

**W&A
ENGINEERING**

CIVIL ENGINEERING | LANDSCAPE ARCHITECTURE
LAND SURVEYING | TRAFFIC ENGINEERING
ECONOMIC DEVELOPMENT

355 Oneta Street, Suite D100
Athens, GA 30601
P: (706) 310-0400
waengineering.com

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CEDAR RIDGE

ATHENS-CLARKE COUNTY, GEORGIA

450 & 460 GAINES SCHOOL ROAD - +/- 7.89 ACRES

Know what's below.
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REVISIONS	
DATE	COMMENT

INITIAL SUB. DATE: 11/27/24

ISSUANCE DATE: 11/27/24



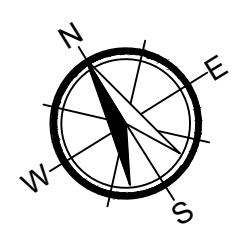
W&A PROJECT #: 24-00284

REZONE MASTER
EXHIBIT

EXHIBIT

N/F
JIMMY A. GAY
315 SPRINGTREE ROAD
TAX PARCEL 233D1 B002
ZONED RS-15
DB 1831 PG 190

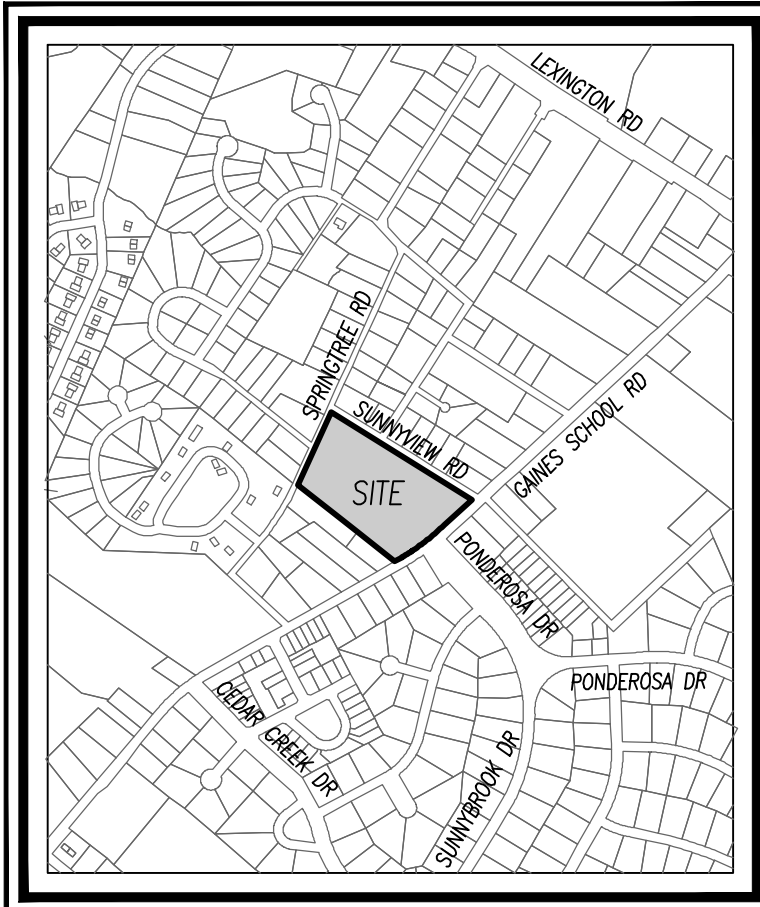
N/F
MICHAEL LITTLETON &
JULIANA SCHUMACHER
500 GAINES SCHOOL ROAD
TAX PARCEL 233D1 B010
ZONED C-O
DB 2349 PG 45
PB 31 PG 53



SCALE 1" = 30'

