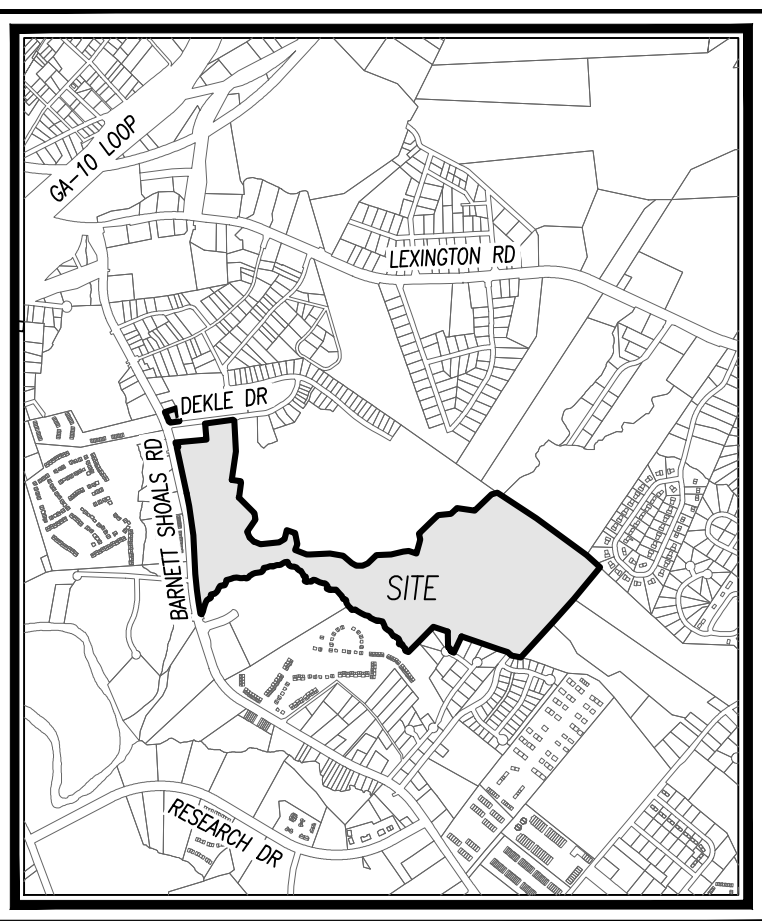
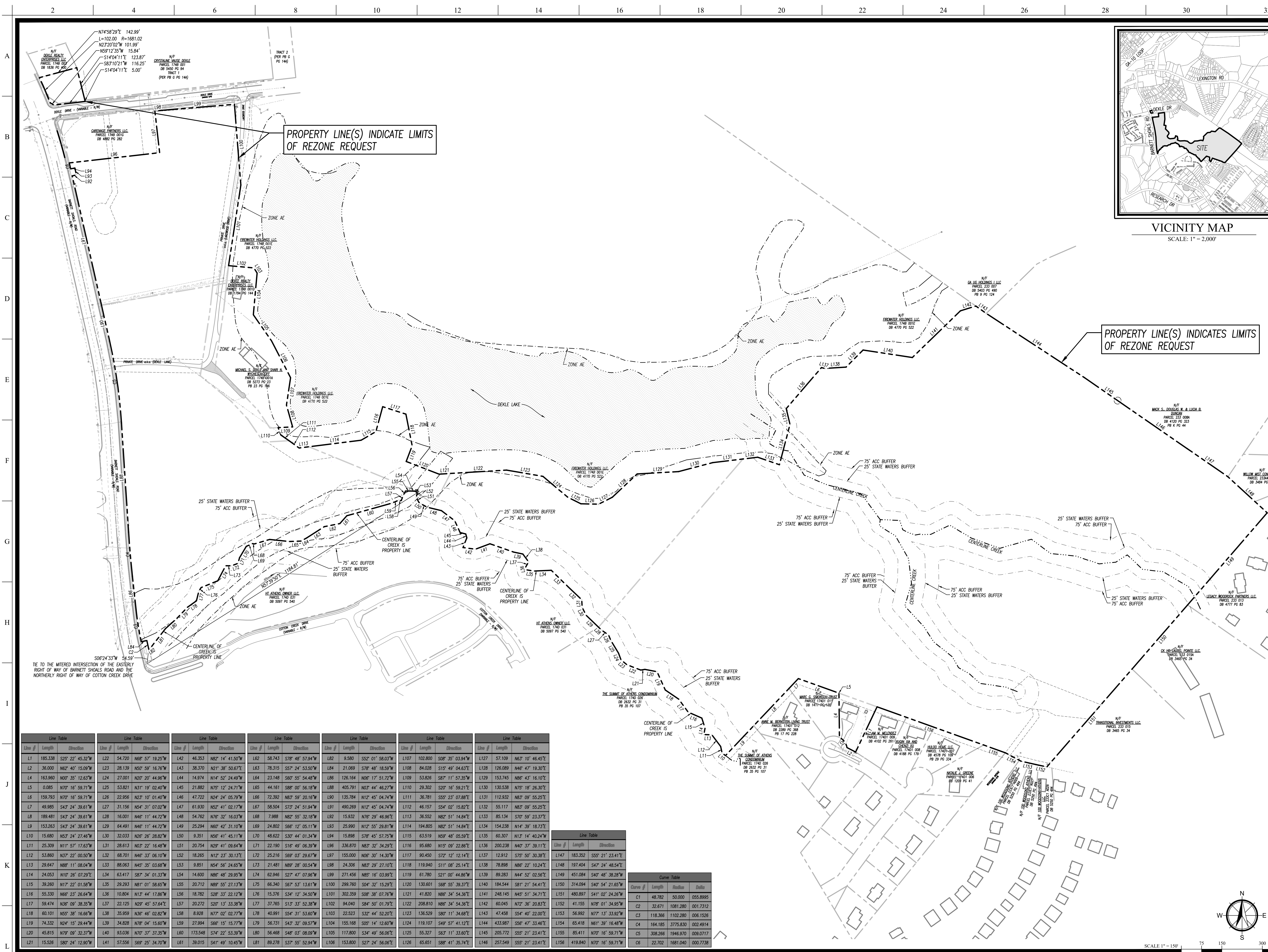




VICINITY MAP
SCALE: 1" = 2,000'



