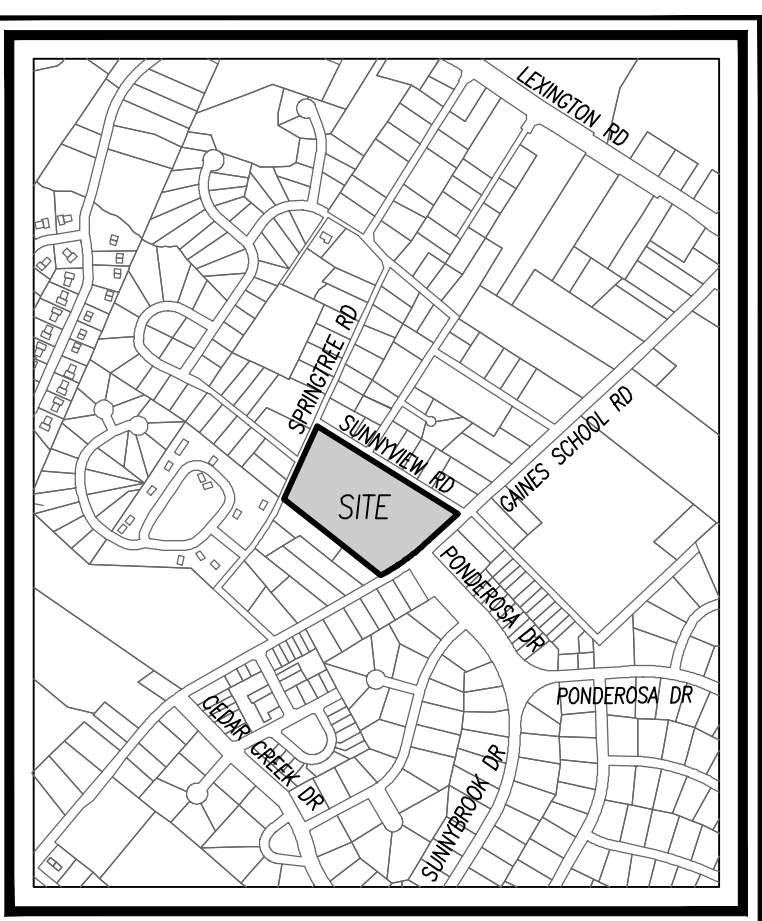


- REQUESTED WAIVERS**
- 8-7-15 (TABLE 1) - A WAIVER FROM THE REQUIREMENT TO MAINTAIN A PERCENTAGE OF CONSERVED CANOPY (25% IN RM-2 AND 15% IN C-N) TO 0%.
 - 9-12-6-2 - A WAIVER FROM THE REQUIREMENT TO PROVIDE EITHER A 30-FOOT WIDE LANDSCAPE BUFFER STRIP OR 15-FOOT LANDSCAPE BUFFER STRIP WITH OPAQUE FENCE OR BARRIER BETWEEN THE PROPOSED COMMERCIAL BUILDING AND THE RESIDENTIAL USES ON-SITE.
 - TABLE 9-12-6 - A REQUEST TO WAIVE THE REQUIREMENTS OF TABLE 9-12-6 AT THE GAINES SCHOOL ROAD CORRIDOR OVERLAY, TO BE REPLACED WITH A CORRESPONDING TABLE OF LOT AND DIMENSIONAL STANDARDS ON THE BINDING SITE PLAN.
 - 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 THIS REQUIREMENT WHICH STATES "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."
 - 9-8-2 - A REQUEST TO ALLOW COMMERCIAL PARKING STRUCTURES OR LOTS IN THE RM-2 ZONING DISTRICT.
- AIRPORT OVERLAY (A) ZONE**
- THIS PROJECT IS LOCATED WITHIN THE LIMITS OF THE AIRPORT OVERLAY ZONE A23 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.

PROPOSED PROJECT STANDARDS (IN LIEU OF TABLE 9-12-6)	
MAXIMUM RESIDENTIAL DENSITY (BEDROOMS / GROSS ACRE)	24
MINIMUM LOT AREA	1,500 SF
MINIMUM LOT WIDTH	24 FT
MINIMUM LOT DEPTH	65 FT
MINIMUM FRONT YARD	10 FT
MINIMUM SIDE YARD	6 FT (0 FT FOR ATTACHED UNITS)
MINIMUM SIDE YARD, ADJACENT TO STREET	10 FT
MINIMUM REAR YARD	10 FT
MINIMUM YARD WHEN ABUTTING RESIDENTIAL ZONE	10 FT
MINIMUM BUILDING SEPARATION	15 FT (0 FT BETWEEN ATTACHED UNITS)
MINIMUM RESIDENTIAL UNIT SIZE	600 SF
MAXIMUM FAR	0.60
MAXIMUM LOT COVERAGE, EXCEPT AGRICULTURAL BUILDINGS (TOTAL NET DEVELOPMENT)	66%
MAXIMUM LOT COVERAGE, EXCEPT AGRICULTURAL BUILDINGS (INDIVIDUAL LOT)	83%
MINIMUM LANDSCAPED AREA (TOTAL NET DEVELOPMENT)	34%
MINIMUM LANDSCAPED AREA (INDIVIDUAL LOT)	17%
TREE CANOPY COVER	55%
MAXIMUM BUILDING HEIGHT	35 FT

