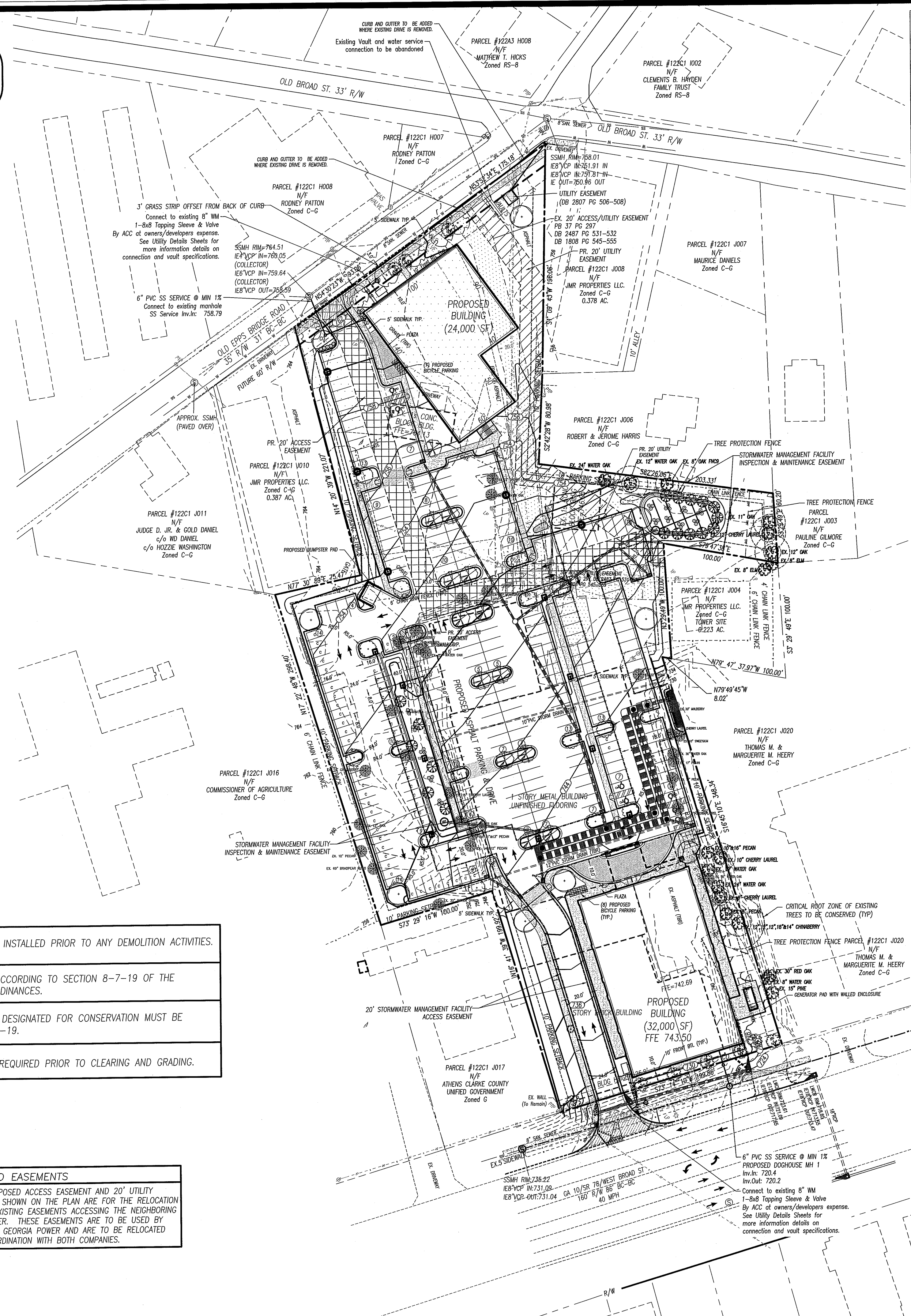


**BEFORE YOU DIG UTILITIES PROTECTION CENTER**  
**CALL 811**  
 KNOW WHATS BELOW  
 CALL BEFORE YOU DIG  
 THREE WORKING DAYS BEFORE YOU DIG