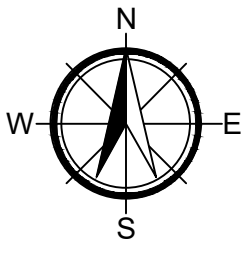


- REQUESTED WAIVERS**
- 8-7-15 (TABLE 1) - A WAIVER FROM THE REQUIREMENT TO MAINTAIN A PERCENTAGE OF CONSERVED CANOPY (25% IN RM-2 AND 15% IN C-N TO OR)
 - 9-12-6-E-2 - A WAIVER FROM THE REQUIREMENT TO PROVIDE EITHER A LANDSCAPE BUFFER STRIP OR BUFFER WALL BETWEEN THE PROPOSED COMMERCIAL BUILDING AND THE RESIDENTIAL USES ON-SITE.
 - 9-9-3 - A WAIVER FROM THE REQUIREMENT FOR MAX PER LOT COVERAGE OF 65% IN RM-2 TO ALLOW FOR MAXIMUM COVERAGE OF 66% FOR THE ENTIRE PROJECT.
 - 9-12-6 - A WAIVER FROM THE REQUIREMENT FOR MAX LOT COVERAGE PER LOT OF 60% IN GAINES SCHOOL ROAD CORRIDOR TO ALLOW FOR MAXIMUM COVERAGE OF 66% FOR THE ENTIRE DEVELOPMENT.
 - 9-30-2 - A WAIVER TO CHANGE THE METHOD FOR CALCULATING PARKING FOR RESTAURANTS AND BARS FROM 1 PER 100 OR 1 PER FOUR SEAT, WHICHEVER IS LESS TO 1 PER 300 OR 1 PER FOUR SEAT, WHICHEVER IS LESS.
 - 9-25-8-C-1-b - A WAIVER FROM THE REQUIREMENT THAT ALL BUILDINGS LOCATED WITHIN 75 FEET OF A PUBLIC OR PRIVATE STREET MUST INCLUDE FRONT ENTRY PORCHES ORIENTED TOWARDS THE STREET AND PROVIDE DIRECT ACCESS TO SAID STREET.
 - 9-25-8-C-1-c - A WAIVER FROM THE REQUIREMENT WHICH STATES THAT BUILDINGS WHICH ARE LOCATED WITHIN 75 FEET OF A FRONT YARD PROPERTY LINE OR 20 FEET OF ANY YARD ADJACENT TO A PUBLIC OR PRIVATE STREET SHALL HAVE AT LEAST 25 PERCENT OF THE WALL FACING THE STREET IN FUNCTIONAL WINDOW AND FUNCTIONAL DOOR AREAS.

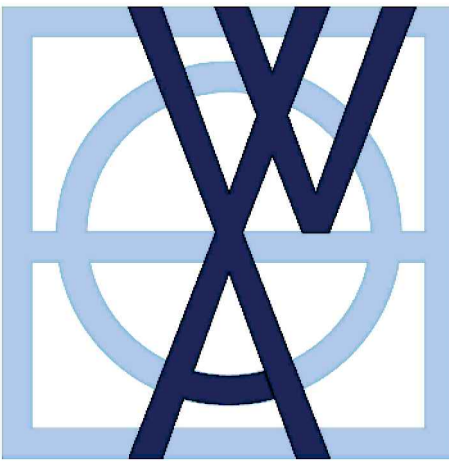


VICINITY MAP
SCALE: 1" = 1,000'

