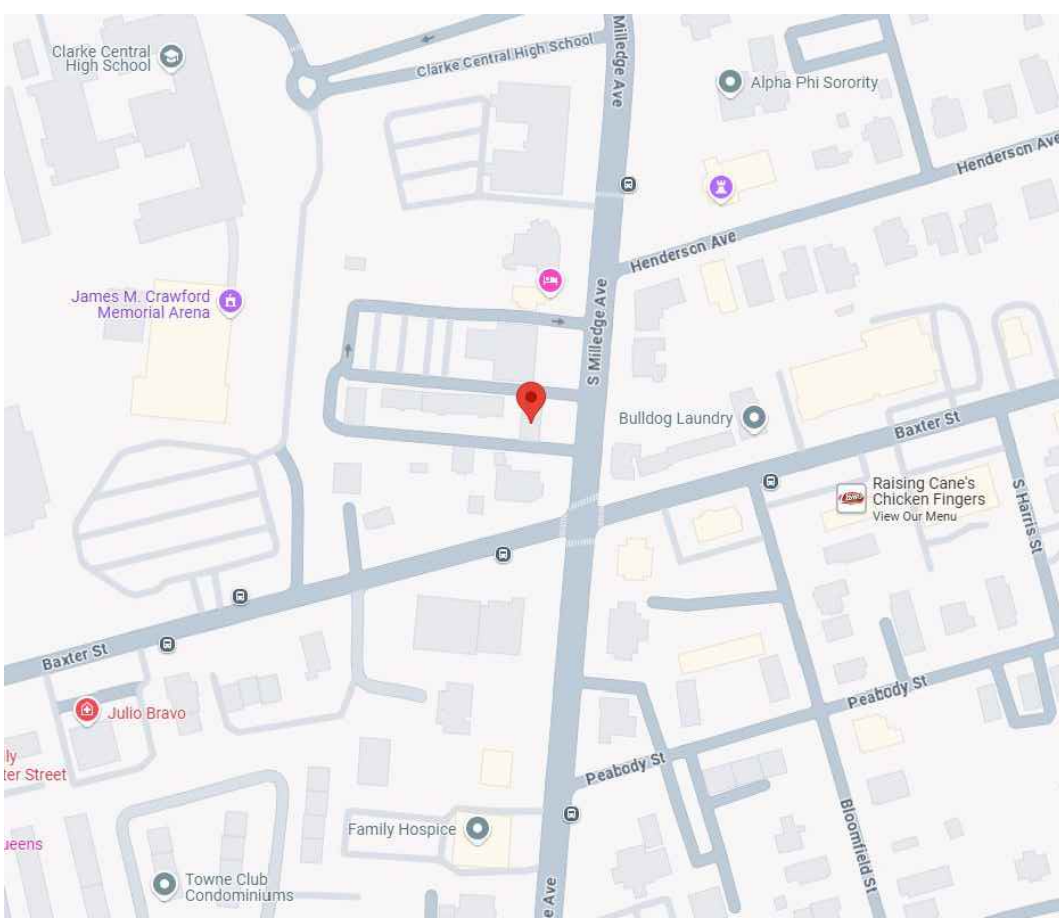


ALPHA XI DELTA CHAPTER HOUSE

480 S MILLEDGE AVE ATHENS, GA 30601

PROJECT # 24015



VICINITY MAP
NOT TO SCALE
PROPERTY LOCATION
33.949699, -83.387515

SHEET INDEX				
Sheet Number	Sheet Name	Sheet Issue Date	Current Revision	Current Revision Date
C000	COVER SHEET	8/27/2025	-	-
C001	EXISTING CONDITIONS	8/27/2025	-	-
C100	SITE PLAN	8/27/2025	-	-
C110	SITE PLAN - DRIVE AISLE WIDTH	8/27/2025	-	-
L100	TREE MANAGEMENT PLAN	8/27/2025	-	-
A200	BUILDING ELEVATIONS	6/26/2025	-	-
A201	BUILDING ELEVATIONS	6/26/2025	-	-
A300	STREET VIEW	8/20/2025	-	-
A301	PERSPECTIVE VIEW	8/20/2025	-	-

"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that certified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."


Michael B. Thurmond
Certification No. 9335
Expires 04/20/2027

I HEREBY CERTIFY THAT THESE PLANS AND SPECIFICATIONS HAVE BEEN PREPARED UNDER MY DIRECT SUPERVISION AND CONTROL.

BY:  GEORGIA REGISTERED P.E. NO. 028139

NPDES Statement:

Construction of this project will result in less than 1 acre of land disturbance and is not a part of a larger common development requiring an NPDES Permit. Therefore, this site does not require the National Pollutant Discharge Elimination System (NPDES) Permit for construction activities (General Permit No. GAR 100001).

OWNER
ALPHA XI DELTA
480 S MILLEDGE AVE
ATHENS, GA 30601

24 HOUR CONTACT
TO BE DETERMINED

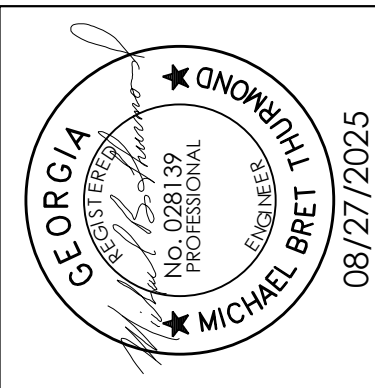
ENGINEER
BRET THURMOND, P.E.
ARMENTROUT, MATHENY, THURMOND
330 RESEARCH DRIVE, SUITE A-240
ATHENS, GA 30605
PHONE: (706) 548-8211

REVISIONS			
Date	Sequence	No.	By Description
08/27/2025	1	05	SPECIAL USE PERMIT SET

DESIGNED: AMT
DRAWN: SLS
CHECKED: DWM/MBT
APPROVED: DWM/MBT

CONTRACT
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GSWCC LEVEL II
CERTIFIED PROFESSIONAL
EXP. 4/20/2027



AMT ENGINEERS ARCHITECTS PLANNERS
330 RESEARCH DRIVE, SUITE A-240
ATHENS, GEORGIA 30605
PHONE: (706) 548-8211
FAX: (706) 548-1814
www.amtathens.com

Armentrout • Matheny • Thurmond

24015
ALPHA XI DELTA CHAPTER HOUSE
480 SOUTH MILLEDGE AVE
ATHENS, 30605

COVER SHEET

C000



PROPERTY OWNER: ALPHA XI DELTA
2. PHYSICAL ADDRESS:
480 S MILLEDGE AVE
ATHENS, GA 30601

3. TAX PARCEL: 122D2 A002
DEED BOOK/PAGE: 5577 / 336
TOPOGRAPHY SOURCE: ACC
4. TOTAL PROJECT ACREAGE: 0.96 AC
5. EXISTING ZONING: CO
6. EXISTING OVERLAY: MILLEDGE CORRIDOR SPECIAL OVERLAY
7. EXISTING & PROPOSED USE:
EXISTING USE: MULTIFAMILY RESIDENTIAL
PROPOSED USE: SORORITY

8. FLOODPLAIN:
NO PORTION OF THIS PROPERTY LIES WITHIN A FLOODPLAIN
ACCORDING TO FEMA FIRM COMMUNITY PANEL NUMBER
13059C0025F & DATED SEPTEMBER 15, 2022.

