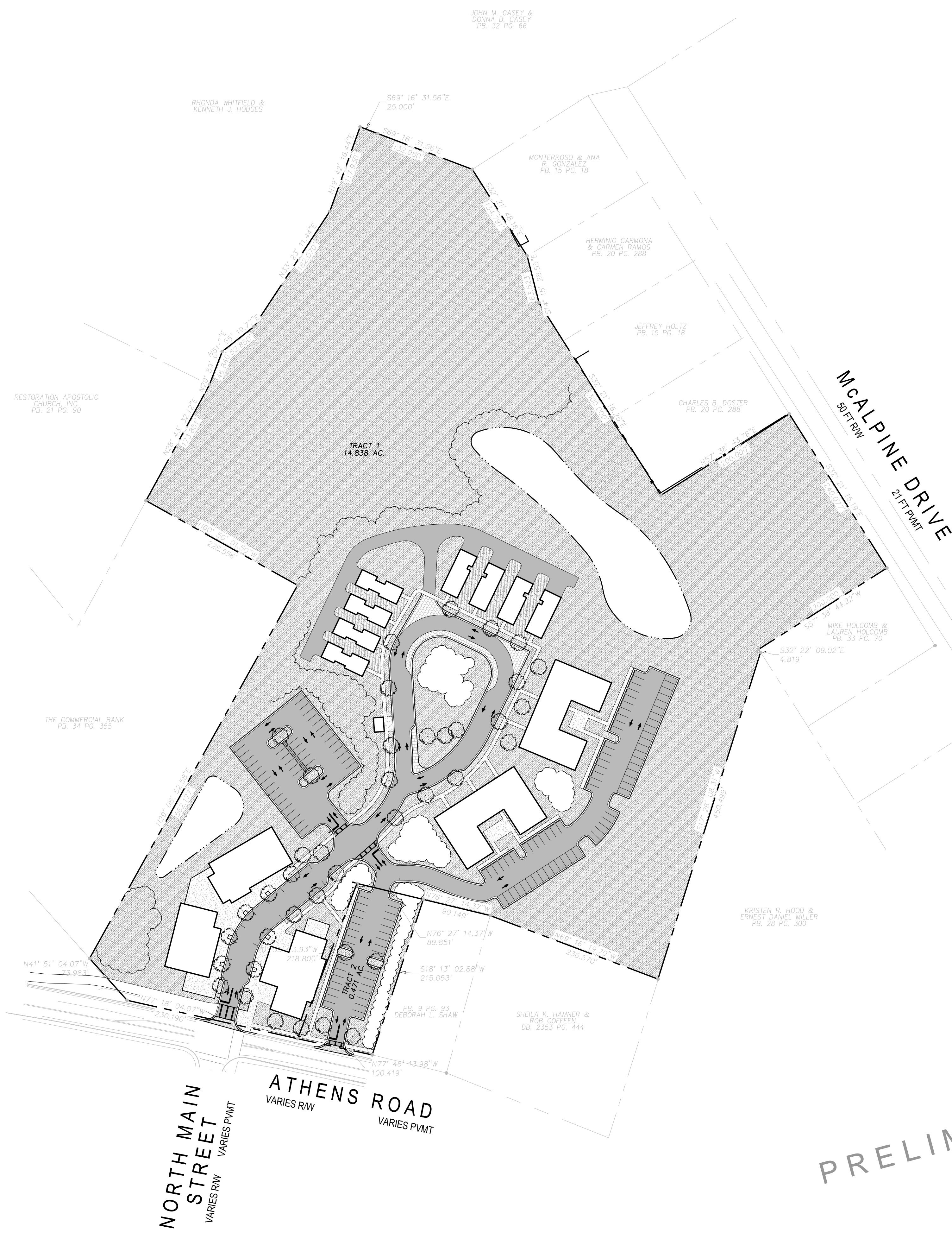


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OWNER

PROJECT INFORMATION	
ADDRESS	272284 ATHENS ROAD
PARCEL NUMBER	283012283M1A001
ACREAGE TO BE DEVELOPED	15.3100
EXISTING ZONING	##
PROPOSED ZONING	#####
EXISTING USE	VACANT/ RESIDENTIAL
PROPOSED USE	MIXED USE
FEMA FLOOD	NO PORTION OF THIS SITE LIES WITHIN A FLOOD PLAIN ACCORDING TO FIRM MAP NUMBERS #####. DATED #####. THERE ARE NO ENVIRONMENTAL AREAS ON OR ADJACENT TO THIS SITE.
SIGNAGE	NO SIGNS ARE PROPOSED AT THIS TIME. A SEPARATE PERMIT WILL BE FILED FOR SIGN.
SURVEY INFO	BOUNDARY AND INFORMATION FOR SITE TAKEN FROM RECORD PLATS AND A SURVEY PREPARED BY BASELINE SURVEYING AND ENGINEERING FOR JAFED YORK DATED 02/15/2021. TOPOGRAPHIC INFORMATION FROM ATHENS GIS.
LIGHTING	THIS PROJECT SHALL MEET ALL ##### ORDINANCES PERTAINING TO SIGNS, SIDEWALKS, STREET LIGHTING, STREET TREES, AND SOLID WASTE COLLECTION. ALL LIGHTING FIXTURES MUST BE FULLY SHIELDED IN ACCORDANCE WITH ##### STANDARDS TO ENSURE DOWNWARD ILLUMINATION ONLY.
STORMWATER	STORMWATER MANAGEMENT SHALL BE IN ACCORDANCE WITH A-CC ORDINANCES AND REGULATIONS.

