



LOCATION MAP  
SCALE: N.T.S.

PROJECT INFORMATION	
DRAWING SET PREPARED BY: CARTER ENGINEERING CONSULTANTS, INC. 1010 COMMERCE DR. BOGART, GA 30622 CONTACT: BRIAN KIMSEY, P.E. PHONE: 770.725.1200 BRIAN@CARTERENGINEERING.COM	OWNER/DEVELOPER: QUALITY CONCRETE BLOCK COMPANY LLC, P.O. BOX 1110 ELBERTON, GA 30635 CONTACT: STEVE BANKS 706.283.1271 TURNERCONCRETE54@GMAIL.COM
SITE INFORMATION	
JURISDICTION	ATHENS CLARK COUNTY
PROPERTY LOCATION	231 COLLINS INDUSTRIAL ATHENS, GA 30601
PARCEL NUMBER	162 024D
CURRENT ZONING	E-1
PROPOSED ZONING	I
OVERLAY DISTRICT	N/A
EXISTING USE	EMPLOYMENT INDUSTRIAL
PROPOSED USE	INDUSTRIAL
BUFFERS REQUIRED	150 FOOT RIPARIAN BUFFER ON WEST FORK FRONT: 10- FEET SIDE: 6 FT, 10- FEET PLUS ONE FOOT FOR EACH FOOT OF BUILDING HEIGHT ABOVE 30 FEET WHEN ABUTTING RESIDENTIAL ZONE REAR: 10 FT, 10- FEET PLUS ONE FOOT FOR EACH FOOT OF BUILDING HEIGHT ABOVE 30 FEET
REQUIRED BUILDING SETBACKS	
MAXIMUM LOT COVERAGE	95%
MINIMUM LANDSCAPE	5%
MAXIMUM BUILDING HEIGHT	65
SANITARY SEWER SERVICE	ACC SEWER
WATER SERVICE	ATHENS CLARK COUNTY
FEMA FLOOD INSURANCE RATE MAP NO.	13217C0230D
FEMA FIRM DATE	03/17/2014
FEMA SFHA ZONE	ZONE X
UNDERGROUND UTILITY DISCLAIMER: THE UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD INFORMATION AND/OR EXISTING DRAWINGS. CARTER ENGINEERING DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. CARTER ENGINEERING DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE OWNER, HIS/HER EMPLOYEES, CONSULTANTS AND CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE CARTER ENGINEERING IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION REGARDING THE UNDERGROUND UTILITIES AND STRUCTURES RELATED TO UNDERGROUND UTILITIES SHOWN HEREON. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD LOCATE ALL UTILITIES PRIOR TO COMMENCING WORK AND NOTIFY ENGINEER IF A DISCREPANCY IS FOUND. SPECIFICALLY, THE CONTRACTOR SHALL VERIFY THE INVERT ELEVATIONS OF ALL EXISTING STORM AND SANITARY SEWER STRUCTURES PRIOR TO COMMENCEMENT OF STORM AND SANITARY SEWER CONSTRUCTION.	

PARKING REQUIREMENT	
C. Industrial uses, except warehousing. One space for each 700 square feet of gross floor area, plus an e space per company vehicle.	
FLOOR AREA REQUIREMENT (11,200/700)	16
NUMBER OF COMPANY VEHICLES	1
REQUIRED PARKING	17
PARKING PROVIDED	19
HANDICAP PARKING REQUIRED	1
HANDICAP PARKING PROVIDED	2
TOTAL PARKING PROVIDED	19

SITE INFORMATION	
TOTAL LOT COVERAGE	4.18 ACRES
LOT COVERAGE %	27%



GRAPHIC SCALE  
SCALE: 1" = ###

PRELIMINARY  
NOT APPROVED FOR  
BID/ CONSTRUCTION



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REZONE CONCEPT PLANS  
FOR  
QUALITY BLOCK FACILITY  
231 COLLINS INDUSTRIAL - ATHENS, GA 30601

SHEET TITLE:  
EROSION  
CONTROL PLAN

PROJECT NAME:  
QUALITY  
CONCRETE  
BLOCK  
COMPANY  
LLC

SHEET NUMBER:  
C 4.0

PROJECT NUMBER:  
25001QCBC

DATE:  
02/26/2025