



**CITY OF DECATUR
PROPOSED TREE
ORDINANCE
UPDATES**

09.01.2021

DO I NEED A TREE REMOVAL PERMIT?

CURRENT

- I would like to remove a dead, diseased, or hazardous trees with a moderate to high risk rating.

AND/OR

- I would like to remove up to 3 healthy protected trees within an 18 month period.

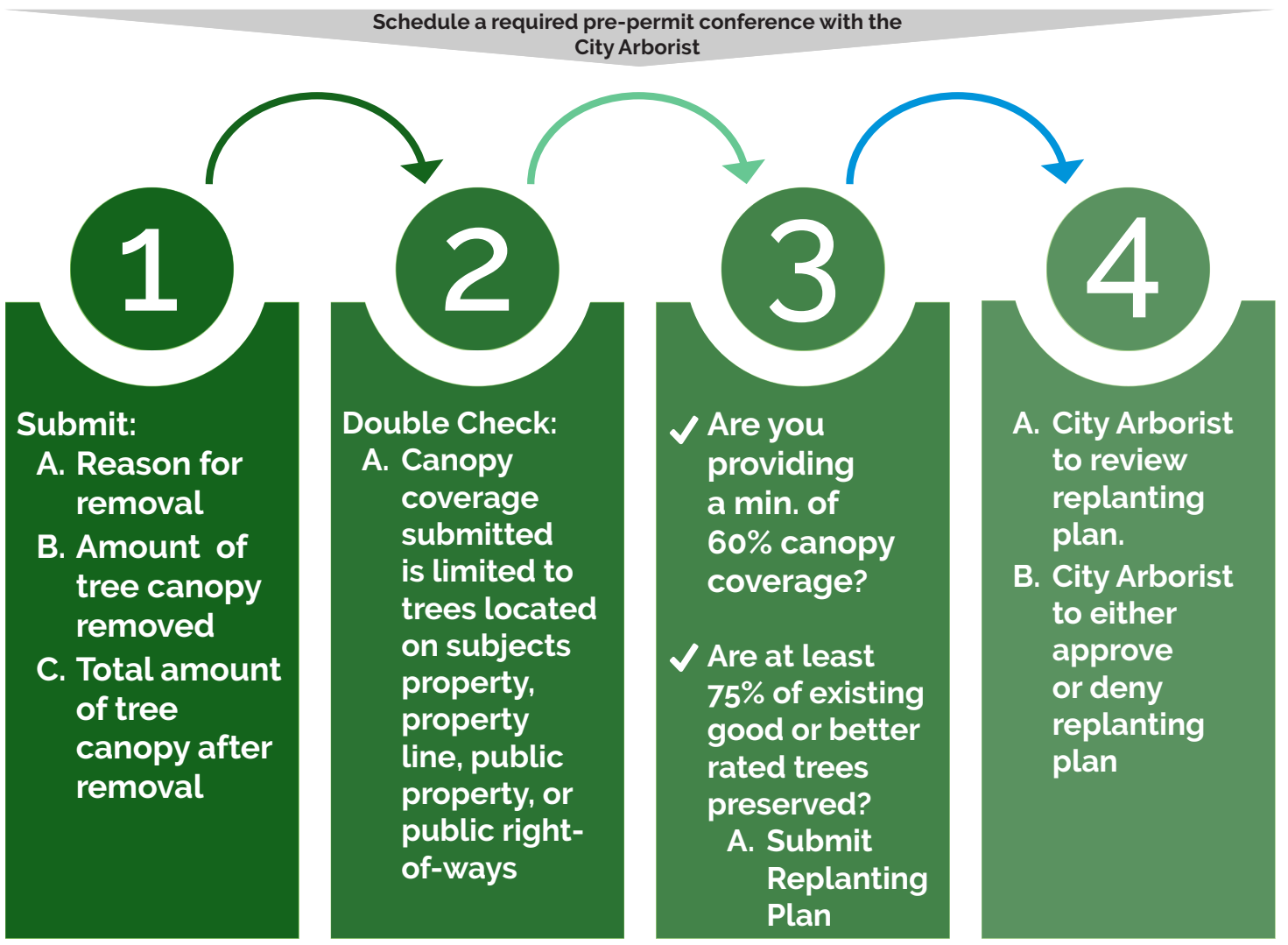


DO I NEED A TREE REMOVAL PERMIT?

PROPOSED

- I would like to remove untreatably diseased, dead, hazardous , or trees with a moderate to high risk rating only.

- I require a land disturbance permit or am increasing impervious area.



Residential Property Owners

TREE REMOVAL PROCESS

PROPOSED**CANOPY CREDIT CHECKLIST**

| | |
|--|----------|
| Canopy projected onto applicant's property by tree located on the property | Y |
| Canopy projected onto applicant's property by tree located on public property or in the right-of-way | Y |
| Canopy projected onto neighboring/adjacent property by tree located on applicant's property | Y |
| Canopy projected onto applicant's property by boundary tree | Y |
| Canopy projected onto applicant's property by tree located on neighboring/adjacent property | N |

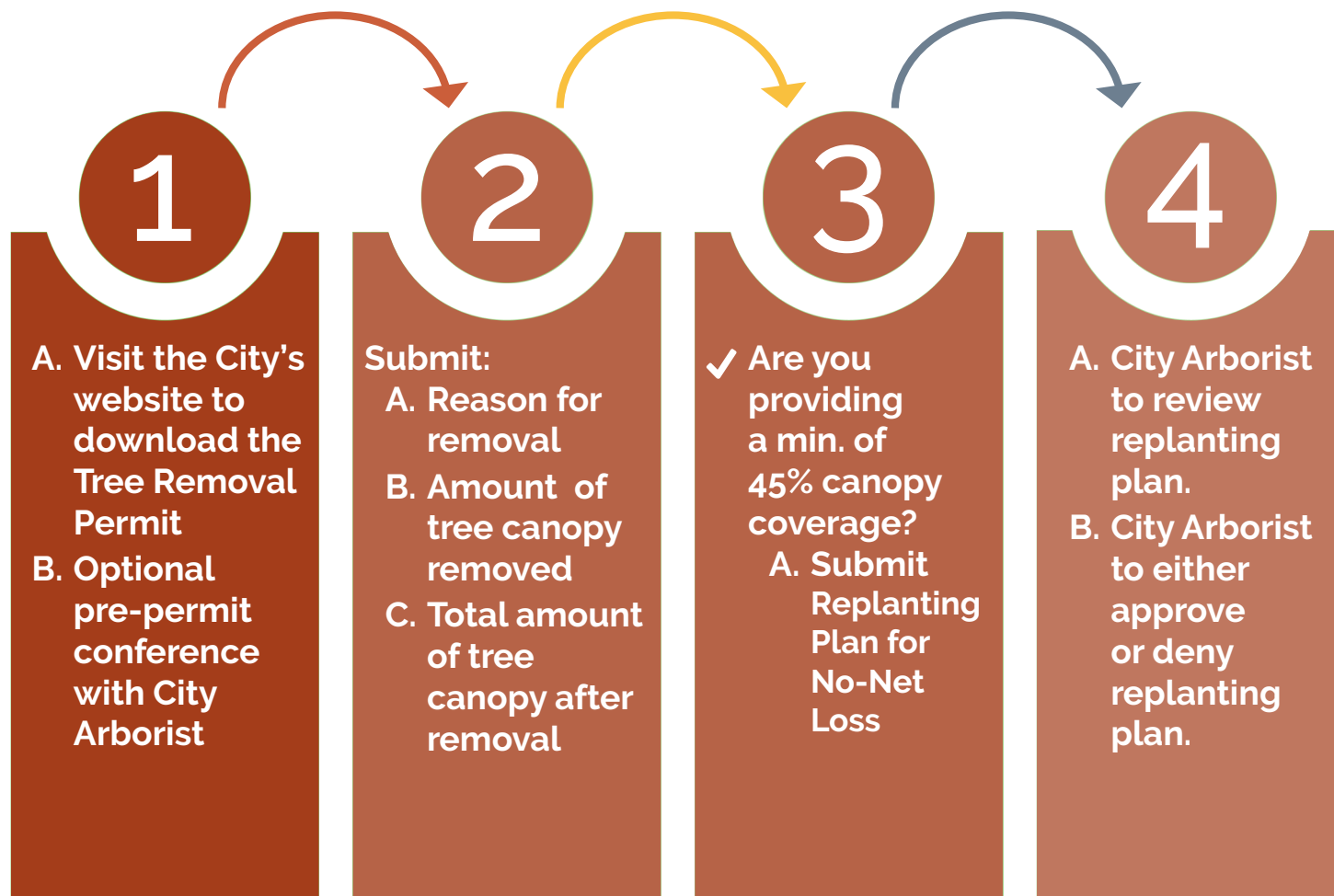
DO I NEED A TREE REMOVAL PERMIT?

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- I would like to remove a dead, diseased, or hazardous trees with a moderate to high risk rating.

AND/OR

- I would like to remove up to 3 healthy protected trees within an 18 month period.

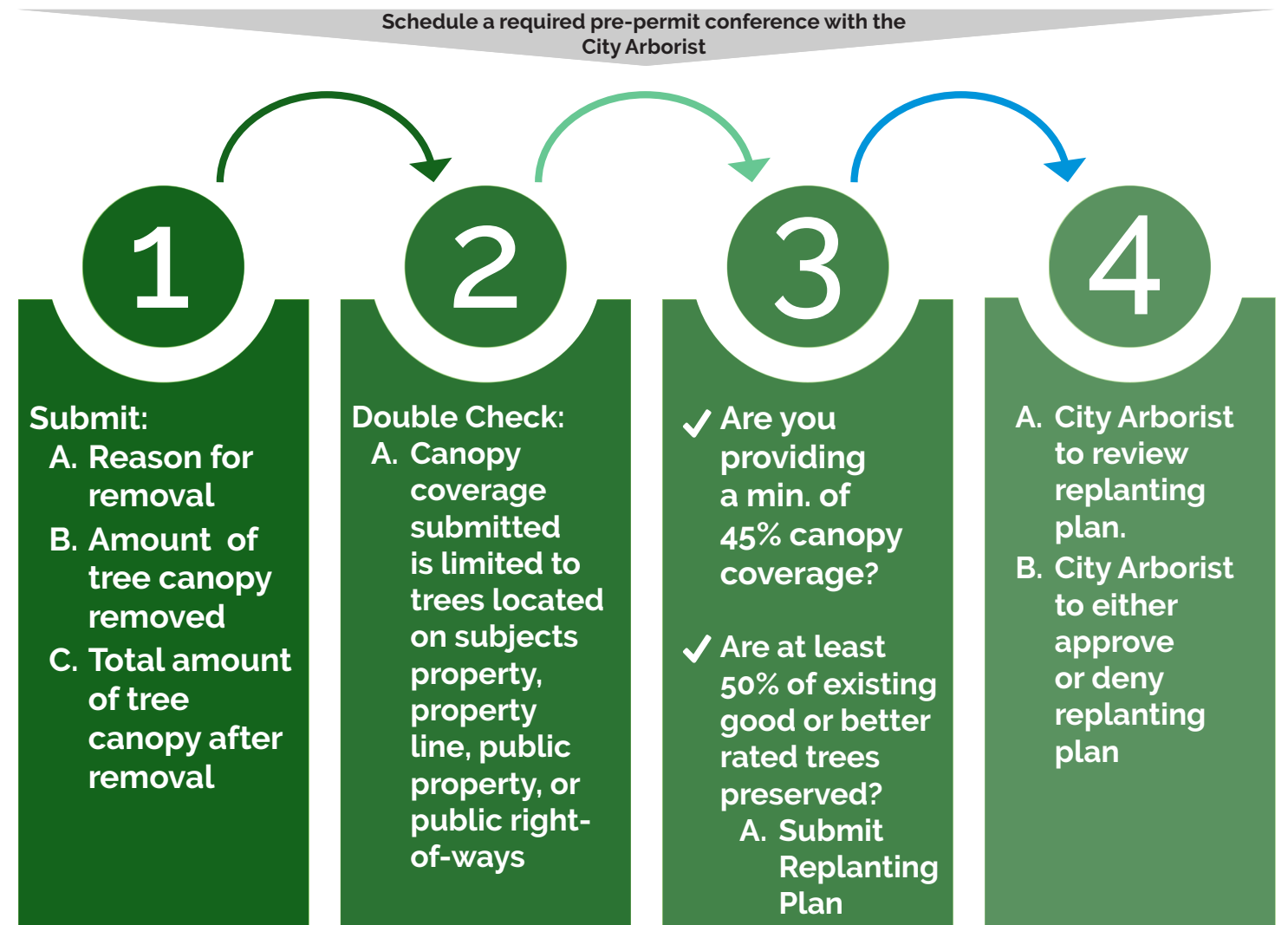


DO I NEED A TREE REMOVAL PERMIT?

PROPOSED

- I would like to remove untreatably diseased, dead, hazardous, or trees with a moderate to high risk rating only.

- I require a land disturbance permit or an increasing impervious area.



Commercial, High Density Residential & Institutional Property Owners

TREE REMOVAL PROCESS

PROPOSED**CANOPY CREDIT CHECKLIST**

| | |
|--|----------|
| Canopy projected onto applicant's property by tree located on the property | Y |
| Canopy projected onto applicant's property by tree located on public property or in the right-of-way | Y |
| Canopy projected onto neighboring/adjacent property by tree located on applicant's property | Y |
| Canopy projected onto applicant's property by boundary tree | Y |
| Canopy projected onto applicant's property by tree located on neighboring/adjacent property | N |

Commercial, High Density Residential &
Institutional Property Owners

TREE REMOVAL PROCESS

| TREE CANOPY COVER CREDIT BY MATURE CANOPY SIZE | | |
|---|---|--------------------------------|
| MATURE CANOPY | AMOUNT OF TREE CANOPY COVER CREDIT | |
| | CURRENT | PROPOSED |
| Large Tree | 1,600 square feet (SF) | 1,600 SF x 50% = 800 SF |
| Medium Tree | 900 SF | 900 SF x 75% = 675 SF |
| Small Tree | 400 SF | 400 SF x 100% = 400 SF |
| Very Small Tree | 150 SF | 150 SF x 100% = 150 SF |

Tree Canopy Cover Credit Chart

TREE REMOVAL PROCESS

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SINGLE-FAMILY RESIDENTIAL, SCENARIO 1 - TEAR-DOWN: NEW SINGLE-FAMILY DWELLING WITH GARAGE

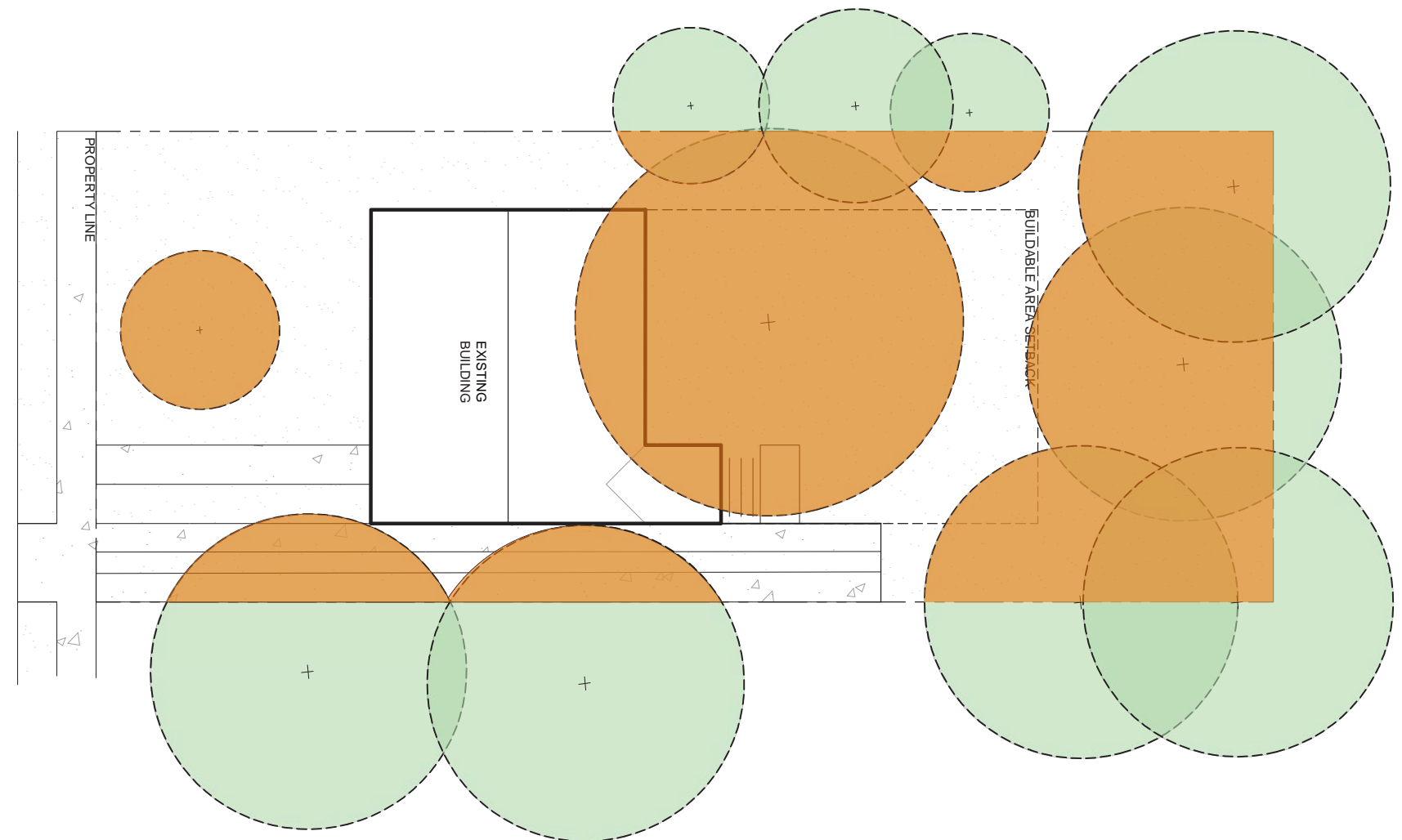
CURRENT CODE: EXISTING SITE CONDITIONS

Summary:

- A. Impervious surface: 2,790 sf (31% of total site).
- B. Tree Canopy Coverage 4,770 sf (53% of total site).
- C. 25% canopy coverage must be conserved.
- D. No net loss canopy coverage.

Assumptions:

-All trees on diagram are in good or fair condition.



Note: Scenarios are illustrative only. Actual development plans may result in different outcomes.

