

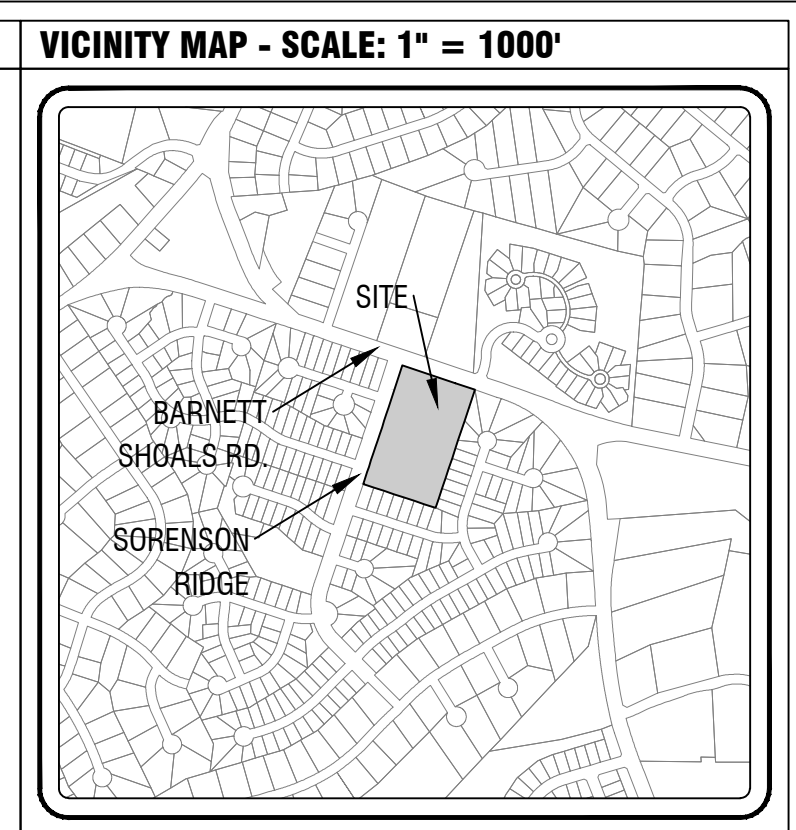
**DEVELOPMENT DATA**

TOTAL PROJECT ACREAGE: 6.00 AC. (261,360.00 SF.)  
 FUTURE PUBLIC RIGHT-OF-WAY: 1.5008 AC. (65,372.70 SF.)  
 NET SITE ACREAGE: 4.50 AC. (195,987.30 SF.)

TOTAL AREA OF RESIDENTIAL LOTS: 4.50 ACRES (195,987.30 SF.)  
 TOTAL NUMBER OF RESIDENTIAL LOTS: 22  
 PROJECT DENSITY: 3.57  
 AVERAGE LOT SIZE: 0.1056 AC.  
 SMALLEST LOT SIZE: 0.1216 AC. - LOT #11  
 LARGEST LOT SIZE: 0.4571 AC. - LOT #10  
 STORMWATER MANAGEMENT LOT: 0.6713 AC.  
 TOTAL AREA IN OPEN SPACE: 1.6110 AC. OR 26.85% OF THE TOTAL PROJECT ACREAGE (INCLUDES EASEMENTS AND STORMWATER MANAGEMENT AREA)

LOT ACREAGES ARE PROVIDED FOR PERMITTING PURPOSES ONLY. SEE FINAL PLAT FOR EXACT ACREAGES.  
 LOT DIMENSIONS ARE PROVIDED FOR PERMITTING PURPOSES ONLY. SEE FINAL PLAT FOR EXACT METES AND BOUNDS.

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 DISCREPANCIES ARE FOUND, PLEASE REPORT TO PITTMAN & GREER ENGINEERING P.C. IMMEDIATELY.



