

BEALL  
& COMPANY

LAND PLANNING

LANDSCAPE ARCHITECTURE

SITE ENGINEERING

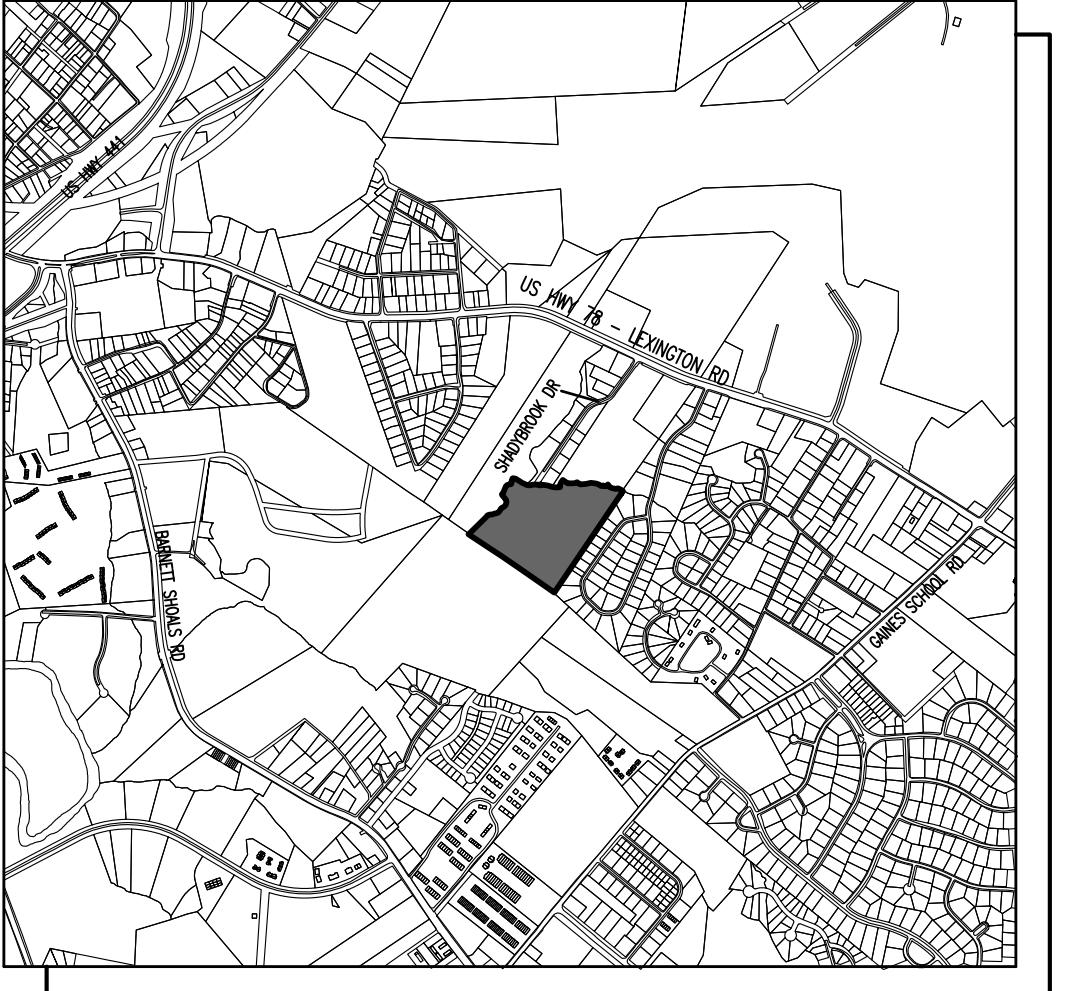
3651 MARS HILL ROAD

SUITES 100

WATKINSVILLE, GA 30677

(706) 543-0907

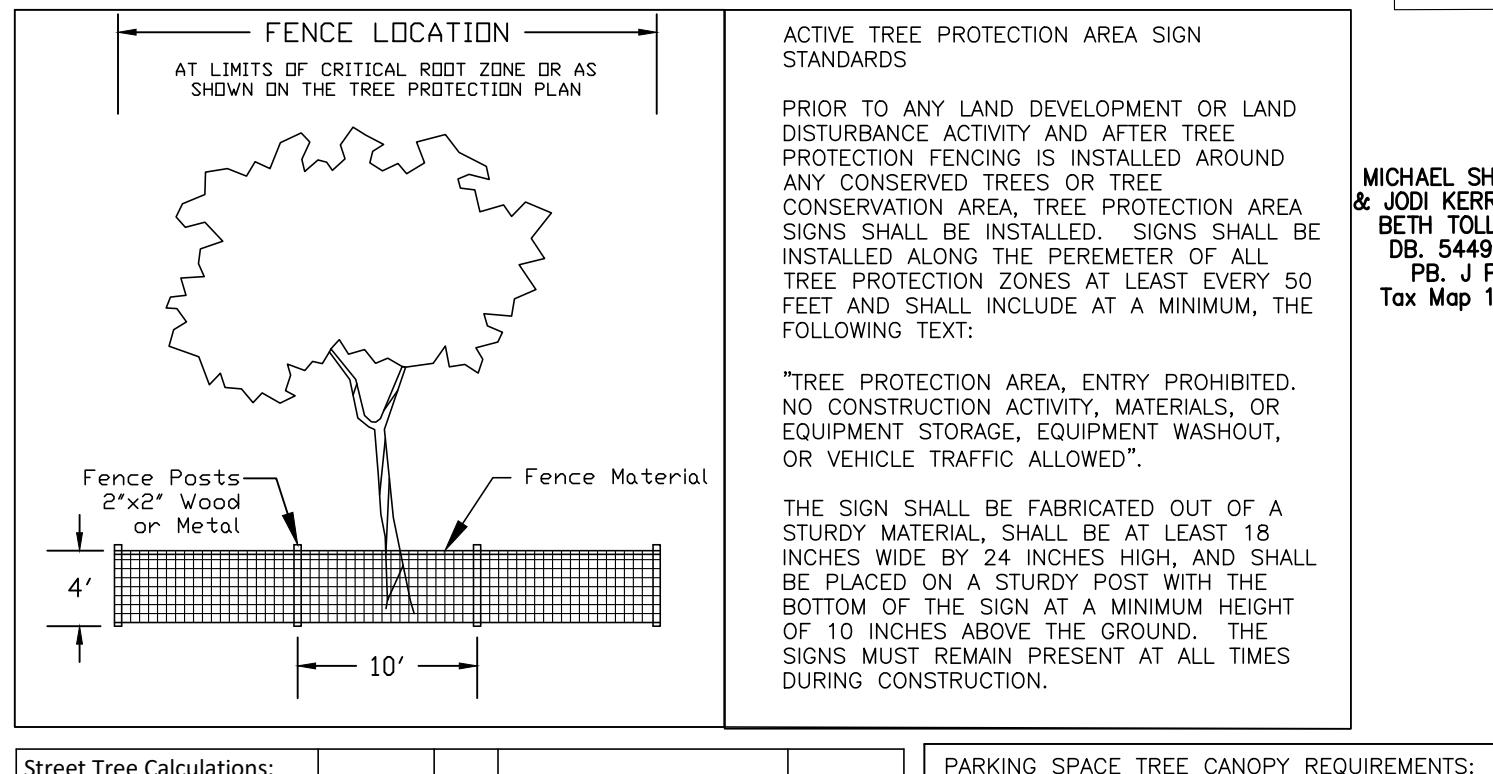
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Site Location Map <sup>10</sup>  
Scale: 1"=2000'