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THE SHOALS

ATHENS-CLARKE COUNTY, GEORGIA

90.22 ACRES

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INITIAL SUB. DATE: 6/28/24

ISSUANCE DATE: 12/31/24

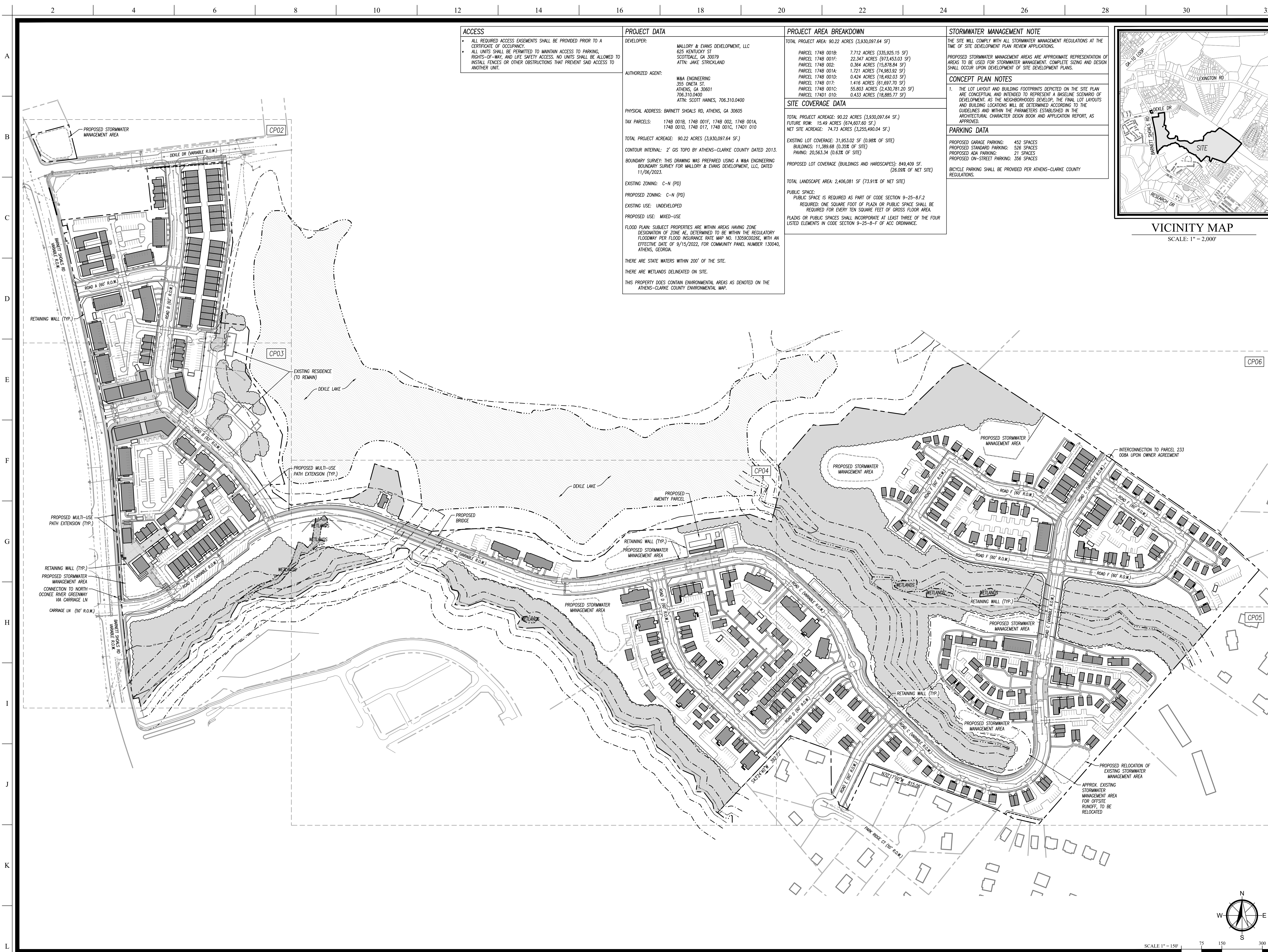


W&A PROJECT #: 230161

PD
BASE PLAN
CP00

Line Table			Line Table			Line Table			Line Table			Line Table			Line Table			Line Table		
Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction
L1	185.338	S25° 22' 45.32"W	L22	54.720	N68° 57' 19.25"W	L42	46.353	N82° 14' 41.50"W	L62	58.743	S78° 48' 57.94"W	L82	9.580	S52° 01' 58.03"W	L102	102.800	S08° 35' 03.94"W	L122	57.109	N63° 10' 46.45"E
L2	36.000	N62° 40' 15.09"E	L23	28.139	N50° 59' 16.76"W	L43	38.370	N21° 38' 50.67"E	L63	78.315	S57° 24' 53.50"W	L83	21.069	S78° 48' 18.59"W	L103	84.028	S15° 49' 04.63"E	L123	128.089	N46° 47' 19.30"E
L3	163.980	N00° 35' 12.63"E	L24	27.001	N20° 20' 44.96"W	L44	14.974	N14° 52' 24.49"W	L64	23.148	S60° 55' 54.48"W	L84	126.164	N06° 17' 51.72"W	L104	53.826	S87° 11' 57.35"W	L124	153.745	N86° 43' 16.10"E
L4	0.085	N70° 16' 59.71"W	L25	53.821	N31° 19' 02.40"W	L45	21.882	N75° 12' 24.71"W	L65	44.161	S88° 00' 56.18"W	L85	405.791	N03° 44' 46.27"W	L105	29.302	S20° 16' 59.21"W	L130	130.538	N75° 18' 26.30"E
L5	159.793	N70° 16' 59.71"W	L26	22.956	N23° 10' 01.40"W	L46	47.722	N24° 24' 05.79"W	L66	72.392	N83° 59' 20.16"W	L86	135.784	N12° 45' 04.74"W	L110	36.781	S55° 23' 07.88"E	L131	112.932	N83° 09' 55.25"E
L7	49.985	S43° 24' 39.61"W	L27	31.156	N54° 31' 07.02"W	L47	61.930	N52° 41' 02.17"W	L67	58.504	S73° 24' 51.94"W	L91	490.269	N12° 45' 04.74"W	L112	46.157	S54° 02' 15.82"E	L132	55.117	N83° 09' 55.25"E
L8	189.481	S43° 24' 39.61"W	L28	16.001	N46° 11' 44.72"W	L48	54.762	N76° 32' 16.03"W	L68	7.988	N82° 55' 32.18"W	L92	15.932	N76° 29' 46.96"E	L113	36.552	N82° 55' 14.84"E	L133	85.134	S70° 59' 23.37"E
L9	153.263	S43° 24' 39.61"W	L29	64.491	N46° 11' 44.72"W	L49	25.294	N60° 42' 31.10"W	L69	24.802	S66° 12' 05.11"W	L93	25.990	N12° 55' 29.81"W	L114	194.805	N82° 55' 14.84"E	L134	154.238	N14° 39' 18.73"E
L10	15.680	N53° 24' 27.46"W	L30	32.033	N26° 26' 28.82"W	L50	9.351	N56° 41' 45.11"W	L70	48.822	S30° 41' 01.34"W	L94	15.898	S78° 45' 57.75"W	L115	63.519	N59° 48' 05.99"E	L135	60.307	N13° 14' 40.24"W
L11	25.309	N11° 57' 17.63"W	L31	28.613	N03° 22' 16.48"W	L51	20.754	N29° 41' 09.64"W	L71	22.190	S16° 49' 06.39"W	L96	336.870	N83° 32' 34.29"E	L116	96.580	N10° 09' 22.86"E	L136	200.238	N40° 37' 39.11"E
L12	53.860	N37° 22' 00.50"W	L32	68.701	N46° 33' 06.10"W	L52	18.265	N12° 23' 30.13"E	L72	25.216	S69° 03' 29.67"W	L97	155.000	N06° 30' 14.30"W	L117	90.450	S72° 12' 12.14"E	L137	12.912	S75° 50' 30.38"E
L13	29.647	N88° 11' 08.04"W	L33	88.063	N45° 35' 03.68"W	L53	9.851	N54° 56' 24.65"W	L73	21.481	N89° 28' 00.54"W	L98	24.306	N83° 29' 27.10"E	L118	119.940	S11° 08' 25.14"E	L138	78.898	N86° 22' 10.24"E
L14	49.985	N17° 22' 01.58"W	L34	63.417	S87° 34' 01.33"W	L54	14.600	N86° 48' 29.95"W	L74	62.946	S27° 47' 07.96"W	L99	271.456	N85° 16' 03.99"E	L119	61.780	S21° 00' 44.86"W	L139	89.283	N44° 52' 02.56"E
L15	39.260	N17° 22' 01.58"W	L35	29.293	N81° 01' 58.65"W	L55	20.712	N89° 55' 27.13"W	L75	66.340	S67° 53' 13.61"W	L100	299.760	S04° 32' 15.29"E	L120	130.601	S68° 55' 39.37"E	L140	184.544	S81° 21' 54.41"E
L16	55.330	N66° 23' 26.64"W	L36	10.804	N13° 44' 17.86"W	L56	18.782	S28° 33' 22.12"W	L76	15.378	S34° 12' 34.50"W	L101	302.359	S08° 38' 07.76"E	L121	41.820	N86° 34' 54.36"E	L141	248.145	N45° 51' 34.71"E
L17	59.474	N36° 09' 38.35"W	L37	22.125	N29° 45' 57.64"E	L57	20.272	S20° 13' 33.38"W	L77	37.765	S13° 33' 52.38"W	L102	94.940	S41° 50' 07.91"E	L122	208.810	N86° 34' 54.36"E	L142	60.045	N72° 36' 20.83"E
L18	60.101	N55° 38' 16.66"W	L38	35.959	N36° 48' 02.82"W	L58	8.928	N77° 02' 02.77"W	L78	40.991	S54° 31' 53.60"W	L103	22.523	S32° 44' 52.20"E	L123	136.529	S80° 11' 34.68"E	L143	47.458	S54° 40' 22.00"E
L19	74.332	N24° 15' 29.44"W	L39	34.828	N78° 04' 15.60"W	L59	27.994	S66° 15' 15.77"W	L79	56.731	S43° 32' 09.57"W	L104	115.168	S05° 14' 12.60"W	L124	119.107	S47° 57' 41.12"E	L144	433.987	S56° 47' 33.46"E
L20	45.815	N79° 09' 32.37"W	L40	93.036	N70° 37' 37.35"W	L60	173.548	S74° 22' 53.39"W	L80	56.468	S48° 03' 08.09"W	L105	117.800	S34° 49' 56.06"E	L125	55.327	S65° 11' 33.60"E	L145	205.772	S55° 21' 23.41"E
L21	15.526	S80° 24' 12.90"W	L41	57.556	S69° 25' 34.70"W	L61	39.015	S41° 49' 10.45"W	L81	89.278	S37° 55' 52.94"W	L106	153.800	S27° 24' 56.06"E	L126	65.651	S88° 41' 35.74"E	L146	257.549	S55° 21' 23.41"E
																		Line Table		
																		Line # Length Direction		
																		L147 183.352 S55° 21' 23.41"		
																		L148 197.404 S47° 24' 45.54"		
																		L149 451.084 S40° 48' 38.28"		
																		L150 314.094 S47° 54' 26.65"		
																		L151 480.897 S41° 02' 24.26"		
																		L152 41.155 N78° 01' 34.95"		
																		L153 56.992 N77° 13' 33.92"		
																		L154 65.418 N61° 39' 16.48"		
																		L155 85.411 N70° 16' 59.71"		
																		L156 419.840 N70° 16' 59.71"		