9.1. CRITICAL AREAS:
THERE ARE NO CRITICAL AREAS ON OR WITHIN 100 FEET OF THE
SUBJECT PROPERTY

9.2. STATE WATERS:
THERE ARE NO STATE WATERS WITHIN 200' OF THE SITE.

9.3. ON-SITE WETLANDS:
THE NATIONAL WETLANDS INVENTORY MAP DOES NOT INDICATE
ANY EXISTING ON-SITE WETLANDS NOR WERE ANY OBSERVED ON
THE PROPERTY.

9.4. WATER SUPPLY:
ATHENS-CLARKE COUNTY UTILITY DEPARTMENT

9.5. SEWAGE DISPOSAL:
ATHENS-CLARKE COUNTY UTILITY DEPARTMENT

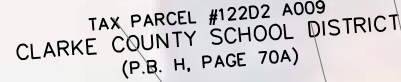
9.6. SOLID WASTE:
SEPARATE DUMPSTERS FOR WASTE AND RECYCLING, TO BE
COMPLIANT WITH THE COMMERCIAL RECYCLING ORDINANCE,
COMMERCIAL RECYCLING PLAN TO BE SUBMITTED BY OWNER.

9.7. OUTDOOR STORAGE:
ALL OUTDOOR STORAGE AREAS ARE SCREENED FROM THE STREET

9.8. SURVEY DATA BY BASELINE SURVEYING & ENGINEERING

EXISTING:		TOTAL IMPERVIOUS:	31.611
ASPHALT:	18.500	TOTAL PERVIOUS:	10.159
GRASS:	10.159	TOTAL LOT AREA:	41.770
BUILDINGS:	9.915	PERCENT EX. IMPERVIOUS:	75.8%
WALKWAYS:	2.281		
PORCHES:	778	FLOOR-AREA RATIO (EXISTING):	
MECH:	137	53(.584) + 1.772* = 12.210 S.F.	
TOTAL:	41.770	19.712 / 41.770 = 0.474 F.A.R.	

*BASEMENT IN EX. BUILDING



SITE COVERAGE SUMMARY			
	AREA (SF)	AREA (ACRES)	PERCENTAGE
TOTAL SITE AREA	41,770	0.96	100.0 %
EXISTING SITE AREA COVERED IN IMPERVIOUS SURFACES	21,696	0.50	51.9 %
EXISTING SITE COVERED BY BUILDINGS	9,915	0.23	23.7 %
EXISTING SITE TOTAL IMPERVIOUS	31,611	0.73	75.7 %
PROPOSED AREA COVERED BY BUILDINGS	11,882	0.27	28.4 %
PROPOSED AREA COVERED BY OTHER IMPERVIOUS SURFACES	23,677	0.54	56.7 %
PROPOSED TOTAL IMPERVIOUS SURFACES	35,559	0.82	85.1 %
INCREASE IN IMPERVIOUS SURFACES	3,948	0.09	9.5 %

EXISTING CONDITIONS



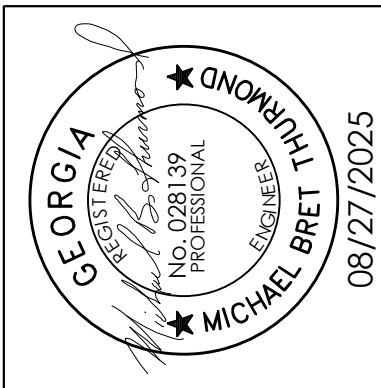
1. THE MINIMUM FRONT YARD SETBACK SHALL NOT BE LESS THAN THE EXISTING FRONT YARD SETBACK THAT IS CLOSEST TO THE PUBLIC RIGHT-OF-WAY ON AN ABUTTING PROPERTY.
2. THE MAXIMUM FRONT YARD SETBACK SHALL NOT EXCEED THE EXISTING FRONT YARD SETBACK THAT IS FURTHEST FROM THE PUBLIC RIGHT-OF-WAY ON AN ABUTTING PROPERTY.
3. IF A SUBJECT PROPERTY ABUTS AN UNDEVELOPED TRACT, PUBLIC STREET, PRIVATE WAY, OR ALLEY, THE FRONT YARD SETBACK DISTANCE OF THE NEXT ADJACENT PROPERTY THAT FRONTS MILLIDGE AVENUE SHALL BE USED TO DETERMINE MINIMUM AND MAXIMUM FRONT YARD SETBACK DISTANCES.

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REVISIONS			
Date	Sequence	No.	By Description
06/27/2025	-	-	SLS SPECIAL USE PERMIT SET

DESIGNED: AMT
DRAWN: SLS
CHECKED: DWM/MBT
APPROVED: DWM/MBT

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GSWCC LEVEL II
CERTIFICATION #0000009335
EXP. 4/20/2027

OAKBROOK CORPORATE CAMPUS
330 RESEARCH DRIVE, SUITE A240
ATHENS, GEORGIA,
USA 30605-2760

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FAX: (706) 548. 1814
www.amtathens.com

amt
ENGINEERS
ARCHITECTS
PLANNERS

Armentrout • Matheny Thurmond

ALPHA XI DELTA CHAPTER HOUSE
480 SOUTH MILLEDGE AVE
ATHENS 30605

EXISTING CONDITIONS

C001

PROJECT INFORMATION

1. PROPERTY OWNER: ALPHA XI DELTA
2. PHYSICAL ADDRESS:
480 S MILLEDGE AVE
ATHENS, GA 30601
3. TAX PARCEL: 12202 A002
4. DEED BOOK/PAGE: 5577 / 336
5. TOPOGRAPHY SOURCE: ACC
6. TOTAL PROJECT ACREAGE: 0.96 AC
7. EXISTING ZONING: CO
8. EXISTING OVERLAY: MILLEDGE CORRIDOR SPECIAL OVERLAY
9. EXISTING & PROPOSED USE:
EXISTING USE: MULTIFAMILY RESIDENTIAL
PROPOSED USE: SORORITY
10. FLOODPLAIN:
NO PORTION OF THIS PROPERTY LIES WITHIN A FLOODPLAIN
ACCORDING TO FEMA FIRM COMMUNITY PANEL NUMBER
13059C0025F & DATED SEPTEMBER 15, 2022.
11. CRITICAL AREAS:
THERE ARE NO CRITICAL AREAS ON OR WITHIN 100 FEET OF THE
SUBJECT PROPERTY
12. STATE WATERS:
THERE ARE NO STATE WATERS WITHIN 200' OF THE SITE.
13. ON-SITE WETLANDS:
THE NATIONAL WETLANDS INVENTORY MAP DOES NOT INDICATE
ANY EXISTING ON-SITE WETLANDS NOR WERE ANY OBSERVED ON
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14. WATER SUPPLY:
ATHENS-CLARKE COUNTY UTILITY DEPARTMENT
15. SEWAGE DISPOSAL:
ATHENS-CLARKE COUNTY UTILITY DEPARTMENT
16. SOLID WASTE:
SEPARATE DUMPSTERS FOR WASTE AND RECYCLING. TO BE
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COMMERCIAL RECYCLING PLAN TO BE SUBMITTED BY OWNER.
17. OUTDOOR STORAGE:
ALL OUTDOOR STORAGE AREAS ARE SCREENED FROM THE STREET.
18. SURVEY DATA BY BASELINE SURVEYING & ENGINEERING

