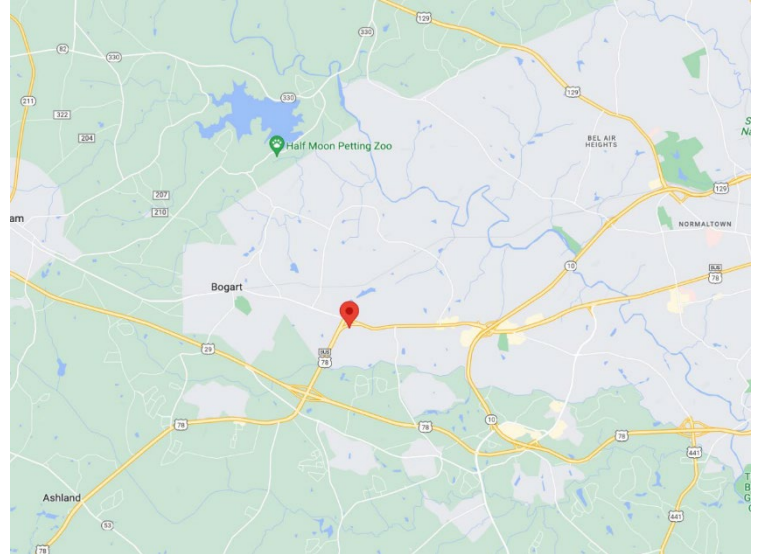




BERKSHIRE HATHAWAY
Georgia Properties
Commercial Division

Property Highlights

- Approved Self-storage development site
- LDP in place and mostly pad ready
- Located at Hwy 78 and Hwy 29
- 3.25 Acres Zoned Commercial General
- 96,150 SF 3 story Climate Controlled Storage
- Cleared, graded, & detention pond in place
- Geo-Tech completed
- Across from new Circle K, Pepsi Bottling Group, Nissan Dealership, and Waffle House
- Under 2 minutes from Caterpillar assembly plant



Property Description

Fully designed and approved self-storage development site at Monroe Highway (Hwy 78) and Atlanta Hwy (Hwy 29) in Athens-Clarke County. There is a LDP in place for a 96,150 SF 3 story climate controlled self storage facility and the site has been cleared, graded, and detention pond in place. If any changes to Civil and/or architectural drawing are needed Seller will submit for approvals prior to closing and hand over deal to investor or developer to hit the ground running. Clarke County won't allow Self Storage in the current zoning so great opportunity. Growing area less than 2.5 miles from new planned \$600+million GA Square Mall redevelopment project, Georgia Club, Hwy 316, and Caterpillar with several other residential and mixed use projects under way. **Price reduced to \$1.25.**

List Price: **\$1,250,000**

Contact: James Hester
Berkshire Hathaway HS Georgia Properties
770-356-2869
hestercre@gmail.com

