

Commercial Tree Removal Requirements

October 24, 2018

For commercial properties wanting to remove multiple trees from their property, a Tree Replacement and Landscape Plan are required. Please see the City's "Buffer, Landscape and Trees" Ordinance for all requirements. This Ordinance can be found in Chapter 50, Article II of our municode found here: https://library.municode.com/ga/peachtree_corners/codes/code_of_ordinances?nodid=PTIICOOR_CH50P_LDE_ARTIIBULATR)

Please provide a plan with the following:

- Tree density standard must be a minimum of 20 units per acre in District Overlay and 16 units per acre throughout the rest of the City of Peachtree Corners.
- Every parking space shall be within 60 feet of the trunk of a tree.
- One tree per seven parking spaces.
- For nonresidential and multifamily uses, provide 10' wide landscape strip adjacent to street right of way abutting the property or in areas adjacent/internal to off-street parking with more than five off-street parking spaces. Landscape stripe shall be in compliance with Section 4.2 Landscape Strip requirements and conform to the following:
 - an average of one tree per 25 linear feet of strip length
 - an average of one shrub per 25 linear feet of strip length

In the Overlay District, the following additional requirements must be met:

- Provide a minimum of one shade tree at the end of each parking bay.
- Non-ornamental shade trees space 50-feet on-center or grouped at 120-feet on-center along the following roads.
 - Peachtree Industrial Boulevard
 - Peachtree Parkway
 - Peachtree Corners Circle
 - Holcomb Bridge Rd
 - Jimmy Carter Boulevard.
- All street trees shall be a minimum 4-inch caliper (dbh) at the time of planting. Street trees shall be of one (1) or a combination of the following species:
 - Willow Oak
 - Overcup Oak
 - Nuttall Oak
 - Pin Oak
 - Shumard Oak
 - Lacebark Elm

Existing Landscape Plan:

- Provide a plan that shows all existing trees
- Provide site density calculation summary of existing trees. Table should include: the DBH, Species, TDU of trees existing, and quantity.
- Put a bold X over the trees that you would like to remove. Trees being removed should be listed on Tree Removal Permit Application
- Show the 60 foot tree radius for all trees to ensure every parking space is within 60 feet of tree.
- Provide calculation 1 tree/7 parking spaces for existing trees.
- Denote specimen trees. If requesting to remove specimen trees, recompense must be provided. Recompense trees are in addition to required density, parking lot trees and tree buffer requirements.

Tree Replacement Plan:

- Provide replacement trees for trees being removed that are required for parking or landscape strip requirements.
- Provide landscaping plan showing site after tree removal and location of replacement trees.
- Replacement plan should include a replacement density list: Include caliper, height, quantity, unit value and total value columns for each species (separate columns for density and recompense). At least 50% of the trees shall consist of trees 3-inches in caliper or greater in the Overlay District. In the Overlay District: all street trees shall be a minimum 4-inch caliper (dbh) at the time of planting. Include Latin name and cultivar in plant list. A list of the City's approved tree species can be found: <https://www.peachtreecornersga.gov/home/showdocument?id=6944>
- Show the 60 foot tree radius for all trees to ensure every parking space is within 60 feet of tree.
- Provide calculation 1 tree/7 parking spaces for existing trees.
- Provide site density calculations to show that TDU is met after tree removal.
- Show a maximum percentage from any one genus is less than 33% of the total tree replacement.
- The majority of trees should be native to the Georgia Piedmont.
- Remove all references in details and comments to installing wire tree guys, turnbuckles, etc. Use fabric ties as approved by arborist.
- Provide all tree planting details.

Please note that:

- Trees located in detention ponds and easements do not count towards the required TDU and cannot be removed.
- Provide arborist letter verifying that trees in the landscape strip and parking lots trees are diseased and dying trees that need to be removed.
- Crape myrtles shall not be used to meet regulatory requirements (Appendix A.3.a).
- 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.
- Pine trees are not allowed by the City Arborist for tree replacement credit.

IF ADDING TREES, PROVIDE THE FOLLOWING NOTES ON THE LANDSCAPE PLAN:

- **NOTE: A 12-month maintenance bond will be required for all new landscaping and irrigation.**
- **NOTE: 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.**
- **NOTE: 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.**
- **NOTE: The City Arborist must inspect and approve the site before the issuance of a Certificate of Occupancy of Certificate of Completion.**
- **NOTE: 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.**
- **NOTE: Trees less than the caliper inch shown will not be accepted. I.e.: 3 inch caliper trees must be 3 inches or larger.**
- **NOTE: Plant height measurement is taken at the top of the main body of the plant and not at the tip of the topmost growth.**
- **NOTE: 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.**
- **NOTE: 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.**
- **NOTE: NO TRENCHING ALLOWED IN TREE SAVE AREAS- INCLUDING IRRIGATION.**
- **NOTE: All tree guy wires are optional and shall be removed from tree one year after planting.**
- **NOTE: Replant buffers where sparse. Supplemental plantings shall be a mixed planting a minimum of 2” caliper and 6’ in height. Required buffer plants are not used to fulfill ordinance requirements.**
- **NOTE: All trees must be planted at least 5 feet from ANY utility line. ALL utilities (water, sewer, gas, fiber optic, etc.) must be at least five (5) feet from required tree planting islands or landscape areas.**
- **Irrigation systems are not allowed within the public right of way.**
- **Irrigation spray onto public roadways is not allowed.**
- **Irrigation systems must be shut off or operated manually during winter months to prevent unnecessary ice on roads.**

Questions?

Contact: Katherine Francesconi, Stormwater Engineer, kfrancesconi@peachtreecornersga.gov