PARKING SUMMARY

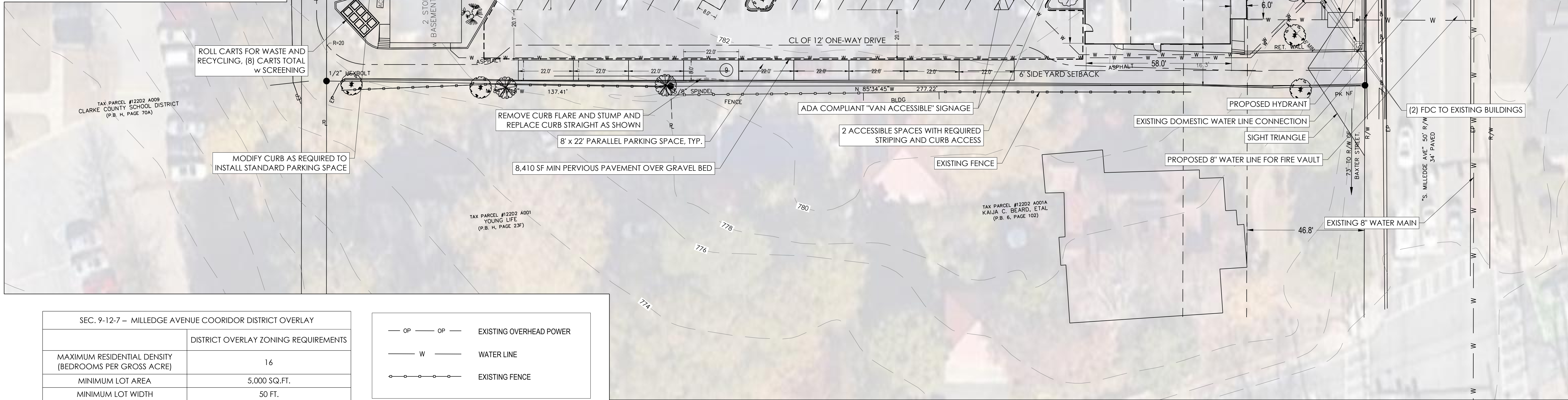
- TOTAL PARKING SPACES REQUIRED
4 BUILDINGS, 4 BEDS PER FLOOR, 2 FLOORS EACH = 32 BEDS
PROPOSED CHAPTER HOUSE = 2 BEDS
TOTAL PARKING NEEDED = 34 SPACES
2 ACCESSIBLE SPACES REQUIRED (ACC. MUNICODE 9-30)

TOTAL PARKING SPACES PROPOSED
10 COMPACT SPACES (8x18)
14 STANDARD ANGLED SPACES (9x18)
9 PARALLEL SPACES (8x22)
1 ACCESSIBLE SPACE (9x18)
1 VAN ACCESSIBLE SPACE (11x18) *S' CLEARANCE BETWEEN
TOTAL SPACES PROVIDED = 35 SPACES

C = COMPACT SPACE (ON PLAN)

PROPERTY AREAS

PROPOSED		
ASPHALT:	20,174	TOTAL IMPERVIOUS: 35,559
GRASS:	6,211	TOTAL PERVIOUS: 6,211
BUILDINGS:	11,882	TOTAL LOT AREA: 41,770
OTHER IMPERV.:	2,406	PERCENT IMPERVIOUS: 85.1%
PORCHES:	988	
MECH:	109	
TOTAL:	41,770	
FLOOR-AREA RATIO (PROPOSED): 4(3,584) + 1,792* + 10,672 = 26,800 26,800 / 41,770 = 0.65 F.A.R. *BASEMENT IN EX. BUILDING		



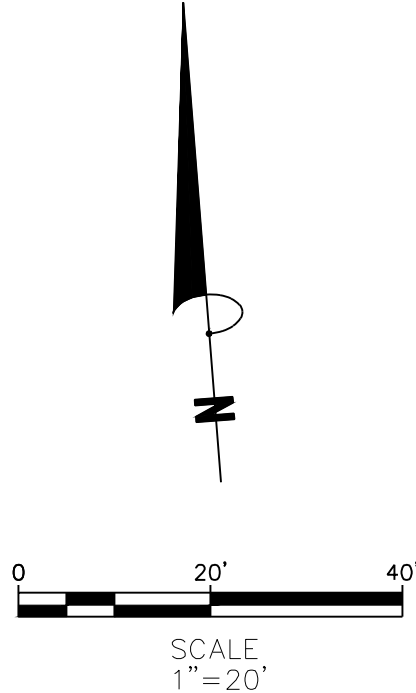
SEC. 9-12-7 - MILLEDGE AVENUE COORIDOR DISTRICT OVERLAY	
	DISTRICT OVERLAY ZONING REQUIREMENTS
MAXIMUM RESIDENTIAL DENSITY (BEDROOMS PER GROSS ACRE)	16
MINIMUM LOT AREA	5,000 SQ.FT.
MINIMUM LOT WIDTH	50 FT.
MINIMUM LOT DEPTH	50 FT.
MINIMUM FRONT YARD	L(1)
MINIMUM SIDE YARD	6 FEET
MINIMUM SIDE YARD, ADJACENT TO STREET	6 FEET
MINIMUM YARD WHEN ABUTTING RESIDENTIAL ZONE	10 FEET, PLUS ONE FOOT FOR EACH FOOT OF THE BUILDING HEIGHT ABOVE 30 FEET
MAXIMUM FAR	0.5
MAXIMUM LOT COVERAGE, EXCEPT AGRICULTURAL BUILDINGS	65%
MINIMUM LANDSCAPED AREA	35%
MAXIMUM BUILDING HEIGHT	40 FEET

OP	OP	EXISTING OVERHEAD POWER
W	W	WATER LINE
—	—	EXISTING FENCE

SITE COVERAGE SUMMARY			
	AREA (SF)	AREA (ACRES)	PERCENTAGE
TOTAL SITE AREA	41,770	0.96	100.0 %
EXISTING SITE AREA COVERED IN IMPERVIOUS SURFACES	21,696	0.50	51.9 %
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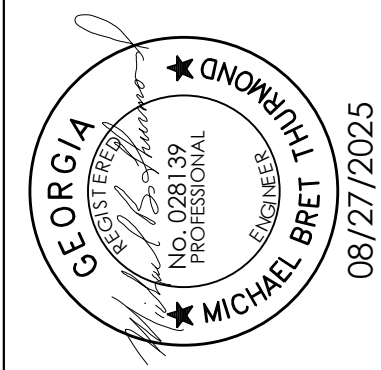
CALCULATED PARKING REQUIREMENTS
GROSS SF / 200 = 22,224 / 200 = 112 PEOPLE
112 / 1.5 = 75 SPACES
ASSEMBLY SPACE / 15 = 6,888 / 15 = 459.2 PERSONS
479 / 3 = 154 SPACES
*CALCULATED PARKING ONLY, REFER TO PARKING SUMMARY ON THIS SHEET.
BICYCLE PARKING
154 SPACES/20 SPACES = 8 BIKE PARKING SPACES.

