

SITE NOTES:

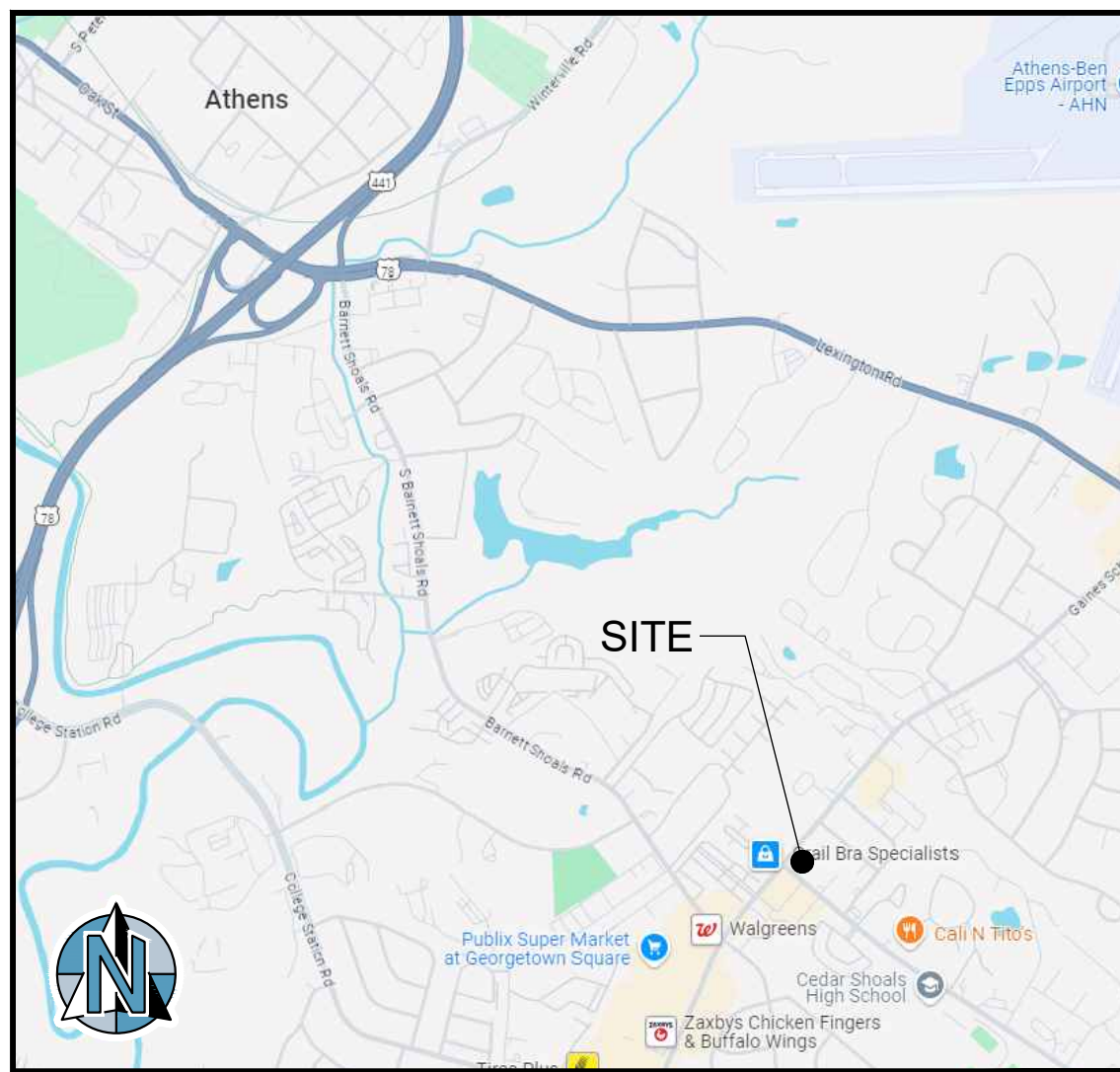
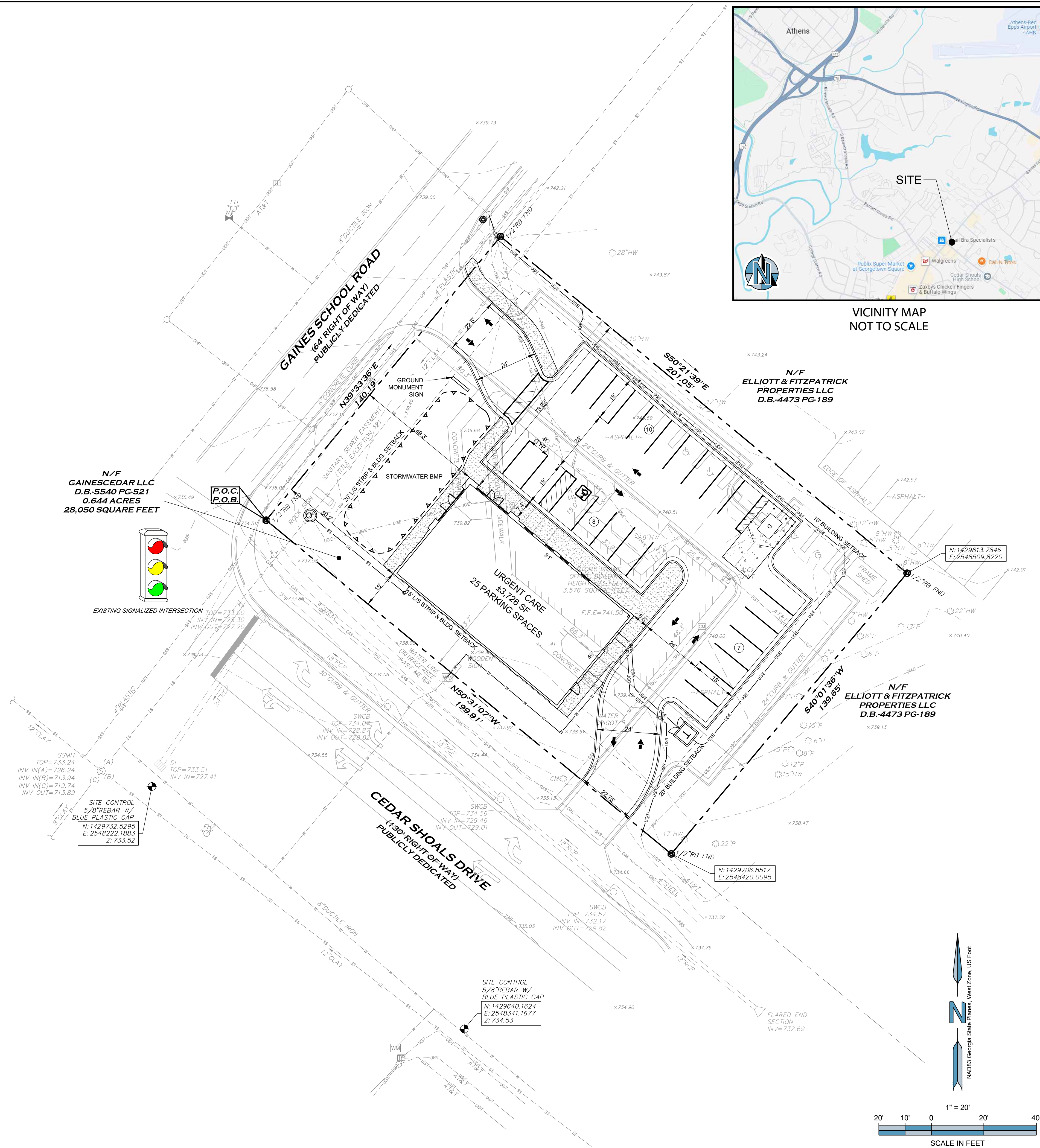
- 1) ALL PROPOSED DIMENSIONS USED TO SHOW THE GEOMETRIC LAYOUT OF THE PROPOSED PARKING LOT ARE SHOWN AT THE FACE OF CURB. ALL PROPOSED DIMENSIONS USED TO SHOW THE GEOMETRIC LAYOUT OF THE PROPOSED BUILDING LOCATION ARE GIVEN AT THE OUTSIDE FACE OF THE BUILDING CORNERS. ALL CURB RADII ARE GIVEN AT THE FACE OF CURB.
- 2) CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES BETWEEN THE EXISTING CONDITIONS IN THE FIELD AND THE SURVEY SHOWN ON THE PLANS BEFORE PROCEEDING WITH ANY NEW CONSTRUCTION.
- 3) CONTRACTOR IS RESPONSIBLE FOR CORRECT HORIZONTAL AND VERTICAL ALIGNMENT OF ALL TIES BETWEEN PROPOSED AND EXISTING PAVEMENTS, CURB AND GUTTER, SIDEWALKS, WALLS, AND UTILITIES.
- 4) SEE ARCHITECTURAL PLANS FOR BUILDING FLOOR PLAN DIMENSIONS, DOOR LOCATIONS, SITE LIGHTING PLAN, AND OTHER ARCHITECTURAL DETAILS.
- 5) ALL BUFFERS, TREE SAVE AREAS, AND UNDISTURBED AREAS SHALL BE CLEARLY IDENTIFIED BY FLAGGING AND/OR FENCING PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE.
- 6) ALL CONSTRUCTION RELATED PERMITS DURING THE CONSTRUCTION PHASE OF THIS PROJECT ARE THE RESPONSIBILITY OF THE OWNER. ALL EROSION, SEDIMENT CONTROL AND TREE PROTECTION MEASURES SHALL BE INSTALLED PRIOR TO ANY GRADING.
- 7) ATHENS, CLARKE COUNTY, GA ACCEPTS NO RESPONSIBILITY FOR THE AMERICANS WITH DISABILITIES ACT (ADA), EXCEPT FOR NOTIFICATION REQUIREMENT. THE OWNER/DEVELOPER IS SOLELY RESPONSIBLE FOR COMPLIANCE FOR SAID ACT.