Curve Table			
Curve #	Length	Radius	Delta
C1	48.782	50.000	055.8995
C2	32.671	1081.280	001.7312
C3	118.366	1102.280	006.1526
C4	164.185	3775.830	002.4914
C5	308.286	1946.970	009.0717
C6	22.702	1801.040	000.7738



ACCESS

- ALL REQUIRED ACCESS EASEMENTS SHALL BE PROVIDED PRIOR TO A CERTIFICATE OF OCCUPANCY.
- ALL UNITS SHALL BE PERMITTED TO MAINTAIN ACCESS TO PARKING, RIGHTS-OF-WAY, AND LIFE SAFETY ACCESS. NO UNITS SHALL BE ALLOWED TO INSTALL FENCES OR OTHER OBSTRUCTIONS THAT PREVENT SAID ACCESS TO ANOTHER UNIT.

PROJECT DATA

DEVELOPER:
MALLORY & EVANS DEVELOPMENT, LLC
625 KENTUCKY ST
SCOTSDALE, GA 30079
ATTN: JAKE STRICKLAND

AUTHORIZED AGENT:
W&A ENGINEERING
355 ONETA ST.
ATHENS, GA 30601
706.310.0400
ATTN: SCOTT HAINES, 706.310.0400

PHYSICAL ADDRESS: BARNETT SHOALS RD, ATHENS, GA 30605

TAX PARCELS: 174B 0019, 174B 001F, 174B 002, 174B 001A, 174B 001D, 174B 017, 174B 001C, 174D1 010

TOTAL PROJECT ACREAGE: 90.22 ACRES (3,930,097.64 SF.)

CONTOUR INTERVAL: 2' GIS TOPO BY ATHENS-CLARKE COUNTY DATED 2013.

BOUNDARY SURVEY: THIS DRAWING WAS PREPARED USING A W&A ENGINEERING BOUNDARY SURVEY FOR MALLORY & EVANS DEVELOPMENT, LLC, DATED 11/06/2023.

EXISTING ZONING: C-N (PD)

PROPOSED ZONING: C-N (PD)

EXISTING USE: UNDEVELOPED

PROPOSED USE: MIXED-USE

FLOOD PLAN: SUBJECT PROPERTIES ARE WITHIN AREAS HAVING ZONE DESIGNATION OF ZONE AE, DETERMINED TO BE WITHIN THE REGULATORY FLOODWAY PER FLOOD INSURANCE RATE MAP NO. 13059C0026E, WITH AN EFFECTIVE DATE OF 9/15/2022, FOR COMMUNITY PANEL NUMBER 130040, ATHENS, GEORGIA.

THERE ARE STATE WATERS WITHIN 200' OF THE SITE.

THERE ARE WETLANDS DELINEATED ON SITE.

THIS PROPERTY DOES CONTAIN ENVIRONMENTAL AREAS AS DENOTED ON THE ATHENS-CLARKE COUNTY ENVIRONMENTAL MAP.

PROJECT AREA BREAKDOWN

TOTAL PROJECT AREA: 90.22 ACRES (3,930,097.64 SF.)

PARCEL 174B 001B: 7.712 ACRES (335,925.15 SF.)

PARCEL 174B 001F: 22.347 ACRES (973,453.03 SF.)

PARCEL 174B 002: 0.364 ACRES (15,878.84 SF.)

PARCEL 174B 001A: 1.721 ACRES (74,983.92 SF.)

PARCEL 174B 001D: 0.424 ACRES (18,492.03 SF.)

PARCEL 174B 017: 1.416 ACRES (61,697.70 SF.)

PARCEL 174B 001C: 55.803 ACRES (2,430,781.20 SF.)

PARCEL 174D1 010: 0.433 ACRES (18,885.77 SF.)

SITE COVERAGE DATA

TOTAL PROJECT ACREAGE: 90.22 ACRES (3,930,097.64 SF.)

FUTURE ROW: 15.49 ACRES (674,607.60 SF.)

NET SITE ACREAGE: 74.73 ACRES (3,255,490.04 SF.)

EXISTING LOT COVERAGE: 31,953.02 SF (0.98% OF SITE)

BUILDINGS: 11,389.68 (0.35% OF SITE)

PAVING: 20,563.34 (0.63% OF SITE)

PROPOSED LOT COVERAGE (BUILDINGS AND HARDSCAPES): 849,409 SF. (26.09% OF NET SITE)

TOTAL LANDSCAPE AREA: 2,406,081 SF (73.91% OF NET SITE)

PUBLIC SPACE: PUBLIC SPACE IS REQUIRED AS PART OF CODE SECTION 9-25-8.F.2 REQUIRED: ONE SQUARE FOOT OF PLAZA OR PUBLIC SPACE SHALL BE REQUIRED FOR EVERY TEN SQUARE FEET OF GROSS FLOOR AREA PLAZAS OR PUBLIC SPACES SHALL INCORPORATE AT LEAST THREE OF THE FOUR LISTED ELEMENTS IN CODE SECTION 9-25-8.F. OF ACC ORDINANCE.

STORMWATER MANAGEMENT NOTE

THE SITE WILL COMPLY WITH ALL STORMWATER MANAGEMENT REGULATIONS AT THE TIME OF SITE DEVELOPMENT PLAN REVIEW APPLICATIONS.

PROPOSED STORMWATER MANAGEMENT AREAS ARE APPROXIMATE REPRESENTATION OF AREAS TO BE USED FOR STORMWATER MANAGEMENT. COMPLETE SIZING AND DESIGN SHALL OCCUR UPON DEVELOPMENT OF SITE DEVELOPMENT PLANS.

