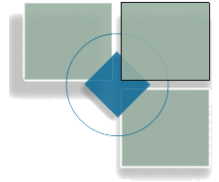




## DeKalb County Planning & Development Department

Burrell Ellis  
Chief Executive Officer

Patrick Ejike  
Director



### VEGETATION PROTECTION AND REPLACEMENT (VPR)

#### PLAN REVIEW CHECKLIST

Project Name: \_\_\_\_\_

Hansen No: \_\_\_\_\_ Map Reference: \_\_\_\_\_

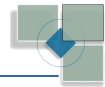
Site Location: \_\_\_\_\_

Developer: \_\_\_\_\_ Engineer/LA: \_\_\_\_\_

Date Received: \_\_\_\_\_ Zoning: \_\_\_\_\_

#### General Information:

- See comments on redlined plans. **PLEASE RETURN REDLINED PLANS TO COUNTY ARBORIST.**
- Show zoning districts of adjoining property.
- Show administrative variance approvals.
- Show special administration permit number, Special Land Use Permit (SLUP) number, or Board of Appeals (BOA) case number and conditions. Provide documentation of all approvals.
- A professional engineer, architect or landscape architect currently registered in the state of Georgia must seal and sign all sheets of the plan.
- Provide separate tree protection / survey plan, [ 14-39 (e) (1) b – (e) (2) a-j ]
- Provide separate tree replacement plan.
- Alternative compliance; 14-39 (m): In no instance shall one hundred (100) percent of the required site density be met though alternative compliance.
- Provide overlay district requirements.



## **Tree Preservation Plan**

- ❑ Show limits of land disturbance clearing, grading, staging and construction material storage areas.
- ❑ Show location of ALL SAVED TREES within tree protection measures, procedures and schedules for implementation, installation and maintenance.
- ❑ Apply mulch 2"-4" on tree CRZ
- ❑ **NO TREES TO BE REMOVED DURING DEMOLITION**
- ❑ Tree save to be chain link fence with tree protection signage
- ❑ Show tree protection on **ALL** phases of E&SC plan
- ❑ Provide calculations for preservation either: 120"/ac or 25% existing trees, whichever is less
- ❑ When using 25% calculation; all significant trees must be surveyed and unit density must be met as well
  - 15 density units per acre for single family detached housing developments
  - 30 density units for all others developments
- ❑ Trees in the 75'/ 25' stream buffer can't count toward required preservation
- ❑ Trees in flood plain (IRF) can not count for preservation
- ❑ Show ALL specimen size trees and their critical root zones (CRZ's ), saved or removed
- ❑ Provide certified arborist assessment of all overstory trees 30" and larger to be removed
- ❑ Provide certified arborist assessment of all understory trees 10" and larger to be removed
- ❑ Tree protection fence must be installed 1' (one foot) from tree trunk for every 1" (one inch) diameter at breast height (DBH) **PLUS** six (6') feet
- ❑ Provide tree survey identifying **ALL** trees 8"DBH (diameter breast high) and larger by size, species and location
- ❑ Trees with impacted CRZ can't use DBH in preservation calculations
- ❑ Provide detail of tree protection fencing.
- ❑ Show easements, utility lines (existing and proposed), including electrical lines.
- ❑ Provide unit density calculations for replacement trees.
- ❑ Show proposed grading lines and building envelope
- ❑ Reforestation agreement must be signed and submitted (if required)

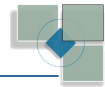


**V.P.R. Form**  
Plan Review Checklist (cont.)

- ❑ **Common area planting note on plan:**
  - A tree protection plan addendum for this project shall be submitted to the county arborist at least thirty (30) days prior to requesting a final inspection. This plan shall include species, size and location of trees to be planted off-site to meet the density deficit shown. Issuance of a certificate of occupancy is subject to approval of this plan, as well as verifications the instillation of the trees.

**Specimen Trees**

- ❑ Understory trees 10” DBH & greater, in good condition (dogwood, redbud, sourwood and similar species)
- ❑ Hardwood trees 30” DBH & greater, in good condition (oaks, hickory’s, yellow poplars and similar species)
- ❑ Softwood trees 30” DBH & greater, in good condition (pines, evergreen and similar species)
- ❑ Show size, species, and location of all specimen trees and their CRZ
- ❑ Show recompense for specimens removed at 1.5” x DBH; recompense must be in excess or the requirements for preservation
- ❑ County Arborist or Board of Appeals approval required for removal of specimen trees

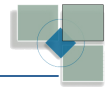


## **Tree Replacement Plan**

- ❑ Provide calculations for unit density and replacement requirements: 15 units/acre (residential)
- ❑ Provide detention pond landscaping [Sec.14-40 (b)(10)]
- ❑ If project has 20 or more new parking spaces, it shall comply with parking lot requirements, [14-39 (j) (1)]
- ❑ Show replacement trees are:
  - 50% overstory (minimal)
  - 25% or less of evergreen species
  - 25% or less of any one species
- ❑ Tree relocation subject to approval by county arborist:
  - trees 2" – 7.9" can be relocated on site; these trees can be used for existing trees replacement density units
- ❑ Show areas of vegetation; size, species and location of all existing tree to be saved and all replacement trees, shrubs and other plant material that are needed to meet requirements.
- ❑ Provide detail of tree planting (per ANSI A300 standards)
- ❑ Show planting schedule with proposed tree names (botanical and common), quantity, size, spacing, and any planting notes.
- ❑ In the event that the unit density will not fit on a site, the balance will be planted off-site through the county's off site planting program

### **Note on plan:**

- All tree protection areas to be protected from sedimentation.
- All tree protection devices to be install prior to land disturbance and maintained until final landscaping.
- All tree protection fencing to be inspected daily and repaired or replaced as needed.
- No parking, storage or other construction activities to occur within tree protection areas or within six (6) feet of the CRZ.
- All required vegetation must be maintained for two growing seasons after date of final inspection.



## Commercial VPR Checklist

### Tree preservation for C-1, C-2, M, or M2

- 120"/ac or 25%
- Can count trees located in stream buffers and state buffer zones, transitional buffer zones and designated flood plains

### Transitional Buffers, [14-39 (i) (2)]

- Show required transitional buffer
- Provide required transitional buffer landscape plan

### Tree replacement/ unit density requirements for C-1, C-2, M or M2

- 30 units/ac ( non residential)
- Can count replants and all trees 2" and larger including all within 100 year floodplain towards requirements

## Sketch Plat Vegetation Protection & Replacement Requirements

- Provide tree survey and identify **ALL** trees 18" DBH and larger (we advise 8" DBH)
- **ALL** specimen trees shall be identified by size, species, and location
- Trees larger than 2" DBH may be identified and counted toward unit density

## Tree Save/Preservation Sampling, [14-39 (e) (1) b]

- Ask for DeKalb County guidelines. Must have Arborist approval prior to submission.