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TOTAL INDIVIDUAL CONSERVED TREE CANOPY										
QTY	BOTANICAL NAME	COMMON NAME	% OF TOTAL TREE #	CANOPY SIZE CATEGORY	CANOPY SIZE (SF)	OPEN SOIL SURFACE (SF)	TOTAL CANOPY SIZE (SF)	MINIMUM CALIPER SIZE	MINIMUM HEIGHT	SPACING
2	ACER RUBRUM	RED MAPLE	1.71	MEDIUM	900	225	1,800	2"	10'	S.A.S.
8	GINKGO BILOBA	GINKGO (MALE ONLY)	6.84	LARGE	1,600	400	12,800	2"	10'	S.A.S.
3	ACER SACCHARUM	SUGAR MAPLE	2.56	LARGE	1,600	400	4,800	2"	10'	S.A.S.
19	ULMUS AMERICANA "PRINCETON"	PRINCETON AMERICAN ELM	16.24	LARGE	1,600	400	30,400	2"	10'	S.A.S.
26	QUERCUS PHELLOS	WILLOW OAK	22.22	LARGE	1,600	400	41,600	2"	10'	S.A.S.
31	QUERCUS SHUMARDII	SHUMARD OAK	26.50	LARGE	1,600	400	49,600	2"	10'	S.A.S.
3	CERDUS CANADENSIS	EASTERN REDBUD	2.56	SMALL	400	100	1,200	2"	10'	S.A.S.
1	CHONANTHUS RETICULUS "SPIRIT"	SPIRIT FRINGETREE	0.85	SMALL	400	100	400	2"	10'	S.A.S.
4	PLATANUS x ACERIFOLIA "EXCLAMATION"	EXCLAMATION LONDON PLANETREE *	3.42	LARGE	1,600	400	1,600	2"	10'	S.A.S.
8	LIQUIDAMBAR STRACIPLUEA "SLENDER SILHOUETTE"	SLENDER SILHOUETTE SWEETGUM **	6.84	MEDIUM	900	225	0	2"	10'	S.A.S.
2	JUNIPERUS VIRGINIANA "TAYLOR"	TAYLOR JUNIPER **	1.71	VERY SMALL	200	100	0	2"	8'	S.A.S.
2	METASEQUOIA GLYPTOSTROBODES	DAWN REDWOOD	1.71	LARGE	1,600	400	3,200	2"	10'	S.A.S.
8	FRAXINUS PENNSYLVANICA	GREEN ASH	6.84	LARGE	1,600	400	12,800	2"	10'	S.A.S.
117	TOTAL TREES (NO SPECIES IS OVER 30% OF TOTAL)		100.00				160,200			
* 3 TREES NOT CALCULATED FOR CANOPY DUE TO INSUFFICIENT SOIL SURFACE AREA										
** TREES NOT INCLUDED IN CANOPY CALCULATIONS										

PROJECT DATA

PROPERTY OWNER: MULTIPLE

AUTHORIZED AGENT: W&A ENGINEERING
355 ONETA ST. SUITE D100
ATHENS, GA 30601
706.310.0400

PHYSICAL ADDRESS: 355 ONETA ST. & 352 ONETA ST.

TAX PARCEL: 114B 019B, 114B 019A, 114B 019C, 114B2 0009, 114B2 0008, 114B2 D010, 114B2 D007, 114B2 D006, 114B2 D005, 114B2 D004, 114B2 D003, 114B2 D002, 114B2 D001, 114B2 C002, 114B2 C001, 114B2 B001, 114B2 A001, 114B 019.

GMD: 216

TOTAL PROJECT ACREAGE: 18.174 ACRES (791,667.02 SF.)

CONTOUR INTERVAL: 2' FIELD RUN TOPO BY W&A ENGINEERING DATED 10/24/2014

BOUNDARY SURVEY: THIS DRAWING WAS PREPARED USING A W&A ENGINEERING TOPOGRAPHIC SURVEY FOR SOUTHERN MILL LOTS, DATED 10/13/2022.

