



**STAFF REVIEW**

**Variance Case #:** V2016-19

**Legistar #:** 20160343

**City Council Hearing:** Wednesday, June 8<sup>th</sup>, 2016 – 7:00 p.m.

**Property Owner:** IDOC MAIN, LLC  
895 Canton Road  
Marietta, GA 30060

**Applicant:** Crescent View Engineering, LLC  
1003 Kenmill Drive  
Marietta, GA 30060

**Agent:** n/a

**Address:** 895 Canton Road

**Land Lot:** 1002      **District:** 16      **Parcel:** 0130

**Council Ward:** 5B      **Existing Zoning:** CRC (Community Retail Commercial)

**Special Exception / Special Use / Variance(s) Requested:**

1. Variance to remove a planter island in a result to more than the required maximum of 12 parking spaces in a row without a planter island. [*§ 712.08(G.1 (a))*]

**Statement of Fact**

As per section 720.03 of the Comprehensive Development Code of Marietta, the Board of Zoning Appeals may alter or modify the application of any such provision in the Development Code because of unnecessary hardship if doing so shall be in accordance with the general purpose and intent of these regulations, or amendments thereto, and only in the event the board determines that by such alteration or modification unnecessary hardship may be avoided and the public health, safety, morals and general welfare is properly secured and protected. In granting any variance the board of zoning appeals shall designate such conditions in connection therewith as will, in its opinion, secure substantially the objectives of these regulations and may designate conditions to be performed or met by the user or property owner, out of regard for the public health, safety, comfort, convenience, and general welfare of the community, including safeguards for, with respect to light, air, areas of occupancy, density of population and conformity to any master plan guiding the future development of the city. The development costs of the applicant as they pertain to the strict compliance with a regulation may not be the primary reason for granting a variance.

**Criteria:**

1. Exceptional or extraordinary circumstances or conditions *are/are not* applicable to the development of the site that do not apply generally to sites in the same zoning district.

2. Granting the application *is/is not* necessary for the preservation and enjoyment of a substantial property right of the applicant, and to prevent unreasonable property loss or unnecessary hardship.
3. Granting the application *will/will not* be detrimental or injurious to property or improvements in the vicinity of the development site, or to the public health, safety, or general welfare.

**PICTURES**



**895 Canton Road**



**Improvement Area**

**Staff Review:**

The applicant, IDOC MAIN LLC, is requesting a variance to remove one landscape island to gain one parking space at the property located at 895 Canton Road. The 4.114 acre property is occupied by several tenants – the largest of which is the Marietta Eye Clinic – and is zoned CRC (Community Retail Commercial). The property is surrounded by other CRC zoned properties to the northeast, west, and south. The northern boundary of the property (across Elizabeth St) are railroad tracks. Properties to the east (across Canton Road) are zoned HI (Heavy Industrial).

The purpose of the Marietta Tree Ordinance is to improve control of soil erosion, moderation of storm water runoff and reduce the effect of heat in large parking lots by providing shade in these large impervious areas. Specifically, parking lot islands are required to be located between every 12 parking spaces – see the specific section below:

*Section 712.08 (G) 1. Parking Lots: Interior landscaping of parking lots shall contain planter islands located so as to relieve the expanse of parking, provide shading and channel water runoff.  
a) A maximum of 12 parking spaces in a row shall be permitted without a planter island.*

IDOC MAIN, LLC has already been granted a variance in July, 2015, that waived the requirement planter islands for the new parking area shown on site plan. Now they are requesting to revise the plan that City Council approved in order to eliminate one more tree.

Removing the planter island as shown on site plan, and replacing with an impervious striped area will result into three separate segments without a planter island. While the owner claims there is a hardship to providing landscaping islands, this is an argument that any business in any part of the City could make – and if allowed, could have a negative impact on the enforcement of the Tree Ordinance.

Granting a variance could also establish a precedent for this area. The applicant has stated that they have recently purchased the adjacent four (4) acre parcel and will be developing plans to construct additional parking in that area. While that parcel should be able to provide many more parking spaces for the tenants, it will be important to encourage the applicant to meet the Tree Ordinance on that site.



Department of Development Services  
 205 Lawrence Street  
 Marietta, Georgia 30060  
 Brian Binzer, AICP, Director

**APPLICATION FOR VARIANCE OR APPEAL**  
 (Owner/Applicant/or Representative must be present at all public hearings)

Application #: V2016-19      Hearing: 6-8-16      Legistar # 20160343

This is a variance/appeal application for:

PZ 16-176

Board of Zoning Appeals



City Council

Owner's Name IDOC MAIN, LLC

Address 895 Canton Road, Marietta GA      Zip Code: 30060

Telephone Number: 678-772-0851      Email Address: bobsnyder@att.net

**COMPLETE ONLY IF APPLICANT IS NOT OWNER:**

Applicant Crescent View Engineering, LLC

Address 1003 Kenmill Drive, Marietta, GA      Zip Code: 30060

Telephone Number 678-324-8410      Email Address: trey@crescentvieweng.com

Address of property for which a variance or appeal is requested:

895 Canton Road, Marietta, GA 30060      Date of Acquisition: \_\_\_\_\_

Land Lot (s) 1002      District 16      Parcel 00130      Acreage 5.3245      Zoned CRC      Ward 5B      FLU CSI  
16100200130 & 16101500600

List the variance(s) or appeal requested (please attach any additional information):

Removal of one landscape island for the purpose of gaining one additional parking space.