- LEGEND**
- TBR = TO BE REMOVED
  - TBF = TO BE FILLED
  - ZDL = ZONING DEMARCATION LINE
  - TYP = TYPICAL
  - EX = EXISTING
  - PR = PROPOSED
  - U.E. = UTILITY EASEMENT
  - BSL = BUILDING SETBACK LINE
  - PSL = PARKING SETBACK LINE
  - SSM = SANITARY SEWER MANHOLE
  - = UTILITY POLE
  - = PROPERTY CORNER
  - = PROPERTY CORNER FOUND
  - = PR. PROPERTY CORNER
  - = FINISHED FLOOR ELEVATION
  - FH = FIRE HYDRANT
  - IPF = IRON PIN FOUND
  - IPF = IRON PIN SET - 1/2" REBAR
  - C = COMPACT PARKING SPACE
  - OSSA = OPEN SOIL SURFACE AREA
  - C/O = CLEAN OUT
  - WM = WATER METER
  - WV = WATER VALVE
  - TP = TELEPHONE POLE
  - PTP = POWER TELEPHONE POLE
  - DI = DROP INLET
  - DB = DEED BOOK
  - PB = PLAT BOOK
  - SSE = SANITARY SEWER EASEMENT
  - SSMH = SANITARY SEWER MANHOLE
  - DE = DRAINAGE EASEMENT
  - DIP = DUCTILE IRON PIPE
  - FFE = FINISHED FLOOR ELEVATION
  - FO = FIBER OPTIC
  - OTF = OPEN TOP PIPE
  - = UNDERGROUND UTILITY
  - = OVERHEAD UTILITY



ALL TREE PROTECTION FENCES TO BE INSTALLED PRIOR TO ANY DEMOLITION ACTIVITIES.

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.

A NOTICE OF TIMBER HARVESTING IS REQUIRED PRIOR TO CLEARING AND GRADING.

**PROPOSED EASEMENTS**

THE 20' PROPOSED ACCESS EASEMENT AND 20' UTILITY EASEMENT SHOWN ON THE PLAN ARE FOR THE RELOCATION OF THE EXISTING EASEMENTS ACCESSING THE NEIGHBORING CELL TOWER. THESE EASEMENTS ARE TO BE USED BY AT&T AND GEORGIA POWER AND ARE TO BE RELOCATED WITH COORDINATION WITH BOTH COMPANIES.

**MINIMUM DISTANCES IN FEET REQUIRED BETWEEN TREES & STRUCTURES OR INFRASTRUCTURE BY TREE CANOPY SIZE CATEGORY**

| STRUCTURE/INFRASTRUCTURE DESCRIPTION                | TREE CANOPY SIZE CATEGORY FROM THE ACC 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          |
| UNDERGROUND UTILITIES                               | 5  | 5      | 5     | 5          |
| MALBODIES   | 5  | 5      | 5     | 5          |
| FH, ELECTRICAL BOXES, WM                            | 5  | 5      | 5     | 5          |
| CURB, SIDEWALK, EOP                                 | 2  | 2      | 1.5   | 1.5        |
| BUILDINGS   | 15   | 10     | 5     | 5          |

- PLANT LEGEND**
- WILLOW OAK
  - SWEETBAY MAGNOLIA
  - FLOWERING DOGWOOD
  - GINKGO
  - RIVER BIRCH
  - INDIAN HAWTHORNE
  - BOTTLEBRUSH BUCKEYE
  - LACEBARK ELM
  - FASTIGIATE EUROPEAN HORNBEAM
  - EXISTING TREE TO BE REMOVED
  - EXISTING TREE TO REMAIN

**TREE CANOPY CALCULATIONS:**

TOTAL SITE: 192,816.87 SF OR 4.425 ACRES  
 FUTURE R/W: 3,768.59 SF OR 1.85% OF SITE  
 NET SITE ACREAGE: 189,048.28 SF OR 4.340 ACRES  
 ZONING: C-G

