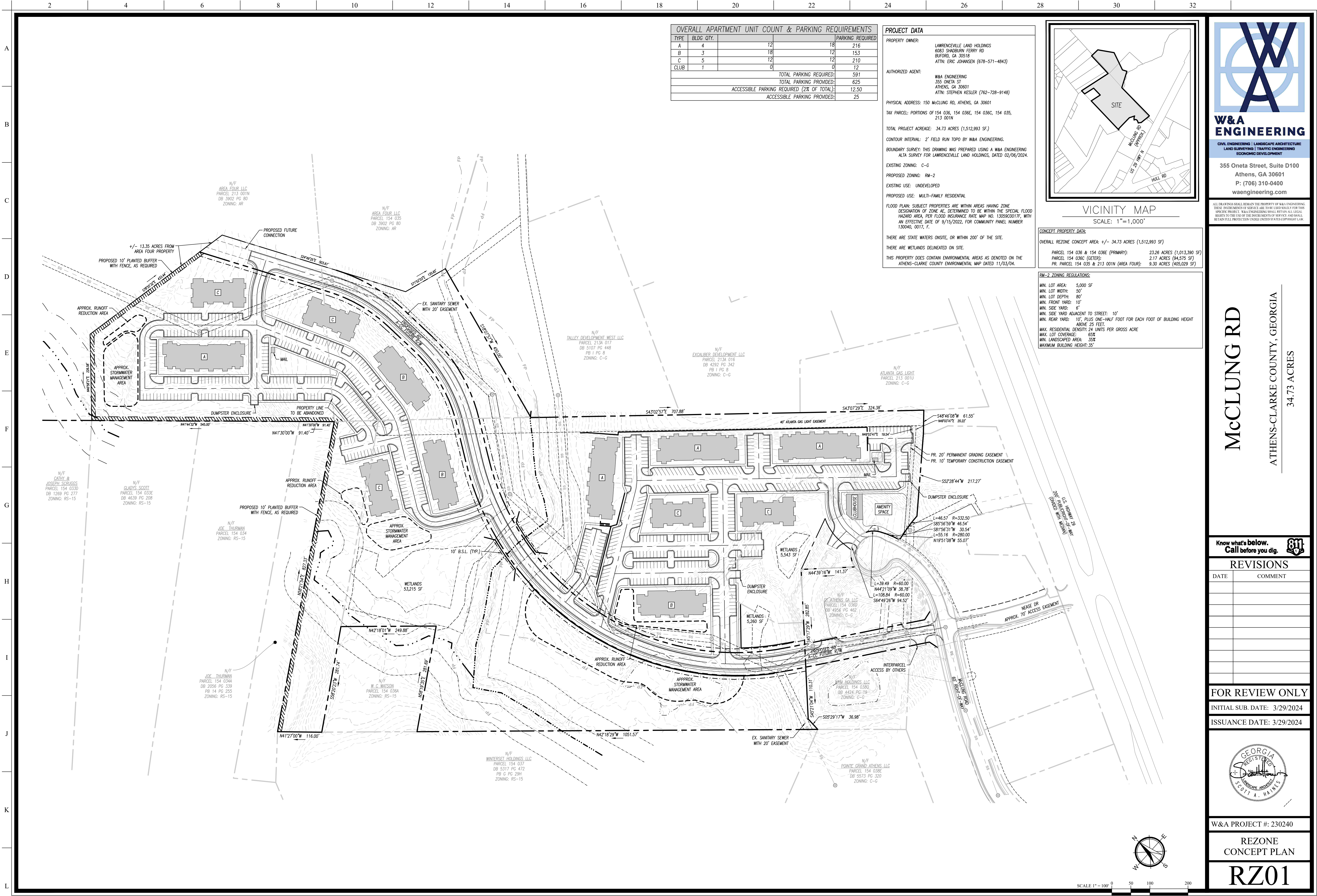




OVERALL APARTMENT UNIT COUNT & PARKING REQUIREMENTS			
TYPE	BLDG. QTY.		PARKING REQUIRED
A	4	12	216
B	3	18	153
C	5	12	210
CLUB	1	0	12
TOTAL PARKING REQUIRED:			591
TOTAL PARKING PROVIDED:			625
ACCESSIBLE PARKING REQUIRED (2% OF TOTAL):			12.50
ACCESSIBLE PARKING PROVIDED:			25

PROJECT DATA

PROPERTY OWNER:
LAWRENCEVILLE LAND HOLDINGS
6083 SHADBURN FERRY RD
BUFORD, GA 30518
ATTN: ERIC JOHANSEN (678-571-4843)

AUTHORIZED AGENT:
W&A ENGINEERING
355 ONETA ST
ATHENS, GA 30601
ATTN: STEPHEN KESLER (762-728-9148)

