

LANDSCAPE CALCULATIONS

REQUIRED TOTAL LANDSCAPED AREA: 35% (RM-2)
PROPOSED TOTAL LANDSCAPE AREA: 1,098,624 SF (60.58% OF NET SITE)

STREET TREES

REQUIRED: 1 TREE FOR 30' FRONTAGE PER SECTION 8.7-15.1X
ROAD A:
SIDE A: 1,208.66 LF. FRONTAGE = 41.28 REQUIRED/41 PROPOSED
SIDE B: 1,554.74 LF. FRONTAGE = 51.82 REQUIRED/52 PROPOSED
ROAD B:
SIDE A: 967.28 LF. FRONTAGE = 32.24 REQUIRED/33 PROPOSED
SIDE B: 917.83 LF. FRONTAGE = 30.59 REQUIRED/31 PROPOSED
ROAD C:
SIDE A: 704.09 LF. FRONTAGE = 23.47 REQUIRED/24 PROPOSED
SIDE B: 607.81 LF. FRONTAGE = 20.26 REQUIRED/21 PROPOSED
ROAD D:
SIDE A: 678.75 LF. FRONTAGE = 21.28 REQUIRED/24 PROPOSED
SIDE B: 734.31 LF. FRONTAGE = 24.48 REQUIRED/25 PROPOSED
W. VINCENT DR:
SIDE A: 1,982.98 LF. FRONTAGE = 66.09 REQUIRED/66 PROPOSED
SIDE B: 1,851.85 LF. FRONTAGE = 61.73 REQUIRED/62 PROPOSED
OLD JEFFERSON RD.:
820.38 LF. FRONTAGE
185.94 LF. GAS EASEMENT
634.44 LF. NET FRONTAGE = 21.15 TREES REQUIRED/22 PROPOSED

PARKING LOT TREES:
REQUIRED: 1 PER 7 STANDARD PARKING SPACES
 $369 \text{ PROPOSED SPACES} / 7 = 52.71 \text{ REQUIRED TREES}$
53 PROPOSED TREES

QUANTITIES AND PERCENTAGES ARE PROVIDED FOR PERMITTING PURPOSES ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES BEFORE PROVIDING A PROPOSED PRICE FOR SCOPE OF WORK TO BE PERFORMED. IF ANY DISCREPANCIES ARE FOUND, PLEASE REPORT TO W&A ENGINEERING IMMEDIATELY.

FOR SITE COVERAGE PERCENTAGES, SEE SITE PLAN.
FOR TREE MANAGEMENT CALCULATIONS, SEE TREE MANAGEMENT PLAN.

TOTAL PROJECT ACREAGE: 46.284 ACRES (2,016,131 SF.)
FUTURE ROW: 4.05 ACRES (176,615.74 SF.)
ENVIRONMENTAL AREAS: 3.40 ACRES (148,222.61 SF.)
NET SITE ACREAGE: 38.83 ACRES (1,691,292.7 SF.)

ZONING: RM-2

EXISTING TREE CANOPY: 1,691,292.7 SF. OR 100% OF NET SITE

PROPOSED CONSERVED TREE CANOPY: 183,217.09 SF. OR 10.83% OF NET SITE

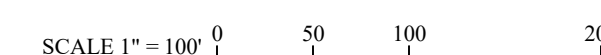
TOTAL INDIVIDUAL PLANTED TREE CANOPY: 672,300 SF. OR 39.75% OF NET S

REQUIRED TOTAL TREE CANOPY (CONSERVED & PLANTED): 50% OF NET SITE
TOTAL TREE CANOPY (CONSERVED & PLANTED):

