811 KNOW WHAT'S BELOW CALL BEFORE YOU DIG THREE WORKING DAYS BEFORE YOU DIG

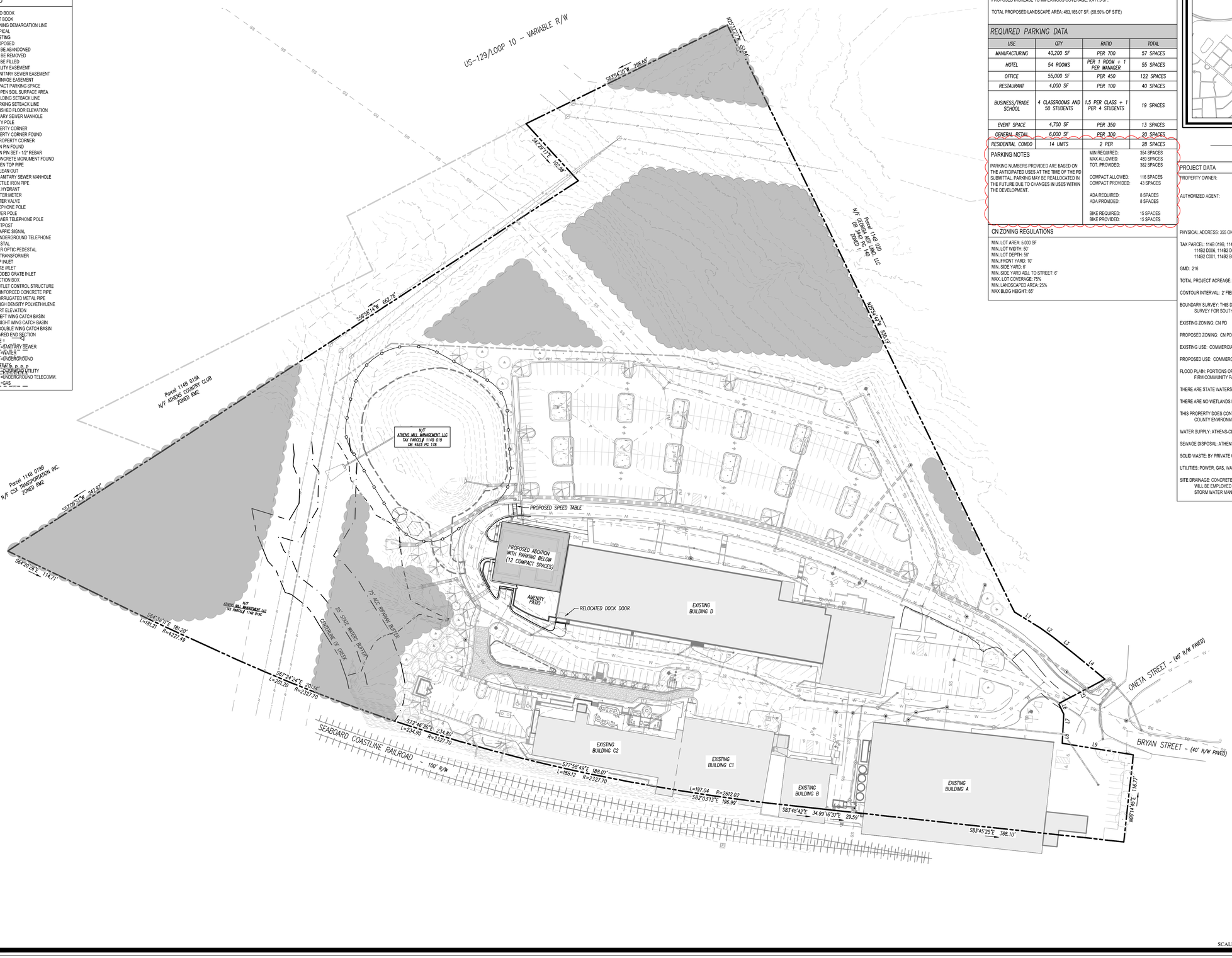
PERSONS USING THIS DRAWING SHALL MAKE THEIR OWN DETERMINATION OF THE LOCATION, DEPTH, AND DESCRIPTION OF UNDERGROUND UTILITIES. UNDERGROUND UTILITY INFORMATION SHOWN HEREON WAS OBTAINED FROM READILY AVAILABLE SOURCES BELIEVED TO BE ACCURATE OR BASED ON FIELD SURVEY. ELECTRIC DETECTION METHODS WERE NOT USED TO VERIFY THE INFORMATION.

