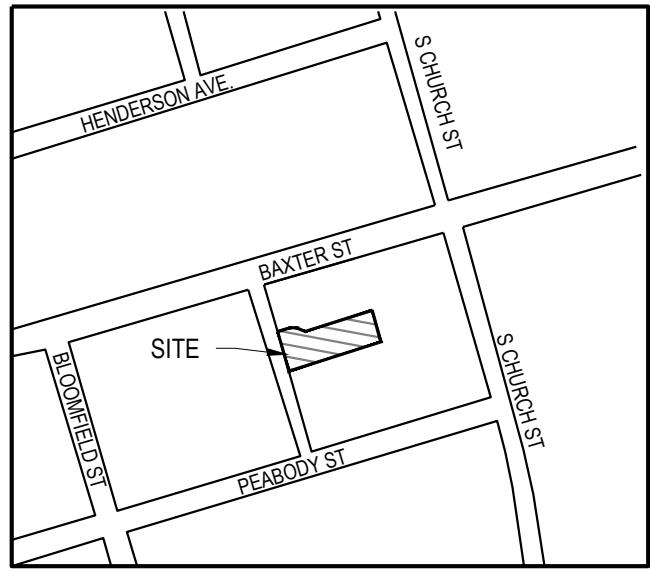




581 S. HARRIS STREET
ATHENS, GA 30605

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VICINITY MAP
SCALE: N.T.S.

PROPERTY OWNER:
581 SOUTH HARRIS ST LLC
724 LINCOLN DRIVE
WINDER, GA 30680

SITE LOCATION / PARCEL DATA:
581 SOUTH HARRIS STREET
ATHENS, GA 30605
PARCEL 171C1H003
PROPERTY SIZE: 0.29 ACRES / 12,695 SF
RIGHT OF WAY DEDICATION: .017 ACRES / 761 SF
NET TRACT AREA: 0.27 ACRES / 11,934 SF

SURVEY DATA:
BOUNDARY, EXISTING FEATURES PER A FIELD SURVEY BY GARMON LAND
SURVEYING, INC. DATED 9/10/2023

TOPOGRAPHY PER ACC GIS DATA

ENVIRONMENTAL AREAS:
THERE ARE NO ENVIRONMENTAL AREAS ON THE SUBJECT PROPERTY OR
WITHIN 200-FT OF THE SITE

FEMA FLOOD PLAIN:
THIS PROPERTY IS OUTSIDE THE 100-YEAR FLOODPLAIN AS IDENTIFIED ON
FEMA FIRM PANEL 130590C0212 DATED 9/15/2022

