

SITE COVERAGE DATA

TOTAL PROJECT ACREAGE: 74.772 ACRES (3,257,068.00 SF.)
FUTURE ROW: 1.378 ACRES (58,728.00 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: 528,276.00 (16.22% OF SITE)
PAVING: 2,316,439.00 (71.12% OF SITE)
CONCRETE & SIDEWALKS: 54,564.00 (1.68% OF SITE)

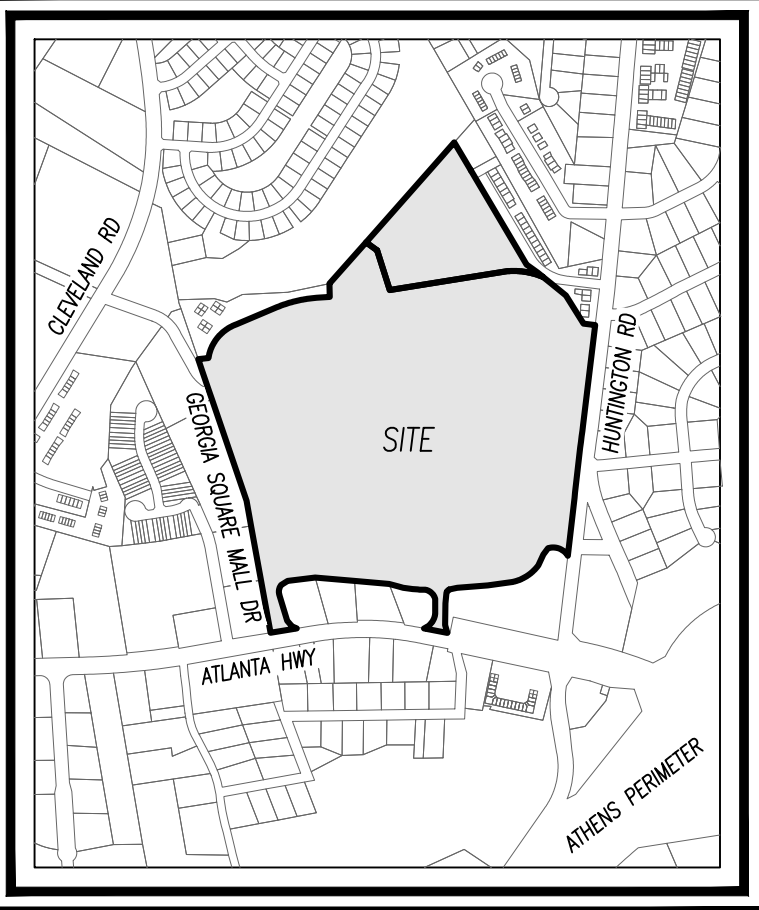
PROPOSED LOT COVERAGE: 2,046,771.00 SF (62.84% OF NET SITE)
BUILDINGS & CANOPY: 723,341.00 SF (22.18% OF NET SITE)
PAVING: 949,143.00 SF (29.14% OF NET SITE)
SIDEWALKS & CONCRETE AREAS: 375,287.00 SF (11.73% OF NET SITE)

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-B-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 SF. MINIMUM PLAZA OR PUBLIC SPACE REQUIRED
PROPOSED: 173,000+ S.F. 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-B-F OF ACC ORDINANCE.



VICINITY MAP

SCALE: 1" = 1,000'

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 DEVELOPMENTS PARKING NOR CONTRIBUTE TO THE AMOUNT OF PROPOSED PARKING.