PROJECT DATA	
PROPERTY OWNER:	HOSPITAL AUTHORITY OF CLARKE COUNTY GA 1199 PRINCE AVE ATHENS, GA 30606
DEVELOPER:	JW YORK HOMES 1021 BAXTER ST, UNIT B ATHENS, GA 30606 ATTN: JARED YORK (706) 850-1449
AUTHORIZED AGENT:	W&A ENGINEERING 355 ONETA ST, SUITE D100 ATHENS, GA 30601 706.310.0400
PHYSICAL ADDRESS:	450 & 460 GAINES SCHOOL RD
TAX PARCEL:	23301 B001 & 23301 B011
TOTAL PROJECT ACREAGE:	+/- 7.89 ACRES (343,574 SF.)
CONTOUR INTERVAL:	2' FIELD RUN TOPO BY W&A ENGINEERING DATED 08/28/2024.
BOUNDARY SURVEY:	THIS DRAWING WAS PREPARED USING A W&A ENGINEERING TOPOGRAPHIC SURVEY FOR J.W. YORK HOMES, DATED 08/28/2024.
EXISTING ZONING:	C-O & RS-15
PROPOSED ZONING:	C-N & RM-2 WITH SPECIAL USE (PD)
EXISTING USE:	UNDEVELOPED
PROPOSED USE:	MIXED-USE COMMERCIAL RESIDENTIAL
FLOOD PLAIN:	SUBJECT PROPERTIES ARE NOT WITHIN AREAS HAVING ZONE DESIGNATION OF ZONE X, DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN FLOOD INSURANCE RATE MAP NO. 13058C00360, WITH AN EFFECTIVE DATE OF 4/2/2007, FOR COMMUNITY PANEL NUMBER 00360, ATHENS-CLARK COUNTY, GA.
THERE ARE NO STATE WATERS ONSITE, NOR 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.	
CONCEPT DATA	
PROPOSED RESIDENTIAL UNITS:	2 BEDS PER UNIT
TOWNHOME A1 (2-STORY):	3 BEDS PER UNIT
TOWNHOME A2 (2-STORY):	1 BED PER UNIT
ACCESSORY DWELLING UNITS (ADU):	182 TOTAL BEDS
TOTAL:	
PROPOSED RESIDENTIAL DENSITY:	23.1 BEDS PER ACRE
PROPOSED COMMERCIAL SPACE:	ONE COMMERCIAL BUILDING PROPOSED: 9,745 SF
PARKING REQUIREMENTS:	COMMERCIAL: 1 SPACE PER 300 SF FLOOR AREA REQUIRED: 9,745/300 = 33 SPACES TOTAL PROPOSED: OFF-STREET: 25 SPACES ON-STREET: 12 SPACES (CREDIT FOR 8 OFF-STREET) PROPOSED TOTAL: 33 SPACES
RESIDENTIAL: 2 PER TOWNHOME UNIT, 1 PER ACCESSORY DWELLING UNIT	REQUIRED: 138 SPACES (TOWNHOMES) 10 SPACES (ADU) PROPOSED: GARAGE SPACES (TOWNHOMES): 138 SPACES OFF-STREET SPACES (ADU): 10 SPACES OFF-STREET SPACES: 13 SPACES ON-STREET SPACES: 54 SPACES PROPOSED TOTAL: 215 SPACES
BICYCLE PARKING WILL BE PROVIDED PER SECTION 9-30-5	
LOT COVERAGE CALCULATIONS:	TOTAL LOT COVERAGE: 224,653 SF (65.39%) PROPOSED LANDSCAPED AREA: 118,921 SF (34.61%)
PROPOSED ZONING BREAKDOWN	
TOTAL SITE AREA: 343,574 SF (7.89 ACRES)	
C-N: 41,089 SF (0.94 ACRES)	
RM-2: 302,485 SF (8.95 ACRES)	
AIRPORT OVERLAY (A) ZONE	
THIS PROJECT IS LOCATED WITHIN THE LIMITS OF THE AIRPORT OVERLAY ZONE AZ3 AND IS SUBJECT TO THE REQUIREMENTS OF CHAPTER 9-13 OF ATHENS-CLARKE COUNTY CODE OF ORDINANCES. A SPECIAL USE PERMIT IS REQUIRED FOR THIS DEVELOPMENT.	
GAINES SCHOOL OVERLAY ZONE	
THIS PROJECT IS LOCATED WITHIN THE LIMITS OF THE GAINES SCHOOL OVERLAY ZONE AND IS SUBJECT TO THE REQUIREMENTS OF CHAPTER 9-12-6 OF ATHENS-CLARKE COUNTY CODE OF ORDINANCES.	



