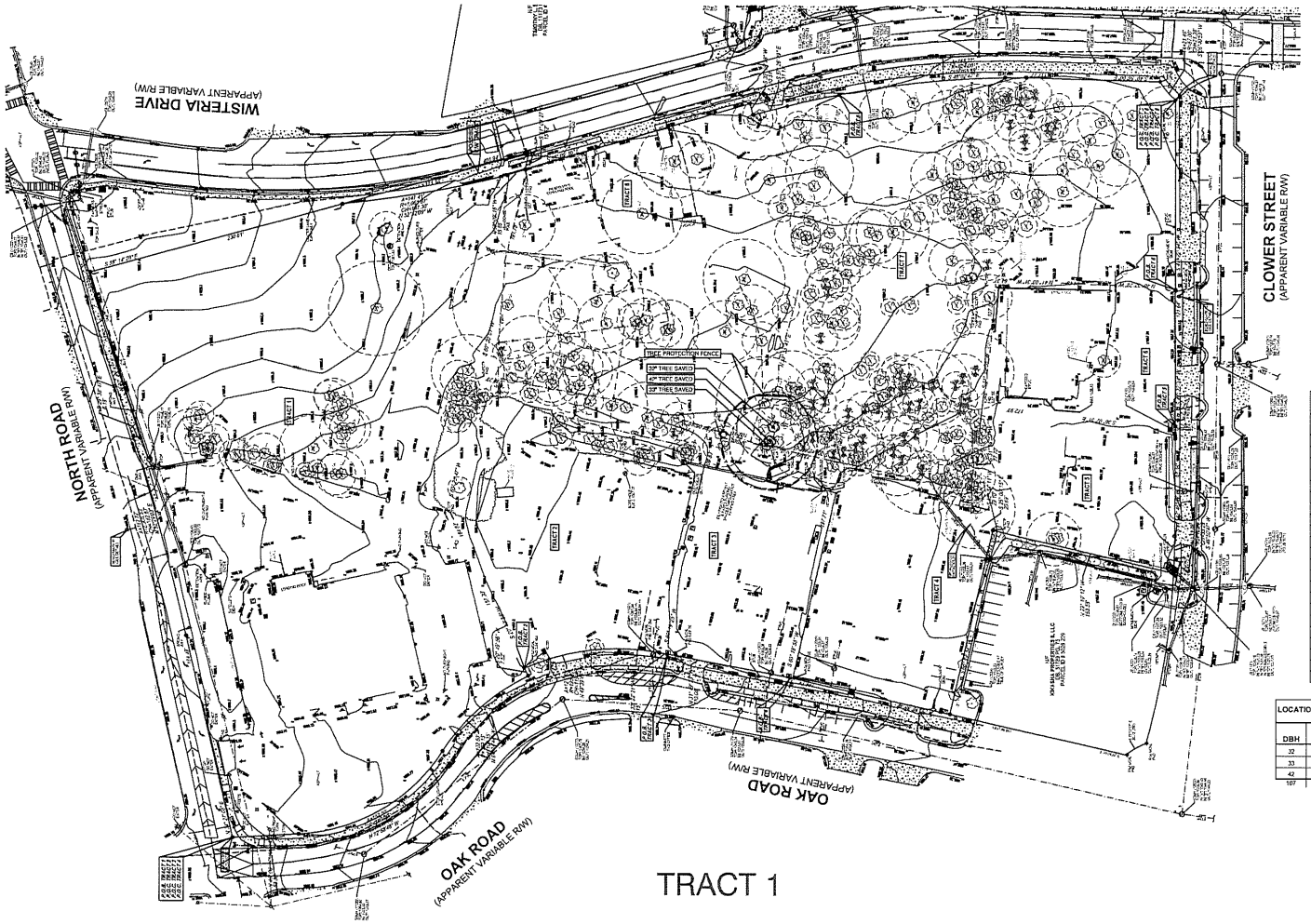

TRACT 1

1 TREE PROTECTION PLAN

TREE SYMBOL LEGEND

EXISTING TREE TO REMAIN IMPACTED CRITICAL ROOT ZONE AND STRUCTURAL ROOT PLATE

DESTROYED TREE REMOVAL DUE TO POOR HEALTH OR CONSTRUCTION

EXISTING TREE TO REMAIN HEALTHY TREE NOT IMPACTED BY CONSTRUCTION

LOCATION:___The Town Center @ Snellville. Tract 1 - Specimen Trees to be Removed

DBH	SPECIES	Specimen	UNIT VALUE	Comments
47	Red Oak	Yes	36	
31	Post Oak	Yes	10.6	
22	Maple tree	Yes	7.8	
30	Water Oak	Yes	14.7	
32	White Oak	Yes	16.8	
32	Post Oak	Yes	16.8	
31	Red Oak	Yes	15.6	
32	Red Oak	Yes	16.8	
33	White Oak	Yes	17.7	
30	White Oak	Yes	14.7	
33	White Oak	Yes	17.7	
31	Chestnut Oak	Yes	15.6	
36	Red Oak	Yes	21.3	
37	Red Oak	Yes	22.5	
33	White Oak	Yes	17.7	
27	Red Oak	Yes	12	
26	Red Oak	Yes	11.1	
29	Red Oak	Yes	13.8	
40	Red Oak	Yes	26.1	
29	White Oak	Yes	13.8	
28	White Oak	Yes	11.1	
26	Red Oak	Yes	11.1	
693	TOTAL		398.3	TOTAL (100%)

LOCATION:___The Town Center @ Snellville. Tract 1 Specimen Trees-Preserved

DBH	SPECIES	Specimen	UNIT VALUE		Comments
32	HW	Y	22.4		
33	HW	Y	23.6		
42	HW	Y	38.4		
107	TOTAL		84.4	TOTAL (100%)	

Required Tree Density Units
39 (DBH) X 18.27 acres = 222 Units
Specimen Tree Removals = 366.3 Units
TOTAL = 658.3 units to be provided

Provided Units