- 8) CONTRACTOR SHALL COORDINATE WITH THE CITY/COUNTY JURISDICTION, WATER AND SEWER, JURISDICTION, AND DEPARTMENT OF TRANSPORTATION INSPECTORS REGARDING ALL CERTIFICATE OF OCCUPANCY REQUIREMENTS AND COORDINATE WITH THE ENGINEER APPROXIMATELY 8 WEEKS PRIOR TO ANTICIPATED CERTIFICATE OF OCCUPANCY DATE REGARDING ANY ITEMS REQUIRING APPROVAL OR CERTIFICATIONS BY THE ENGINEER.
- 9) CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
- 10) REFER TO ARCHITECTURAL PLANS FOR SITE LIGHTING ELECTRICAL PLAN.
- 11) ALL GENERAL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES, AND FINAL GRADING) BY THE MILESTONE DATE IN PROJECT DOCUMENTS.
- 12) CONTRACTOR SHALL REFER TO ARCHITECTS PLANS & SPECIFICATIONS FOR ENTRY LOCATION OF ALL WATER, SEWER SERVICE, ELECTRICAL, TELEPHONE & GAS SERVICE. CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO AVOID CONFLICTS & ASSURE PROPER DEPTHS ARE ACHIEVED AS WELL AS COORDINATING WITH THE REGULATORY AGENCY AS TO THE LOCATION & TIE-INS/CONNECTIONS TO THEIR FACILITIES.
- 13) THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL AREAS INDICATED TO REMAIN UNDISTURBED OR TO REMAIN AS BUFFERS, ALL PROPERTY CORNERS, & REPLACING ALL PINS ELIMINATED OR DAMAGED DURING CONSTRUCTION.
- 14) CONTRACTOR IS RESPONSIBLE FOR REPAIRS OR DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC., REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.