**TREE MANAGEMENT NOTES:**

1. TREES COUNTED TOWARDS PROPOSED CANOPY COVERAGE SHALL BE A MINIMUM OF TWO (2) INCHES IN CALIPER FOR DECIDUOUS TREES, A MINIMUM OF EIGHT (8) FEET IN HEIGHT FOR EVERGREEN TREES, AND A MINIMUM OF FIVE (5) INCHES CALIPER FOR INDIVIDUAL TREES AT THE TIME OF PLANTING.
2. SEE PLAN FOR TREE CONSERVATION AREAS.
3. TREE PLANTINGS SHALL BE IN ACCORDANCE WITH ALL ACC TREE ORDINANCES AS WELL AS ANY THAT MAY BE REQUIRED BY STATE AND FEDERAL AUTHORITIES AT THIS TIME.
4. PORTION(S) OF THIS SITE DEEMED TO BE ENVIRONMENTAL AREAS, LIE WITHIN THE CONSERVED CANOPIES.
5. NO CONSTRUCTION ACTIVITY IS ALLOWED IN THE R/W.
6. TREES PLANTED OR CONSERVED TO MEET CODE REQUIREMENTS SHALL NOT BE REMOVED WITHOUT PRIOR APPROVAL OF THE PLANNING DIRECTOR.
7. THE ACC ARBORIST OR FORESTER MUST INPECT THE INSTALLATION OF TREE PROTECTION FENCING PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES AND PLANTING (WHEN PROPOSED TREE PROTECTION FENCE IS REMOVED, PLANTING IS NOT CONSIDERED UNTIL CONSTRUCTION ACTIVITIES END AND A CERTIFICATE OF OCCUPANCY IS ISSUED, WHICHEVER IS LATER). CONTRACTOR TO COORDINATE INSPECTION.
8. NO VEHICLE OR EQUIPMENT TRAFFIC, PARKING, OR STORAGE OF MATERIALS IS ALLOWED WITHIN THE TREE PROTECTION AREA OR IN THE R/W OF THE TRUNK OF A CONSERVED TREE.
9. TREES PLANTED TO MEET DEVELOPMENT REQUIREMENTS SHALL BE WATERED THROUGHOUT THE GROWING SEASON TO THE EQUIVALENT OF 1" OF WATER PER WEEK.
10. STAKING MATERIALS SHOULD BE REMOVED WITHIN ONE YEAR OF PLANTING.
11. BURLAP (AND ALL OTHER MATERIALS) MUST BE REMOVED FROM AT LEAST THE TOP 12" OF THE ROOT BALL.
12. ALL PLANTINGS SHALL BE INSTALLED ACCORDING TO SECTION 8-7-19 OF THE ATHENS-CLARKE COUNTY CODE OF ORDINANCES.
13. ALL EXISTING TREES THAT HAVE BEEN DESIGNATED FOR CONSERVATION MUST BE PROTECTED IN ACCORDANCE WITH 8-7-19.
14. CONSERVED TREE AREAS WILL REMAIN IN A NATURAL, UNDISTURBED CONDITION, EXCEPT THAT INVASIVE SPECIES WITHIN THESE AREAS WILL BE REMOVED WITHOUT THE USE OF HEAVY MACHINERY.
15. TREES PLANTED OR CONSERVED CANOPY AREAS WILL SUPPLEMENT EXISTING CANOPY AND BE PLANTED AT LEAST 10' AWAY FROM ANY EXISTING TREES.
16. ALL UTILITY LINES MUST MAINTAIN A 5 FT SEPARATION FROM TREE PLANTING LOCATIONS.



