

**VARIANCE(S):**

**V-2023-002**

**CITY OF SUWANEE  
VARIANCE ANALYSIS**

**CASE NUMBER(S):** V-2023-002

**REQUEST(S):** DEVIATION FROM LANDSCAPING REQUIREMENTS

**APPLICABLE SECTION(S):** SECTION 1704

**LOCATION:** 195 SAWMILL DRIVE

**DISTRICT/LAND LOT:** 7-170-004

**ZONING:** M-1 (LIGHT INDUSTRY DISTRICT)

**DEVELOPMENT:** 327,825 SQUARE FOOT DISTRIBUTION FACILITY

**APPLICANT/OWNER:** SAWMILL DRIVE INDUSTRIAL PARTNERS, LLC.  
1776 PEACHTREE ST. SUITE 100  
ATLANTA, GA 30309

**CONTACT:** REES WAITE

**PHONE:** 770-436-3400

**RECOMMENDATION:** **APPROVAL WITH CONDITIONS**

**ANALYSIS:**

The applicant seeks a variance from section 1704.6.1 of the City of Suwanee Zoning Ordinance to allow for a reduction of the required 20 tree density units per acre for the site. The subject parcel is approximately 27 acres and is located at 195 Sawmill Drive and fronts Sawmill Drive. The parcel is currently vacant and the owner is in the process of developing a 327,825 square foot distribution facility. The applicant is seeking to reduce the size of trees to be replanted on the subject property. This would reduce the overall number of tree density units provided for the project. As such, a variance would be required.

The Buffer, Landscape, and Tree Preservation (BLT) Ordinance, Article XVII of the Zoning Ordinance provides the landscaping requirements for the development in Suwanee. The Zoning Ordinance requires 20 tree density units (TDUs) per acre. Tree density units may be obtained by either saving existing trees or planting new trees. Larger trees (either saved or replanted) are

assigned a higher TDU value than smaller trees. The subject property is approximately 26.45 acres. This means the site is required to provide a minimum of 529 TDUs.

Prior to clearing, all trees with a trunk diameter larger than 24" DBH (measured at 4.5 feet in height) must be identified and if they are not to be saved, then the developer must replace twice the number of tree density units for the specimen trees. On the subject property, there were 8 trees with trunks larger than 24". As a result, the development is required to provide an additional 61.2 TDUs. Between the specimen tree requirements and the requirement for 20 TDUs per acre, the development is required to provide a total of 590.2 TDUs.

The development proposes to save approximately 0.46 acres of the overall property. Through tree sampling, the landscape architect determined that the trees saved on this property would have a value of 116.1 TDUs. This means that the site would need to be replanted with 474.1 additional tree density units. The current landscape plans indicate 104 6" caliper trees, 158 5" caliper trees, 267 4" caliper trees, 35 3" caliper trees, and 40 2" caliper trees are proposed to be planted on the property. The total value of these 604 trees is 474.1 TDUs.

The subject property is located on Sawmill Drive, north of the intersection with Lawrenceville-Suwanee Road in the highly commercialized Suwanee Gateway character area. To the west of the subject property is a Wal-Mart and an associated shopping center both zoned C-2A. To the south of the subject property is a shopping center formerly anchored by a business supply store zoned C-2A. There are also hotels (one zoned C-2A and the other C-3), undeveloped land (zoned C-2), and a liquor store (zoned C-3) located to the south of the property. To the north of the subject property are several M-1 zoned properties developed with office warehouse (similar to what is proposed on the subject property) uses that back up to Sawmill Drive but access Satellite Boulevard. Across Sawmill Drive, to the east, are undeveloped commercially zoned tracts, an M-1 zoned tract developed with a self-storage facility, and I-85.

As mentioned earlier, the subject property is under development with a 327,000 square foot office warehouse. The applicant is requesting to reduce the size of the trees to be replanted on the property. The current plans include 104 6" caliper, 158 5" caliper trees and 267 4" caliper trees. They propose to reduce the size of these trees to 3" caliper. This would reduce the site density for the property by 115.7 TDUs.

The Satellite Boulevard corridor is developed with a number of similar developments. Some of these were developed in unincorporated Gwinnett County and then annexed into the City. However, it is still worth reviewing the intensity of development at which the various office warehouse buildings were developed in the area.

A review of the intensity of development of the nearby office warehouse buildings indicates that the subject property is less intensively developed than all of the nearby buildings (see Table 1). The average for the 7 nearby buildings is 15,013 square feet of building per acre. The subject property will be developed with 12,375 square feet of building per acre. The applicant is not proposing more building per square foot than the property can accommodate.

Table 1. Comparison of the subject property to surrounding office/warehouse developments

Location	Size of Property	Size of Building	SF of building/acre
120 Satellite	20.08	361,000	17,978
300 Satellite	18.61	296,000	15,905
205 Satellite	16.85	246,112	14,606
215 Satellite	18.55	237,000	12,776
255 Satellite	13.50	211,000	15,629
355 Satellite	17.12	229,500	13,403
375 Satellite	11.25	166,500	14,800
Average	16.56	249,587	15,013
Subject Property	26.45	327,825	12,365

The subject property is lightly developed compared with other office warehouse buildings. The subject property was encumbered with several environmental hurdles. The property required stream buffer variances from the state EPD and from Suwanee (V-2022-002). The property was also required to obtain approvals from the US Army Corp of Engineers for impacts to the wetlands. This approval required the developers to purchase wetland credits (at a cost exceeding \$2 million). The variance granted by the City, the variances granted by the state, and the wetland mitigation were all necessary in the order for the subject property to accommodate the proposed development.

The applicant proposes to plant the subject property with over 600 trees. The 26 acre site will average more than 22 trees per acre. Most of the trees will be planted at the front of the property adjacent to Sawmill Drive and to the rear of the property. The remaining trees will be replanted throughout the parking lots for the property (not to be confused with the areas designed to accommodate semi-trucks).

The site currently requires 590.2 tree density units. The applicant has proposed planting, with the currently approved plans, a combination of trees ranging from 2-inch caliper to 6-inch caliper, and preserving about a half-acre worth of trees, thus providing a total of 590.2 TDUs. With the latest proposal to reduce the size of the replanted trees, the applicant is seeking to provide no trees larger than 3” caliper, which would reduce the total number of TDUs to 474.5.