SCALE: 1" = 20'



SINGLE-FAMILY RESIDENTIAL, SCENARIO 1 - TEAR-DOWN: NEW SINGLE-FAMILY DWELLING WITH GARAGE

CURRENT CODE: TREE REMOVAL

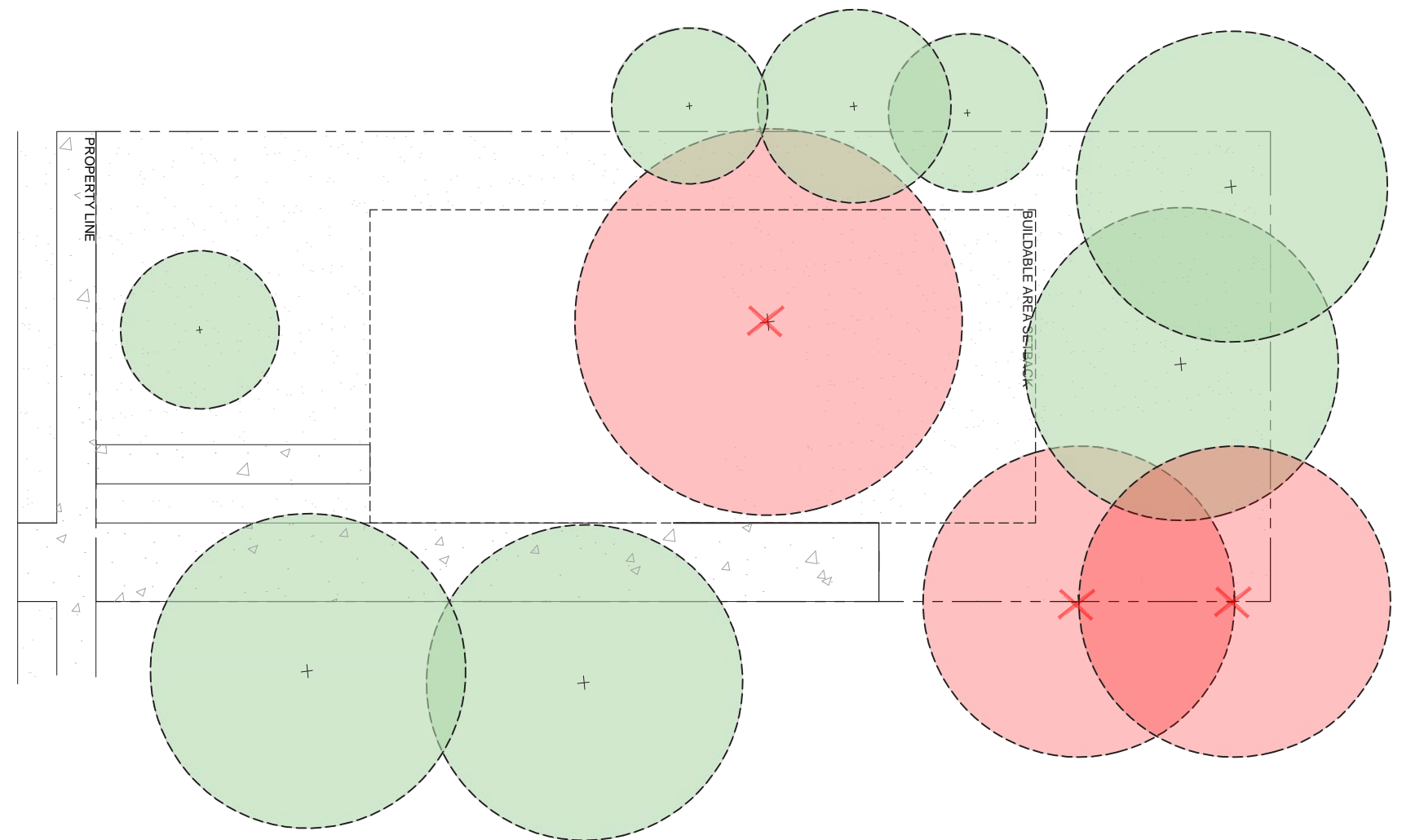
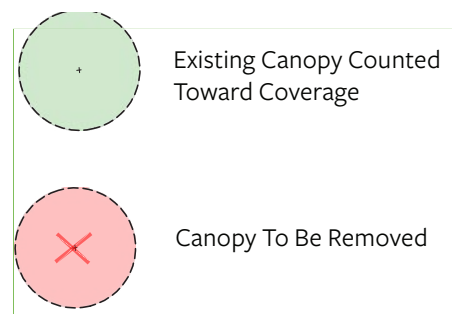
| CURRENT CODE CALCULATIONS TABLE | | |
|--|-----|----------|
| Lot Area: | | 9,000 sf |
| (25% of total existing canopy coverage required to remain) | | |
| Conservation Requirements | | |
| Pre-construction Site Canopy Coverage: | 53% | 4,770sf |
| Post-construction canopy: | | 2,040 sf |
| Removed Canopy: | | 2,730 sf |

Summary:

- A. More than 25% of existing tree canopy is conserved.
- B. Boundary Tree Agreement required.

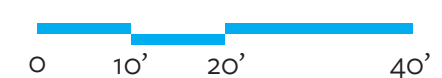
Assumptions:

-All trees on diagram are in good or fair condition.



Note: Scenarios are illustrative only. Actual development plans may result in different outcomes.

SCALE: 1" = 20'



SINGLE-FAMILY RESIDENTIAL, SCENARIO 1 - TEAR-DOWN: NEW SINGLE-FAMILY DWELLING WITH GARAGE
CURRENT CODE: POST - CONSTRUCTION CONDITION

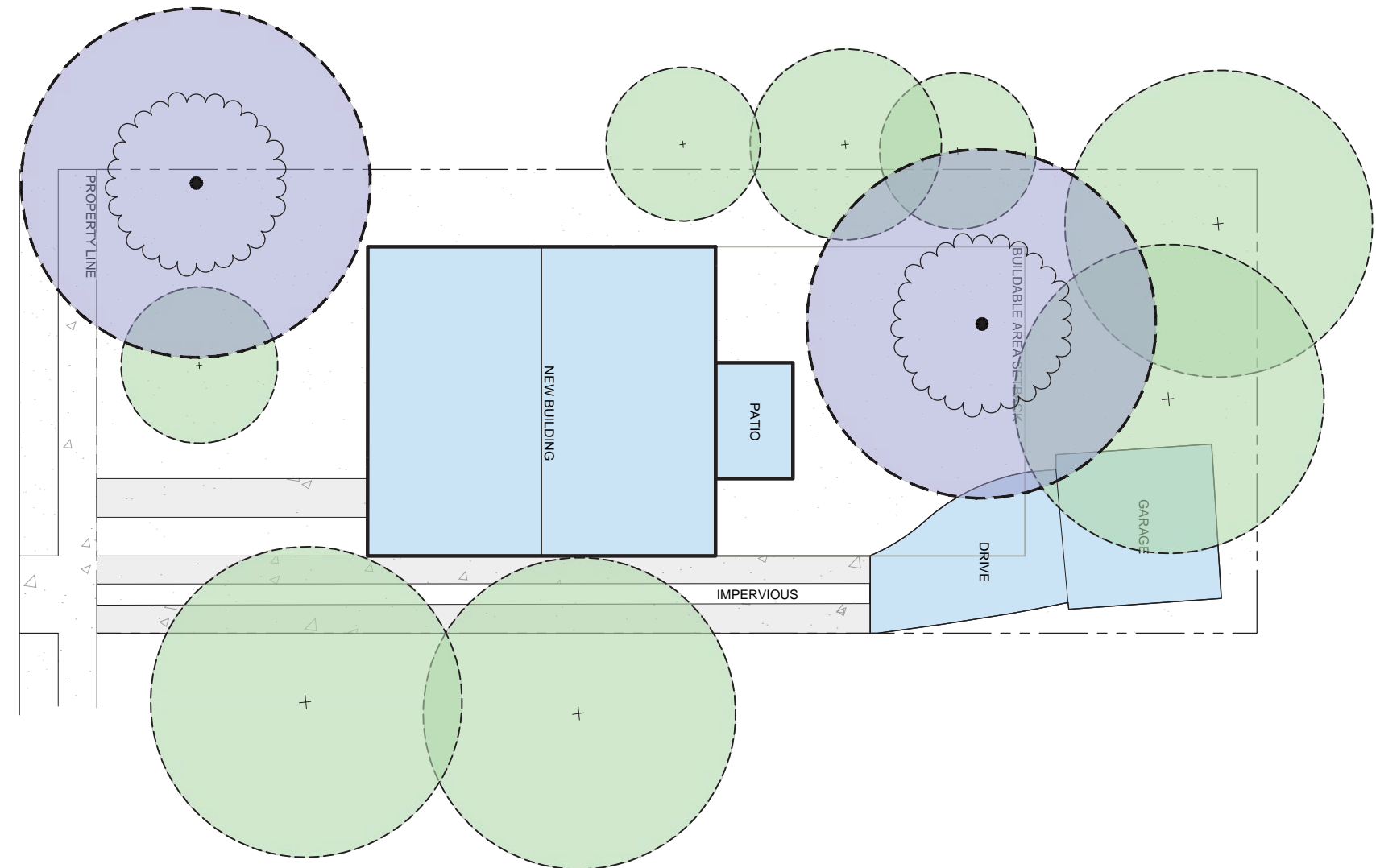
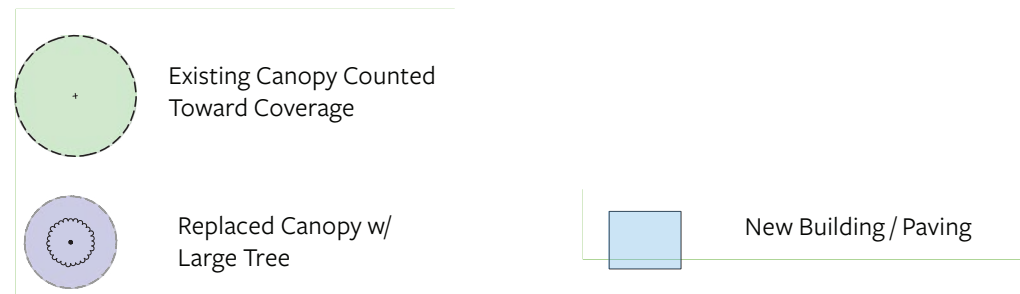
| CURRENT CODE CALCULATIONS TABLE | | |
|--|------------|-----------------|
| Lot Area: | | 9,000 sf |
| (25% of total existing canopy coverage required to remain) | | |
| Canopy Requirements | | |
| Post-construction canopy: | | 2,040 sf |
| No Net Loss Requirement : | | 2,730 sf |
| Replacement Canopy: | | |
| (2) Large Trees | | 3,200 sf |
| | total | 3,200 sf |
| Final Site Canopy Coverage: | 58% | 5,240 sf |
| Payment to Tree Bank: | | \$-- |

Change Summary:

- A. Two large trees planted to fulfill no-net loss requirement.

Assumptions:

-All trees on diagram are in good or fair condition.



Note: Scenarios are illustrative only. Actual development plans may result in different outcomes.

SCALE: 1" = 20'



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SINGLE-FAMILY RESIDENTIAL, SCENARIO 2 - TEAR-DOWN: NEW SINGLE-FAMILY DWELLING WITH GARAGE

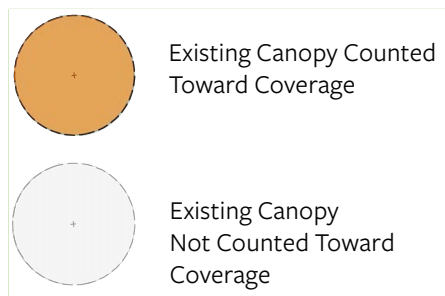
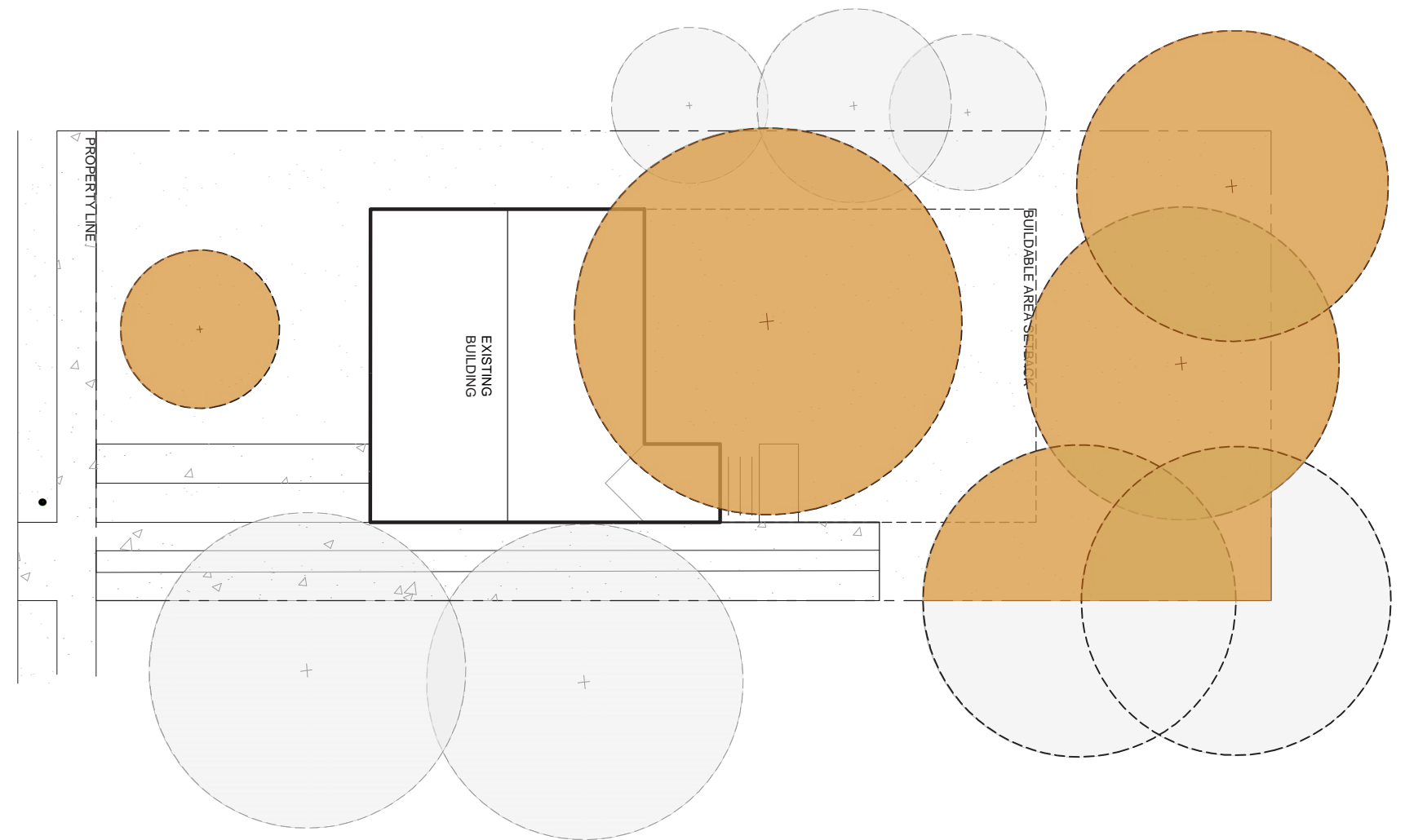
PROPOSED CODE: EXISTING SITE CONDITIONS

Summary:

- A. Impervious surface: 2,790 sf (31% of total site).
- B. Tree Canopy Coverage 5,556 sf (62% of total site).
- C. 75% of existing canopy coverage must be conserved.
- D. No net loss of canopy coverage required.

Assumptions:

- All trees shown on diagram lie on or within the property line limits.
- All trees on diagram are in good or fair condition.



Note: Scenarios are illustrative only. Actual development plans may result in different outcomes.

SCALE: 1" = 20'



SINGLE-FAMILY RESIDENTIAL, SCENARIO 2 - TEAR-DOWN: NEW SINGLE-FAMILY DWELLING WITH GARAGE

PROPOSED CODE: TREE REMOVAL

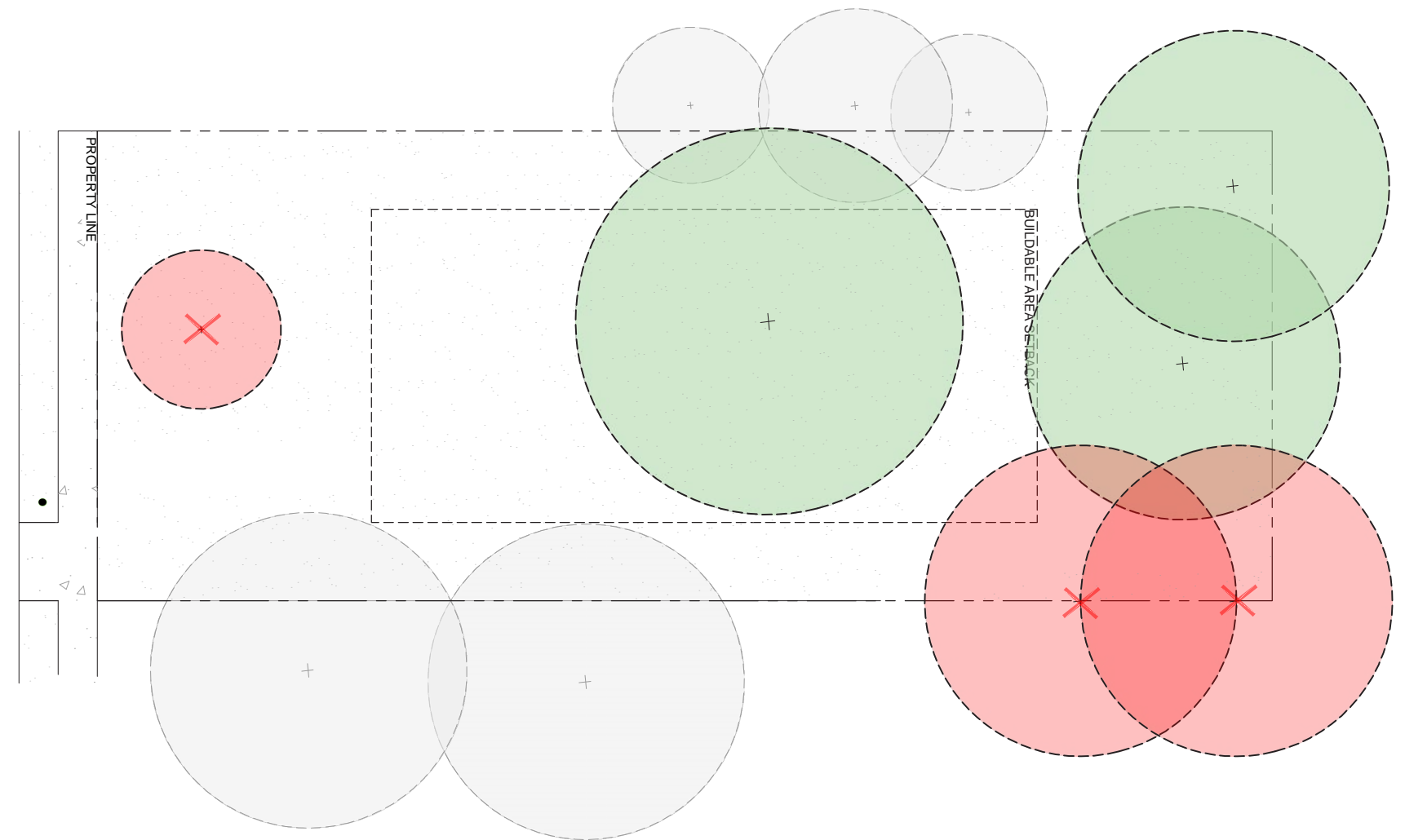
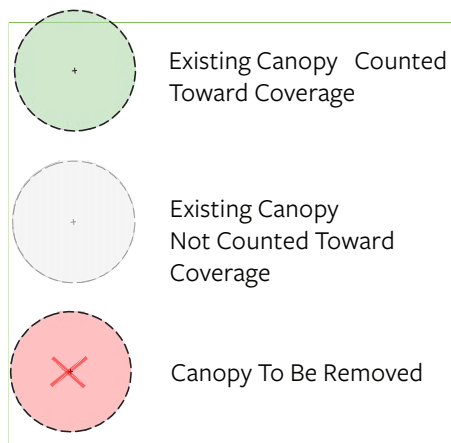
| PROPOSED CODE CALCULATIONS TABLE | | |
|---|-----|----------|
| Lot Area: | | 9,000 sf |
| <small>(75% of total existing canopy coverage required to remain)</small> | | |
| Conservation Requirements | | |
| Pre-construction Canopy: | 62% | 5,556 sf |
| Post-construction canopy: | | 4,474 sf |
| Removed Canopy: | | 1,082 sf |
| Existing Canopy Conservation %: | 81% | |

Summary:

- A. Boundary Tree Agreement Required

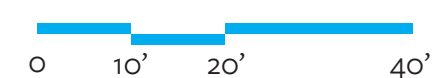
Assumptions:

- All trees shown on diagram lie on or within the property line limits.
- All trees on diagram are in good or fair condition.



Note: Scenarios are illustrative only. Actual development plans may result in different outcomes.