CONCEPT PLAN NOTES

1. THE LOT LAYOUT AND BUILDING FOOTPRINTS DEPICTED ON THE SITE PLAN ARE CONCEPTUAL AND INTENDED TO REPRESENT A BASELINE SCENARIO OF DEVELOPMENT. AS THE NEIGHBORHOODS DEVELOP, THE FINAL LOT LAYOUTS AND BUILDING LOCATIONS WILL BE DETERMINED ACCORDING TO THE GUIDELINES AND WITHIN THE PARAMETERS ESTABLISHED IN THE ARCHITECTURAL CHARACTER DESIGN BOOK AND APPLICATION REPORT, AS APPROVED.

PARKING DATA

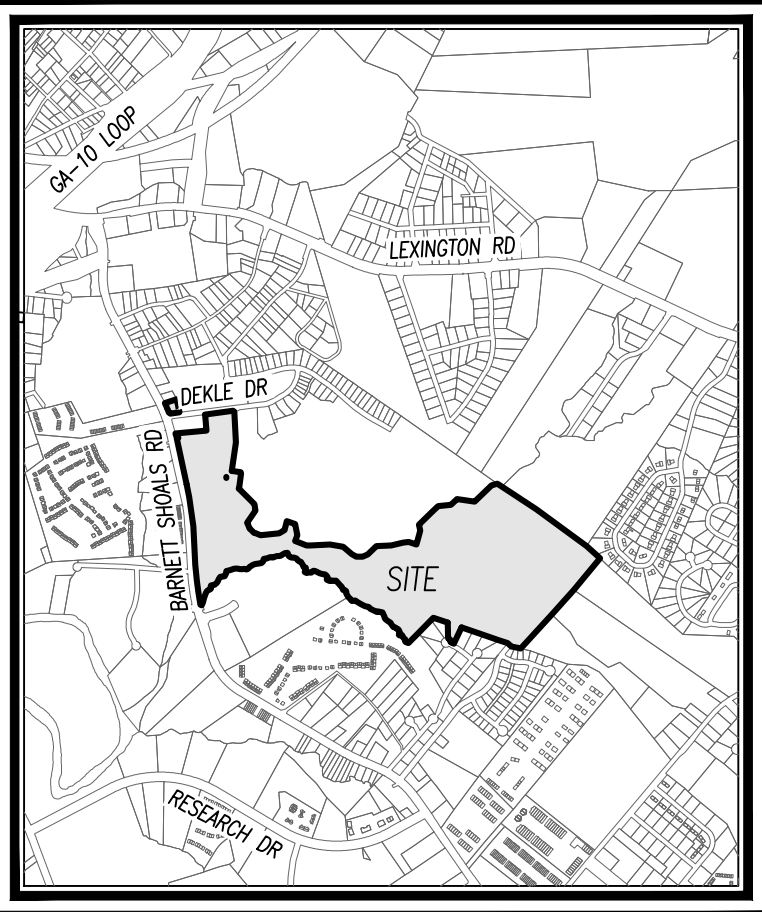
PROPOSED GARAGE PARKING: 452 SPACES

PROPOSED STANDARD PARKING: 526 SPACES

PROPOSED ADA PARKING: 21 SPACES

PROPOSED ON-STREET PARKING: 356 SPACES

BICYCLE PARKING SHALL BE PROVIDED PER ATHENS-CLARKE COUNTY REGULATIONS.



VICINITY MAP
SCALE: 1" = 2,000'



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ATHENS-CLARKE COUNTY, GEORGIA

90.22 ACRES

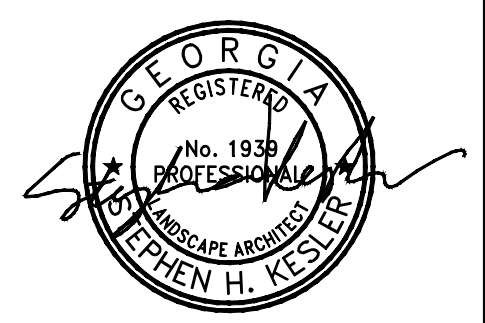
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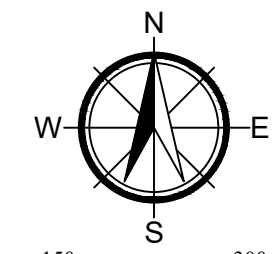
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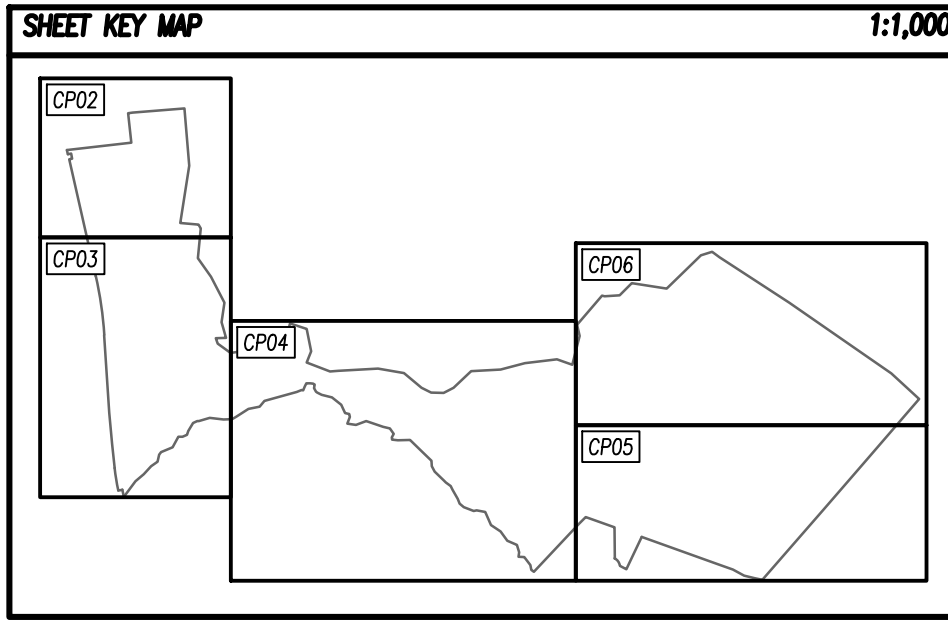
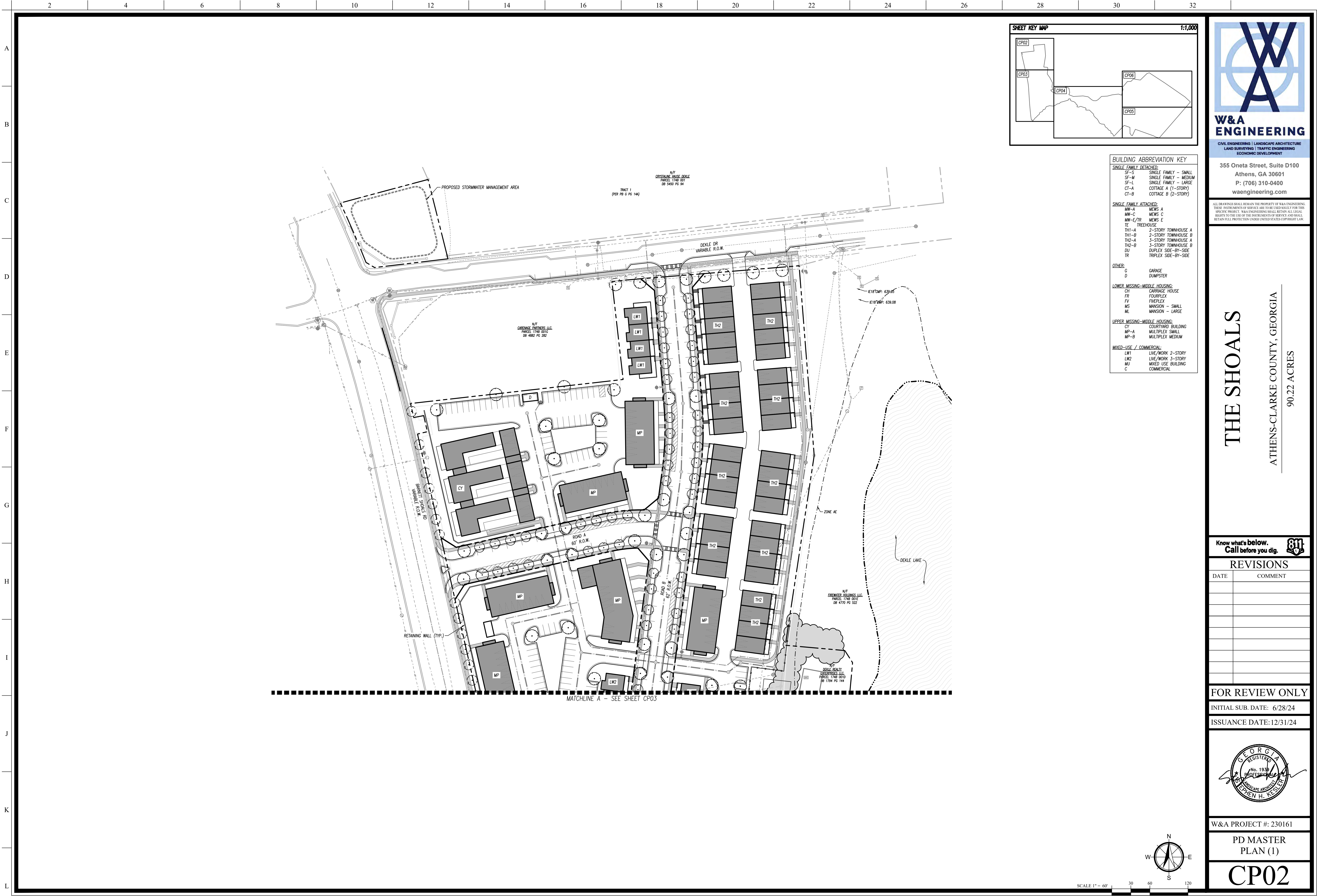
W&A PROJECT #: 230161

