

Tree Replacement Plan - Sheet 3 of 3

2885 Elmwood Drive

City of Smyrna, Georgia Land Lot 666, 17th District, 17th Section

property owner:

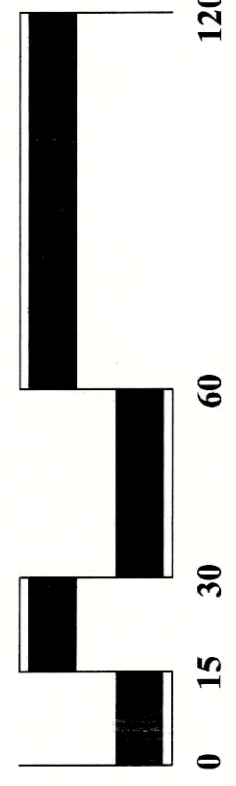
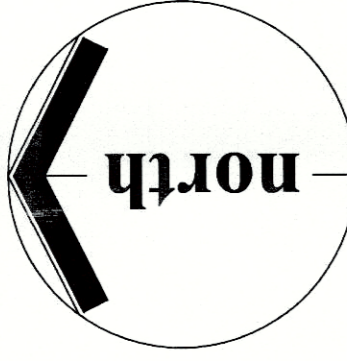
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LAND PLANNING CONSULTANTS



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Scale: 1" = 30'

April 23, 2018

City of Smyrna Required Notes:



Tree Calculations

Site Area Calculation:
Net Site Area = 2.02 AC

Tree Density Calculation:
2.02 AC x 100"/AC = 202 Total Inches Required

EDF + RDF = SDF

EDF = 171" (0" of non-specimens + 171" of specimens preserved)

RDF = 32" (6 x 4" cal. street trees = 24" + 8" of replacement trees elsewhere on site)

171" + 32" = 203" SDF (the 1" surplus which will count against recompense)

therefore density is satisfied

Specimen Tree Recompense Calculation:
141" of specimen trees have been removed. (see Tree Survey/Protection Plan)

Therefore, the 100" maximum recompense applies. 100" of recompense has been provided elsewhere on site. 99" (see tree list), plus 1" left over from density credit

