REQUIRED NOTES:
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 THE CITY REPRESENTATIVE OCCURS.
ALL TREE PROTECTION MEASURES SHALL BE INSTALLED PRIOR TO GRADING.
Tree Conservation Plans:
1. Contact the Community Development Department (770-319-5387) to arrange a pre-construction conference prior to any land disturbance. No permit shall be issued until plans are approved and an on-site inspection with City Representatives occurs. All tree conservation 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. [Code Section 106-36(16)]
2. Before development, land clearing, filling or any land alteration, including removal of impervious surfaces or structures, the developer shall be required to erect suitable protective barriers including tree fences, tree conservation signs, and erosion barriers until completion of site landscaping. Authorization to remove the conservation devices shall be in writing by the Community Development Director or by the issuance of a final certificate of occupancy. Inspection of tree protection barriers is required prior to any land disturbance or development. The Community Development Director shall be contacted (770-319-5387) to schedule an inspection time. [Code Section 106-40(b)]
3. All tree protection devices must remain in functioning condition until the certificate of occupancy is issued. [Code Section 106-40(d)]
4. Materials for active tree protection shall consist of chain link, orange laminated plastic, wooden post and rail fencing or other equivalent material.
5. No person in the construction of any structure(s) or improvement(s) or any activity shall encroach or place solvents, material, construction machinery or temporary soil deposits within six feet of the area outside the critical root zone, as defined herein, of any specimen tree or any tree within a tree protection zone.
6. Inspection of tree protection barriers is required prior to any land disturbance or development. The Community Development Director shall be contacted to schedule an inspection time.
7. All tree protection devices must remain in functioning condition until the certificate of occupancy is issued.
8. Debris removed. All debris from trees cut or substantially damaged shall be removed from the site prior to the issuance of a certificate of occupancy. This includes the removal of any portion of the tree stump above the original natural grade or elevation of land. [Code Section 106-37(h)]
9. Where tree roots must be cut, make only sharp, clean cuts to promote root regeneration.
11. When clearing and grading is planned in close proximity to a tree protection zone, the limit of disturbance should be defined by a clean trench cut to a depth of 36 inches, to prevent the shredding and tearing of protected roots.
12. Tunnel instead of trench beneath tree roots within the CRZ for the installation or repair of cable, phone, electric, gas, water, or sewer lines, irrigation systems, or any utility.

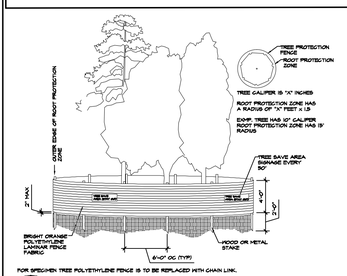
OTHER NOTES:
A. STAGING OF MATERIALS SHALL BE OUTSIDE TREE PROTECTION ZONES AND ON THE SITE.

PERTINENT REQUIRED NOTES:
1. Trees selected for planting must meet the minimum requirements as provided in Technical Standards.
2. Transplanting procedures shall follow standards established by the International Society of Arboriculture in the ©Trees and Shrub Transplanting Manual©.
3. Trees selected for replanting must be free from injury, pests, disease, nutritional disorders or root defects, and must be in good vigor, must have radially symmetrical branching with a dominant leader, and must have no less than four feet (4') between planted grade and lowest branch on the trunk for a two inch (2") caliper tree. [Code Section 106-37(c)
4. All replanted overstory trees shall have a trunk of not less than three (3) caliper inches. Overstory trees shall have no less than 400 square feet of pervious root zone; understory shall have no less than 200 square feet of pervious root zone.

SPECIMEN TREE NOTES:
THERE ARE SPECIMEN TREES ON THIS LOT. FINAL DETERMINATION IS TO BE MADE BY THE CITY ARBORIST AND THE PLAN IS ACCORDINGLY SUBJECT TO CHANGE.