**Required Information**

1. Application fee (\$250)
2. Completed notarized application. **The original application must be submitted with ALL original signature(s) – Copies of the application or signature(s) will NOT be accepted.**
3. Legal description of property.
4. Letter describing the reason for the variance request, stating why strict adherence to the code would result in a particular hardship (as distinguished from a mere inconvenience or desire to make more money).
5. Site plan - 25 copies of site plan drawn to scale. Site plans must illustrate property lines and all relevant existing information and conditions in addition to proposed additions or modifications within the referenced property lines of the tract(s).
6. Copy of current tax bill showing payment or documentation certified by the City of Marietta Tax Office.
7. Documentation authorizing applicant to submit application by property owners if applicant is not owner.

**Note: The Department of Development Services reserves the right to obtain additional information that reasonably may be required in order that an informed decision may be made.**

**OVER**

**IDOC MAIN LLC  
895 Canton Road  
Marietta, GA 30060**

April 7, 2016

City of Marietta  
Board of Zoning Appeals  
P.O. Box 609  
Marietta, GA 30061-0609

Re: Application for Variance 895 Canton Road

Dear members of the Board of Zoning Appeals:

IDOC MAIN LLC is the owner and landlord for commercial property located at 895 Canton Road, Marietta, GA 30060, which is currently leased to several tenants. The largest of these tenants is Marietta Eye Clinic (MEC), which since 1996 has operated a robust and vibrant ophthalmology business on the property providing necessary and desirable eye care services to residents of Marietta and surrounding areas. To serve the demand for eye care, MEC's business has grown to the point of having inadequate parking. IDOC MAIN has recently purchased an available adjacent parcel and is developing plans for constructing parking on that as well as a project for maximizing parking on 895 Canton Road property.

A variance request was approved in 2015 (V2015-29) for the requirement of providing one landscape island for each twelve new parking spaces developed. However, there is still one potential parking space that is being shown as an area with a landscape island, and again, parking is at a premium on this site. The accompanying site plans show the removed landscape island along the southern border of the property. Losing potential parking spaces to landscaping islands creates a shortage of parking for patients, thus creating a hardship on MEC. As such, IDOC MAIN is making application for a variance.

Existing parking spaces provided on the 895 Canton Road parcels exceed the minimum required by the zoning classification. There is currently existing mature landscaping on the property. There is no other land adjacent or nearby which can be acquired for parking expansion since the property is bounded on two sides by Elizabeth Street and Canton Road; and a MEAG Power substation on the third side. IDOC MAIN acquired the land on their fourth side as mentioned previously; such parcel bounded by Church Street.

IDOC MAIN appreciates the board's attention to this important matter, and urges prompt board approval of this variance for the removal of one landscape island for the purpose of gaining one additional parking space.

Respectfully,



Charles Ho, President

**TO: Marietta Daily Journal**

**FROM: City of Marietta**

**RUN AD DATE: May 13, 2016**

**PUBLIC NOTICE OF VARIANCES**

The City of Marietta hereby gives notice that a public hearing will be held to give consideration to the following variance requests at the City Council meeting held on **Wednesday, June 8, 2016, 7:00 p.m.**, City Hall, for a final decision to be made.

**V2016-19 [VARIANCE] IDOC MAIN, LLC (CRESCENT VIEW ENGINEERING)** requesting variances for property located in Land Lot 1002, District 16, Parcel 0130, 2<sup>nd</sup> Section, Cobb County, Georgia, and being known as 895 Canton Road, currently zoned CRC (Community Retail Commercial). Variance to eliminate a required planter island. Ward 5B.

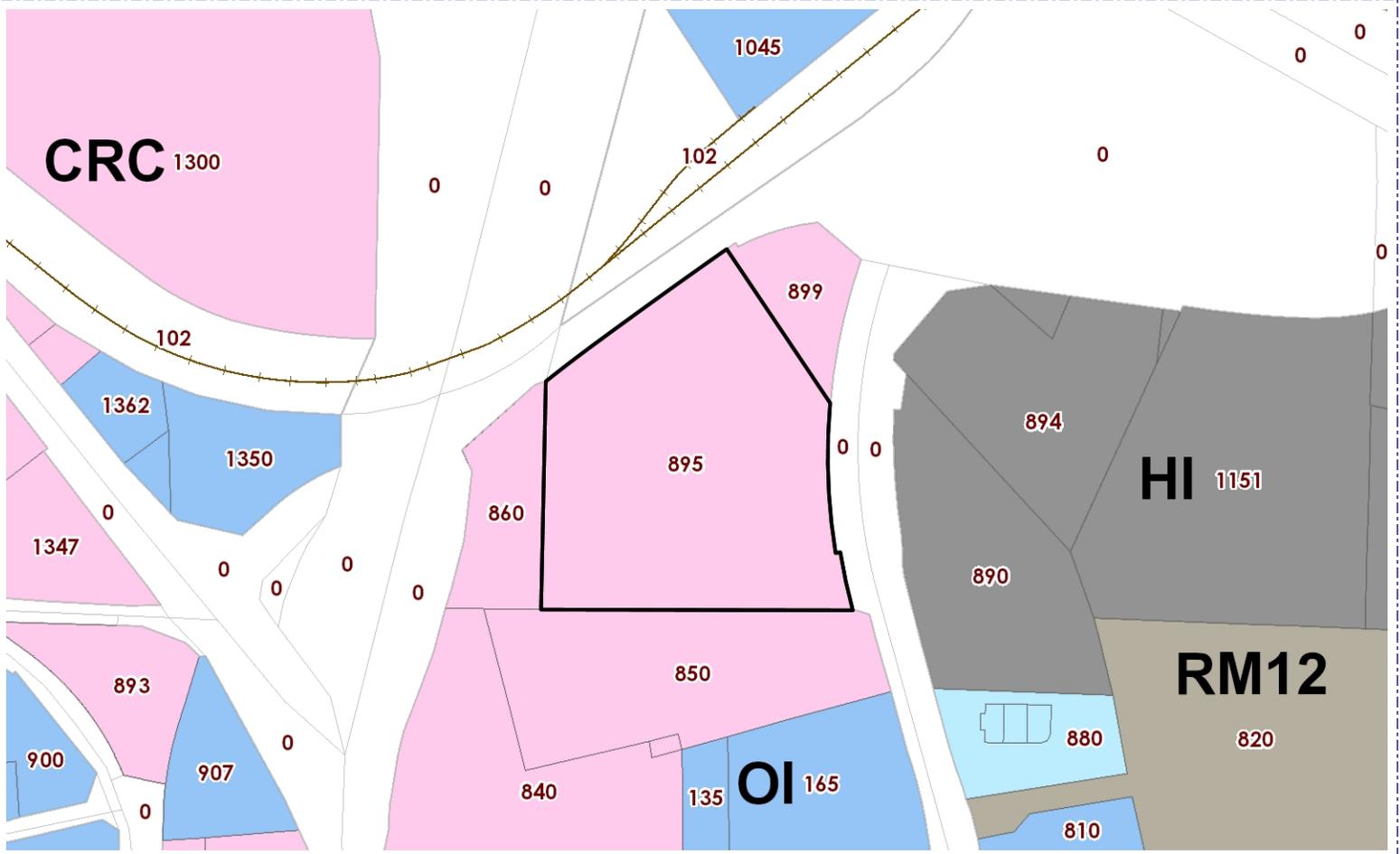
A description and plat of the property sought for the rezoning and future land use assignment are on file in the Planning and Zoning Office, City Hall, and is available for inspection between 8:00 A.M. and 5:00 P.M., Monday through Friday. Anyone wishing to attend may do so and be heard relative thereto.