1. ALL EXISTING UTILITIES ARE SHOWN AS LOCATED ON AN SURVEY FOR: POINSEETT REAL ESTATE PARTNERS BY WGA ENGINEERING. LOCATIONS SHOWN BY CONTRACTOR AT TIME OF CONSTRUCTION.
2. SEE TREE CANOPY CALCULATIONS FOR EXISTING ON SITE TREE GROUPS OR INDIVIDUAL TREES TO BE CONSERVED.
3. TREE PLANTINGS SHALL BE IN ACCORDANCE WITH ALL ACC TREE ORDINANCES AS WELL AS ANY THAT MAY BE REQUIRED BY STATE OR FEDERAL AGENCIES AT THIS TIME.
4. NO TREES WITH A DBH GREATER THAN 2" ARE LOCATED IN THE R/W.
5. ANY REMOVED OR CROPPED TREES MUST MEET CODE REQUIREMENTS, SHALL NOT BE REMOVED WITHOUT PRIOR APPROVAL OF THE ACC ARBORIST OR FORESTER.
6. THE 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.
7. NO VEHICLE OR EQUIPMENT (TRUCK, PARKING OR STORAGE OF MATERIALS IS ALLOWED WITHIN THE TREE PROTECTION AREA NOR WITHIN 10' OF THE TRUNK ANY CONSERVED TREE.
8. TREES PLANTED TO MEET DEVELOPMENT REQUIREMENTS SHOULD BE WATERED THROUGHOUT THE GROWING SEASON TO THE EQUIVALENT OF 1" OF WATER PER WEEK.
9. STAKING MATERIALS SHOULD BE REMOVED WITHIN ONE YEAR OF PLANTING. BURLAP (AND ALL OTHER MATERIALS) MUST BE REMOVED FROM ALL LEAST 50% OF THE TOP OF THE TRUNK. STAKING SHOULD BE PLANTED SO THAT TRUNK FLARE IS VISIBLE ABOVE THE GROUND.
10. PLANTED TREES SHOULD BE MULCHED IMMEDIATELY AFTER PLANTING. MULCH IS ALLOWED TO BE 2" OF THE TOP OF THE TRUNK.
11. A PLANTING SCHEDULE SHALL BE SUBMITTED TO THE ACC 8-7-19 OF THE ALLEN-CLARKE COUNTY CODE OF ORDINANCES.
12. ALL EXISTING TREES THAT HAVE BEEN DESIGNATED FOR CONSERVATION MUST BE MAINTAINED IN ACCORDANCE WITH THE ACC TREE PROTECTION FENCING(S) TO BE INSTALLED PRIOR TO ANY DEMOLITION ACTIVITIES.
13. FORESTED AREAS CONTRIBUTING TOWARDS CONSERVED TREE CANOPY AND CROWN CREDIT TO MEET DEVELOPMENT REQUIREMENTS SHALL BE MAINTAINED. CLEARING OF UNDERBRUSH IS NOT PERMITTED, EXCEPT FOR THE REMOVAL OF INVASIVE SPECIES.
14. THE ACC SHOWS PROPOSED TREES, BUT NOT ALL PROPOSED LANDSCAPING. SEE THE PLANT LIST ON THE LANDSCAPE PLAN FOR TOTAL REQUIRED ONSITE PLANTINGS, INCLUDING REQUIRED LANDSCAPE BUFFERS AND SCREENING.
15. THERE ARE NO EXISTING FORESTED AREAS ON THIS SITE, NO INDIVIDUAL TREES HAVE BEEN INVENTORIED AND THEREFORE ARE NOT COUNTED AS SUCH IN THE CALCULATIONS.
16. THERE ARE NO AREAS ON SITE DESIGNATED FOR FOREST REGENERATION OR FUTURE FOREST(S).
17. ALL TREES GREATER THAN 2" DBH WHICH FALL OUTSIDE OF THE DESIGNATED AREAS SHALL BE MAINTAINED AND THE TREE REPLACEMENT AREA WILL BE FURTHER DEFINED BY CONSTRUCTION PLANS.

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 / 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



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OLD JEFFERSON ROAD
RESIDENTIAL
ATHENS-CLARKE COUNTY, GA
5090 OLD JEFFERSON ROAD - 46.284 ACRES

Know what's below.
Call before you dig.

[illegible]

FOR REVIEW

INITIAL SUB. DATE: ###

ISSUANCE DATE: ----

W&A PROJECT #: 24-00137

TREE MANAGEMENT PLAN

L201