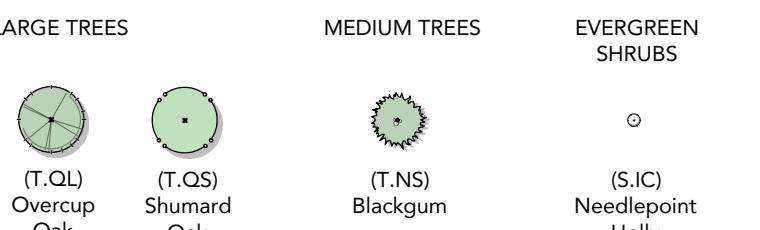


QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	CAL/GAL	SPACING	TYPE	HT / SPR. MINIMUM	REMARKS	PERCENTAGE
LARGE TREES (1,600 SF CANOPY COVER)									
20	T.QC	Quercus coccinea	Scarlet Oak	2.0" Cal.	As Shown	B & B	10' / 5'	Straight Central Leader to Min. 6' Ht., Well Spaced Branches, Symmetrical Crown	40.00%
10	T.QL	Quercus lyata	Overcup Oak	2.0" Cal.	As Shown	B & B	10' / 5'	Straight Central Leader to Min. 6' Ht., Well Spaced Branches, Symmetrical Crown	20.00%
16	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	32.00%
MEDIUM TREES (900 SF CANOPY COVER)									
4	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	8.00%
EVERGREEN SHRUBS									
42	S.IC	Ilex cornuta 'Needlepoint'	Needlepoint Holly	7 Gal.	As Shown	Container	36" / 36"	Full Pot - Well Shaped	
TOTAL TREES 50									
TOTAL SHRUBS 42									

TOTAL TREES	50
TOTAL SHRUBS	42


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 493,534 SF 100.00%
MINIMUM TREE CANOPY REQUIRED 246,767 SF 50.00%
MINIMUM TREE CANOPY CONSERVED 148,060 SF 30.00%

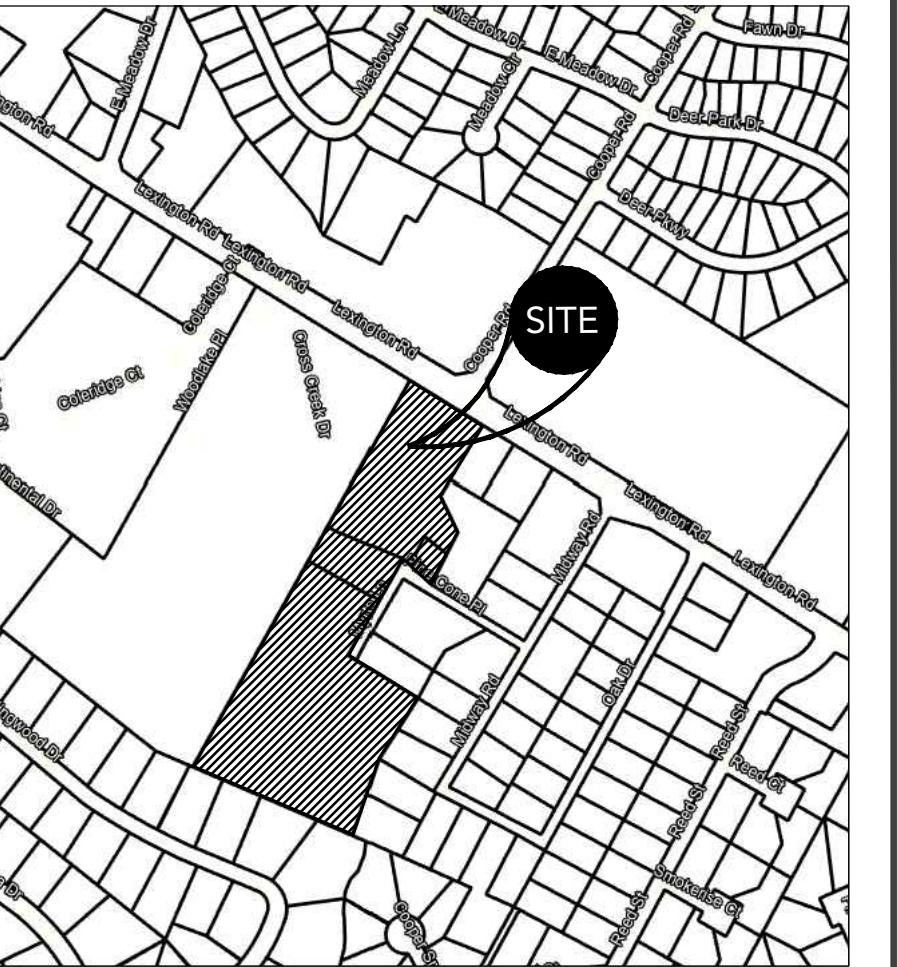
TREE CANOPY CONSERVED 205,766 SF 41.69%
TREE CANOPY PLANTED 77,200 SF 15.64%
LARGE TREES (1600) 46 73600 14.91%
MEDIUM TREES (900) 4 3600 0.73%
SMALL TREES (400) 0 0 0.00%
VERY SMALL TREES (150) 0 0 0.00%