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

UTILITIES:
NO UTILITY CONNECTIONS ARE PROPOSED

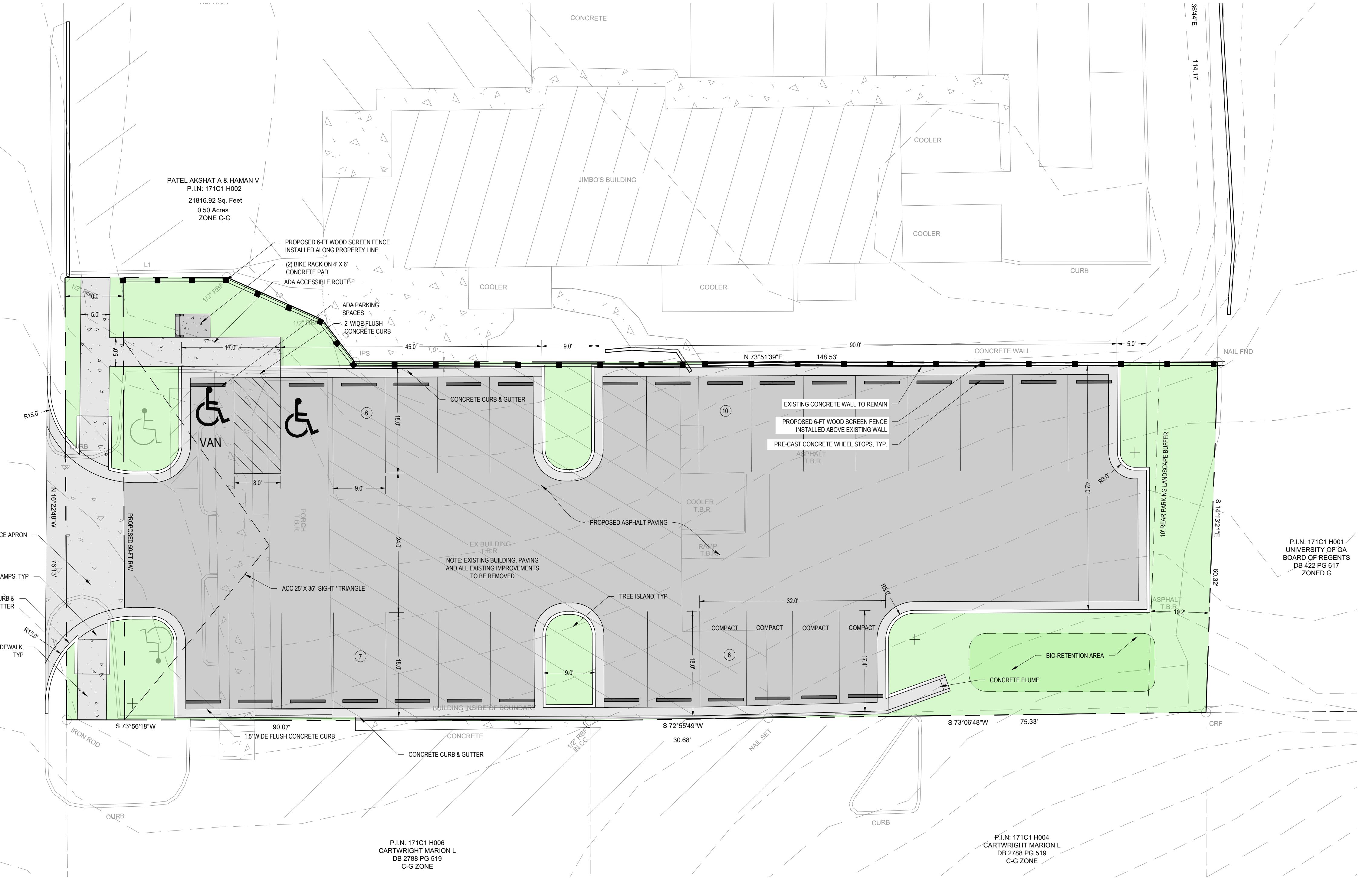
EXISTING USE:
VACANT

PROPOSED USE:
COMMERCIAL PARKING FACILITY

LIGHTING:
ALL 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.

HARRIS STREET - 30' R/W



COVERAGE DATA				
PROPERTY SIZE*	EXISTING (SF)	PERCENTAGE	PROPOSED (SF)	PERCENTAGE
STRUCTURES	4,462	37.4%	0	0.0%
OTHER IMPERVIOUS SURFACES	6,746	56.5%	9,489	79.5%
TOTAL IMPERVIOUS COVERAGE	11,208	93.9%	9,489	79.5%
LANDSCAPE AREAS	1,487	12.5%	2,445	20.5%
TREE COVERAGE	0	0.0%	8,400	71.4%

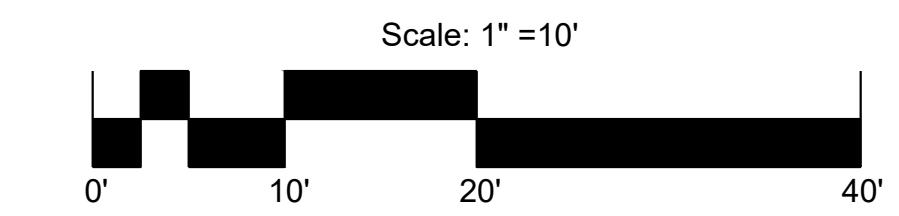
* 761 SF OF PROPERTY DEDICATED FOR PUBLIC SIDEWALK CONSTRUCTION PROVIDES A NET PROPERTY AREA OF 11,934 SF

PARKING DATA			
USE	PARKING REQUIREMENT	SITE REQUIREMENT	PROVIDED
COMMERCIAL PARKING LOT	N/A	N/A	29 TOTAL SPACES (24 STANDARD, 3 COMPACT, 2 ADA)

VARIANCE NOTE:

A VARIANCE IS REQUESTED FROM THE A-CC CODE OF ORDINANCES SECTION 9-25-8(G)2 TO ELIMINATE THE 10-FT PLANTED PARKING LOT BUFFER REQUIREMENT ON THE SIDE PROPERTY LINES FOR THE SUBJECT PROPERTY.