Future Subdivision



Site





Atlanta Hwy

Tall Tree Rd

Fairfield Cir



SUBJECT SITE
3.25 Acres

The Avenue

Old Monroe Rd

Heelstone Ave

Old Monroe Rd

Heelstone Pl

Heelstone Ave

Stonehenge Way

Salisbury Plain Dr

Marlborough Downs Rd

US 78 Hwy

US 78 Hwy

US 78 Hwy

US 78 Hwy

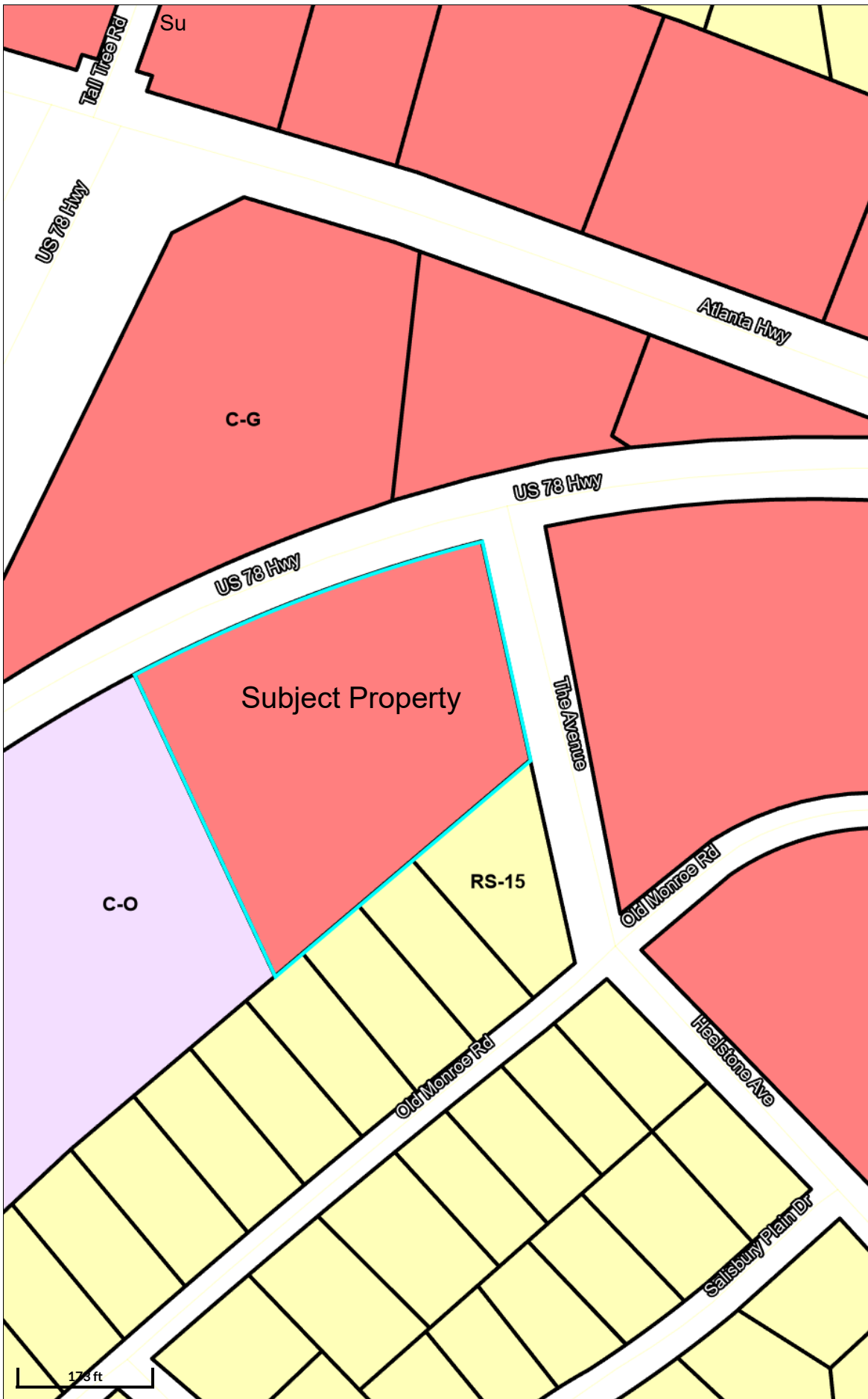
US 78 Hwy

US 78 Hwy

Atlanta Hwy

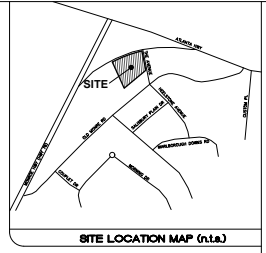
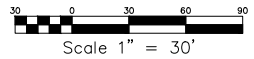
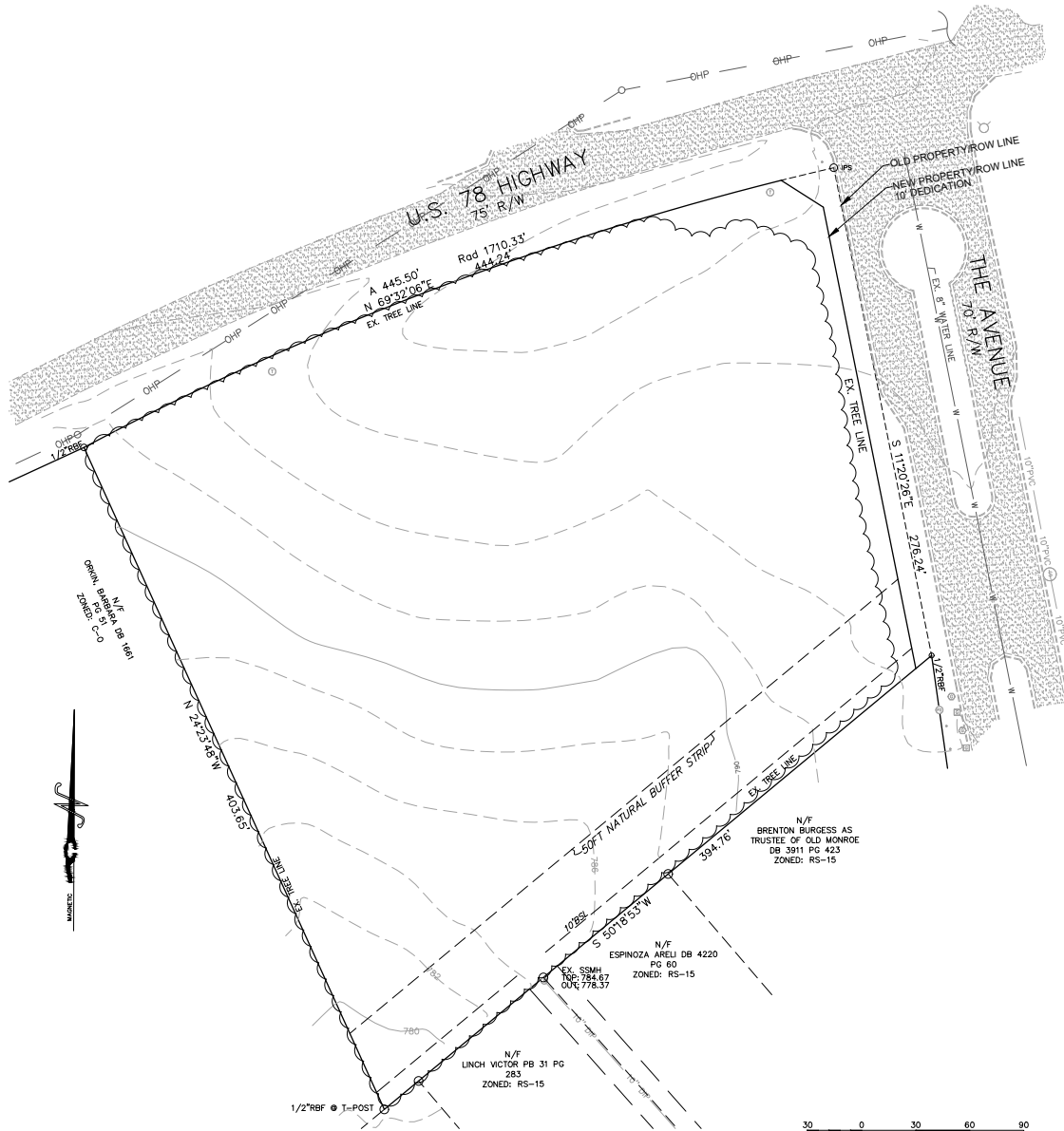
US 78 Hwy

ZONING MAP - Athens Clarke County



Legend

- Parcels
- Roads
- Zoning
 - AR
 - C-D
 - C-G
 - C-N
 - C-O
 - C-R
 - E-I
 - E-O
 - G
 - I
 - IN
 - P
 - RM-1
 - RM-2
 - RS-15
 - RS-25
 - RS-40
 - RS-5
 - RS-8



- NOTES:**
1. THERE ARE NO EXISTING STRUCTURES ON SITE.
 2. THERE ARE NO CEMETERIES OR OTHER SIGNIFICANT OR HISTORICAL AREAS ON THE SITE.
 3. THERE ARE NO STATE WATERS ON SITE.
 4. THERE ARE NO KNOWN EXISTING OR PREVIOUSLY EXISTING LANDFILLS OR PROPOSED ONSITE BURIAL PITS ON SITE.
 5. PER THE NATIONAL WETLANDS INVENTORY MAPS THERE ARE NO WETLANDS ON SITE.