SCALE 1" = 50' 25' 50' 100'



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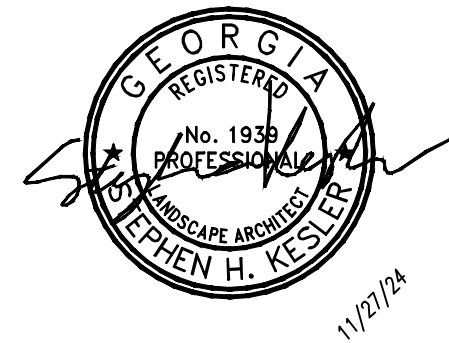
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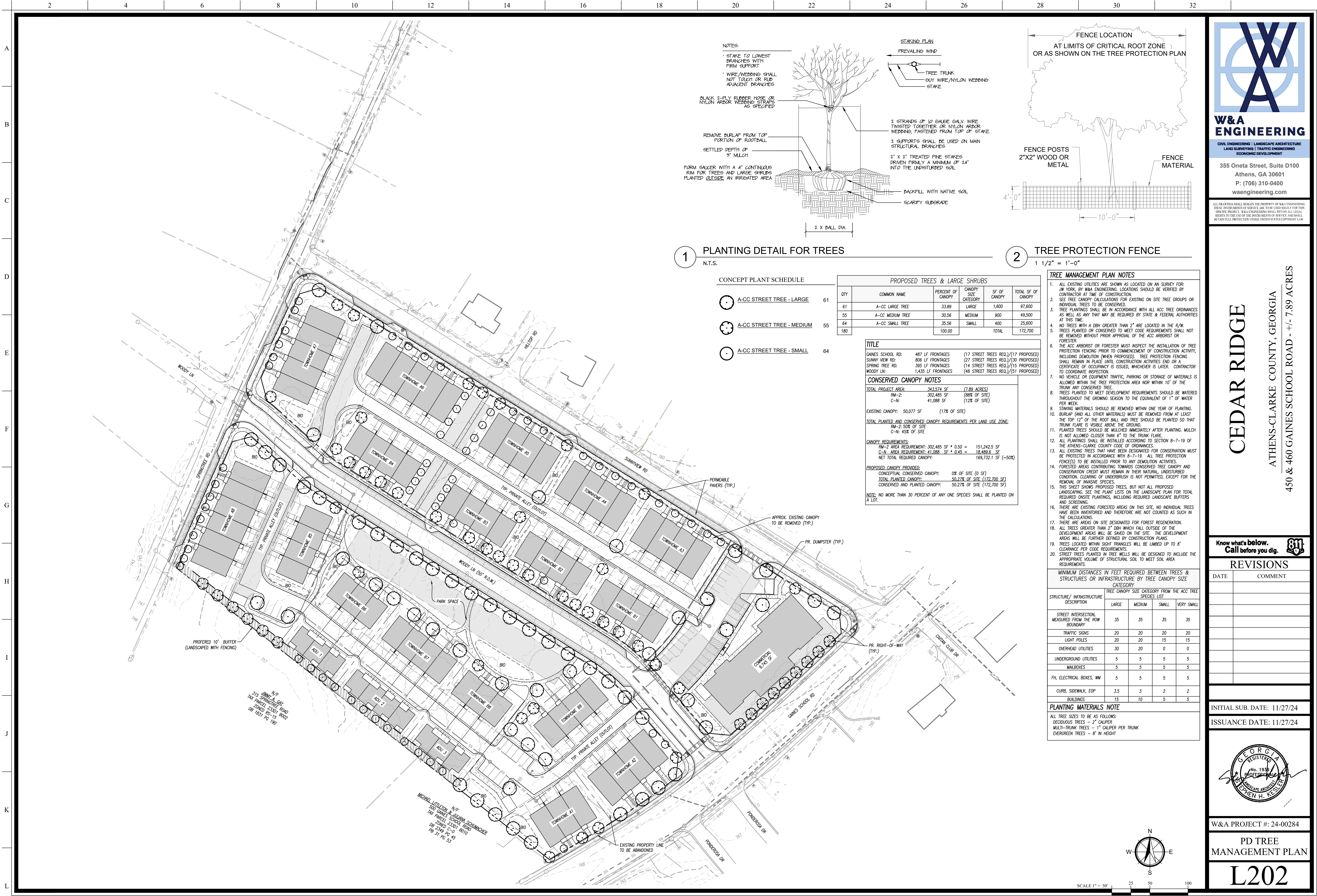
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W&A PROJECT #: 24-00284

