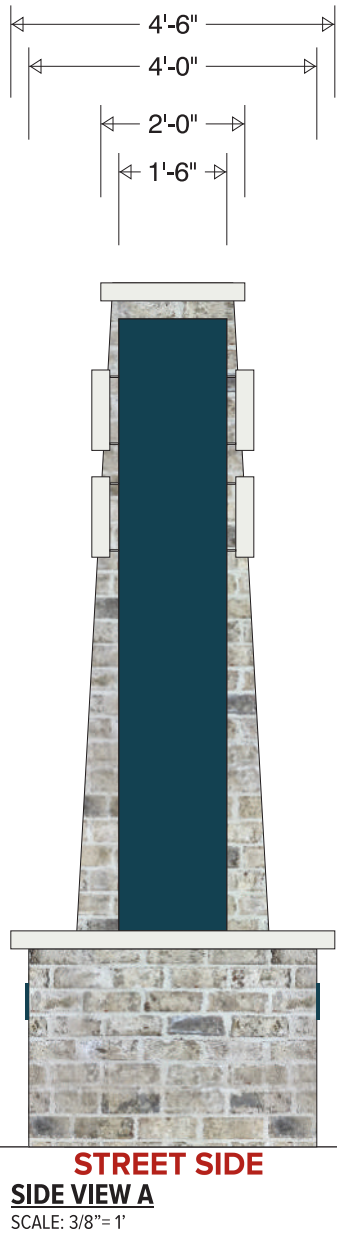
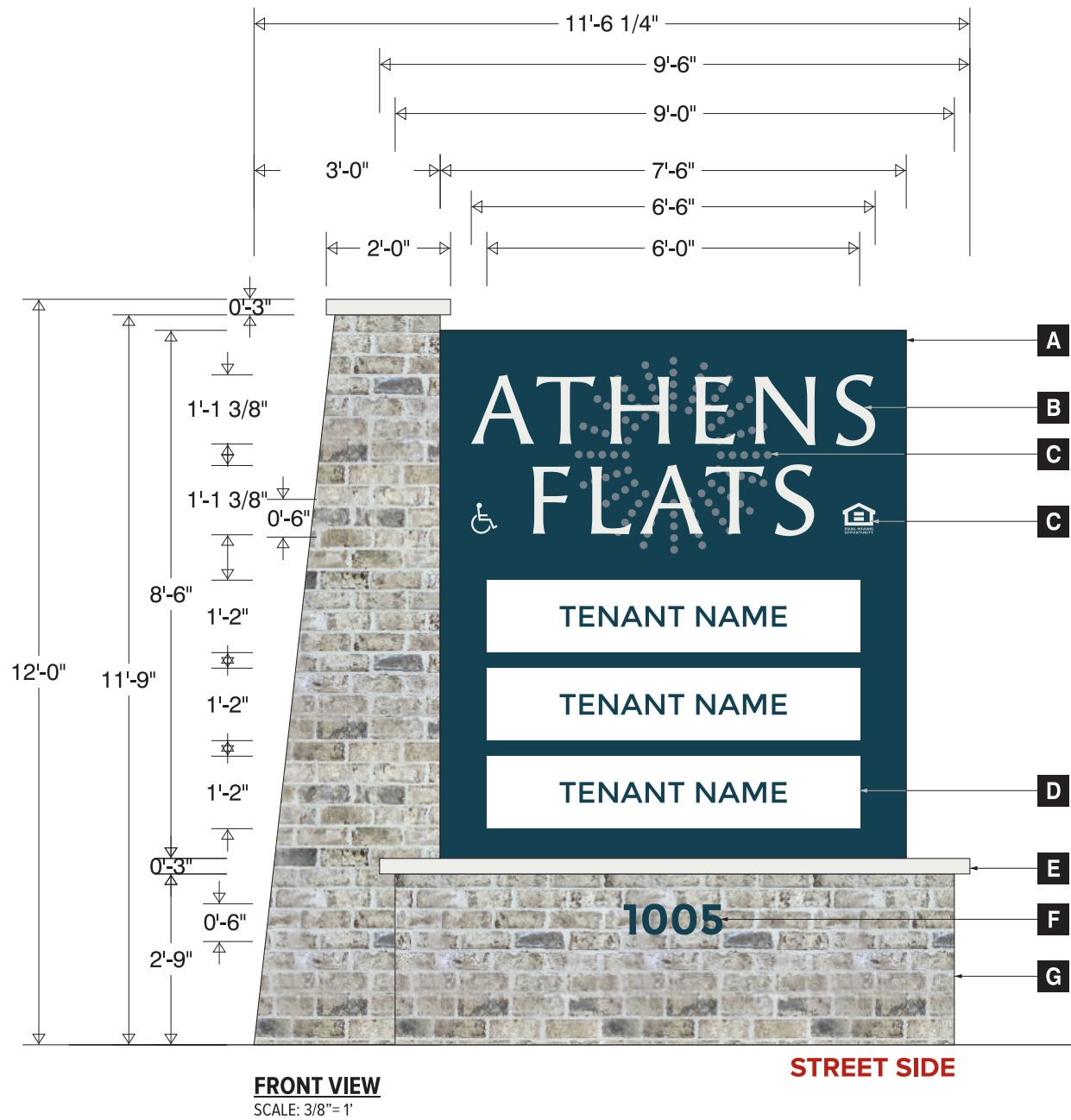


