BEFORE YOU DIG UTILITIES PROTECTION CENTER

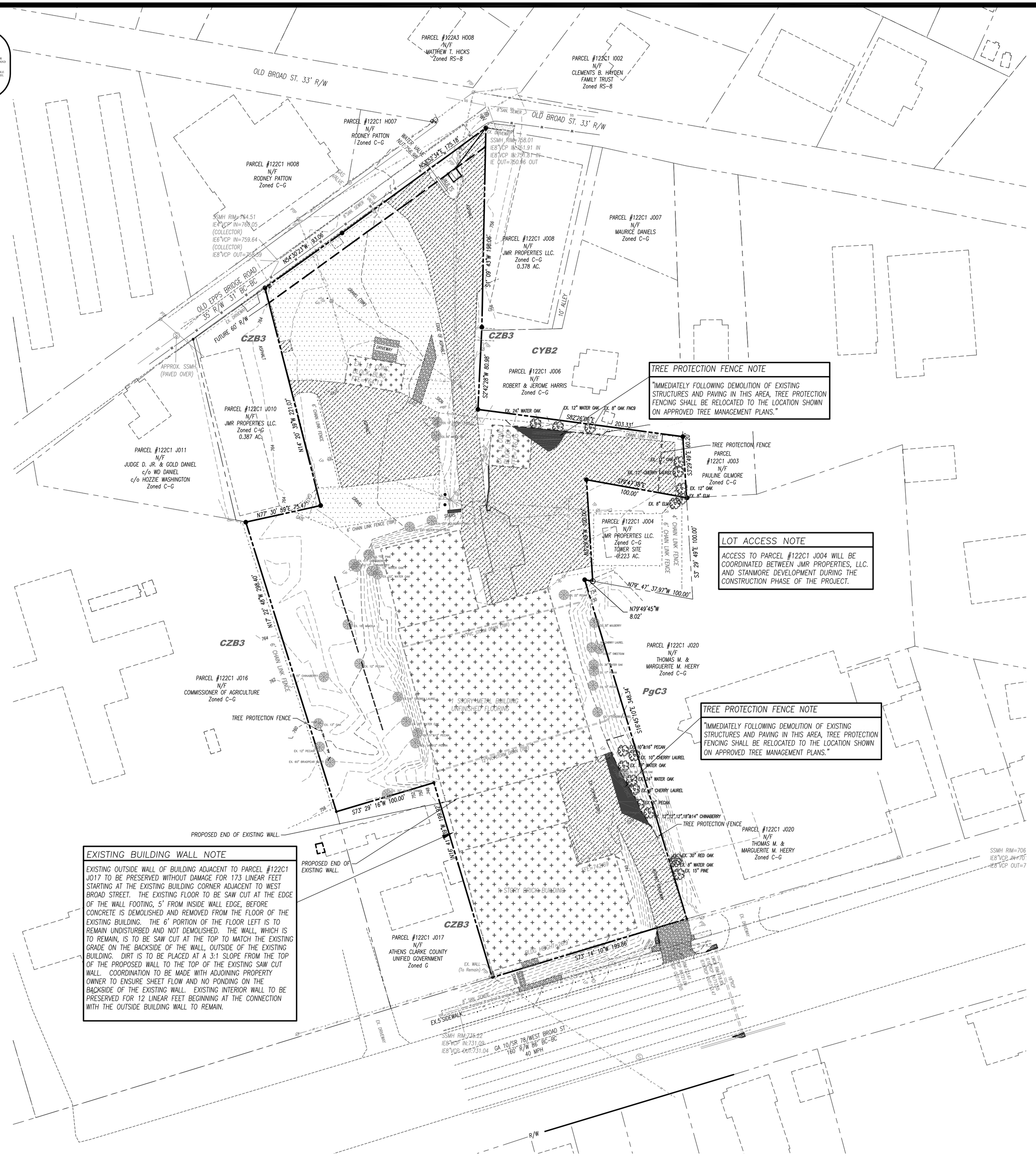
CALL 811 KNOW WHAT'S BELOW CALL BEFORE YOU DIG

THREE WORKING DAYS BEFORE YOU DIG

PERSONS USING THIS DRAWING SHALL MAKE THEIR OWN DETERMINATION AS TO THE ACCURACY AND COMPLETE DESCRIPTION OF UNDERGROUND AND OVERHEAD UTILITIES. THE UTILITY INFORMATION SHOWN HEREON IS FURNISHED FOR THE USE OF THE AVAILABLE SOURCES RELATIVE TO BE ACCURATE OR COMPLETE. EXCAVATION OR ELECTRIC DETECTION METHODS WORK NOT USED TO VERIFY THIS INFORMATION.

