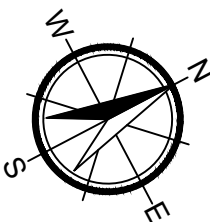


SITE DATA	E-0 ZONING PROJECT STANDARDS	
EXISTING ZONING: C-G	MINIMUM LOT AREA	2,500 SF
PROPOSED ZONING: E-0	MINIMUM LOT WIDTH	50 FT
TAX PARCEL(S): 154 038P	MINIMUM LOT DEPTH	50 FT
TOTAL PROJECT ACREAGE: 2.138 AC	MINIMUM FRONT YARD	10 FT
PROPOSED USE: SELF STORAGE	MINIMUM SIDE YARD	0 FT
PROPOSED PARKING: 21 SPACES (1 ACCESSIBLE SPACE)	MINIMUM SIDE YARD, ADJACENT TO STREET	10 FT
REQUESTED VARIANCE	MINIMUM REAR YARD, ADJACENT TO STREET	10 FT
EXISTING MAXIMUM FLOOR AREA RATIO: 0.75	MINIMUM YARD WHEN ABUTTING RESIDENTIAL ZONE	10 FT
PROPOSED MAXIMUM FLOOR AREA RATIO: 1.00	MAXIMUM FAR	SEE VARIANCE REQUEST
	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

- CONCEPT NOTES:
1. PER ATHENS-CLARKE COUNTY PLANNING DEPARTMENT, PARKING IS REQUIRED ONLY FOR PROPOSED OFFICE PORTION OF BUILDING.
  2. LAYOUT IS CONCEPTUAL AND ADDITIONAL ENGINEERING WILL BE REQUIRED FOR ASSURANCE OF FEASIBILITY.
  3. 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'



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**McCLUNG RD**  
ATHENS-CLARKE COUNTY, GEORGIA  
+/-2.138 ACRES (93,151 SF)

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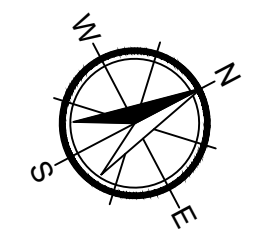
ISSUANCE DATE: ----

W&A PROJECT #: 230240

SELF STORAGE  
EXHIBIT A


EXHIBIT

A
B
C
D
E
F
G
H
I
J
K
L



**CONCEPT NOTES:**

1. PER ATHENS-CLARKE COUNTY PLANNING DEPARTMENT, PARKING IS REQUIRED ONLY FOR PROPOSED OFFICE PORTION OF BUILDING.
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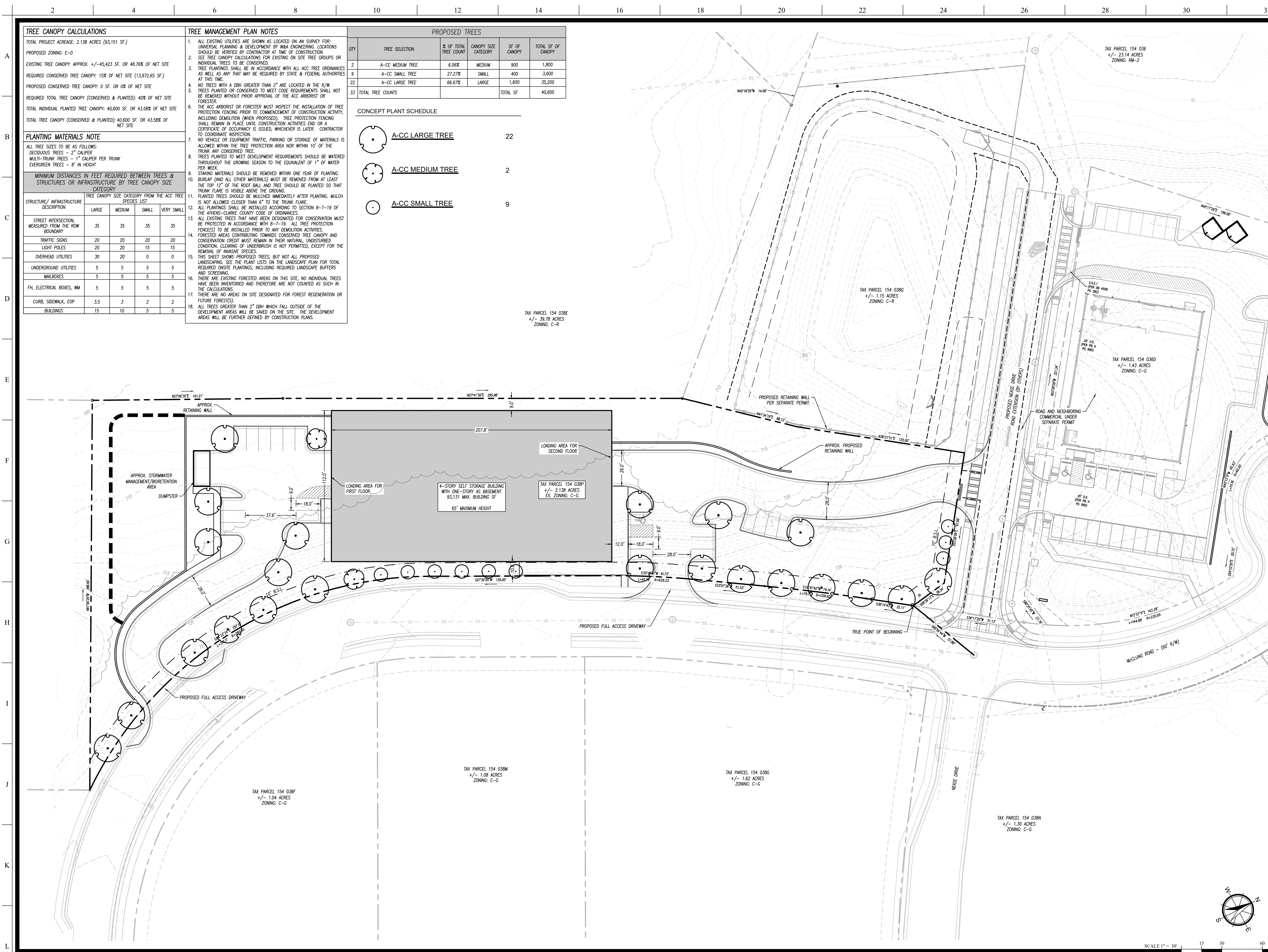
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SELF STORAGE  
EXHIBIT B

