

997 S. Milledge Ave.

Athens, GA
Athens-Clarke County

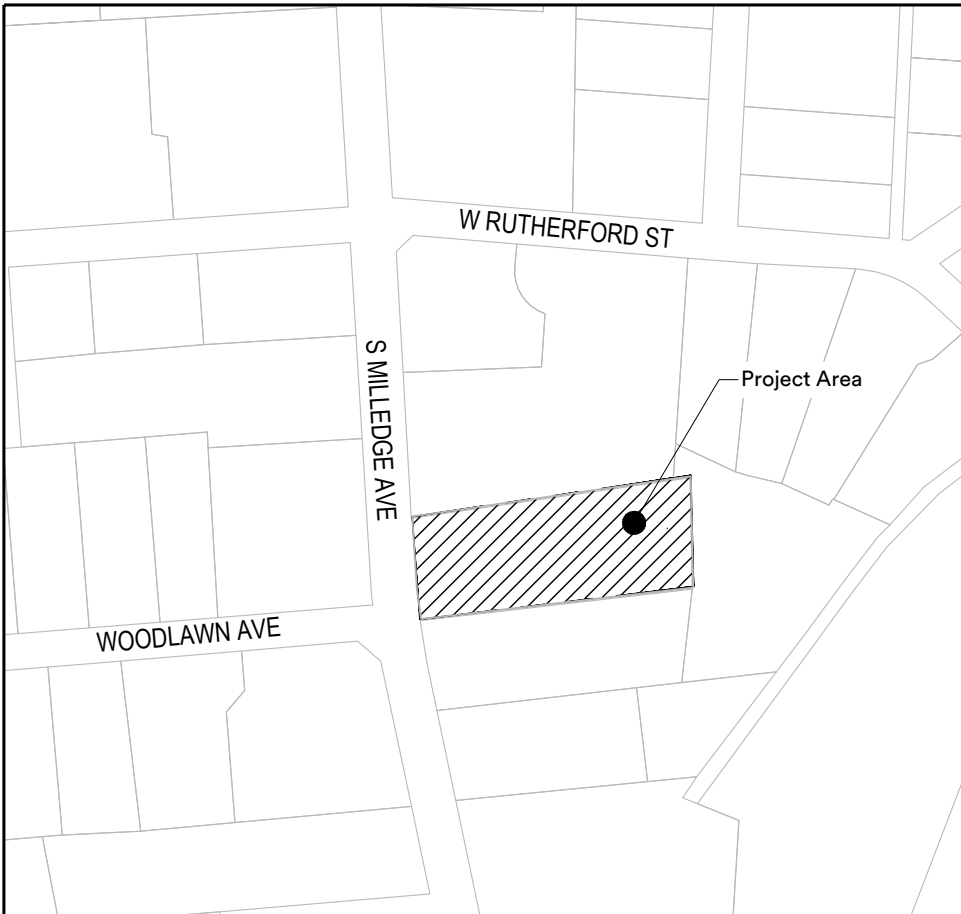
Rezone Application

11/27/2024

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Project Team

Owner 997 S. Milledge Avenue Acquisition LLC 2525 McKinnon Avenue Suite 700 Dallas, TX 75201	Architect EnsembleD 125 S. Milledge Ave, Suite A Athens, GA 30605 Contact: Vincent Bricka, PE, RA Vbricka@ensembledae.com 706.850.8223
Contractor ETL Construction Services 205 Cleveland Road Bogart, Georgia 30622 Contact: Bill Kraeling Bkraeling@etlcs.com (706) 310-0396	Planner / Engineer / Landscape Architect SPG Planners + Engineers, LLC 1725 Electric Avenue, STE 320 Watkinsville, GA 30677 Contact: Ed Lane, PE ed@onespg.com 706.769.9515
Land Surveyor SPG Land Surveyors 235 W Franklin Street Hartwell, GA 30643 Contact: Aaron Blomberg Aaron@onespg.com 706.436.4585	



Vicinity Map
Not to Scale

Project Data

Project Description
The nature of development includes the construction of new townhomes and a renovation of an existing historic structure. The area of development is currently used as office space and parking. The intent of this rezone application is to provide appropriate density for the parcel while maintaining the character of the South Milledge Ave corridor. This residential development will require infrastructure, such as stormwater detention, waterlines, and sanitary sewer lines.

