

## REZONE CONCEPT PLAN NOTES

1.	DIMENSIONS AS SHOWN ARE TO THE FACE OF CURB, IF PRESENT, OR TO THE EDGE OF PAVEMENT, UNLESS OTHERWISE NOTED. BUILDING DIMENSIONS ARE SHOWN TO THE OUTSIDE FACE OF STRUCTURE.
2.	ALL CURB RADI SHALL BE 3.5' UNLESS OTHERWISE SPECIFIED ON THE PLAN.
3.	ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROVED TREE MANAGEMENT PLAN.
4.	SIGNAGE FOR THE PROJECT WILL REQUIRE SEPARATE PERMITS. DETAILS PERTAINING TO SIGN DESIGN, INCLUDING: SIZE, LOCATION, AND CONSTRUCTION SHALL BE SUBMITTED TO THE ATHENS-CLARKE COUNTY PLANNING AND CODE ENFORCEMENT OFFICES FOR REVIEW AND APPROVAL PRIOR TO ERECTION. ALL SIGNS SHALL BE IN COMPLIANCE WITH THE ATHENS-CLARKE COUNTY CODE OF ORDINANCES AT THE TIME THE PERMITS ARE REQUESTED.
5.	ALL EXISTING UTILITIES AS ILLUSTRATED ON THE PLAN ARE APPROXIMATELY LOCATED.
6.	ALL PROPOSED UTILITIES AS ILLUSTRATED ON THE PLAN SHALL BE LOCATED WITHIN UTILITY EASEMENTS AS APPLICABLE.
7.	STORM WATER MANAGEMENT SHALL BE IN ACCORDANCE WITH ALL COUNTY, STATE, AND OTHER APPLICABLE ORDINANCES AND REGULATIONS IN EFFECT AT THE TIME OF SITE DEVELOPMENT PLAN APPROVAL.

ACCESSIBLE RAMPS  
WITH ADA DETECTABLE

SITE COVERAGE DATA	
TOTAL PROJECT ACRES:	9.4946 Acres (413,585.13 SF.)
EXISTING LOT COVERAGE:	46,084.58 SF. (11.14% OF SITE)
BUILDINGS:	16,777.80 SF. (4.06% OF SITE)
PAVING:	23,428.92 SF. (5.66% OF SITE)
CONCRETE & SIDEWALKS:	163.77 SF. (0.04% OF SITE)
GRAVEL:	5,714.09 SF. (1.38% OF SITE)
PROPOSED LOT COVERAGE:	193,563.19 SF. (44.38% OF SITE)
BUILDINGS & CANOPY:	74,464.00 SF. (18.00% OF SITE)
PAVING:	88,962.14 SF. (21.51% OF SITE)
SIDEWALKS & CONCRETE AREAS:	20,137.05 SF. (4.87% OF SITE)
TOTAL LANDSCAPE AREA:	230,021.94 SF. (55.62% OF SITE)
QUANTITIES AND PERCENTAGES ARE PROVIDED FOR PERMITTING PURPOSES ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES BEFORE PROVIDING A PROFESSIONAL ENGINEERING PRICE FOR SCOPE OF WORK TO BE PERFORMED. IF ANY DISCREPANCIES ARE FOUND, PLEASE REFER TO PITTMAN & GREER ENGINEERING P.C. IMMEDIATELY.	
UNIT DATA	
NET SITE ACRES:	9.49 ACRES
MAX. ALLOWED RESIDENTIAL DENSITY:	24 UNITS PER GROSS ACRE
9.49 AC. * 24 UNITS PER GROSS ACRE =	227.87 UNITS (BEDS)
TOTAL PROPOSED DWELLING STRUCTURES:	12
TOTAL PROPOSED DWELLINGS:	70
PROPOSED 3 BEDROOM DWELLINGS:	35
PROPOSED 4 BEDROOM DWELLINGS:	17

[illegible]

Site plan of the proposed development. The plan shows several building footprints, including Building 300 and Building 400. Building 300 is a large rectangular structure with multiple units, each labeled with a number (e.g., 3 BR, 2 BR, 1 BR). Building 400 is a smaller structure located to the left of Building 300. The plan also shows a series of parking spaces, some of which are labeled with numbers (e.g., 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100). Other features include a Dog Park, a Front Porch (Typ), and an Asphalt Drive And. The plan also shows a series of parking spaces, some of which are labeled with numbers (e.g., 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100).