DATE:	
REVISION:	

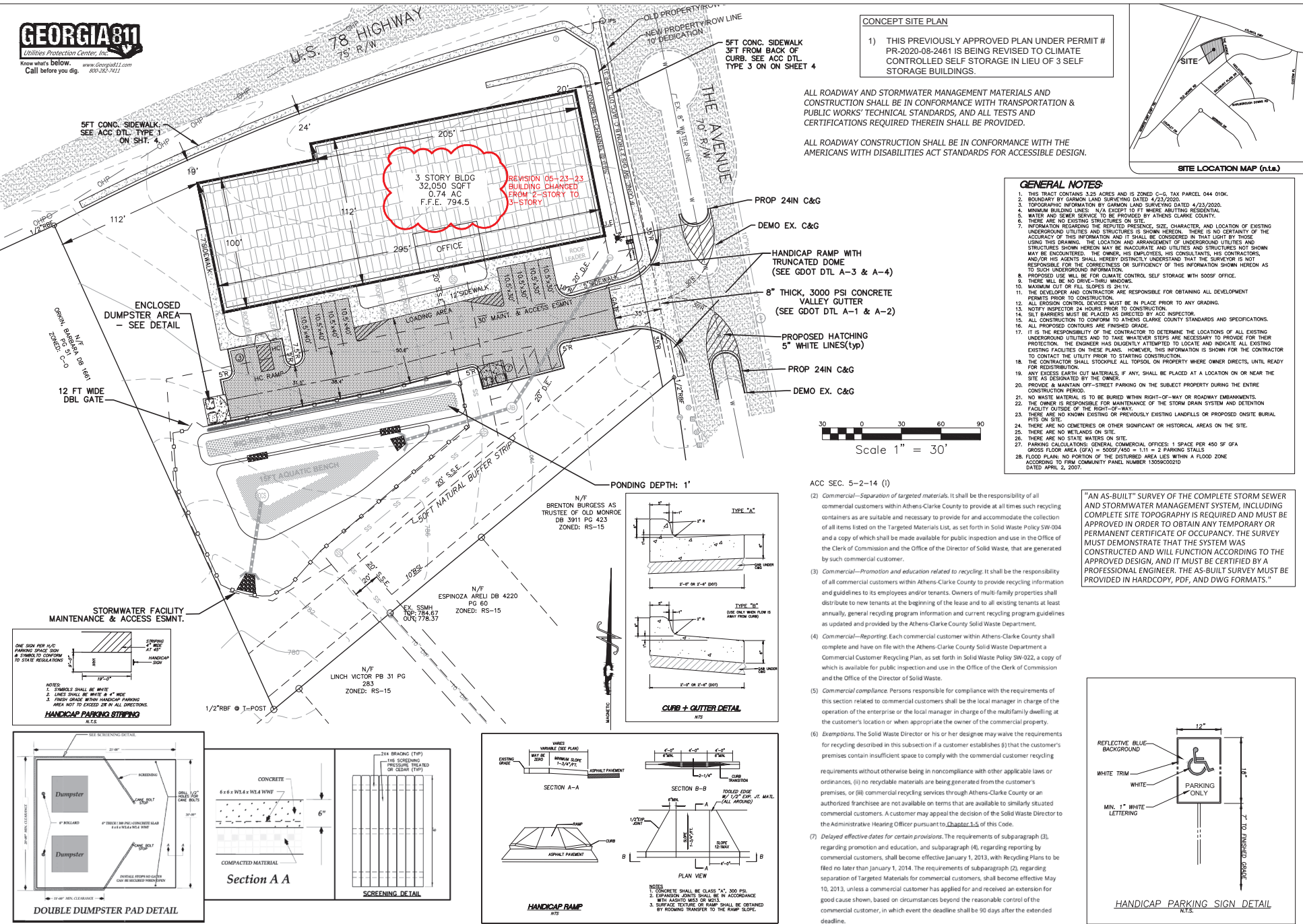
ALL UTILITIES, CONDUITS, AND APPURTENANCES ON THIS PROJECT SHALL BE AS SHOWN ON THIS PLAN. ANY CHANGES TO THIS PLAN SHALL BE PERFORMED BY A REGISTERED PROFESSIONAL ENGINEER. THE ENGINEER SHALL BE RESPONSIBLE FOR THE ACCURACY OF ALL UTILITIES AND APPURTENANCES SHOWN ON THIS PLAN. THE ENGINEER SHALL OBTAIN ALL NECESSARY PERMITS AND SHALL BE RESPONSIBLE FOR THE OBTAINING OF ALL NECESSARY PERMITS. THE CONTRACTOR SHALL OBTAIN THE UTILITIES PROTECTION CENTER THREE BUSINESS DAYS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL OBTAIN THE UTILITIES PROTECTION CENTER THREE BUSINESS DAYS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL OBTAIN THE UTILITIES PROTECTION CENTER THREE BUSINESS DAYS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL OBTAIN THE UTILITIES PROTECTION CENTER THREE BUSINESS DAYS PRIOR TO THE START OF CONSTRUCTION.