EXISTING ZONING: CN PD

PROPOSED ZONING: CN PD

EXISTING USE: COMMERCIAL MIXED USE

PROPOSED USE: COMMERCIAL MIXED USE

FLOOD PLAIN PORTIONS OF THIS PROPERTY DO LIE WITHIN THE FLOOD PLAIN ACCORDING TO FIRM COMMUNITY PANEL NUMBER 13050C0015E DATED 9/15/2022.

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

THERE ARE NO WETLANDS DELINEATED ON SITE.

THIS PROPERTY DOES CONTAIN ENVIRONMENTAL AREAS AS DENOTED ON THE ATHENS-CLARKE COUNTY ENVIRONMENTAL MAP.

WATER SUPPLY: ATHENS-CLARKE COUNTY DEPARTMENT OF PUBLIC UTILITIES

SEWAGE DISPOSAL: ATHENS-CLARKE COUNTY DEPARTMENT OF PUBLIC UTILITIES

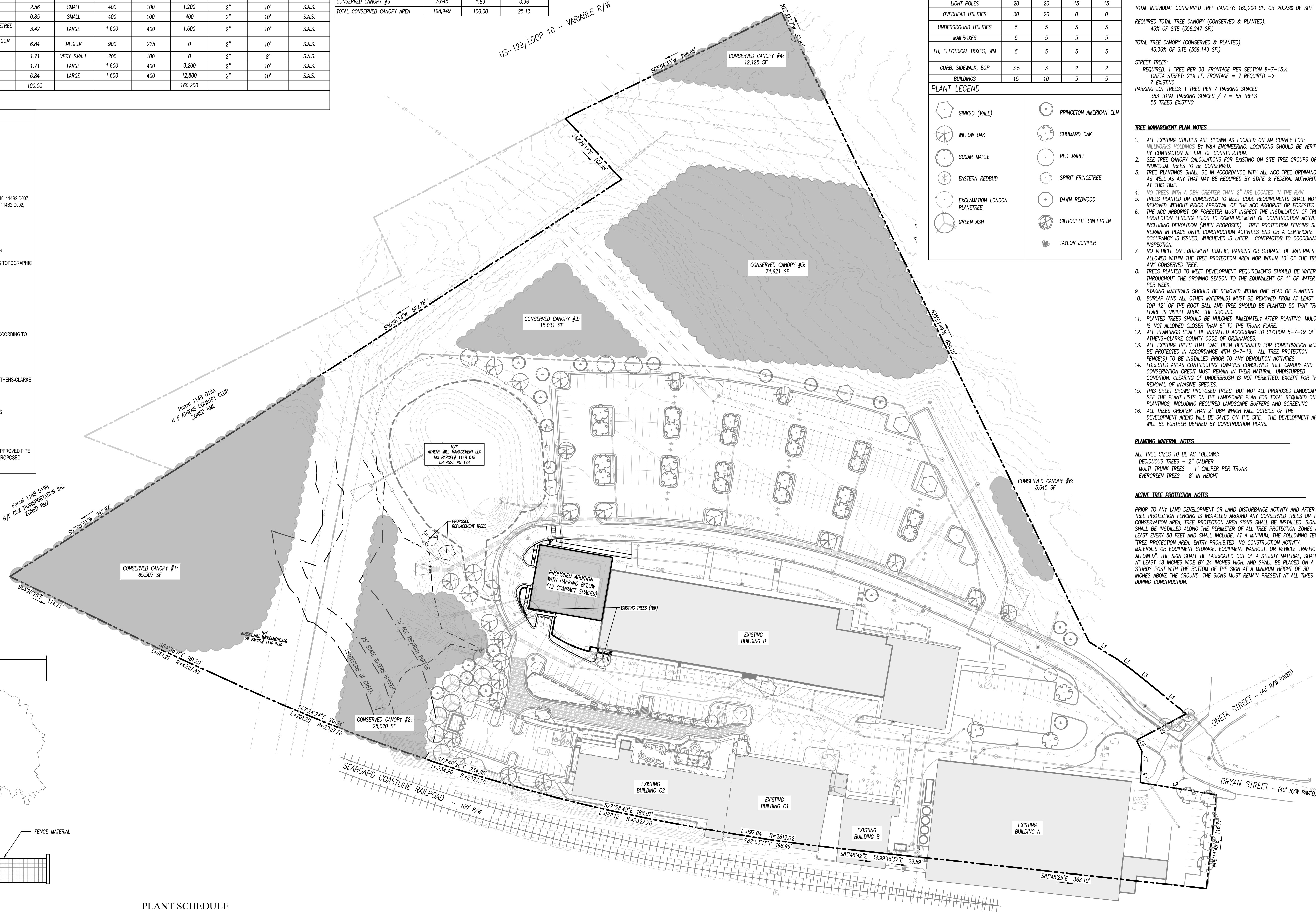
SOLID WASTE: BY PRIVATE CONTRACT

UTILITIES: POWER, GAS, WATER, SEWER, TELEPHONE, CABLE TV

SITE DRAINAGE: CONCRETE CURB AND GUTTER AND ATHENS-CLARKE COUNTY APPROVED PIPE WILL BE EMPLOYED TO COLLECT AND DIVERT SURFACE WATER TO THE PROPOSED STORM WATER MANAGEMENT FACILITY.

TOTAL CONSERVED CANOPY			
AREA DESIGNATION	CANOPY SIZE (AC)	PERCENTAGE OF TOTAL (%)	PERCENTAGE OF SITE (%)
CONSERVED CANOPY #1	65,507	32.93	2.36
CONSERVED CANOPY #2	28,020	14.08	1.01
CONSERVED CANOPY #3	15,031	7.56	0.54
CONSERVED CANOPY #4	12,125	6.09	0.44
