

Tree Protection Plan Checklist (Demolition)

Arborist Plan Reviewers:

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A pre-demolition inspection by the City Arborist must be completed prior to the start of demolition work. Please call 404.658.6800 (code: 513) and provide the permit number associated with the demolition plan.

Trees and Demolition

No trees may be destroyed during demolition unless the City Arborist determines that it is not possible to complete demolition without destroying the tree(s). If a tree(s) must be removed or destroyed, posting of public notice is required. When a plan proposing removal of a tree(s) is received, the City posts a notice of submission of the plan (orange sign) which must be posted for a minimum of ten business days. Once the City Arborist ascertains that the plan meets the requirements of the City’s Tree Protection Ordinance and issues Preliminary Approval of the plan, notice of Preliminary Approval (yellow sign) must be posted for seven business days, during which time valid appeals may be accepted.

Standard Recompense

If any trees are proposed to be removed during demolition, the applicant must show Standard Recompense Calculations on the drawing based on the Standard Recompense Formula:

$$\begin{array}{ccc}
 \boxed{\begin{array}{c} \$100 \times \\ \text{(number of trees destroyed –} \\ \text{number of trees replaced)} \end{array}} & + & \boxed{\begin{array}{c} \$30 \times \\ \text{(DBH inches destroyed –} \\ \text{caliper inches replaced)} \end{array}} & = & \text{amount due}
 \end{array}$$

Properties with No Trees

A plan may be approved as ‘No Trees Destroyed’ if the area within the limits of disturbance does not contain any tree(s) or the Critical Root Zone (CRZ) of any tree(s) on adjacent properties. If no trees are impacted, show this condition on the drawing and submit photographs from perspectives showing all sides of the structure(s). Photographs should be submitted with plans along with a signed Tree Impact Statement. If trees are present on-site, follow requirements #1 and #2 on the checklist on the following page.



Helpful Definitions

Critical Root Zone (CRZ)

Circle with a radius of one-foot per one-inch of the tree’s diameter, measured at breast height (DBH).

Diameter at Breast Height (DBH)

the width of a tree’s trunk measured at 4.5 feet above ground level. Trees with more than one trunk at 4.5 feet must be measured individually and added together and labeled on the Tree Protection Plan. For example, a tree with two trunks would be labeled: 12”/16”oak.

Plan Checklist

Label each of the elements below on the Tree Protection Plan (Sec. 158-105(a)).

1	Provide a survey of all trees on the subject property and boundary trees on adjacent properties that have critical root zones impacted by demolition. Tree locations must be accurately shown and labeled by species and DBH (including all hardwood trees >= 6” DBH and pines >=12” DBH).
2	Plans must show tree protection fences, which must be located at the edge of the CRZ or work limits, whichever provides greater tree protection while allowing sufficient space for demolition work. Four-foot orange tree protection fence, secured with stakes, may be utilized, but under certain conditions a chain link or more secure fencing may be required. Such circumstances include all trees on commercial properties, trees in the front yard of residential properties, trees with CRZ impact greater than 20%, trees saved after an appeal, and other instances in which the arborist plan reviewer or field arborist finds that additional tree protection is required (Sec. 158-35 (c)).
3	Show existing buildings, structures, driveways, and parking areas.
4	Show existing drainage and water detention structures.
5	Show existing underground utilities (water, gas, sewage, etc.) proposed for removal from site.
6	Show location of dumpster, material staging area(s), and equipment access points.
7	Show the limit of disturbance associated with all demolition activities.

Boundary Trees

(Sec. 158-105(b)) Boundary trees include all trees with a critical root zone partially or wholly on more than one property. Boundary trees must be protected, and plans must show all boundary trees with a critical root zone and/or structural root plate that extends across the property line within the limit of disturbance. No boundary tree may be impacted more than 20% unless the City Arborist finds that impact cannot be further limited, and the applicant provides a signed letter from the tree’s owner/co-owner acknowledging the proposed impact. Any approved prescriptive care requiring access to adjacent property must be approved by the tree’s owner/co-owner.

