

Permit #: 145

Permit Date: 03/07/24

Permit Type: Board of Zoning Appeals

Case Number: BZA 24-19

PC Meeting Date:

BZA Meeting Date: c. 3rd Tuesday of March

Assigned Meeting Date: 03/19/2024

Special Meeting Date:

Applicant Is:

Applicant Name:

Applicant Address:

Applicant City, State,

ZIP:

Applicant Phone

Number:

Applicant Email:

Description: 1. Proposed modification to an existing pool and pool deck that are nonconforming in regard to the rear setback and Max. Lot Coverage; to be constructed so as to reduce the degree of both nonconformities. 2. Proposed removal of four trees with a DBH of at least 8".

Project Cost: 0

Square Feet: 0

Lot Area: 0

Lot Coverage: 0

Heat/cooled area: 0

Proposed Height(ft.): 0

#of stories: 0

Lot Depth/Width Ratio:

Avg. front setback of adjacent homes:

Zoning District: Zone E

Radnor Lake Impact

Zone:

Steep Slope:

Plat/Subdivison:

Status: Pending

Assigned To: Desiree Lohr

Property

Parcel #	Address	Legal Description	Owner Name	Owner Phone	Zoning
13202005200	806 GLEN LEVEN DR	LOT 24 THOMPSON GLEN LEVEN SUB	SMOLENSKY, ARTHUR R & KIRSTEN R		

Fees

Fee	Description	Notes	Amount
Variance/Administrative Appeal			\$250.00
Total			\$250.00

Uploaded Files

Date	File Name
03/07/2024	18851564-BZA 24-19 - 806 Glen Leven Dr Packet.pdf



RS Miller Group, Inc.

March 4, 2024

Mr. Arthur Smolensky
806 Glen Leven Drive
Oak Hill, TN 37204

Attention: Mr. Arthur Smolensky
Arthur.smolensky@gmail.com

Subject: **UPDATED LETTER OF PRELIMINARY ONSITE OBSERVATIONS**
New Pool Construction
806 Glen Leven Drive
Oak Hill, TN
RSMG Project No. 24-011G

Dear Mr. Smolensky:

On February 20, 2024, a RS Miller Group INC (RSMG) representative travelled to the above site as requested to observe the existing slope conditions associated with a proposed below-ground pool construction, to be located to the rear of the existing structure. As we understand concerns about the overall global slope stability have been voiced.

Pool Expansion

From site observations, we note the slope within the above referenced project footprint appears to be well below 15 percent. It is our professional opinion that the global slope stability of the general area around the proposed construction site is above 1.5, and the proposed construction would not adversely affect this condition.



Photo 1: Proposed pool footprint, looking southwest.

Photo 2: Proposed pool footprint, looking southeast.

Temporary Construction Entrance Road

From review of online databases, we understand the area to the east-northeast side of the existing residence is of a slope at or above 20 percent. This area will be the location of a proposed construction access area. While we note a temporary construction entrance is not considered a structural element related to the current residence and pool expansion, care should be taken to limit the amount disturbance to the existing slope in this area.



Photo 3: Proposed access road footprint, looking southwest.

We recommend the footprint of the proposed construction entrance be stripped of topsoil, and the subgrade covered with filter fabric. At least 8 inches of 2-inch stone should then be placed and compacted over top of the fabric. The roadbed should be constructed to be at a higher elevation than the surrounding ground, and care should be taken to promote positive site drainage away from the roadbed. Water should not be allowed to pool and infiltrate into the roadway subgrade. If water intrusion becomes an issue due to roadbed settlement or other factors, a thin layer of dense grade aggregate (DGA) or “crusher run” can be placed and compacted on top of the stone



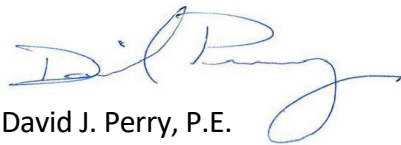
layer. This will help “seal off” the open grade stone layer, and encourage surface water to drain away from the roadbed. Vehicles, building materials, and other heavy weight items should not be allowed to remain within the steep slope area, nor immediately uphill from the steep slope area. The roadbed should be occasionally monitored by onsite personnel for roadbed and/or slope failure points. We should be contacted immediately if issues arise.

We note a global slope stability analysis was not performed to confirm existing slope stability at this site. The professional opinions expressed herein are from site observations and past experiences with slope stability analyses in the Oak Hill area. If conditions worsen over time and a slope failure seems possible, we should be contacted immediately to perform a global slope stability analysis to provide possible remediation options.

We appreciate the opportunity to be of service to you on this project. If RSMG can be of further assistance, please do not hesitate to contact us again.

