

VILLAGE PARK AT TIMOTHY

455 EPPS BRIDGE PARKWAY, ATHENS

Suite 102



Approx 3,183 Square Feet

Available December 1, 2026

\$29.50/square foot

Electricity is metered quarterly – does not include main hvac

Tenant provides janitorial inside the space.

Space is available on the monument sign fronting Epps Bridge Parkway

Plentiful parking

Misc Building Information:

24/7 Access for tenants – Electronic Access Control nights/weekends

Common area janitorial 3X/week

2024 New HVAC systems & digital controllers – both floors

- HVAC is on a schedule, but occupants can adjust their space if working on nights/weekends.

2024 New Hot Water Heater

Upstairs is owner occupied – BOS Security, BOS Medical Staffing & BOS Staffing

Security company in the building with 24/7 Command Center in operation monitoring the property cameras.

Natural/Wooded area with pond and walking trail available to tenants

Other tenants: South State Bank, South State Mortgage, Chris Nichols Law

1st FLOOR

the  **VILLAGE PARK**
at Timothy

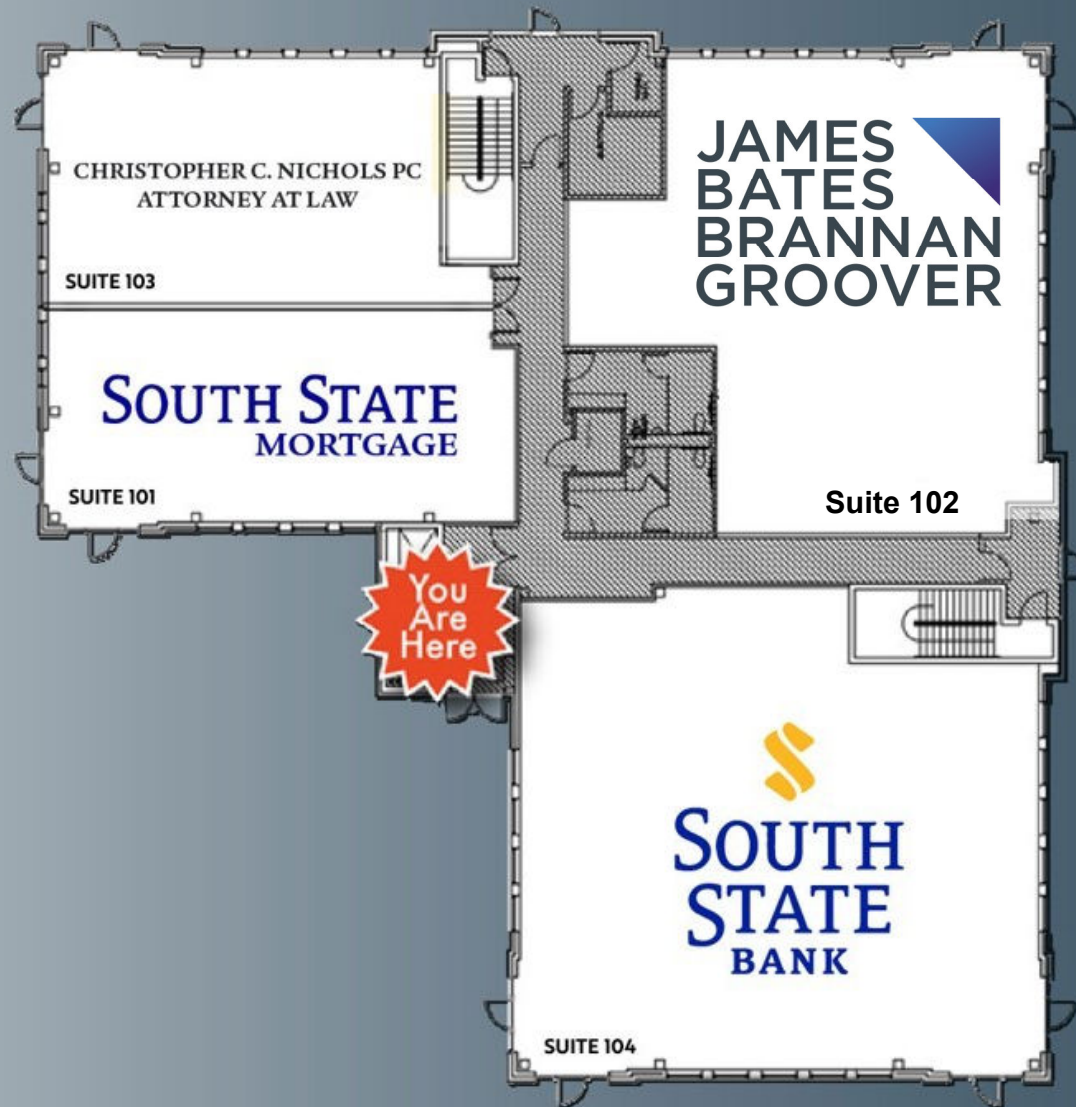
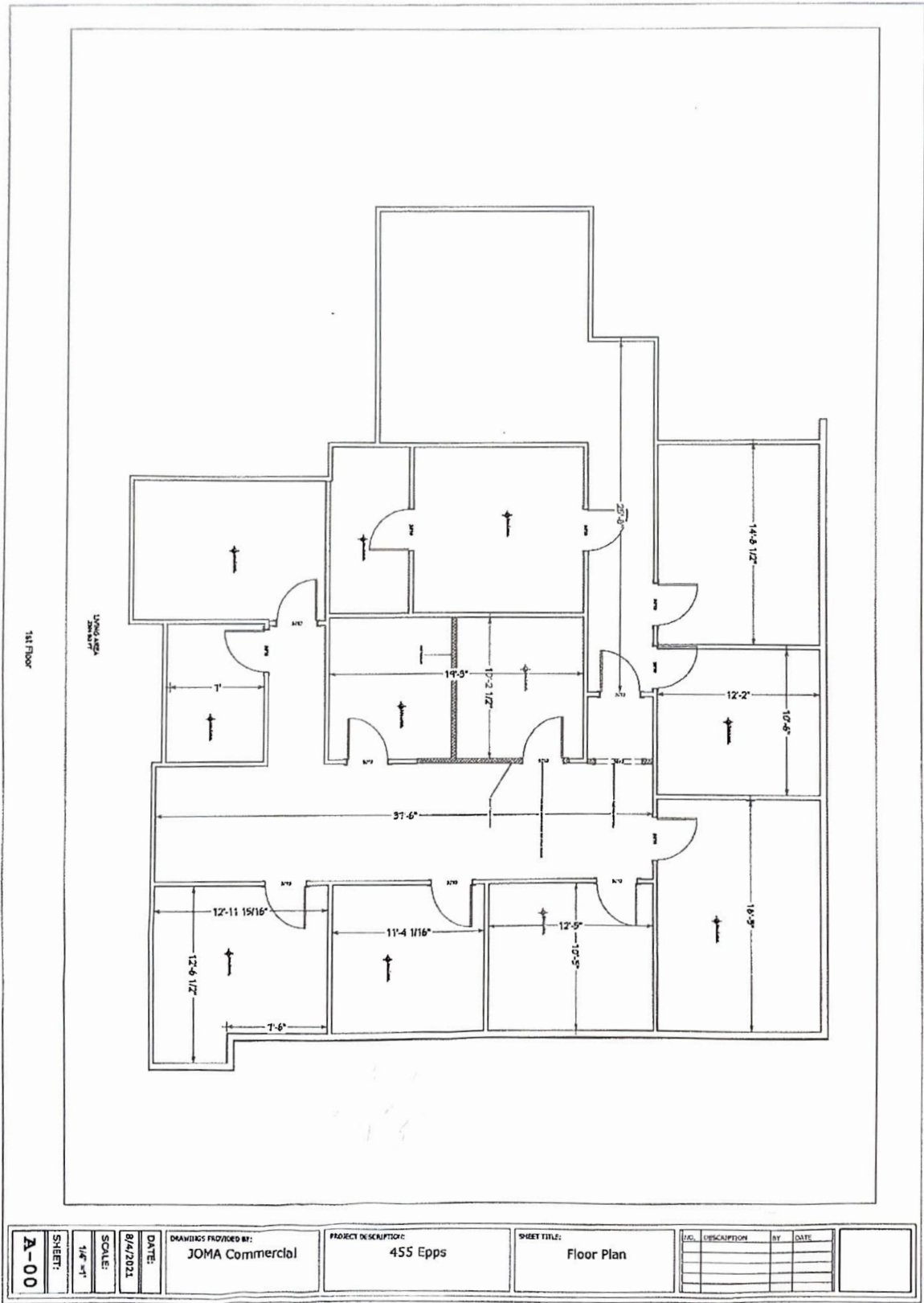