**PITTMAN & GRUBBS**  
**ENGINEERING P.C.**  
1050 BARBER CREEK DRIVE - BLDG 100  
WATKINSVILLE GA 30677  
P. 706.419.9244 - WWW.PITTMANGRUBBS.COM

GEORGIA  
REGISTERED  
No. 1478  
PROFESSIONAL  
LANDSCAPE ARCHITECT  
WILLIAM J. GRUBBS  
04-23-2025

ISSUE PURPOSE

[illegible]

**PURITAN VILLAGE**  
6 AC. - 1060 MACON HIGHWAY, ET AL.  
CLARKE COUNTY, GEORGIA

[illegible]

ASPHALT DRIVE

6' SIDE EAS.

10' UTILITY


512' x 553' 125.93'

0.61 ACRES  
(THIS AREA REPRESENTS  
CLARKE COUNTY'S R/W  
FOR PURITAN LANE)

PARCEL 132.056  
N/F  
1120 MACON HWY LLC  
ZONED RM-1


**9.4941**

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SCALE 1" = 40'

0      20      40



**PROJECT NUMBER**

**2024-024**



**Know what's below.  
Call before you dig.**

**DATE**

**03.25.2025**

**PRELIMINARY  
PD PLAN**

**RZ01**







PROPOSED TREES

QUANTITY	BOTANICAL NAME	COMMON NAME	PERCENTAGE OF TOTAL TREE COUNT	CANOPY SIZE CATEGORY	SF. OF CANOPY	TOTAL SF. OF CANOPY
31	<i>Acer rubrum 'Red Sunset'</i>	RED SUNSET MAPLE	20%	MEDIUM	900	27,900
29	<i>Cercis canadensis</i>	EASTERN REDBUD	19%	SMALL	400	11,600
12	<i>Nyssa sylvatica</i>	BLACKGUM	8%	MEDIUM	900	10,800
20	<i>Quercus lyrata</i>	OVERCUP OAK	13%	LARGE	1,600	32,000
21	<i>Quercus nuttallii</i>	NUTTALL OAK	14%	LARGE	1,600	33,600
21	<i>Quercus phellos</i>	WILLOW OAK	14%	LARGE	1,600	33,600
18	<i>Quercus shumardii</i>	SHUMARD OAK	12%	LARGE	1,600	28,800
152	TOTAL		100%		Total:	178,300

PROPOSED SHRUBS

QUANTITY	BOTANICAL NAME	COMMON NAME	MINIMUM HEIGHT	SPACING
33	<i>Raphiolepis indica</i>	INDIAN HAWTHORNE	18"	36" O.C.
33	TOTAL			

A-CC TREE SEPARATION

STRUCTURE/ INFRASTRUCTURE DESCRIPTION	MINIMUM DISTANCES IN FEET REQUIRED BETWEEN TREES & STRUCTURES OR INFRASTRUCTURE BY TREE CANOPY SIZE CATEGORY			
	TREE CANOPY SIZE CATEGORY FROM THE A-CC 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
BUILDINGS	15	10	5	5
UNDERGROUND UTILITIES	5	5	5	5
MAILBOXES	5	5	5	5
FIRE HYDRANTS, ELECTRICAL BOXES, WATER METERS	5	5	5	5
CURB, SIDEWALK, EDGE OF PAVEMENT	3.5	3	2	2

PLANT LEGEND

	WILLOW OAK		INDIAN HAWTHORNE
	NUTTALL OAK		RED MAPLE
	OVERCUP OAK		BLACKGUM
	SHUMARD OAK		REDBUD

LANDSCAPE CALCULATIONS

REQUIRED TOTAL LANDSCAPED AREA: 15%  
PROPOSED TOTAL LANDSCAPE AREA: 230,021.94 SF. (55.62% OF NET SITE)