ATHENS FLATS

SIGNAGE PRESENTATION



- 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

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

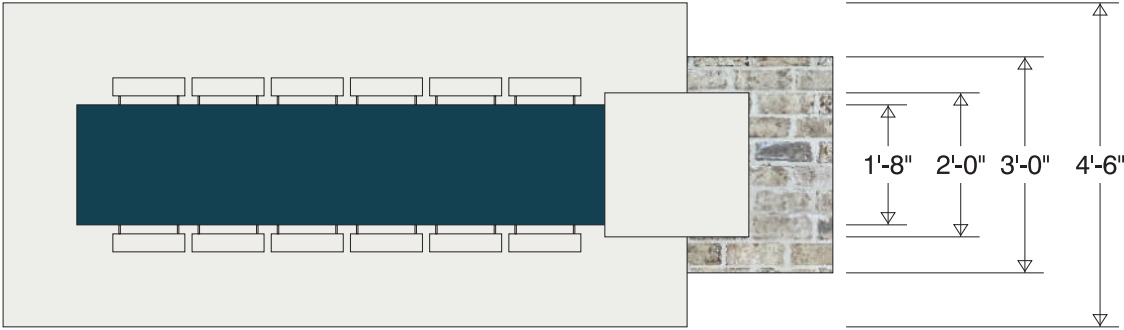
1/2" ACRYLIC PAINTED **P1** ON
FACE AND RETURNS

P1 SW6230 RAINSTORM

G

FABRICATED ALUMINUM STRUCTURE
CLAD WITH CHEROKEE BRICK -
BROOKHAVEN GEORGIA CLASSIC

PRODUCTION READY

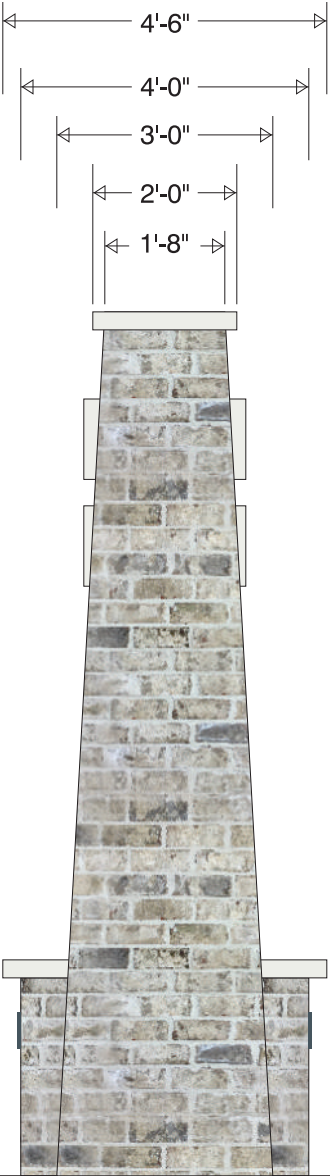


TOP VIEW
SCALE: 3/8"= 1'