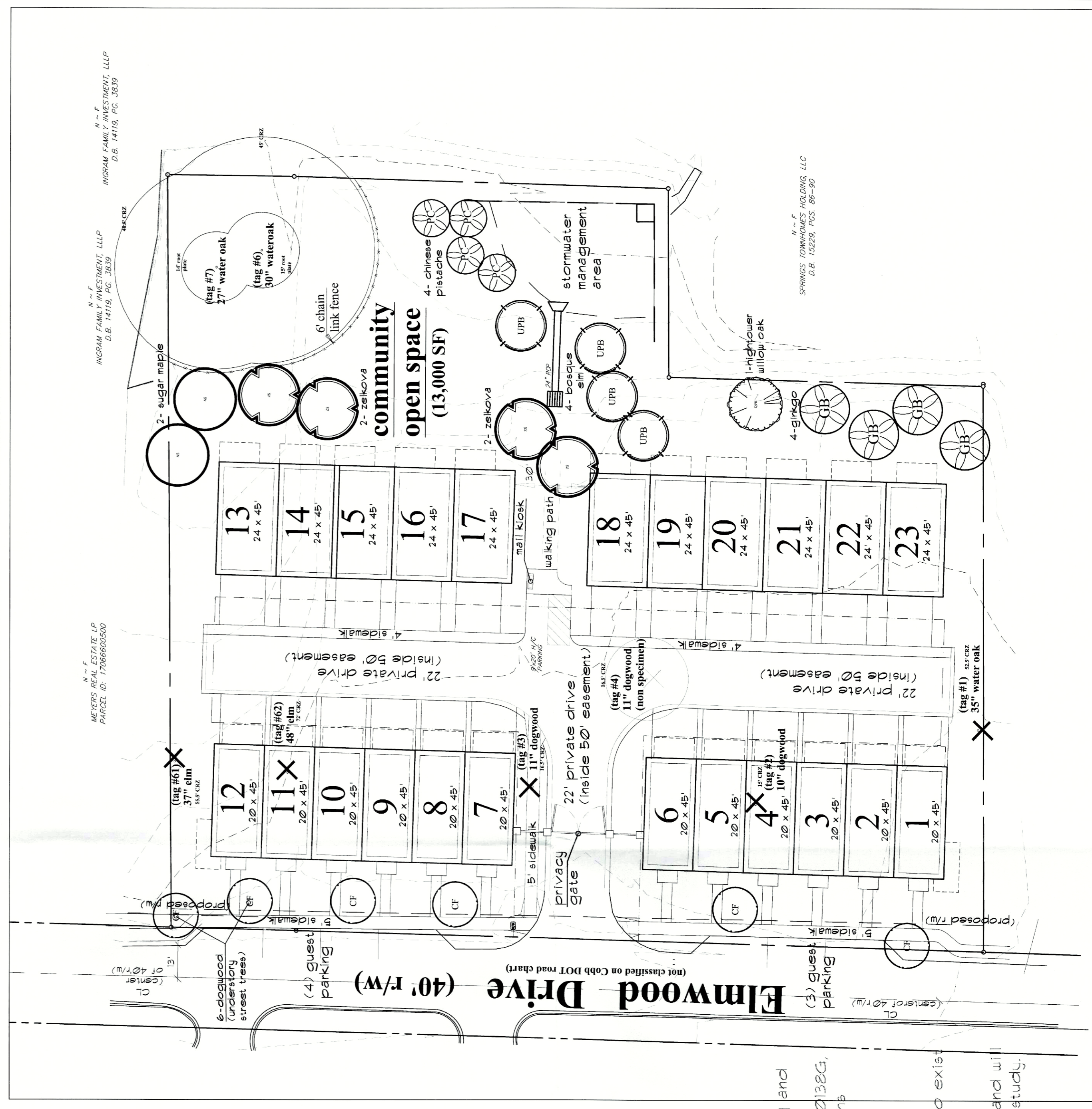
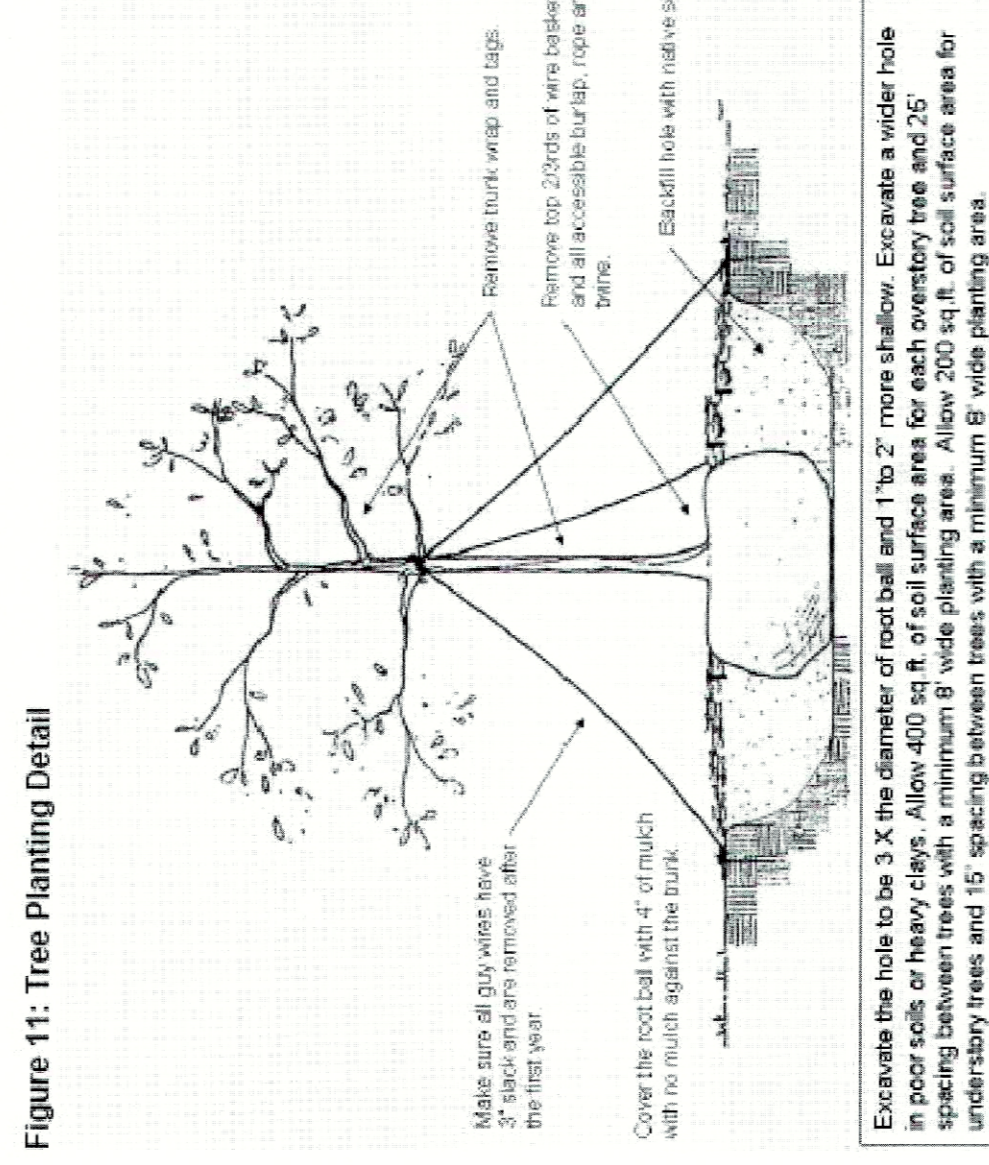
Street Tree Requirement:

6 street trees are required per the street tree requirement (see Tree Replacement Plan). A total of 6 x 4" caliper trees have been provided. Street trees have been placed at every viable and appropriate location possible. Since overhead power line are present along Elmwood Drive, understory trees have been selected. The 6 (24") are being counted to satisfy density requirements.

Tree List

PLANT TYPE	LABEL	QUAN.	COMMON NAME	BOTANICAL NAME	SIZE	HGT.	DENSITY	RECOMP.	TOTAL INCHES	MIN. SPACE	% OF TOTAL
(replacement tree)	GB	4	Ginkgo	Ginkgo biloba	6" Cal.	10'-12'	24	24	24	25' o.c.	16.0%
(replacement tree)	AS	2	Sugar Maple	Acer saccharum	4" Cal.	10'-12'	8	8	8	25' o.c.	8.0%
(street tree)	CF	6	Dogwood	Cornus florida	4" Cal.	10'-12'	24	24	24	15' o.c.	24.0%
(replacement tree)	PS	4	Chinese Pistache	Pistacia chinensis	6" Cal.	10'-12'	24	24	24	25' o.c.	16.0%
(replacement tree)	UP	4	Lacebark Elm	Ulmus parvifolia	6" Cal.	10'-12'	24	24	24	25' o.c.	16.0%
(replacement tree)	ZS	4	Zelkova	Zelkova serrata	6" Cal.	10'-12'	24	24	24	25' o.c.	16.0%
(replacement tree)	QPH	1	Willow Oak	Quercus phellos 'Hightower'	4" Cal.	10'-12'	3	3	3	25' o.c.	4.0%
TOTALS		25					32	99	131		100.0%

Tree Planting Detail



NOTE: CONTACT THE COMMUNITY DEVELOPMENT DEPARTMENT (770) 319-5387 TO ARRANGE A PRECONSTRUCTION CONFERENCE PRIOR TO ANY LAND DISTURBANCE. NO PERMIT SHALL BE ISSUED UNTIL PLANS ARE APPROVED AND AN ON-SITE INSPECTION WITH CITY REPRESENTATIVE OCCURS.

ALL TREE PROTECTION MEASURES SHALL BE INSTALLED PRIOR TO GRADING OR THE REMOVAL OF IMPERVIOUS SURFACES OR STRUCTURES.

BUFFERS SHALL BE REPLANTED SUBJECT TO COMMUNITY DEVELOPMENT DEPARTMENT APPROVAL.

12. Trees less than the caliper inch shown will not be accepted. I.e.: 4 inch caliper trees must be 4 inches or larger.

13. Plant height measurement is taken at the top of the main body of the plant and not at the tip of the topmost growth.

14. All newly planted trees shall be equivalent in quality to a Florida #1 grade or better. All trees of lesser quality shall be rejected by the Community Development Director.

15. Watering bags or a drip irrigation system will be provided for all trees prior to issuance of the certificate of occupancy. During first year bags will be refilled weekly by owner during droughts for a minimum of 2 years after installation.

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 prior to installation of erosion control measures. No land disturbance 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 6' chain link tree save fencing spaced 6' on center with metal support posts and Tree Save signage. Installation of tree save fence will involve no trenching, 4" of organic mulch over the CRZ and an above ground irrigation system.

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 inaccuracies 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, landscape trees, including street trees and parking lot trees. Mulch must be applied prior to start of construction. Mulch shall not be placed directly against tree trunks.

11. All newly planted trees shall have visible root flares at finished grade. No circling roots shall be allowed on planted trees. The upper 2/3 of the wire basket, all burlap, and strapping shall be cut and removed prior to backfill.