EXHIBIT A



LEGEND

TBR = TO BE REMOVED
TBF = TO BE FILLED
ZDL = ZONING DEMARCATION LINE
TYP = TYPICAL
EX = EXISTING
PR = PROPOSED
U.E. = UTILITY EASEMENT
BSL = BUILDING SETBACK LINE
PSL = PARKING SETBACK LINE
SMH = SANITARY SEWER MANHOLE
C = UTILITY CULVERT
C = PROPERTY CORNER
C = PR, PROPERTY CORNER
FFE = FINISHED FLOOR ELEVATION
FH = FIRE HYDRANT
IPF = IRON PIN FOUND
IPS = IRON PIN SET - 1/2" REBAR
C = COMPACT PARKING SPACE
OSSA = OPEN SOIL SURFACE AREA
C/O = CLEAN OUT
WM = WATER METER
WV = WATER VALVE
TP = TELEPHONE POLE
PTP = POWER TELEPHONE POLE
DI = DROP INLET
DB = DEED BOOK
PB = PLAT BOOK
SSE = SANITARY SEWER EASEMENT
SSMH = SANITARY SEWER MANHOLE
TPED = UNDERGROUND TELEPHONE
TRANS = TRANSFORMER
GI = GRATE INLET
CMF = CONCRETE MONUMENT FOUND
DE = DRAINAGE EASEMENT
DIP = DUCTILE IRON PIPE
FTE = FINISHED FLOOR ELEVATION
FO = FIBER OPTIC
OTF = OPEN TOP PIPE
C = EXISTING TREE

EXISTING UTILITIES
--- S = SANITARY SEWER
--- W = WATER
--- G = GAS LINE
--- T = TELECOMMUNICATION LINE
--- P = POWER
--- W = WATER

EXISTING PLANTED TREES			
QTY	TREE SIZE	INDIVIDUAL CANOPY	TOTAL CANOPY
9	LARGE CANOPY TREE	1,600 SF	14,400 S.F.
18	MEDIUM CANOPY TREE	900 SF	16,200 S.F.
13	VERY SMALL CANOPY TREE	150 SF	1,950 S.F.
			32,550 S.F.

EXISTING CANOPIES	
CANOPY 1	TOTAL CANOPY
CANOPY 1	161,740 S.F.
CANOPY 2	6,215 S.F.
	167,955 S.F.

PROPOSED PLANTED TREES			
QTY	TREE SIZE	INDIVIDUAL CANOPY	TOTAL CANOPY
108	LARGE CANOPY TREE	1,600 SF	172,800 S.F.
12	SMALL CANOPY TREE	400 SF	4,800 S.F.
			177,600 S.F.

EXISTING CANOPY COVERAGE DATA	
TOTAL PROJECT ACREAGE: 15.13 ACRES (659,063 SF)	
EXISTING TREE CANOPY: 200,505 SF (30.4% OF SITE)	
EXISTING PLANTED TREES: 32,550 SF (4.9% OF SITE)	
EXISTING CANOPY: 167,955 SF (25.4% OF SITE)	
PROPOSED TREE CANOPY (INDIVIDUAL PLANTED): 177,600 SF (26.9% OF SITE)	
EXISTING TREE CANOPY TO REMAIN: 200,505 SF (30.3% OF SITE)	
TOTAL CANOPY (EXISTING TREE CANOPY TO REMAIN + PROPOSED TREE CANOPY): 200,505 SF + 177,600 SF = 378,105 SF (57.4% OF SITE)	

