

Tree Survey/Protection Plan - Sheet 2 of 4

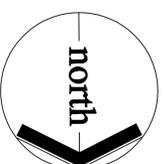
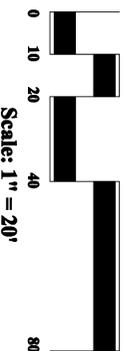
2680 Grady Street

City of Smyrna, Georgia Land Lot 448, 17th District, 2nd Section

Property owner:

Steve Pritchard
Pritchard Brothers, Inc.
 3165 Greenfield Drive
 Marietta, Georgia 30068
 404-597-4120

May 5, 2015



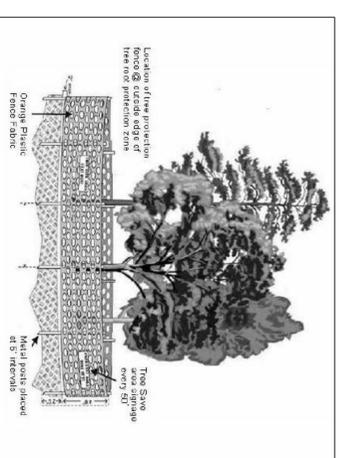
Site Area Calculation:
 Net Site Area = .35 AC

Tree Density Calculation:
 $35 \text{ AC} \times 100''/\text{AC} = 35 \text{ Total Inches Required}$
 $\text{EDF} + \text{RDF} = \text{SDF}$
 $\text{EDF} = 12''$ (12" of non-specimens)
 $\text{RDF} = 24''$
 $12'' + 24'' = 36'' \text{ SDF}$
 therefore density is satisfied

Specimen Tree Recompense Calculation:
 0 specimen trees exist on site. (see Tree Survey/Protection Plan)

Street Tree Requirement:
 3 trees are required per the street tree requirement (see Tree Replacement Plan). A total of 3 x 4" caliper trees have been provided. Street trees have been placed at every viable and appropriate location possible. The 3 trees are being counted toward density requirements.

Tree Protection for Non-Specimen Trees



*specimen tree protection requires orange polyethylene fence be replaced with chain link fence.



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 Dunwoody, GA 30144
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DGM
 LAND PLANNING
 CONSULTANTS

ARBORIST REPORT FOR:

2680 Grady Street, Smyrna, Georgia
 Prepared For: Mr. Steve Pritchard
 Visual Inspection only

Prepared by: T.J. Schell, LLC

Landscape Architects And Certified Arborists
 2985 Gordy Parkway, Suite 422, Marietta, GA 30066
 Fax 770-578-9126 Cell 770-361-2319
 Teresa H. Eldredge, R.L.A., ISA, Certified Arborist
 ISA SO-5442A
 April 2, 2015

#2680 Grady St. - Only one tree meets the City of Smyrna's Specimen Tree Size (The large water oak (Tag #72) in the SE corner of the site. It appears to be on the Property line, and is wrapped in chain link fencing. If removed, it is my opinion that the City will require recompense. If at all possible, this tree should remain with under a typical maintenance program and the fencing should be removed. It is my opinion that all of the other trees indicated on the plan range from Fair to Good Condition.

Site Data

Total Site Area: .35 AC

Present Zoning: R-15

Proposed Zoning: RAD-Conditional

Proposed Lot Sizes Shown:

1) 7,703 SF

2) 7,561 SF

Proposed Building Setbacks:

front: 20'

rear: 20'

side: 5' (min.10' between structures)

Preserved Non Specimen Tree Inches			
Tree Number	Tree Species	Tree Size DBH (in inches)	CRZ Radius
1	Water Oak	12	18
Total Inches:		12	

