

PROJECT DATA

PROPERTY OWNER:
WALTON GEORGIA LLC
8810 W CANEY CENTER DR, STE. 345
SCOTSDALE, ARIZONA 85268

DEVELOPER:
D.R. HORTON
1371 DOGWOOD DRIVE SW
CONYERS, GEORGIA 30012
ATTN: TIFFANY D. HOGAN (678.780.8526)

AUTHORIZED AGENT:
W&A ENGINEERING
355 ONETA STREET, SUITE D100
ATHENS, GEORGIA 30601
ATTN: BUCK BACON (706.310.0400)

PHYSICAL ADDRESS: 4500 ATLANTA HWY, ATHENS-CLARKE COUNTY, GEORGIA

TAX PARCEL: 044 025

TOTAL PROJECT ACREAGE: +/- 200.50 ACRES

CONTOUR INTERVAL: 2' FIELD RUN TOPO BY ATWELL GROUP DATED 10/27/22.

BOUNDARY SURVEY: THIS DRAWING WAS PREPARED USING A TRADITIONS BOUNDARY SURVEY FOR WALTON GEORGIA, LLC, DATED 9/13/2013.

EXISTING ZONING: RS-5, RM-2, C-G PD

PROPOSED ZONING: RS-5, RM-2, C-G PD

EXISTING USE: UNDEVELOPED

PROPOSED USE: MIXED-DENSITY RESIDENTIAL

FLOOD PLAIN: SUBJECT PROPERTIES ARE WITHIN AREAS HAVING ZONE DESIGNATION OF ZONE X, DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP NO. 13058C00022E, WITH AN EFFECTIVE DATE OF 9/15/2022, FOR COMMUNITY PANEL NUMBER 130040 0022, ATHENS-CLARKE COUNTY, GEORGIA.

THERE ARE STATE WATERS ONSITE, OR WITHIN 200' OF THE SITE.

THERE ARE WETLANDS DELINEATED ON SITE.

THIS PROPERTY DOES CONTAIN ENVIRONMENTAL AREAS AS NOTED ON THE ATHENS-CLARKE COUNTY ENVIRONMENTAL MAP DATED 11/03/04.

