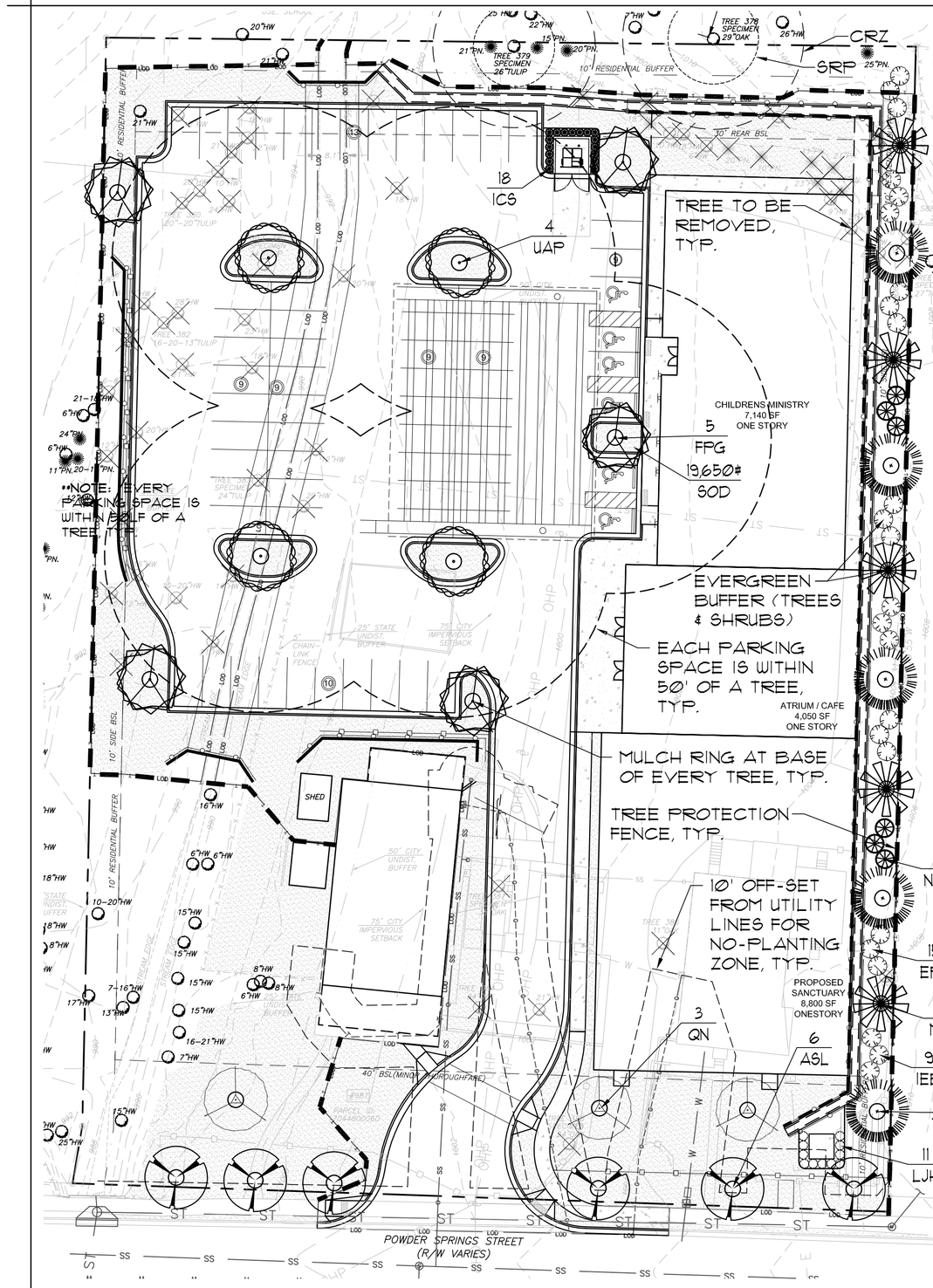


SYMBOL KEY	
— · —	= TREE PROTECTION FENCE
X	= EXISTING TREE TO BE REMOVED, TYP.

