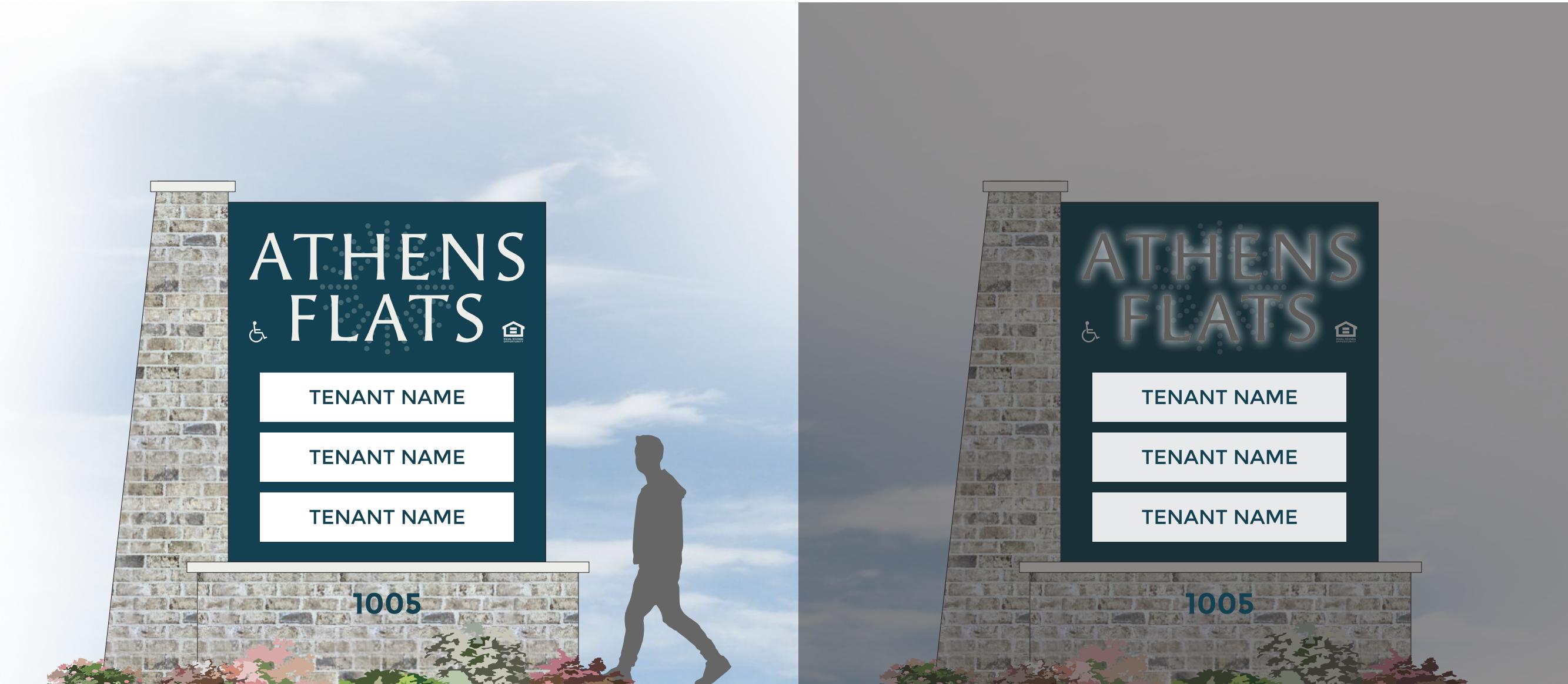


ATHENS  FLATS

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**SIGNAGE PRESENTATION**

**CSF**  
CUSTOM SIGN FACTORY



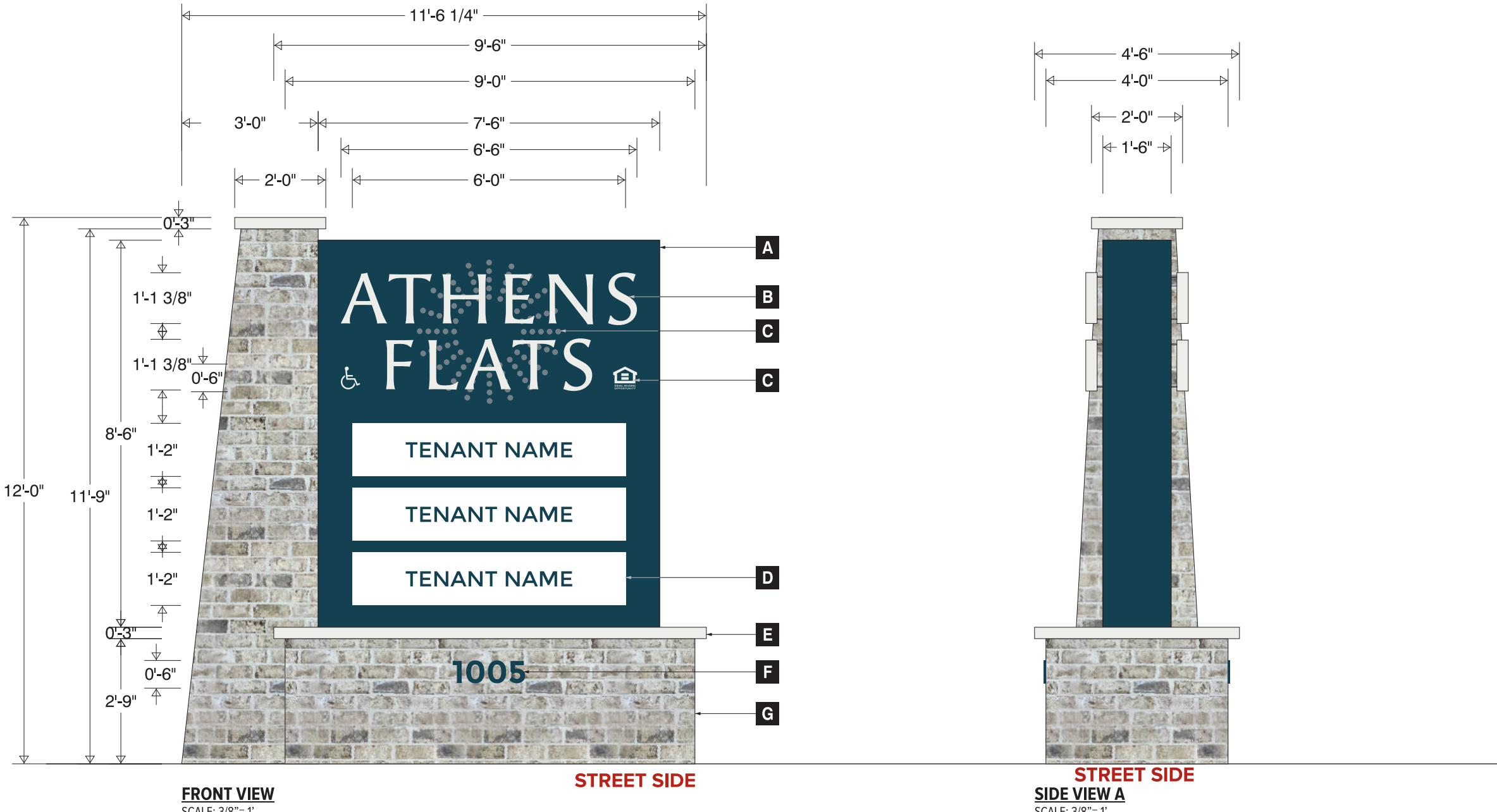
CLIENT ARTWORK REQUIRED

COLOR MATCH REQUIRED

SURVEY REQUIRED

SITE CONDITION PHOTOS REQUIRED

PRODUCTION READY



**PROPOSED SIGN FACE: 63.75 SQ. FT.**

**SIGN CODE: MONUMENT**

**SIGN FACE SQ. FOOTAGE (ALLOWED): 64 SQ. FT.**

**HEIGHT LIMIT: 20'H**

**ILLUMINATION: INTERNAL AND EXTERNAL**

SALES: JF  
PM: JF  
DESIGN: SW  
DATE: 11.25.24