SITE PLAN



REVISIONS	
Date	Description
08/27/2025	SPECIAL USE PERMIT SET

DESIGNED: AMT	DATE: 08/27/2025
DRAWN: SIS	
CHECKED: DWM/MBT	
APPROVED: DWM/MBT	



AMT ENGINEERS ARCHITECTS PLANNERS
130 RESEARCH DRIVE, SUITE A240
ATHENS, GEORGIA 30605
PHONE: (706) 548-8211
WWW.AMTATHENS.COM

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ALPHA XI DELTA CHAPTER HOUSE
480 SOUTH MILLEDGE AVE
ATHENS, 30605

SITE PLAN

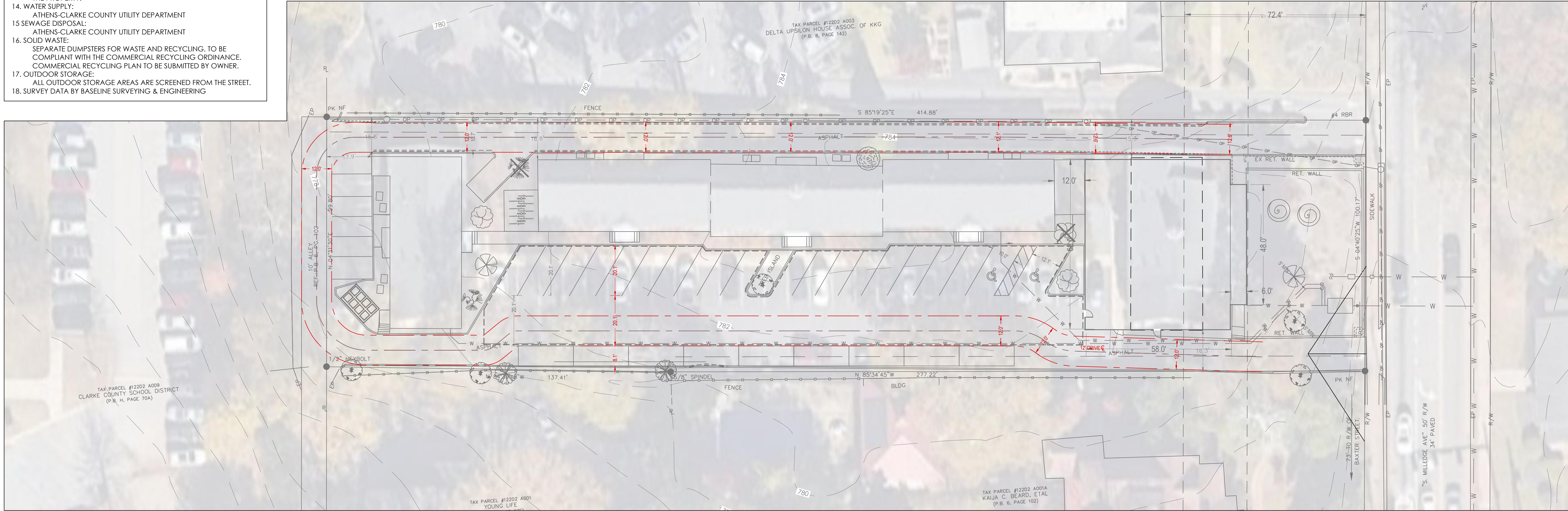
C100



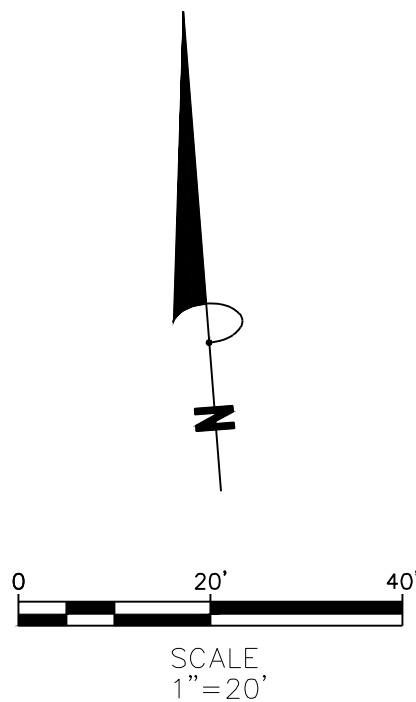
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PROJECT INFORMATION

1. PROPERTY OWNER: ALPHA XI DELTA
2. PHYSICAL ADDRESS:
480 S MILLEDGE AVE
ATHENS, GA 30601
3. TAX PARCEL: 122D2 A002
4. DEED BOOK/PAGE: 5577 / 336
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6. TOTAL PROJECT ACREAGE: 0.96 AC
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ATHENS-CLARKE COUNTY UTILITY DEPARTMENT
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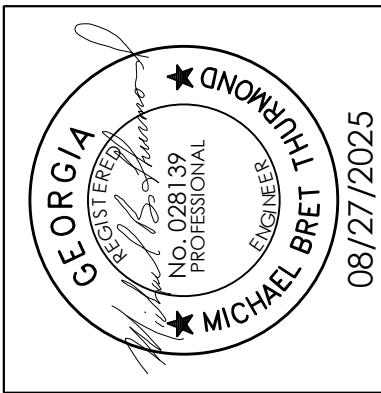
SITE PLAN - DRIVE AISLE



REVISIONS			
Date	Sequence No.	By	Description
08/27/2025	1	US	SPECIAL USE PERMIT SET

DESIGNED: AMT	AMT
DRAWN: SIS	SIS
CHECKED: DWM/MBT	DWM/MBT
APPROVED: DWM/MBT	DWM/MBT

CONTRACTOR
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ENGINEERS
ARCHITECTS
PLANNERS
amt
Armentrout • Matheny • Thurmond

