

Tree Preservation and Replacement Plan Checklist

- Projects requiring a Land Disturbance Permit that are not otherwise exempt must have a Tree Preservation and Replacement (TPR) plan meeting Article 27 requirements. Plan must be prepared by a Registered Landscape Architect, ISA Certified Arborist or Licensed Forester
- Tree preservation shall not be limited to unusable, remote areas of the site; 50% of the required post-development tree density shall be met outside of streambank and Zoning buffers – the area of a development outside buffer areas must separately meet at least 50% of the required per acre tree density even if trees in the buffer areas would compensate or more than compensate; A combination of Tree Save Areas, preserved Specimen trees and quality replanted trees must be used to meet this requirement within the developed areas
- Provide calculations showing how site density is met; the required site density for each site shall be calculated by multiplying the total acreage of the site by the Site Density Factor for the appropriate Zoning district
- Provide method used to inventory trees:
 - On Tree Save Areas of 3 acres or less, all trees to be considered for density requirements must be individually inventoried; Tree inventory and tree locations must be shown on the plan
 - On Tree Save Areas greater than 3 acres, all Tree Save Areas must be inventoried using an approved sampling method (basal area, prism method or 50'x50' sample areas); Sampling should be done in areas to remain as undisturbed tree save areas, not areas intended for development; When using sample areas, the basal area units should be averaged and an existing density factor per acre determined; These calculations must be included on the Plan; Sampling areas must be accurately depicted on the plan and appropriately flagged to corresponding locations on the site
- Provide acreage of all Tree Save Areas; Areas designated as Tree Save Areas must be wooded
- Show existing tree line and vegetation characteristics
- Show all boundary trees; Boundary trees shall be protected and included in Tree Save Areas
- Specimen trees must be shown with an indication of whether they will remain or be removed and the reason for removal; Trees must be flagged and numbered in the field with correlating numbers and exact location shown on plan; Specimen trees include all Understory trees 10" DBH or greater and all Overstory trees 24" DBH or greater (excluding pines) meeting Appendix A condition criteria:

- Saved Specimen trees are given site density credit equal to 4 times the unit value shown in Appendix C – Table A; This credit does not apply to Specimen trees inside already protected areas, such as buffers, wetlands, etc.; Tree protection devices must surround the entire CRZ of saved Specimen trees
- Removed Specimen trees will require recompense planting equaling 2 times their density unit value in Appendix C – Table A; Recompense trees must be replaced by species with potentials for comparable size and quality and must be a minimum of 3” caliper at the time of planting; Recompense planting is not included in overall site density, these are additional requirements
- Provide Arborist Report for all Specimen sized trees determined not to meet Appendix A condition criteria; Failure to include Report with the initial submittal can result in delays in issuance of Land Disturbance Permit
- Methods of tree protection must be indicated for all Tree Save Areas, Specimen trees, stream buffers, Zoning buffers and Open Space
- Tree Save Areas and associated tree save fencing locations must appear on the TPR plan, Clearing, Grading and Erosion Control plans
- Use Cherokee County’s tree save fencing and planting details
- Clearly label limits of clearing and disturbance on all plans
- Indicate all 25’ undisturbed State waters buffers, 50’ Undisturbed County stream buffers and 75’ Impervious Setbacks or note “There are no State waters on or within 200’ of property.”
- Indicate all required Zoning buffers; label buffer widths and clearly designate as undisturbed
- Any sparse or open areas in the Zoning buffer should be identified on the plan and these areas must be supplemented with evergreen plantings; a detailed planting plan for these areas is required – these trees must be a minimum of 6’ tall at the time of planting
- Indicate staging areas for parking, material storage, concrete washout, debris burn and burial holes where these areas might impact protected trees
- Show existing and proposed location of above ground power lines, underground utilities and easements; trees and landscaping should not be proposed in conflict with these areas
- Proposed landscaping should not interfere with sight distance at intersections; show sight distance triangles

- For proper pond design and maintenance, no tree or shrub planting should be done on the earthen pond dam; trees should not be planted within the access easements around ponds
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- Show the location of all trees to be planted to meet site density and Specimen recompense requirements; All required landscaping such as street trees, parking lot trees and landscape strips should be shown graphically on plan; In addition, provide a detailed planting schedule showing the type (common and scientific names), sizes, unit value and quantity of trees to be planted as well as any special planting notes
- TPR plans consisting of more than 10 new trees must incorporate at least 3 separate tree genera whereby no single tree genus accounts for more than 33% of all newly planted trees; Species selected for tree replacement must be quality species and must be ecologically compatible with the intended site – See Appendix D for a list of recommended species; deviations from the recommended list are acceptable for use in meeting density requirements only with prior approval from the Arborist; Invasive species shown on the Georgia Exotic Pest Plant Council (EPPC) Invasive Plant List are prohibited
- Indicate clearly when planting will take place and any irrigation notes; Irrigation is not permitted within the County ROW
- The following minimum planting area must be provided:
 - Overstory trees: 450 sq ft
 - Understory trees: 200 sq ft
- Trees shall be planted in areas surrounding the perimeter of parking lots and shall be planted in areas or islands internal to the parking lot; Parking lots which are required to contain 5 or more parking spaces shall meet the following planting requirements:
 - For each 5 exterior parking spaces provided, a minimum of 1 tree is required around the exterior of the parking lot
 - For each 10 interior parking spaces, a minimum of 1 tree is required on the interior of the parking lot
 - Trees must be a minimum of 3" caliper at the time of planting and shall be a species selected from Appendix D
 - Minimum planting areas indicated above must be observed
 - At least 30% of the trees planted must be Overstory trees

- Ground areas must be sodded, seeded with grass, mulched or planted with groundcover species, or any combination thereof

Tree Preservation and Replacement Plan Notes

- Add note: "ALL TREE PROTECTION MEASURES MUST BE INSTALLED PRIOR TO CLEARING."
- Add note: "UNDISTURBED BUFFERS SHALL BE PLANTED TO BUFFER STANDARDS WHERE SPARSELY VEGETATED IN ACCORDANCE WITH ARTICLE 10 OF CHEROKEE COUNTY ZONING ORDINANCE. ALL REPLANTING MUST BE PRE-APPROVED BY BOTH THE COUNTY ARBORIST AND THE PLANNING & ZONING DEPARTMENT."
- Large note on plans: "NO TREES, SHRUBS OR IRRIGATION WILL BE INSTALLED IN THE RIGHT OF WAY ON PUBLIC ROADS OR IN THE ACCESS AND UTILITY EASEMENTS FOR PRIVATE STREETS."
- Add note for residential projects: "CONTACT THE COUNTY ARBORIST FOR A SITE INSPECTION UPON COMPLETION OF LANDSCAPE INSTALLATION PRIOR TO ISSUANCE OF A FINAL PLAT."
- Add note for commercial projects: "CONTACT THE COUNTY ARBORIST FOR A SITE INSPECTION UPON COMPLETION OF LANDSCAPE INSTALLATION PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY."
- Add note: "Arbor Tie or similar nylon tree strapping/guying material shall not be used in a way that will girdle tree trunks if left in place. Refer to Cherokee County Planting Details."