

City of Chamblee

DeKalb County

Atlanta MSA

2003 Population Estimate 9,228; -3.2% change from 2000 Census.

Not a Tree City USA.

No tree board established by ordinance.

ORDINANCE #534

CHAPTER 34, ARTICLE IX: PRESERVATION OF TREES

Appendix A, Section 402, Site and Landscaping Requirements

Date of first adoption unknown. Last revised 2004.

Addresses public and private property.

Includes buffer and landscape requirements.

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City of Chamblee

TREE PRESERVATION ORDINANCE

Application Form

Related Code Sections

Chapter 34, Article IX: Preservation of Trees
Appendix A, Section 402, Site and Landscaping Requirements

Administrative Guidelines

CODE OF ORDINANCES - CHAPTER 34

ARTICLE IX. PRESERVATION OF TREES

Sec. 34-400. Title of the article and intent.

(a) This article shall be known as the Preservation of Trees Ordinance of the City of Chamblee, Georgia.

(b) It is the intent of this article to provide standards for the preservation and/or replacement of the city's trees because of their contribution to:

- (1) The health of its citizens in improved air and water quality;
- (2) The control of flooding, noise, glare, and soil erosion;
- (3) The protection of urban wildlife;
- (4) The maintaining and increasing of property values; and
- (5) The beauty of the city.

(Ord. No. 462, § 1, 10-20-98)

Sec. 34-401. Definitions.

Building or site development permit: Official authorization issued by the city allowing defoliation or alteration of a site, a change which may result in soil erosion or alteration of site vegetative cover, or the commencement of any construction activities.

City engineer: The city engineer of the City of Chamblee, Georgia, or his/her designee.

City planner: The designated city planner of the City of Chamblee, Georgia, or his/her designee.

Cover area: That area which falls within the drip line of any tree.

Developed property: Property upon which a building, structure, pavement, or other improvements have been placed.

Drip line: A vertical line extending from the outermost portion of a tree canopy to the ground.

Hazardous tree: A tree certified by a horticultural professional as having a major structural fault that could lead to catastrophic loss and could injure or damage property or human targets. Major structural faults may include, but not be limited to, large vertical cracks, decayed areas or columns, including bark areas, forks, dead wood/branches, hollows, significant leans, openings to the inner portions and mechanically damaged areas. Minor faults (correctable faults requiring care) may include things such as pavement buckles, surface roots, small dead wood, tree litter, animal/insect activities, entrapment,

face-level branches, and destruction of surrounding property. As a rule-of-thumb, one complex set of major structural faults or three minor structural faults that are socially, economically or biologically impossible to repair or adjust, may initiate application for tree removal.

Landscape plan: A plan indicating the location, size, quantity and species of replacement trees.

Major development: Any alteration of the natural environment which requires the approval of a development or site plan and issuance of a building permit. By way of illustration, but not limitation, major development shall also include the removal or destruction of trees incidental to the development of land or to the marketing of land for development, the removal or destruction of trees in conjunction with any grading activity, including the removal or filling (stockpiling) of soil or the removal of trees not in conjunction with an ongoing forest management program. Nothing in this definition shall be deemed to require or authorize the issuance of a permit for any activity described herein.

Minor development: Any alteration of the natural environment, which may or may not require development, site plan approval or issuance of a building permit, but which would possibly cause the removal or destruction of any tree(s). Any removal of trees that constitutes major development as that term is herein defined shall not constitute minor development.

Park: All publicly maintained parks having individual names.

Permits and inspections director: The permits and inspections director of the City of Chamblee, Georgia, or his/her designee.

Planting strip: That part of a public street or highway, not covered by sidewalk or other paving, lying between the property line of adjoining property and that portion of the street or highway used or intended to be used for vehicular traffic.

Public: The term "public," when used as a modifier for such words as building, park, right-of-way, and similar words, shall mean "government-owner" or "government-operated."

Public places: All grounds other than parks which are owned by the city.

Public tree: Any tree which exists on publicly owned or controlled property or right-of-way.

Specimen tree or specimen tree stand: Any tree or group of trees within the protected zone which has been determined to be of high value because of its species, size, age or other definable criteria and so designated by the city tree consultant.

Protected zone: All lands which fall outside the buildable area of a parcel, all areas of a parcel required to remain in open space, and/or all areas required as yards, buffers or landscaped areas according to provisions of the city zoning ordinance or conditions of zoning or variance approval.

Tree: Any self-supporting woody perennial plant which has a trunk diameter of two inches or more when measured at a point six inches above ground level and which normally attains an overall height of at least ten feet at maturity, usually with one main stem or trunk and many branches.

Undeveloped property: Property upon which no building, structure, pavement or other improvements have been placed.

Yard area: An open space on the same lot with a building, the space being unoccupied and unobstructed from the ground upward, with the exception of trees and other natural vegetation.

Zoning ordinance: The zoning ordinance and land use and development regulations adopted for use within the city.

(Ord. No. 462, § 1, 10-20-98; Ord. No. 517, pt. I, 4-16-02)

Sec. 34-402. Appointment and qualifications of the city tree consultant.

(a) The city manager shall appoint a consultant on trees, subject to the approval of the city council. This consultant on trees shall be a person skilled and trained in the arts and sciences of municipal arboriculture, ornamental horticulture, urban forestry, landscape architecture, or other related field.

(b) The city tree consultant shall be called upon to advise the city regarding the specifications and standards of practice governing the planting, maintenance, removal, fertilization, pruning, and bracing of trees in public areas. The city tree consultant shall also review permit requests and site development plans submitted to the city and make recommendations concerning them to the city. The city tree consultant shall conduct follow-up and final inspections as appropriate to insure compliance with this article.

(c) The city tree consultant shall identify and maintain a record of specimen trees and tree stands based on the following criteria:

- (1) A stand with purity of species composition or of a rare and unusual nature;
- (2) A tree or stand of historical significance;
- (3) A tree or stand with exceptional aesthetic quality.

(Ord. No. 462, § 1, 10-20-98)

Sec. 34-403. General rules and regulations; City property.

(a) Utility companies, private contractors, outside governments, and individuals must apply for and procure a permit, comply with tree protection and replacement administrative guidelines to this article to protect and preserve city properties in any modification of their landscape. Written plans outlining purpose, proposed operations, and approximate dates shall be submitted to the permits and inspections director for approval.

(b) Wherever it is necessary to remove a tree or trees from a planting strip in connection with paving of a sidewalk, or the paving or widening of a street or highway used for vehicular traffic, the City shall replant such trees or replace them; provided that if conditions prevent planting on planting strip, this requirement will be satisfied if an equivalent number of trees of the same potential size and species are planted in an attractive manner on adjoining property or other public property.

(c) No person shall deposit, place, store or maintain on any public place of the municipality, any stone, brick, sand, concrete, or other materials which may impede the free passage of water, air, and fertilizer to the roots of any tree growing therein, except by written permit of the permit and inspections department.

(Ord. No. 462, § 1, 10-20-98)

Sec. 34-404. Applicability.

(a) The terms and provisions of this article shall apply to any activity on real property, including any activity which requires the issuance of a building or soil erosion and sedimentation control permit, which affects the following:

- (1) The covered area of specimen trees or stands;
- (2) All undeveloped property;
- (3) The yard areas of all developed property;
- (4) Public rights-of-way and parks.

(b) Exemptions. The following shall be exempt from compliance with this article:

(1) All privately-owned developed property, including yard areas, designated single-family residential areas by the city zoning ordinance and developed with single family or two-family residential uses; however, this exemption shall not apply for new structures or expansion of existing structures on designated single-family or two family residential uses.

(2) Construction and maintenance of public streets, highways, and rights-of-way by local, state, and federal governments and public authorities.

(3) During the period of an emergency, such as a tornado, ice storm, or other act of nature, the requirements of this article may be waived by the city manager or his/her designee.

(Ord. No. 462, § 1, 10-20-98; Ord. No. 517, pt. I, 4-16-02; Ord. No. 534, 5-18-04)

Sec. 34-405. Permitting process.

(a) No person, firm, organization, public agency or society shall directly or indirectly destroy or remove any trees situated on property described in section 34-404 of this article without obtaining a permit as provided herein, except for property and activities exempted in section 34-404(b).

(b) Permits shall be obtained by making application to the permits and inspections department, and the application shall thereafter be referred to the city tree consultant. The permit fee shall be as fixed from time to time by the mayor and city council and shall be in the amounts as specified in the Tree Preservation Ordinance administrative guidelines. The application, when made in conjunction with an application for a building permit or a soil erosion control permit, shall also include a landscaping plan, a plan for protection of trees during construction, and any other documentation required for all areas of the parcel within the protected zone. The applicant may be required to submit a tree replacement plan if, at the discretion of the city tree consultant, replacement is deemed reasonable and suitable. Methods and standards for tree protection and replacement shall be established from time to time and set forth in the Tree Preservation Ordinance administrative guidelines and shall be effective upon approval by the city council.

(Ord. No. 462, § 1, 10-20-98; Ord. No. 510, pt. I, 10-16-01; Ord. No. 517, pt. I, 4-16-02)

Sec. 34-406. Protection of trees.

(a) All trees on any street or other publicly owned property near an excavation or construction of any building, structure, or street work, shall be guarded with a good substantial fence, frame, or box not less than four feet high and eight feet square, or at a minimum distance in feet from the tree equal to the diameter of the trunk, whichever is greater. Any barrier with lessor dimensions than those

specified above shall be subject to approval by the city tree consultant. All building material, dirt, or other debris shall be kept outside the barrier.