OVERALL PD
MASTER PLAN

CP01



SCALE 1" = 150'



BUILDING ABBREVIATION KEY	
SINGLE FAMILY DETACHED:	
SF-S	SINGLE FAMILY - SMALL
SF-M	SINGLE FAMILY - MEDIUM
SF-L	SINGLE FAMILY - LARGE
CT-A	COTTAGE A (1-STORY)
CT-B	COTTAGE B (2-STORY)
SINGLE FAMILY ATTACHED:	
MW-A	NEWS A
MW-C	NEWS C
MW-E/TR	NEWS E
TE	TREEHOUSE
TH1-A	2-STORY TOWNHOUSE A
TH1-B	2-STORY TOWNHOUSE B
TH2-A	3-STORY TOWNHOUSE A
TH2-B	3-STORY TOWNHOUSE B
DU	DUPLEX SIDE-BY-SIDE
TR	TRIPLEX SIDE-BY-SIDE
OTHER:	
G	GARAGE
D	DUMPSTER
LOWER MISSING-MIDDLE HOUSING:	
CH	CARRIAGE HOUSE
FR	FOURPLEX
FV	FIVEPLEX
MS	MANSSION - SMALL
ML	MANSSION - LARGE
UPPPER MISSING-MIDDLE HOUSING:	
CY	COURTYARD BUILDING
MP-A	MULTIPLEX SMALL
MP-B	MULTIPLEX MEDIUM
MIXED-USE / COMMERCIAL:	
LW1	LIVE/WORK 2-STORY
LW2	LIVE/WORK 3-STORY
MU	MIXED USE BUILDING
C	COMMERCIAL



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ATHENS-CLARKE COUNTY, GEORGIA

90.22 ACRES

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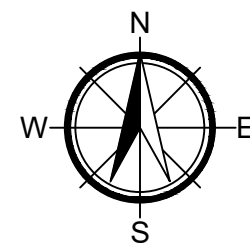
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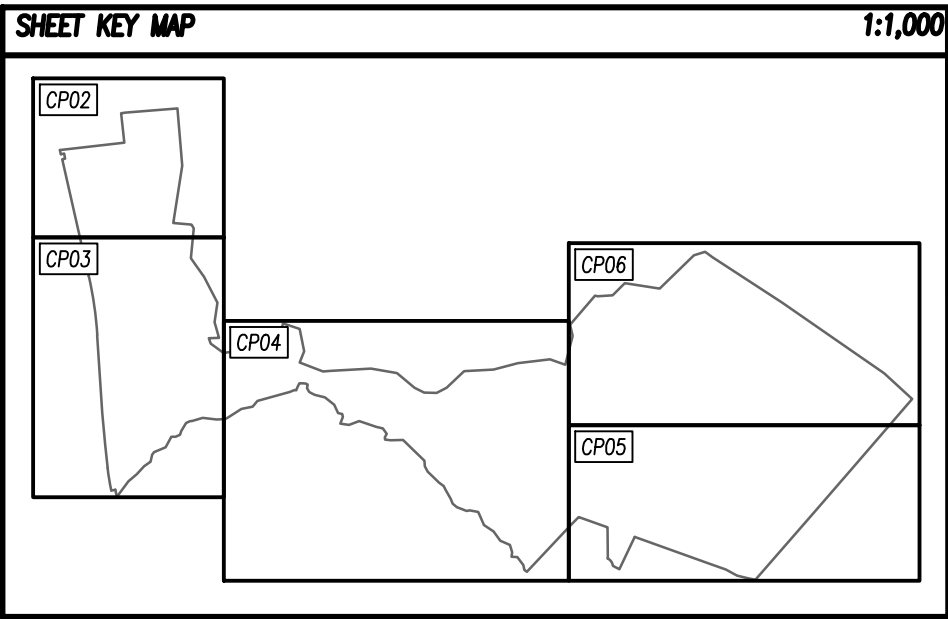
W&A PROJECT #: 230161

PD MASTER
PLAN (1)

CP02



SCALE 1" = 60' 30' 60' 120'



BUILDING ABBREVIATION KEY	
SINGLE FAMILY DETACHED:	
SF-S	SINGLE FAMILY - SMALL
SF-M	SINGLE FAMILY - MEDIUM
SF-L	SINGLE FAMILY - LARGE
CT-A	COTTAGE A (1-STORY)
CT-B	COTTAGE B (2-STORY)
SINGLE FAMILY ATTACHED:	
MW-A	MEWS A
MW-C	MEWS C
MW-E	MEWS E
TE	TREEHOUSE
TH1-A	2-STORY TOWNHOUSE A
TH1-B	2-STORY TOWNHOUSE B
TH2-A	3-STORY TOWNHOUSE A
TH2-B	3-STORY TOWNHOUSE B
DU-D	DUPLEX SIDE-BY-SIDE
TR-D	TRIPLEX SIDE-BY-SIDE
OTHER:	
G	GARAGE
D	DUMPSTER
LOWER MISSING-MIDDLE HOUSING:	
CH	CHAPEL HOUSE
FR	FOURPLEX
FV	FIVEPLEX
MN-S	MANSON - SMALL
ML	MANSON - LARGE
UPPER MISSING-MIDDLE HOUSING:	
CY	COURTYARD BUILDING
MP-A	MULTIPIX SMALL
MP-B	MULTIPIX MEDIUM
MIXED-USE / COMMERCIAL:	
LW1	LIVE/WORK 2-STORY
LW2	LIVE/WORK 3-STORY
MU	MIXED USE BUILDING
C	COMMERCIAL