24015
ALPHA XI DELTA CHAPTER HOUSE
480 SOUTH MILLEDGE AVE
ATHENS, 30605

SITE PLAN - DRIVE AISLE

C110



PROJECT INFORMATION

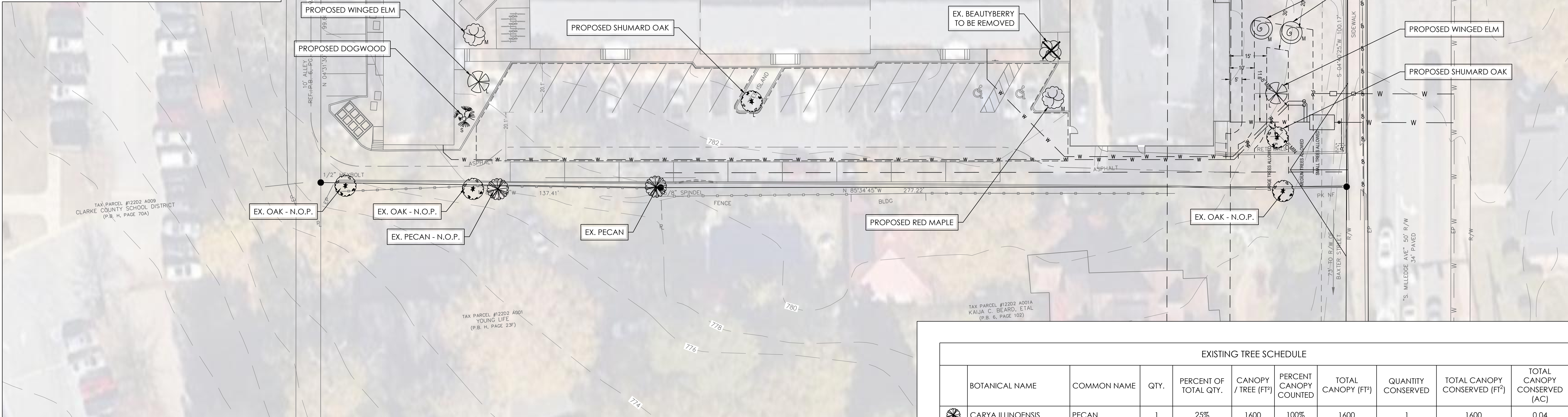
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ATHENS, GA 30601
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18. SURVEY DATA BY BASELINE SURVEYING & ENGINEERING

TREE MANAGEMENT NOTES

1. TREES WITHIN CLEAR-SIGHT TRIANGLES TO HAVE BRANCHES REMOVED FROM GROUND
LEVEL TO A MINIMUM OF 7-FT. SHRUBS WITHIN CLEAR-SIGHT TRIANGLES TO BE
MAINTAINED AT A MAXIMUM HEIGHT OF 3-FT.
2. STREET TREES REQUIRED:
1 TREE/30FT REQUIRED
100FT/30FT = 4 TREES REQUIRED (4 PROVIDED)