Project Address / Parcel
Parcel(s) 173A1 G008
997 S. Milledge Avenue
Athens, GA

Project Current Zoning
C-O Commercial Office

Project Proposed Zoning
RM-2

Total Project Area (Parcel)
0.856 AC



Seals:



Project Info:

997 S. Milledge Ave.
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Sheet Issue: 11/27/2024 Project No. 23-3363

Firm Info:



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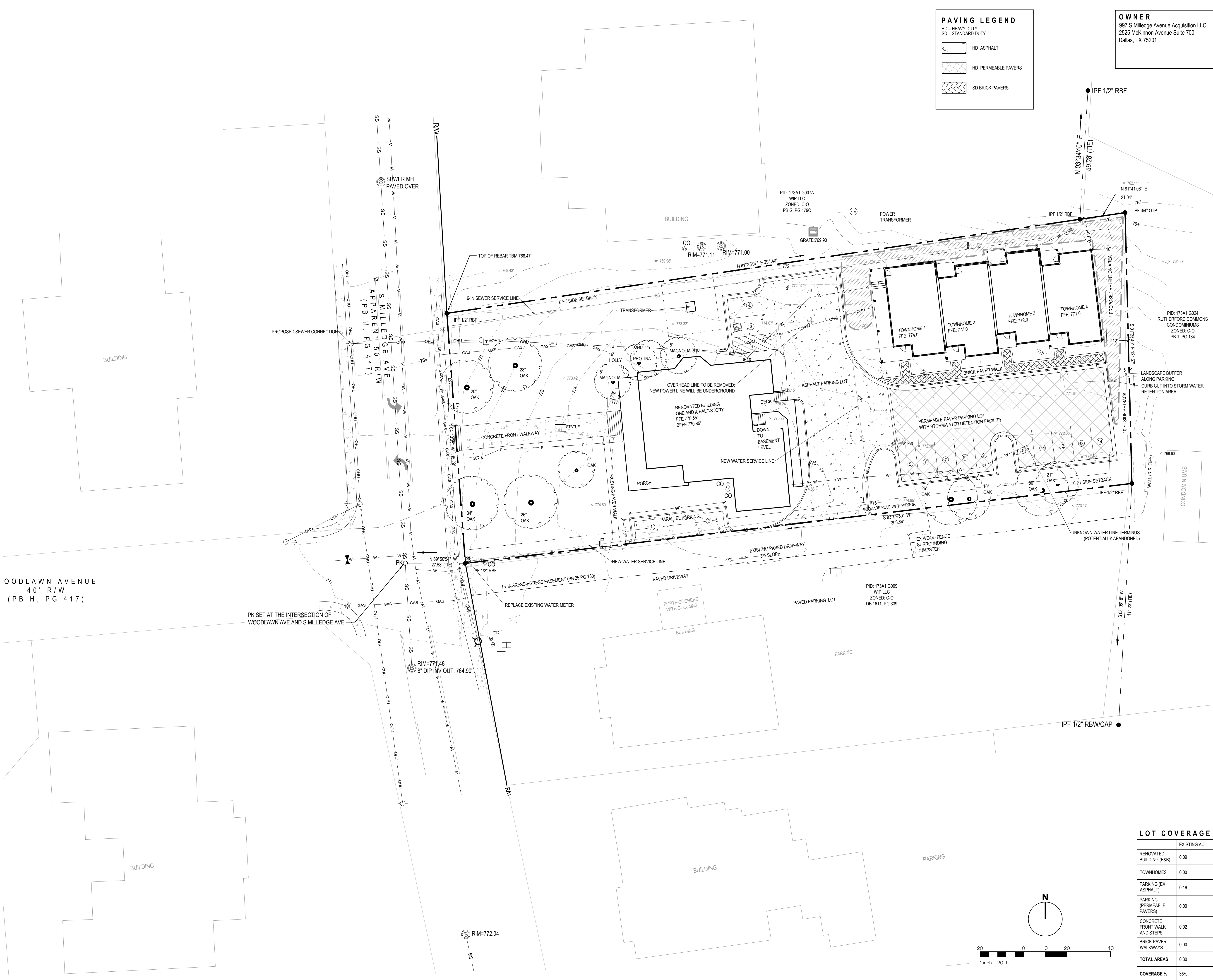
1725 Electric Avenue, STE 320
Watkinsville, GA 30677

