



VEGETATION PROTECTION AND REPLACEMENT (VPR) PLAN REVIEW - CHECKLIST

Project Name _____

Map Reference: _____ Site Location: _____

Developer: _____ Engineer/LA: _____

Date Received: _____ Zoning: _____

General Information:

See comments on redlined plans. PLEASE RETURN REDLINED PLANS TO COUNTY.

- Show zoning districts of adjoining property.
- Show administrative variance approvals.
- Show special administration permit number, Special Land Use Permit (SLUP) number, or Board of Appeals (BOA) case number and conditions. Provide documentation of all approvals.
- A professional engineer, architect or landscape architect currently registered in the state of Georgia must seal and sign all sheets of the plan.
- Provide separate tree protection / survey plan.
- Provide separate tree replacement plan.
- In no instance shall one hundred (100) percent of the required site density be met through alternative compliance.
- Refer to Administrative Standards (Appendix 1)

Please address all items marked with an "X"

Landscape Plan Requirements

- _____ 1. Include all required undisturbed buffers, landscape strips, and parking islands with the required dimensions. These requirements must be drawn and dimensioned on all sheets submitted for a permit.
- _____ 2. Include planting list with proposed plant material names (common and botanical), quantity, size, and any special planting notes.
- _____ 3. Include planting detail.
- _____ 4. Include location of any proposed irrigation systems, if applicable. Drawings for irrigation systems must show the locations of the lines, spray radius, shut off valves, timers, and a 24-emergency contact number. Spray heads or other above ground irrigation equipment must not be located in the rights-of-way.
- _____ 5. All required landscape strips must be planted at a density so as to provide at least 60% spatial coverage in trees and shrubs, with no more than 40% grass, sod, or other ground cover. Show the calculations on the plan.
- _____ 6. All required buffers must be planted or replanted to buffer standards unless existing conditions meet or exceed these standards.
- _____ 7. Curb stops must be used to prevent vehicle overhang into required landscape strips and parking islands.
One curb stop per parking stall is required.

Tree Protection Plan Requirements

- _____ 1. Include all tree protection zones and label all tree save areas (even in R.O.W., adjacent to sidewalk) and show areas of re-vegetation.
- _____ 2. Indicate exact location of all specimen trees onsite as verified by a field run survey. On the site plan, include the size of each specimen tree and indicate whether the specimen tree is to be saved or removed.

_____ 3. Removal of a specimen/exceptional tree is subject to County Arborist approval. Healthy specimen trees impacted by land disturbance will have to be recompensed with a tree unit value that is equal to the value of the tree being removed. Replacement trees shall be 4" caliper or 2" caliper unit. Unit value of a 2" caliper recompense tree is .35, exactly ½ that of a 4" tree. In addition, recompense trees have to be bonded prior to the issuance of the Land Disturbance Permit. (LDP)

_____ 4. Include limits of clearing and land disturbance such as grading, trenching, etc, where these disturbances may affect tree protection zones.

_____ 5. Indicate the proposed locations of all underground utilities. Tree save areas cannot be considered in utility easements.

_____ 6. Methods of tree protection shall be indicated for all tree protection zones, including tree fencing, erosion control, retaining walls, tunneling for utilities, aeration systems, transplanting, staking, signage, etc. Show detail of tree protection.

_____ 7. This plan should indicate staging areas for parking, materials storage, concrete washout, and debris burn and burial holes because these areas might affect tree protection.

_____ 8. The required site tree density factor must be satisfied. Compliance shall be demonstrated on the tree protection plan. Existing trees or stands of trees used in the density calculation must be indicated on the drawing. Flowering ornamental replacement trees may not be used in density calculations. If enough existing trees are not saved in order to meet density, the replacement tree cost must be bonded off prior to issuance of the LOP.

_____ 9. Replacement trees used in density calculations must be ecologically compatible with the intended growing site.

Include These Notes on the Tree Protection/Landscape Plans

1. Provisions for tree protection on the site shall be, as a minimum, in conformance with the requirements of the latest edition of the Rockdale County tree preservation ordinance and administrative guidelines pertaining to tree protection.
2. If the landscape design and plant material are changed from the Rockdale County permitted plan, you shall submit three (3) sets of revised plans to the Stormwater Management Department for approval, prior to any landscape installation.

All landscaping for each phase of development shall be completed prior to the recording of the final plat for that phase, prior to the issuance of certificate of occupancy for that phase, or prior to connection of permanent power for that phase. Contact the Rockdale County Stormwater Management Department for site inspection upon completion of landscape installation.

Include These Notes on BOTH the Tree Protection/Landscape Plan and the Grading Sheet

1. Contact the Stormwater Management Department to arrange a pre-construction meeting prior to any land disturbance. All required tree fence with approved tree save signs attached, must be installed prior to this meeting.
2. Undisturbed buffers shall be planted to buffer standards where sparsely vegetated or where disturbed due to approved utility crossings. Replanting is subject to city arborist approval. (Do not plant trees within the drainage and/ or sanitary sewer easement).