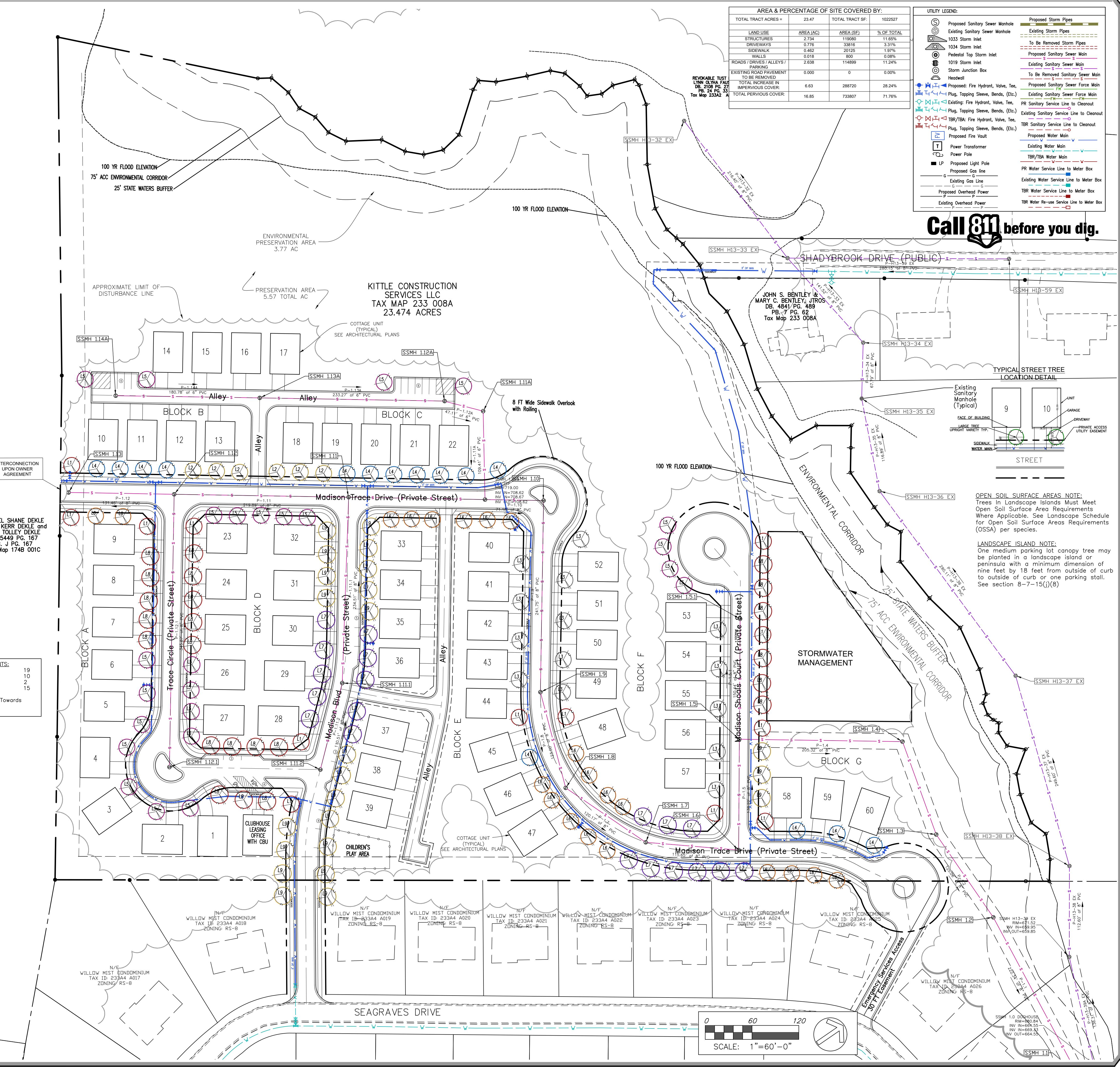
Street Tree Calculations:		Trace Circle	
Required Street Trees	28	Required Street Trees	32
Proposed Street Trees	31	Proposed Street Trees	32
LF of Total Frontage	847	LF of Total Frontage	973
Note: Proposed Street Trees Are Counted Towards Proposed On-Street Parking Canopy Trees.			
Madison Trace Blvd		Madison Shoals Ct	
Required Street Trees	67	Required Street Trees	23
Proposed Street Trees	68	Proposed Street Trees	23
LF of Total Frontage	2024	LF of Total Frontage	684
Total Street Trees			154

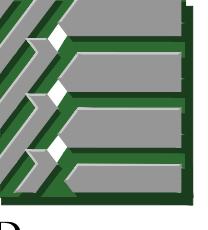
TREE CANOPY CALCULATIONS			
DESCRIPTION	ACREAGE	OTHER DATA	PERCENT
TOTAL PROJECT ACREAGE:	23.47		100.00%
RM-1 REQUIRED CONSERVED Canopy	8.22		35%
RM-1 REQUIRED CANOPY ACREAGE (CONSERVED & PLANTED):	12.91		55%
TOTAL EXISTING CANOPY AREA	23.47		100.00%
TOTAL CONSERVED CANOPY AREA	9.34		39.79%
TOTAL PLANTED TREE CREDIT ACREAGES	5.80		24.71%
TOTAL PLANTED AND CONSERVED TREE CREDIT ACREAGES:	15.14		64.50%

NOTE: NO RIGHT-OF-WAY IS PROPOSED WITHIN THE PROJECT. ALL DRIVES ARE WITHIN PRIVATE ACCESS UTILITY EASEMENTS.

8-7-17 Tree Management Plan Chart	
a) Existing and proposed utilities:	o) See Plan
b) Existing forested areas and individual trees inventory:	b) See Plan
1) Square Feet of each Forested Area/Grouped Trees:	1) See Plan
2) Details of Individual Tree/Landmark Tree Outside of Existing Forested Area:	2) N/A
3) Existing and Conservation Trees:	c) N/A
4) Current Tree Canopy Cover:	d) 100% (Estimated)
5) Individual Trees to be Conserved:	e) N/A
6) Groups and Stands of Trees to be Conserved:	f) 8.22 Acres (See Plans)
7) Forest Regeneration Area:	g) N/A
8) Future Forest Areas:	h) N/A
9) Tree Planting:	i) See Plan
10) Summary Table of Tree Canopy:	j) See Tree Canopy Calculations Chart
11) Tree Preservation Area/Boundary:	k) See Plan

**STORMWATER MANAGEMENT NOTE:**  
STORM WATER MANAGEMENT SHALL BE IN ACCORDANCE WITH ACC UNIFIED DEVELOPMENT CODE & ACC TRANSPORTATION & PUBLIC WORKS REGULATIONS AND STANDARDS.