TREE LEGEND	
	EXISTING TREE
	PROPOSED DECIDUOUS TREE
	PROPOSED EVERGREEN TREE

GENERAL NOTES

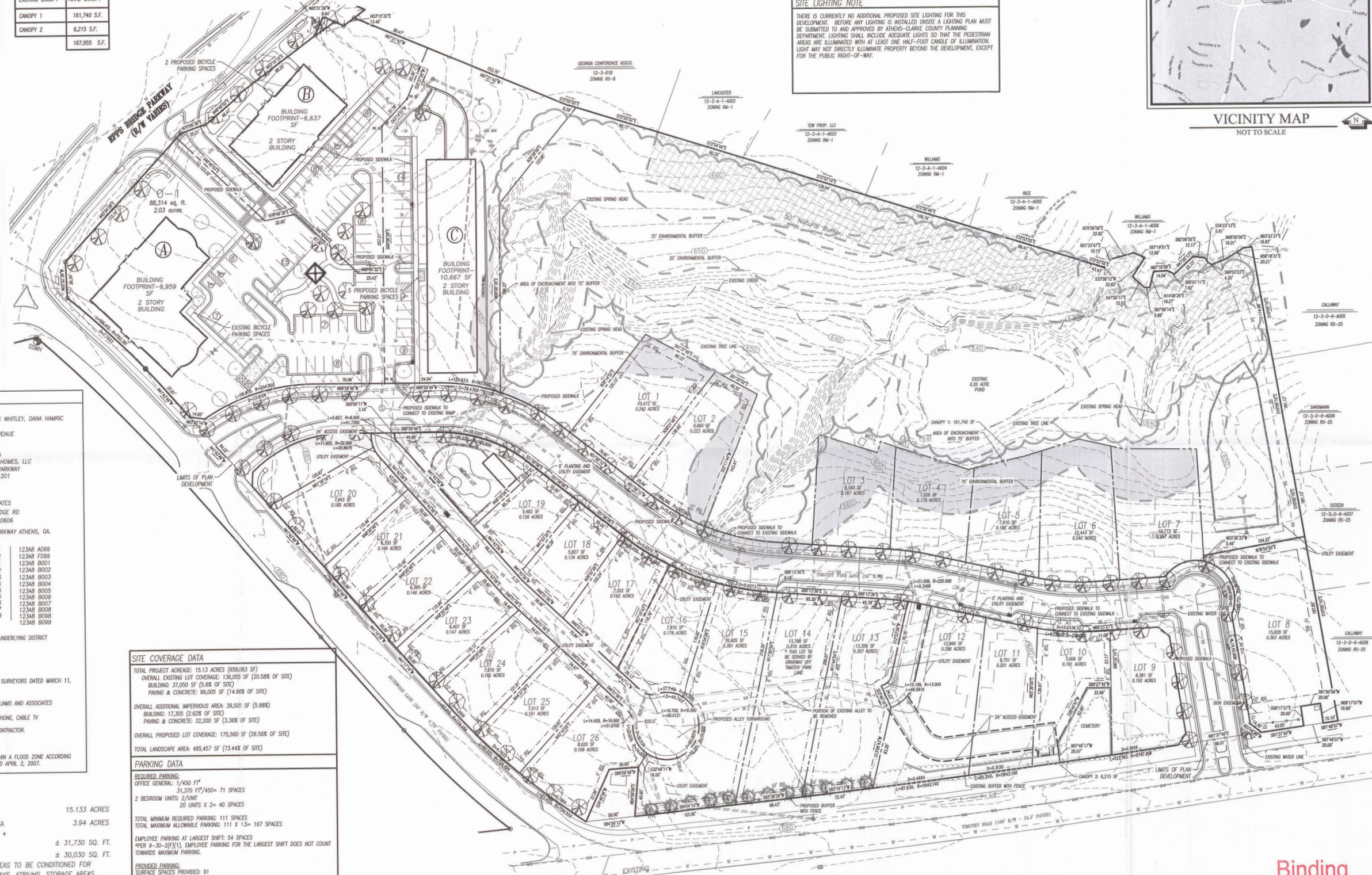
1. ALL UTILITIES ARE APPROXIMATELY LOCATED.
2. ALL PROPOSED UTILITIES ARE TO BE LOCATED WITHIN UTILITY EASEMENTS.
3. STORM WATER MANAGEMENT SHALL BE IN ACCORDANCE WITH ALL COUNTY STATE AND OTHER APPROPRIATE ORDINANCES AND REGULATIONS IN EFFECT AT THE TIME OF CONSTRUCTION PLAN APPROVAL.
4. ALL PLANTINGS SHALL BE PLANTED TO ATHENS-CLARKE COUNTY CODE OF ORDINANCES SECTION 8-7-19.
5. THIS PLAN REFLECTS PLANTED CONDITIONS AND ALL ADMINISTRATIVE AMENDMENTS PRIOR TO THIS SUBMITTAL.
6. STORMWATER MANAGEMENT SHALL BE IN ACCORDANCE WITH ATHENS-CLARKE COUNTY ORDINANCES AND REGULATIONS.
7. PER OR BASEMENT FOUNDATIONS SHALL BE USED FOR THE DETACHED SINGLE-FAMILY STRUCTURES IN ORDER TO MITIGATE THE IMPACT ON THE TOPOGRAPHY OF THE SITE.

