

BUILDING DATA

PROPOSED BUILDING AREA: 99,936.00 SF.	4648.00 SF.
BUILDING 100 - FIRST FLOOR	- 4640.00 SF.
BUILDING 200 - SECOND FLOOR	- 4648.00 SF.
BUILDING 200 - FIRST FLOOR	- 4640.00 SF.
BUILDING 200 - SECOND FLOOR	- 4488.00 SF.
BUILDING 300 - FIRST FLOOR	- 4648.00 SF.
BUILDING 400 - FIRST FLOOR	- 4648.00 SF.
BUILDING 500 - FIRST FLOOR	- 4648.00 SF.
BUILDING 600 - SECOND FLOOR	- 4648.00 SF.
BUILDING 600 - FIRST FLOOR	- 4640.00 SF.
BUILDING 600 - SECOND FLOOR	- 2888.00 SF.
BUILDING 700 - SECOND FLOOR	- 2880.00 SF.
BUILDING 800 - FIRST FLOOR	- 4648.00 SF.
BUILDING 800 - SECOND FLOOR	- 4640.00 SF.
BUILDING 900 - FIRST FLOOR	- 4648.00 SF.
BUILDING 900 - SECOND FLOOR	- 4640.00 SF.
BUILDING 1000 - FIRST FLOOR	- 4328.00 SF.
BUILDING 1000 - SECOND FLOOR	- 4320.00 SF.
BUILDING 1100 - FIRST FLOOR	- 3600.00 SF.
BUILDING 1100 - SECOND FLOOR	- 3600.00 SF.
BUILDING 1200 - FIRST FLOOR	- 2168.00 SF.
BUILDING 1200 - SECOND FLOOR	- 2160.00 SF.

OUTDOOR RECREATION SPACE

NET SITE ACREAGE: 8.88 ACRES (386,774.22 SF.)
MINIMUM REQUIRED OUTDOOR RECREATION SPACE: 15% OF NET SITE (CAN BE PASSIVE OR ACTIVE RECREATION SPACE)
REQUIRED: 386,774.22 SF. * 15% = 58,016.13 SF.
PROPOSED: 67,978.04 SF. (17.58% OF NET SITE)

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 RADII 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.

OPEN SPACE

NET SITE ACREAGE: 8.88 ACRES (386,774.22 SF.)
MINIMUM REQUIRED OPEN SPACE: 8% OF NET SITE
REQUIRED: 386,774.22 SF. * 8% = 30,941.94 SF.
PROPOSED: 67,978.04 SF. (17.58% OF NET SITE)

PARKING DATA

REQUIRED PARKING: 140 SPACES
MIXED DENSITY DWELLINGS
TWO-BEDROOM DWELLING UNITS AND UP = 2.00 SPACES/UNIT
66 DWELLING UNITS * 2.00 SPACES = 132 SPACES

ALLOWED PARKING: 198 SPACES
MINIMUM REQUIRED PARKING +50%
132 REQUIRED SPACES * 1.50 = 198 ALLOWED SPACES

PROPOSED PARKING: 238 SPACES
STANDARD SURFACE: 187 (9X18, 7 OF THOSE ARE HANDICAP ACCESSIBLE)
COMPACT: 51 (8X16) (21.43% OF TOTAL)

BICYCLE PARKING:
REQUIRED: 2 BICYCLE SPACES + 1 BICYCLE SPACE/20 REQUIRED PARKING SPACES
2+ (132/20) = 9 REQUIRED BICYCLE PARKING SPACES
PROPOSED: 10 BICYCLE PARKING SPACES

SITE COVERAGE DATA

TOTAL PROJECT ACREAGE: 8.8791 ACRES (386,774.22 SF.)

EXISTING LOT COVERAGE: 31,035.99 SF. (8.02% OF SITE)
BUILDINGS: 16,777.80 SF. (4.34% OF SITE)
PAVING: 8,511.88 SF. (2.20% OF SITE)
CONCRETE & SIDEWALKS: 163.77 SF. (0.04% OF SITE)
GRAVEL: 5,582.54 SF. (1.44% OF SITE)

PROPOSED LOT COVERAGE: 174,286.55 SF. (45.06% OF SITE)
BUILDINGS & CANOPY: 69,984.00 SF. (18.09% OF SITE)
PAVING: 83,930.70 SF. (21.70% OF SITE)
SIDEWALKS & CONCRETE AREAS: 20,372.45 SF. (5.27% OF SITE)

TOTAL LANDSCAPE AREA: 212,487.67 SF (54.94% OF SITE)

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VICINITY MAP - SCALE: 1" = 1000'

PROJECT DATA

PROPERTY OWNER: 1120 MACON HWY LLC, ETAL
2350 PRINCE AVENUE, SUITE 2
ATHENS, GEORGIA 30608
ATTN: BLAKE UNDERWOOD, 706.340.1215

DEVELOPER: ATHENS REAL ESTATE GROUP
2350 PRINCE AVENUE, SUITE 2
ATHENS, GEORGIA 30608
ATTN: BLAKE UNDERWOOD, 706.340.1215

AUTHORIZED AGENT: PITTMAN & GREER ENGINEERING P.C.
1050 BARBER CREEK DRIVE, BLDG. 400
WATKINSVILLE, GEORGIA 30677
706.419.9244

PHYSICAL ADDRESS: 1060 MACON HIGHWAY & 100, 104, 110, 120, 140, 150 PURITAN LANE

TAX PARCEL: 132D3 011, 132D3 012, 132D3 013, 132D3 014, 132D3 015, 132D3 016, 7 132D3 017

TOTAL PROJECT ACREAGE: 8.8791 ACRES (386,774.22 SF.)

