

**LEGEND:**  
 EXISTING SPECIMEN TREE TO REMAIN

PROJECT:  
**4385 WALTON STREET**  
 LOCATION:  
 4385 WALTON ST.  
 POWDER SPRINGS, GA

OWNER/DEVELOPER:  
**Capital City Properties, LLC**  
 #125, 3600 Dallas Hwy  
 Suite 230  
 Marietta, GA 30064  
 404-643-4793

CONSULTANT:  
  
**TJ SCHELL, LLC**  
 Landscape Architect • Consulting Arborist  
 770.361.2319  
 teresa@tjschell.com  
 2985 Gordy Pkwy., Ste. 422, Marietta, GA 30066

SEAL:  
  
**TERESA H. ELDRIDGE**  
 ISA - 50-5442A

SCALE 1" = 20'  
  
 REVISIONS      DATE

DRAWN BY:  
 JURISDICTION:  
 DATE:  
 SHEET TITLE:  
**TREE PLAN**

SHEET NUMBER: **T.2**  
  
 N

**CANOPY COVERAGE REQUIREMENT**  
 SITE USE: MULTI-FAMILY RESIDENTIAL  
 SITE AREA = 57,412 SF (1.3 ACRES)  
 20% OF AREA (57,412 SF)  
 = 11,482 SF CANOPY COVERAGE REQUIRED  
 ±35,000 SF EXISTING CANOPY COVERAGE PROVIDED  
 THEREFORE: CANOPY COVERAGE MET

