

Homewood Village

Athens, GA
Athens-Clarke County

Preliminary Planned Development

05/02/25



Seals:



Project Info:

Homewood Village
Athens-Clarke County

Sheet Issue: 05/02/25 Project No. 25-3522

Firm Info:



SPG Planners + Engineers

1725 Electric Avenue, STE 320
Watkinsville, GA 30677

706.769.9515
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Sheet Title:

Cover Sheet

PD-0



Seals:



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Homewood Village
Athens-Clarke County

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Firm Info:



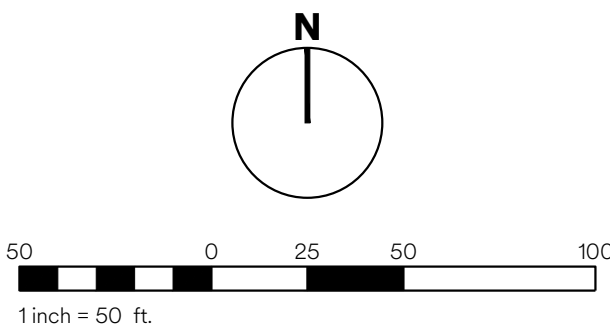
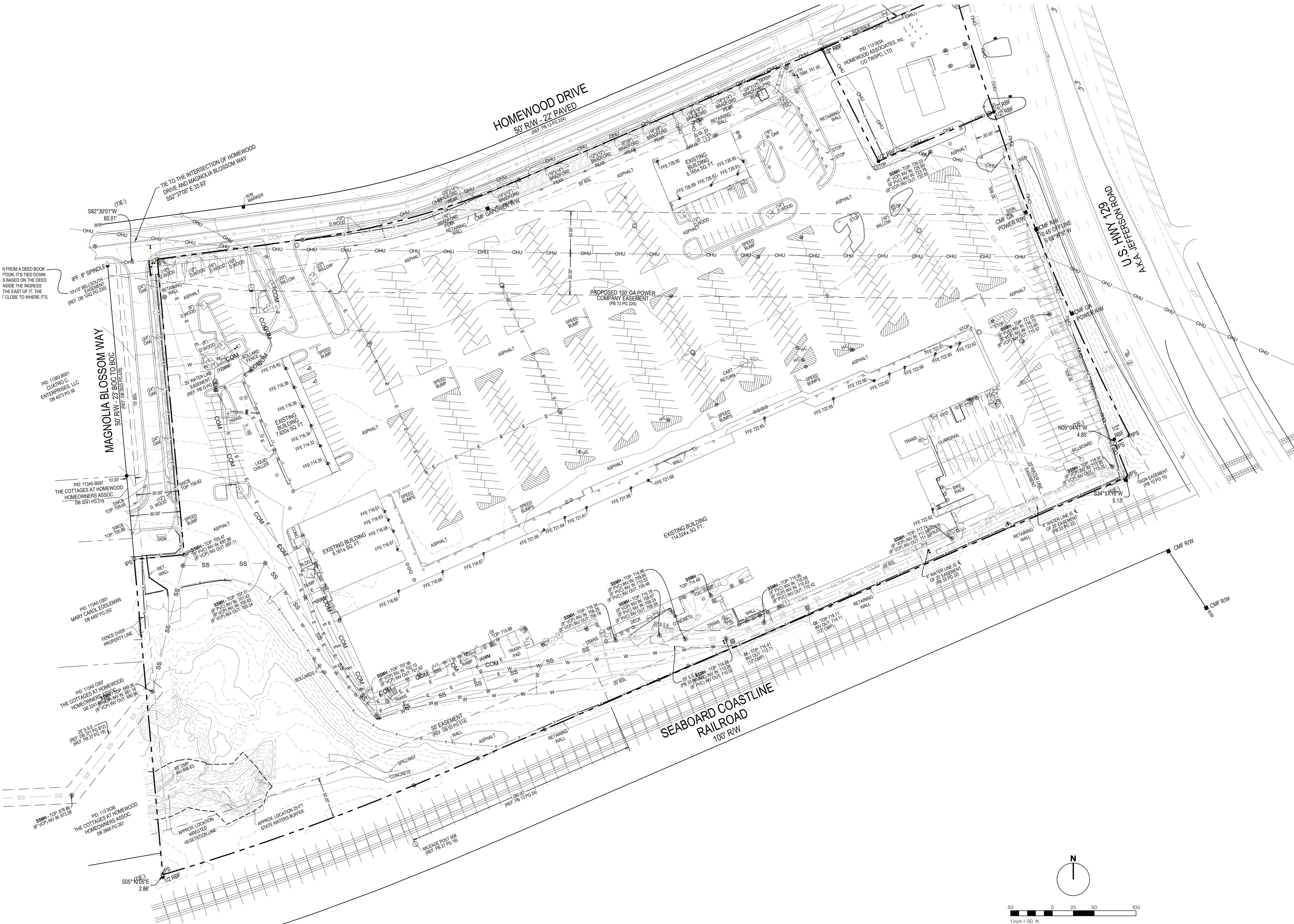
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Sheet Title:

Preliminary PD Existing
Conditions



PD-1



Seals:



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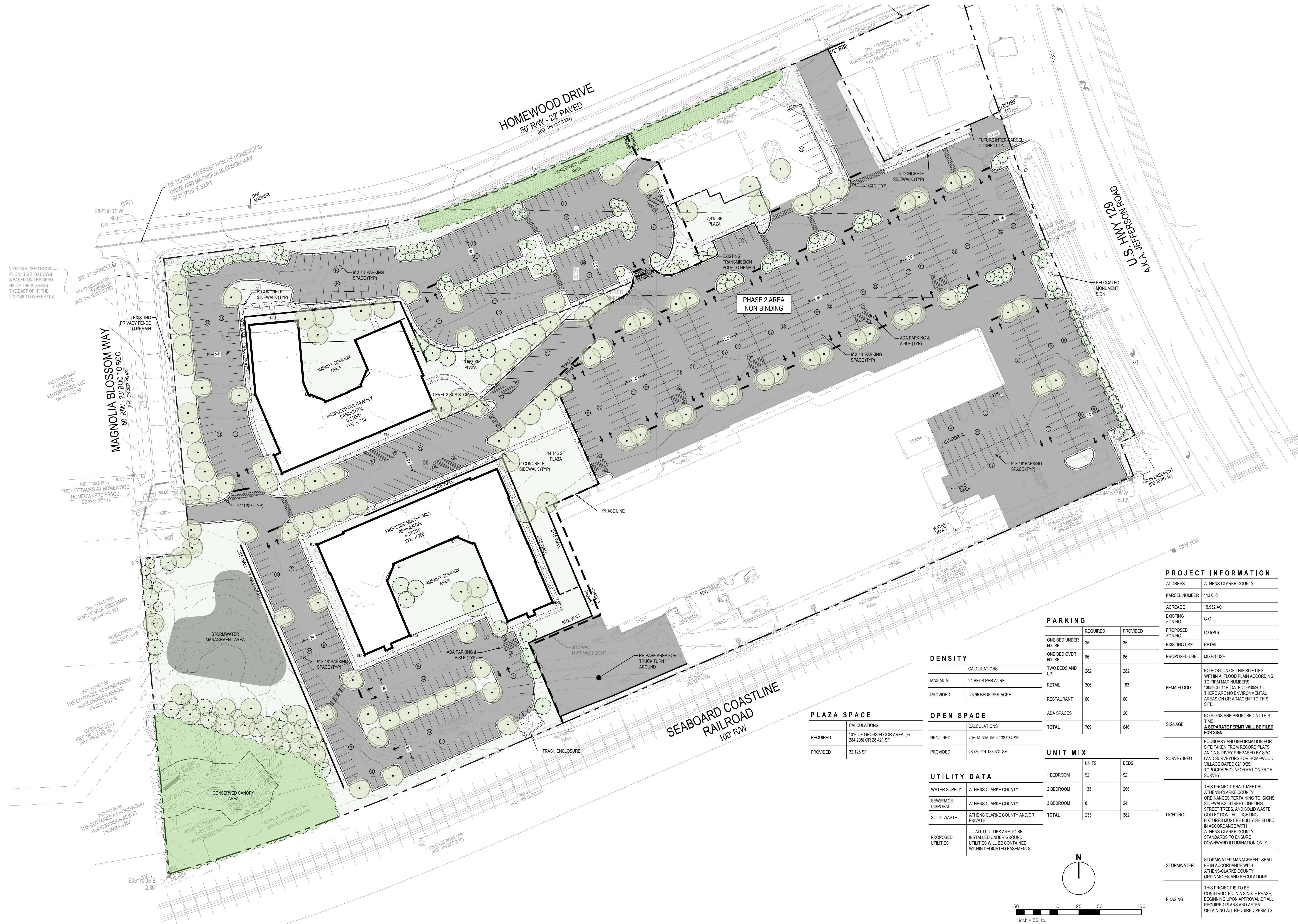
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Sheet Title:

Preliminary PD Site

PD-2



PROJECT INFORMATION

ADDRESS	ATHENS-CLARKE COUNTY
PARCEL NUMBER	113 053
ACREAGE	15.952 AC
EXISTING ZONING	C-G
PROPOSED ZONING	C-G(PD)
EXISTING USE	RETAIL
PROPOSED USE	MIXED-USE

NO PORTION OF THIS SITE LIES WITHIN A FLOOD PLAIN ACCORDING TO FIRM MAP NUMBERS 13055C0014E, DATED 09/30/2016. THERE ARE NO ENVIRONMENTAL AREAS ON OR ADJACENT TO THIS SITE.

NO SIGNS ARE PROPOSED AT THIS TIME. A SEPARATE PERMIT WILL BE FILED FOR SIGNS.

BOUNDARY AND INFORMATION FOR SITE TAKEN FROM RECORD PLATS AND A SURVEY PREPARED BY SPG LAND SURVEYORS FOR HOMEWOOD VILLAGE DATED 02/10/25. TOPOGRAPHIC INFORMATION FROM SURVEY.

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.

THIS PROJECT IS TO BE CONSTRUCTED IN A SINGLE PHASE, BEGINNING UPON APPROVAL OF ALL REQUIRED PLANS AND AFTER OBTAINING ALL REQUIRED PERMITS.

PARKING

	REQUIRED	PROVIDED
ONE BED UNDER 500 SF	35	35
ONE BED OVER 500 SF	86	86
TWO BEDS AND UP	282	282
RETAIL	306	183
RESTAURANT	60	60
ADA SPACES		20
TOTAL	769	646

UNIT MIX

	UNITS	BEDS
1 BEDROOM	92	92
2 BEDROOM	133	266
3 BEDROOM	8	24
TOTAL	233	382

DENSITY

	CALCULATIONS
MAXIMUM	24 BEDS PER ACRE
PROVIDED	23.95 BEDS PER ACRE

OPEN SPACE

	CALCULATIONS
REQUIRED	20% MINIMUM = 138,974 SF
PROVIDED	26.4% OR 183,331 SF

UTILITY DATA

WATER SUPPLY	ATHENS CLARKE COUNTY
SEWERAGE DISPOSAL	ATHENS CLARKE COUNTY
SOLID WASTE	ATHENS CLARKE COUNTY AND/OR PRIVATE
PROPOSED UTILITIES	ALL UTILITIES ARE TO BE INSTALLED UNDER GROUND. UTILITIES WILL BE CONTAINED WITHIN DEDICATED EASEMENTS.