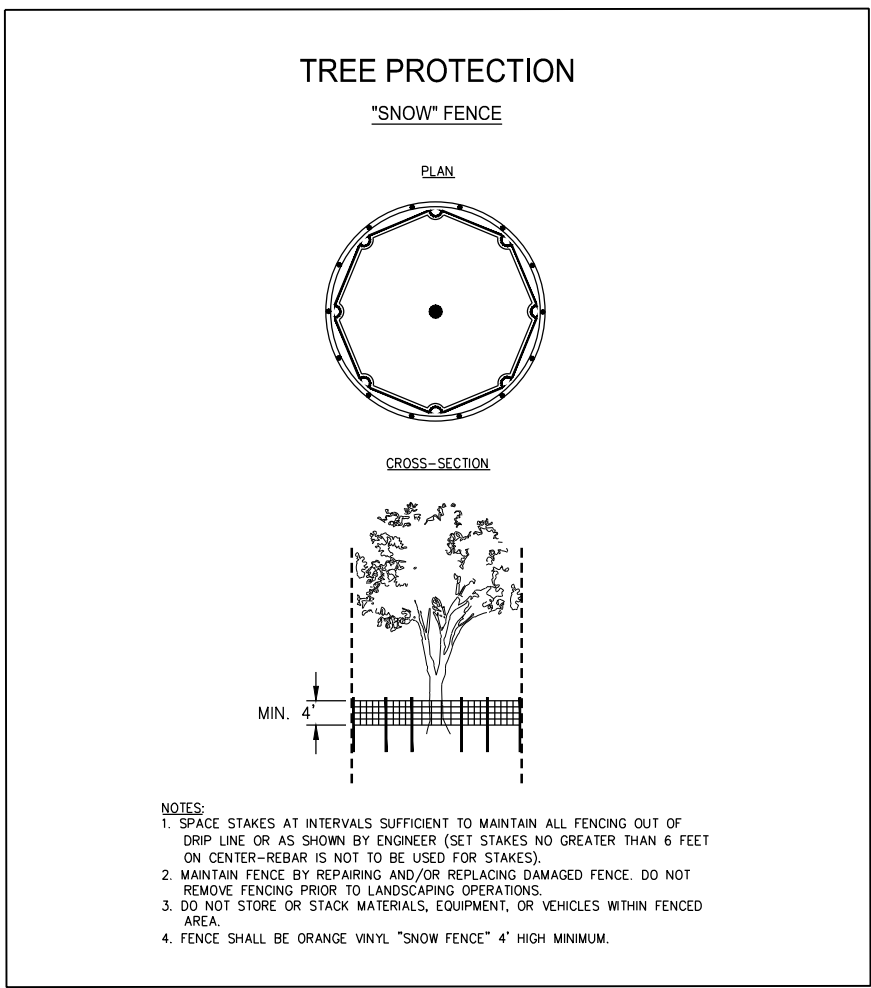
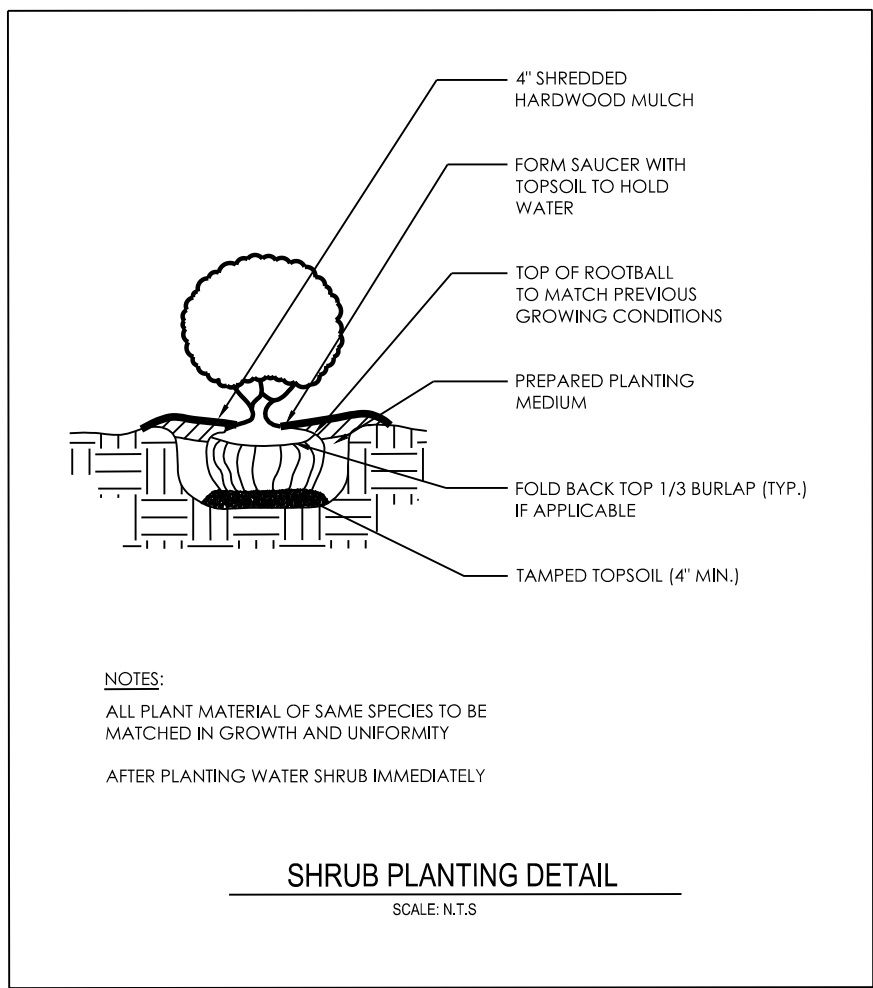
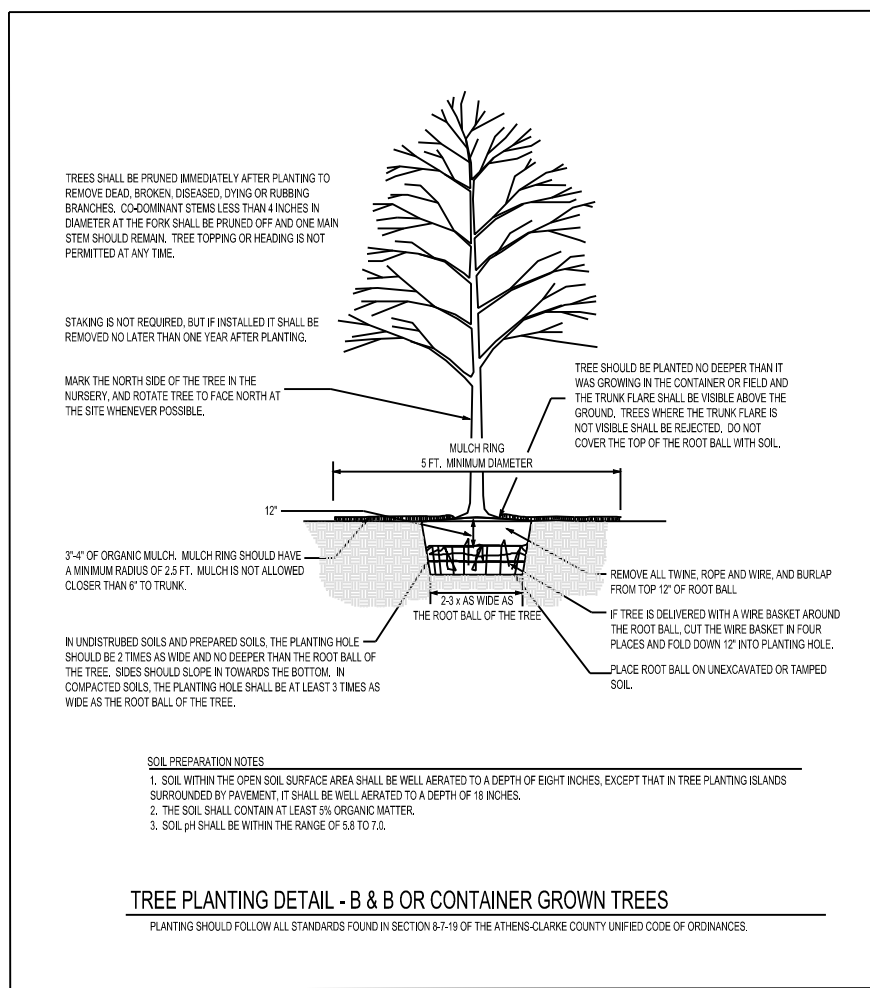
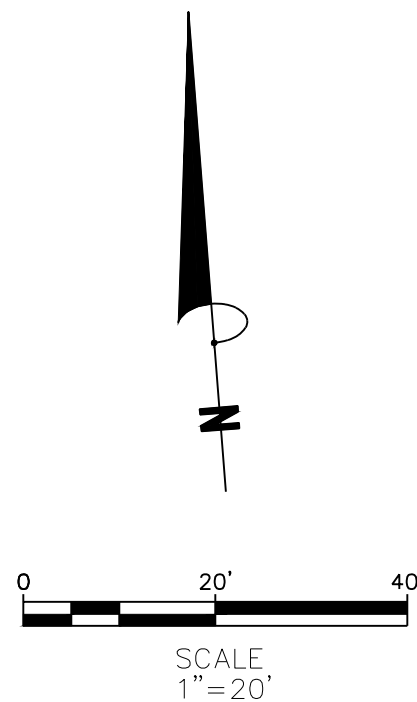
ACC ORDINANCE SEC. 8-7-19(H)(4)

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 AREA SIGNS SHALL BE INSTALLED. SIGNS SHALL BE
INSTALLED ALONG THE PERIMETER OF ALL TREE PROTECTION ZONES AT LEAST EVERY 50 FEET
AND SHALL INCLUDE, AT A MINIMUM, THE FOLLOWING TEXT: "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 INCHES WIDE BY 24 INCHES HIGH, AND
SHALL BE PLACED ON A STURDY POST WITH THE BOTTOM OF THE SIGN AT A MINIMUM
HEIGHT OF 30 INCHES ABOVE THE GROUND. THE SIGNS MUST REMAIN PRESENT AT ALL TIMES
DURING CONSTRUCTION ACTIVITY.



TREE MANAGEMENT PLAN

N.O.P. = NOT ON PROPERTY
(NOTE: THESE TREES ARE SHOWN BECAUSE THEY
ARE WITHIN VERY CLOSE PROXIMITY TO THE
PROPERTY LINE AND A SUBSTANTIAL PORTION OF
THE CANOPY COVERS THE SUBJECT PROPERTY.)