706.769.9515
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Sheet Title:

Cover

Location: 551 Projects/Block, Vincent - 997 S Milledge 2023-3363 (04-CD) (01-CAD) (01-WORKING) (20-SITE Creation date: Wednesday, November 27, 2024 9:11:54 AM
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PAVING LEGEND	
HD = HEAVY DUTY SD = STANDARD DUTY	
	HD ASPHALT
	HD PERMEABLE PAVERS
	SD BRICK PAVERS

OWNER	
997 S Milledge Avenue Acquisition LLC	
2525 McKinnon Avenue Suite 700	
Dallas, TX 75201	

PROJECT INFORMATION	
ADDRESS	997 S. MILLEDGE AVENUE
PARCEL NUMBER	173A1 G008
ACREAGE	0.856 AC
EXISTING ZONING	C-O COMMERCIAL OFFICE
PROPOSED ZONING	RM-2
EXISTING USE	OFFICE
PROPOSED USE	MIXED DENSITY RESIDENTIAL

FEMA FLOOD	NO PORTION OF THIS SITE LIES WITHIN A FLOOD PLAIN ACCORDING TO FIRM MAP NUMBERS 13059C0025F, DATED 09/15/2022. THERE ARE NO ENVIRONMENTAL AREAS ON OR ADJACENT TO THIS SITE.
SIGNAGE	NO SIGNS ARE PROPOSED AT THIS TIME A SEPARATE PERMIT WILL BE FILED FOR SIGN.
SURVEY INFO	BOUNDARY AND INFORMATION FOR SITE TAKEN FROM RECORD PLATS AND A SURVEY PREPARED BY SPG LAND SURVEYORS FOR ARTHUR S ARCHIBALD DATED 10/31/2023. TOPOGRAPHIC INFORMATION FROM SURVEY.
LIGHTING	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 ATHENS-CLARKE COUNTY STANDARDS TO ENSURE DOWNWARD ILLUMINATION ONLY.
STORMWATER	STORMWATER MANAGEMENT SHALL BE IN ACCORDANCE WITH ATHENS-CLARKE COUNTY ORDINANCES AND REGULATIONS.
PHASING	THIS PROJECT IS TO BE CONSTRUCTED IN A SINGLE PHASE, BEGINNING UPON APPROVAL OF ALL REQUIRED PLANS AND AFTER OBTAINING ALL REQUIRED PERMITS.

UNIT MIX		
	UNITS	BEDS
RENOVATED BUILDING	5	5
TOWN HOME 1	1	3
TOWN HOME 2	1	3
TOWN HOME 3	1	3
TOWN HOME 4	1	3
TOTAL	9	17

PARKING		
	REQUIRED	PROVIDED
RENOVATED BUILDING	5	5
TOWN HOME 1	2	2
TOWN HOME 2	2	2
TOWN HOME 3	2	2
TOWN HOME 4	2	2
ADA SPACES	1	1
TOTAL	14	14

DENSITY	
	CALCULATIONS
MAXIMUM	20
PROVIDED	17

UTILITY DATA	
WATER SUPPLY	ATHENS-CLARKE COUNTY
SEWERAGE DISPOSAL	ATHENS-CLARKE COUNTY
SOLID WASTE	ATHENS-CLARKE COUNTY AND/OR PRIVATE
PROPOSED UTILITIES	ALL UTILITIES ARE TO BE INSTALLED UNDER GROUND. UTILITIES WILL BE CONTAINED WITHIN DEDICATED EASEMENTS.