SCALE: 1" = 20'



SINGLE-FAMILY RESIDENTIAL, SCENARIO 2 - TEAR-DOWN: NEW SINGLE-FAMILY DWELLING WITH GARAGE
PROPOSED CODE: POST - CONSTRUCTION CONDITION

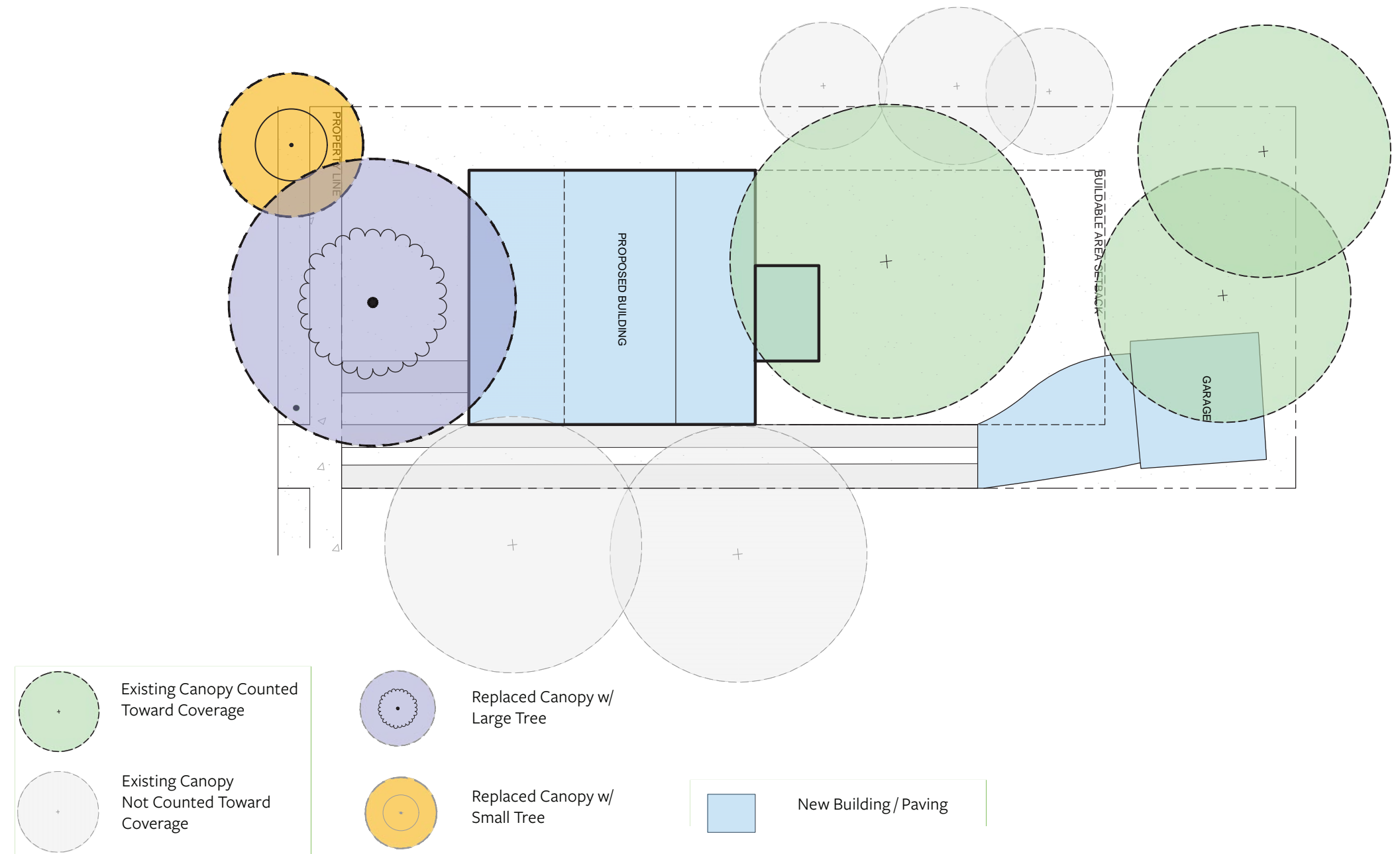
| PROPOSED CODE CALCULATIONS TABLE | | |
|--|-------|----------|
| Lot Area: | | 9,000 sf |
| (75% of total existing canopy coverage required to remain) | | |
| Canopy Requirements | | |
| Post - construction canopy: | | 4,474 sf |
| No Net Loss Requirement : | | 1,082 sf |
| Replacement Canopy: | | |
| (1) Large Tree | | 800 sf |
| (1) Small Tree | | 400 sf |
| | total | 1,200 sf |
| Final Site Canopy Coverage: | 63% | 5,674 sf |
| Payment to Tree Bank: | | \$-- |

Change Summary:

- A. 50% adjustment made to the front yard setback (from 35' to 17.5')
- B. Existing canopy conservation was met, but 1,082 sf were needed to achieve no net loss canopy coverage.
- C. Large tree in front yard and small tree in R.O.W. to achieve no net canopy loss.
- D. Linear root barriers are to be installed when planting street trees.

Assumptions:

- All trees shown on diagram on or within the property line limits.
- All trees on diagram are in good or fair condition.



Note: Scenarios are illustrative only. Actual development plans may result in different outcomes.

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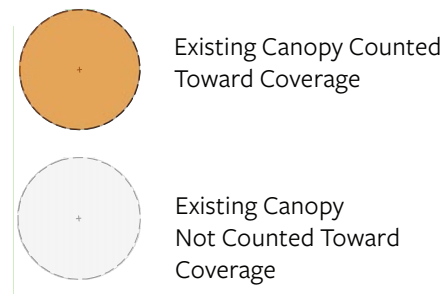
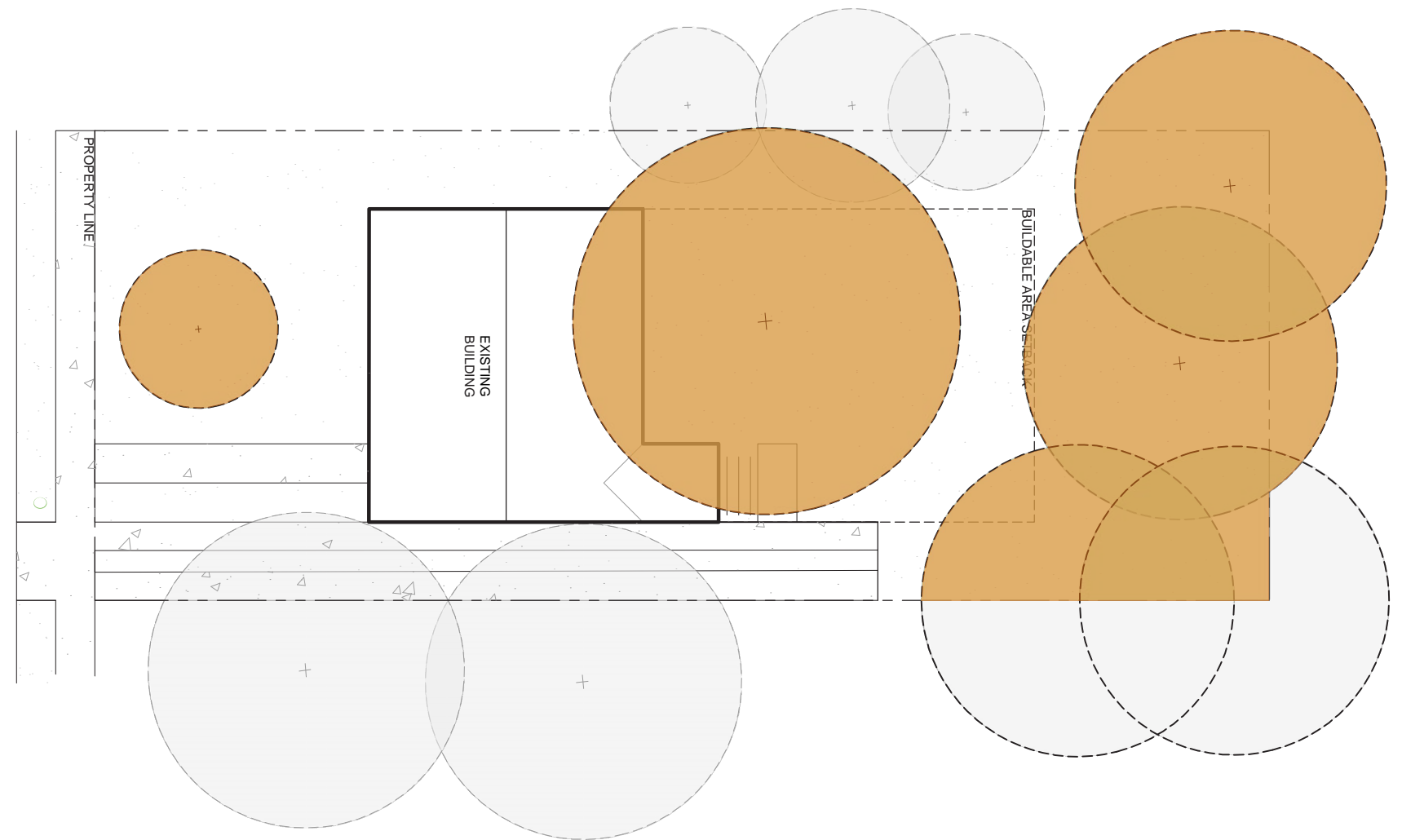
SINGLE-FAMILY RESIDENTIAL, SCENARIO 3 - TWO-STORY ADDITION TO EXISTING BUILDING WITH GARAGE
PROPOSED CODE: EXISTING SITE CONDITIONS

Summary:

- A. Impervious surface: 2,790 sf (31% of total site).
- B. Tree Canopy Coverage 5,556 sf (62% of total site).
- C. 75% of existing canopy coverage must be conserved.
- D. No net loss of canopy coverage required.

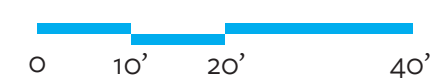
Assumptions:

- All trees shown on diagram on or within the property line limits.
- All trees on diagram are in good or fair condition.



Note: Scenarios are illustrative only. Actual development plans may result in different outcomes.

SCALE: 1" = 20'



SINGLE-FAMILY RESIDENTIAL, SCENARIO 3 - TWO-STORY ADDITION TO EXISTING BUILDING WITH GARAGE

PROPOSED CODE: TREE REMOVAL

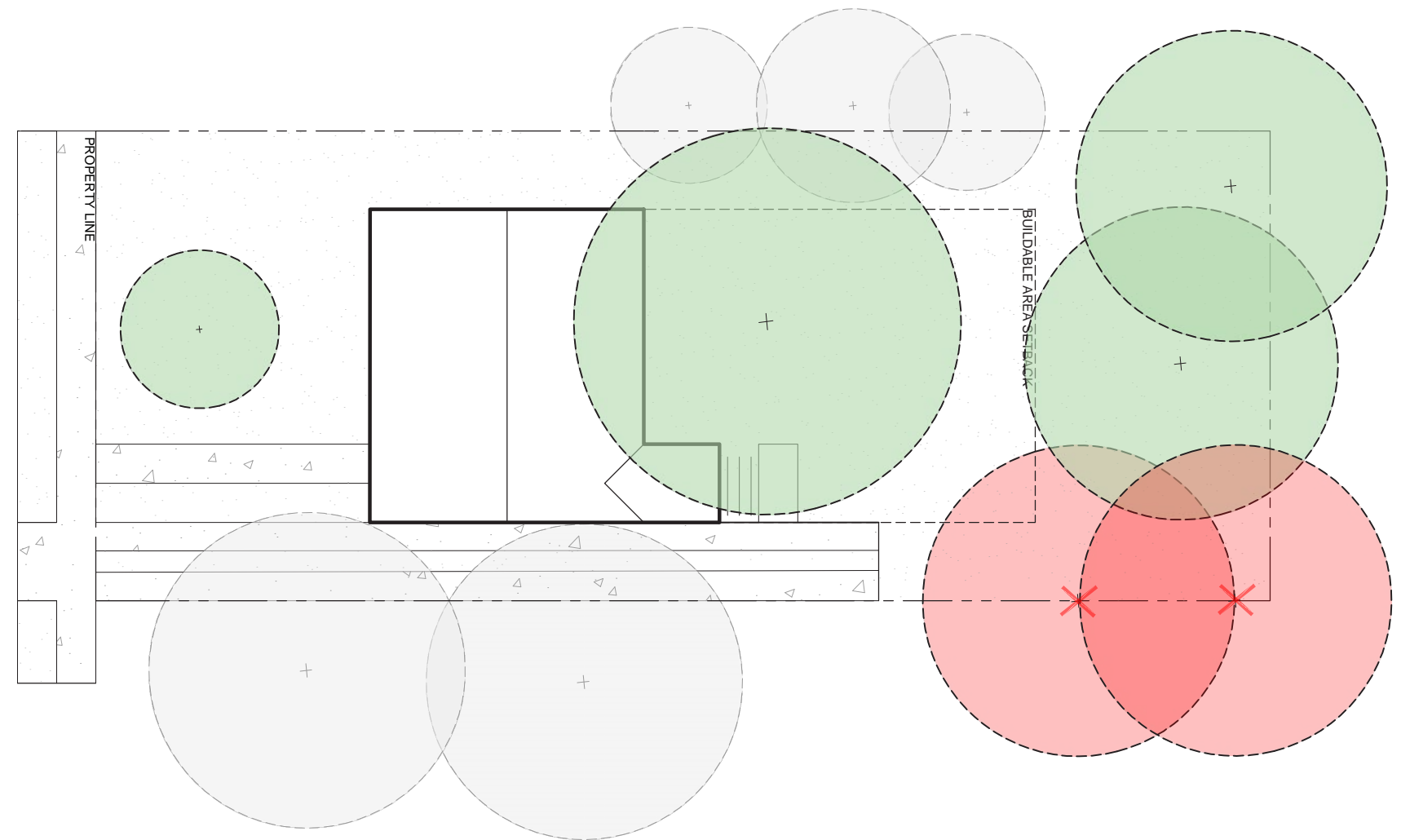
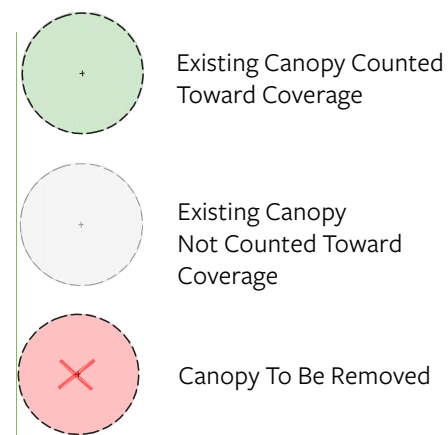
| PROPOSED CODE CALCULATIONS TABLE | | |
|---|-----|----------|
| Lot Area: | | 9,000 sf |
| <small>(75% of total existing canopy coverage required to remain)</small> | | |
| Conservation Requirements | | |
| Pre-construction Site Canopy Coverage: | 62% | 5,556 sf |
| Post-construction canopy: | | 4,788 sf |
| Removed Canopy: | | 768 sf |
| Existing Canopy Conservation %: | 86% | |

Summary:

- A. 30" Water Oak to have prescribed pruning by arborist.
- B. Boundary Tree Agreement required.

Assumptions:

- All trees shown on diagram on or within the property line limits.
- All trees on diagram are in good or fair condition.



Note: Scenarios are illustrative only. Actual development plans may result in different outcomes.

SCALE: 1" = 20'



SINGLE-FAMILY RESIDENTIAL, SCENARIO 3 - TWO-STORY ADDITION TO EXISTING BUILDING WITH GARAGE
PROPOSED CODE: POST - CONSTRUCTION CONDITION

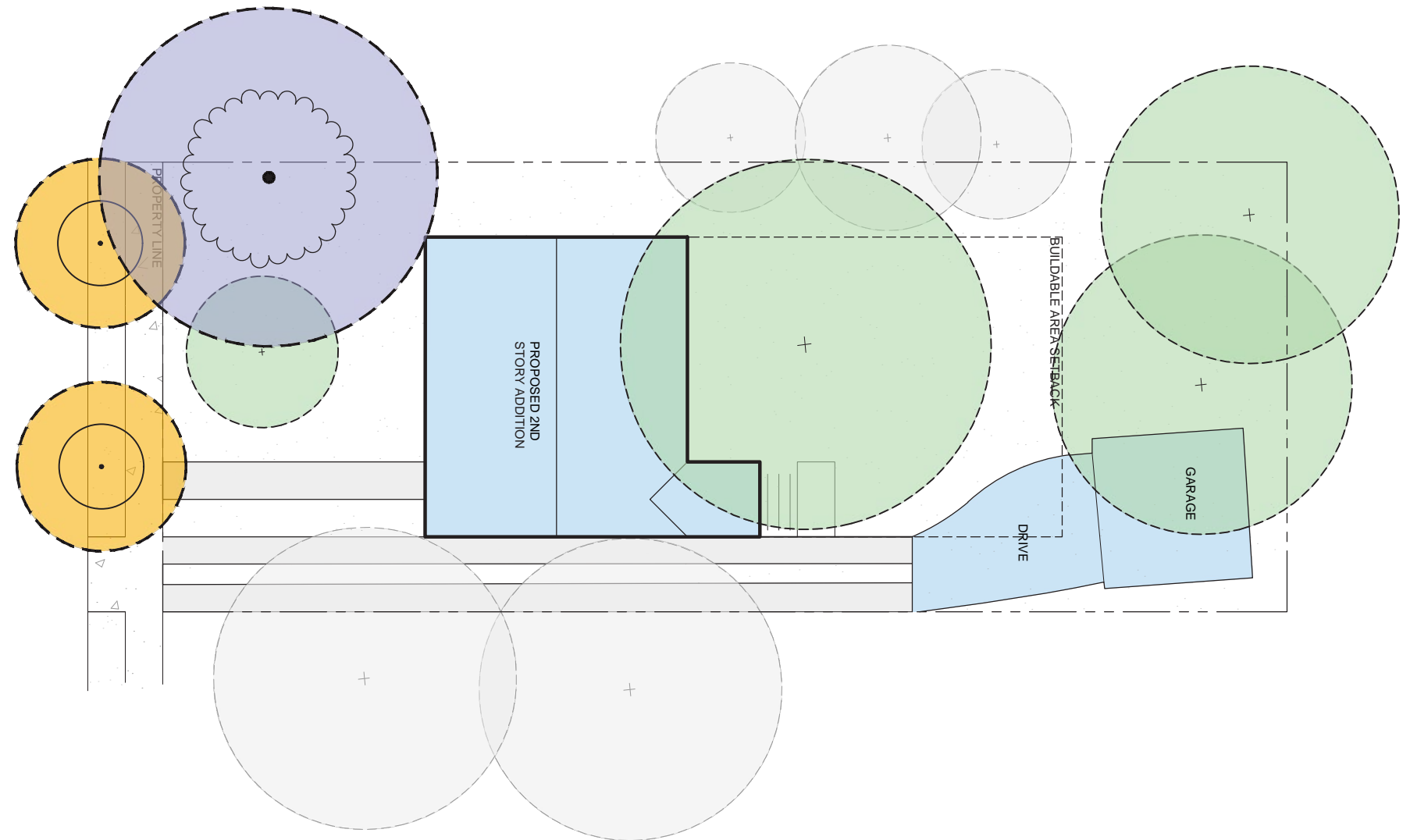
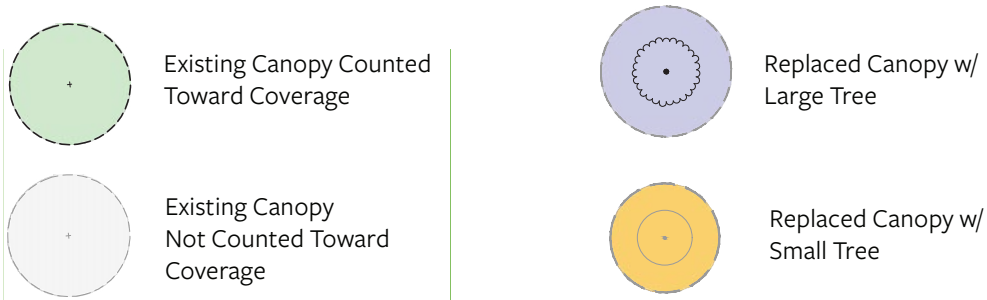
| PROPOSED CODE CALCULATIONS TABLE | | |
|--|-------|----------|
| Lot Area: | | 9,000 sf |
| (75% of total existing canopy coverage required to remain) | | |
| Canopy Requirements | | |
| Post-construction canopy: | | 4,788 sf |
| No Net Loss Requirement : | | 768sf |
| Replacement Canopy: | | |
| (1) Large Tree | | 800 |
| (2) Small Trees | | 800 |
| | total | 1,600 |
| Final Site Canopy Coverage: | 71% | 6,388 sf |
| Payment to Tree Bank: | | \$-- |

Change Summary:

- A. 2 small trees planted in R.O.W and 1 large tree in front yard to achieve no net canopy loss.
- B. Linear root barriers are to be installed when planting street trees.