LEGEND

TBR = TO BE REMOVED
TBF = TO BE FILLED
ZDL = ZONING DEMARCATION LINE
TYP = TYPICAL
EX. = EXISTING
PR. = PROPOSED
U.E. = UTILITY EASEMENT
BSL = BUILDING SETBACK LINE
PSL = PARKING SETBACK LINE
Ⓢ = SANITARY SEWER MANHOLE
∅ = UTILITY POLE
○ = PROPERTY CORNER
● = PROPERTY CORNER FOUND
◎ = PR. PROPERTY CORNER
FFE = FINISHED FLOOR ELEVATION
FH = FIRE HYDRANT
IPF = IRON PIN FOUND
IPS = IRON PIN SET – 1/2" REBAR
C = COMPACT PARKING SPACE
OSSA = OPEN SOIL SURFACE AREA
C/O = CLEAN OUT
WM = WATER METER
WV = WATER VALVE
TP = TELEPHONE POLE
PTP = POWER TELEPHONE POLE
DI = DROP INLET
DB = DEED BOOK
PB = PLAT BOOK
SSE = SANITARY SEWER EASEMENT
SSMH = SANITARY SEWER MANHOLE
TPED = UNDERGROUND TELEPHONE PEDESTAL
TRANS = TRANSFORMER
GI = GRATE INLET
CMF = CONCRETE MONUMENT FOUND
DE = DRAINAGE EASEMENT
DIP = DUCTILE IRON PIPE
FFE = FINISHED FLOOR ELEVATION
FO = FIBER OPTIC
OTP = OPEN TOP PIPE
—— – – ——— UNDERGROUND UTILITY
—— –W– – ——— OVERHEAD UTILITY



TREE PROTECTION FENCE NOTE

"IMMEDIATELY FOLLOWING DEMOLITION OF EXISTING STRUCTURES AND PAVING IN THIS AREA, TREE PROTECTION FENCING SHALL BE RELOCATED TO THE LOCATION SHOWN ON APPROVED TREE MANAGEMENT PLANS."

LOT ACCESS NOTE

ACCESS TO PARCEL #122C1 J004 WILL BE COORDINATED BETWEEN JMR PROPERTIES, LLC. AND STANMORE DEVELOPMENT DURING THE CONSTRUCTION PHASE OF THE PROJECT.

TREE PROTECTION FENCE NOTE

"IMMEDIATELY FOLLOWING DEMOLITION OF EXISTING STRUCTURES AND PAVING IN THIS AREA, TREE PROTECTION FENCING SHALL BE RELOCATED TO THE LOCATION SHOWN ON APPROVED TREE MANAGEMENT PLANS."

