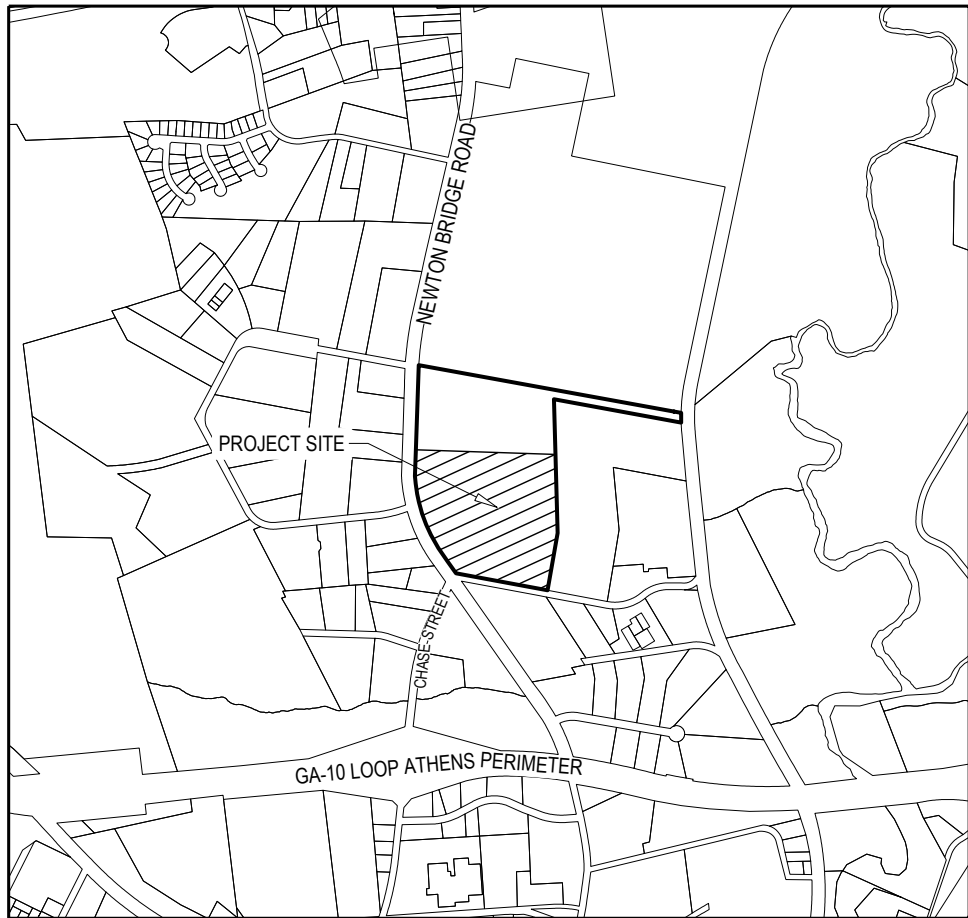


Location: S:\Projects\De Rojas - Ricardo - General Time PD Revision 2024\3449\04-CD\1\01-CAD\01-WORKING\00-COVER Creation date: Wednesday, March 26, 2025 3:46:48 PM
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Vicinity Map
Not to Scale



GENERAL TIME PRELIMINARY PLANNED DEVELOPMENT

ATHENS, GA

Preliminary PD Submittal

Sheet List Table

Sheet No	Description
PD-00	Cover Sheet
PD-10	Existing Conditions
PD-20	Site Plan
PD-30	Grading + Storm + Utility Plan
PD-40	Tree Managment Plan
PD-50	Architectural Elevations
PD-60	Architectural Elevations

Owners
Parcels: 043 008 + 043 008B
Address: 100 Newton Bridge Road Athens, Georgia 30607
Westclox Rocks LLC
2100 Powers Ferry Road, Suite 300
Atlanta, Georgia 30339

Developer
The Ardent Companies
2100 Powers Ferry Road, Suite 350
Atlanta, Georgia 30339
Ricardo De Rojas