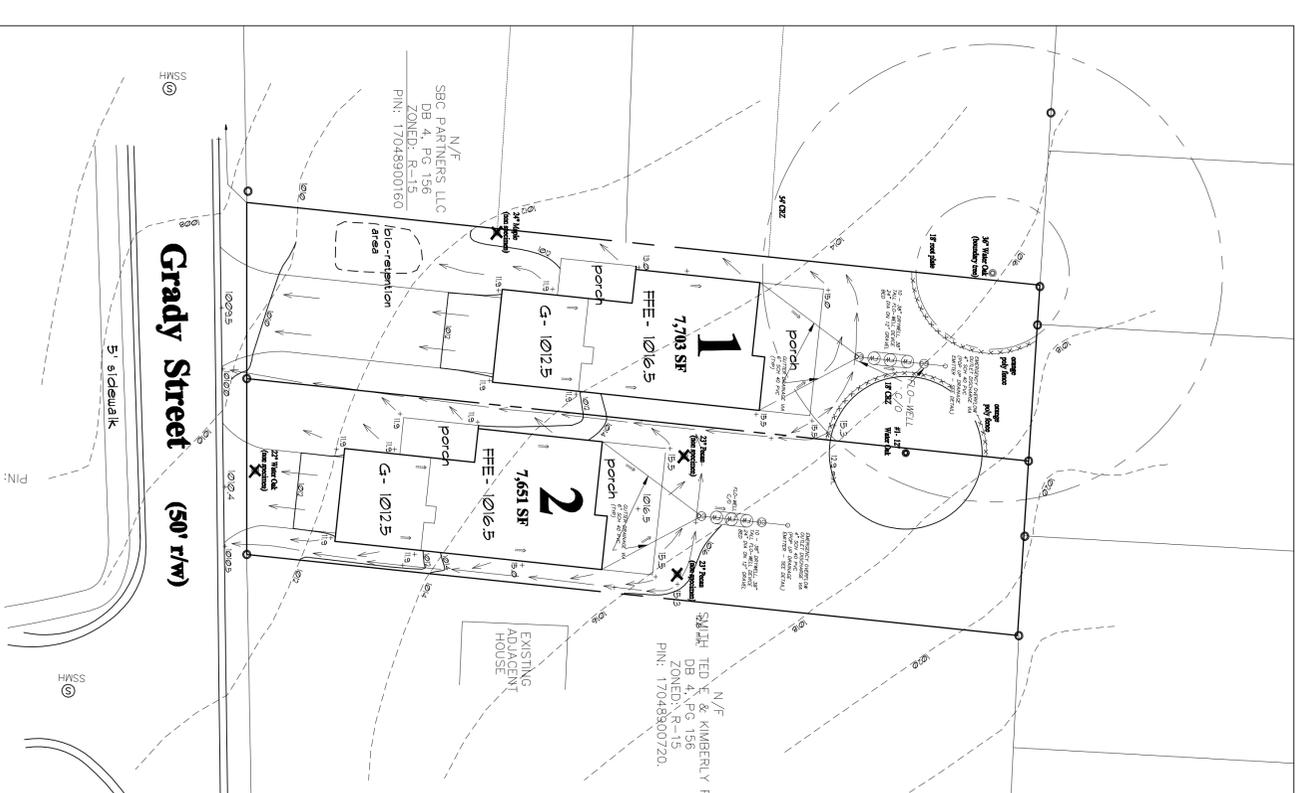
City of Smyrna Required Notes:

1. All existing trees, specimen and non-specimen, counted for EDF credits must be fully preserved during individual lot permitting.
2. All trees must be planted at least 10' from any utility line.
3. Tree save fence for entire site must be installed, inspected and approved or demolition is allowed before tree save fencing has been inspected and approved by Community Development Director.
4. The CRZ of Specimen trees receiving a 3x credit shall be protected with 4" of organic mulch over the CRZ and an above ground irrigation system and Tree Save signage. Installation of tree save fence will involve no trenching.
5. The Community Development Director must inspect the site before installation of erosion control measures. Land disturbance without a site inspection and approval by the Community Development Director will result in a "Stop Work Order" and fines.
6. If tree survey benchmarks are found on site, a stop work order will be issued until revised plans are approved and processed based on accurate information.
7. The Community Development Director must inspect and approve the site before the issuance of a Certificate of Occupancy.
8. Trees agreed upon to be saved is the responsibility of the owner.
9. A 3-4" layer of mulch will be required for the CRZ of Specimen Trees. Mulch must be applied prior to start of construction. Keep mulch at least 5" from the trunk of the tree.
10. A minimum 3-4" layer of mulch will be required for all existing, non specimen, including street trees and parking lot trees. Mulch must be applied prior to start of construction.
11. All newly planted trees shall have stable root flares at finished grade. No circling roots shall be allowed on planted trees. The upper 2/3 of the wire basket, all birch, and staking shall be removed prior to backfill.
12. All tree eyes and stakes shall be removed from tree one year after planting or before.

NO TRENCHING ALLOWED IN TREE SAVY AREAS INCLUDING IRRIGATION.

CONTACT THE COMMUNITY DEVELOPMENT DEPARTMENT (770) 319-5200 FOR MORE INFORMATION.
 A PRECONSTRUCTION CONFERENCE PRIOR TO ANY LAND DISTURBANCE. NO PERMIT SHALL BE ISSUED UNTIL PLANS ARE APPROVED AND AN ON-CITY REPRESENTATIVE PRESENTS.

ALL TREE PROTECTION MEASURES SHALL BE INSTALLED PRIOR TO REMOVAL OF ADJACENT SURFACES OR STRUCTURES.
 BARRIERS SHALL BE REPLANTED SUBJECT TO COMMUNITY DEPARTMENT APPROVAL.



General Notes:

1. Boundary survey by Frontline Surveys, dated 3/21/2015.
2. Topographic information from Cobb County GIS.
3. According to Flood Insurance Rate Map (FIRM) #13067C019H, dated March 4, 2013, no portion of this site contains floodplain.
4. No cemeteries are known to exist on site.
5. No streams or wetlands are known to exist on site.
6. No archeological or architectural landmarks are known to exist on site.
7. No utility easements are known to exist on site.
8. Stormwater and water quality to be managed on a lot by lot basis based on hydrologic study.

