

338-348 SPRINGDALE ST
ATHENS-CLARKE COUNTY, GA

PRELIMINARY SITE PLAN

OWNER:
ERNEST AND BENJAMIN BRACKETT
1701 SPARTAN LANE
ATHENS, GA 30606

DEVELOPER:
J.W. YORK HOMES, LLC

PROJECT ADDRESS:
338 AND 348 SPRINGDALE STREET

PARCEL #:
122D4 B013 AND B012B

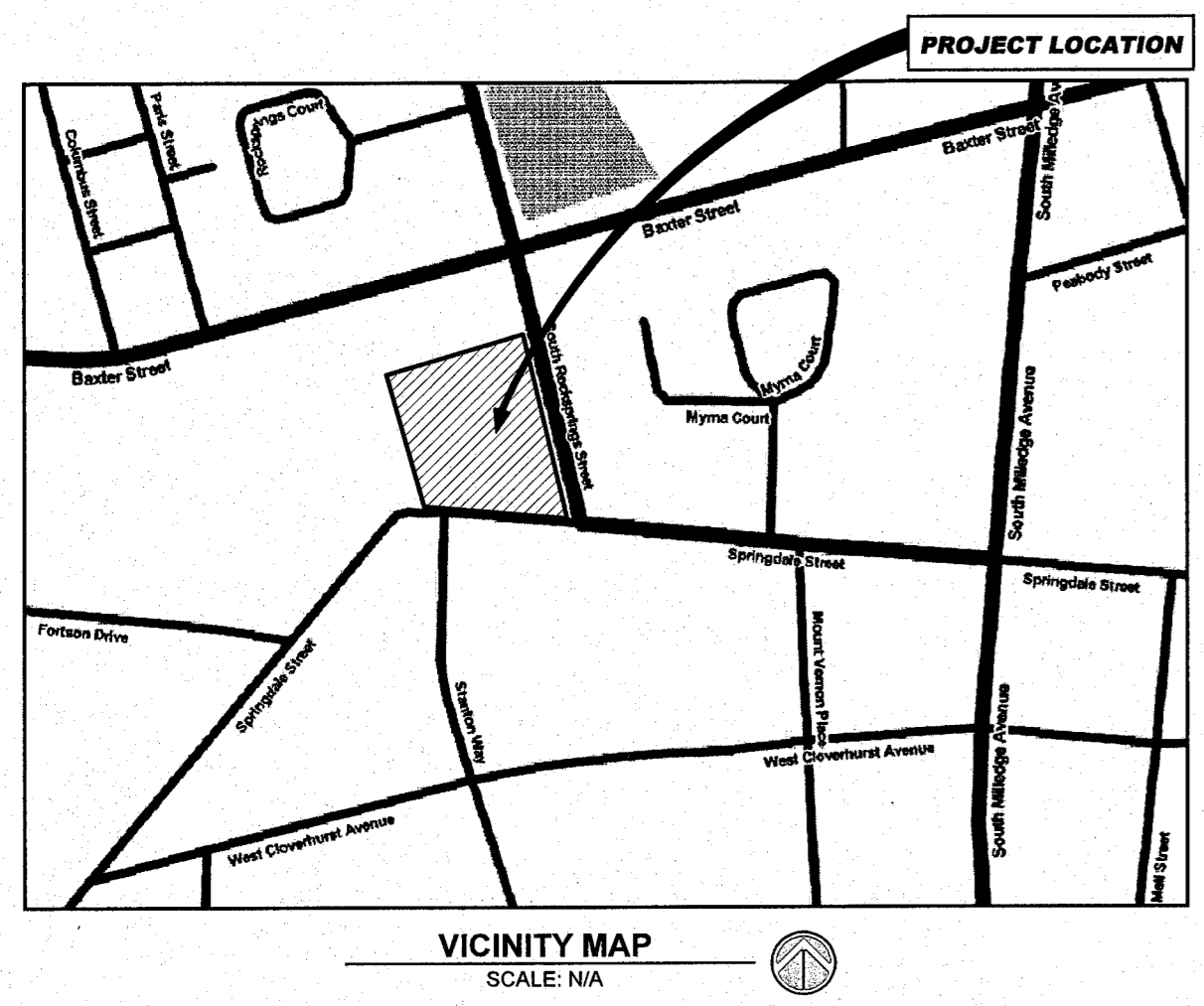
PROJECT NO.:
15-2123

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ISSUE DATE: APRIL 3, 2015
REVISIONS:

| NO. | DATE | DESCRIPTION |
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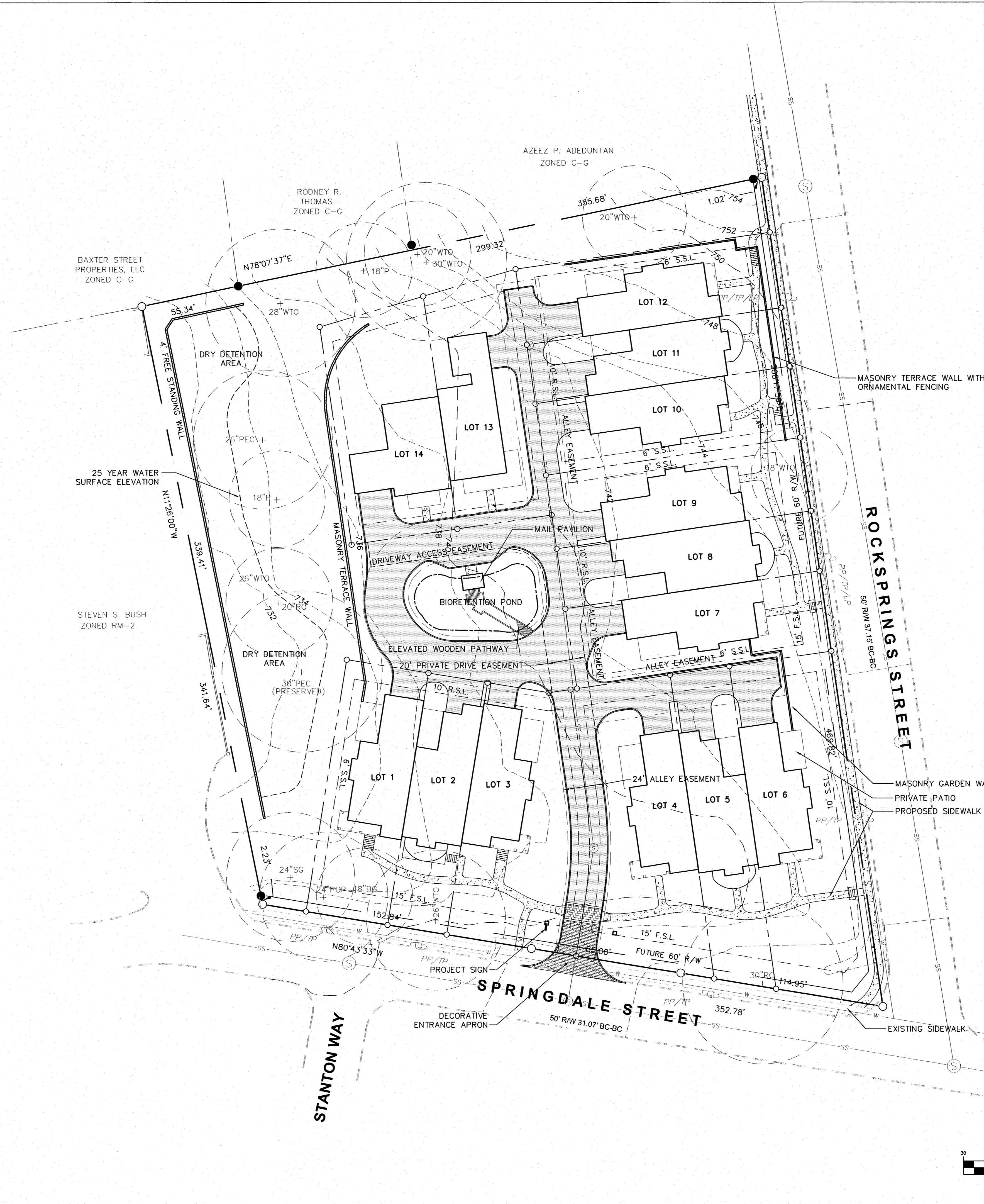
PROJECT DATA