SITE DATA	
ZONING:	C-0 (COMMERCIAL OFFICE)
OVERLAY DISTRICT:	GSRC (GAINES SCHOOL ROAD CORRIDOR)
FUTURE LAND USE DESIGNATION:	C-0 (MAIN STREET BUSINESS)
PARCEL IDENTIFICATION NUMBER:	241 005V
TOTAL SITE AREA:	0.644 AC.
PROJECT SITE AREA:	0.644 AC.
IMPERVIOUS SURFACE AREA MAXIMUM (%):	0.386 AC. (60.0%)
IMPERVIOUS SURFACE AREA PROPOSED (%):	0.386 AC. (57.1%)
IMPERVIOUS SURFACE AREA EXISTING (%):	0.354 AC. (55.0%)
PERVIOUS SURFACE AREA PROPOSED (%):	0.276 AC. (42.9%)
PERVIOUS / OPEN SPACE AREA REQUIRED (%):	0.258 AC. (40.0%)
LANDSCAPE STRIP -	
FRONT (GAINES SCHOOL RD.):	20 FT
SIDE 1 (CEDAR SHOALS DR.):	15 FT
SIDE 2:	0 FT
REAR:	0 FT
BUILDING SETBACK -	
FRONT (GAINES SCHOOL RD.):	20 FT
SIDE 1 (CEDAR SHOALS DR.):	15 FT
SIDE:	10 FT
REAR:	20 FT
BUILDING FLOOR AREA:	TOTAL GROUND:
	3,726 S.F.
BUILDING HEIGHT:	24'-0"
BUILDING HEIGHT (MAX.):	35'-0"
MAXIMUM SPACES ALLOWED -	
	1 SPACE / 350 SF BUILDING AREA + 50% OVER ALLOTMENT + HIGHEST NUMBER OF EMPLOYEES PER SHIFT
PARKING REQUIRED:	
	1 SPACE / 350 SF BUILDING AREA + 11 SPACES 50% OVER ALLOTMENT = 5 SPACES HIGHEST NUMBER OF EMPLOYEES PER SHIFT = 9 TOTAL ALLOWABLE PARKING = 25
PARKING PROVIDED:	25 SPACES
ACCESSIBLE PARKING REQUIRED:	1 SPACES
ACCESSIBLE PARKING PROVIDED:	1 SPACES

