

**BEFORE YOU DIG UTILITIES PROTECTION CENTER**

CALL 811  
KNOW WHATS BELOW  
CALL BEFORE YOU DIG  
THREE WORKING DAYS BEFORE YOU DIG

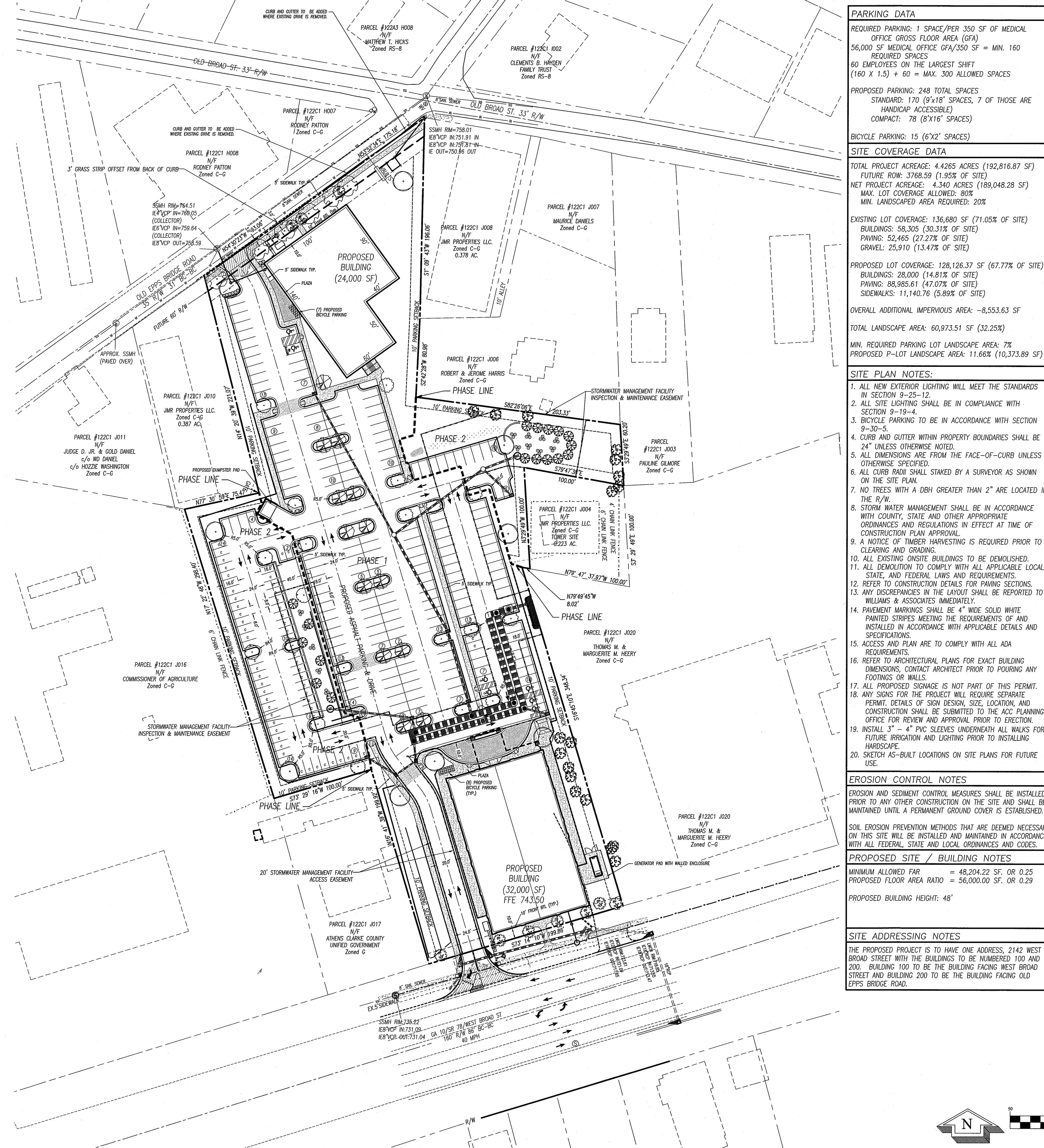
- LEGEND**
- TBR = TO BE REMOVED
  - TBF = TO BE FILLED
  - ZDL = ZONING DEMARCATION LINE
  - TYP = TYPICAL
  - EX = EXISTING
  - PR = PROPOSED
  - U.C. = UTILITY EASEMENT
  - BSL = BUILDING SETBACK LINE
  - PSL = PARKING SETBACK LINE
  - SMH = SANITARY SEWER MANHOLE
  - UP = UTILITY POLE
  - PC = PROPERTY CORNER
  - PCF = PROPERTY CORNER FOUND
  - PCP = 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
  - OTF = OPEN TOP PIPE
  - = UNDERGROUND UTILITY
  - - - = OVERHEAD UTILITY

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

**PHASED PARKING DATA**

**PHASE 1:**  
REQUIRED PARKING: 1 SPACE/PER 350 SF OF MEDICAL OFFICE GROSS FLOOR AREA (GFA)  
32,000 SF MEDICAL OFFICE GFA/350 SF = MIN. 92 REQUIRED SPACES  
40 EMPLOYEES ON THE LARGEST SHIFT (92 X 1.5) + 40 = MAX. 178 ALLOWED SPACES  
PROPOSED PARKING: 174 TOTAL SPACES  
STANDARD: 172 (9'x18') SPACES, 7 OF THOSE ARE HANDICAP ACCESSIBLE  
COMPACT: 2 (8'x16') SPACES  
BICYCLE PARKING: 15 (6'x2') SPACES

ADDITIONAL PARKING IS NOT ALLOWED IF THE PLAN IS PHASED. PHASING OPTION ONLY INCLUDES BUILDING AND PARKING. ALL PROPOSED STORM WATER STRUCTURES, PIPES AND STORM WATER MANAGEMENT FACILITIES ARE TO BE INSTALLED IN PHASE 1.