**A**  
FABRICATED ALUMINUM CABINET  
PAINTED P1 ON ALL SIDES;  
ILLUMINATED WITH WHITE LEDS  
■ P1 SW6230 RAINSTORM

**B**  
3" FABRICATED ALUMINUM HALO-LIT  
CHANNEL LETTERS AND PAINTED P2 ON  
FACE AND RETURNS; INTERNALLY  
ILLUMINATED WITH WHITE LEDS  
□ P2 SW7006 EXTRA WHITE

**C**  
DIGITALLY PRINTED & PLOTTED VINYL  
LOGO GRAPHIC APPLIED TO CABINET FACE

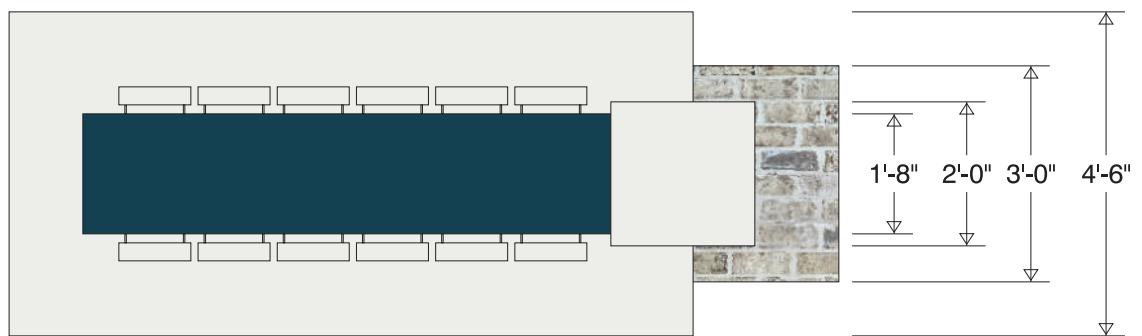
**D**  
TENANT PANELS TO BE ROUTED FROM  
CABINET FACE AND BACKED 3/16" 7328  
WHITE ACRYLIC; NAME TO BE DIGITALLY  
PRINTED & PLOTTED OPAQUE VINYL  
APPLIED TO FACES

