



SITE COVERAGE DATA

TOTAL PROJECT ACREAGE: 74.772 ACRES (3,257,068.00 SF)
 FUTURE ROW: 1.378 ACRES (58,729.00 SF)
 NET SITE ACREAGE: 73.42 ACRES (3,198,378.00 SF)

EXISTING LOT COVERAGE: 2,899,279.00 SF (89.01% OF SITE)
 BUILDINGS: 528,760 SF (16.22% OF SITE)
 PAVING: 2,316,430.00 SF (71.12% OF SITE)
 CONCRETE & SIDEWALKS: 54,564.00 SF (1.68% OF SITE)

PROPOSED LOT COVERAGE: 2,045,771.00 SF (62.84% OF NET SITE)
 BUILDINGS & CANOPY: 722,341.00 SF (22.16% OF NET SITE)
 PAVING: 949,143.00 SF (29.14% OF NET SITE)
 SIDEWALKS & CONCRETE AREAS: 375,287.00 SF (11.73% OF NET SITE)

TOTAL LANDSCAPE AREA: 1,210,297.00 SF (37.16% OF NET SITE)

OVERALL ADDITIONAL IMPERVIOUS AREA: -852,508 SF
 (OVERALL IMPERVIOUS AREA REDUCED BY 26%)

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.
 $1,623,280/10 = 162,328$ MINIMUM PLAZA OR PUBLIC SPACE
 REQUIRED

PROPOSED: 173,000+ SF PLAZA (NOTE: PLAZA TO BE CONSTRUCTED
 OF A PERVIOUS MATERIAL AND NOT COUNTED TOWARDS LOT
 COVERAGE.)

PLAZAS OR PUBLIC SPACES SHALL INCORPORATE AT LEAST THREE OF
 THE FOUR LISTED ELEMENTS IN CODE SECTION 9-25-8-F OF ACC ORDINANCE.

PARKING DATA

REQUIRED PARKING: 3,138 SPACES (25% OF THE PARKING SHALL BE SHARED
 BETWEEN COMMERCIAL, OFFICE AND RESIDENTIAL USES = 784 SPACES).

NOTE: THE PROPOSED TRANSIT CENTER IS A MUNICIPAL USE AND THEREFORE
 DOES NOT GENERATE REQUIREMENTS FOR THE DEVELOPMENT'S PARKING NOR
 CONTRIBUTE TO THE AMOUNT OF PROPOSED PARKING.

RESIDENTIAL:
 STUDIO DWELLING UNIT = 1 SPACE PER
 $112 \times 1 = 112$ MINIMUM REQUIRED SPACES
 ONE BED DWELLING UNIT = 1.5 SPACES PER
 $526 \times 1.5 = 789$ MINIMUM REQUIRED SPACES
 TWO+ BED DWELLING UNITS = 2 SPACES PER
 $348 \times 2 = 696$ MINIMUM REQUIRED SPACES
 TOWNHOMES = 2 SPACES PER
 $202 \times 2 = 404$ MINIMUM REQUIRED SPACES

COMMERCIAL:
 GENERAL RETAIL = 1 SPACE PER 300 SF.
 $278,476 SF / 300 = 929$ MINIMUM REQUIRED SPACES
 QUICK SERVICE RESTAURANT = 1 SPACE PER 100 SF
 $2,300 SF / 100 = 25$ MINIMUM REQUIRED SPACES

OFFICE:
 GENERAL OFFICE = 1 SPACE PER 450 SF.
 $81,000 SF / 450 = 180$ MINIMUM REQUIRED SPACES

PROPOSED PARKING: 2,897 SPACES

EAST DECK = 500 SPACES
 WEST DECK = 540 SPACES
 SOUTH/THIRD PARKING DECK = 450 SPACES
 BELK SURFACE LOT = 277 SPACES
 NORTHERN SURFACE LOT = 115 SPACES
 OUTPARCEL 1 = 28
 OUTPARCEL 2 = 25
 SENIOR LOT = 10 SPACES
 TOWNHOMES 2-CAR GARAGES = 404 SPACES
 ON-STREET PARKING = 373 SPACES

ADA PARKING: REQUIRED FOR ALL PARKING LOTS FOR PLACES OF PUBLIC
 ACCOMMODATION AND COMMERCIAL FACILITIES (EXCLUDES TOWNHOMES).
 $OVER 1000 SPACES = 20$, PLUS 1 PER 100 OVER 1000
 $2,494 SPACES = 35$ REQUIRED ADA SPACES.