The City incentivizes the replanting of larger trees by assigning a greater TDU value to those larger trees. These larger trees provide for a greater “wow value” for an immediate visual impact. However, this more immediate impact comes with a cost for the trees. Larger trees do not adapt well to being replanted and as a result, the larger trees are more likely to die and will not grow as quickly the first several years. In landscaping circles, 3” caliper trees are considered the ideal size for balancing the desire for an immediate impact with an improved rate of survivability. Another challenge with larger trees is finding them. Large trees are not readily available in large quantities. While the City has had some developments choose to plant more larger trees, we have not seen a project of this size with this number of trees in excess of 3” caliper. It should also be noted that studies have shown that 3” caliper trees replanted at the same time as 6” caliper trees

will catch and exceed the 6” caliper trees in size within 5 years (because of their superior ability to adapt when replanted). Finally, most of the trees are going to be tightly grouped together, with the result that individual trees will not stand out and the size of the trees will not be noticeable. Parking lot trees however, will be more high profile and more likely to stand out individually. If the variance request to reduce the size of the trees is granted, the net effect would not be noticeable in most portions of the property. It does not appear that there are any more locations for additional trees to be planted. Trees need a certain amount of space in order to grow.

The City of Suwanee’s Zoning Ordinance grants the Zoning Board of Appeals the authority to grant variances. According to Section 2006 of the Ordinance, the Board is authorized to grant variances when literal enforcement of the Ordinance will result in unnecessary hardship to a property owner. A variance may be granted if the conditions are unique to the property and/or are unlikely to cause substantial detriment to the public good, or if the variance will not undermine the intent of the Zoning Ordinance.

The site is unable to accommodate the required number of trees even with planting more than 500 larger caliper trees. A decrease in the caliper of trees would in fact be beneficial to preserving the natural environment around the site, as it would increase the survival rate of the trees and with the tight grouping of the trees in most locations the size of the tree will not have a significant visual impact on the overall appearance of the project. The purpose of the City’s landscape requirements is to preserve and enhance the City’s natural environment through the planting of trees and other landscape material. Given the large number of 4” and 5” caliper trees, availability is also likely to be an issue. Provided all trees are planted according to the submitted plans and other landscape requirements from the City are met, approval of the request could be appropriate.

In conclusion, approval of this variance would not undermine the intent of the Zoning Ordinance, which is to preserve and enhance the City’s natural environment through the planting of trees and other landscape material. Approval of this request would not likely negatively impact nearby properties. As such, staff recommends **APPROVAL WITH CONDITIONS** of V-2023-002.

V-2023-002

Planning Department Recommendations:

The Planning Department recommends **APPROVAL WITH CONDITIONS** of the request for a variance to reduce the required tree density units and deviate from the density factor requirements. If approved, staff recommends the following conditions:

1. Tree preservation must be accomplished as indicated on the approved landscape plan.
2. Trees indicated as 4", 5", or 6" caliper may be replanted with a 3" caliper tree of similar or comparable species, except those trees in the parking lot. The 49 parking lot trees on the site should be 5" caliper trees.
3. Prior to the final landscape inspection for the project, but after installation of all trees, the applicant and the City will meet to identify any other locations that might reasonably accommodate additional 3" caliper trees. Once a location and quantity of additional trees is identified, the developer shall provide a performance bond in the amount of 110 percent of the cost of the material and labor for planting the additional trees. The trees shall be planted prior to release of the performance bond.

## Standards for Consideration

Pursuant to Section 1909A of the City of Suwanee Zoning Ordinance, the City finds the following standards are relevant in considering all applications for a Variance.

- A. Will approval of the variance unreasonably increase the congestion in public streets?**

Approval of this variance would not increase the congestion in public streets.

- B. Will approval increase the danger of fire or endanger public safety?**

Approval of this variance would not increase the danger of fire or endanger public safety.

- C. Will approval unreasonably diminish or impair established property values within the surrounding area?**

Approval of this variances should not diminish or impair property values within the surrounding area by creating more visible parking without added landscape screening.

- D. Will approval in any other aspect impair the public health, safety, comfort, morals or welfare of the inhabitants of the City?**

Approval of this variance would not impair the public health, safety, comfort, morals, or welfare of the inhabitants of the City.

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**D. Will approval in any other aspect impair the public health, safety, comfort, morals or welfare of the inhabitants of the City?**

Approval of this variance would not impair the public health, safety, comfort, morals, or welfare of the inhabitants of the City.



**ATTACHMENTS:**

**V-2023-002**

**APPLICATION FOR VARIANCE FROM THE  
CITY OF SUWANEЕ ZONING BOARD OF APPEALS**

Please complete this application and submit with all necessary attachments as stated on the Variance Information Form (please type or print)

**APPLICANT INFORMATION**

Name: Sawmill Drive Industrial Partners, LLC  
Address: 1776 Peachtree St. Suite 100  
City: Atlanta  
State: GA  
Phone: 770-436-3400  
E-mail address: rwaite@tpa-grp.com

**OWNER INFORMATION**

Name: Same as applicant  
Address: \_\_\_\_\_  
City: \_\_\_\_\_  
State: \_\_\_\_\_  
Phone: \_\_\_\_\_

CONTACT PERSON: Rees Waite

PHONE: 770-436-2752

ADDRESS OF PROPERTY 195 Sawmill Drive

LAND DISTRICT 170 LAND LOT 7 PARCEL 7170-004 LOT \_\_\_\_\_

SUBDIVISION OR PROJECT NAME (IF APPLICABLE) \_\_\_\_\_

ZONING Industrial

VARIANCE REQUESTED Use 3" caliper trees for new tree planting in lieu of 4"-6" trees.

NEED FOR VARIANCE Larger transplanted trees (4"-6") do not grow as quickly as 3" trees.

Larger transplanted trees do not survive as well as 3" trees.

**\*A VARIANCE FROM A CONDITION OF ZONING CANNOT BE ACCEPTED.  
SECTION 2007, APPLICANT AND/OR A REPRESENTATIVE.**

**\*\*\*The property owner, applicant and /or a representative thereof shall be present at all meetings of the Zoning Board of Appeals, Planning Commission and/or Mayor and Council at which official action is requested on any variance or application for amendment. The failure of the property owner, applicant and/or a representative to attend such meetings shall result in the denial of said variance or application for amendment.**

**APPLICANT CERTIFICATION**

The undersigned below is authorized to make this application and is aware that an application or re-application for the same type of variance affecting the same land or any portion thereof shall not be acted upon within twelve (12) months from the date of last action by the Board of Appeals, unless waived by the Board of Appeals. An application or reapplication shall not be acted upon in less than (6) months from the date of the last action by the Board of Appeals.

Rees Waite 2/16/23  
Signature of Applicant Date

Rees Waite, Member  
Typed or Printed Name and Title

Stephanie Graves 2/16/23  
Signature of Notary Public Date



**PROPERTY OWNER CERTIFICATION**

The undersigned below, or as attached, is the record owner of the property considered in this application and is aware that an application or reapplication for the same type of Variance affecting the same land or any portion thereof shall not be acted upon within twelve (12) months from the date of last action by the Board of Appeals unless waived by the Board of Appeals. An application or reapplication shall not be acted upon in less than six (6) months from the date of the last action by the Board of Appeals.

