



REVISIONS	DESCRIPTION
DATE	

PITTMAN & GREER ENGINEERING P.C.

1050 BARBER CREEK DRIVE - BLDG. 400
WATKINSVILLE GA 30677

P. 706.419.9244 - WWW.PITTMANGREER.COM

GEORGIA REGISTERED LANDSCAPE ARCHITECT

No. 1478

WILLIAM J. GREER

ISSUE PURPOSE

FOR REVIEW ONLY

PURITAN LANDING

9.4946 AC. - 1060 MACON HIGHWAY, ET AL.

CLARKE COUNTY, GEORGIA

SCALE 1" = 40'

PROJECT NUMBER 2024-024

DATE 06.27.2025

MASTER PLANNED DEVELOPMENT PLAN

PD01




PROJECT DATA	
EXISTING CONDITIONS TAKEN FROM A SURVEY BY BASELINE SURVEYING DATED 02.20.2025, THE RECORDED PLAT, AND GOOGLE MAPS AERIAL PHOTO.	

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EXISTING SITE CONDITIONS

EX01

PROPOSED TREES

QUANTITY	BOTANICAL NAME	COMMON NAME	PERCENTAGE OF TOTAL TREE COUNT	CANOPY SIZE CATEGORY	SF. OF CANOPY	TOTAL SF. OF CANOPY
31	<i>Acer rubrum 'Red Sunset'</i>	RED SUNSET MAPLE	20%	MEDIUM	900	27,900
29	<i>Cercis canadensis</i>	EASTERN REDBUD	19%	SMALL	400	11,600
12	<i>Nyssa sylvatica</i>	BLACKGUM	8%	MEDIUM	900	10,800
20	<i>Quercus lyrata</i>	OVERCUP OAK	13%	LARGE	1,600	32,000
21	<i>Quercus nuttallii</i>	NUTTALL OAK	14%	LARGE	1,600	33,600
21	<i>Quercus phellos</i>	WILLOW OAK	14%	LARGE	1,600	33,600
18	<i>Quercus shumardii</i>	SHUMARD OAK	12%	LARGE	1,600	28,800
152	TOTAL		100%		Total:	178,300

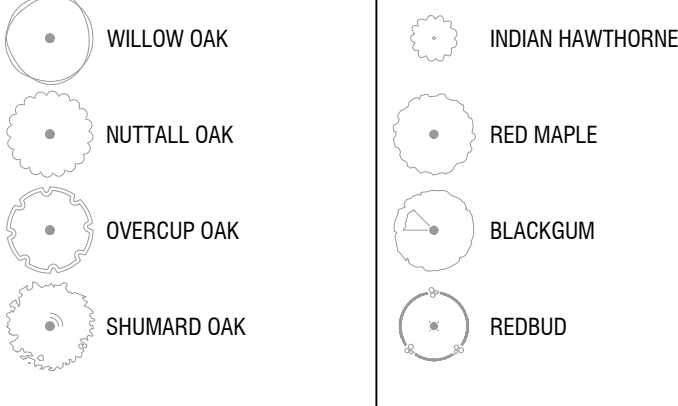
PROPOSED SHRUBS

QUANTITY	BOTANICAL NAME	COMMON NAME	MINIMUM HEIGHT	SPACING
33	<i>Raphiolepis indica</i>	INDIAN HAWTHORNE	18"	36" O.C.
33	TOTAL			

A-CC TREE SEPARATION

STRUCTURE/ INFRASTRUCTURE DESCRIPTION	MINIMUM DISTANCES IN FEET REQUIRED BETWEEN TREES & STRUCTURES OR INFRASTRUCTURE BY TREE CANOPY SIZE CATEGORY			
	TREE CANOPY SIZE CATEGORY FROM THE A-CC 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
BUILDINGS	15	10	5	5
UNDERGROUND UTILITIES	5	5	5	5
MAILBOXES	5	5	5	5
FIRE HYDRANTS, ELECTRICAL BOXES, WATER METERS	5	5	5	5
CURB, SIDEWALK, EDGE OF PAVEMENT	3.5	3	2	2