Sincerely,

RS Miller Group, INC



David J. Perry, P.E.
VP/Partner
TN 117490





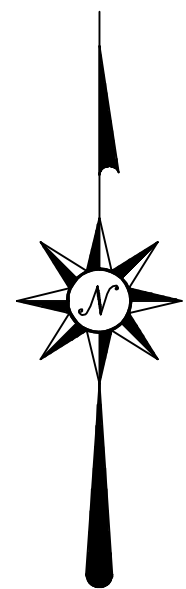
BZA DRAWING SET

January 16, 2024

Smolensky Residence

806 Glen Leven Drive • City of Oak Hill • Nashville, TN 37204 • *Parcel ID 13202005200*

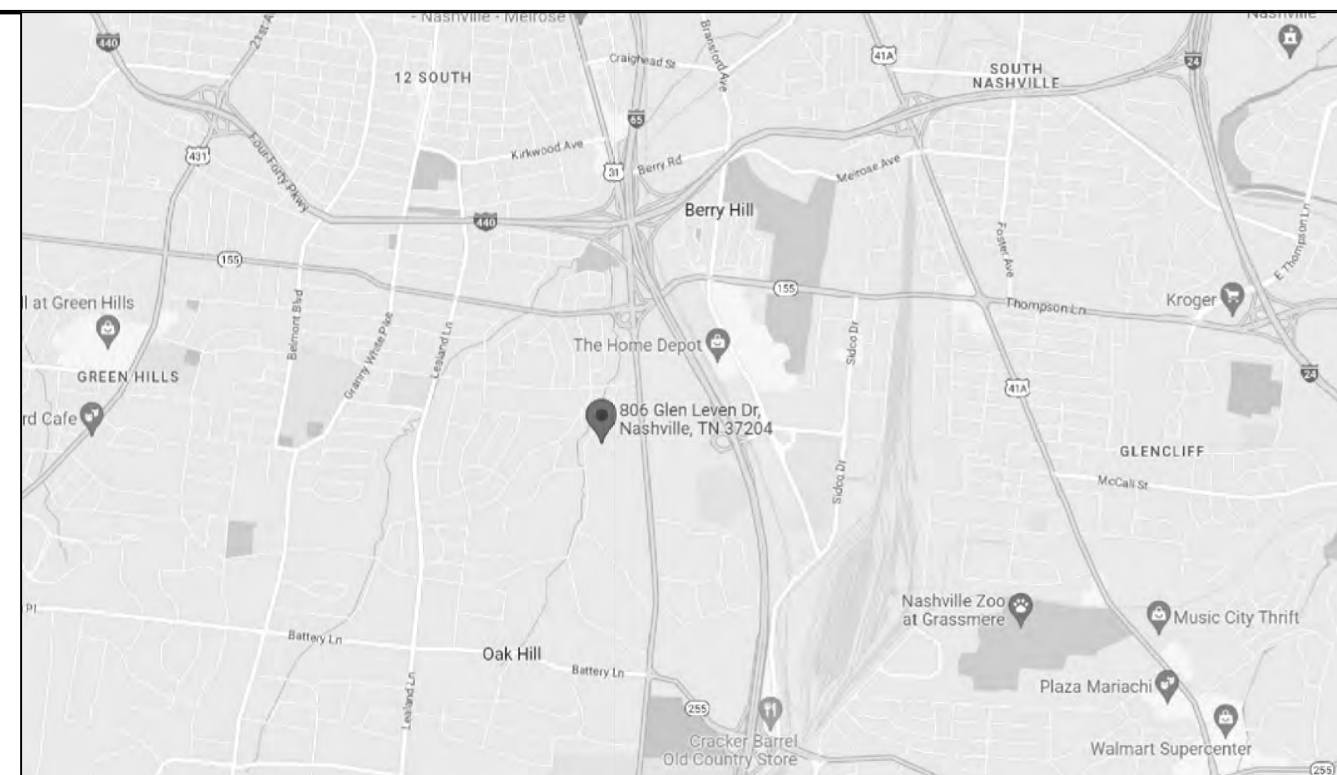
NOT FOR CONSTRUCTION
FOR REVIEW ONLY



RECORD DEED:
SMOLENSKY, ARTHUR R. & KIRSTEN R.
INST.# 20200924-0110159

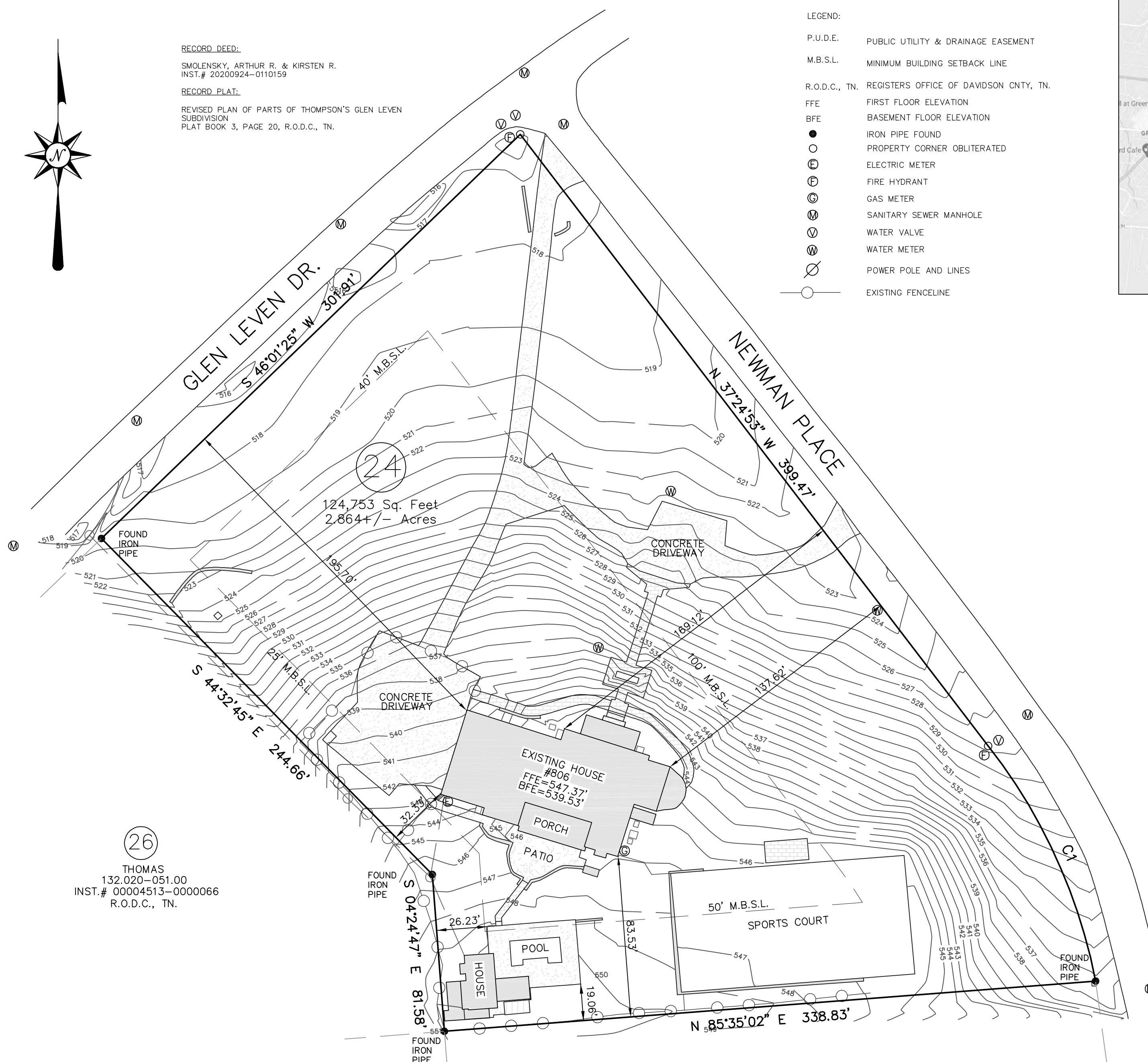
RECORD PLAT:
REVISED PLAN OF PARTS OF THOMPSON'S GLEN LEVEN
SUBDIVISION
PLAT BOOK 3, PAGE 20, R.O.D.C., TN.

