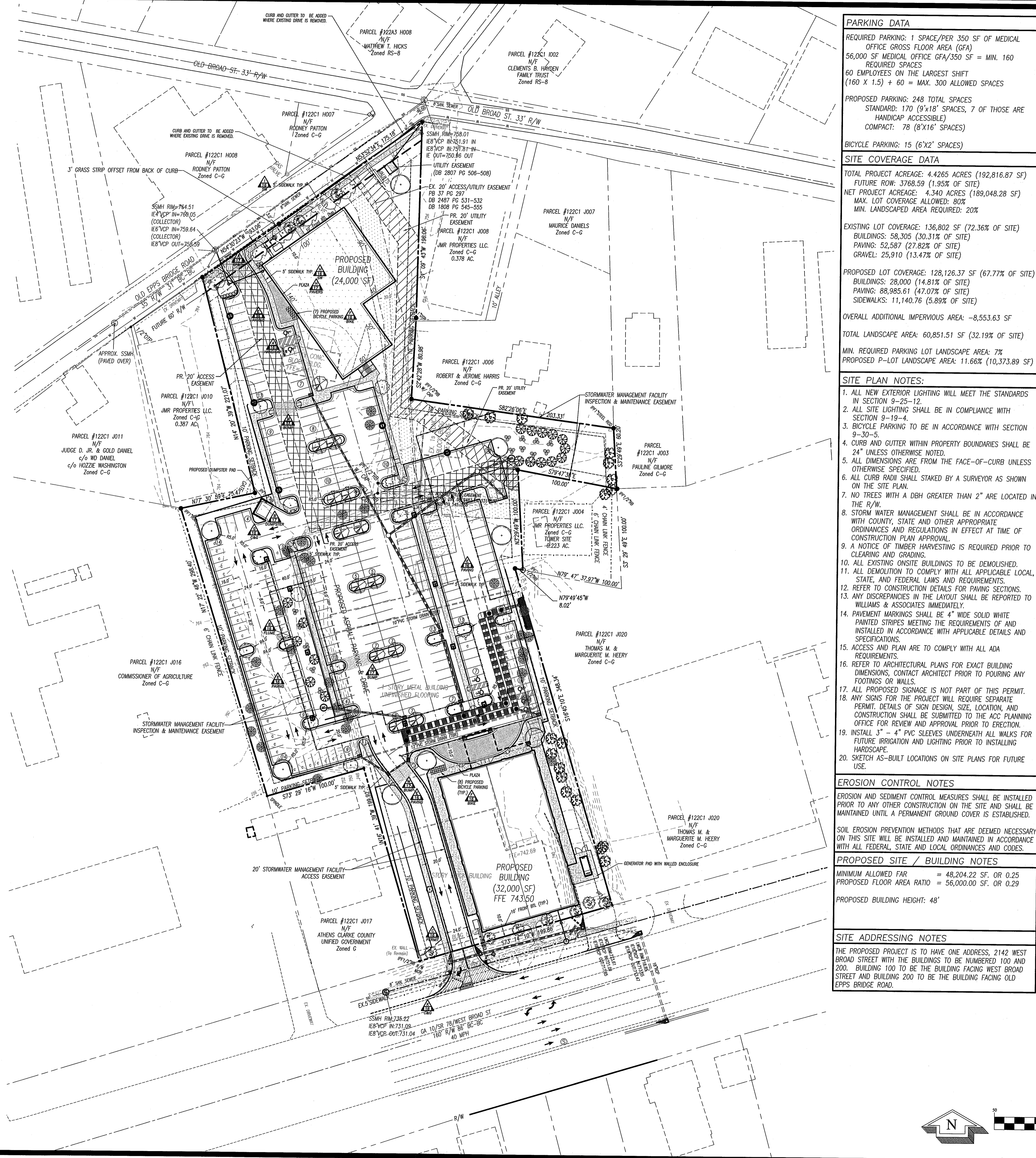


**BEFORE YOU DIG UTILITIES PROTECTION CENTER**  
**CALL 811**  
 KNOW WHATS BELOW  
 CALL BEFORE YOU DIG  
 THREE WORKING DAYS BEFORE YOU DIG

- 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
  - PSSL = PARKING SETBACK LINE
  - SM = SANITARY SEWER MANHOLE
  - UP = UTILITY POLE
  - PC = PROPERTY CORNER
  - PCF = PROPERTY CORNER FOUND
  - PF = FINISHED FLOOR ELEVATION
  - FH = FIRE HYDRANT
  - IPF = IRON PIN FOUND
  - IFS = 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
  - P/TP = 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
  - SI = GRATE INLET
  - CMF = CONCRETE MONUMENT FOUND
  - DE = DRAINAGE EASEMENT
  - DIP = DUCTILE IRON PIPE
  - FFE = FINISHED FLOOR ELEVATION
  - FO = FIBER OPTIC
  - OTIP = OPEN TOP PIPE
  - UG = UNDERGROUND UTILITY
  - OH = OVERHEAD UTILITY