CONTACT: MATTHEW SULLINS
SULLINS ENGINEERING, LLC
 CIVIL ENGINEERS & LAND PLANNERS
 302 WEST MAY ST.
 PHOENIX, GA 30139-2079
 EMAIL: MATSULLINS@GMAIL.COM

EXISTING CONDITIONS FOR:
110 THE AVENUE
 LOCATED IN:
 CLATSOP COUNTY, OREGON
 CITY OF LATHESS, CLATSOP COUNTY
 TAX MAP/PARCEL - 044 010K



DATE:	JOB #
08/11/22	2515
SHEET 1	

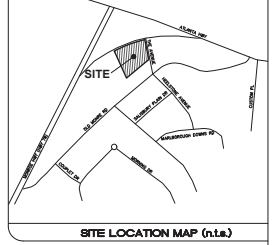


CONCEPT SITE PLAN

1) THIS PREVIOUSLY APPROVED PLAN UNDER PERMIT # PR-2020-08-2461 IS BEING REVISED TO CLIMATE CONTROLLED SELF-STORAGE IN LIEU OF 3 SELF STORAGE BUILDINGS.

ALL ROADWAY AND STORMWATER MANAGEMENT MATERIALS AND CONSTRUCTION SHALL BE IN CONFORMANCE WITH TRANSPORTATION & PUBLIC WORKS' TECHNICAL STANDARDS, AND ALL TESTS AND CERTIFICATIONS REQUIRED THEREIN SHALL BE PROVIDED.

ALL ROADWAY CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE AMERICANS WITH DISABILITIES ACT STANDARDS FOR ACCESSIBLE DESIGN.

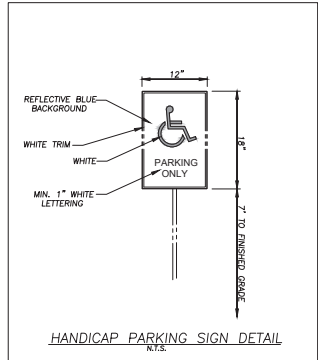
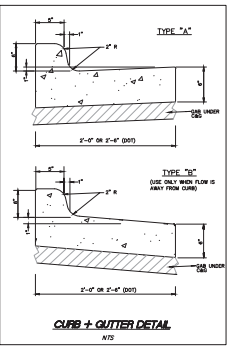
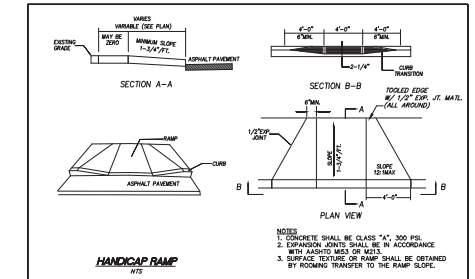
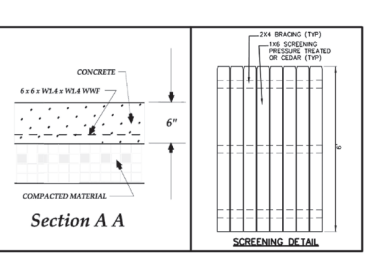
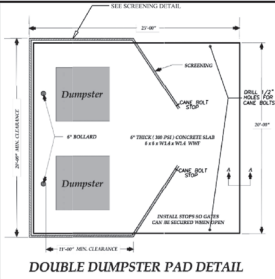
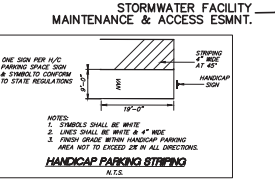


