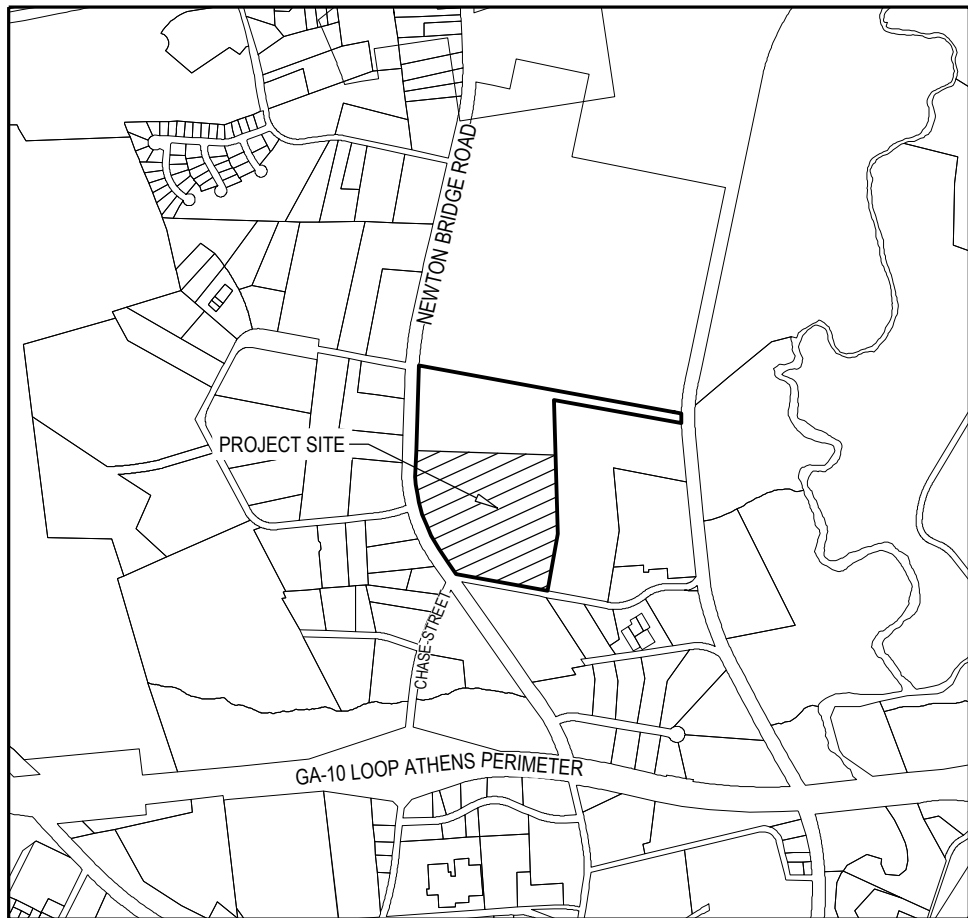
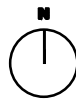


Location: S:\Projects\De Rojas, Ricardo - General Time PD Revision 2024-3449\04-CD\%01-CAD\01-WORKING\00-COVER Creation date: Wednesday, March 26, 2025 3:46:48 PM
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Vicinity Map
Not to Scale



GENERAL TIME MASTER PLANNED DEVELOPMENT

ATHENS, GA

Master PD Submittal

Sheet List Table

Sheet Number	Sheet Title
PD-00	Cover Sheet
PD-10	Existing Conditions
PD-20	Site Plan
PD-21	Site Plan Enlargement
PD-30	Grading + Storm + Utility Plan
PD-40	Tree Management Plan
PD-50	Architectural Elevations
PD-60	Architectural Elevations
PD-70	Architectural Elevations
PD-80	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:



Project Info: Project No. 24-3449

Project Name: General Time Master PD

Project Location: 100 Newton Bridge Road

Athens, Georgia

Issue: 07/09/2025

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\01-CAD\01-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



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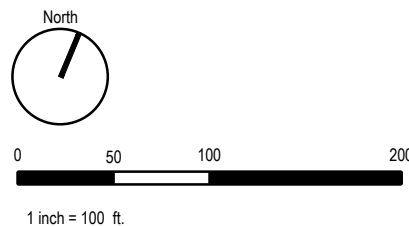
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Sheet Title:

Existing Conditions



PD-10



PROJECT DATA

- DEVELOPER: THE ARDENT COMPANIES
- PROJECT PARCEL: 112 003 + 112 003C
- TOTAL PROJECT ACREAGE: 19.47
- EXISTING ZONING: EMPLOYMENT OFFICE (E-O) PD
PROPOSED ZONING: EMPLOYMENT OFFICE (E-O) PD
PROPOSED USE: COMMERCIAL FLEX SPACE + RESIDENTIAL
- 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 (I).
- PROPOSED BIKE RACKS SHALL BE FROM THE APPROVED LIST, AS REQUIRED BY SEC. 9-30-5(D).