GENERAL NOTES

1. ALL UTILITIES ARE APPROXIMATELY LOCATED.
2. ALL PROPOSED UTILITIES ARE TO BE LOCATED WITHIN UTILITY EASEMENTS.
3. ALL SIGNS SHALL BE IN COMPLIANCE WITH THE ATHENS-CLARKE COUNTY CODE OF ORDINANCES AT THE TIME THE PERMITS ARE REQUESTED.
4. STORM WATER MANAGEMENT SHALL BE IN ACCORDANCE WITH ALL COUNTY STATE AND OTHER APPROPRIATE ORDINANCES AND REGULATIONS IN EFFECT AT THE TIME OF CONSTRUCTION PLAN APPROVAL.

LEGEND

DB = DEED BOOK
PB = PLAT BOOK
ZDL = ZONING DEMARCATION LINE
TYP = TYPICAL
EX. = EXISTING
PR. = PROPOSED
TBA = TO BE ABANDONED
TBR = TO BE REMOVED
TBF = TO BE FILLED
U.E. = UTILITY EASEMENT
SSE = SANITARY SEWER EASEMENT
DE = DRAINAGE EASEMENT
C = COMPACT PARKING SPACE
OSSA = OPEN SOIL SURFACE AREA
BSL = BUILDING SETBACK LINE
PSL = PARKING SETBACK LINE
FFE = FINISHED FLOOR ELEVATION
SANITARY SEWER MANHOLE
UTILITY POLE
PROPERTY CORNER
PROPERTY CORNER FOUND
PK PROPERTY CORNER
IPF = IRON PIN FOUND
IPS = IRON PIN SET - 1/2" REBAR
CMF = CONCRETE MONUMENT FOUND
OTP = OPEN TOP PIPE
CO = CLEAN OUT
SSMH = SANITARY SEWER MANHOLE
DIP = DUCTILE IRON PIPE
FH = FIRE HYDRANT
WM = WATER METER
WV = WATER VALVE
TP = TELEPHONE POLE
PP = POWER POLE
PTP = POWER TELEPHONE POLE
LP = LIGHTPOST
SIG. = TRAFFIC SIGNAL
TPED = UNDERGROUND TELEPHONE PEDESTAL
FO = FIBER OPTIC PEDESTAL
TRANS = TRANSFORMER
DI = DROP INLET
GI = GRATE INLET
HGI = HOODED GRATE INLET
JB = JUNCTION BOX
OCS = OUTLET CONTROL STRUCTURE
RCP = REINFORCED CONCRETE PIPE
CMP = CORRUGATED METAL PIPE
HDPE = HIGH DENSITY POLYETHYLENE
IE = INVERT ELEVATION
LWCB = LEFT WING CATCH BASIN
RWCB = RIGHT WING CATCH BASIN
DWCB = DOUBLE WING CATCH BASIN
FES = FLARED END SECTION
GUY WIRE =
=SANITARY SEWER
=WATER
=UNDERGROUND ELECTRIC
=UNDERGROUND UTILITY
=UNDERGROUND TELECOMM.
=GAS



SITE COVERAGE DATA

TOTAL PROJECT ACREAGE: 18.174 ACRES (791,667.02 SF.)