SCALE 1" = 60' | 30 | 60 | 120



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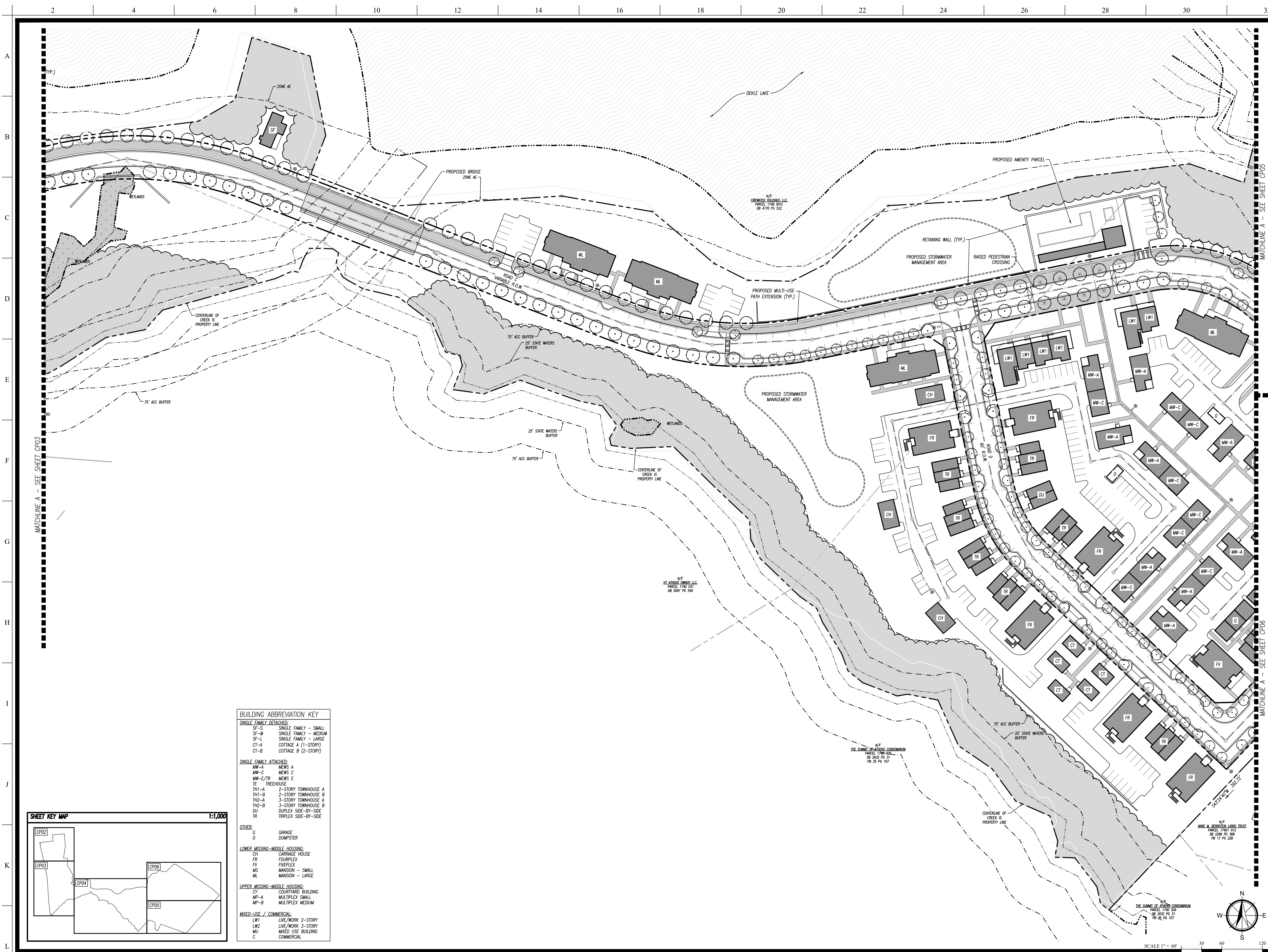
ISSUANCE DATE:12/31/24



W&A PROJECT #: 230161

PD MASTER
PLAN (2)

