

GASKINS SCOPE OF WORK, AS IT RELATES TO THE TREE PRESERVATION AND REPLACEMENT PLAN, INCLUDES SPECIMEN TREE IDENTIFICATION AND LEVEL 2: BASIC ASSESSMENT, DETAILED VISUAL INSPECTION OF SPECIMEN SIZE TREES, AS DEFINED BY ISA BEST MANAGEMENT PRACTICES AND APPLICABLE MUNICIPAL STANDARDS. THE PLAN, AND/OR ARBORIST REPORT, DOES NOT INCLUDE AERIAL INSPECTIONS; BELOW GROUND INSPECTIONS; OR TEST RESULTS (I.E. SOIL SAMPLING, RESISTOGRAPH READINGS, ETC.). THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING SERVICES PROVIDED BY A TREE CARE COMPANY FOR MAINTENANCE INCLUDING, BUT NOT LIMITED TO, AERATION, FERTILIZATION, PRUNING, PESTICIDE APPLICATION, ROOT PRUNING, ETC., AS REQUIRED FOR SPECIMEN OR BOUNDARY TREES AS DEFINED BY ISA BEST MANAGEMENT PRACTICES AND APPLICABLE MUNICIPAL STANDARDS.

SAMPLE BOX 1

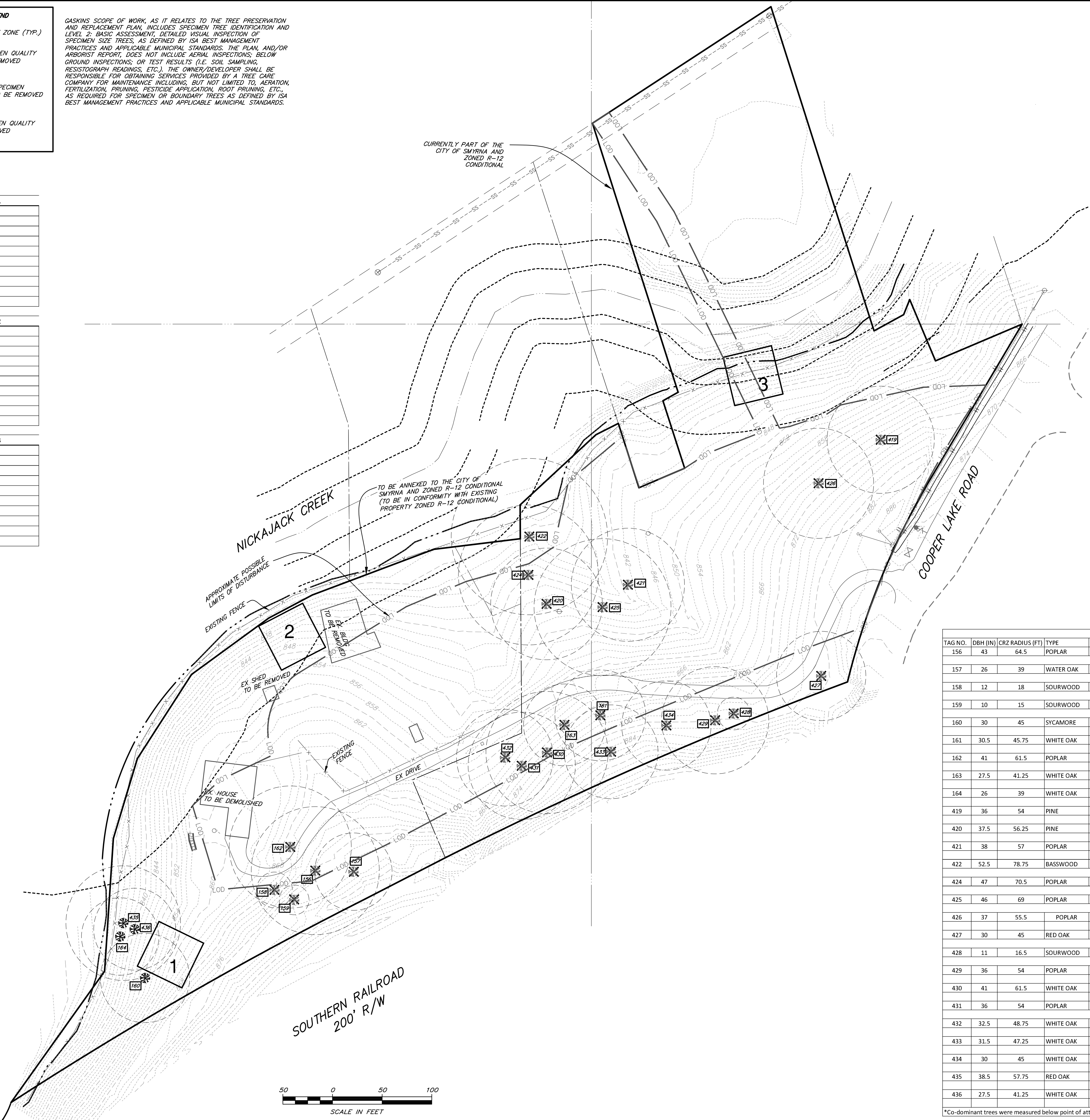
DBH (IN)	TYPE
20	POPLAR
36	RED OAK
33.5	SYCAMORE
7	BASSWOOD
33.5	POPLAR
33	WHITE OAK
6	MAPLE
4	MAPLE
173	TOTAL INCHES