CALCULATIONS

ACRES	2.2
INCHES REQ'D PER ACRE	100
TOTAL INCHES REQUIRED	220
INCHES PRESERVED	420
INCHES REQUIRED	**0**

SPECIMEN RECOMPENSE

SPECIMENS REMOVED	137
RECOMPENSE ON INCH-FOR-INCH BASIS, MAX 50" PER ACRE AT 4" CALIPER	110
RECOMPENSE REQUIRED	**110**
RECOMPENSE PROVIDED	**112**

POWDER SPRINGS STREET FRONTAGE CALCULATIONS

L.F. ROAD FRONTAGE	210.5
1 TREE PER 30 L.F.	30
TREES REQ'D	7.0
TREES PROVIDED	**6**

INSUFFICIENT AREA TO PLANT 7TH TREE BASED ON STREAM / WALL AND KEEPING 10' AWAY FROM UTILITY LINES (PER CODE)

PRESERVED TREES

SIZE	TYPE	INCH
25	PINE	25
20	PINE	20
15	PINE	15
26	TULIP (SPECIMEN)	78
21	PINE	21
21	HARDWOOD	21
21	HARDWOOD	21
16	HARDWOOD	16
6	HARDWOOD	6
6	HARDWOOD	6
20	HARDWOOD	20
15	HARDWOOD	15
15	HARDWOOD	15
8	HARDWOOD	8
8	HARDWOOD	8
6	HARDWOOD	6
15	HARDWOOD	15
17	HARDWOOD	17
16	HARDWOOD	16
13	HARDWOOD	13
15	HARDWOOD	15
21	HARDWOOD	21
7	HARDWOOD	7
15	HARDWOOD	15
TOTAL UNITS		**420**

REMOVED SPECIMENS

#	SIZE	TYPE
377	27	TULIP
381	24	TULIP
383	24	TULIP
387	38	OAK
385	24	OAK
137.0		**TOTAL UNITS**

PLANTING SIZE / HEIGHT NOTE:
THE MIN. SIZE AND MIN. HEIGHT OF ALL PROPOSED PLANT MATERIAL MUST MEET **BOTH** THE MIN. SIZE **AND** THE MIN. HEIGHT **IN ALL CASES**. IF THE PLANT MEETS ONE OF THE CRITERIA BUT NOT THE OTHER, THEN IT MUST BE INCREASED TO THE NEXT SIZE WHERE BOTH CRITERIA ARE MET. MINIMUM HEIGHT IS POST-INSTALLATION AS MEASURED ABOVE GROUND. TOP QUALITY PLANTS MUST BE SUPPLIED, AND PLANTS WITH BARE SIDES OR THOSE THAT ARE DEFORMED / NOT SYMMETRICAL WILL BE REPLACED AT CONTRACTORS EXPENSE.

SPACING: PLANTS ARE TO BE SPACED AS SHOWN ON THE PLANS

***NOTE:** ALL DISTURBED AREAS ARE TO BE PLANTED, SODDED, SEEDED, MULCHED OR OTHERWISE LANDSCAPED. ANY ADDITIONAL AREAS THAT ARE BARE AFTER CONSTRUCTION SHALL BE COVERED WITH SEED OR MULCH (TO BE CALCULATED BY CONTRACTOR SEPARATELY).

***WATERING NOTE:** ALL PLANTS SHALL BE HAND-WATERED UNTIL ACCEPTED BY OWNER, OR VIA IRRIGATION SYSTEM IF INSTALLED & OPERATIONAL PRIOR TO PLANTS BEING INSTALLED.

***NOTE:** IF IRRIGATION SYSTEM IS TO BE INSTALLED, ALL IRRIGATION METERS MUST HAVE RAIN SENSORS PER STATE LAW

CONTRACTOR TO DETERMINE SOD / SEED / MULCH REQUIRED TO COVER ALL DISTURBED AREAS, TYP.

ALL CONSTRUCTION TO COMPLY WITH CITY OF SMYRNA STANDARDS.

NATURAL VEGETATION SHALL REMAIN ON THE PROPERTY UNTIL ISSUANCE OF A DEVELOPMENT PERMIT. NO INTERIM LAND DISTURBANCE PERMITS SHALL BE ISSUED.

***NOTE:** TREE SAVE FENCE FOR THE ENTIRE SITE MUST BE INSTALLED, INSPECTED AND APPROVED PRIOR TO THE 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.

