

PROJECT DATA

PROPERTY OWNER: WALTON GEORGIA LLC
8800 N GAINY CENTER DR, STE. 345
SCOTTSDALE, ARIZONA 85258

DEVELOPER: D.R. HORTON
1371 DOWNSIDE DRIVE SW
CONYERS, GEORGIA 30012
ATTN: TIFFANY D. HOGAN (678.780.8526)

AUTHORIZED AGENT: W&A ENGINEERING
355 ONETA STREET, SUITE D100
ATHENS, GEORGIA 30601
ATTN: BUCK BACON (706.310.0400)

PHYSICAL ADDRESS: 4500 ATLANTA HWY, ATHENS-CLARKE COUNTY, GEORGIA

TAX PARCEL: 044 025

TOTAL PROJECT ACREAGE: +/- 200.50 ACRES

CONTOUR INTERVAL: 2' FIELD RUN TOPO BY ATWELL GROUP DATED 10/27/22.

BOUNDARY SURVEY: THIS DRAWING WAS PREPARED USING A TRADITIONS
BOUNDARY SURVEY FOR WALTON GEORGIA, LLC, DATED 9/13/2013.

EXISTING ZONING: RS-5, RM-2, C-G PD

PROPOSED ZONING: RS-5, RM-2, C-G PD

EXISTING USE: UNDEVELOPED

PROPOSED USE: MIXED-DENSITY RESIDENTIAL

FLOOD PLAIN: SUBJECT PROPERTIES ARE WITHIN AREAS HAVING ZONE
DESIGNATION OF ZONE X, DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL
CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP NO. 13059C0022,
WITH AN EFFECTIVE DATE OF 9/15/2022, FOR COMMUNITY PANEL NUMBER
13040 0022, ATHENS-CLARKE COUNTY, GEORGIA.

THERE ARE STATE WATERS ON SITE, OR WITHIN 200' OF THE SITE.

THERE ARE WETLANDS DELINEATED ON SITE.

THIS PROPERTY DOES CONTAIN ENVIRONMENTAL AREAS AS DENOTED ON THE
ATHENS-CLARKE COUNTY ENVIRONMENTAL MAP DATED 11/03/04.

PROJECT AREA BREAKDOWN	
PROPOSED COMMERCIAL AREA (C-G):	61,454 SF (1.41 AC)
PROPOSED POD A (RM-2):	862,102 SF (19.79 AC)
PROPOSED POD B (RM-2):	895,295 SF (20.55 AC)
PROPOSED POD C (RS-5):	6,914,975 SF (158.75 AC)
TOTAL PROJECT AREA:	8,733,826 SF (200.50 AC)

STREET BREAKDOWN	
STREET A:	2,655 LF (89 STREET TREES REQUIRED/90 PROPOSED)
STREET B:	2,490 LF (83 STREET TREES REQUIRED/84 PROPOSED)
STREET C:	1,945 LF (65 STREET TREES REQUIRED/66 PROPOSED)
STREET D:	2,989 LF (100 STREET TREES REQUIRED/100 PROPOSED)
STREET E:	936 LF (32 STREET TREES REQUIRED/32 PROPOSED)
STREET F:	3,846 LF (129 STREET TREES REQUIRED/129 PROPOSED)
STREET G:	723 LF (25 STREET TREES REQUIRED/25 PROPOSED)
STREET H:	1,536 LF (52 STREET TREES REQUIRED/53 PROPOSED)
STREET I:	1,115 LF (38 STREET TREES REQUIRED/38 PROPOSED)
STREET J:	1,128 LF (38 STREET TREES REQUIRED/38 PROPOSED)
STREET K:	1,541 LF (52 STREET TREES REQUIRED/XX PROPOSED)
STREET L:	4,211 LF (141 STREET TREES REQUIRED/141 PROPOSED)
STREET M:	2,624 LF (88 STREET TREES REQUIRED/88 PROPOSED)
STREET N:	3,040 LF (102 STREET TREES REQUIRED/XXX PROPOSED)
STREET O:	513 LF (18 STREET TREES REQUIRED/18 PROPOSED)
STREET P:	599 LF (20 STREET TREES REQUIRED/21 PROPOSED)
STREET Q:	625 LF (21 STREET TREES REQUIRED/22 PROPOSED)

PLANTING 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

PROPOSED TREES				
QTY	COMMON NAME	PERCENT OF CANOPY	CANOPY SIZE CATEGORY	TOTAL SF OF CANOPY
1363	A-CC LARGE TREE	88.91	LARGE	1,600
159	A-CC MEDIUM TREE	10.37	MEDIUM	900
11	A-CC SMALL TREE	0.72	SMALL	400
1533		100.00	TOTAL	2,328,300