(b) No person shall excavate any ditches, tunnel, trenches, or lay any drive within a radius of ten feet from any public tree without first obtaining a written permit from the permits and inspections director.

(c) Unless specifically authorized by the permits and inspections director, no person shall intentionally damage, cut, carve, transplant, or remove any public tree or shrub; attach any rope, wire, nails, advertising posters, or other contrivance to any public tree or shrub; allow any gaseous liquid or solid substance which is harmful to such plants to come in contact with them; or set fire or permit any fire to burn when such fire or the heat thereof will injure any portion of any public tree or shrub.

(d) It shall be the duty of any person or persons owning or occupying real property bordering on any street upon which property there may be trees, to prune such trees in such manner that they will not obstruct or shade the street lights, obstruct the passage of pedestrians on sidewalks, obstruct the vision of traffic signs, or obstruct the view of any street or alley intersection. The minimum clearance of any overhanging portion thereof shall be ten feet over sidewalks, and 12 feet over all streets except truck thoroughfares which shall have a clearance of 16 feet.

(Ord. No. 462, § 1, 10-20-98)

Sec. 34-407. Planting of trees.

In any instance where the cutting of any paved sidewalk in a right-of-way of the city is necessary for the planting of any shrub or tree, such work shall be supervised by the permits and inspections department or shall be done according to plans approved by and a permit issued by the permits and inspections director.

(Ord. No. 462, § 1, 10-20-98)

Sec. 34-408. Easements to plant trees on private property.

The city is hereby authorized to enter into agreements with the owners of private property located within the city for the purpose of acquiring easements to plant trees on such property, in consideration for which said private property owner shall acquire ownership of such trees as the city may plant. Provided however, that any such agreement shall limit the duration of the easement to a time period of two years and shall limit the property interest acquired by the city to that distance sufficient to allow the planting of trees. Provided, further, that under such agreement the private property owner shall agree to maintain the trees planted thereon and shall also agree to hold the city harmless for any liability attributable to the planting or presence of the trees on the private property.

(Ord. No. 462, § 1, 10-20-98)

Sec. 34-409. Violation and penalty.

Any person, firm or corporation violating any provision of this article shall be punished as described in section 1-6, general penalty, of this Code, and in addition thereto may be enjoined from continuing the violation. Each tree cut, damaged or poisoned shall constitute a separate offense and shall be subject to a fine of \$1000.00 per specimen tree and \$500.00 per non-specimen tree as defined in the Tree Preservation Ordinance administrative guidelines. Any tree, specimen or non-specimen, which is removed without the appropriate review and approval of the administrator must be replaced by trees with a total density equal to eight times the unit value of the tree(s) removed with a minimum four-inch tree caliper as specified in the Tree Preservation Ordinance administrative guidelines. The owner of any buildings or

premises or parts thereof, where anything in violation of this section exists, and any architect, builder, contractor or any other agent of the owner, or any tenant, who commits or assists in the commission of any violation, shall be guilty of a separate offense and subject to the above stated penalties. The same penalties shall be assessed for trees damaged directly or indirectly on any existing residential or non-residential property adjacent to a site under development or construction without having first obtained a tree removal permit and permission of the owner of such adjacent residential or non-residential property.

(Ord. No. 462, § 1, 10-20-98; Ord. No. 517, pt. I, 4-16-02; Ord. No. 534, 5-18-04)

Sec. 34-410. Judicial review.

All final decisions of the city, concerning denial, approval or conditional approval of a permit shall be reviewable in DeKalb County Superior Court. Based on these proceedings and the decision of the court, the city may, within the time specified by the court, elect to:

- (1) Approve the permit application with lesser restrictions or conditions (i.e., grant a variance); or
- (2) Institute other appropriate actions ordered by the court that fall within the jurisdiction of the city.

(Ord. No. 462, § 1, 10-20-98)

Sec. 34-411. Amendments and adoption of Tree Preservation Ordinance administrative guidelines.

The provisions of this article may be amended from time to time as deemed necessary by the city council. The Tree Preservation Ordinance administrative guidelines as approved by the city council and maintained in the office of the city clerk and the office of the permits and inspections department are adopted as a part of this article IX and made a part hereof by reference.

(Ord. No. 462, § 1, 10-20-98; Ord. No. 517, pt. I, 4-16-02)

City of Chamblee

**Tree Preservation
Ordinance**

Administrative Guidelines

(Revised April 2004)

On October 20, 1998, the City of Chamblee unanimously passed a Tree Preservation Ordinance. This ordinance was passed to provide standards for the preservation and/or replacement of the City of Chamblee's trees. What follows are the administrative guidelines to be considered during the permitting process. These guidelines have been approved by the City's Tree Consultant and by the Chamblee City Council. Any questions about these guidelines or about the permitting process should be directed to the Permits & Inspections Director at 770-986-5024.

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City of Chamblee
Preservation of Trees Ordinance
ADMINISTRATIVE GUIDELINES

DEFINITIONS

In conjunction with the definitions given in Section 34-401 of the City's *Preservation of Trees Ordinance*, the following definitions will also apply:

Basal Area - The cross sectional area of a tree trunk at diameter breast height (DBH) expressed herein in terms of "units" per acre.

Buffer - Any area required to remain undisturbed as a condition of zoning, to screen adjacent properties or to provide protection to a stream bank or body of water.

Caliper - A forest standard of tree trunk measurement for understory or replacement trees. Caliper of the trunk shall be taken at six (6) inches above the ground for trees up to and including four (4) inch caliper size, and twelve (12) inches above the ground for trees larger than four (4) inch caliper.

Canopy Coverage – The areal extent of ground within the drip line of the tree.

Critical Root Zone (CRZ) - The minimum area beneath a tree, which must be left undisturbed in order to preserve a sufficient root mass to give a tree a reasonable chance of survival. The CRZ will typically be represented by a concentric circle entering on the tree's trunk with a radius equal in feet to one and one-half (1.5) times the number of inches of the trunk diameter. **EXAMPLE:** The CRZ radius of a 20-inch (20") diameter tree is 30 feet (30').

DBH (Diameter Breast Height) - The standard measure of tree size (for trees existing on a site) measured in caliper inches. The tree trunk is measured at a height of four and one-half (4.5) feet above the ground. If a tree splits into multiple trunks below four and one-half (4.5) feet, then the trunk is measured at its most narrow point beneath the split. Trees with less than four and one-half (4.5) feet of clear trunk shall be measured as the diameter of the largest vertical branch or leader at breast height.

Density factor - A unit of measure used to prescribe the calculated tree coverage on a site. The suggested site density factor for areas within the corporate limits of the City of Chamblee is twenty (20) units per acre.

Drip Line – The peripheral limits of the horizontal crown of a tree spread vertically to the ground, provided, however, that the same shall not be less than a circle with a five (5) foot radius measured from the center of the tree.

Hardwood Tree - Any leaf bearing (not needle-bearing) tree that is not coniferous (cone bearing). This definition is based on the colloquialism, and does not reflect any true qualities of the tree.

Hazardous Tree - A tree certified by a horticultural professional as having a major structural fault that could lead to catastrophic loss and could injure or damage property or human targets. Major structural faults may include, but not be limited to, large vertical cracks, decayed areas or columns, including bark areas, forks, dead wood/branches, hollows, significant leans, openings to the inner portions and mechanically damaged areas. Minor faults (correctable faults requiring care) may include things such as pavement buckles, surface roots, small dead wood, tree litter, animal/insect activities, entrapment, face-level branches, and destruction of surrounding property. As a rule-of-thumb, one complex set of major structural faults or three minor structural faults that are socially, economically or biologically impossible to repair or adjust, may initiate application for tree removal.

Major Development - Any alteration of the natural environment, which requires the approval of a development or site plan and issuance of a Building Permit. By way of illustration, but not limitation, Major Development shall also include the removal or destruction of trees incidental to the development of land or to the marketing of land for development, the removal or destruction of trees in conjunction with any grading activity, including the removal or filling (stockpiling) of soil or the removal of trees not in conjunction with an ongoing forest management program. Nothing in this definition shall be deemed to require or authorize the issuance of a permit for any activity described herein.

Minor Development - Any alteration of the natural environment, which may or may not require development, site plan approval or issuance of a Building Permit, but which would possibly cause the removal or destruction of any tree(s). Any removal of trees that constitutes Major Development as that term is herein defined shall not constitute Minor Development.

Off-site – For tree relocation and tree replacement, means any location in excess of one (1) mile from the tree's original location.

On-site – For tree relocation and tree replacement, means any location one (1) mile or less from the tree's original location.

Overstory Trees - Those trees that compose the top layer or canopy of vegetation and will generally reach a mature height of greater than 40 feet (40').

Softwood Trees - Any coniferous (cone bearing) tree, such as pine, fire, hemlock, cedar, etc. This definition is based on the colloquialism, and does not necessarily reflect any true qualities of the tree.

Specimen Tree – Any tree, which qualifies for special consideration for conservation due to its size, type, condition, location or historical significance. See General Criteria for the Determination of Specimen Trees or Stands of Trees, page 8.

Structure – Anything built or constructed. Examples include, but are not limited to, buildings, trailers, fences, billboards, swimming pools, poles, pipelines, ditches, roads, utility installation, transmission lines, track and advertising signs.