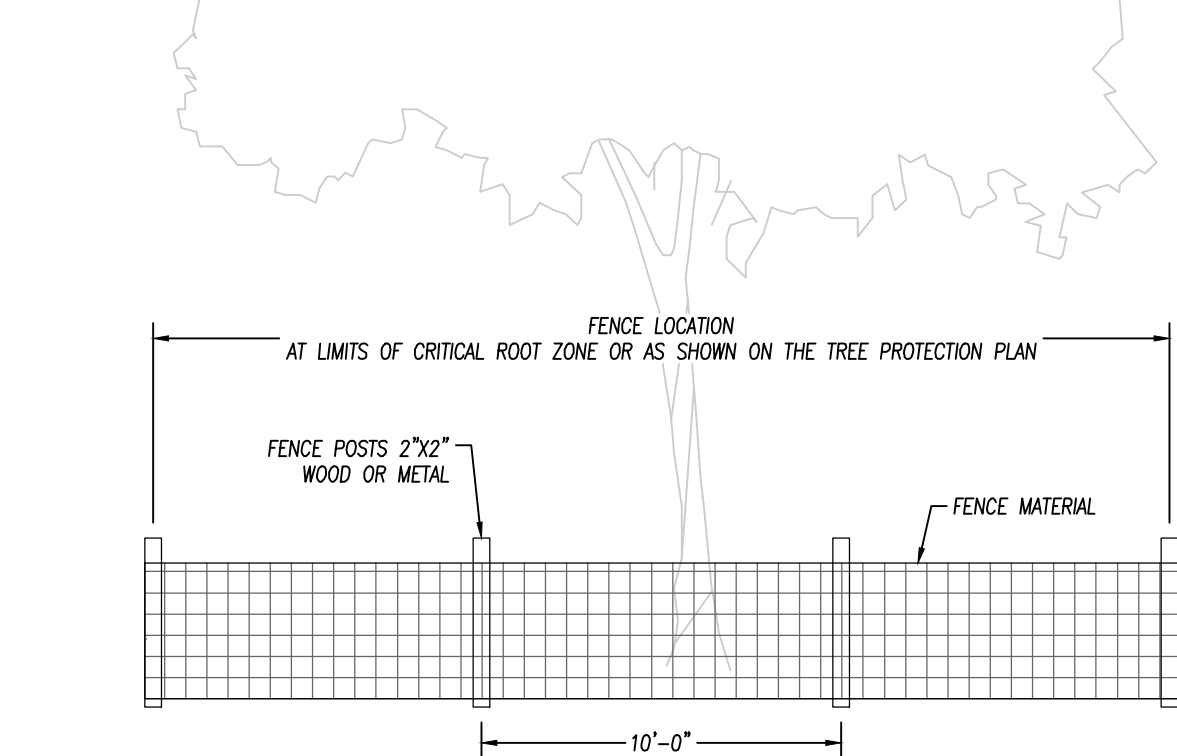
EXISTING CONCEPT CONSERVED CANOPY	
CONCEPT CONSERVED CANOPY AREA	TOTAL SF OF CANOPY
CONCEPT CONSERVED CANOPY AREA "A"	592,567
CONCEPT CONSERVED CANOPY AREA "B"	335,930
CONCEPT CONSERVED CANOPY AREA "C"	18,191
CONCEPT CONSERVED CANOPY AREA "D"	22,830
CONCEPT CONSERVED CANOPY AREA "E"	7,234
CONCEPT CONSERVED CANOPY AREA "F"	542,766
CONCEPT CONSERVED CANOPY AREA "G"	48,915
CONCEPT CONSERVED CANOPY AREA "H"	6,280
TOTAL CONCEPT CONSERVED CANOPY AREA:	1,574,713

CONCEPT PLANT SCHEDULE

	A-CC LARGE TREES	1,443
	A-CC MEDIUM TREES	180
	A-CC SMALL TREES	11

NOTE: NO MORE THAN 30 PERCENT OF ANY ONE SPECIES SHALL BE PLANTED ON A LOT.

PROPOSED TREES					
QTY	COMMON NAME	PERCENT OF CANOPY	CANOPY SIZE CATEGORY	SF OF CANOPY	TOTAL SF OF CANOPY
1443	A-CC LARGE TREE	88.31	LARGE	1,600	2,308,800
180	A-CC MEDIUM TREE	11.02	MEDIUM	900	162,000
11	A-CC SMALL TREE	0.67	SMALL	400	4,400
1634		100.00	TOTAL		2,475,200