ZONING DATA		
ZONE: C-G (COMMERCIAL-GENERAL)	REQUIRED	PROVIDED
MIN FRONT YARD	NONE	N/A
MIN SIDE YARD (ADJ TO STREET)	NONE	N/A
MIN SIDE (ADJ TO RESIDENTIAL)	10-FT	N/A
MAX FAR	1.5	0.0
MAX BUILDING HEIGHT	65'	N/A
MAX LOT COVERAGE	80%	54.3%
MIN LANDSCAPE AREAS	20%	45.7%
MIN LOT AREA	2500 SF	12,695 SF
MIN LOT WIDTH	50 FT	60.32 FT
MIN LOT DEPTH	50 FT	148.53 FT



811
Know what's below.
Call before you dig.

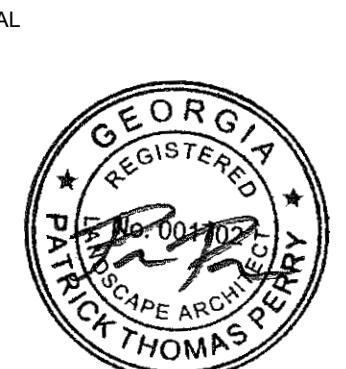
C-100

581 S. HARRIS STREET
ATHENS, GA 30605

ATHENS-CLARKE COUNTY

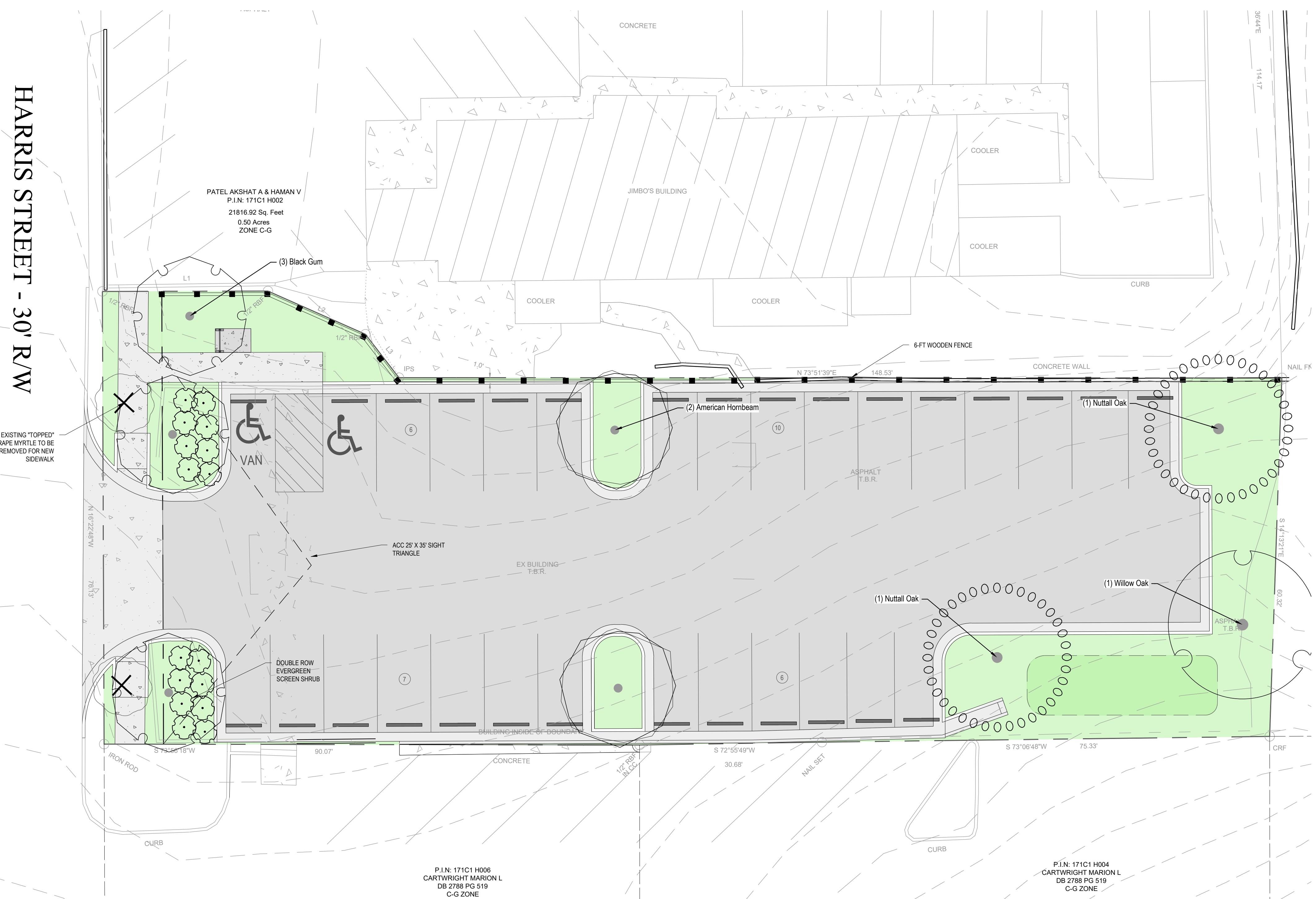
TREE
MANAGEMENT
PLAN

SHEET NUMBER
C-200



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TREE MANAGEMENT DATA

ADDRESS:	581 South Harris Street
PARCEL:	171C1 H003
ZONE:	C-G
ENVIRONMENTAL AREAS:	NONE

