



WILLIAMS & ASSOCIATES

LAND PLANNING
LANDSCAPE ARCHITECTURE
REZONING AND DEVELOPMENT
CONSULTATION
1000 FOUNDERS BLVD
SUITE C
ATHENS, GA 30608
706.310.0400

PROJECT DATA:
PROPERTY OWNER: ATLANTA HOBBY PROPERTIES, LLC
1000 FOUNDERS BLVD, SUITE C
P.O. BOX 200
ATHENS, GA 30608
706-310-0400

AUTHORIZED AGENT:
WILLIAMS & ASSOCIATES
LAND PLANNERS, P.C.
1000 FOUNDERS BLVD, SUITE - C
P.O. BOX 200
ATHENS, GEORGIA 30608

TAX PARCEL # 123 000
PROPERTY ADDRESS: ATLANTA HOBBY
SURVEY: BOUNDARY SURVEY BY BEN MULLERBY & ASSOCIATES
CONVEYOR INSTRUMENT: 2 TOPOGRAPHY FROM ACC INFORMATION
EXISTING ZONING: C-2
FLOOD PLAIN: THIS PROPERTY DOES NOT LIE WITHIN A FLOOD
PLAIN ZONE ACCORDING TO FIRM COMMUNITY PANEL NUMBER
#13040 D23C DATED MAY 4, 1982.
TOTAL PROJECT ACREAGE: 7.95 ACRES
ACREAGE BY POND:
AREA AND PERCENTAGE OF LOT
COVERED BY STRUCTURES: 0.24 ACRES-3.2%
AREA AND PERCENTAGE OF LOT COVERED BY OTHER
IMPERVIOUS STRUCTURES: 1.87 ACRES-23%
TOTAL PAVING SPACES:
160 SPACES ABOVE GROUND
116 SPACES UNDERGROUND
276 TOTAL

- SITE NOTES:**
1. PARKING AND PAVING LOT DIMENSIONS ARE SHOWN TO THE FACE OF CURB UNLESS OTHERWISE NOTED. BUILDING MEASUREMENTS ARE TO OUTSIDE FACE.
 2. ALL PAVEMENT CUTS SHALL STAYED BY A SUPERVISOR AS SHOWN ON THE SITE PLAN.
 3. STORM WATER DRAINAGE IS BY CURB & GUTTER AND FLOW ACROSS PAVED DRIVES TO FLOW INTO PROPOSED UNDERGROUND & ABOVEGROUND DETENTION SYSTEMS.
 4. ALL DEBRIS TO BE DISPOSED OF OFF-SITE IN ACCORDANCE W/ STATE & LOCAL ORDINANCES.
 5. STANDARD PARKING SPACES ARE 8'x14' (UNLESS OTHERWISE NOTED); HANDICAP PARKING DIMENSIONS ARE 12'x20'.
 6. THE SITE IS LOCATED IN THE CITY OF ANNEWILKIE COUNTY GEORGIA & PERMITS/INSTRUMENTS SHALL BE AT THE SOLE RISK OF THE APPLICANT. THE CITY OF ANNEWILKIE COUNTY GEORGIA IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREIN. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF ANNEWILKIE COUNTY GEORGIA.
 7. ANY DISCREPANCIES IN THE LAYOUT SHALL BE REPORTED TO WILLIAMS & ASSOCIATES IMMEDIATELY.
 8. THE SITE IS LOCATED IN THE CITY OF ANNEWILKIE COUNTY GEORGIA & PERMITS/INSTRUMENTS SHALL BE AT THE SOLE RISK OF THE APPLICANT. THE CITY OF ANNEWILKIE COUNTY GEORGIA IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREIN. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF ANNEWILKIE COUNTY GEORGIA.
 9. APPLICABLE DETAILS AND SPECIFICATIONS.
 10. PORTLAND CEMENT CONCRETE USED IN SITE WORK CONSTRUCTION IS TO BE MIXED AND PLACED IN ACCORDANCE WITH A.C.I. STANDARD 318 - LATEST EDITION.
 11. ALL SIGNS TO BE DESIGNED AND INSTALLED BY OTHERS UNDER SEPARATE ENGINEERING PERMIT.
 12. ACCESS AND PLAN TO COMPLY WITH ADA REQUIREMENTS.
 13. ANY SIGN FOR THE PROJECT WILL REQUIRE SEPARATE PERMIT. DETAILS OF SIGN DESIGN, SIZE, LOCATION, AND CONSTRUCTION SHALL BE SUBMITTED TO THE CITY OF ANNEWILKIE PLANNING DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO ERECTION.
 14. SOIL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED IN ACCORDANCE WITH ACC ORDINANCE.
 15. NO CUTTING OR PROPOSED PUBLIC AREAS TO BE WITHIN THE SITE.
 16. ALL LIGHTING MUST BE FLASH RATED PER SEC. 8-12-21.
 17. DUMPSTER AND 6" THICK 3000 PSI CONCRETE WITH FRESHENUP ADJUSTED AND COVERED. SHALL BE MINIMUM OF 8 FT. HIGH WITH CHAIN LINK FENCING IN ACCORDANCE WITH ACC ORDINANCE.
 18. MINIMUM BUILDING HEIGHT FOR THIS SITE IS 8.5 FEET.
 20. STREET TREES SHALL COMPLY WITH SEC. 8-25-8-N.
 21. ALL SIGNS AND SIGNS ARE APPROVED.

REVISION	DATE
REVISED AS PER COUNTY COMMENTS	12/2/2006

**BINDING
SITE PLAN**

R22 6-28 4-10-06

BLDG	TOTAL SF	DRYS	IMPERVIOUS	BY TYPE	UNDERGROUND
BUILDING 1	48,304 SF	0	48,304	0	0
BUILDING 2	68,040 SF	0	68,040	0	0
BUILDING 3	79,160 SF	0	79,160	0	0
TOTAL	195,504 SF	0	195,504	0	0

Atlanta Hwy/ Epps Bridge Pkwy Site
 Atlanta Hwy, Athens, GA
 7.95 ACRE SITE

ENGINEER
 JOHN WILLIAMS
 LICENSE NO. 11111
 PROFESSIONAL SEAL

PROJECT NUMBER
05150-12
 DATE
12/30/05
 SITE PLAN
 SHEET
1