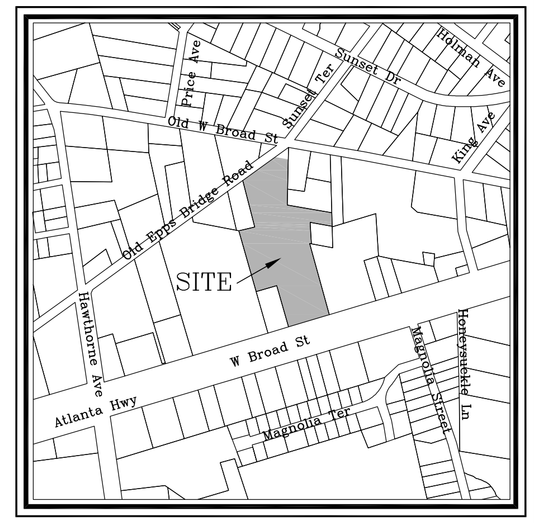
EXISTING BUILDING WALL NOTE

EXISTING OUTSIDE WALL OF BUILDING ADJACENT TO PARCEL #122C1 J017 TO BE PRESERVED WITHOUT DAMAGE FOR 173 LINEAR FEET STARTING AT THE EXISTING BUILDING CORNER ADJACENT TO WEST BROAD STREET. THE EXISTING FLOOR TO BE SAW CUT AT THE EDGE OF THE WALL FOOTING, 5' FROM INSIDE WALL EDGE, BEFORE CONCRETE IS DEMOLISHED AND REMOVED FROM THE FLOOR OF THE EXISTING BUILDING. THE 6' PORTION OF THE FLOOR LEFT IS TO REMAIN UNDISTURBED AND NOT DEMOLISHED. THE WALL, WHICH IS TO REMAIN, IS TO BE SAW CUT AT THE TOP TO MATCH THE EXISTING GRADE ON THE BACKSIDE OF THE WALL, OUTSIDE OF THE EXISTING BUILDING. DIRT IS TO BE PLACED AT A 3:1 SLOPE FROM THE TOP OF THE PROPOSED WALL TO THE TOP OF THE EXISTING SAW CUT WALL. COORDINATION TO BE MADE WITH ADJOINING PROPERTY OWNER TO ENSURE SHEET FLOW AND NO PONDING ON THE BACKSIDE OF THE EXISTING WALL. EXISTING INTERIOR WALL TO BE PRESERVED FOR 12 LINEAR FEET BEGINNING AT THE CONNECTION WITH THE OUTSIDE BUILDING WALL TO REMAIN.

SITE COVERAGE DATA

AREAS TO BE DEMOLISHED AND REMOVED:
BUILDINGS: 58,340 SF.
PAVING: 55,184 SF.
GRAVEL: 26,254 SF.

DEMOLITION CONTRACTOR TO VERIFY EXISTING LOT COVERAGES BEFORE PROVIDING A PROPOSED PRICE FOR SCOPE OF WORK TO BE PERFORMED. IF ANY DISCREPANCIES ARE FOUND, PLEASE REPORT TO WILLIAMS & ASSOCIATES IMMEDIATELY.



VICINITY MAP

SCALE: 1" = 500'

DEMOLITION NOTES:

1. ALL MATERIAL REMOVED SHALL BE PROPERLY DISPOSED OF OFF-SITE AND IN ACCORDANCE WITH STATE OF GEORGIA LAW AND COUNTY REGULATIONS IN AN APPROVED LANDFILL.
2. THE CONTRACTOR IS RESPONSIBLE FOR ALL COSTS INCURRED FOR THE REMOVAL AND DISPOSAL OF ALL MATERIAL AND DEBRIS. ANY DISCREPANCIES IN THE DEMOLITION PLAN SHOULD BE REPORTED TO WILLIAMS & ASSOCIATES IMMEDIATELY.
3. ALL TREES, STUMPS, ROOTS, DEBRIS, JUNK AND OTHERWISE DELETERIOUS MATERIAL MAY NOT BE BURIED OR DISPOSED OF ON SITE.
4. UTILITY LOCATIONS SHOWN ARE APPROXIMATE. THE CONTRACTOR SHALL FIELD VERIFY ALL UTILITY LOCATIONS PRIOR TO ANY DEMOLITION. ANY DAMAGE TO SUCH UTILITIES SHALL BE REPAIRED AT THE CONTRACTORS EXPENSE.
5. CONSULT GEORGIA POWER COMPANY ON PROPOSED RELOCATION OF OR ABANDONMENT OF EXISTING LINES AND POLES.
6. PRIOR TO PERFORMING ANY LAND DISTURBING ACTIVITIES OR WHEN WORK IS TO BE PERFORMED WITHIN 10 FEET OF HIGH VOLTAGE OVERHEAD POWER LINES, THE CONTRACTOR IS REQUIRED BY LAW TO NOTIFY THE UTILITY PROTECTION CENTER AT 1.800.282.7411. A 72 HOUR ADVANCED NOTICE IS REQUIRED.
7. A NOTICE OF TIMER HARVESTING IS REQUIRED PRIOR TO CLEARING AND GRADING.
8. STORM WATER MANAGEMENT SHALL BE IN ACCORDANCE WITH COUNTY, STATE AND OTHER APPROPRIATE ORDINANCES AND REGULATIONS IN EFFECT AT TIME OF CONSTRUCTION PLAN APPROVAL.