Assumptions:

- All trees shown on diagram lie on or within the property line limits.
- No remaining boundary trees are impacted or shown on example scenario.
- All trees on diagram are in good or fair condition.



Note: Scenarios are illustrative only. Actual development plans may result in different outcomes.

SCALE: 1" = 20'



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SINGLE-FAMILY RESIDENTIAL, SCENARIO 4 - BREEZEWAY ADDITION TO EXISTING BUILDING

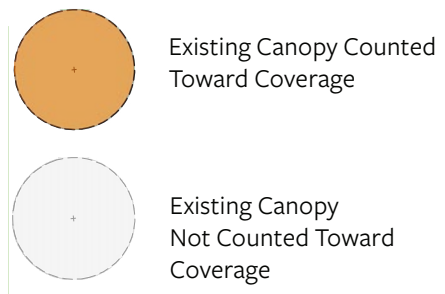
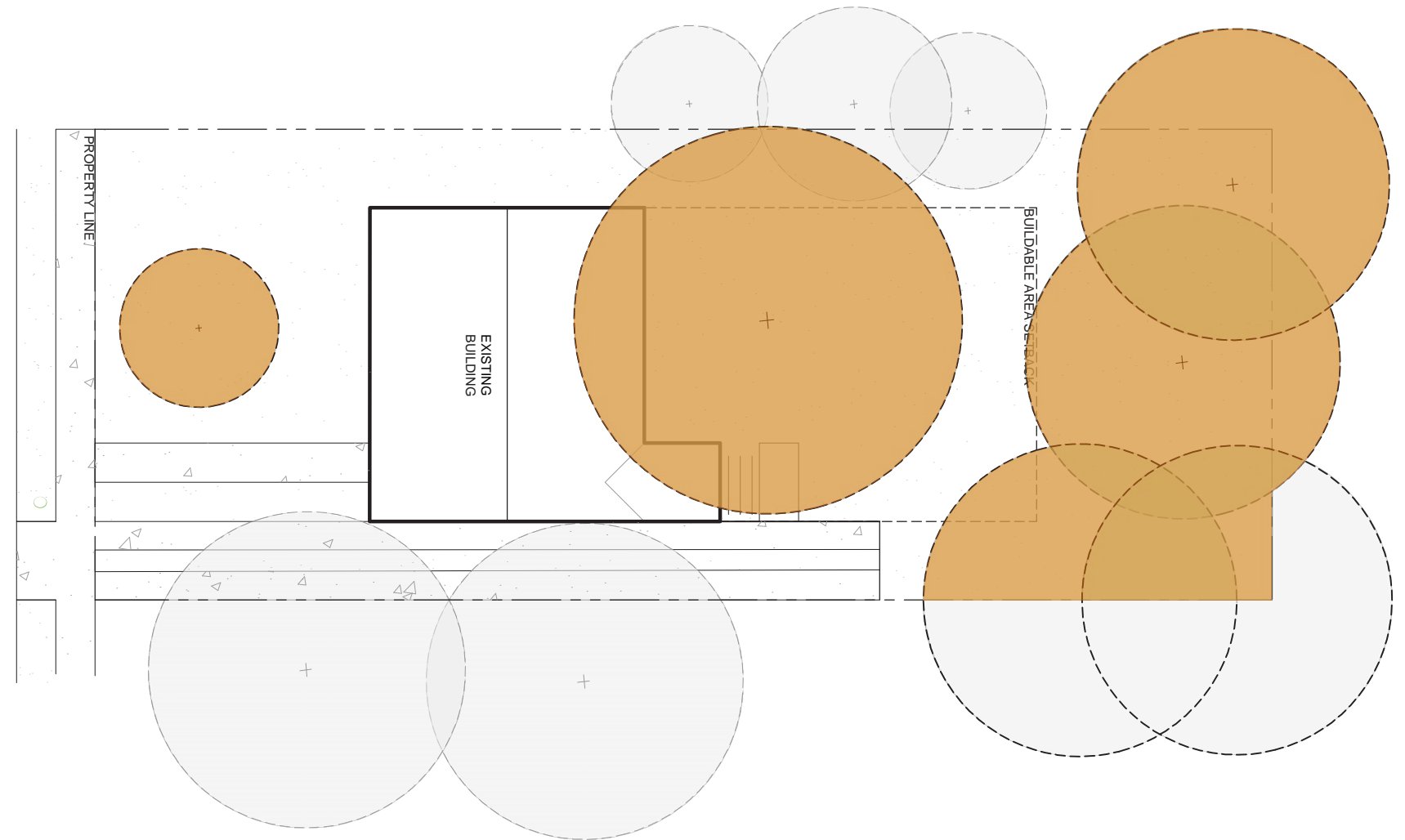
PROPOSED CODE: EXISTING SITE CONDITIONS

Summary:

- A. Impervious surface: 2,790 sf (31% of total site).
- B. Tree Canopy Coverage 5,556 sf (62% of total site).
- C. 75% of existing canopy coverage must be conserved.
- D. No net loss of canopy coverage required.

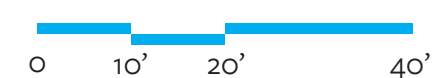
Assumptions:

- All trees shown on diagram on or within the property line limits.
- All trees on diagram are in good or fair condition.



Note: Scenarios are illustrative only. Actual development plans may result in different outcomes.

SCALE: 1" = 20'



SINGLE-FAMILY RESIDENTIAL, SCENARIO 4 - BREEZEWAY ADDITION TO EXISTING BUILDING

PROPOSED CODE: TREE REMOVAL

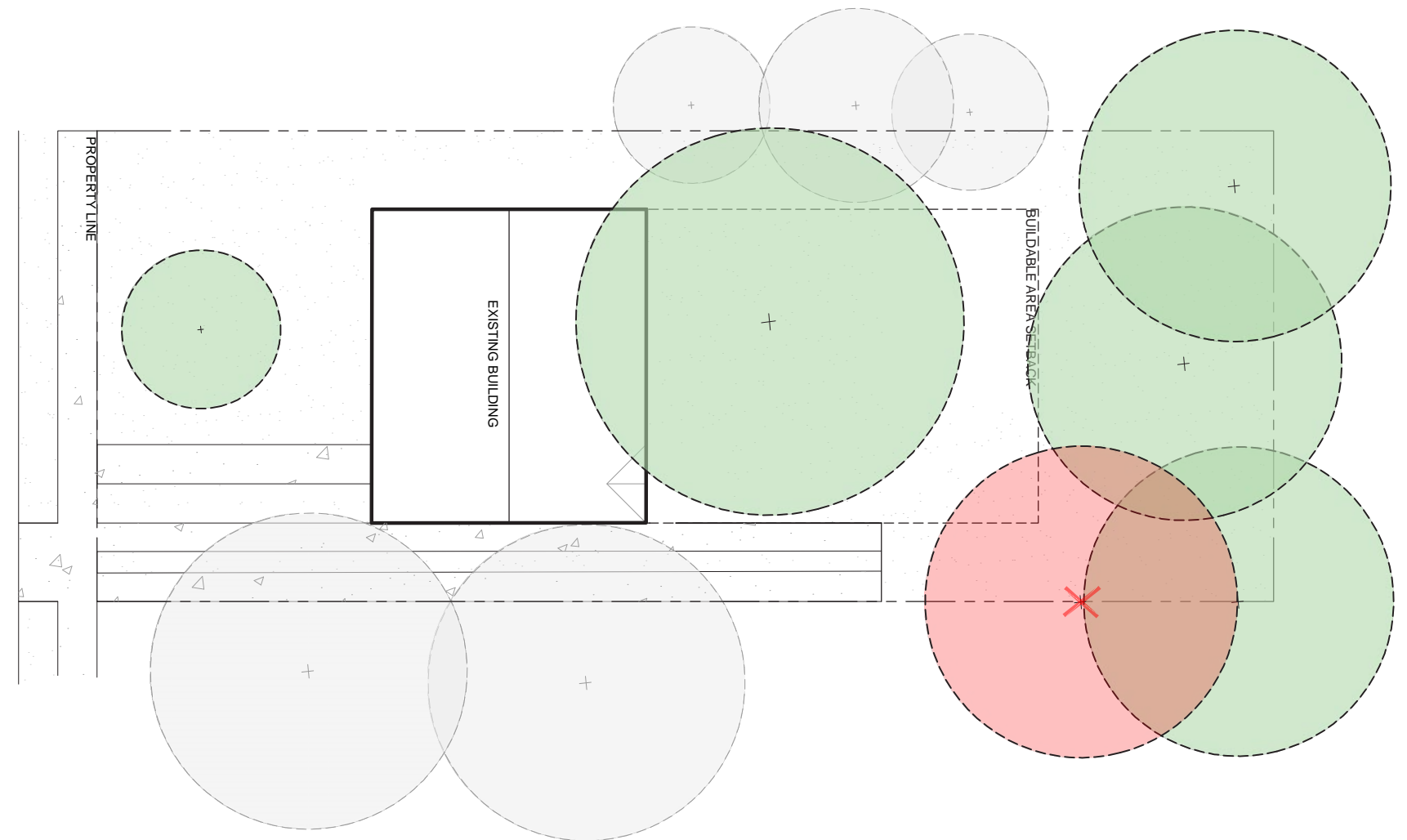
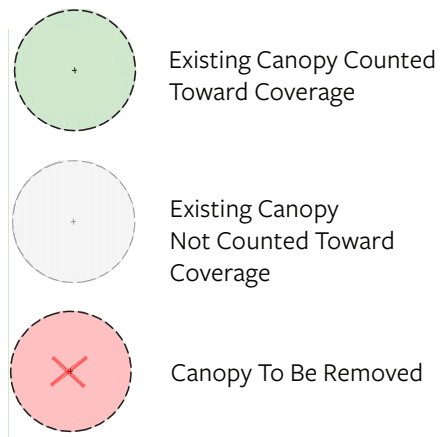
| PROPOSED CODE CALCULATIONS TABLE | | |
|--|-----|----------|
| Lot Area: | | 9,000 sf |
| (75% of total existing canopy coverage required to remain) | | |
| Conservation Requirements | | |
| Pre-construction Site Canopy Coverage: | 62% | 5,556 sf |
| Post-construction canopy: | | 4,928 sf |
| Removed Canopy: | | 628 sf |
| Existing Canopy Conservation %: | 89% | |

Summary:

A. Boundary Tree Agreement required.

Assumptions:

- All trees shown on diagram on or within the property line limits.
- All trees on diagram are in good or fair condition.



Note: Scenarios are illustrative only. Actual development plans may result in different outcomes.

SCALE: 1" = 20'



SINGLE-FAMILY RESIDENTIAL, SCENARIO 4 - BREEZEWAY ADDITION TO EXISTING BUILDING
PROPOSED CODE: POST - CONSTRUCTION CONDITION

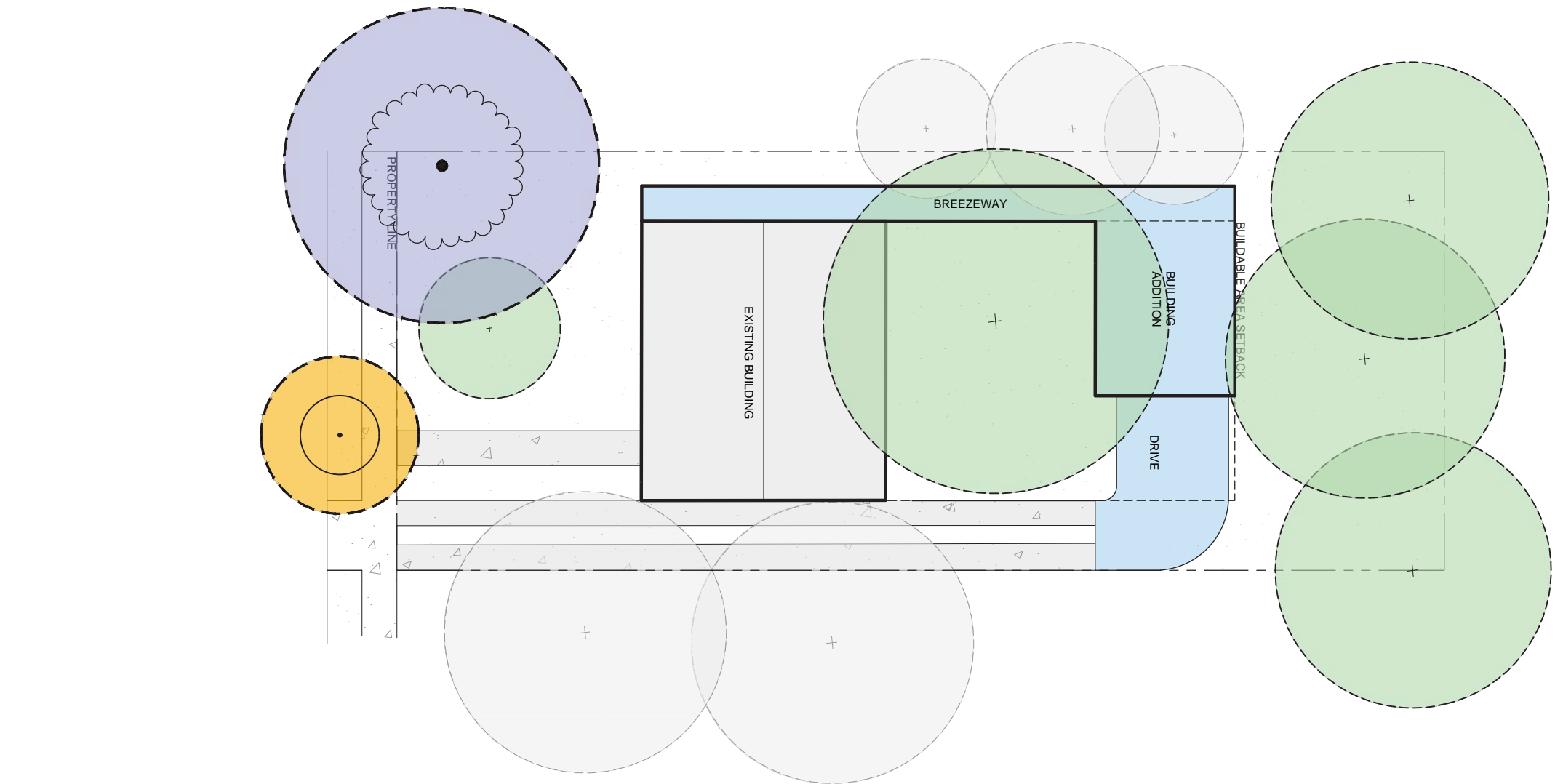
| PROPOSED CODE CALCULATIONS TABLE | | |
|--|------------|-----------------|
| Lot Area: | | 9,000 sf |
| (75% of total existing canopy coverage required to remain) | | |
| Canopy Requirements | | |
| Post-construction canopy: | | 4,928sf |
| No Net Loss Requirement : | | 628 sf |
| Replacement Canopy: | | |
| (1) Large Trees | | 800 sf |
| (1) Small Trees | | 400 sf |
| | total | 1,200 |
| Final Site Canopy Coverage: | 68% | 6,128 sf |
| Payment to Tree Bank: | | \$-- |

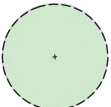
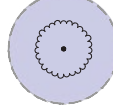



Change Summary:

- A. Breezeway to be built around Large Tree to prevent canopy coverage loss.
- B. Required arborist prescription for 20% disturbance and pruning of 30" water oak.
- C. 50% adjustment made to the side yard setback (from 10' to 5').
- D. One large tree in front yard and one small tree planted in R.O.W. to achieve no net canopy loss and to use trees equivalent to those replaced.
- E. Linear root barriers are to be installed when planting all street trees.

Assumptions:

- All trees shown on diagram lie on or within the property line limits.
- All trees on diagram are in good or fair condition.



| | | | | | |
|---|---|---|-------------------------------|---|-------------------|
|  | Existing Canopy Counted Toward Coverage |  | Replaced Canopy w/ Large Tree |  | Building Addition |
|  | Existing Canopy Not Counted Toward Coverage |  | Replaced Canopy w/ Small Tree | | |

SCALE: 1" = 20'
 0 10' 20' 40'



Note: Scenarios are illustrative only. Actual development plans may result in different outcomes.

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SINGLE-FAMILY RESIDENTIAL, SCENARIO 5 - TEAR DOWN, NEW SINGLE FAMILY DWELLING

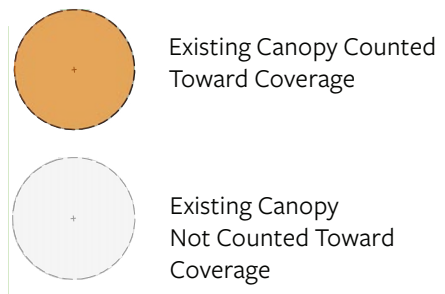
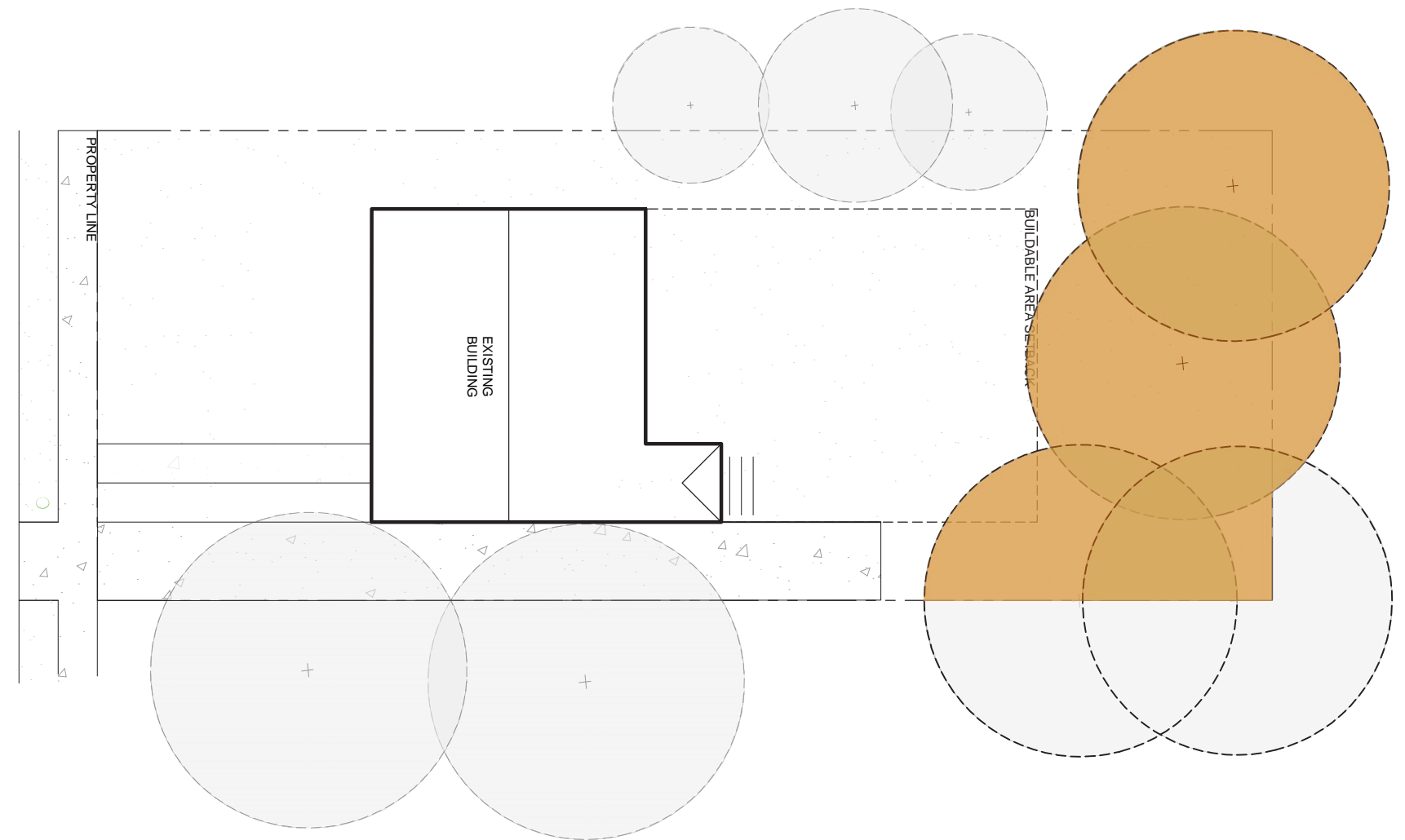
PROPOSED CODE, ALTERNATIVE COMPLIANCE: EXISTING SITE CONDITIONS

Summary:

- A. Impervious surface: 2,790 sf (31% of total site).
- B. Tree Canopy Coverage 3,280 sf (36% of total site).
- C. All existing canopy coverage must be conserved.
- D. Tree canopy coverage Requirement: 5,400 sf (60% of total site).

