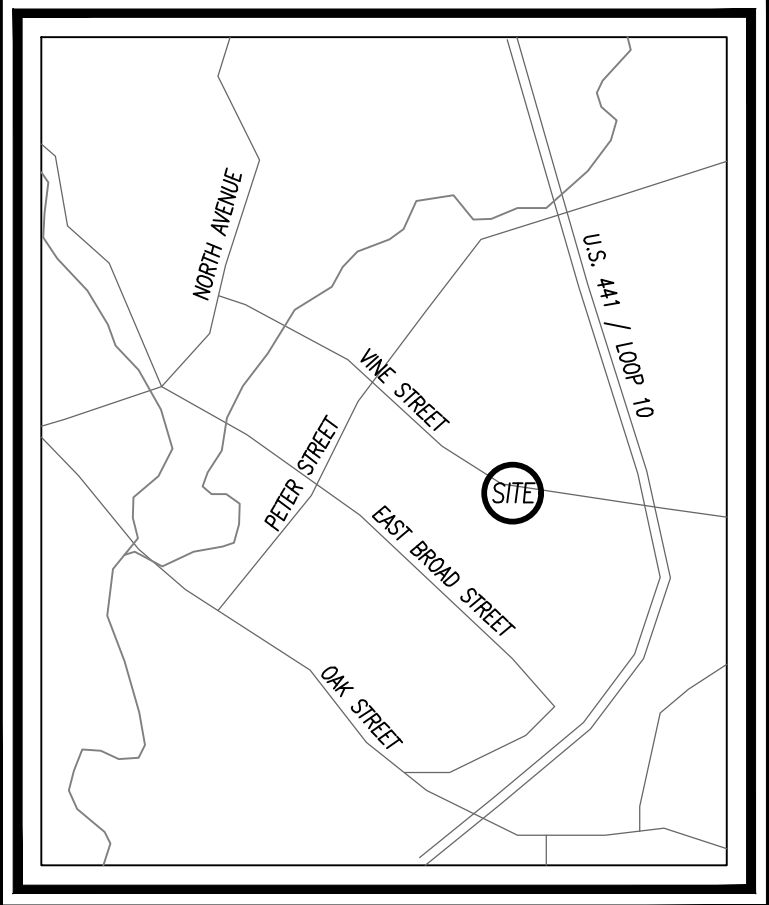


C-N ZONING PROJECT STANDARDS	
MAXIMUM RESIDENTIAL DENSITY (BEDROOMS / GROSS ACRE)	16
MINIMUM LOT AREA	5,000 SF
MINIMUM LOT WIDTH	50 FT
MINIMUM LOT DEPTH	50 FT
MINIMUM FRONT YARD	10 FT
MINIMUM SIDE YARD	6 FT
MINIMUM SIDE YARD, ADJACENT TO STREET	6 FT
MINIMUM REAR YARD	10 FT
MINIMUM YARD WHEN ABUTTING RESIDENTIAL ZONE	10 FT
MAXIMUM FAR	0.75
MAXIMUM LOT COVERAGE, EXCEPT AGRICULTURAL BUILDINGS (TOTAL NET DEVELOPMENT)	75%
MINIMUM LANDSCAPED AREA (TOTAL NET DEVELOPMENT)	25%
TREE CANOPY COVER	45%
MAXIMUM BUILDING HEIGHT	65 FT

SITE COVERAGE	
TOTAL PROJECT AREA:	0.53 ACRES (22,856.2 SF)
FUTURE R.O.W.:	0.06 ACRES (2,720.4 SF)
NET SITE AREA:	0.46 ACRES (20,135.8 SF)
EXISTING SITE COVERAGE:	(92.77% OF SITE)
HARDSCAPE:	21,204 SF
LANDSCAPE:	1,652 SF (7.23% OF SITE)
PROPOSED SITE COVERAGE:	
PROPOSED HARDSCAPE:	8,853 SF
PAVING:	4,030 SF
BUILDING:	12,883 SF (64% OF NET SITE)
TOTAL COVERAGE:	
PROPOSED LANDSCAPE AREA:	7,253 SF (36% OF NET SITE)
TOTAL REDUCTION IN LOT COVERAGE:	
EXISTING HARDSCAPE - PROPOSED HARDSCAPE = TOTAL REDUCTION	21,204 - 12,883 = 8,321 SF (41.34% OF SITE)

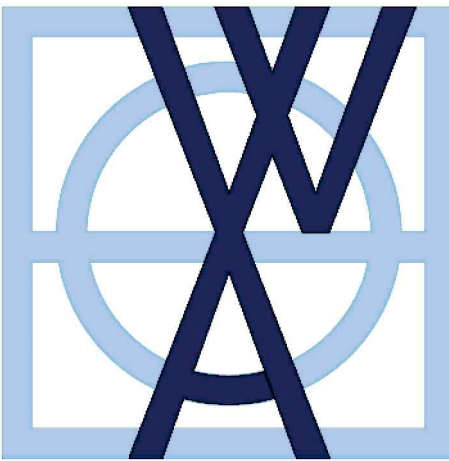
PARKING DATA	
REQUIRED PARKING:	
TEACHING KITCHEN = 1.5 SPACES PER CLASSROOM (PLUS 1 PER EVERY 5 STUDENTS ACCOMMODATED)	
BUSINESS/GENERAL RETAIL: 1 PER 300SF	
TEACHING KITCHEN = 4.5 REQUIRED SPACES	
BUSINESS/GENERAL RETAIL = 9.77 SPACES REQUIRED	
TOTAL REQUIRED SPACES = 15 SPACES	
PROPOSED SPACES:	
TEACHING KITCHEN: 5 PROPOSED SPACES	
BUSINESS/GENERAL RETAIL: 11 PROPOSED SPACES	
ADA SPACES: 2 PROPOSED SPACES	
TOTAL PROPOSED SPACES: 18 PROPOSED SPACES	