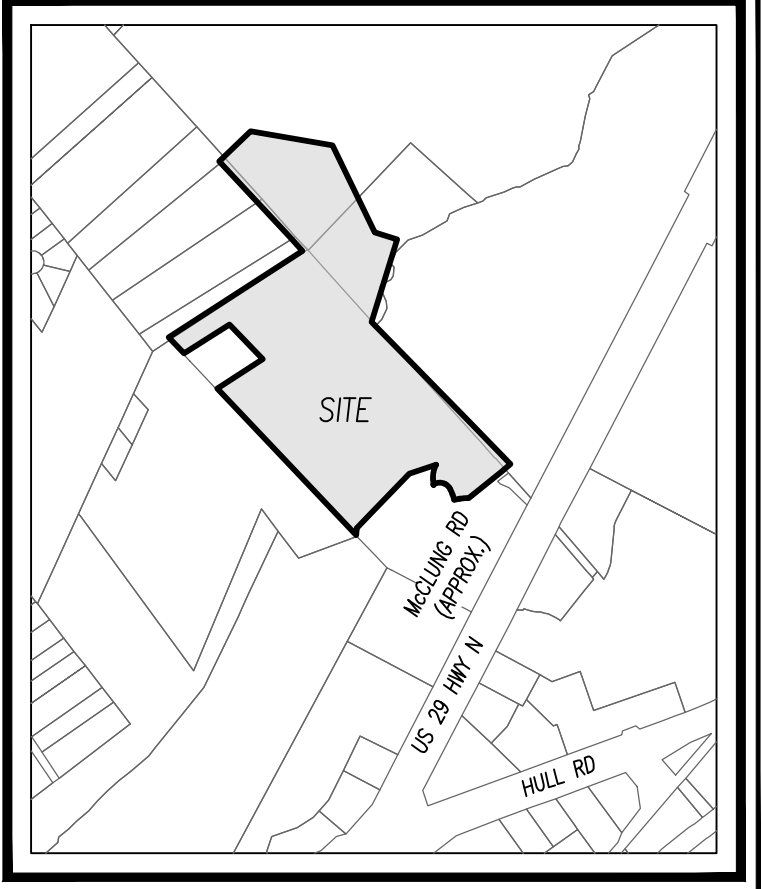
PHYSICAL ADDRESS: 150 McCLUNG RD, ATHENS, GA 30601
TAX PARCEL: PORTIONS OF 154 036, 154 036E, 154 036G, 154 035, 213 001N

TOTAL PROJECT ACREAGE: 34.73 ACRES (1,512,993 SF.)
CONTOUR INTERVAL: 2' FIELD RUN TOPO BY W&A ENGINEERING.
BOUNDARY SURVEY: THIS DRAWING WAS PREPARED USING A W&A ENGINEERING ALTA SURVEY FOR LAWRENCEVILLE LAND HOLDINGS, DATED 02/06/2024.

EXISTING ZONING: C-G
PROPOSED ZONING: RM-2
EXISTING USE: UNDEVELOPED
PROPOSED USE: MULTI-FAMILY RESIDENTIAL

FLOOD PLAIN: SUBJECT PROPERTIES ARE WITHIN AREAS HAVING ZONE DESIGNATION OF ZONE AE, DETERMINED TO BE WITHIN THE SPECIAL FLOOD HAZARD AREA, PER FLOOD INSURANCE RATE MAP NO. 1306020017, WITH AN EFFECTIVE DATE OF 9/15/2022, FOR COMMUNITY PANEL NUMBER 130040, 0017, F.

THERE ARE STATE WATERS ONSITE, OR 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 DATED 11/03/04.



VICINITY MAP
SCALE: 1"=1,000'

CONCEPT PROPERTY DATA:

OVERALL REZONE CONCEPT AREA: +/- 34.73 ACRES (1,512,993 SF)

PARCEL 154 036 & 154 036E (PRIMARY):	23.26 ACRES (1,013,390 SF)
PARCEL 154 036G (GETER):	2.17 ACRES (94,575 SF)
PR. PARCEL 154 035 & 213 001N (AREA FOUR):	9.30 ACRES (405,029 SF)

RM-2 ZONING REGULATIONS:

MIN. LOT AREA: 5,000 SF
MIN. LOT WIDTH: 50'
MIN. LOT DEPTH: 80'
MIN. FRONT YARD: 10'
MIN. SIDE YARD: 6'
MIN. SIDE YARD ADJACENT TO STREET: 10'
MIN. REAR YARD: 10', PLUS ONE-HALF FOOT FOR EACH FOOT OF BUILDING HEIGHT ABOVE 25 FEET.
MAX. RESIDENTIAL DENSITY: 24 UNITS PER GROSS ACRE
MAX. LOT COVERAGE: 65%
MIN. LANDSCAPED AREA: 35%
MAXIMUM BUILDING HEIGHT: 35'

W&A ENGINEERING

CIVIL ENGINEERING | LANDSCAPE ARCHITECTURE
LAND SURVEYING | TRAFFIC ENGINEERING
ECONOMIC DEVELOPMENT

355 Oneta Street, Suite D100
Athens, GA 30601
P: (706) 310-0400
waengineering.com

ALL DRAWINGS SHALL REMAIN THE PROPERTY OF W&A ENGINEERING. THESE INSTRUMENTS OF SERVICE ARE TO BE USED ONLY FOR THIS SPECIFIC PROJECT. W&A ENGINEERING SHALL RETAIN ALL LEGAL RIGHTS TO THE USE OF THE INSTRUMENTS OF SERVICE AND SHALL RETAIN FULL PROTECTION UNDER UNITED STATES COPYRIGHT LAW.

McCLUNG RD

ATHENS-CLARKE COUNTY, GEORGIA

34.73 ACRES

Know what's below.
Call before you dig.

REVISIONS	
DATE	COMMENT

FOR REVIEW ONLY

INITIAL SUB. DATE: 3/29/2024

ISSUANCE DATE: 3/29/2024



W&A PROJECT #: 230240

REZONE
CONCEPT PLAN

RZ01