The installation of the irrigation system will be verified by the County Arborist prior to the release of this project for a Certificate of Occupancy.

All electronic landscape irrigation systems will be equipped with a rain sensor shut-off switch in accordance with Georgia HB 1277.

A maintenance bond, letter of credit or escrow account is required for all materials planted to meet ordinance requirements. The amount of this "maintenance surety" must be 110 percent of the cost of all required plant materials and the cost of installation and guarantee of those materials. The surety is the <u>responsibility of the owner/developer of the project.</u> It must be prepared on forms provided by the Community Development Agency and must be posted prior to issuance of the Certificate of Occupancy (CO).

The expiration date of the surety instrument shall be determined as thirty (30) months from the date of the surety. For all plant materials that will be irrigated by an automated irrigation system, and no watering restrictions are in place prohibiting its use for all required trees and plants, the surety expiration can be reduced to eighteen (18) months.

A Pre-construction conference is required prior to the issuance of the on-site construction permit. Call the Site Inspections Section at 770-528-2134 to arrange a meeting at the site.

Tree protection and replacement shall be enforced according to Cobb County standards.

Any field adjustments to tree protection devices types or locations or substitutions of plant materials shown on the approved plans are subject to the review and approval of the Cobb County Arborist.

No permanent sign(s), flag pole(s), proposed fire hydrants or power transformers will be placed in conflict with an ordinance coded or approved tree planting location.

The site contractor shall coordinate service routing of all gas, telephone and electrical lines with the appropriate utility company. All construction must comply with each utility's standards and specifications and not interfere with tree planting sites or existing trees to be preserved.

Tree protection devices must be installed and inspected prior to any clearing, grubbing or grading. For projects over two (2) acres, a professional designer must verify that the tree protection fences were installed as shown on the approved plans or in locations that provided better tree preservation potential. Submit this verification prior to the approval of the final plat for residential subdivisions or prior to the issuance of the building permit for commercial projects.

Parking lot islands and medians must be covered with four (4) inches of organic mulch material (replcaed periodically). To discourage soil compaction from pedestrian traffic, these areas may be planted with low evergreen shrubs, but not with grass.

Parking lot islands, peninsulas and medians must have a <u>minimum</u> width of eight (8) feet from <u>back of curb</u>. Peninsulas must have a minimum depth of 18.5 feet from back of curb.

Position the parking lot trees approximately four feet from all adjacent curb lines to achieve maximum spacing where possible.

Provide 20' minimum spacing between the trunks of all deciduous shade trees. Provide greater spacing where possible.

Provide 20 minimum spacing between the trunks of all deciduous shade trees and any existing or proposed light poles. Provide greater spacing where possible.

Provide 15' minimum spacing between the trunks of all deciduous shade trees and any existing or proposed buildings. Provide greater spacing where possible.

Installed trees must be allowed to grow to their natural size and shape and not be pruned in conflict with ANSI A300 standards (no topping, limbing up, lion tailing, etc.).

Do not install over-story trees in locations where future conflicts with existing overhead utility lines will be inevitable. Contact the Cobb County Arborist or Landscape Architect if any potential conflicts are identified during the installation process.

Buffers must be planted to Cobb County Standards where sparsely vegetated or where disturbed for approved utility or access crossings.

The density requirements shown on the Tree Preservation and/or Replacement Plan(s) must be verified prior to the issuance of the Certificate of Occupancy or acceptance of the Final Plat. Call the Development Inspections Division at (770) 528-2124 for an inspection. A performance bond, letter-of-credit or escrow accountwill be accepted if plant materials must be installed at a later date.

Fiscal surety for maintenance of planted trees must be in place prior to the issuance of the certificate of occupancy.

A maintenance inspection will be performed prior to the scheduled release date of the posted fiscal surety to determine the health of the trees planted to meet the requirements of this ordinance as well as any buffer plantings.

The developer must install any trees shown on these plans to be planted in common areas of the subdivision. This planting must be done or fiscal surety must be posted before the final plat can be approved.

When digging near trees, the contractor shall prune all exposed roots one (1) inch in diameter and larger on the side of the trench adjacent to the trees. Pruning shall consist of making a clean cut flush with the side of the trench to promote new root growth.

Pruning of tree limbs to provide clearance for equipment and materials shall be done according to standard arboricultural practice (see ANSI A300-1995).