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**REZONE CONCEPT PLANS  
MADISON TRACE  
RM-1 RESIDENTIAL NEIGHBORHOOD**

23.474 +/- ACRES  
TAX ID: 233 008A  
215 SHADBROOK DRIVE  
ATHENS, GEORGIA

**OWNER(S)/PERMITTEE**  
KITTLE CONSTRUCTION  
SERVICES LLC  
48 CARMEL DRIVE  
BOCA Raton, FL 33487  
704-540-9696  
Ronnykittle@yahoo.com

**24 HOUR CONTACT:**  
RONNY KITTLE  
704-540-9696  
Ronnykittle@yahoo.com

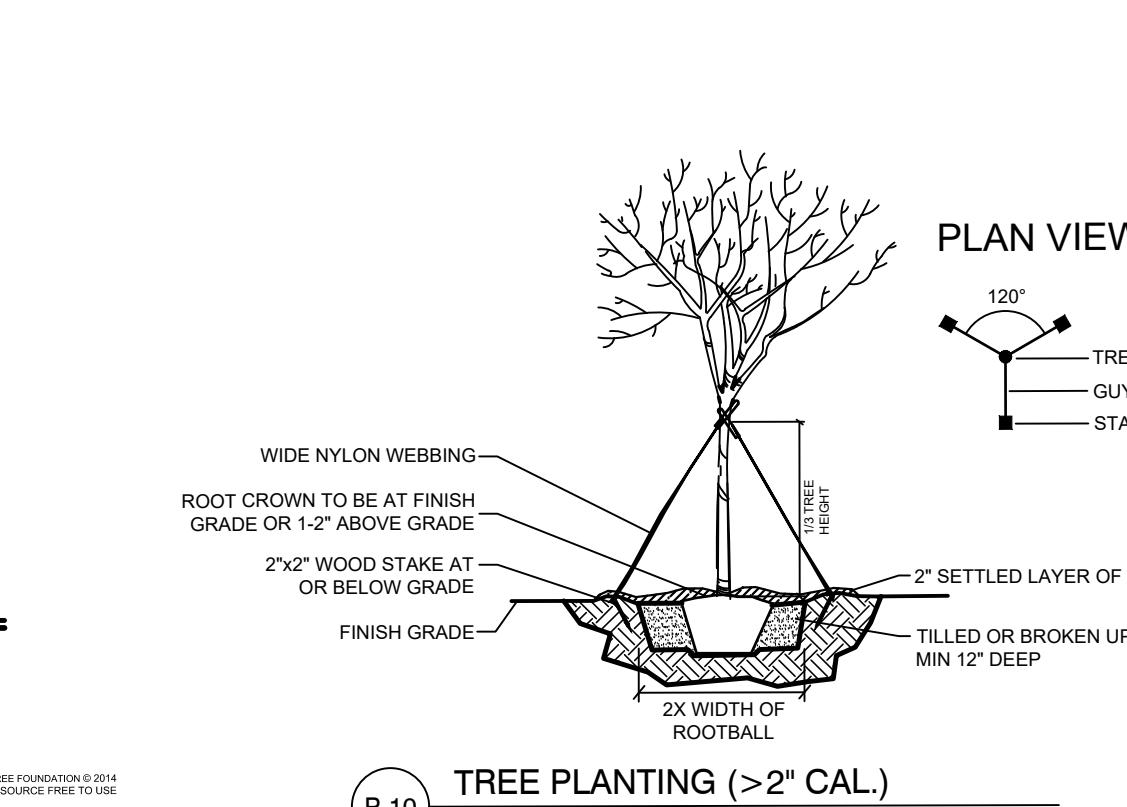
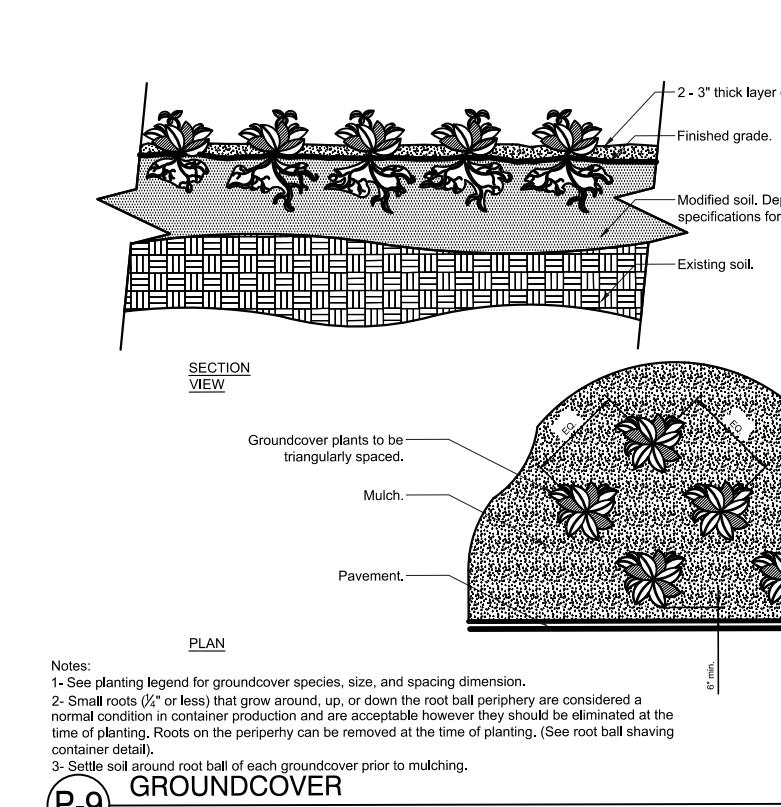
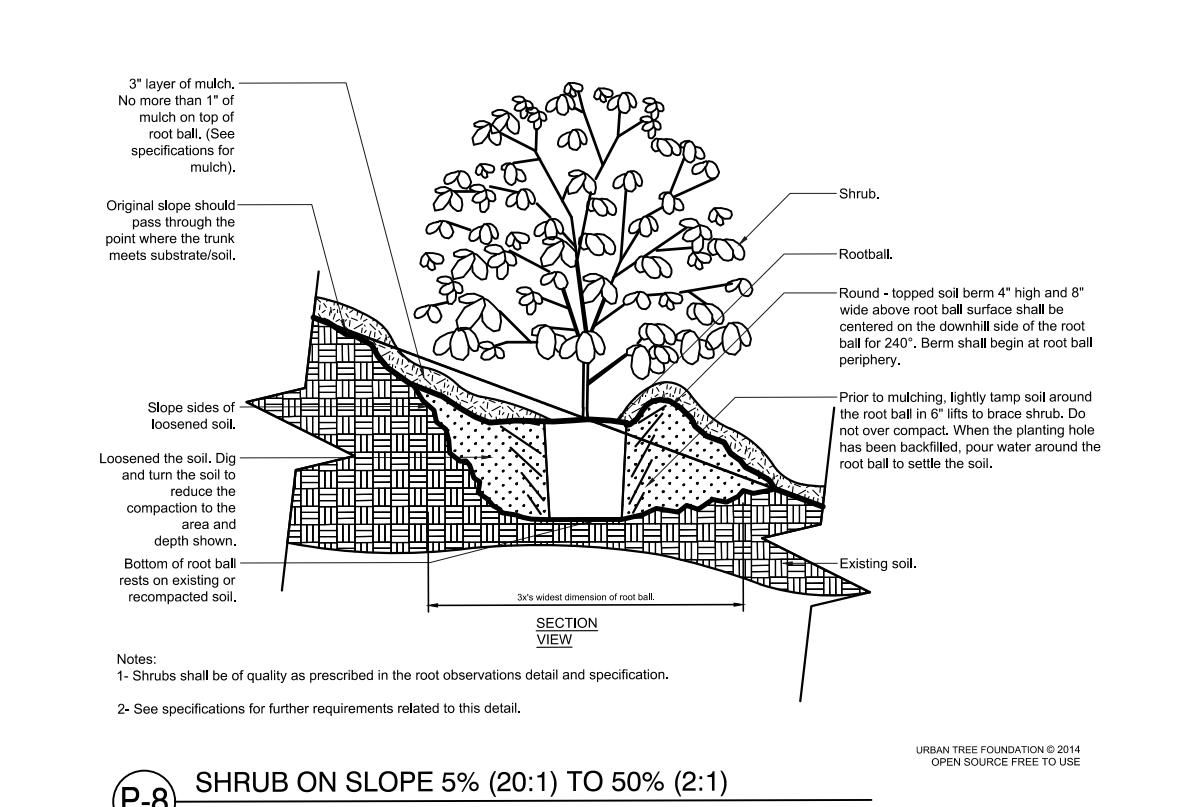
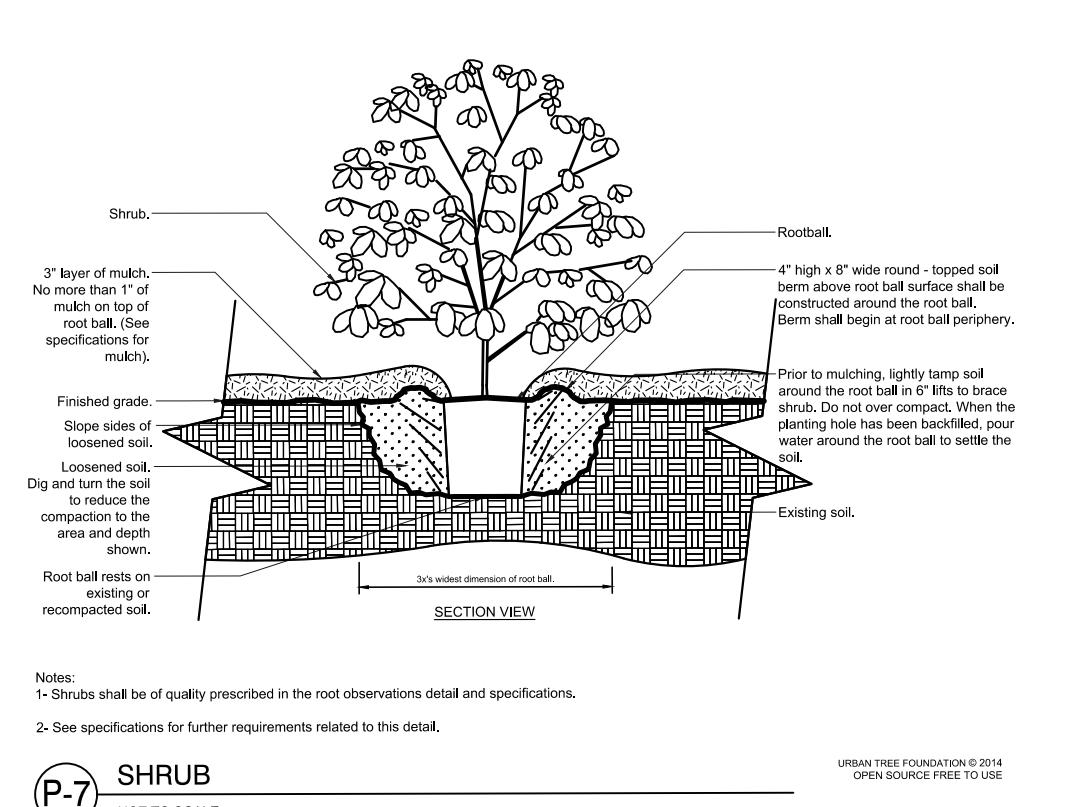
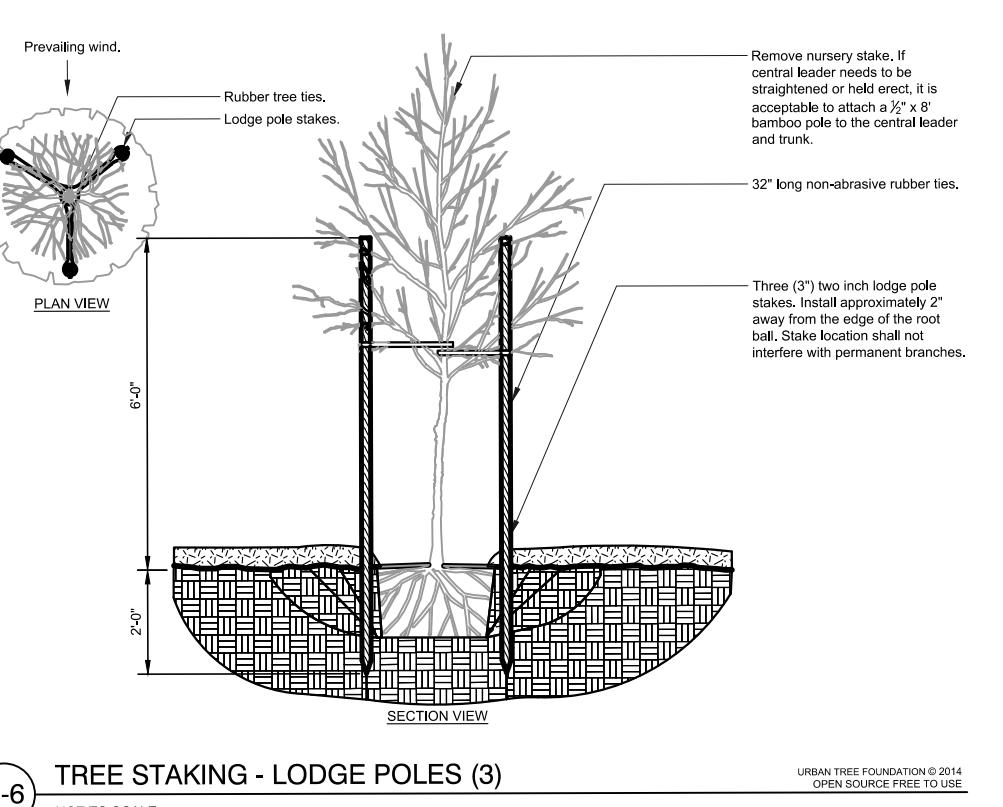