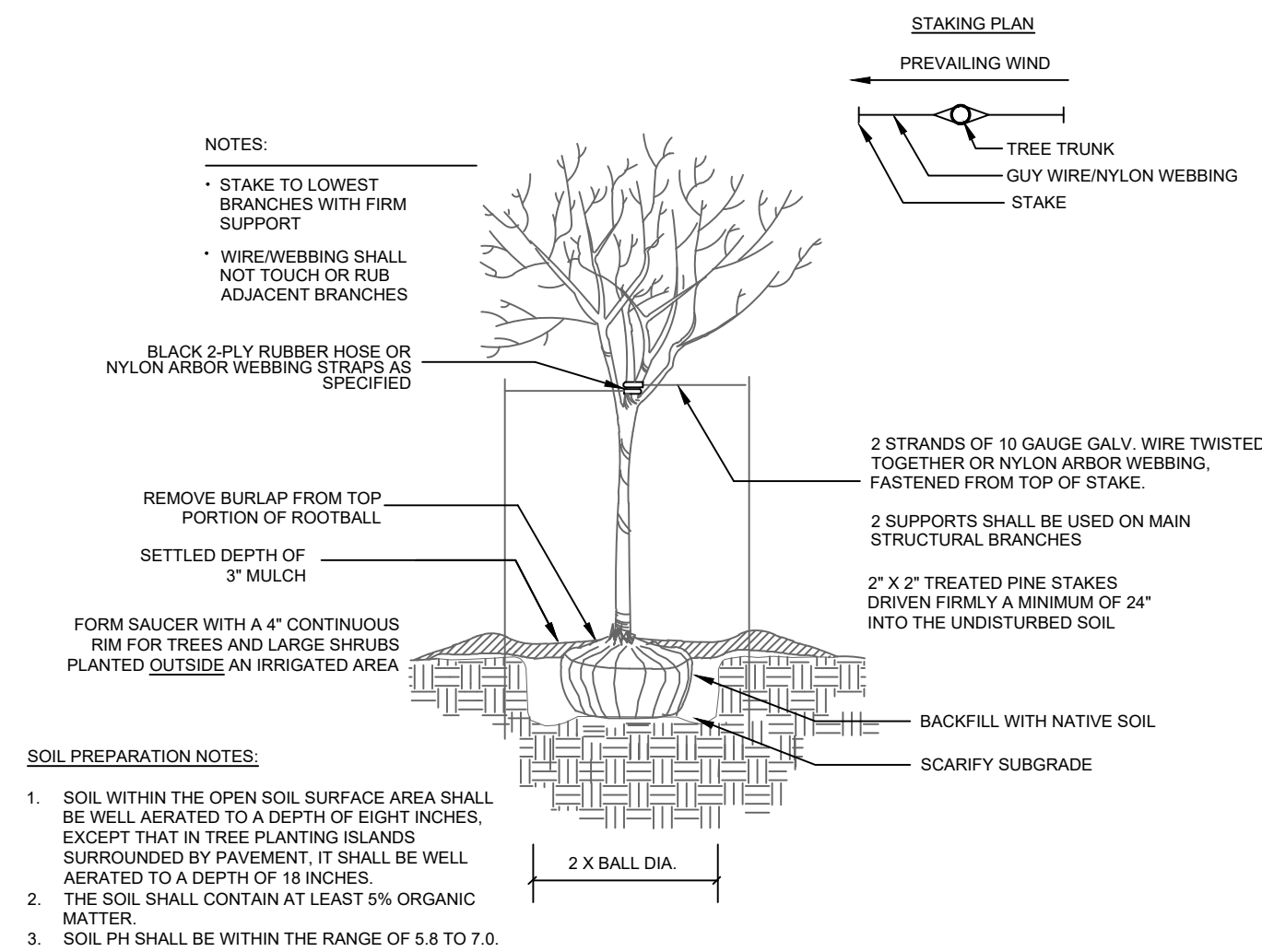
ACTIVE TREE PROTECTION AREA SIGN STANDARDS:

PRIOR TO ANY LAND DEVELOPMENT OR LAND DISTURBANCE ACTIVITY AND AFTER TREE PROTECTION FENCING IS INSTALLED AROUND ANY CONSERVED TREES OR TREE CONSERVATION AREA, TREE PROTECTION AREA SIGNS SHALL BE INSTALLED. SIGNS SHALL BE INSTALLED ALONG THE PERIMETER OF ALL TREE PROTECTION ZONES AT LEAST EVERY 50 FEET AND SHALL INCLUDE, AT A MINIMUM, THE FOLLOWING TEXT: "TREE PROTECTION AREA, ENTRY PROHIBITED, NO CONSTRUCTION ACTIVITY, MATERIALS OR EQUIPMENT STORAGE, EQUIPMENT WASHOUT, OR VEHICLE TRAFFIC ALLOWED". THE SIGN SHALL BE FABRICATED OUT OF A STURDY MATERIAL, SHALL BE AT LEAST 18 INCHES WIDE BY 24 INCHES HIGH, AND SHALL BE PLACED ON A STURDY POST WITH THE BOTTOM OF THE SIGN AT A MINIMUM HEIGHT OF 30 INCHES ABOVE THE GROUND. THE SIGNS MUST REMAIN PRESENT AT ALL TIMES DURING CONSTRUCTION.