Rees Waite 2/16/23  
Signature of Applicant Date

Rees Waite, Member  
Typed or Printed Name and Title

Stephanie Graves 2/16/23  
Signature of Notary Public Date



**DEPARTMENT OF PLANNING AND DEVELOPMENT USE ONLY**

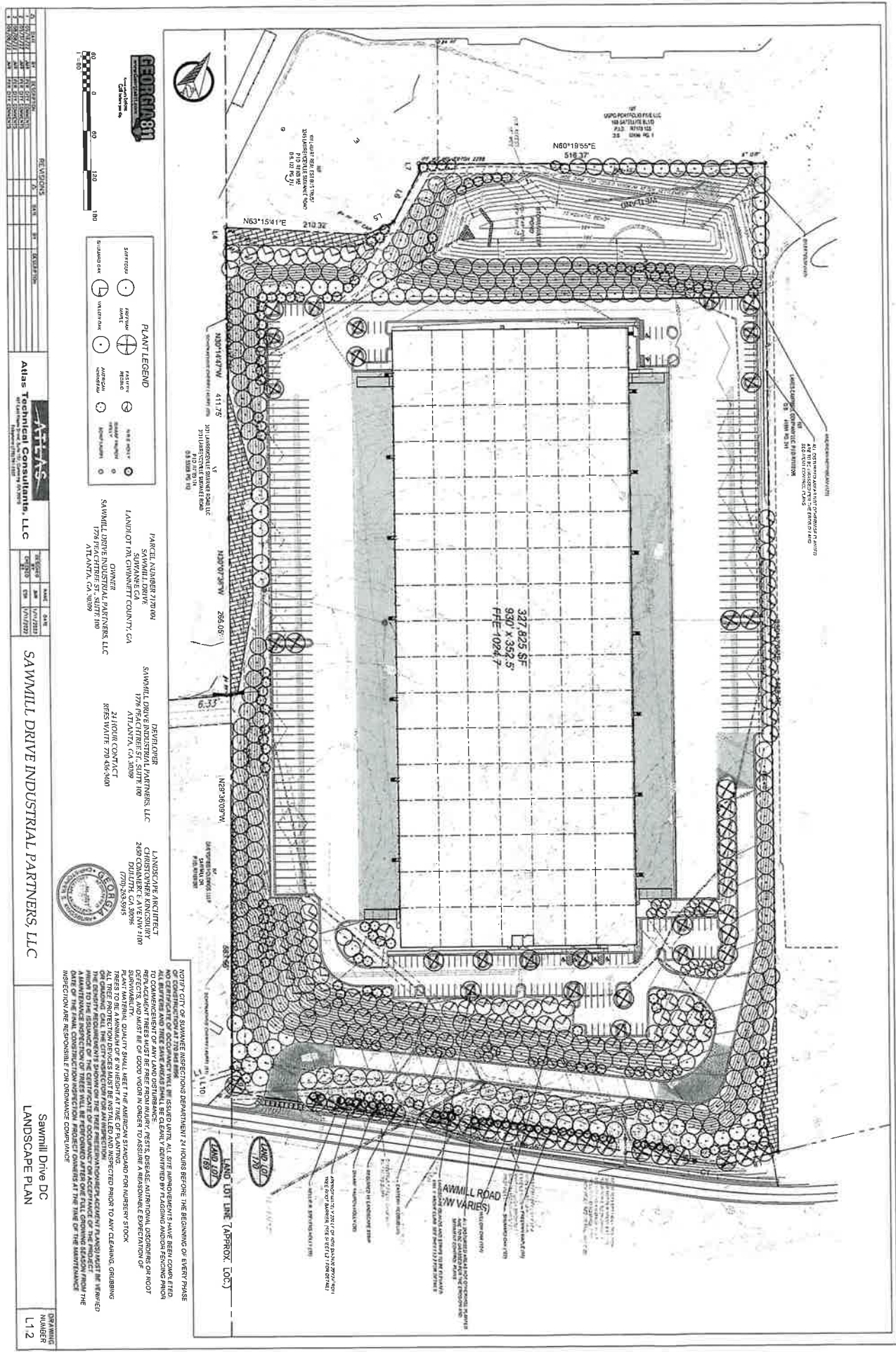
Case Number V-2023-002  
Date Rec'd 2-27-23  
Amount Rec'd \_\_\_\_\_

Variance   
Rec'd By AD  
Receipt \_\_\_\_\_

Administrative Hearing Date 4-18-23

ACTION TAKEN \_\_\_\_\_

SIGNATURE \_\_\_\_\_ DATE: \_\_\_\_\_



NO.	DATE	REVISION
1	11/14/23	ISSUED FOR PERMITTING
2	11/14/23	REVISED TO ADD LANDSCAPE PLAN
3	11/14/23	REVISED TO ADD TREE SCHEDULE
4	11/14/23	REVISED TO ADD LANDSCAPE PLAN
5	11/14/23	REVISED TO ADD TREE SCHEDULE

Atlas Technical Consultants, LLC  
 11000 NE 11th Street, Suite 100  
 Portland, OR 97220  
 Phone: (503) 254-1111

DATE	BY	DATE	BY
11/14/23	AW	11/14/23	AW
11/14/23	AW	11/14/23	AW

SAWMILL DRIVE INDUSTRIAL PARTNERS, LLC  
 DEVELOPER  
 21 HOUR CONTACT  
 8753 WYTHE WAY SUITE 300  
 ATAVIA, CA 94709

LANDSCAPE ARCHITECT  
 CHRISTOPHER KINGSBURY  
 2801 DULUTH, CA 94620  
 (770) 263-5915

SAWMILL Drive DC  
 LANDSCAPE PLAN  
 DRAWING NUMBER  
 L1.2

NOTICE: CITY OF SAN JOSE INSPECTIONS DEPARTMENT 24 HOURS BEFORE THE BEGINNING OF EVERY PHASE AND GENERATOR OF OCCUPANCY SHALL BE ISSUED UPON THE SITE INSPECTIONS HAVE BEEN COMPLETED TO COMMENCEMENT OF ANY LAND DISTURBANCE. ANY REPAIRS OR REPAIRS TO BE MADE MUST BE MADE BY THE PERSON RESPONSIBLE FOR THE PROJECT. ALL TREE PROTECTION DEVICES MUST BE INSTALLED AND INSPECTED PRIOR TO ANY CLEARING, GRUBBING OR OTHER WORK. ALL TREE PROTECTION DEVICES MUST BE INSTALLED AND INSPECTED PRIOR TO ANY CLEARING, GRUBBING OR OTHER WORK. ALL TREE PROTECTION DEVICES MUST BE INSTALLED AND INSPECTED PRIOR TO ANY CLEARING, GRUBBING OR OTHER WORK. ALL TREE PROTECTION DEVICES MUST BE INSTALLED AND INSPECTED PRIOR TO ANY CLEARING, GRUBBING OR OTHER WORK.