SAMPLE BOX 2

DBH (IN)	TYPE
23	WHITE OAK
24	PINE
17	BASSWOOD
16	HICKORY
26	POPLAR
15	HICKORY
5	HICKORY
4	BLACKGUM
130	TOTAL INCHES

SAMPLE BOX 3

DBH (IN)	TYPE
32	OAK
28	POPLAR
20	OAK
23	OAK
24	POPLAR
10	HICKORY
6	MAPLE
10	OAK
153	TOTAL INCHES



- NOTES:**
1. 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.
 2. 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.
 3. THE COMMUNITY DEVELOPMENT DIRECTOR MUST INSPECT AND APPROVE THE SITE BEFORE THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
 4. TREES AGREED UPON TO BE SAVED ARE THE RESPONSIBILITY OF THE OWNER.
 5. 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 3" FROM THE TRUNK OF THE TREE.
 6. A MINIMUM 1"-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.
 7. 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.
 8. TREE LESS THAN THE CALIPER INCH SHOWN WILL NOT BE ACCEPTED; I.E.: 1/2" CALIPER TREES MUST BE 3" INCHES OR LARGER.
 9. PLANT HEIGHT MEASUREMENT IS TAKEN AT THE TOP OF THE MAIN BODY OF THE PLANT AND NOT AT THE TIP OF THE TOPMOST GROWTH.
 10. ALL TREES OF LESSER QUALITY SHALL BE REJECTED BY THE COMMUNITY DEVELOPMENT DIRECTOR.
 11. 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 AND REFILLED DURING DROUGHTS FOR A MINIMUM OF 2 YEARS AFTER INSTALLATION.
 12. NO TRENCHING ALLOWED IN TREE SAVE AREAS - INCLUDING IRRIGATION.
 13. ALL TREE GUYS AND STAKES SHALL BE REMOVED FROM TREE ONE YEAR AFTER PLANTING OR BEFORE.
 14. ALL TREES MUST BE PLANTED AT LEAST 10 FEET FROM ANY UTILITY LINE.
 15. 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.
 16. ALL EXISTING TREES, SPECIMEN TREES AND NON-SPECIMEN, COUNTED FOR EDF CREDITS MUST BE FULLY PRESERVED DURING INDIVIDUAL LOT PERMITTING.

- ONSITE SPECIMEN TREE RECOMPENSE DATA:**
1. THERE ARE 26 SPECIMEN TREES ON SITE.
 2. ALL ARE SPECIMEN QUALITY EXCEPT TREES # 156, 159, 422 AND 435.
 3. ALL SPECIMEN TREES TO BE REMOVED EXCEPT FOR 160, 164, 435 AND 436 AND ARE NOT AFFECTED BY DISTURBANCE = 122 INCHES SAVED.
 4. 24 SPECIMEN TREES TO BE REMOVED, THEREFORE, 595" NEEDED FOR SPECIMEN TREE RECOMPENSE (SEE CHART).
 5. MAXIMUM INCHES REQUIRING RECOMPENSE ACCORDING TO SMYRNA ORDINANCE IS 100 INCHES.
 6. 100" / 4" CAL. TREES = 25 - 4" CAL. TREES REQUIRED FOR RECOMPENSE.

- BOUNDARY TREES:**
1. BOUNDARY TREES ARE LOCATED WITHIN CREEK BUFFERS OF NICKAJACK CREEK AND WILL NOT BE DISTURBED.

- TREE SURVEY NOTES:**
1. PRELIMINARY TREE SURVEY WAS CONDUCTED ON SEPTEMBER 27, 2018.
 2. SPECIMEN TREE LOCATIONS ARE APPROXIMATE.
 3. OTHER NON-SPECIMEN TREES ARE PRESENT ON SITE, AND ARE NOT SHOWN ON THIS SURVEY.
 4. EXISTING TREES WERE SAMPLED WITH 3' 50"x50' SAMPLE BOXES.

