CARTER ENGINEERING
1010 COMMERCE DRIVE | BOGART, GA 30622
LAND PLANNING | LANDSCAPE ARCHITECTURE | CIVIL ENGINEERING
LAND SURVEYING | P:770.725.1200 | MUNICIPAL SERVICES
F:----

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ATHENS-CLARKE COUNTY TREE MANAGEMENT NOTES

1. TREES PLANTED OR CONSERVED TO SATISFY REQUIREMENTS OF THE ACC COMMUNITY TREE ORDINANCE SHALL NOT BE REMOVED WITHOUT PRIOR APPROVAL OF THE PLANNING DIRECTOR. ANY TREE THAT HAS BEEN REMOVED WITHOUT APPROVAL SHALL BE PLANTED AND INSTALLED IN ACCORDANCE WITH ACC CODE AND REGULATIONS AT THE EXPENSE OF THE CONTRACTOR/OWNER.
2. TREES PLANTED TO MEET DEVELOPMENT REQUIREMENTS SHOULD BE WATERED THROUGHOUT THE GROWING SEASON TO EQUIVALENT OF 1" OF WATER PER WEEK.
3. STAKING MATERIALS SHOULD BE REMOVED WITHIN ONE YEAR OF PLANTING.
4. BURLAP AND ALL OTHER MATERIALS MUST BE REMOVED FROM AT LEAST THE TOP TWELVE INCHES OF THE ROOT BALL AND TREE SHOULD BE PLANTED SO THAT THE TRUNK FLARE IS VISIBLE ABOVE GROUND.
5. TREES SHALL BE MULCHED IMMEDIATELY AFTER PLANTING AND SHALL NOT BE ALLOWED ANY CLOSER THAN SIX INCHES TO THE TRUNK FLARE.
6. THE ACC ARBORIST OR COMMUNITY 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.
7. FORESTED AREAS CONTRIBUTING TOWARDS CONSERVATION CREDIT MUST REMAIN IN NATURAL, UNDISTURBED CONDITIONS. CLEARING OF UNDERBRUSH IS NOT PERMITTED, EXCEPT FOR THE REMOVAL OF INVASIVE SPECIES.
8. TREES SHALL BE PRUNED IMMEDIATELY AFTER PLANTING TO REMOVE DEAD, BROKEN, DISEASED, DYING, AND/OR RUBBING BRANCHES. CO-DOMINANT STEMS LESS THAN FOUR INCHES IN DIAMETER AT THE FORK SHALL BE PRUNED OFF AND ONE MAIN STEM SHOULD REMAIN. TREE TOPPING OR HEADING IS NOT PERMITTED AT ANY TIME.
9. LANDSCAPING SHOWN ON THIS PLAN SHALL BE MAINTAINED IN COMPLIANCE WITH ANY AND ALL APPLICABLE COUNTY AND/OR CITY ORDINANCE PERTAINING TO THE DEVELOPMENT SITE.
10. ALL DISTURBED GROUND SHALL BE COVERED IN GROUNDCOVER AND/OR MULCH.
11. TREES SELECTED FOR PLANTING MUST BE FREE FROM INJURY, PESTS, DISEASE, NUTRITIONAL DISORDERS OR ROOT DEFECTS, AND MUST BE OF GOOD VIGOR, SO AS TO ASSURE A REASONABLE EXPECTATION OF SURVIVABILITY. PLANTS THAT ARE DISEASED, UNSUVIVABLY DAMAGED OR ARE DEAD SHALL BE REMOVED AND REPLACED WITH A PLANT OF THE SAME SPECIES, VARIETY, AND CULTIVAR, AS ACCEPTABLE TO THE CODE OFFICIAL.
12. PLANTS THAT ARE DISEASED, UNSUVIVABLY DAMAGED OR ARE DEAD SHALL BE REMOVED AND REPLACED WITH A PLANT OF THE SAME SPECIES, VARIETY, AND CULTIVAR, AS ACCEPTABLE TO THE CODE OFFICIAL.
13. OTHER LANDSCAPE MATERIALS SHALL BE MAINTAINED IN PROPER REPAIR AND SHALL BE KEPT CLEAR OF REFUSE AND DEBRIS.
14. ARBOR TIE OR SIMILAR NYLON TREE STRAPPING/GUYING MATERIAL SHALL NOT BE USED IN A WAY THAT WILL GIRDLE TREE TRUNKS IF LEFT IN PLACE. REMOVE AFTER ONE-YEAR.