**E**  
FABRICATED ALUMINUM ACCENT CAPS  
PAINTED P2 ON ALL SIDES  
□ P2 SW7006 EXTRA WHITE

**F**  
1/2" ACRYLIC PAINTED P1 ON  
FACE AND RETURNS  
■ P1 SW6230 RAINSTORM

**G**  
FABRICATED ALUMINUM STRUCTURE  
CLAD WITH CHEROKEE BRICK -  
BROOKHAVEN GEORGIA CLASSIC

**PRODUCTION READY**

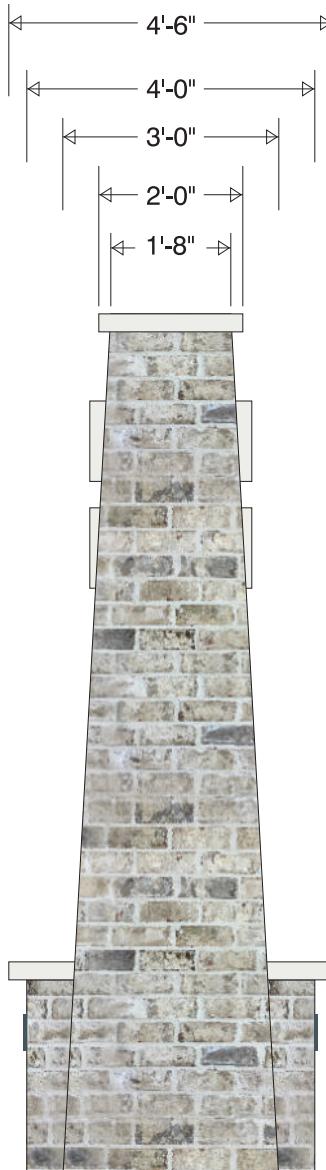


**TOP VIEW**  
SCALE: 3/8"=1'



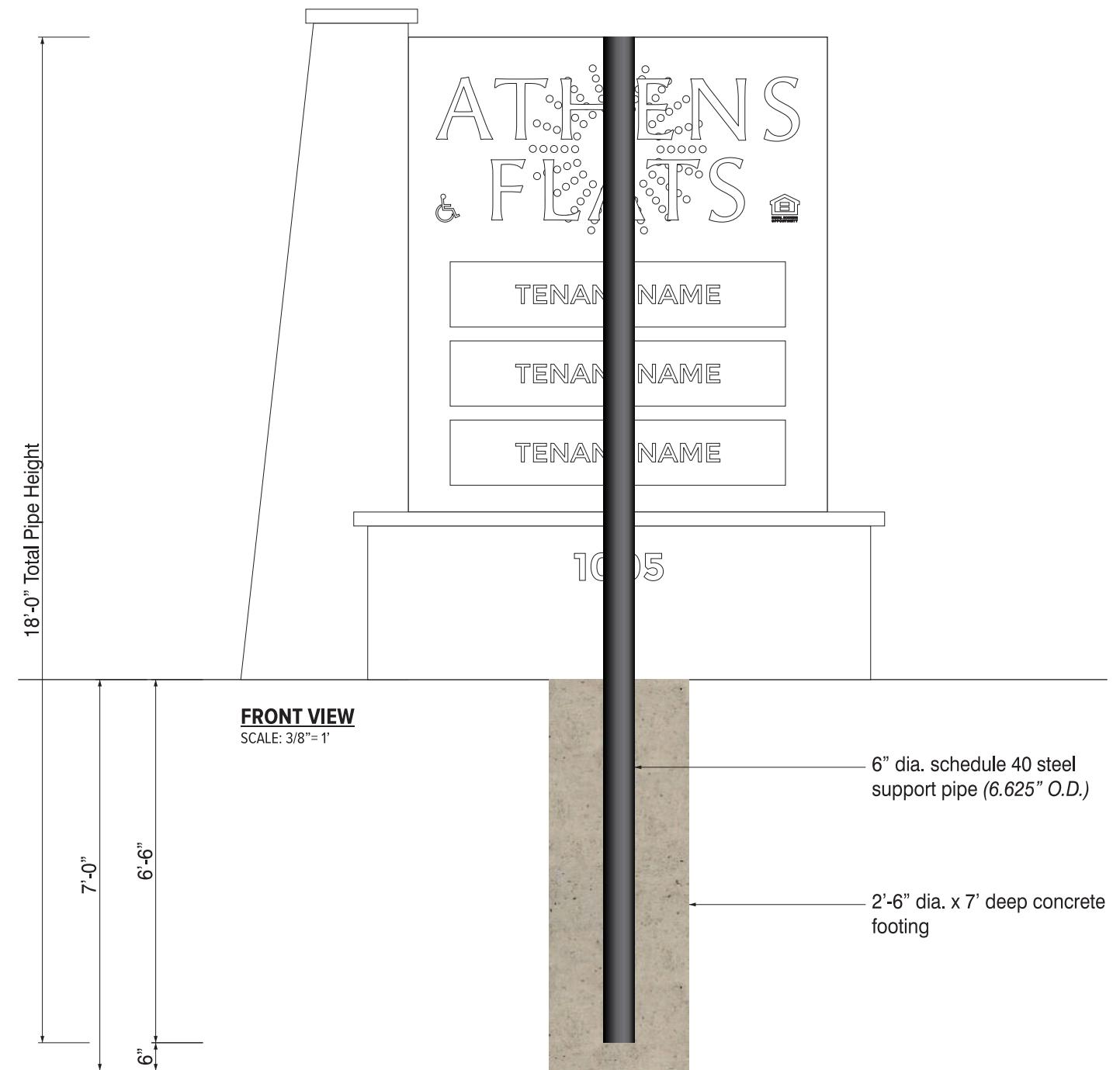
**STREET SIDE**

**BACK VIEW**  
SCALE: 3/8"=1'

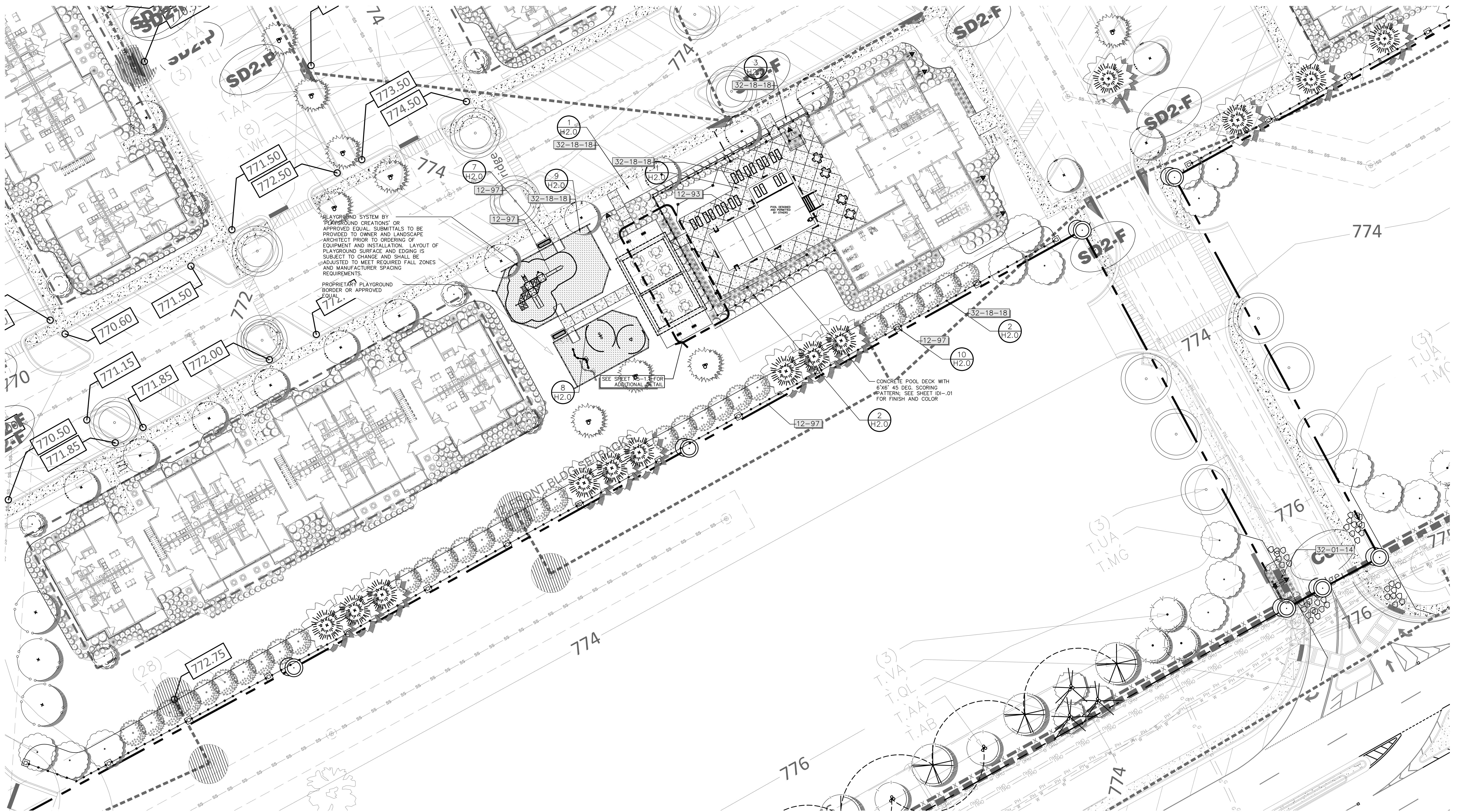


**SIDE VIEW B**  
SCALE: 3/8"=1'

- CLIENT ARTWORK REQUIRED
- COLOR MATCH REQUIRED
- SURVEY REQUIRED
- SITE CONDITION PHOTOS REQUIRED
- PRODUCTION READY



- CLIENT ARTWORK REQ. IRED
- COLOR MATCH REQUIRED
- SURVEY REQUIRED
- SITE CONDITION PHOTOS REQUIRED
- PRODUCTION READY



1 SOUTH APARTMENT AND AMENITY CLUBHOUSE, POOL, AND PLAYGROUND PLAN  
 SCALE: 1"=20'

LIGHTING SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
◀	FX Luminaire NP Low profile up light ideal for large landscape features. 8.38in. H x 2.66in. Dia. Order code: NP, Aluminum Alloy, (FB) Flat Black, 3-Prong Spike Lamp: NP-3LED, 4.2Wx4.5VA, 2700K, Beamspread: Narrow Flood	12	