ALL EXISTING TREES, SPECIMEN, AND NON-SPECIMEN, COUNTED FOR EDF CREDITS MUST BE FULLY PRESERVED DURING PERMITTING.

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

"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 representatives 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."

PLANTING SOIL MIX
1/3 NATIVE SOIL (CLAY, NO CLODS OVER 1" DIAMETER) 1/3 TOPSOIL (DARK, ORGANIC, SANDY CLAY LOAM) 1/3 COMPOSTED PINE BARK OR PEAT MOSS

HARDWOOD MULCH
ALL MULCH SHALL BE DARK WALNUT BROWN HARDWOOD MULCH (DYED). NO GRAVEL OR ROCK PERMITTED. MULCH TO BE INSTALLED WHEN THERE IS AT LEAST 2-3 DAYS WITHOUT RAIN, TO REDUCE THE CHANCES OF DISCOLORATION / WASHING AWAY OF THE DYE. MULCH TO BE 4" DEEP IN ALL AREAS AFTER SETTLING.

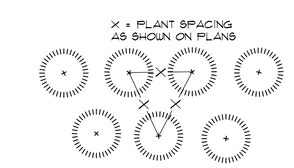
TREE PROTECTION NOTES:
1. TREE PROTECTION DEVICES MUST BE INSTALLED AND INSPECTED PRIOR TO ANY CLEARING, GRUBBING, OR GRADING.
2. TREE PROTECTION AND REPLACEMENT SHALL BE ENFORCED ACCORDING TO LUMPKIN COUNTY STANDARDS. ANY FIELD ADJUSTMENTS TO TREE PROTECTION DEVICE TYPES OR LOCATIONS OR SUBSTITUTIONS OF PLANT MATERIALS SHOWN ON THE APPROVED PLANS ARE SUBJECT TO THE REVIEW AND APPROVAL OF LUMPKIN COUNTY.
3. TREE PROTECTION DEVICES MUST BE MAINTAINED AND REMAIN IN FUNCTIONING CONDITION UNTIL FINAL LANDSCAPING IS INSTALLED.
4. NO PARKING, STORAGE OR OTHER CONSTRUCTION SITE ACTIVITIES ARE TO OCCUR WITHIN THE TREE PROTECTION AREAS. THE CLEANING OF EQUIPMENT, STORAGE OF MATERIALS OR DISPOSAL OF WASTE MATERIAL SUCH AS PAINT, OIL SOLVENTS OR OTHER HARMFUL SUBSTANCES, PARKING, STORAGE OR OTHER SUCH SITE ACTIVITIES WHICH MAY BE HARMFUL TO THE CONTINUED VITALITY OF THE TREE(S) WITHIN THE TREE PROTECTION AREA, IS PROHIBITED.
5. ALL TREE PROTECTION FENCING TO BE INSPECTED DAILY AND REPLACED OR REPAIRED AS NEEDED.
6. ALL TEMPORARY CONSTRUCTION ACTIVITIES WILL OCCUR IN PARKING LOT AREAS OF THE SITE.
7. ALL TREE PROTECTION AREAS DESIGNATED AS SUCH, SHALL BE IDENTIFIED WITH "Tree Save Area" SIGNS POSTED IN ADDITION TO PROTECTIVE FENCING. ALL TREE PROTECTION AREAS TO BE PROTECTED FROM SOIL SEDIMENTATION INTRUSION THRU THE USE OF SILT SCREENS PLACED UP-SLOPE FROM THE TREE PROTECTION AREAS. SEE EROSION CONTROL PLANS FOR DETAILS.
8. ALL REQUIRED VEGETATION MUST BE MAINTAINED FOR MINIMUM OF ONE YEAR AFTER THE DATE OF FINAL INSPECTION.
9. A MAINTENANCE INSPECTION OF TREES SHOULD BE PERFORMED AFTER ONE FULL GROWING SEASON FROM THE DATE OF THE FINAL SITE INSPECTION. PROJECT OWNERS AT THE TIME OF THE MAINTENANCE INSPECTION ARE RESPONSIBLE FOR ORDINANCE COMPLIANCE.
10. ALL DISTURBED AREAS NOT PLANTED WITH TREES, SHRUBS OR GROUNDCOVER SHALL BE SODDED, SEEDED OR COVERED WITH MULCH AS SHOWN ON THE PLANS. (Contractor to verify limits.)
11. ALL 2:1 SLOPES NOT PLANTED WITH SHRUBS OR OTHERWISE TREATED WITH GROUNDCOVER, SHALL BE SEEDED WITH NON-MOWABLE GRASS TYPE, LOVEGRASS OR COMPARABLE