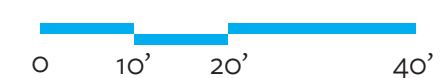
Assumptions:

-All trees on diagram are in good or fair condition.



Note: Scenarios are illustrative only. Actual development plans may result in different outcomes.

SCALE: 1" = 20'



SINGLE-FAMILY RESIDENTIAL, SCENARIO 5 - TEAR DOWN, NEW SINGLE FAMILY DWELLING

PROPOSED CODE, ALTERNATIVE COMPLIANCE: POST-CONSTRUCTION CONDITION

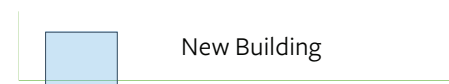
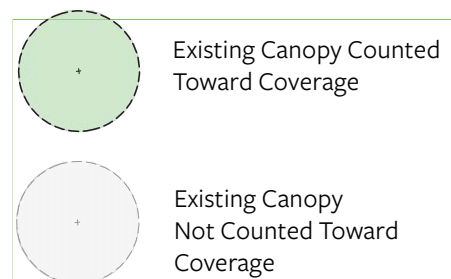
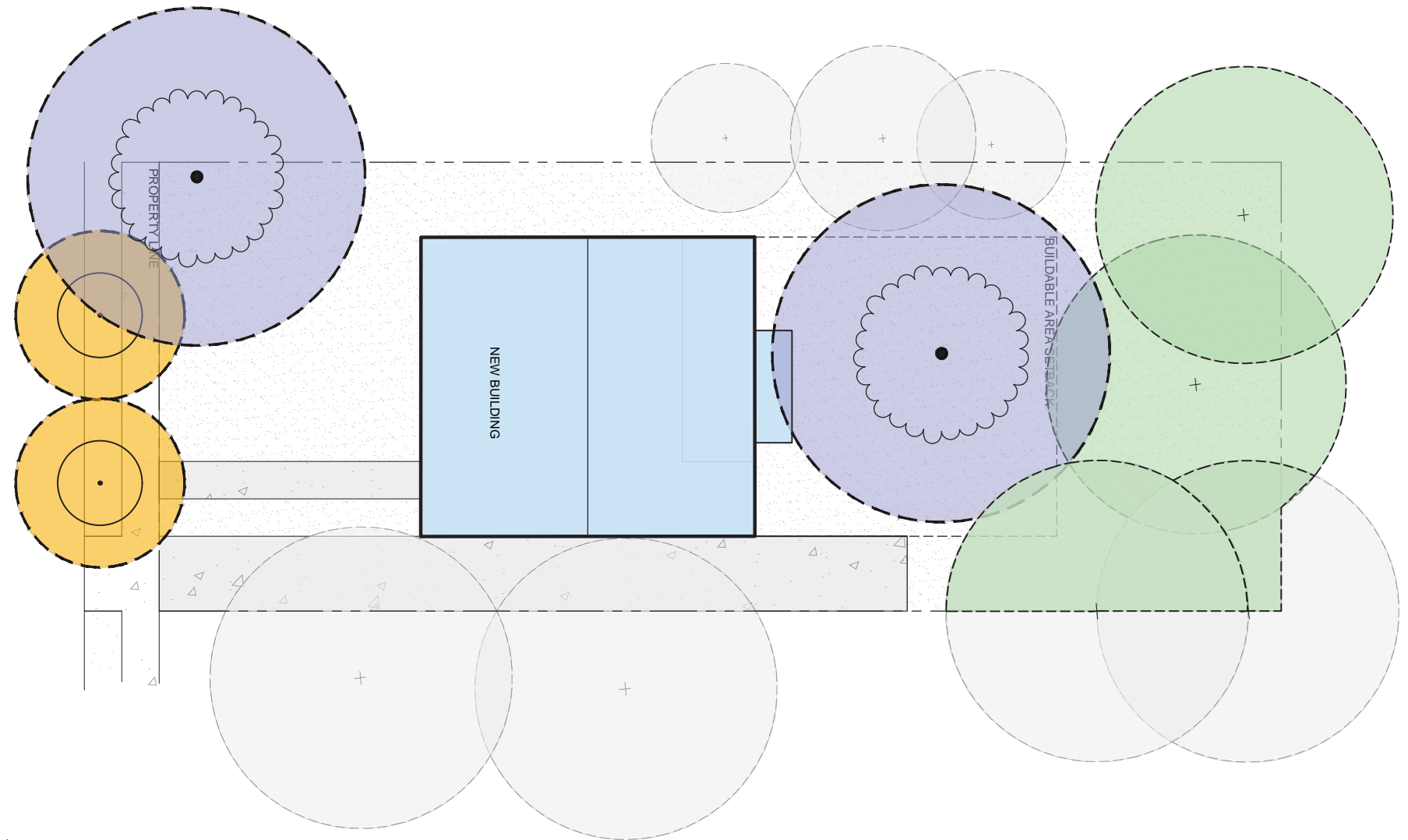
| PROPOSED CODE CALCULATIONS TABLE | | |
|---|------------|-----------------|
| Lot Area: | | 9,000 sf |
| Existing Canopy | 36% | 3,280 sf |
| <small>(75% of total existing canopy coverage required to remain)</small> | | |
| Canopy Requirements | | |
| Replacement Requirement : | | 2,120 sf |
| Replacement Canopy: | | |
| (2) Large Trees | | 1,600 sf |
| (2) Small Trees | | 800 sf |
| | total | 2,400 sf |
| Final Site Canopy Coverage: | 63% | 5,680 sf |
| Payment to Tree Bank: | | \$0 |

Change Summary:

- A. All existing canopy conserved.
- B. 2 large and 2 small trees planted on-site to satisfy 60% canopy coverage requirement
- C. Linear root barriers are to be installed when planting street trees.

Assumptions:

-All trees on diagram are in good or fair condition.



SCALE: 1" = 20'



Note: Scenarios are illustrative only. Actual development plans may result in different outcomes.

SINGLE-FAMILY RESIDENTIAL, SCENARIO 6 - TEAR DOWN, NEW SINGLE FAMILY DWELLING

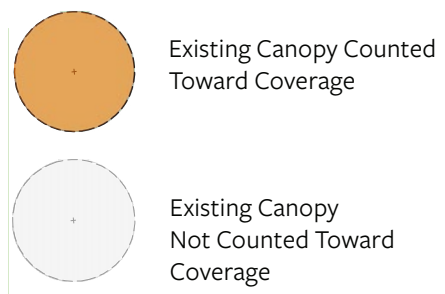
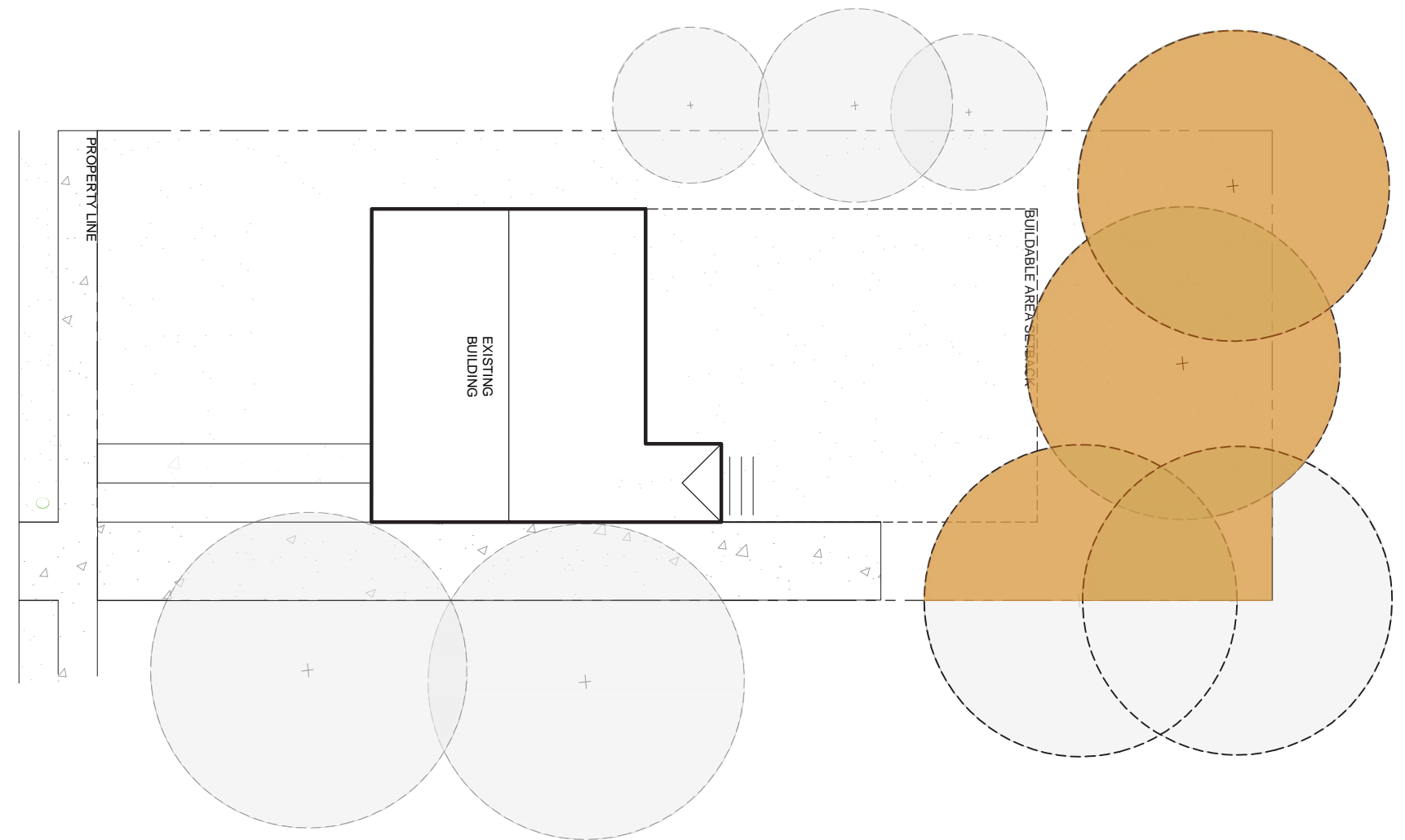
PROPOSED CODE, ALTERNATIVE COMPLIANCE: EXISTING SITE CONDITIONS

Summary:

- A. Impervious surface: 2,790 sf (31% of total site).
- B. Tree Canopy Coverage 3,280 sf (36% of total site).
- C. All existing canopy coverage must be conserved.
- D. Tree canopy coverage Requirement: 5,400 sf (60% of total site).

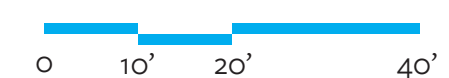
Assumptions:

-All trees on diagram are in good or fair condition.



Note: Scenarios are illustrative only. Actual development plans may result in different outcomes.

SCALE: 1" = 20'



SINGLE-FAMILY RESIDENTIAL, SCENARIO 6 - TEAR DOWN, NEW SINGLE FAMILY DWELLING

PROPOSED CODE, ALTERNATIVE COMPLIANCE: POST-CONSTRUCTION CONDITION

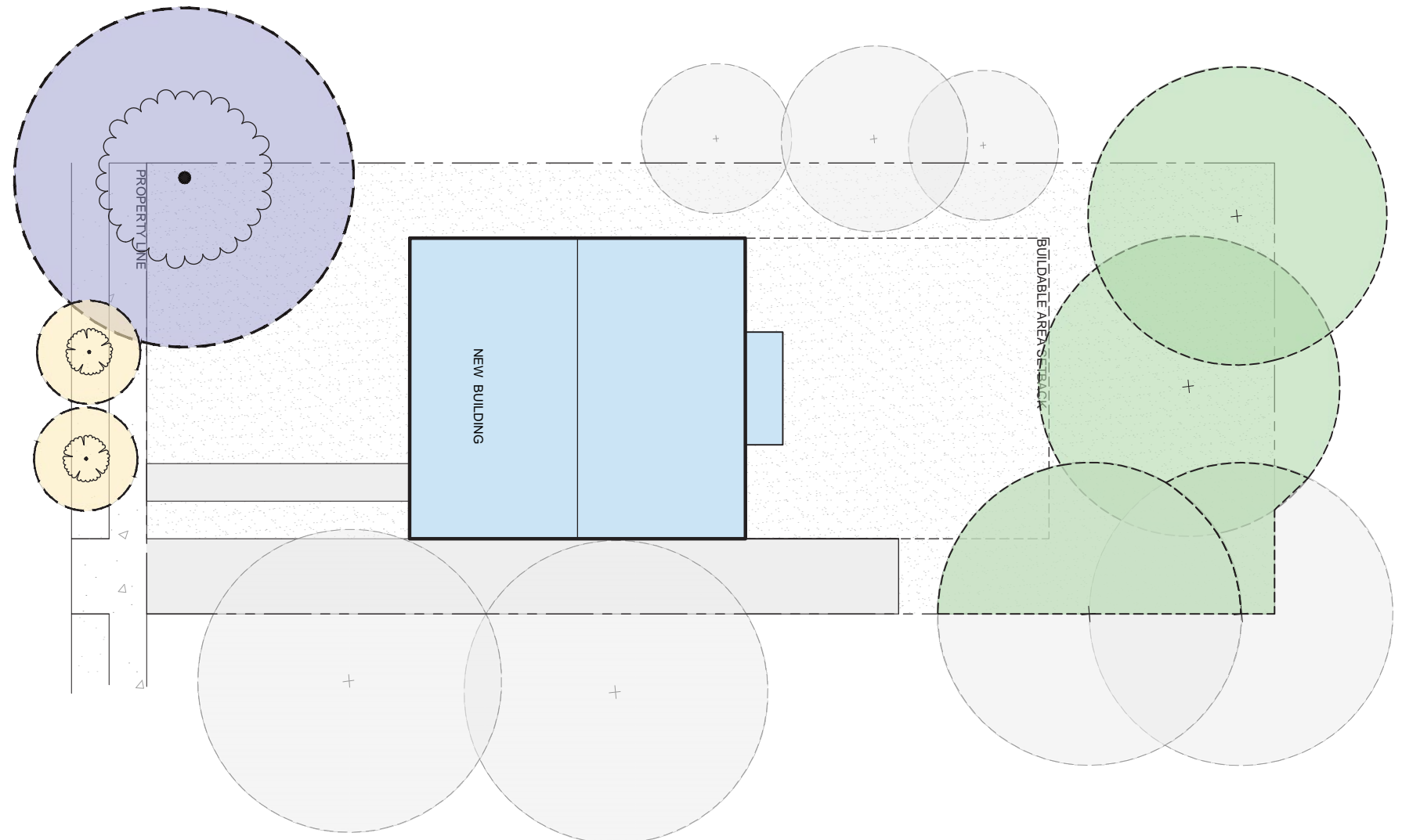
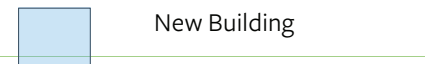
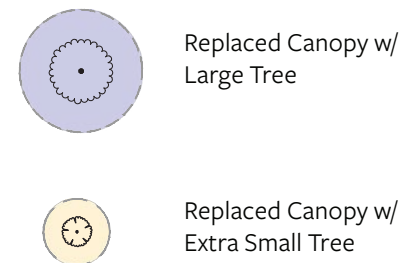
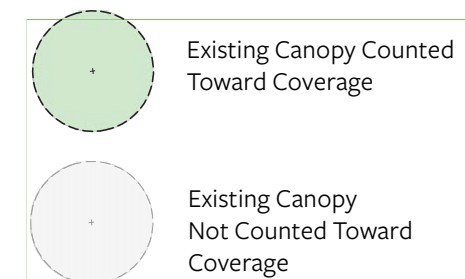
| PROPOSED CODE CALCULATIONS TABLE | | |
|---|-------|----------|
| Lot Area: | | 9,000 sf |
| Existing Canopy | 36% | 3,280 sf |
| <small>(75% of total existing canopy coverage required to remain)</small> | | |
| Canopy Requirements | | |
| Replacement Requirement : | | 2,120 sf |
| Replacement Canopy: | | |
| (1) Large Trees | | 800 sf |
| (2) Very Small Trees | | 300 sf |
| | total | 1,100 sf |
| Remaining Replacement Requirement | | 1,020 sf |
| Final Site Canopy Coverage: | 49% | 4,380 sf |
| Payment to Tree Bank: | | \$765 |

Change Summary:

- A. All existing canopy conserved
- B. 1 large tree in front yard and 2 extra small trees in R.O.W to satisfy minimum on-site planting requirements.
- C. \$765 payment to Tree Bank
- D. Linear root barriers are to be installed when planting street trees.

Assumptions:

-All trees on diagram are in good or fair condition.



Note: Scenarios are illustrative only. Actual development plans may result in different outcomes.