CONTOUR INTERVAL: 2' NOAA TOPO

BOUNDARY SURVEY: THIS DRAWING WAS PREPARED USING A BASELINE SURVEYING RETRACEMENT BOUNDARY SURVEY FOR BLAKE UNDERWOOD, DATED 02.20.2025.

EXISTING ZONING: RM-1

PROPOSED ZONING: RM-2

EXISTING USE: MULTI-FAMILY RESIDENTIAL

PROPOSED USE: MULTI-FAMILY RESIDENTIAL

FLOOD PLAIN: SUBJECT PROPERTIES ARE WITHIN AREAS HAVING ZONE DESIGNATION OF ZONE X, DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN FOR FLOOD INSURANCE RATE MAP NO. 13059C0034F, WITH AN EFFECTIVE DATE OF 09/15/2022, FOR COMMUNITY PANEL NUMBER 130040, (ATHENS-CLARKE COUNTY), GEORGIA.

THERE ARE NO STATE WATERS ON SITE BUT ARE WITHIN 200' OF THE SITE.

THERE ARE NO WETLANDS DELINEATED ON SITE.

THIS PROPERTY DOES NOT 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
MIN. FRONT YARD: 10 FEET
MIN. REAR YARD: 10 FEET, PLUS ONE-HALF FOOT FOR EACH FOOT OF BUILDING HEIGHT
MIN. SIDE YARD: 6 FEET
MIN. SIDE YARD ADJ. TO STREET: 10 FEET
MIN. BUILDING SEPARATION: 12 FEET
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%

SERVICE PROVIDERS

WATER: ATHENS-CLARKE COUNTY PUBLIC UTILITY DEPARTMENT
SANITARY SEWER: ATHENS-CLARKE COUNTY PUBLIC UTILITY DEPARTMENT
ELECTRIC: GA POWER
COMMUNICATION: AT&T ATHENS & CHARTER COMMUNICATIONS
GAS: ATLANTA GAS LIGHT COMPANY
SOLID WASTE: BY PRIVATE CONTRACT

SITE DRAINAGE

CONCRETE CURB AND GUTTER AND COUNTY APPROVED PIPE WILL BE EMPLOYED TO COLLECT AND DIVERT SURFACE WATER TO THE PROPOSED STORM WATER MANAGEMENT FACILITY.

PLANT LEGEND

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

ALTERNATE CHANGES FROM RZ01

THIS PLAN IS A MODIFIED VERSION OF RZ01 (PRELIMINARY PD PLAN) AS AN ALTERNATE TO THE PRIMARY PD PLAN. THIS ALTERNATE PLAN WOULD BECOME THE PD PLAN IF THE ABANDONMENT OF PURITAN LANE IS NOT GRANTED. MODIFICATIONS INCLUDE:
1) THE SOUTHERN ENTRANCE TO THE DEVELOPMENT MOVES FROM MACON HIGHWAY TO PURITAN LANE.
2) THE CONNECTION POINT OF THE SANITARY SEWER SHIFTS TO A DIFFERENT MANHOLE.
3) 14 UNITS ARE REMOVED FROM THE PLAN AS TOTAL ACREAGE DECREASES.



**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

ET AL

**PURITAN VILLAGE
- 1060 MACON HIGHWAY,
CLARKE COUNTY, GEORGIA**

3.8791 AC
C1

10

SCALE 1" = 40'

0 20 40

PROJECT NUMBER

2024-024

DATE
03.25.2025

ALTERNATE PRELIMINARY

PD PLAN

RZ02

ANSWER



99e

**PITTMAN & GREER
ENGINEERING P.C.**

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P. 706.419.9244 - WWW.PITTMANGREER.COM

ISSUE PURPOSE
FOR REVIEW ONLY

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

8.8791 /

DATE
03.25.2025

EXISTING SITE CONDITIONS

EX01

P:\2024-024 Blake Underwood-190 Puritan Lane\Drawings\Rezone Alternate.dwg 3-27-25 08:37:31 AM Frank Pittman