SITE LIGHTING NOTE

THERE IS CURRENTLY NO ADDITIONAL PROPOSED SITE LIGHTING FOR THIS DEVELOPMENT. BEFORE ANY LIGHTING IS INSTALLED INSIDE A LIGHTING PLAN MUST BE SUBMITTED TO AND APPROVED BY ATHENS-CLARKE COUNTY PLANNING DEPARTMENT. LIGHTING SHALL INCLUDE ADEQUATE LIGHTS SO THAT THE PEDESTRIAN AREAS ARE ILLUMINATED WITH AT LEAST ONE HALF-FOOT CANDLE OF ILLUMINATION. LIGHT MAY NOT DIRECTLY ILLUMINATE PROPERTY BEYOND THE DEVELOPMENT, EXCEPT FOR THE PUBLIC RIGHT-OF-WAY.



VICINITY MAP
NOT TO SCALE



PROJECT DATA:

DEVELOPER: WES ROGERS, JAMES WHITLEY, DANA HAMRIC
VILLAGE PARK, LLC
125 S. WILLEDGE AVENUE
ATHENS, GA. 30605
(404) 822-6837
(706) 543-1908 (I)
KEYSTONE CUSTOM HOMES, LLC
455 EPPS BRIDGE PARKWAY
BUILDING 100, SITE 201
ATHENS, GA. 30606
(404) 234-1385

AUTHORIZED AGENT: WILLIAMS & ASSOCIATES
2470 DANIELLS BRIDGE RD
ATHENS, GEORGIA 30606

PHYSICAL ADDRESS: 465 EPP BRIDGE PARKWAY ATHENS, GA.

TAX PARCEL(S): 12348 C001 12348 F001 12348 A099
12348 C001A 12348 F002 12348 F099
12348 C002 12348 A001 12348 B001
12348 C009 12348 A002 12348 B002
12348 C001 12348 A003 12348 B003
12348 C002 12348 A004 12348 B004
12348 C005 12348 A005 12348 B005
12348 C001 12348 A006 12348 B006
12348 C002 12348 A007 12348 B007
12348 C003 12348 A008 12348 B008
12348 C004 12348 A009 12348 B009
12348 C005 12348 A010 12348 B010
123 021 12348 A099 12348 B099

ZONING: PD (TRADITIONAL NEIGHBORHOOD) WITH A C-N UNDERLYING DISTRICT

TOTAL PROJECT ACREAGE: 15.133 ACRES

PROPOSED USE: MIXED USE - RESIDENTIAL & OFFICE

BOUNDARY INFORMATION FROM BREWER & DUDLEY LAND SURVEYORS DATED MARCH 11, 2004

CONTOUR INTERVAL: 1" FROM FIELD RISE SURVEY BY WILLIAMS AND ASSOCIATES

PROPOSED UTILITIES: POWER, GAS, WATER, SEWER, TELEPHONE, CABLE TV

SOLID WASTE: TRASH WILL BE PICKED UP BY PRIVATE CONTRACTOR.

WATER SUPPLY: ACC PUBLIC UTILITIES

FLOOD PLAN: NO PORTION OF THIS PROPERTY LIES WITHIN A FLOOD ZONE ACCORDING TO FIRM COMMUNITY PANEL NUMBER 130500033, DATED APRIL 2, 2007.