Tree Removal or Removal of Trees – Any act, which causes a tree to die within two (2) years after commission of the act, including but not limited to damage inflicted upon the root system in the Critical Root Zone or trunk, as the result of:

- a. The improper use of machinery on the trees;
- b. The storage of materials in or around the trees;
- c. Soil compaction;
- d. Altering the natural grade to expose the roots or to cover the tree's root system with more than four (4) inches of soil;
- e. Causing the infection or infestation of the tree by pests, fungus or harmful bacteria;
- f. Pruning judged to be excessive by the Administrator or not in accordance with the standard set forth by the International Society of Arboriculture (ISA);
- g. Paving with concrete, asphalt or other impervious surface within such proximity as to be harmful to the tree or its root system; and
- h. Application of herbicides or defoliant to any tree without first obtaining a permit.

Tree Protection Zone – An area encompassing the Critical Root Zone of a tree, which is protected by some physical method of tree protection.

Tree Species Selection List - The City of Chamblee's recommended species of trees.

Tree Save Area - All areas designated for the purpose of meeting tree density requirements, saving specimen trees, and/or preserving natural buffers.

Understory Tree - Those trees that grow beneath the overstory, and will generally reach a mature height of less than 40 feet (40').

MINIMUM TREE DENSITY REQUIREMENTS

A basic goal of the Chamblee Tree Preservation Ordinance is that all applicable sites maintain a minimum tree density of twenty (20) units per acre. The term "unit" is an expression of basal area and is not synonymous with "tree."

The density requirement must be met whether or not a site had trees prior to development. Occasionally, this density cannot be met because a project site will not bear the required density of trees. To provide some alternatives in such cases, two (2) alternative methods of compliance may, at the discretion of the City of Chamblee Tree Consultant, be approved: planting at a location remote from the project site; or, contribution to the City of Chamblee Tree Replacement Fund.

The following standards have been established for administering these alternative compliance methods. The Tree Consultant and the Planning Department must review and approve all requests for alternative compliance. In no instance will more than eighty percent (80%) of the required site density be met through alternative compliance. As many trees as can reasonably be expected to survive must be planted on the site in question. No permit will be issued until the Tree Consultant and the Planning Department have approved the request and received the necessary documentation and/or funds.

Trees to be planted at another location will be planted at sites designated by the City of Chamblee. Each density unit that cannot be placed on-site shall be replaced one-for-one off-site, by specimens of the minimum caliper stated in the Tree Replacement Plan, Standards and Revegetation section of these guidelines. A tree replacement plan, meeting all applicable standards, must be reviewed and approved for the alternate planting location.

If a donation to the City of Chamblee Tree Replacement Fund is approved, the Tree Consultant shall establish the amount of the donation. The amount of the donation shall be based upon the size and type of trees that cannot be planted at the site. Each density unit that cannot be placed on-site shall be replaced one-for-one by specimens of the minimum caliper stated in the Tree Replacement Plan – Standards and Revegetation section of these guidelines. The Tree Consultant shall establish the cost to the City for the materials, labor and three-year maintenance requirements associated with the trees. The amount of the donation shall be one hundred percent (100%) of the estimated costs of the average of two (2) bids from reputable Landscape Contractors for the materials, labor and maintenance.

Minimum tree density can be calculated and established using the formula and analysis given on page 12. The property owner should base the density calculation on the net site area.

Trees replanted to achieve density requirements should be selected from the Tree Species Selection List found in Appendix A. In addition, replanting should be at the ratio of not less than one (1) overstory tree for every three (3) understory tree. Density credit may be met by planting all overstory trees, but not by planting only understory trees.

Finally, it should be noted that it is a requirement that all reasonable efforts be made to save specimen trees. Reasonable efforts include, but are not limited to, alteration of building design; alternate location of building, parking area, water retention, drainage pipes; or relocation of utilities.

APPLICATION REQUIREMENTS

When a person applies for any type of development permit (major or minor site development, demolition or building), they also file an application for a Tree Removal Permit providing the following information:

Type 1 - Major Development or Redevelopment:

- (1) A complete Tree Survey and Inventory Plan, as described on pages 9 + 10.
- (2) A complete Tree Protection Plan as described on pages 10 + 11. This plan should include an integrated site plan showing specimen trees, the tree protection area, those trees to be saved and those to be removed, any utilities to be installed, grading, the approximate location of all structures, driveways and curb cuts, proposed tree planting and other landscaping.
- (3) A complete Tree Replacement Plan as described on pages 11 + 12, prepared and stamped by a registered Landscape Architect. Replacement trees used in the density calculation must be ecologically compatible with the intended growing site. A list of acceptable replacement trees is provided in the Tree Species Selection List, Appendix A.
- (4) An application fee of \$300 must be paid to the City of Chamblee when applying for a Type 1 Tree Removal Permit.

Type 2 - Minor Development on Existing Sites:

Minor Development on an existing site requires only that a detailed sketch showing proposed changes be submitted to the City Tree Consultant for review and approval. In the event that any tree 2-inch (2") DBH or greater will be subsequently affected or removed during development, the sketch shall contain the required elements of the Tree Survey Plan and Inventory as described on pages 9 + 10 and the Tree Replacement Plan as described on pages 11 + 12. In the event that the site cannot bear replanting of the required density of trees, then the applicant must comply with the alternate guidelines as specified under the Minimum Tree Density Requirements on page 5.

An application fee of \$150 must be paid to the City of Chamblee when applying for a Type 2 Tree Removal Permit.

Type 3 - Removal of Hazardous Trees:

The property owner shall obtain a recommendation from an outside consultant stating that the tree in question is indeed hazardous (as defined in this document) and should

be removed. The statement shall be accompanied by legal documentation of the qualifications of the outside consultant as one of the following: certified arborist, landscape architect or other horticultural professional. The applicant may also retain the City Tree Consultant to review the tree(s) in question.

Along with the certified recommendation, the applicant shall submit a detailed sketch showing the location of existing structures, paving, driveways, detention areas, etc. within fifty feet (50') of the hazardous tree(s). Each hazardous tree(s) shall also be shown and labeled on the sketch.

An application fee of \$50 must be paid to the City of Chamblee when applying for a Type 3 Tree Removal Permit. The removal of one or more hazardous trees may be applied for in one Hazardous Tree Removal application.

VIOLATIONS - TREE REMOVAL WITHOUT REVIEW AND PERMIT

Any tree, specimen or non-specimen, which is removed without the appropriate review and approval of the Administrator must be replaced by trees with a total density equal to eight (8) times the unit value of the tree removed with a minimum four-inch (4") tree caliper. Size alone will determine whether a tree was of specimen quality if the tree is removed without approval and there is no evidence of its condition. Replacement trees for the 8 times unit value are to be distributed on the property to the fullest possible extent, with the remainder being paid into the City's Tree Bank. Violations will be subject to the applicable penalties as described in Section 34-409 of the Preservation of Trees Ordinance of the City of Chamblee.

Section 34-409. Violation and penalty, states:

Any person, firm or corporation violating any provisions of this article shall be punished as described in section 1-6, General penalty, of this Code, and in addition thereto may be enjoined from continuing the violation. Each tree cut, damaged or poisoned shall constitute a separate offense and shall be subject to a fine of \$1000 per specimen tree and \$500 per non-specimen tree as defined in the Tree Preservation Ordinance Administrative Guidelines. Any tree, specimen and non-specimen, which is removed without the appropriate review and approval of the Administrator must be replaced by trees with a total density equal to eight (8) times the unit value of the tree removed with a minimum four-inch (4") tree caliper as specified in the Tree Preservation Ordinance Administrative Guidelines. The owner of any buildings or premises or parts thereof, where anything in violation of this section exists, and any architect, builder, contractor or any other agent of the owner, or any tenant, who commits or assists in the commission of any violation, shall be guilty of a separate offense and subject to the above stated penalties. The same penalties shall be assessed for trees damaged directly or indirectly on any existing residential or non-residential property adjacent to a site under development or construction without having first obtained a tree removal permit and permission of the property owner of such adjacent residential or non-residential property. (Ord. No. 462, 1, 10-20-98; Ord. 2002, Ord. No.534, 5-18-04)

GENERAL CRITERIA FOR THE DETERMINATION OF SPECIMEN TREES OR STANDS OF TREES

When making a determination of the type of trees to be affected within a development project the following criteria should be referenced.

- (1) Specimen Tree:
 - a. Any tree in fair or better condition, which equals or exceeds the following diameter sizes:
 - i. Large Hardwoods Trees: 24-inch (24") DBH or larger - such as oaks, hickories, yellow poplars, sweetgums, etc.
 - ii. Large Softwoods Trees: 30-inch (30") DBH or larger - such as pines, deodar cedars, etc.
 - iii. Understory Trees: 4-inch (4") DBH or larger- such as dogwoods, redbuds, sourwoods, etc.
 - b. A tree in fair or better condition must meet the following minimum standards:
 - i. A life expectancy of greater than 15 years.
 - ii. A structurally sound trunk, not hollow and having no extensive decay, and less than twenty (20) percent radial trunk dieback.
 - iii. No more than one major and several minor dead limbs (hardwoods only).
 - iv. No major insect or pathological problem.
 - c. A lesser-sized tree can be considered a specimen tree if it is a rare or unusual species, of exceptional or unique quality, or of historical significance.
 - d. A lesser size tree can be considered a specimen tree if it is specifically used by a builder, developer, or design professional as a focal point in a landscape project.

In order to encourage the conservation of specimen trees and the incorporation of these trees into the design of projects, additional density credit will be given for specimen trees, which are successfully saved by a design feature specifically designated for such purpose. Credit for any specimen tree thus saved would be two (2) times the assigned unit value shown in Table 1, page 14. The Critical Root Zone of Specimen Trees will be protected with hog-back/wire-back tree save fencing with metal support posts.