HARRIS STREET - 30' R/W

SUMMARY DATA

PERCENT	ACRES (AC)	SQUARE FOOTAGE (SF)
PROPERTY SIZE:	0.27	11,934
EXISTING ONSITE CANOPY:	0.0%	0
REQUIRED CONSERVED CANOPY(C-G):	10.0%	0.03
PROPOSED CONSERVED CANOPY:	0.0%	0
PROPOSED PLANTED CANOPY:	71.4%	0.19
REQUIRED PLANTED & CONSERVED CANOPY(C-G):	40.0%	0.11
PROPOSED PLANTED & CONSERVED CANOPY:	71.4%	0.19
		8,400

*NOTE: THERE ARE NO EXISTING ONSITE TREES TO CONSERVE.

*PROPERTY SIZE DOES NOT INCLUDE R/W DEDICATION FOR SIDEWALK CONSTRUCTION
REQUIRED STREET TREES

1 TREE REQUIRED / 30 LF STREET FRONTAGE	QUANTITY REQUIRED	QUANTITY EXISTING / CONSERVED	QUANTITY PROPOSED
HARRIS STREET - 76.13 LF FRONTAGE	3	0	3

REQUIRED PARKING LOT TREES

1 TREE REQUIRED / 7 PARKING SPACES	QUANTITY REQUIRED	QUANTITY EXISTING	QUANTITY PROPOSED
29 SPACES PROPOSED	5	0	6

PROPOSED TREE CANOPY

COMMON NAME	LATIN NAME	DBH (IN)	TREE CANOPY CREDIT (SF)	REQUIRED OPEN SOIL SURFACE PER TREE (SF)	QUANTITY	TOTAL CANOPY CREDIT (SF)	TOTAL CANOPY CREDIT (AC)	CANOPY PERCENT OF SITE
Black Gum	<i>Nyssa sylvatica</i>	2	900	225	3	2700	0.06	23.0%
Nuttall Oak	<i>Quercus nuttallii</i>	2	1600	400	2	3200	0.07	27.2%
Willow Oak	<i>Quercus phellos</i>	2	1600	400	1	1600	0.04	13.6%
American Hornbeam	<i>Carpinus carolina</i>	2	900	225	1	900	0.02	7.7%
TOTAL PLANTED CANOPY			8400			0.19	71.4%	
CONSERVED CANOPY AREA			0			0.00	0.0%	
TOTAL CANOPY			8400			0.19	71.4%	

ATHENS-CLARKE COUNTY TREE MANAGEMENT NOTES

1. TREES PLANTED OR CONSERVED TO SATISFY REQUIREMENTS OF THE ACC COMMUNITY TREE ORDINANCE SHALL NOT BE REMOVED WITHOUT PRIOR APPROVAL OF THE PLANNING DIRECTOR.
2. TREES PLANTED TO MEET DEVELOPMENT REQUIREMENTS SHOULD BE WATERED THROUGHOUT THE GROWING SEASON TO THE EQUIVALENT OF 1" OF WATER PER WEEK.
3. STAKING SHOULD BE REMOVED WITHIN ONE YEAR OF PLANTING.
4. BURLAP (AND OTHER MATERIALS) MUST BE REMOVED FROM AT LEAST THE TOP 12" OF THE ROOT BALL AND TREE SHALL BE PLANTED SO THAT TRUNK FLARE IS VISIBLE ABOVE GROUND.
5. PLANTED TREES SHALL BE MULCHED IMMEDIATELY AFTER PLANTING. MULCH IS NOT ALLOWED CLOSER THAN 6" TO THE TRUNK FLARE.
6. THE ACC ARBORIST OR COMMUNITY 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.
7. FORESTED AREA CONTRIBUTING TOWARDS CONSERVATION CREDIT MUST REMAIN IN NATURAL, UNDISTURBED CONDITION. CLEARING OF UNDERBRUSH IS NOT PERMITTED, EXCEPT FOR THE REMOVAL OF INVASIVE SPECIES.

ATHENS-CLARKE COUNTY TREE PROTECTION SIGN STANDARDS

1. 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 SIGNS SHALL BE INSTALLED. SIGNS SHALL BE INSTALLED AT ALONG THE PERIMETER OF ALL TREE PROTECTION ZONES AT LEAST EVERY 50' AND SHALL INCLUDE, AT A MINIMUM, THE FOLLOWING TEST: "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"-WIDE, BY 24"-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.

ISSUE DATE	02/28/2025
PROJECT NUMBER	#24-1227
SHEET TITLE	

TREE MANAGEMENT PLAN	Scale: 1" = 10'
SHEET NUMBER	C-200