- PLANT LEGEND**
- WILLOW OAK
  - SWEETBAY MAGNOLIA
  - FLOWERING DOGWOOD
  - GINKGO
  - RIVER BIRCH
  - INDIAN HAWTHORNE
  - BOTTLEBRUSH BUCKEYE
  - LACEBARK ELM
  - FASCIATE EUROPEAN HORNBEAM
  - EXISTING TREE TO BE REMOVED
  - EXISTING TREE TO REMAIN



**PARKING DATA**

REQUIRED PARKING: 1 SPACE/PER 350 SF OF MEDICAL OFFICE GROSS FLOOR AREA (GFA)  
 56,000 SF MEDICAL OFFICE GFA/350 SF = MIN. 160 REQUIRED SPACES  
 60 EMPLOYEES ON THE LARGEST SHIFT  
 (160 X 1.5) + 60 = MAX. 300 ALLOWED SPACES

PROPOSED PARKING: 248 TOTAL SPACES  
 STANDARD: 170 (9'x18' SPACES, 7 OF THOSE ARE HANDICAP ACCESSIBLE)  
 COMPACT: 78 (8'x16' SPACES)

BICYCLE PARKING: 15 (6'x2' SPACES)

**SITE COVERAGE DATA**

TOTAL PROJECT ACREAGE: 4.4265 ACRES (192,816.87 SF)  
 FUTURE ROW: 3768.59 (1.95% OF SITE)  
 NET PROJECT ACREAGE: 4.340 ACRES (189,048.28 SF)  
 MAX. LOT COVERAGE ALLOWED: 80%  
 MIN. LANDSCAPED AREA REQUIRED: 20%

EXISTING LOT COVERAGE: 136,802 SF (72.36% OF SITE)  
 BUILDINGS: 58,305 (30.31% OF SITE)  
 PAVING: 52,587 (27.82% OF SITE)  
 GRAVEL: 25,910 (13.47% OF SITE)

PROPOSED LOT COVERAGE: 128,126.37 SF (67.77% OF SITE)  
 BUILDINGS: 28,000 (14.81% OF SITE)  
 PAVING: 88,985.61 (47.07% OF SITE)  
 SIDEWALKS: 11,140.76 (5.89% OF SITE)

OVERALL ADDITIONAL IMPERVIOUS AREA: -8,553.63 SF

TOTAL LANDSCAPE AREA: 60,851.51 SF (32.19% OF SITE)

MIN. REQUIRED PARKING LOT LANDSCAPE AREA: 7%  
 PROPOSED P-LANDSCAPE AREA: 11.66% (10,373.89 SF)

**SITE PLAN NOTES:**

- ALL NEW EXTERIOR LIGHTING WILL MEET THE STANDARDS IN SECTION 9-25-12.
- ALL SITE LIGHTING SHALL BE IN COMPLIANCE WITH SECTION 9-19-4.
- BICYCLE PARKING TO BE IN ACCORDANCE WITH SECTION 9-30-5.
- CURB AND GUTTER WITHIN PROPERTY BOUNDARIES SHALL BE 24" UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS ARE FROM THE FACE-OF-CURB UNLESS OTHERWISE SPECIFIED.
- ALL CURB RADI SHALL STAKED BY A SURVEYOR AS SHOWN ON THE SITE PLAN.
- NO TREES WITH A DBH GREATER THAN 2" ARE LOCATED IN THE R/W.
- STORM WATER MANAGEMENT SHALL BE IN ACCORDANCE WITH COUNTY, STATE AND OTHER APPROPRIATE ORDINANCES AND REGULATIONS IN EFFECT AT TIME OF CONSTRUCTION PLAN APPROVAL.
- A NOTICE OF TIMBER HARVESTING IS REQUIRED PRIOR TO CLEARING AND GRADING.
- ALL EXISTING ON-SITE BUILDINGS TO BE DEMOLISHED.
- ALL DEMOLITION TO COMPLY WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL LAWS AND REQUIREMENTS.
- REFER TO CONSTRUCTION DETAILS FOR PAVING SECTIONS.
- ANY DISCREPANCIES IN THE LAYOUT SHALL BE REPORTED TO WILLIAMS & ASSOCIATES IMMEDIATELY.
- PAVEMENT MARKINGS SHALL BE 4" WIDE SOLID WHITE PAINTED STRIPES MEETING THE REQUIREMENTS OF AND INSTALLED IN ACCORDANCE WITH APPLICABLE DETAILS AND SPECIFICATIONS.
- ACCESS AND PLAN ARE TO COMPLY WITH ALL ADA REQUIREMENTS.
- REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS, CONTACT ARCHITECT PRIOR TO POURING ANY FOOTINGS OR WALLS.
- ALL PROPOSED SIGNAGE IS NOT PART OF THIS PERMIT.
- ANY SIGNS FOR THE PROJECT WILL REQUIRE SEPARATE PERMIT. DETAILS OF SIGN DESIGN, SIZE, LOCATION, AND CONSTRUCTION SHALL BE SUBMITTED TO THE ACC PLANNING OFFICE FOR REVIEW AND APPROVAL PRIOR TO ERECTION.
- INSTALL 3" - 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.

