

PROJECT DATA:

PROPERTY OWNER: STEPHENS STORAGE LLC, ATTN: TERRY STEPHENS
2525 ATLANTA HIGHWAY, ATHENS, GA 30606
706-353-6002

AUTHORIZED AGENT: WILLIAMS & ASSOCIATES
2470 DANIELLS BRIDGE RD, STE 161
ATHENS, GEORGIA 30606
706-310-0400

PHYSICAL ADDRESS: 855 MACON HIGHWAY / GMD:1467
PARCEL 132-053 / 8.80 ZONED RM-1

PROPOSED USE: RM-1 WITH SPECIAL USE PERMIT (RECREATION/DROP OFF)

EXISTING AND PROPOSED USE: VACANT WITH BILLBOARD SIGNAGE & SANITARY SEWER, COMMERCIAL OUTDOOR RECREATION

REQUIRED BUILDING SETBACKS (RM-1 ZONING):
FRONT: 15' / SIDE: 6' / REAR: 10' PLUS ONE FOOT FOR EACH FOOT OF BUILDING HEIGHT ABOVE 25'
MINIMUM LOT WIDTH: 40'
MAXIMUM BUILDING HEIGHT: 30'

FLOOD PLAIN: A PORTION OF THIS PROPERTY LIES IN A DESIGNATED FLOOD HAZARD AREA PER F.I.R.M. COMMUNITY PANEL NO. 13059C0034D, DATED 04/02/2007. NO FILL IS PROPOSED WITHIN THE 100-YEAR FLOOD PLAIN. PLANS MUST COMPLY WITH THE FLOOD PROTECTION ORDINANCE AT TIME OF SITE PERMITTING AND CONSTRUCTION.

THERE ARE STATE WATERS ONSITE, AS SHOWN.

ENVIRONMENTAL AREAS AS SHOWN. A GEORGIA ENVIRONMENTAL PROTECTION DIVISION PERMIT MAY OR MAY NOT BE REQUIRED BASED ON ENCRoACHMENT AND AMOUNT OF IMPACT INTO STATE WATERS BUFFER.

NO UTILITIES PROPOSED AT THIS TIME

SOLID WASTE/SEWAGE DISPOSAL: MINIMAL TRASH TRANSPORTED BACK TO 2525 ATLANTA HIGHWAY BY OWNER AND DISPOSED IN EXISTING ROLL OFF DUMPSTERS (SERVICED BY PRIVATE CONTRACTOR). -NO PUBLIC PARKING/ASSEMBLY ALLOWED, SO NO BATHROOMS OR PORT-A-POTTYS REQUIRED

WATER SUPPLY: ACC PUBLIC UTILITIES IF REQUIRED

SITE LIGHTING: TO MEET ATHENS-CLARKE COUNTY STANDARDS. NO LIGHTING PROPOSED AT THIS TIME.

NO BUILDINGS OR SIGNAGE ARE PROPOSED AT THIS TIME

LOT COVERAGE: (55% MAXIMUM)
EXISTING: 3.51%
PROPOSED: 8.63%

EXISTING TREE CANOPY COVERAGE: 72.15%
PROPOSED TREE CANOPY COVERAGE: 66.26%

PARKING FOR RECREATION AND DROP OFF

SITE LIGHTING: TO MEET ATHENS-CLARKE COUNTY STANDARDS. NO LIGHTING PROPOSED AT THIS TIME

SURVEY NOTES:

THE FIELD DATA UPON WHICH THIS PLAT IS BASED UPON HAS A CLOSURE PRECISION OF ONE FOOT IN 29,555 FEET, AND AN ANGULAR ERROR OF 05" PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 815,452 FEET BY MAP CHECK AND CONTAINS A TOTAL OF 8.80 ACRES.

FIELD INFORMATION FOR THIS SURVEY WAS OBTAINED WITH A 3-SECOND LEICA TC1P 1203 TOTAL STATION INSTRUMENT. HORIZONTAL DATUM IS GRID NORTH, GEORGIA STATE PLANE, WEST ZONE AND VERTICAL DATUM IS NAVD88, ESTABLISHED WITH ON-SITE NETWORK GPS OBSERVATIONS AND A TOPCON HIPER LITE + RECEIVER.

THIS SURVEY WAS PERFORMED WITHOUT A TITLE COMMITMENT AND MAY BE SUBJECT TO LEASES, EASEMENTS, AND RESTRICTIONS OF RECORD NOT REFLECTED UPON THIS SURVEY. NOT ALL IMPROVEMENTS ARE SHOWN.