DEVELOPMENT SUMMARY

FLEX SPACE	
TRACT: 15.30 ACRES	
FLEX SPACE	191,043 SF
RESIDENTIAL	
TRACT: 4.17 ACRES	
UNITS (22x44)	56
TOTAL RESIDENTIAL UNITS:	56 UNITS (13.7 DUA)
LOT COVERAGE	
MAXIMUM ALLOWED	14.61 AC (75%)
PROPOSED COVERAGE	13.89 AC (71%)
MINIMUM LANDSCAPED AREA	4.87 AC (25%)
PROPOSED COVERAGE	5.58 AC (29%)
PARKING	
FLEX SPACE REQUIRED	450 SPACES (1 PER 425 SF)
FLEX SPACE PROVIDED	470 SPACES
RESIDENTIAL REQUIRED	(2/ UNIT) SPACES* (56 UNITS= 112 SPACES)
ON / OFF-STREET PROVIDED	36 SPACES
TOTAL RESIDENTIAL PROVIDED	148 SPACES (2.6 / UNIT)
TOTAL PARKING SPACES REQUIRED:	562
TOTAL PARKING SPACES PROVIDED:	618
BICYCLE PARKING: REQUIRED	29 SPACES (1 PER 20 VEHICLE SPACES)
PROVIDED	30 SPACES

* THE REQUIRED PARKING FOR FLEX SPACE DIFFERS FROM THE STANDARD ACC PARKING REQUIREMENTS AND IS UNIQUE TO THE GENERAL TIME PD. THE GENERAL TIME PD FLEX SPACE PARKING REQUIREMENTS ACCOMMODATE A DIVERSE MIX OF USES- RANGING FROM RESTAURANT TO WAREHOUSE- EACH WITH VARYING PARKING DEMANDS.

Seals:



Project Info: Project No. 24-3449

Project Name: General Time Master PD

Project Location: 100 Newton Bridge Road

Athens, Georgia

Issue: 07/09/2025

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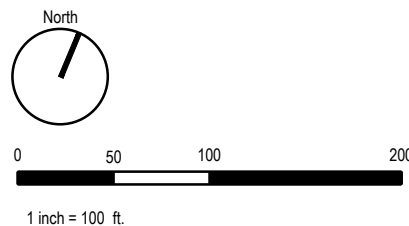
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Sheet Title:

Site Plan





Seals:



Project Info: Project No. 24-3449

Project Name: General Time Master PD

Project Location: 100 Newton Bridge Road

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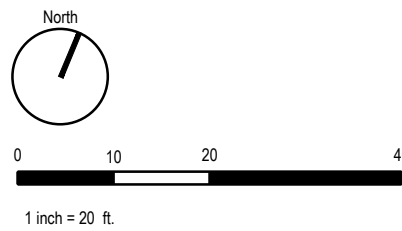
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Sheet Title:

Site Plan Enlargement



PD-21



Project No. 24-3449

Project Name: General Time Master PD

Project Location: 100 Newton Bridge Road

Athens, Georgia

Issue: 07/09/2025

Revisions:

Firm Info:

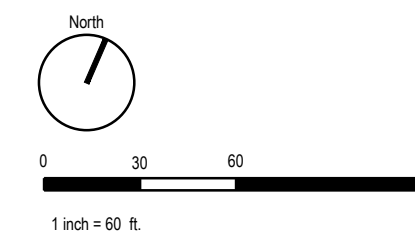


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Sheet Title:

Grading + Storm + Utility Plan



PD-30

WAYFAIR / TERRAPIN
0.29 AC CANOPY COVERAGE (3
LARGE CANOPY TREES + 9 MEDIUM
CANOPY TREES)