PARKING		
	REQUIRED	PROVIDED
BUSINESS	7,287 / 300	34
OFFICE	5,137 / 450	12
RESTAURANT	150 OCCUPANTS (4 TOP TABLE = 1 SPACE)	39
ADA SPACES	4 (TO BE INCLUDED IN TOTAL BELOW)	4 (INCLUDED IN TOTAL BELOW)
TOTAL	75	85

OPEN SPACE	
PROVIDED	14.28 AC OR 93%

TREE MANAGEMENT PLAN	
STREET TREES	LARGE CANOPY TREES ARE PROPOSED. STREET TREES WILL BE PROVIDED IN ACCORDANCE WITH A-CC CODE SECTION 8-7-15(K)
PROPOSED CANOPY	XXXX LARGE CANOPY TREES ARE PROPOSED. TOTAL PROPOSED ADDED TREE CANOPY = XXXXX SF
CONSERVED CANOPY	XX AC +/- IS CURRENTLY PROPOSED TO BE CONSERVED WITHIN THE XX ACRES OF OPEN SPACE
TOTAL TREE CANOPY	XX AC (CONSERVED) + XXXXX SF (PROPOSED) = XXXXXXXX SF OR XX% COVERAGE

UTILITY DATA	
WATER SUPPLY	A-CC
SEWERAGE DISPOSAL	A-CC
SOLID WASTE	PRIVATE PROVIDER
PROPOSED UTILITIES	ALL UTILITIES ARE TO BE INSTALLED UNDER GROUND. UTILITIES WILL BE CONTAINED WITHIN DEDICATED EASEMENTS.

GENERAL CONTRACTOR NOTES:

GC 1. THE CONTRACTOR SHALL COORDINATE ALL PRIVATE UTILITY CONNECTIONS TO THE SITE AND BUILDING INCLUDING BUT NOT LIMITED TO POWER, GAS AND FIBER/OPTIC INCLUDING CONDUITS, PANELS, RACKS, METERS AND PADS, AS APPLICABLE. IN LIEU OF FINAL ENGINEERED PRIVATE UTILITY SERVICE LOCATIONS AND SIZING, THE CONTRACTOR SHALL OBTAIN ROUGH ORDER OF MAGNITUDE (ROM) ITEMIZED COST FROM SUB-CONTRACTORS AND PRIVATE SERVICE PROVIDERS TO INCLUDE IN BID CONTRACT. ALL ESTIMATED LOADING AND DEMAND OF PRIVATE UTILITIES SHALL BE PROVIDED BY THE ARCHITECT AND ME/P ENGINEERS AS WELL AS GROUND OR WALL MOUNTED METERS/PANELS LOCATIONS FOR ALL PRIVATE UTILITIES.

GC 2. THE ME/P ENGINEER SHALL PROVIDE ALL SITE ELECTRICAL CIRCUIT LAYOUT AND PLANS INCLUDING LOCATIONS OF INDIVIDUAL METERS, COMMON AREA METER, PHOTO CELL/TIMER DETAILS, ETC.

PAVING LEGEND:

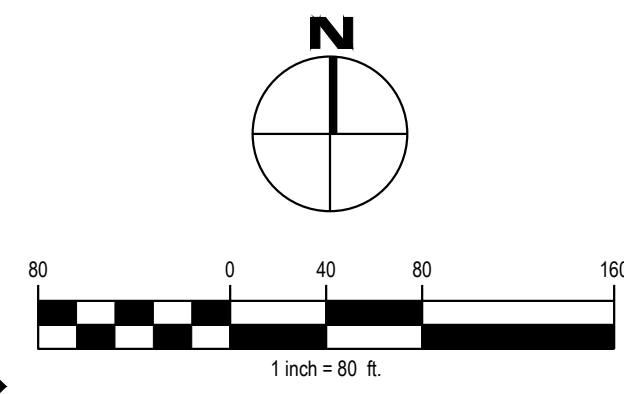
- HD = HEAVY DUTY
- SD = STANDARD DUTY

- HD CONCRETE PAVING
- SD CONCRETE PAVING
- SD ASPHALT PAVING

REFER TO DETAILS FOR SECTION REQUIREMENTS.

- NOTES:**
- ALL STRIPING SHOWN INCLUDING ARROWS, STOPBARS, AND PARKING SPACES REFLECTS STRIPING TO BE DONE BY CONTRACTOR.
 - ALL PAVEMENT MARKINGS SHALL BE INSTALLED PRIOR TO ACCEPTANCE BY THE LIA AND/OR ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
 - THE DEVELOPER SHALL BE RESPONSIBLE FOR THE INITIAL INSTALLATION OF STOP SIGNS.

PRELIMINARY



LAND PLANNING
 CIVIL ENGINEERING
 LANDSCAPE ARCHITECTURE
 LAND SURVEYING

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 WATKINSVILLE, GA 30677
 706.769.9515
 706.769.9595 FAX
 www.smithplanninggroup.com

WINTERVILLE MIXED-USE
 CLERK COUNTY

SEALS:

SHEET TITLE:

OVERALL SITE PLAN

SHEET ISSUE: 3/11/21 PROJECT NO.: XXXX

SHEET NO.

BEFORE YOU DIG UTILITIES PROTECTION CENTER

Know what's below.
Call before you dig.
 3 WORKING DAYS BEFORE YOU DIG