29 SURFACE SPACES PROVIDED
 REMAINDER OF SPACES TO BE IN PARKING STRUCTURES

BICYCLE PARKING:
 REQUIRED: 2 BICYCLE SPACES+1 BICYCLE SPACE/20 REQUIRED PARKING
 SPACES
 $2+3,138/20 = 159$ REQUIRED BICYCLE PARKING SPACES

160 SPACES PROVIDED

PROPOSED: 110 (6'X2' SPACES). NOTE: A PORTION OF THE REQUIRED
 BICYCLE PARKING SPACES HAVE BEEN SHOWN NEAR THE BUILDING
 ENTRANCES. THE REMAINDER OF REQUIRED SPACES SHALL OCCUR INSIDE
 THE BUILDINGS IN ACCORDANCE TO SEC. 9-30-5.

PERVIOUS PARKING IS REQUIRED AS PART OF CODE SECTION 9-25-8.F.4.B
 "NO LESS THAN 20% OF THE REQUIRED PARKING SPACES SHALL
 BE CONSTRUCTED OF DUST-FREE PERVIOUS PAVING MATERIALS PURSUANT
 TO SECTION 9-30-5(E) OF THIS TITLE."

APPLICABLE REQUIRED PARKING SPACES (SURFACE SPACES) = 573
 $573 \times 0.2 = 115$ PERVIOUS SPACES
 124 PROPOSED PERVIOUS SPACES

PROJECT DATA

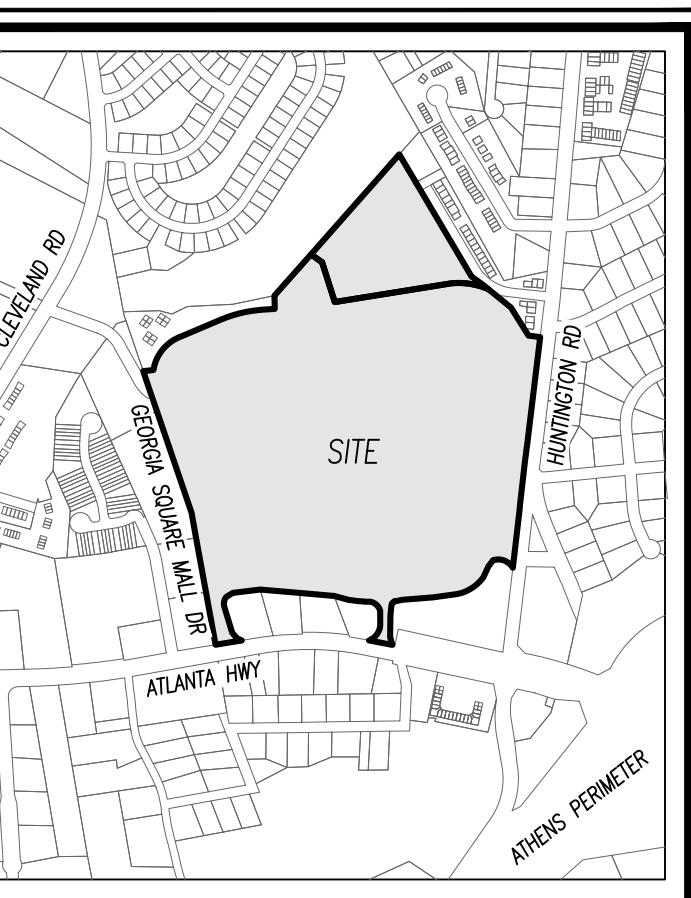
PROPOSED RESIDENTIAL DENSITY

TOTAL SITE AREA: 74.772 AC
 TOTAL PROPOSED BEDROOMS: 2,057
 ALLOWED DENSITY: 24 BEDS PER ACRE
 PROPOSED DENSITY: 27.3 BEDS PER ACRE

