

SITE DATA

OWNER: JOHN F. LaFLAMME
160 VIRGINIA AVE.
ATHENS, GA. 30601
(706) 546-6900

ZONING CLASSIFICATION: MIXED DENSITY RESIDENTIAL (RM-1)
WATER SERVICE: ATHENS-CLARKE COUNTY
SEWERAGE DISPOSAL: ATHENS-CLARKE COUNTY
GROUND COVERAGE: 30%

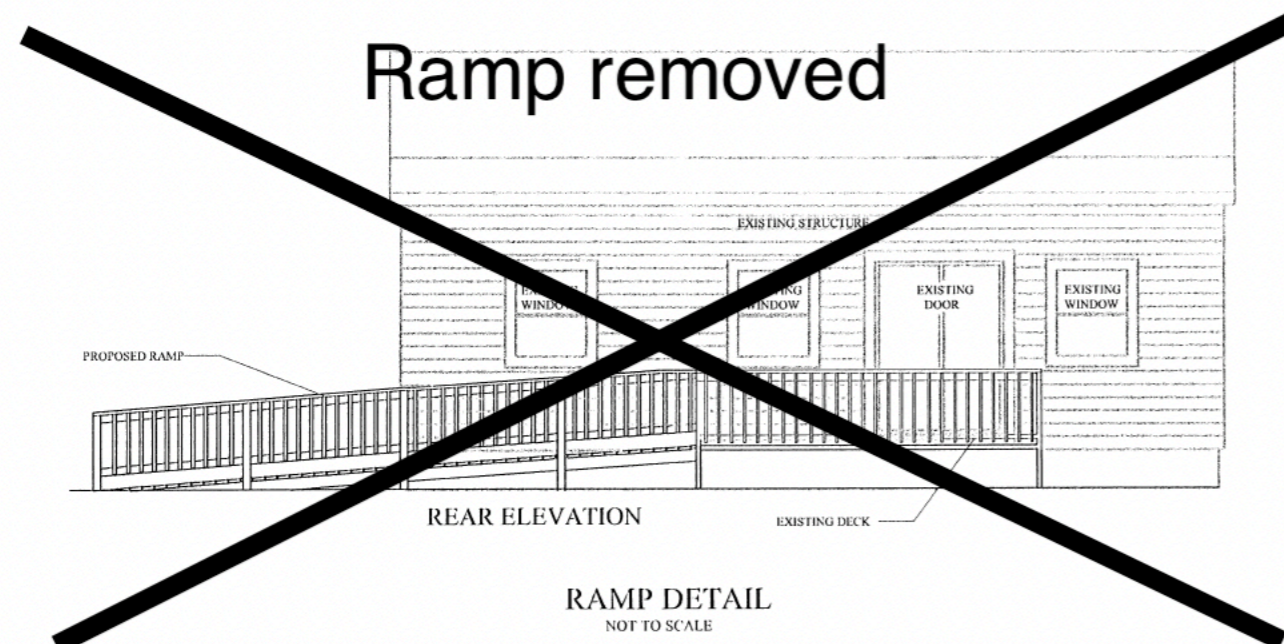
PROPOSED USE: PROFESSIONAL OFFICE

TOTAL AREA CONTAINED IN THE DEVELOPMENT: 0.207 ACRES

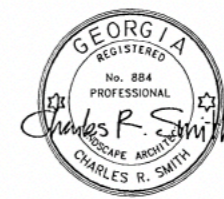
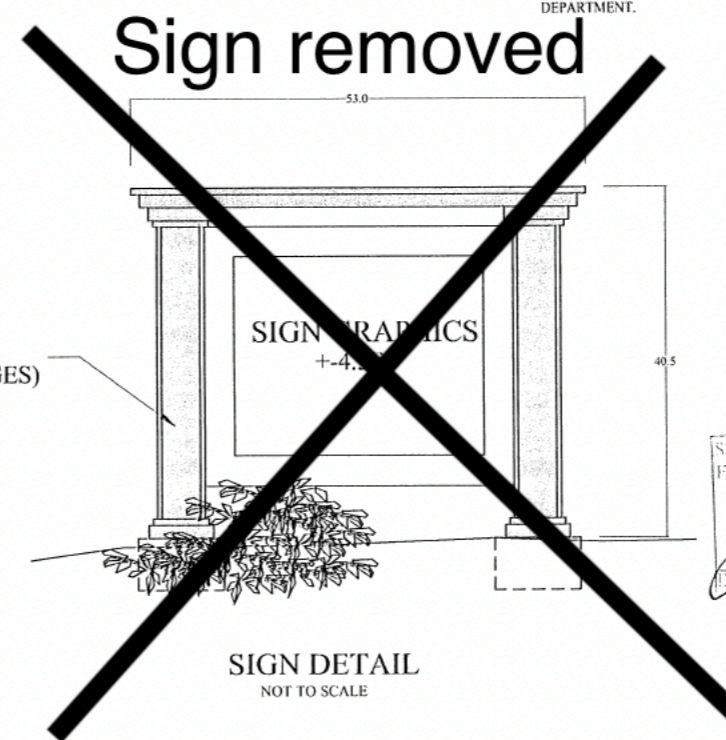
AREA AND PERCENTAGE OF LOT COVERAGE:
STRUCTURES: 832 S.F. (9.2%)
OTHER IMPERVIOUS SURFACES: 1,968 S.F. (21.7%)
TOTAL NO. PARKING SPACES PROVIDED: 2
LANDSCAPING: 4,093 S.F. (45%)
TOTAL AREA COVERED BY TREE CANOPY: 5,500 S.F. (61%)