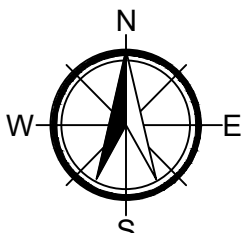


VICINITY MAP
SCALE: 1" = 1,000'

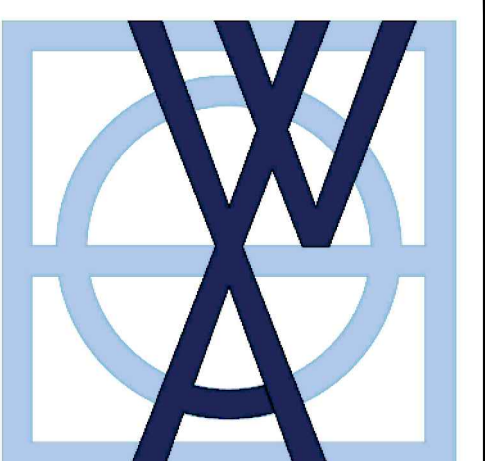
PROJECT DATA	
PROPERTY OWNER:	HOSPITAL AUTHORITY OF CLARKE COUNTY GA 1189 PRINCE AVE ATHENS, GA 30606
DEVELOPER:	JW YORK HOMES 1021 BAXTER ST, UNIT B ATHENS, GA 30606 ATTN: JARED YORK (706) 850-1449
AUTHORIZED AGENT:	W&A ENGINEERING 355 ONETA ST, SUITE D100 ATHENS, GA 30601 706.310.0400
PHYSICAL ADDRESS:	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-0 & 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 PER FLOOD INSURANCE RATE MAP NO. 13059C0036D, WITH AN EFFECTIVE DATE OF 4/2/2007, FOR COMMUNITY PANEL NUMBER 0036D, ATHENS-CLARKE 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:	
TOWNHOME 'A' (2-STORY):	2 BEDS PER UNIT
TOWNHOME 'B' (3-STORY):	3 BEDS PER UNIT
ACCESSORY DWELLING UNITS (ADU):	1 BED PER UNIT
TOTAL:	182 TOTAL BEDS
TOTAL PROJECT AREA:	343,574.00 SF (7.89 ACRES)
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: 84 SPACES ON-STREET SPACES: 84 SPACES PROPOSED TOTAL: 215 SPACES
BICYCLE PARKING WILL BE PROVIDED PER SECTION 9-30-5	

LOT COVERAGE CALCULATIONS	
PROPOSED PROJECT BREAKDOWN:	
TOTAL PROJECT AREA:	343,574.00 SF (7.89 ACRES)
PROPOSED FUTURE RIGHT-OF-WAY:	50,243.71 SF (1.15 ACRES)
NET PROJECT AREA:	293,330.29 SF (6.74 ACRES)
PROPOSED C-N AREA:	34,499.42 SF (0.79 ACRES)
PROPOSED RM-2 AREA:	258,830.31 SF (5.95 ACRES)
C-N AREA COVERAGE:	60% MAX. PER GSRC
PROPOSED BUILDING(S):	9,744.52 SF (28.25% OF C-N AREA)
PROPOSED HARDSCAPES:	17,896.48 SF (51.87% OF C-N AREA)
PROPOSED LANDSCAPED AREA:	6,858.42 SF (19.88% OF C-N AREA)
TOTAL C-N LOT COVERAGE:	27,641.00 SF (80.12% OF C-N AREA)*
RM-2 AREA COVERAGE:	60% MAX. PER GSRC
PROPOSED BUILDING(S):	83,795.36 SF (32.38% OF RM-2 AREA)
PROPOSED HARDSCAPES:	70,196.31 SF (27.12% OF RM-2 AREA)
PROPOSED LANDSCAPED AREA:	104,838.64 SF (40.50% OF RM-2 AREA)
TOTAL RM-2 LOT COVERAGE:	153,991.67 SF (59.50% OF RM-2 AREA)
* SEE WAIVER LIST FOR MAXIMUM COVERAGE ALLOWANCE.	



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



W&A ENGINEERING

CIVIL ENGINEERING LANDSCAPE ARCHITECTURE
LAND SURVEYING | TRAFFIC ENGINEERING
ECONOMIC DEVELOPMENT

355 Oneta Street, Suite D100
Athens, GA 30601
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CEDAR RIDGE
ATHENS-CLARKE COUNTY, GEORGIA
450 & 460 GAINES SCHOOL ROAD - +/- 7.89 ACRES

Know what's below.
Call before you dig.

REVISIONS

DATE	COMMENT

INITIAL SUB. DATE: 11/27/24

ISSUANCE DATE: 01/30/25



W&A PROJECT #: 24-00284

PD MASTER PLAN

RZ01