PROPOSED TREES

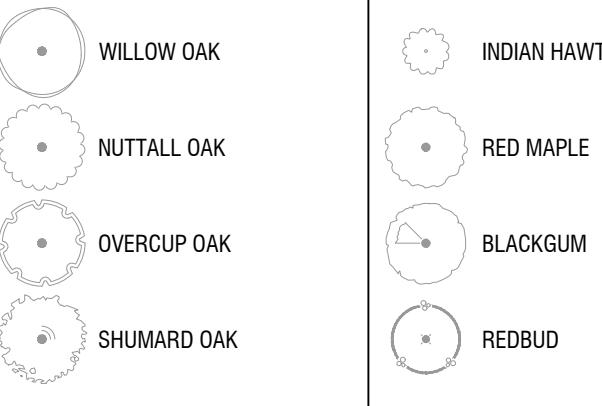
QUANTITY	BOTANICAL NAME	COMMON NAME	PERCENTAGE OF TOTAL TREE COUNT	CANOPY SIZE CATEGORY	SF. OF CANOPY	TOTAL SF. OF CANOPY
30	Acer rubrum 'Red Sunset'	RED SUNSET MAPLE	23%	MEDIUM	900	27,000
6	Nyssa sylvatica	BLACKGUM	5%	MEDIUM	900	5,400
18	Cercis canadensis	ESTERN REDBUD	14%	SMALL	400	7,200
22	Quercus lyrata	OVERCUP OAK	17%	LARGE	1,600	35,200
21	Quercus nutallii	NUTTALL OAK	16%	LARGE	1,600	33,600
22	Quercus phellos	WILLOW OAK	17%	LARGE	1,600	35,200
12	Quercus shumardii	SHUMARD OAK	9%	LARGE	1,600	19,200
131	TOTAL		100%		Total: 162,800	

PROPOSED SHRUBS

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

A-CC TREE SEPARATION				
MINIMUM DISTANCES IN FEET REQUIRED BETWEEN TREES & STRUCTURES OR INFRASTRUCTURE BY TREE CANOPY SIZE CATEGORY				
STRUCTURE/ INFRASTRUCTURE DESCRIPTION	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
MAIL BOXES	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



LANDSCAPE CALCULATIONS

REQUIRED TOTAL LANDSCAPED AREA: 15%
PROPOSED TOTAL LANDSCAPE AREA: 212,487.67 SF. (54.94% OF NET SITE)

TOTAL PROJECT ACREAGE: 8.8791 ACRES (386,774.22 SF.)
ZONING: RM-1

EXISTING TREE CANOPY: 220,596.96 SF. OR 57.04% OF SITE
TREE GROUP: 220,596.96 SF.
INDIVIDUAL TREES: 0 SF.

REQUIRED CONSERVED TREE CANOPY: 25% OF SITE (96,693.56 SF.)

PROPOSED CONSERVED TREE CANOPY: 70,282.04 SF. OR 18.17% OF SITE

TOTAL INDIVIDUAL PLANTED TREE CANOPY: 162,800 SF. OR 42.09% OF SITE

REQUIRED TOTAL TREE CANOPY (CONSERVED & PLANTED): 50% OF SITE

TOTAL TREE CANOPY (CONSERVED & PLANTED): 233,082.04 SF. OR 60.26% OF SITE

QUANTITIES AND PERCENTAGES ARE PROVIDED FOR PERMITTING PURPOSES
ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES BEFORE PROVIDING A
PROPOSED PRICE FOR SCOPE OF WORK TO BE PERFORMED. IF ANY
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FOR SITE COVERAGE PERCENTAGES, SEE CALCULATIONS ON SITE PLAN.

FENCING LEGEND

PROPOSED 4' TALL CHAIN LINK SECURITY FENCE.

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 CONSIDERED TO MEET CODE REQUIREMENTS SHALL NOT BE REMOVED DURING CONSTRUCTION ACTIVITIES UNLESS A-CC APPROVED.
- THE A-CC ARBORIST OR FORESTER MUST INSTANTIATE THE INSTALLATION OF TREE PROTECTION FENCING PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITY, INCLUDING DEMOLITION. 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.
- ALL PLANTING Holes SHOULD BE DUG 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 IMMEDIATELY TO CONSTRUCTION ACTIVITIES.**
- DEVELOPMENT AREAS CONTRIBUTE 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 FENCE, BUT NOT ALL PROPOSED LANDSCAPING. SEE THE PLANTS & LANDSCAPE PLAN FOR TOTAL REQUIRED UNDISTURBED 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 FOREST MANAGEMENT.
- NO 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.

PROPOSED TREES

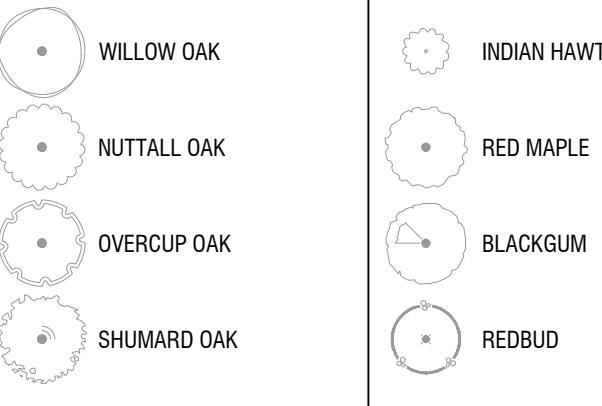
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PLANT LEGEND



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FENCING LEGEND