1 TREE PROTECTION FENCE

N.T.S.

P-20052-05



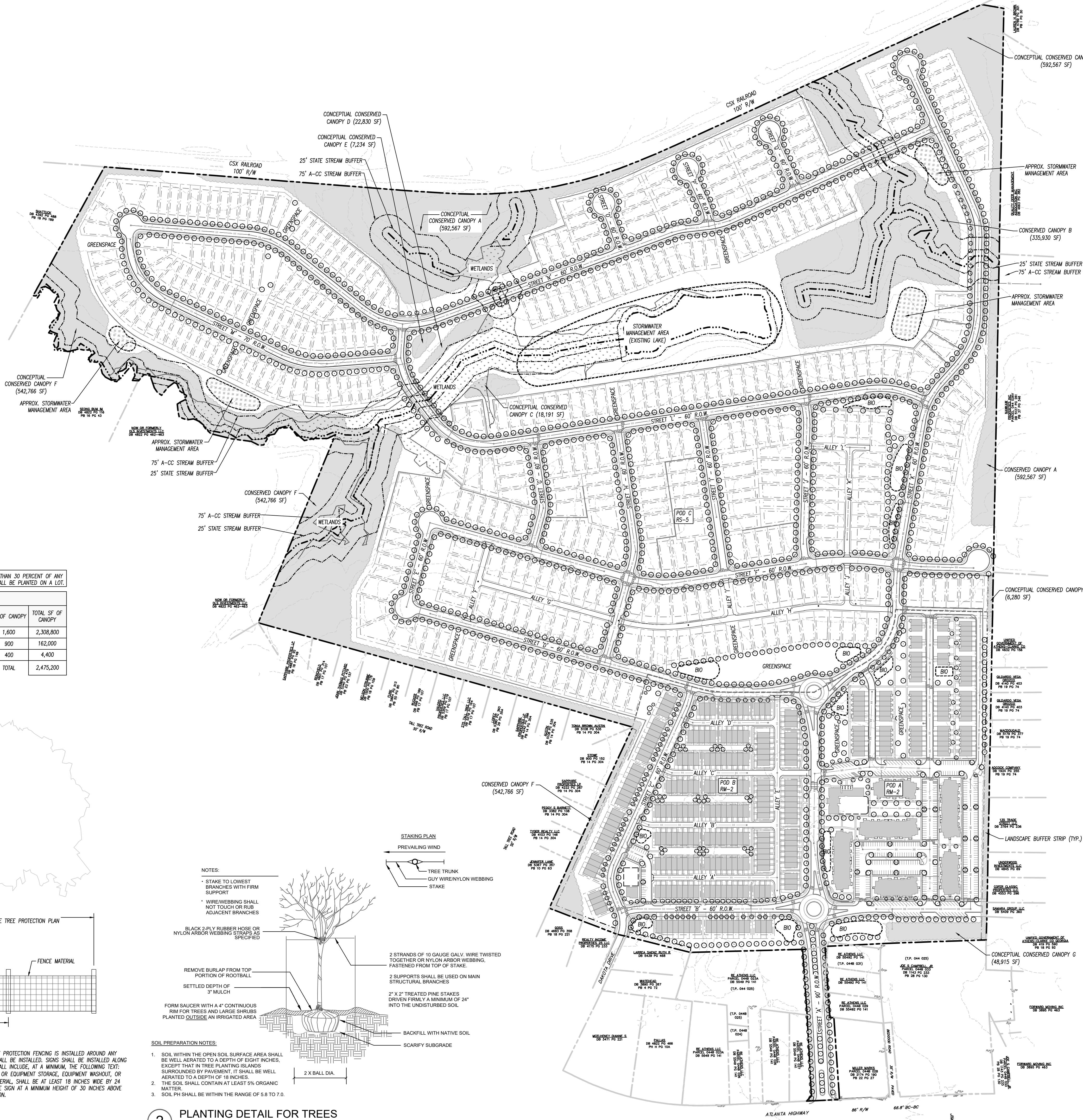
SOIL PREPARATION NOTES:

- SOIL WITHIN THE OPEN SOIL SURFACE AREA SHALL BE WELL AERATED TO A DEPTH OF EIGHT INCHES, EXCEPT THAT IN TREE PLANTING ISLANDS SURROUNDED BY PAVEMENT, IT SHALL BE WELL AERATED TO A DEPTH OF 18 INCHES.
- THE SOIL SHALL CONTAIN AT LEAST 5% ORGANIC MATTER.
- SOIL PH SHALL BE WITHIN THE RANGE OF 5.8 TO 7.0.

2 PLANTING DETAIL FOR TREES

N.T.S.

P-20052-01



PROJECT AREA BREAKDOWN

PROPOSED COMMERCIAL AREA (C-G):	61,454 SF (1.41 AC)
PROPOSED POD A (RM-2):	862,102 SF (19.79 AC)
PROPOSED POD B (RM-2):	895,295 SF (20.55 AC)
PROPOSED POD C (RS-5):	6,914,975 SF (158.75 AC)

TOTAL PROJECT AREA: 8,733,826 SF (200.50 AC)

CONSERVED CANOPY NOTES

TOTAL PROJECT AREA:	200.50 ACRES (8,733,826 SF)
OPEN WATER LAKE AREA:	1.67 ACRES (72,745 SF)
NET PROJECT AREA:	198.83 ACRES (8,661,081 SF)

CANOPY REQUIREMENTS PER LAND USE ZONE:

C-G:	10% CONSERVED (40% TOTAL)
RM-2:	25% CONSERVED (50% TOTAL)
RS-5 SITE:	15% CONSERVED (40% TOTAL)
RS-5 EACH LOT:	0% CONSERVED (35% TOTAL)

C-G AREA:	61,454 SF * 0.10 = 6,145.4 SF CONSERVED
RM-2 AREA:	1,757,397 SF * 0.25 = 439,349.3 SF CONSERVED
RS-5 AREA:	6,914,975 SF * 0.15 = 1,037,246.2 SF CONSERVED
NET CONSERVED CANOPY AREA REQ.:	1,482,740.9 SF

(1,482,740.9 SF/8,733,826 SF) * 100 = 16.98% NET CANOPY REQUIREMENT

C-G AREA:	61,454 SF * 0.40 = 24,581.6 SF TOTAL
RM-2 AREA:	1,757,397 SF * 0.50 = 878,698.5 SF TOTAL
RS-5 AREA:	6,914,975 SF * 0.40 = 2,765,990.0 SF TOTAL
NET TOTAL AREA REQ.:	3,669,270.1 SF

(3,669,270.1 SF/8,733,826 SF) * 100 = 42.01% NET TOTAL REQUIREMENT

PROPOSED CANOPY PROVIDED:

CONCEPT CONSERVED CANOPY:	18.03% OF SITE (1,574,713 SF)
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TOTAL PLANTED CANOPY: 28.34% OF SITE (2,475,200 SF)

CONSERVED AND PLANTED CANOPY: 46.37% OF SITE (4,049,913 SF)