For additional information please call the Planning and Zoning Office (770) 794-5669.

**Accessibility to Meetings:** If you believe you may need the City/BLW to provide special accommodations in order to attend/or participate in any of the above meetings, please call Mr. Patrick Henley, ADA Coordinator, at 770-794-5558 (voice) or 770-794-5560 (TDD) no later than 48 hours before the date of the above meeting.

City of Marietta  
205 Lawrence Street  
Marietta, Georgia 30060

# Variance

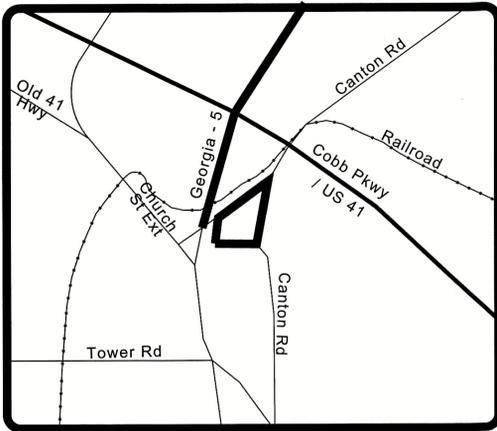


Address	Parcel Number	Acreage	Ward	Zoning	FLU
895 CANTON RD 100	16100200130	4.114	5B	CRC	CSI

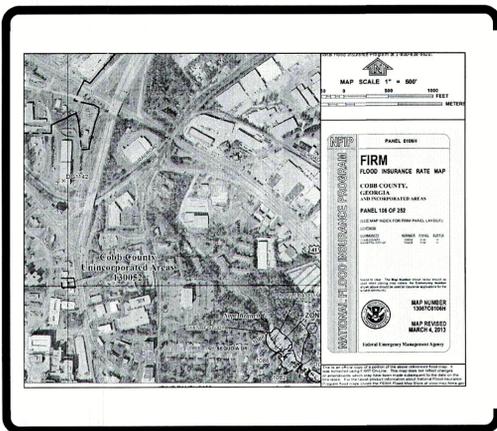
Property Owner:	IDOC MAIN, LLC
Applicant:	Crescent View Engineering, LLC
City Council Hearing Date:	06/8/2016
Acquisition Date:	
Case Number:	V2016-19
City of Marietta Planning & Zoning	

**Zoning Symbols**

- Railroads
- City Limits
- Cobb County Pockets
- NA
- R1 - Single Family Residential (1 unit/acre)
- R2 - Single Family Residential (2 units/acre)
- R3 - Single Family Residential (3 units/acre)
- R4 - Single Family Residential (4 units/acre)
- RA4 - Single Family Residential - Attached
- RA6 - Single Family Residential - Attached
- RA8 - Single Family Residential - Attached
- MHP - Mobile Home Park
- PRD-SF - Planned Residential Dev. Single Family
- RM8 - Multi Family Residential (8 units/acre)
- RM10 - Multi Family Residential (10 units/acre)
- RM12 - Multi Family Residential (12 units/acre)
- RHR - Residential High Rise
- PRD-MF - Planned Residential Dev Multi Family
- NRC - Neighborhood Retail Commercial
- CRC - Community Retail Commercial
- RRC - Regional Retail Commercial
- PCD - Planned Commercial Development
- LI - Light Industrial
- HI - Heavy Industrial
- PID - Planned Industrial Development
- MXD - Mixed Use Development
- CBD - Central Business District
- OIT - Office Institutional Transitional
- LRO - Low Rise Office
- OI - Office Institutional
- OS - Office Services
- OHR - Office High Rise