STREET TREES:  
REQUIRED: 1 TREE PER 30' FRONTAGE PER SECTION 8-7-15.K  
MACON HIGHWAY: 352.69 LF. FRONTAGE = 11.75 REQUIRED  
12 PROPOSED

PARKING LOT TREES:  
REQUIRED: 1 PER 7 STANDARD PARKING SPACES  
253 PROPOSED SPACES/7 = 36.14 REQUIRED TREES  
37 PROPOSED

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FENCING LEGEND

PROPOSED 4' TALL CHAIN LINK SECURITY FENCE.

TREE CANOPY CALCULATIONS

TOTAL PROJECT ACREAGE: 9.4946 ACRES (413,585.13 SF.)  
ZONING: RM-1  
EXISTING TREE CANOPY: 222,391.00 SF. OR 53.77% OF SITE  
TREE GROUP: 222391.00 SF.  
INDIVIDUAL TREES: 0 SF.  
REQUIRED CONSERVED TREE CANOPY: 25% OF SITE (103,396.28 SF.)  
PROPOSED CONSERVED TREE CANOPY: 70,282.04 SF. OR 16.99% OF SITE  
TOTAL INDIVIDUAL PLANTED TREE CANOPY: 178,300 SF. OR 43.11% OF SITE  
REQUIRED TOTAL TREE CANOPY (CONSERVED & PLANTED): 50% OF SITE  
TOTAL TREE CANOPY (CONSERVED & PLANTED):  
248,582.04 SF. OR 60.10% OF NET SITE

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FOR SITE COVERAGE PERCENTAGES, SEE CALCULATIONS ON SITE PLAN.