Protect the trunks of any trees being preserved within the temporary or permanent utility easements with strapped-on planking or similar protective device.

## **Street Tree Calculations**

Crescent Parkway
645' of road frontage / 35' = (18.42) 19 trees required
20 trees provided

Private Drive

337' of road frontage / 35' = (9.62) 10 trees required 10 trees provided

## **Tree Recompense Calculations**

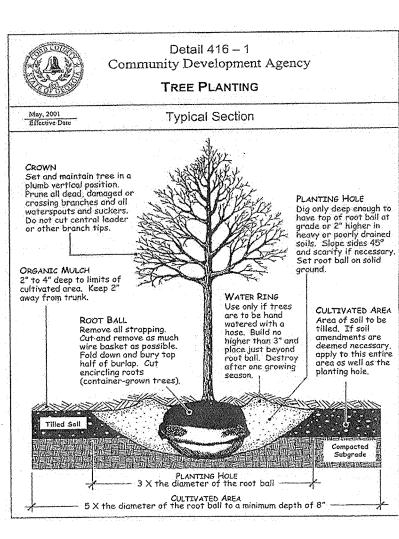
Total Site Area: 3.40 acres (148,133 sf site)	
Required Site Density Factor (SDF): 3.40 acres x 15 units/ acre =	51.00 units
*Additional units for specimen tree mitigation (171.6 x .080 = 13.73)	13.73 units
**Additional units for singe specimen tree (39" Oak)	+ 8.29 units
$(39^2 \times .7854 / 144 = 8.29)$	
Tree Replacement Units Required	73.02 units
Total Existing Units Preserved (227 x .08 = 18.16)	-18.16 units
Total Tree Replacement Units Provided (RDF)	<u>-89.9 units</u>
Density Factor Surplus (DFS)	35.04 units

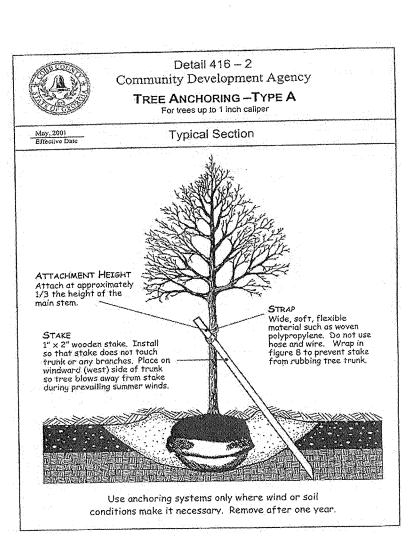
\*Note: Per approved tree protection and replacement plans for Towns at Crescent Park: 227 units of trees saved, 171.6 specimen tree units removed. Current parcel (3.40 acres) is 8.0% of developable property per the approved plan

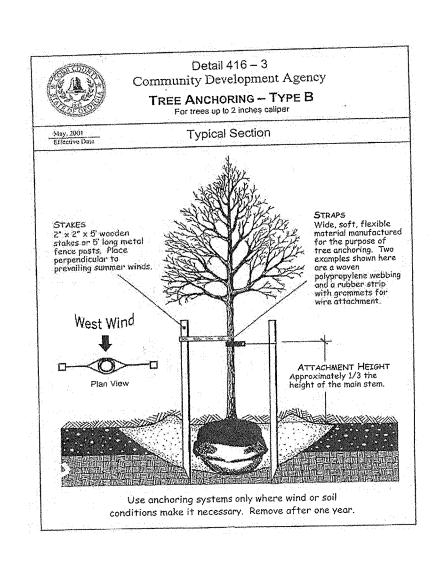
\*\*Note: Existing tree information from survey by Travis Pruitt & Associates, Inc. on 3/20/14