PLANT LEGEND



LANDSCAPE CALCULATIONS

REQUIRED TOTAL LANDSCAPED AREA: 15%
PROPOSED TOTAL LANDSCAPE AREA: 214,806.02 SF. (51.89% OF NET SITE)

STREET TREES:
REQUIRED: 1 TREE PER 30' FRONTAGE PER SECTION 8-7-15.K
MACON HIGHWAY: 352.69 LF. FRONTAGE = 11.75 REQUIRED
12 PROPOSED

PARKING LOT TREES:
REQUIRED: 1 PER 7 STANDARD PARKING SPACES
253 PROPOSED SPACES/7 = 36.14 REQUIRED TREES
37 PROPOSED

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 PITTMAN & GREER ENGINEERING P.C. IMMEDIATELY.

FENCING LEGEND

PROPOSED 4' TALL CHAIN LINK SECURITY FENCE.

TREE CANOPY CALCULATIONS

TOTAL PROJECT ACREAGE: 9.4946 ACRES (413,585.13 SF.)
ZONING: RM-1
EXISTING TREE CANOPY: 222,391.00 SF. OR 53.77% OF SITE
TREE GROUP: 222391.00 SF.
INDIVIDUAL TREES: 0 SF.
REQUIRED CONSERVED TREE CANOPY: 25% OF SITE (103,396.28 SF.)
PROPOSED CONSERVED TREE CANOPY: 70,559.95 SF. OR 17.06% OF SITE
TOTAL INDIVIDUAL PLANTED TREE CANOPY: 178,000 SF. OR 43.04% OF SITE
REQUIRED TOTAL TREE CANOPY (CONSERVED & PLANTED): 50% OF SITE
TOTAL TREE CANOPY (CONSERVED & PLANTED):
248,559.95 SF. OR 60.10% OF NET SITE
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FOR SITE COVERAGE PERCENTAGES, SEE CALCULATIONS ON SITE PLAN.