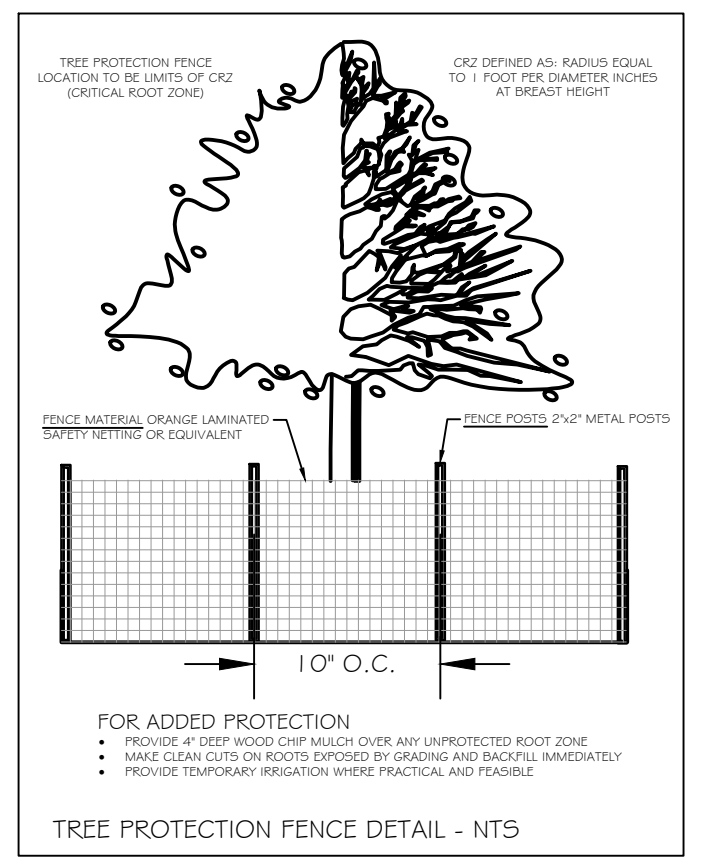
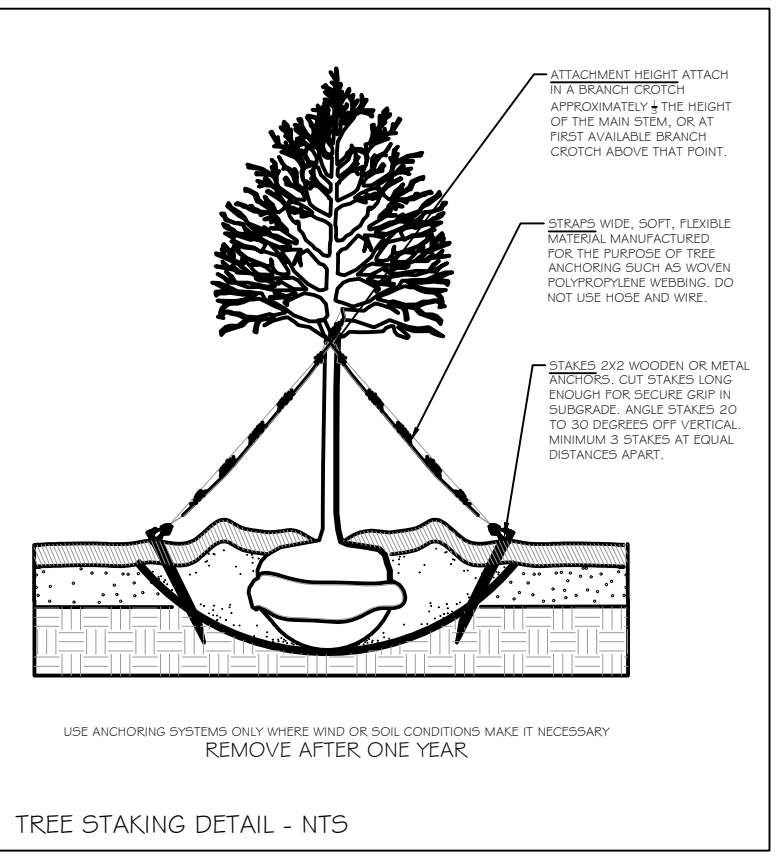
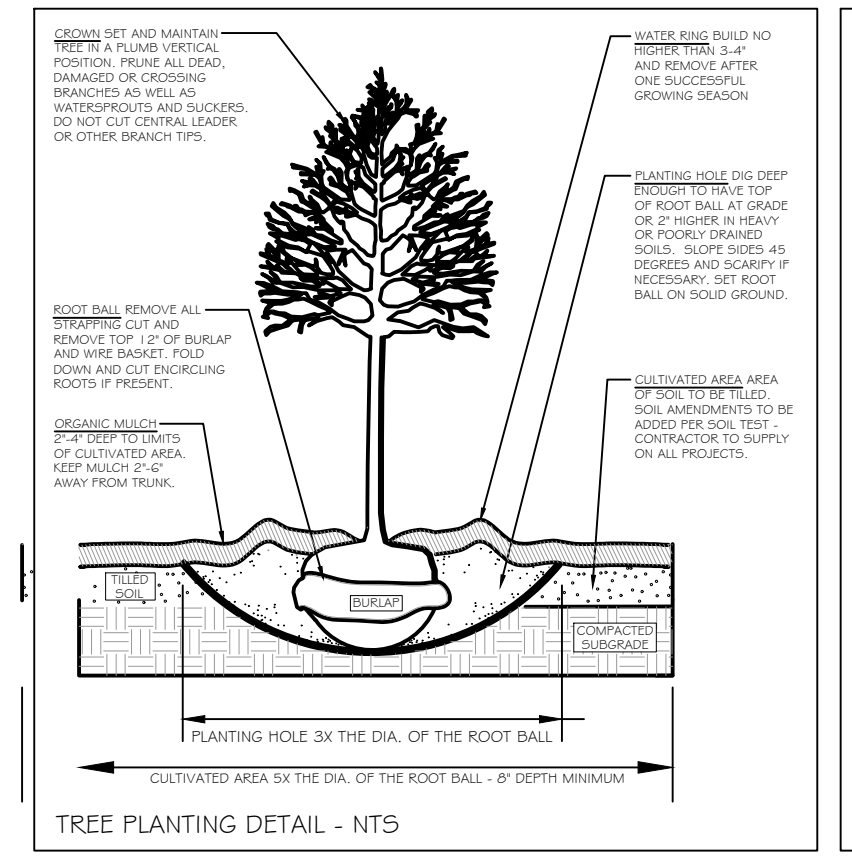
**TREE RECOMPENSE REQUIREMENT**  
 CANOPY AREA OF SPECIMEN TREES TO BE REMOVED (x2)  
 = 12,400 SF  
 17,700 SF PROVIDED - SEE TABLE THIS SHEET  
 THEREFORE: TREE RECOMPENSE MET