RESIDENTIAL:
STUDIO DWELLING UNIT = 1 SPACE PER
112 x 1 = 112 MINIMUM REQUIRED SPACES
ONE BED DWELLING UNIT = 1.5 SPACES PER
526 x 1.5 = 789 MINIMUM REQUIRED SPACES
TWO+ BED DWELLING UNITS = 2 SPACES PER
346 x 2 = 698 MINIMUM REQUIRED SPACES
TOWNHOMES = 2 SPACES PER
202 x 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
2,500 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 = 504 SPACES
WEST DECK = 540 SPACES
SOUTHERN PODIUM = 450 SPACES
BELK SURFACE LOT = 277 SPACES
NORTHERN SURFACE LOT = 115 SPACES
OUTPARCEL 1 = 28
OUTPARCEL 2 = 25
SENIOR LOT = 181 SPACES
TOWNHOME 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-B-F.4.B
"NO LESS THAN 20 PERCENT OF THE REQUIRED PARKING SPACES SHALL BE CONSTRUCTED OF DUST-FREE PERVIOUS PAVING MATERIALS PURSUANT TO SECTION 9-30-9(C) OF THIS TITLE."

APPLICABLE REQUIRED PARKING SPACES (SURFACE SPACES) = 573
573 x 0.2 = 115 PERVIOUS SPACES
124 PROPOSED PERVIOUS SPACES

PROJECT DENSITY

PROPOSED RESIDENTIAL DENSITY

TOTAL SITE AREA: 74.772 AC
TOTAL PROPOSED BEDROOMS: 2,057

ALLOWED DENSITY: 24 BEDS PER ACR
PROPOSED DENSITY: 27.5 BEDS PER ACR

AFFORDABLE UNITS: 10% OF THE DWELLING UNITS IN THIS PROJECT SHALL BE RENTED AT OR BELOW BOX 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 (9-7-15)
- 3) INCREASE TO THE MAXIMUM ALLOWABLE LENGTH OF A BUILDING (9-25-B-F-1-o)
- 4) ELIMINATION OF THE MAXIMUM DISTANCE REQUIREMENT FOR SHARED PARKING FACILITIES (9-30-8-o)
- 5) INCREASE TO THE ALLOWABLE DENSITY FROM 24 UNITS PER ACRE TO 27.5 UNITS PER ACRE (9-10-3)
- 6) RELIEF FROM RS-5 STANDARDS FOR SINGLE FAMILY IN A CG ZONE (9-10-2-2-1(11))
- 7) A REDUCTION IN THE CG MINIMUM LOT WIDTH FROM 50' TO 30' (9-10-3)
- 8) REMOVAL OF THE PLAZA REQUIREMENT FOR THE TOWNHOMES UNITS (9-25-B-F-2)

PROJECT DATA

PROPERTY OWNER: KDI ATHENS MALL LLC
3520 PIEDMONT RD NE, STE 410
ATLANTA, GA 30305
ATTN: C/O MARVIN POER & CO.

DEVELOPER: THE LEAVEN GROUP
2300 PETE DICKENS RD.
BOGART, GA 30622
ATTN: MARK JENNINGS
706.207.0031

AUTHORIZED AGENT: W&A ENGINEERING
355 ONETA ST.
ATHENS, GA 30601
706.310.0400

PHYSICAL ADDRESS: 3700 ATLANTA HWY

TAX PARCELS: 073 016, 073 016F, 073 016F, 073 016K, 073 016S, 073 016T

TOTAL PROJECT ACREAGE: 74.772 ACRES (3,257,068.00 SF.)

CONTOUR INTERVAL: 2' FIELD ROW TOP TO BYE CONSULTING DATED 6.29.2022.

BOUNDARY SURVEY: THIS DRAWING WAS PREPARED USING A BE CONSULTING ALTA SURVEY FOR ATHENS CONSTRUCTION GROUP PROPERTY HOLDINGS, LLC., DATED 6.29.2022.

EXISTING ZONING: C-G

PROPOSED ZONING: C-G-PD

EXISTING USE: COMMERCIAL RETAIL

PROPOSED USE: MULTI-USE RETAIL AND RESIDENTIAL

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. 13059C0222, 13059C023F, WITH AN EFFECTIVE DATE OF 9/15/2022, FOR COMMUNITY PANEL NUMBER 130040, ATHENS, GA.

THERE ARE STATE WATERS 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 11/03/04.

