

August 30, 2023

Project File 22-002

**Athens Clarke County Public Utilities Department  
Construction and Engineering**

Attn: **Mr. Matt Adamson, P.E.**  
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 Athens, GA 30601  
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**Re: MADISON TRACE ATTACHED & DETACHED RESIDENTIAL CONDOMINIUM COMMUNITY**  
**Request for Water & Sewer Availability**  
**23.474 Acres at 215 Shadybrook Drive**  
**Athens-Clarke County GA**

Mr. Adamson:

Please accept this correspondence as a request for a water & sewer availability letter for the above mentioned project.

The property is presently zoned RS-8 and allows and development of attached and detached residential units at a maximum density of 3.8 dwelling units per acre.

We are presently preparing plans to rezone the property to allow private streets and develop the property at a density of 3.62 dwelling units per acre.

Please provide a water and sewer availability letter to us based on the following calculations at your earliest convenience.

**WATER DEMANDS**

- assume 85 total connections
- assume 3.333 persons per household
- assume 120 gpd per person

Average Demand = 120 gpd/person x 3.333 persons per connection x 85 connections  
 = 33,997 gpd = 35.41 gpm

**SEWER DEMANDS**

- assume 85% of Water Demand of 33,997 gpd  
 = 28,897 gpd = 30.10 gpm

Thank you for your assistance. Please contact me if you have any questions.

*Kenneth A. Beall*

Kenneth A. Beall, CEO/RLA, *Beall and Company, LLC*

