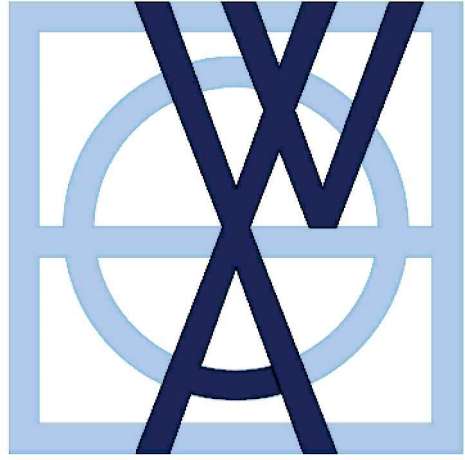


SITE DATA		
EXISTING ZONING: C-G		
PROPOSED ZONING: E-O		
TAX PARCEL(S): 154 038P AND 154 038Q		
154 038P: 2.138 AC		
+ 154 038Q: 1.150 AC		
TOTAL PROJECT ACREAGE: 3.288 ACRES		
PROPOSED USE: SELF STORAGE		
PROPOSED PARKING: 21 SPACES (1 ACCESSIBLE SPACE)		

E-O ZONING PROJECT STANDARDS		
MINIMUM LOT AREA	2,500 SF	
MINIMUM LOT WIDTH	50 FT	
MINIMUM LOT DEPTH	50 FT	
MINIMUM FRONT YARD	10 FT	
MINIMUM SIDE YARD	0 FT	
MINIMUM SIDE YARD, ADJACENT TO STREET	10 FT	
MINIMUM REAR YARD, ADJACENT TO STREET	10 FT	
MINIMUM YARD WHEN ABUTTING RESIDENTIAL ZONE	10 FT	
MAXIMUM FAR	0.75	
MAXIMUM LOT COVERAGE, EXCEPT AGRICULTURAL BUILDINGS (TOTAL NET DEVELOPMENT)	75%	
MINIMUM LANDSCAPED AREA (TOTAL NET DEVELOPMENT)	25%	
TREE CANOPY COVER	40%	
MAXIMUM BUILDING HEIGHT	65 FT	



**W&A
ENGINEERING**

CIVIL ENGINEERING | LANDSCAPE ARCHITECTURE
LAND SURVEYING | TRAFFIC ENGINEERING
ECONOMIC DEVELOPMENT

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waengineering.com

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

McCLUNG RD
ATHENS-CLARKE COUNTY, GEORGIA
+/- 3.29 ACRES (143,260 SF)

Know what's below.
Call before you dig.

REVISIONS	
DATE	COMMENT

FOR REVIEW ONLY

INITIAL SUB. DATE: ----

ISSUANCE DATE: ----

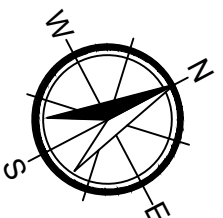
W&A PROJECT #: 230240

SELF STORAGE
EXHIBIT

EXHIBIT

- CONCEPT NOTES:
- PER ATHENS-CLARKE COUNTY PLANNING DEPARTMENT, PARKING IS REQUIRED ONLY FOR PROPOSED OFFICE PORTION OF BUILDING.
 - LAYOUT IS CONCEPTUAL AND ADDITIONAL ENGINEERING WILL BE REQUIRED FOR ASSURANCE OF FEASIBILITY.
 - FIRE ACCESS REQUIREMENTS FOR ALL SIDES OF BUILDING ARE UNKNOWN AT TIME OF CONCEPTUAL DEVELOPMENT.

CONTACT W&A ENGINEERING FOR SELF-STORAGE DESIGN & PERMITTING NEEDS. W&A HAS PERMITTED MORE THAN 45 SELF-STORAGE SITES WITH 4.5 MILLION SQUARE FEET OF STORAGE SPACE ACROSS 17 STATES.



SCALE 1" = 30'