**Location Map**  
N.T.S.



**FEMA Map**  
N.T.S.

**24 HOUR EMERGENCY CONTACT: BOB SNYDER 678-772-0851**

**Zoning Requirements/  
Bulk Regulations:**

EXISTING ZONING: CRC COMMUNITY RETAIL COMMERCIAL  
 MINIMUM LOT AREA: 20,000 SQUARE FEET.  
 MINIMUM LOT WIDTH: 100 FEET.  
 MAXIMUM BUILDING HEIGHT 75 FEET  
 MAXIMUM FLOOR AREA RATIO: .50  
 MAXIMUM IMPERVIOUS SURFACE 80%  
 MIN LANDSCAPED AREA: 15%  
 BUILDING SETBACKS  
 FRONT YARD: 35 FT (COLLECTOR/LOCAL), 40 FT (ARTERIAL)  
 SIDE YARD: (MAJOR) 25FT. OR (MINOR) 15 FT  
 REAR YARD: 35 FEET

THIS PLAN SHOWS LESS LANDSCAPE ISLANDS THAN REQUIRED FOR PARKING. A VARIANCE HAS BEEN APPLIED FOR AND APPROVED BY THE CITY COUNCIL ON JULY 8TH, 2015 VARIANCE # V2015-29

LANDSCAPE AND BUFFER REQUIREMENTS: WHEN A PROPERTY IN THIS DISTRICT DIRECTLY ABUTS ANY RESIDENTIAL DISTRICT, A 40 FOOT BUFFER SHALL BE ESTABLISHED. (SEE STANDARDS SET FORTH IN SECTION 710.05)