**Planner / Engineer /
Landscape Architect**
SPG Planners + Engineers, LLC
1725 Electric Avenue, STE 320
Watkinsville, GA 30677
Contact: Ed Lane, PE
ed@onespg.com
706.769.9515

Seals:



03/27/2025

Project Info: Project No. 24-3449

Project Name: General Time Preliminary PD

Project Location: 100 Newton Bridge Road

Athens, Georgia

Issue: 03/28/25

Revisions:

Firm Info:



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Sheet Title:

Cover Sheet

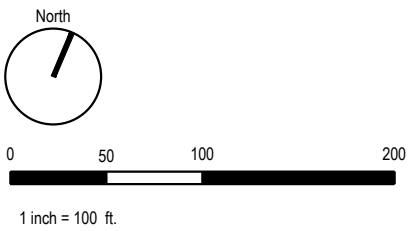


PD-00

Location: S:\1 Projects\De Rosa, Ricardo - General Time PD Revision 2024-3449 04-CD\A01-WORKING\00-EXISTING CONDITIONS & DEMO Creation date: Monday, February 10, 2025 4:56:21 PM
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Parcel Line Table		
Line #	Length	Direction
L1	21.78	S71° 46' 48.11"W
L2	100.02	S67° 36' 19.38"W
L3	11.78	S64° 56' 50.84"E
L4	22.87	N72° 27' 46.43"E
L5	28.91	S24° 26' 15.31"W
L6	19.99	S80° 04' 25.00"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	676.46	1096.09	35.36	N37° 54' 25"W	665.78
C2	66.46	8703.54	0.44	N20° 00' 27"W	66.46



Seals:



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Sheet Title:

Existing Conditions

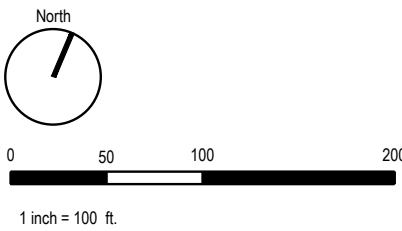
PD-10

Location: SAVI Projects/On Rojas, Ricardo - General Time PD Revision 2024-3449 04-CD-01-01-CAD-01-WORKING-20- SITE Creation date: Wednesday, March 26, 2025 5:44:51 PM
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- PROJECT DATA**
- DEVELOPER: THE ARDENT COMPANIES
 - PROJECT PARCEL: 112 001, 112 002, 112 003, 112 003A, 112 003B, 112003C
 - TOTAL PROJECT ACREAGE: 19.47
 - EXISTING ZONING: EMPLOYMENT OFFICE (E-O) PD
PROPOSED ZONING: EMPLOYMENT OFFICE (E-O) PD
PROPOSED USE:
 - BOUNDARY INFORMATION TAKEN FROM SURVEY BY SPG PLANNERS + ENGINEERS DATED 09/11/2020.
 - TOPOGRAPHIC INFORMATION TAKEN FROM SURVEY BY TRADITIONS SURVEYING LLC DATED 08/21/2019.
 - WATER SUPPLY: ATHENS-CLARKE COUNTY IS AVAILABLE
SEWERAGE: ATHENS-CLARKE COUNTY IS AVAILABLE
SOLID WASTE COLLECTION: ATHENS OR PRIVATE SERVICE PROVIDER
 - PROPOSED UTILITIES: ALL UTILITIES ARE TO BE INSTALLED UNDERGROUND.
 - THIS PROJECT SHALL MEET ALL ATHENS-CLARKE COUNTY ORDINANCES PERTAINING TO SIGNS, SIDEWALKS, STREET LIGHTING, STREET TREES, AND SOLID WASTE COLLECTION. ALL LIGHTING FIXTURES MUST BE FULLY-SHIELDED IN ACCORDANCE WITH ATHENS-CLARKE COUNTY STANDARDS TO ENSURE DOWNWARD ILLUMINATION ONLY.
 - STORMWATER MANAGEMENT SHALL BE IN ACCORDANCE WITH ATHENS-CLARKE COUNTY ORDINANCES AND REGULATIONS.
 - THERE ARE NO ENVIRONMENTAL AREAS ON THIS SITE AS PER ATHENS-CLARKE COUNTY ENVIRONMENTAL AREAS MAP (75' BUFFER ON EXISTING STREAM).
 - SIGNS WILL BE APPLIED FOR UNDER SEPARATE PERMITS.
 - PROVISIONS FOR A RECYCLING PLAN AND SEPARATION OF SOLID WASTE AND RECYCLABLE MATERIALS SHALL BE MADE AS PER A-CC ORDINANCE SECTION 5-2-14 (f).
 - PROPOSED BIKE RACKS SHALL BE FROM THE APPROVED LIST, AS REQUIRED BY SEC. 9-30-5(D)4.