EXISTING LOT COVERAGE: 319,090.45 SF (40.31% OF SITE)
BUILDINGS: 115,753 SF. (14.62% OF SITE)
PAVING AND CONCRETE: 203,337.45 SF. (25.68% OF SITE)

PROPOSED LOT COVERAGE: 328,501.95 SF. (41.49% OF SITE)
BUILDINGS: 117,642.45 SF. (14.86% OF SITE)
PAVING AND CONCRETE: 210,859.5 SF. (26.63% OF SITE)

PROPOSED INCREASE TO IMPERVIOUS COVERAGE: 9,411.5 SF.

TOTAL PROPOSED LANDSCAPE AREA: 463,165.07 SF. (58.50% OF SITE)

REQUIRED PARKING DATA

USE	QTY	RATIO	TOTAL
MANUFACTURING	40,200 SF	PER 700	57 SPACES
HOTEL	54 ROOMS	PER 1 ROOM + 1 PER MANAGER	55 SPACES
OFFICE	55,000 SF	PER 450	122 SPACES
RESTAURANT	4,000 SF	PER 100	40 SPACES
BUSINESS/TRADE SCHOOL	4 CLASSROOMS AND 50 STUDENTS	1.5 PER CLASS + 1 PER 4 STUDENTS	19 SPACES
EVENT SPACE	4,700 SF	PER 350	13 SPACES
GENERAL RETAIL	6,000 SF	PER 300	20 SPACES
RESIDENTIAL CONDO	14 UNITS	2 PER	28 SPACES

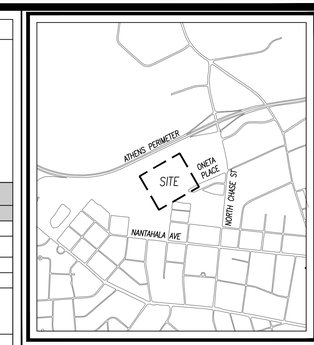
MIN REQUIRED:	354 SPACES
MAX ALLOWED:	489 SPACES
TOT. PROVIDED:	382 SPACES
COMPACT ALLOWED:	116 SPACES
COMPACT PROVIDED:	43 SPACES
ADA REQUIRED:	8 SPACES
ADA PROVIDED:	8 SPACES
BIKE REQUIRED:	15 SPACES
BIKE PROVIDED:	15 SPACES

PARKING NOTES

PARKING NUMBERS PROVIDED ARE BASED ON THE ANTICIPATED USES AT THE TIME OF THE PD SUBMITTAL. PARKING MAY BE REALLOCATED IN THE FUTURE DUE TO CHANGES IN USES WITHIN THE DEVELOPMENT.

CN ZONING REGULATIONS

MIN. LOT AREA: 5,000 SF
MIN. LOT WIDTH: 50'
MIN. LOT DEPTH: 50'
MIN. FRONT YARD: 10'
MIN. SIDE YARD: 6'
MIN. SIDE YARD ADJ. TO STREET: 6'
MAX. LOT COVERAGE: 75%
MIN. LANDSCAPED AREA: 25%
MAX BLDG HEIGHT: 65'



VICINITY MAP

SCALE: 1" = 1,000'

PROJECT DATA

PROPERTY OWNER: MULTIPLE

AUTHORIZED AGENT: W&A ENGINEERING, 355 ONETA ST. SUITE D100, ATHENS, GA 30601, 706.310.0400

PHYSICAL ADDRESS: 355 ONETA ST. & 352 ONETA ST.

TAX PARCEL: 114B 019B, 114B 019A, 114B 019C, 114B2 D009, 114B2 D008, 114B2 D010, 114B2 D007, 114B2 D006, 114B2 D005, 114B2 D004, 114B2 D003, 114B2 D002, 114B2 D001, 114B2 C002, 114B2 C001, 114B2 B001, 114B2 A001, 114B 019.

GMD: 216

TOTAL PROJECT ACREAGE: 18.174 ACRES (791,667.02 SF.)