SCALE: 1" = 20'



SINGLE-FAMILY RESIDENTIAL, SCENARIO 7 - TEAR DOWN, NEW SINGLE FAMILY DWELLING

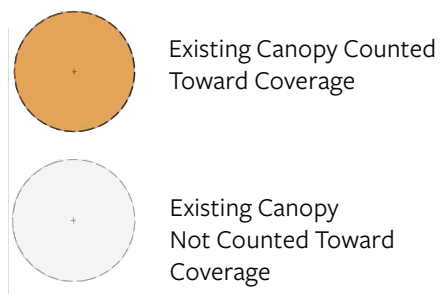
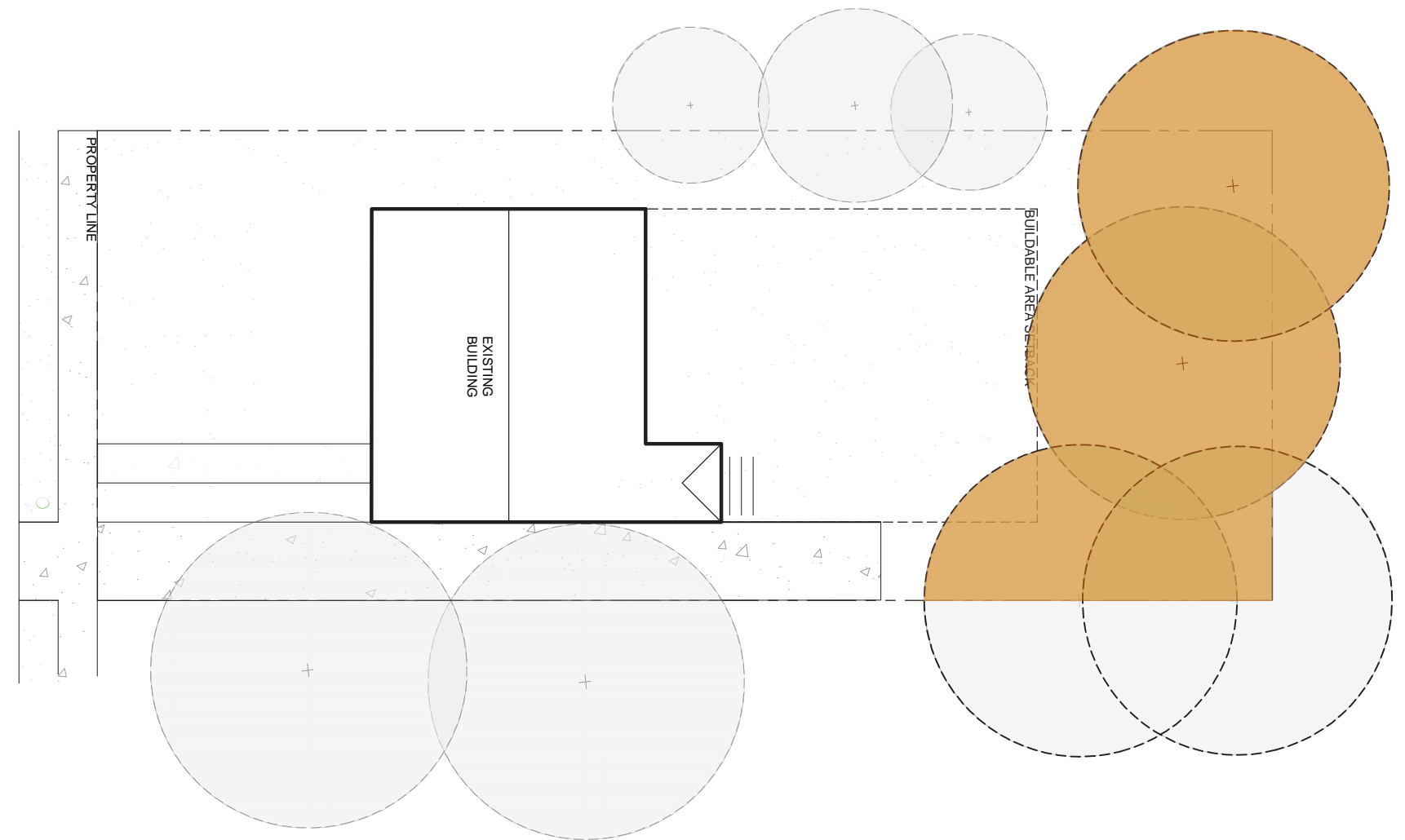
PROPOSED CODE, ALTERNATIVE COMPLIANCE: EXISTING SITE CONDITIONS

Summary:

- A. Impervious surface: 2,790 sf (31% of total site).
- B. Tree Canopy Coverage 3,280 sf (36% of total site).
- C. All existing canopy coverage must be conserved.
- D. Tree canopy coverage Requirement: 5,400 sf (60% of total site).

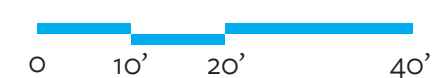
Assumptions:

-All trees on diagram are in good or fair condition.



Note: Scenarios are illustrative only. Actual development plans may result in different outcomes.

SCALE: 1" = 20'



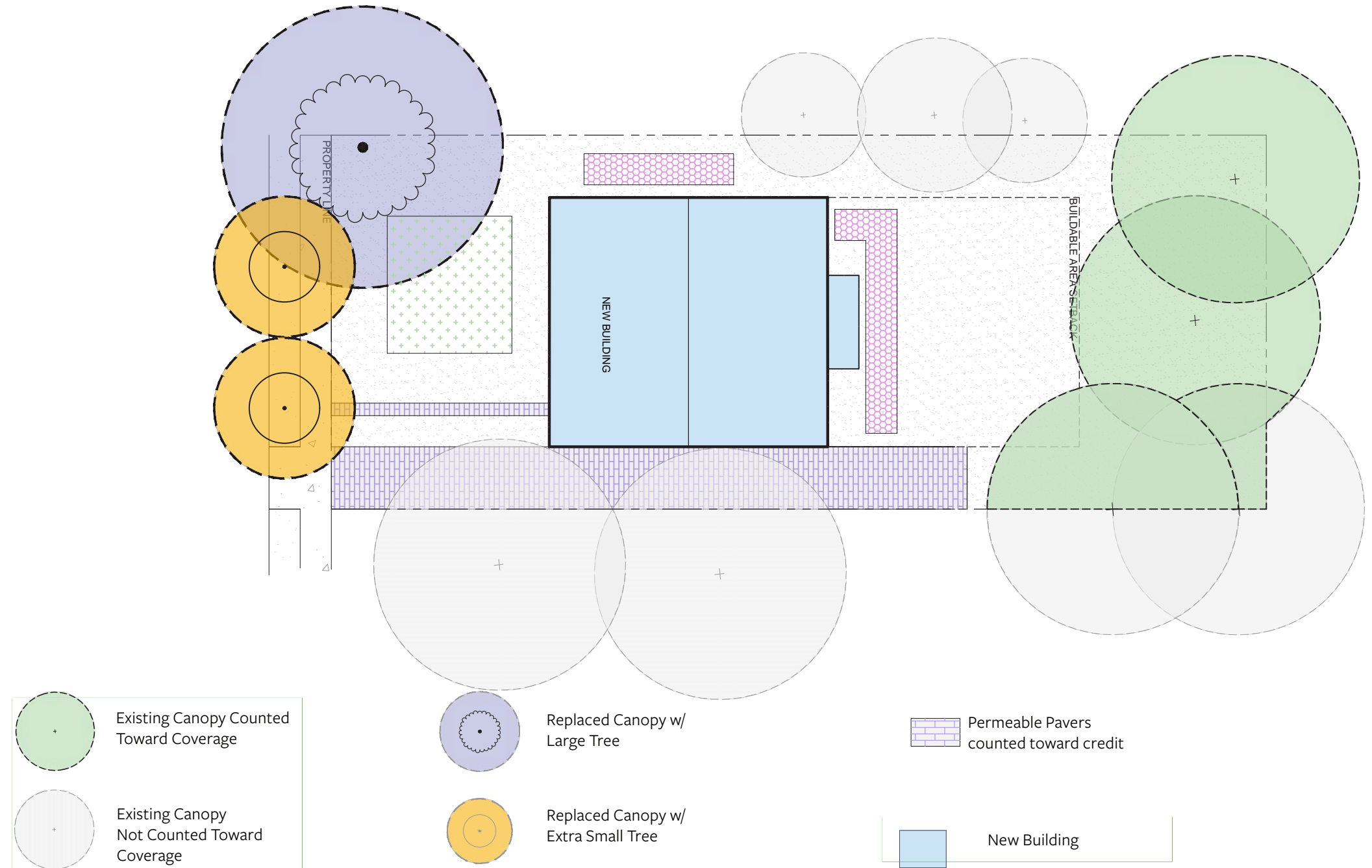
SINGLE-FAMILY RESIDENTIAL, SCENARIO 7 - TEAR DOWN, NEW SINGLE FAMILY DWELLING

PROPOSED CODE, ALTERNATIVE COMPLIANCE: POST-CONSTRUCTION CONDITION

| PROPOSED CODE CALCULATIONS TABLE | | |
|---|------------|-----------------|
| Lot Area: | | 9,000 sf |
| Existing Canopy | 36% | 3,280 sf |
| <small>(75% of total existing canopy coverage required to remain)</small> | | |
| Canopy Requirements | | |
| Replacement Requirement : | | 2,120 sf |
| Replacement Canopy: | | |
| (1) Large Trees | | 800 sf |
| (2) Small Trees | | 800 sf |
| | total | 1,600 sf |
| Green Infrastructure and Plantings | | |
| Rain Garden | | 220 sf |
| Planting Area #1 | | 120 sf |
| Planting Area #2 | | 160 sf |
| Permeable Pavers | | 35 sf |
| | total | 535 sf |
| Final Site Canopy Coverage: | 60% | 5,415 sf |
| Payment to Tree Bank: | | \$-- |

Change Summary:

- A. All existing canopy conserved
- B. 1 large tree in front yard and 2 small trees in R.O.W to satisfy minimum on-site planting requirements.
- C. Green Infrastructure and plantings given partial canopy credit to satisfy remaining replacement requirement.
- D. Property meets 60% canopy coverage requirement.
- E. Linear root barriers are to be installed when planting street trees.



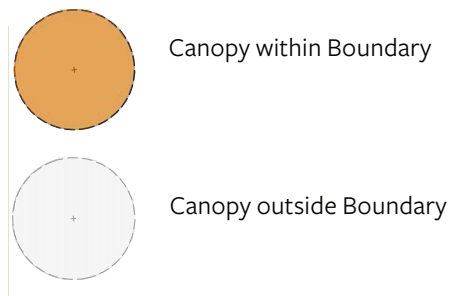
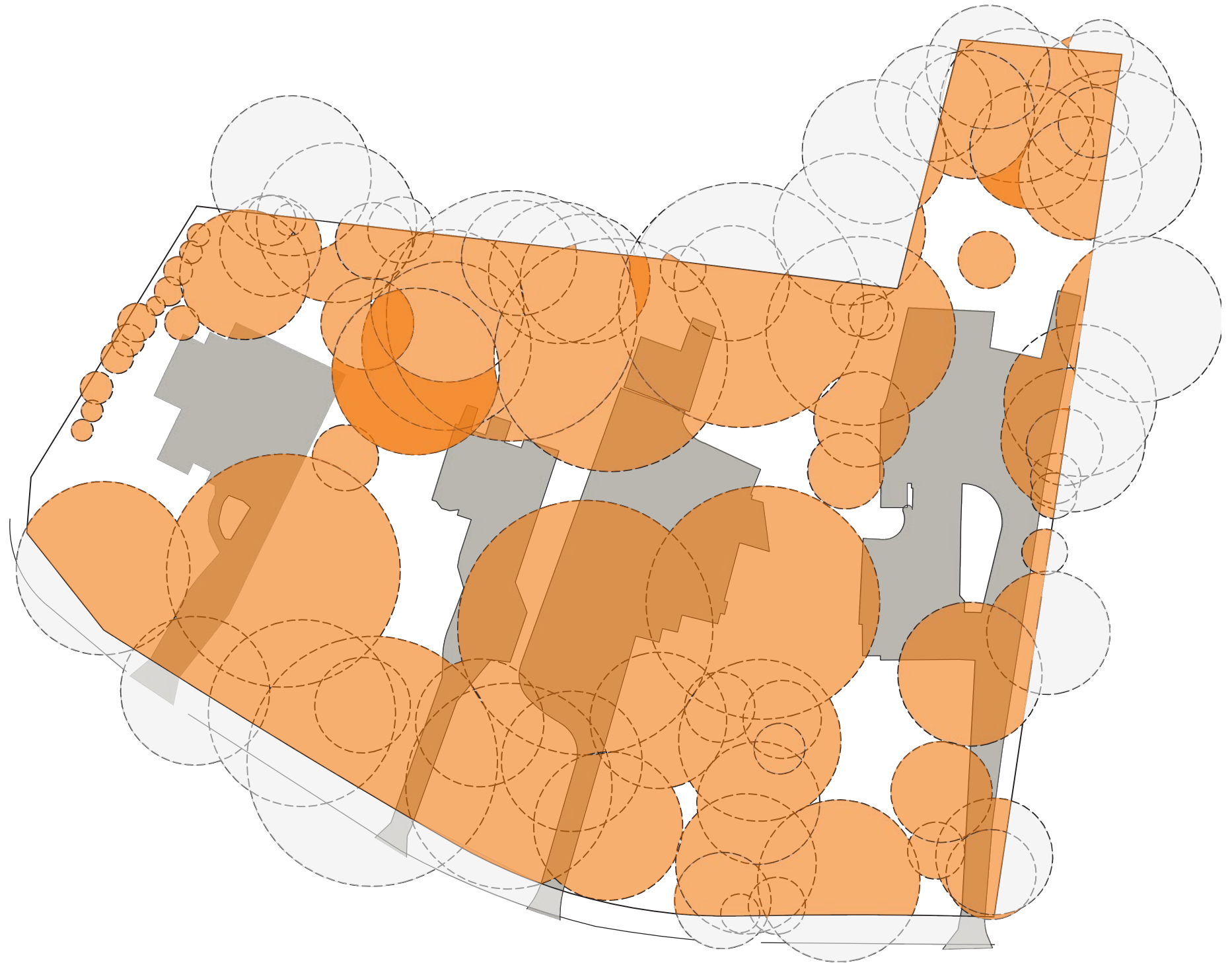
Note: Scenarios are illustrative only. Actual development plans may result in different outcomes.

TOWNHOME CONSTRUCTION

CURRENT CODE: EXISTING SITE CONDITIONS

Summary:

- A. Lot area: 91,084sf
- B. Impervious surface: 26,358 sf (29% of total site).
- C. Tree Canopy Coverage 68,367 sf (75% of total site)



Note: Scenarios are illustrative only. Actual development plans may result in different outcomes.

SCALE: 1" = 50'



TOWNHOME CONSTRUCTION

CURRENT CODE: TREE REMOVAL

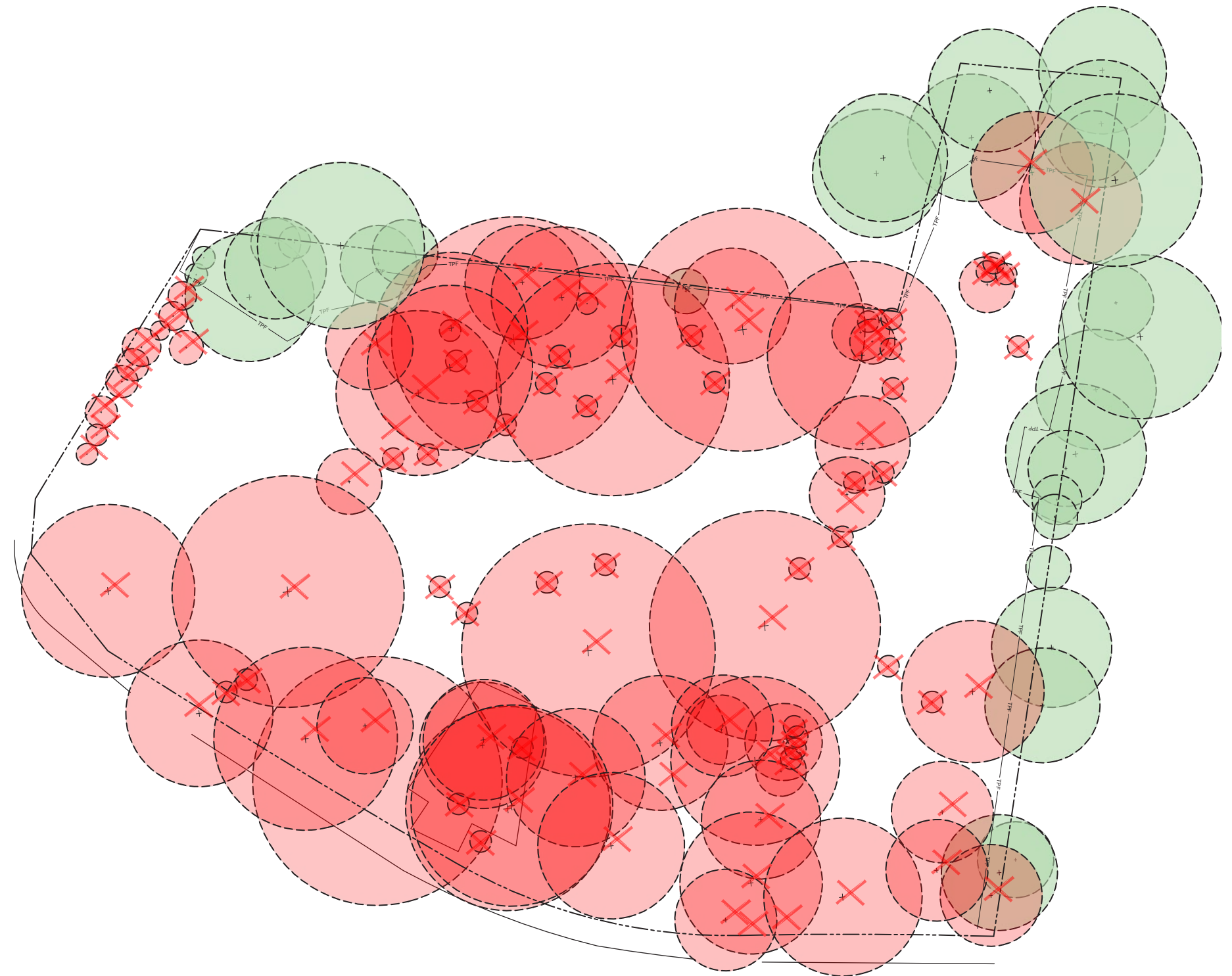
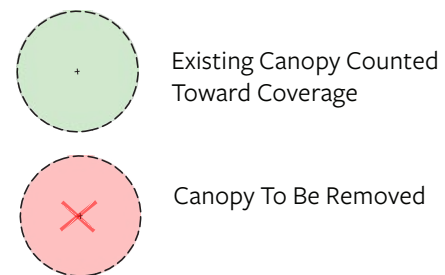
| CURRENT CODE CALCULATIONS TABLE | | |
|--|-------|-----------|
| Lot Area: | | 91,084 sf |
| <small>(45% of total canopy coverage required w/ no conservation of existing canopy)</small> | | |
| Conservation Requirements | | |
| Pre-construction Site Canopy Coverage: | (75%) | 68,067 sf |
| Post-construction canopy: | | 8,577 sf |
| Removed Canopy: | | 59,490 sf |
| Existing Canopy Conservation %: | (13%) | |

Summary:

A. High number of trees removed.

Assumptions:

- All trees shown on diagram on or within the property line limits.
- No boundary tree are impacted or shown on example scenario.
- All trees on diagram are in good or fair condition.



SCALE: 1" = 50'



Note: Scenarios are illustrative only. Actual development plans may result in different outcomes.

TOWNHOME CONSTRUCTION

CURRENT CODE: POST - CONSTRUCTION CONDITION

| CURRENT CODE CALCULATIONS TABLE | | |
|--|-------|-----------|
| Lot Area: | | 91,684 sf |
| <small>(45% of total canopy coverage required w/ no conservation of existing canopy)</small> | | |
| Canopy Requirements | | |
| Post-construction canopy: | | 8,577 sf |
| Replacement Requirement : | | 32,680 sf |
| Replacement Canopy: | | |
| (8) Large Trees | | 12,800 sf |
| (1) Med Trees | | 900 sf |
| (24) Small Trees | | 9,600 sf |
| (68) Very Small Trees | | 10,200 sf |
| | total | 33,500 sf |
| Final Site Canopy Coverage: | 46% | 42,077 sf |
| Payment to Tree Bank: | | \$-- |

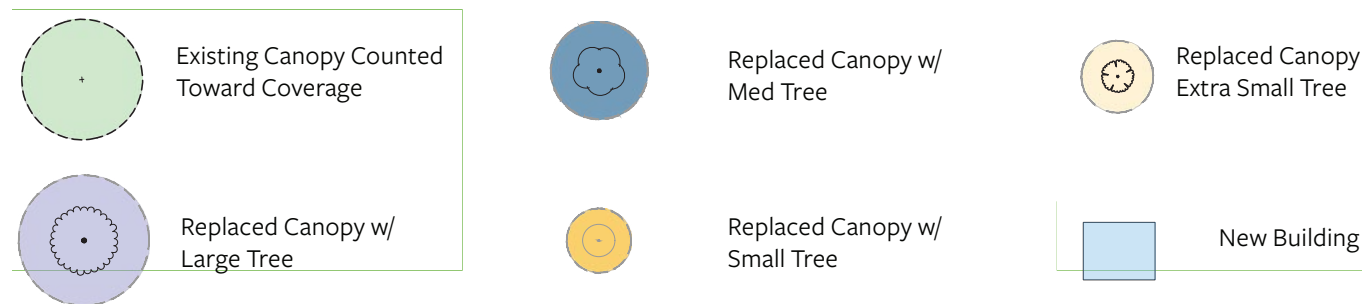
■ impervious surface: 63,781 sf
(70% of total site)

Change Summary:

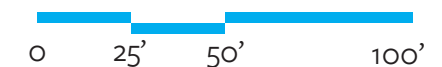
A. Small number of large trees planted.