GENERAL PLANTING & LANDSCAPING NOTES:
1. ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF PESTS AND DISEASE.
2. ALL PLANTS MUST BE CONTAINER GROWN OR BALLED AND BURLAPPED AS INDICATED IN THE PLANT LIST.
3. ALL TREES MUST BE STRAIGHT TRUNKED AND FULL HEADED AND MEET ALL REQUIREMENTS SPECIFIED.
4. ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER INSTALLATION.
5. ALL TREES MUST BE GUYED OR STAKED AS SHOWN IN THE DETAILS.
6. ALL PLANTING AREAS MUST BE COMPLETELY MULCHED AS SPECIFIED TO A DEPTH OF 4".
7. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE LANDSCAPE CONSTRUCTION.
8. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.
9. THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING (INCLUDING BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) OF THE PLANTING AREAS AND LAWN UNTIL THE WORK IS ACCEPTED IN TOTAL BY THE OWNER.
10. THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF NOT LESS THAN ONE (1) YEAR BEGINNING ON THE DATE OF TOTAL ACCEPTANCE. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE OR AT THE END OF THE GUARANTEE PERIOD.
11. THE LANDSCAPE ARCHITECT SHALL APPROVE THE STAKING LOCATION OF ALL PLANT MATERIAL PRIOR TO INSTALLATION (AT CLIENT'S REQUEST).
12. AFTER BEING DUG AT THE NURSERY SOURCE, ALL TREES IN LEAF SHALL BE ACCLIMATED FOR TWO (2) WEEKS UNDER A MIST SYSTEM PRIOR TO INSTALLATION.
13. ANY PLANT MATERIAL WHICH DIES, TURNS BROWN, OR DEFOLIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED BY THE CONTRACTOR WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
14. STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
15. ALL SHRUB, GROUND COVER AND SEASONAL COLOR ANNUAL PLANTING BEDS (IF SHOWN) ARE TO BE COMPLETELY COVERED WITH MULCH TO A MINIMUM DEPTH OF FOUR INCHES.
16. LOCATIONS OF EXISTING BURIED UTILITY LINES SHOWN ON THE PLANS ARE BASED UPON BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATIONS OF UTILITY LINES AND ADJACENT TO THE WORK AREA. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL UTILITY LINES DURING THE CONSTRUCTION PERIOD.
17. SAFE, CLEARLY MARKED PEDESTRIAN AND VEHICULAR ACCESS TO ALL ADJACENT PROPERTIES MUST BE MAINTAINED THROUGHOUT THE CONSTRUCTION PROCESS.
18. DURING THE GROWING SEASON ALL PLANTS SHALL REMAIN IN A HEALTHY, VITAL CONDITION THROUGHOUT THE CONSTRUCTION PERIOD.
19. ALL PLANT MATERIALS QUANTITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE COVERAGE OF ALL PLANTING BEDS AT SPACING SHOWN.
20. ALL DISTURBED AREAS ARE TO RECEIVE 4" OF TOP SOIL. MULCH, AND WATER UNTIL A HEALTHY STAND OF GRASS IS OBTAINED. THIS IS EXCLUDING ALL LANDSCAPED ISLANDS AND ENTRANCE AREAS.
21. REFER TO SPECIFICATIONS (IF PROVIDED) FOR ALL INFORMATION NEEDED FOR IMPLEMENTATION OF PLANTING PLANS.
22. A MINIMUM SEPARATION OF 36" SHALL BE MAINTAINED BETWEEN LANDSCAPING AND FIRE HYDRANTS UNLESS OTHERWISE SPECIFIED BY LOCAL CODE.
23. ON ALL PLANT LISTS, THE CONTAINER / CALIPER SIZE / HEIGHT ARE THE MINIMUM ALLOWED. IF THE GALLON SIZE OR CALIPER SIZE SPECIFIED DOESN'T MEET THE MINIMUM INSTALLED HEIGHT, THEN THE CONTAINER SIZE / CALIPER SIZE SHALL BE INCREASED TO THE NEXT SIZE UP. IN NO CASE SHALL THE MINIMUM HEIGHT BE LESS THAN WHAT IS SPECIFIED.
24. THE MINIMUM HEIGHT CALLED FOR IN THE PLANT LIST IS TO BE THE AVERAGE MINIMUM HEIGHT OF AT LEAST 60% OF THE PLANT (IE: ONE LONE LEADER ON A SHRUB THAT MEETS THE HEIGHT DOES NOT QUALIFY IF A MAJORITY OF THE ADJACENT LEADERS DON'T MEET THE REQUIREMENT).
25. ALL AREAS SHOWN AS GRASS (WHETHER SOD OR SEED) SHALL BE PLANTED AS SHOWN, WITH AT LEAST THE AMOUNT SPECIFIED ON THE PLANTLIST / PLAN. IF CONTRACTOR ISN'T ABLE TO DETERMINE SOD / SEED AREAS BASED ON THE HATCH SHOWN ON THE PLANS, THEY SHALL CONTACT THE LANDSCAPE ARCHITECT.
26. ALL PLANTS TO BE 'GRADE-A' OR EQUIVALENT QUALITY. NO PLANTS TO BE INSTALLED THAT DON'T MEET THE HEIGHT AND CONTAINER / CALIPER SIZE. NO PLANTS TO BE INSTALLED THAT DO NOT HAVE RELATIVELY SYMMETRICAL BRANCHING (IE: PLANTS WITH ONLY ONE SIDE IN GOOD CONDITION). NO SPINDLY PLANTS OR THOSE WITH BARE SIDES TO BE INSTALLED.

