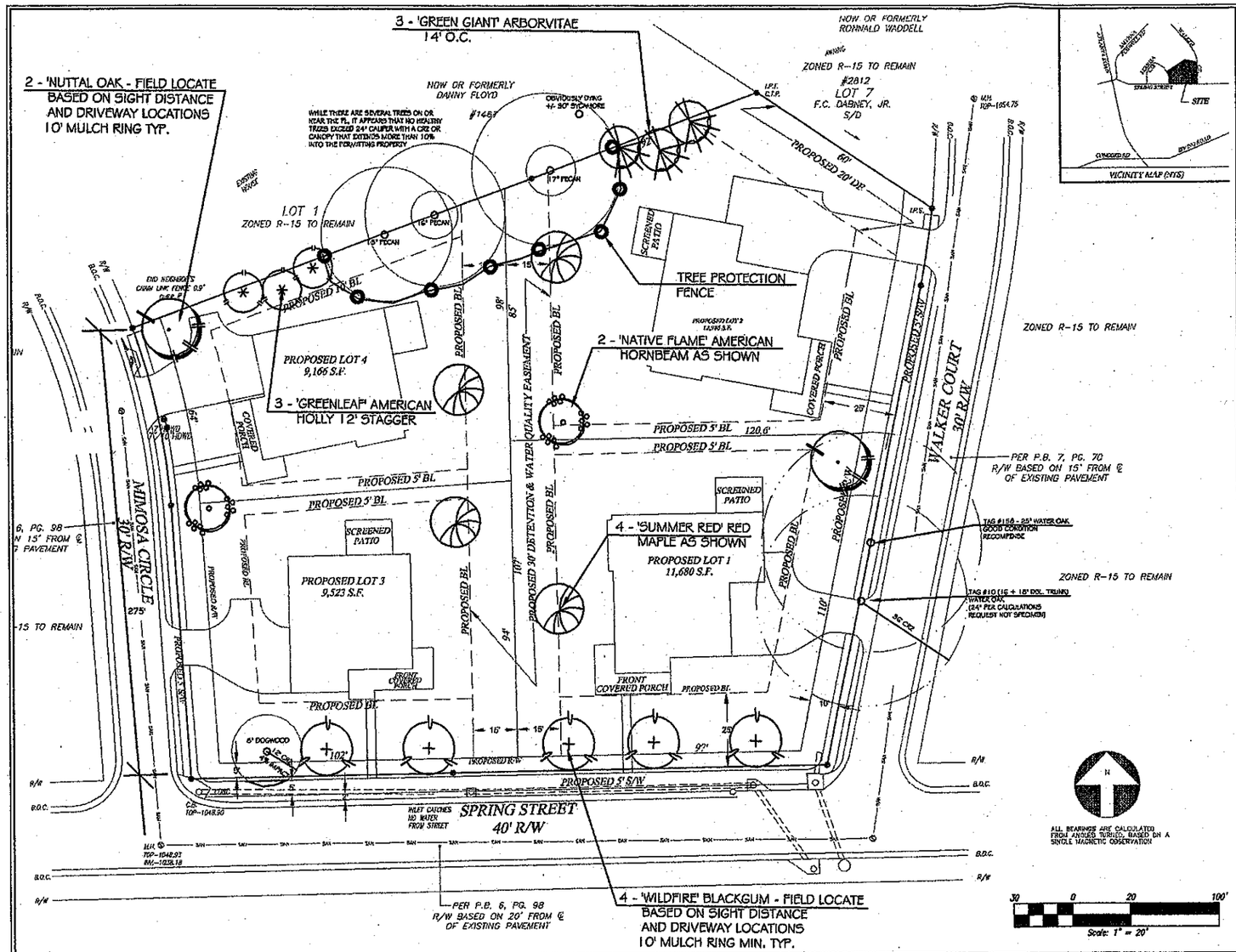

REPLACEMENT INCHES CALCULATIONS:

Total acreage = .99 Ac
Detention area (underground) = .16 Ac.
.99 - .16 =
SDF = EDF + RDF
SDF = .83 x 100* per Acre
= .83* Required
EDF = 56*
RDF = 31*

= 87 Total Inches Provided

Recompense

= 25* Recompense inches Required

28* Recompense (in addition to Density inches)Provided

Therefore: Density Satisfied

ROAD FRONTAGE CALCULATIONS:

Total Road Frontage Spring St. = 198' (New ROW)
198' / 35 (1 Tree per 35') = 5.6 Trees Required

(6) Trees Provided (5 Planted, 1 Existing to Remain)

Project is located in the Atlanta Rd. Corridor Design District

- 15' landscape easement adjacent to primary streets
- 1.5" Cal. Street Tree / 35 lf along 15' buffer
- Pond shall not be visible from Public ROW's
- All flowering trees and shrubs destroyed by construction shall be replaced by an equal number of the same or similar species.