EXISTING TREE CANOPY: 56,700 S.F. OR 30.00% OF NET SITE  
 REQUIRED CONSERVED TREE CANOPY: 10% OF NET SITE (18,904.83 S.F.)  
 TOTAL INDIVIDUAL CONSERVED TREE CANOPY: 11,600 S.F. OR 6.14% OF NET SITE

REQUIRED TOTAL TREE CANOPY (CONSERVED & PLANTED): 40% OF NET SITE (75,619.31 S.F.)  
 TOTAL INDIVIDUAL PLANTED TREE CANOPY: 73,000 S.F. OR 38.61% OF NET SITE

TOTAL TREE CANOPY (CONSERVED & PLANTED): 84,600 S.F. OR 44.75% OF NET SITE

**STREET TREES:**  
 REQUIRED: 1/30 LF. ROAD FRONTAGE  
 WEST BROAD STREET: 199.86 LF. FRONTAGE = 6.66 REQUIRED / 7 PROPOSED  
 OLD EPPS BRIDGE ROAD: 268.24 LF. FRONTAGE = 8.94 REQUIRED / 9 PROPOSED

**PARKING LOT TREES:**  
 REQUIRED: 1/7 PARKING SPACES  
 248 PROPOSED SPACES / 7 = 36 REQUIRED TREES / 37 PROPOSED

**PROPOSED TREES**

| Qty | Botanical Name                     | Common Name             | % of Total Tree # | Canopy Size Category | SF of Canopy | Total SF of Canopy |
|-----|------------------------------------|-------------------------|-------------------|----------------------|--------------|--------------------|
| 17  | Betula nigra (SMTMF)               | Dura-Head River Birch   | 29%               | Medium               | 900          | 15,300             |
| 10  | Carpinus floridana (Frostgater)    | Flowering Dogwood       | 17%               | Medium               | 900          | 9,000              |
| 10  | Cornus florida                     | Flowering Dogwood       | 17%               | Small                | 400          | 4,000              |
| 6   | Ginkgo biloba                      | Ginkgo                  | 10%               | Large                | 1,600        | 9,600              |
| 15  | Magnolia grandiflora (Cody)        | Large Sweetgum Magnolia | 25%               | Medium               | 900          | 13,500             |
| 9   | Quercus phellos                    | Willow Oak              | 15%               | Large                | 1,600        | 14,400             |
| 10  | Ulmus parvifolia (Stoscar) (SMTMF) | Boisjoub Lacobark Elm   | 17%               | Medium               | 900          | 9,000              |
| 58  |                                    |                         | 100%              |                      |              | 73,000             |

**CONSERVED TREES**

| Qty | Botanical Name     | Common Name              | % of Total Tree # | Diameter Size (inches) | SF of Canopy | Total SF of Canopy |
|-----|--------------------|--------------------------|-------------------|------------------------|--------------|--------------------|
| 1   | Carya illinoensis  | Pecan                    | 11%               | 8                      | 1,600        | 1,600              |
| 1   | Prunus caroliniana | Cherry Laurel            | 11%               | 8                      | 900          | 900                |
| 1   | Prunus caroliniana | Cherry Laurel            | 11%               | 10                     | 900          | 900                |
| 1   | Prunus caroliniana | Cherry Laurel            | 11%               | 12                     | 900          | 900                |
| 1   | Melia azadirachta  | Chastanary (multi-trunk) | 11%               | 12, 12, 12, 18x14      | 900          | 900                |
| 1   | Quercus spp.       | Oak                      | 11%               | 11                     | 1,600        | 1,600              |
| 1   | Quercus spp.       | Oak                      | 11%               | 11                     | 1,600        | 1,600              |
| 1   | Quercus spp.       | Oak                      | 11%               | 12                     | 1,600        | 1,600              |
| 1   | Quercus nigra      | Water Oak                | 11%               | 12                     | 1,600        | 1,600              |
| 9   |                    |                          | 100%              |                        |              | 11,600             |