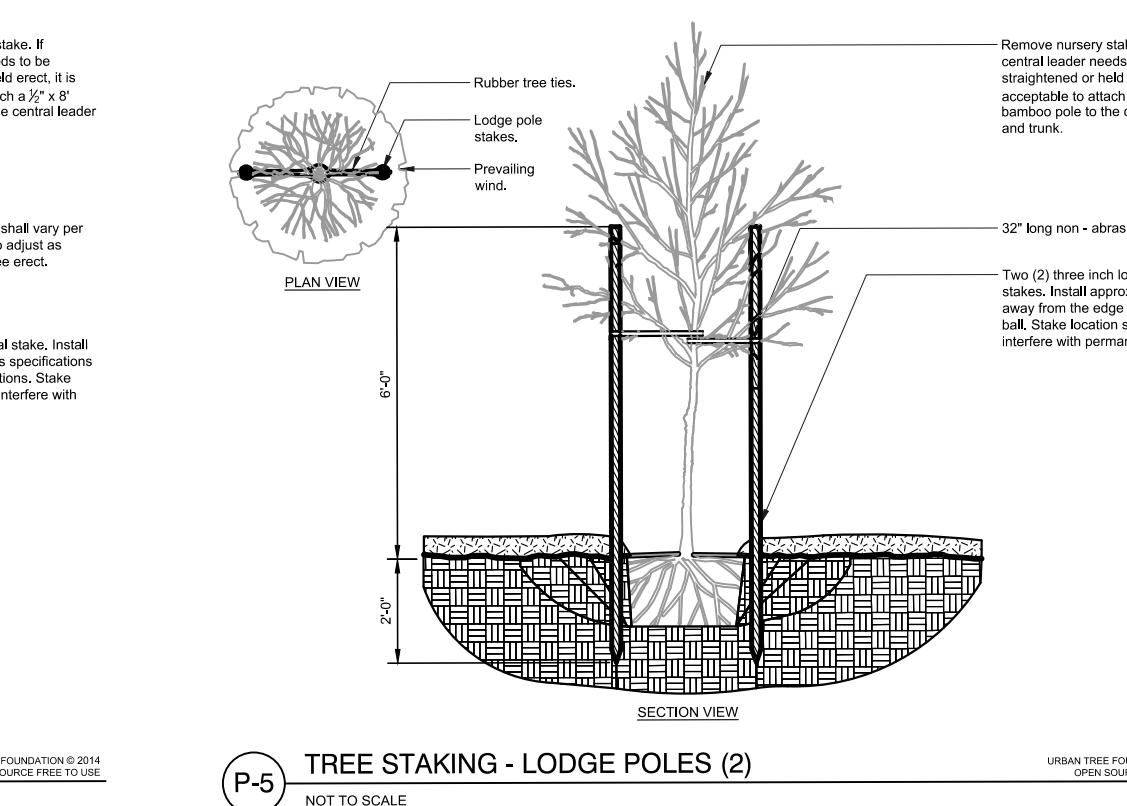
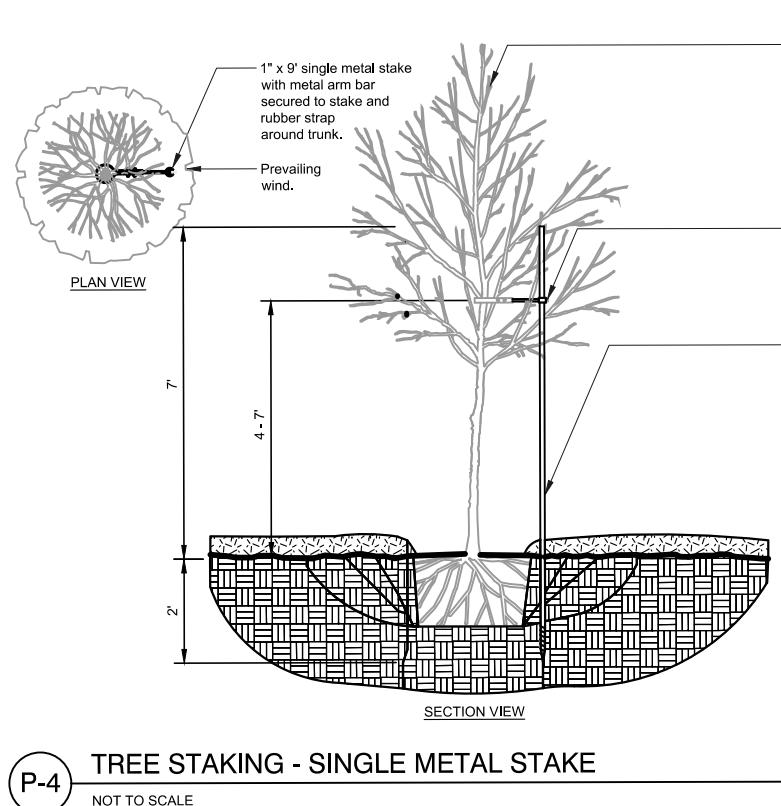
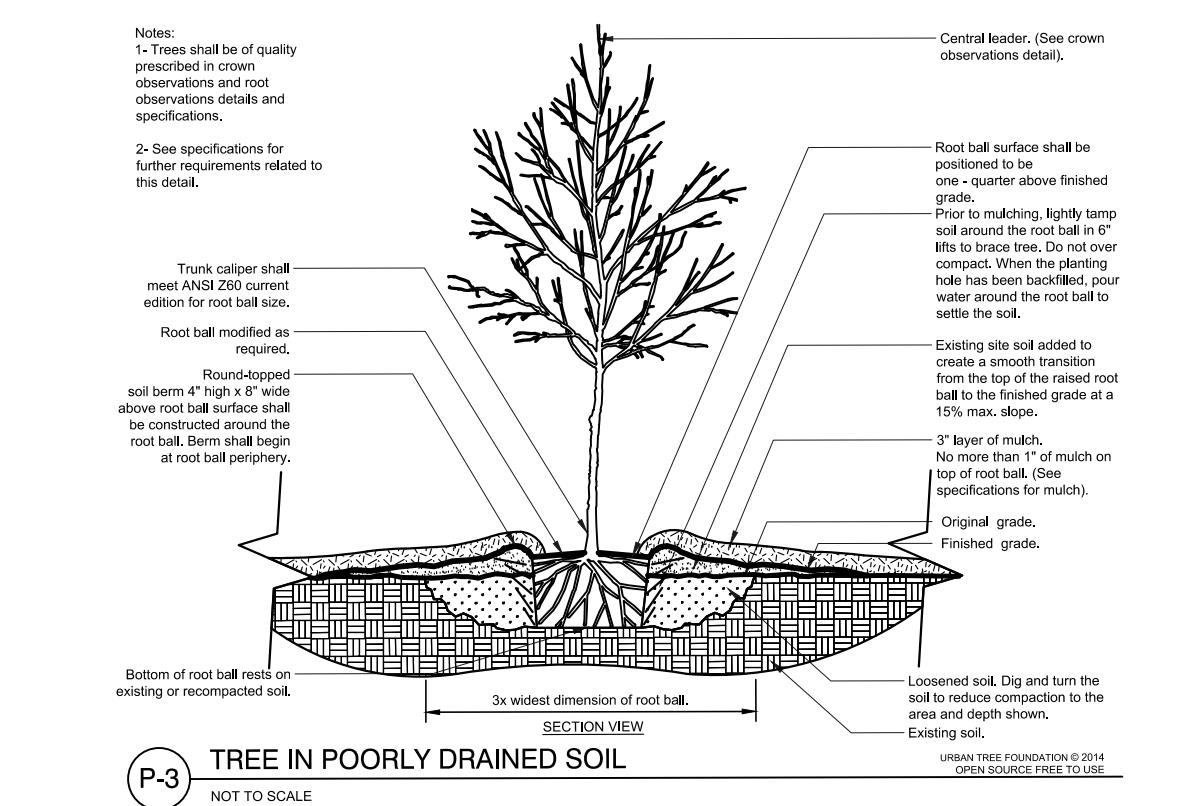
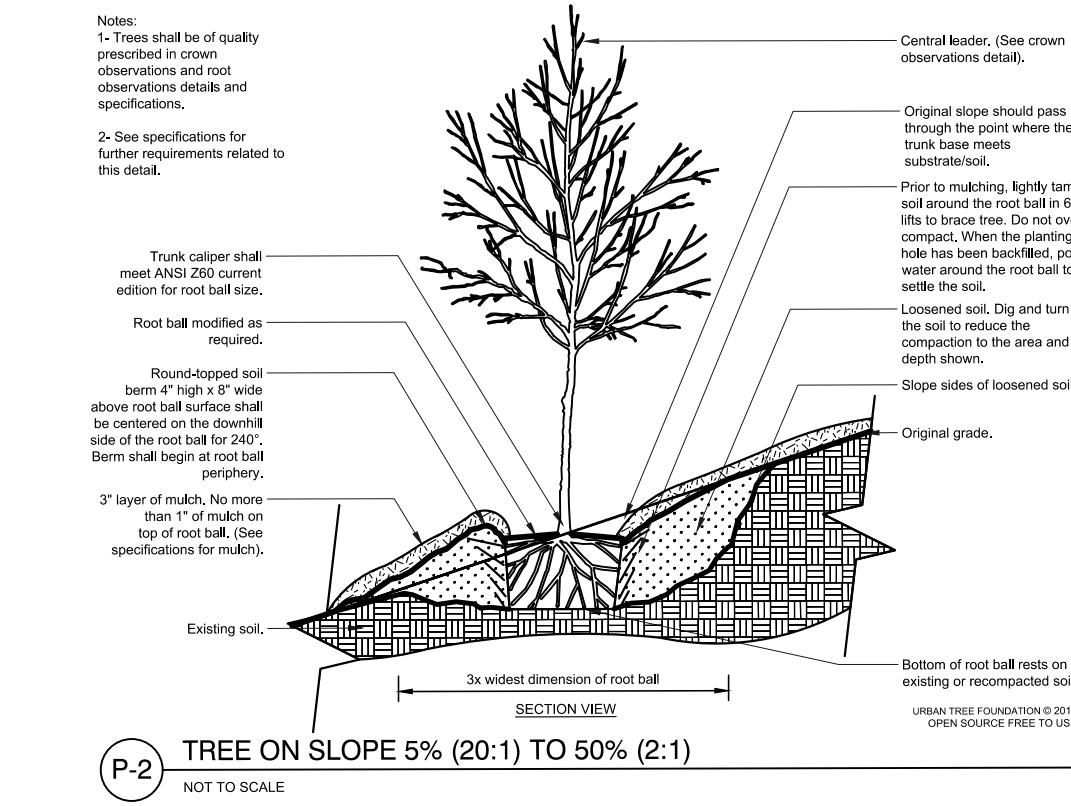
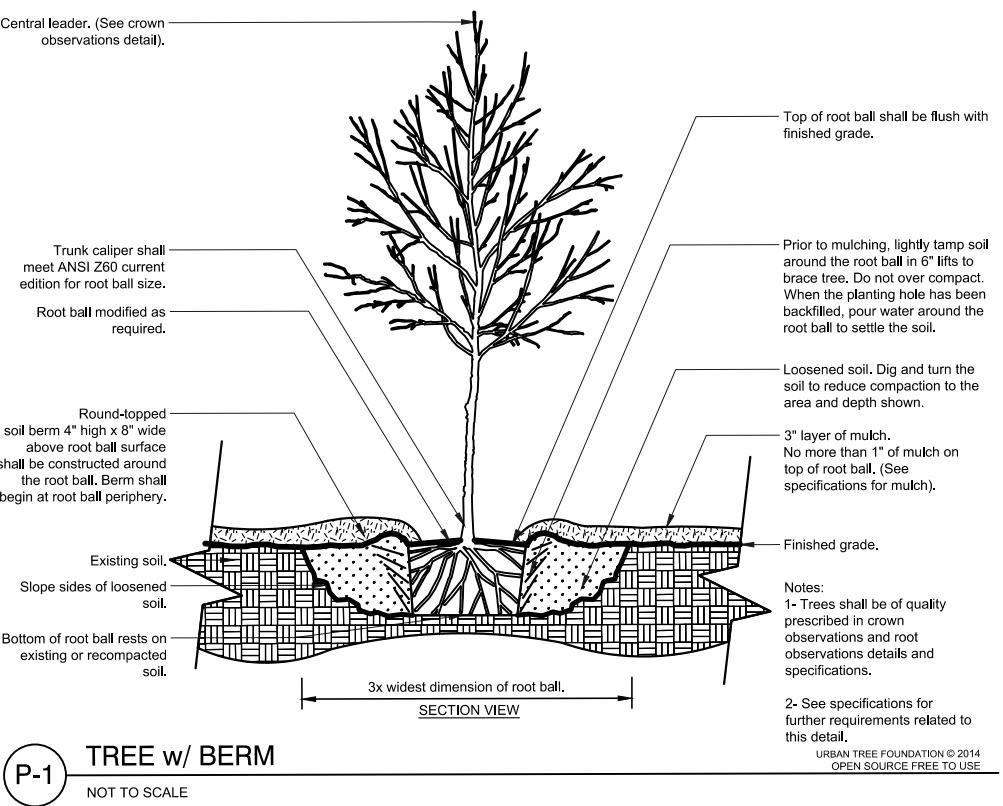