TJ Schell
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Suite 422
Marietta, Georgia 30066
Phone: (770) 561-2319
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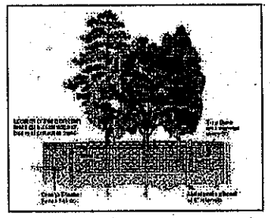
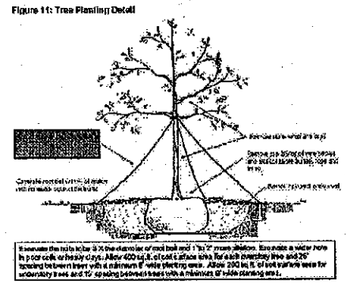
LANDSCAPE ARCHITECTS
CERTIFIED ARBORISTS

Tree Protection for Non-Specimen Trees



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

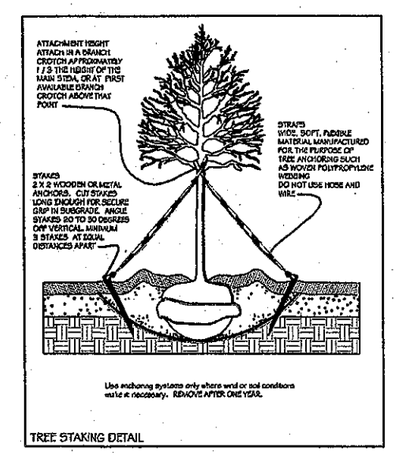
Figure 11: Tree Planting Detail



NOTES:

- 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.
- 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.
- ALL EXISTING TREES, SPECIMEN AND NON-SPECIMEN, COUNTED FOR EDF CREDITS MUST BE FULLY PRESERVED DURING INDIVIDUAL LOT PERMITTING.
- 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.
- 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.
- THE COMMUNITY DEVELOPMENT DIRECTOR MUST INSPECT AND APPROVE THE SITE BEFORE THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- A MINIMUM 3-4" LAYER OF MULCH WILL BE REQUIRED FOR ALL EXISTING, NOT 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.
- 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 INSTALL.
- TREES LESS THAN THE CALIPER INCH SHOWN WILL NOT BE ACCEPTED. I.E. 4 INCH CALIPER TREES MUST BE 4 INCHES OR LARGER.
- PLANT HEIGHT MEASUREMENT IS TAKEN AT THE TOP OF THE MAIN BODY OF THE PLANT AND NOT AT THE TIP OF THE TOPMOST GROWTH.
- 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. NO SUBSTITUTIONS.
- NO TRENCHING ALLOWED IN TREE SAVE AREAS - INCLUDING IRRIGATION
- ALL TREE GUYS AND STAKES SHALL BE REMOVED FROM TREE ONE YEAR AFTER PLANTING OR BEFORE.

ALL TREES MUST BE PLANTED AT LEAST 10 FEET FROM ANY UTILITY LINE.



TREE STAKING DETAIL

ARBORIST REPORT FOR:

Spring Haven SD
Smyrna, Georgia

Prepared For Terry Wilson
Wilson Bulk Homes

Visual inspection only

Prepared by:
T.J. Schell, LLC
Landscape Architects
And Certified Arborists
2985 Gordy Parkway, Suite 422
Marietta, GA 30066
Cell 770-354-2319

Teresa H. Eldredge, RLA, ISA
Certified Arborist
ISA SO 5442A

August 3, 2015

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Site of Survey:

10" dbh Small trees-Dogwood, Redbud, and Sourwood;
24" dbh Overstory-Genus oak and beech;
30" dbh Overstory-oak, blackgum, cedar, fir, hickory, maple, pecan, persimmon, spruce;
36" dbh Overstory-Genus pine, sweetgum, and poplar.

A specimen tree must also meet the following minimum standards:

a. A life expectancy of greater than 15 years;
b. A structurally sound trunk, not hollow and having no extensive decay, and less than ten percent trunk decay;
c. No more than two major and several minor dead limbs (deadwood) only;
d. No major insect or pathological problem;
e. Relatively uniform crown distribution or correctable crown distribution with no more than 50 percent of all branches on one side of tree;

1. Water Oak (Tag #10) 16 e 18" Caliper DBH - Located in future sidewalk area/ROW. Included bark at split with large notion area at base. Tree is asymmetrical due to location between drainage ditch and Walker Court. Several smaller branches dead. Request Not Specimen.

2. Water Oak (Tag #158) 25" Caliper DBH - Good Condition. Recompense

Boundary Trees

There are no living boundary trees over 24" caliper within 20' of the PL per field visual inspection.

SURVEYOR

J.A. EVANS & ASSOCIATES
3279 POWDER SPRINGS ROAD
POWDER SPRINGS, GA. 30127
PH. (770)943-0000

PLANT LIST QTY	COMMON NAME/	BOTANICAL NAME	MIN. SIZE/	MIN. SPACE	INCHES	RECOMP. INCHES	%	COMMENTS
2	Nuttal Oak	Quercus nuttali	2"cal	30' O.C.	4.0	0	16	Healthy, Single Straight Leader, Good Form
5	'Wildfire' Blackgum	Nyssa sylvatica	3"cal	30' O.C.	15.0	0	16	Healthy, Single Straight Leader, Good Form
3	'Greenleaf' Am. Holly	Ilex opaca 'Greenleaf'	2" cal. 6-8'ht.	12' O.C.	6.0 0	0	26	Full to Ground, Good Form, Healthy
4	'Summer Red' Red Maple	Acer rubrum 'Summer Red'	4" Cal.	20' O.C.		20.0		
2	American Hornbeam 'Native Flame'	Native Flame 'UFS-KWG' Carpinus caroliniana	4" Cal.	20' O.C.		8.0		
3	'Green Giant' Arborvitae	Arborvitae 'Green Giant'	2" cal. 6-8'ht.	15' O.C.	6.0	0	26	Full to Ground, Good Form, Healthy
19					31	28		

811
Know what's below.
Call before you dig.

SPRINGHAVEN SUBDIVISION
Tree Plan – Zoning Submittal
LL 560, D. 17th
CITY OF SMYRNA, COBB COUNTY, GEORGIA

TREE DENSITY, SPECIMEN AND REPLACEMENT ZONING PLAN

	BY	THE			
1					

JOB NO:
SCALE: AS SHOWN
DATE: 8.21.15
DRAWN BY: THE
SHEET No.

T-1