NOTES

1. PROPOSED IMPROVEMENTS INCLUDE CONSTRUCTION OF HANDICAP ACCESS RAMP, FREE-STANDING SIGN AND IMPROVEMENTS TO DRIVE AND PARKING LOT.
2. THIS PROPERTY IS NOT LOCATED WITHIN A FLOOD-ZONE ACCORDING TO F.E.M.A. FLOOD INSURANCE MAP.
3. BASE AND TOPOGRAPHIC INFORMATION BY BRETT CHANDLER & ASSOC., ATHENS, GA.
4. ALL WORK SHALL COMPLY WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL CODES. ALL NECESSARY LICENSES AND PERMITS SHALL BE OBTAINED BY THE CONTRACTOR UNLESS ALREADY OBTAINED BY THE OWNER.
5. THE CONTRACTOR SHALL COORDINATE LOCATION AND INSTALLATION OF ALL UNDERGROUND UTILITIES AND APPURTENANCES TO MINIMIZE DISTURBING CURBING, PAVING, AND ALL OTHER UTILITIES.
6. THE EXISTING UTILITIES SHOWN ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE DRAWINGS. THE UTILITIES SHOWN ARE THOSE LOCATED BY THE SURVEYOR OF RECORD. THE ENGINEER AND/OR LANDSCAPE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE LOCATION OF THE UTILITIES SHOWN. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
7. DEVIATIONS FROM THESE PLANS AND SPECIFICATIONS WITHOUT PRIOR CONSENT OF THE ENGINEER OR LANDSCAPE ARCHITECT, THE OWNER, AND THE MUNICIPALITY MAY CAUSE FOR THE WORK TO BE UNACCEPTABLE.
8. ALL GRADES SHOWN ARE FINISHED GRADES. CONTRACTOR SHALL VERIFY DIMENSIONS, GRADES, AND EXISTING ELEVATIONS PRIOR TO CONSTRUCTION.
9. ONLY STRIPING OF TOPSOIL IS PROPOSED AS PART OF THIS APPLICATION. CONTRACTOR TO UTILIZE ALL APPLICABLE SOIL EROSION BMP'S NECESSARY TO PREVENT THE MOVEMENT OF SEDIMENT FROM THE SITE.
10. CONCRETE DRIVEWAY APRON & GRAVEL DRIVEWAY TO BE BUILT TO THE STANDARDS OF THE TRANSPORTATION AND PUBLIC WORKS DEPARTMENT.



6" X 6" COLUMN
(CHAMFERED EDGES)

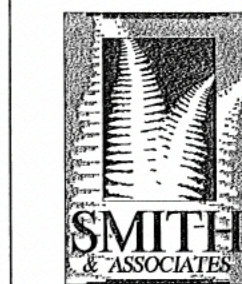


SITE PLAN APPROVED FOR ZONING COMPLIANCE

DATE: 9/10/02

BY: [Signature]

GRAPHICS PERMIT



LANDSCAPE ARCHITECTURE
LAND PLANNING
URBAN DESIGN
ENVIRONMENTAL ANALYSIS
SITE ENGINEERING

1026-B TWELVE OAKS PLACE
WATKINSVILLE, GEORGIA 30677
706-769-9315
706-769-9395 FAX
www.smithlandscapearchitects.com

475
N. CHURCH ST.
ATHENS-CLARKE COUNTY, GA.

Site Plan

OWNER:
JOHN F. LaFLAMME
160 VIRGINIA AVE.
ATHENS, GA.
546-6900

CONTRACTOR:
THOMPSON CONSTRUCTION
170 GRADY AVE.
ATHENS, GA.
(706) 207-7268

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REVISIONS:

AUGUST 29, 2002

SCALE:

1" = 20'

DATE:

AUGUST 5, 2002

SHEET:

1 OF 2

DRAWN BY:

FILE NO:

JOB NO: 1257

APPENDED