TERRAPIN REAL ESTATE
HOLDINGS LLC
PARCEL: 114 0378

POSSIBLE LOCATION FOR WAREHOUSE
FIRE & DOMESTIC SERVICE VAULT

CONNECT TO EXISTING 8-IN.
WATERMAIN IN NEWTON
BRIDGE ROAD

FURTHEST INVERT FOR GRAVITY SANITARY SEWER = 639.59 AT 0.7% SLOPE

CONNECT TO EXISTING 8-IN
WATERMAIN IN NEWTON
BRIDGE ROAD

ATHENS-CLARKE COUNTY
UNIFIED GOVERNMENT
PARCEL: 114.034

PARADISE BLVD
50' RIGHT-OF-WAY 28' PAVE

OPRY HENRY C III
C/O SOUTHEASTERN COLOR
LITHOGRAPHE
DARFEL 711 035

NORTHEAST GEORGIA
GIRL SCOUT COUNCIL INC
PARCEL: 114-035B

GIBBS CAPITAL LL

CHASE STREET
60' RIGHT-OF-WAY 36" PAVED

BARBER STREET
100' RIGHT-OF-WAY 44' PAV

CONNECT TO EXISTING 6-IN
WATERMAIN IN DAIRY PAK ROAD
HOUSE EXISTING 15-IN SANITARY
SEWER MAIN IN DAIRY PAK ROAD

CONNECT TO EXISTING SANITARY
SEWER MANHOLE IN DAIRY PAK ROAD
INVERT ELEVATION = 622.58

GEORGIA POWER
COMPANY
PARCEL: 112 002

GEORGIA POWER
COMPANY
PARCEL: 112 002

INLET CONTROL STRUCTURE

Diagram of a dam cross-section. A line points to the vertical wall on the left side of the dam, labeled "HEADWALL".

FIRE HYDRANTS AT ALL INTERSECTIONS, FINAL
LOCATIONS TO BE DETERMINED AT PLANS
REVIEW IN COORDINATION WITH FIRE MARSHAL

ECONNECT SERVICE TO
STING OFFICE BUILDING

-GRATE INLET, TYP.

REROUTE EXISTING WATERLINE

REROUTE EXISTING SANITARY SEWER
INVERT ELEVATION = 628.70

FURTHEST INVERT FOR
 GRAVITY SANITARY SEWER
 632.12 AT 0.7% SLOPE

SANITARY SEWER
MANHOLE, TYP.

SMWF-1
CROPOOL EXTENDED
DETENTION POND

OUTLET CONTROL STRUCTURE

Diagram of a dam cross-section. A line points to the vertical wall on the left side of the dam, labeled "HEADWALL".

SMWF-2
MICROPOOL EXTENSION

CONNECT TO EXISTING 6-IN
WATERMAIN IN DAIRY PAK ROAD
OGHOUSE EXISTING 15-IN SANITARY
SEWER MAIN IN DAIRY PAK ROAD



Seals:



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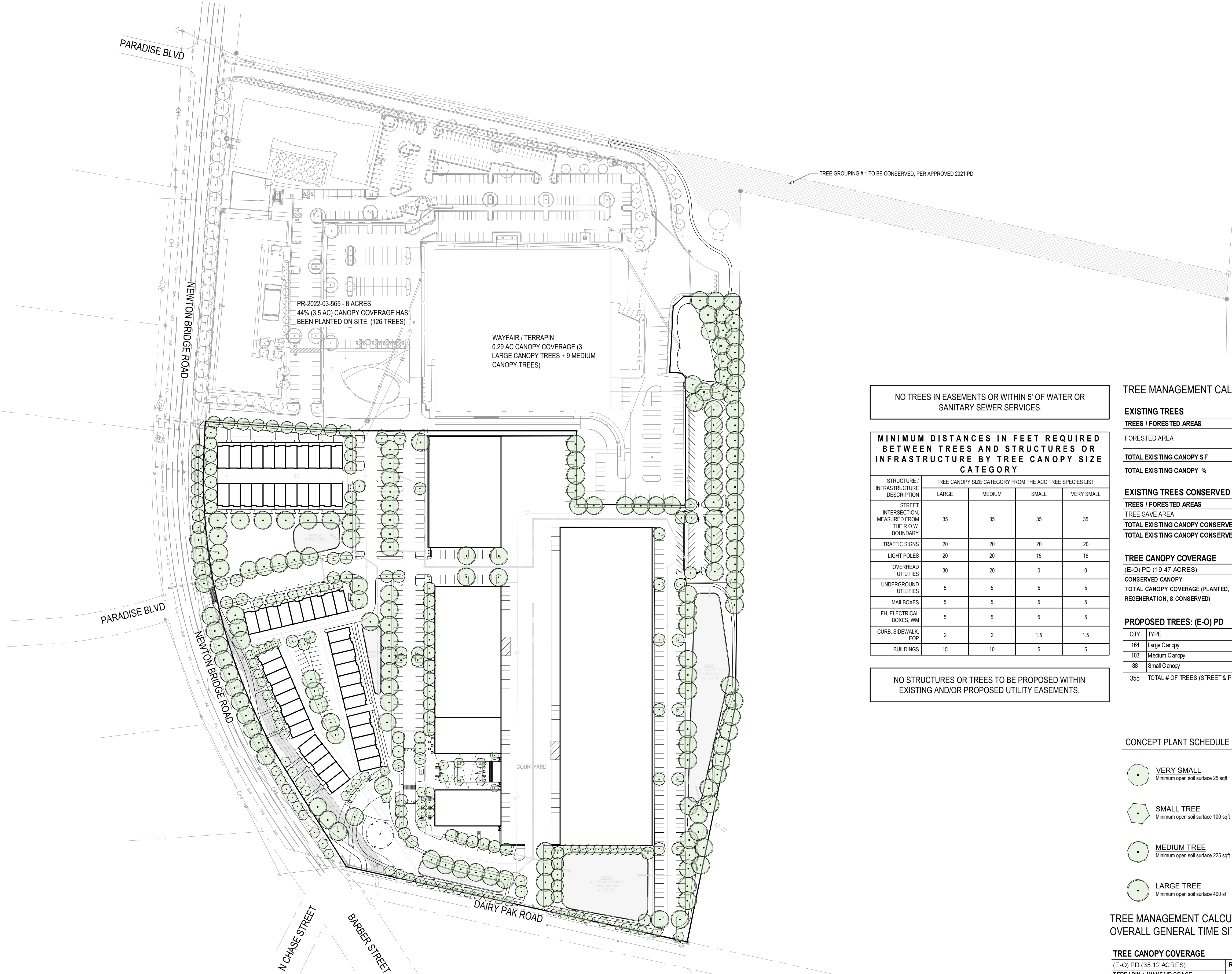
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Sheet Title:

Tree Management Plan

PD-40



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, VM	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.

TREE MANAGEMENT CALCULATIONS FOR THE SUBJECT 19.37 ACRES

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	8.96	40%	46.02%

PROPOSED TREES: (E-O) PD

QTY	TYPE	% OF TOTAL	SIZE	UNIT CANOPY	TOTAL CANOPY		
164	Large Canopy	46.20%	2" Cal.	SF 1,800	SF 292,400	SF	
103	Medium Canopy	29.01%	2" Cal.	SF 900	SF 92,700	SF	
88	Small Canopy	24.79%	2" Cal.	SF 400	SF 35,200	SF	
355	TOTAL # OF TREES (STREET & PARKING LOT)	100.00%		TOTAL PROPOSED CANOPY	390,300	SF	

CONCEPT PLANT SCHEDULE

	VERY SMALL Minimum open soil surface 25 sqft	2
	SMALL TREE Minimum open soil surface 100 sqft	88
	MEDIUM TREE Minimum open soil surface 225 sqft	103
	LARGE TREE Minimum open soil surface 400 sqft	164

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:	25

PARKING LOT TREES

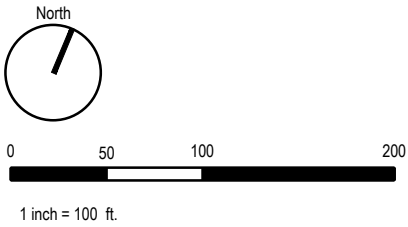
# OF PARKING SPACES	618
REQ. PARKING LOT TREES (1 PER 7 SPACES)	88
PARKING LOT TREES CONSERVED:	0
PARKING LOT TREES PROPOSED:	174

TREE MANAGEMENT CALCULATIONS FOR THE OVERALL GENERAL TIME SITE 35.12 ACRES

TREE CANOPY COVERAGE

(E-O) PD (35.12 ACRES)	REQUIRED - AC	PROPOSED - AC	REQUIRED - % OF SITE	PROPOSED - % OF SITE
TERRAPIN + WAYFAIR SPACE	-	0.29	-	-
PR-2022-03-565 (8.0 AC)	-	3.50	-	-
CONSERVED CANOPY*	1.37*	1.37	-	-
SUBJECT SITE (19.37 ACRES)	-	8.96	-	-
TOTAL CANOPY COVERAGE (PLANTED, REGENERATION, & CONSERVED)	14.05	14.12	40%	40.21%

*CONSERVED CANOPY PER APPROVED 2021 PD





CONSULTANT

SEAL _____

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PROJECT _____

**ATHENS
MIXED-USE**
ATHENS, GEORGIA

CLIENT _____



ISSUE DATE _____ 2444300

ISSUE DATE _____

DRAWN BY/CHECKED BY _____

DRAWING TITLE _____

TOWNHOME ELEVATIONS - LOFT STYLE

SHEET NUMBER _____

PD-50

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

PHILLIPSPART.COM 770-394-1616

NOT FOR CONSTRUCTION



EX-01 SCALE: 3/16" = 1'-0"



ISSUE & REVISION RECORD: _____

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PROJECT _____

CLIENT _____



ISSUE DATE _____ 2444308

ISSUE DATE 05.29.2025

DRAWN BY/CHECKED BY _____

DRAWING TITLE _____

BLDG B - RETAIL
ELEVATIONS

SHEET NUMBER _____

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

PHILLIPSPART.COM 770-394-1616

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Site Renderings

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