- LEGEND:**
- P.U.D.E. PUBLIC UTILITY & DRAINAGE EASEMENT
 - M.B.S.L. MINIMUM BUILDING SETBACK LINE
 - R.O.D.C., TN. REGISTERS OFFICE OF DAVIDSON CNTY, TN.
 - FFE FIRST FLOOR ELEVATION
 - BFE BASEMENT FLOOR ELEVATION
 - IRON PIPE FOUND
 - PROPERTY CORNER OBLITERATED
 - ⊕ ELECTRIC METER
 - ⊕ FIRE HYDRANT
 - ⊕ GAS METER
 - ⊕ SANITARY SEWER MANHOLE
 - ⊕ WATER VALVE
 - ⊕ WATER METER
 - ⊕ POWER POLE AND LINES
 - EXISTING FENCELINE



GENERAL NOTES:

- BEARINGS AS SHOWN HEREON ARE REFERENCED TO TENNESSEE STATE PLANE COORDINATE SYSTEM NAD83. GPS EQUIPMENT WAS USED TO ESTABLISH SURVEY CONTROL POINTS AND A BASIS OF BEARINGS.
- CONTOURS AS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88). GPS EQUIPMENT WAS USED FOR ELEVATION DATUM.
- SUBJECT PROPERTY IS TAX PARCEL 132.020-052.00, AND HAS A STREET ADDRESS OF 806 GLEN LEVEN DR., NASHVILLE, TN. 37204.
- ZONING: ZONED RESIDENTIAL E (CITY OF OAK HILL CODE 8ZZ)
SETBACKS:
FRONT: 100' (BEHIND EXISTING PRIMARY STRUCTURE)
FRONT SIDE STREET: 40'
SIDE: 25'
REAR: 50'
- NO TITLE REPORT HAS BEEN PROVIDED AS OF THE DATE OF THIS SURVEY. THIS SURVEY IS SUBJECT TO THE FINDINGS OF AN ACCURATE TITLE SEARCH WHICH MAY REFLECT INFORMATION CURRENTLY NOT PROVIDED TO THIS SURVEYOR.
- ALL DISTANCES ARE BASED ON A FIELD RUN SURVEY USING EDM EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
- UTILITIES ARE NOT SHOWN AS PART OF THIS SURVEY.



(26)
THOMAS
132.020-051.00
INST.# 00004513-0000066
R.O.D.C., TN.

(23)
ROBERTSON
132.020-053.00
INST.# 00000950-0000482
R.O.D.C., TN.



**BOUNDARY & TOPOGRAPHIC SURVEY
OF
806 GLEN LEVEN DR.
NASHVILLE, TN. 37204**

LOT 24
REVISED PLAN OF PARTS OF
THOMPSON'S GLEN LEVEN SUBDIVISION
OF RECORD IN BOOK 3, PAGE 20, R.O.D.C., TN.
DAVIDSON COUNTY TAX PARCEL 132.020-052.00

PREPARED FOR: KIRSTEN SMOLENSKY



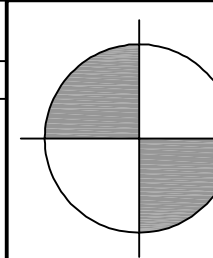
CERTIFICATES OF ACCURACY

I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1:10,000 AS SHOWN HEREON.

CURVE	RADIUS	ARC	DELTA	TANGENT	CHORD BEARING	CHORD
C1	285.00'	135.37'	27°12'51"	68.99'	N24°33'54"W	134.10'

**BOUNDARY & TOPOGRAPHIC SURVEY
DAVIDSON COUNTY, TENNESSEE**

DATE OF SURVEY: 02/20/2023 FIELD WORK: 02/01/2023
 CADD FILE: 806 GLEN LEVEN DR. PROJECT NO.: 23-401-001
 SCALE: 1" = 40' SURVEYOR: JRS #2583



**HOMELAND SURVEYING
& MAPPING, LLC**

PROFESSIONAL LAND SURVEYING
4832 Bethesda Duplex Rd. (615) 268-9658
College Grove, TN 37046 Jake@HomelandTN.com
TN R.L.S. #2583 www.HomelandTN.com



