

SITE COVERAGE DATA
TOTAL PROJECT ACREAGE: 46.285 ACRES (2,016,131 SF.)
FUTURE ROW: 4.653 ACRES (202,699 SF.)
NET SITE ACREAGE: 41.631 ACRES (1,813,432 SF.)
PROPOSED LOT COVERAGE: 714,808 SF. (39.42% OF NET SITE)
BUILDINGS & CANOPY: 328,020 SF. (18.05% OF NET SITE)
PAVING: 238,819 SF. (13.17% OF NET SITE)
CONCRETE & SIDEWALKS: 147,969 SF. (8.16% OF NET SITE)
TOTAL LANDSCAPE AREA: 1,098,624 SF (60.58% OF NET SITE)
REQUIRED: 35 % (RM-2)
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 W&A ENGINEERING IMMEDIATELY.

REQUESTED WAIVER OF ORDINANCE STANDARDS
1. 8-7-15 TREE CANOPY COVER
2. 9-8-3 MINIMUM LOT SIZE IS 2,800 SQUARE FEET.
3. 9-25-8-C-1 (A), (B), RESIDENTIAL DESIGN STANDARDS FOR RM ZONES, ORIENTATION REQUIREMENTS
4. 9-26-3-C. DEAD ENDS AND CUL-DE-SACS.
5. 9-25-8-C-3 MAXIMUM BLOCK SIZE.
6. 9-26-3-0-2 MAXIMUM BLOCK AREA AND DIMENSIONS.

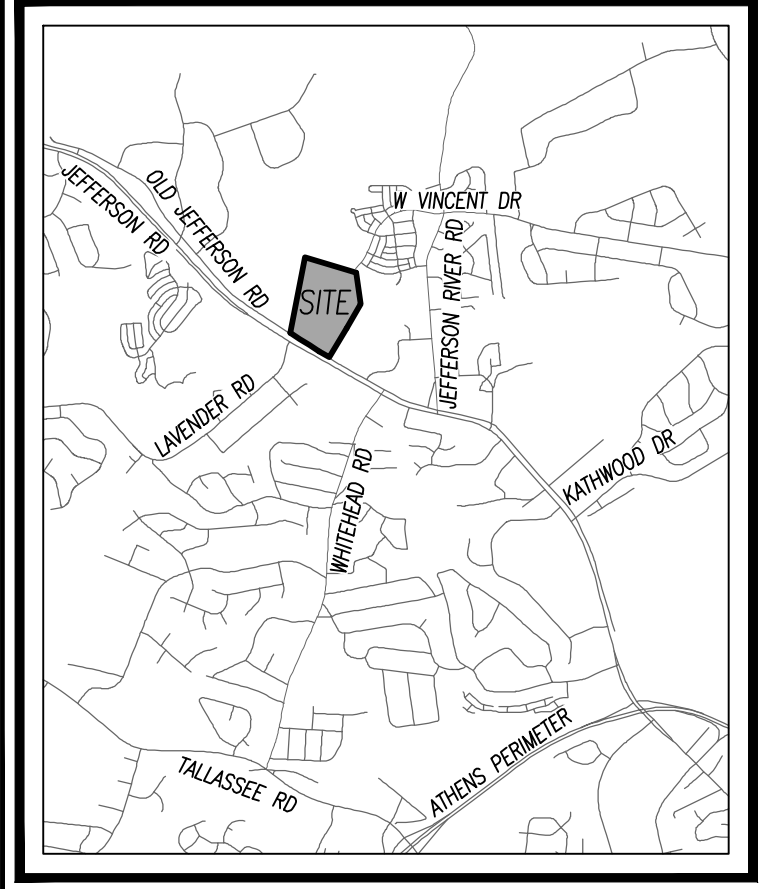
STORMWATER MANAGEMENT NOTE
THE SITE WILL COMPLY WITH ALL STORMWATER MANAGEMENT REGULATIONS AT THE TIME OF SITE DEVELOPMENT PLAN REVIEW APPLICATIONS.

PUBLIC RIGHT-OF-WAY COMMITMENT
PUBLIC STREET AND SIDEWALK DESIGN WILL BE IN ACCORDANCE WITH ALL APPLICABLE ATHENS-CLARKE COUNTY ORDINANCES AND TRANSPORTATION PUBLIC WORKS TECHNICAL STANDARDS. ROADWAY DESIGN SPEED SHALL BE 25 MPH.

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.
2. W. VINCENT DR. AND ROAD A SHALL BE LOCAL URBAN RESIDENTIAL STREET WITH 25 MPH MAX SPEED LIMIT.

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.