CP03



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THE SHOALS

ATHENS-CLARKE COUNTY, GEORGIA
90.22 ACRES

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REVISIONS

DATE	COMMENT

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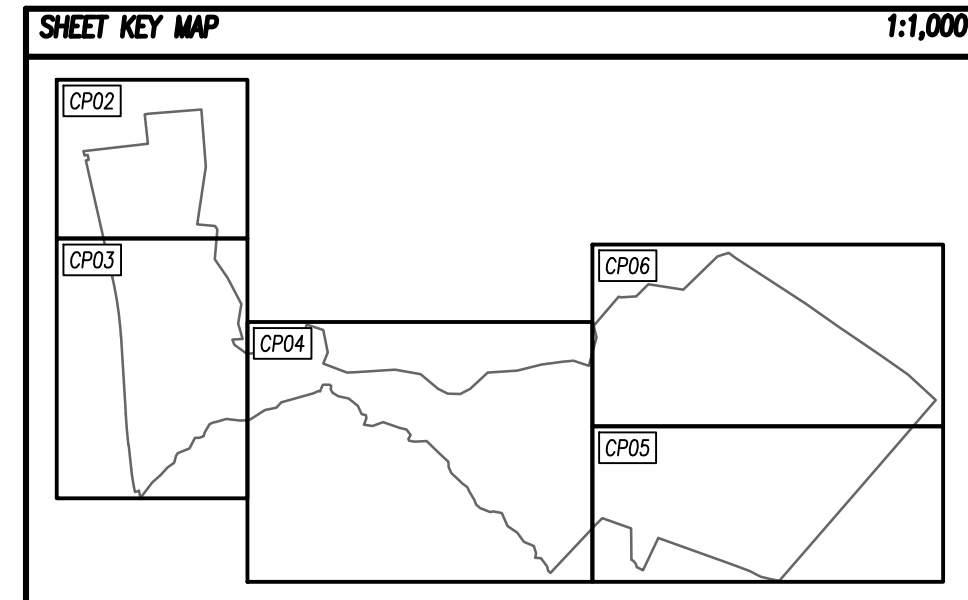
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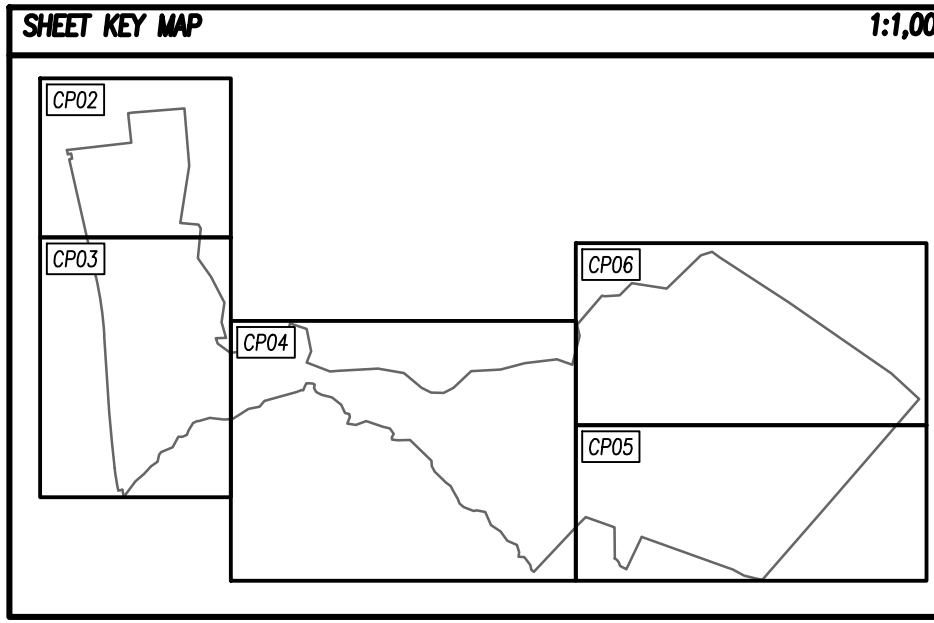
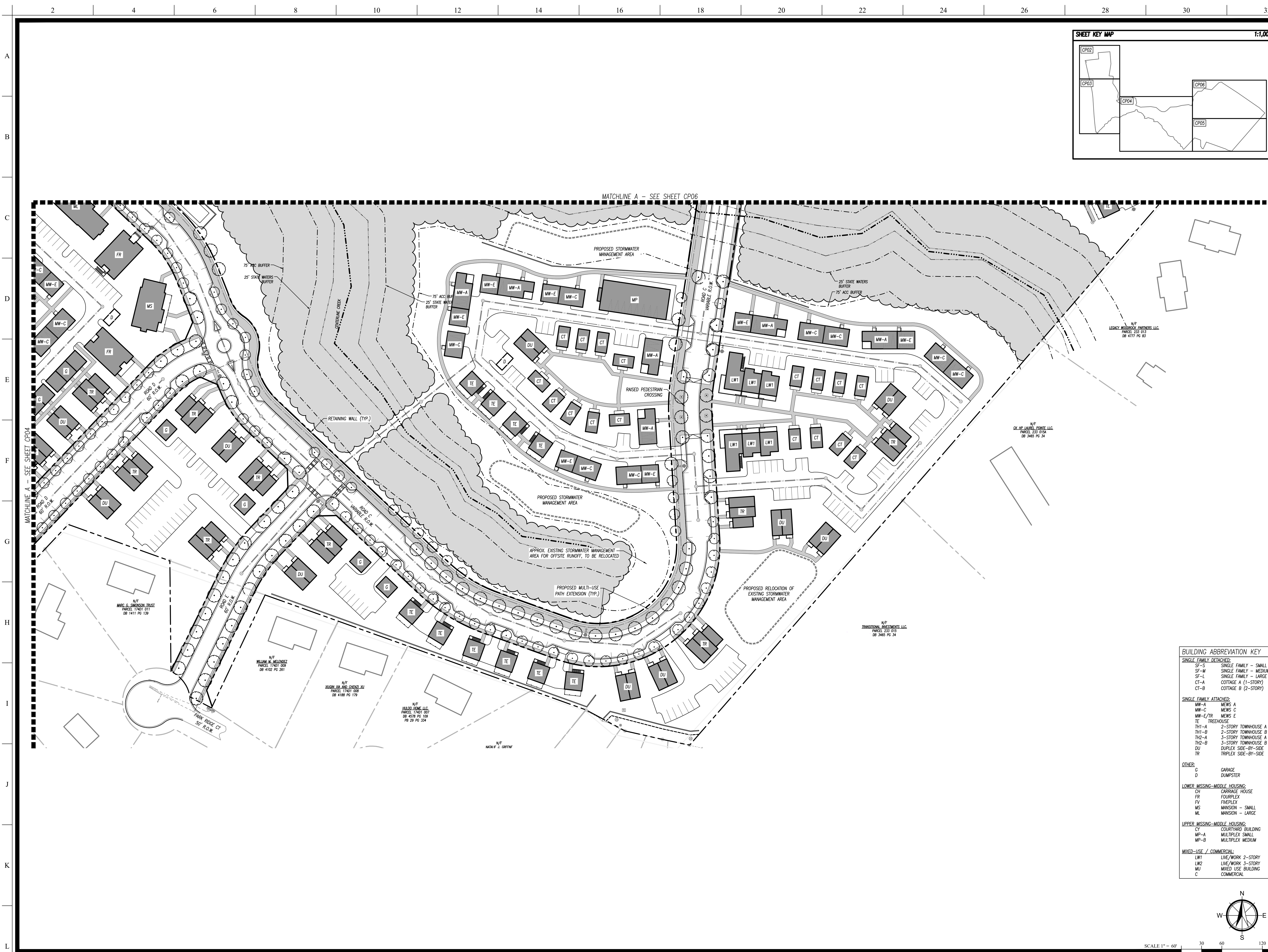
W&A PROJECT #: 230161

PD MASTER
PLAN (3)

CP04



BUILDING ABBREVIATION KEY	
SINGLE FAMILY DETACHED:	
SF-S	SINGLE FAMILY - SMALL
SF-M	SINGLE FAMILY - MEDIUM
SF-L	SINGLE FAMILY - LARGE
CT-A	COTTAGE A (1-STORY)
CT-B	COTTAGE B (2-STORY)
SINGLE FAMILY ATTACHED:	
MW-A	NEWS A
MW-C	NEWS C
MW-E/TR	NEWS E
TR	TREEHOUSE
TH1-A	2-STORY TOWNHOUSE A
TH1-B	2-STORY TOWNHOUSE B
TH2-A	3-STORY TOWNHOUSE A
TH2-B	3-STORY TOWNHOUSE B
DU	DUPLEX SIDE-BY-SIDE
TR	TRIPLEX SIDE-BY-SIDE
OTHER:	
G	GARAGE
D	DUMPSTER
LOWER MISSING-MIDDLE HOUSING:	
CH	CARRIAGE HOUSE
FR	FOURPLEX
FV	FIVEPLEX
MS	MANSION - SMALL
ML	MANSION - LARGE
UPPER MISSING-MIDDLE HOUSING:	
CY	COURTYARD BUILDING
MP-A	MULTIPLEX SMALL
MP-B	MULTIPLEX MEDIUM
MIXED-USE / COMMERCIAL:	
LW1	LIVE/WORK 2-STORY
LW2	LIVE/WORK 3-STORY
MU	MIXED USE BUILDING
C	COMMERCIAL





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THE SHOALS

ATHENS-CLARKE COUNTY, GEORGIA

90.22 ACRES

Know what's below.
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REVISIONS	
DATE	COMMENT