ATHENS-CLARKE COUNTY GRADING AND DRAINAGE NOTES

1. ALL DAMAGE TO EXISTING ROADWAY INFRASTRUCTURE DETERMINED BY THE PUBLIC WORKS INSPECTOR TO BE ASSOCIATED WITH CONSTRUCTION OF THIS PROJECT SHALL BE SATISFACTORILY REPAIRED PRIOR TO ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY OR RELEASE OF ANY IMPROVEMENT GUARANTEE.
2. ALL CONSTRUCTION SHALL BE IN CONFORMANCE WITH TRANSPORTATION AND PUBLIC WORKS TECHNICAL STANDARDS.
3. AN AS-BUILT SURVEY OF THE COMPLETE STORM SEWER AND STORMWATER MANAGEMENT SYSTEM, DEMONSTRATING IT WAS BUILT AND WILL FUNCTION ACCORDING TO DESIGN, AND CERTIFICATION BY A PROFESSIONAL ENGINEER, IS REQUIRED AND MUST BE APPROVED PRIOR TO THE RELEASE OF ANY CERTIFICATE OF OCCUPANCY.
4. THE PUBLIC WORKS INSPECTOR MUST BE NOTIFIED 24 HOURS IN ADVANCE OF ANY STORMWATER MANAGEMENT FACILITY CONSTRUCTION OR INSTALLATION.
5. TREES SHALL NOT BE PLANTED WITHIN 25 FEET OF ANY PRINCIPAL SPILLWAY STRUCTURE.
6. ANY SEDIMENT DEPOSITED INTO THE EXISTING STORMWATER MANAGEMENT FACILITY AS DETERMINED BY THE PUBLIC WORKS INSPECTOR TO BE ASSOCIATED WITH THIS CONSTRUCTION PROJECT SHALL BE REMOVED PRIOR TO THE ISSUANCE OF ANY FORM OF CERTIFICATE OF OCCUPANCY.
7. ALL STORMWATER STRUCTURES NOT LOCATED IN THE R/W AND REQUIRING A MANHOLE ACCESS SHALL BE PROVIDED WITH A-CC STORMWATER MANHOLE COVERS DESIGNATED PRIVATE PER THE STANDARD DETAIL ON SHEET 5.
8. INFILTRATION TRENCH CONSTRUCTION SHALL NOT BEGIN UNTIL THE CONTRIBUTING DRAINAGE AREA IS COMPLETELY STABILIZED.
9. INFILTRATION TRENCH CONSTRUCTION MUST BE IN CONFORMANCE WITH THESE PLANS. ITS COMPOSITION, SURFACE AREA, DEPTH, AND INFILTRATION RATE MUST BE CERTIFIED BY A PROFESSIONAL ENGINEER OR LANDSCAPE ARCHITECT PRIOR TO APPROVAL OF A FINAL PLAT OR CERTIFICATE OF OCCUPANCY.
10. THE PUBLIC WORKS INSPECTOR MUST BE NOTIFIED 24 HOURS IN ADVANCE OF ANY STORMWATER MANAGEMENT FACILITY CONSTRUCTION OF INSTALLATION.
11. THE PUBLIC WORKS INSPECTOR MUST BE NOTIFIED 24 HOURS IN ADVANCE OF ANY HDPE PIPE INSTALLATION IN EXISTING OR FUTURE R/W.

