

997 S. Milledge Ave.

Athens, GA
Athens-Clarke County

spg

Rezone Application

11/27/2024

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Project Team

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Project Data

Project Description

The nature of development includes the construction of new townhomes and a renovation of an existing historic structure. The area of development is currently used as office space and parking. The intent of this rezone application is to provide appropriate density for the parcel while maintaining the character of the South Milledge Ave corridor. This residential development will require infrastructure, such as stormwater detention, waterlines, and sanitary sewer lines.

Project Address / Parcel

Parcel(s) 173A1 G008
997 S. Milledge Avenue
Athens, GA

Project Current Zoning

C-0 Commercial Office

Project Proposed Zoning

RM-2

Total Project Area (Parcel)

0.856 AC



Vicinity Map
Not to Scale



Project Info:
997 S. Milledge Ave.
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Athens-Clarke County

Sheet Issue: 11/27/2024 Project No. 23-3363

Firm Info:

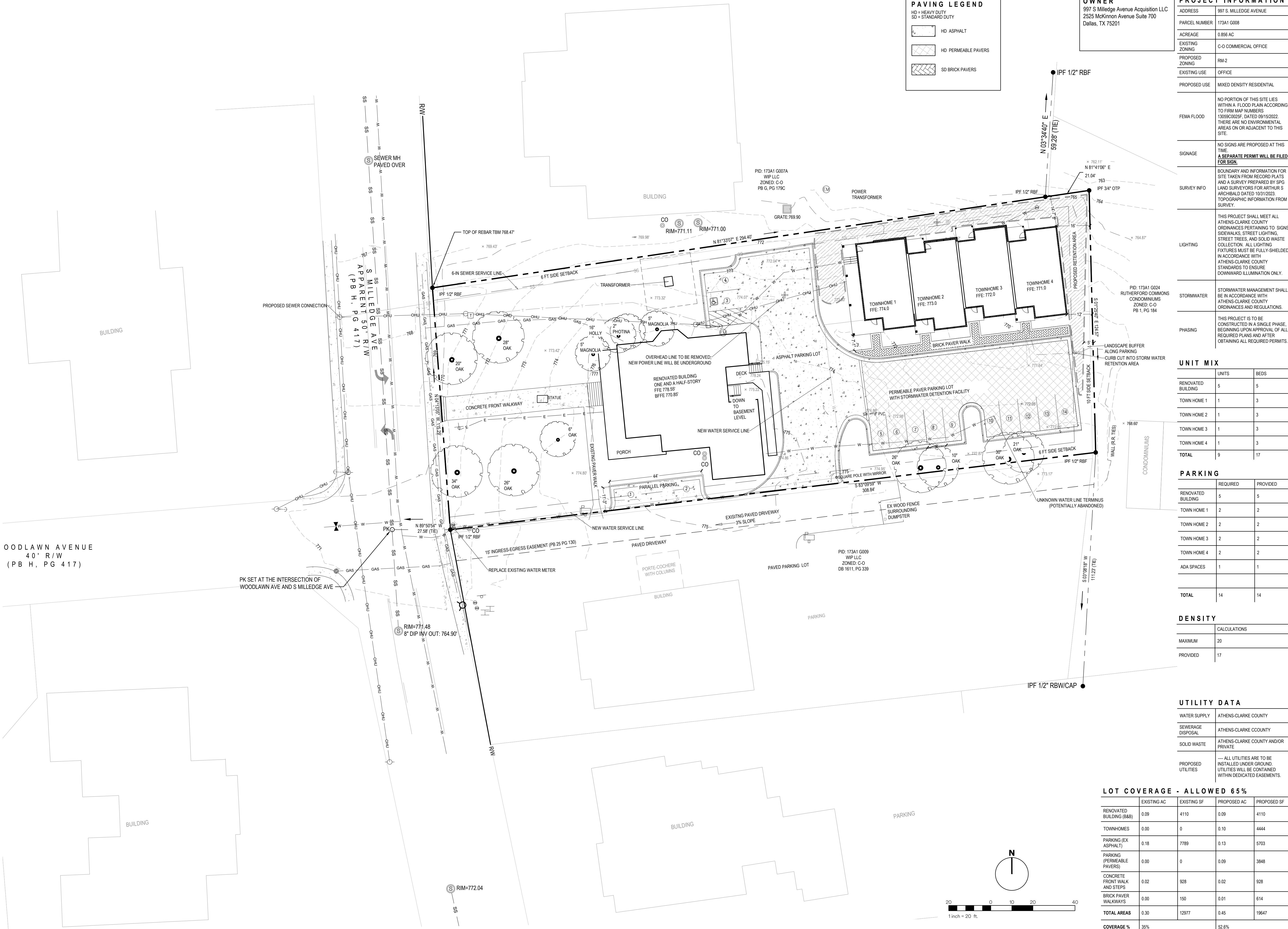


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Sheet Title:

Cover

C-00



PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	SPACING	SIZE	CONDITION	CANOPY	SOIL SURFACE
TREES							
•	1	Nyssa sylvatica / Black Gum	As Shown	3" Cal.	B & B	Medium (900 SF)	
•	2	Quercus texana / Nuttall Oak	As Shown	2"-3" Cal.	B & B	Large (1,600 SF)	400 SF

TREE CANOPY COVERAGE

	REQUIRED - AC	PROPOSED - AC	REQUIRED % OF SITE	PROPOSED - % OF SITE
CONSERVED CANOPY	0.203	0.510	25%	63%
TOTAL CANOPY COVERAGE (PLANTED & CONSERVED)	0.405	0.587	50%	72%

PARKING LOT TREES

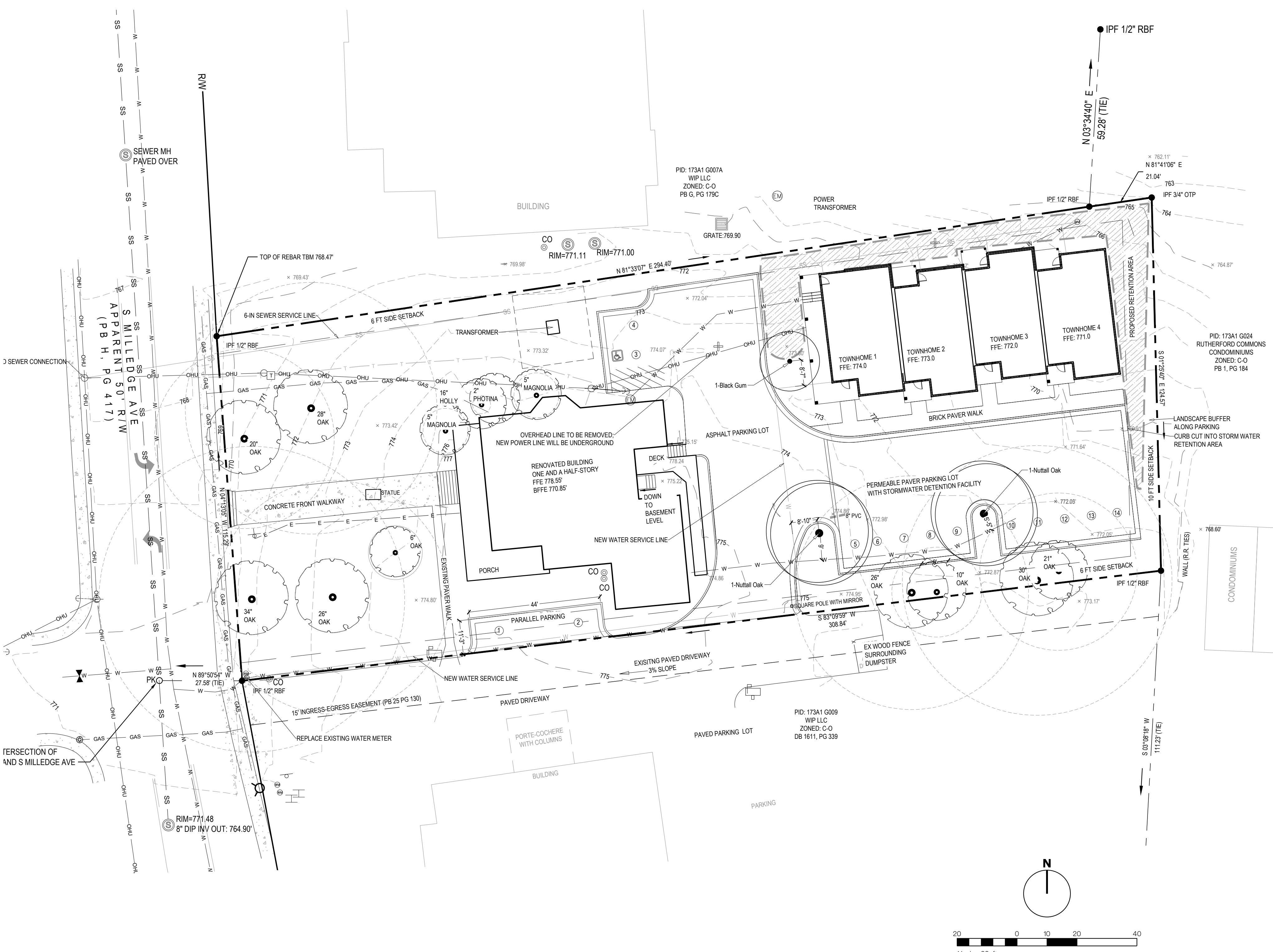
# OF PARKING SPACES	14
REQ. PARKING LOT TREES (1 PER 7 SPACES)	2
PARKING LOT TREES CONSERVED	4
PARKING LOT TREES PROPOSED	3
TOTAL PARKING LOT TREES PROPOSED:	7