GENERAL POOL AND BARRIER NOTES:

1. ACCESS GATES INTO THE POOL AREA SHALL BE EQUIPPED TO ACCOMMODATE A LOCKING DEVICE.
2. GATES SHALL OPEN AWAY FROM THE POOL.
3. PEDESTRIAN ACCESS GATES SHALL BE SELF-CLOSING AND HAVE A SELF-LATCHING DEVICE.
4. GATES OTHER THAN PEDESTRIAN ACCESS GATES SHALL HAVE A SELF-LATCHING DEVICE.
5. WHERE THE RELEASE MECHANISM OF THE SELF-LATCHING DEVICE IS LOCATED LESS THAN FIFTY-FOUR INCHES FROM THE BOTTOM OF THE GATE,
- 5.1. THE RELEASE MECHANISM SHALL BE LOCATED ON THE POOL SIDE OF THE GATE, LEAVING A MINIMUM BARRIER TO THE TOP OF THE GATE; AND
- 5.2. ANY OPENINGS IN THE GATE OR BARRIER LOCATED WITHIN EIGHTEEN INCHES OF THE RELEASE MECHANISM SHALL BE LESS THAN ONE-HALF INCH.
- 5.3. MECHANISMS CONTROLLED BY AN ACCESS CARD READER, KEY ENTRY DEVICE OR KEYPAD SHALL BE LOCATED ON THE OUTSIDE OF THE ACCESS GATE.
6. ALL REQUIRED SIGNAGE BY LOCAL ISSUING AUTHORITY SHALL BE ACQUIRED AND INSTALLED BY CONTRACTOR.

GENERAL PLAYGROUND NOTES:

1. ALL PLAY EQUIPMENT SELECTED AND INSTALLED SHALL BE LOCATED WITHIN THE PLAYGROUND LIMITS AND CONFORM TO ASTM F1487-01 AND/OR MANUFACTURER USE ZONES, WHICHEVER IS MORE STRINGENT.
2. PLAY EQUIPMENT SURFACES SHALL COMPLY TO 2010 ADA STANDARD 1008.2.6.I AND ITS APPLICABILITY TO GROUND SURFACES. THIS INCLUDES THE COMPLIANCE OF ASTM F1951-21.
3. AS REQUIRED WITHIN 2010 ADA STANDARD 1008.2.6.2-GROUND SURFACES, PLAYGROUND SURFACES LOCATED WITHIN USE ZONES SHALL COMPLY WITH ASTM F 1292 (2004 EDITION) AND/OR ADDITIONAL IMPACT ATTENUATION REQUIREMENTS FROM THE MANUFACTURER, WHICHEVER IS MORE STRINGENT.

REFERENCE NOTES SCHEDULE

SYMBOL	UNIT: MASONRY DESCRIPTION	QTY	DETAIL
04-23	7" CMU COLUMN W/ BRICK VENEER	21	10/H2.0
SITE FURNISHINGS	DESCRIPTION	QTY	DETAIL
12-93	POOL FURNITURE - BY OTHERS	1	
12-96	LANDSCAPE FORMS GRETCHEN BENCH	2	7/H2.0
12-97	PROPOSED AGE DIVERSE PLAYGROUND		
32 EXTERIOR IMPROVEMENTS	DESCRIPTION	QTY	DETAIL
32-01-14	MONUMENT SIGN - BY OTHERS	1	
CONCRETE PAVING	DESCRIPTION	QTY	DETAIL
32-13-13	CONCRETE SIDEWALK	432 sf	1/H2.0
32-13-14	CONCRETE POOL DECK W/ 45 DEGREE, 6'x6' JOINT PATTERN; SEE SHEET ID1-01 FOR SURFACE FINISH AND COLOR	2,451 sf	1/H2.0
ATHLETIC AND RECREATIONAL PAVING	DESCRIPTION	QTY	DETAIL
32-18-18	12" DEPTH ENGINEERED WOOD FIBER MULCH, COLOR SELECTED BY LANDSCAPE ARCHITECT AND OWNER	2,387 sf	9/H2.0
FENCES AND GATES	DESCRIPTION	QTY	DETAIL
32-31	AMERISTAR 4' MONTAGE (STEEL) MAJESTIC FENCE	220 lf	2/H2.0
32-31-17	AMERISTAR 4' MONTAGE (STEEL) MAJESTIC GATE WITH SELF-LOCKING MECHANISM	3/lf	3/H2.0
32-31-18	AMERISTAR 6' MONTAGE (STEEL) MAJESTIC FENCE	757 lf	2/H2.0

Sheet Title:

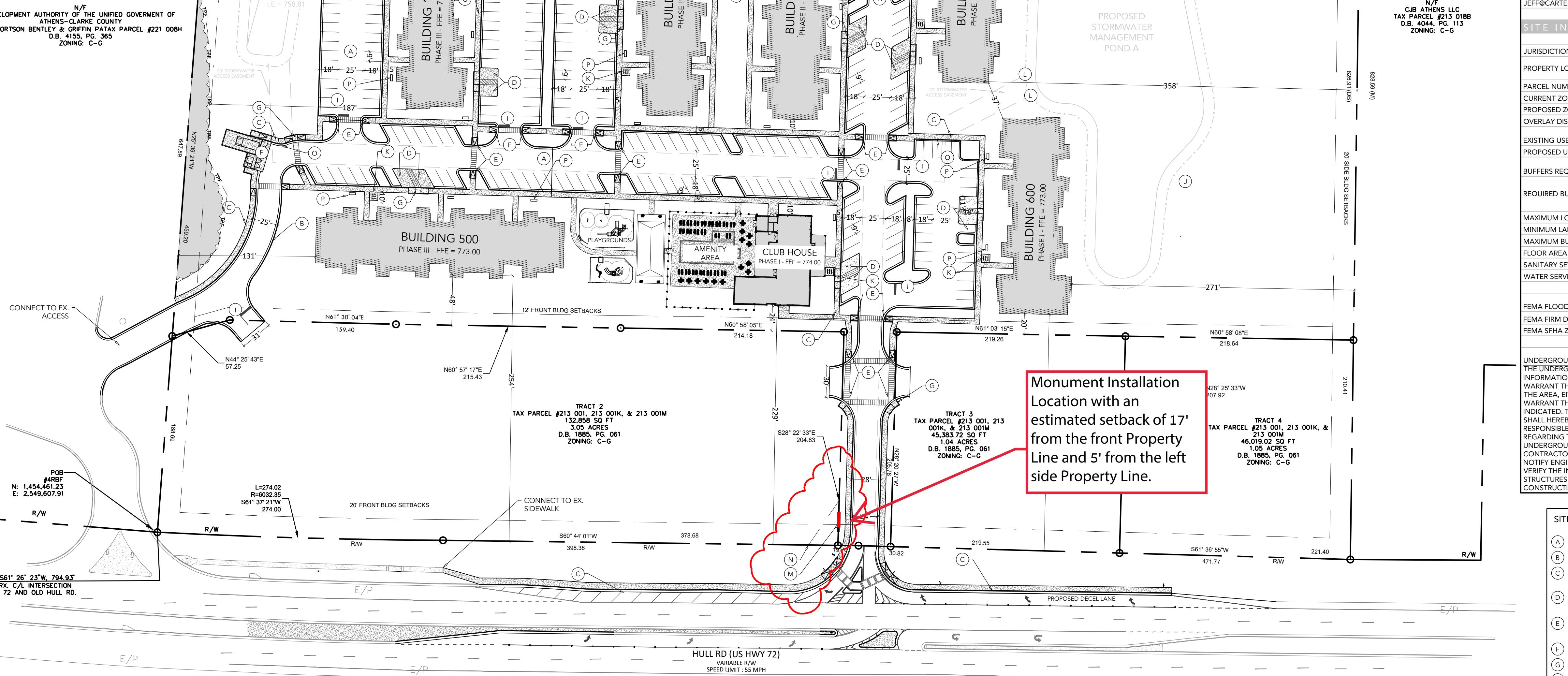
**HARDSCAPE  
ENLARGEMENT  
PLAN**

Date: 07/14/23  
 Project No.: 202149

H1.1

SITE COVERAGE SUMMARY	
TOTAL PROJECT ACREAGE	19.931 AC
MULTI-FAMILY LOT ACREAGE	14.20 AC
EXISTING LOT COVERAGE	20,337.94 SF (34.49% OF SITE)
BUILDINGS	5,995.0 (0.29% OF SITE)
PAVING	14,424.9 (2.32%)
PROPOSED LOT COVERAGE	238,601 SF (38.57% OF NET SITE)
BUILDINGS	79,451 SF (12.88% OF NET SITE)
PAVING	135,493 SF (21.89% OF NET SITE)
SIDEWALKS AND CONCRETE AREAS	23,537 SF (3.80% OF NET SITE)
OVERALL ADDITIONAL IMPERVIOUS AREA	218,263 SF
PARKING SUMMARY	
MAXIMUM DENSITY	390 BEDROOMS
24 BEDROOMS PER GROSS ACRE	1.5 SPACES / UNIT REQ.
ONE-BEDROOM DWELLING UNITS (>500 SF)	1.5 SPACES / UNIT REQ.
TWO-BEDROOM DWELLING UNITS AND OVER	2.0 SPACES / UNIT REQ.
PROPOSED TOTAL UNITS	192
TOTAL BEDROOMS	306 (15.62 BEDROOMS / AC)
ONE-BEDROOM	96 UNITS PROPOSED, 144 SPACES REQUIRED
TWO-BEDROOM	78 UNITS PROPOSED, 112 SPACES REQUIRED
THREE-BEDROOM	18 UNITS PROPOSED, 36 SPACES REQUIRED
CLUBHOUSE	1 SPACE, 1 ADA SF GFA REQUIRED
	3.774 SF CLUBHOUSE / 450 SF
TOTAL REQUIRED SPACES	345 SPACES
THE NUMBER OF SPACES PROVIDED SHALL NOT EXCEED THE REQUIRED NUMBER OF SPACES PROVIDED BY MORE THAN 50%	
PROPOSED PARKING	
ADA SPACES (73X18)	223 (6 ADA SPACES)
ADA SPACES (25X18)	122 (8 ADA SPACES)
ADA SPACES REQ. (ACC Sec. 320-4)	0
ADA SPACES PROPOSED	14
TOTAL SPACES PROPOSED	345
BICYCLE PARKING	
REQUIRED: 2 BICYCLE SPACES + 1 BICYCLE SPACE / 20 REQUIRED PARKING SPACES	2+(345/20) = 19.25
PROPOSED BICYCLE PARKING	24 (4X2 SPACES)