TOTAL TREE CANOPY 282,966 SF 57.33%
STREETSCAPE TREE REQUIREMENT: A MINIMUM OF ONE (1) TREE SHALL BE PLANTED FOR EVERY THIRTY (30) LINEAR FEET OF FRONTOAGE FOR THAT PORTION OF THE DEVELOPMENT FRONTING THE STREET.

LEXINGTON ROAD FRONTOAGE: 241 LINEAR FEET
STREET TREES REQUIRED: 8 TREES REQUIRED
STREET TREES PROVIDED: 8 TREES PROVIDED

BROOKS LANDING FRONTOAGE: 1,150 LINEAR FEET
STREET TREES REQUIRED: 38 TREES REQUIRED
STREET TREES PROVIDED: 38 TREES PROVIDED

PINE CONE EXTENSION FRONTOAGE: 115 LINEAR FEET
STREET TREES REQUIRED: 4 TREES REQUIRED
STREET TREES PROVIDED: 4 TREES PROVIDED


LOCATION MAP
SCALE: N.T.S.

PROJECT INFORMATION

DRAWING SET PREPARED BY: OWNER/DEVELOPER:
CARTER ENGINEERING SAPPHIRE PROPERTIES, LP
1010 COMMERCE DRIVE 2891 MONROE HIGHWAY, SUITE 103
BOGART, GA 30622 BOGART, GA 30622
CONTACT: JEFF CARTER, P.E. CONTACT: ROBERT SCOTT
PHONE: 770.725.1200 706.621.2050
JEFF@CARTERENGINEERING.COM ROB@RACPROPERTIES.COM

SITE INFORMATION

JURISDICTION ATHENS-CLARKE COUNTY
PROPERTY LOCATION 4190 LEXINGTON ROAD
TRACT ACREAGE 11.33 ACRES
DISTURBED ACREAGE 6.5 ACRES
PARCEL NUMBER 234C1 C034, 234C1 C034A, 234C1 C034B, 234C1 C034C
CURRENT ZONING C-G (COMMERCIAL-GENERAL) & RM-2 (MIXED DENSITY RESIDENTIAL)
PROPOSED ZONING RM-2 (MIXED DENSITY RESIDENTIAL)
EXISTING USE VACANT LOT
PROPOSED USE MIXED RESIDENTIAL
BUFFERS REQUIRED 20' LANDSCAPE ZONING BUFFER
BUFFERS PROVIDED 15' LANDSCAPE STRIP (LEXINGTON ROAD)
REQUIRED BUILDING SETBACKS FRONT: 10'-0FT
SIDE: 0'-0FT
REAR: 10'-0FT
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. 13059C0036D
FEMA FIRM DATE 04.02.2007
FEMA SFHA ZONE ZONE X

UNDERGROUND UTILITY DISCLAIMER: THE UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD INFORMATION AND EXISTING DRAWINGS. CARTER ENGINEERING DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN CONSTITUTE ALL 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 DRAWING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL QUESTIONS RELATED TO UNDERGROUND UTILITIES SHOWN HEREON. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO 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.

