



PROJECT DATA:
 PROPERTY OWNER: ATLANTA HOBBY PROPERTIES, LLC
 1090 FOUNDER'S BLVD, SUITE C
 P.O. BOX 203
 ATHENS, GA 30608
 708-310-0400

AUTHORIZED AGENT:
 WILLIAMS & ASSOCIATES
 LAND PLANNERS, P.C.
 1090 FOUNDER'S BLVD, SUITE - C
 P.O. BOX 203
 ATHENS, GEORGIA 30608

TAX PARCEL # 123 005
 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-3.0%
 AREA AND PERCENTAGE OF LOT COVERED BY OTHER
 IMPERVIOUS STRUCTURES: 1.87 ACRES-23.5%
 TOTAL LANDSCAPE AREA: 1.67 ACRES
 TOTAL PARKING SPACES:
 100 SPACES ABOVE GROUND
 116 SPACES UNDERGROUND
 216 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 & FURNISH WORKMAN SHALL BE 4" W/6" SOLID WHITE PORTLAND CEMENTS MEETING THE REQUIREMENTS OF AND NOTIFIED IN ACCORDANCE WITH APPLICABLE DETAILS AND SPECIFICATIONS.
 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 & FURNISH WORKMAN SHALL BE 4" W/6" SOLID WHITE PORTLAND CEMENTS MEETING THE REQUIREMENTS OF AND NOTIFIED IN ACCORDANCE WITH APPLICABLE DETAILS AND SPECIFICATIONS.
 9. PORTLAND CEMENT CONCRETE USED IN SITE WORK CONSTRUCTION IS TO BE MIXED AND PLACED IN ACCORDANCE WITH A.C.I. STANDARD 318 - LATEST EDITION.
 10. ALL SIGNS TO BE DESIGNED AND INSTALLED BY OTHERS UNDER SEPARATE ENGINEERING PERMIT.
 11. ACCESS AND PLAN TO COMPLY WITH ADA REQUIREMENTS.
 12. 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.
 13. SOIL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED IN ACCORDANCE WITH ACC ORDINANCE.
 14. NO CUTTING OR PROPOSED PUBLIC AREAS TO BE WITHIN THE SITE.
 15. ALL LIGHTING MUST BE FLASH RATED PER SEC. 8-12-21.
 16. DUMPSTER AND 6" 6" THICK 3000 PSI CONCRETE WITH FRESHEN ADJUST. PAD SCREENS SHALL BE INSTALLED AT 8 FT. HIGH WITH CHAIN LINK FENCING IN ACCORDANCE WITH ACC ORDINANCE.
 17. HANDBOOK BUILDING HEIGHT FOR THIS SITE IS 43 FEET.
 18. STREET TREES WILL COMPLY WITH SEC. 8-25-8-1.
 19. ALL SIGNS AND SIGNS ARE APPROVED.

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

BINDING SITE PLAN
 R22 C-28 4-10-06

GEORGIA
 SURVEYORS
 WILLIAMS & ASSOCIATES
 LAND PLANNERS, P.C.

WILLIAMS & ASSOCIATES
 LAND PLANNING
 LANDSCAPE ARCHITECTURE
 REGIONAL AND DEVELOPMENT
 CONSULTATION
 1090 FOUNDER'S BLVD
 SUITE C
 ATHENS, GA
 30608
 708.310.0400

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

PROJECT NUMBER
 05150-12

DATE
 12/30/05

SITE PLAN

SHEET
 1

BLDG	TOTAL SF	DRYS	IMPERVIOUS	BY TOTAL	UNDERGROUND
BUILDING 1	48,304 SF	0	48,304	3.0%	0
BUILDING 2	68,040 SF	0	68,040	23.5%	0
BUILDING 3	79,160 SF	0	79,160	23.5%	0
TOTAL	195,504 SF	0	195,504	50.0%	116