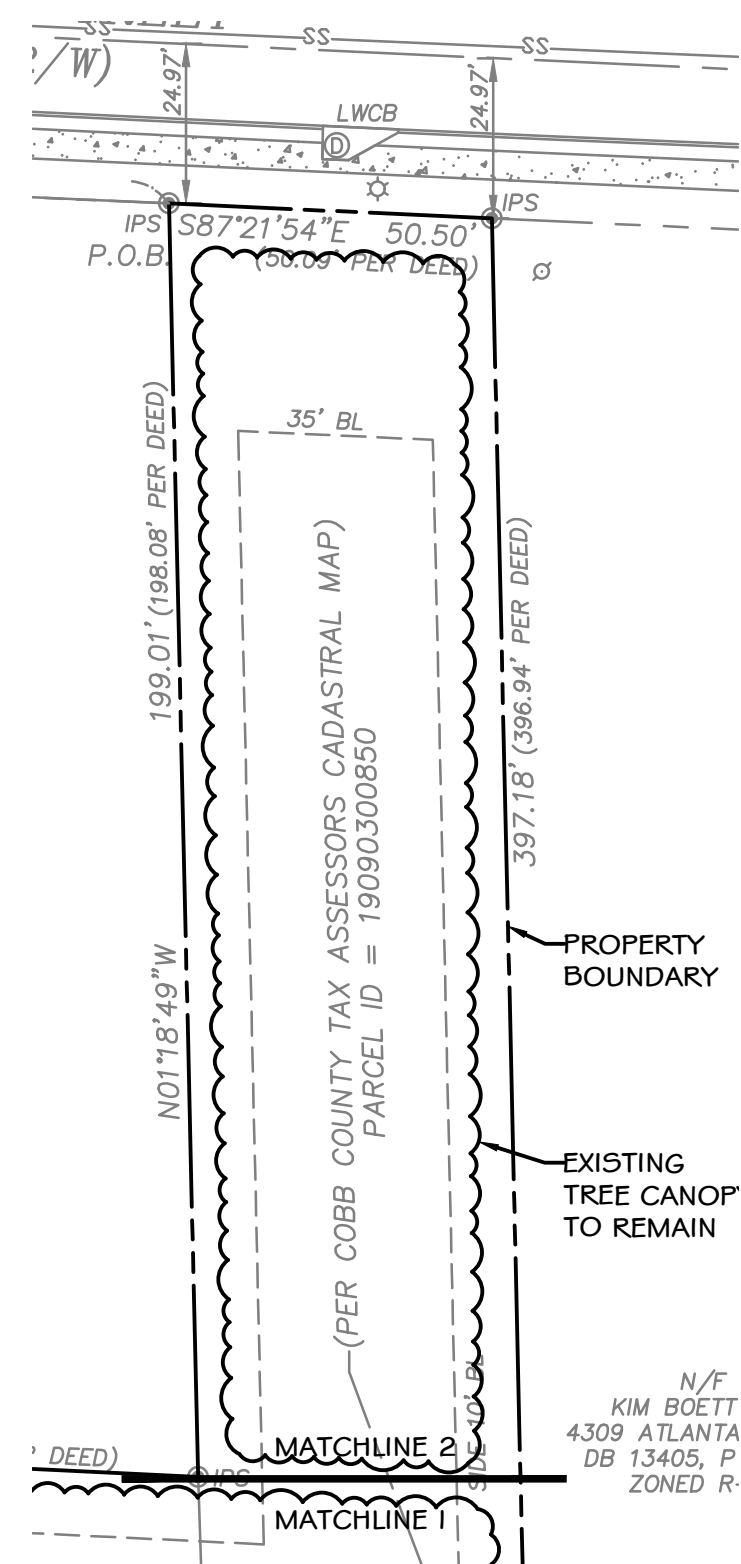
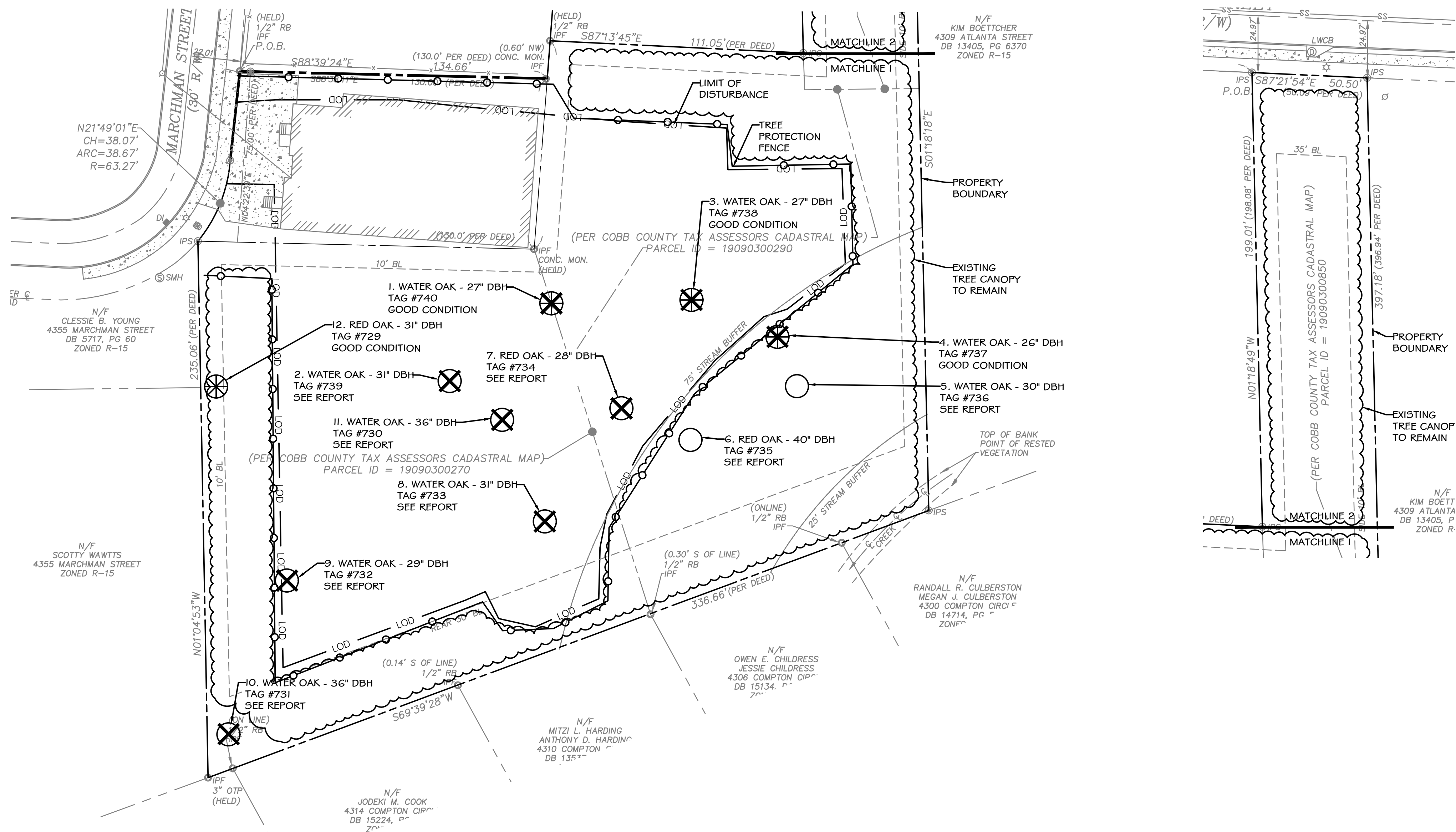
**RECOMPENSE TREES - 25% FOR EACH SPECIES**