Exhibit 'A'  
 V-2023-002

# TREE SAVE CALCULATIONS:

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## TREE SAVE AREAS

TREE SAVE AREA 1 (SF) - 3,128 SF

TREE SAVE AREA 2 (SF) - 11,864 SF

TREE SAVE AREA 3 (SF) - 5,031 SF

TOTAL TREE SAVE AREA = 20,023 SF OR 0.46 AC

## DIVIDE TOTAL TREE SAVE AREA BY SAMPLE AREA FOR MULTIPLIER

TOTAL TREE SAVE AREA (SF) - 20,023

SAMPLE AREA (SF) - 2,500

MULTIPLIER = 8.01

AVERAGE SAMPLE AREA UNITS - 14.5

14.5 X 8.01 = 116.1 UNITS SAVED.

*Proposed  
tree save*

Tree Sample Area #1		
DBH	Species	Units
5"	Tulip Poplar	0.15
9"	Tulip Poplar	0.5
12"	Tulip Poplar	0.8
10"	Sweetgum	0.6
23"	Sweetgum	2.9
25"	Sweetgum	3.4
8"	White Oak	0.4
16"	Red Oak	1.4
TOTAL UNITS PER 2,500 S.F. AREA		10.15

## Tree Sample Area #2

DBH	Species	Units
6"	Pine	0.2
9"	Pine	0.5
10"	Pine	0.6
17"	Pine	1.6
18"	Pine	1.8
4"	Tulip Poplar	0.1
6"	Tulip Poplar	0.2
5"	White Oak	0.15
7"	White Oak	0.3
9"	Sweetgum	0.7
20"	Sweetgum	2.2
20"	Sweetgum	2.2
4"	Red Oak	0.1
6"	Red Oak	0.2
7"	Red Oak	0.3
7"	Red Oak	0.3
7"	Red Oak	0.3
8"	Red Oak	0.4
14"	Red Oak	1.1
17"	Red Oak	1.6
27"	Red Oak	4.0
<b>TOTAL UNITS PER 2,500 S.F. AREA</b>		<b>18.85</b>

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SPECIMEN TREES TO BE REMOVED		
DBH	Species	Units
24	Red Oak	3.1
31	Red Oak	5.2
32	Red Oak	5.6
26	Red Oak	3.7
24	Red Oak	3.1
25	Red Oak	3.4
25	Red Oak	3.4
24	White Oak	3.1
Total Units Removed		30.6

### SPECIMEN TREE CALCULATIONS:

30.6 UNITS WORTH OF SPECIMEN TREES ARE PROPOSED TO BE REMOVED. ANY SPECIMEN TREES REMOVED SHALL BE REPLACED WITH DOUBLE THE DENSITY VALUE OF THE TREES REMOVED.

30.6 X 2 = 61.2 DENSITY UNITS ARE REQUIRED TO BE REPLACED WITH 3" CALIPER OR GREATER TREES IN ADDITION TO THE REPLACEMENT TREES FOR SITE DENSITY STANDARDS.

529 DENSITY UNITS ARE REQUIRED FOR SITE DENSITY STANDARDS

61.2 ADDITIONAL UNITS ARE REQUIRED FOR SPECIMEN TREE REPLACEMENT REQUIREMENTS.

529 UNITS + 61.2 UNITS = 590.2 TOTAL UNITS REQUIRED. 474.5 UNITS ARE PROVIDED (S

61.2 DENSITY UNITS ARE PROVIDED BY 3" CALIPER OR GREATER TREES IN ADDITION TO THE SITE DENSITY REQUIREMENTS. SPECIMEN TREE REPLACEMENT REQUIREMENTS ARE NOT MET. A LANDSCAPE VARIANCE WILL BE REQUESTED.

V-2023-002

TREE DENSITY REQUIREMENTS:

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20 UNITS PER ACRE REQUIRED. SITE AREA IS 26.45 ACRES.  $26.45 \times 20 =$  529 UNITS REQUIRED.

A TOTAL OF 116.1 DENSITY UNITS ARE SAVED ON THE SITE (SEE SHEET L2.1 FOR TREE SAVE DETAILS). THE REMAINING 412.9 UNITS SHALL BE MET THROUGH RECOMPENSE PLANTINGS OR BY PAYMENT INTO THE CITY TREE BANK.

CANOPY TREES PROPOSED

102 SHUMARD OAKS @ 3" CAL.	-	102 X 0.6 =	61.2
104 WILLOW OAKS @ 3" CAL.	-	104 X 0.6 =	62.4
142 SWEETGUMS @ <del>4"</del> 3" CAL.	-	142 X 0.6 =	85.2
56 MAPLES @ 3" CAL.	-	56 X 0.6 =	33.6

PROPOSED UNITS FOR CANOPY TREES = 242.4

UNDERSTORY TREES PROPOSED

125 AMERICAN HORNBEAMS @ 3" CAL.	-	125 X 0.6 =	75
40 EASTERN REDBUD @ 8' (2" CAL.)	-	40 X 0.5 =	20
35 NELLIE STEVENS HOLLY @ 8'-10' (3" CAL.)	-	35 X 0.6 =	21

PROPOSED UNITS FOR UNDERSTORY TREES = 116

TOTAL UNITS PROPOSED - 242.4 + 116 = 358.4 UNITS

TREE DENSITY UNITS SAVED 116.1 + TREE DENSITY UNITS PROPOSED 358.4 = 474.5 DENSITY UNITS.

SITE DENSITY REQUIREMENTS ARE NOT MET. A LANDSCAPE VARIANCE WILL BE REQUESTED.