LOT COVERAGE - ALLOWED 65 %				
	EXISTING AC	EXISTING SF	PROPOSED AC	PROPOSED SF
RENOVATED BUILDING (B&B)	0.09	4110	0.09	4110
TOWNHOMES	0.00	0	0.10	4444
PARKING (EX ASPHALT)	0.18	7789	0.13	5703
PARKING (PERMEABLE PAVERS)	0.00	0	0.09	3848
CONCRETE FRONT WALK AND STEPS	0.02	928	0.02	928
BRICK PAVEMENT WALKWAYS	0.00	150	0.01	614
TOTAL AREAS	0.30	12977	0.45	19647
COVERAGE %	35%		52.6%	



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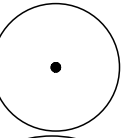
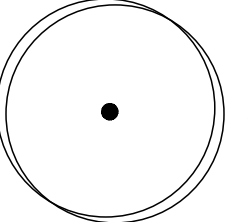
Concept Site Plan

C-10

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	SPACING	SIZE	CONDITION	CANOPY	SOIL SURFACE
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TREES

	1	Nyssa sylvatica / Black Gum	As Shown	3" Cal.	B & B	Medium (900 SF)	
	2	Quercus texana / Nuttall Oak	As Shown	2"- 3" Cal.	B & B	Large (1,600 SF)	400 SF

TREE CANOPY COVERAGE	REQUIRED - AC		PROPOSED - AC		REQUIRED - % OF SITE		PROPOSED - % OF SITE	
	CONSERVED CANOPY	0.203	0.510	25%	63%			
TOTAL CANOPY COVERAGE (PLANTED & CONSERVED)		0.405	0.587	50%	72%			

PARKING LOT TREES	
# OF PARKING SPACES	14
REQ. PARKING LOT TREES (1 PER 7 SPACES)	2
PARKING LOT TREES CONSERVED:	4
PARKING LOT TREES PROPOSED:	3
TOTAL PARKING LOT TREES PROPOSED:	7

EXISTING TREES CONSERVED							
NAME	SIZE	QTY	UNIT CANOPY	TOTAL CANOPY			
Quercus	28" C#	8	1,600 SF	12,800	SF		
Magnolia grandiflora	28" C#	2	1,600 SF	3,200	SF		
Carya ilicifolia	28" C#	2	1,600 SF	3,200	SF		
Pinus caroliniana	2" C#	2	800 SF	1,600	SF		
Cercis canadensis	3" C#	1	400 SF	400	SF		
Ilex species	18" C#	2	400 SF	800	SF		
TOTAL EXISTING CANOPY CONSERVED SF				22,000	SF		
TOTAL EXISTING CANOPY CONSERVED %				62.92%	OF SITE		

PROPOSED TREES								
REQUIRED PERCENT AGE: 50%		17641.8						
PROPOSED PERCENT AGE: 72%		25550.00						
QTY	COMMON NAME	BOTANICAL NAME	% OF TOTAL	SIZE	OPEN SOIL SURFACE	CANOPY CATEGORY	UNIT CANOPY	TOTAL CANOPY
2	NUTTALL OAK	QUERCUS NUTTALLI	88.6%	7'CA	400	LF	LARGE	1,600
1	BLACK GUM	NYSSA SYLVATICA	33.3%	7'CA	225	LF	MEDIUM	150
3	TOTAL # OF TREES ON SITE		100.0%				TOTAL PROPOSED CANOPY	
								3,350
								LF

TREE MANAGEMENT PLAN NOTES:

- SITE INFORMATION:**
PROPERTY LOCATION: 997 S. Milledge Avenue
TAX PARCEL NUMBER: 173A1 G008
TOTAL SITE ACREAGE: 0.856 AC
ZONING: RM-2
EXISTING USE: Office
PROPOSED USE: Mixed Density Residential
- THE PROPERTY IS SERVED BY Athens-Clarke County FOR WATER AND Athens-Clarke County FOR SEWER SERVICES.
 - BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY A SURVEY PREPARED BY SPG Land Surveyors DATED 10/31/2023.