Design Renderings

January 16, 2024

Smolensky Residence

806 Glen Leven Drive • City of Oak Hill • Nashville, TN 37204 • Parcel ID 13202005200



806 GLEN LEVEN DR.
DAVIDSON CO.

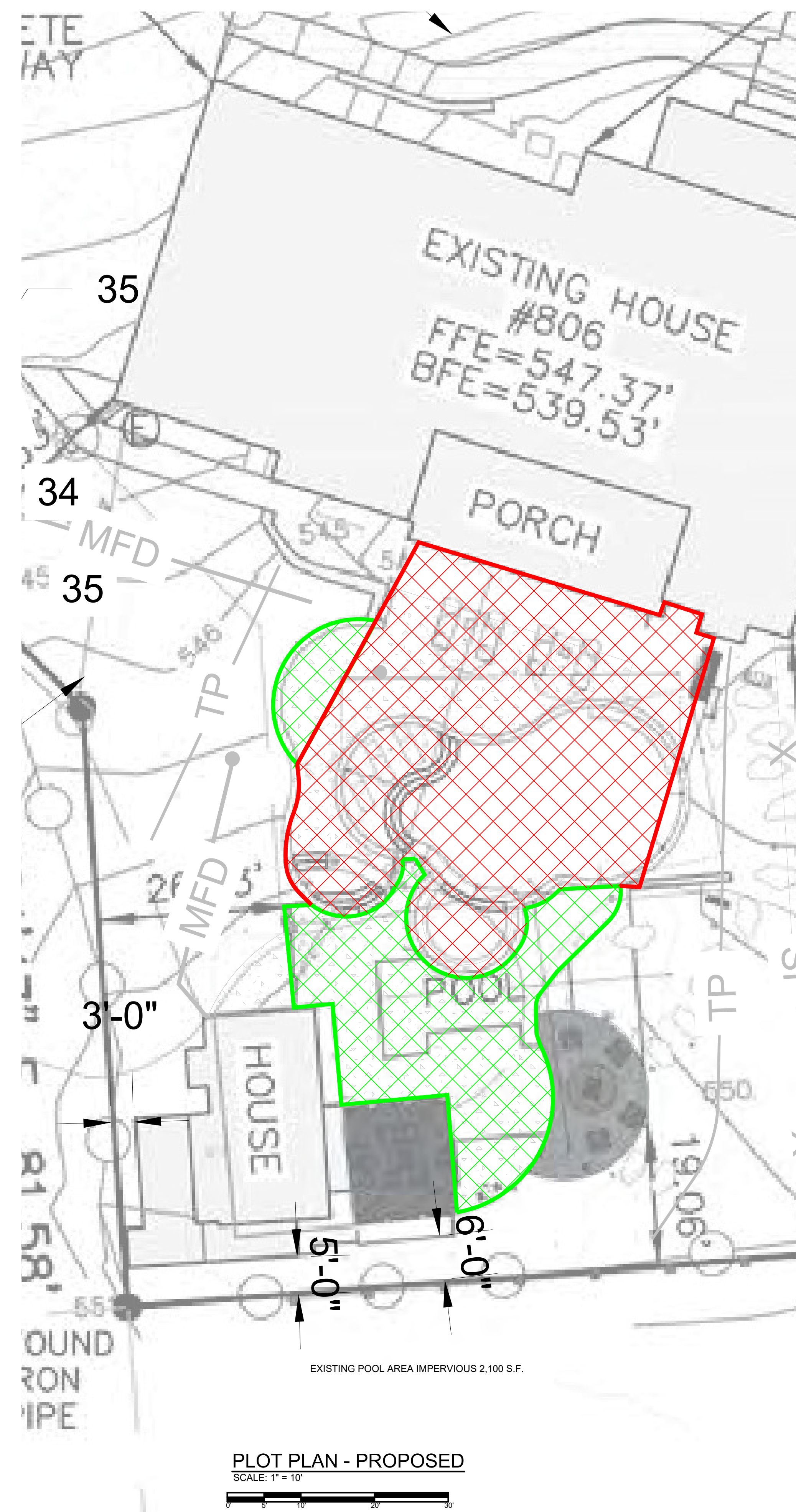
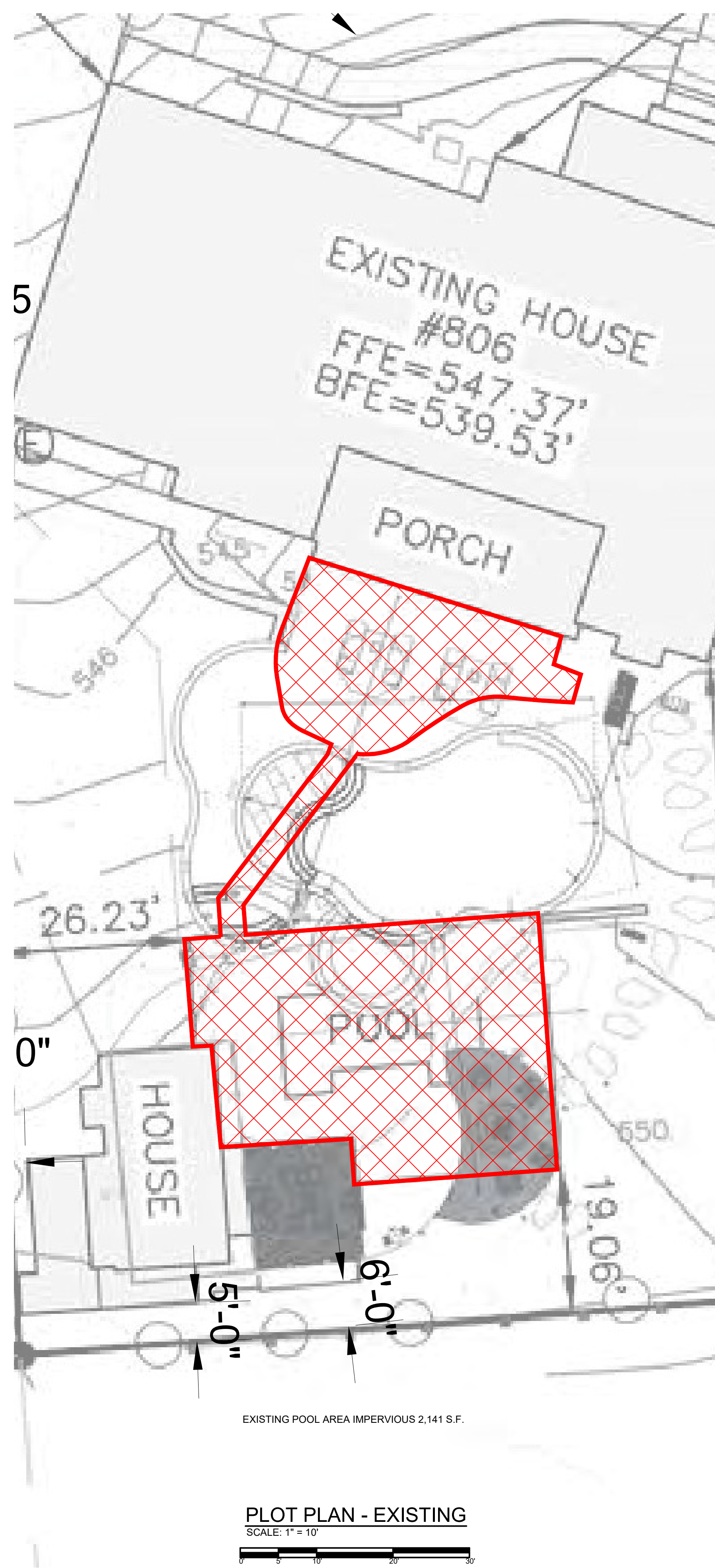
DESCRIPTION	DATE

PROJECT NO. _____
DATE _____
DRAWN BY BH
CHECKED BY _____

**SITE LAYOUT/
GRADING
PLAN 2**

C-3

SHEET OF



LEGEND

	SILT FENCE
	CONCRETE DECK
	TREE PROTECTION FENCE
	PERVIOUS TURF
	IMPERVIOUS SURFACE

Stated Hardship Standards per BZA Application Form

1. The particular physical surroundings, shape, or topographic conditions of the specific property involved that would result in a particular hardship upon the owner as distinguished from a mere inconvenience, if the strict application of this chapter were carried out must be stated.

806 Glen Leven Drive is a corner lot an existing pool and pool house in it's back corner. The location of these structures forces all trees of 8" and greater between a building and/or structure and the public R.O.W. to be protected (per Sec. 14-904). The location of these structures noted above and trees in and/or near the allowed building envelope pose hardships for the reasonable construction of a new replacement pool and related hardscape.

2. The conditions upon which the petition for a variance (for 806 Glen Leven Drive) is based would not be applicable, generally, to other property within the same district zone.

3. The variance will not authorize activities in a zone district other than those permitted by this chapter.

4. Financial returns only are not the basis for granting a variance for 806 Glen Leven Drive.

5. The alleged difficulty or hardship has not been created by any person having an interest in 806 Glen Leven Drive after the effective date of this chapter (Ord. #12-16, Jan. 2013)

6. Granting the requested variance to 806 Glen Leven Drive will not confer on the applicant any special privilege that is denied to other lands, structures, or buildings in the same districts.

7. The variance is the minimum variance that will make possible the reasonable use of the land, building, or structure (i.e. pool) while maintaining the required tree canopy coverage ratio requirements (per Sec. 14-121).

8. The granting of the variance will not be detrimental to the public welfare or injurious to other property or improvements in the area in which the property is located.

9. The proposed variance will not impair an adequate supply of light and air to adjacent property, substantially increase the congestion in the public streets, increase the danger of fire, endanger the public safety, or substantially diminish or impair property values within the area.



01/15/2024

Kirsten & Arthur Smolensky
Smolensky Residence - 806 Glen Leven Drive

I met with David Brown of Dream Pools (Pool Design & Contractor) and Mike Jones (Landscape Architect) on January 10, 2024 and performed the initial assessment of the trees at 806 Glen Leven Drive in the City of Oak Hill. The tree assessment was completed on January 12, 2024. It appears that the majority of the swimming pool project area is behind the house affecting 4 trees.

