

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.

(7) On Tree Protection plan and Site plan: Contact the Community Development Department (710-319-5387) 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 Representative is completed. 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, erosion control barriers with collection of silt and 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 (770-314-5337) 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.

B. 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 106-31(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.

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



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 previous root zone; understory shall have no less than 200 square feet of previous root zone.

$$SPF = 100 \times 0.76AC = 76 \text{ TPI/s}$$
$$FDE = 99 \times 76^B$$

EDF = 99.716
BDF = NONE

RDF = NONE REQUIRED
SPECIMEN REQUIREMENTS

SPECIMEN RECOMPENSE REQUIRED = 36"

(9) 4" CAL. TREES HAVE BEEN PROPOSED, 9X4=36":

THEREFORE SPECIMEN RECOMPENSE HAS BEEN SATISFIED.

STREET TREE CALCULATIONS

- THERE IS 318' OF STREET FRONTING NICHOLS STREET, 240 L.F. OF THIS IS UNDER POWER LINES. LESS 60' FOR DRIVEWAY'S RESULTS IN 180' LINEAR FEET OF APPLICABLE FRONTAGE FOR UNDERSTORY TREES AND 78 LINEAR FEET FOR OVERSTORY TREES.
- WHEN UNDERSTORY TREES ARE USED THE DEVELOPER SHALL PLANT ONE TREE EVERY 30 FEET
- 180/30' = 6 TREES REQUIRED
- THERE IS (1) ONE EXISTING STREET TREE IN THE FRONTAGE AT THE FAR NORTHWEST END. 5 UNDERSTORY STREET TREES HAVE BEEN PROPOSED. THEREFORE THE REQUIREMENT IS SATISFIED. TREES ARE INDICATED WITH
- 78' /40' STREET TREES = 2 STREET TREES REQUIRED FOR THE SECTION WITH NO POWER LINES. THERE IS ONE EXISTING AND ONE PROPOSED.

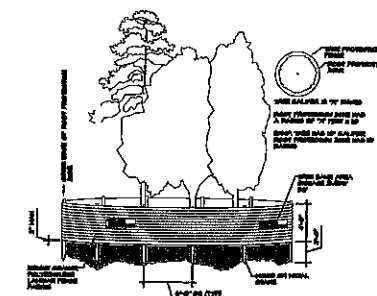
1. THERE ARE SPECIMEN TREES ON THIS LOT.
FINAL DETERMINATION IS TO BE MADE BY THE
CITY ARBORIST AND THE PLAN IS
ACCORDINGLY SUBJECT TO CHANGE.

2. THERE ARE MANY LARGE TREES THAT DO NOT MEET THE TECHNICAL REQUIREMENTS TO BE CLASSIFIED AS SPECIMEN TREES. MANY HAVE BEEN INJURED BY ADJACENT DEVELOPMENTS AND ARE ALREADY IN A STATE OF DECLINE. OTHERS ARE FAILING FOR VARIOUS REASONS. ALL THE LARGE TREES ON THE EAST BOUNDARY HAVE BEEN SEVERELY DAMAGED BY CUT GRADES OF 3'-4' DEPTH IN THE CRZs FOR THE TOWN HOME AND YOGA STUDIO.

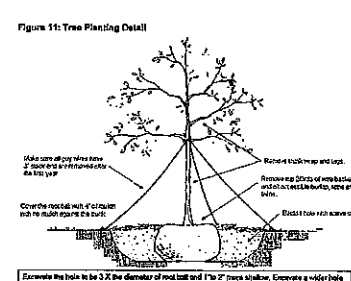
3. ONE LARGE 36" OAK TREE DOES APPEAR MEET SPECIMEN STANDARDS AND IS IN THE CENTER OF TWO LOTS. THIS TREE CANNOT BE SAVED DUE TO THE REQUIRED PAD GRADING.

PLANT LIST:			
QTY:	COMMON NAME:	BOTANIC NAME:	SIZE:
1	RED MAPLE*	ACER RUBRUM 'OCTOBER GLORY'	4" GAL
5	WHITE CRAWF MYRTLE*	LAGERSTROEMIA INDICA 'SARAH'S FAV'	2 1/2" GAL.
3	WILLOW OAK*	QUERCUS PHELLOS	4" GAL.
2	AMERICAN ELM*	ULMUS AMERICANA 'PRINCETON'	4" GAL.
3	SUGAR MAPLE*	ACER SACCHARUM 'GREEN MTN'	4" GAL.

* = STREET TREES
+ = SPECIMEN RECOMPENSE



FOR OFFICIAL USE ONLY (FOUO) IS TO BE REMOVED FROM THIS PAGE.



underfoot and 15" spacing between lines with a minimum 3" wide planting area.

EXISTING TREES TO REMAIN		
15" HW	1	15
18" OAK	1	18
30" OAK	1	30
36" HW	1	36
TOTAL TREES		99" MIN

Date:	Description:
3/10/17	zoning
-	
-	
-	
-	
-	
-	
-	
-	
PROJ. NO:	2017-02
DESIGN:	sjm
DRAWN:	sjm
CHECKED:	sjm
DATE:	3/10/2017
SCALE:	1"=20'-0"

TREE PROTECTION & REPLACEMENT

T1