The ordinance allows up to 50 percent of the required units to be derived from the stream buffer.
658.3 /2 = 329.15 credits allowed of the 497.4 credits preserved.
*Specimen Trees Preserved Provided (84.4 x 2.0 specimen tree multiplier) = 168.8
TOTAL PROVIDED = 329.15+126.6 = 497.55

*Downey Trees to provide a tree prescription for Preserved Specimen trees.

The remainder to be provided is 160.35 units through re-plantings, tree bank, or by Mayor and Council Variance.

2 DENSITY CALCULATIONS

0 40 80 120 feet
SCALE: 1" = 40'

NORTH

REVISIONS / PRINTED		
REV. NO.	DATE	REMARKS
	10/24/19	(FOR REVIEW)
	11/05/19	(FOR REVIEW)

GEORGIA REGISTERED LANDSCAPE ARCHITECT No. LA001689 WITHIN LEE COOPER

SMALLWOOD
3495 Piedmont Road NE, Building 10
Suite 700, Atlanta, Georgia 30305
404-233-5453 | smallwood-us.com

TREE PROTECTION PLAN

THE GROVE AT TOWNE CENTER
SNELLVILLE, GA

DATE

JOB NO. 217103.00

SHEET NO. L1-00

NOT ISSUED FOR CONSTRUCTION

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\\sslservs02\projects\2017\217103.00 - Snellville Towne Center\12.0 AutoCAD\Tree survey Survey.dwg, L1.00, 11/11/2019 3:26:22 PM, Bluebeam PDF, APD-LE [3D.0D_X_0.0D_Helvetica], 1:1

TRACT 2

1 TREE PROTECTION PLAN

LOCATION:___The Town Center @ Snellville. Tract 2 Stream Buffer (75' Impervious Buffer)