EXISTING TREE SCHEDULE										
	BOTANICAL NAME	COMMON NAME	QTY.	PERCENT OF TOTAL QTY.	CANOPY / TREE (FT²)	PERCENT CANOPY COUNTED	TOTAL CANOPY (FT²)	QUANTITY CONSERVED	TOTAL CANOPY CONSERVED (FT²)	TOTAL CANOPY CONSERVED [AC]
	CARYA ILLINOENSIS	PECAN	1	25%	1600	100%	1600	1	1600	0.04
	CORNUS FLORIDA	DOGWOOD	1	25%	400	100%	400	0	0	0.00
	CEDRUS DEODARA	CEDAR	1	25%	1600	100%	1600	1	1600	0.04
	CALLICARPA AMERICANA	BEAUTYBERRY	1	25%	400	100%	400	0	0	0.00
	TOTAL		4	100%			4000	2	3200	0.07
TOTAL EXISTING TREE CANOPY CONSERVED: 0.07 AC CONSERVED / 0.96 AC LOT AREA = 7.3% CONSERVED (25% REQUIRED)										

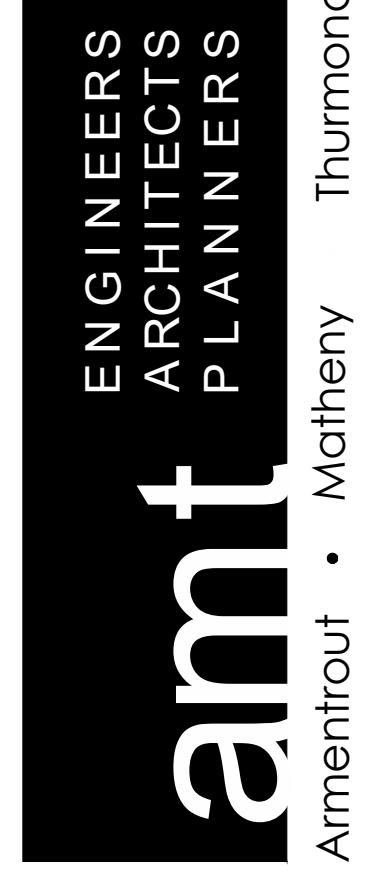
PROPOSED TREE SCHEDULE (PLANTED AND CONSERVED)								
	BOTANICAL NAME	COMMON NAME	CONS/ PLANTED	QTY.	PERCENT OF TOTAL	CANOPY/ TREE (FT²)	TOTAL CANOPY CREDIT (FT²)	TOTAL CANOPY CREDIT (AC)
	CARYA ILLINOENSIS	PECAN	C	1	9%	1600	1600	0.04
	CEDRUS DEODARA	CEDAR	C	1	9%	1600	1600	0.04
	QUERCUS SHUMARDII	SHUMARD OAK	P	2	18%	1600	3200	0.07
	ULMUS ALATA	WINGED ELM	P	2	18%	1600	3200	0.07
	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	P	2	18%	900	1800	0.04
	ACER RUBRUM	RED MAPLE	P	2	18%	900	1800	0.04
	CORNUS FLORIDA	DOGWOOD	P	1	9%	400	400	0.01
	TOTAL			11	100%		13600	0.31
TOTAL PLANTED & CONSERVED: 0.31 AC / 0.96 AC LOT AREA = 32.3% TOTAL PROPOSED CANOPY COVER (50% REQUIRED)								

REVISIONS			Date	Sequence No.	By	Description
			08/27/2025	1	US	SPECIAL USE PERMIT SET

DESIGNED: AMT	AMT
DRAWN: SIS	SIS
CHECKED: DWM/MBT	DWM/MBT
APPROVED: DWM/MBT	DWM/MBT

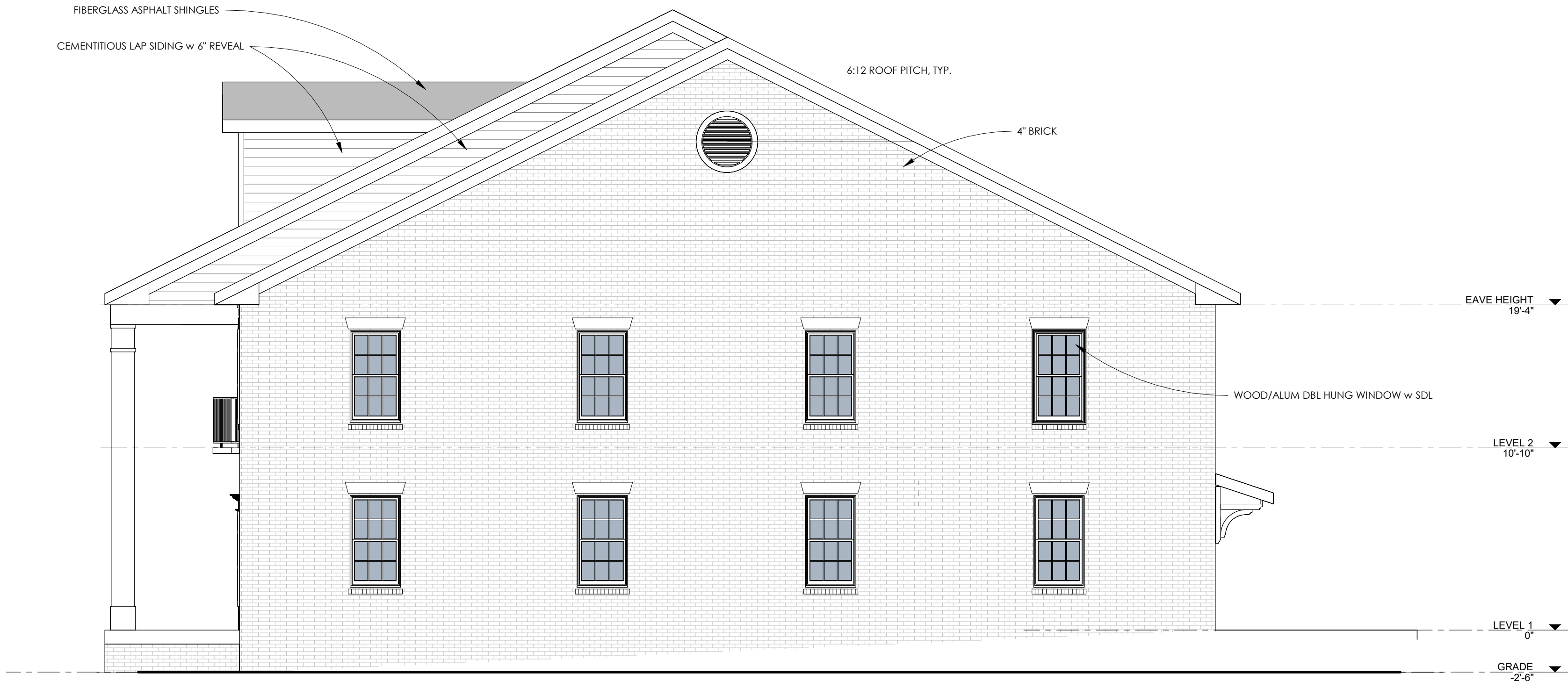


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TREE MANAGEMENT PLAN

L100



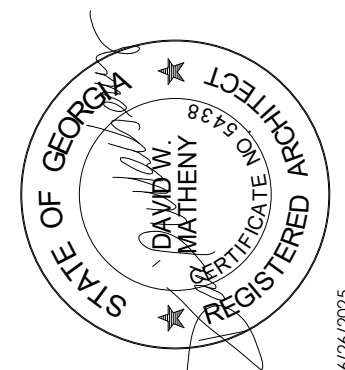
1 RIGHT ELEVATION
A200 3/16" = 1'-0"