***NOTE:** ALL NEWLY PLANTED TREES, SHRUBS AND GROUNDCOVER SHALL BE WATERED BY HAND OR AN AUTOMATIC IRRIGATION SYSTEM (ALL PLANTS SHALL BE HAND WATERED PRIOR TO INSTALLATION).

***NOTE:** ALL DISTURBED AREAS ARE TO BE PLANTED, SODDED, SEEDED, MULCHED OR OTHERWISE LANDSCAPED. SOD AND SEED CALCULATIONS TO BE PROVIDED BY CONTRACTOR, SEPARATELY.

***NOTE:** TREE SAVE FENCE FOR THE ENTIRE SITE MUST BE INSTALLED, INSPECTED AND APPROVED PRIOR TO THE INSTALLATION OF EROSION CONTROL MEASURES. NO LAND DISTURBANCE OR DEMOLITION IS ALLOWED BEFORE TREE SAVE FENCING HAS BEEN INSPECTED AND APPROVED BY THE CITY / COUNTY.



NOTE: PLANT SPACING SHOWN OR SPECIFIED ON PLANS IS TO REMAIN CONSISTENT THROUGHOUT SITE. PLANT QUANTITIES MUST BE ADJUSTED FOR SLOPES. CONTRACTOR IS RESPONSIBLE FOR KNOWING LOCATIONS, SIZE AND APPROXIMATE RISE TO RUN RATIO OF SITE SLOPES. CONTRACTOR ALSO RESPONSIBLE FOR PROVIDING ADEQUATE MATERIALS FOR SLOPES IN THE BID PRICE AND IN THE INSTALLATION.