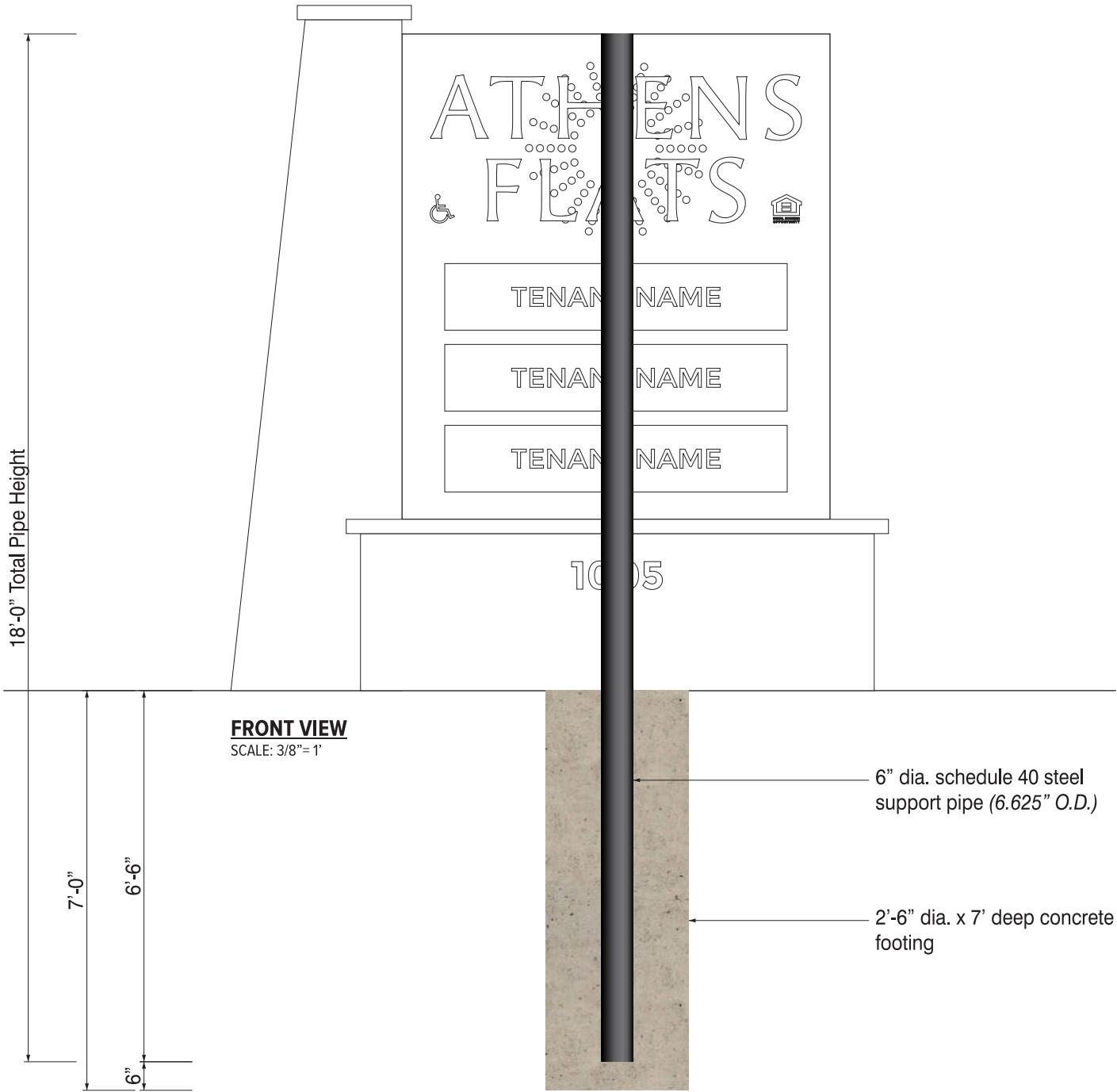
STREET SIDE

BACK VIEW
SCALE: 3/8"= 1'