SITE COVERAGE DATA	
TOTAL PROJECT ACREAGE: 15.13 ACRES (659,063 SF)	
OVERALL EXISTING LOT COVERAGE: 136,055 SF (20.6% OF SITE)	
BUILDING: 17,305 SF (2.6% OF SITE)	
PAVING & CONCRETE: 99,005 SF (14.9% OF SITE)	
OVERALL ADDITIONAL IMPERVIOUS AREA: 39,505 SF (5.9% OF SITE)	
BUILDING: 17,305 SF (2.6% OF SITE)	
PAVING & CONCRETE: 22,200 SF (3.3% OF SITE)	
OVERALL PROPOSED LOT COVERAGE: 175,560 SF (26.6% OF SITE)	
TOTAL LANDSCAPE AREA: 485,457 SF (73.4% OF SITE)	
PARKING DATA	
REQUIRED PARKING:	
OFFICE GENERAL: 1/450 FT ² = 71 SPACES	
2 BEDROOM UNITS: 2/UNIT	
20 UNITS X 2 = 40 SPACES	
TOTAL MINIMUM REQUIRED PARKING: 111 SPACES	
TOTAL MAXIMUM ALLOWABLE PARKING: 111 X 1.5 = 167 SPACES	
EMPLOYEE PARKING AT LARGEST SHIFT: 54 SPACES	
PER 9-30-27(1), EMPLOYEE PARKING FOR THE LARGEST SHIFT DOES NOT COUNT TOWARDS MAXIMUM PARKING.	
PROVIDED PARKING:	
SURFACE SPACES PROVIDED: 91	
EXISTING PARKING: 91 SPACES	
87 STANDARD; 4 HANDICAP	
TOTAL PROPOSED PARKING: COVERED/UNDERGROUND PARKING PROVIDED: 80 SPACES	
TOTAL PROVIDED SPACES: 171 SPACES	
BICYCLE PARKING:	
REQUIRED: 2 BICYCLE SPACES + 1 BICYCLE SPACE/20 REQUIRED PARKING SPACES	
24(171/20) = 11 REQUIRED BICYCLE PARKING SPACES	
EXISTING: 4 BICYCLE SPACES	
PROPOSED: 7 BICYCLE SPACES	

DEVELOPMENT SUMMARY

TOTAL LAND AREA 15.133 ACRES

TOTAL OPEN SPACE/RECREATION AREA 3.94 ACRES

FLOORSPACE WITHIN MIXED USE BUILDINGS: *

NET OFFICE FLOORSPACE: ± 31,730 SQ. FT.

NET RESIDENTIAL FLOORSPACE: ± 30,030 SQ. FT.

* FLOORSPACE INCLUDES ONLY THOSE AREAS TO BE CONDITIONED FOR LIVING/OFFICE USE, ETC. NO BREEZEWAYS, ATRIUMS, STORAGE AREAS OR OTHERWISE UNINHABITABLE SPACES ARE REFLECTED IN THESE FIGURES.

DWELLING UNIT SUMMARY

SINGLE FAMILY DETACHED HOUSES 26

COMMERCIAL AREA CONDOS (2 BEDROOMS) 20

TOTAL DWELLINGS 46

Williams & Associates

ENGINEERING • SURVEYING
LANDSCAPE ARCHITECTURE

2470 Daniels Bridge Road, Suite 161
Athens, Georgia 30606
P. 706.310.0400
F. 706.310.0411

www.gaplaning.com

VILLAGE PARK AT
TIMOTHY
ATHENS-CLARKE COUNTY, GA
15.133 ACRES

REVISIONS	
DATE	COMMENT
11-3-2014	REVISED PER STAFF COMMENTS

ALL DRAWINGS SHALL REMAIN THE PROPERTY OF WILLIAMS & ASSOCIATES. THESE INSTRUMENTS OF SERVICE ARE TO BE USED SOLELY FOR THIS SPECIFIC PROJECT. WILLIAMS & ASSOCIATES SHALL RETAIN ALL LEGAL RIGHTS TO THE USE OF THE INSTRUMENTS OF SERVICE AND SHALL RETAIN FULL PROTECTION UNDER UNITED STATES COPYRIGHT LAW.

12088
PLAN DEVELOPMENT
AMENDMENT PLAN
R-1