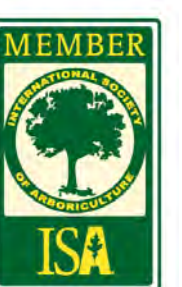
The majority of the trees on this property will not be disturbed. There may be related demolition, repairs and new pool equipment replacement that may have minimal disturbance to any nearby trees. We are recommending that all nearby viable and mature trees have tree protection zones as far out to the drip line as possible with chain link fence in order to minimize any compaction or soil/root zone disturbance. There are 4 trees which Mike and I are recommending for removal that are in the way if the pool project area and can not be avoided from construction excavation and impact:

- #66 14" FOSTER HOLLY
- #67 (10"+6" TWIN) FOSTER HOLLY
- #68 24" RED OAK
- #69 20" PINE

All of the above trees are within the envelope of the pool project scope and pose a hazard to the project. For any questions or concerns, please contact the Parke Co. at 615-350-6033 to speak with Dan Beasley or Penn Mayhew (ISA #SO-10909A).



Parke N Brown - SO2468A
Dan Beasley - SO-5194A
Penn Mayhew - SO-10909A



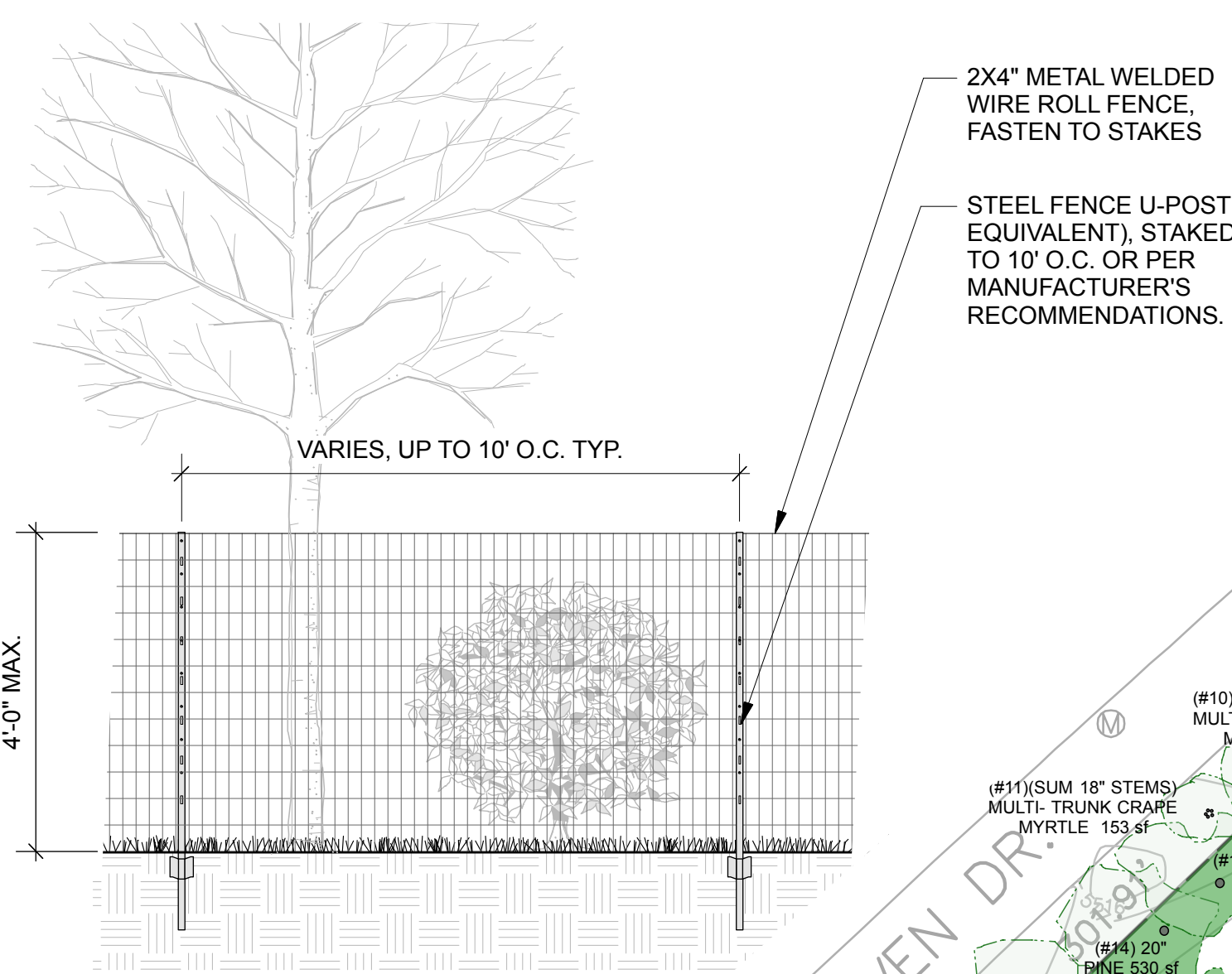
On Staff

P.O. BOX 158500 • NASHVILLE, TN 37215-8500 • PHONE: (615) 350-6033 • FAX: (615) 350-6022

TREE PROTECTION NOTES:

- REFER TO WOODLAND AND TREE PROTECTION ORDINANCE OF THE CITY OF OAK HILL MUNICIPAL CODE (SECTIONS 901 THROUGH 909 AND ADDITIONAL CODE DOCUMENTS) FOR FULL DETAILS OF REQUIREMENTS. NOTES PROVIDED HERE ARE COURTESY ONLY AND NOTE SHOWN IN THE CODE REQUIREMENT ENTIRETY. STRICT ADHERENCE TO CITY REQUIREMENTS MUST BE ADHERED TO.
- PROTECTIVE FENCING TO BE INSTALLED AT THE PERIMETER OF THE DRIP ZONE. OVERLAPPING DRIP ZONES MAY BE GROUDED. PROTECTIVE FENCING MUST BE INSTALLED THROUGH BEGINNING OF CONSTRUCTION AND BE MAINTAIN IN ITS ENTIRETY THROUGH CONSTRUCTION AND A CERTIFICATE OF OCCUPANCY IS ISSUED. REFER TO SPECIFIC OAK HILL CODE REQUIREMENTS FOR SEQUENCES, INSPECTIONS AND OTHER OTHER REQUIREMENTS FOR TREE PROTECTION.
- PROTECTIVE FENCING TO BE A SEMI-PERMANENT FENCE OF HIGH VISIBILITY PLASTIC MESH, 48 INCHES HIGH AND SUPPORTED BY METAL STAKES AND MAINTAINED TAUGHT AND ERECT. ANY SUBSTITUTIONS OR METHODS OF PROTECTION MUST BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL AND REQUIRE CITY WRITTEN APPROVAL PRIOR TO INSTALLATION. ANY SUBSTITUTES OF PROTECTION MUST BE EQUAL TO OR GREATER THAN THE PROTECTIVE FENCING DEFINED BY CITY CODES. REFER TO CITY CODE FOR ADDITIONAL INFORMATION INCLUDING PENALTIES.
- FENCE HEIGHT TO BE AT 48" HEIGHT.
- PROVIDE POST SPACING PER MANUFACTURERS RECOMMENDATION AND ADJUSTED AS NECESSARY TO MAINTAIN ERECT FENCE DURING ENTIRE COURSE OF CONSTRUCTION.
- SECURE POST IN AREAS FREE FROM UTILITIES AND/OR OTHER SURFACE FEATURES.
- FENCE TO BE ERECTED PRIOR TO PRE-CONSTRUCTION, STAGING, DEMOLITION, MOBILIZATION, GRADING AND/OR OTHER CONSTRUCTION EFFORTS.
- FOLLOW TENNESSEE 811 REQUIREMENTS PRIOR TO INSTALLATION.
- TREE PROTECTION TO BE PROPERLY AND FULLY MAINTAINED DURING THE FULL COURSE OF CONSTRUCTION AND ONLY REMOVED AFTER CONSTRUCTION IS COMPLETE. FAILURE TO NOT MAINTAIN TREE PROTECTION FENCING INCLUDING DAMAGE TO VEGETATION THROUGH DIRECT OR INDIRECT MEANS WILL REQUIRE REPAIRS AND/OR REPLACEMENT OF VEGETATION AND RELATED SOILS AT CONTRACTORS COST AND AT NO ADDITIONAL COST TO OWNERS. NO STORAGE, PARKING OR OTHER CONSTRUCTION ACTIVITY OF ANY KIND MAY TAKE PLACE WITHIN THE TREE PROTECTION ZONE. REFER TO CITY CODES FOR ADDITIONAL LIST OF CONSTRUCTION RELATED ITEMS NOT ALLOWED IN THE PROTECTED AREAS INCLUDING BUT NOT LIMITED TO EXCESS SOIL, SEDIMENT, FILL, VEHICLES, EQUIPMENT, LIQUID, WASTE, SOLID WASTE, SPECIAL WASTE, DEBRIS, SOLVENTS, PORTABLE ITEMS, MACHINERY, EQUIPMENT OR OTHER BUILDING MATERIALS PR PARKED WITHIN SIX FEET OF THE PROTECTIVE FENCING SURROUNDING A TREE OR TREES.
- PROVIDE TREE PROTECTION ZONE SIGNS LOCATED AT EACH PROTECTED TREE OR TREE GROUPING. SIGNS ARE TO BE DOUBLE SIDED, EXTERIOR RATED MATERIAL AND LOCATED IN VISIBLE A MANNER AT A MINIMUM OF EVERY 50 FEET SPACING OR LESS.

SIGNS ARE TO BE WRITTEN IN BOTH ENGLISH AND SPANISH. PROVIDE EXAMPLE FOR APPROVAL PRIOR TO INSTALLATION. REPLACE SIGNS AS NEEDED DURING THE CONSTRUCTION SEQUENCE IF FADED, DETERIORATED, TORN OR REMOVED. PROVIDE EXAMPLE FOR REVIEW AND APPROVAL WITH CITY OF FOREST HILLS OFFICIAL PRIOR TO INSTALLATION. SIGN TO HAVE HEADER LABEL WITH "TREE PROTECTION ZONE" AND WARNINGS FOR TREE PROTECTION ZONES.
- TREE PROTECTION SIGNAGE TO INCLUDE AT A MINIMUM THE FOLLOWING:
• CHARTER NUMBER FOR PESTICIDE APPLICATION LICENSE IN TENNESSEE
• LANGUAGE FOR: NO GRADING, TRENCHING OR EQUIPMENT IN TPZ AREAS AND THAT WORK BE PERFORMED BY HAND AND UNDER ARBORIST SUPERVISION; NO SOIL DISTURBANCE INCLUDING STRIPPING; NO STORAGE, DUMPING OF MATERIAL, PARKING, CONSTRUCTION TRAILERS, UNDERGROUND UTILITIES, FIRES, ETC. ALLOWED IN TREE PROTECTION ZONES.
- REFER TO CITY CODES FOR FINES, PENALTIES AND OTHER CONSEQUENCES OF TREE ZONE DAMAGE, TREE DAMAGE AND OTHER VIOLATIONS OF THE TREE PROTECTION REQUIREMENTS.



DETAIL 2: TREE PROTECTION FENCING AND TREE PROTECTION ZONE (TPZ) SCALE: N.T.S.

*NOTED AS POSSIBLE EXEMPTION PER SECTION 903 AND 904(J).

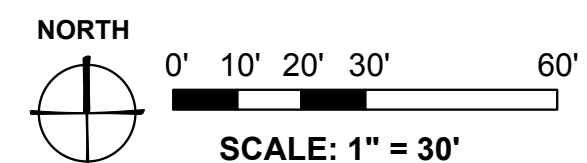
TREE PROTECTION FENCING
QUALIFYING 8" TREE BETWEEN STRUCTURAL AND R.O.W. FOR REMOVAL