PLAZA SPACE

	CALCULATIONS
REQUIRED	10% OF GROSS FLOOR AREA (+/- 284,238) OR 28,421 SF
PROVIDED	32,128 SF



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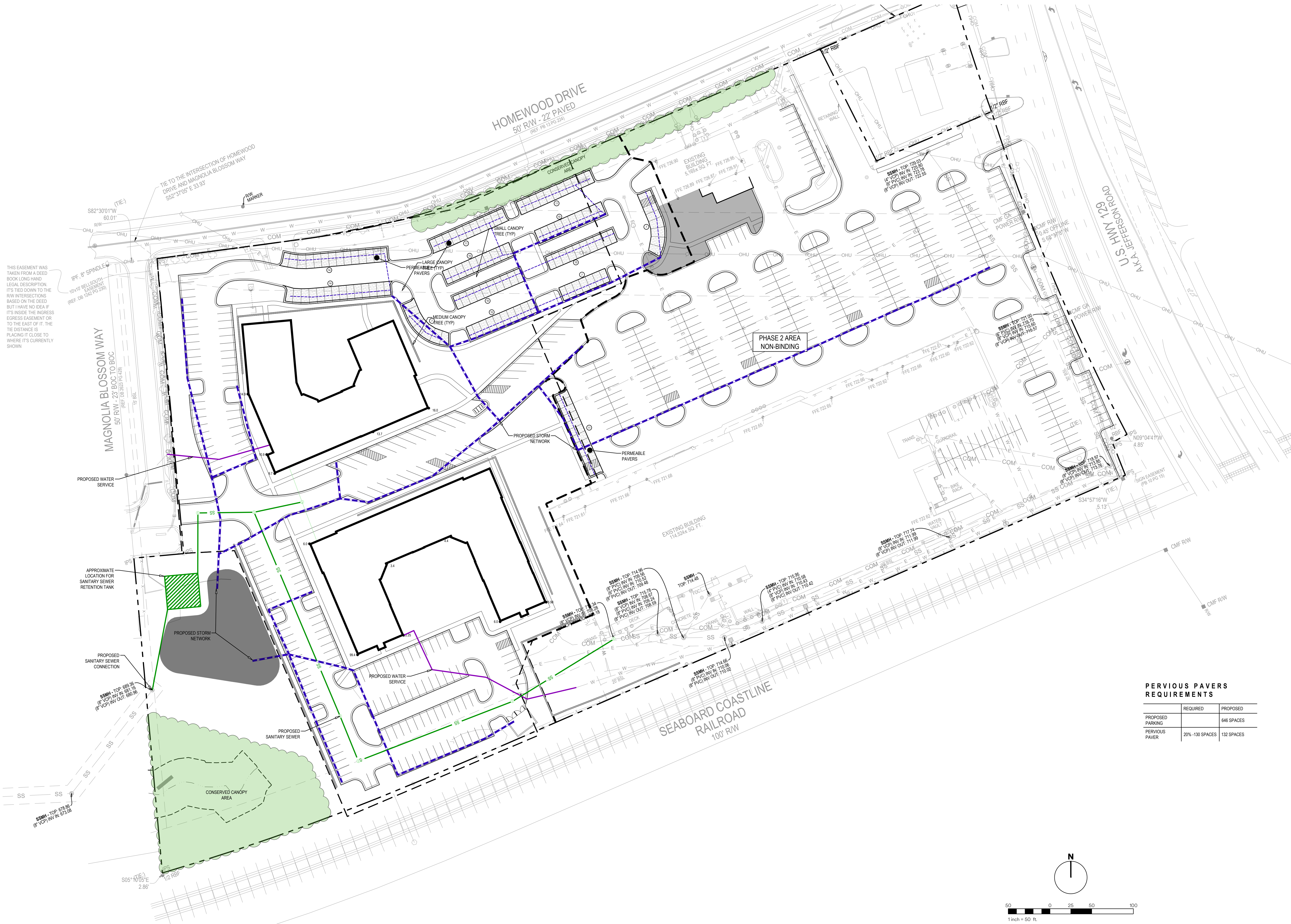
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Sheet Title:

Preliminary Utility Plan



Location: SAT Projects/Laco, TJ - Homewood Village 2025-3522.03-Concepts/07-Preliminary Engineering Creation date: Friday, April 25, 2025 10:57:34 AM
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THIS EASEMENT WAS TAKEN FROM A DEED BOOK LONG HAND LEGAL DESCRIPTION. IT'S TIED DOWN TO THE RW INTERSECTIONS BASED ON THE DEED BUT I HAVE NO IDEA IF ITS INSIDE THE INGRESS EGRESS EASEMENT OR TO THE EAST OF IT. THE TIE DISTANCE IS PLACING IT CLOSE TO WHERE IT'S CURRENTLY SHOWN

PERVIOUS PAVERS REQUIREMENTS

	REQUIRED	PROPOSED
PROPOSED PARKING		646 SPACES
PERVIOUS PAVER	20% -130 SPACES	132 SPACES



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Sheet Title:

Tree Management Plan

PROPOSED PLANTED TREES

	QUANTITY PROPOSED	TOTAL CANOPY SF
LARGE CANOPY TREES (1,600 SF)	129	208,400 SF
MEDIUM CANOPY TREES (900 SF)	28	25,200 SF
SMALL CANOPY TREES (400 SF)	137	54,800 SF
TOTAL	294	288,400 SF

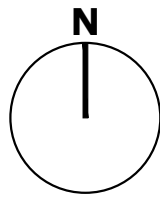
CANOPY CALCULATIONS

	REQUIRED	PROVIDED
CONSERVED CANOPY	10% OR 67,957 SF (SEE REQUESTED WAIVER)	34,000 SF OR 5% (SEE REQUESTED WAIVER)
PLANTED AND CONSERVED CANOPY	40% OR 271,828 SF	320,400 OR 47.1%