PLANT 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

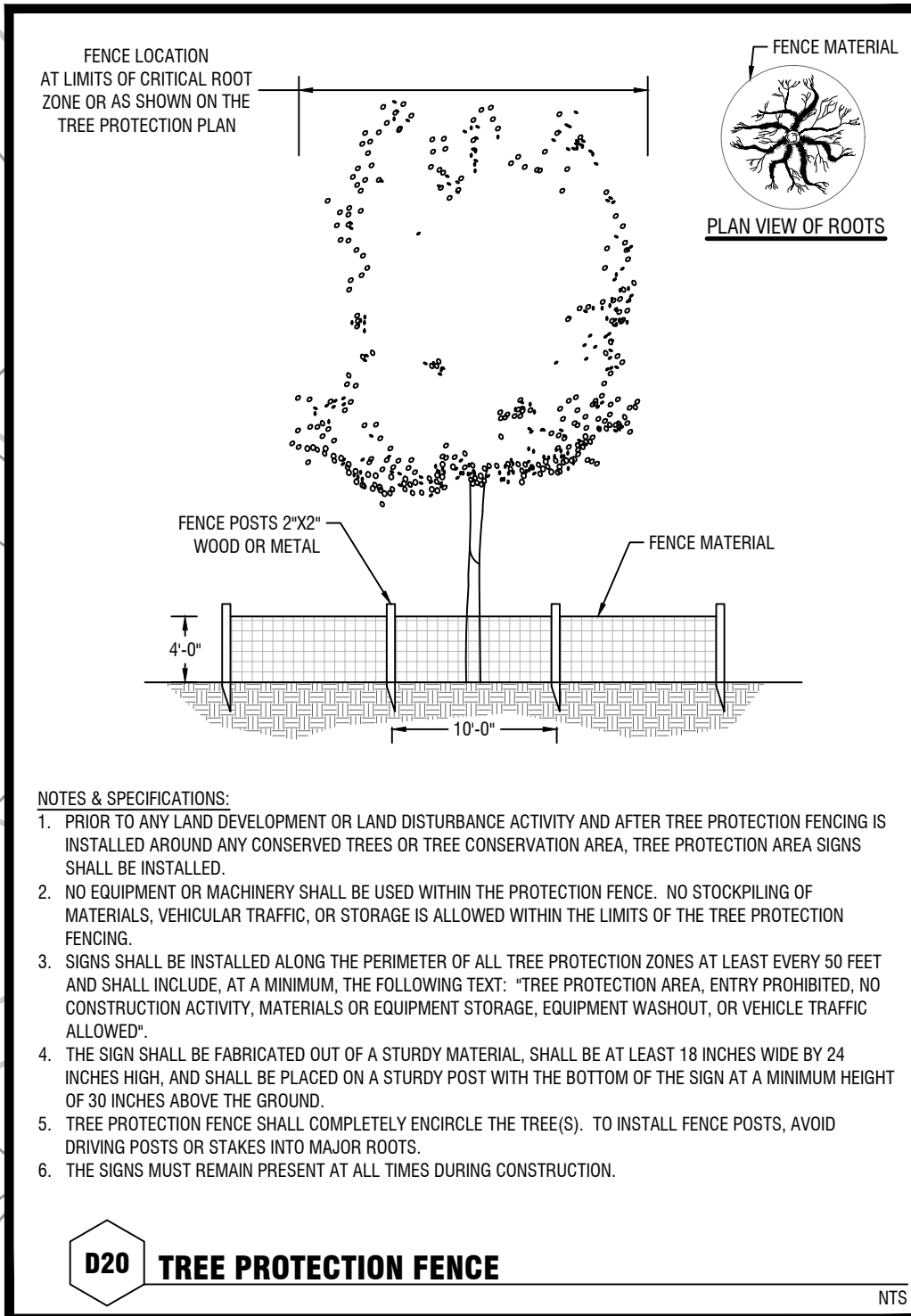
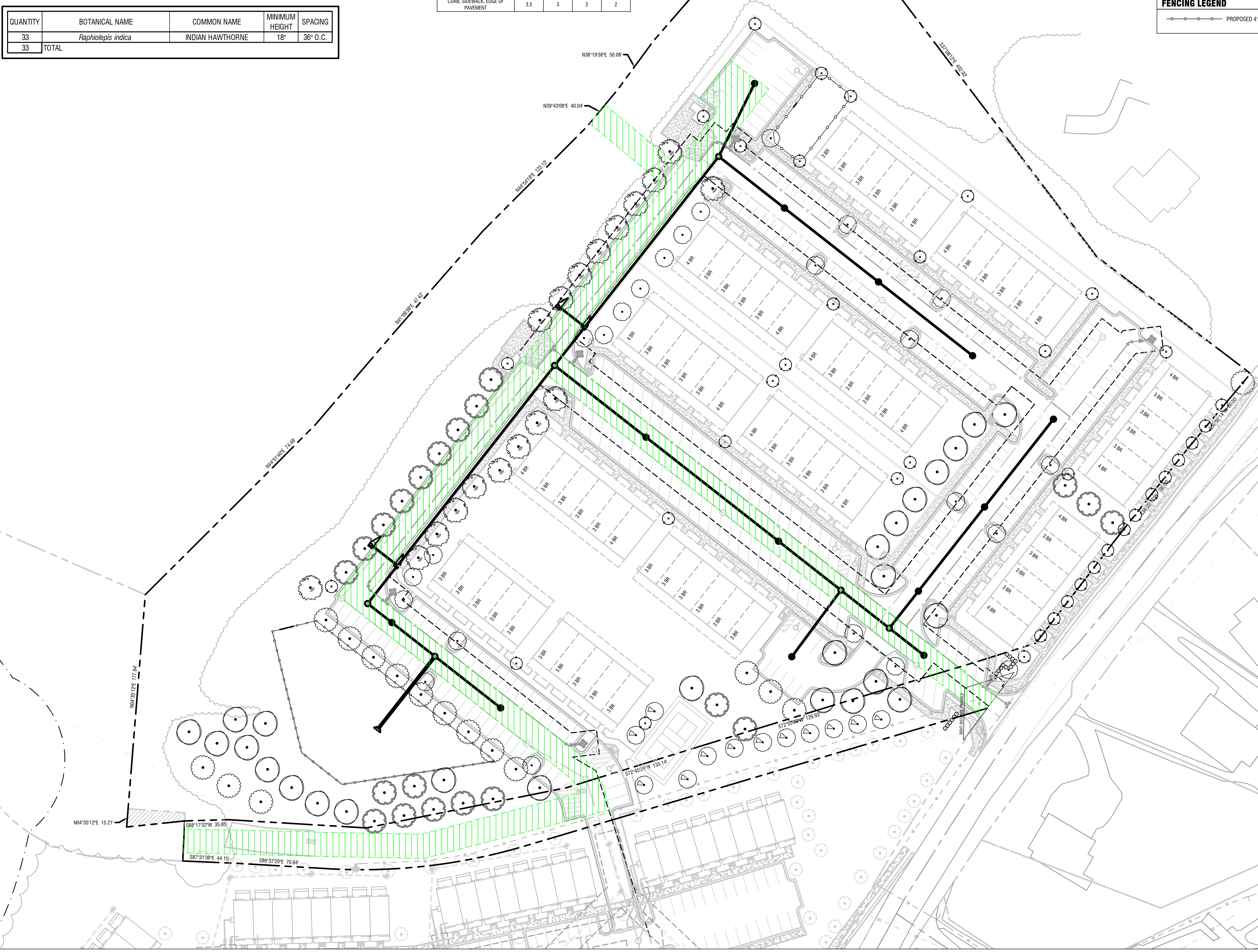
PLANTINGS AND PLANT SUBSTITUTIONS