**RETAINED TREES (NOT COUNTED IN CALCULATIONS)**

| Qty | Botanical Name    | Common Name | % of Total Tree # | Diameter Size (inches) | SF of Canopy | Total SF of Canopy |
|-----|-------------------|-------------|-------------------|------------------------|--------------|--------------------|
| 1   | Carya illinoensis | Pecan       | 11%               | 12                     | 1,600        | 1,600              |
| 1   | Carya illinoensis | Pecan       | 11%               | 10x16                  | 1,600        | 1,600              |
| 1   | Morus nigra       | Mulberry    | 13%               | 15                     | 900          | 900                |
| 1   | Quercus nigra     | Water Oak   | 11%               | 10                     | 1,600        | 1,600              |
| 2   | Quercus nigra     | Water Oak   | 22%               | 24                     | 1,600        | 3,200              |
| 1   | Quercus nigra     | Water Oak   | 13%               | 24                     | 1,600        | 1,600              |
| 1   | Quercus nigra     | Water Oak   | 13%               | 28                     | 1,600        | 1,600              |
| 8   |                   |             | 93%               |                        |              | 12,100             |

**PLANTING MATERIALS NOTE**

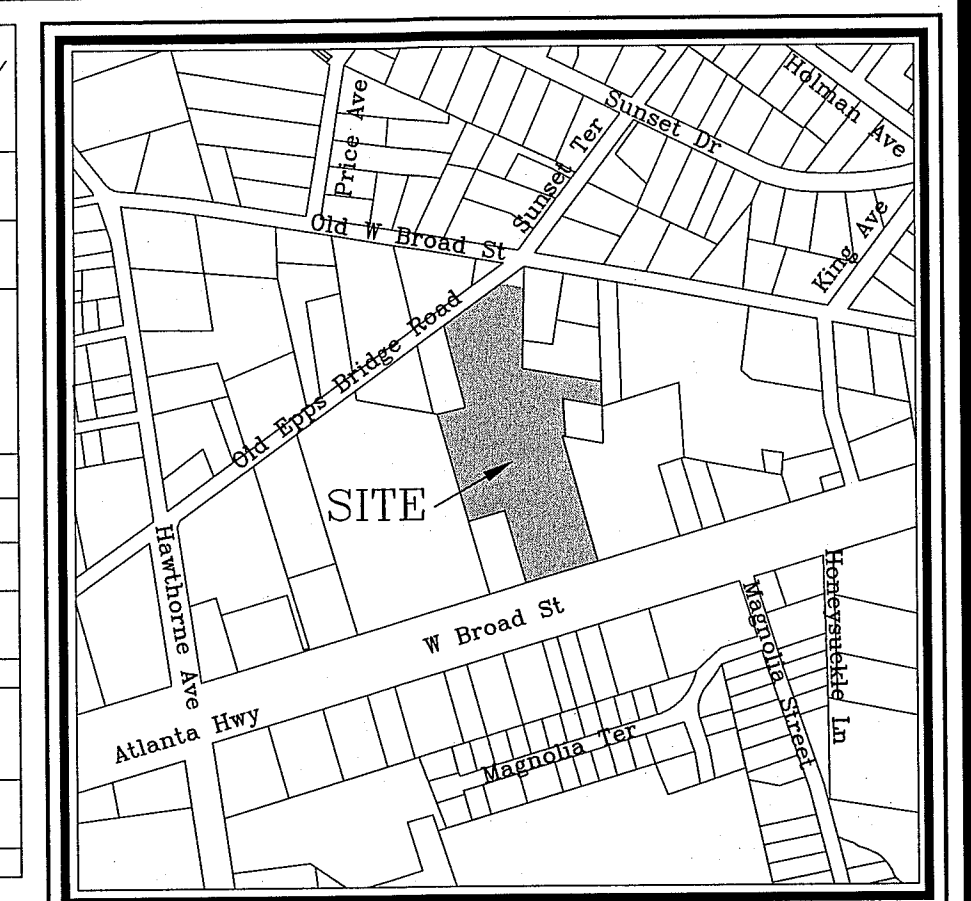
ALL TREE SIZES TO BE AS FOLLOWS:  
 DECIDUOUS TREES - 2" CALIPER  
 MULTI-TRUNK TREES - 1" CALIPER  
 EVERGREEN TREES - 8' IN HEIGHT

**STRUCTURAL SOILS**

STRUCTURAL SOILS TO BE PROVIDED UNDERNEATH THE TREE GRATE AT THE ENTRANCE OF THE BUILDING LOCATED ON OLD EPPS BRIDGE ROAD. SEE DETAILS SHEETS FOR MORE INFORMATION ON GRATE AND STRUCTURAL SOILS.