**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: 136,680 SF (71.05% OF SITE)  
BUILDINGS: 58,305 (30.31% OF SITE)  
PAVING: 52,465 (27.27% 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: 60,973.51 SF (32.25%)

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 RADIUS 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 HARDCAPE.
  - 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.

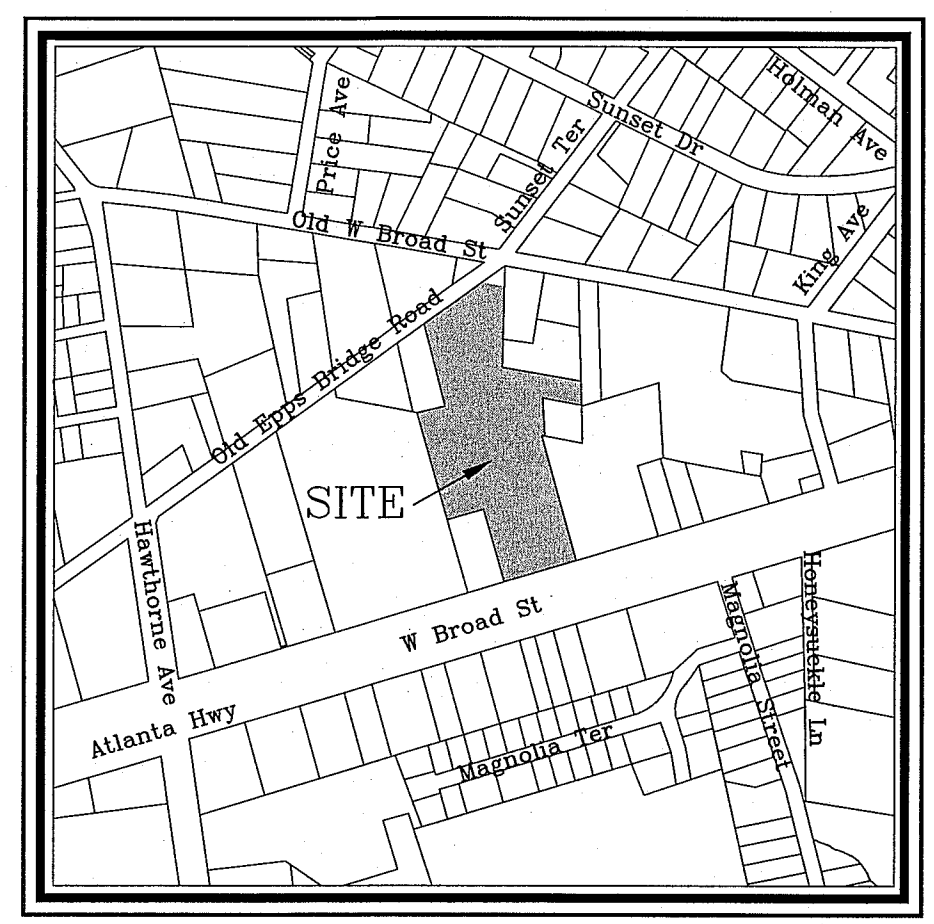
SOIL EROSION PREVENTION METHODS THAT ARE DEEMED NECESSARY ON THIS SITE WILL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL ORDINANCES AND CODES.

**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) 554-0019

**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

**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 13059C00240 & 13059C00250 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 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.

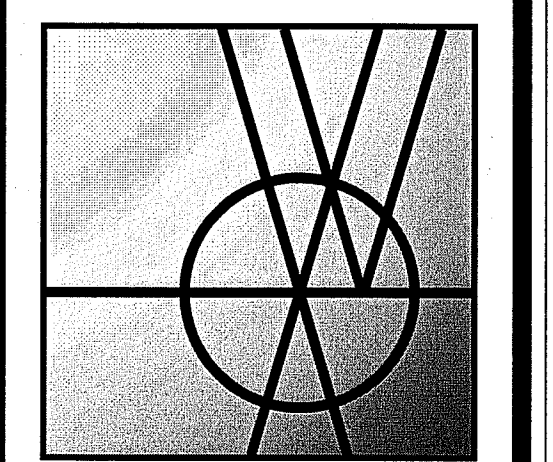
**EXISTING UTILITIES NOTE**

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  
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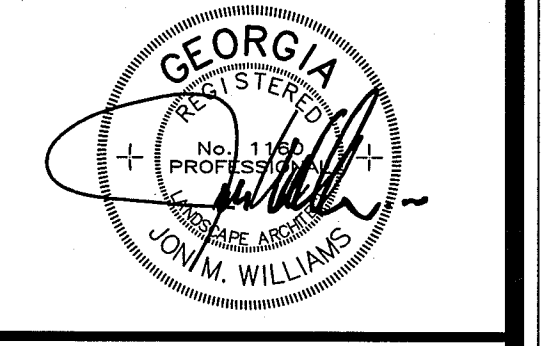
www.gaplaning.com

**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 ACCFW 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  
**OPTIONAL PARKING PHASING PLAN**