

VICINITY MAP
N.T.S.

SITE INFORMATION

SITE LOCATION:
 ADDRESS: 930 S. MILLEDGE AVE.
 TAX MAP/PARCEL NUMBER: 124B2 G022
 PARCEL SIZE: 0.17 ACRES*
 *PER BOUNDARY SURVEY BY TERRAMARK LAND SURVEYING
 PUBLIC ROADS/RIGHT OF WAY: S. MILLEDGE AVE
 DB/PAGE: DB. 3421 PG. 455, DB 1381 PG. 255
 PROPOSED INGRESS/EGRESS TO THE SITE IS BY WAY OF S. MILLEDGE AVE.
 REAR ACCESS TO BE CLOSED
 LANDMARKS: THERE ARE NO LANDMARK TREES ON SITE
 STREAMS OR EASEMENTS: THERE ARE NO STREAM OR EASEMENTS ON-SITE
 EXISTING ZONING: COMMERCIAL OFFICE (C-0)
 THIS PROPERTY FRONTS RIGHT OF WAY THAT IS NOT A LEVEL 1 OR 2 CORRIDOR.
 TOTAL IMPERVIOUS AREA (PRE): 27,732 SF (65.7% OF SITE)
 TOTAL IMPERVIOUS AREA (POST): 29,310 (69.4% OF SITE)
 TOTAL PERVIOUS/LANDSCAPE AREA (PRE): 14,482 SF (34.3% OF SITE)
 TOTAL PERVIOUS/LANDSCAPE AREA (POST): 12,904 SF (30.6% OF SITE)
 NET CHANGE TO IMPERVIOUS: 1,578 SF
 * A VARIANCE IS REQUESTED TO INCREASE COVERAGE TO 71%
 ZONING DISTRICT: COMMERCIAL OFFICE (C-0)
 MINIMUM LOT AREA= 5000 SQ FT
 MINIMUM LOT WIDTH=50 FT
 MINIMUM LOT DEPTH=50 FT
 MINIMUM FRONT YARD=10 FT
 MINIMUM SIDEYARD=6 FT
 MINIMUM SIDE YARD ADJACENT TO STREET=6 FT
 MINIMUM SIDE OR REAR YARD WHEN ABUTTING RESIDENTIAL ZONE= 10FT PLUS
 ONE FOOT FOR EACH FOOT OF BUILDING HEIGHT ABOVE 30FT,
 MAXIMUM FAR=0.5 - SEE OVERLAY DISTRICT STANDARDS
 MAXIMUM LOT COVERAGE, EXCEPT AGRICULTURAL BUILDINGS=65.7% (27,732 SF)
 ACTUAL LOT COVERAGE =69.4%
 MINIMUM LANDSCAPED AREA=35% ACTUAL LANDSCAPE = 30.6%
 MAXIMUM BUILDING HEIGHT= 40FT
 ACTUAL HEIGHT= 30FT (SEE ARCHITECTURAL PLANS)
 * A VARIANCE IS REQUESTED TO INCREASE COVERAGE TO 701%

MILLEDGE AVENUE OVERLAY DISTRICT
 MINIMUM LOT AREA= 5000 SQ FT
 MINIMUM LOT WIDTH=50 FT
 MINIMUM LOT DEPTH=50 FT
 MINIMUM FRONT YARD=NO LESS THAN ABUTTING PROPERTIES
 MINIMUM SIDEYARD=6 FT
 MINIMUM SIDE YARD ADJACENT TO STREET=6 FT
 MINIMUM SIDE OR REAR YARD WHEN ABUTTING RESIDENTIAL ZONE= 10FT PLUS
 ONE FOOT FOR EACH FOOT OF BUILDING HEIGHT ABOVE 30FT,
 MAXIMUM FAR=0.5, EXISTING FAR= 0.16, PROPOSED FAR=0.41
 MAXIMUM LOT COVERAGE, EXCEPT AGRICULTURAL BUILDINGS=65% (27,732SF),
 ACTUAL LOT COVERAGE =69.4.4% (29,310 SF)*
 MINIMUM LANDSCAPED AREA=35% ACTUAL LANDSCAPE = 30.6%
 MAXIMUM BUILDING HEIGHT= 40FT
 * A VARIANCE IS REQUESTED TO INCREASE COVERAGE TO 70%

