

- For properties zoned RS-17, RM-18, RM-22, RM-43, PO, C-1, C-2, C-3, MU, NMU, and I, a minimum of 45% tree canopy cover from trees in fair or better-rated condition shall be required on public and private properties. Where such properties require a land disturbance permit or where impervious area is increased, a minimum of 50% of the existing tree canopy cover from trees in fair or better-rated condition shall be conserved.
- All tree canopy from Landmark trees (Sec. 9.1.15) shall be conserved.
- Planting of replacement trees is required to maintain no net loss of tree canopy, including at least one tree planted in the front yard of a single-family dwelling property or in an adjacent public right-of-way. Exceptions may be considered for a front yard of an R-85, R-60 or R-50 zoned property with trees present.
- Land disturbance and grading on single-family residential zoned properties (R-85, R-60, R-50) shall be limited to no more than 125% of the total lot coverage permitted by zoning regulations. Limits of grading and land disturbance that shall be shown on plans. Require tree fence, silt fence or other barrier to protect no disturbance area?
- Show Diameter at Breast Height -DBH diameter of tree trunk measured 4.5' feet above ground level
- Tree trunks having more than one trunk at 4.5' feet must be measured individually and added together. The total DBH is to be used to label the tree on the Tree Conservation Plan. Example: 1 White Oak with DBH trunks of 12" DBH and 16" DBH would be labeled *12"/16" White Oak*.
- Show Critical Root Zone- CRZ (circle having a radius of 1.25' for each one inch of tree DBH). Diameter is twice the size of radius.
- Show Net Critical Root Zone (area of the critical root zone that has been obstructed with barriers from the urban environment, e.g., streets, walls, building foundations, etc). To evaluate the feasibility of tree preservation, the area of canopy coverage shall be reduced by the area of the net critical root zone canopy area that overlaps the obstruction.
- **STRUCTURAL ROOT PLATE TABLE:**

DBH (inches)	8"	16"	32"	48"
Root Plate (feet) radius	5.5	8	10.5	12

- Provide (3) copies of the drawings or upload to Community Core permit system.
- Survey of all trees on the property whose CRZ is impacted by demolition or new structures. Tree locations must be accurately shown and identified by species and DBH. All trees 4" DBH or greater must be shown on the drawing.
- Tree protection fences must be located at the edge of CRZ or work limits, whichever provides greater tree protection. A tree protection fence can be a 4' orange construction fence and staked hay bales. Chain link fence may be required.
- Signs in English and Spanish stating "KEEP OUT – TREE PROTECTION AREA"

Plan Requirements

- Show existing structures, driveways, and parking areas to be removed
 - Show existing drainage and water detention structures to be removed, installed, or modified
 - Show existing underground utilities, i.e. water, gas, electric, sewerage, etc. that will be removed and/or replaced on the site, including irrigation lines.
 - Dumpster location/Material staging area
 - Limits of disturbance including proposed landscape improvements
 - All protected trees and their net critical root zones
 - Boundaries of contiguous stands of protected trees
 - Limits of land disturbance and site development, including demolition, clearing, grading, tilling, and trenching. Erosion control silt fencing cannot be trenched across a tree's critical root zone.
 - Equipment and vehicle ingress and egress corridors
 - Soil and materials storage areas
 - Construction trailer, portable toilet and other temporary structures
-
- Pre-construction hand removal of weeds and invasive vines in the tree protection area
 - Adding 2" wood mulch or 6" depth of pine straw to tree protection area (keep mulch 3" away from tree trunk)

PROCEDURES

- *** A pre-application conference with the City Arborist is required before any plan, project or permit submittal. Contact treepermits@decaturga.com to schedule a conference. Conferences are held weekly on Wednesdays and Thursdays between 9:00am and 4:00pm. Preliminary drawings or surveys with the location of trees and photos are recommended for the conference.**
- A Tree Conservation Plan must be prepared and certified by a registered forester, registered landscape architect, or certified arborist.
- A Tree Conservation Plan must be submitted with all Site Development, Land Disturbance and Building, Demolition or Utility Permit applications for any proposed improvement or project that impacts or alters soils within the critical root zone of any protected tree 19.5% or greater. Structures can't be closer than 10ft to the trunk of a protected tree. If the project proposes removal of a protected tree, the following are required in addition to the Tree Conservation Plan:
 - 1) Tree removal permit
 - 2) Tree ratings sheet
 - 3) Tree canopy loss fee payment to tree bank.
 - 4) Certified Arborist Tree Risk Assessment form (for dead, diseased, moderate or higher risk trees with target present)

ADDITIONAL GUIDANCE

Boundary Trees

- Boundary trees with CRZs and/or structural root plates that extend across the property line must be located on the site plan and limits of disturbance. The CRZ of a boundary tree's percentage of construction impact must be shown.
- If the CRZ of a boundary tree is impacted 20% or more, then a boundary tree agreement- BTA signed by the boundary tree owner must be submitted to the City Arborist before preliminary approval can be given. (Administrative Standards, Section XIII.)
- The BTA must include a list of the trees that are impacted, a description of the impact and that full permission is granted for the trees' removal. If tree is to remain a prescription that includes a statement that a private arborist has permission to enter their property to preform treatments. A copy of the Arborists prescription must be submitted as well. Use the tree ratings guide found in section VIII. 3 of the Administrative Standards to rate boundary tree condition prior to construction
Example BTA form available at Decaturga.com/trees

New or Replacement Trees

Tree Canopy Cover Credit by Mature Canopy Size

Mature Canopy Size Category	Amount of Tree Canopy Cover Credit
Large	1600 square feet (SF) x 50% = 800 SF
Medium	900 SF x 65% = 585 SF
Small	400 SF x 80% = 320 SF
Very Small	150 SF x 80% = 120 SF

- Show replacement trees of similar size and quality for no net loss of canopy.
- **Show new trees to establish 60% canopy in residential zones, 45% in commercial zones**
- New and replacement trees must be minimum 2.5" caliper.
- Use root barriers between trees and infrastructure (sidewalks, driveways, curbs, utilities)
- Show type of structural soil cells
- Show how soil volumes will be achieved:

Mature Canopy Size	Minimum Open Soil Area	Minimum Soil Volume	Minimum Planting Area Width for Landscape Strips
Large	400 square feet	1,200 cubic feet	5 feet
Medium	225 square feet	675 cubic feet	4 feet
Small	100 square feet	300 cubic feet	3 feet
Very Small	36 square feet	108 cubic feet	3 feet

Documents available online at decaturga.com/trees:

- Tree Canopy Conservation Ordinance
- Administrative Standards
- Definitions
- Decatur Tree Species List and Legend
- Tree Ratings sheet
- Boundary tree agreement sample form
- Tree maintenance agreement sample form
- Legacy tree application form
- Tree Maintenance Bond
- No Tree Impact Statement
- Tree regulations for construction sites in Spanish
- Administrative Tree Setback Adjustment form

Reviewer:

Date:_____

- ☐ Kay Evanovich, City Arborist Kay.evanovich@decaturga.com
- ☐ India Woodson, Arborist India.woodson@decaturga.com