- GENERAL NOTES:**
- THIS TRACT CONTAINS 3.25 ACRES AND IS ZONED C-6. TAX PARCEL 044 0104.
 - BOUNDARY BY GARMON LAND SURVEYING DATED 4/23/2020.
 - TOPOGRAPHIC INFORMATION BY GARMON LAND SURVEYING DATED 4/23/2020.
 - MINIMUM BUILDING LINES: 15' A EXCEPT 15 FT WHERE ADJACENT RESIDENTIAL.
 - WATER AND SEWER SERVICE TO BE PROVIDED BY ATHENS-CLARKE COUNTY.
 - THERE ARE NO EXISTING STRUCTURES ON SITE.
 - INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER, AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION SHOWN HEREON AS TO SUCH UNDERGROUND INFORMATION.
 - PROPOSED USE WILL BE FOR CLIMATE CONTROL SELF STORAGE WITH 500SF OFFICE.
 - THERE WILL BE NO DRIVE-THRU WINDOWS.
 - MAXIMUM GUT OR FALL SLOPES IS 2%.
 - ALL ENGINEER CONTROL DEVICES MUST BE IN PLACE PRIOR TO ANY GRADING.
 - NOTIFY INSPECTOR 24 HOURS PRIOR TO CONSTRUCTION.
 - ALL PROPOSED CONTOURS ARE FINISHED GRADE.
 - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES AND TO TAKE WATERSHED STEPS AS NECESSARY TO PROVIDE FOR THEIR PROTECTION. THE ENGINEER HAS DILIGENTLY ATTEMPTED TO LOCATE AND INDICATE ALL EXISTING FACILITIES ON THESE PLANS. HOWEVER, THIS INFORMATION IS SHOWN FOR THE CONTRACTOR TO CONTACT THE UTILITY PRIOR TO STARTING CONSTRUCTION.
 - THE CONTRACTOR SHALL STOOPLIE ALL TOPSOIL ON PROPERTY WHERE OWNER DIRECTS, UNTIL READY FOR REDISTRIBUTION.
 - ANY EXCESS EARTH OR MATERIALS, IF ANY, SHALL BE PLACED AT A LOCATION ON OR NEAR THE SITE AS DESIGNATED BY THE OWNER.
 - PROVIDE & MAINTAIN OFF-STREET PARKING ON THE SUBJECT PROPERTY DURING THE ENTIRE CONSTRUCTION PERIOD.
 - NO WASTE MATERIAL IS TO BE BURIED WITHIN RIGHT-OF-WAY OR ROADWAY EMBANKMENTS.
 - THE OWNER IS RESPONSIBLE FOR MAINTENANCE OF THE STORM DRAIN SYSTEM AND DETENTION FACILITY OUTSIDE OF THE RIGHT-OF-WAY.
 - THERE ARE NO KNOWN EXISTING OR PREVIOUSLY EXISTING LANDFILLS OR PROPOSED ON-SITE BURIAL PITS ON SITE.
 - THERE ARE NO SENSITIVES OR OTHER SIGNIFICANT OR HISTORICAL AREAS ON THE SITE.
 - THERE ARE NO WETLANDS ON SITE.
 - THERE ARE NO STATE WATERS ON SITE.
 - PARKING CALCULATIONS: GENERAL COMMERCIAL OFFICES: 1 SPACE PER 450 SF GFA GROSS FLOOR AREA (GFA) = 500SF/450 = 1.11 = 2 PARKING STALLS
 - FLOOR PLANS: NO PORTION OF THE DISTURBED AREA LIES WITHIN A FLOOD ZONE ACCORDING TO FIRM COMMUNITY PANEL NUMBER 1305800202D DATED APRIL 2, 2005.