PLANT SCHEDULE

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	CAL./GAL.	SPACING	TYPE	HT. / SPR. MINIMUM	REMARKS	PERCENTAGE
LARGE TREES (1,600 SF CANOPY COVER)									
9	T.QL	Quercus lyrata	Overcup Oak	2.0" Cal.	As Shown	B & B	10' / 5'	Straight Central Leader to Min. 6' Ht., Well Spaced Branches, Symmetrical Crown	30.00%
9	T.QS	Quercus shumardii	Shumard Oak	2.0" Cal.	As Shown	B & B	10' / 5'	Straight Central Leader to Min. 6' Ht., Well Spaced Branches, Symmetrical Crown	30.00%
MEDIUM TREES (900 SF CANOPY COVER)									
9	T.NS	Nyssa sylvatica	Blackgum (Tupelo)	2.0" Cal.	As Shown	B & B	10' / 5'	Straight Central Leader to Min. 5' Ht., Well Spaced Branches, Symmetrical Crown	30.00%
3	T.AB	Acer buergeranum	Trident Maple	2.0" Cal.	As Shown	B & B	10' / 5'	Straight Central Leader to Min. 5' Ht., Well Spaced Branches, Symmetrical Crown	10.00%
6	T.CC	Carpinus caroliniana	American Hornbeam	2.0" Cal.	As Shown	B & B	10' / 5'	Straight Central Leader to Min. 5' Ht., Well Spaced Branches, Symmetrical Crown	20.00%
EVERGREEN SHRUBS									
119	S.IC	Ilex cornuta 'Needlepoint'	Needlepoint Holly	7 Gal.	As Shown	Container	36" / 36"	Full Pot - Well Shaped	

TOTAL TREES	30
TOTAL SHRUBS	119

TREE MANAGEMENT CALCULATIONS

CANOPY COVER REQUIREMENT: A MINIMUM 50 PERCENT OF A MIXED DENSITY RESIDENTIAL "RM-2" DEVELOPMENT SHALL BE DEVOTED TO CANOPY COVER. A MINIMUM 25 PERCENT OF THE TOTAL TREE COVER SHALL BE CONSERVED.

PROJECT AREA		261,360 SF	100.00%
MINIMUM TREE CANOPY REQUIRED		130,680 SF	50.00%
MINIMUM TREE CANOPY CONSERVED		78,408 SF	30.00%
TREE CANOPY CONSERVED		103,630 SF	39.65%
TREE CANOPY PLANTED		41,600 SF	15.92%
LARGE TREES (1600)	17	27200	10.41%
MEDIUM TREES (900)	16	14400	5.51%
SMALL TREES (400)	0	0	0.00%
VERY SMALL TREES (150)	0	0	0.00%
TOTAL TREE CANOPY		145,230 SF	55.57%

STREETSCAPE TREE REQUIREMENT: A MINIMUM OF ONE (1) TREE SHALL BE PLANTED FOR EVERY THIRTY (30) LINEAR FEET OF FRONTAGE FOR THAT PORTION OF THE DEVELOPMENT FRONTING THE STREET.

NEW JIMMIE DANIEL ROAD FRONTAGE:	490 LINEAR FEET
STREET TREES REQUIRED	16 TREES REQUIRED
STREET TREES PROVIDED	17 TREES PROVIDED
INTERIOR ROAD FRONTAGE:	450 LINEAR FEET
STREET TREES REQUIRED	15 TREES REQUIRED
STREET TREES PROVIDED	16 TREES PROVIDED

ATHENS-CLARKE COUNTY NOTES

1. THE PROJECT AND USE WILL COMPLY WITH THE SOLID WASTE AND RECYCLING ORDINANCE OF THE A-CC CODE ORDINANCE.. PROPERTY MANAGEMENT TO COORDINATE SERVICE WITH SOLID WASTE PROVIDER. RECEPTACLES TO BE SCREENED PER ORDINANCE.
2. ALL OUTDOOR LIGHTING FIXTURES AND PRODUCTS SHALL ADHERE TO ALL STANDARDS IN SECTIONS 9-19-4 AND 9-25-8(E)(5) OF THE ATHENS-CLARKE COUNTY CODE OF ORDINANCES.
3. ALL CONSTRUCTION SHALL BE IN CONFORMANCE WITH TRANSPORTATION AND PUBLIC WORKS TECHNICAL STANDARDS.
4. ALL ENTRANCES, BUILDINGS, AND DRIVES SHALL CONFORM TO ALL NECESSARY AND ALL APPLICABLE STANDARDS AND REGULATIONS SET BY THE ACC CODE OF ORDINANCES.
5. PROPOSED UTILITIES ARE TO BE INSTALLED UNDERGROUND.

LARGE TREES: (T.QL) Overcup Oak; (T.QS) Shumard Oak
MEDIUM TREES: (T.NS) Blackgum; (T.AB) Trident Maple; (T.CC) American Hornbeam
EVERGREEN SHRUBS: (S.IC) Needlepoint Holly

LOCATION MAP
SCALE: N.T.S.

