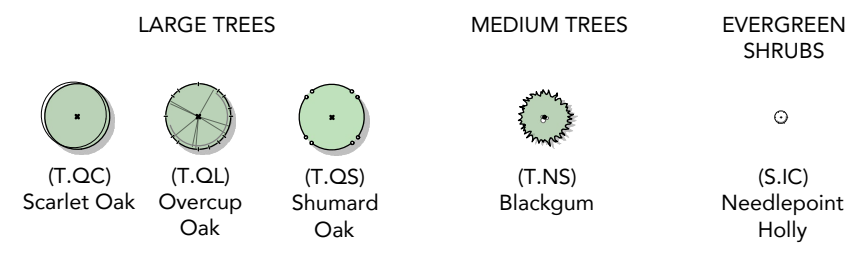


PLANT SCHEDULE								
QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	CAL./GAL.	SPACING	TYPE	HT. / SPR. MINIMUM	REMARKS
LARGE TREES (1,600 SF CANOPY COVER)								
20	T.QC	Quercus coccinea	Scarlet Oak	2.0" Cal.	As Shown	B & B	10' / 5'	Straight Central Leader to Min. 6" Ht., Well Spaced Branches, Symmetrical Crown
10	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
16	T.QS	Quercus shumardi	Shumard Oak	2.0" Cal.	As Shown	B & B	10' / 5'	Straight Central Leader to Min. 6" Ht., Well Spaced Branches, Symmetrical Crown
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
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								



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 FRONTAGE FOR THAT PORTION OF THE DEVELOPMENT FRONTING THE STREET.

LEXINGTON ROAD FRONTAGE:	241 LINEAR FEET
STREET TREES REQUIRED	8 TREES REQUIRED
STREET TREES PROVIDED	8 TREES PROVIDED
BROOKS LANDING FRONTAGE:	1,150 LINEAR FEET
STREET TREES REQUIRED	38 TREES REQUIRED
STREET TREES PROVIDED	38 TREES PROVIDED
PINE CONE EXTENSION FRONTAGE:	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

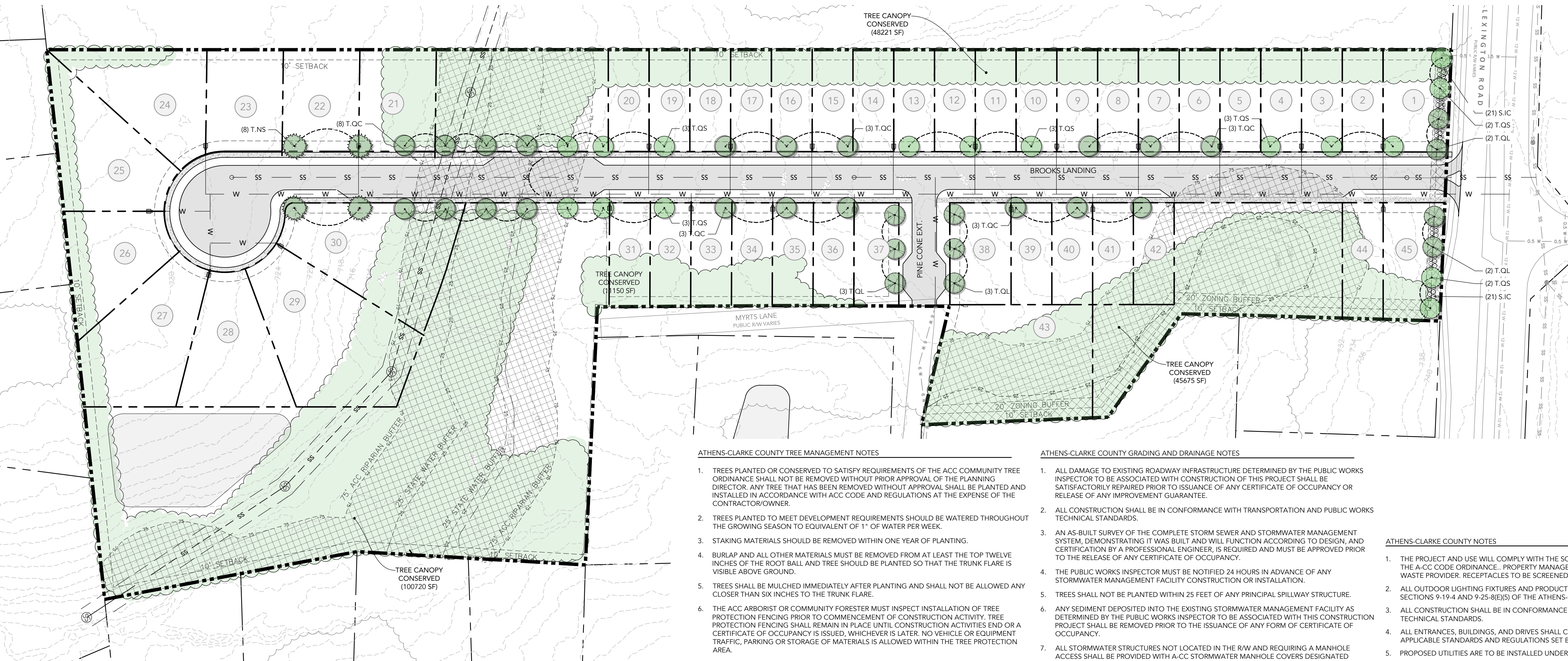
JURISDICTION	ATHENS-CLARKE COUNTY
PROPERTY LOCATION	4190 LEXINGTON ROAD ATHENS, GA 30605
TRACT ACREAGE	11.33 ACRES
DISTURBED ACREAGE	6.5 ACRES
PARCEL NUMBER	234C1 C034, 234C1 C034A, 234C1 C034B, 234C1 C034C
CURRENT ZONING	C-G (COMMERCIAL-GENERAL) & RM-1 (MIXED DENSITY RESIDENTIAL)
PROPOSED ZONING	RM-2 (MIXED DENSITY RESIDENTIAL)
EXISTING USE	VACANT LOT
PROPOSED USE	MIXED RESIDENTIAL
BUFFERS REQUIRED	20' LANDSCAPE ZONING BUFFER
BUFFERS REQUIRED	15' LANDSCAPE STRIP (LEXINGTON ROAD)

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.	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/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.



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 TOPING 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 GROUND COVER 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.

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.



GRAPHIC SCALE
SCALE: 1" = 60'



SITE DEVELOPMENT PLANS FOR THE BROOKS OF LEXINGTON 4190 LEXINGTON ROAD | ATHENS, GA 30605

REVISION DATE & DESCRIPTION	
1	12.31.25 - INITIAL SUBMITTAL
2	---
3	---
4	---
5	---
6	---
7	---
8	---

SHEET TITLE:

TREE MANAGEMENT
PLAN

PROJECT NAME:



SHEET NUMBER:

TMP

PROJECT NUMBER:

25007RACPA

DATE:

01.02.26