



#### 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, & 132D3 017

TOTAL PROJECT ACREAGE: 9.4946 ACRES (413,585.13 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 PER FLOOD INSURANCE RATE MAP NO. 1305900034F, WITH AN EFFECTIVE DATE OF 09/15/2022, FOR COMMUNITY PANEL NUMBER 130040. (ATHENS-CLARKE COUNTY, GEORGIA).

THERE ARE NO STATE WATERS ONSITE 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 ABOVE 25 FEET  
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.

**PURITAN LANDING**  
1060 MACON HIGHWAY  
CLARKE COUNTY, GEORGIA