BUILDING DATA

BUILDING 1 (EXISTING MALL) = 294,336 SF TOTAL
RETAIL = 213,336 SF
OFFICE = 81,000 SF

BUILDING 2 = 13,000 SF TOTAL
RETAIL = 13,000 SF

BUILDING 3 = 210,844 SF TOTAL
SENIOR RESIDENTIAL = 170 UNITS / 238 BEDS
STUDIO UNITS = 4 UNITS
ONE BEDROOM UNITS = 98 UNITS
TWO BEDROOM UNITS = 68 UNITS

BUILDING 4 = 460,486 SF TOTAL
RETAIL = 34,520 SF
RESIDENTIAL = 276 UNITS / 392 BEDS
STUDIO UNITS = 36 UNITS
ONE BEDROOM UNITS = 148 UNITS
TWO BEDROOM UNITS = 68 UNITS
THREE BEDROOM UNITS = 24 UNITS

BUILDING 5 = 330,000 SF TOTAL
RETAIL = 13,000 SF
RESIDENTIAL = 300 UNITS / 436 BEDS
STUDIO UNITS = 36 UNITS
ONE BEDROOM UNITS = 152 UNITS
TWO BEDROOM UNITS = 88 UNITS
THREE BEDROOM UNITS = 24 UNITS

BUILDING 6 = 4,570 SF TOTAL
RETAIL = 4,570 SF

BUILDING 7 = 310,044 SF TOTAL
RESIDENTIAL = 240 UNITS / 324 BEDS
STUDIO UNITS = 36 UNITS
ONE BEDROOM UNITS = 128 UNITS
TWO BEDROOM UNITS = 68 UNITS
THREE BEDROOM UNITS = 8 UNITS

OUTPARCEL 1 = 2,500 SF TOTAL
QUICK SERVICE RESTAURANT = 2,500 SF

OUTPARCEL 2 = 4,500 SF TOTAL
RETAIL = 4,500 SF

TOWNHOMES = 202 UNITS / 667 BEDS
TWO BEDROOM UNITS = 20
THREE BEDROOM UNITS = 101
FOUR BEDROOM UNITS = 81

CIVIL ENGINEERING - LANDSCAPE ARCHITECTURE
TRAFFIC ENGINEERING - SURVEYING
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GEORGIA SQUARE MALL REDEVELOPMENT

CLARKE COUNTY, GA
3700 ATLANTA HWY - 74.772 ACRES

Know what's below.
Call before you dig.