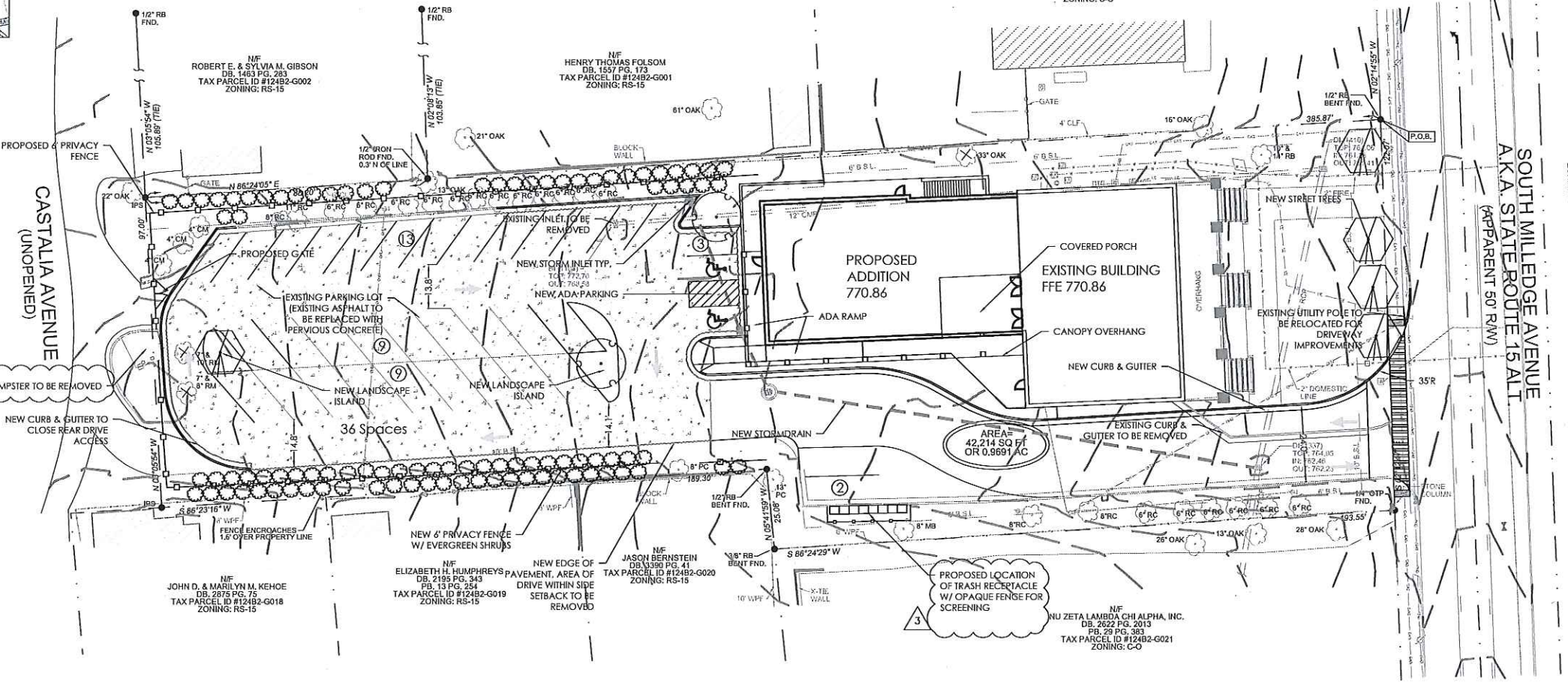
PARKING SUMMARY ZONE: C-0

PARKING	ZONE: C-0
PROPOSED SPACES:	
STANDARD	34
H/C	2
COMPACT	0
OFF-SITE SPACES PER PARKING AGREEMENT	10
TOTAL	46
REQUIRED SPACES (a):	
1 PERSON / 200SF * 14,000 SF GFA * 1 SPACE /1.5 PERSON 47 MIN /71 MAX	
BICYCLE PARKING	
4 BIKE SPACE /20 PARKING	8 PROVIDED
REQUIRED SPACES (b):	
AREA OF ASSEMBLY SPACE / 15 = # OF PEOPLE : 1 SPACE /3 PEOPLE	
5184 SF ASSEMBLY / 15 = 412 PEOPLE/3 PEOPLE PER SPACE : 38 MIN/207 MAX	
BICYCLE PARKING	
4 BIKE SPACE /20 PARKING	24 PROVIDED