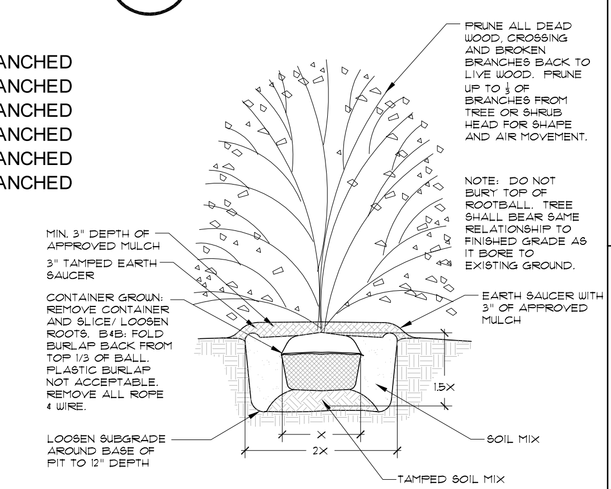
TYP. TRIANGULAR PLANT SPACING
SECTION NOT TO SCALE

SPECIMEN RECOMPENSE TREE PLANTLIST

SYM	QTY	BOTANICAL NAME	COMMON NAME	INCH CAL.	HEIGHT	INCHES	GENUS %	NOTES
ASL	6	ACER SACCHARUM 'LEGACY'	LEGACY SUGAR MAPLE	4	14-16' HT.	24	21.4%	FULL & WELL BRANCHED
FPG	5	FRAXINUS PENNSYLVANICA 'GEORGIA GEM' "OCONEE"'	GEORGIA GEM GREEN ASH	4	14-16' HT.	20	17.9%	FULL & WELL BRANCHED
MG	5	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	4	14-16' HT.	20	17.9%	FULL & WELL BRANCHED
QN	3	QUERCUS NUTTALLII	NUTTALL OAK	4	14-16' HT.	12	10.7%	FULL & WELL BRANCHED
TD	5	TAXODIUM DISTICHUM	BALD CYPRESS	4	14-16' HT.	20	17.9%	FULL & WELL BRANCHED
UAP	4	ULMUS AMERICANA 'PRINCETON'	PRINCETON ELM	4	14-16' HT.	16	14.3%	FULL & WELL BRANCHED
	28	**TOTAL TREES**				**112**	**100.0%**	**TOTAL**

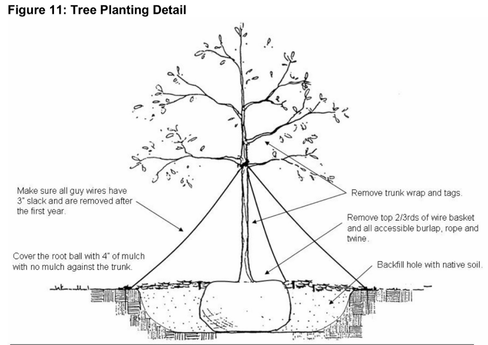
LANDSCAPE PLANTLIST

SYM	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	NOTES
EPF	15	ELEAGNUS PUNGENS 'FRUITLANDII'	FRUITLANDS ELEAGNUS	B&B	5-6' HT.	FULL & WELL BRANCHED (BUFFER PLANT)
ICS	18	ILEX CRENATA 'SKY PENCIL'	SKY PENCIL HOLLY	7 GAL.	48-52" HT.	FULL & WELL BRANCHED
IEB	9	ILEX X 'EMILY BRUNNER'	EMILY BRUNNER HOLLY	B&B	5-6' HT.	FULL & WELL BRANCHED (BUFFER PLANT)
LJH	11	LIGUSTRUM JAPONICUM 'HOWARDII'	HOWARDII LIGUSTRUM	7 GAL.	48-52" HT.	4 PLANTS PER S.F.
NRS	6	THUJA OCCIDENTALIS 'EMERALD'	EMERALD ARBORVITAE	B&B	5-6' HT.	FULL & WELL BRANCHED (BUFFER PLANT)
SOD	19,335	CYNODON DACTYLON	COMMON BERMUDA GRASS	S.F.	N/A	DENSE BLADES



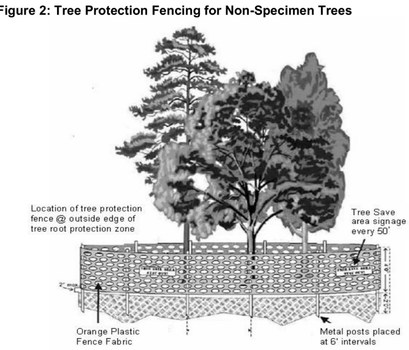
SHRUB PLANTING ON GRADE
SECTION NOT TO SCALE

Figure 11: Tree Planting Detail

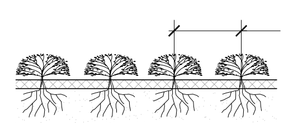


Excavate the hole to be 3 X the diameter of root ball and 1" to 2" more shallow. Excavate a wider hole in poor soils or heavy clays. Allow 400 sq.ft. of soil surface area for each overstory tree and 25' spacing between trees with a minimum 8' wide planting area. Allow 200 sq.ft. of soil surface area for understory trees and 15' spacing between trees with a minimum 8' wide planting area.