51,573 s.f. EXISTING TREE CANOPY TO REMAIN AND DRIP ZONE PROTECTED
2,438 s.f. REMOVED

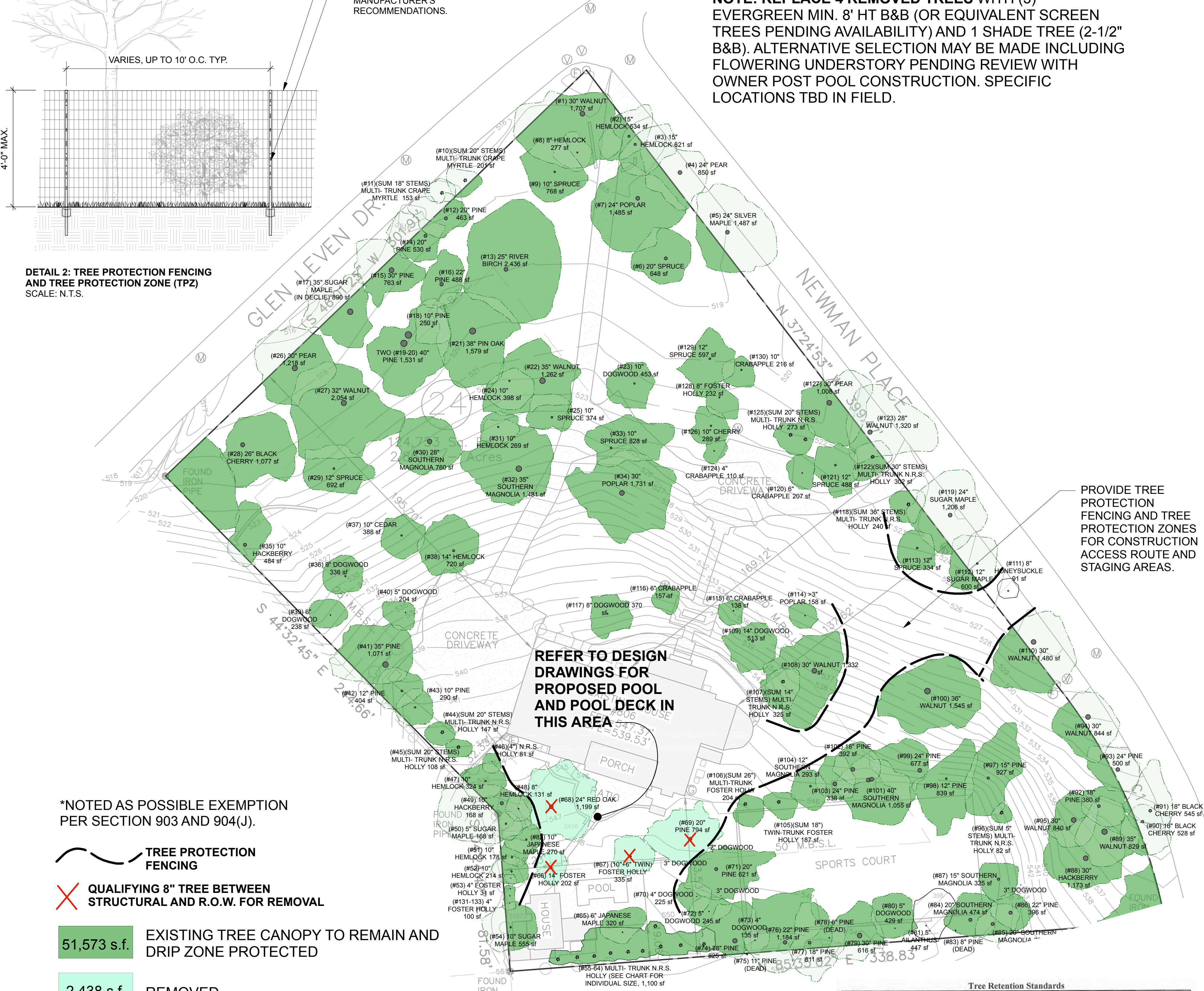
2.864 ACRES OR 124,753 s.f. LOT AREA (PER SURVEY)

EXISTING CANOPY COVERAGE	PROPOSED CHANGE	TREE RETENTION STANDARDS (REFER TO CITY OF FOREST HILLS ZONING ORDINANCE TABLE 6.05(b))	RETAIN CANOPY	FINAL COVERAGE RATIO (AFTER TREE REMOVAL)
54,011 s.f. (43% of lot)	2,438 s.f. REMOVED	63% REQUIRED RETENTION OF PRE-DEVELOPMENT EXISTING TREES (CATEGORY '41-50%' SECTION 905 TABLE)	51,573 s.f. RETAINED	(51,573 ÷ 54,011) = 0.95 95% OF EXISTING CANOPY TO BE RETAINED

DETAIL 1: WOODLAND CANOPY RATIO DETAILS SCALE: 1" = 30'



NOTE: REPLACE 4 REMOVED TREES WITH (3) EVERGREEN MIN. 8' HT B&B (OR EQUIVALENT SCREEN TREES PENDING AVAILABILITY) AND 1 SHADE TREE (2-1/2" B&B). ALTERNATIVE SELECTION MAY BE MADE INCLUDING FLOWERING UNDERSTORY PENDING REVIEW WITH OWNER POST POOL CONSTRUCTION. SPECIFIC LOCATIONS TBD IN FIELD.



PROVIDE TREE PROTECTION FENCING AND TREE PROTECTION ZONES FOR CONSTRUCTION ACCESS ROUTE AND STAGING AREAS.

REFER TO DESIGN DRAWINGS FOR PROPOSED POOL AND POOL DECK IN THIS AREA

Tree Retention Standards

Existing Trees (tree canopy cover as a percent of the lot size)	Minimum Percentage of Existing Trees that Shall be Retained and Protected (as a percent of the total predevelopment tree canopy cover)
91-100%	48%
81-90%	51%
71-80%	54%
61-70%	57%
51-60%	60%
41-50%	63%
31-40%	66%
21-30%	69%
11-20%	72%
10% or less	75%