DEVELOPMENT SUMMARY	
FLEX OFFICE	
TRACT: 14.15 ACRES	
FLEX SPACE	155,464 SF
RESIDENTIAL	
TRACT: 5.12 ACRES	
UNITS (22x44)	69
TOTAL RESIDENTIAL UNITS:	69 UNITS (13.7 DUA)
LOT COVERAGE	
MAXIMUM ALLOWED	14.61 AC (75%)
PROPOSED COVERAGE	14.34 AC (73%)
MINIMUM LANDSCAPED AREA	4.87 AC (25%)
PROPOSED COVERAGE	5.14 AC (27%)
PARKING	
FLEX OFFICE REQUIRED	311 SPACES (1 PER 500 SF)
FLEX OFFICE PROVIDED	317 SPACES
RESIDENTIAL REQUIRED	(2/ UNIT) SPACES* (69 UNITS= 138 SPACES)
ON / OFF-STREET PROVIDED	76 SPACES
TOTAL RESIDENTIAL PROVIDED	214 SPACES (3 / UNIT)
TOTAL PARKING SPACES REQUIRED:	449
TOTAL PARKING SPACES PROVIDED:	531
BICYCLE PARKING:	
REQUIRED	29 SPACES (1 PER 20 VEHICLE SPACES)
PROVIDED	29 SPACES



Seals:

Project Info: Project No. 24-3449

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Sheet Title:

Site Plan



Seals:



03/27/2025

Project Info: Project No. 24-3449

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Firm Info:



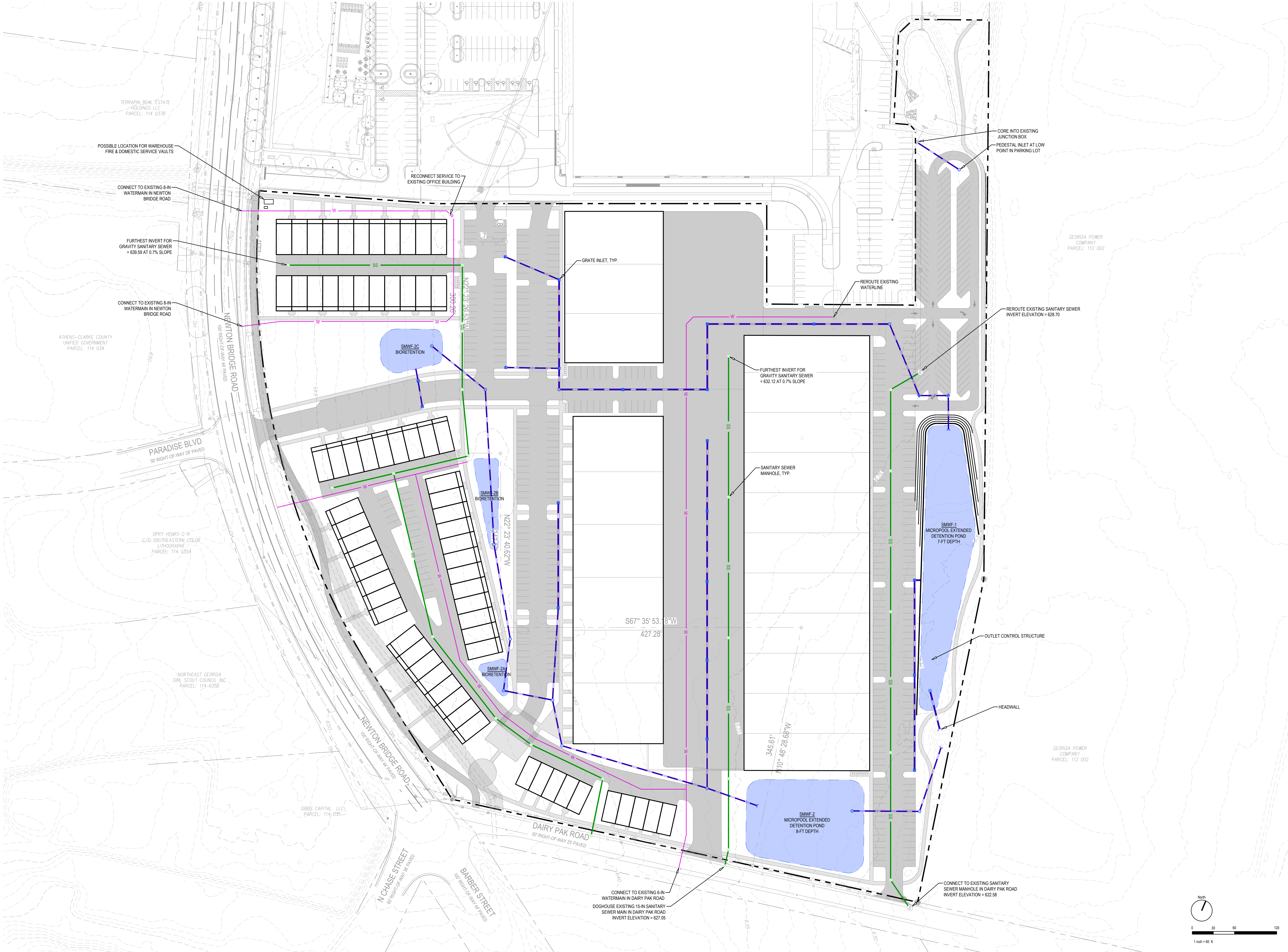
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Sheet Title:

Grading + Storm + Utility Plan



Location: 551 Projects/De Rojas, Ricardo - General Time PD Revision 2024-3449-04-CD-A10-CAD-01-WORKING LANDSCAPE Creation date: Wednesday, March 26, 2025 6:28:32 PM
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NO TREES IN EASEMENTS OR WITHIN 5' OF WATER OR SANITARY SEWER SERVICES.				
MINIMUM DISTANCES IN FEET REQUIRED BETWEEN TREES AND STRUCTURES OR INFRASTRUCTURE BY TREE CANOPY SIZE CATEGORY				
STRUCTURE / INFRASTRUCTURE DESCRIPTION	TREE CANOPY SIZE CATEGORY FROM THE ACC TREE SPECIES LIST			
	LARGE	MEDIUM	SMALL	VERY SMALL
STREET INTERSECTION, MEASURED FROM THE R.O.W. BOUNDARY	35	35	35	35
TRAFFIC SIGNS	20	20	20	20
LIGHT POLES	20	20	15	15
OVERHEAD UTILITIES	30	20	0	0
UNDERGROUND UTILITIES	5	5	5	5
MAILBOXES	5	5	5	5
FH, ELECTRICAL BOXES, WM	5	5	5	5
CURB, SIDEWALK, EOP	2	2	1.5	1.5
BUILDINGS	15	10	5	5
NO STRUCTURES OR TREES TO BE PROPOSED WITHIN EXISTING AND/OR PROPOSED UTILITY EASEMENTS.				