(2) Specimen Tree Stand:

- a. A contiguous grouping of trees, which has been determined to be of high value in the opinion of the City Tree Consultant. Determination is based upon the following criteria:
 - i: A relatively mature, even-aged stand.
 - ii: A stand with purity of species composition or of a rare or unusual nature.
 - iii: A stand of historical significance.
 - iv: A stand with exceptional aesthetic quality.

If a specimen tree is to be removed, a plan or written documentation indicating the reason for the removal must be submitted to the Administrator. Specimen trees that cannot be saved must be replaced with trees having three (3) times the unit value of the tree removed with a minimum four-inch (4") tree caliper, by species with potentials for comparable size and quality.

TREE SURVEY PLAN AND INVENTORY

The Tree Survey Plan should be in the form of a to-scale map or a site plan prepared and sealed by a registered surveyor, certified engineer or landscape architect noting the location of all specimen trees or stands of trees plus all other trees which will be preserved and counted toward meeting site density requirements. It should also include the following information:

- (1) All specimen trees and their critical root zones should be labeled, and must be shown on the survey and inventoried by size and species. This includes those specimen trees that are to be preserved as well as those proposed for removal.
- (2) All other trees that are to be counted toward meeting density requirements must be shown on the survey and inventoried by size and species. Only trees with a DBH measurement of two (2) inches or greater are to be identified as eligible for density compliance. Existing trees less than two (2) inches DBH will not be counted toward Existing Density Factor.
- (3) Trees that measure less than 2" DBH and thus can't be counted toward the density requirements, do not have to be counted and shown individually on the plan.
- (4) Sampling methods may be used to determine tree densities for forested areas over two (2) acres.
- (5) You must show all tree protection zones, tree save areas, and buffers with existing trees on the Survey.

TREE PROTECTION PLAN - REQUIRED DOCUMENTS

A Tree Protection Plan is a detailed plan designed to protect and preserve trees before, during and for a period of two (2) years after construction. This Protection Plan is a separate drawing that must be submitted at the same time as the Tree Survey Plan in order to qualify for a Tree Removal Permit. The Plan should list the following specifications:

- (1) The identity of the tract of land upon which tree(s) sought to be removed are located.
- (2) The name, address and phone number of the owner of the land and the name, address and phone number of any tenant of the property.
- (3) The type, location and size as measured at the diameter breast height of the tree(s) constituting those to be protected. Only trees designated on the Tree Protection Plan will be counted toward density requirements.
- (4) Locations of all specimen trees and their critical root zones (CRZ's). Indicate those specimen trees proposed for removal or for preservation. Removal of specimen trees is subject to approval by the City Tree Consultant. Any specimen tree proposed for removal is to be identified in terms of exact location, size and species.
- (5) All tree protection zones, natural areas, landscaped areas, buffers and areas of revegetation. Include detailed locations and specifications for active an/or passive tree protection measures. Methods of tree protection should be indicated for all tree protection zones, including tree fencing, erosion control, retaining walls, tunneling for utilities, aeration systems, transplanting, staking, signage, etc.
- (6) Limits of clearing and land disturbance such as grading, trenching, etc. where these disturbances may affect tree protection zones.
- (7) The locations of all existing and proposed utility lines or easements. Include the location for any boring sites for underground utilities.
- (8) Indication of staging areas for parking, material storage, concrete washout, and other areas where tree protection may be affected.
- (9) A delineation of tree save areas in which trees have been inventoried for density calculation.
- (10) Calculations showing compliance with the required Site Density Factor using existing trees, replacement trees, and/or alternative compliance methods. Site density compliance should be demonstrated on both the Tree Protection and the Tree Replacement plans. Existing trees or stands of trees used in the density calculation must be indicated on the drawing. Only existing trees with a DBH of two (2) inches or greater shall be counted toward the minimum tree density

requirements. Tree protection plans submitted prior to rezoning applications should indicate just how the minimum Site Density Factor would be maintained.

- (11) Site area (roads, utility lines, detention ponds, etc.)
- (12) The locations of existing and proposed structures, paving, driveways, cut and fill areas, detention areas, etc.
- (13) Phase lines and/or limits of construction
- (14) Location and details for all permanent tree protection measures (tree wells, aeration systems, permeable paving, retaining walls, bollards, etc.)
- (15) Additional information as required on a case-by-case basis or as requested by the City Tree Consultant.

TREE REPLACEMENT PLAN - STANDARDS & REVEGATATION

The last part of the Tree Removal Permit is the Tree Replacement Plan. This plan may be included as a part of the Tree Protection Plan or may be submitted as a separate drawing. The Tree Replacement Plan includes the planting schedules along with proposed tree names (botanical and common), quantity, size, spacing and any special planting notes. Unless otherwise approved by the City's Tree Consultant, all trees selected for replanting must be on the City's Tree Species List; Reference Appendix A. Trees selected for planting must be free from injury, pests, disease, nutritional disorders or root defects, and must be of good vigor in order to assure a reasonable expectation of survivability. Standards for transplanting should be in keeping with those established in the International Society of Arboriculture publication *Tree and Shrub Planting Manual* or similar publication. Reference the American Association of Nurserymen publication *American Standard for Nursery Stock* (ANSI Z60, 1973) for plant material quality specifications. Reference the *Manual of Woody Landscape Plants* (Michael Dirr, 1983, Castle Books) or similar publication for information on tree species site requirements.

The Tree Replacement Plan should also reflect the following guidelines:

- (1) Replanted trees should be of the same or similar species as those removed when practical.
- (2) The use of flowering ornamental trees or plants classified as large shrubs may be included in the Tree Replacement Plan, but should not be used for the purpose of meeting the density calculations for the site unless approved by the City Tree Consultant.
- (3) All overstory trees should be a minimum of eight (8) feet tall and have a trunk of not less than three (3.0) caliper inches. All understory trees should be a minimum of six (6) feet tall and have a trunk of not less than two (2.0) inches. In order to provide sufficient growing area for planted trees, the following

minimum criteria must be observed unless otherwise approved by the City Tree Consultant:

Overstory Trees - 200 square feet of pervious root zone
Understory Trees - 75 square feet of pervious root zone
(However, up to 30% of root zone may be impervious area except for parking lot islands).

- (4) For new residential single family or duplex dwellings, smaller caliper replacement trees will be considered, provided the total minimum tree density goal is reached. A list of proposed plant species and sizes is to be submitted in writing to the City Tree Consultant.
- (5) All planting and staking details should be provided on the plan. Examples of acceptable details are shown in Appendix B.
- (6) All debris from trees cut or substantially damaged should be removed from the site in a timely fashion including the removal of any portion of the tree stump above the original natural grade or elevation of land unless accepted by the City Tree Consultant for a specific reason such as, but not limited to, unusually large size or age.

DENSITY FACTOR ANALYSIS

For density factor analysis, the following formula will apply:

$$\text{SDF} = \text{EDF} + \text{RDF}$$

Where:

SDF (Site Density Factor) = The minimum tree density required to be maintained on a developed site (20 units per acre).

EDF (Existing Density Factor) = Density of existing trees to be preserved on a site.

RDF (Replacement Density Factor) = Density of new trees to be planted on a site.

PROCEDURES FOR CALCULATING THE REQUIRED TREE REPLACEMENT

Step 1. Calculate the Site Density Factor (SDF):

The SDF is calculated by multiplying the number of site acres by 20.

EXAMPLE: A 2.2-acre site has a SDF of $2.2 \times 20 = 44$

Step 2. Calculate the Existing Density Factor (EDF):

The Existing Density Factor, EDF, is determined by converting the diameter breast height (DBH) of individual trees to density factor units as shown in the following Table 1. These units are totaled to determine the EDF for the site.

EXAMPLE: A total of 8 trees will remain on the 2.2-acre site in Step 1.
 These trees include:

| | | |
|---|---|-------------|
| 3 | - | 14" pines |
| 3 | - | 18" oaks |
| 1 | - | 20" hickory |
| 1 | - | 30" oak |

When converted to density factory units using Table 1, we arrive at the following values:

| | DBH | Units X Number of Trees | | | |
|-----|-----|-------------------------|---|-------------|-------------|
| 14" | 3.1 | X | 3 | 9.30 | |
| 18" | 3.8 | X | 3 | 11.40 | |
| 20" | 4.2 | X | 1 | 4.20 | |
| 30" | 6.9 | X | 1 | <u>6.90</u> | |
| | | | | 31.80 | Units total |

The total units, 31.8, is the EDF (Existing Density Factor).

Step 3. Calculate the Replacement Density Factor (RDF):

Replacement Density Factor (RDF) is determined by subtracting the EDF from the SDF.

EXAMPLE: $44 \text{ (SDF)} - 31.8 \text{ (EDF)} = 12.2$

This means that 12.2 tree units are required as replacements for the total site to meet the requirement of 20 units per acre.

The Density Factor credit for each caliper size of replacement (new) trees is shown in the following Table 2.