**TREE MANAGEMENT PLAN NOTES:**

- ALL EXISTING UTILITIES ARE SHOWN AS LOCATED ON AN ALTA/ACSM LAND TITLE SURVEY FOR: CHICAGO TITLE INSURANCE COMPANY & STANMORE DEVELOPMENT, LLC. DATED JULY 8, 2010, BY WILLIAMS & ASSOCIATES. LOCATIONS SHOULD BE VERIFIED BY CONTRACTOR AT TIME OF CONSTRUCTION.
- 14 EXISTING INDIVIDUAL TREES ON SITE TO BE CONSERVED.
- TREE PLANTINGS SHALL BE IN ACCORDANCE WITH ALL ACC TREE ORDINANCES AS WELL AS ANY THAT MAY BE REQUIRED BY STATE & FEDERAL AUTHORITIES AT THIS TIME.
- NO PORTION(S) OF THIS SITE DEEMED TO BE ENVIRONMENTAL AREAS.
- NO TREES WITH A DBH GREATER THAN 2" ARE LOCATED IN THE R/W.



**VICINITY MAP**  
 SCALE: 1" = 500'

**PROJECT DATA:**

**OWNER:** RODNEY L. PATTON  
 130 OLD EPPS BRIDGE ROAD  
 ATHENS, GEORGIA 30606  
 ATTN: RODNEY PATTON  
 (706) 354-0019

**DEVELOPER:** STANMORE DEVELOPMENT  
 1044 NORTH US HIGHWAY ONE, SUITE 202  
 JUPITER, FL 33477  
 ATTN: JOHN MELTON  
 (561) 459-3336

**AUTHORIZED AGENT:** WILLIAMS & ASSOCIATES  
 LAND PLANNERS, P.C.  
 2470 DANIELLS BRIDGE RD.  
 SUITE 161  
 ATHENS, GEORGIA 30606

**PHYSICAL ADDRESS:** 2142 WEST BROAD STREET

**TAX PARCEL:** 122C1 J018

**CONTOUR INTERVAL:** 2' FIELD RUN BY WILLIAMS & ASSOCIATES DATED JULY 8, 2010.

**BOUNDARY SURVEY:** THIS DRAWING WAS PREPARED USING AN ALTA/ACSM LAND TITLE SURVEY FOR: CHICAGO TITLE INSURANCE COMPANY & STANMORE DEVELOPMENT, LLC. DATED JULY 8, 2010, BY WILLIAMS & ASSOCIATES.

