

PROJECT DATA

PROPERTY OWNER:
LEVIN M&D/C/D/G/L/D
1081 RAMBLEWOOD PLACE
WATKINSVILLE, GA 30677
706-424-5070

SITE LOCATION / PARCEL(S) DATA:
660, 676 & 680 OLD HULL ROAD
ATHENS, GA 30601
PARCELS 221 004, 221 004A, 221 002B
4.067 ACRES

SURVEY DATA:
BOUNDARY, TOPOGRAPHY AND EXISTING FEATURES PER A FIELD SURVEY BY CARLAN LAND SURVEYORS DATED 9/15/2021

ENVIRONMENTAL AREAS:
THERE NO ENVIRONMENTAL AREAS ONSITE OR WITHIN 200-FT OF THE SUBJECT PROPERTY

FEMA FLOOD PLAIN:
THIS PROPERTY IS OUTSIDE THE 100-YEAR FLOODPLAIN AS IDENTIFIED ON FEMA FIRM PANEL 13099C0017E DATED 9/30/2016

SIGNAGE:
NO OUTDOOR SIGNS ARE PROPOSED AS PART OF THIS PLAN. A SEPARATE SIGN PERMIT WILL BE SUBMITTED FOR ANY FUTURE SIGNS

UTILITIES:
WATER- ATHENS-CLARKE COUNTY
SEWAGE DISPOSAL- ATHENS-CLARKE COUNTY
SOLID WASTE- ON-SITE RECEPTACLE & RECYCLING

EXISTING USE:
UN-DEVELOPED

PROPOSED USE:
LIGHT MANUFACTURING

BUILDING AREA:
28,000 SF

DISTURBED AREA:
3.8 ACRES

LIGHTING:
NO SITE LIGHTING IS PROPOSED. ALL BUILDING MOUNTED LIGHTING TO BE IN COMPLIANCE WITH A-CC OUTDOOR LIGHTING AND GLARE STANDARDS.

STORMWATER:
THIS PROJECT WILL COMPLY WITH THE STORMWATER MANAGEMENT ORDINANCE AND STANDARDS OF A-CC.

PHASING:
THIS PROJECT WILL BE COMPLETED IN A SINGLE PHASE. FUTURE BUILDING ADDITION SHOWN HEREON WILL BE PART OF A FUTURE PROJECT.

EMPLOYMENT -INDUSTRIAL DEVELOPMENT STANDARDS

THIS PROJECT QUALIFIES AS A LEVEL 1 DEVELOPMENT AS IT DOES NOT EXCEED THE THRESHOLDS FOR LEVEL 1 AND DOES NOT REQUIRE GOVERNMENTAL FUNDING OF INFRASTRUCTURE IMPROVEMENTS. SEE BELOW FOR LEVEL 1 THRESHOLDS FOR PROJECT

A. WATER
PEAK DEMAND FOR PROJECT WILL BE BELOW 200 GPM AND TOTAL DAILY DEMAND WILL BE BELOW 250,000 GPD. S

B. WASTEWATER
THERE ARE NO SITE SPECIFIC WASTEWATER ALLOCATIONS, THE DEVELOPMENT WILL NOT EXCEED REQUIREMENTS OF THE UNIFIED GOVERNMENT OF ATHENS- CLARKE COUNTY SEWER USE ORDINANCE, AND WASTEWATER DEMAND WILL BE BELOW 100,000 GPD

C. VIBRATION
PROPOSED USE IS ADJACENT TO NON RESIDENTIAL PROPERTIES AND WILL NOT EXCEED VIBRATION ALLOWABLE VIBRATION LIMITS

D. FIRE AND EXPLOSION
PROJECT WILL MEET REQUIREMENTS OF CURRENT LOCAL AND STATE FIRE REGULATIONS.

E. TRAFFIC
THIS PROJECT WILL NOT EXCEED 100 PEAK HOUR TRIP ENDS NOR HAVE TRUCK TRAFFIC COMPRISING MORE THAN FIVE PERCENT OF THE SITE GENERATED AVERAGE WEEKDAY TRIP ENDS.

F. SOLID WASTE GENERATIONS
WASTE GENERATION WILL BE LESS THAN 2,000 POUNDS PER DAY OF SOLID WASTE TRANSPORTED TO THE LANDFILL(S) UNDER MANAGEMENT OF ATHENS-CLARKE COUNTY.

G. ODOR
THERE WILL NO USE THAT PRODUCES EMISSION OF OBJECTIONABLE OR OFFENSIVE ODORS IN SUCH CONCENTRATION AS TO BE READILY PERCEPTIBLE AT ANY POINT ALONG THE LOT LINE OF PROPERTY ON WHICH THE USE IS LOCATED