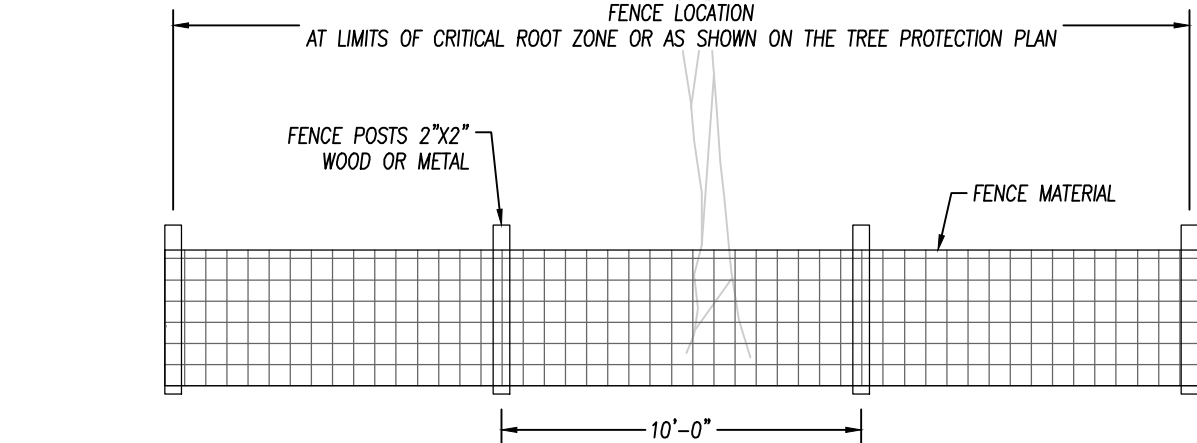
NOTE: NO MORE THAN 30 PERCENT OF ANY ONE SPECIES SHALL BE PLANTED ON A LOT.

EXISTING CONCEPTUAL CONSERVED CANOPY

CONCEPTUAL CONSERVED CANOPY AREA	TOTAL SF OF CANOPY
CONCEPTUAL CONSERVED CANOPY AREA 'A'	1,150,379
CONCEPTUAL CONSERVED CANOPY AREA 'B'	18,191
CONCEPTUAL CONSERVED CANOPY AREA 'C'	22,830
CONCEPTUAL CONSERVED CANOPY AREA 'D'	7,234
CONCEPTUAL CONSERVED CANOPY AREA 'E'	542,766
CONCEPTUAL CONSERVED CANOPY AREA 'F'	48,915
CONCEPTUAL CONSERVED CANOPY AREA 'G'	4,613
CONCEPTUAL CONSERVED CANOPY AREA 'H'	52,295
TOTAL CONCEPTUAL CONSERVED CANOPY AREA:	1,847,223

CONCEPT PLANT SCHEDULE

A-CC LARGE TREES	1,363
A-CC MEDIUM TREES	159
A-CC SMALL TREES	11



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". 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-20052-05

2 PLANTING DETAIL FOR TREES
N.T.S.
P-20052-01

SOIL PREPARATION NOTES:

- SOIL WITHIN THE OPEN SOIL SURFACE AREA SHALL BE WELL AERATED TO A DEPTH OF EIGHT INCHES, EXCEPT THAT IN TREE PLANTING ISLANDS SURROUNDED BY PAVEMENT, IT SHALL BE WELL AERATED TO A DEPTH OF 18 INCHES.
- THE SOIL SHALL CONTAIN AT LEAST 5% ORGANIC MATTER.
- SOIL PH SHALL BE WITHIN THE RANGE OF 5.8 TO 7.0.

2 X BALL DIA.

SCARIFY SUBGRADE

BACKFILL WITH NATIVE SOIL

REMOVE BURLAP FROM TOP PORTION OF ROOTBALL

SETTLED DEPTH OF 3" MULCH

FORM SAUCER WITH A 4" CONTINUOUS RIM FOR TREES AND LARGE SHRUBS PLANTED OUTSIDE AN IRRIGATED AREA

2 STRANDS OF 10 GAUGE GALV. WIRE TWISTED TOGETHER OR NYLON ARBOR WEBBING, FASTENED FROM TOP OF STAKE.

2 SUPPORTS SHALL BE USED ON MAIN STRUCTURAL BRANCHES

2" X 2" TREATED PINE STAKES DRIVEN FIRMLY A MINIMUM OF 24" INTO THE UNDISTURBED SOIL

BLACK 2-PLY RUBBER HOSE OR NYLON ARBOR WEBBING STRIPS AS SPECIFIED

WIREWEBBING SHALL NOT TOUCH OR RUB ADJACENT BRANCHES

STAKE TO LOWEST BRANCHES WITH FIRM SUPPORT

STAKE

TREE TRUNK

PREVAILING WIND

STAKING PLAN

CONSERVED CANOPY E (542,766 SF)

CONSERVED CANOPY F (48,915 SF)

CONSERVED CANOPY G (4,613 SF)

CONSERVED CANOPY H (52,295 SF)

CONSERVED CANOPY I (1,150,379 SF)

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