Figure 2: Tree Protection Fencing for Non-Specimen Trees



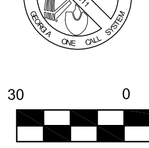
Specimen tree protection requires orange polyethylene fence be replaced with chain link.*



SHRUB OR GROUNDCOVER BED ON GRADE
SECTION NOT TO SCALE

CITY OF SMYRNA NOTES
- All work shall comply with City of Smyrna design and construction standards.
- All curbed islands shall be filled to top of curb with topsoil and grassed or stabilized in accordance with the approved landscape plan.
- All open drainage swales must be grassed, and riprap must be placed as required to control erosion.
- Applicant shall re-grass to Georgia DOT specifications all City right-of-way areas that are damaged or disturbed during work authorized herein.
- Construction within 300' of residential occupancies will be allowed weekdays between the hours of 7:00 AM and 6:00 PM, and Saturday from 9:00 AM to 5:00 PM.
- Parking for construction activities shall be provided on site, off of the right-of-way.
- All exterior lighting shall be placed so as not to directly illuminate adjacent property.
- Burial of construction materials is not permitted within the City of Smyrna.
- Burning of debris or construction materials is not permitted within the City of Smyrna.
- All silt barriers and construction entrance pads must be placed prior to any clearing and/or grading. No grading shall be done until silt barrier installation is complete.
- The construction pad shall be maintained in a condition that will prevent tracking or flow of mud onto public streets.
- Silt fences and barriers shall be cleaned or replaced and maintained in functional condition until permanent erosion control measures are established.
- All grassing shall be in accordance with the Manual for Erosion and Sediment Control in Georgia, latest edition.
- All other work shall be performed in accordance with the specifications of this same manual.
- Temporary vegetation and/or heavy mulch will be used to stabilize areas. In no case shall a site be left bare for more than seven (7) days.
- All disturbed areas will be permanently landscaped and grassed as soon as practical.
- Additional measures may be required to control erosion as determined necessary by City inspectors.
- Erosion control blankets shall be used on all slopes exceeding 3:1 over 5 vertical feet in height.
- All applications of hydroseed will be followed by ½" to 1" mulch.
- No clearing beyond the limits of disturbance shown on the approved plans shall be allowed.
- No land disturbing activity within any tree save area shall be allowed.
- Notice is hereby given that all erosion and sediment devices and practices must be installed and maintained at all times. No further notice will be given. Any site upon which the Land Development Inspector finds any deficiency will be subject to an immediate enforcement action without warning.
- Erosion and sediment control devices must be maintained in a satisfactory condition 24 hours a day, 7 days a week.
- It is the responsibility of the contractor to obtain qualified professional advice when questions arise concerning design and effectiveness of erosion control devices.
- Erosion control devices that are installed as directed or allowed by city inspectors but not shown on the approved plan and which also subsequently fail, are the responsibility of the contractor. The City of Smyrna assumes no responsibility or liability for direction provided by City staff during inspections.
- All temporary and permanent seeding must be performed at the appropriate season. Additional plantings will be necessary if a sufficient stand of grass fails to grow.
- The city inspector will determine adequate cover of new plantings.
- Topsoil shall be stockpiled and used to dress final grades.
- No disturbance will be allowed within flood plains or wetlands without appropriate permits.
- Silt fences shall not be placed in stream buffer or flood plains.
- No Certificates of Occupancy will be issued until HOA covenants are recorded (if required)
- No Certificates of Occupancy will be issued until the inspection and Maintenance agreement is recorded
- Tree protection fence shall be shown on the erosion control plan
- State and City undisturbed stream buffers shall be flagged/marked in the field