**EXISTING ZONING:** C-G

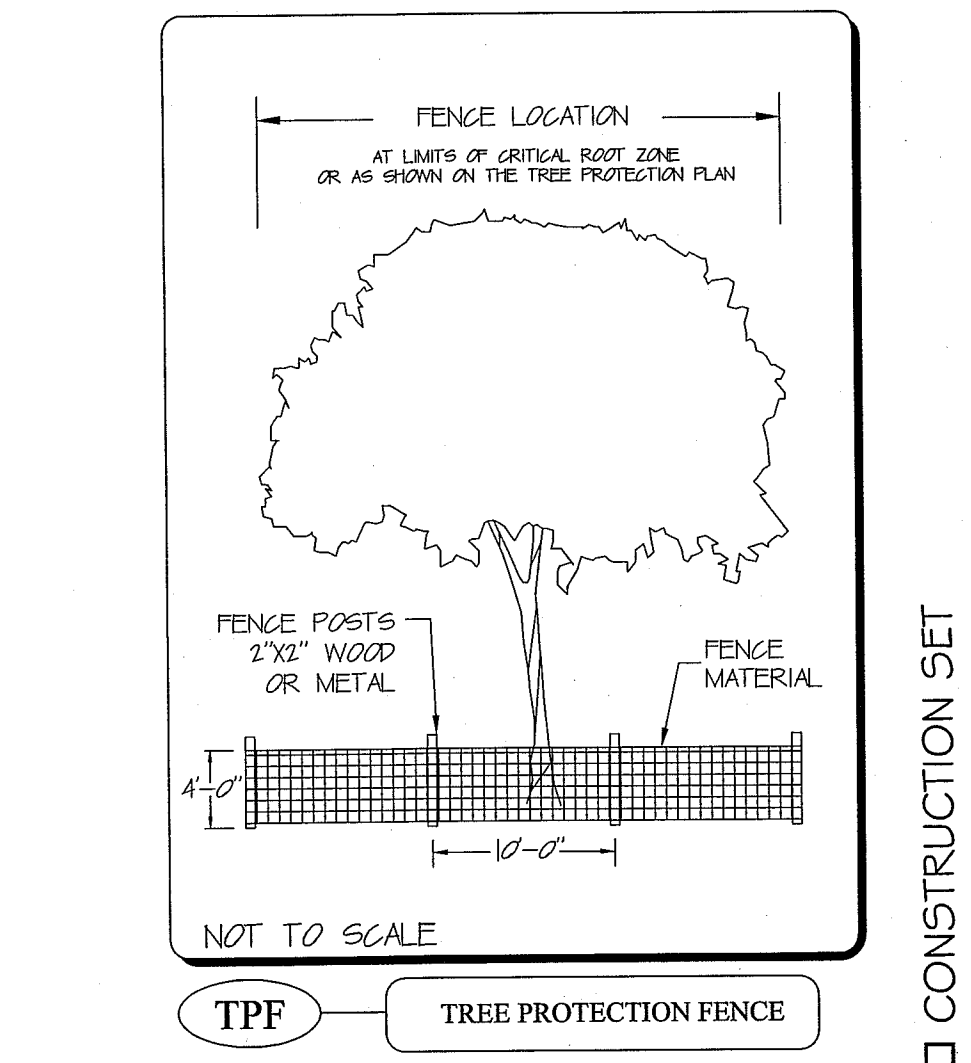
**TOTAL PROJECT ACREAGE:** 4.425 AC

**FLOOD PLAIN:** NO PORTION OF THIS PROPERTY LIES WITHIN THE FLOOD PLAIN ACCORDING TO FIRM COMMUNITY PANEL NUMBER 130559C0024D & 130590C0025D DATED APRIL 2, 2007.

**THERE ARE NO STATE WATERS ONSITE OR WITHIN 200' OF THE SITE.**

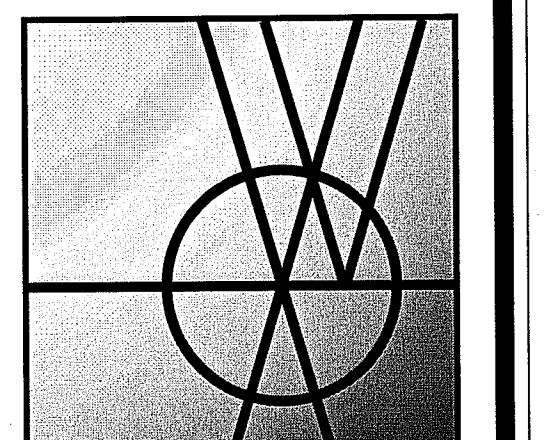
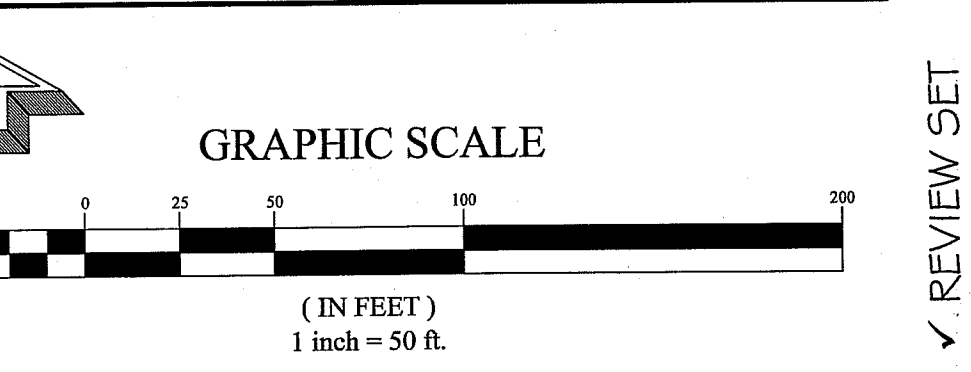
**THERE ARE NO WETLANDS DELINEATED ON SITE.**