TABLE 1. CONVERTING EXISTING TREE DIAMETERS TO DENSITY UNITS

| DBH | UNITS | DBH | UNITS | DBH | UNITS |
|-----|-------|-----|-------|-----|-------|
| 2-4 | 2.0 | 22 | 4.6 | 37 | 10.5 |
| 5-7 | 2.3 | 23 | 4.9 | 38 | 10.9 |
| 8-9 | 2.5 | 24 | 5.1 | 39 | 11.3 |
| 10 | 2.6 | 25 | 5.4 | 40 | 11.7 |
| 11 | 2.7 | 26 | 5.7 | 41 | 12.2 |
| 12 | 2.8 | 27 | 6.0 | 42 | 12.6 |
| 13 | 2.9 | 28 | 6.3 | 43 | 13.1 |
| 14 | 3.1 | 29 | 6.6 | 44 | 13.6 |
| 15 | 3.2 | 30 | 6.9 | 45 | 14.0 |
| 16 | 3.4 | 31 | 8.2 | 46 | 14.5 |
| 17 | 3.6 | 32 | 8.6 | 47 | 15.0 |
| 18 | 3.8 | 33 | 8.9 | 48 | 15.6 |
| 19 | 4.0 | 34 | 9.3 | 49 | 16.1 |
| 20 | 4.2 | 35 | 9.7 | 50 | 16.6 |
| 21 | 4.4 | 36 | 10.1 | 51+ | 20 |

TABLE 2. CONVERTING REPLACEMENT TREES TO DENSITY UNITS

| CALIPER | UNITS | CALIPER | UNITS |
|---------|-------|---------|-------|
| 2" | .8 | 9" | 2.5 |
| 3" | 1.6 | 10" | 2.7 |
| 4" | 1.7 | 11" | 2.9 |
| 5" | 1.9 | 12" | 3.1 |
| 6" | 2.0 | 13" | 3.3 |
| 7" | 2.2 | 14"+ | 3.5 |

TREE SPECIES SELECTION LIST

Overstory Trees

| | | |
|-----|-------------------------------------|---------------------------------------|
| 1. | <i>Acer floridanum</i> | Florida Maple or Southern Sugar Maple |
| 2. | <i>Acer rubrum</i> | Red Maple |
| 3. | * <i>Acer saccharum</i> | Sugar Maple |
| 4. | * <i>Betula nigra</i> | River Birch |
| 5. | * <i>Carya species</i> | Hickories, Pecans |
| 6. | * <i>Castanea mollissima</i> | Chinese Chestnut |
| 7. | <i>Celtis occidentalis</i> | Hackberry |
| 8. | <i>Cercidiphyllum japonicum</i> | Katsura Tree |
| 9. | <i>Cladrastis lutea</i> | American Yellowwood |
| 10. | * <i>Cunninghamia lanceolata</i> | Common Chinafir |
| 11. | * <i>Fagus grandifolia</i> | American Beech |
| 12. | <i>Fraxinus americana</i> | White Ash |
| 13. | <i>Fraxinus pennsylvanica</i> | Green Ash |
| 14. | <i>Ginkgo biloba</i> | Ginkgo |
| 15. | <i>Halesia carolina</i> | Carolina Silverbell |
| 16. | * <i>Juniperus virginiana</i> | Eastern Red Cedar |
| 17. | * <i>Liquidambar styraciflua</i> | Sweetgum |
| 18. | * <i>Liriodendron tulipifera</i> | Yellow Poplar, Tulip Poplar |
| 19. | * <i>Magnolia grandiflora</i> | Southern Magnolia |
| 20. | <i>Metasequoia glyptostroboides</i> | Dawn Redwood |
| 21. | <i>Nyssa sylvatica</i> | Black Gum, Black Tupelo |
| 22. | * <i>Pinus elliottii</i> | Slash Pine |
| 23. | * <i>Pinus strobus</i> | White Pine |
| 24. | * <i>Pinus taeda</i> | Loblolly Pine |
| 25. | * <i>Pinus virginiana</i> | Virginia Pine |
| 26. | * <i>Platanus occidentalis</i> | Sycamore |
| 27. | <i>Quercus species</i> | Oaks, except Live Oaks |
| 28. | <i>Robinia pseudoacacia</i> | Black Locust |
| 29. | <i>Sophora japonica</i> | Japanese Pagodatree |
| 30. | <i>Taxodium disticum</i> | Bald Cypress |
| 31. | <i>Ulmus parvifolia</i> | Chinese Elm |
| 32. | <i>Zelkova serrata</i> | Japanese Zelkova |

* Indicates not suitable for parking lot islands.

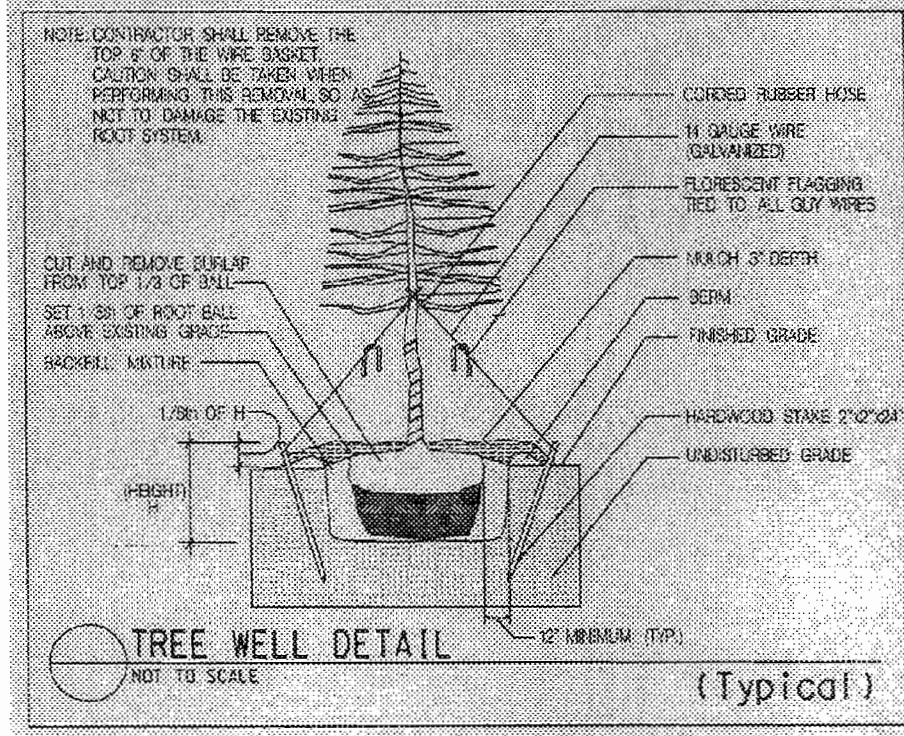
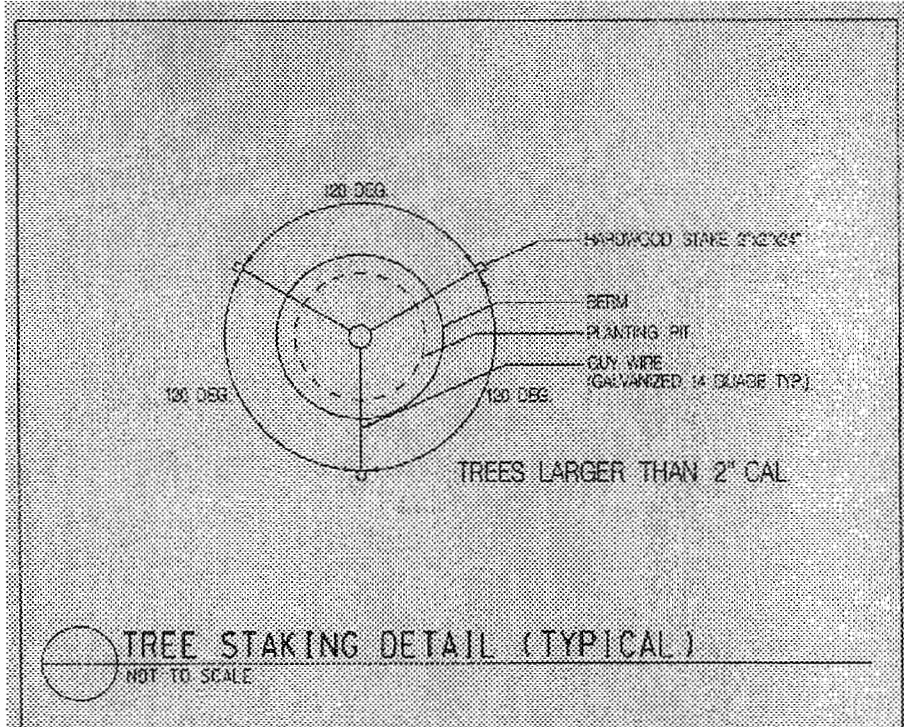
TREE SPECIES SELECTION LIST