PLANT 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

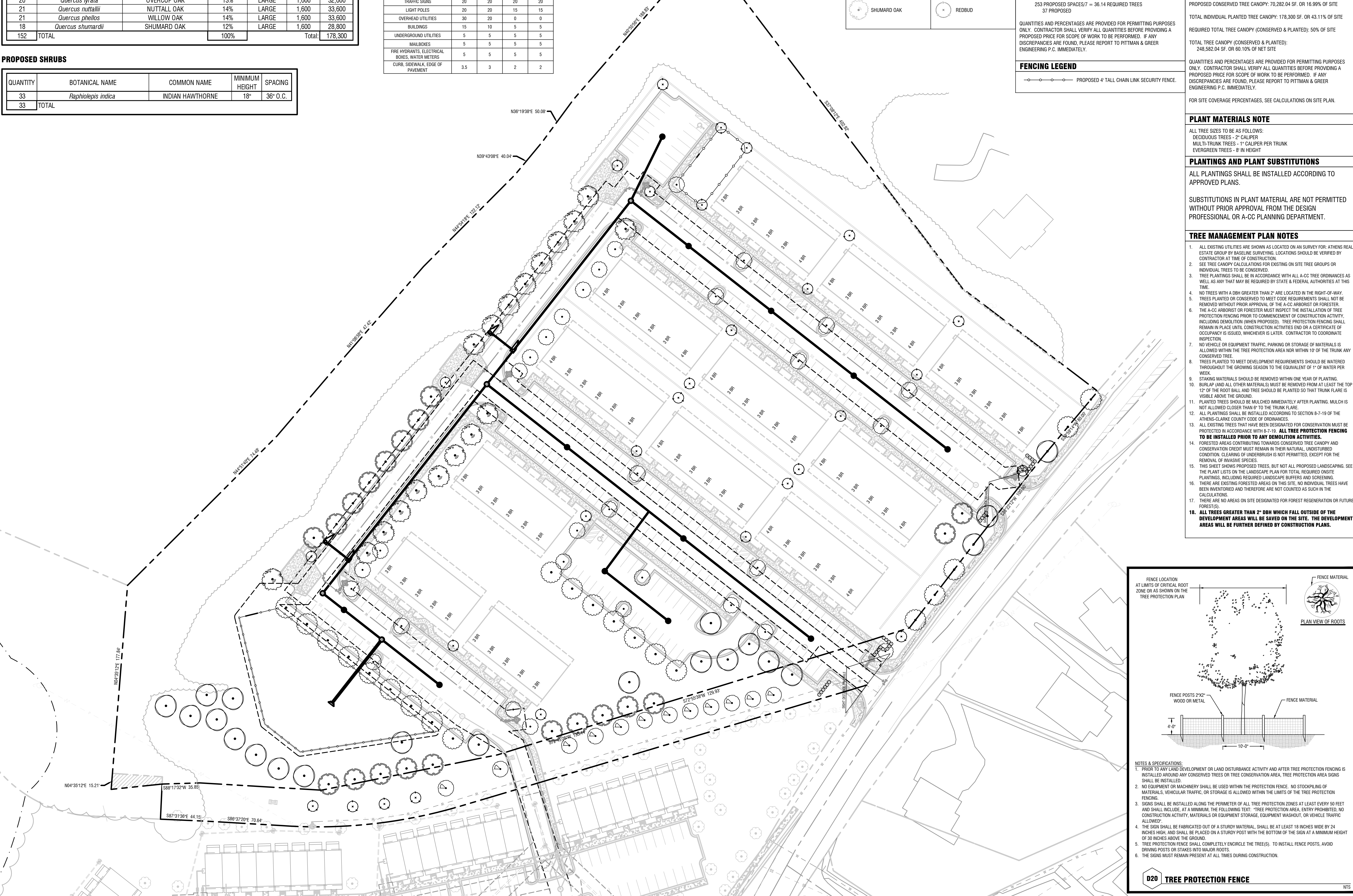
PLANTINGS AND PLANT SUBSTITUTIONS

ALL PLANTINGS SHALL BE INSTALLED ACCORDING TO APPROVED PLANS.

SUBSTITUTIONS IN PLANT MATERIAL ARE NOT PERMITTED WITHOUT PRIOR APPROVAL FROM THE DESIGN PROFESSIONAL OR A-CC PLANNING DEPARTMENT.

