

1313 & 1323 Pierce Avenue

City of Smyrna, Georgia, Land Lot 519, 17th District

June 8, 2023

prepared for:

Guy H. Kelley
Two Windy Hills, LLC
1185 Belmont Avenue
Smyrna, Georgia 30080

Tree Calculations

Site Area Calculation:
Net Site Area = .92 AC

Tree Density Calculation:
.92 AC x 100"/AC = 92 Total Inches Required
EDF + RDF = SDF
EDF = 224" (113" of non-specimens + 111" of specimens preserved)
RDF = 00"
224" + 00" += 224" SDF
therefore density is satisfied

Specimen Tree Recomense Calculation:
One specimen tree exists on site (#13) and is being preserved, thus recompense will not be required.

Street Tree Requirement (every 40', inclusive of drives):
4 trees +- will be required per the street tree requirement
A total of 4 x 4" caliper trees will be provided. Street trees will be placed at every viable and appropriate location possible.
The 4 (16") will be not be counted toward density requirements.

Preserved Non Specimen Tree Inches

Tree Number	Tree Size DBH (in inches)	Tree Species
6	26	Pecan
7	19	Bradford Pear
8	27	Sweetgum
9	10	Box Elder
10	5	Cherry Laurel
11	7	Mulberry
12	19	Water Oak
Total Inches:	113	

Saved Specimen Trees			
Tree Number	Tree Species	Tree Size dbh	Tree Size CRZ Radius dbh x 3
13	Water Oak	37	37' 111

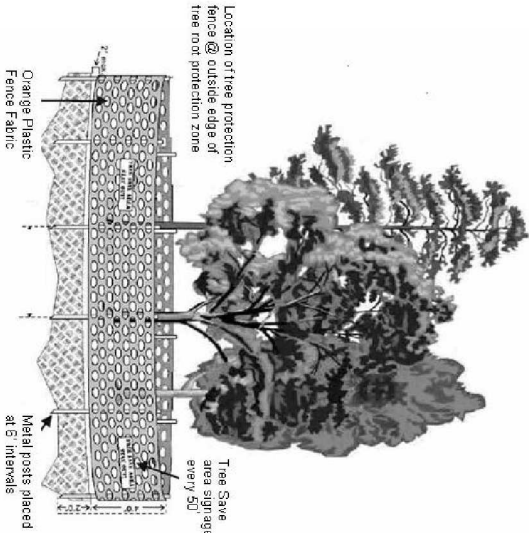
NOTE:
CONTACT THE COMMUNITY DEVELOPMENT DEPARTMENT (770) 319-5387 TO ARRANGE A PRECONSTRUCTION CONFERENCE PRIOR TO ANY LAND DISTURBANCE. NO PERMIT SHALL BE ISSUED UNTIL PLANS ARE APPROVED AND AN ON-SITE INSPECTION WITH CITY REPRESENTATIVE OCCURS.

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.

Tree Protection for Non-Specimen Trees

Tree Protection Fence Installation Detail



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

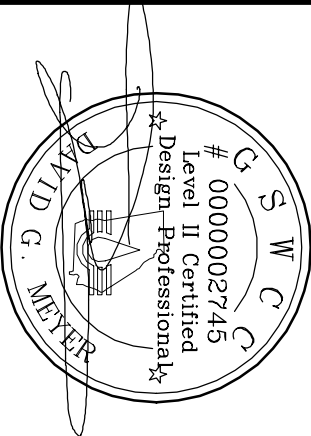
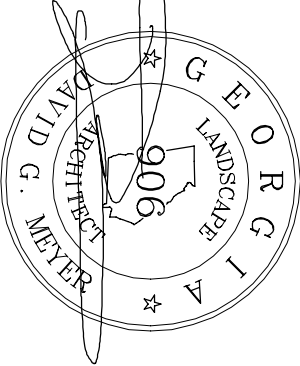
PLANT TYPE	LABEL	QUAN.	COMMON NAME	BOTANICAL NAME	CALIPER	TOTAL INCHES
Street Trees						
(street tree)	QPH	4	Hightower Willow Oak	Quercus phellos "Hightower"	4	16
TOTALS						16

City of Smyrna Required Notes:

1. All existing trees, specimen and non-specimen, counted for EDF credits must be fully preserved during individual lot permitting
 2. All trees must be planted at least 10' from any utility line.
 3. 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.
 4. The CRZ of Specimen trees receiving a 3X credit shall be protected with 6' chain link tree save fencing spaced 6' on center with metal support posts and Tree Save signage. Installation of tree save fence will involve no trenching, 4" of organic mulch over the CRZ and an above ground irrigation system.
 5. 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.
 6. 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.
 7. The Community Development Director must inspect and approve the site before the issuance of a Certificate of Occupancy.
 8. Trees agreed upon to be saved is the responsibility of the owner.
 9. 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 5" from the trunk of the tree.
 10. A minimum 3-4" 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.
 11. 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 burllap, and strapping shall be cut and removed prior to backfill.
 16. All tree guys and stakes shall be removed from tree one year after planting or before.
- NO TRENCHING ALLOWED IN TREE SAVE AREAS-INCLUDING IRRIGATION.
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- BUFFERS SHALL BE REPLANTED SUBJECT TO COMMUNITY DEVELOPMENT DEPARTMENT APPROVAL.



1635 Old Hwy 41
SUITE 112-314
KENNESAW, GA 30152
770-514-9006
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Tree Survey, Protection, and Replacement Plan - page 2 of 3

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DGCM

LAND PLANNING
CONSULTANTS, INC.



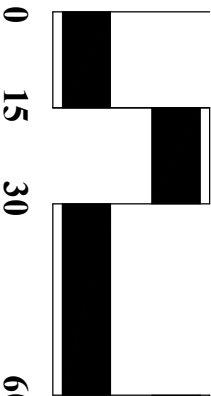
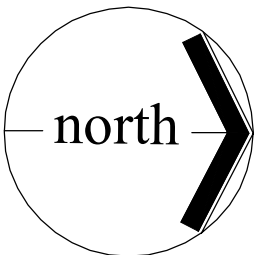
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Scale: 1" = 30'
June 8, 2023