**PROJECT DATA**

PROPERTY OWNER: RESURRECTION PRESBYTERIAN CHURCH INC.  
 PO BOX 1883  
 ATHENS, GEORGIA 30603  
 ATTN: -----

DEVELOPER: PREMIER HOMES AND CONTRACTING GROUP  
 210 OLD LOGANVILLE RD.  
 LOGANVILLE, GEORGIA 30052  
 ATTN: ADAM EWING, 678.414.2732

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

PHYSICAL ADDRESS: 2990 BARNETT SHOALS ROAD  
 TAX PARCEL: 184 001J  
 TOTAL PROJECT ACREAGE: 6.00 ACRES (261,360.00 SF.)  
 CONTOUR INTERVAL: 1' A-CC TOPO

BOUNDARY SURVEY: THIS DRAWING WAS PREPARED USING A LANDMARK ENGINEERING CORPORATION BOUNDARY SURVEY FOR CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS, DATED 01/02/1979.

EXISTING ZONING: RS-8  
 PROPOSED ZONING: RS-8  
 EXISTING USE: VACANT PROPERTY  
 PROPOSED USE: RESIDENTIAL SUBDIVISION

FLOOD PLAN: 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. 13059C036D, WITH AN EFFECTIVE DATE OF 04/02/2007, FOR COMMUNITY PANEL NUMBER 130400. (ATHENS-CLARKE COUNTY), GEORGIA.

THERE ARE NO STATE WATERS ON SITE, NOR 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.

**RS-8 ZONING REGULATIONS**

MIN. LOT WIDTH AND CONTIGUOUS LINEAR STREET FRONTAGE: 40'  
 MAX. RESIDENTIAL DENSITY: 3.8 DWELLING UNITS PER ACRE  
 MIN. FRONT YARD: 15 FEET  
 MIN. REAR YARD: 15 FEET  
 MIN. SIDE YARD: 5 FEET  
 MIN. SIDE YARD ADJ. TO STREET: 10 FEET  
 MIN. SIDE YARD BUILDING SEPARATION: 12 FEET  
 MAX. LOT COVERAGE: 45%  
 MAX. BUILDING HEIGHT: 30'  
 TOTAL TREE CANOPY COVER, CONSERVED AND PLANTED: 45%  
 CONSERVED TREE CANOPY COVER COMPONENT OF TOTAL: 15%

**SERVICE PROVIDERS**

WATER: ATHENS-CLARKE COUNTY PUBLIC UTILITY DEPARTMENT  
 SANITARY SEWER: ATHENS-CLARKE COUNTY PUBLIC UTILITY DEPARTMENT  
 ELECTRIC: GA POWER  
 COMMUNICATION: AT&T ATHENS & CHARACTER COMMUNICATIONS  
 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.

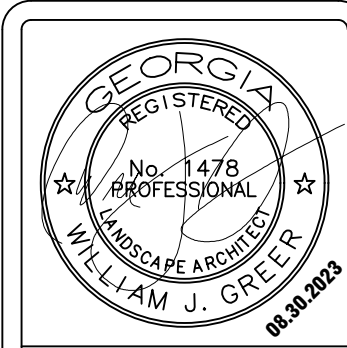
**PLANT LEGEND**

WILLOW OAK	INDIAN HAWTHORNE
NUTTALL OAK	VINTAGE JADE
OVERCUP OAK	KNOCK OUT ROSE
RED MAPLE	LOROPETALUM
JAPANESE ZELKOVA	DWARF BURFORD HOLLY
	CRYPTOMERIA
	NELLIE R. STEVENS HOLLY

**REVISIONS**

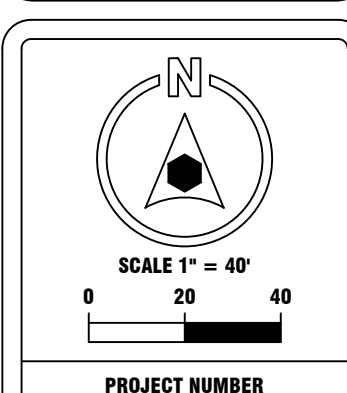
NO.	DESCRIPTION	DATE

**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

**2990 BARNETT SHOALS SUBDIVISION**  
 6.00 AC. - 2990 BARNETT SHOALS ROAD  
 ATHENS-CLARKE COUNTY, GEORGIA



PROJECT NUMBER  
**2023-054**

DATE  
**08.30.2023**

**REZONE CONCEPT PLAN**

**34**

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