## EXHIBIT



TREE CANOPY CALCULATIONS				
TOTAL PROJECT ACREAGE: 2.138 ACRES (93,151 SF.)				
PROPOSED ZONING: E-0				
EXISTING TREE CANOPY: APPROX. +/-45,423 SF. OR 48.76% OF NET SITE				
REQUIRED CONSERVED TREE CANOPY: 15% OF NET SITE (13,972.65 SF.)				
PROPOSED CONSERVED TREE CANOPY: 0 SF. OR 0% OF NET SITE				
REQUIRED TOTAL TREE CANOPY (CONSERVED & PLANTED): 40% OF NET SITE				
TOTAL INDIVIDUAL PLANTED TREE CANOPY: 40,600 SF. OR 43.58% OF NET SITE				
TOTAL TREE CANOPY (CONSERVED & PLANTED): 40,600 SF. OR 43.58% OF NET SITE				

PLANTING MATERIALS NOTE				
ALL TREE SIZES TO BE AS FOLLOWS:				
DECIDUOUS TREES - 2" CALIPER				
MULTI-TRUNK TREES - 1" CALIPER PER TRUNK				
EVERGREEN TREES - 8" IN HEIGHT				

MINIMUM DISTANCES IN FEET REQUIRED BETWEEN TREES & STRUCTURES OR INFRASTRUCTURE, BY TREE CANOPY SIZE CATEGORY				
STRUCTURE/ INFRASTRUCTURE DESCRIPTION	TREE CANOPY SIZE CATEGORY FROM THE ACC TREE SPECIES LIST			
	LARGE	MEDIUM	SMALL	VERY SMALL
STREET INTERSECTION, MEASURED FROM THE ROW BOUNDARY	35	35	35	35
TRAFFIC SIGNS	20	20	20	20
LIGHT POLES	20	20	15	15
OVERHEAD UTILITIES	30	20	0	0
UNDERGROUND UTILITIES	5	5	5	5
MAILBOXES	5	5	5	5
FH, ELECTRICAL BOXES, WM	5	5	5	5
CURB, SIDEWALK, EOP	3.5	3	2	2
BUILDINGS	15	10	5	5

