



SITE COVERAGE DATA

TOTAL PROJECT AREA: 74.772 ACRES (3,237,046.00 SF)
 FLOOR FOOTPRINT: 1,278 ACRES (54,720,000 SF)
 NET SITE AREA: 73.642 ACRES (3,216,136.00 SF)

EXISTING LOT COVERAGE: 2,899,279.00 SF (89.6% OF SITE)
 BALANCE: 338,767.00 SF (10.4% OF SITE)
 PAVING: 2,314,000.00 SF (71.5% OF NET SITE)
 CONCRETE & SIDEWALKS: 24,544.00 SF (7.4% OF NET SITE)

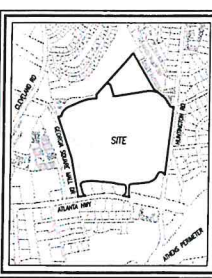
PROPOSED LOT COVERAGE: 2,944,771.00 SF (91.8% OF NET SITE)
 BALANCE & CANOPY: 772,275.00 SF (23.9% OF NET SITE)
 PAVING: 1,614,430.00 SF (49.1% OF NET SITE)
 SIDEWALKS & CONCRETE: 593,111.00 SF (18.1% OF NET SITE)

TOTAL LANDSCAPE AREA: 1,176,275.00 SF (37.1% OF NET SITE)

OVERALL ADDITIONAL IMPERVIOUS AREA: +652,506.00 SF
 (NET BALANCE IMPERVIOUS AREA REDUCED BY 26%)

PUBLIC SPACE:
 PUBLIC SPACE IS REQUIRED AS PART OF CODE SECTION 9-20-67.1
 REQUIRED ONE SQUARE FOOT OF PUBLIC SPACE SHALL BE
 REQUIRED FOR EVERY TEN SQUARE FEET OF GROSS FLOOR AREA.
 1:6.111170 = 162,328 SF. MINIMUM PLAN OF PUBLIC SPACE
 REQUIRED
 PROPOSED: 173,000 SF. PLAN (NOTE: PLAN IS TO BE CONSTRUCTED
 AS A POROUS MATERIAL AND NOT COVERED TOWARDS LOT)

PLANS OF PUBLIC SPACES SHALL INCORPORATE AT LEAST THREE OF THE
 FOUR LISTED ELEMENTS IN CODE SECTION 9-20-67.1 OF ADD. ORDINANCE.



PARKING DATA

REQUIRED PARKING: 3,138 SPACES (BASE OF THE PARKING SHALL BE SHOWN
 BETWEEN COMMERCIAL, OFFICE AND RESIDENTIAL USES - 704 SPACES)

NOTE: THE PROPOSED TRANSIT CENTER IS A MUNICIPAL USE AND THEREFORE
 DOES NOT REQUIRE RECOMMENDED PARKING. THE DEVELOPER'S PARKING MUST
 COMPENSATE TO THE AMOUNT OF PROPOSED PARKING.

RESIDENTIAL:
 STANDARD DWELLING UNIT = 1 SPACE PER
 ONE BED ROOMING UNIT = 1.25 SPACES PER
 TWO + 1.3 = 778 UNITS REQUIRED SPACES
 THREE BED ROOMING UNITS = 3 SPACES PER
 UNIT = 1,110 UNITS REQUIRED SPACES
 TOWNHOME = 2 SPACES PER
 UNIT = 2 = 404 UNITS REQUIRED SPACES

COMMERCIAL:
 GENERAL RETAIL = 1 SPACE PER 300 SF.
 167,874 SF / 300 = 559.58 UNITS REQUIRED SPACES
 QUICK SERVICE RESTAURANT = 1 SPACE PER 100 SF
 2,530 SF / 100 = 25.3 UNITS REQUIRED SPACES