LANDSCAPE QUANTITIES						
BOTANICAL NAME	COMMON NAME	VARIETY	SIZE	QUANTITY	SPACING	NOTES
CANOPY TREES						
QUERCUS PHELLOS	WILLOW OAK		3" CAL.	104	25' O.C. / AS SHOWN	B&B / FREE OF INSECTS AND DISEASE
QUERCUS SHUMARDII	SHUMARD OAK		3" CAL.	102	25' O.C. / AS SHOWN	B&B / FREE OF INSECTS AND DISEASE
ACER X FREEMANII	FREEMAN MAPLE	'JEFFERSRED'	3" CAL.	56	30' O.C. / AS SHOWN	B&B / FREE OF INSECTS AND DISEASE
LIQUIDAMBAR STYRACIFLUA	SWEETGUM	'ROTUNDILOBA'	3" CAL.	142	25' O.C. / AS SHOWN	B&B / FREE OF INSECTS AND DISEASE
UNDERSTORY TREES						
CARPINUS CAROLINIANA	AMERICAN HORNBEAM	'PALISADE'	3" CAL.	125	15' O.C. / AS SHOWN	B&B / FREE OF INSECTS AND DISEASE
ILEX X 'NELIE R STEVENS'	'NELIE R STEVENS' HOLLY		8-10' / 3" CAL.	35	12' O.C. / AS SHOWN	B&B / FREE OF INSECTS AND DISEASE
CERCIS CANADENSIS	EASTERN REDBUD	'FOREST PANSY'	8' / 2" CAL.	40	15' O.C. / AS SHOWN	B&B / FREE OF INSECTS AND DISEASE
SHRUBS						
ILEX VOMITORIA	DWARF YAUPON HOLLY	'NANA'	3 GAL	36	5' O.C. / AS SHOWN	FREE OF INSECTS AND DISEASE
PRUNUS CAROLINIANA	CHERRY LAUREL	'SCHIPPAENSIS'	3 GAL	74	6' O.C. / AS SHOWN	FREE OF INSECTS AND DISEASE

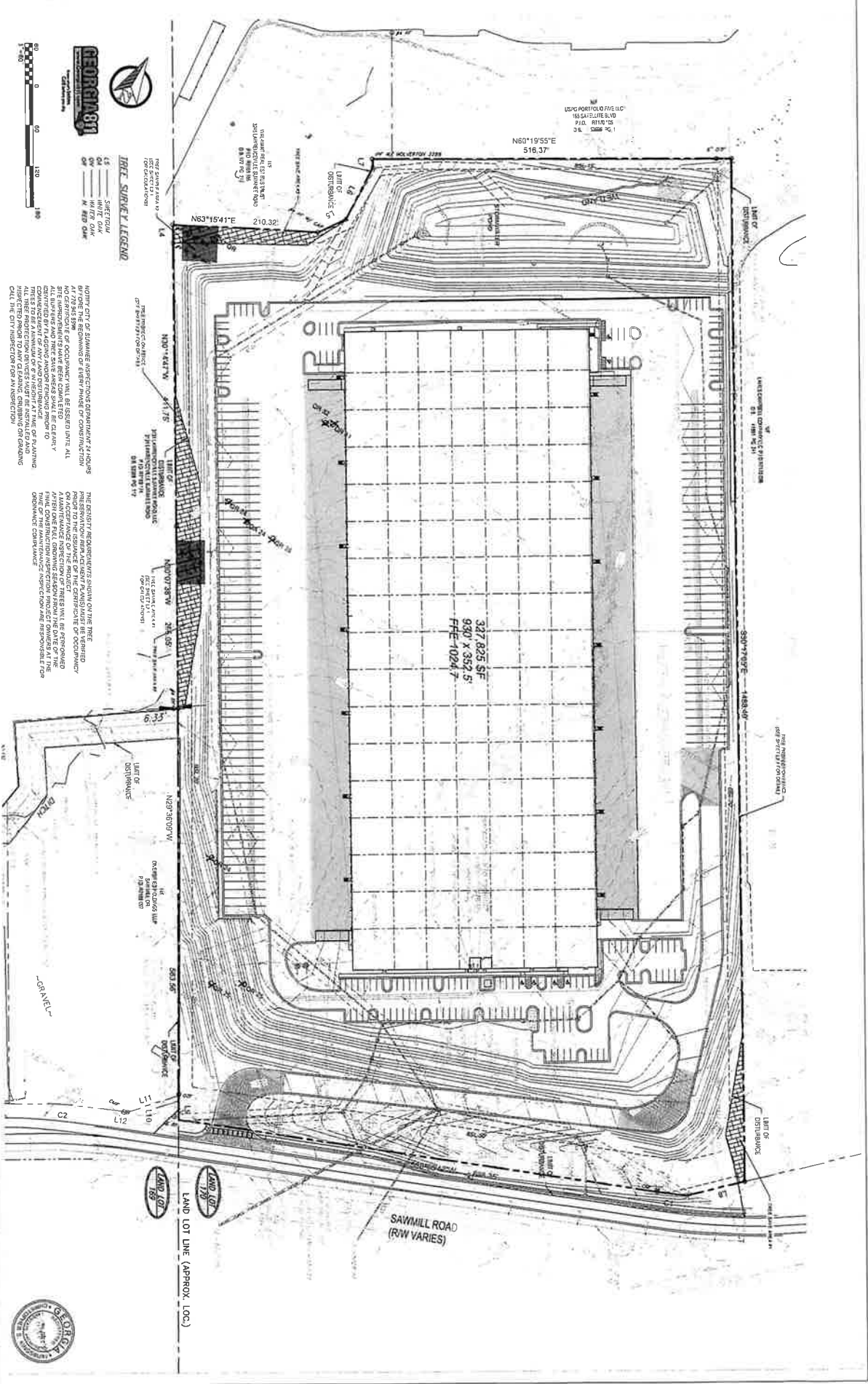
NOTE: ALL AREAS NOT OTHERWISE PLANTED ARE TO BE GRASSED PER THE EROSION AND SEDIMENT CONTROL PLANS  
 Previous Landscape Quantities Table (Dated 08/09/2022)

BOTANICAL NAME	COMMON NAME	VARIETY	LANDSCAPE QUANTITIES		NOTES
			SIZE	QUANTITY	
QUERCUS PHELLOS	WILLOW OAK		4" CAL	104	25' O.C. / AS SHOWN B&B / FREE OF INSECTS AND DISEASE
QUERCUS SHUMARDII	SHUMARD OAK		5" CAL	102	25' O.C. / AS SHOWN B&B / FREE OF INSECTS AND DISEASE
ACER X FREEMANII	FREEMAN MAPLE	'JEFFERSRED'	5" CAL	56	30' O.C. / AS SHOWN B&B / FREE OF INSECTS AND DISEASE
LIQUIDAMBAR STYRACIFLUA	SWEETGUM	'ROTUNDILOBA'	4" CAL	142	25' O.C. / AS SHOWN B&B / FREE OF INSECTS AND DISEASE
UNDERSTORY TREES					
CARPINUS CAROLINIANA	AMERICAN HORNBEAM	'PALISADE'	10-14" / 4" CAL	125	15' O.C. / AS SHOWN B&B / FREE OF INSECTS AND DISEASE
ILEX X 'NELIE R STEVENS'	'NELIE R STEVENS' HOLLY		8-10" / 3" CAL	35	12' O.C. / AS SHOWN B&B / FREE OF INSECTS AND DISEASE
CERCIS CANADENSIS	EASTERN REDBUD	'FOREST PANSY'	8' / 2" CAL	40	15' O.C. / AS SHOWN B&B / FREE OF INSECTS AND DISEASE
SHRUBS					
ILEX VOMITORIA	DWARF YAUPON HOLLY	'NANA'	3 GAL	36	5' O.C. / AS SHOWN FREE OF INSECTS AND DISEASE
PRUNUS CAROLINIANA	CHERRY LAUREL	'SCHIPPAENSIS'	3 GAL	74	6' O.C. / AS SHOWN FREE OF INSECTS AND DISEASE



Drive DC  
 ES AND DETAILS  
 DRAW  
 NUME  
 L2.