PROJECT DATA:

OWNER: RODNEY L. PATTON
130 OLD EPPS BRIDGE ROAD
ATHENS, GEORGIA 30606
ATTN: RODNEY PATTON
(706) 354-0019

DEVELOPER: STANMORE DEVELOPMENT
1044 NORTH US HIGHWAY ONE, SUITE 202
JUPITER, FL 33477
ATTN: JOHN MELTON
(561) 459-3336

AUTHORIZED AGENT: WILLIAMS & ASSOCIATES
LAND PLANNERS, P.C.
2470 DANIELLS BRIDGE RD.
SUITE 161
ATHENS, GEORGIA 30606

PHYSICAL ADDRESS: 2142 WEST BROAD STREET

TAX PARCEL: 122C1 J018

CONTOUR INTERVAL: 2' FIELD RUN BY WILLIAMS & ASSOCIATES DATED JULY 8, 2010.

BOUNDARY SURVEY: THIS DRAWING WAS PREPARED USING AN ALTA/ACSM LAND TITLE SURVEY FOR: CHICAGO TITLE INSURANCE COMPANY & STANMORE DEVELOPMENT, LLC. DATED JULY 8, 2010, BY WILLIAMS & ASSOCIATES.

EXISTING ZONING: C-G

TOTAL PROJECT ACREAGE: 4.425 AC

FLOOD PLAIN: NO PORTION OF THIS PROPERTY LIES WITHIN THE FLOOD PLAIN ACCORDING TO FIRM COMMUNITY PANEL NUMBER 13059C0024D & 13059C0025D DATED APRIL 2, 2007.

THERE ARE NO STATE WATERS ONSITE OR WITHIN 200' OF THE SITE.

THERE ARE NO WETLANDS DELINEATED ON SITE.

THIS PROPERTY DOES NOT CONTAIN ENVIRONMENTAL AREAS NOTED ON THE ATHENS-CLARKE COUNTY ENVIRONMENTAL MAP DATED 11/3/04.

WATER SUPPLY: ACC PUBLIC UTILITIES
SEWAGE DISPOSAL: ACC PUBLIC UTILITIES
SOLID WASTE: BY PRIVATE HAULER
UTILITIES: POWER, GAS, WATER, SEWER, TELEPHONE, CABLE TV

SHADED AREA REPRESENTS EXISTING BUILDINS TO BE REMOVED.

SHADED AREA REPRESENTS EXISTING ASPHALT PARKING LOT OR AREAS OF CONCRETE TO BE REMOVED.

SHADED AREA REPRESENTS EXISTING GRAVEL AREAS TO BE REMOVED.

SHADED AREA REPRESENTS ASPHALT PARKING LOT AND A PORTION OF THE EXISTING BUILDING TO BE REMOVED USING HAND TOOLS AND LIGHT EQUIPMENT ONLY TO PROTECT THE CRITICAL ROOT ZONES OF THE EXISTING ONSITE TREES.

N

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

✓ REVIEW SET ☐ BID SET ☐ CONSTRUCTION SET

Williams &Associates
ENGINEERING • SURVEYING
LANDSCAPE ARCHITECTURE
2470 Daniells Bridge Road, Suite 161
Athens, Georgia 30606
P. 706.310.0400
F. 706.310.0411
www.gaplanning.com

ATHENS MEDICAL COMPLEX

ATHENS-CLARKE COUNTY, GEORGIA

4.425 ACRES - WEST BROAD STREET

DATE: 03/01/2011

REVISIONS

DATE	COMMENT
03/01/11	Per generator pad and enclosure addition and planning comments.
04/29/11	Per field change to bioretention pond.
05/12/11	Per ACCPW comments on field change to bioretention pond.
07/12/11	Per Building 200 footprint and grading modifications.
07/18/11	Per ACCPD TMP comments and ACCPU plans review comments.
07/21/11	Per ACCPD TMP comments.

GEORGIA REGISTERED No. 1156 PROFESSIONAL LANDSCAPE ARCHITECT JOHN M. WILLIAMS

ALL DRAWINGS SHALL REMAIN THE PROPERTY OF WILLIAMS & ASSOCIATES. THESE INSTRUMENTS OF SERVICE ARE TO BE USED SOLELY FOR THIS SPECIFIC PROJECT. WILLIAMS & ASSOCIATES SHALL RETAIN ALL LEGAL RIGHTS TO THE USE OF THE INSTRUMENTS OF SERVICE AND SHALL RETAIN FULL PROTECTION UNDER UNITED STATES COPYRIGHT LAW.

10047

DEMOLITION PLAN

02

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