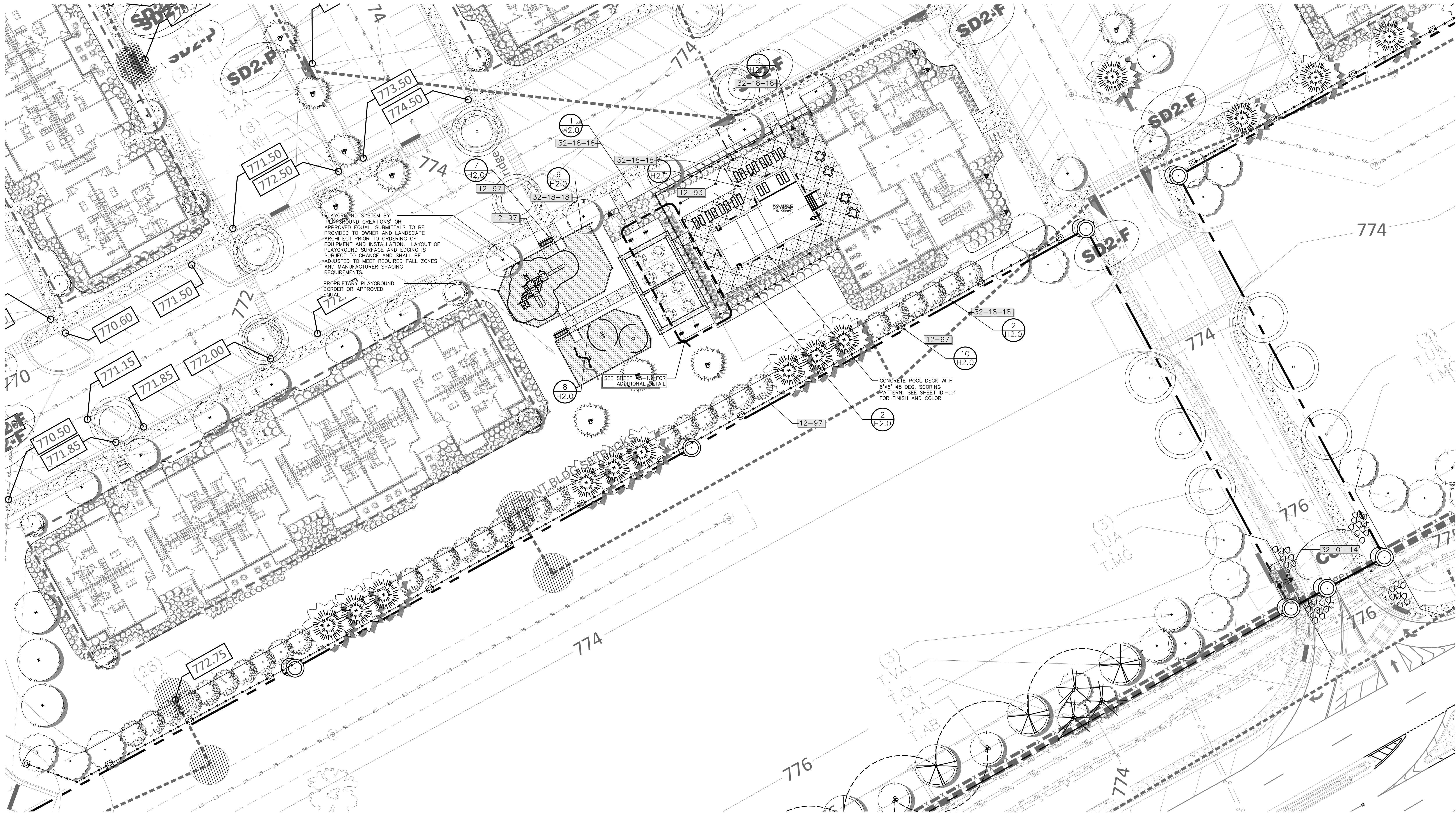


SIDE VIEW B
SCALE: 3/8"= 1'

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



CLIENT ARTWORK REQUIRED
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	FX Luminaire NP Large directional 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, 4.2W/4.5VA, 2700K, Beamspread: Narrow Flood	12	

GENERAL POOL AND BARRIER NOTES:

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

GENERAL PLAYGROUND NOTES:

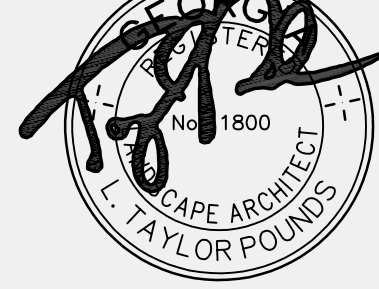
- ALL PLAY EQUIPMENT SELECTED AND INSTALLED SHALL BE LOCATED WITHIN THE PLAYGROUND LIMITS AND CONFORM TO ASTM F1487-01 AND/OR MANUFACTURER USE ZONES, WHICHEVER IS MORE STRINGENT.
- PLAYGROUND SURFACES SHALL COMPLY TO 2010 ADA STANDARD 1008.2.6.1 AND ITS APPLICABILITY TO GROUND SURFACES. THIS INCLUDES THE COMPLIANCE OF ASTM F1951-21.
- AS REQUIRED WITHIN 2010 ADA STANDARD 1008.2.6.2-GROUND SURFACES, PLAYGROUND SURFACES LOCATED WITHIN USE ZONES SHALL COMPLY WITH ASTM F 1232 (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
SYMBOL	SITE FURNISHINGS DESCRIPTION	QTY	DETAIL
12-93	POOL FURNITURE - BY OTHERS		
12-96	LANDSCAPE FORMS GRETCHEN BENCH	2	7/H2.0
12-97	PROPOSED AGE DIVERSE PLAYGROUND		
SYMBOL	32 EXTERIOR IMPROVEMENTS DESCRIPTION	QTY	DETAIL
32-01-14	MONUMENT SIGN - BY OTHERS	1	
SYMBOL	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
SYMBOL	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
SYMBOL	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/H2.0	
32-31-18	AMERISTAR 6\" MONTAGE (STEEL) MAJESTIC FENCE	757 lf	2/H2.0