TREE #	SIZE & SPECIES NAME	INDIVIDUAL CANOPY AREA	COMMENTS ON CONDITIONS	PROPOSED
1	30" WALNUT	1,707 s.f.		KEEP
2	15" HEMLOCK	534 s.f.		KEEP
3	15" HEMLOCK	621 s.f.		KEEP
4	24" PEAR	850 s.f.		KEEP
5	24" SILVER MAPLE	1,487 s.f.		KEEP
6	20" SPRUCE	648 s.f.		KEEP
7	24" POPLAR	1,485 s.f.		KEEP
8	8" HEMLOCK	277 s.f.		KEEP
9	10" SPRUCE	768 s.f.		KEEP
10	(SUM 20" STEMS) MULTI-TRUNK CRAPE MYRTLE	201 s.f.		KEEP
11	(SUM 18" STEMS) MULTI-TRUNK CRAPE MYRTLE	153 s.f.		KEEP
12	20" PINE	463 s.f.		KEEP
13	25" RIVER BIRCH	2,436		KEEP
14	20" PINE	530 s.f.		KEEP
15	30" PINE	763 s.f.		KEEP
16	22" PINE	488 s.f.		KEEP
17	35" SUGAR MAPLE	890 s.f.	IN DECLINE	KEEP
18	10" PINE	250 s.f.		KEEP
19-20	40" PINE (TWIN)	1,579 s.f.		KEEP
21	8" PIN OAK	1,579 s.f.		KEEP
22	35" WALNUT	1,262 s.f.		KEEP
23	10" DOGWOOD	453 s.f.		KEEP
24	10" HEMLOCK	374 s.f.		KEEP
25	10" SPRUCE	374 s.f.		KEEP
26	30" PEAR	374 s.f.		KEEP
27	32" WALNUT	2,054 s.f.		KEEP
28	26" BLACK CHERRY	1,077 s.f.		KEEP
29	12" SPRUCE	682 s.f.		KEEP
30	28" SOUTHERN MAGNOLIA	760 s.f.		KEEP
31	10" HEMLOCK	269 s.f.		KEEP
32	35" SOUTHERN MAGNOLIA	1,481 s.f.		KEEP
33	10" SPRUCE	828 s.f.		KEEP
34	30" POPLAR	1,731 s.f.		KEEP
35	10" HACKBERRY	484 s.f.		KEEP
36	9" DOGWOOD	336 s.f.		KEEP
37	10" CEDAR	388 s.f.		KEEP
38	14" HEMLOCK	720 s.f.		KEEP
39	6" DOGWOOD	238 s.f.		KEEP
40	5" DOGWOOD	204 s.f.		KEEP
41	35" PINE	1,071 s.f.		KEEP
42	12" PINE	404 s.f.		KEEP
43	10" PINE	290 s.f.		KEEP
44	(SUM 20" STEMS) MULTI-TRUNK N.R.S. HOLLY	147 s.f.		KEEP
45	(SUM 20" STEMS) MULTI-TRUNK N.R.S. HOLLY	108 s.f.		KEEP
46	4" N.R.S. HOLLY	81 s.f.		KEEP
47	10" HEMLOCK	324 s.f.		KEEP
48	8" HEMLOCK	131 s.f.		KEEP
49	10" HACKBERRY	168 s.f.		KEEP
50	5" SUGAR MAPLE	168 s.f.		KEEP
51	10" HEMLOCK	178 s.f.		KEEP
52	10" HEMLOCK	214 s.f.		KEEP
53	4" FOSTER HOLLY	31 s.f.		KEEP
54	10" SUGAR MAPLE	555 s.f.		KEEP
55	(SUM 20" STEMS) MULTI-TRUNK N.R.S. HOLLY	1,100 s.f.	#55-64 SINGLE MASS OF CANOPY	KEEP
56	(SUM16" STEMS) MULTI-TRUNK N.R.S. HOLLY			KEEP
57	(SUM25" STEMS) MULTI-TRUNK N.R.S. HOLLY			KEEP
58	(SUM20" STEMS) MULTI-TRUNK N.R.S. HOLLY			KEEP
59	(SUM22" STEMS) MULTI-TRUNK N.R.S. HOLLY			KEEP
60	(SUM20" STEMS) MULTI-TRUNK N.R.S. HOLLY			KEEP
61	(SUM22" STEMS) MULTI-TRUNK N.R.S. HOLLY			KEEP
62	(SUM15" STEMS) MULTI-TRUNK N.R.S. HOLLY			KEEP
63	(SUM18" STEMS) MULTI-TRUNK N.R.S. HOLLY			KEEP
64	(SUM24" STEMS) MULTI-TRUNK N.R.S. HOLLY			KEEP
65	6" JAPANESE MAPLE	320 s.f.		KEEP
66	14" FOSTER HOLLY	202 s.f.		REMOVE
67	(10"6" TWIN) FOSTER HOLLY	335 s.f.		REMOVE
68	24" RED OAK	1,199 s.f.		REMOVE
69	20" PINE	794 s.f.		REMOVE
70	4" DOGWOOD	225 s.f.		KEEP
71	20" PINE	621 s.f.		KEEP
72	5" DOGWOOD	245 s.f.		KEEP
73	4" DOGWOOD	135 s.f.		KEEP
74	28" PINE	625 s.f.		KEEP
75	11" PINE	0 s.f.	DEAD	N/A
76	22" PINE	1,184 s.f.		KEEP
77	18" PINE	811 s.f.		KEEP
78	8" PINE	0 s.f.	DEAD	N/A
79	30" PINE	616 s.f.		KEEP
80	5" DOGWOOD	429 s.f.		KEEP
81	5" AILANTHUS	447 s.f.	Invasive Exotic Species*	N/A
82	10" JAPANESE MAPLE	270 s.f.		KEEP
83	8" PINE	0 s.f.	DEAD	N/A
84	20" SOUTHERN MAGNOLIA	474 s.f.		KEEP
85	20" SOUTHERN MAGNOLIA	322 s.f.		KEEP
86	22" PINE	396 s.f.		KEEP
87	15" SOUTHERN MAGNOLIA	325 s.f.		KEEP
88	30" HACKBERRY	1,173 s.f.		KEEP
89	35" WALNUT	829 s.f.		KEEP
90	16" BLACK CHERRY	528 s.f.		KEEP
91	18" BLACK CHERRY	545 s.f.		KEEP
92	18" PINE	380 s.f.		KEEP
93	24" PINE	500 s.f.		KEEP
94	30" WALNUT	844 s.f.		KEEP
95	30" WALNUT	840 s.f.		KEEP
96	(SUM 5" STEMS) MULTI-TRUNK N.R.S. HOLLY	82 s.f.		KEEP
97	15" PINE	927 s.f.		KEEP
98	12" PINE	839 s.f.		KEEP
99	24" PINE	677 s.f.		KEEP
100	36" WALNUT	1,545 s.f.		KEEP
101	40" SOUTHERN MAGNOLIA	1,055 s.f.		KEEP
102	18" PINE	392 s.f.		KEEP
103	24" PINE	338 s.f.		KEEP
104	12" SOUTHERN MAGNOLIA	293 s.f.		KEEP
105	(SUM 18") TWIN-TRUNK FOSTER HOLLY	187 s.f.		KEEP
106	(SUM 26") MULTI-TRUNK FOSTER HOLLY	204 s.f.		KEEP
107	(SUM 14" STEMS) MULTI-TRUNK N.R.S. HOLLY	325 s.f.		KEEP
108	30" WALNUT	1,332 s.f.		KEEP
109	14" DOGWOOD	513 s.f.		KEEP
110	30" WALNUT	1,480 s.f.		KEEP
111	8" HONEYSUCKLE	91 s.f.	Invasive Exotic Species*	N/A
112	12" SUGAR MAPLE	600 s.f.		KEEP
113	12" SPRUCE	334 s.f.		KEEP
114	3" POPLAR	158 s.f.		KEEP
115	6" CRABAPPLE	138 s.f.		KEEP
116	6" CRABAPPLE	157 s.f.		KEEP
117	8" DOGWOOD	370 s.f.		KEEP
118	(SUM 36" STEMS) MULTI-TRUNK N.R.S. HOLLY	240 s.f.		KEEP
119	24" SUGAR MAPLE	1,206 s.f.		KEEP
120	6" CRABAPPLE	207 s.f.		KEEP
121	12" SPRUCE	488 s.f.		KEEP
122	(SUM 30" STEMS) MULTI-TRUNK N.R.S. HOLLY	302 s.f.		KEEP
123	28" WALNUT	1,320 s.f.		KEEP
124	4" CRABAPPLE	110 s.f.		KEEP
125	(SUM 20" STEMS) MULTI-TRUNK N.R.S. HOLLY	273 s.f.		KEEP
126	10" CHERRY	289 s.f.		KEEP
127	30" PEAR	1,008 s.f.		KEEP
128	8" FOSTER HOLLY	232 s.f.		KEEP
129	12" SPRUCE	597 s.f.		KEEP
130	10" CRABAPPLE	216 s.f.		KEEP
131-133	4" FOSTER HOLLY	100 s.f.		KEEP

NOT FOR CONSTRUCTION FOR REVIEW ONLY

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Landscape Drawings
Smolensky Residence
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January 15, 2024

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TREE CANOPY COVERAGE, TREE REPLACEMENT & TREE PROTECTION