N/F  
DEVELOPMENT AUTHORITY OF THE UNITED GOVERNMENT OF  
ATHENS-CLARKE COUNTY  
C/O FORTSON BENTLEY & GRIFFIN, PATAK PARCEL #221 008H  
D.B. 4155, PG. 365  
ZONING: C-G

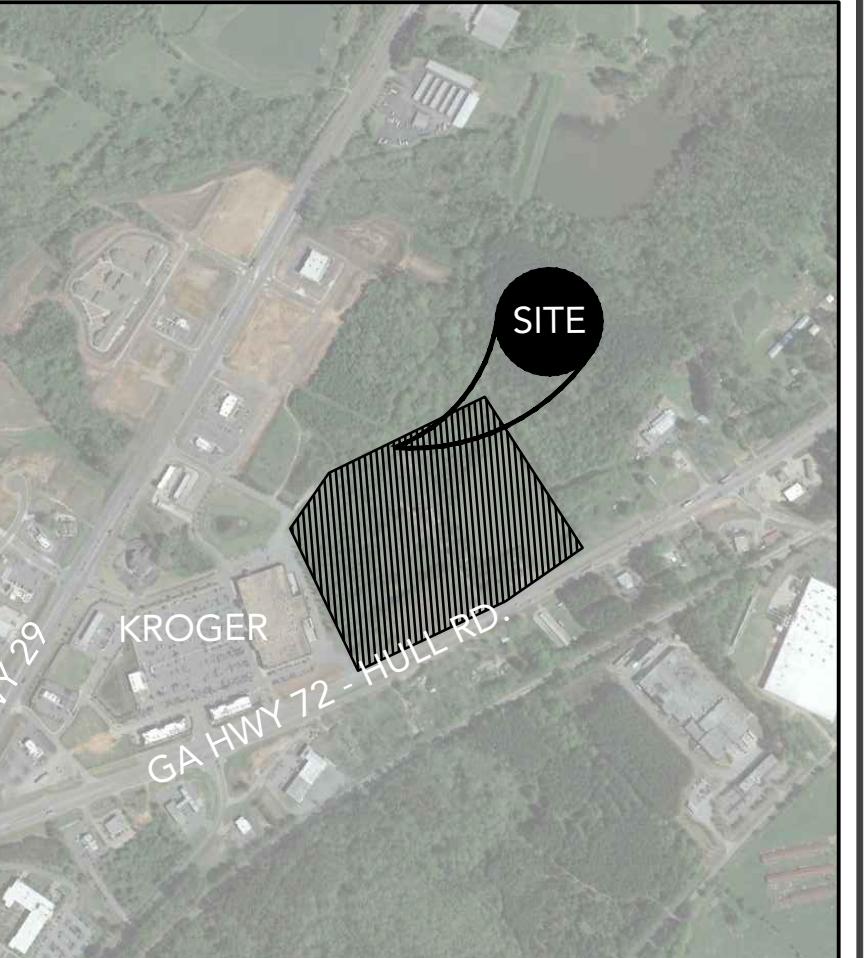


## NOTE:

- ALL CONSTRUCTION SHALL BE IN CONFORMANCE WITH TRANSPORTATION AND PUBLIC WORKS TECHNICAL STANDARDS, AS WELL AS THE AMERICANS WITH DISABILITIES ACT STANDARDS FOR ACCESSIBLE DESIGN.



Utilities Protection Center, Inc.  
Know what's below  
Call before you dig



LOCATION MAP  
SCALE: N.T.S.