CONSULTANT

SEAL



ARCHITECT

FOLEY O DESIGN
21 Puritan Mill | 950 Lowery Blvd. NW | Atlanta, Georgia 30318 | (404) 763-1299

ADDRESS

ATHENS FLATS
1005 HULL ROAD
ATHENS, GEORGIA 30601
BIRGE AND HELD

NO.	DATE	DESCRIPTION
1	09/15/23	PERMIT SET
2	12/14/23	100% CD SET
3	-/-/-	
4	-/-/-	
5	-/-/-	
6	-/-/-	
7	-/-/-	

Sheet Title:

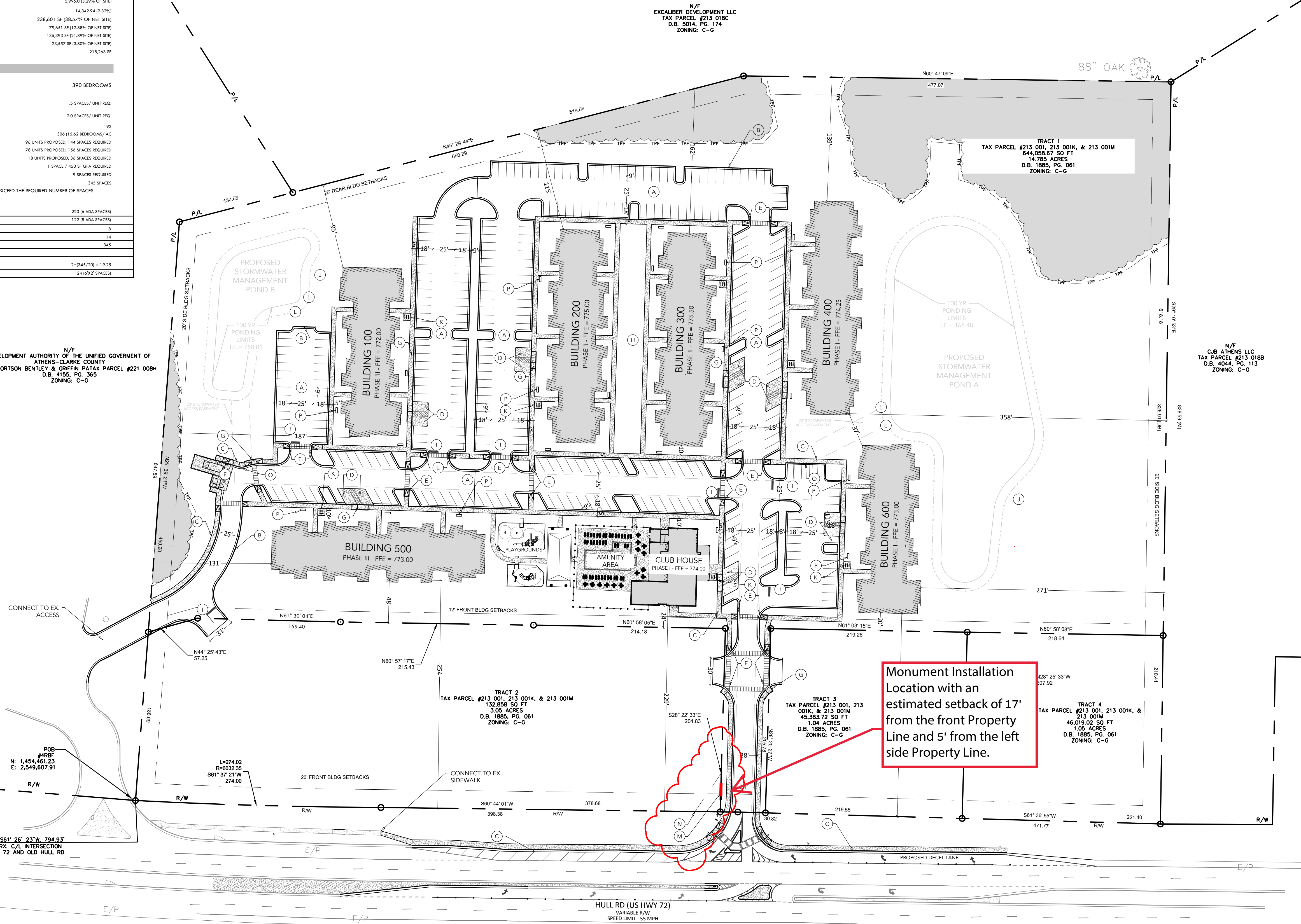
HARDSCAPE
ENLARGEMENT
PLAN

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

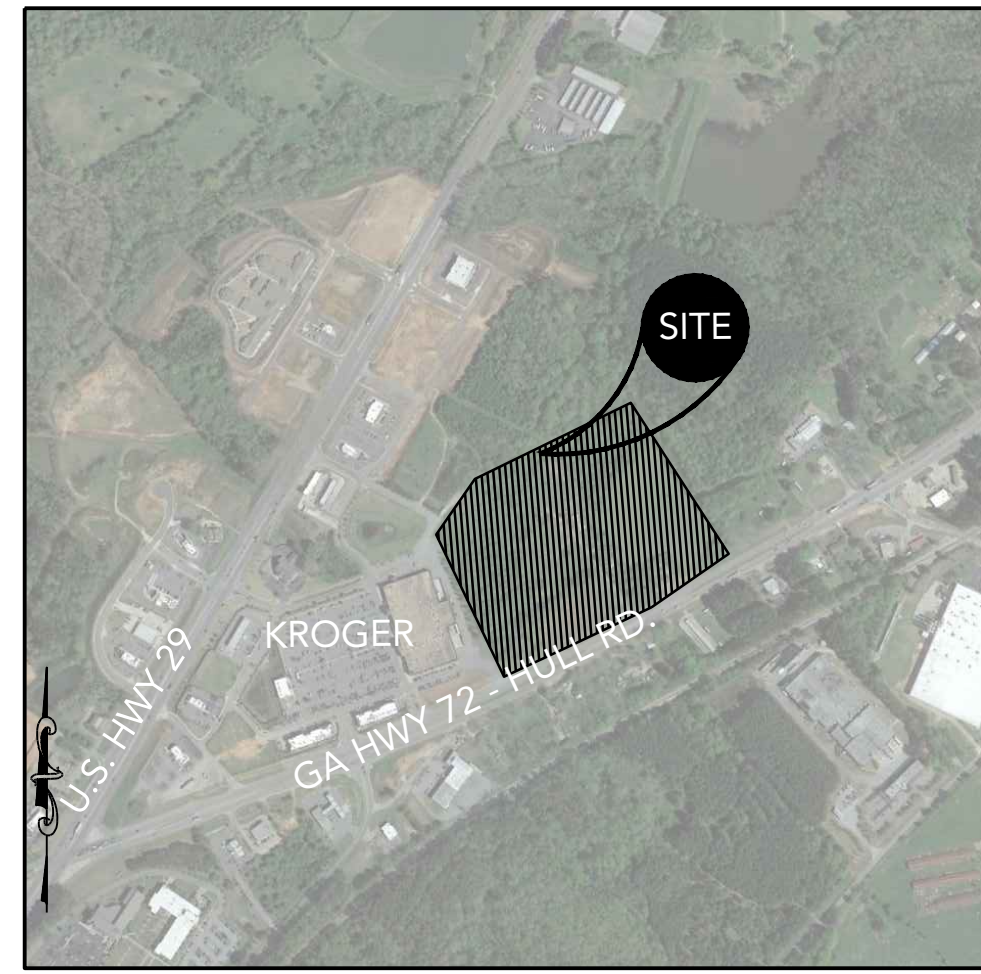
H1.1

SITE COVERAGE SUMMARY	
TOTAL PROJECT ACREAGE	19.931 AC
MULTI-FAMILY LOT ACREAGE	14.30 AC
EXISTING LOT COVERAGE	20, 337.94 SF (34.49% OF SITE)
BUILDINGS	5,995.0 (3.29% OF SITE)
PAVING	14,342.94 (2.32% OF SITE)
PROPOSED LOT COVERAGE	238,601 SF (38.57% OF NET SITE)
BUILDINGS	79,651 SF (12.88% OF NET SITE)
PAVING	153,950 SF (21.69% OF NET SITE)
SEWERMAINS AND CONCRETE AREAS	23,537 SF (3.60% 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 (1-500 SF)	2.0 SPACES / UNIT REQ.