CONSERVED CANOPY #5	74,821	37.51	2.68
CONSERVED CANOPY #6	3,645	1.83	0.96
TOTAL CONSERVED CANOPY AREA	198,949	100.00	25.13

US-129/LOOP 10 - VARIABLE R/W



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

PLANT LEGEND

	GINKGO (MALE)		PRINCETON AMERICAN ELM
	WILLOW OAK		SHUMARD OAK
	SUGAR MAPLE		RED MAPLE
	EASTERN REDBUD		SPIRIT FRINGETREE
	EXCLAMATION LONDON PLANETREE		DAWN REDWOOD
	GREEN ASH		SILHOUETTE SWEETGUM
			TAYLOR JUNIPER

TREE CANOPY CALCULATION

TOTAL PROJECT ACREAGE: 18.174 ACRES (791,659 SF.)
FUTURE ROW: 0 ACRES (0 SF.)

ZONING: C-N (PD)

EXISTING TREE CANOPY: 361,433 SF. OR 45.7% OF NET SITE

REQUIRED CONSERVED TREE CANOPY: 15% OF SITE (118,750 SF.)

PROPOSED CONSERVED TREE CANOPY: 198,949 SF. OR 25.13% OF SITE

TOTAL INDIVIDUAL CONSERVED TREE CANOPY: 160,200 SF. OR 20.23% OF SITE

REQUIRED TOTAL TREE CANOPY (CONSERVED & PLANTED): 45% OF SITE (356,247 SF.)

TOTAL TREE CANOPY (CONSERVED & PLANTED): 45.36% OF SITE (359,149 SF.)

STREET TREES:
REQUIRED: 1 TREE PER 30' FRONTAGE PER SECTION 8-7-15.K
ONETA STREET: 219 LF. FRONTAGE = 7 REQUIRED ->
EXISTING
PARKING LOT TREES: 1 TREE PER 7' PARKING SPACES
383 TOTAL PARKING SPACES / 7 = 55 TREES
55 TREES EXISTING