**WATER SUPPLY:** ACC PUBLIC UTILITIES  
**SEWAGE DISPOSAL:** ACC PUBLIC UTILITIES  
**SOLID WASTE:** BY PRIVATE HAULER  
**UTILITIES:** POWER, GAS, WATER, SEWER, TELEPHONE, CABLE TV



**ACTIVE TREE PROTECTION AREA SIGN STANDARDS:**

PRIOR TO ANY LAND DISTURBANCE 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.



**Williams & Associates**  
 ENGINEERING • SURVEYING  
 LANDSCAPE ARCHITECTURE  
 2470 Daniels Bridge Road, Suite 161  
 Athens, Georgia 30606  
 P. 706.310.0400  
 F. 706.310.0411

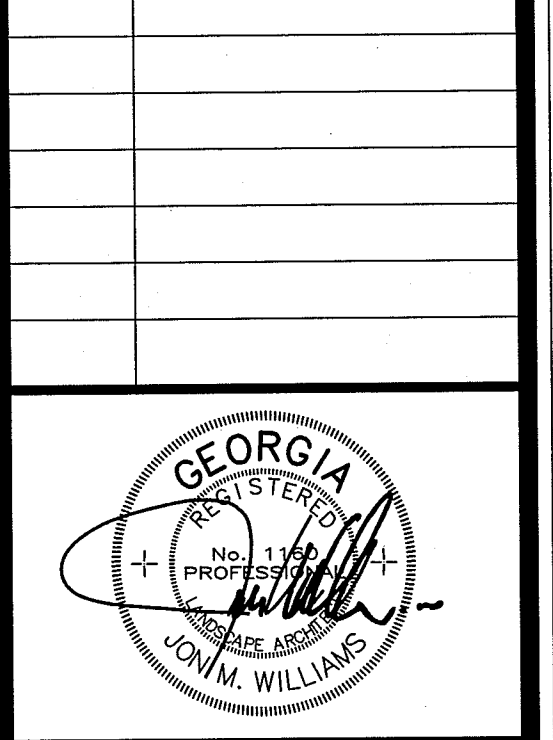
www.gaplaning.com

**ATHENS MEDICAL COMPLEX**  
 ATHENS-CLARKE COUNTY, GEORGIA  
 4.425 ACRES - WEST BROAD STREET

DATE: 03/01/2011

**REVISIONS**

| DATE     | COMMENT   |
|----------|---|
| 03/01/11 | Per generator pad and enclosure addition and planning comments. |
| 04/29/11 | Per field change to retention pond.                             |
| 05/12/11 | Per ACCPW comments on field change to bioretention pond.        |



ALL DRAWINGS SHALL REMAIN THE PROPERTY OF WILLIAMS & ASSOCIATES. THESE INSTRUMENTS OF SERVICE ARE TO BE USED SOLELY FOR THIS SPECIFIC PROJECT. WILLIAMS & ASSOCIATES SHALL RETAIN ALL LEGAL RIGHTS TO THE USE OF THE INSTRUMENTS OF SERVICE AND SHALL RETAIN FULL PROTECTION UNDER UNITED STATES COPYRIGHT LAW.

10047  
**TREE MANAGEMENT PLAN**  
 14