AFFORDABLE UNITS: 10% OF THE DWELLING UNITS IN THIS PROJECT SHALL BE
 RENTED AT OR BELOW 80% OF THE AREA MEDIAN INCOME.
 AFFORDABLE DWELLING UNITS: 99 (140 BEDS)

WAIVER LIST

- 1) ALLOWANCE OF GROUND FLOOR RESIDENTIAL IN A COMMERCIAL GENERAL DISTRICT (9-10-2)
- 2) A REDUCTION IN THE REQUIRED AMOUNT OF EXISTING TREE CANOPY TO BE RETAINED (8-7-15)
- 3) INCREASE TO THE MAXIMUM ALLOWABLE LENGTH OF A BUILDING (9-25-8-F-1-0)
- 4) ELIMINATION OF THE MAXIMUM DISTANCE REQUIREMENT FOR SHARED PARKING FACILITIES (9-30-8-0)
- 5) INCREASE TO THE ALLOWABLE DENSITY FROM 24 UNITS PER ACRE TO 27.5 UNITS PER ACRE (9-10-2-1)
- 6) DOWNGRADING FROM RS-5 STANDARDS FOR SINGLE FAMILY IN A CG ZONE (9-10-2-1-1)
- 7) A REDUCTION IN THE CG MINIMUM LOT WIDTH FROM 50' TO 20' (9-10-3)
- 8) REMOVAL OF THE PLAZA REQUIREMENT FOR THE TOWNHOMES UNITS (9-25-8-F-2)



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355 Oneta Street, Suite D100
 Athens, GA 30601
 P: (706) 310-0400 • F: (706) 310-4011
 waengineering.com

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GEORGIA SQUARE MALL REDEVELOPMENT

CLARKE COUNTY, GA
3700 ATLANTA HWY - 74.772 ACRES

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Call before you dig.



REVISIONS

DATE COMMENT

FOR REVIEW ONLY
 INITIAL SUB. DATE: 10/28/2022
 ISSUANCE DATE: 11/3/2022

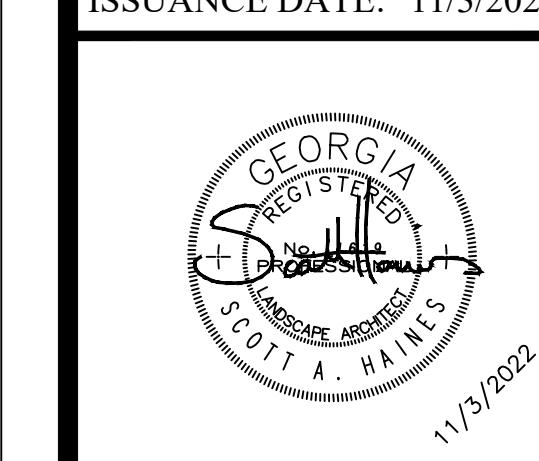
W&A PROJECT #: 220246

MASTER PLAN
(OVERALL)

PD-102

SCALE 1" = 120'

60 120 240





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CLARKE COUNTY, G.

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W&A PROJECT #: 220246

MASTER PLAN (NORTH)

PD-103

11. *What is the primary purpose of the following statement?*



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Athens, GA 30601
(706) 310-0400 • F: (706) 310-4011
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CLARKE COUNTY, C

33700 ATLANTA HWY - 74.772 ACRES

33700 ATLANTA HWY - 74.772 ACRES



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ISSUANCE DATE 11/3/2022



W&A PROJECT #: 220246

MASTER PLAN (SOUTH)

PD-104

Journal of Oral Rehabilitation 2003 30: 1031–1037

A detailed master plan map for PD-104, oriented South. The map shows a complex network of roads, buildings, and geographical features. A compass rose in the top left corner indicates cardinal directions (N, S, E, W). A scale bar at the bottom left shows distances of 80 and 160 units. The map is framed by a thick black border.