Assumptions:

-All trees on diagram are in good or fair condition.



SCALE: 1" = 50'



Note: Scenarios are illustrative only. Actual development plans may result in different outcomes.

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TOWNHOME CONSTRUCTION

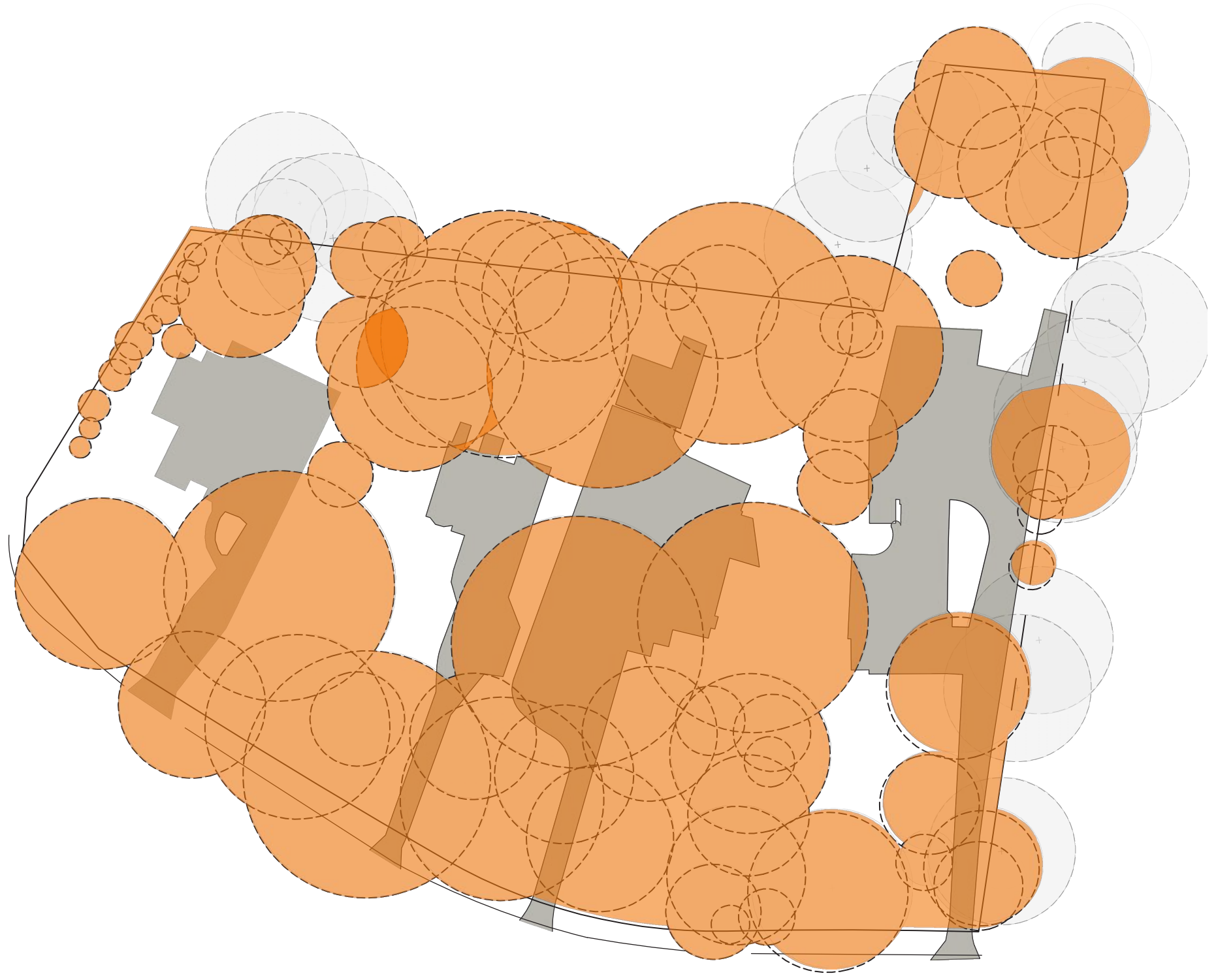
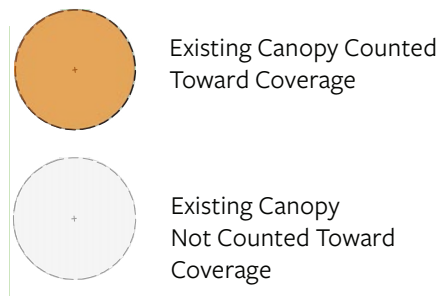
PROPOSED CODE: EXISTING SITE CONDITIONS

Summary:

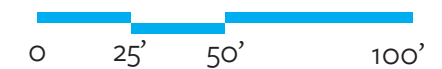
- A. Lot area: 91,084sf
- B. Impervious surface: 26,358 sf (29% of total site).
- C. Tree Canopy Coverage 85,993 sf (94% of total site)
- D. 50% of existing canopy coverage must be conserved.

Assumptions:

-All trees shown on diagram on or within the property line limits.



SCALE: 1" = 50'



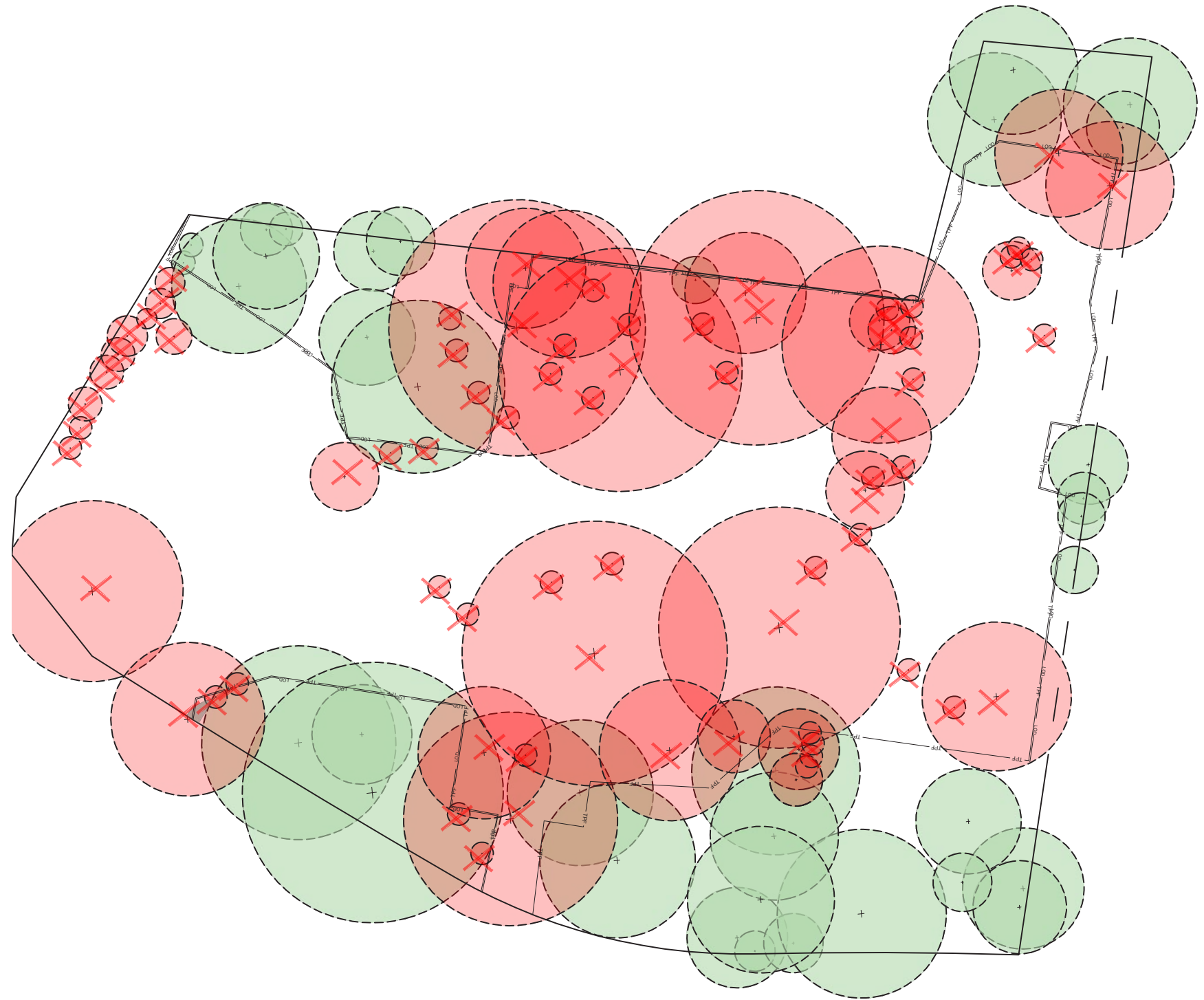
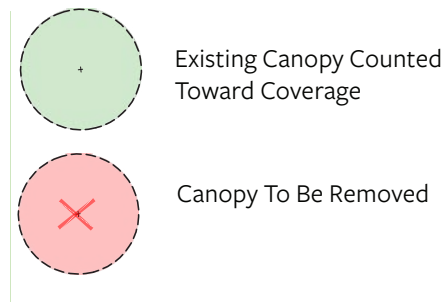
Note: Scenarios are illustrative only. Actual development plans may result in different outcomes.

TOWNHOME CONSTRUCTION

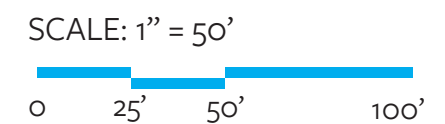
PROPOSED CODE: TREE REMOVAL

| PROPOSED CODE CALCULATIONS TABLE | | |
|---|-------|-----------|
| Lot Area: | | 91,084 sf |
| <small>(45% of total canopy coverage required w/ 50% conservation of existing canopy)</small> | | |
| Conservation Requirements | | |
| Pre-construction Site Canopy Coverage: | (94%) | 85,993 sf |
| Post-construction canopy: | | 51,093 sf |
| Removed Canopy: | | 34,900 sf |
| Existing Canopy Conservation %: | (59%) | |

Assumptions:
 -All trees on diagram are in good or fair condition.



Note: Scenarios are illustrative only. Actual development plans may result in different outcomes.



TOWNHOME CONSTRUCTION

PROPOSED CODE: POST - CONSTRUCTION CONDITION

| PROPOSED CODE CALCULATIONS TABLE | | |
|---|------------|------------------|
| Lot Area: | | 91,084 sf |
| <small>(45% of total canopy coverage required w/ 50% conservation of existing canopy)</small> | | |
| Canopy Requirements | | |
| Post-construction canopy: | | 51,093 sf |
| Replacement Requirement : | | 0 sf |
| Replacement Canopy: | | |
| (1) Large Tree | | 800 sf |
| (2) Med Tree | | 1,350 sf |
| (8) Small Tree | | 3,200 sf |
| (14) Extra Small Tree | | 2,100 sf |
| | total | 7,450 sf |
| Final Site Canopy Coverage: | 64% | 58,543 sf |
| Payment to Tree Bank: | | \$-- |

Change Summary:

- A. Reconfiguration and reduction of 9 units to minimize canopy impact.
- B. Street layout changed from two way to one-way lane - to reduce impervious surface and to preserve 50% of existing canopy coverage.
- C. No replacement required because property is above 45% coverage

Assumptions:

-All trees shown on diagram on or within the property line limits.

■ impervious surface: 43,650 sf
(48% of total site)



Note: Scenarios are illustrative only. Actual development plans may result in different outcomes.

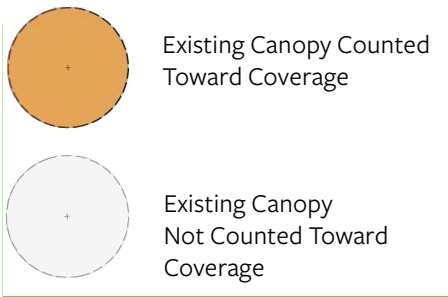
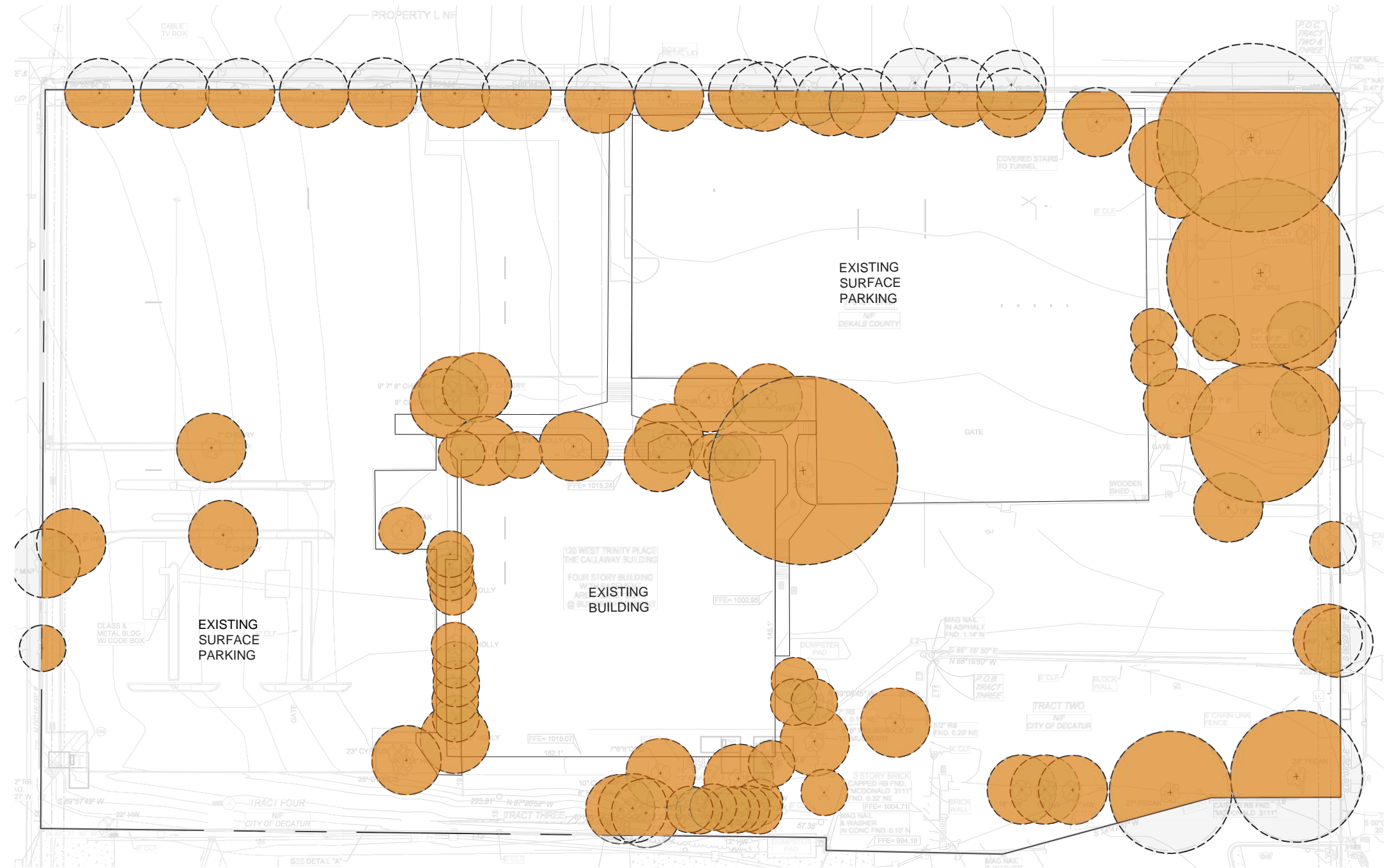
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COMMERCIAL DEVELOPMENT

CURRENT CODE: EXISTING SITE CONDITIONS

Summary:

- A. Lot area: 229,126 sf
- B. Impervious surface: 135,169 sf (59% of total site).
- C. Tree Canopy Coverage 76,000 sf (33% of total site)



Note: Scenarios are illustrative only. Actual development plans may result in different outcomes.

SCALE: 1" = 60'

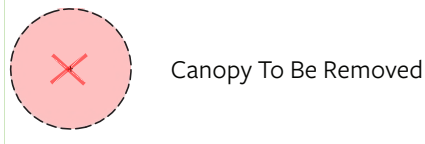
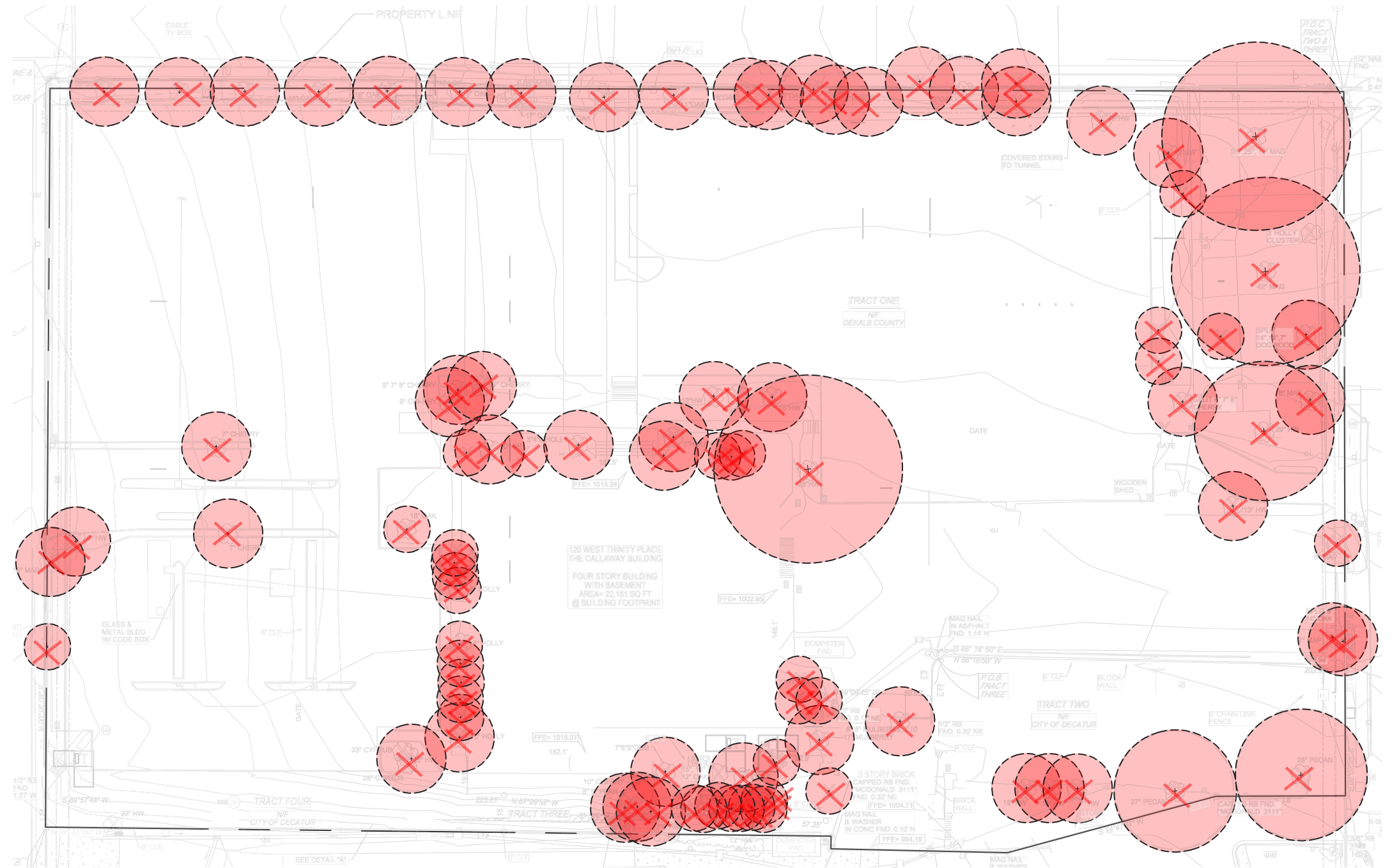


COMMERCIAL DEVELOPMENT

CURRENT CODE: TREE REMOVAL

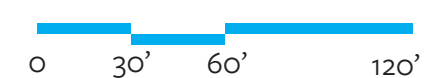
| CURRENT CODE CALCULATIONS TABLE | | |
|---|------|------------|
| Lot Area: | | 229,126 sf |
| (45% of total canopy coverage required w/ no conservation of existing canopy) | | |
| Conservation Requirements | | |
| Removed Canopy: | | 103,107 sf |
| Existing Canopy Conservation %: | (0%) | |

Summary:
 A. All trees removed.