REVISIONS

DATE	COMMENT

FOR REVIEW ONLY

INITIAL SUB. DATE: 10/28/2022

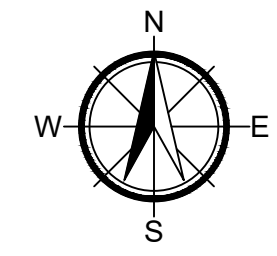
ISSUANCE DATE: 11/3/2022

11/3/2022

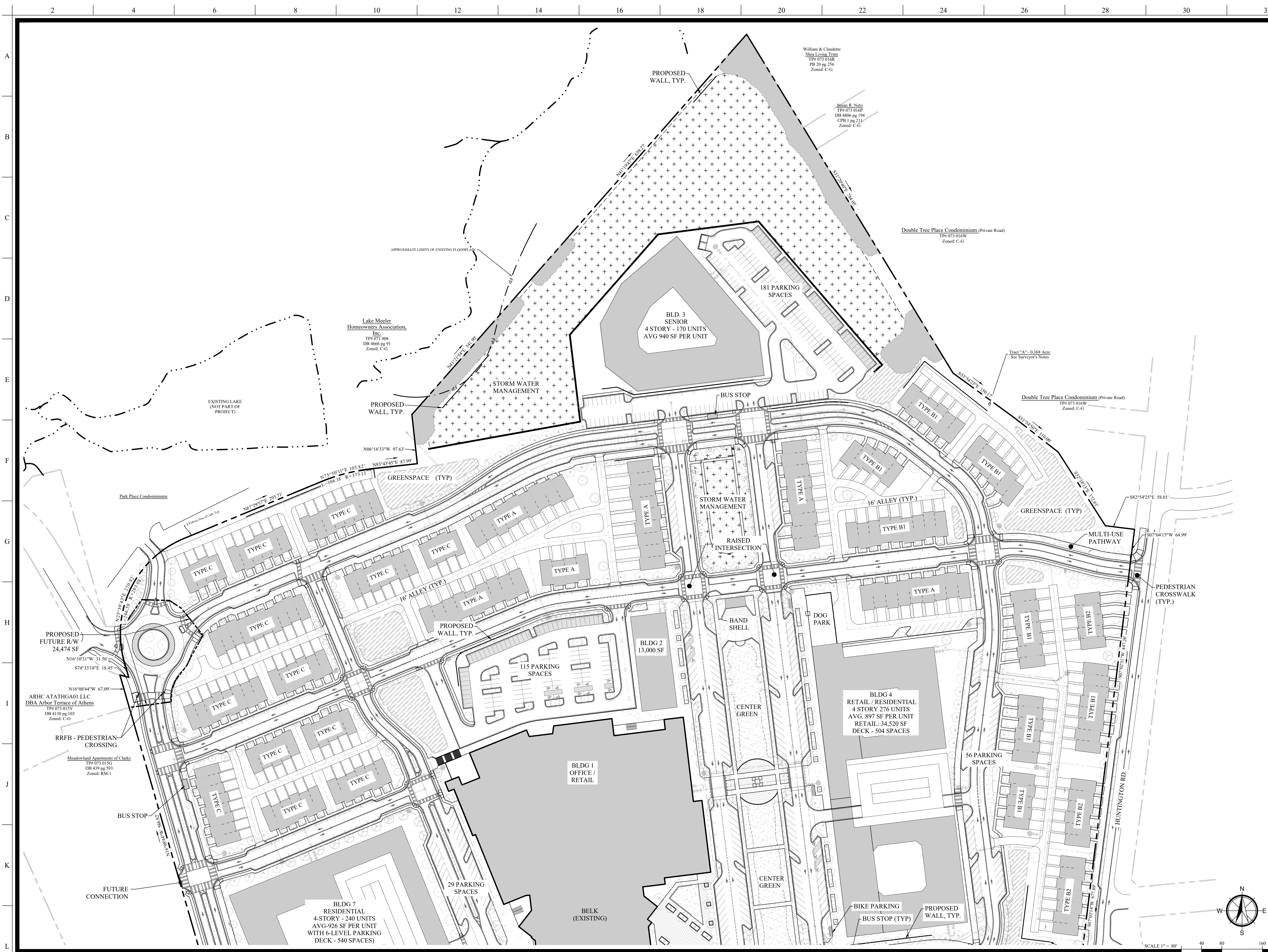
W&A PROJECT #: 220246

MASTER PLAN
(OVERALL)

PD-102



SCALE 1" = 120'



W&A Engineering

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CLARKE COUNTY, GA
3700 ATLANTA HWY - 74.772 ACRES

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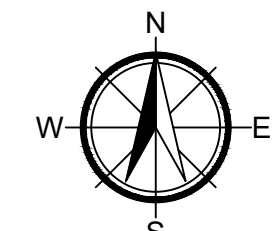
ISSUANCE DATE: 11/3/2022



W&A PROJECT #: 220246

MASTER PLAN
(NORTH)

PD-103



W&A
Engineering

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ECONOMIC DEVELOPMENT

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GEORGIA SQUARE MALL REDEVELOPMENT

CLARKE COUNTY, GA
3700 ATLANTA HWY - 74.772 ACRES

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FOR REVIEW ONLY

INITIAL SUB. DATE: 10/28/2022

ISSUANCE DATE: 11/3/2022



W&A PROJECT #:	220246
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MASTER PLAN
(SOUTH)

PD-104