EXISTING TREES					
TREES / FORESTED AREAS	SIZE	QTY	UNIT CANOPY		TOTAL CANOPY
FORESTED AREA				SF	120,336 SF
TOTAL EXISTING CANOPY SF					120,336 SF
TOTAL EXISTING CANOPY %					14.19% OF SITE
EXISTING TREES CONSERVED					
TREES / FORESTED AREAS	SIZE	QTY	UNIT CANOPY		TOTAL CANOPY
TREE SAVE AREA				SF	0 SF
TOTAL EXISTING CANOPY CONSERVED SF					0 SF
TOTAL EXISTING CANOPY CONSERVED %					0.00% OF SITE
TREE CANOPY COVERAGE					
(E-O) PD (19.47 ACRES)	REQUIRED - AC	PROPOSED - AC	REQUIRED - % OF SITE	PROPOSED - % OF SITE	
CONSERVED CANOPY	2.92	0.00	15%	0.00%	
TOTAL CANOPY COVERAGE (PLANTED, REGENERATION, & CONSERVED)	7.79	7.91	40%	40.63%	

PROPOSED TREES: (E-O) PD					
QTY	TYPE	% OF TOTAL	SIZE	UNIT CANOPY	TOTAL CANOPY
140	Large Canopy	43.89%	2"C.al.	SF 1,600	SF 224,000 SF
98	Medium Canopy	30.72%	2"C.al.	SF 900	SF 88,200 SF
81	Small Canopy	25.39%	2"C.al.	SF 400	SF 32,400 SF
319	TOTAL # OF TREES (STREET & PARKING LOT)	100.00%		TOTAL PROPOSED CANOPY	344,600 SF

CONCEPT PLANT SCHEDULE

- SMALL TREE

Minimum open soil surface 100 sqft

81
- MEDIUM TREE

Minimum open soil surface 225 sqft

97
- LARGE TREE

Minimum open soil surface 400 sf

140

STREET TREES	
NEWTON BRIDGE FRONTAGE (FEET)	928
STREET TREES REQUIRED (1 PER 30')	31
STREET TREES CONSERVED:	0
STREET TREES PROPOSED:	31
STREET TREES	
DAIRY PARK RD FRONTAGE (FEET)	678
STREET TREES REQUIRED (1 PER 30')	23
STREET TREES CONSERVED:	0
STREET TREES PROPOSED:	23
PARKING LOT TREES	
# OF PARKING SPACES	488
REQ. PARKING LOT TREES (1 PER 7 SPACES)	67
PARKING LOT TREES CONSERVED:	0
PARKING LOT TREES PROPOSED:	120

Seals:



Project Info: Project No. 24-3449

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Revisions:

Firm Info:



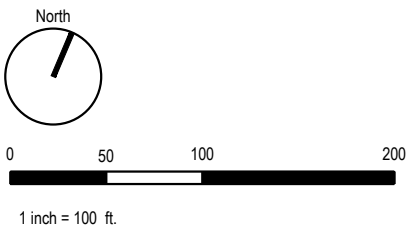
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Sheet Title:

Tree Managment Plan



PD-40



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PROJECT _____

CLIENT _____



ISSUE DATE _____

DRAWN BY/CHECKED BY _____ 03.26.2025

CC/ WB

DRAWING TITLE _____

TOWNHOME
ELEVATIONS

SHEET NUMBER _____

**5901 PEACHTREE DUNWOODY RD.
BUILDING A, SUITE 450
ATLANTA, GEORGIA 30328**

PHILLIPSPART.COM 770-394-1616



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PROJECT _____

CLIENT _____



ISSUE DATE _____ 2444308

03.26.2025

ART/ RWF

FLEX / OFFICE
ELEVATIONS

SHEET NUMBER _____

EX-02

**5901 PEACHTREE DUNWOODY RD.
BUILDING A, SUITE 450
ATLANTA, GEORGIA 30328**

PHILLIPSPART.COM 770-394-1616