Understory Trees

| | | |
|-----|----------------------------------|-------------------------------|
| 1. | <i>Acer buergerianum</i> | Trident Maple |
| 2. | <i>Amelanchier arborea</i> | Serviceberry |
| 3. | <i>Carpinus caroliniana</i> | American Hornbeam |
| 4. | <i>Cercis canadensis</i> | Eastern Redbud |
| 5. | <i>Chionanthus virginicus</i> | Fringe Tree, Grancy Graybeard |
| 6. | <i>Cornus</i> species | Dogwoods |
| 7. | <i>Cotinus coggygria</i> | Smoketree |
| 8. | <i>Crataegus phaenopyrum</i> | Washington Hawthorne |
| 9. | <i>Cupressocyparis leylandii</i> | Leyland Cypress |
| 10. | <i>Cryptomeria japonica</i> | Japanese Cryptomeria |
| 11. | <i>Halesia carolinia</i> | Silverbell |
| 12. | <i>Ilex x attenuata</i> | Savannah Holly |
| 13. | <i>Ilex x deciduas</i> | Deciduous Hollies |
| 14. | <i>Ilex x Nellie R. Stevens</i> | Nellie R. Stevens Holly |
| 15. | <i>Ilex x opaca</i> | American Holly |
| 16. | <i>Ilex vomitoria</i> | Yaupon Holly |
| 17. | <i>Koelreuteria bipinnata</i> | Bougainvillea Goldenraintree |
| 18. | <i>Koelreuteria paniculata</i> | Panicked Goldenraintree |
| 19. | <i>Lagerstroemia</i> hybrids | Crape Myrtle Improved Hybrids |
| 20. | <i>Maclura pomiera</i> | Osage-orange |
| 21. | <i>Magnolia virginiana</i> | Sweetbay Magnolia |
| 22. | <i>Magnolia x soulangiana</i> | Saucer Magnolia |
| 23. | <i>Magnolia stellata</i> | Star Magnolia |
| 24. | <i>Malus species</i> | Flowering Crabapple |
| 25. | <i>Myrica cerifera</i> | Wax Myrtle |
| 26. | <i>Ostrya Virginia</i> | Ironwood, Carolina Hornbeam |
| 27. | <i>Oxydendrum aboreum</i> | Sourwood |
| 28. | <i>Pistachia chinensis</i> | Chinese Pistache |
| 29. | <i>Pyrus</i> hybrids | Improved Flowering Pear |
| 30. | <i>Sassafras albidum</i> | Sassafras |
| 31. | <i>Vitex cagnus-castus</i> | Chastetree |

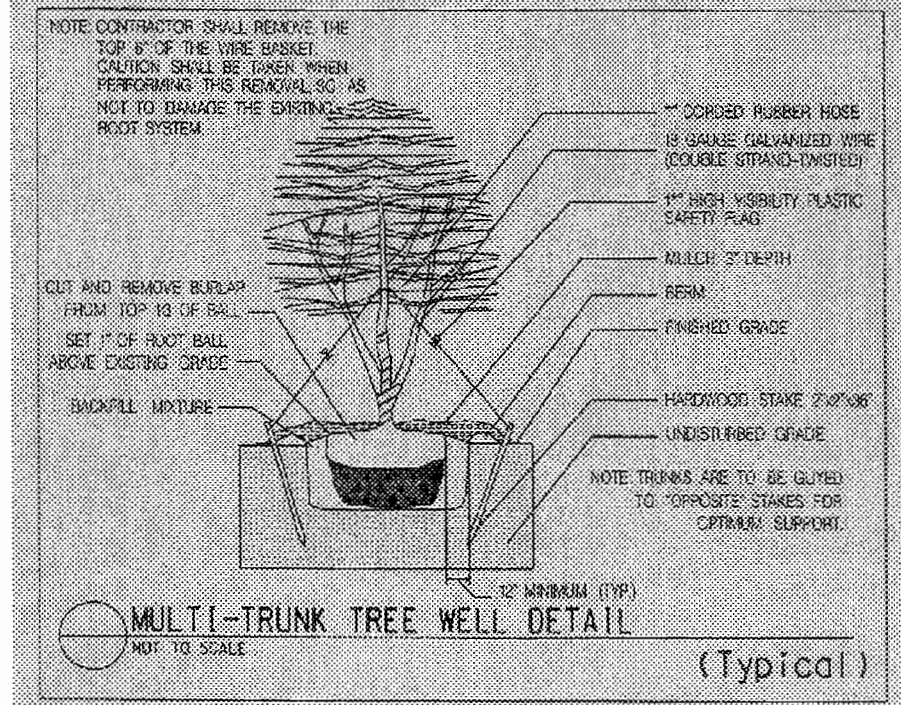
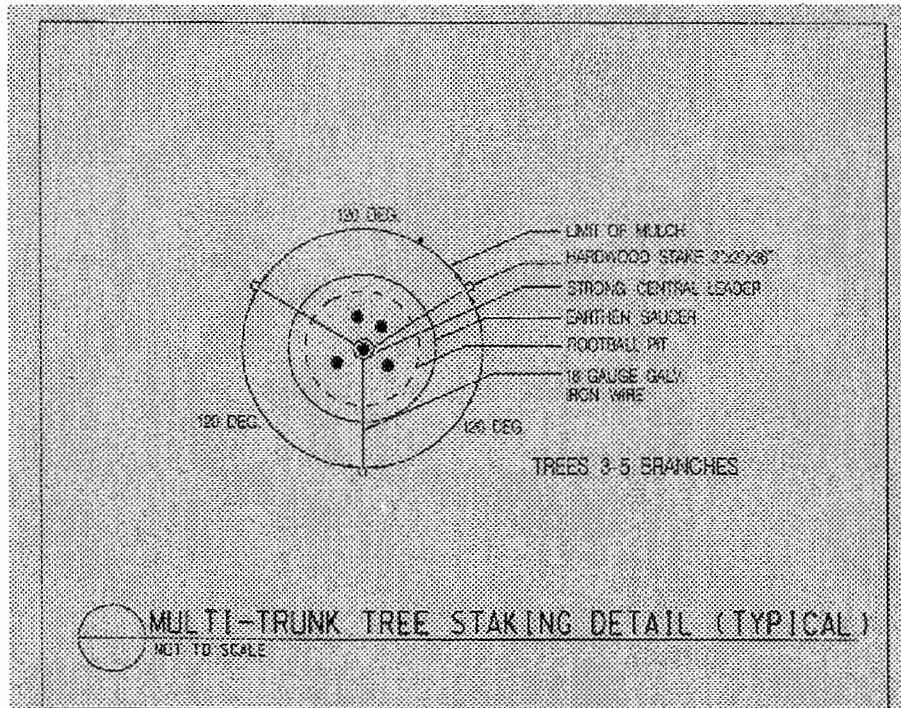
STANDARD DETAILS