STREET BREAKDOWN

STREET A:	2,655 LF	(89 STREET TREES REQUIRED/90 PROPOSED)
STREET B:	2,490 LF	(83 STREET TREES REQUIRED/84 PROPOSED)
STREET C:	1,945 LF	(65 STREET TREES REQUIRED/66 PROPOSED)
STREET D:	2,989 LF	(100 STREET TREES REQUIRED/100 PROPOSED)
STREET E:	936 LF	(32 STREET TREES REQUIRED/32 PROPOSED)
STREET F:	3,846 LF	(129 STREET TREES REQUIRED/129 PROPOSED)
STREET G:	723 LF	(25 STREET TREES REQUIRED/25 PROPOSED)
STREET H:	1,536 LF	(52 STREET TREES REQUIRED/53 PROPOSED)
STREET I:	1,113 LF	(38 STREET TREES REQUIRED/38 PROPOSED)
STREET J:	1,128 LF	(38 STREET TREES REQUIRED/38 PROPOSED)
STREET K:	5,304 LF	(177 STREET TREES REQUIRED/178 PROPOSED)
STREET L:	4,211 LF	(141 STREET TREES REQUIRED/141 PROPOSED)
STREET M:	2,624 LF	(88 STREET TREES REQUIRED/88 PROPOSED)
STREET N:	6,478 LF	(214 STREET TREES REQUIRED/217 PROPOSED)
STREET O:	513 LF	(18 STREET TREES REQUIRED/18 PROPOSED)
STREET P:	599 LF	(20 STREET TREES REQUIRED/21 PROPOSED)
STREET Q:	625 LF	(21 STREET TREES REQUIRED/22 PROPOSED)

PLANTING MATERIALS NOTE

ALL TREE SIZES TO BE AS FOLLOWS:
DECIDUOUS TREES - 2" CALIPER
MULTI-TRUNK TREES - 1" CALIPER PER TRUNK
EVERGREEN TREES - 8" IN HEIGHT

MINIMUM DISTANCES IN FEET REQUIRED BETWEEN TREES & STRUCTURES OR INFRASTRUCTURE BY TREE CANOPY SIZE CATEGORY

STRUCTURE/ INFRASTRUCTURE DESCRIPTION	TREE CANOPY SIZE CATEGORY FROM THE ACC TREE SPECIES LIST			
	LARGE	MEDIUM	SMALL	VERY SMALL
STREET INTERSECTION, MEASURED FROM THE ROW BOUNDARY	35	35	35	35
TRAFFIC SIGNS	20	20	20	20
LIGHT POLES	20	20	15	15
OVERHEAD UTILITIES	30	20	0	0
UNDERGROUND UTILITIES	5	5	5	5
MAILBOXES	5	5	5	5
FH, ELECTRICAL BOXES, WM	5	5	5	5
CURB, SIDEWALK, EOP	3.5	3	2	2
BUILDINGS	15	10	5	5