TREE MANAGEMENT STANDARDS FOR EXISTING TREES:

- PROTECTION OF EXISTING INDIVIDUAL TREES OR EXISTING FORESTED AREAS INCLUDES PROTECTION OF THE ENTIRE CRITICAL ROOT ZONES OF THESE TREES.
- NO LAND DISTURBANCE, NO PARKING OF EQUIPMENT, NO DUMPING OF ANY POLLUTANTS, NOR ANY OTHER TYPE OF DAMAGING ACTIVITIES SHALL OCCUR WITHIN THE CRITICAL ROOT ZONES OF THE CONSERVED TREES.
- IN THE CASE OF FORESTED AREAS, NO TURF SHALL BE INSTALLED, NO MOWING SHALL OCCUR, AND NO UNDERBRUSH SHALL BE REMOVED EXCEPT FOR THE REMOVAL OF INVASIVE SPECIES SUCH AS KUDZU OR PRIVET.
- THERE ARE NO EXISTING ACC TREES GREATER THAN 2-IN DBH IN THE ADJACENT RIGHT-OF-WAYS.

GENERAL NOTES:

- ALL INDUSTRY STANDARDS AND GOOD PRACTICES SHALL BE FOLLOWED WHEN INSTALLING PLANT MATERIAL IN ORDER TO ENSURE OPTIMUM GROWTH AND HEALTH OF PLANTS.
- ALL PLANTED AREAS ARE TO BE MAINTAINED IN A MANNER CONSISTENT WITH THIS PLAN. PLANT MATERIAL SHALL BE APPROPRIATELY PRUNED AND WEEDS SHALL BE REMOVED. FERTILIZER SHALL BE APPLIED AS NECESSARY IN ORDER TO ENCOURAGE HEALTHY GROWTH. CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR TWO YEARS, EXCEPT IN THE CASE OF ABUSE OR INSUFFICIENT MAINTENANCE. ANY DEAD OR DISEASED PLANT MATERIAL SHALL BE REPLACED IN A TIMELY MANNER.
- TREES SHALL NOT BE PLANTED CLOSER THAN 35-FT FROM STREET INTERSECTIONS (MEASURED FROM THE RIGHT-OF-WAY BOUNDARY); TREES SHALL NOT BE PLANTED CLOSER THAN 20-FT FROM TRAFFIC SIGNS; TREES SHALL NOT BE PLANTED CLOSER THAN 20-FT FROM LIGHT POLES; TREES SHALL NOT BE PLANTED CLOSER THAN 30-FT FROM OVERHEAD UTILITY LINES AND 5-FT FROM UNDERGROUND UTILITY LINES; TREES SHALL NOT BE PLANTED CLOSER THAN 5-FT FROM HYDRANTS, ELECTRICAL TRANSMISSION BOXES, OR WATER METERS; TREES SHALL NOT BE PLANTED CLOSER THAN 2-FT FROM ANY CURB, SIDEWALK, OR PAVEMENT EDGE; MEDIUM CANOPY TREES SHALL NOT BE PLANTED CLOSER THAN 10-FT FROM BUILDINGS; LARGE CANOPY TREES NOT CLOSER THAN 15-FT. TREES, AS THEY GROW, SHALL BE PRUNED TO PROVIDE 9-FT OF CLEARANCE ABOVE SIDEWALKS, AND 12-FT OF CLEARANCE ABOVE ROADWAYS. SHRUBS SHALL NOT BE PLANTED CLOSER THAN 2.5-FT FROM TREE TRUNKS.

ATHENS-CLARKE COUNTY TREE MANAGEMENT PLAN NOTES:

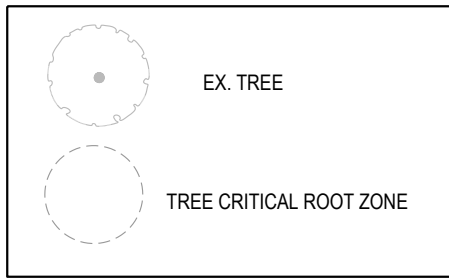
- TREES PLANTED OR CONSERVED TO SATISFY REQUIREMENTS OF THE ACC COMMUNITY TREE ORDINANCE SHALL NOT BE REMOVED WITHOUT PRIOR APPROVAL OF THE PLANNING DIRECTOR.
- TREES PLANTED TO MEET DEVELOPMENT REQUIREMENTS SHOULD BE WATERED THROUGHOUT THE GROWING SEASON TO THE EQUIVALENT OF 1-IN OF WATER PER WEEK.
- STAKING MATERIALS SHOULD BE REMOVED WITHIN ONE YEAR OF PLANTING.
- BURLAP (AND ALL OTHER MATERIALS) MUST BE REMOVED FROM AT LEAST THE TOP 12-IN OF THE ROOT BALL AND TREES SHOULD BE PLANTED SO THAT TRUNK FLARE IS VISIBLE ABOVE THE GROUND.
- PLANTED TREES SHOULD BE MULCHED IMMEDIATELY AFTER PLANTING. MULCH IS NOT ALLOWED CLOSER THAN 6-IN TO THE TRUNK FLARE.
- THE ACC ARBORIST OR COMMUNITY TREE FORESTER MUST INSPECT INSTALLATION OF TREE PROTECTION FENCING PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITY. TREE PROTECTION FENCING SHALL REMAIN IN PLACE UNTIL CONSTRUCTION ACTIVITIES END OR A CERTIFICATE OF OCCUPANCY IS ISSUED, WHICHEVER IS LATER. NO VEHICLE OR EQUIPMENT TRAFFIC, PARKING, OR STORAGE OF MATERIALS IS ALLOWED WITHIN THE TREE PROTECTION AREA.
- PRIOR TO ANY LAND DEVELOPMENT OR LAND DISTURBANCE ACTIVITY AND AFTER TREE PROTECTION FENCING IS INSTALLED AROUND ANY CONSERVED TREES OR TREE CONSERVATION AREA, TREE PROTECTION AREA SIGNS SHALL BE INSTALLED. SIGNS SHALL BE INSTALLED ALONG THE PERIMETER OF ALL TREE PROTECTION ZONES AT LEAST EVERY 50-FT AND SHALL INCLUDE, AT A MINIMUM, THE FOLLOWING TEXT: "TREE PROTECTION AREA, ENTRY PROHIBITED; NO CONSTRUCTION ACTIVITY, MATERIALS OR EQUIPMENT STORAGE, EQUIPMENT WASHOUT, OR VEHICLE TRAFFIC ALLOWED". THE SIGN SHALL BE FABRICATED OUT OF A STURDY MATERIAL, SHALL BE AT LEAST 18-IN WIDE BY 24-IN HIGH, AND SHALL BE PLACED ON A STURDY POST WITH THE BOTTOM OF THE SIGN AT A MINIMUM HEIGHT OF 30-IN ABOVE THE GROUND. THE SIGNS MUST REMAIN PRESENT AT ALL TIMES DURING CONSTRUCTION.

NO STRUCTURES OR TREES TO BE PROPOSED WITHIN EXISTING AND/OR PROPOSED UTILITY EASEMENTS.

NO TREES IN EASEMENTS OR WITHIN 5' OF WATER OR SANITARY SEWER SERVICES.

MINIMUM DISTANCES IN FEET REQUIRED BETWEEN TREES AND STRUCTURES OR INFRASTRUCTURE BY TREE CANOPY SIZE CATEGORY

STRUCTURE / INFRASTRUCTURE DESCRIPTION	TREE CANOPY SIZE CATEGORY FROM THE ACC TREE SPECIES LIST			
	LARGE	MEDIUM	SMALL	VERY SMALL
STREET INTERSECTION, MEASURED FROM THE R.O.W. BOUNDARY	35	35	35	35
TRAFFIC SIGNS	20	20	20	20
LIGHT POLES	20	20	15	15
OVERHEAD UTILITIES	30	20	0	0
UNDERGROUND UTILITIES	5	5	5	5
MAILBOXES	5	5	5	5
FH ELECTRICAL BOXES, WM	5	5	5	5
CURB, SIDEWALK, EOP	2	2	1.5	1.5
BUILDINGS	15	10	5	5



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Sheet Title:

Tree Management Plan

C-20



Location: S:\Projects\Brida, Vincent - 997 S Milledge, 2023-3363\04-CD\A\01-CAD\01-WORKING\20-SITE Creation date: Tuesday, November 26, 2024 3:12:22 PM
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