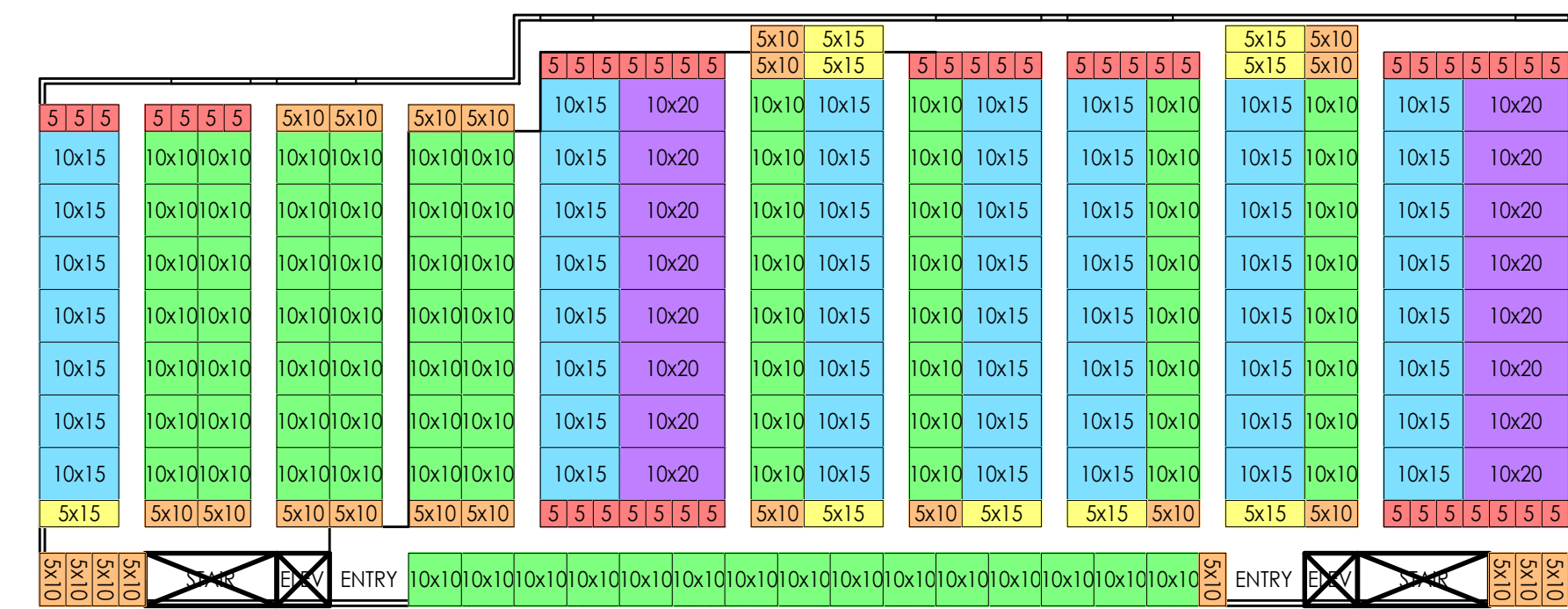
ACC SEC. 5-2-14 (1)

- Commercial—Separation of targeted materials.** It shall be the responsibility of all commercial customers within Athens-Clarke County to provide at all times such recycling containers as are suitable and necessary to provide for and accommodate the collection of all items listed on the Targeted Materials List, as set forth in Solid Waste Policy SW-004 and a copy of which shall be made available for public inspection and use in the Office of the Clerk of Commission and the Office of the Director of Solid Waste, that are generated by such commercial customer.
- Commercial—Promotion and education related to recycling.** It shall be the responsibility of all commercial customers within Athens-Clarke County to provide recycling information and guidelines to its employees and/or tenants. Owners of multi-family properties shall distribute to new tenants at the beginning of the lease and to all existing tenants at least annually, general recycling program information and current recycling program guidelines as updated and provided by the Athens-Clarke County Solid Waste Department.
- Commercial—Reporting.** Each commercial customer within Athens-Clarke County shall complete and have on file with the Athens-Clarke County Solid Waste Department a Commercial Customer Recycling Plan, as set forth in Solid Waste Policy SW-022, a copy of which is available for public inspection and use in the Office of the Clerk of Commission and the Office of the Director of Solid Waste.
- Commercial compliance.** Persons responsible for compliance with the requirements of this section related to commercial customers shall be the local manager in charge of the operation of the enterprise or the local manager in charge of the multifamily dwelling at the customer's location or when appropriate the owner of the commercial property.
- Exemptions.** The Solid Waste Director or his or her designee may waive the requirements for recycling described in this subsection if a customer establishes (i) that the customer's premises contain insufficient space to comply with the commercial customer recycling requirements without otherwise being in noncompliance with other applicable laws or ordinances, (ii) no recyclable materials are being generated from the customer's premises, or (iii) commercial recycling services through Athens-Clarke County or an authorized franchisee are not available on terms that are available to similarly situated commercial customers. A customer may appeal the decision of the Solid Waste Director to the Administrative Hearing Officer pursuant to Chapter 1.5 of this Code.
- Delayed effective dates for certain provisions.** The requirements of subparagraph (3), regarding promotion and education, and subparagraph (4), regarding reporting by commercial customers, shall become effective January 1, 2013, with Recycling Plans to be filed no later than January 1, 2014. The requirements of subparagraph (2), regarding separation of Targeted Materials for commercial customers, shall become effective May 10, 2013, unless a commercial customer has applied for and received an extension for good cause shown, based on circumstances beyond the reasonable control of the commercial customer, in which event the deadline shall be 90 days after the extended deadline.

