PROJECT DATA

DEVELOPER:

MALLORY & EVANS DEVELOPMENT, LLC
625 KENTUCKY ST
SCOTTDALE, 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 001B, 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 PLAIN: 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 (18,865.77 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: 824,662.32 SF. (25.33% OF NET SITE)
BUILDINGS & PORCHES: 493,928.62 SF. (15.17% OF NET SITE)
HARDSCAPE: 330,733.70 SF. (10.16% OF NET SITE)

TOTAL LANDSCAPE AREA: 2,430,827.76 SF (74.67% 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.

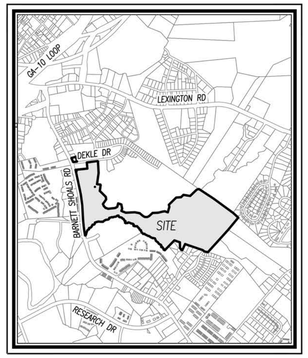
CONCEPT PLAN NOTES

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 DEIGN BOOK AND APPLICATION REPORT, AS APPROVED.

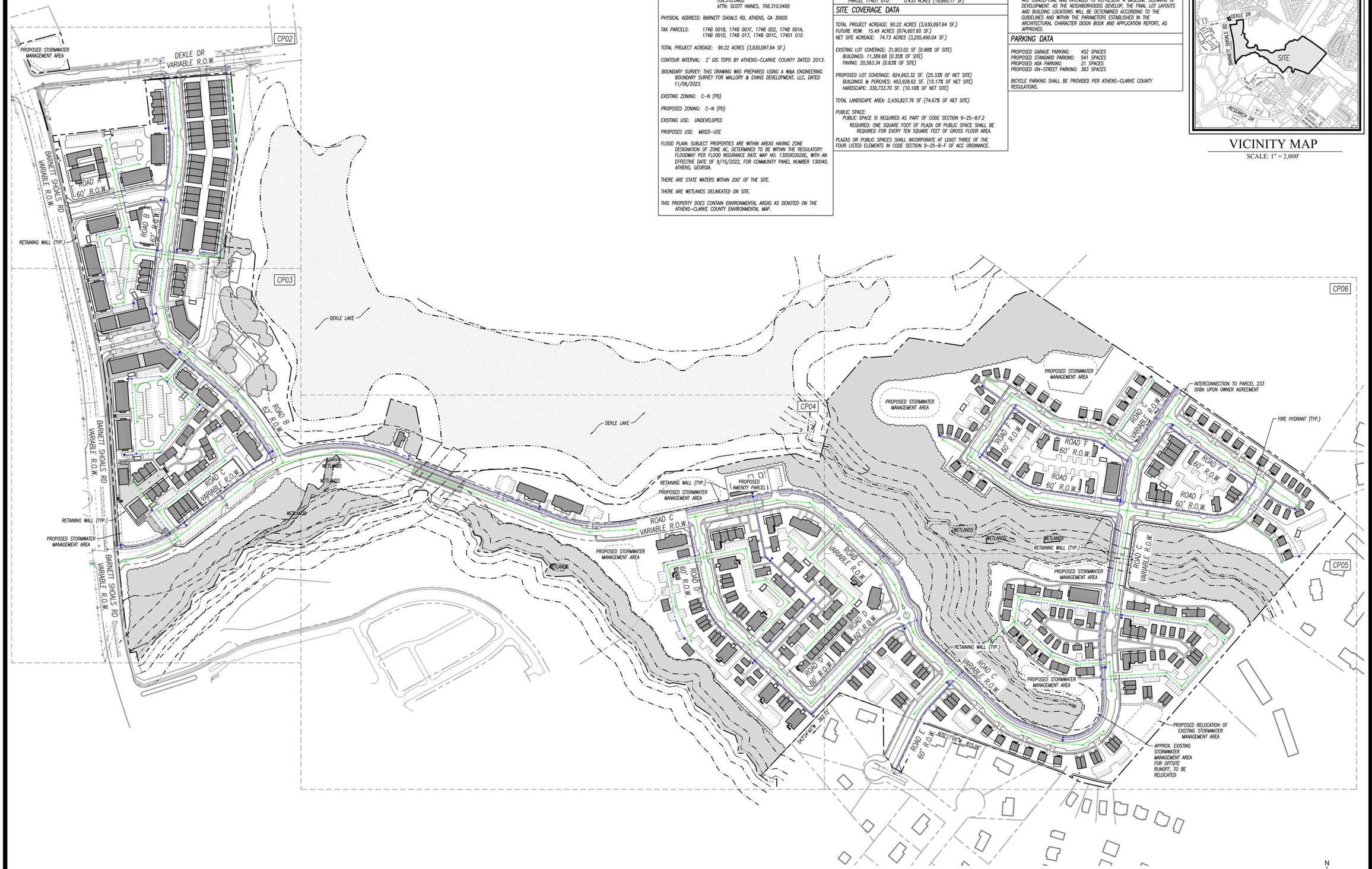
PARKING DATA

PROPOSED GARAGE PARKING:	452 SPACES
PROPOSED STANDARD PARKING:	541 SPACES
PROPOSED ADA PARKING:	21 SPACES
PROPOSED ON-STREET PARKING:	383 SPACES

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



VICINITY MAP
SCALE: 1" = 2,000'



SCALE 1" = 150'
75 150 300

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W E
S

W&A ENGINEERING
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THE SHOALS

ATHENS-CLARKE COUNTY, GEORGIA
90.22 ACRES

Know what's below. Call before you dig. 811

REVISIONS

DATE	COMMENT

FOR REVIEW ONLY

INITIAL SUB. DATE: 6/28/24

ISSUANCE DATE: 6/28/24

W&A PROJECT #: 230161

OVERALL PD CONCEPT PLAN

CP01