PARKING LOT TREES

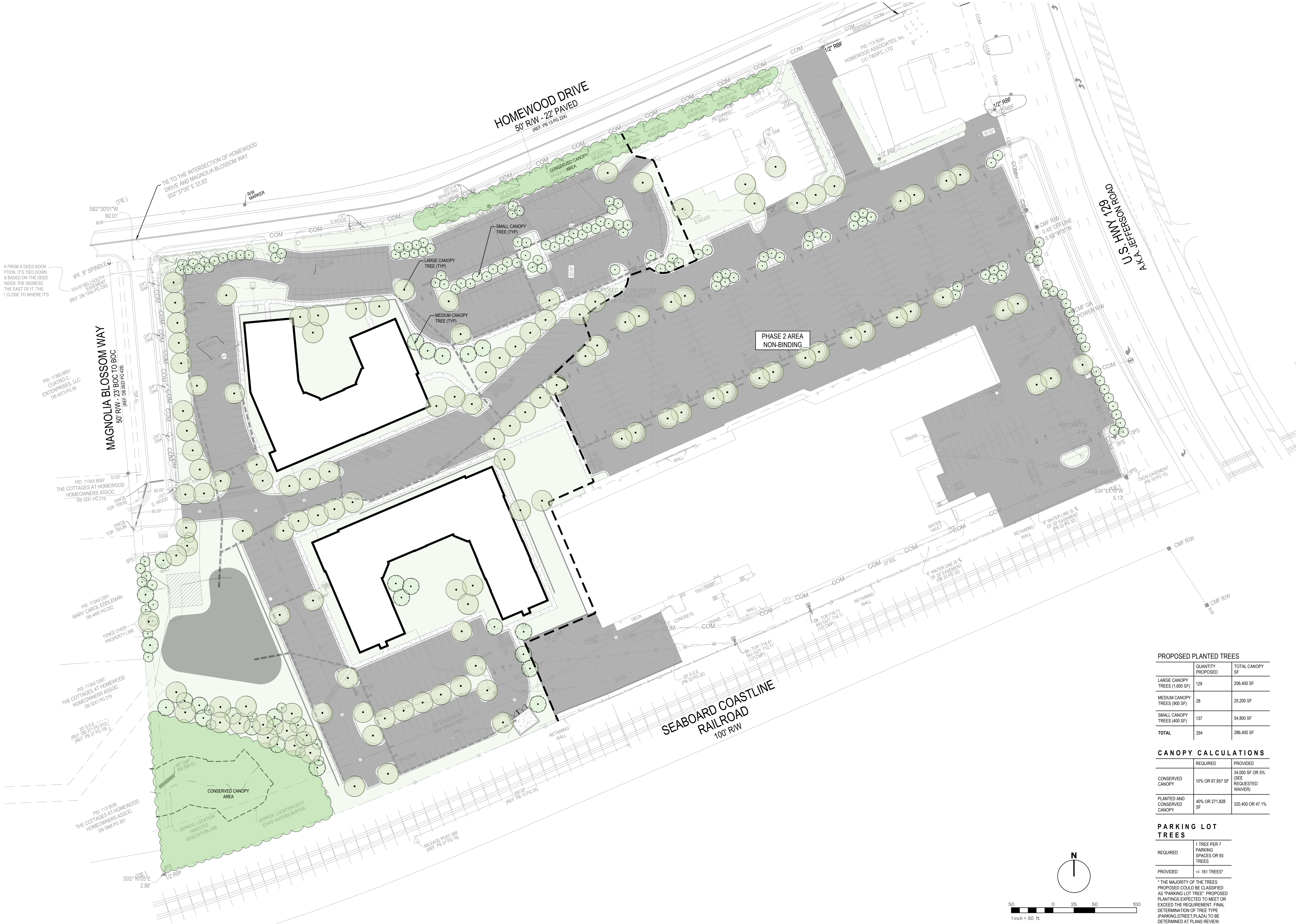
REQUIRED	1 TREE PER 7 PARKING SPACES OR 93 TREES
PROVIDED	+- 161 TREES*

* THE MAJORITY OF THE TREES PROPOSED COULD BE CLASSIFIED AS "PARKING LOT TREE". PROPOSED PLANTINGS EXPECTED TO MEET OR EXCEED THE REQUIREMENT. FINAL DETERMINATION OF TREE TYPE (PARKING STREET PLAZA) TO BE DETERMINED AT PLANS REVIEW.