PROJECT INFORMATION	
DRAWING SET PREPARED BY:	OWNER/DEVELOPER: CARTER ENGINEERING CONSULTANTS, INC. SAM ROGERS OF BIRGE & HELD DEVELOPMENT, LLC
1010 COMMERCE DR. BOGART, GA 30622	8502 NORTH MERIDIAN STREET, SUITE 205 INDIANAPOLIS, IN 46260
CONTACT: JEFF CARTER, P.E. PHONE: 770.725.1200	CONTACT: SAM ROGERS 317.417.1533 JEFF@CARTERENGINEERING.NET
	SROGERS@BIRGEANDHELD.COM
SITE INFORMATION	
JURISDICTION	ATHENS-CLARKE COUNTY
PROPERTY LOCATION	1005, 1035, 1045 HULL RD. ATHENS, GA 30601
PARCEL NUMBER	#213 001, 213 011K & 213 001M
CURRENT ZONING	C-R
PROPOSED ZONING	CG
OVERLAY DISTRICT	NONE
EXISTING USE	MULTI-FAMILY & SINGLE-FAMILY RESIDENTIAL
PROPOSED USE	COMMERCIAL AND MULI-FAMILY
BUFFERS REQUIRED	10' WHEN ABUTTING RESIDENTIAL ZONE
REQUIRED BUILDING SETBACKS	FRONT: 20 FT SIDE: 20 FT REAR: 20 FT
MAXIMUM LOT COVERAGE	80%
MINIMUM LANDSCAPE	20%
MAXIMUM BUILDING HEIGHT	65 FT
FLOOR AREA RATIO	0.13
SANITARY SEWER SERVICE	ATHENS-CLARKE COUNTY
WATER SERVICE	ATHENS-CLARKE COUNTY
FEMA FLOOD INSURANCE RATE MAP NO.	13059C0017F
FEMA FIRM DATE	09/15/2022
FEMA SFZ 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 LOCATIONS OF THE UTILITIES SHOWN ARE THE EXACT LOCATION INDICATED. THE OWNER, HIRER, 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 THE CONTRACTOR TO LOCATE ALL UTILITIES AND TO VERIFY THE INVERT ELEVATIONS OF ALL EXISTING STORM AND SANITARY SEWER STRUCTURES PRIOR TO COMMENCEMENT OF STORM AND SANITARY SEWER CONSTRUCTION.

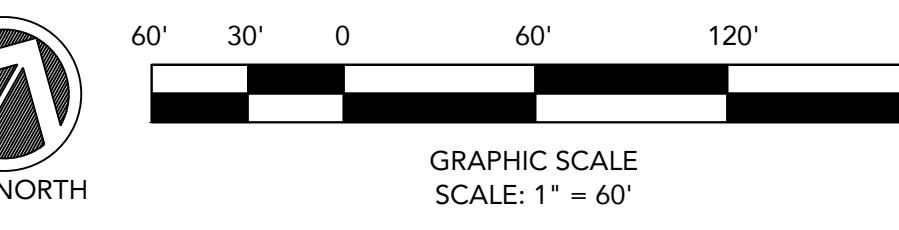


## SITE DEVELOPMENT PLANS

ATHENS FLATS  
1005, 1035, 1045 HULL RD. - ATHENS, GA 30601

SHEET TITLE:	SITE PLAN
PROJECT NAME:	ATHENS FLATS
SHEET NUMBER:	C 3.0
PROJECT NUMBER:	23001BRE
DATE:	02/17/2025

SITE PLAN LEGEND	
(A)	STANDARD ASPHALT PAVEMENT
(B)	STANDARD 24" CONCRETE CURB & GUTTER
(C)	5'0" PEDESTRIAN CONCRETE SIDEWALK (CROSS SLOPE: MAX. 2.0%, LONGITUDINAL SLOPE: MAX. 5.0%)
(D)	11'X18' ADA PARKING SPACES(S) WITH 5' STRIPED UNLOADING, ADA CURB RAMP, AND CONCRETE WHEEL STOP AS SHOWN.
(E)	5'0" STRIPED CROSSWALK WITH ADA CURB RAMPS (CROSS SLOPE NOT TO EXCEED 2.0%)
(F)	TRASH COMPACTOR
(G)	ADA CURB RAMP AND LEVEL LANDING AREA AS SHOWN
(H)	COMMON GREEN SPACE AND OPEN AREA
(I)	24" STOP BAR WITH CENTERLINE
(J)	4' BLACK CHAIN LINK FENCE (TBD)
(K)	BICYCLE RACKS
(L)	6' WIDE BLACK CHAIN LINK GATE
(M)	MONUMENT SIGN
(N)	PROPOSED SIGN EASEMENT
(O)	ROLLED CURB SECTION
(P)	PROPOSED BENCHES



CLUB HOUSE  
PHASE I - FFE = 774.00

AMENITY  
AREA

BU  
PHASE  
I

N60° 58' 05"E  
214.18

N61° 03' 15"E  
219.26

N60° 58' 08"E  
218.64

271'

24'

20'

229'

S28° 22' 33"E  
204.83

30'

28'

24'

15'

68'

30.82

219.55

219.78

210.41

N28° 25' 33"W  
207.92

TRACT 3  
TAX PARCEL #213 001, 213  
001K, & 213 001M  
45,383.72 SQ FT  
1.04 ACRES  
D.B. 1885, PG. 061  
ZONING: C-G

TRACT 4  
TAX PARCEL #213 001, 213 001K, &  
213 001M  
46,019.02 SQ FT  
1.05 ACRES  
D.B. 1885, PG. 061  
ZONING: C-G

PROPOSED DECEL LANE

HULL RD (US HWY 72)  
VARIABLE R/W  
SPEED LIMIT: 55 MPH

Monument Installation  
Location with an  
estimated setback of 17'  
from the front Property  
Line and 5' from the left  
side Property Line.

1

7

Monument Installation Location with an estimated setback of 17' from the front Property Line and 5' from the left side Property Line.

TRACT 4  
TAX PARCEL #213 001, 213 001K, &  
213 001M  
46,019.02 SQ FT  
1.05 ACRES  
D.B. 1885, PG. 061  
ZONING: C-G

**HULL RD (US HWY 72)**  
VARIABLE R/W  
SPEED LIMIT: 55 MPH