LINE LEGEND	
	PROPERTY LINE
	EXISTING CHAINLINK FENCE
	EXISTING SCREEN FENCE
	EXISTING WOODEN FENCE
	EXISTING GUARDRAIL
	PROPOSED BUILDING WALLS
	PROPOSED CURB AND GUTTER
	PROPOSED TAPERED CURB AND GUTTER
	PROPOSED CHAINLINK FENCE
	PROPOSED SCREEN FENCE
	PROPOSED WOODEN FENCE
	PROPOSED HANDRAIL
	PROPOSED GUARDRAIL
	PROPOSED RETAINING WALL



Know what's below.
Call before you dig.



VICINITY MAP
NOT TO SCALE

ENGINEER:

FORESITE
group

Foresite Group, LLC
3740 Dawing Ct., Suite 100
Peachtree Corners, GA 30092
P | 770.368.1399
F | 770.368.1944
W | www.foresitegroup.net

DEVELOPER:

TW ATHENS-GAINES SCHOOL RD., LLC
2923 CRESCENT AVE.
HOMEWOOD, AL 35209
(205) 223-4890

CONTACT: ANDREW CRONIN

PROJECT:

URGENT CARE FACILITY

995 GAINES SCHOOL ROAD
ATHENS, CLARKE COUNTY, GA 30605
PARCEL #: 241005V

SEAL:



REVISIONS DATE

PROJECT MANAGER: DMS

DRAWING BY: JRH

JURISDICTION: ATHENS, CLARKE COUNTY, GA

DATE: 2025-01-03

SCALE:

TITLE:

SITE PLAN WITH EXISTING
CONDITIONS AND OVERLAY

SHEET NUMBER:

C-3.1

COMMENTS: NOT RELEASED FOR CONSTRUCTION

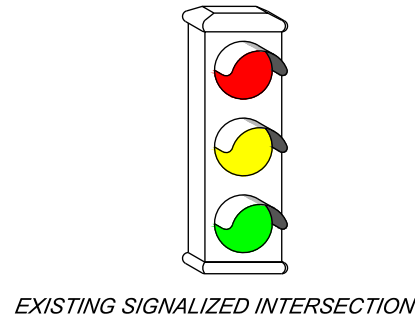
JOB/FILE NUMBER: 1063.018

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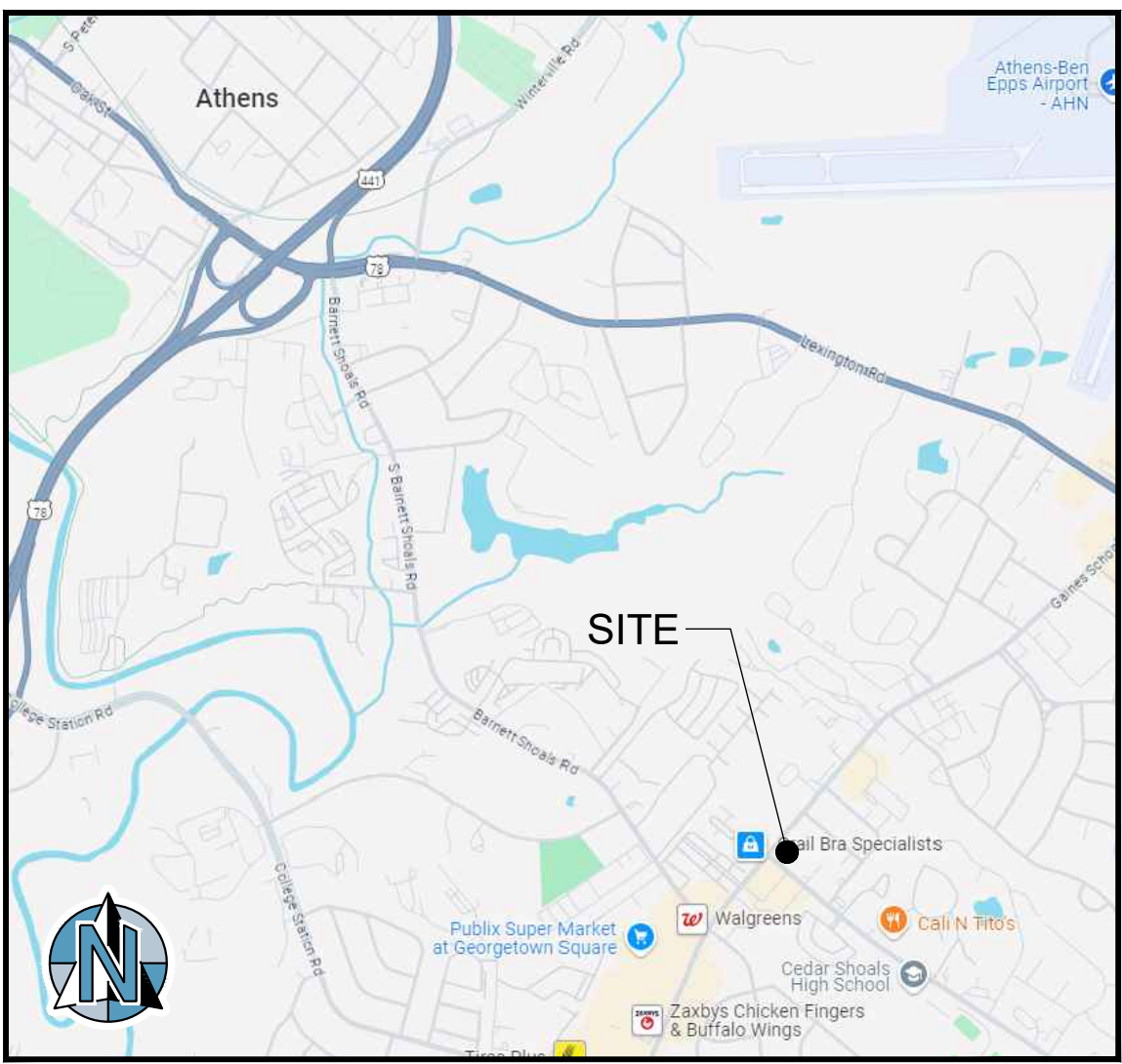
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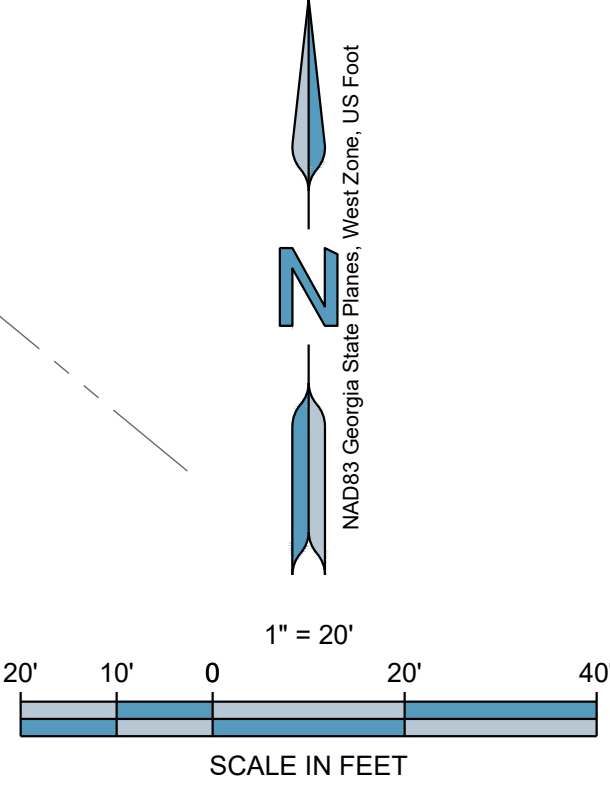
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	PROPOSED GUARDRAIL
	PROPOSED RETAINING WALL