- OWNER:**
ERNEST AND BENJAMIN BRACKETT
1701 SPARTAN LANE
ATHENS, GA 30606
- DEVELOPER:**
J.W. YORK HOMES
1280 WEST BROAD STREET
ATHENS, GA 30606
- PARCEL INFORMATION:**
PARCELS 122D4 B013 AND 122D4 B012B
338 AND 348 SPRINGDALE STREET
- TOTAL PROJECT ACREAGE:** +/- 3.21 ACRES
- EXISTING ZONING:** RS-15
PROPOSED ZONING: RS-5 PD
- EXISTING USE:** SINGLE FAMILY RESIDENTIAL
PROPOSED USE: SINGLE FAMILY RESIDENTIAL
- WATER SUPPLY:** ATHENS-CLARKE COUNTY
SEWERAGE DISPOSAL: ATHENS-CLARKE COUNTY
GARBAGE COLLECTION: INDIVIDUAL CONTRACT SERVICE PROVIDERS
- PROPOSED UTILITIES:** WATER, POWER, TELEPHONE, AND CABLE ALL UTILITIES ARE TO BE INSTALLED UNDER GROUND. UTILITIES WILL BE CONTAINED WITHIN ROAD RIGHT-OF-WAY.
- THIS PROJECT SHALL MEET ALL ATHENS-CLARKE COUNTY ORDINANCES PERTAINING TO SIGNS, SIDEWALKS, STREET LIGHTING, STREET TREES, AND SOLID WASTE COLLECTION. ALL LIGHTING FIXTURES MUST BE FULLY-SHIELDED IN ACCORDANCE WITH A-CO STANDARDS TO ENSURE DOWNWARD ILLUMINATION ONLY. NO BUILDING CONSTRUCTED SHALL EXCEED 30 FEET IN HEIGHT.**
- STORMWATER MANAGEMENT SHALL BE IN ACCORDANCE WITH ATHENS-CLARKE COUNTY ORDINANCES AND REGULATIONS.**
- THIS PROJECT IS TO BE CONSTRUCTED IN A SINGLE PHASE, BEGINNING UPON APPROVAL OF ALL REQUIRED PLANS AND AFTER OBTAINING ALL REQUIRED PERMITS.**
- NO PORTION OF THIS SITE LIES WITHIN A FLOOD PLAIN ACCORDING TO FIRM MAP NUMBER 13059C0025D DATED 04/02/07. THERE ARE NO ENVIRONMENTAL AREAS ON OR ADJACENT TO THIS SITE.**
- BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM A SURVEY PREPARED BY BEN MCLEROY AND ASSOCIATES**
- ALL LIGHTING ON PROPOSED BUILDINGS WILL COMPLY WITH A-CO ORDINANCE SECTION 9-19-4. LIGHTING ON THE PROPOSED BUILDING WILL BE SUBMITTED FOR REVIEW WITH THE BUILDING PLANS AND WILL BE A CONDITION OF APPROVAL OF THE BUILDING PLANS.**
- A NEIGHBORHOOD IDENTIFICATION SIGN IS PROPOSED ADJACENT TO THE DRIVE. A SEPARATE PERMIT WILL BE FILED FOR SIGN.**
- A TOTAL OF 14 DWELLING UNITS ARE PROPOSED. REQUIRED PARKING IS 2 SPACES PER DWELLING UNIT. 2 PARKING SPACES ARE PROVIDED IN GARAGES WITH EACH UNIT.**

DEVELOPMENT STANDARDS

| | REQUIRED | REQUIRED | PROPOSED |
|--------------------------------------------|----------------------------------------------------------|----------|-----------|
| | RS-15 | RS-5 | RS-5 PD |
| MINIMUM LOT AREA | N/A | N/A | N/A |
| MINIMUM LOT WIDTH | 40 ft. | 25 ft. | 33.6 ft. |
| MINIMUM BLDG SEPARATION | 12 ft. | 12 ft. | 12.75 ft. |
| MINIMUM FRONT YARD | 15 ft. | 15 ft. | 15 ft. |
| MINIMUM SIDE YARD | 6 ft. | 6 ft. | 6 ft. |
| MINIMUM SIDE YARD (adjacent to street) | 10 ft. | 10 ft. | 10 ft. |
| MINIMUM REAR YARD | 15 ft. + 1 ft. for each foot of bldg height above 20 ft. | 10 ft. | 10 ft. |
| MAX RESIDENTIAL DENSITY (units/gross acre) | 2 | 6 | 4 |
| MAXIMUM FAR | N/A | N/A | N/A |
| MAX. LOT COVERAGE | 40% | 50% | 43%* |
| MAX. BUILDING HEIGHT | 30 ft. | 30 ft. | 30' |

* PROJECT WIDE



NOT RELEASED FOR CONSTRUCTION

