

**SITE NOTES:**  
 1. PROPERTY OWNERS:  
 CENTURION INVESTMENTS LLC  
 855 GAINES SCHOOL RD STE N  
 ATHENS, GA 30605

**VICINITY MAP**  
 n.f.s.

- PHYSICAL ADDRESS:  
 "LOT1C": 073 002E: 155 WESTPARK DR (1.65 ACRE)  
 "LOT1B": 073 002D: 305 WESTPARK DR (0.32 ACRE)
- TAX PARCELS:  
 073 002E; 073 002D;
- DEED BOOK/PAGE  
 BOOK 4065 PG 412
- TOTAL PROJECT ACREAGE:  
 3.57 ACRES
- EXISTING ZONING: C-N
- EXISTING & PROPOSED USE:  
 MIX-USE, COMMERCIAL AND/ OR RESIDENTIAL
- WATER SUPPLY: BY ACC-PUD AT OWNER/DEVELOPERS EXPENSE
- SEWAGE DISPOSAL: BY ACC-PUD AT OWNER/DEVELOPERS EXPENSE
- SOLID WASTE: INDIVIDUAL RECEPTACLES BY PRIVATE CONTRACT
- OUTDOOR STORAGE: THERE ARE NO OUTDOOR STORAGE AREAS LOCATED ON THE SITE.
- STORMWATER MANAGEMENT SHALL BE IN ACCORDANCE WITH A-C-C ORDINANCES & REGULATIONS.
- FLOODPLAIN:  
 NO PORTION OF THE SITE LIES WITHIN A 100-YEAR FLOODPLAIN ACCORDING TO FIRM COMMUNITY PANEL NUMBER 13059C0023D DATED APRIL 2, 2007.

NO.	ZONED	PARCEL NUMBER
2	C-N	073C3 A002
3	C-N	073C3 A003
4	C-N	073C3 A004
5	C-N	073C3 A005
6	C-N	073C3 A006
7	C-N	073C3 A007
8	C-N	073C3 A008
9	C-N	073C3 A009
10	C-N	073C3 A010
11	C-N	073C3 A011
12	C-N	073C3 A012
13	C-N	073C3 A013
14	C-N	073C3 A014
15	C-N	073C3 A015
16	C-N	073C3 A016
17	C-N	073C3 A017
18	C-N	073C3 A018
19	C-N	073C3 A019
20	C-N	073C3 A020
21	C-N	073C3 A021
22	C-N	073C3 A022
23	C-N	073C3 A023
24	C-N	073C3 A024
25	C-N	073C3 A025

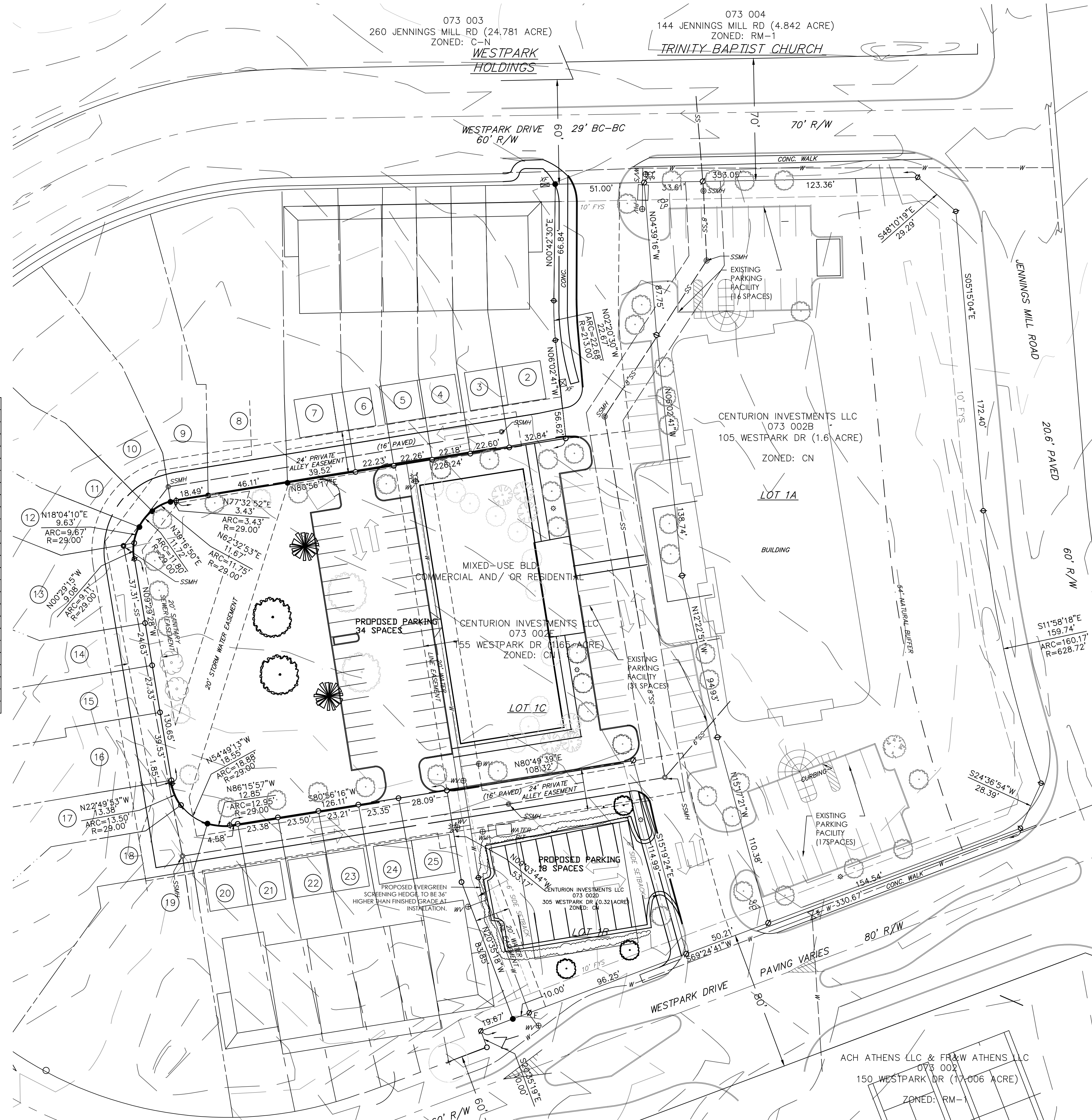
ALL DAMAGE TO EXISTING ROADWAY INFRASTRUCTURE DETERMINED BY THE PUBLIC WORKS INSPECTOR TO BE ASSOCIATED WITH CONSTRUCTION OF THIS PROJECT SHALL BE SATISFACTORILY REPAIRED PRIOR TO ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY

ALL ROADWAY AND STORMWATER MANAGEMENT MATERIALS AND CONSTRUCTION SHALL BE IN CONFORMANCE WITH TRANSPORTATION & PUBLIC WORKS' TECHNICAL STANDARDS, AND ALL TESTS AND CERTIFICATIONS REQUIRED THEREIN SHALL BE PROVIDED.

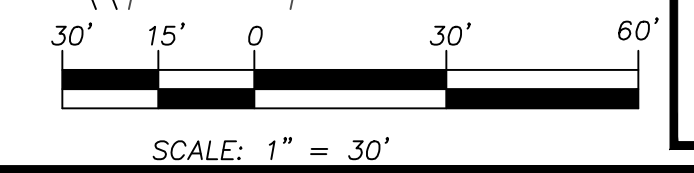
CONSTRUCTION FENCING SHALL NOT ENCRoACH ANY ROADWAY PAVEMENT, INCLUDING CURB AND GUTTER.

PARKING REQUIRED-MIXED USE BLD: COMMERCIAL ONLY				
BUILDING TYPE	PROJECT TOTAL(F <sup>2</sup> )	AVG BEDROOM	SPACES/UNIT	REQUIRED SPACES
EX.GENERAL COMMERCIAL/ OFFICE	17,500			50
PROPOSED GENERAL COMMERCIAL/ OFFICE	18,000			51
<b>TOTAL SPACE REQUIRED</b>				<b>101</b>
PARKING REQUIRED- MIXED USE BLD: RESIDENTIAL ONLY				
BUILDING TYPE	PROJECT TOTAL(F <sup>2</sup> )	AVG BEDROOM	SPACES/UNIT	REQUIRED SPACE
EX.GENERAL COMMERCIAL/ OFFICE	17,500			50
PROPOSED RESIDENTIAL (12 CONDOS)	18,000	3		36
<b>TOTAL SPACE REQUIRED</b>				<b>86</b>
PARKING REQUIRED-MIX USE BLD: COMMERCIAL/RESIDENTIAL				
BUILDING TYPE	PROJECT TOTAL(F <sup>2</sup> )	AVG BEDROOM	SPACES/UNIT	REQUIRED SPACES
EX. GENERAL COMMERCIAL/ OFFICE	17,500			50
MIX-USE BUILDING-OFFICE	9,000			26
MIX-USE BUILDING-RESIDENTIAL (6 CONDO)	9,000	3		18
<b>TOTAL SPACES REQUIRED</b>				<b>94</b>
PARKING PROVIDED				
SPACE PROVIDED				
OFF-STREET: COMMERCIAL				64
OFF-STREET: MIXED USE				52
<b>TOTAL SPACES PROVIDED</b>				<b>116</b>

MAX ALLDOWABLE PARKING RESIDENTIAL USE:  
 86 SPACES x 15 = 129 SPACES

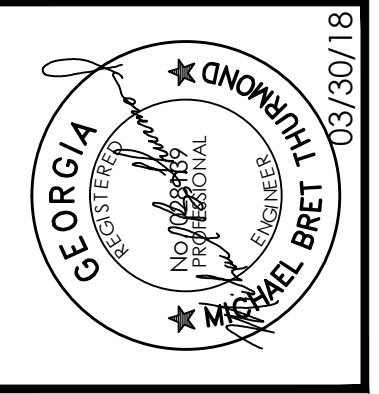


**SITE PLAN**  
 SCALE: 1" = 30'



NO.	DATE	DESCRIPTION
1	3/20/18	PLANNING COMMISSION APPLICATION

DESIGNED: MBT  
 DRAWN: JH  
 CHECKED: MBT  
 APPROVED: MBT



AMT ENGINEERS ARCHITECTS PLANNERS  
 155 WESTPARK DR  
 ATHENS, GA 30606

**amt**  
 Armentrout Matheny Thurmond

**SUMMERVILLE PD AMENDMENT**  
 155 WESTPARK DR  
 ATHENS, GA 30606

C100  
 SITE PLAN