DBH	SPECIES	Specimen	UNIT VALUE		Comments
6	HW		0.9		
6	HW		0.9		
6	HW		0.9		
6	HW		0.9		
6	HW		0.9		
6	HW		0.9		
6	HW		0.9		
6	HW		0.9		
6	HW		0.9		
6	HW		0.9		
6	HW		0.9		
6	HW		0.9		
6	HW		0.9		
6	HW		0.9		
6	HW		0.9		
6	PINE		0.9		
6	PINE		0.9		
6	PINE		0.9		
6	PINE		0.9		
6	PINE		0.9		
6	PINE		0.9		
6	PINE		0.9		
6	PINE		0.9		
6	PINE		0.9		
6	PINE		0.9		
6	PINE		0.9		
6	PINE		0.9		
6	PINE		0.9		
6	PINE		0.9		
6	PINE		0.9		
6	POP		0.9		
7	HW		1.0		
7	HW		1.0		
7	HW		1.0		
7	PINE		1.0		
7	PINE		1.0		
7	PINE		1.0		
7	PINE		1.0		
7	PINE		1.0		
8	HW		1.1		
8	HW		1.1		
8	HW		1.1		
8	HW		1.1		
8	HW		1.1		
8	HW		1.1		
8	HW		1.1		
8	HW		1.1		
8	HW		1.1		
8	OAK		1.1		
8	PINE		1.1		
8	PINE		1.1		
8	PINE		1.1		
8	PINE		1.1		
8	PINE		1.1		
9	HW		1.2		
9	HW		1.2		
9	HW		1.2		
10	CYP		1.3		
10	HW		1.3		
10	HW		1.3		
10	HW		1.3		
10	HW		1.3		
10	HW		1.3		
10	HW		1.3		
10	HW		1.3		
10	HW		1.3		
10	HW		1.3		
10	HW		1.3		
10	HW		1.3		
10	OAK		1.3		
10	PINE		1.3		
12	GUM		1.6		
12	HW		1.6		
12	HW		1.6		
12	HW		1.6		
12	HW		1.6		
12	HW		1.6		
12	HW		1.6		
12	HW		1.6		
12	HW		1.6		
12	HW		1.6		
12	HW		1.6		
12	HW		1.6		
12	HW		1.6		
12	HW		1.6		
13	HW		1.8		
13	HW		1.8		
14	GUM		2.2		
14	HW		2.2		
14	HW		2.2		
14	HW		2.2		
14	OAK		2.2		
15	GUM		2.4		
15	HW		2.4		
15	HW		2.4		
15	HW		2.4		
15	OAK		2.4		
15	OAK		2.4		
15	OAK		2.4		
15	PINE		2.4		
16	HW		2.8		
16	HW		2.8		
16	HW		2.8		
16	HW		2.8		
16	HW		2.8		
16	HW		2.8		
16	OAK		2.8		
16	OAK		2.8		
17	HW		3.2		
17	HW		3.2		
17	OAK		3.2		
18	GUM		3.6		
18	HW		3.6		
18	HW		3.6		
18	HW		3.6		
18	HW		3.6		
18	HW		3.6		
18	HW		3.6		
18	HW		3.6		
18	HW		3.6		
18	HW		3.6		
18	HW		3.6		
18	HW		3.6		
18	PINE		3.6		
20	HW		4.4		
20	HW		4.4		
20	HW		4.4		
20	HW		4.4		
20	PINE		4.4		
21	HW		4.8		
21	HW		4.8		
21	HW		4.8		
21	HW		4.8		
21	HW		4.8		
21	OAK		4.8		
22	HW		5.2		
24	HW		5.2		
24	HW		5.2		
24	HW		5.2		
24	HW		5.2		
24	HW		5.2		
24	OAK		5.2		
24	OAK		5.2		
26	HW		7.4		
28	HW	Y	8.6		
28	HW	Y	8.6		
28	OAK	Y	8.6		
28	OAK	Y	8.6		
30	HW	Y	9.8		
30	HW	Y	9.8		
30	HW	Y	9.8		
32	HW	Y	11.2		
32	HW	Y	11.2		
32	HW	Y	11.2		
34	HW	Y	12.6		
36	HW	Y	14.2		
38	HW	Y	15.6		
2162	TOTAL		447.4		TOTAL (100%)

