

DEVELOPMENT DATA

TOTAL PROJECT ACREAGE: 9.78 ACRES  
TOTAL AREA OF SINGLE-FAMILY RESIDENTIAL LOTS: 3,2014 AC.  
TOTAL NUMBER OF SINGLE-FAMILY RESIDENTIAL LOTS: 19  
PROJECT DENSITY: 1.94 LOTS PER ACRE  
AVERAGE LOT SIZE: 0.1395 AC.  
SMALLEST LOT SIZE: 0.12 AC. (5,197 SF.) - LOT #1  
LARGEST LOT SIZE: 0.19 AC. (8,361 SF.) - LOT #18  
LOT ACRES ARE PROVIDED FOR CONCEPT PLAN ONLY.  
EXACT ACRES WILL BE PROVIDED ON THE FINAL PLAT.

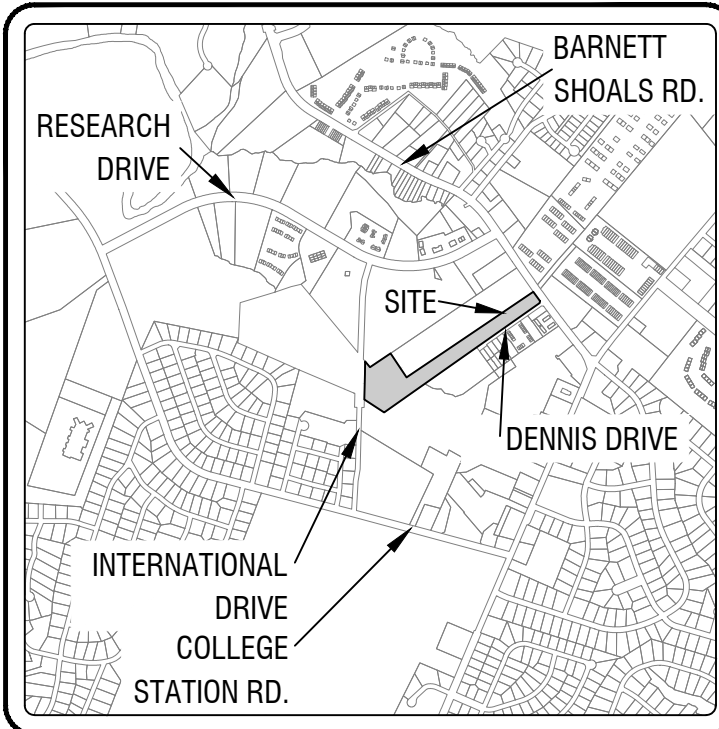
ALLOWED SINGLE FAMILY DENSITY

SITE ACREAGE: 9.78 ACRES  
MAX. ALLOWED LOT DENSITY: 6 LOTS PER ACRE  
9.78 AC. \* 6 LOTS PER ACRE = 58.68 LOTS ALLOWED

LOT AREA - SINGLE-FAMILY LOTS ONLY

LOT 1 - 0.12 AC. (5,197 SF.)  
LOT 2 - 0.12 AC. (5,433 SF.)  
LOT 3 - 0.13 AC. (5,495 SF.)  
LOT 4 - 0.13 AC. (5,667 SF.)  
LOT 5 - 0.13 AC. (5,694 SF.)  
LOT 6 - 0.13 AC. (5,721 SF.)  
LOT 7 - 0.14 AC. (5,747 SF.)  
LOT 8 - 0.13 AC. (5,774 SF.)  
LOT 9 - 0.13 AC. (5,801 SF.)  
LOT 10 - 0.13 AC. (5,828 SF.)  
LOT 11 - 0.13 AC. (5,854 SF.)  
LOT 12 - 0.14 AC. (5,881 SF.)  
LOT 13 - 0.14 AC. (5,941 SF.)  
LOT 14 - 0.14 AC. (5,967 SF.)  
LOT 15 - 0.15 AC. (6,489 SF.)  
LOT 16 - 0.15 AC. (6,672 SF.)  
LOT 17 - 0.15 AC. (6,658 SF.)  
LOT 18 - 0.19 AC. (8,361 SF.)  
LOT 19 - 0.18 AC. (7,777 SF.)