**NOTE:
1. All specimen trees to be conserved on-site and receiving a density credit of three times the dbh toward the minimum required tree density will be required to provide the following tree protection measures during construction:
   1.1. A six-foot chain link fence around the critical root zone with the support posts for the fencing spaced six feet on center;
   1.2. Two to three inches of organic mulch over the critical root zone within the tree protection zone. The mulch is to be spread by hand within the critical root zone. No machinery is allowed within the critical root zone of the specimen tree;
   1.3. Supplemental irrigation in accordance with the technical standards. There shall be no underground irrigation system installed within the tree protection zones and
   1.4. Signage must be placed every 50 feet on the tree protection fencing that reads "Tree Save Area: Do Not Enter" in both English and Spanish.
2. TREE MAINTENANCE
   2.1. Any tree designated for preservation or added to a site as a result of a tree replacement plan shall be maintained properly for a period of two years from the issuance of certificate of occupancy. Any tree not properly maintained during this two-year period shall be replaced. This maintenance period can be reduced to one year if an irrigation system is installed to cover all planted trees per an irrigation plan approved by the city. If any tree, shrub or plant installed for the purposes of meeting this Code's requirements is removed after installation, it must be replaced on an inch per inch basis with the same species of tree, shrub or plant. This can be accomplished using more than one tree provided the total caliper equals the size of tree removed.
   2.2. A tree bond with a value equivalent to the restoration cost associated with all replaced trees shall be furnished to the city. This bond may be released by the city within two years after the final certificate of occupancy is issued for the development (one year for developments with irrigation systems) provided the trees are certified to be in good condition by the community development director or their designee.
   2.3. A two-year tree maintenance bond shall also be required for any work within public rights-of-way or utility easements. This bond shall be equivalent to the restoration cost associated with all existing trees and shall be furnished to the city. This bond may be released by the city within two years after the work is completed provided trees are certified to be in good condition by the community development director or their designee.
3. A 3-INCH LAYER OF ORGANIC MULCH WILL BE REQUIRED FOR ALL REPLACEMENT TREES. MULCH MUST BE APPLIED PRIOR TO THE START OF CONTRUCTION. KEEP MULCH AT LEAST 5-INCH RADIUS AWAY FROM THE TRUNK.
4. ALL NEWLY PLANTED TREES SHALL HAVE VISIBLE ROOT FLARES AT FINISHED GRADE. NO CIRCLING ROOTS SHALL BE ALLOWED ON PLANTING TREES. THE UPPER ⅔ OF THE WIRE BASKET, ALL BURLAP, AND STRAPPING SHALL BE CUT AND REMOVED BEFORE THE BACKFILLING OF THE PLANTING HOLE.
5. TREES LESS THAN THE CALIPER INCH SHOWN WILL NOT BE ACCEPTED. EXAMPLE: 4-INCH CALIPER TREES MUST BE 4 INCHES OR LARGER.
6. PLANT HEIGHT MEASUREMENT IS TAKEN AT THE TOP OF THE MAIN BODY OF THE PLANT AND NOT AT THE TIP OF THE TOPMOST GROWTH.
7. ALL NEWLY PLANTED TREES SHALL BE EQUIVALENT IN QUALITY TO A FLORIDA #1 GRADE OR BETTER. ALL TREES OF LESSER QUALITY CAN BE REJECTED BY THE COMMUNITY DEVELOPMENT DIRECTOR.
8. NO TRENCHING ALLOWED IN TREE SAVE AREA, INCLUDING IRRIGATION INSTALLATION.
9. ALL TREE GUYING AND STAKES SHALL BE REMOVED FROM THE TREE(S) ONE YEAR AFTER PLANTING DATE.



24 HOUR CONTACT:
MATT MEADER
404-539-2090

CAUTION
THE UTILITIES SHOWN HEREON ARE FOR THE CONTRACTORS CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE LANDSCAPE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

30 0 30 60 120
GRAPHIC SCALE

BUILDABLE DESIGNS
Ryan P. Hart
Principal
ryan@buildable-designs.com
404.933.7099
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REVISIONS	BY

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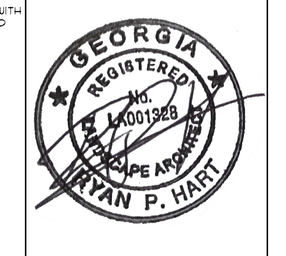
CITY OF SMYRNA, COBB COUNTY, GEORGIA

CLIENT
MOELLER PURCELL



SCALE: SCALE 1 = 30'-0"
DATE: 01/29/2024

JOB # 24-108
DRAWN BY: RPH

TREE PROTECTION & REPLACEMENT PLAN
TP-1

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