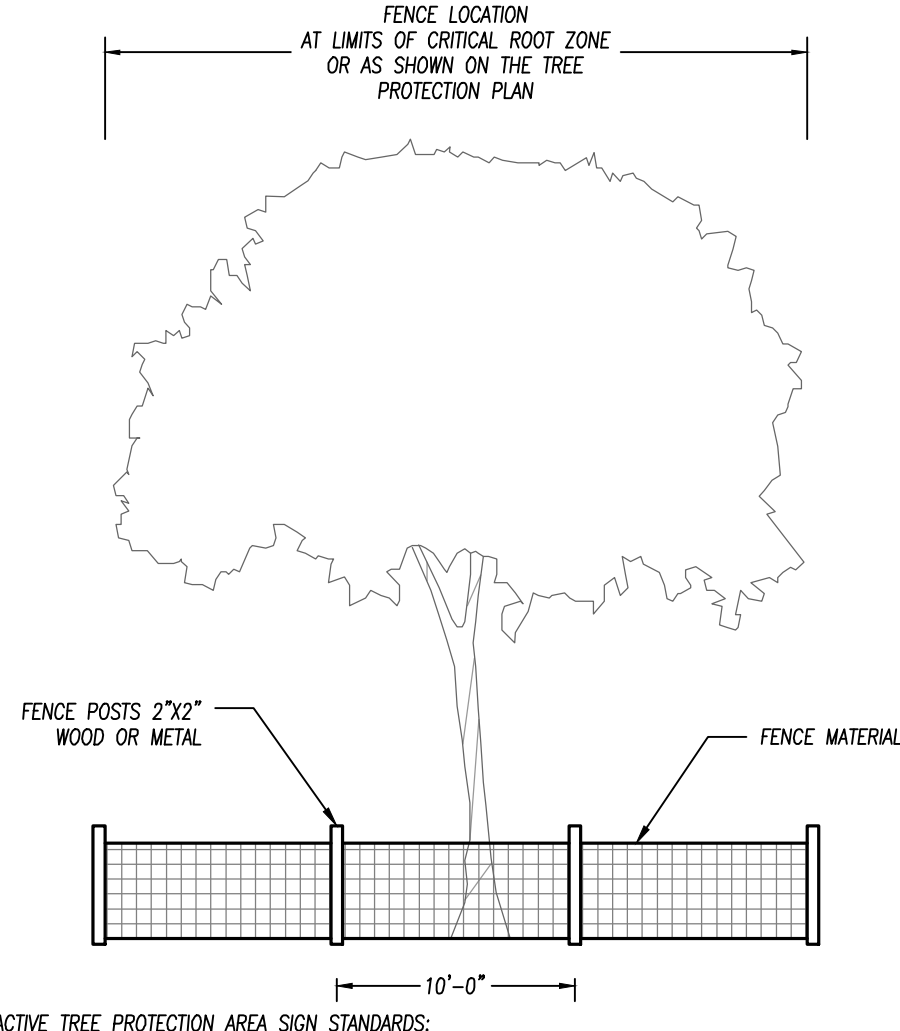
- TREE MANAGEMENT PLAN NOTES**
- ALL EXISTING UTILITIES ARE SHOWN AS LOCATED ON AN SURVEY FOR: MILLWORKS HOLDINGS BY W&A ENGINEERING. LOCATIONS SHOULD BE VERIFIED BY CONTRACTOR AT TIME OF CONSTRUCTION.
 - SEE TREE CANOPY CALCULATIONS FOR EXISTING ON SITE TREE GROUPS OR INDIVIDUAL TREES TO BE CONSERVED.
 - 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.
 - BURIAL (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 FENCE(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 UNDERBRUSH 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.
 - 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.

PLANTING MATERIAL NOTES

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

ACTIVE TREE PROTECTION NOTES

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.



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" IN BOTH ENGLISH AND SPANISH. 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-20052-14

PLANT SCHEDULE

SYMBOL CODE BOTANICAL / COMMON NAME CONT QTY

TREES

	GIN BIL	Ginkgo biloba / Maidenhair Tree (Male)	3 Gal	1
	QUE PHE	Quercus phellos / Willow Oak	3 Gal	1



W&A ENGINEERING

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

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SOUTHERN MILL
SUITE D900
ATHENS-CLARKE COUNTY, GEORGIA
18.174 ACRES

Know what's below.
Call before you dig.

REVISIONS

DATE	COMMENT

FOR REVIEW

INITIAL SUB. DATE: 5/30/2025

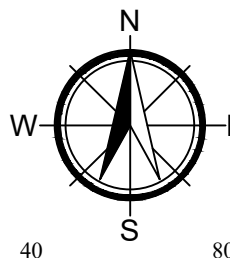
ISSUANCE DATE: 5/30/2025



W&A PROJECT #: 24-00338

PD TREE
MANAGEMENT PLAN

PD-02



SCALE 1" = 40' 20' 40' 80'