TWO - BEDROOM DWELLING UNITS AND OVER	
PROPOSED TOTAL UNITS	192
TOTAL BEDROOMS	306 (15.62 BEDROOMS / AC)
ONE-BEDROOM	96 UNITS PROPOSED, 144 SPACES REQUIRED
TWO-BEDROOM	78 UNITS PROPOSED, 156 SPACES REQUIRED
THREE-BEDROOM	18 UNITS PROPOSED, 54 SPACES REQUIRED
CLUBHOUSE	1 SPACE / 450 SF GFA REQUIRED
3,775 SF CLUBHOUSE / 450 SF	9 SPACES REQUIRED
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	223 (6 ADA SPACES)
90 DEGREE SPACES (9'X18')	122 (8 ADA SPACES)
60 DEGREE SPACES (9'X18')	
ADA SPACES REQ. (ACC. SEC. 9-30-4)	8
ADA SPACES PROPOSED	14
TOTAL SPACES PROPOSED	346
BICYCLE PARKING	
REQUIRED: 2 BICYCLE SPACES + 1 BICYCLE SPACE / 30 REQUIRED PARKING SPACES	2+1045/200 = 19.25
PROPOSED BICYCLE PARKING	24 (6'X7' SPACES)

DEVELOPMENT AUTHORITY OF THE UNITED GOVERNMENT OF
ATHENS-CLARKE COUNTY
C/O FORTSON BENTLEY & GRIFFIN PATAK PARCEL #221 00B1
D.B. 4155, PG. 365
ZONING: C-G



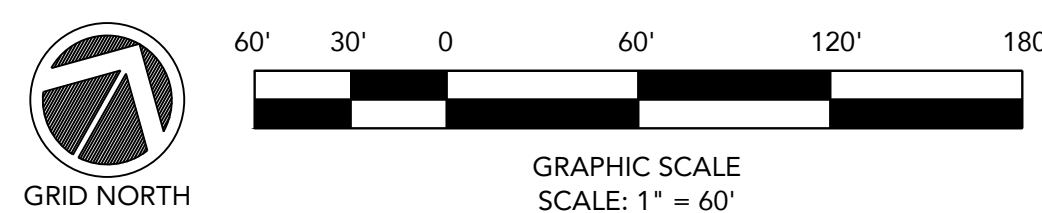
Monument Installation
Location with an
estimated setback of 17'
from the front Property
Line and 5' from the left
side Property Line.



PROJECT INFORMATION	
DRAWING SET PREPARED BY: CARTER ENGINEERING CONSULTANTS, INC. 1010 COMMERCE DR. BOGART, GA 30622 CONTACT: JEFF CARTER, P.E. PHONE: 770.725.1200 JEFF@CARTERENGINEERING.NET	OWNER/DEVELOPER: SAM ROGERS OF BIRGE & HELD DEVELOPMENT, LLC 8502 NORTH MERIDIAN STREET, SUITE 205 INDIANAPOLIS, IN 46260 CONTACT: SAM ROGERS 317.417.1533 SROGERS@BIRGEANDHELD.COM
SITE INFORMATION	
JURISDICTION	ATHENS-CLARKE COUNTY
PROPERTY LOCATION	1005, 1035, 1045 HULL RD. ATHENS, GA 30601
PARCEL NUMBER	#213 011, 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 MULTI-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 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.	

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 SPACE(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

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.