**EROSION CONTROL NOTES**

EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY OTHER CONSTRUCTION ON THE SITE AND SHALL BE MAINTAINED UNTIL A PERMANENT GROUND COVER IS ESTABLISHED.

SOIL EROSION PREVENTION METHODS THAT ARE DEEMED NECESSARY ON THIS SITE WILL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL ORDINANCES AND CODES.

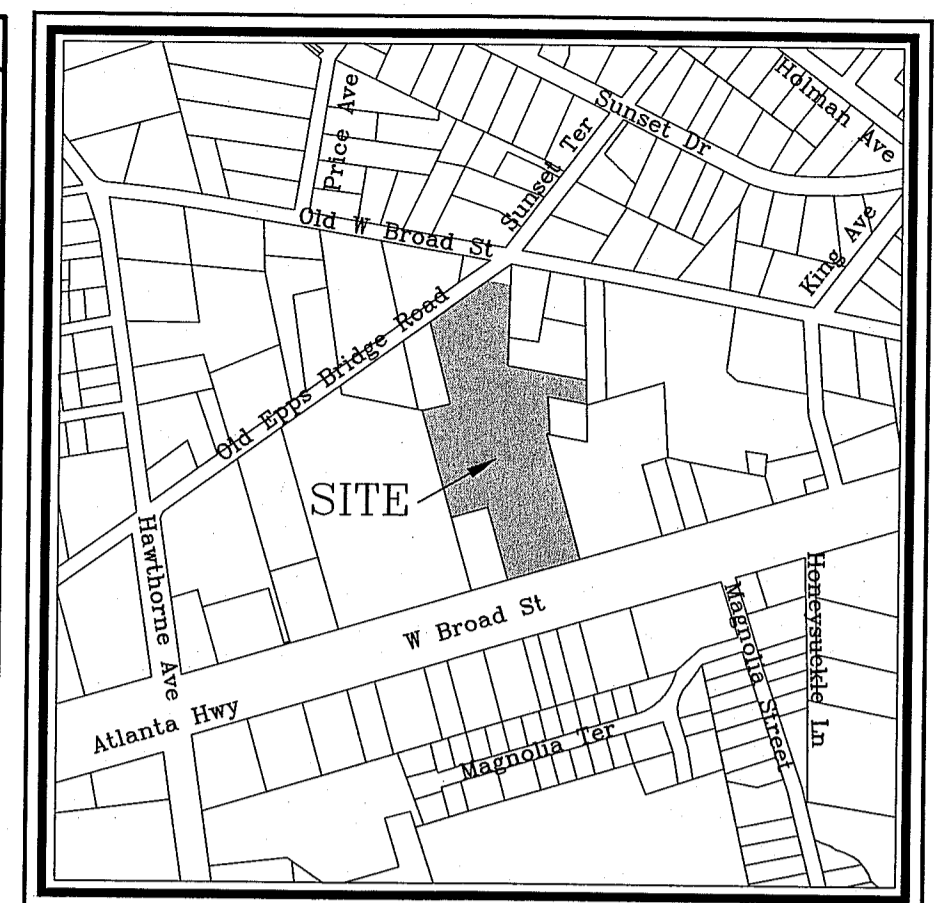
**PROPOSED SITE / BUILDING NOTES**

MINIMUM ALLOWED FAR = 48,204.22 SF. OR 0.25  
 PROPOSED FLOOR AREA RATIO = 56,000.00 SF. OR 0.29

PROPOSED BUILDING HEIGHT: 48'

**SITE ADDRESSING NOTES**

THE PROPOSED PROJECT IS TO HAVE ONE ADDRESS, 2142 WEST BROAD STREET WITH THE BUILDINGS TO BE NUMBERED 100 AND 200. BUILDING 100 TO BE THE BUILDING FACING WEST BROAD STREET AND BUILDING 200 TO BE THE BUILDING FACING OLD EPPS BRIDGE ROAD.



