



Dawson County Planning & Development Department
25 Justice Way, Suite 2322, Dawsonville, GA 30534 (706) 344-3500 x 42335

DAWSON COUNTY BUFFER, LANDSCAPING AND TREE ORDINANCE CHECKLIST

Project Name: _____ Permit #: _____

Property Address: _____

Contact Name & Phone #: _____

Date Reviewed: _____ Reviewed By: _____

Review Status: Approved Denied

Type of Development: _____ Project Phase: _____

Tax Map & Parcel #: _____

Landscape Architect/Urban Forester/
Arborist/Authorized Individual Name: _____

Email Address: _____ Phone #: _____

LANDSCAPE REGULATIONS (Section 109-24):

Nonresidential and Multifamily Uses:

1. Landscape strip (minimum 10' wide) adjacent to any street right-of-way abutting property and running the length of property frontage.
2. Areas adjacent or internal to off-street surface parking lot(s) containing more than five off-street parking spaces.
3. Required by condition of zoning, special use or variance approval.
4. One tree per 25 linear feet of landscape strip length (deciduous minimum 2" caliper/evergreen minimum 8' in height)
5. One shrub per 5 linear feet of landscape strip length.
6. Remaining landscape strip ground area shall be sodded, seeded or hydro seeded with grass and/or planted with ground cover species and/or provided with other landscaping material, or any combination thereof.
7. Landscape strips wider than 10' shall meet Section 109-24.a.3.
8. Off-street surface parking lot(s) that contain more than five parking spaces shall contain landscaping as follows:

- a. One tree per seven parking spaces. In addition, every parking space shall be within 50' of the trunk of a tree.
- b. Deciduous trees shall be at least 2" caliper size and evergreen trees shall be at least 8' in height. Trees shall be a canopy or understory tree from the Tree Species List, in addition at least one in every three trees shall be a canopy tree.
- c. Minimum planting area/island for each canopy tree shall be at least 200 s.f. If shared with other trees, 80 s.f. for each additional tree shall be added.
- d. Minimum planting area/island for each understory tree shall be at least 100 s.f. If shared with other trees, 40 s.f. for each additional tree shall be added.
- e. Each planting area/island shall not be less than 4' in width in any direction.
- f. Ground area shall be sodded, seeded or hydro seeded with grass and/or planted with ground cover species and/or provided with other landscaping material, or any combination thereof.
- g. Paved or striped islands greater than 50 s.f. shall not be allowed. These areas shall contain landscape plantings.
- h. Planting area/islands shall be located at the end of every parking bay or every 150 linear feet of parking spaces. Islands shall be a minimum of 10'x20' in area.

Residential Subdivisions:

- 10. Landscape planting screenings shall be planted with a single line of evergreen trees at least 6' in height and spaced no greater than 10' apart.
- 11. Contain a solid/decorative fence at least 4' in height or contain such other landscaping treatment or grade changes that will produce a partial screening effect as authorized by the Director.
- 12. Landscape strips shall not be encroached upon by parking spaces, driveway surfaces or storm water detention facilities except that driveway crossings may traverse such strip as near to a perpendicular alignment as practical.
- 13. Trees that must be removed or that have the tops cut to comply with this section shall be replaced with the equivalent inches of removed trees.

TREE PRESERVATION AND/OR REPLACEMENT PLAN (Section 109-26):

Residential Subdivisions:

- 14. Individual lot trees: Minimum of 2 trees (at least 2" caliper) shall be planted/preserved on each lot with drip line area to remain undisturbed.
- 15. Street trees: One tree (2" caliper min.) per 50 linear feet of street for both sides of the street. Trees shall not be planted in the right-of-way.
- 16. A tree preservation plan shall be prepared and approved indicating compliance with the tree density standard of 20 tree density units/acre.

Example: _____ acres x 20 units = _____ units/acre

17. Significant Trees: Emphasis shall be on preservation of significant trees. (Section 109-26.d.2)

Multifamily, Commercial and Industrial Sites:

18. Individual lot trees: Minimum of one tree for each 25 linear feet of strip length shall be planted/preserved on each lot.
19. A tree preservation plan shall be prepared and approved indicating compliance with the tree density standard of 20 tree density units/acre.
Example: _____ acres x 20 units = _____ units/acre
20. Tree Protection Area: A tree preservation plan shall be prepared and approved indicating compliance with the tree density standard of 20 tree density units/acre.
21. Significant Trees: Emphasis shall be on preservation of significant trees. (Section 109-26.d.2)

Tree Density Standard Calculations:

22. Show credit for existing trees proposed to be preserved on site. (# of trees by diameter x units assigned in Appendix A)
23. Show credit for new trees proposed to be replaced on site. (# of trees by diameter x units assigned in Appendix B)
24. Show additional credits (total tree density credit not to exceed two times the units shown in Appendix A, existing trees preserved within 100-year flood plain shall be granted bonus credit of 50% of units in Appendix A, or existing trees to be preserved that are significant/specimen trees will receive a density credit not to exceed two times units shown in Appendix A)

Tree Preservation Requirements:

25. Tree protection areas shown (surrounding drip line).
26. Protective tree fencing shown.

Tree Replacement Requirements:

27. Spacing of replacement trees with consideration towards species size when mature.
28. Trees selected for planting shall be a species listed on Appendix C and Appendix D.
29. Include Note: "Trees selected for planting must be free from injury, pests, disease, nutritional disorders or root defects, and must be of good vigor so as to assure a reasonable expectation of survivability."
30. Replacement trees must be at least 50% canopy trees (Appendix C).
31. Replacement trees shall not be more than one-third in number of one genus unless approved by the county arborist/designee.