DENSITY DATA
PROPOSED RESIDENTIAL UNITS:
1BED/1BATH DUPLEX (A1, 787 SF): 26 X 1 BED = 26
2BED/2BATH COTTAGE (B1): 30 X 2 BED = 60
2BED/2BATH COTTAGE (B2): 14 X 2 BED = 28
2BED/2.5BATH COTTAGE (B4): 61 X 2 BED = 122
3BED/2.5BATH COTTAGE (C1 ALT): 31 X 3 BED = 93
3BED/2.5BATH COTTAGE (C1): 16 X 3 BED = 48
2BED/2BATH TOWNHOUSE (TH E): 36 X 2 BED = 72
3BED/2.5BATH TOWNHOUSE (TH F): 36 X 3 BED = 108
3BED FEE-SIMPLE VILLAS: 96 X 3 BED = 288
TOTAL: 845 BEDROOMS
TOTAL (GROSS) PROJECT ACREAGE: 46.285 AC
ADJUSTED DEVELOPMENT ACREAGE: 41.992 AC
PROPOSED RESIDENTIAL DENSITY: 20.1 UNITS* PER ADJ. DEV. AC
MAXIMUM ALLOWABLE DENSITY (RM-2): 24 UNITS* PER GROSS AC
*UNIT DEFINED AS A BEDROOM



VICINITY MAP
NTS

PROJECT DATA
PROPERTY OWNER: POINSETT REAL ESTATE PARTNERS
330 MILLS AVENUE,
GREENVILLE, SC 29605
ATTN: ALEXI PAPAPIERIS, 864.444.5590
DEVELOPER: POINSETT REAL ESTATE PARTNERS
330 MILLS AVENUE,
GREENVILLE, SC 29605
ATTN: ALEXI PAPAPIERIS
864.444.5590
AUTHORIZED AGENT: W&A ENGINEERING
355 ONETA ST., STE. D100
ATHENS, GA 30601
ATTN: HEADLEY WILSON, PE, 706.310.0400
PHYSICAL ADDRESS: 5090 OLD JEFFERSON RD
TAX PARCEL: 103 001
TOTAL PROJECT ACREAGE: 46.285 ACRES (2,016,173.40 SF.)
CONTOUR INTERVAL: 2' FIELD RUN TOPO BY W&A ENGINEERING DATED 05/25/2022.
BOUNDARY SURVEY: THIS DRAWING WAS PREPARED USING A W&A ENGINEERING TOPOGRAPHIC SURVEY FOR POINSETT REAL ESTATE PARTNERS, DATED 05/25/2022.
EXISTING ZONING: RS-8
PROPOSED ZONING: RM-2 (PD)
EXISTING USE: UNDEVELOPED
PROPOSED USE: MIXED-DENSITY RESIDENTIAL (PD)
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. 130500014E, WITH AN EFFECTIVE DATE OF 08/30/2016, FOR COMMUNITY PANEL NUMBER 130040, ATHENS-CLARKE COUNTY, GA.
THERE ARE STATE WATERS ON-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.

PARKING DATA
REQUIRED PARKING:
MIXED-DENSITY RESIDENTIAL:
OFF-STREET PARKING:
1-BED UNIT: 500 SF = 1.50 SPACES/UNIT
26 1-BED UNITS*1.50 SPACES = 39 SPACES
2-BED UNITS & UP = 2.00 SPACES/UNIT
210 2-BED & UP UNITS*2 SPACES = 420 SPACES
TOWNHOME UNIT = 2.00 SPACES/UNIT
72 TOWNHOME UNITS*2 SPACES = 144 SPACES
TOTAL = 603 SPACES
ON-STREET PARKING (SEE SIMPLE UNITS):
MIN 1 SPACE/2 UNITS IN ADDITION TO OFF-STREET PARKING
96 UNITS/2 = 48 MINIMUM REQUIRED SPACES
TOTAL REQUIRED SPACES = 603 + 48 = 651 SPACES
ACCESSIBLE: 775* 2% = 16 ACCESSIBLE SPACES REQUIRED
MAXIMUM ALLOWED SPACES = 976 SPACES
PROPOSED PARKING: 875 SPACES
822 OFF-STREET SPACES TOTAL
480 IN PARKING LOTS (STANDARD 9'X18') & DRIVEWAYS
321 GARAGE SPACES
21 ACCESSIBLE SPACES (875 * 2% = 17.5 REQUIRED)
53 ON-STREET SPACES
BICYCLE PARKING:
BICYCLE PARKING WILL BE PROVIDED PER SEC. 9-30-5

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 • F: (706) 310-4011
waengineering.com

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OLD JEFFERSON ROAD
RESIDENTIAL
ATHENS-CLARKE COUNTY, GA
5090 OLD JEFFERSON RD - 46.284 ACRES

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

REVISIONS	
DATE	COMMENT

FOR REVIEW

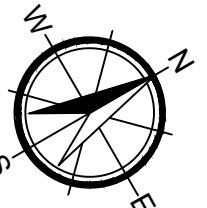
INITIAL SUB. DATE:

ISSUANCE DATE: ----

W&A PROJECT #: 24-00137

REZONE PLAN

RZ01



SCALE 1" = 100' 0 50 100 200