EXISTING TREES CONSERVED

NAME	SIZE	QTY	UNIT CANOPY	TOTAL CANOPY
Quercus	28" Cal.	8	1,600 SF	12,800 SF
Magnolia grandiflora	28" Cal.	2	1,600 SF	3,200 SF
Carya illinoinensis	28" Cal.	2	1,600 SF	3,200 SF
Prunus caroliniana	2" Cal.	2	900 SF	1,800 SF
Cercis canadensis	3" Cal.	1	400 SF	400 SF
Ilex species	18" Cal.	2	400 SF	800 SF
TOTAL EXISTING CANOPY CONSERVED SF				22,200 SF
TOTAL EXISTING CANOPY CONSERVED %				62.92% OF SITE

PROPOSED TREES

REQUIRED PERCENTAGE: 50%	17641.8
PROPOSED PERCENTAGE: 72%	25550.00
QTY	17641.8
COMMON NAME	WIP LLC
BOTANICAL NAME	25550.00
2 NUTTAL OAK	QUERCUS NUTALLI
1 BLACK GUM	NYSSA SYLVATICA
3 TOTAL # OF TREES ON SITE	100.00%
	TOTAL PROPOSED CANOPY
	3,350 SF



TREE MANAGEMENT PLAN NOTES:

SITE INFORMATION:
 PROPERTY LOCATION: 997 S. Milledge Avenue
 TAX PARCEL NUMBER: 173A1 G008
 TOTAL SITE ACREAGE: 0.856 AC
 ZONING: RM-2
 EXISTING USE: Office
 PROPOSED USE: Mixed Density Residential

1. THE PROPERTY IS SERVED BY Athens-Clarke County FOR WATER AND Athens-Clarke County FOR SEWER SERVICES.
 2. BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY A SURVEY PREPARED BY SPG Land Surveyors DATED 10/31/2023.

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TREE MANAGEMENT STANDARDS FOR EXISTING TREES:

- PROTECTION OF EXISTING INDIVIDUAL TREES OR EXISTING FORESTED AREAS INCLUDES PROTECTION OF THE ENTIRE CRITICAL ROOT ZONES OF THESE TREES.
- NO LAND DISTURBANCE, NO PARKING OF EQUIPMENT, NO DUMPING OF ANY POLLUTANTS, NOR ANY OTHER TYPE OF DAMAGING ACTIVITIES SHALL OCCUR WITHIN THE CRITICAL ROOT ZONES OF THE CONSERVED TREES.
- IN THE CASE OF FORESTED AREAS, NO TURF SHALL BE INSTALLED. NO MOWING SHALL OCCUR, AND NO UNDERBRUSH SHALL BE REMOVED EXCEPT FOR THE REMOVAL OF INVASIVE SPECIES SUCH AS KUDZU OR PRIVET.
- THERE ARE NO EXISTING ACC TREES GREATER THAN 2-IN DBH IN THE ADJACENT RIGHT-OF-WAYS.

GENERAL NOTES:

- ALL INDUSTRY STANDARDS AND GOOD PRACTICES SHALL BE FOLLOWED WHEN INSTALLING PLANT MATERIAL IN ORDER TO ENSURE OPTIMUM GROWTH AND HEALTH OF PLANTS.
- ALL PLANTED AREAS ARE TO BE MAINTAINED IN A MANNER CONSISTENT WITH THIS PLAN. PLANT MATERIAL SHALL BE APPROPRIATELY PRUNED AND WEEDS SHALL BE REMOVED. FERTILIZER SHALL BE APPLIED AS NECESSARY IN ORDER TO ENCOURAGE HEALTHY GROWTH. CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR TWO YEARS, EXCEPT IN THE CASE OF ABUSE OR INSUFFICIENT MAINTENANCE. ANY DEAD OR DISEASED PLANT MATERIAL SHALL BE REPLACED IN A TIMELY MANNER.
- TREES SHALL NOT BE PLANTED CLOSER THAN 35-FEET FROM STREET INTERSECTIONS MEASURED FROM THE RIGHT-OF-WAY BOUNDARY. TREES SHALL NOT BE PLANTED CLOSER THAN 20-FEET FROM TRAFFIC SIGNS. TREES SHALL NOT BE PLANTED CLOSER THAN 20-FEET FROM LIGHT POLES. TREES SHALL NOT BE PLANTED CLOSER THAN 30-FEET FROM OVERHEAD UTILITY LINES AND 6-FEET FROM UNDERGROUND UTILITY LINES. TREES SHALL NOT BE PLANTED CLOSER THAN 10-FEET FROM CRITICAL TRANSMISSION LINES, OR OTHER EQUIPMENT. TREES SHALL NOT BE PLANTED CLOSER THAN 15-FEET FROM ANY CURB, SIDEWALK, OR PAVEMENT EDGE. MEDIUM CANOPY TREES SHALL NOT BE PLANTED CLOSER THAN 10-FEET FROM BUILDINGS; LARGE CANOPY TREES NOT CLOSER THAN 15-FEET. TREES, AS THEY GROW, SHALL BE PRUNED TO PROVIDE 9-FEET OF CLEARANCE ABOVE SIDEWALKS AND 12-FEET OF CLEARANCE ABOVE ROADWAYS. SHRUBS SHALL NOT BE PLANTED CLOSER THAN 2.5-FEET FROM TREE TRUNKS.

ATHENS-CLARKE COUNTY TREE MANAGEMENT PLAN NOTES:

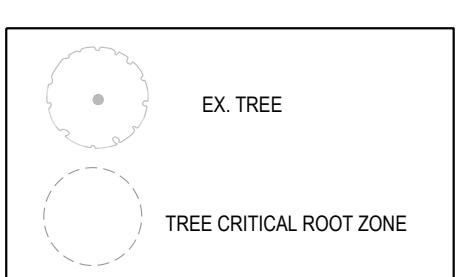
- TREES PLANTED OR CONSERVED TO SATISFY REQUIREMENTS OF THE ACC COMMUNITY TREE ORDINANCE SHALL NOT BE REMOVED WITHOUT PRIOR APPROVAL OF THE PLANNING DIRECTOR.
- TREES PLANTED TO MEET DEVELOPMENT REQUIREMENTS SHOULD BE WATERED THROUGHOUT THE GROWING SEASON TO THE EQUIVALENT OF 1-IN OF WATER PER WEEK.
- STAKING MATERIALS SHOULD BE REMOVED WITHIN ONE YEAR OF PLANTING.
- BURLAP (AND ALL OTHER MATERIALS) MUST BE REMOVED FROM AT LEAST THE TOP 12-IN OF THE ROOT BALL AND TREES 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-IN TO THE TRUNK FLARE.
- THE ACC ARBORIST OR COMMUNITY TREE FORESTER MUST INSPECT INSTALLATION OF TREE PROTECTION FENCING PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITY. TREE PROTECTION FENCING SHALL REMAIN IN PLACE UNTIL CONSTRUCTION ACTIVITIES END OR A CERTIFICATE OF OCCUPANCY IS ISSUED, WHICHEVER IS LATER. NO VEHICLE OR EQUIPMENT TRAFFIC, PARKING, OR STORAGE OF MATERIALS IS ALLOWED WITHIN THE TREE PROTECTION AREA.
- 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 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 WASHING, OR VEHICLE TRAFFIC ALLOWED". THE SIGN SHALL BE APPLIED OUT OF A STURDY MATERIAL, SHALL BE AT LEAST 18-IN HIGH BY 24-IN HIGH, AND SHALL BE PLACED ON A STURDY POST WITH THE BOTTOM OF THE SIGN AT A MAXIMUM HEIGHT OF 30-IN ABOVE THE GROUND. THE SIGNS MUST REMAIN PRESENT AT ALL TIMES DURING CONSTRUCTION.

NO STRUCTURES OR TREES TO BE PROPOSED WITHIN EXISTING AND/OR PROPOSED UTILITY EASEMENTS.

NO TREES IN EASEMENTS OR WITHIN 5' OF WATER OR SANITARY SEWER SERVICES.

MINIMUM DISTANCES IN FEET REQUIRED BETWEEN TREES AND 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 R.O.W. 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		2	2	1.5	1.5
BUILDINGS		15	10	5	5



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Tree Management Plan

C-20