- TREE MANAGEMENT PLAN NOTES**
- ALL EXISTING UTILITIES ARE SHOWN AS LOCATED ON AN SURVEY FOR: UNIVERSAL PLANNING & DEVELOPMENT BY W&A ENGINEERING. LOCATIONS SHOULD BE VERIFIED BY CONTRACTOR AT TIME OF CONSTRUCTION. SEE TREE CANOPY CALCULATIONS FOR EXISTING ON SITE TREE GROUPS OR INDIVIDUAL TREES TO BE CONSERVED.
  - TREE PLANTINGS SHALL BE IN ACCORDANCE WITH ALL ACC TREE ORDINANCES AS WELL AS ANY THAT MAY BE REQUIRED BY STATE & FEDERAL AUTHORITIES AT THIS TIME.
  - NO TREES WITH A DBH GREATER THAN 2" ARE LOCATED IN THE R/W.
  - TREES PLANTED OR CONSERVED TO MEET CODE REQUIREMENTS SHALL NOT BE REMOVED WITHOUT PRIOR APPROVAL OF THE ACC ARBORIST OR FORESTER.
  - THE ACC ARBORIST OR FORESTER MUST INSPECT THE INSTALLATION OF TREE PROTECTION FENCING PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITY, INCLUDING DEMOLITION (WHEN PROPOSED). TREE PROTECTION FENCING SHALL REMAIN IN PLACE UNTIL CONSTRUCTION ACTIVITIES END OR A CERTIFICATE OF OCCUPANCY IS ISSUED, WHICHEVER IS LATER. CONTRACTOR TO COORDINATE INSPECTION.
  - NO VEHICLE OR EQUIPMENT TRAFFIC, PARKING OR STORAGE OF MATERIALS IS ALLOWED WITHIN THE TREE PROTECTION AREA NOR WITHIN 10' OF THE TRUNK ANY CONSERVED TREE.
  - TREES PLANTED TO MEET DEVELOPMENT REQUIREMENTS SHOULD BE WATERED THROUGHOUT THE GROWING SEASON TO THE EQUIVALENT OF 1" OF WATER PER WEEK.
  - STAKING MATERIALS SHOULD BE REMOVED WITHIN ONE YEAR OF PLANTING. BURLAP (AND ALL OTHER MATERIALS) MUST BE REMOVED FROM AT LEAST THE TOP 12" OF THE ROOT BALL AND TREE SHOULD BE PLANTED SO THAT TRUNK FLARE IS VISIBLE ABOVE THE GROUND.
  - PLANTED TREES SHOULD BE MULCHED IMMEDIATELY AFTER PLANTING. MULCH IS NOT ALLOWED CLOSER THAN 6" TO THE TRUNK FLARE.
  - ALL PLANTINGS SHALL BE INSTALLED ACCORDING TO SECTION 8-7-19 OF THE ATHENS-CLARKE COUNTY CODE OF ORDINANCES.
  - ALL EXISTING TREES THAT HAVE BEEN DESIGNATED FOR CONSERVATION MUST BE PROTECTED IN ACCORDANCE WITH 8-7-19. ALL TREE PROTECTION FENCE(S) TO BE INSTALLED PRIOR TO ANY DEMOLITION ACTIVITIES.
  - FORESTED AREAS CONTRIBUTING TOWARDS CONSERVED TREE CANOPY AND CONSERVATION CREDIT MUST REMAIN IN THEIR NATURAL, UNDISTURBED CONDITION. CLEARING OF UNDERBRUSH IS NOT PERMITTED, EXCEPT FOR THE REMOVAL OF INVASIVE SPECIES.
  - THIS SHEET SHOWS PROPOSED TREES, BUT NOT ALL PROPOSED LANDSCAPING. SEE THE PLANT LISTS ON THE LANDSCAPE PLAN FOR TOTAL REQUIRED ONSITE PLANTINGS, INCLUDING REQUIRED LANDSCAPE BUFFERS AND SCREENING.
  - THERE ARE EXISTING FORESTED AREAS ON THIS SITE, NO INDIVIDUAL TREES HAVE BEEN INVENTORIED AND THEREFORE ARE NOT COUNTED AS SUCH IN THE CALCULATIONS.
  - THERE ARE NO AREAS ON SITE DESIGNATED FOR FOREST REGENERATION OR FUTURE FOREST(S).
  - ALL TREES GREATER THAN 2" DBH WHICH FALL OUTSIDE OF THE DEVELOPMENT AREAS WILL BE SAVED ON THE SITE. THE DEVELOPMENT AREAS WILL BE FURTHER DEFINED BY CONSTRUCTION PLANS.

PROPOSED TREES					
QTY	TREE SELECTION	% OF TOTAL TREE COUNT	CANOPY SIZE CATEGORY	SF OF CANOPY	TOTAL SF OF CANOPY
2	A-CC MEDIUM TREE	6.06%	MEDIUM	900	1,800
9	A-CC SMALL TREE	27.27%	SMALL	400	3,600
22	A-CC LARGE TREE	66.67%	LARGE	1,600	35,200
33	TOTAL TREE COUNTS			TOTAL SF	40,600

CONCEPT PLANT SCHEDULE		
	A-CC LARGE TREE	22
	A-CC MEDIUM TREE	2
	A-CC SMALL TREE	9



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EXHIBIT TMP

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