VICINITY MAP
SCALE: 1" = 4,000'

PROJECT DATA	
PROPERTY OWNER:	585 VINE PROPERTIES LLC 135 CHANCE LN ATHENS, GA 30606
DEVELOPER:	FARM TO NEIGHBORHOOD FOUNDATION, INC. 585 VINE STREET, STE. 3 ATHENS, GA 30601 ATTN: RASHE MALCOM 706.206.3652
AUTHORIZED AGENT:	W&A ENGINEERING 355 ONETA STREET, STE. D100 ATHENS, GEORGIA 30601 ATTN: BUCK BACON 706.310.0400
PHYSICAL ADDRESS:	585 VINE ST
TAX PARCEL:	17244 A001, 17244 A001A, 17244 A001B, 17244 A001C, 17244 A001D
TOTAL PROJECT ACREAGE:	0.53 ACRES (22,856.2 SF)
CONTOUR INTERVAL:	2' FIELD RUN TOPO BY W&A ENGINEERING DATED 09/11/2024.
BOUNDARY SURVEY:	THIS DRAWING WAS PREPARED USING A W&A ENGINEERING TOPOGRAPHIC AND UTILITY SURVEY FOR RASHE'S TRIANGLE, DATED 09/11/2024.
EXISTING ZONING:	C-N (PD)
PROPOSED ZONING:	C-N (PD)
EXISTING USE:	RETAIL SHOPPING CENTER
PROPOSED USE:	COMMUNITY GARDEN
FLOOD PLAIN:	SUBJECT PROPERTIES ARE NOT WITHIN AREAS HAVING ZONE DESIGNATION PER FLOOD INSURANCE RATE MAP NO. 13059C0028E, WITH AN EFFECTIVE DATE OF 9/15/2022, FOR COMMUNITY PANEL NUMBER 26, (CITY), GA.
THERE ARE NO STATE WATERS ON SITE, 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	

SITE PLAN NOTES	
1.	THIS SHEET SHOWS THE PROPOSED SITE CONDITIONS ONLY. SEE SHEET C111 FOR EXISTING SITE CONDITIONS TO BE DEMOLISHED.
2.	DIMENSIONS ARE SHOWN TO THE FACE OF CURB, IF PRESENT, OR TO THE EDGE OF PAVEMENT, UNLESS OTHERWISE NOTED. BUILDING MEASUREMENTS ARE TO ASSUMED FACE OF STRUCTURE. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS AND CONTACT ARCHITECT PRIOR TO POURING ANY FOOTINGS OR WALLS. ANY DISCREPANCIES IN THE LAYOUT SHALL BE REPORTED TO W&A ENGINEERING IMMEDIATELY.
3.	ALL CURB RADIUS SHALL BE STAKED BY A SURVEYOR AS SHOWN ON THE SITE PLAN.
4.	PAVEMENT MARKINGS SHALL MEET THE REQUIREMENTS OF AND BE INSTALLED IN ACCORDANCE WITH APPLICABLE DETAILS AND SPECIFICATIONS.
5.	CONSTRUCTION AND IMPLEMENTATION OF PLAN TO COMPLY WITH ALL ADA REQUIREMENTS AND, IF APPLICABLE, ALL FHA REQUIREMENTS.
6.	INSTALL 4" PVC SLEEVES UNDERNEATH ALL WALKS FOR FUTURE IRRIGATION AND LIGHTING PRIOR TO INSTALLING HARDSCAPE. SKETCH AS-BUILT LOCATIONS ON SITE PLANS FOR FUTURE USE.
7.	STRIPING AND SIGNAGE AT THE ENTRANCE(S) TO BE PLACED PER THE CURRENT MUTCD STANDARDS. A 24" STOP BAR IS TO BE PLACED 4' BEHIND THE PROPOSED CROSSLANE AT THE APRON WITH DOUBLE YELLOW LANE STRIPING EXTENDED 25' INTO PROPERTY. STOP SIGN (STANDARD R1-1) TO BE PLACED 6' OFF THE BACK OF CURB, MINIMUM 5' ABOVE FINISHED DRIVE GRADE.
8.	ALL SITE LIGHTING SHALL BE IN COMPLIANCE WITH SECTION 9-19-4.
9.	BICYCLE PARKING TO BE IN ACCORDANCE WITH SECTION 9-30-5.
10.	COMPACT PARKING SPACES SHOWN IN THE PARKING LOT SHALL BE SIGNED AND/OR THE SPACE PAINTED WITH THE WORDS "COMPACT CAR ONLY."
REQUESTED WAIVERS	
1)	8-7-15 (TABLE 1) - A WAIVER FROM THE REQUIREMENT TO MAINTAIN A PERCENTAGE OF CONSERVED CANOPY (15% IN C-N) TO OR.



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 • F: (706) 310-4011
waengineering.com

ALL DRAWINGS SHALL REMAIN THE PROPERTY OF W&A ENGINEERING. THESE INSTRUMENTS OF SERVICE ARE TO BE USED ONLY 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.

EAST ATHENS WELLNESS EXPERIENCE
CLARKE COUNTY, GA
585 VINE ST - 0.53 ACRES

Know what's below.
Call before you dig.

REVISIONS	
DATE	COMMENT

FOR REVIEW ONLY

INITIAL SUB. DATE: 11/14/2022

ISSUANCE DATE: 6/25/2025



W&A PROJECT #: 220064

PD SITE PLAN

PD01

SCALE 1" = 10'