TREE STAKING DETAIL / TREE WELL DETAIL



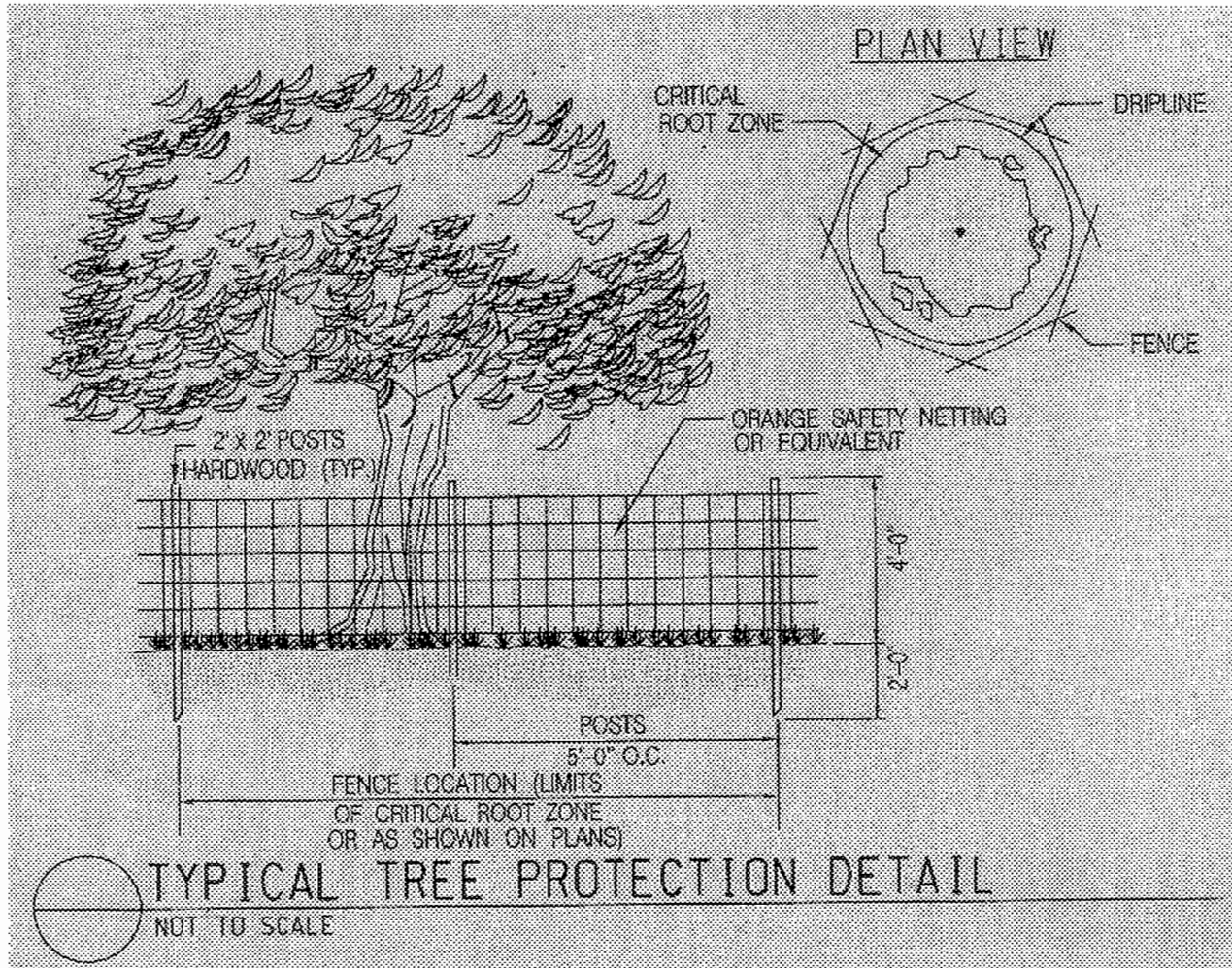
STANDARD DETAILS

MULTI-TRUNK TREE STAKING DETAIL
MULTI-TRUNK TREE WELL DETAIL

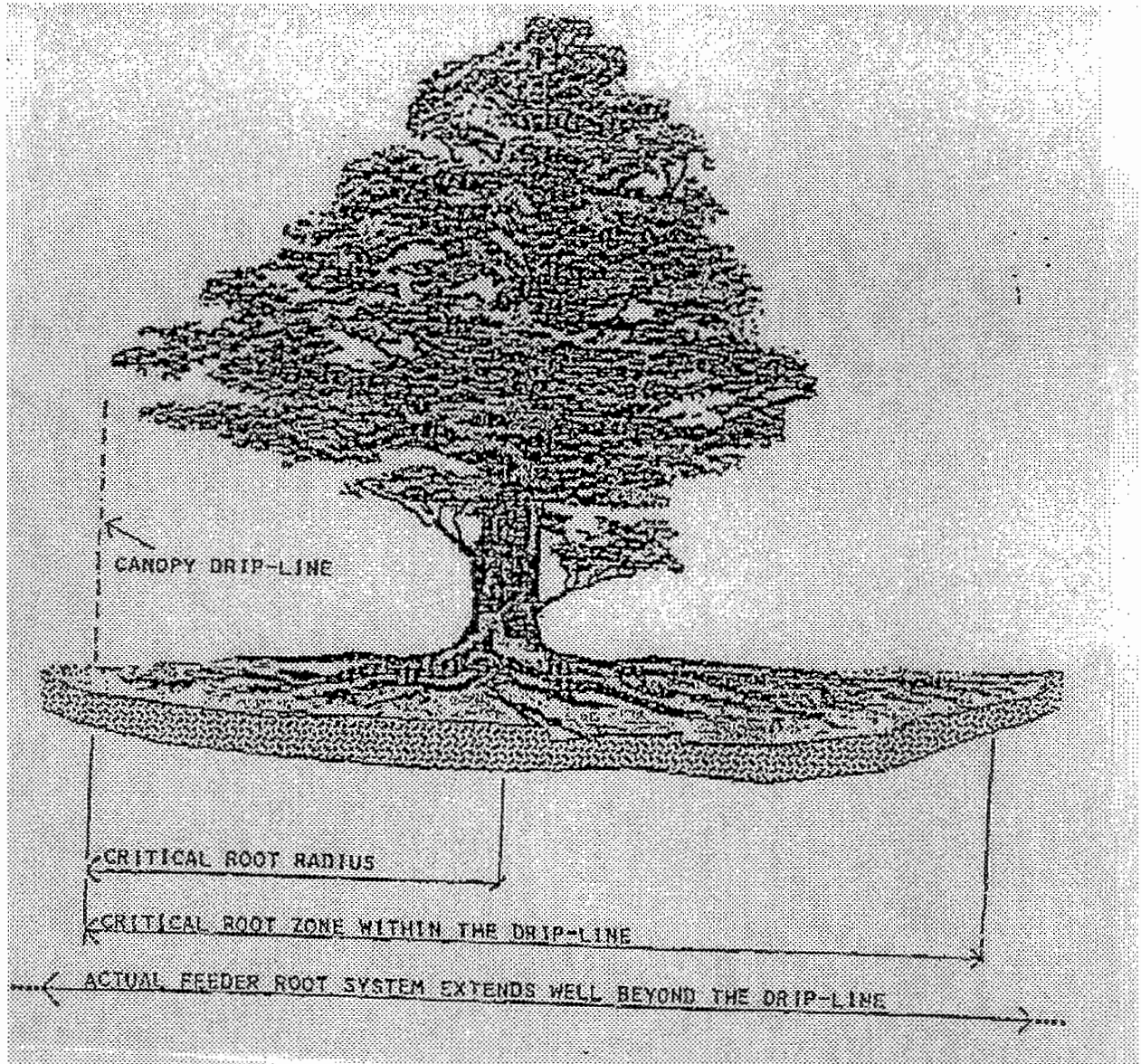


STANDARD DETAILS

ACTIVE TREE PROTECTION DETAIL



STANDARD DETAILS
CRITICAL ROOT ZONE DIAGRAM



EXAMPLE

SAMPLE CALCULATIONS

Site Density Factor = 2.0 acres x 20 = **40.0 required units**

| | | |
|-----------------------|--------------------------------|--------------|
| Trees on Site: | 2 – 8” oaks = 2.5 units x 2 | = 5 units |
| | 2 – 18” maples = 3.8 units x 2 | = 7.6 units |
| | 1 – 25” hickory | = 5.4 units |
| | 1 – 32” pine | = 8.6 units |
| | 1 – 36” oak | = 10.1 units |

Trees to be Remain/

Existing Density Factor (EDF):

| | | |
|--|--------------------------------|---------------------------------------|
| | 2 – 18” maples = 3.8 units x 2 | = 7.6 units |
| | 1 – 25” hickory | = 5.4 units x 2* = 10.8 units |
| | 1 – 36” oak | = 10.1 units x 2* = 20.2 units |
| | EDF | = 38.6 units |

* Existing specimen trees saved by a particular design feature are credited with two (2) times the assigned value.

Specimen Trees to be Removed: 1 – 32” pine = 8.6 x 3** = **25.8 units**

** Replacement density of removed specimen trees is three (3) times the unit value, with trees of comparable size and species, and with a minimum 4” caliper. These units must be replaced above and beyond the required site density factor.

Replacement Density Factor (RDF):

$$40 \text{ (SDF)} - 38.6 \text{ (EDF)} = 1.4 \text{ units required}$$
$$+ \underline{25.8 \text{ specimen tree units removed}}$$
$$\text{RDF} = 27.2$$

Therefore: 27.2 units must be replaced on site, of which, 25.8 units must be replaced with specimens of comparable size and species to the specimen trees removed (in this case, pine trees) and with a minimum 4” caliper.

LANDSCAPE REQUIREMENTS

From Section 402. Development plans.

402.070. *General site design requirements.* The following requirements are to be used in conjunction with section 401.010, planning and design standards for off-street parking.

402.070.1. Parking areas shall have minimum exposure from public streets, being preferably of a design and orientation that locates parking behind buildings on commercial streets.

402.070.2. Sidewalks: Public sidewalks shall be located adjacent to all public streets and shall consist of two zones: a landscaping/tree planting zone which shall be located adjacent to the curb, and a clear zone, free of utility poles and other obstructions.

(1) The tree planting zone shall be a minimum width of five feet (in compliance with subsection 402.090.1(2) of this section) and can be counted as part of the building setback.

(2) In addition to trees, all street furniture, utility poles, waste receptacles, fire hydrants, traffic signs, newspaper vending boxes, bus shelters, bicycle racks, and similar elements shall be placed in the tree planting zone, and not in the clear zone.

(3) Clear zone must be a minimum of six feet in width, except in instances where the front building setback would not allow for a clear zone.

402.070.3. Wherever possible, driveway and parking area curb cuts shall be consolidated, shared, and minimized.

402.075. *General landscaping requirements.* The landscaping requirements listed in this section are the minimum design standards for all development regulated under the provisions of this article. These requirements shall be used by the development review boards and zoning enforcement officer in reviewing site plans, and may be supplemented by specific landscaping standards and specifications as established by the appropriate development review board and approved by the mayor and city council.

402.080. *Policies and standards.* All plans for proposed landscaping required by this section, article IV, section 406, buffers required, and article III, section 307, planned unit development of this appendix, shall be in accordance with the following policies and standards:

402.080.1. Landscape design and planning shall be integrated with the overall design concept for any project; therefore, the board shall evaluate landscaping schemes as to their relationship to the existing natural landscape, developed and other proposed landscape including on adjacent properties and public

rights-of-way, and the building of buildings existing and/or proposed.

402.080.2. Existing tree cover and natural vegetation shall be preserved and/or replaced with suitable vegetation. Guidelines for protection and replacement shall be followed as set forth in the City of Chamblee Tree Preservation Ordinance.

402.080.3. Landscaping shall be used whenever possible to screen objectionable views or nuisances, such as parking and service areas, refuse containers, air conditioning units, transformers, etc.

402.080.4. Grass areas shall be sodded. However, if grass seed must be used, it shall be a variety suitable to the area that produces complete coverage.

402.080.5. No artificial plants, trees, or other vegetation shall be installed.

402.080.6. All existing, healthy hardwood or softwood trees with a caliper of two (2) or more inches at a point three (3) feet above the ground shall be retained whenever feasible; if not feasible, the tree shall be replaced by the guidelines set forth in the City of Chamblee Preservation Tree Ordinance.

402.080.7. Existing tree cover and natural vegetation shall be preserved and/or replaced with suitable vegetation. All existing, healthy hardwood or softwood trees with a caliper of two (2) or more inches at a point three (3) feet above the ground shall be retained whenever feasible; if not feasible, the tree shall be replaced by the guidelines set forth in the City of Chamblee Preservation Tree Ordinance.

402.085. Landscaping coverage.

402.085.1. The minimum total lot area in landscaped open space shall either be the sum of the areas required to meet perimeter, frontage, interior parking lot, and buffer strip landscaping requirements or the minimum landscaped open space area required in article IV, section 406, buffers required and article III, section 307, planned unit development, whichever is greater.

402.085.2. Existing on-site plant materials may be credited as landscaped open space for meeting the requirements of this section if, in the opinion of the appropriate development review board, such plant materials achieve the purposes of this section; however, no more than 25 percent of any lot area in water or flood plain shall be credited as landscaped open space without board approval.

