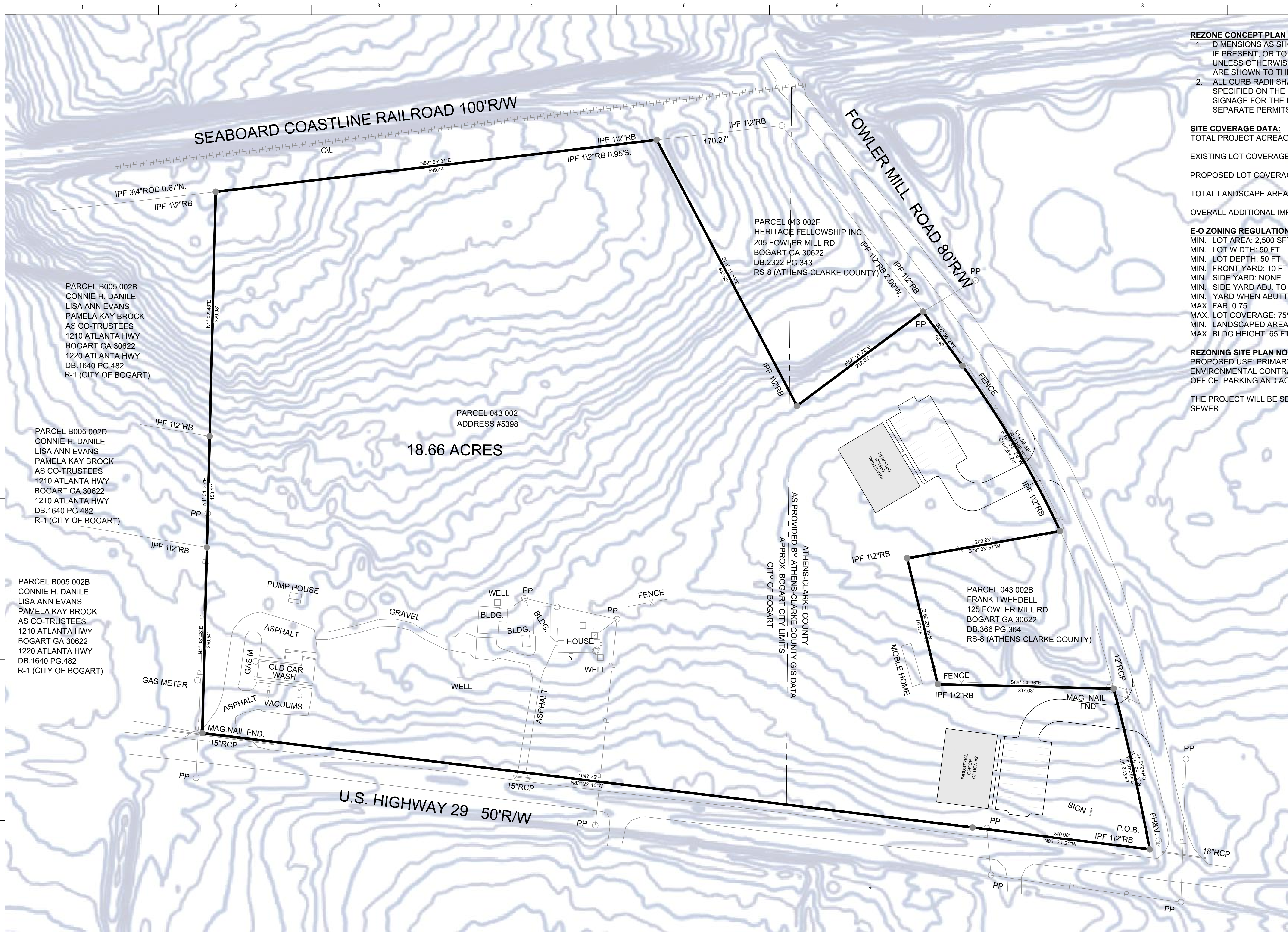




REZONE CONCEPT PLAN NOTES:

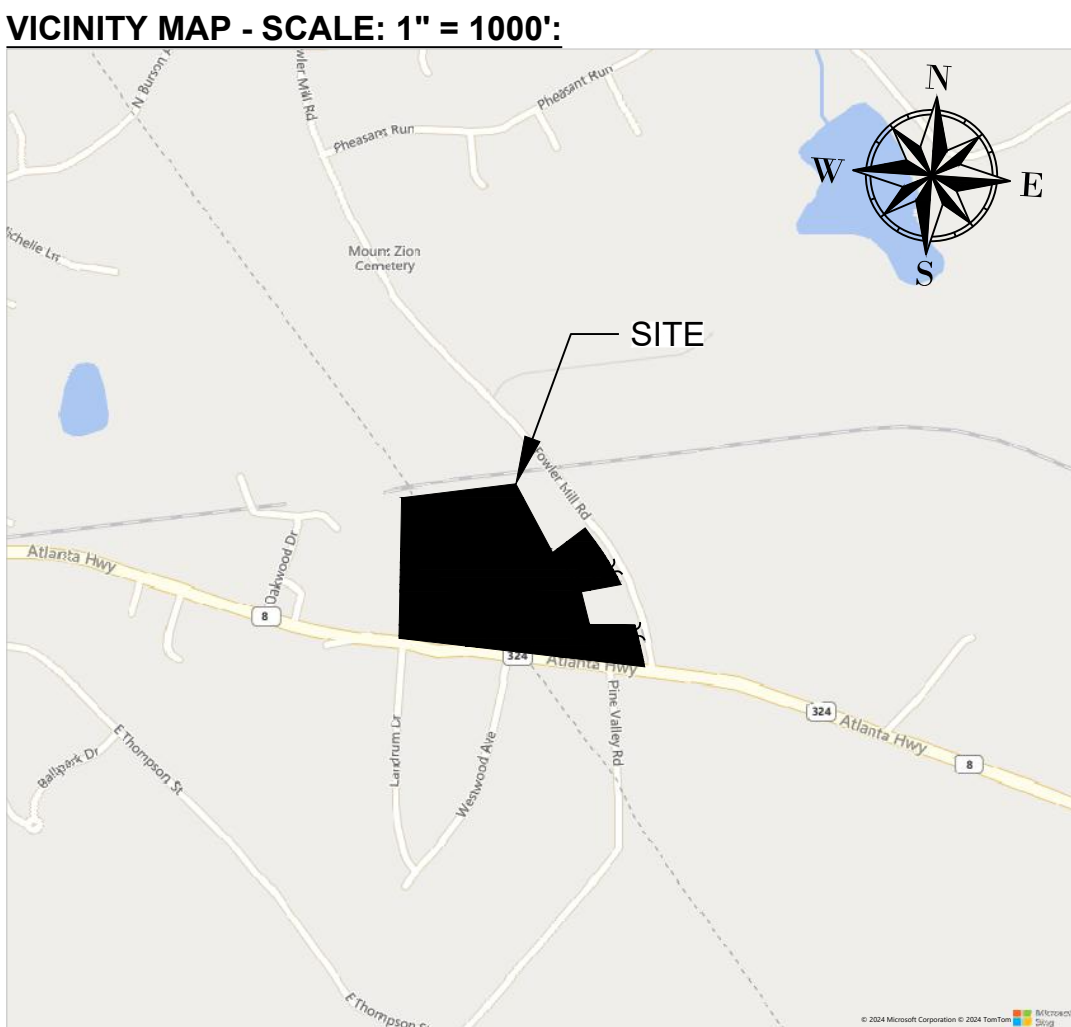
- DIMENSIONS AS SHOWN ARE TO THE FACE OF CURB, IF PRESENT, OR TO THE EDGE OF PAVEMENT, UNLESS OTHERWISE NOTED. BUILDING DIMENSIONS ARE SHOWN TO THE OUTSIDE FACE OF STRUCTURE.
- ALL CURB RADII SHALL BE 3.5' UNLESS OTHERWISE SPECIFIED ON THE PLAN. SIGNAGE FOR THE PROJECT WILL REQUIRE SEPARATE PERMITS.