EXISTING SIGNALIZED INTERSECTION



VICINITY MAP
NOT TO SCALE



ENGINEER:
FORESITE
group
Foresite Group, LLC
3740 Dawood Ct.,
Suite 100
Peachtree Corners, GA 30092
P | 770.368.1399
F | 770.368.1944
W | www.foresitegroup.net

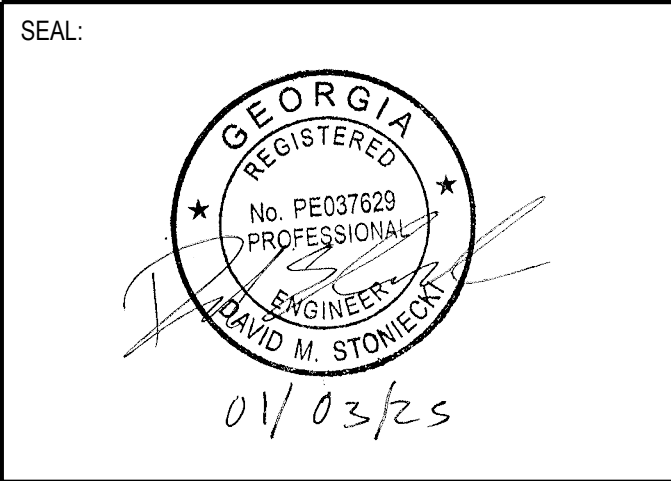
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