CONTOUR INTERVAL: 2' FIELD RUN TOPO BY *W&A ENGINEERING DATED 10/24/2014.*

BOUNDARY SURVEY: THIS DRAWING WAS PREPARED USING A W&A ENGINEERING TOPOGRAPHIC SURVEY FOR SOUTHERN MILL LOFTS, DATED 10/13/2022.

EXISTING ZONING: CN PD

PROPOSED ZONING: CN PD

EXISTING USE: COMMERCIAL MIXED USE

PROPOSED USE: COMMERCIAL MIXED USE

FLOOD PLAIN: PORTIONS OF THIS PROPERTY DO LIE WITHIN THE FLOOD PLAIN ACCORDING TO FIRM COMMUNITY PANEL NUMBER 13059C0015E DATED 9/15/2022.

THERE ARE STATE WATERS ONSITE WITHIN 200' OF THE SITE.

THERE ARE NO WETLANDS DELINEATED ON SITE.

THIS PROPERTY DOES CONTAIN ENVIRONMENTAL AREAS AS DENOTED ON THE ATHENS-CLARKE COUNTY ENVIRONMENTAL MAP.

WATER SUPPLY: ATHENS-CLARKE COUNTY DEPARTMENT OF PUBLIC UTILITIES

SEWAGE DISPOSAL: ATHENS-CLARKE COUNTY DEPARTMENT OF PUBLIC UTILITIES

SOLID WASTE: BY PRIVATE CONTRACT

UTILITIES: POWER, GAS, WATER, SEWER, TELEPHONE, CABLE TV

SITE DRAINAGE: CONCRETE CURB AND GUTTER AND ATHENS-CLARKE COUNTY APPROVED PIPE WILL BE EMPLOYED TO COLLECT AND DIVERT SURFACE WATER TO THE PROPOSED STORM WATER MANAGEMENT FACILITY.

WAIVER REQUEST (NEW)

1) AN INCREASE TO THE CAP ON OFFICE SPACE FROM 55,000 SF TO 85,000 SF.

CURRENT ADDITIONAL ALLOWED USES

IN ADDITION TO THE CN STANDARDS:

1) INDOOR RECREATION
2) EVENT SPACE
3) LIGHT MANUFACTURING
4) THEATER

PREVIOUSLY APPROVED WAIVERS

1) AN INCREASE TO THE CAP ON OFFICE SPACE FROM 10,000 SF TO 55,000 SF.
2) A WAIVER TO REMOVE THE SQUARE FOOTAGE CAP ON BOTTLING PLANT USES.
3) A WAIVER FROM THE APPLICATION OF CODE SECTION 9-25-8-F "STANDARD FOR LARGE SCALE DEVELOPMENTS"

W&A ENGINEERING
CIVIL ENGINEERING | LANDSCAPE ARCHITECTURE
LAND SURVEYING | TRAFFIC ENGINEERING
ECONOMIC DEVELOPMENT
355 Oneta Street, Suite D100
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ALL DRAWINGS SHALL REMAIN THE PROPERTY OF W&A ENGINEERING. THESE INSTRUMENTS OF SERVICE ARE TO BE USED SOLELY FOR THIS SPECIFIC PROJECT. W&A ENGINEERING SHALL RETAIN ALL LEGAL RIGHTS TO THE USE OF THE INSTRUMENTS OF SERVICE AND SHALL RETAIN FULL PROTECTION UNDER UNITED STATES COPYRIGHT LAW.

SOUTHERN MILL SUITE D900

ATHENS-CLARKE COUNTY, GEORGIA

18.174 ACRES

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

REVISIONS

DATE	COMMENT

FOR REVIEW

INITIAL SUB. DATE: 5/30/2025

ISSUANCE DATE: 5/30/2025

GEORGIA REGISTERED LANDSCAPE ARCHITECT SCOTT A. HAINES 5/30/2025

W&A PROJECT #: 24-00338

PD SITE PLAN

PD-01

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