



**CITY OF PEACHTREE CORNERS
COMMUNITY DEVELOPMENT**

310 Technology Parkway, Peachtree Corners, GA 30092
Tel: 678.691.1200 | www.peachtreecornersga.gov

ARBORIST SUBMITTAL REQUIREMENTS

Tree Survey

1. Provide tree survey including trees to be saved and all Specimen Trees located on the property. All trees must be measured at Diameter at Breast Height (DBH), which is 4.5 feet above the ground line.
2. Tree Survey must also include all existing Specimen Trees and those trees greater than 20 inches DBH on adjacent properties within 30 feet of the property line or limits of disturbance.
3. For non-residential projects, the tree Survey must be prepared by, dated, sealed and signed by a surveyor.
4. Tree Survey must be included in all sets of plans and submittals and be labeled in the index on the cover sheet. Provide a copy of the tree assessment report prior to review. For wooded sites larger than 1 acre, Specimen Trees must be flagged and labeled with a numbered tag in order to be located out in the field (including adjacent properties). Include reference numbers on survey.
5. If no trees exist on the site, provide note, "No existing trees on site."

Specimen Tree Protection (Concept Plan)

6. Show the Critical Root Zone (CRZ) or dripline (whichever is greater) of the existing Specimen Trees (1.5 feet X inches DBH = radius in feet), proposed improvements and limits of disturbance.
7. Provide note on the Tree Protection, Landscape, Grading, Erosion Control, and Demolition plans: "The CRZ of Specimen Trees plus all stream and zoning buffers shall be protected with wire-back tree save fencing with metal support posts and Tree Save signage prior to land disturbance. Installation of the tree save fence will involve no trenching".
8. Show tree protection fence at the edge of the CRZ on the Tree Protection, Landscape, Erosion Control, Grading, and Demolition plans. Label dimension of all CRZs (or dripline) and distances from trees to tree protection fence.
9. Type C silt fence is required at uphill side in addition to tree protection fence at CRZ.
10. Provide a 4" layer of aged hardwood mulch over the CRZ of Specimen Trees. Mulch must be applied prior to start of construction. Mulch shall not be placed directly against tree trunks.
11. Provide a specimen care and maintenance program. The Specimen Care and Maintenance program will be developed specifically for each individual Specimen Tree and shall be drafted by a Certified Professional. Include tree protection and care prior to starting, during, and throughout construction and for 2 years after issuance of a certificate of occupancy. The plan shall include, but not be limited to pruning, compaction reduction, watering, root treatments, fertilization, fungicide/insecticide treatments, and lightning protection.

Tree Protection

12. Show and label all stream and zoning buffers.

13. Clearly show all tree protection fence locations at the limits of disturbance on the Landscape, Tree Protection, Erosion Control, Grading, and Demolition plans.
14. Provide tree save fence: Wire-backed with metal stakes and signage around CRZ of specimen trees and along all required buffers. Chain link fence may be required for extra protection in some areas.
15. Provide Gwinnett County tree protection fence detail
16. Provide the following note on the Tree Protection, Landscape, Grading, Erosion, and Demo plans in bold letters: "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 City Arborist.**"

Tree Replacement and Landscape Plan

17. Provide note: Replant buffers where sparse. Supplemental plantings shall be a mixed planting a minimum of 2" caliper and 6 feet in height. Required buffer plants are not used to fulfill ordinance requirements.
18. Provide site density calculation summary including a list of trees to be saved. The Tree Density Standard must be a minimum of 20 units per acre.
19. Show compliance with the Peachtree Corners Overlay design criteria.
20. Show compliance with the Section 4.2 Landscape Strip requirements.
21. Show compliance with the Section 4.3 Parking Lot Planting requirements.
22. Show compliance with site zoning conditions.
23. Provide replacement density list: Include caliper, height, quantity, unit value and total value columns for each species (separate columns for density and recompense). Include Latin name and cultivar in plant list.
24. Show a maximum percentage from any one genus is less than 33% of the total tree replacement.
25. Crape myrtles shall not be used to meet regulatory requirements (Appendix A.3.a).
26. Evergreen trees used for density credit must be shown as a minimum height of 9-10 feet for 2" caliper credit (.5 units) and 11-12 feet for 3" caliper credit (.6 units). Leyland Cypress cannot be used to meet requirements.
27. Pine trees are not allowed by the City Arborist for tree replacement credit.
28. Check adjacent properties for landscape strip plantings and coordinate to match or complement existing plantings.

Specimen Tree Recompense

29. Recompense to be provided on-site: Graphically highlight/ shade the location of the specimen recompense trees. (Recompense trees are in addition to required density, parking lot trees and buffers).

Utilities

30. No Utilities are allowed in required tree islands. Locate all Light Fixtures, Water Lines, Drainage and sewer pipes Fire Hydrants, etc. outside of required parking lot islands.
31. Label all drainage and sewer easements on the Tree Protection plan including the 10' pond access easement.
32. Label all overhead and underground electric utility lines (existing and proposed).

33. Provide note on the landscape plan and utility plan: "All trees must be planted at least 5 feet from ANY utility line." Make sure this note is bold and in a prominent place near utilities. ALL utilities (water, sewer, gas, fiber optic, etc.) must be at least five (5) feet from required tree planting islands or landscape areas.

Planting Specifications

34. Label on the site plan the area of the shade tree parking lot islands. Must be a minimum of 200 sq. ft. per tree. (200 sq. ft. = 1 tree; 400 sq. ft. = 2 trees)
35. The majority of trees should be native to the Georgia Piedmont.
36. Remove all references in details and comments to installing wire tree guys, turnbuckles, etc. Use fabric ties as approved by arborist.
37. Provide county tree planting details

Provide the following notes on the Landscape Plan:

- 1) A One- Year landscape performance bond is required prior to issuance of the certificate of occupancy.
- 2) The City Arborist must inspect the site before installation of erosion control measures. Land disturbance without a site inspection and approval by the City Arborist will result in a "Stop-Work Order" and fines.
- 3) 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.
- 4) The City Arborist must inspect and approve the site before the issuance of a Certificate of Occupancy.
- 5) A 2 - 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.
- 6) All newly planted trees shall have visible root flares at finished grade. No circling roots shall be allowed on planted trees. The upper two rings of the wire basket, burlap, and strapping shall be cut and removed prior to backfill.
- 7) Trees less than the caliper inch shown will not be accepted. I.e.: 3 inch caliper trees must be 3 inches or larger.
- 8) Plant height measurement is taken at the top of the main body of the plant and not at the tip of the topmost growth.
- 9) 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 City Arborist.
- 10) 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.
- 11) NO TRENCHING ALLOWED IN TREE SAVE AREAS- INCLUDING IRRIGATION.
- 12) All tree guy wires are optional and shall be removed from tree one year after planting.

Complete Blank denotes action required N/A Denotes not applicable