* A VARIANCE IS REQUESTED TO REDUCE REQUIRED PARKING TO 46 SPACES

NUMBER OF EXISTING & PROPOSED BEDROOMS

NUMBER OF EXISTING & PROPOSED BEDROOMS = 18 DOUBLE OCCUPANCY ROOMS
 (36 RESIDENTS PROPOSED & 28 SPACES AVAILABLE FOR RESIDENT PARKING)



UTILITY NOTES
 ALL UTILITIES SHOWN HEREON TO REMAIN. NO NEW UTILITY CONNECTIONS WITHIN THE RIGHT-OF WAY IS PROPOSED.

VARIANCE NOTES
 TWO VARIANCES ARE REQUESTED FOR THE PROPOSED ADDITION FOR PI KAPPA PHI. THE REQUESTED VARIANCES ARE:

- A VARIANCE TO INCREASE LOT COVERAGE TO 70%
- A VARIANCE TO REDUCE THE REQUIRED PARKING SPACES TO 46 SPACES

STORMWATER
 PERVIOUS CONCRETE WILL BE INSTALLED WITHIN THE PARKING LOT WHICH WILL PROVIDE WATER QUALITY TREATMENT FOR 40% OF THE SITES IMPERVIOUS SURFACES.
 UNDERGROUND DETENTION WILL BE INSTALLED TO REDUCE POST DEVELOPED STORMWATER RUNOFF TO RATES EQUAL OR LESS THAN THE RUNOFF RATES FOR THE EXISTING CONDITIONS.

RUTHERFORD STREET
 (APPARENT 40' RM)

NF
 CARSON G. DURHAM BY TRUSTEE
 DB. 1104 PG. 177
 PB. 28 PG. 278
 TAX PARCEL ID #124B2-G023
 ZONING: C-0

NF
 ROBERT E. & SYLVIA M. GIBSON
 DB. 1483 PG. 283
 TAX PARCEL ID #124B2-G002
 ZONING: RS-15

NF
 HENRY THOMAS FOLSOM
 DB. 1557 PG. 173
 TAX PARCEL ID #124B2-G001
 ZONING: RS-15

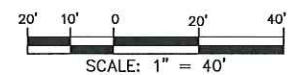
NF
 JOHN D. & MARILYN M. KEHOE
 DB. 2875 PG. 75
 TAX PARCEL ID #124B2-G018
 ZONING: RS-15

NF
 ELIZABETH H. HUMPHREYS
 DB. 2195 PG. 343
 PG. 13 PG. 254
 TAX PARCEL ID #124B2-G019
 ZONING: RS-15

NF
 JASON BERNSTEIN
 DB. 3390 PG. 41
 TAX PARCEL ID #124B2-G020
 ZONING: RS-15

NF
 NU ZETA LAMBDA CHI ALPHA, INC.
 DB. 2822 PG. 2013
 PB. 29 PG. 383
 TAX PARCEL ID #124B2-G021
 ZONING: C-0

TREE SPECIES ABBREVIATIONS
 RM = RED MAPLE
 CM = CREPEMYRTLE
 OK = WATER OAK
 RB = RIVER BIRCH
 MB = MULBERRY
 EC = EASTERN RED CEDAR
 PC = PECAN



REVISIONS

NO.	DATE	DESCRIPTION
1	10/31/14	PTP
2	11/27/14	PTP
3	2/23/17	PTP

DESIGNED: PTP
 DRAWN: PTP/MBT
 CHECKED: PTP/MBT
 APPROVED: MBT



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 Thurmond Matheny

PI KAPPA PHI
 FRATERNITY HOUSE ADDITION
 930 S. Milledge Ave.
 Athens, GA 30605

14102
 SITE PLAN
 C100