U-2023-002



NO.	DESCRIPTION	DATE	BY	REVISIONS
1	ISSUED FOR PERMIT			
2	REVISED PER CITY COMMENTS			
3	REVISED PER CITY COMMENTS			
4	REVISED PER CITY COMMENTS			
5	REVISED PER CITY COMMENTS			
6	REVISED PER CITY COMMENTS			
7	REVISED PER CITY COMMENTS			
8	REVISED PER CITY COMMENTS			
9	REVISED PER CITY COMMENTS			
10	REVISED PER CITY COMMENTS			

REVISIONS	DATE	BY	REVISIONS
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NO.	DESCRIPTION	DATE	BY	REVISIONS
1	ISSUED FOR PERMIT			
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8	REVISED PER CITY COMMENTS			
9	REVISED PER CITY COMMENTS			
10	REVISED PER CITY COMMENTS			

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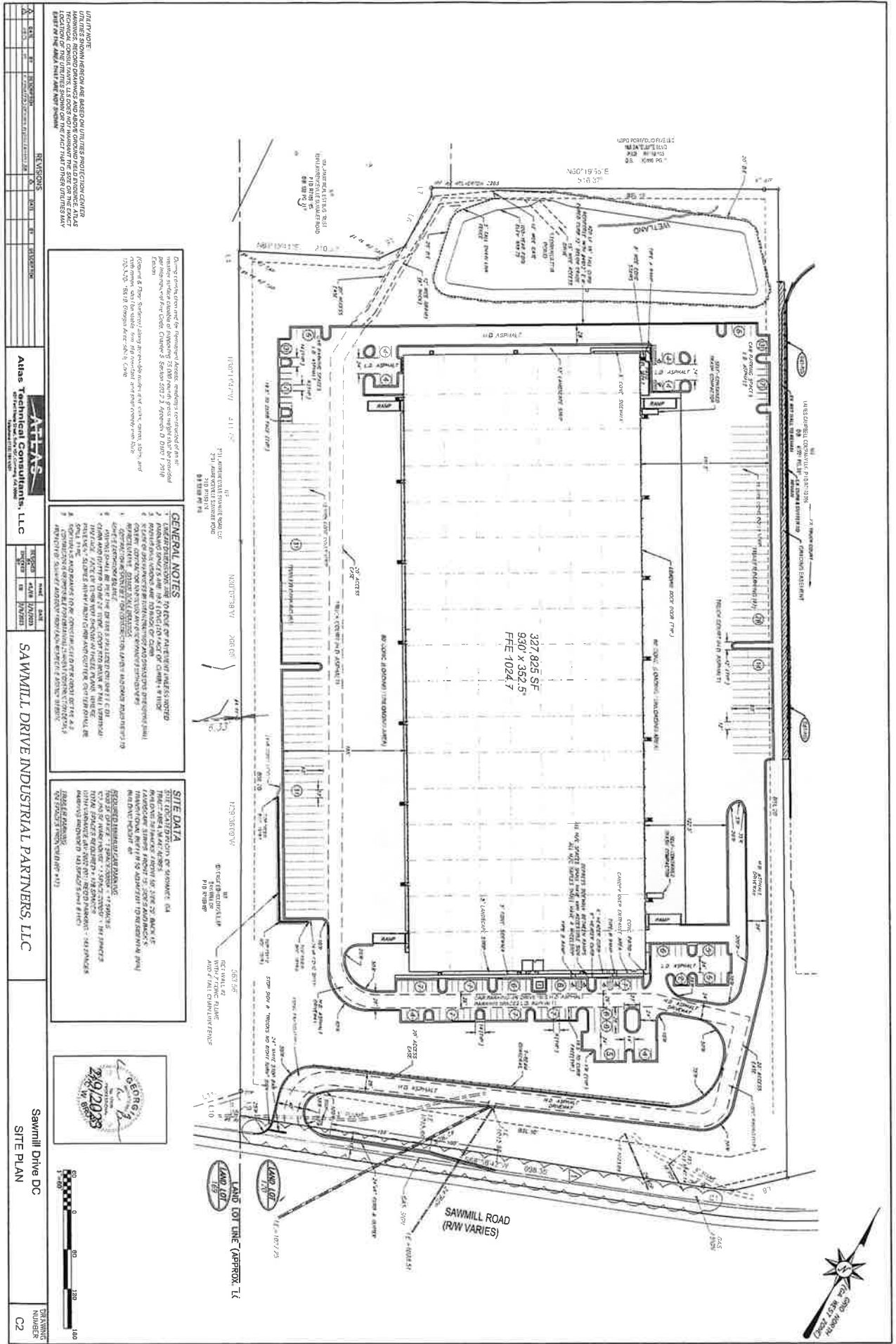
THE DESIGN PROFESSIONAL HAS REVIEWED THE PROVISIONS OF THE GEORGIA CONSTRUCTION ACT AND HAS DETERMINED THAT THE PROVISIONS OF THE GEORGIA CONSTRUCTION ACT ARE APPLICABLE TO THIS PROJECT. THE DESIGN PROFESSIONAL HAS REVIEWED THE PROVISIONS OF THE GEORGIA CONSTRUCTION ACT AND HAS DETERMINED THAT THE PROVISIONS OF THE GEORGIA CONSTRUCTION ACT ARE APPLICABLE TO THIS PROJECT.

V-2023-002

Sawmill Drive DC  
TREE PROTECTION PLAN



DRAWING NUMBER L1.1



**UTILITY NOTE:**  
 ALL UTILITIES SHOWN ARE BASED ON UTILITIES RECORDS AND SURVEY DATA. THE CLIENT IS RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE SURFACE AND HAS NOT CONDUCTED ANY GROUND PENETRATING RADAR (GPR) OR OTHER SURVEY METHODS TO VERIFY THE LOCATION AND DEPTH OF UTILITIES. THE ENGINEER HAS NOT CONDUCTED ANY GROUND PENETRATING RADAR (GPR) OR OTHER SURVEY METHODS TO VERIFY THE LOCATION AND DEPTH OF UTILITIES.