PD CONCEPT PLAN

RZ01



1 PLANTING DETAIL FOR TREES
N.T.S.

2 TREE PROTECTION FENCE
1 1/2" = 1'-0"

CONCEPT PLANT SCHEDULE

	A-CC STREET TREE - LARGE	61
	A-CC STREET TREE - MEDIUM	55
	A-CC STREET TREE - SMALL	64

PROPOSED TREES & LARGE SHRUBS				
QTY	COMMON NAME	PERCENT OF CANOPY	CANOPY SIZE CATEGORY	SF OF CANOPY
61	A-CC LARGE TREE	33.89	LARGE	1,600
55	A-CC MEDIUM TREE	30.56	MEDIUM	900
64	A-CC SMALL TREE	35.56	SMALL	400
180		100.00	TOTAL	172,700

TITLE	
GAINES SCHOOL RD:	487 LF FRONTAGES (17 STREET TREES REQ.)/(17 PROPOSED)
SUNNYVIEW RD:	806 LF FRONTAGES (27 STREET TREES REQ.)/(30 PROPOSED)
SPRING TREE RD:	395 LF FRONTAGES (14 STREET TREES REQ.)/(15 PROPOSED)
WOODY LN:	1,435 LF FRONTAGES (48 STREET TREES REQ.)/(51 PROPOSED)
CONSERVED CANOPY NOTES	
TOTAL PROJECT AREA:	343,574 SF (7.89 ACRES)
RM-2:	302,485 SF (88% OF SITE)
C-N:	41,088 SF (12% OF SITE)
EXISTING CANOPY:	50,077 SF (17% OF SITE)
TOTAL PLANTED AND CONSERVED CANOPY REQUIREMENTS PER LAND USE ZONE:	
RM-2: 50% OF SITE	
C-N: 45% OF SITE	
CANOPY REQUIREMENTS:	
RM-2 AREA REQUIREMENT:	302,485 SF * 0.50 = 151,242.5 SF
C-N AREA REQUIREMENT:	41,088 SF * 0.45 = 18,489.6 SF
NET TOTAL REQUIRED CANOPY:	169,732.1 SF (~50%)
PROPOSED CANOPY PROVIDED:	
CONCEPTUAL CONSERVED CANOPY:	0% OF SITE (0 SF)
TOTAL PLANTED CANOPY:	50.27% OF SITE (172,700 SF)
CONSERVED AND PLANTED CANOPY:	50.27% OF SITE (172,700 SF)
NOTE: NO MORE THAN 30 PERCENT OF ANY ONE SPECIES SHALL BE PLANTED ON A LOT.	