H. NOISE
NOISE LEVELS WILL BE BELOW 80 dBA AT ALL PROPERTY LINES

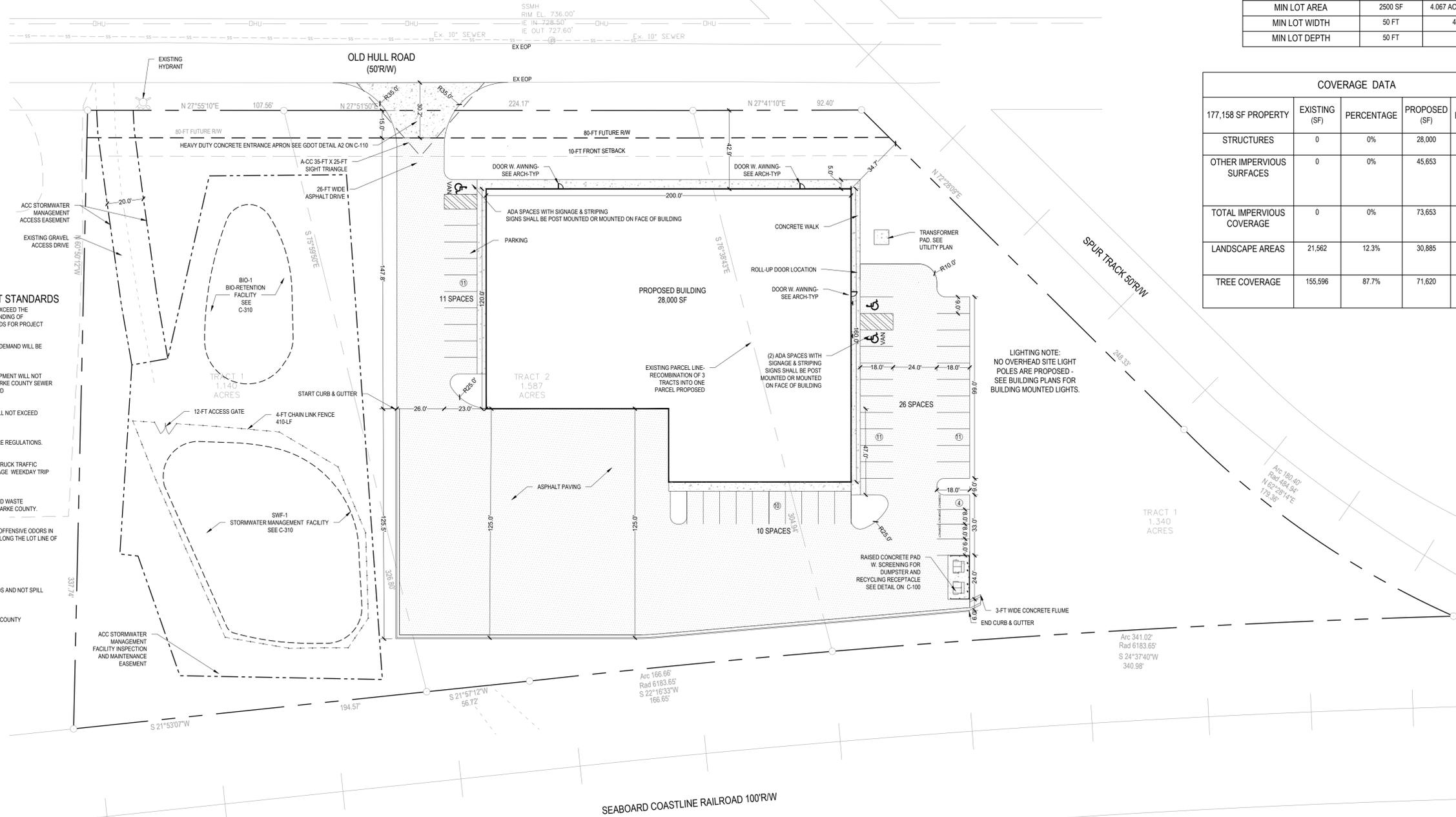
I. GLARE
LIGHTING WILL COMPLY WITH OUTDOOR LIGHTING AND GLARE STANDARDS AND NOT SPILL ACROSS PROPERTY LINES.

J. STORMWATER
STORMWATER MANAGEMENT WILL BE PER THE ATHENS-CLARKE COUNTY STORMWATER MANAGEMENT POLICIES.

PARKING DATA			
USE	PARKING REQUIREMENT	SITE REQUIREMENT	PROVIDED
INDUSTRIAL USES (LIGHT MANUFACTURING)	MINIMUM = 1 SPACE/700 SF + 1 SPACE / COMPANY VEHICLE) MAXIMUM = MINIMUM *1.5 + 1 SPACE / PER SHIFT EMPLOYEE	MINIMUM = (28 000 SF * 1 SPACE /700 SF) + 4 COMPANY VEHICLES = 44 SPACES MAXIMUM = 44 SPACES *1.5 + 10 SHIFT EMPLOYEES = 76 SPACES MAX	47 SPACES

ZONING DATA		
ZONE: E-I (EMPLOYMENT-INDUSTRIAL)	REQUIRED	PROVIDED
MIN FRONT YARD	10-FT	10-FT+
MIN SIDE YARD (ADJ TO STREET)	10-FT	N/A
MIN SIDE (ADJ TO RESIDENTIAL)	10-FT	N/A
MAX FAR	0.75	0.11
MAX BUILDING HEIGHT	65'	LESS THAN 65'
MAX LOT COVERAGE	75%	75%
MIN LANDSCAPE AREAS	15%	17.5%
MIN LOT AREA	2500 SF	4,067 ACRE (177,158 SF)
MIN LOT WIDTH	50 FT	424.13 FT
MIN LOT DEPTH	50 FT	304 FT

COVERAGE DATA				
177,158 SF PROPERTY	EXISTING (SF)	PERCENTAGE	PROPOSED (SF)	PERCENTAGE
STRUCTURES	0	0%	28,000	15.8%
OTHER IMPERVIOUS SURFACES	0	0%	45,653	26.3%
TOTAL IMPERVIOUS COVERAGE	0	0%	73,653	42.1%
LANDSCAPE AREAS	21,562	12.3%	30,885	17.5%
TREE COVERAGE	155,596	87.7%	71,620	40.4%



SEAL

670 OLD HULL ROAD
ATHENS, GA 30601

SUBMISSION / REVISION		
#	DATE	DESCRIPTION
1	12/07/21	INITIAL SUBMISSION TO A-CC
1	01/07/22	REVISION PER ACC REVIEW
2	08/10/22	BUILDING REVISIONS

ISSUE DATE
08/01/2022

PROJECT NUMBER
#21-823

SHEET TITLE

SITE PLAN

SHEET NUMBER
C-100

