

PROJECT INFORMATION
 CURRENT OWNER: 600 PULASKI STREET, LLC
 PROJECT ADDRESS: 600 PULASKI STREET, ATHENS, GA 30601

TAX PARCEL ID: 163C4 8002
 ZONING: C-N (COMMERCIAL NEIGHBORHOOD)
 EXISTING USE: EXISTING WAREHOUSE
 PROPOSED USE: MULTIFAMILY RESIDENTIAL

PARCEL SIZE: 2.65 ACRES (115,434 SF)
 DISTURBED AREA: 1.01 ACRES (43,819 SF)

GENERAL REGULATIONS (C-N ZONE):
 FRONT YARD SETBACK: 10 FEET
 SIDE YARD SETBACK: 6 FEET
 MAXIMUM BUILDING HEIGHT: 65 FEET
 MAXIMUM LOT COVERAGE: 75% (52,710 SF)

LOT COVERAGE:
 EXISTING COVERAGE (ENTIRE SITE)
 STRUCTURES: 16,728 SF (14.5%)
 GRAVEL PAVING: 48,179 SF (41.8%)
 LANDSCAPE: 50,426 SF (43.7%)
 EXISTING TOTAL COVERAGE: 64,907 SF (56.3%)

PROPOSED COVERAGE (ENTIRE SITE)
 PROPOSED BUILDINGS: 14,916 SF (12.9%)
 PROPOSED SITE PAVEMENT: 15,772 SF (13.7%)
 EXISTING STRUCTURE: 12,297 SF (10.7%)
 EXISTING GRAVEL PAVEMENT: 30,741 SF (26.6%)
 LANDSCAPE: 33,788 SF (29.2%)
 PROPOSED TOTAL COVERAGE: 81,728 SF (70.8%)

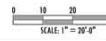
BUILDING SUMMARY: (PHASE 1)
 PROPOSED BUILDING: (8) 2 BEDROOM RESIDENTIAL UNITS
 (10) 3 BEDROOM RESIDENTIAL UNITS

PARKING SUMMARY: (PHASE 1)
 REQUIRED PARKING: 32 SPACES (2 SPACES PER UNIT, 16 TOTAL UNITS)
 PROPOSED PARKING: 32 SPACES (2 WITHIN LOWER LEVEL GARAGE OF EACH UNIT)

NOTES:
 1. OUTDOOR LIGHTING: WILL ADHERE TO ALL STANDARDS IN SECTIONS 9-25-RECS AND 9-19-4 OF THE A.C.C. CODE ORDINANCE.
 2. ALL UNITS WILL UTILIZE ROLL CARTS FOR TRASH SERVICE. ROLL CARTS WILL BE STORED IN EACH UNITS GARAGE.

BUYER RESPONSIBILITIES:
 -Everything located in the approximate Limits of Disturbance is the Buyer's Responsibility.
 -Buyer and Seller will equally split the cost of the storm water vault required by the City/County. Piping from the buildings to the storm water vault, shall be the responsibility of the Owners of the building(s) the piping serves. When The Buyer completes their piping, they will return the disturbed area back to previous conditions. Buyer to perform engineering work for storm system design at Buyers expense.
 -There will be one shared storm water vault. It will be located under the parking area for the mill building or in a location deemed appropriate by the Civil Engineer and approved by Seller.
 -When the Buyer constructs the parking retention wall, Buyer shall excavate to expose all of the foundations of the Mill Building wall, which runs closest and parallel to Pulaski St. The Sellers will then pay to waterproof the Mill Building foundations to assist with mitigating any future water issues, between the new townhome driveway and the existing mill building. The Seller will notify the Buyer, once the waterproofing is completed so Buyer can backfill and then finish their wall construction and guardrail.
 -The Buyer's shall open a ditch line and coordinate the installation of the Seller's conduits for Power and Low Voltage, as well as any needed water or gas lines. The Buyer shall provide an easment for these lines in case they need to be serviced by the Seller in the future.
 -Sellers shall grant an easement for Buyers storm water lines to the future water vault in case they need to be serviced by the Buyer in the future.
 -Buyers Civil Engineer may have to pinch in retention wall to give more space between the Mill Building and future wall.

SITE PLAN
 SCALE: 1" = 20' - 0"



arcicolab
 ARCHITECTURAL & ENGINEERING

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 SECOND FLOOR
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PROJECT:
 600 PULASKI STREET,
 ATHENS, GA 30601

TITLE:
 SITE PLAN

DATE:
 NOVEMBER 09, 2021

ISSUE:
 SPECIAL USE PERMIT
 APPLICATION

PROJECT NO:
 SU1.0