TREE MANAGEMENT PLAN NOTES

- ALL EXISTING UTILITIES ARE SHOWN AS LOCATED ON AN SURVEY FOR: JN YORK, BY W&A ENGINEERING. LOCATIONS SHOULD BE VERIFIED BY CONTRACTOR AT TIME OF CONSTRUCTION.
- SEE TREE CANOPY CALCULATIONS FOR EXISTING ON SITE TREE GROUPS OR INDIVIDUAL TREES TO BE CONSERVED.
- TREE PLANTINGS SHALL BE IN ACCORDANCE WITH ALL ACC TREE ORDINANCES AS WELL AS ANY THAT MAY BE REQUIRED BY STATE & FEDERAL AUTHORITIES AT THIS TIME.
- NO TREES WITH A DBH GREATER THAN 2" ARE LOCATED IN THE R/W.
- TREES PLANTED OR CONSERVED TO MEET CODE REQUIREMENTS SHALL NOT BE REMOVED WITHOUT PRIOR APPROVAL OF THE ACC ARBORIST OR FORESTER.
- THE ACC ARBORIST OR FORESTER MUST INSPECT THE INSTALLATION OF TREE PROTECTION FENCING PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITY, INCLUDING DEMOLITION (WHEN PROPOSED). TREE PROTECTION FENCING SHALL REMAIN IN PLACE UNTIL CONSTRUCTION ACTIVITIES END OR A CERTIFICATE OF OCCUPANCY IS ISSUED, WHICHEVER IS LATER. CONTRACTOR TO COORDINATE INSPECTION.
- NO VEHICLE OR EQUIPMENT TRAFFIC, PARKING OR STORAGE OF MATERIALS IS ALLOWED WITHIN THE TREE PROTECTION AREA NOR WITHIN 10' OF THE TRUNK ANY CONSERVED TREE.
- TREES PLANTED TO MEET DEVELOPMENT REQUIREMENTS SHOULD BE WATERED THROUGHOUT THE GROWING SEASON TO THE EQUIVALENT OF 1" 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" OF THE ROOT BALL AND TREE 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" TO THE TRUNK FLARE.
- ALL PLANTINGS SHALL BE INSTALLED ACCORDING TO SECTION 8-7-19 OF THE ATHENS-CLARKE COUNTY CODE OF ORDINANCES.
- ALL EXISTING TREES THAT HAVE BEEN DESIGNATED FOR CONSERVATION MUST BE PROTECTED IN ACCORDANCE WITH 8-7-19. ALL TREE PROTECTION FENCES) TO BE INSTALLED PRIOR TO ANY DEMOLITION ACTIVITIES.
- FORESTED AREAS CONTRIBUTING TOWARDS CONSERVED TREE CANOPY AND CONSERVATION CREDIT MUST REMAIN IN THEIR NATURAL, UNDISTURBED CONDITION. CLEARING OF UNDERBRUSH IS NOT PERMITTED, EXCEPT FOR THE REMOVAL OF INVASIVE SPECIES.
- THIS SHEET SHOWS PROPOSED TREES, BUT NOT ALL PROPOSED LANDSCAPING. SEE THE PLANT LISTS ON THE LANDSCAPE PLAN FOR TOTAL REQUIRED ON-SITE PLANTINGS, INCLUDING REQUIRED LANDSCAPE BUFFERS AND SCREENING.
- THERE ARE EXISTING FORESTED AREAS ON THIS SITE, NO INDIVIDUAL TREES HAVE BEEN INVENTORIED AND THEREFORE ARE NOT COUNTED AS SUCH IN THE CALCULATIONS.
- THERE ARE AREAS ON SITE DESIGNATED FOR FOREST REGENERATION.
- ALL TREES GREATER THAN 2" DBH WHICH FALL OUTSIDE OF THE DEVELOPMENT AREAS WILL BE SAVED ON THE SITE. THE DEVELOPMENT AREAS WILL BE FURTHER DEFINED BY CONSTRUCTION PLANS.
- TREES LOCATED WITHIN SIGHT TRIANGLES WILL BE LIMBED UP TO 8' CLEARANCE PER CODE REQUIREMENTS.
- STREET TREES PLANTED IN TREE WELLS WILL BE DESIGNED TO INCLUDE THE APPROPRIATE VOLUME OF STRUCTURAL SOIL TO MEET SOIL AREA REQUIREMENTS.

MINIMUM DISTANCES IN FEET REQUIRED BETWEEN TREES & 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 ROW 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	3.5	3	2	2
BUILDINGS	15	10	5	5

PLANTING MATERIALS NOTE

ALL TREE SIZES TO BE AS FOLLOWS:
DECIDUOUS TREES - 2" CALIPER
MULTI-TRUNK TREES - 1" CALIPER PER TRUNK
EVERGREEN TREES - 8" IN HEIGHT

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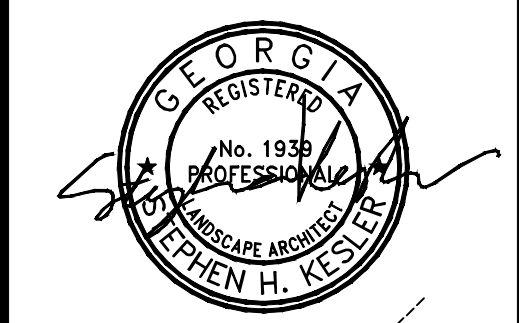
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PD TREE
MANAGEMENT PLAN

L202