TAG NO.	DBH (IN)	CRZ RADIUS (FT)	TYPE	SPECIMEN	SAVED?	RECOMPENSE	ASSESSMENT COMMENTS
156	43	64.5	POPLAR	NO	NO		Co-dominant trunks with included bark, one trunk broken off, decay, large wound
157	26	39	WATER OAK	YES	NO	26	asymmetrical canopy, minor dead limbs
158	12	18	SOURWOOD	YES	NO	12	good condition
159	10	15	SOURWOOD	NO	NO		good condition/small cavity at base of trunk
160	30	45	SYCAMORE	YES	YES		Fair to good condition.
161	30.5	45.75	WHITE OAK	YES	NO	30.5	good condition
162	41	61.5	POPLAR	YES	NO	41	ivy on trunk, good condition, full canopy
163	27.5	41.25	WHITE OAK	YES	NO	27.5	ivy on trunk, fair to good condition
164	26	39	WHITE OAK	YES	YES		good condition
419	36	54	PINE	YES	NO	36	vines on trunk/full canopy, good condition
420	37.5	56.25	PINE	YES	NO	37.5	vines on trunk, good condition
421	38	57	POPLAR	YES	NO	38	Co-dominant trunks with low split, ivy, water shoots
422	52.5	78.75	BASSWOOD	NO	NO		3 trunks with included bar, 1 trunk gone with cavity, decay
424	47	70.5	POPLAR	YES	NO	47	Fair to good condition, vines
425	46	69	POPLAR	YES	NO	46	vines, good condition
426	37	55.5	POPLAR	YES	NO	37	vines, good condition
427	30	45	RED OAK	YES	NO	30	lean, asymmetrical canopy, water shoots, good condition
428	11	16.5	SOURWOOD	YES	NO	11	good condition
429	36	54	POPLAR	YES	NO	36	large dead limb, good condition
430	41	61.5	WHITE OAK	YES	NO	41	asymmetrical canopy, large limb dead, ivy
431	36	54	POPLAR	YES	NO	36	poor root flare, lean in trunk, good attachments, good condition
432	32.5	48.75	WHITE OAK	YES	NO	32.5	co-dominant high split, good condition
433	31.5	47.25	WHITE OAK	YES	YES		good condition
434	30	45	WHITE OAK	YES	NO	30	ivy, good condition
435	38.5	57.75	RED OAK	NO	YES		large cavity at base, hollow, water shoots
436	27.5	41.25	WHITE OAK	YES	YES		good condition
			TOTAL			595	

*Co-dominant trees were measured below point of attachment.



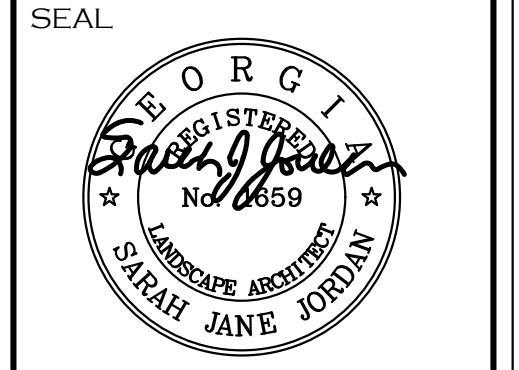
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COOPER LAKE ROAD
SUBDIVISION
17TH DISTRICT, LAND LOTS 331, 332, 389, & 390
CITY OF SMYRNA, GA

REVISIONS

REV.	DATE	REVISION REFERENCE:
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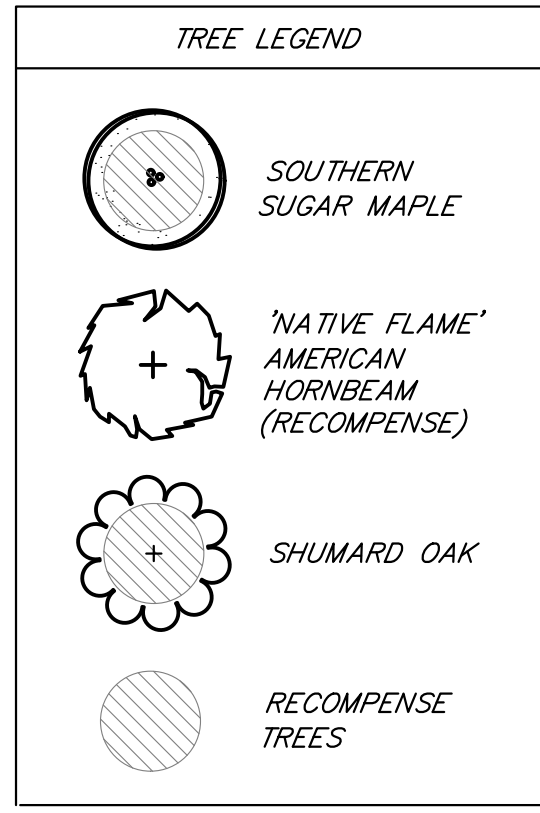
SHEET TITLE
TREE SURVEY PLAN