|                  |           |           |
|------------------|-----------|-----------|
| NYSSA SYLVATICA  | 3 X 900   | = 2,700SF |
| PINUS VIRGINIANA | 3 X 900   | = 2,700SF |
| QUERCUS NUTTALLI | 3 X 1600  | = 4,800SF |
| MAGNOLIA 'ALTA'  | 3 X 900   | = 2,700SF |
| ULMUS ALATA      | 3 X 1,600 | = 4,800SF |
|                  |           | 17,700 SF |




**PLANT SCHEDULE**

| TREES         | CODE        | BOTANICAL / COMMON NAME   | CONT        | CAL             | SIZE      | QTY |
|---------------|-------------|---|-------------|-----------------|-----------|-----|
|               | MAG UMS     | Magnolia grandiflora 'TMGH' TM / Alta Southern Magnolia<br>Full to Ground, Good Form, Healthy               | B & B       | 2" cal.         | 6'        | 3   |
|               | NYS WIL     | Nyssa sylvatica 'Wildfire' / Black Gum<br>Single straight Leader, Healthy, Good Form                        | B & B       | 2"              | 8-10' Ht. | 3   |
|               | PIN VIR     | Pinus virginiana / Virginia Pine<br>Single Straight Leader, Good Form, Healthy                              | B & B       | 2"              | 8-10' Ht. | 3   |
|               | QOU NUT     | Quercus nuttallii / Nuttall Oak<br>Single Straight Leader, Healthy, Good Form                               | B & B       | 2"              | 8-10' Ht. | 3   |
|               | ULM PRI     | Ulmus americana 'Princeton' / American Elm<br>Single Straight Leader, Healthy, Good Form                    | B & B       | 2"              | 8-10' Ht. | 3   |
| <b>SHRUBS</b> | <b>CODE</b> | <b>BOTANICAL / COMMON NAME</b>  | <b>CONT</b> | <b>15 TREES</b> |           |     |
|               | ITE VIR     | Itea virginica 'Henry's Garnet' / Henry's Garnet Sweetspire<br>Full in Pot, Good Form, Healthy              | 7 gallon    | 48" o.c.        |           |     |
|               | LOR SHA     | Loropetalum chinense rubrum 'Shang-hi' TM / Purple Diamond Fringe Flower<br>Full in Pot, Good Form, Healthy | 5 Gallon    | 54" o.c.        |           |     |
|               | MUH CAP     | Muhlenbergia capillans / Pink Muhly Grass<br>Full in Pot, Good Form, Healthy                                | 1 GALLON    | 48" o.c.        |           |     |





**LEGEND:**

-  SPECIMEN TREE
-  NON-SPECIMEN TREE
-  TREE TO BE REMOVED

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**4385 WALTON STREET**

LOCATION:  
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POWDER SPRINGS, GA**

OWNER/DEVELOPER:  
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SEAL:



**TERESA H. ELDRIDGE**  
ISA - 50-5442A

SCALE 1" = 30'