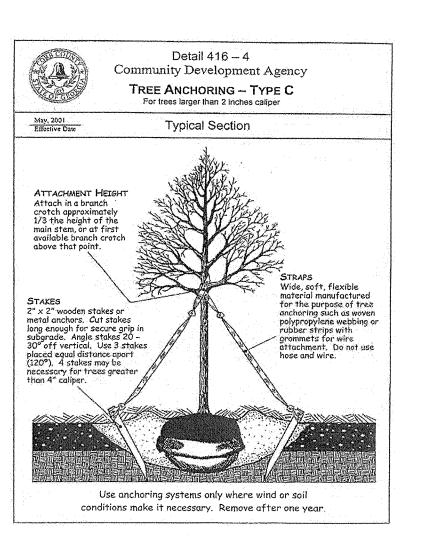
## **Replacement Trees**

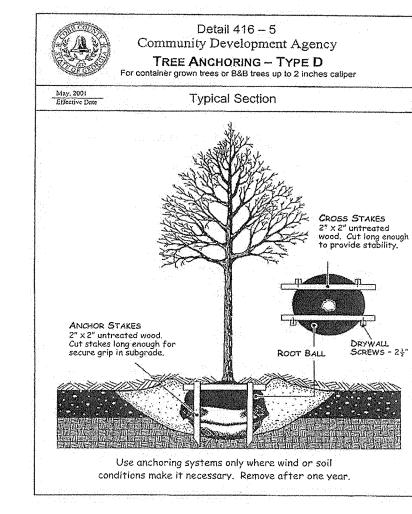
Topiacomon more									
Plan Name		Botanical Name	Minimum Size	QTY.	RDF Units Per Tree	Total RDF	% RDF Units		
AE	Allee Elm	Ulmus parvifolia 'Emer II'	5" cal.	16	0.9	14.4	16.1		
CSO	Columnar Spire Oak	Quercus robur x Q. alba 'Crimschmidt'	5" cal.	10	0.9	9.0	10.1		
FH	Foster Holly	llex x attenuata 'Fosteri'	10' ht.	10	0.6	6.0	6.6		
EH	European Hornbeam	Carpinus betulus 'Fastigiata'	5" cal.	5	0.9	4.5	5.0		
MAG	Magnolia	Magnolia grandiflora 'Bracken's Brown Beauty'	10' ht.	5	0.6	3.0	3.3		
NRS	Nellie R. Stevens Holly	llex x 'Nellie R. Stevens'	10' ht.	35	0.6	21.0	23.3		
RM	Red Maple	Acer rubrum 'Red Sunset'	5" cal.	8	0.9	7.2	8.0		
SBM	Sweet Bay Magnolia	Magnolia virginiana	10' ht.	19	0.5	9.5	10.5		
SG	Sweet Gum	Liquidambar styraciflua 'Fastigiata'	5" cal.	11	0.9	9.9	11.1		
so	Shumard Oak	Quercus shumardii	5" cal.	<u>6</u>	0.9	<u>5.4</u>	6.0		
				118		89.9			

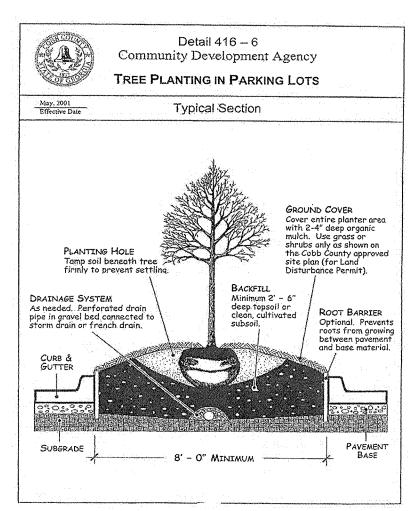


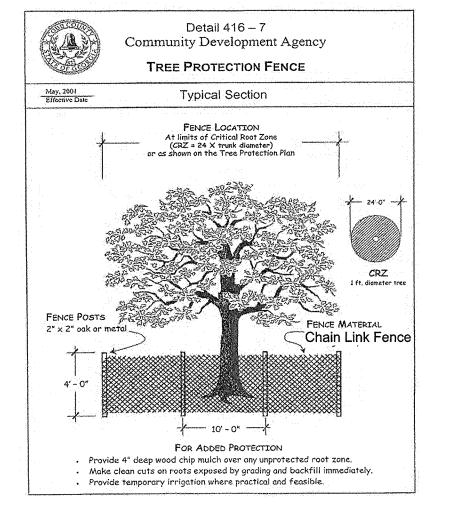












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Revisions:

Date: Description:

12/07/15 County Comments

05/19/17 Owner Comments

Landscape Documents

Revel at the Ballpark

Cobb County, Georgia

A Residential Development by

Atlantic Realty Partners

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Sheet Title:
Tree Replacement
Plan

Date: 11/05/2015

Sheet Number

L-2