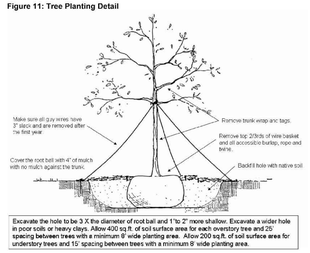
1. 42" BEECH TREE - Several large limbs are broken and there are core issues. This tree may or may not be a specimen and the final decision will need to be made by the City Arborist.
2. 32" RED MAPLE - Several structural limbs are broken off and there are dead limbs in the canopy of significant size. The trunk and root flare have defects indicating potential structural or internal abnormalities. This tree should not qualify as a specimen.
3. 35" RED MAPLE - This tree is relatively healthy with a large canopy that is reasonably balanced and it should qualify as a specimen by the City standards.

EXISTING TREES TO REMAIN		
22" ELM	1	22
42" BEECH	1	42
TOTAL TREES		64" MIN



A SMYRNA TREE PROTECTION DETAIL

Figure 11: Tree Planting Detail



B CITY STANDARD DETAIL

SCALE: NTS

TREE DENSITY CALCULATIONS:
SDF = 100 X 0.45AC = 45 TDUs
EDF = 64 >45"
RDF = NONE REQUIRED
SPECIMEN RECOMPENSE REQUIRED = 35"
(7) 5" CAL. TREES HAVE BEEN PROPOSED. 7X5=35":
THEREFORE SPECIMEN RECOMPENSE HAS BEEN SATISFIED.

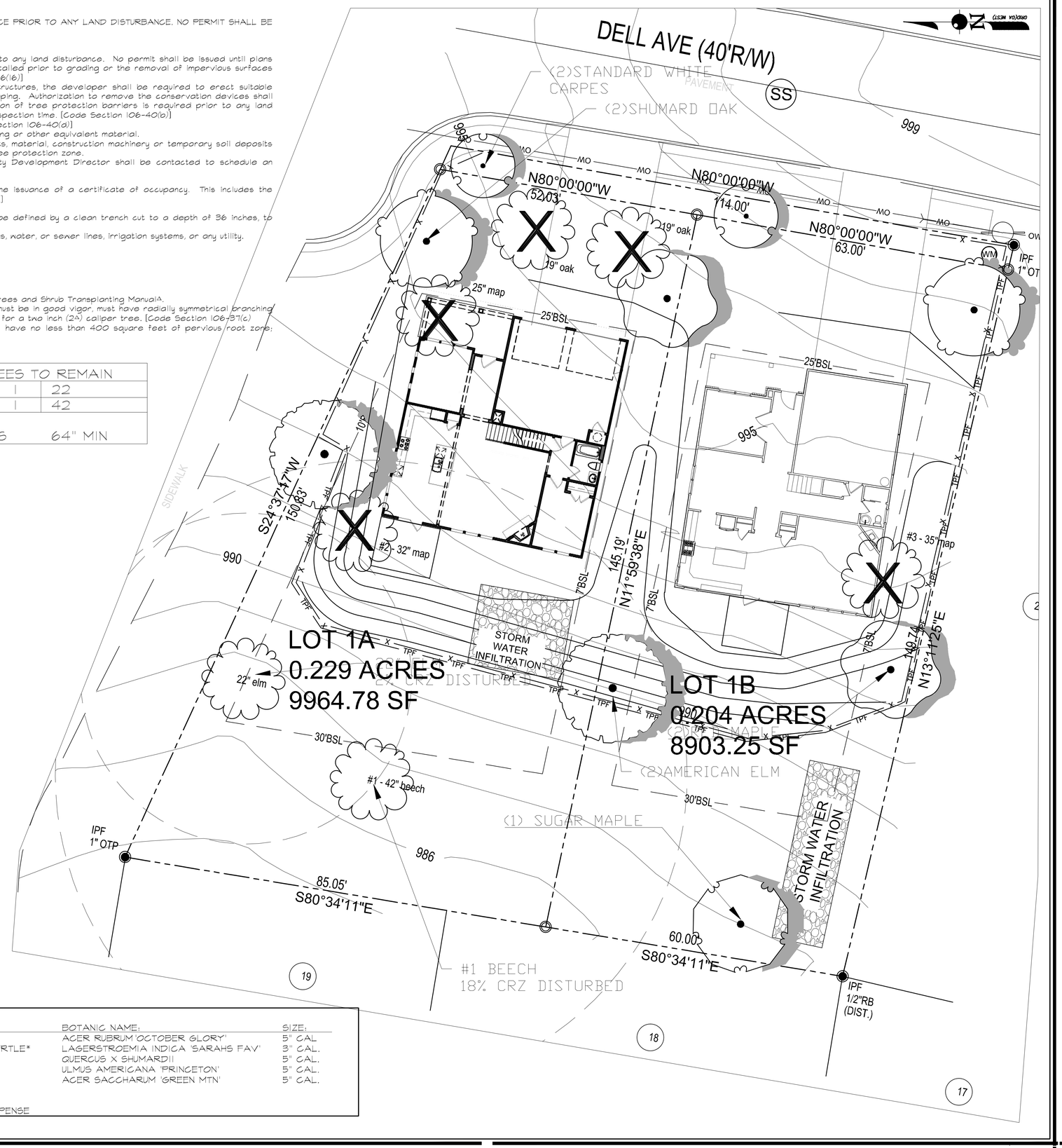
STREET TREE CALCULATIONS:

- THERE IS 114' OF STREET FRONTING DELL AVE. ALL OF THIS LENGTH IS UNDER POWER LINES. LESS 43' FOR DRIVEWAYS RESULTS IN 71' LINEAR FEET OF APPLICABLE FRONTAGE FOR UNDERSTORY TREES.
- WHEN UNDERSTORY TREES ARE USED THE DEVELOPER SHALL PLANT ONE TREE EVERY 30 FEET
- 71/30' = 2 TREES REQUIRED
- THERE ARE (0) NO EXISTING STREET TREES IN THE FRONTAGE. 2 UNDERSTORY STREET TREES HAVE BEEN PROPOSED. THEREFORE THE REQUIREMENT IS SATISFIED. TREES ARE INDICATED WITH*
- DUE TO REQUIRED SETBACKS FROM DRIVEWAYS AND THE EXISTING POWER POLE, NO ADDITIONAL STREET TREES CAN BE PLACED ALONG THE STREET OTHER THAN THE TWO INDICATED ON THIS PLAN.

PLANT LIST:

QTY:	COMMON NAME:	BOTANIC NAME:	SIZE:
2	RED MAPLE+	ACER RUBRUM 'OCTOBER GLORY'	5" CAL
2	WHITE CRAPE MYRTLE*	LAGERSTROEMIA INDICA 'SARAHS FAV'	3" CAL.
2	SHUMARD OAK+	QUERCUS X SHUMARDII	5" CAL.
2	AMERICAN ELM+	ULMUS AMERICANA 'PRINCETON'	5" CAL.
1	SUGAR MAPLE+	ACER SACCHARUM 'GREEN MTN'	5" CAL.

* = STREET TREES
+ = SPECIMEN RECOMPENSE



OWNER/DEVELOPER
CONTACT: RICK KOLB
PHONE: (404) 518-3542

GEORGIA REGISTERED No. 001156 LANDSCAPE ARCHITECT SEAN J. MURPHY

Evelyn Traces - Lots 1A & 1B
Now or Formerly Lot 1, Block E, Estate of Mary A. Dunton
Land Lot 452, 17th District, 2nd Section, Cobb County, Georgia
FOR KIMBERLY NORWOOD

Date:	Description:
8/11/17	Zoning
PROJ. NO:	2017-03
DESIGN:	sjm
DRAWN:	sjm
CHECKED:	sjm
DATE:	8/11/2017
SCALE:	1"=20'-0"

TREE PROTECTION & REPLACEMENT

T1

SMurphy C:\Users\smurphy\Google Drive\GR Sean Professional\GD - Landscape Side Work\GR Dell\Zoning Plans.dwg Aug 14, 2017 - 12:31pm