2 FRONT ELEVATION
A200 3/16" = 1'-0"

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02/02/25	1	SLS	PERMIT SET

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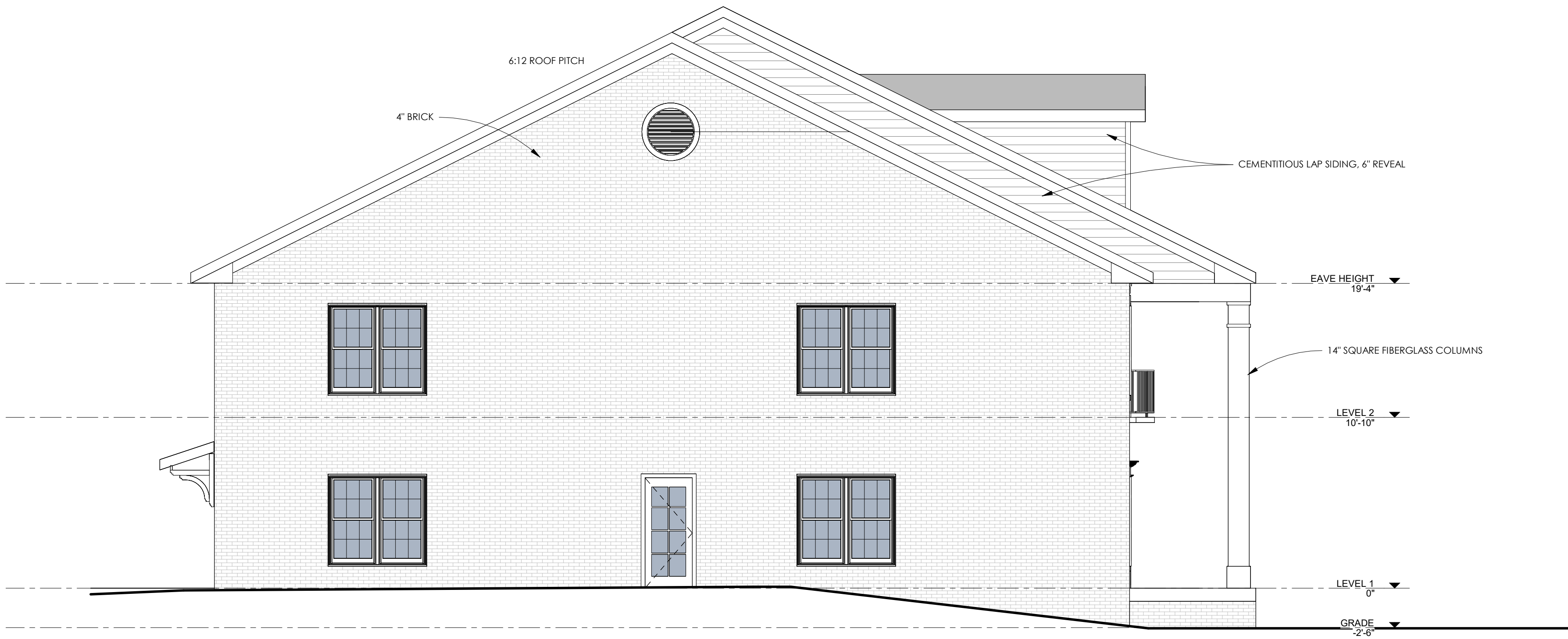


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BUILDING ELEVATIONS
A200



2 LEFT ELEVATION
A201 3/16" = 1'-0"

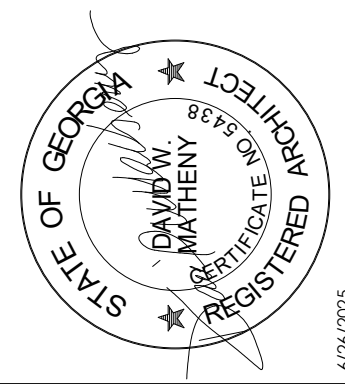


1 REAR ELEVATION
A201 3/16" = 1'-0"

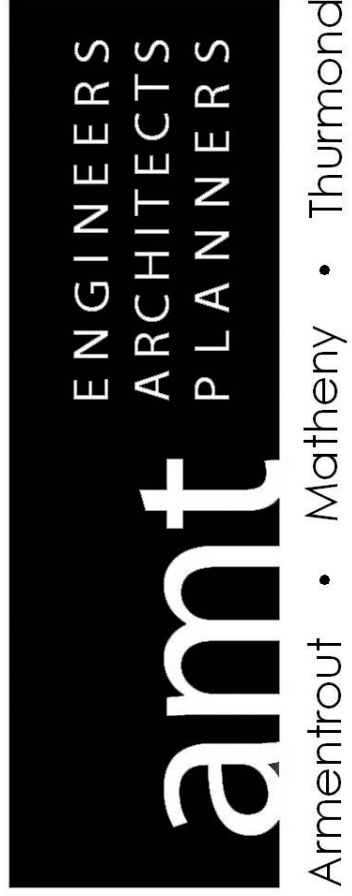
REVISIONS				
Date	Sequence	Rev.	By	Description
02/02/25	1		SLS	PERMIT SET

DESIGNED: DWM
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BUILDING ELEVATIONS

A201

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STREET VIEW
SCALE: $\frac{3}{32}$ " = 1'-0" 1 A300

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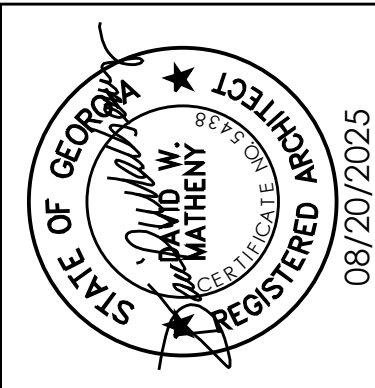
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STREET PERSPECTIVE VIEW
NOT TO SCALE

1
A301

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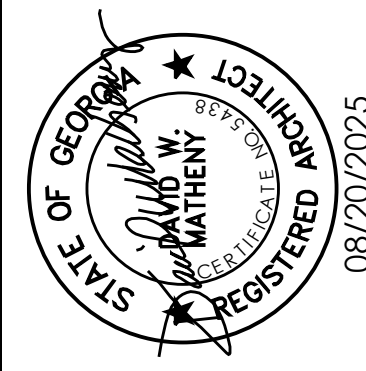
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