Design criteria, drive and site improvement details, including a schedule of work, are provided in the attached drawings. The design is based on the following assumptions:  
 1. The design is based on the design criteria provided in the attached drawings.  
 2. The design is based on the design criteria provided in the attached drawings.  
 3. The design is based on the design criteria provided in the attached drawings.  
 4. The design is based on the design criteria provided in the attached drawings.  
 5. The design is based on the design criteria provided in the attached drawings.

**GENERAL NOTES:**  
 1. THE DESIGN IS BASED ON THE DESIGN CRITERIA PROVIDED IN THE ATTACHED DRAWINGS.  
 2. THE DESIGN IS BASED ON THE DESIGN CRITERIA PROVIDED IN THE ATTACHED DRAWINGS.  
 3. THE DESIGN IS BASED ON THE DESIGN CRITERIA PROVIDED IN THE ATTACHED DRAWINGS.  
 4. THE DESIGN IS BASED ON THE DESIGN CRITERIA PROVIDED IN THE ATTACHED DRAWINGS.  
 5. THE DESIGN IS BASED ON THE DESIGN CRITERIA PROVIDED IN THE ATTACHED DRAWINGS.

**SITE DATA:**  
 THE SITE IS LOCATED AT THE INTERSECTION OF SAWMILL DRIVE AND [REDACTED] DRIVE. THE SITE IS ZONED [REDACTED]. THE SITE AREA IS [REDACTED] SQUARE FEET. THE SITE IS BOUNDARY BY SAWMILL DRIVE TO THE SOUTH, [REDACTED] DRIVE TO THE NORTH, [REDACTED] DRIVE TO THE WEST, AND [REDACTED] DRIVE TO THE EAST. THE SITE IS BOUNDARY BY SAWMILL DRIVE TO THE SOUTH, [REDACTED] DRIVE TO THE NORTH, [REDACTED] DRIVE TO THE WEST, AND [REDACTED] DRIVE TO THE EAST.



Scale: 1" = 100'-0"

North Arrow

SAWMILL DRIVE INDUSTRIAL PARTNERS, LLC  
 SITE PLAN

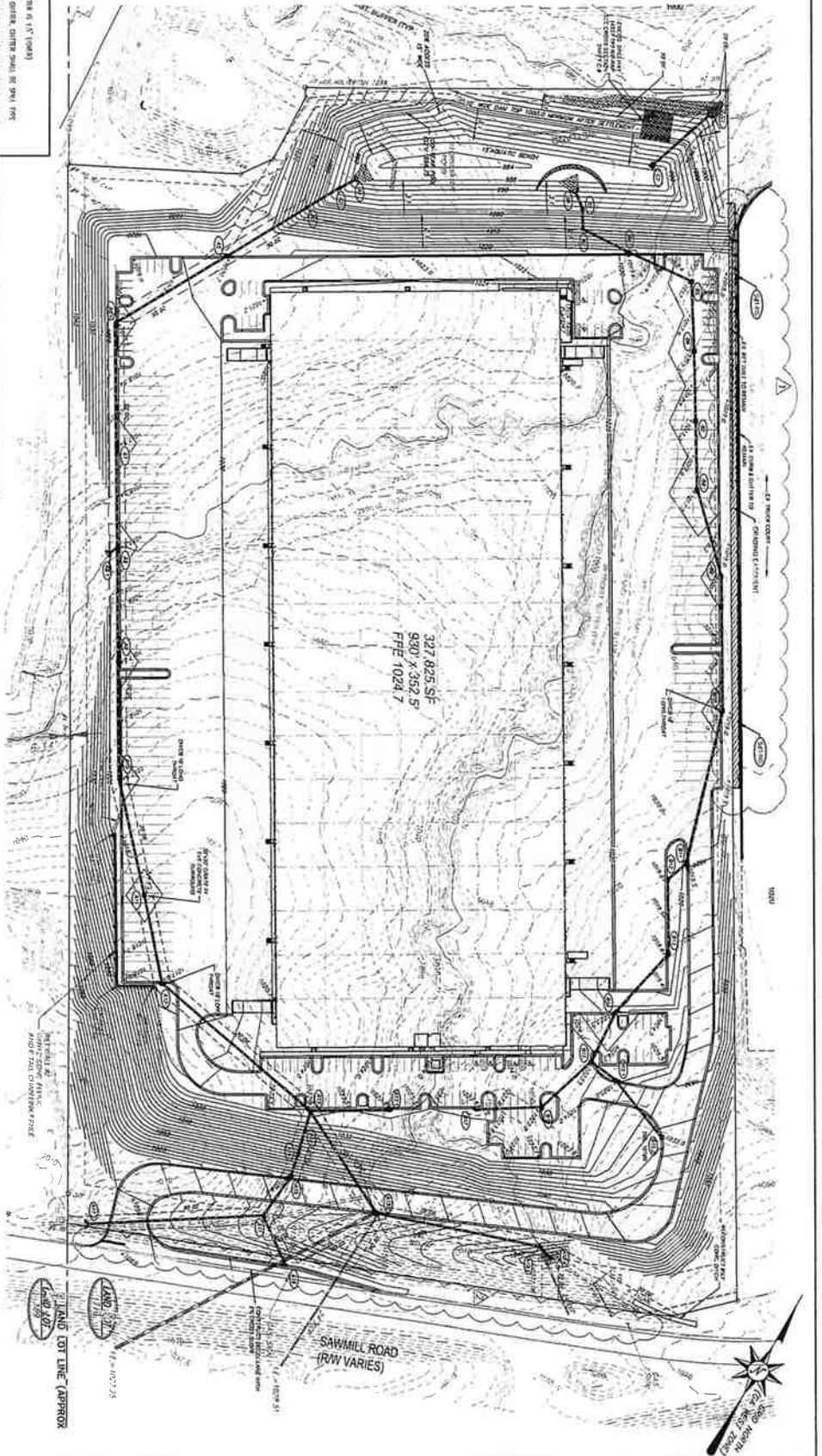
DATE: 02/09/23

PROJECT: SAWMILL DRIVE INDUSTRIAL PARTNERS, LLC

SCALE: 1" = 100'-0"

DATE: 02/09/23

V-2023-002



**GRADING NOTES**  
 1. ALL EXISTING GRADE DATA IS TO BE USED UNLESS OTHERWISE NOTED.  
 2. ALL GRADING SHALL BE TO THE FINISHED GRADE SHOWN ON THIS PLAN.  
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**DRAINAGE NOTES**  
 1. ALL DRAINAGE SHALL BE TO THE FINISHED GRADE SHOWN ON THIS PLAN.  
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**RETAINING WALL NOTES**  
 1. ALL RETAINING WALLS SHALL BE TO THE FINISHED GRADE SHOWN ON THIS PLAN.  
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 10. ALL RETAINING WALLS SHALL BE TO THE FINISHED GRADE SHOWN ON THIS PLAN.