CONTOURS TAKEN FROM ATHENS-CLARKE COUNTY GIS

REFERENCES:

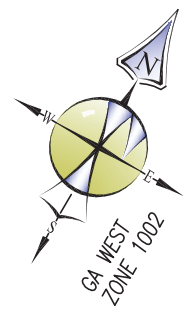
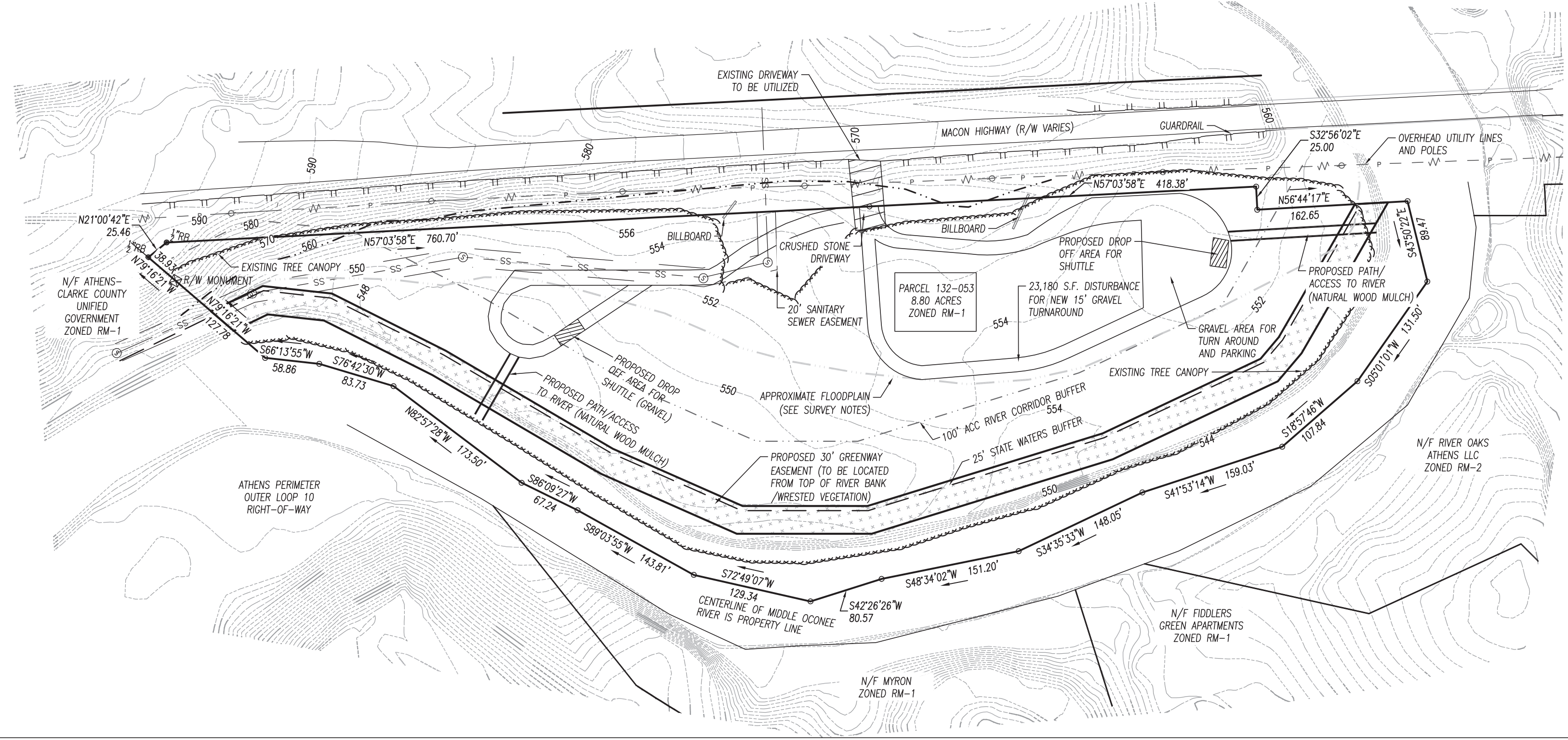
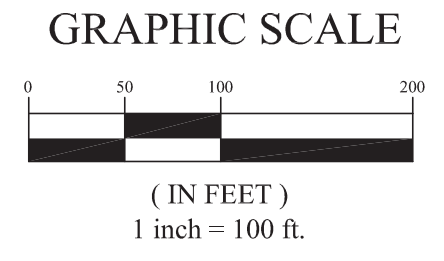
- 1) SURVEY BY OUR FIRM DATED 08/15/2015
- 2) "SITE PLAN & TREE MANAGEMENT PLAN, BIG DOGS ON THE RIVER," BY ABE CONSULTING, INC. DATED 02/28/2013
- 3) "SURVEY FOR GEORGIA OUTDOOR ADVERTISING COMPANY, INC." BY PIEDMONT SURVEYING CO. DATED JUNE 26, 1991 RECORDED IN PLAT BOOK 28, PAGE 13.



VICINITY MAP
NOT TO SCALE

LEGEND

- B.S.L. = BUILDING SETBACK LINE
- IPF = IRON PIN FOUND
- IPS = IRON PIN SET
- OTP = OPEN TOP PIPE
- POB = POINT OF BEGINNING
- R/W = RIGHT-OF-WAY
- TPOB = TRUE POINT OF BEGINNING
- = PROPERTY CORNER
- = PROPERTY CORNER FOUND



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SITE PLAN AND TREE MANAGEMENT PLAN FOR:

TERRY STEPHENS (BIG DOGS ON THE RIVER)

ADDRESS: 855 MACON HWY., ATHENS, GA 30606
GMD: 1467
PROJECT NO: 12047
LAST DATE OF FIELD WORK: 08/07/2015
DATE OF PLAT: 10/02/2015
SCALE: 1"= 100'

12047

REVISIONS



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