TOTAL SITE ACRES = 5.3245 ACRES  
 TOTAL DISTURBED AREA = 0.60 ACRES

**Marietta City Notes:**

- NO UNCONTROLLED WATER WILL BE ALLOWED TO FLOW ONTO ADJACENT PROPERTY, RESULTING IN ADVERSE IMPACTS ON THE LOWER PROPERTY OR EROSION / SEDIMENTATION.
- ONCE CONSTRUCTED AND SOLD, A LOT WILL BE CONSIDERED "OFFSITE" AND IS TO BE PROTECTED FROM SEDIMENT, LAIDEN WATER, AND UNCONTROLLED SURFACE FLOWS.
- ALL NEW UTILITY SERVICES ON PRIVATE PROPERTY MUST BE PLACED UNDERGROUND IN ACCORDANCE WITH CITY OF MARIETTA ORDINANCE #6422.
- ALL CONSTRUCTION WITHIN THE CITY OF MARIETTA RIGHT OF WAY MUST COMPLY WITH THE AMERICANS' WITH DISABILITIES ACT (ADA) PER CITY OF MARIETTA ORDINANCE #5562.
- ALL LANE STRIPPING WITH CITY RIGHT OF WAY MUST BE THERMOPLASTIC AND ALL GORES; STOP BARS, AND TURN ARROWS MUST BE ALWAY THERMOPLASTIC PAINT
- ALL WALL PLANS MUST BE SUBMITTED TO THE CHIEF BUILDING INSPECTOR FOR REVIEW, APPROVAL AND PERMITTING. WALL PLANS ARE NOT APPROVED AT TIME OF SITE PLAN APPROVAL OR LAND DISTURBANCE ACTIVITY PERMIT ISSUANCE. WALL PLANS ARE REVIEWED AND APPROVED, AND INSPECTIONS PROVIDED BY THE BUILDING INSPECTIONS DIVISION. (PLACE THIS NOTE WITH GENERAL NOTES, AS WELL ON EACH SHEET WHICH A WALL DESIGN APPEARS)
- AS-BUILT DATA WILL HAVE TO BE SUBMITTED BEFORE FINAL RELEASE IS OBTAINED. DATA TO BE GA STATE PLANE COORDINATE SYSTEM (WEST ZONE) UTILIZING NAD 83/94 ADJUSTMENT AND NAVD 88.
- DRIVEWAY APRONS AND CROSSWALKS MUST COMPLY WITH MOST CURRENT GA DOT SPECIFICATIONS AND BE FULLY ADA COMPLIANT (MOST CURRENT), OR REMOVAL AND REPLACEMENT WILL BE REQUIRED BY CITY INSPECTORS. IT IS THE RESPONSIBILITY OF THE DESIGN ENGINEER / ARCHITECT / CONTRACTOR TO ENSURE COMPLIANCE.
- THERE SHALL BE NO INCREASE IN FLOWS, OR COMPENSATION IN OTHER DRAINAGE AREAS, WHICH RESULTS IN AN INCREASED PEAK DISCHARGE ONTO ADJACENT PROPERTY. EACH DRAINAGE AREA LEAVING A SITE SHALL BE STUDIED AND CONTROLLED, AS ABOVE.
- THE APPLICANT SHALL BE RESPONSIBLE FOR REPAIRING STREETS AND RELATED IMPROVEMENTS WHICH MAY BE DAMAGED OR FAIL DUE TO IMPROPER INSTALLATION FOR A PERIOD OF 12 MONTHS FROM THE DATE OF THE FINAL PLAT APPROVAL BY THE MAYOR AND COUNCIL.
- ALL REQUIRED IMPROVEMENTS SHALL COMPLY WITH PUBLIC LAW 101-336, THE AMERICANS WITH DISABILITIES ACT OF 1990, AS AMENDED OR MOST CURRENT. ANY IMPROVEMENTS WHICH DO NOT COMPLY WITH SAID ACT SHALL BE REDONE AT THE APPLICANT'S EXPENSE AND FINAL APPROVAL OF THE PLAT SHALL NOT BE GIVEN UNTIL SUCH WORK IS COMPLETED IN COMPLIANCE WITH THE ACT. ALL PLANS SUBMITTED TO THE CITY FOR REVIEW SHALL CONTAIN A CERTIFICATE THAT SAID IMPROVEMENTS FULLY COMPLY WITH THE AMERICANS WITH DISABILITIES ACT OF 1990, PUBLIC LAW 101-336, AS AMENDED AND THE CITY WILL RELY UPON SUCH CERTIFICATE IN APPROVING PRELIMINARY AND FINAL PLATS, AS WELL AS SITE PLANS." (SEE SECTION 728.07 OF CITY CODE)
- PERFORMANCE BOND OR GUARANTEE FOR 110% OF THE COST OF THE ASPHALT TOPPING. COST QUOTES FROM THE CONTRACTOR FOR THIS AMOUNT SHALL BE INCLUDED FOR DOCUMENTATION FOR WORK NOT YET COMPLETED." (SEE SECTION 730 OF CITY CODE)
- PER CITY CODE 5-4-160 A. -F. UNDERGROUND UTILITIES: ALL UTILITY AND TELECOMMUNICATION COMPANIES INSTALLING UTILITY FACILITIES IN NEW RESIDENTIAL, COMMERCIAL OR INDUSTRIAL SUBDIVISION DEVELOPMENTS WITHIN THE CORPORATE LIMITS SHALL PLACE ALL UTILITIES UNDERGROUND.
- THE CITY OF MARIETTA DEPARTMENT OF PUBLIC WORKS TRAFFIC DIVISION INSPECTS, FABRICATES, INSTALLS AND MAINTAINS ALL STREET NAME SIGNS AS MANDATED BY CITY CODE. IF NOT FABRICATED AND INSTALLED FOR COST BY THE CITY OF MARIETTA, SIGNAGE MUST BE APPROVED BY THE PUBLIC WORKS DIRECTOR, OR DESIGNEE, FOR THE SPECIFIC DISTRICT IN WHICH THE DEVELOPMENT IS LOCATED, AND WHETHER IT IS PUBLIC (GREEN) OR PRIVATE (BLUE) STREET. SIGNAGE MUST BE DEPICTED ON SITE PLANS FOR CONSTRUCTION. SEE SIGN SPECIFICATIONS AND DETAILS ON THE CITY DEPT OF PUBLIC WORKS WEBSITE.
- "PER CITY CODE DIVISION 716.088 -MINIMUM STANDARDS FOR SURFACES TREATED AND HARDENED TO ACCOMMODATE VEHICLES UP TO 8,000 POUNDS ARE AS FOLLOWS:  
 +CONCRETE. 4 INCHES OF 2500 PSI CONCRETE WITH CONTROL JOINTS AT LEAST EVERY 30 FEET, OR IF NO CONTROL JOINTS ARE UTILIZED, THEN WIRE REINFORCEMENT THROUGHOUT.  
 +ASPHALT. BINDER AND TOPPING COURSE MIXES AT LEAST 3" THICK. BRICK.  
 +BRICKS LAID IN A 2" CONCRETE BASE.  
 +PLEASE SEE STANDARD DETAILS AVAILABLE FROM PUBLIC WORKS.
- DEVELOPER IS RESPONSIBLE FOR ANY DAMAGE TO WATER OR SEWER FACILITIES THAT OCCUR DURING CONSTRUCTION OF THE PROJECT
- TREES MAY NOT BE PLACED ON TOP OF A MODULAR BLOCK WALL.
- A ROW OF 3" CALIPER, LARGE OR MEDIUM CANOPY TREES, SPACED 30' APART, ARE REQUIRED WITHIN 10' OF ANY PUBLIC RIGHT OF WAY. FOR IMPROVED ACCESSWAYS, A ROW OF 2" CALIPER, SMALL OR MEDIUM CANOPY TREES ARE REQUIRED WITH 5' OF THE PROPERTY LINE

THIS SITE IS NOT LOCATED WITHIN A ZONE [A, AE, SHADED ZONE X] AS DEFINED BY F.I.R.M. COMMUNITY PANEL NUMBER 13067C0106 H DATED MAY 16, 2013 FOR UNINCORPORATED COBB COUNTY, GEORGIA.

**Site Notes:**

- THE SITE CONTAINS: 231,937 SQ FT= 5.3245 ACRES.
- SITE ADDRESS: 895 CANTON ROAD, MARIETTA GA 30060 PARCEL ID NUMBER: 16100200130 & 16101500600
- THE NORTH ARROW AND SCALE ARE SHOWN ON THIS PLAN
- SURVEY INFORMATION TAKEN FROM SURVEYS PERFORMED TERRAMARK PROFESSIONAL LAND SURVEYING, DATED SEPTEMBER 12, 2014
- NO PORTION OF THIS PROPERTY IS INSIDE DESIGNATED F.L.A SPECIAL FLOOD HAZARD AREA AS PER THE FLOOD INSURANCE RATE MAP #13067C0106 H, DATED MARCH 4, 2013.
- THERE ARE NO WATERS OF THE STATE OF GEORGIA (LAKES OR STREAMS) WITHIN 200 FEET OF THE SITE.
- TO THE BEST OF OUR KNOWLEDGE, THERE NO CEMETERIES, ARCHITECTURAL, OR ARCHEOLOGICAL LANDMARKS EXIST ON SITE. IN THE EVENT THAT THESE LANDMARKS ARE DISCOVERED DURING CONSTRUCTION, THE ENGINEER MUST BE CONTACTED IMMEDIATELY FOR REVIEW AND AMENDING THE CONSTRUCTION PLANS
- THERE ARE NO KNOWN WETLANDS PER THE FHWA INVENTORY WITHIN 300 FT OF THE PROJECT SITE.
- THERE ARE NO STREAMS OR ASSOCIATED STREAM BUFFERS AREAS ASSOCIATED WITH THE PROPERTY.
- THERE ARE FOUR EXISTING ACCESS POINTS WHICH WILL NOT BE CHANGED.