BUFFER AND LANDSCAPE PLAN SPECIFICATIONS (Section 109-27):

Buffers shall be required between dissimilar districts or uses in accordance with the provisions of the land use resolution or as a condition of zoning, special use or variance approval. Refer to Section 109.23 for applicability.

32. Boundary lines of each buffer or other landscape area to be appropriately labeled.
33. Delineation of undisturbed buffer areas, and any other area wherein trees are proposed to be retained to meet Dawson County requirements, along the drip lines of the trees or group of trees contained therein. These areas shall be treated in accordance with the tree protection area requirements contained in this article, and labeled as such. Protective barriers and signage as required by this article shall be shown as to location and detailed.
34. General location of all proposed trees, shrubs, vines, groundcovers, mulching, and other features proposed within the buffer/landscape area. A scale sufficient to clearly indicate all details shall be used. A north arrow and graphic scale of the selected scale shall also be depicted on the plan.
35. Within areas involving or adjacent to land form changes, existing and finish grade topographic lines at an interval of no more than two feet will be required.
36. For new plant materials to be installed, a plant material list including but not limited to:
 - a. Common and botanical names of all proposed plants.
 - b. Plant quantities
 - c. Size and condition of plants. (Example: one-inch diameter, six feet height, balled and burlapped).
 - d. Spacing
 - e. Remarks as necessary to insure proper plant selection upon installation.

TREE PRESERVATION/REPLACEMENT PLAN SPECIFICATIONS (Section 109-28):

37. Project Name, Land Lot, Land District, North Arrow, Graphic Scale
38. Developer's name, address, phone number and 24-hour emergency contact name and phone number
39. Professional landscape architect, urban forester, certified arborist or other authorized individual responsible for preparation of plan, and the seal or statement of professional qualifications of said person. The performance of professional services in the preparation of plans required herein shall comply with Georgia law governing the practice of the applicable profession.
40. Date of plan and date of any revisions.
41. Delineation of all buffers and landscape areas as required by the land use resolution or condition of zoning, special use or variance approval.
42. Total acreage of the site and total acreage exclusive of all zoning buffers areas.
43. Delineation of all existing tree areas located within a 100-year flood plain.

44. Location of storm drainage structures, detention facilities, outfall structures etc.
45. Show streams and required stream buffers.
46. Existing trees to be retained in tree protection areas. Trunk location and size of individual trees proposed to remain for credit toward meeting the minimum tree density standard on the property. Groups of three or more trees whose drip lines combine into a single tree protection area may be outlined as a group and their number, by diameter, shown in a summary table. If the number and size of all existing trees to remain on site exceeds the required tree density standard for the entire site, only those tree required to meet the minimum tree density standard must be shown. All tree protection areas must be outlined and labeled.
47. Tree protection measures.
 - a. A detail description of the protective tree fencing to be installed, and the location of such measures, which at a minimum shall follow the drip line of all trees to be retained along adjoining areas of clearing, grading or other construction activity.
 - b. Measures to be taken to avoid soil sedimentation intrusion into tree protection areas, and the location of such devices.
 - c. Proposed location of temporary construction activities such as equipment or working parking, materials storage, burn holes, equipment wash down areas, and entrance pads.
 - d. Proposed type and location of any trees save areas signs or other pertinent signage.
48. If replacement trees are proposed to be planted in order for the property to achieve the required tree density standard, the replacement trees shall be shown and their spacing and diameter identified, to the extent needed to achieve the minimum requirements. Trees grouped together in tree planting areas may be listed on a summary table by total number in the grouping, by size.
49. A summary table of the number of existing trees to remain and new trees to be planted, by diameter to the nearest inch at 4.5 feet above the ground for preserved trees and at six inches above the ground for replaced trees, shall be shown along with the calculations showing the tree density achieved for the site. Additional credits shall be noted where applicable. Groupings of trees in tree protection areas and areas for new tree planting may be keyed to the summary table by area rather than having each individually labeled on the plan.
50. The plan sheet, which shows the grading plan, including existing and proposed contour lines, shall indicate the drip line location of all tree protection areas through the use of shading on the plans. The exact location of each tree is not to be desired to be shown, only the limits of the tree protection area and any other areas, which are not to be disturbed.

TREE PROTECTION DEVICES (Section 109-28.d):

51. Tree detection devices are to be installed surrounding the critical zone of all trees to be preserved. The development plans shall indicate whether the tree protection device is to be active or passive.

- Active protection is required where tree save areas are located in proximity to construction activity. Active tree protection shall consist of chain link, orange laminated plastic, wooden post and rail fencing, wooden stake and ribbon, or other equivalent restraining material (See details 2 and 3, active tree protections).
- Passive protection may be used in more remote locations and in all protected zones not designated as tree save areas. Passive tree protection shall consist of heavy mil plastic flagging of a bright color tied round a tree or trees to delineate the bounds of any tree protection or save areas.

ADDITIONAL COMMENTS:

This checklist is established for use by the Department of Planning and Development Services, the Planning Commission and the Board of Commissioners. Surveyors, Developers, etc, may utilize this checklist, but are urged to reference the Buffers, Landscaping and Tree Ordinance of Dawson County when preparing plans etc.