REVISION BLOCK

REVISION	DATE	DESCRIPTION
15	05.03.24	ADDRESS RFI 1
16	05.07.24	ADDRESS RFI 11
17	05.22.24	ADDRESS RFI 15
18	06.20.24	ADDRESS RFI 26
19	09.30.24	ADDRESS RFI 11 EDIT
20	10.08.24	ADDRESS RFI 42
21	01.03.25	ADDRESS RFI 76.79, 33 ADD SHEET C 5.9
22	02.17.25	ADDRESS RFI 82

REGISTERED PROFESSIONAL ENGINEER

JAMES J. CARTER

GSVCC Level II Certification
No. 00000000083

ATHENS FLATS

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

SHEET TITLE:

SITE PLAN

PROJECT NAME:

ATHENS FLATS

SHEET NUMBER:

C 3.0

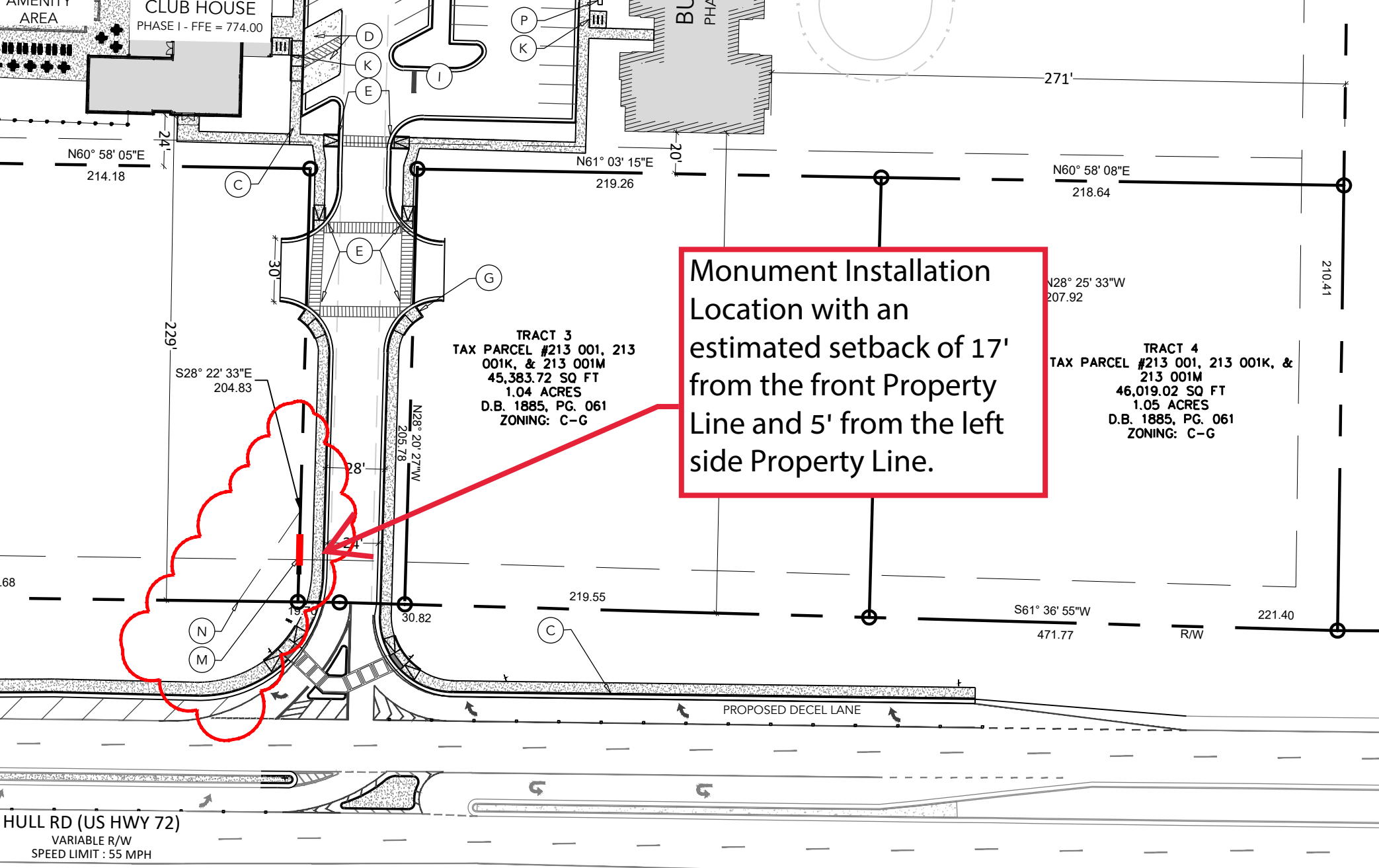
PROJECT NUMBER:

23001BHRE

DATE:

02/17/2025

ENGINEER/DRAWN NOT RESPONSIBLE FOR COST CHANGES DURING PRELIMINARY PHASE. BIDS & QUOTES SHALL BE BASED ON PLANS SETS LABELED "ISSUE FOR CONSTRUCTION".



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

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