TREE SYMBOL LEGEND

- EXISTING TREE TO REMAIN IMPACTED CRITICAL ROOT ZONE AND STRUCTURAL ROOT PLATE
- DESTROYED TREE REMOVAL DUE TO POOR HEALTH OR CONSTRUCTION
- EXISTING TREE TO REMAIN HEALTHY TREE NOT IMPACTED BY CONSTRUCTION

0 40 80 120 feet
SCALE: 1" = 40'
NORTH

REV. NO.	DATE	REMARKS
	10/24/19	FOR REVIEW
	11/05/19	FOR REVIEW

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GEORGIA REGISTERED LANDSCAPE ARCHITECT No. LA001685 NATHAN LEE LOGAN

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TREE PROTECTION PLAN
THE GROVE AT TOWNE CENTER
SNELLVILLE, GA

DATE

JOB NO. 217103.00

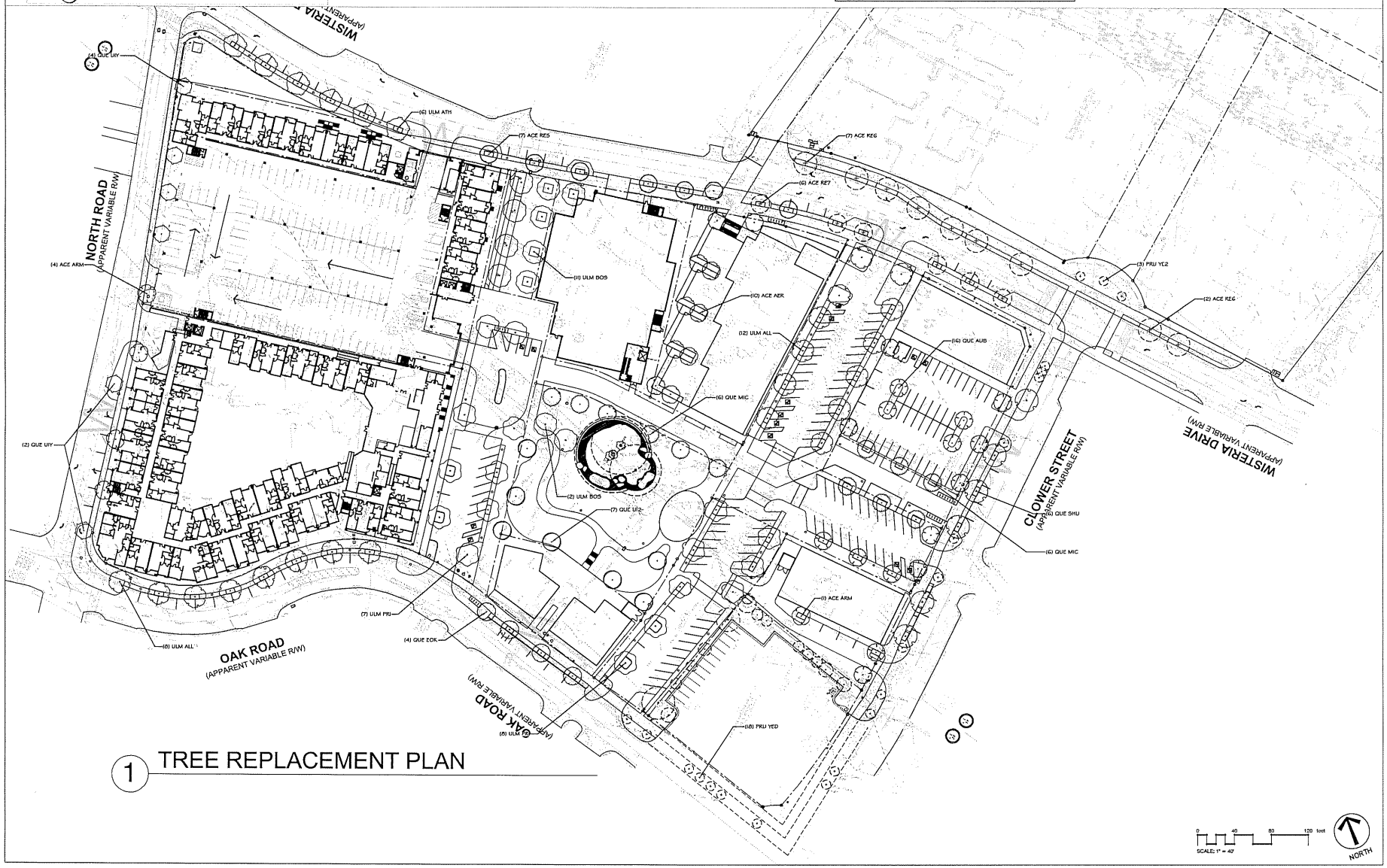
SHEET NO. L1-01

NOT ISSUED FOR CONSTRUCTION

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	TREE DENSITY UNITS (EA.)	TREE DENSITY UNITS (SUBTOTAL)
	ACE ACR	10	Acer buergerianum `Aeryn`	Trident Maple	3" CAL.	0.6	6.0
	ACE RE5	7	Acer rubrum	Red Maple	3" CAL.	0.6	4.2
	ACE RE7	6	Acer rubrum EXISTING STREET TREES	Red Maple	4" CAL.	0.6	3.6
	ACE RE8	9	Acer rubrum EXISTING STRITE TREES	Red Maple	5" CAL.	0.7	6.3
	ACE ARM	5	Acer rubrum `Armstrong`	Armstrong Red Maple	3" CAL.	0.6	3.0
	PRU YED	18	Prunus x yedoensis EXISTING STREET TREES	Yoshino Cherry	4" CAL.	0.6	10.8
	PRU YE2	3	Prunus x yedoensis EXISTING STREET TREES	Yoshino Cherry	3" CAL.	0.7	2.1