402.090. Frontage and perimeter landscaping requirements.

402.090.1. The following landscaping requirements shall apply to all districts and uses regulated by this article:

(1) A landscaping strip of at least ten feet in width shall be required along all public rights-of-way, except where driveways or other openings may be required and where front building setbacks do not allow for the ten-foot strip.

(2) A landscaping strip of at least five feet in width shall be required along any side of a parking lot that abuts adjoining property that is not a public right-of-way except where driveways or other openings cross the property line.

402.090.2. The requirements of this section shall not apply where a buffer strip is required, as provided for in article IV, section 406, buffers required.

402.095. *Parking area landscaping requirements.* Interior landscaping for parking areas shall be required for all parking lots designed for 20 or more spaces. The following requirements shall apply.

402.095.1. There shall be one landscape island for every ten (10) parking spaces and such island shall be planted with an overstory tree.

402.095.2. There shall be a landscaped pedestrian zone of minimum five (5) feet in width along the front of all buildings.

402.095.3. There shall be at least one overstory tree in each landscaped area, and each landscaped area shall be at least 200 square feet in area with a minimum width or diameter of ten (10) feet.

402.095.4. The development review board may vary the minimum landscaping and tree requirements of this section if specific circumstances and/or site conditions warrant such action.

402.100. *Tree requirements.*

402.100.1. A minimum of one tree shall be required for each 500 square feet of the total minimum required open space outside the parking areas. For purposes of meeting this requirement, all existing or replaced trees as defined in article IV, section 402.080.6, policies and standards, planted trees as defined in article IV, section 402.080.7, policies and standards, and all other existing trees of at least 20 feet in height shall be counted. Trees required for screening purposes in article IV, section 406, buffers required shall not be included in the aforementioned calculation.

402.100.2. Except as required by this section and to meet specific community design policies established for various areas of Chamblee, trees shall be planted and/or retained in areas of the site to enhance the overall project design and provide such amenities as visual attractiveness, natural resources preservation, energy conservation, etc.

402.100.3. All retained or planted trees shall be protected or situated as to prevent damage from environmental changes resulting from any building or other improvements.

402.100.4. Reserved.

402.105. *Agreement and bonding.* Prior to issuance of a certificate of occupancy, the developer or owner shall post a performance bond or cash escrow guaranteeing all landscaping materials and work for a period of two years after approval or acceptance thereof by the city in a sum established by the city arborist. The bond will be in the amount of 100 percent of the estimated cost of replacing all of the landscaping required by these specifications. At the end of two years, the city zoning enforcement officer shall make an inspection and notify the owner or developer and the bond company of any corrections to be made.

402.106. *Maintenance.* The owner, occupant, tenant, and respective agent of each, if any, shall be jointly and severally responsible for the maintenance and protection of all landscaping.

(Ord. No. 509, pt. I, 10-16-01; Ord. No. 527, §§ 41--50, 3-18-03; Ord. No. 533, 5-18-04)

Section 406. Buffers required.

A buffer strip or area shall be required at such location where the side and/or rear property lines of a lot used for non-residential purposes abuts a residential district or at locations otherwise required herein. Such buffer strip shall consist of a planting strip, including trees, shrubs, stone, rocks and other appropriate landscaping materials, at least ten feet in width. Such plantings shall be composed of evergreen trees and shrubs not less than six feet in height, or trees and shrubs which will, in normal growing conditions, attain a height of six feet within three years. The following plants shall be approved for such purpose but shall not be exclusive of other plants which may be suitable, provided that they can form a hardy screen, dense enough and high enough both to interrupt vision and to diffuse the transmission of sound:

Magnolia Grandiflora (Southern Magnolia)

Pinus Strobus (White Pine)

Prunus Caroliniana (Cherry Laurel)

Ligustrum Lucidum (Glossy Ligustrum)

Ilex Burfordi (Burford Holly)

Elaeagnus Pungens (Elaeagnus)

Said strip shall be planted and maintained in a healthy, growing condition by the property owner. No such buffer strip shall, however, extend nearer to a street right-of-way line than the established building setback line of the adjoining lot. The owner of said buffer area is also required to erect a permanent wall or fence of not less than six feet in height.

Except as provided above, the natural topography of the land shall be preserved and natural growth shall not be disturbed beyond that which is necessary to prevent a nuisance, or to thin such natural growth where too dense for normal growth, or to remove diseased, misshapen, or dangerous and decayed timbers. However, a slope easement may be cleared and graded where required to prevent soil erosion; provided such easement shall be immediately replanted upon completion of easement improvements.

Such buffer strip shall not be used for parking or a structure other than a fence, wall or drainage improvements required by the city. However, a buffer area may be used for vehicular access and utility easements (only if such uses are provided approximately perpendicular to the greater distance of the buffer area) and for drainage improvements required by the city based upon competent engineering studies which show such improvements to be necessary.

(Ord. No. 533, 5-18-04)



City of Chamblee

APPLICATION FOR TREE REMOVAL

Application Date: _____

Type of Application: Major Dev. (\$300)* _____ Minor Dev. (\$150) _____ Hazardous Tree (\$50) _____
(*New development or major re-development is included in Preliminary Zoning Review Fee)

Number of trees to be removed: _____ # Specimen Trees _____ # Non-specimen Trees

Estimated Cost of Removal: _____

Job address: _____ Suite: _____

Occupant/Tenant Name: _____ Business License #: _____

Property Owner: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ (Must have written permission of property owner)

Contractor: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Business License: _____

The Applicant shall be responsible from the date of this permit, or from the time of the beginning of the first work, whichever shall be the earlier, for all injury or damage of any kind resulting from this work, whether for basic services or additional services, to persons or property. The Applicant shall exonerate, indemnify and save harmless the City from and against all claims or actions, and all expenses incidental to the defense of any such claims, litigation, and actions, based upon or arising out of damage or injury (including death) to persons or property caused by or sustained in connection with the performance of this permit or by conditions created thereby or arising out of or in any way connected with work performed under the permit or for any and all claims for damages under the laws of the United States or of Georgia, arising out of or in any way connected with the acquisition of and construction under the permit and shall assume and pay for, without cost to the City, the defense of any and all claims, litigations and actions suffered through any act or omission of the Applicant or any subcontractor, or anyone directly or indirectly employed under the supervision of any of them.

I HEREBY CERTIFY THAT I HAVE EXAMINED AND UNDERSTAND ALL INFORMATION ON THIS APPLICATION AND THAT THE ABOVE STATEMENTS AND INFORMATION SUPPLIED BY ME ARE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING WORK TO BE PERFORMED SHALL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT.

Applicant's Signature: _____

DOCUMENTATION AS SPECIFIED IN THE CHAMBLEE TREE PRESERVATION ORDINANCE ADMINISTRATIVE GUIDELINES MUST BE PRESENTED WITH THIS APPLICATION.

Review Fee Paid: _____ Date: _____ () Cash () Check # _____

Recommendation of City Planner: _____ Date: _____

If approved, issued by: _____ Date: _____ PERMIT #: _____

LANDSCAPE INSTALLATION

GUIDELINES

• The City of Chamblee Zoning Ordinance and the City of Chamblee Tree Preservation Ordinance Administrative Guidelines shall be referenced for guidelines concerning landscape elements for commercial applications.

In order to help welcome visitors and residents to Chamblee, it is important to enhance the gateways at each end of the Peachtree Industrial Boulevard corridor. The existing gateways may be enhanced with annual flowers, replanted twice yearly. It is also desirable to enhance the gateways with more flowering trees from the understory trees category below.

Destination signage within the district should be enhanced with attractive way finding signs and colorful annual plantings consistent with approved Chamblee gateway signs.

Plant Selection and Installation

• Installation details may be found in the appendix of the City of Chamblee Tree Preservation Ordinance Administrative Guidelines. These shall be followed for the installation of both single stem and multi-stem trees.

• The following tree species have been selected from the City of Chamblee approved tree list for their excellent tolerance of urban conditions and widely found availability. Alternatives must be approved by the City of Chamblee Tree Consultant. The following minimum sizes and standards shall be provided for streetscape improvements.

STREET TREES

| <u>Common Name:</u> | <u>Botanical Name</u> | <u>Caliper</u> | <u>Character</u> |
|---------------------|------------------------------|----------------|------------------------|
| Red Maple | <i>Acer rubrum</i> varieties | 3-3.5" | Matched, Branched @ 6' |
| Oaks | <i>Quercus</i> spp. | 3-3.5" | Matched, Branched @ 6' |
| Chinese Elm | <i>Ulmus parvifolia</i> | 3-3.5" | Matched, Branched @ 6' |
| Japanese Zelkova | <i>Zelkova serrata</i> | 3-3.5" | Matched, Branched @ 6' |

UNDERSTORY TREES

| <u>Common Name:</u> | <u>Botanical Name</u> | <u>Height</u> | <u>Character</u> |
|---------------------|-------------------------------|---------------|------------------|
| Fringe Tree | <i>Chionanthus virginicus</i> | 7'-9' | 3-5 Trunks |
| Kousa Dogwood | <i>Cornus kousa chinensis</i> | 8'-10' | Matching |
| Purple Smoke Tree | <i>Cotinus coggygria</i> | 7'-9' | 3-5 Trunks |
| Wax Myrtle | <i>Myrica cerifera</i> | 7'-9' | 3-5 Trunks |
| Holly | <i>Ilex</i> spp. | 7'-9' | Matching |