**Existing Impervious  
(Pre Construction):**

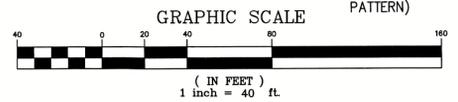
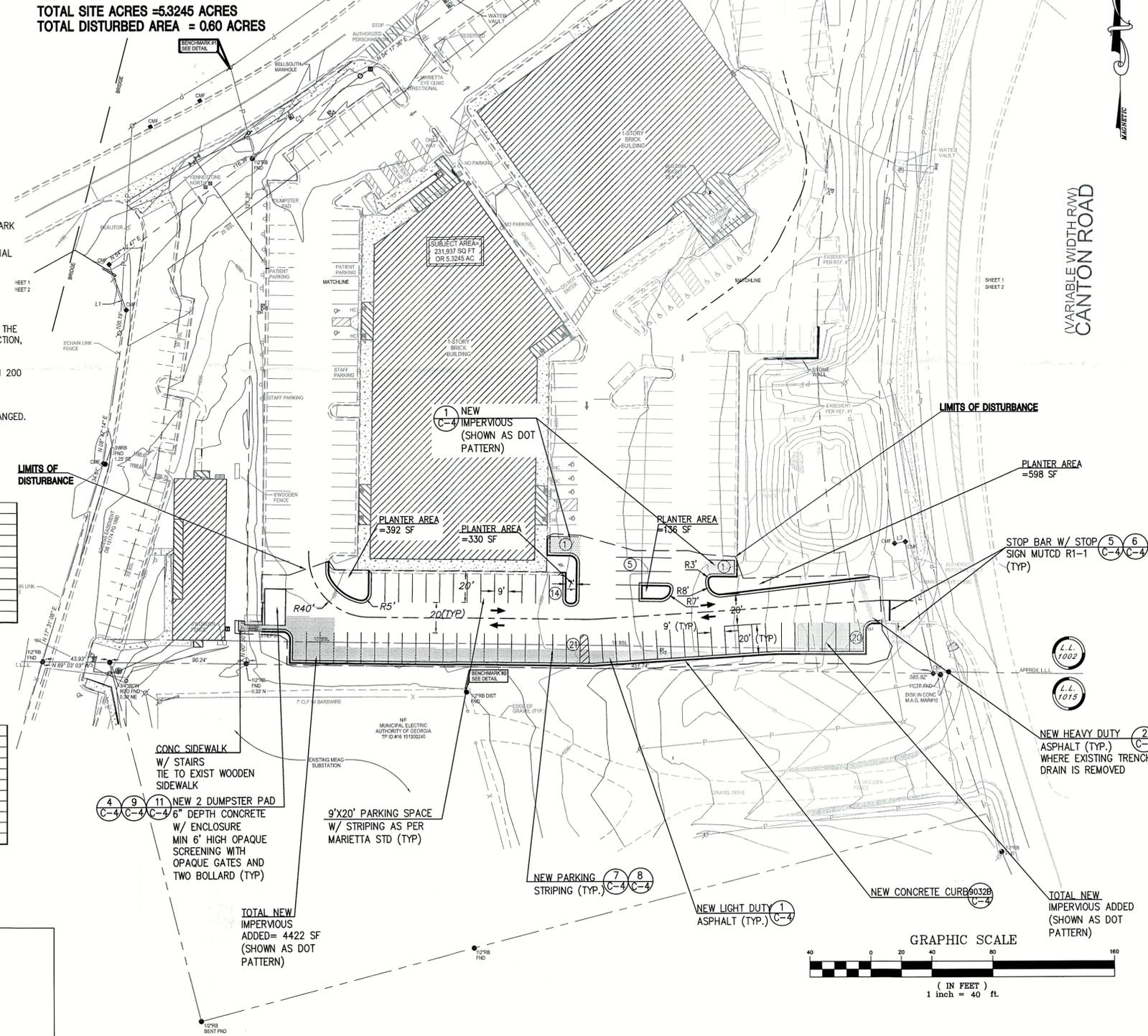
EXISTING IMPERVIOUS AREA CALCULATIONS	
Site Location	Square Footage (Sq. Ft.)
EXISTING SMALL BUILDING	10497
EXISTING EXISING SMALL BUILDING DRIVEWAY	3672
EXISTING SMALL BUILDING Walkway	269
	154492
<b>Total Site Area</b>	<b>231967</b>
<b>Total Impervious Area</b>	<b>168930</b>
<b>Existing Lot Coverage</b>	<b>72.83%</b>

**Proposed Impervious  
(Post Construction) :**

PROPOSED IMPERVIOUS AREA CALCULATIONS	
Site Location	Square Footage (Sq. Ft.)
Existing Buildings	47528
Existing Main Parking Lot and Sidewalks	106987
Existing Separate Driveway and Parking	10492
Proposed Parking Lot Additions	4377
<b>Total Site Area</b>	<b>231967</b>
<b>Total Impervious Area</b>	<b>169384</b>
<b>Existing Lot Coverage</b>	<b>73.02%</b>