**VICINITY MAP**  
 SCALE: 1" = 500'

**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 DANIELS 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  
 EXISTING USE: VACANT WAREHOUSES  
 PROPOSED USE: MEDICAL OFFICE  
 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 ON-SITE 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 CONTRACT  
 UTILITIES: POWER, GAS, WATER, SEWER, TELEPHONE, CABLE TV  
 SITE DRAINAGE: CONCRETE CURB AND GUTTER AND COUNTY APPROVED PIPE WILL BE EMPLOYED TO COLLECT AND DIVERT SURFACE WATER TO THE PROPOSED STORM WATER MANAGEMENT FACILITY.

**CG ZONING REGULATIONS**

MIN. LOT AREA: 2,500 SF  
 MIN. LOT WIDTH: 50'  
 MIN. LOT DEPTH: 50'  
 MIN. FRONT YARD: NONE  
 MAX BUILDING SETBACK: 10'  
 (LOCATED ON A LEVEL II CORRIDOR)  
 MIN. SIDE YARD: NONE  
 MIN. SIDE YARD ADJ. TO STREET: NONE  
 MIN. YARD WHEN ABUTTING RESIDENTIAL ZONE: 10'  
 MAX FAR: 1.5  
 MIN FAR: 0.25 (LOCATED ON A LEVEL II CORRIDOR)  
 MAX. LOT COVERAGE: 80%  
 MIN. LANDSCAPED AREA: 20%  
 MAX BLDG HEIGHT: 65'

**LOT ACCESS NOTE**

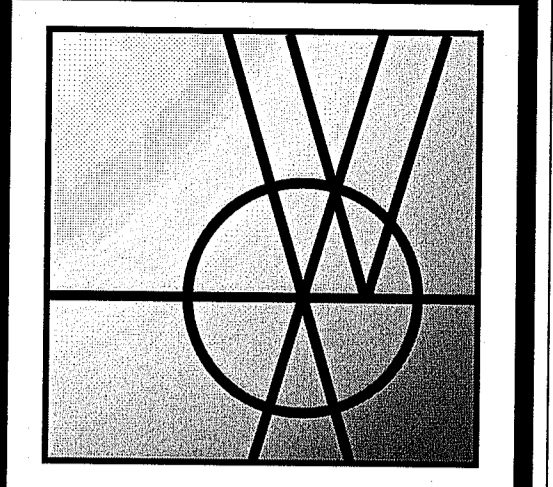
ACCESS TO PARCEL #122C1 J004 WILL BE COORDINATED BETWEEN JMR PROPERTIES, LLC. AND STANMORE DEVELOPMENT DURING THE CONSTRUCTION PHASE OF THE PROJECT.

**EXISTING UTILITIES NOTE**

THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO DIGGING. EXISTING UTILITIES SHOWN ON PLAN ARE APPROXIMATE. ANY DAMAGE TO SUCH UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.

ALL EXISTING UTILITIES INCLUDING WATER, POWER, GAS, AND POWER POLES TO BE REMOVED FROM WITHIN SITE.

**GRAPHIC SCALE**  
 (IN FEET)  
 1 inch = 50 ft



**Williams & Associates**  
 ENGINEERING • SURVEYING  
 LANDSCAPE ARCHITECTURE  
 2470 Daniels Bridge Road, Suite 161  
 Athens, Georgia 30606  
 P. 706.310.0400  
 F. 706.310.0411

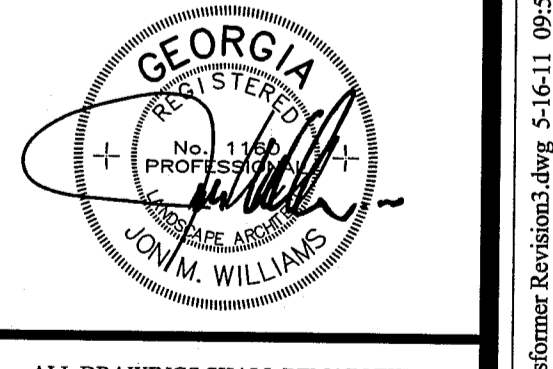
www.gapanning.com

**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 planting comments.
04/29/11	Per field change to bioretention pond.
05/12/11	Per ACCPW comments on field change to bioretention pond.



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

SITE PLAN

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