50 0 25 50 100
1 inch = 50 ft.

Location: Savannah, GA - Homewood Village 2025-3522, 03-Concepts/02-Entitlements/03-Plans PD Creation date: Thursday, May 1, 2025 6:01:05 PM
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1 VIEW BETWEEN BLDG 100 & 200



2 VIEW BETWEEN BLDG 100 & 200

PRESTON

ARCHITECT

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Contact: Andrew Butler
Tel. 478.542.4599

CLIENT

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39 Georgia Avenue, SE, Suite 200
Atlanta, GA 30312
Contact: TJ Laco
Tel. 678.232.3509

SEAL

PROJECT

**Carter/Austin Sumner
Properties**

FOR Carter USA

SHEET HISTORY

[illegible]

ISSUE	
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ZONING SUBMISSION[®]

DATE _____

05/02/2025

JOB NUMBER

2443804

SHEET TITLE

ARCHITECTURAL RENDERINGS

SHEET NUMBER

AR-01

COMMENTS



1 VIEW FROM MAGNOLIA DR.



2 VIEW AT RETAIL TOWARDS BLDG 100

PRESTON

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SEAL

PROJECT

**Carter/Austin Sumner
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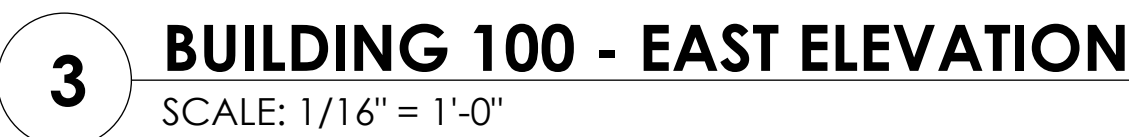
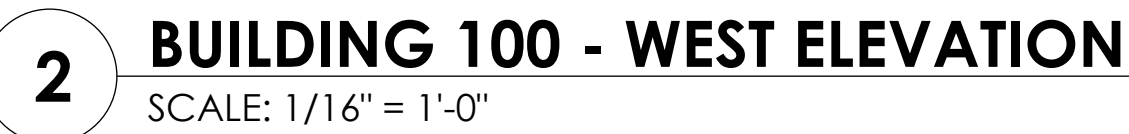
SHEET TITLE

ARCHITECTURAL RENDERINGS

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AR-01

COMMENTS



EXTERIOR FINISHES		
TAG	DESCRIPTION	COLOR/FINISH
CP-1	CEMENTITIOUS SIDING - VARIED WIDTHS	WHITE
CP-2	CEMENTITIOUS SIDING - VARIED WIDTHS	GRAY
CP-3	CEMENTITIOUS SIDING - VARIED WIDTHS	BLACK
CP-4	CEMENTITIOUS PANEL	BLACK
CP-5	CEMENTITIOUS PANEL	GRAY
TR-1	CEMENTITIOUS TRIM	BLACK
WD-1	WOOD LOOK SIDING	TEXAS HONEY
MR-1	ALUMINUM RAILING W/ PICKETS	BLACK
SF-1	ALUMINUM STOREFRONT	BLACK
PT-1	PAINT	OFF-WHITE
PT-2	PAINT	GRAY/GREEN

1. REFER TO SITE PLAN FOR BUILDING ORIENTATION.
2. ALL TOILET AND DRYER EXHAUST VENT CAPS SHALL BE PAINTED TO MATCH ADJACENT SURFACE.
3. ALL EXPOSED SLAB EDGES SHALL BE PAINTED TO MATCH ADJACENT SURFACES.
4. EXPOSED SPACING OF ALTERNATIVE LAP SIDING 4", 4", 6", 8", 8"

SEAL

PROJECT

**Carter/Austin Sumner
Properties**

FOR Carter USA

SHEET HISTORY

[illegible]

ISSUE

ZONING SUBMISSION

DATE _____

05/02/2025

JOB NUMBER

2443804

SHEET TITLE

OVERALL ELEVATIONS BUILDING 100

SHEET NUMBER

A4-01

COMMENTS

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