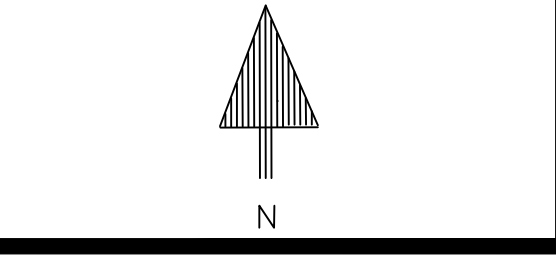


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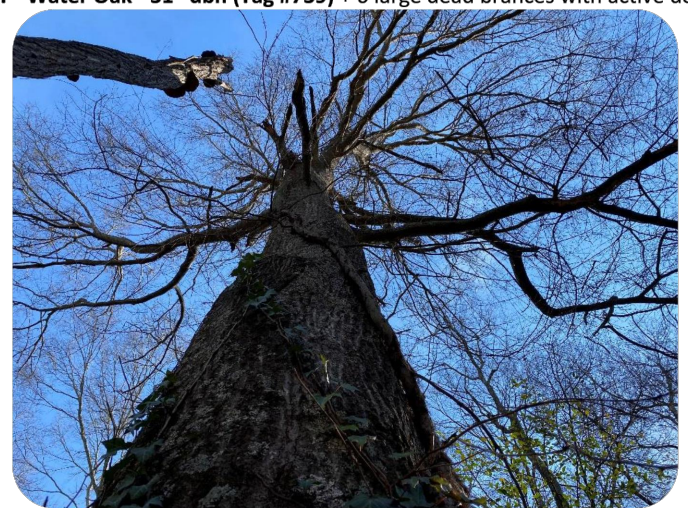
SHEET TITLE:  
**EXISTING CONDITIONS**

SHEET NUMBER: **T.1**



1. **Water Oak - 27" dbh (Tag #740)** - 2 large dead branches that can be pruned - Good Condition

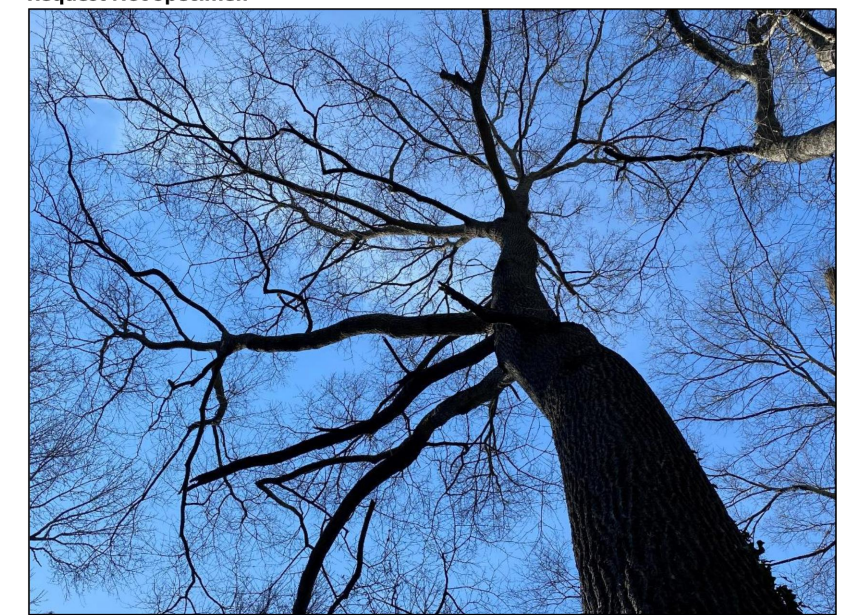
2. **Water Oak - 31" dbh (Tag #739)** - 6 large dead branches with active decay on two - **Request Not Specimen**




3. **Water Oak - 27" dbh (Tag #738)** 2 small dead branches - Good Condition

4. **Water Oak - 26" dbh (Tag #737)** - 3 large dead branches that can be pruned - Good Condition