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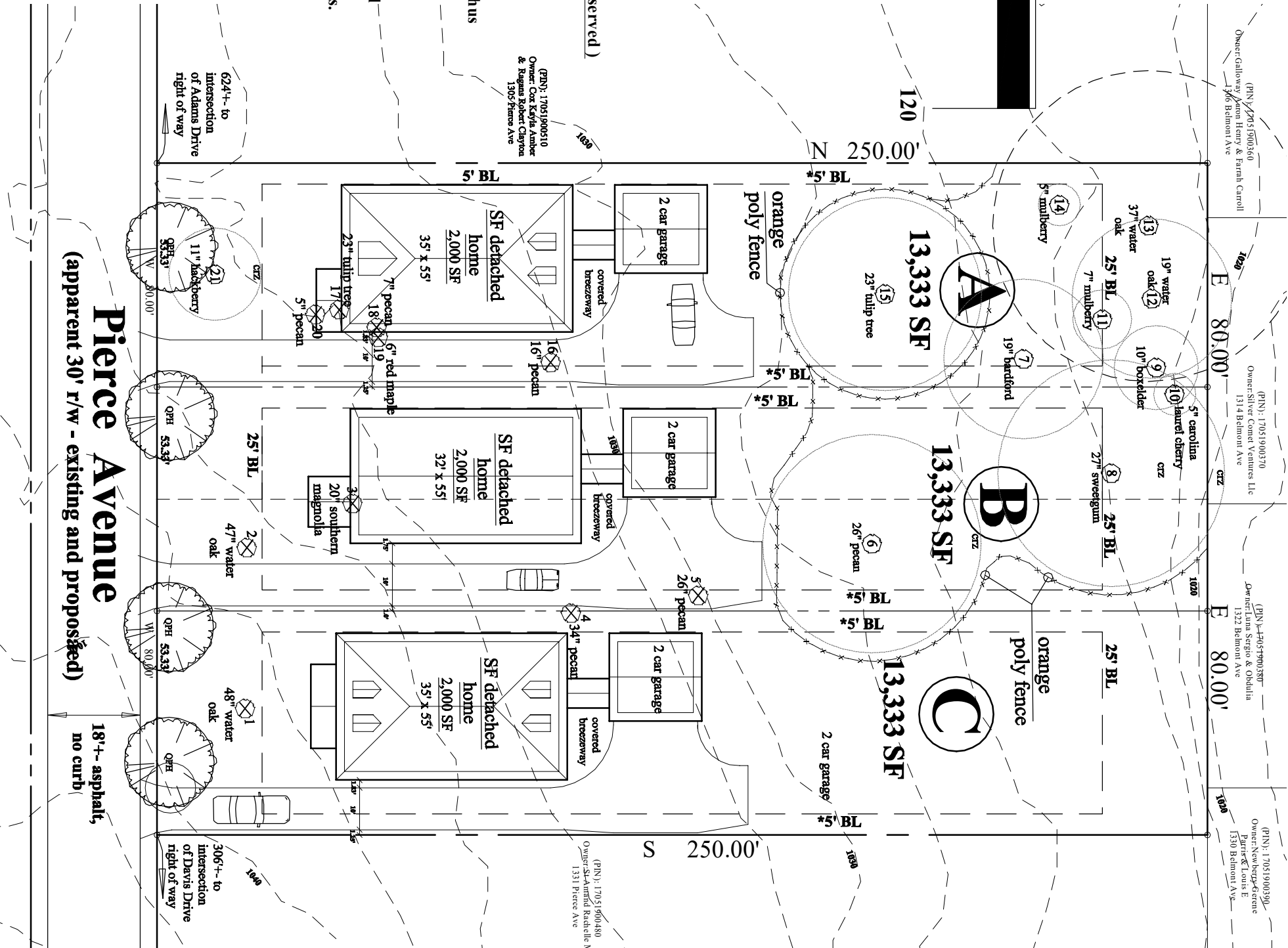
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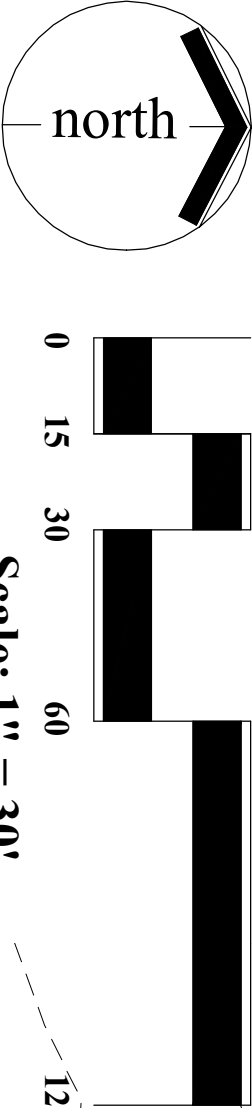
Rezoning Plat - page 1 of 3

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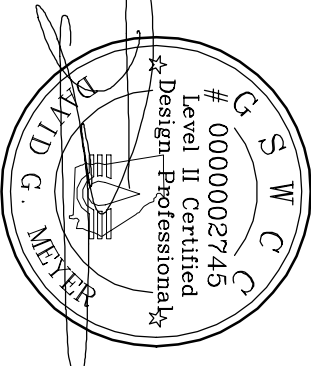
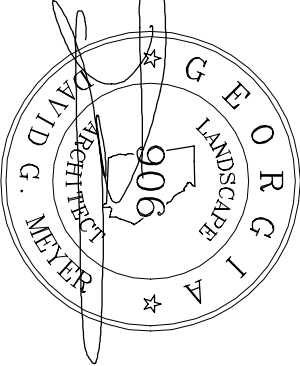
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DGM

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Suite 112-314
Kennesaw, GA 30152
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Site Data

Total Site Area: 0.91 AC
Present Zoning: R-20
Proposed Zoning: R10
Density: 3.26 UN/AC
Total Units Shown: 3

35' wide x 55' deep unit footprints
w/2 car garages

Proposed Building Setbacks:

front: 25'
side: 5'*(variance requested)
rear: 25'

Note:

Trees shown on this page are for
illustrative purposes only. For actual
tree information see pages 2 and 3.

General Notes:

1. Boundary survey and topography by Cobb county GIS.
2. According to Flood Insurance Rate Map (FIRM) #1306TC0119H, dated March 4, 2013, no portion of this site contains floodplain.
3. No cemeteries are known to exist on site.
4. No wetlands are known to exist on site.
5. No state waters are known to exist on site.
6. No archeological or architectural landmarks are known to exist on site.
7. No utility easements are known to exist on site.
8. Stormwater and water quality structures are conceptual and will be designed further based on proposed hydrologic study.