	QUE UIY	6	Quercus laurifolia `Avalyn`	Laurel Oak	3" CAL.	0.6	3.6
	QUE UI2	7	Quercus laurifolia `Avalyn`	Laurel Oak	3" CAL.	0.6	4.2

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	TREE DENSITY UNITS (EA.)	TREE DENSITY UNITS (SUBTOTAL)
	QUE MIC	12	Quercus michauxii	Swamp Chestnut Oak	3" CAL.	0.6	7.2
	QUE AUB	16	Quercus nuttallii `Big Boy`	Nuttall Oak	3" CAL.	0.6	9.6
	QUE EOK	4	Quercus phellos `OPSTA` TM	Hightower Willow Oak	3" CAL.	0.6	2.4
	QUE SHU	6	QUERCUS SHUMARDII	SHUMARD OAK	3" CAL.	0.6	3.6
	ULM PRI	15	ULMUS AMERICANA `PRINCETON`	AMERICAN ELM	3" CAL.	0.6	9.0
	ULM ALL	20	ULMUS PARVIFOLIA `ALLEE`	ALLEE LACEBARK ELM	3" CAL.	0.6	12.0
	ULM ATH	6	ULMUS PARVIFOLIA `ATHENA`	ATHENA ELM	3" CAL.	0.6	3.6
	ULM BOS	13	ULMUS PARVIFOLIA `BOSQUE`	BOSQUE ELM	3" CAL.	0.6	7.8
						TOTAL	99.0

150.35 REPLACEMENT UNITS ARE REQUIRED AND 99.0 REPLACEMENT UNITS ARE SHOWN IN PHASE ONE. 51.35 UNITS TO BE PLANTED IN PHASE TWO.



1 TREE REPLACEMENT PLAN

REVISIONS / PRINTED		
REV. NO.	DATE	REMARKS
	11-05-19	FOR REVIEW

GEORGIA REGISTERED LANDSCAPE ARCHITECT No. LA001598 BRIAN LEE LOGAN

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TREE REPLACEMENT PLAN

SNELLVILLE TOWNE CENTER

SNELLVILLE, GEORGIA

DATE

JOB NO. 217103.00

SHEET NO. L1-02

NOT FOR CONSTRUCTION

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