

SITE COVERAGE DATA

TOTAL PROJECT ACREAGE: 2.9918 ACRES (130,322.43 SF.)
 FUTURE ROW: 0.00 ACRES (0.00 SF.)
 NET SITE ACREAGE: 2.99 ACRES (130,322.43 SF.)

EXISTING LOT COVERAGE: 1,200.18 SF. (0.92% OF SITE)
 BUILDINGS & CANOPY: 804.58 SF. (0.62% OF SITE)
 PAVING: 395.60 SF. (0.30% OF SITE)
 CONCRETE & SIDEWALKS: 0.00 SF. (0.00% OF SITE)
 GRAVEL: 0.00 SF. (0.00% OF SITE)

PROPOSED LOT COVERAGE: 72,442.85 SF. (55.59% OF NET SITE)
 BUILDINGS & CANOPY: 27,354.31 SF. (20.99% OF NET SITE)
 PAVING: 35,078.51 SF. (27.61% OF NET SITE)
 SIDEWALKS & CONCRETE AREAS: 9,112.43 SF. (6.99% OF NET SITE)

TOTAL LANDSCAPE AREA: 57,879.58 SF (44.41% OF NET SITE)

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.

PARKING DATA

REQUIRED PARKING: 96 SPACES
 MIXED DENSITY DWELLINGS
 ONE-BEDROOM DWELLING UNITS 500 SQUARE FEET OR LARGER = 1.50 SPACES/UNIT
 60 DWELLINGS * 1.50 SPACES = 90 SPACES
 TWO-BEDROOM DWELLING UNITS AND UP = 2.00 SPACES/UNIT
 3 DWELLINGS * 2.00 SPACES = 6 SPACES

PROPOSED PARKING: 97 SPACES
 STANDARD SURFACE: 97 (9X18'; 6 OF THOSE IS HANDICAP ACCESSIBLE)

UNIT DATA

NET SITE ACREAGE: 2.99 ACRES
 MAX. ALLOWED RESIDENTIAL DENSITY: 24 UNITS PER GROSS ACRE
 2.99 AC. * 24 UNITS PER GROSS ACRE = 71.80 UNITS (BEDS)

TOTAL PROPOSED DWELLING STRUCTURES: 18
 TOTAL PROPOSED DWELLINGS: 63
 PROPOSED 1 BEDROOM DWELLINGS: 60
 PROPOSED 2 BEDROOM DWELLINGS: 3

PROPOSED UNITS (BEDS): 66

OUTDOOR RECREATION SPACE

NET SITE ACREAGE: 2.99 ACRES (130,322.43 SF.)
 MINIMUM REQUIRED OUTDOOR RECREATION SPACE: 15% OF NET SITE
 (CAN BE PASSIVE OR ACTIVE RECREATION SPACE)
 REQUIRED: 19,548.36 SF.

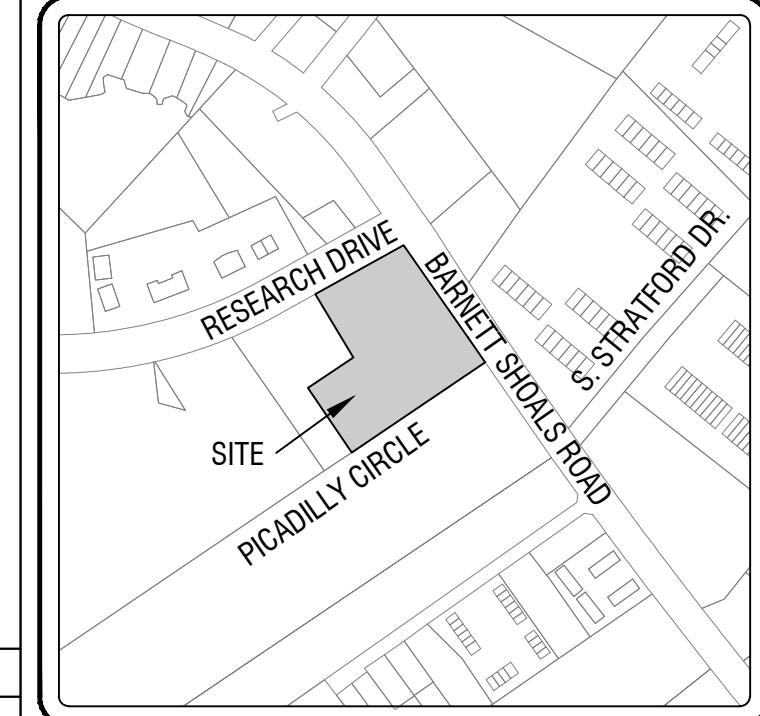
PROPOSED: 20,939.00 SF. (16.07% OF NET SITE)

OPEN SPACE

NET SITE ACREAGE: 2.99 ACRES (130,322.43 SF.)
 MINIMUM REQUIRED OPEN SPACE: 8% OF NET SITE
 REQUIRED: 10,425.79 SF.

PROPOSED: 20,939.00 SF. (16.07% OF NET SITE)

VICINITY MAP - SCALE: 1" = 500'



PROJECT DATA

PROPERTY OWNER:
 JACKSON EIGHT LLC
 2500 DANIELLS BR. RD., BLDG. 200, STE. 1F
 ATHENS, GEORGIA 30606
 ATTN: CARL NICHOLS, 706.353.3900

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

AUTHORIZED AGENT:
 ATTN: -----

PHYSICAL ADDRESS: 1580 BARNETT SHOALS ROAD
 TAX PARCEL: 182B 035
 TOTAL PROJECT ACREAGE: 2.9918 ACRES (130,322.43 SF.)
 CONTOUR INTERVAL: 2' A-CC GIS TOPO
 BOUNDARY SURVEY: THIS DRAWING WAS PREPARED USING A ---- BOUNDARY & TOPOGRAPHIC SURVEY FOR ----, DATED ----.

EXISTING ZONING: C-O
 PROPOSED ZONING: RM-2
 EXISTING USE: VACANT PROPERTY
 PROPOSED USE: MULTI-FAMILY

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. 130590036D, WITH AN EFFECTIVE DATE OF 04/02/2007, FOR COMMUNITY PANEL NUMBER 130400, (ATHENS-CLARKE COUNTY), GEORGIA.

THERE ARE NO STATE WATERS ONSITE, 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.

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: 85%
 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
 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

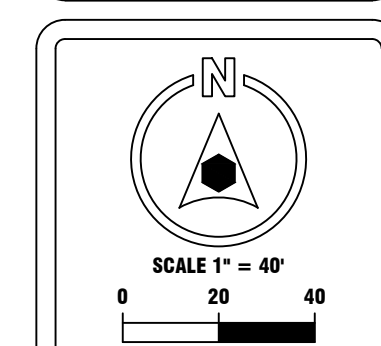
WILLOW OAK	INDIAN HAWTHORNE
NUTTALL OAK	VINTAGE JADE
OVERCUP OAK	KNOCK OUT ROSE
RED MAPLE	LOROPETALUM
JAPANESE ZELKOVA	DWARF BURFORD HOLLY
	CRYPTOMERIA
	NELLIE R. STEVENS HOLLY

REVISIONS	DESCRIPTION

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

1580 BARNETT SHOALS ROAD
 2.9918 AC. - 1580 BARNETT SHOALS ROAD
 ATHENS-CLARKE COUNTY, GEORGIA



PROJECT NUMBER
2023-004

DATE
01.25.2023

REZONE CONCEPT PLAN

01

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