PROJECT INFORMATION

DRAWING SET PREPARED BY:	OWNER/DEVELOPER:
CARTER ENGINEERING	DAN AND CINDY WEBBER
1010 COMMERCE DRIVE	1070 BUSINESS BLVD
BOGART, GA 30622	WATKINSVILLE, GA 30677
CONTACT: JEFF CARTER, P.E.	CONTACT: BRIAN ELROD
PHONE: 770.725.1200	706.553.1000
JEFF@CARTERENGINEERING.COM	BRIAN@NAIELROD.COM

SITE INFORMATION

JURISDICTION	ATHENS-CLARKE COUNTY
PROPERTY LOCATION	1930 NEW JIMMIE DANIEL ROAD ATHENS-CLARKE COUNTY, GA 30606
TRACT ACREAGE	6 ACRES
DISTURBED ACREAGE	+ / - 2.15 ACRES
PARCEL NUMBER	044 034A
CURRENT ZONING	E-I (EMPLOYMENT INDUSTRIAL)
PROPOSED ZONING	RM-2 (MIXED DENSITY RESIDENTIAL)
OVERLAY DISTRICT	- - -
EXISTING USE	COMMERCIAL USE
PROPOSED USE	TOWNHOME DEVELOPMENT
REQUIRED BUILDING SETBACKS	FRONT: 10-FEET SIDE: 0-FEET REAR: 10-FEET
MAXIMUM LOT COVERAGE	65%
MINIMUM LANDSCAPE	35%
MAXIMUM BUILDING HEIGHT	35-FEET
SANITARY SEWER SERVICE	ATHENS-CLARKE COUNTY
WATER SERVICE	ATHENS-CLARKE COUNTY
FEMA FIRM NO.	13059C0031E
FEMA FIRM DATE	9.15.2022
FEMA SFHA ZONE	ZONE X

UNDERGROUND UTILITY DISCLAIMER:
THE UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD INFORMATION AND/OR EXISTING DRAWINGS. CARTER ENGINEERING DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. CARTER ENGINEERING DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE OWNER, HIS/HER EMPLOYEES, CONSULTANTS AND CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE CARTER ENGINEERING IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION REGARDING THE UNDERGROUND UTILITIES AND STRUCTURES RELATED TO UNDERGROUND UTILITIES SHOWN HEREON. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD LOCATE ALL UTILITIES PRIOR TO COMMENCING WORK AND NOTIFY ENGINEER IF A DISCREPANCY IS FOUND. SPECIFICALLY, THE CONTRACTOR SHALL VERIFY THE INVERT ELEVATIONS OF ALL EXISTING STORM AND SANITARY SEWER STRUCTURES PRIOR TO COMMENCEMENT OF STORM AND SANITARY SEWER CONSTRUCTION.

GRID NORTH

GRAPHIC SCALE
SCALE: 1" = 30'
30' 15' 0 30' 60' 90'

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SEALS

GEORGIA REGISTERED No. 31795 PROFESSIONAL ENGINEER JAMES J CARTER

GSWCC Level II Certification
No. 000000000083

SITE DEVELOPMENT PLANS FOR THE RIDGE AT MCNUTT CREEK

1930 NEW JIMMIE DANIEL ROAD | ATHENS-CLARKE COUNTY, GA 30606

REVISION	DATE & DESCRIPTION
1	01.02.25 - ACC SUBMITTAL
2	- - -
3	- - -
4	- - -
5	- - -
6	- - -
7	- - -
8	- - -

SHEET TITLE:
LANDSCAPE PLAN

PROJECT NAME:
THE RIDGE AT MCNUTT CREEK

SHEET NUMBER:
TMP

PROJECT NUMBER:
25023BED

DATE:
01.02.26

ENGINEER/DESIGNER NOT RESPONSIBLE FOR COST CHANGES DURING PRELIMINARY PHASE. BIDS & QUOTES SHALL BE BASED ON PLAN SETS LABELED "ISSUE FOR BID". BIDS & QUOTES SHALL BE REVISED BASED ON PLANS LABELED "ISSUE FOR CONSTRUCTION".