OFFICE:
 GENERAL OFFICE = 1 SPACE PER 450 SF.
 18,000 SF / 450 = 40 UNITS REQUIRED SPACES

PROPOSED PARKING LAYOUT SPACES

EAST SIDE = 306 SPACES
 WEST SIDE = 540 SPACES
 SOUTHWEST CORNER = 450 SPACES
 RETAIL SURFACE LOT = 377 SPACES
 COMMERCIAL SURFACE LOT = 112 SPACES
 OFFICE LOT 1 = 25
 OFFICE LOT 2 = 25
 OFFICE LOT 3 = 25
 OFFICE LOT 4 = 25
 TOTAL = 1,755 SPACES
 TOWNHOME - 2,000 UNITS = 804 SPACES
 ONE-STOP PARKING = 377 SPACES

ON PARKING REQUIRED FOR ALL PARKING LOTS FOR PLACES OF PUBLIC
 ACCOMMODATION AND COMMERCIAL PURPOSES (EXCLUDES TOWNHOMES)

OVER 1000 SPACES = 20 PLUS 1 PER 100 OVER 1000
 2,444 SPACES = 35 REQUIRED ADD SPACES

29 SURFACE SPACES PROVIDED
 REMOVAL OF SPACES TO BE IN PARKING STRUCTURE

BIKE PARKING:
 REQUIRED 2 BIKE SPACES / BIKE SPACE / REQUIRED PARKING SPACES
 2,444(20) = 48,880 BIKE SPACES REQUIRED

PROPOSED: 110 (BIKE SPACES) MOST OF A PORTION OF THE REQUIRED
 BIKE SPACES SPACES ARE BEING PROVIDED FROM THE BUILDING
 ENTRANCES. THE REMOVAL OF BIKE SPACES SHALL OCCUR FROM
 THE BUILDINGS AS ACCORDING TO SEC. 9-20-1.

PERMITS PARKING IS REQUIRED AS PART OF CODE SECTION 9-20-67.1.8
 30 LOTS FROM 20 PERCENT OF THE REQUIRED PARKING SPACES SHALL
 BE CONSTRUCTED BY 2007-07-01 PERMITS PARKING UNLESS PURSUANT
 TO SECTION 9-20-67.1 OF THIS TITLE.

APPLICABLE REQUIRED PARKING SPACES (SURFACE SPACES) = 573
 SPACES
 373 + 0.2 = 113 PERMITS SPACES
 124 PROPOSED PERMITS SPACES

PROJECT DATA

PROJECT OWNER:
 402 ARDEN WAY LLC
 2500 PENNINGTON BL. NE, STE. 410
 ALANTA, GA 30305
 4076 LOU WILSON PARKWAY
 780.501.5000

DEVELOPER:
 THE LUNAR GROUP
 2300 PINE HOLLOW RD.
 ATLANTA, GA 30328
 4076 LOU WILSON PARKWAY
 780.501.5000

ARCHITECT FIRM:
 YMA ARCHITECTS
 650 W. CHERRY ST.
 ALANTA, GA 30601
 404.524.1234

PHYSICAL ADDRESS: 2300 ATLANTA HWY
 SW PARCELS: 073 014, 073 016, 073 017, 073 018, 073 019, 073 020, 073 021
 TOTAL PROJECT AREA: 74.772 ACRES (3,237,046.00 SF)

CONTRACT NUMBER: 17 FIELD RAMP TYPES BY ONE CONSULTING DATED
 10/20/2022

PROPOSED SPACES ARE SHOWN AS PERMITTED USING A CONVENTIONAL
 1/8" SURVEY FOR ARCHITECTS CONSTRUCTION GROUP PROPERTY RECORDS.
 USE AS INDICATED.

EXISTING ZONING: C-4
 PROPOSED ZONING: C-4-P
 EXISTING USE: COMMERCIAL RETAIL
 PROPOSED USE: MIXED-USE RETAIL AND RESIDENTIAL

FLOOD PLAIN SUBJECT PROPERTIES ARE WITHIN AREAS WITHIN ZONE
 DESIGNATION OF ZONE 4. DEVELOPER IS TO SUBMIT AN 828 ANNUAL
 CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP AND FILE 12/30/2022.
 12/30/2022 WITH AN EFFECTIVE DATE OF 1/15/2023. FOR COMMUNITY
 PANEL MEETING 10/20/2022.

THERE ARE STATE WATER MAINS UNDER THE SITE.
 THERE ARE NO RECORDS DELETED ON THE SITE.