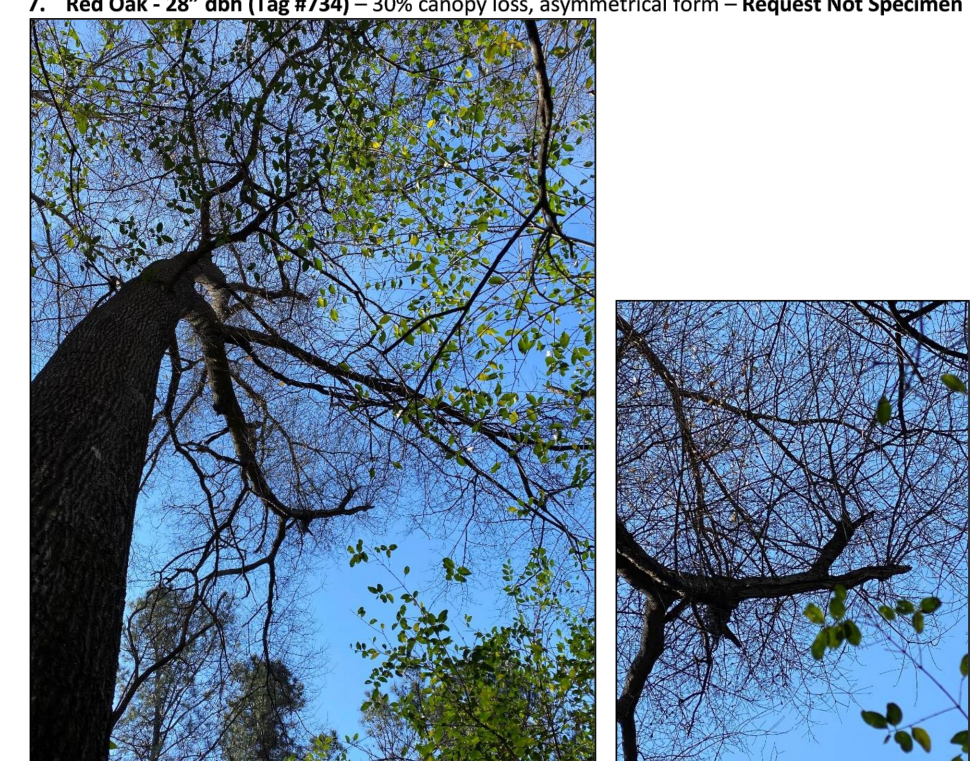
5. **Water Oak - 30" dbh (Tag #736)** Asymmetrical, poor form due to one leader failure, +5 dead branches - **Request Not Specimen**




6. **Red Oak - 40" dbh (Tag #735)** - Tree is hollow - vertical wound from canopy to near base, stressed and minimal canopy - **Request Not Specimen**




7. **Red Oak - 28" dbh (Tag #734)** - 30% canopy loss, asymmetrical form - **Request Not Specimen**




8. **Water Oak - 31" dbh (Tag #733)** Cavity when probed indicates more than 75% hollow, + 5 dead limbs, 50% canopy loss - **Request Not Specimen**




9. **Water Oak - 29" dbh (Tag #732)** Trunks fused after split, 5 large dead branches - **Request Not Specimen**



10. **Water Oak - 36" dbh (Tag #731)** Vertical cavity with wetwood - **Request Not Specimen**



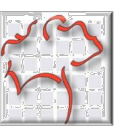
11. **Water Oak - 36" dbh (Tag #730)** +8 dead branches, ivy choking tree - **Request Not Specimen**



12. **Red Oak - 31" dbh (Tag #729)** - Good Condition.

MODIFIED ARBORIST REPORT FOR:  
#4385 Walton St. site  
City Powder Springs, Georgia

Prepared for:  
**Peter Bright - Capital City Properties**  
Visual Inspection only




Prepared by:  
**T.J. Schell, LLC**  
Landscape Architects  
And Certified Arborists  
2985 Gordy Parkway, Suite 422  
Marietta, GA 30066  
teresa@tjschell.com  
Call 770-361-2319

Teresa H. Eldredge, P.L.A., ISA  
Certified Arborist  
ISA 50-5442A  
February 15, 2022

Specimen minimum tree size:  
(24" and greater HW and 30" Pine or Cedar)

The site is heavily wooded with several mature oaks in areas surrounding the previously demolished / removed building and adjacent parking area. The area where the buildings were removed is cleared.



Know what's below.  
Call before you dig.  
Dial 811  
Or Call 800-282-7411