SITE COVERAGE DATA:
TOTAL PROJECT ACREAGE: 18.66 ACRES (813,124 S.F.)
EXISTING LOT COVERAGE: 24,100 S.F. (2.96% OF SITE)
PROPOSED LOT COVERAGE: 42,500 S.F. (5.22% OF NET SITE)
TOTAL LANDSCAPE AREA: 794,724 S.F. (94.78% OF NET SITE)
OVERALL ADDITIONAL IMPERVIOUS AREA: 18,400 S.F.

E-O ZONING REGULATIONS (PROPOSED):
MIN. LOT AREA: 2,500 SFT
MIN. LOT WIDTH: 50 FT
MIN. LOT DEPTH: 50 FT
MIN. FRONT YARD: 10 FT
MIN. SIDE YARD: NONE
MIN. SIDE YARD ADJ. TO STREET: 10 FT
MIN. YARD WHEN ABUTTING RESIDENTIAL ZONE: 10 FT
MAX. FAR: 0.75
MAX. LOT COVERAGE: 75%
MIN. LANDSCAPED AREA: 25%
MAX. BLDG HEIGHT: 65 FT

REZONING SITE PLAN NOTES:
PROPOSED USE: PRIMARY OFFICE SPACE FOR QUALITY ENVIRONMENTAL CONTRACTOR INCLUDING A 7,000 SF OFFICE, PARKING AND ACCESS.

THE PROJECT WILL BE SERVED BY PUBLIC WATER AND SEWER



PROJECT DATA:
PROPERTY OWNER:
RTSH HOLDING LLC
P.O. BOX 6
ATHENS, GA 30603

DEVELOPER:

AUTHORIZED AGENT:
LILA HARDY
600 S BROAD ST SUITE A100
MONROE, GA 30655
(678) 551-3888

PHYSICAL ADDRESS: 5398 ATLANTA HWY, BOGART, GA 30622

TAX PARCEL: 043 002

GMD: 241

TOTAL PROJECT ACREAGE: 18.66

EXISTING ZONING: RS-8 (ATHENS-CLARKE)/R-1 (CITY OF BOGART)

FUTURE LAND USE: EMPLOYMENT

PROPOSED ZONING: E-O EMPLOYMENT OFFICE

EXISTING USE: THE PROPERTY CURRENTLY CONTAINS TWO RESIDENTIAL DWELLINGS AND A DECOMMISSIONED COMMERCIAL CARWASH.

PROPOSED USE: INDUSTRIAL OFFICES

FLOOD PLAIN: NO PORTIONS OF THIS PROPERTY LIE WITHIN THE 100-YR FLOOD PLAIN (1% ANNUAL CHANCE OF FLOOD) ACCORDING TO FIRM COMMUNITY PANEL NUMBER 13059C0021E DATED 09/15/2022.

THERE ARE NO STATE WATERS ONSITE, OR 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.
WATER SUPPLY: ATHENS-CLARK COUNTY PUBLIC UTILITIES DEPARTMENT.

SEWAGE DISPOSAL: ATHENS-CLARK COUNTY PUBLIC UTILITIES DEPARTMENT.

SOLID WASTE: BY PRIVATE CONTRACT.

UTILITIES: POWER, GAS, WATER, TELEPHONE, CABLE TV

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.

DESIGNED BY:
RM
2248 BETHEL RD NE
CONVERS, GA 30012

DRAWN BY:
JUR
5398 ATLANTA HWY
BOGART, GA 30622

CHECKED BY:
JUR
5398 ATLANTA HWY
BOGART, GA 30622

DATE:
10/09/2024

REHAB CONSTRUCTION CO. INC.
NEW INDUSTRIAL OFFICE
5398 ATLANTA HWY
BOGART, GA 30622

RAYMOND
11111
CONVERS, GA 30012

SHEET ID

C-100

1

2

3

4

5

6

7

8

9

10

11

0

60

120

Feet

SCALE" 1" = 60'