VICINITY MAP - SCALE: 1" = 2000'



PROJECT DATA

PROPERTY OWNER: PARKSIDE COTTAGES LLC  
428 N. MILLEDGE AVE.  
ATHENS, GEORGIA 30601  
ATTN: ASHLEY HILL, 706-215-2104  
DEVELOPER: PARKSIDE COTTAGES LLC  
428 N. MILLEDGE AVE.  
ATHENS, GA 30601  
ATTN: ASHLEY HILL, 706-215-2104  
AUTHORIZED AGENT: PITTMAN & GREER ENGINEERING P.C.  
1050 BARBER CREEK DRIVE, BLDG. 400  
WATKINSVILLE, GEORGIA 30677  
706.419.9244

PHYSICAL ADDRESS: 175 INTERNATIONAL DRIVE (PORTION OF)  
TAX PARCEL: 182B 034B  
TOTAL PROJECT ACREAGE: 9.78 ACRES  
CONTOUR INTERVAL: 1' A-CG GIS TOPO

BOUNDARY SURVEY: THIS DRAWING WAS PREPARED USING A PIRKLE & ASSOCIATES SURVEYING, INC. ALTA/ACSM LAND TITLE SURVEY SURVEY FOR COMMERCIAL DUE DILIGENCE SERVICE, DATED 06.16.2016.

EXISTING ZONING: RM-2  
EXISTING USE: UNDEVELOPED  
PROPOSED USE: SINGLE-FAMILY LOTS

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. 13059C0035E, WITH AN EFFECTIVE DATE OF 09/15/2022. FOR COMMUNITY PANEL NUMBER 130040, (ATHENS-CLARKE COUNTY), GEORGIA.

THERE ARE STATE WATERS ONSITE AND WITHIN 200' OF THE SITE.

THERE ARE NO WETLANDS DELINEATED ON SITE.

THIS PROPERTY DOES CONTAIN ENVIRONMENTAL AREAS AS DENOTED ON THE ATHENS-CLARKE COUNTY ENVIRONMENTAL MAP DATED 11/24/13.

RM-2 ZONING REGULATIONS

MAX. RESIDENTIAL DENSITY: 24 UNITS PER GROSS ACRE  
MAX. LOT DENSITY: 6 LOTS PER ACRE  
MIN. LOT WIDTH: FOR SINGLE-FAMILY ATTACHED UNITS, THE AVERAGE LOT WIDTH SHALL NOT BE LESS THAN 20 FEET.  
MIN. FRONT YARD: 10 FEET  
MIN. REAR YARD: 10 FEET, PLUS ONE-HALF FOOT FOR EACH FOOT OF BUILDING HEIGHT ABOVE 25 FEET  
MIN. BUILDING SEPARATION: THE DISTANCE BETWEEN PRINCIPAL BUILDINGS SHALL BE AT LEAST ONE-HALF THE HEIGHT OF THE TALLEST BUILDINGS; PROVIDED, HOWEVER, THAT IN NO CASE SHALL THE DISTANCE BE LESS THAN 12 FEET. THIS REQUIREMENT SHALL ALSO APPLY TO PORTIONS OF THE SAME BUILDINGS SEPARATED FROM EACH OTHER BY A COURT OR OTHER OPEN SPACE.  
MAX. LOT COVERAGE: 65%  
MIN. LANDSCAPED AREA: 35%  
MAX. BUILDING HEIGHT: 35'  
TOTAL TREE CANOPY COVER, CONSERVED AND PLANTED: 50%  
CONSERVED TREE CANOPY COVER COMPONENT OF TOTAL: 25%

REVISIONS	DESCRIPTION
DATE	

**PITTMAN & GREER**  
**ENGINEERING P.C.**  
1050 BARBER CREEK DRIVE - BLDG. 400  
WATKINSVILLE GA 30677  
P. 706.419.9244 - WWW.PITTMANGREER.COM

GEORGIA REGISTERED  
No. 1478  
PROFESSIONAL  
LANDSCAPE ARCHITECT  
WILLIAM J. GREER  
M.A.S. 2002  
ISSUE PURPOSE  
**FOR VARIANCE**

**175 INTERNATIONAL DRIVE SUBDIVISION**  
**9.78 AC. - 175 INTERNATIONAL DRIVE (PORTION OF)**  
**CLARKE COUNTY, GEORGIA**

N  
SCALE 1" = 100'  
0 50 100  
PROJECT NUMBER  
**2024-018**  
811  
Know what's below.  
Call before you dig.  
DATE  
**04.03.2025**  
**VARIANCE PLAN**  
**V01**