THIS PROPERTY DOES NOT CONTAIN ENVIRONMENTAL AREAS AS SHOWN ON THE
 APPLICABLE COUNTY ENVIRONMENTAL MAP DATED 11/15/2022.

BUILDING DATA

BUILDING 1 (EXISTING BUILD) = 284,000 SF TOTAL
 RETAIL = 275,000 SF
 OFFICE = 9,000 SF

BUILDING 2 = 12,000 SF TOTAL
 RETAIL = 12,000 SF

BUILDING 3 = 218,000 SF TOTAL
 SCHOOL RESIDENTIAL = 170 UNITS / 238 BEDS
 1500 UNITS = 48 UNITS
 ONE BEDROOM UNITS = 48 UNITS
 TWO BEDROOM UNITS = 48 UNITS

BUILDING 4 = 400,000 SF TOTAL
 RETAIL = 24,500 SF
 RESIDENTIAL = 170 UNITS / 200 BEDS
 1500 UNITS = 38 UNITS
 ONE BEDROOM UNITS = 148 UNITS
 TWO BEDROOM UNITS = 48 UNITS
 THREE BEDROOM UNITS = 24 UNITS

BUILDING 5 = 392,000 SF TOTAL
 RETAIL = 18,000 SF
 RESIDENTIAL = 170 UNITS / 200 BEDS
 1500 UNITS = 38 UNITS
 ONE BEDROOM UNITS = 148 UNITS
 TWO BEDROOM UNITS = 48 UNITS
 THREE BEDROOM UNITS = 24 UNITS

BUILDING 6 = 4,500 SF TOTAL
 RETAIL = 4,500 SF

BUILDING 7 = 2,160,000 SF TOTAL
 RESIDENTIAL = 240 UNITS / 224 BEDS
 1500 UNITS = 38 UNITS
 ONE BEDROOM UNITS = 128 UNITS
 TWO BEDROOM UNITS = 48 UNITS
 THREE BEDROOM UNITS = 6 UNITS

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

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

TOWNHOMES = 302 UNITS / 462 BEDS
 TWO BEDROOM UNITS = 25
 THREE BEDROOM UNITS = 111
 FOUR BEDROOM UNITS = 66

PROJECT DENSITY

PROPOSED RESIDENTIAL DENSITY

TOTAL SITE AREA: 74.772 AC
 TOTAL PROPOSED RESIDENTIAL: 3,167
 ALLOWED DENSITY: 42 UNITS PER ACRE
 PROPOSED DENSITY: 42.3 UNITS PER ACRE

ATTORNEY'S LIMIT: ONE OF THE DWELLING UNITS IN THIS PROJECT SHALL BE
 RENTED AT OR BELOW COST OF THE AREA MEDIAN PRICE.

ATTORNEY'S DWELLING UNITS: 99 (140 BEDS)

WARRANTY LIST

- ALLOWANCE OF GROUND FLOOR RESIDENTIAL IN A COMMERCIAL GENERAL DISTRICT (9-10-1)
- A REDUCTION IN THE REQUIRED AMOUNT OF EXISTING TREE CANOPY TO BE REMOVED (9-10-1)
- INCREASE IN THE MAXIMUM ALLOWABLE LENGTH OF A BUILDING (9-20-67.1-1)
- INCREASE IN THE MAXIMUM DISTANCE REQUIREMENT FOR SHARED PARKING AREAS (9-20-67.1-1)
- INCREASE IN THE ALLOWABLE DENSITY FROM 24 UNITS PER ACRE TO 27.5 UNITS PER ACRE (9-10-1)
- DELETION FROM PG-3 SIGNAGES FOR SINGLE FAMILY IN A CC ZONE (9-10-3-1(1))
- A REDUCTION IN THE CC MINIMUM LOT WIDTH FROM 50' TO 30' (9-10-3)
- REMOVAL OF THE PLAN REQUIREMENT FOR THE TOWNHOME UNITS (9-20-67.1)



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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



W&A PROJECT #: 220246
MASTER PLAN (OVERALL)
PD-102