**New Parking Site Data:**

NEW IMPERVIOUS ADDED TO SITE= 3489 SQUARE FEET  
 NEW PARKING SPACES ADDED TO SITE = 62 SPACES  
 EXISTING SPACES REMOVED = 42 SPACES  
 NET PARKING SPACES= 20 SPACES



Prepared By:  
**CRESCENT VIEW  
 ENGINEERING, LLC.**  
 1003 Kennell Drive  
 Marietta, GA 30060  
 678-324-9410  
 www.crescentvieweng.com

Prepared For  
**Bob Snyder  
 Gibraltar Engineering**  
 7758 Georgetown Chase  
 Roswell, GA 30075

DATE	SCALE	AS SHOWN	REVISIONS	CITY COMMENTS
6-5-15	PZ		7-22-15	MEAG TREE REV
			8-11-15	
			3-2-16	TREE ISLAND CHGE

Site Plans For  
**Marietta Eye Clinic**  
 895 Canton Road  
 Land Lot 1002, 16th District, 2nd Section  
 City of Marietta, Georgia

CVE PI # 14-168

Sheet No.  
**C-1**

### Tree Calculations

RDF - Tree Planting Schedule and Density Calculations					
Common Name	Botanical Name	No. of Trees	Tree Size (minimum)	Units Per Tree	Total Units
Lacebark Elm	Ulmus parvifolia	4	3" Caliper	0.6	2.4
Red Maple	Acer Rubrum 'Red Sunset'	4	3" Caliper	0.6	2.4
Amur Maple	Acer Ginnala	4	3" Caliper	0.6	2.4
<b>Totals</b>		<b>12</b>			<b>7.2</b>
					<b>100.00%</b>

Parking Space Analysis					
No of Parking Spaces	X Size of Space	X Depth of Space	= Area		
62	9	20	11160	SF	
<b>Total</b>			<b>11160</b>	<b>SF</b>	
No of Planter Areas	X Width	X Depth	= Area		
6	8	20	960	SF	
<b>Parking Space Area</b>	<b>+ Planter Area</b>	<b>/</b>	<b>1140</b>	<b>= No Of Trees</b>	<b>EA</b>
11160	1520			11	

### Tree Legend

-  ULMUS PARVIFOLIA - (LACEBARK) CHINESE ELM (4 NEW TREES)
-  ACER RUBRUM 'RED SUNSET' - RED MAPLE (4 NEW TREES)
-  ACER GINNALA - AMUR MAPLE (4 NEW TREES)

### Site Data

TOTAL SITE AREA = 5.32 ACRES  
 ONSITE DISTURBED AREA = 0.60 ACRES

DENSITY UNITS REQUIRED: 5.32 X 17 (PER 712.08-D4) UNITS = 90.44 UNITS  
 DENSITY UNITS PROVIDED THROUGH EXISTING TREES= 86.10 UNITS  
 DENSITY PROVIDED THROUGH PREPLACEMENT TREES= 5.44 UNITS

86.10 +5.44 = 91.54 > 90.44

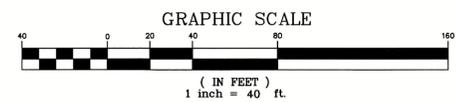
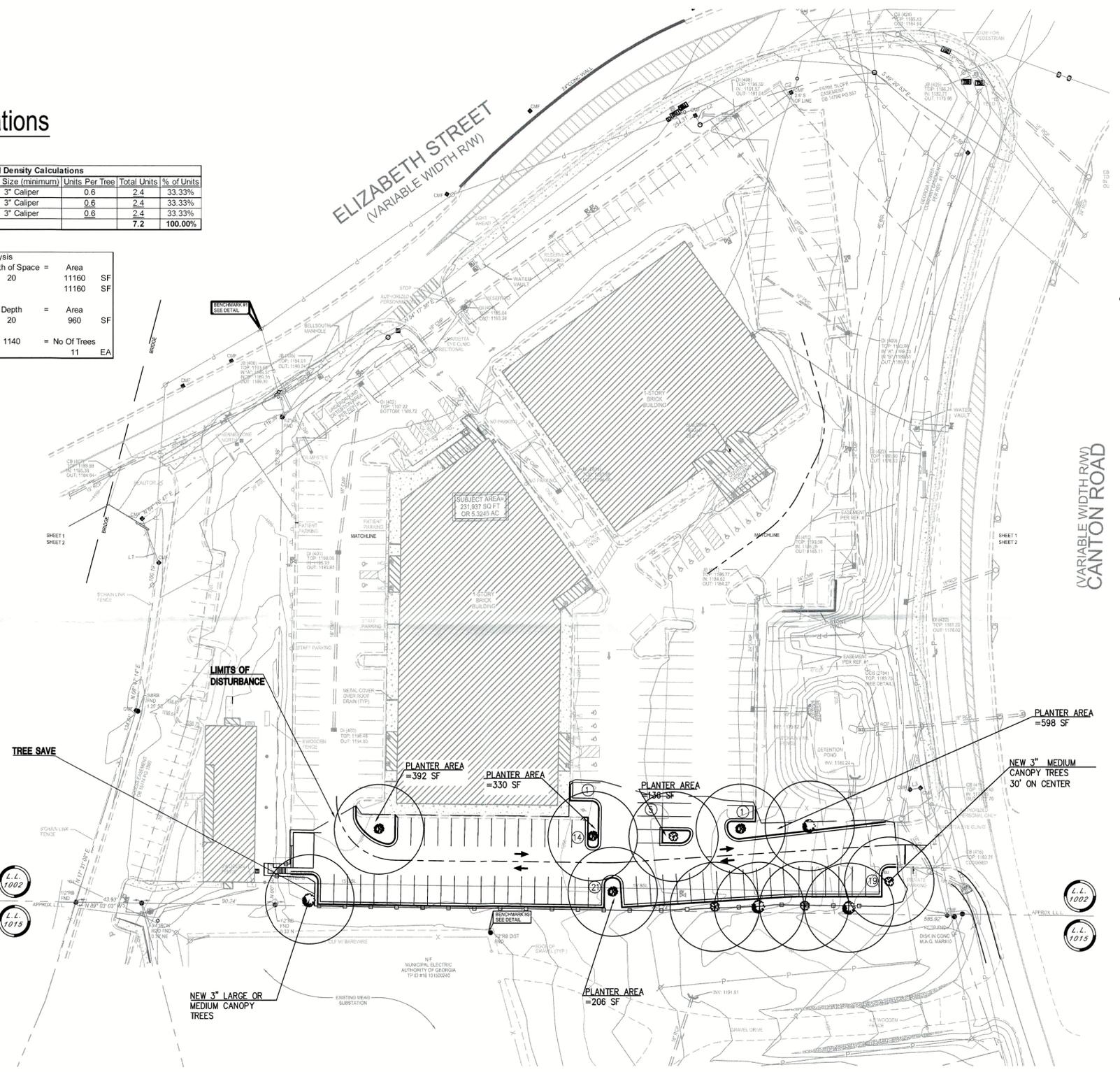
SITE DENSITY REQUIREMENTS MET.