NO.	DATE	DESCRIPTION
1	07/2023	ISSUED FOR PERMIT
2	08/2023	REVISED PER COMMENTS
3	09/2023	REVISED PER COMMENTS
4	10/2023	REVISED PER COMMENTS
5	11/2023	REVISED PER COMMENTS
6	12/2023	REVISED PER COMMENTS
7	01/2024	REVISED PER COMMENTS
8	02/2024	REVISED PER COMMENTS
9	03/2024	REVISED PER COMMENTS
10	04/2024	REVISED PER COMMENTS
11	05/2024	REVISED PER COMMENTS
12	06/2024	REVISED PER COMMENTS
13	07/2024	REVISED PER COMMENTS
14	08/2024	REVISED PER COMMENTS
15	09/2024	REVISED PER COMMENTS
16	10/2024	REVISED PER COMMENTS
17	11/2024	REVISED PER COMMENTS
18	12/2024	REVISED PER COMMENTS
19	01/2025	REVISED PER COMMENTS
20	02/2025	REVISED PER COMMENTS
21	03/2025	REVISED PER COMMENTS
22	04/2025	REVISED PER COMMENTS
23	05/2025	REVISED PER COMMENTS
24	06/2025	REVISED PER COMMENTS
25	07/2025	REVISED PER COMMENTS
26	08/2025	REVISED PER COMMENTS
27	09/2025	REVISED PER COMMENTS
28	10/2025	REVISED PER COMMENTS
29	11/2025	REVISED PER COMMENTS
30	12/2025	REVISED PER COMMENTS

**ATTAS**  
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 Fax: 303.733.1112  
 Email: info@attas.com

**SAWMILL DRIVE INDUSTRIAL PARTNERS, LLC**

**SAWMILL Drive DC  
 GRADING & DRAINAGE PLAN**

**DRAWING  
 NUMBER  
 C3**

V-2023-002



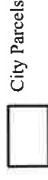


# Zoning Map V-2023-002

## Legend



V-2023-002



City Parcels



City Limits

### ZONING

C-1

C-2

C-2A

C-3

GCA

IRD

M-1

OI

OTCD

PMUD

R-100

R-140

R-75

R-85

RM6

RMB

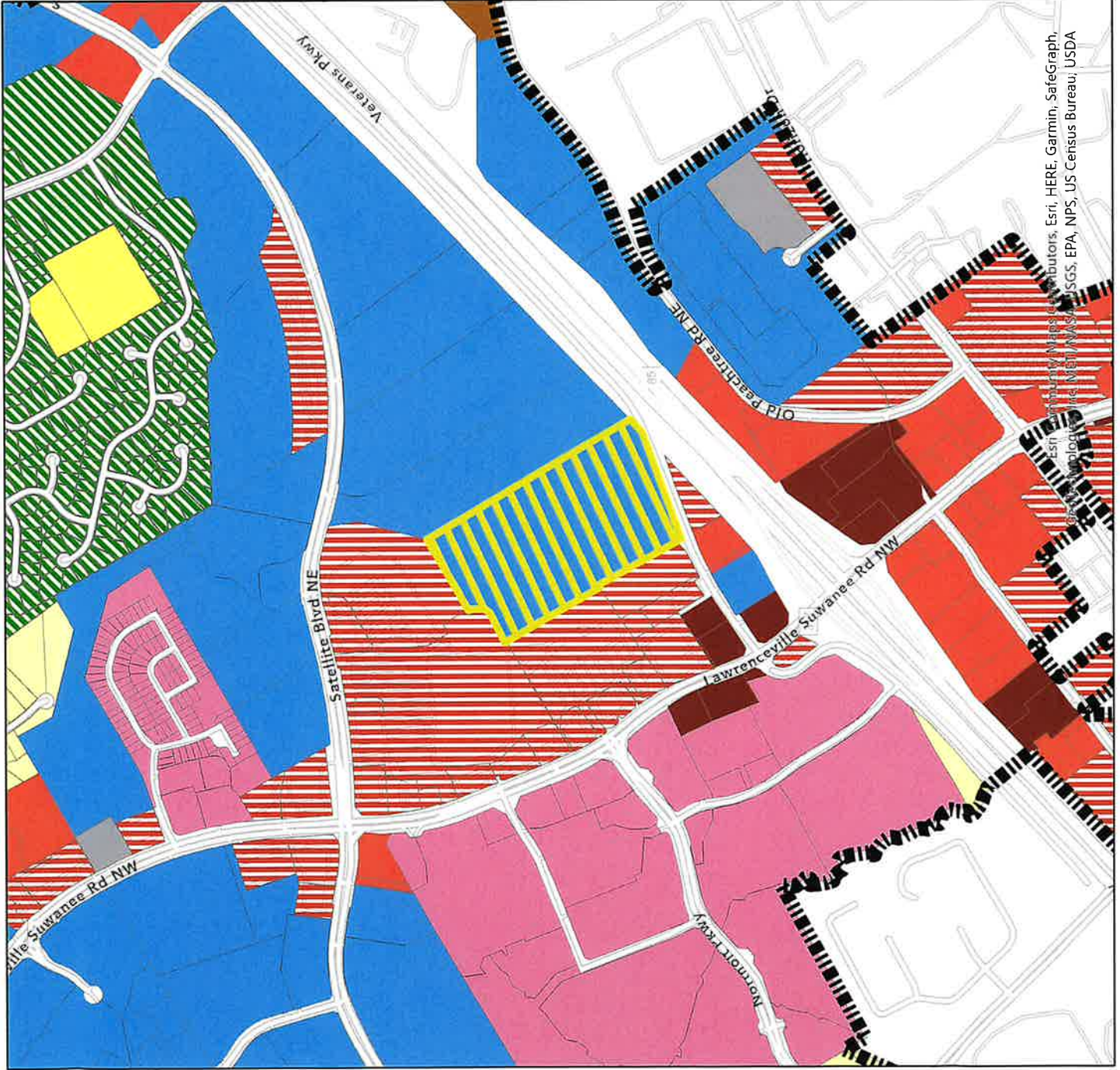


2,000 Feet

1,000

500

0






Map data provided by Esri, HERE, Garmin, SafeGraph, DeLorme, Swire, USGS, EPA, NPS, US Census Bureau, USDA, NOAA, and others.



# Location Map V-2023-002

## Legend

-  Subject Property
-  City Parcels
-  City Limits



0 500 1,000 2,000 Feet