PROJECT I.D. 1805047	FIELD BOOK N/A
DRAWN BY SJJ	CHECKED BY SJJ
SCALE 1" = 50'	ISSUE DATE 09/14/18
SHEET NUMBER 1 OF 2	

Drawing name: P:\00\Owner Homes\Lead Planning\Tree\Zoning Tree Plan Cooper Lake Rd.dwg
Printed on: Oct 01, 2018 - 3:16pm
Plotted by: sarah.jordan





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 - 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.
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DENSITY CALCULATIONS:

SITE DENSITY FACTOR (S.D.F.)
 TOTAL ACRES = 7.68 ACRES
 PROPOSED RIGHT OF WAY = 0.93 ACRES
 PROPOSED POND MAINTENANCE & ACCESS EASEMENT = 0.27 ACRES
 NET AREA = 6.48 ACRES
 S.D.F. = 6.48 ACRES X 100 INCHES = 648 INCHES

PRESERVED SPECIMEN TREES
 #160 - 30" SYCAMORE
 #164 - 26" WHITE OAK
 #435 - 38.5" RED OAK
 #436 - 27.5" WHITE OAK
 TOTAL 122" SAVED

EXISTING SITE DENSITY FACTOR (E.D.F.)
 = AVERAGE SAMPLE BOX
 = 152 AVERAGE INCHES PER ACRE
 = 152 INCHES X 3.68 ACRES SAVED
 = 590 INCHES SAVED

REPLACEMENT DENSITY FACTOR (R.D.F.)
 E.D.F. = 122 INCHES SPECIMEN TREES SAVED
 + 590 INCHES SAVED
 = 712 INCHES
 = 712 INCHES E.D.F. > 648 INCHES S.D.F.
 THEREFORE, REQUIREMENTS SATISFIED

STREET TREES:

- 1660 L.F. OF RIGHT OF WAY
 = 1600 L.F. / 40 L.F. = 42 TREES REQUIRED.
- RECOMPENSE TREES MAY BE COUNTED AS STREET TREES.
- DUE TO OVERHEAD POWER LINES ALONG COOPER LAKE DRIVE, UNDERSTORY TREES ARE PROPOSED.

RECOMPENSE TREES:

- 595" TO BE RECOMPENSED (SEE EX. TREE SURVEY)
- 100" MAX. PER ORDINANCE.
- 100"/4" = 25 - 4" CAL. TREES REQUIRED.
 25 TREES (100 INCHES) PROVIDED.

Tree Planting Schedule & Density Calculations					
Common Name	Botanical Name	Min. Tree Size	No. of Trees	Total Inches	% T.O. Units
Recompense / Street Trees					
Southern Sugar Maple	Acer Barbatum	4-4 1/2" cal	15	60.0	36.0%
American Hornbeam 'Native Flame'	Carpinus caroliniana 'Native Flame'	4-4 1/2" cal	17	68.0	40.0%
Shumard Oak	Quercus shumardii	4-4 1/2" cal	10	40.0	24.0%
			42	168.0	100.0%

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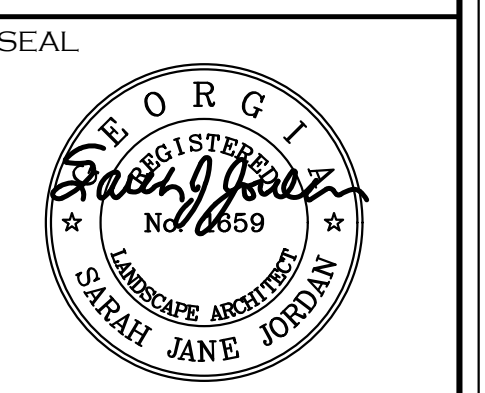


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COOPER LAKE ROAD
 SUBDIVISION
 17TH DISTRICT, LAND LOTS 331, 332, 389, & 390
 CITY OF SMYRNA, GA

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SHEET TITLE
TREE REPLACEMENT PLAN



PROJECT I.D. 1805047 FIELD BOOK N/A
 DRAWN BY SJJ CHECKED BY SJJ
 SCALE 1" = 50' ISSUE DATE 09/14/18

SHEET NUMBER
2 OF 2



Drawing name: P:\00\over Homes\Land Planning\Tree\ZONING TREE PLAN Cooper Lake Rd.dwg Plotted on: Oct 01, 2018 - 3:16pm Plotted by: sally.jordan



NOT ISSUED FOR CONSTRUCTION