REVISION	DATE
1	04/15/2024
2	05/01/2024
3	10/03/2024

**DRAWN BY: WJB**  
**DESIGNED BY: WJB**  
**CHECKED BY: KAB**  
**TREE  
MANAGEMENT  
PLAN  
DETAILS**

**R2.1**  
DATE: 02/01/2023  
JOB: 22-002  
NOT RELEASED FOR CONSTRUCTION

PLANT SCHEDULE		Revised 05/13/2024											
		Total Site Acreage:		23.474				55%		Required Conserved & Planted Tree Canopy Percent			
Project:		MADISON TRACE		Conserved Canopy Acreage:		9.34		12.91		Required Combined Conserved and Planted Tree Canopy Acres			
TREE REPLACEMENT SCHEDULE								3.57		Required Planted Tree Canopy Credit Acres			
Item #	Trees	Common Name	Botanical Name	Item Count	Tree Credit SF	Total Credit	Species %	Min. Install Size	Instructions/Notes				
LARGE TREES													
L1	Southern Magnolia	<i>Magnolia grandiflora</i>	13	1600	20800	8.23%	2" cal	Full, Well branched and matched hgt., mulch saucers					
L2	Presidential Gold Ginkgo	<i>Ginkgo biloba 'Presidential Gold'</i>	6	1600	9600	3.80%	2" cal	Full, Well branched and matched hgt., 10' min. hgt., mulch saucers					
L3	Nuttall Oak	<i>Quercus nuttallii</i>	14	1600	22400	8.86%	2" cal	Full, Well branched and matched hgt., 10' min. hgt., mulch saucers					
L4	Scarlet Oak	<i>Quercus coccinea</i>	15	1600	24000	9.49%	2" cal	Full, Well branched and matched hgt., 10' min. hgt., mulch saucers					
L5	Goldspire Ginkgo	<i>Ginkgo biloba 'Fastigiata Glauca' Goldspire</i>	24	1600	38400	15.19%	2" cal	Full, Well branched and matched hgt., 10' min. hgt., mulch saucers					
L6	Crimson Spire Oak	<i>Quercus 'Crimschmidt'</i>	21	1600	33600	13.29%	2" cal	Full, Well branched and matched hgt., 10' min. hgt., mulch saucers					
L7	Apollo Sugar Maple	<i>Acer saccharum Apollo</i>	19	1600	30400	12.03%	2" cal	Full, Well branched and matched hgt., 10' min. hgt., mulch saucers					
L8	Arnold Tulip Tree	<i>Liriodendron tulipifera 'Arnold'</i>	23	1600	36800	14.56%	2" cal	Full, Well branched and matched hgt., 10' min. hgt., mulch saucers					
L9	Green Pillar Oak	<i>Quercus palustris 'Pringle'</i>	23	1600	36800	14.56%	2" cal	Full, Well branched and matched hgt., 10' min. hgt., mulch saucers					
MEDIUM TREES													
M1	NA												
EXTRA SMALL TREES													
E1	NA												
TOTALS:				158		252800		100.00%					
		Total Planted Tree Canopy Credits:		5.80		AC							
		Total Conserved & Planted Tree Credit Acres:		15.14		AC		117.29%					



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