

Checklist For Tree Protection

Tree Survey, Protection & Replacement

Prior to submitting an application for a development/building or land-disturbance permit, the applicant is encouraged to meet with the County Arborist (CA) to discuss the tree protection code as it relates to the applicant's permit. The purpose of the meeting is to clarify the provisions and procedures of DeKalb County's tree protection land development code and review applicable standards and guidelines for the submittal of documents. Initially, the required document submitted is the tree survey. During the permitting process a tree protection, replacement, and maintenance plan shall also be submitted.

TREE SURVEY

- ❑ **SHOW SIZE, SPECIES, LOCATION OF ALL EXISTING SIGNIFICANT TREES (≥ 8 INCHES).**
 - Trees with DBH ≥ 2 " may be used for Unit Density Credits (UDC) on the Tree Protection Plan (TPP). If so, then these trees must be included in the TS.
- ❑ **CREATE A TABLE SHOWING ALL SIGNIFICANT TREES WITH SUMMARY CALCULATIONS.**
 - Tree Identification Number, Species or Common Name, Condition, DBH, Density Units, Remain/Remove.

TREE PROTECTION PLAN

- ❑ **SHOW SIZE, SPECIES, LOCATION AND CRITICAL ROOT ZONES OF ALL EXISTING TREES TO BE SAVED, AND REQUIRED REPLACEMENT TREES. PROVIDE TABLE WITH CALCULATIONS.**
 - Critical root zone means an area of root space that is within a circle circumscribed around the trunk of a healthy tree using a radius of one (1) foot per inch DBH. PLUS SIX (6) FEET, where no construction related activities can occur.
- ❑ **PROVIDE TABLE WITH CALCULATIONS SHOWING SIZE, SPECIES AND LOCATION OF ALL (SAVED OR REMOVED) SPECIMEN TREES. SHOW RECOMPENSE FOR SPECIMENS REMOVED.**
 - Any specimen tree removed from a parcel shall be replaced by one and five-tenths (1.5) times the equivalent inches (DBH) of replacement trees or existing trees in excess of the requirements of subsection (g), tree preservation and replacement requirements, using species with potentials for comparable size and quality at maturity.
- ❑ **PROVIDE PRESERVATION CALCULATION: EITHER 120 INCHES PER ACRE OF SIGNIFICANT TREES SAVED, OR 25% OF SUCH TREES SAVED.**
- ❑ **PROVIDE DENSITY UNITS PER ACRE CALCULATION IF THE 25% OPTION ON PRESERVATION IS CHOSEN, OR IF THERE ARE NO SIGNIFICANT TREES ON SITE.**
 - Residential developments: All residential subdivisions shall have an average density of fifteen (15) density units per acre. Required trees may be located on individual lots or in subdivisions in which there is commonly owned property may be located on such commonly owned property.
 - Non-residential and multifamily developments: The quantity of total existing/replacement trees on site must be sufficient so as to produce a total site density factor of no less than thirty (30) density units per acre.