TREE MANAGEMENT PLAN NOTES

- ALL EXISTING UTILITIES ARE SHOWN AS LOCATED ON AN SURVEY FOR. DR. HORTON-CONYERS BY ATWELL GROUP LOCATIONS SHOULD BE VERIFIED BY CONTRACTOR AT TIME OF CONSTRUCTION.
- SEE TREE CANOPY CALCULATIONS FOR EXISTING ON SITE TREE GROUPS OR INDIVIDUAL TREES TO BE CONSERVED.
- TREE PLANTINGS SHALL BE IN ACCORDANCE WITH ALL ACC TREE ORDINANCES AS WELL AS ANY THAT MAY BE REQUIRED BY STATE & FEDERAL AUTHORITIES AT THIS TIME.
- NO TREES WITH A DBH GREATER THAN 2" ARE LOCATED IN THE R/W.
- TREES PLANTED OR CONSERVED TO MEET CODE REQUIREMENTS SHALL NOT BE REMOVED WITHOUT PRIOR APPROVAL OF THE ACC ARBORIST OR FORESTER.
- THE ACC ARBORIST OR FORESTER MUST INSPECT THE INSTALLATION OF TREE PROTECTION FENCING PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITY, INCLUDING DEMOLITION (WHEN PROPOSED). TREE PROTECTION FENCING SHALL REMAIN IN PLACE UNTIL CONSTRUCTION ACTIVITIES END OR A CERTIFICATE OF OCCUPANCY IS ISSUED, WHICHEVER IS LATER. CONTRACTOR TO COORDINATE INSPECTION.
- NO VEHICLE OR EQUIPMENT TRAFFIC, PARKING OR STORAGE OF MATERIALS IS ALLOWED WITHIN THE TREE PROTECTION AREA NOR WITHIN 10' OF THE TRUNK ANY CONSERVED TREE.
- TREES PLANTED TO MEET DEVELOPMENT REQUIREMENTS SHOULD BE WATERED THROUGHOUT THE GROWING SEASON TO THE EQUIVALENT OF 1" OF WATER PER WEEK.
- STAKING MATERIALS SHOULD BE REMOVED WITHIN ONE YEAR OF PLANTING.
- BURLAP (AND ALL OTHER MATERIALS) MUST BE REMOVED FROM AT LEAST THE TOP 12" OF THE ROOT BALL AND TREE SHOULD BE PLANTED SO THAT TRUNK FLARE IS VISIBLE ABOVE THE GROUND.
- PLANTED TREES SHOULD BE MULCHED IMMEDIATELY AFTER PLANTING. MULCH IS NOT ALLOWED CLOSER THAN 6" TO THE TRUNK FLARE.
- ALL PLANTINGS SHALL BE INSTALLED ACCORDING TO SECTION 8-7-19 OF THE ATHENS-CLARKE COUNTY CODE OF ORDINANCES.
- ALL EXISTING TREES THAT HAVE BEEN DESIGNATED FOR CONSERVATION MUST BE PROTECTED IN ACCORDANCE WITH 8-7-19. ALL TREE PROTECTION FENCING(S) TO BE INSTALLED PRIOR TO ANY DEMOLITION ACTIVITIES.
- FORESTED AREAS CONTRIBUTING TOWARDS CONSERVED TREE CANOPY AND CONSERVATION CREDIT MUST REMAIN IN THEIR NATURAL, UNDISTURBED CONDITION. CLEARING OF UNDERBUSH IS NOT PERMITTED, EXCEPT FOR THE REMOVAL OF INVASIVE SPECIES.
- THIS SHEET SHOWS PROPOSED TREES, BUT NOT ALL PROPOSED LANDSCAPING. SEE THE PLANT LISTS ON THE LANDSCAPE PLAN FOR TOTAL REQUIRED ONSITE PLANTINGS, INCLUDING REQUIRED LANDSCAPE BUFFERS AND SCREENING.
- THERE ARE EXISTING FORESTED AREAS ON THIS SITE. NO INDIVIDUAL TREES HAVE BEEN INVENTORIED AND THEREFORE ARE NOT COUNTED AS SUCH IN THE CALCULATIONS.
- THERE ARE NO AREAS ON SITE DESIGNATED FOR FOREST REGENERATION OR FUTURE FORESTS.
- ALL TREES GREATER THAN 2" DBH WHICH FALL OUTSIDE OF THE DEVELOPMENT AREAS WILL BE SAVED ON THE SITE. THE DEVELOPMENT AREAS WILL BE FURTHER DEFINED BY CONSTRUCTION PLANS.



CIVIL ENGINEERING | LANDSCAPE ARCHITECTURE
LAND SURVEYING | TRAFFIC ENGINEERING
ECONOMIC DEVELOPMENT

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WINSLOW PARK
ATHENS-CLARKE COUNTY, GEORGIA
4500 ATLANTA HIGHWAY - 200.50 ACRES

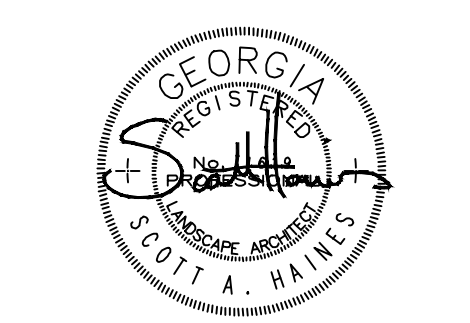
Know what's below.
Call before you dig.

REVISIONS

DATE	COMMENT

INITIAL SUB. DATE: 8/2/24

ISSUANCE DATE: 11/27/24



W&A PROJECT #: 240007

REZONE-TREE
MANAGEMENT PLAN

L201