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INITIAL SUB. DATE: 6/28/24

ISSUANCE DATE: 12/31/24

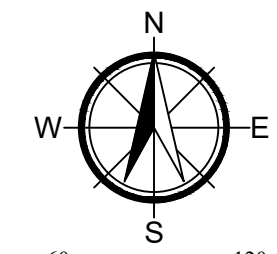


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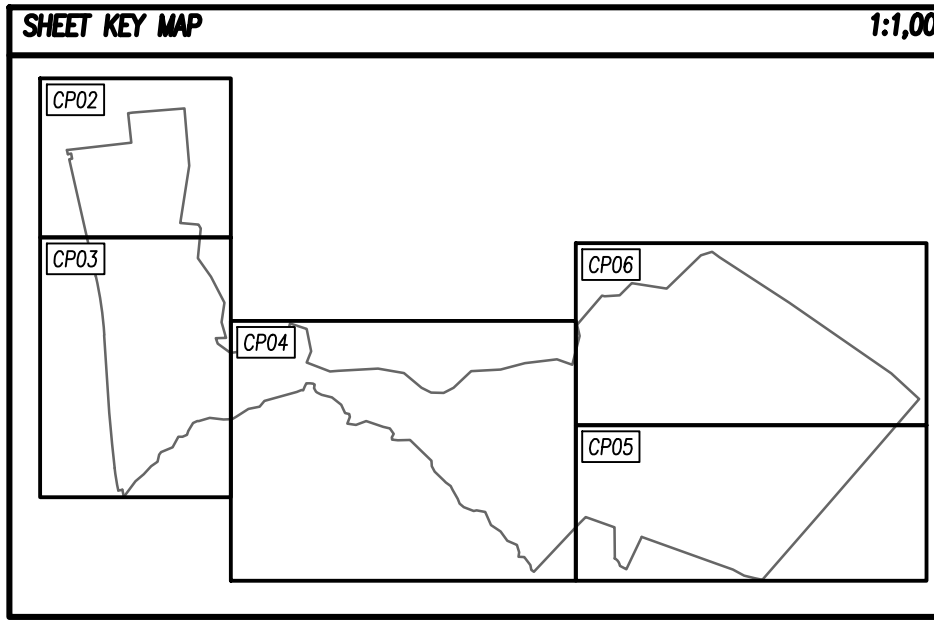
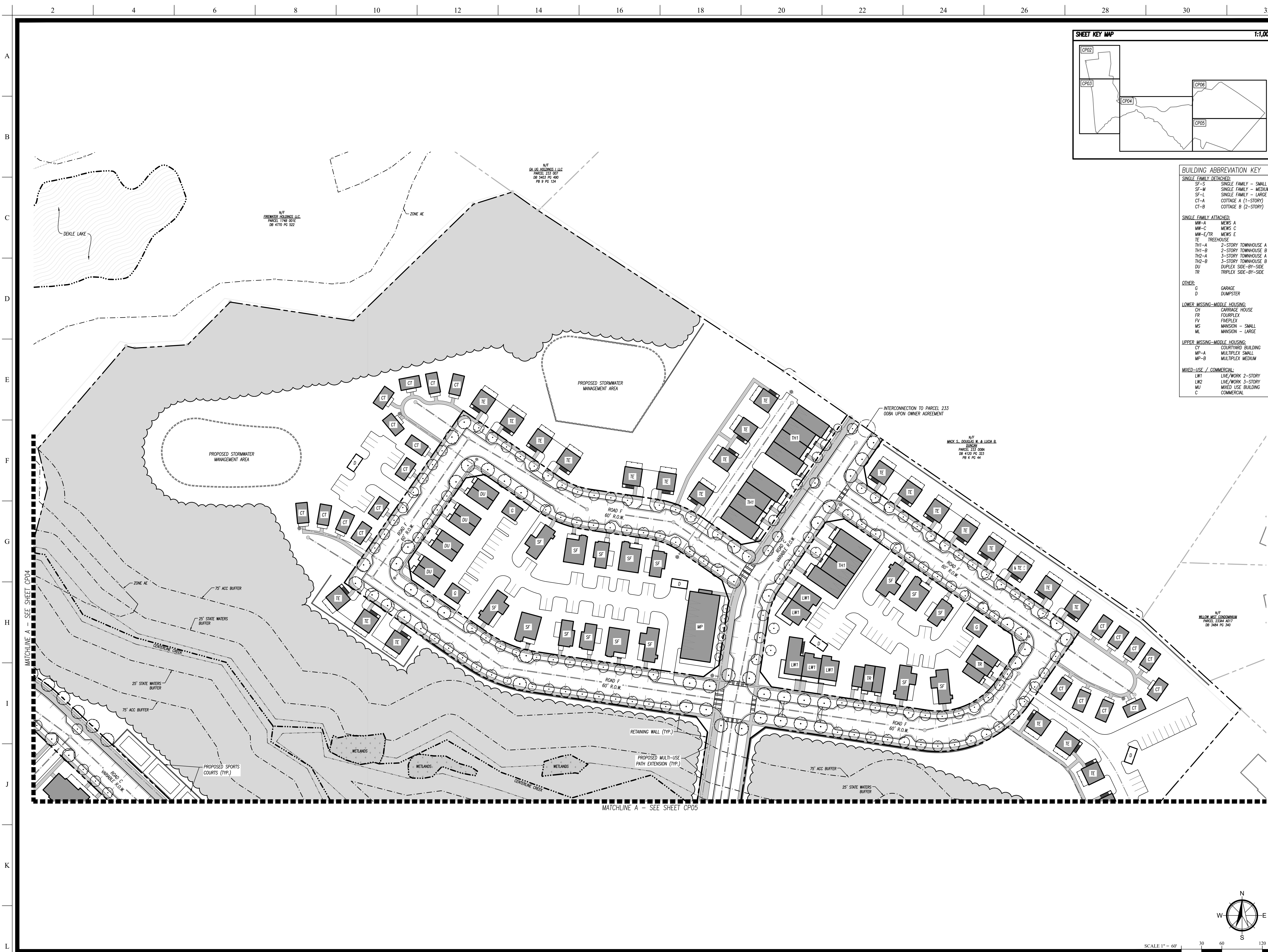
PD MASTER
PLAN (4)

CP05

- BUILDING ABBREVIATION KEY**
- SINGLE FAMILY DETACHED:**
- SF-S SINGLE FAMILY - SMALL
 - SF-M SINGLE FAMILY - MEDIUM
 - SF-L SINGLE FAMILY - LARGE
 - CT-A COTTAGE A (1-STORY)
 - CT-B COTTAGE B (2-STORY)
- SINGLE FAMILY ATTACHED:**
- MW-A MEWS A
 - MW-C MEWS C
 - MW-E/TR MEWS E
 - TE TOWNHOUSE
 - TH1-A 2-STORY TOWNHOUSE A
 - TH1-B 2-STORY TOWNHOUSE B
 - TH2-A 3-STORY TOWNHOUSE A
 - TH2-B 3-STORY TOWNHOUSE B
 - DU DUPLEX SIDE-BY-SIDE
 - TR TRIPLEX SIDE-BY-SIDE
- OTHER:**
- G GARAGE
 - D DUMPSTER
- LOWER MISSING-MIDDLE HOUSING:**
- CH CARRIAGE HOUSE
 - FR FOURPLEX
 - FV FIVEPLEX
 - MS MANSION - SMALL
 - ML MANSION - LARGE
- UPPER MISSING-MIDDLE HOUSING:**
- CT COURTYARD BUILDING
 - MP-A MULTIPLEX SMALL
 - MP-B MULTIPLEX MEDIUM
- MIXED-USE / COMMERCIAL:**
- LW1 LIVE/WORK 2-STORY
 - LW2 LIVE/WORK 3-STORY
 - MU MIXED USE BUILDING
 - C COMMERCIAL



SCALE 1" = 60'



BUILDING ABBREVIATION KEY	
SINGLE FAMILY DETACHED:	
SF-S	SINGLE FAMILY - SMALL
SF-M	SINGLE FAMILY - MEDIUM
SF-L	SINGLE FAMILY - LARGE
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TH1-B	2-STORY TOWNHOUSE B
TH2-A	3-STORY TOWNHOUSE A
TH2-B	3-STORY TOWNHOUSE B
DU	DUPLEX SIDE-BY-SIDE
TR	TRIPLEX SIDE-BY-SIDE
OTHER:	
G	CARAGE
D	DUMPSTER
LOWER MISSING-MIDDLE HOUSING:	
CH	CARRIAGE HOUSE
FR	FOURPLEX
FV	FIVEPLEX
MS	MANSON - SMALL
ML	MANSON - LARGE
UPPER MISSING-MIDDLE HOUSING:	
CT	COURTYARD BUILDING
MP-A	MULTIPLEX SMALL
MP-B	MULTIPLEX MEDIUM
MIXED-USE / COMMERCIAL:	
LW1	LIVE/WORK 2-STORY
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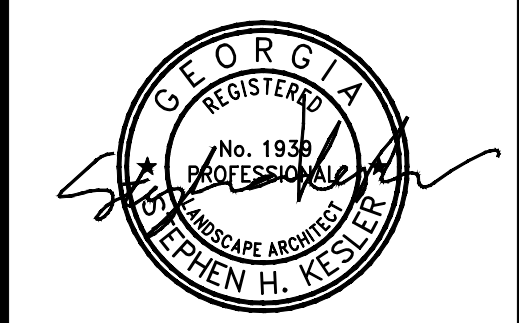
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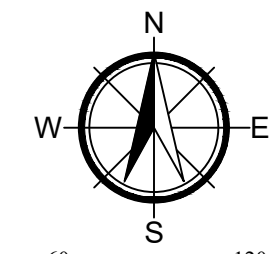
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W&A PROJECT #: 230161

PD MASTER
PLAN (5)

CP06



SCALE 1" = 60'

30 60 120