- ❑ **PROVIDE REQUIRED FRONT YARD TREES PER ZONING DISTRICT.**
 - There shall be at least two (2) two-inch (DBH) over story trees in every front yard of properties zoned R-200, R-150, R-30,000, R-20,000, R-100, R-85, and R-75. There shall be at least one (1) two-inch (DBH) over story tree in every front yard of properties zoned R-A5, R-50, R-A8 and RDT.
- ❑ **SHOW TREE PROTECTION FENCE LOCATION(S).**
 - Critical root zone means an area of root space that is within a circle circumscribed around the trunk of a healthy tree using a radius of one (1) foot per inch DBH. PLUS SIX (6) FEET, where no construction related activities can occur.
 - Up to 20% of the CRZ may be affected, after which the tree will be deemed destroyed.
- ❑ **SHOW ALL PROPOSED LAND DISTURBING ACTIVITIES.**
- ❑ **SHOW LOCATION OF PROPOSED UTILITIES IN RELATIONSHIP TO TREE SAVE AREAS, IF APPLICABLE.**
- ❑ **PROVIDE EROSION CONTROL MEASURES AS NEEDED TO PROTECT SAVED TREES, ADJACENT PROPERTY (INCLUDING COUNTY R/W), DRAINAGE STRUCTURES, STATE WATERS AND FLOODPLAINS FROM SEDIMENTATION.**
- ❑ **SHOW LOCATIONS OF ALL REQUIRED BUFFERS, INTERMEDIATE REGIONAL FLOODPLAINS AND UTILITY EASEMENTS, IF APPLICABLE.**
- ❑ **SHOW A DOUBLE ROW OF TYPE “C” SILT FENCE AT ALL STREAM BUFFERS AND/OR FLOODPLAINS.**
- ❑ **PROVIDE DESIGN PROFESSIONAL SEAL.**
- ❑ **THE FOLLOWING NOTES SHALL BE ON THE TTP.**
 - No one **SHALL** encroach, place solvents, building, machinery, building debris or any other material within 6’ outside the periphery of the **CRZ** or within any Tree Save Area, transitional buffer zone, stream buffer, or state buffer zone.
 - All Tree Fence and other tree protection devices must remain in functioning condition until completion of the project or until the CO is issued.
 - A tree that is designated to be saved, but is damaged during construction, **SHALL** be replaced with 4” caliper trees equal to the unit value of the tree removed. Any specimen tree damaged **SHALL** be replaced with 4” caliper trees equal to 1.5 times the DBH of the damaged specimen tree.
 - ALL TREE PROTECTION AREAS TO BE PROTECTED FROM SEDIMENTATION.
 - ALL TREE PROTECTION DEVICES, INCLUDING CRITICAL ROOT ZONE (CRZ) PROTECTION, TO BE INSTALLED PRIOR TO THE START OF LAND DISTURBANCE, AND MAINTAINED UNTIL FINAL LANDSCAPING.
 - ALL TREE PROTECTION FENCING TO BE INSPECTED DAILY, AND REPAIRED OR REPLACED AS NEEDED.
 - NO PARKING, STORAGE OR OTHER CONSTRUCTION ACTIVITIES ARE TO OCCUR WITHIN TREE PROTECTION AREAS (CRZ).
 - ALL REQUIRED VEGETATION MUST BE MAINTAINED FOR TWO GROWING SEASONS AFTER THE DATE OF FINAL INSPECTION.

REPLACEMENT / LANDSCAPE PLAN

- ❑ **SHOW THAT REPLACEMENT TREES ARE AT LEAST 50% OVERSTORY SPECIES; NO MORE THAN 25% OF ANY SINGLE SPECIES; AND NO MORE THAN 25% EVERGREEN SPECIES.**
- ❑ **PROVIDE TABLE WITH CALCULATIONS SHOWING SIZE, SPECIES AND LOCATION OF ALL REPLACEMENT TREES, AND THEIR CREDIT TOWARDS RECOMPENCE AND UNIT DENSITY REQUIREMENTS.**
- ❑ **TRANSPLANTING AND STAKING SPECIFICATIONS.**
- ❑ **PROVIDE DESIGN PROFESSIONAL SEAL.**

**FOR BUILDING LOTS WITHIN PLATTED SUBDIVISIONS WITH OVERALL
TREE PROTECTION AREAS:**

- ☐ IF ANY PART OF THE OVERALL TREE PROTECTION AREA IS WITHIN THE SUBJECT LOT, PROVIDE A TREE PLAN.
- ☐ IF NO PART OF THE OVERALL TREE PROTECTION AREA IS WITHIN THE SUBJECT LOT, PROVIDE A COMPLETED TREE PLAN EXEMPTION FORM. (SEE THE INTAKE COUNTER FOR FORMS).