

*City of Duluth
Department of Planning & Development
3167 Main Street
Duluth, Georgia 30096
770-476-1790*

**COMPLIANCE PROCEDURES FOR BUILDERS
BUFFER, LANDSCAPE & TREE ORDINANCE**

- I. Prior to grading or clearing a lot, the builder must submit a copy of a certified site plan or house location plan which includes: (NOTE: If existing trees are being counted toward meeting the required tree density they must also be shown on the site plan or house location plan)
 - A. Total square footage of lot;
 - B. House square footage;
 - C. Driveway square footage;
 - D. Show footprint of house and structures accurately on site plan;
 - E. Existing tree locations that are to be saved; and
 - F. Show drainage and sewage easements if applicable.

- II. Initial inspection on building lot:
 - A. Property, house and driveway staked prior to inspection;
 - B. Tree save in place for any buffer areas prior to inspection;
 - C. Specimen trees identified;
 - D. Tree protection and replacement viewed; and
 - E. Site plan signed by Development Inspector.

- III. Final inspection (2nd) conducted before Certificate of Occupancy (C.O.) is issued to review tree protection compliance.

Steve Lykins
Development Inspector
City of Duluth
3167 Main Street, Duluth, GA 30096
(770) 497-5320

CITY OF DULUTH
WORKSHEET FOR TREE DENSITY CALCULATIONS
BUFFER, LANDSCAPE & TREE ORDINANCE

Builder's Name (or contact): _____

Company Name: _____

Builder's Phone #: _____

SUBDIVISION: _____

LOT #: _____ BLOCK: _____

JOB SITE ADDRESS: _____

FORMULA

1. Footprint of House square footage: _____
2. Driveway square footage: _____
3. Drainage easement(s): _____
4. Walkways (not including sidewalks in the right-of-way): _____
5. Other impervious square footage: _____

(must be shown on HLP)

TOTAL OF ABOVE: _____

Total Square Footage of Lot: _____

Minus total from above: _____ = **Plantable Area**

Plantable Area x 20% = _____ **square feet**

20% of Total Plantable Area must have trees according to the Buffer, Landscape & Tree Ordinance as amended on 6-22-98. Replanted trees must be on approved list as stated in the Ordinance with a ratio of 1 overstory tree for every 3 understory trees (425 square feet).

Overstory trees (mature height greater than 40 ft.) = 200 square feet pervious root zone. All replanted overstory trees must be a minimum of 6 feet tall and 2 inch caliper. **Number required = 20% of Total Plantable Area / 425 square feet:** _____

Understory trees (grow beneath overstory and reach mature height under 40 ft.) = 75 square feet pervious root zone. All replanted understory trees must be a minimum of 4 feet tall. **Number required = Overstory trees x 3:** _____