ALL PLANTINGS SHALL BE INSTALLED ACCORDING TO APPROVED PLANS.

SUBSTITUTIONS IN PLANT MATERIAL ARE NOT PERMITTED WITHOUT PRIOR APPROVAL FROM THE DESIGN PROFESSIONAL OR A-CC PLANNING DEPARTMENT.

TREE MANAGEMENT PLAN NOTES

- ALL EXISTING UTILITIES ARE SHOWN AS LOCATED ON AN SURVEY FOR: ATHENS REAL ESTATE GROUP BY BASELINE SURVEYING. 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 A-CC 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 RIGHT-OF-WAY.
- TREES PLANTED OR CONSERVED TO MEET CODE REQUIREMENTS SHALL NOT BE REMOVED WITHOUT PRIOR APPROVAL OF THE A-CC ARBORIST OR FORESTER.
- THE A-CC 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 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.
- 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 FOREST(S).
- 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.**



NOTES & SPECIFICATIONS:

- 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.
- NO EQUIPMENT OR MACHINERY SHALL BE USED WITHIN THE PROTECTION FENCE. NO STOCKPILING OF MATERIALS, VEHICULAR TRAFFIC, OR STORAGE IS ALLOWED WITHIN THE LIMITS OF THE TREE PROTECTION FENCING.
- 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.
- TREE PROTECTION FENCE SHALL COMPLETELY ENIRCLE THE TREE(S). TO INSTALL FENCE POSTS, AVOID DRIVING POSTS OR STAKES INTO MAJOR ROOTS.
- THE SIGNS MUST REMAIN PRESENT AT ALL TIMES DURING CONSTRUCTION.

D20 TREE PROTECTION FENCE

NTS

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TMP01