TREE MANAGEMENT PLAN NOTES

- ALL EXISTING UTILITIES ARE SHOWN AS LOCATED ON AN SURVEY FOR ATHENS REAL ESTATE GROUP BY BASELINE SURVEYING. LOCATIONS SHOULD BE VERIFIED BY CONTRACTOR AT TIME OF CONSTRUCTION.
- SEE TREE CANOPY CALCULATIONS FOR EXISTING ON SITE TREE GROUPS OR INDIVIDUAL TREES TO BE CONSERVED.
- TREE PLANTINGS SHALL BE IN ACCORDANCE WITH ALL A-CC TREE ORDINANCES AS WELL AS ANY THAT MAY BE REQUIRED BY STATE & FEDERAL AUTHORITIES AT THIS TIME.
- NO TREES WITH A DBH GREATER THAN 2" ARE LOCATED IN THE RIGHT-OF-WAY.
- TREES PLANTED OR CONSERVED TO MEET CODE REQUIREMENTS SHALL NOT BE REMOVED WITHOUT PRIOR APPROVAL OF THE A-CC ARBORIST OR FORESTER.
- THE A-CC ARBORIST OR FORESTER MUST INSPECT THE INSTALLATION OF TREE PROTECTION FENCING PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITY, INCLUDING DEMOLITION (WHEN PROPOSED). TREE PROTECTION FENCING SHALL REMAIN IN PLACE UNTIL CONSTRUCTION ACTIVITIES END OR A CERTIFICATE OF OCCUPANCY IS ISSUED, WHICHEVER IS LATER. CONTRACTOR TO COORDINATE INSPECTION.
- NO VEHICLE OR EQUIPMENT TRAFFIC, PARKING OR STORAGE OF MATERIALS IS ALLOWED WITHIN THE TREE PROTECTION AREA NOR WITHIN 10' OF THE TRUNK ANY CONSERVED TREE.
- TREES PLANTED TO MEET DEVELOPMENT REQUIREMENTS SHOULD BE WATERED THROUGHOUT THE GROWING SEASON TO THE EQUIVALENT OF 1" OF WATER PER WEEK.
- STAKING MATERIALS SHOULD BE REMOVED WITHIN ONE YEAR OF PLANTING.
- BURLAP (AND ALL OTHER MATERIALS) MUST BE REMOVED FROM AT LEAST THE TOP 12" OF THE ROOT BALL AND TREE SHOULD BE PLANTED SO THAT TRUNK FLARE IS VISIBLE ABOVE THE GROUND.
- PLANTED TREES SHOULD BE MULCHED IMMEDIATELY AFTER PLANTING. MULCH IS NOT ALLOWED CLOSER THAN 6" TO THE TRUNK FLARE.
- 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. **ALL TREE PROTECTION FENCING TO BE INSTALLED PRIOR TO ANY DEMOLITION ACTIVITIES.**
- FORESTED AREAS CONTRIBUTING TOWARDS CONSERVED TREE CANOPY AND CONSERVATION CREDIT MUST REMAIN IN THEIR NATURAL UNDISTURBED CONDITION. CLEARING OF UNDERBRUSH IS NOT PERMITTED, EXCEPT FOR THE REMOVAL OF INVASIVE SPECIES.
- THIS SHEET SHOWS PROPOSED TREES, BUT NOT ALL PROPOSED LANDSCAPING. SEE THE PLANT LISTS ON THE LANDSCAPE PLAN FOR TOTAL REQUIRED ON-SITE PLANTINGS, INCLUDING REQUIRED LANDSCAPE BUFFERS AND SCREENING.
- THERE ARE EXISTING FORESTED AREAS ON THIS SITE. NO INDIVIDUAL TREES HAVE BEEN INVENTORIED AND THEREFORE ARE NOT COUNTED AS SUCH IN THE CALCULATIONS.
- THERE ARE NO AREAS ON SITE DESIGNATED FOR FOREST REGENERATION OR FUTURE FOREST(S).
- ALL TREES GREATER THAN 2" DBH WHICH FALL OUTSIDE OF THE DEVELOPMENT AREAS WILL BE SAVED ON THE SITE. THE DEVELOPMENT AREAS WILL BE FURTHER DEFINED BY CONSTRUCTION PLANS.**



FENCE LOCATION  
AT LIMITS OF CRITICAL ROOT  
ZONE OR AS SHOWN ON THE  
TREE PROTECTION PLAN

FENCE MATERIAL

PLAN VIEW OF ROOTS

FENCE POSTS 2"x2"  
WOOD OR METAL

10'-0"

4'-0"

NOTES & SPECIFICATIONS:

- 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.
- NO EQUIPMENT OR MACHINERY SHALL BE USED WITHIN THE PROTECTION FENCE. NO STOCKPILING OF MATERIALS, VEHICULAR TRAFFIC, OR STORAGE IS ALLOWED WITHIN THE LIMITS OF THE TREE PROTECTION FENCING.
- 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.
- TREE PROTECTION FENCE SHALL COMPLETELY ENIRCLE THE TREE(S). TO INSTALL FENCE POSTS, AVOID DRIVING POSTS OR STAKES INTO MAJOR ROOTS.
- THE SIGNS MUST REMAIN PRESENT AT ALL TIMES DURING CONSTRUCTION.

**D20 TREE PROTECTION FENCE**

NTS

REVISIONS	DESCRIPTION	DATE	BY	CHKD	APP'D

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

ISSUE PURPOSE  
**FOR REVIEW ONLY**

**PURITAN VILLAGE**  
9.4946 AC. - 1060 MACON HIGHWAY, ET AL.  
CLARKE COUNTY, GEORGIA

PROJECT NUMBER  
**2024-024**

DATE  
**03.25.2025**

**NONBINDING  
TREE  
MANAGEMENT  
PLAN**

**TMP01**