PARKING BAY SQUARE FOOTAGE:  
 11 PARKING LOT TREES REQUIRED, 12 PARKING LOT TREES PROVIDED

THIS PLAN SHOWS LESS LANDSCAPE ISLANDS THAN REQUIRED FOR PARKING. A VARIANCE HAS BEEN APPLIED FOR AND APPROVED BY THE CITY COUNCIL ON JULY 8TH, 2015 VARIANCE # V2015-29

### Marietta Landscape Note:

- TREES MAY NOT BE PLACED ON TOP OF A MODULAR BLOCK WALL.
- A ROW OF 3" CALIPER, LARGE OR MEDIUM CANOPY TREES, SPACED 30,' APART, ARE REQUIRED WITHIN 10' OF ANY PUBLIC RIGHT OF WAY. FOR IMPROVED ACCESSWAYS, A ROW OF 2" CALIPER, SMALL OR MEDIUM CANOPY TREES ARE REQUIRED WITH 5' OF THE PROPERTY LINE
- ALL TREES AND LANDSCAPING SHALL BE INSTALLED IN A SOUND WORKMANLIKE MANNER AND ACCORDING TO ACCEPTED PLANTING PROCEDURES WITH QUALITY MATERIALS AS PROVIDED IN LITERATURE FROM THE GEORGIA FORESTRY COMMISSION OR THE GEORGIA EXTENSION SERVICE. ALL LANDSCAPING SHALL BE COMPLETED WITHIN 6 MONTHS AFTER THE DATE OF THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY; HOWEVER ANY REQUIRED FENCING SHALL BE INSTALLED PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY. SHOULD THE LANDSCAPING NOT BE COMPLETED IN THIS PERIOD, IT SHALL BE DEEMED A VIOLATION OF THIS SECTION. B) THE OWNER, OCCUPANT, TENANT OR AGENT, SHALL BE JOINTLY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING. LANDSCAPING SHALL BE MAINTAINED IN A GOOD CONDITION SO AS TO PRESENT A HEALTHY, NEAT AND ORDERLY APPEARANCE AT LEAST EQUAL TO THE ORIGINAL INSTALLATION. ~NY DEAD VEGETATION AND LANDSCAPING MATERIAL OR ANY DAMAGED NONLIVING LANDSCAPING MATERIALS SHALL B,E PROMPTLY REPLACED. C.) IN THOSE INSTANCES WHERE TREES ARE PLANTED CLOSER THAN 5 FEET FROM A PUBLIC STREET OR SIDEWALK, EITHER CONCRETE OR HDPE (HIGH DENSITY POLYURETHANE PLASTIC) ROOT BARRIERS MUST BE INSTALLED. THESE ROOT BARRIERS MUST BE A MINIMUM OF 30 INCHES DEEP, BUT DEPENDING UPON THE SIZE, LOCATION AND SPECIE OF TREE TO BE PLANTED, THE DIRECTOR OF PUBLIC WORKS MAY REQUIRE THE ROOT BARRIER TO BE 36 INCHES TO 42 INCHES DEEP. (OTHER METHODS OR TYPES OF ROOT BARRIERS, I.E. BIOBARRIERS, MAY BE CONSIDERED AT THE DISCRETION OF THE DIRECTOR OF PUBLIC WORKS.)



Prepared By:  
**CRESCENT VIEW  
 ENGINEERING, LLC:**  
 1003 Kennell Drive  
 Marietta, GA 30060  
 678-267-6410  
 www.crescentvieweng.com

Prepared For  
**Bob Snyder  
 Gibraltar Engineering**  
 7758 Georgetown Chase  
 Roswell, GA 30075

Tree Replacement Plan		
DATE	REVISIONS	CITY COMMENTS
6-5-15		
7-22-15		
AS SHOWN	PZ	
CHECKED	PZ	



Site Plans For  
**Marietta Eye Clinic**  
 895 Canton Road  
 Land Lot 1002, 16th District, 2nd Section  
 City of Marietta, Georgia

CVE PI # 14-168

Sheet No.  
**C-5.1**