Note: Scenarios are illustrative only. Actual development plans may result in different outcomes.

SCALE: 1" = 60'



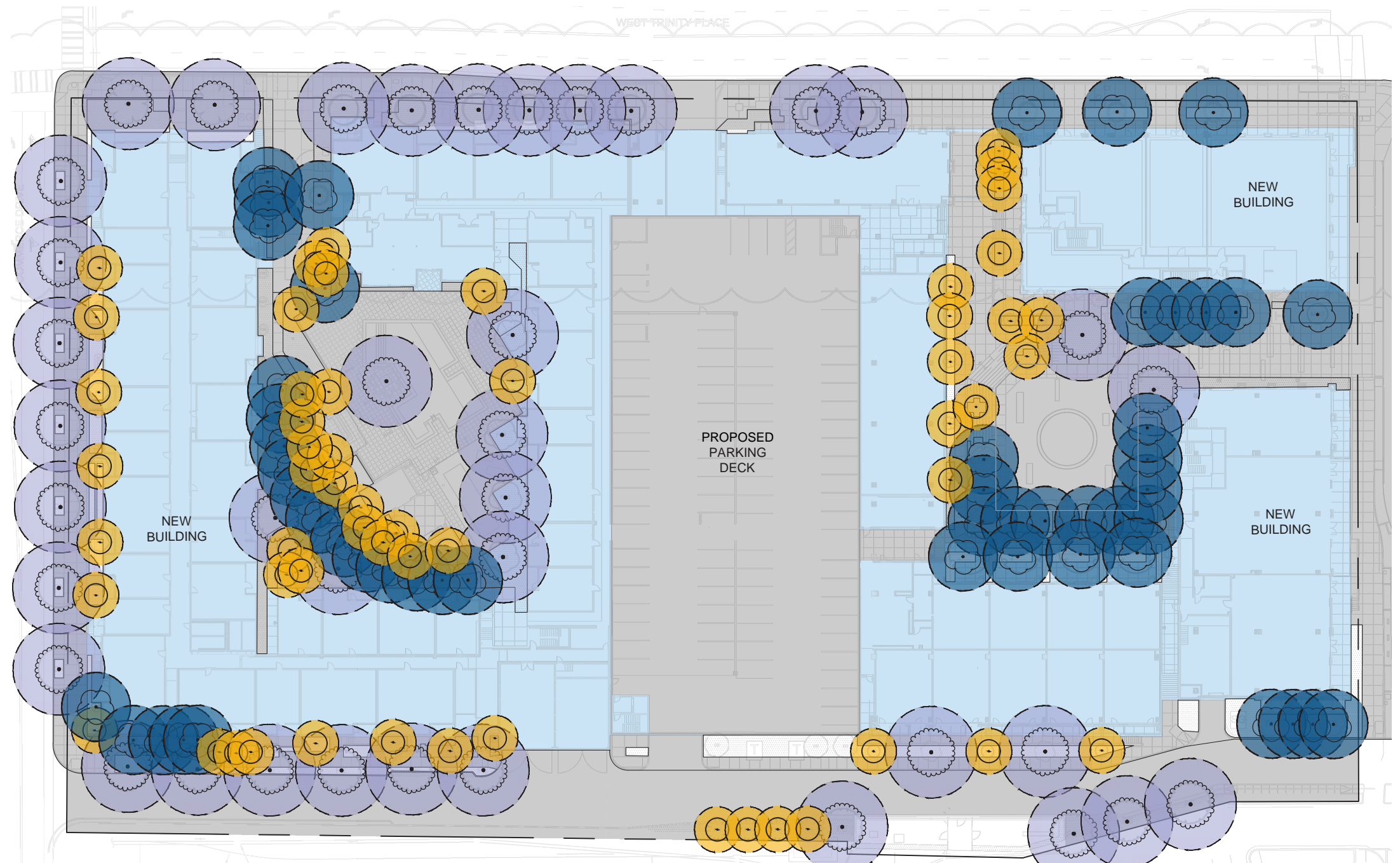
COMMERCIAL DEVELOPMENT

CURRENT CODE: POST - CONSTRUCTION CONDITION

| CURRENT CODE CALCULATIONS TABLE | | |
|--|-------|------------|
| Lot Area: | | 229,126 sf |
| <small>(45% of total canopy coverage required w/ no conservation of existing canopy)</small> | | |
| Canopy Requirements | | |
| Post-construction canopy: | | 0 sf |
| Replacement Requirement : | | 103,107 sf |
| Replacement Canopy: | | |
| (36) Large Trees | | 57,600 sf |
| (60) Med Trees | | 54,000 sf |
| (45) Small Trees | | 18,000 sf |
| | total | 129,600 sf |
| Final Site Canopy Coverage: | 57% | 129,600 sf |
| Payment to Tree Bank: | | \$-- |

Change Summary:

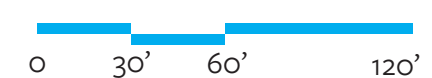
- A. Replace all tree canopy.



| | | | |
|--|-------------------------------|--|---------------------------|
| | Replaced Canopy w/ Large Tree | | Parking or Open Courtyard |
| | Replaced Canopy w/ Med Tree | | New Addition |
| | Replaced Canopy w/ Small Tree | | |

Note: Scenarios are illustrative only. Actual development plans may result in different outcomes.

SCALE: 1" = 60'



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COMMERCIAL DEVELOPMENT

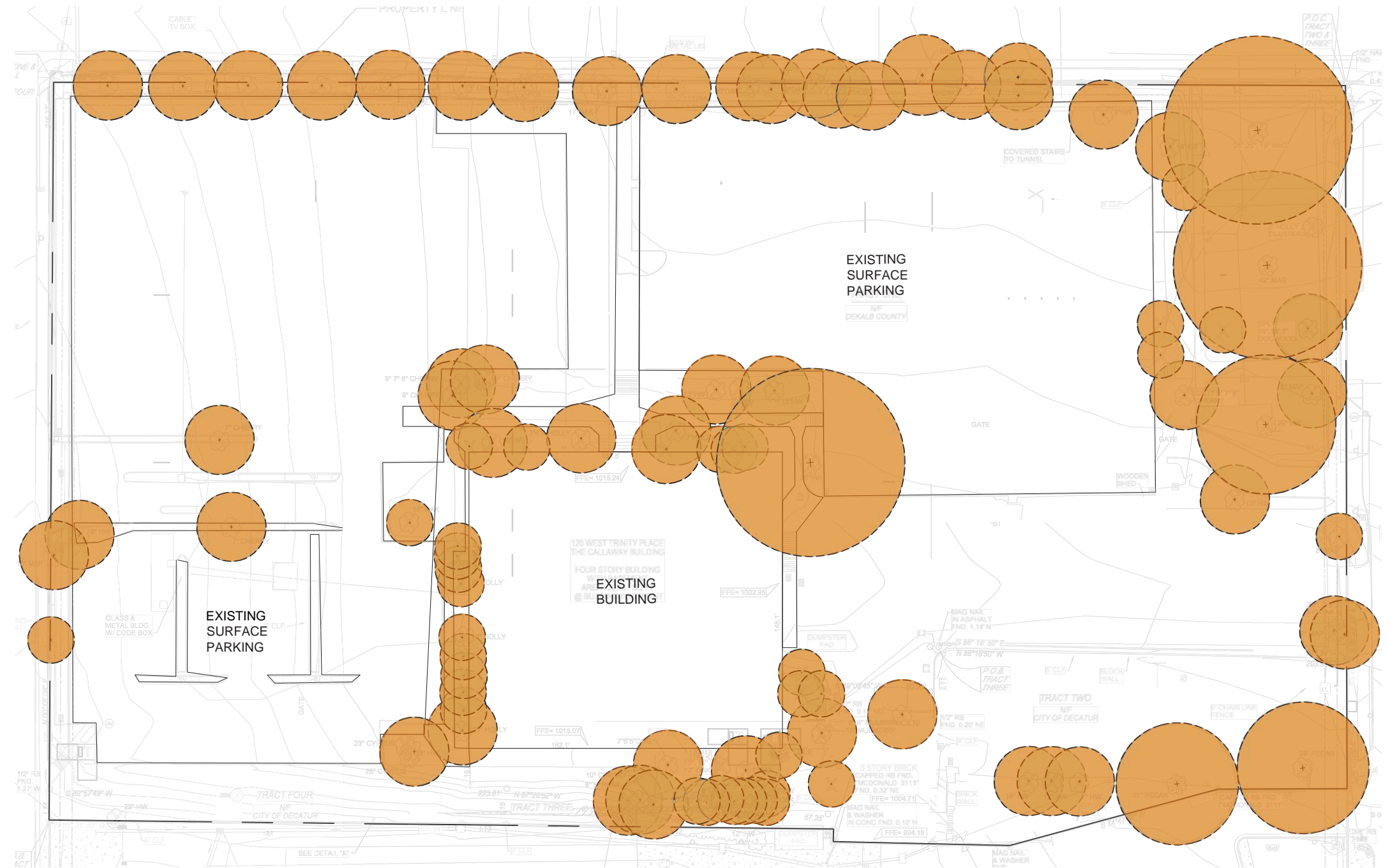
PROPOSED CODE: EXISTING SITE CONDITIONS

Summary:

- A. Lot area: 229,126 sf
- B. Impervious surface: 135,169 sf (59% of total site).
- C. Tree Canopy Coverage 91,250 sf (40% of total site)

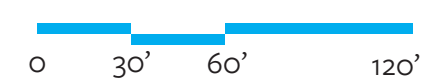
ASSUMPTIONS:

-All trees shown on diagram lie on or within the property line limits.



Note: Scenarios are illustrative only. Actual development plans may result in different outcomes.

SCALE: 1" = 60'



COMMERCIAL DEVELOPMENT

PROPOSED CODE: TREE REMOVAL

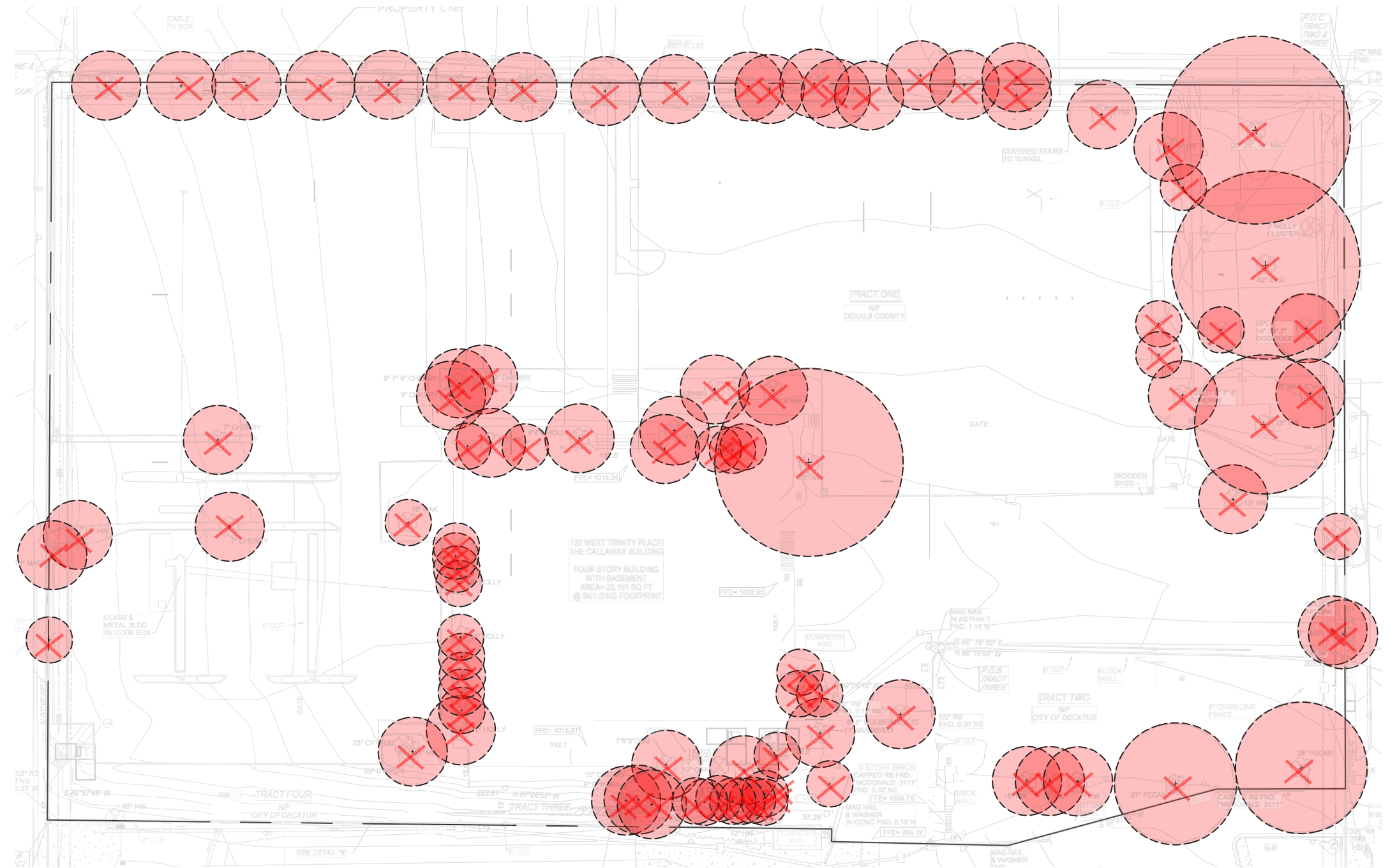
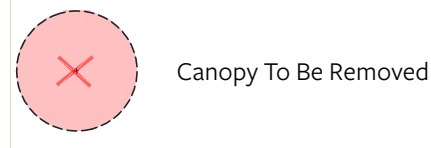
| PROPOSED CODE CALCULATIONS TABLE | | |
|---|------|------------|
| Lot Area: | | 229,126 sf |
| (45% of total canopy coverage required w/ no conservation of existing canopy) | | |
| Conservation Requirements | | |
| Removed Canopy: | | 103,107 sf |
| Existing Canopy Conservation %: | (0%) | |

Summary:

A. All trees removed.

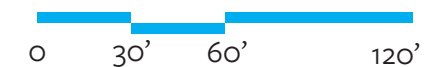
ASSUMPTIONS:

-All trees on diagram are in good or fair condition.



Note: Scenarios are illustrative only. Actual development plans may result in different outcomes.

SCALE: 1" = 60'


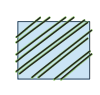






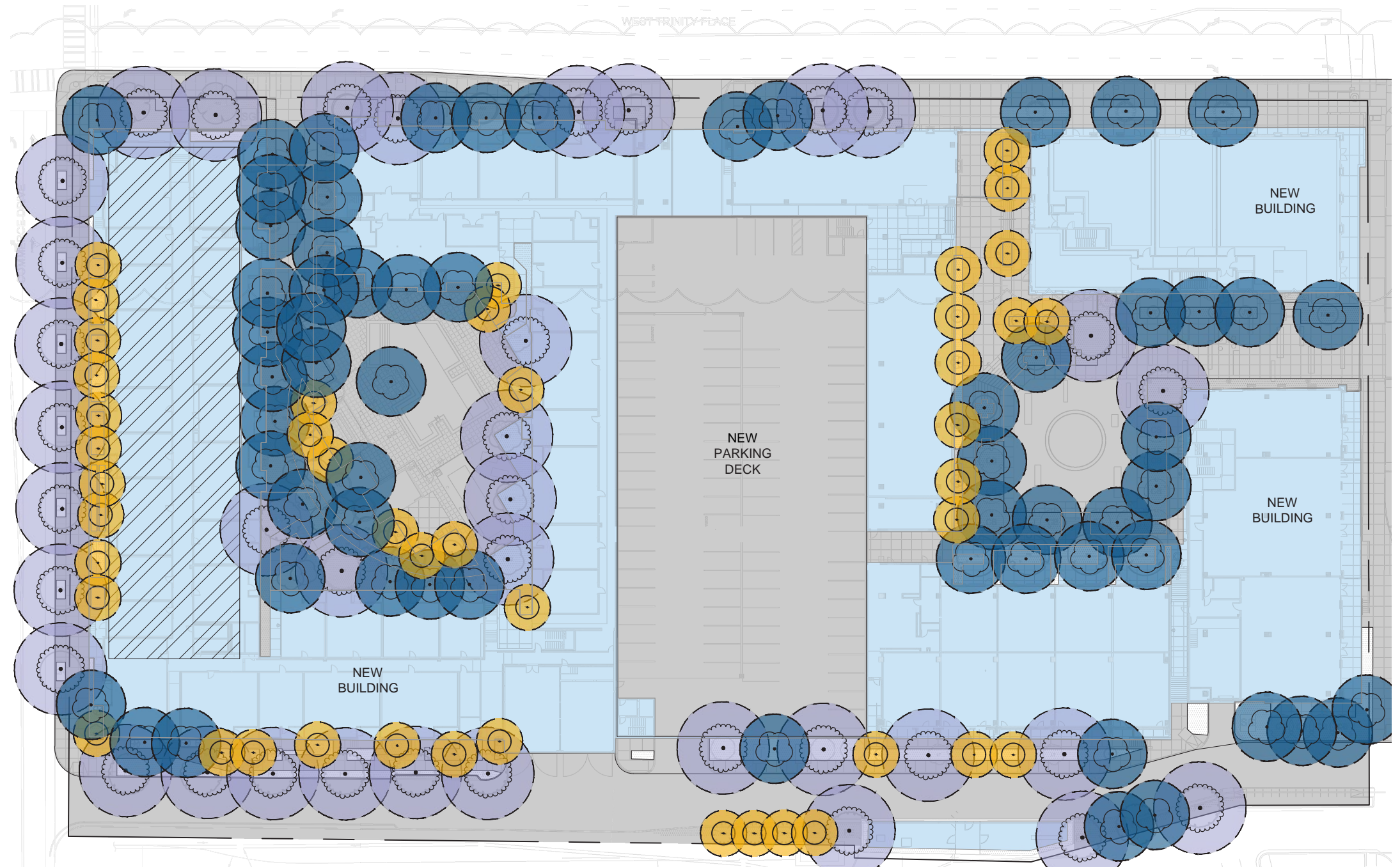
COMMERCIAL DEVELOPMENT

PROPOSED CODE: POST - CONSTRUCTION CONDITION

| PROPOSED CODE CALCULATIONS TABLE | | |
|---|-------|------------|
| Lot Area: | | 229,126 sf |
| <small>(45% of total canopy coverage required w/ 50% conservation of existing canopy)</small> | | |
| Canopy Requirements | | |
| Post-construction canopy: | | 0sf |
| Replacement Requirement : | | 103,107 sf |
| Replacement Canopy: | | |
| (36) Large Trees | | 28,800 sf |
| (60) Med Trees | | 40,500 sf |
| (45) Small Trees | | 18,000 sf |
| | total | 87,300 sf |
| Final Site Canopy Coverage: | 39% | 88,900 sf |
| Remaining Replacement Requirement | | 15,807 sf |
| Solar PV Array | | 16,000 sf |
| Payment to Tree Bank: | | \$-- |

- Change Summary:**
- A. Planting satisfies minimum on-site planting requirements.
 - B. Roof top/parking canopy solar photovoltaic (PV) arrays installed to satisfy remaining canopy replacement requirements.

| | | | |
|---|-------------------------------|---|---------------------------|
|  | Replaced Canopy w/ Large Tree |  | Solar Photovoltaic Array |
|  | Replaced Canopy w/ Med Tree |  | Parking or Open Courtyard |
|  | Replaced Canopy w/ Small Tree |  | New Building |



Note: Scenarios are illustrative only. Actual development plans may result in different outcomes.