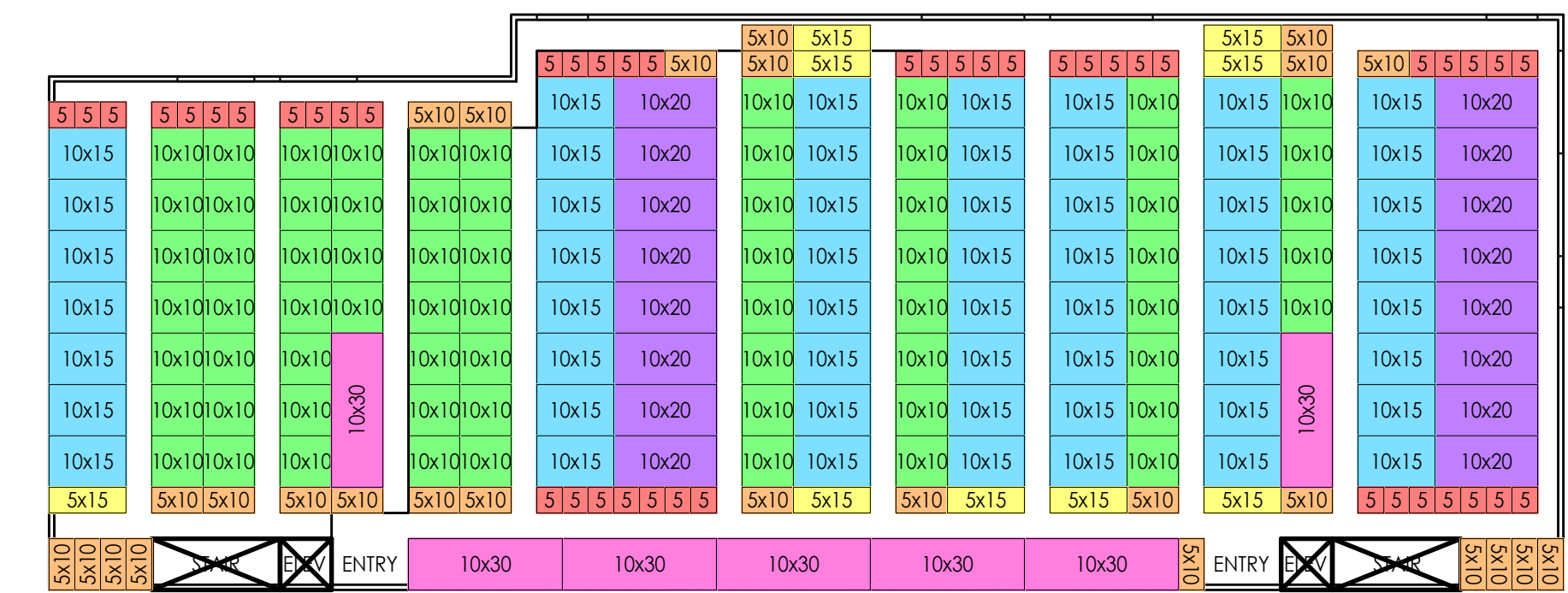
"AN AS-BUILT" SURVEY OF THE COMPLETE STORM SEWER AND STORMWATER MANAGEMENT SYSTEM, INCLUDING COMPLETE SITE TOPOGRAPHY IS REQUIRED AND MUST BE APPROVED IN ORDER TO OBTAIN ANY TEMPORARY OR PERMANENT CERTIFICATE OF OCCUPANCY. THE SURVEY MUST DEMONSTRATE THAT THE SYSTEM WAS CONSTRUCTED AND WILL FUNCTION ACCORDING TO THE APPROVED DESIGN, AND IT MUST BE CERTIFIED BY A PROFESSIONAL ENGINEER. THE AS-BUILT SURVEY MUST BE PROVIDED IN HARD COPY, PDF, AND DWG FORMATS."



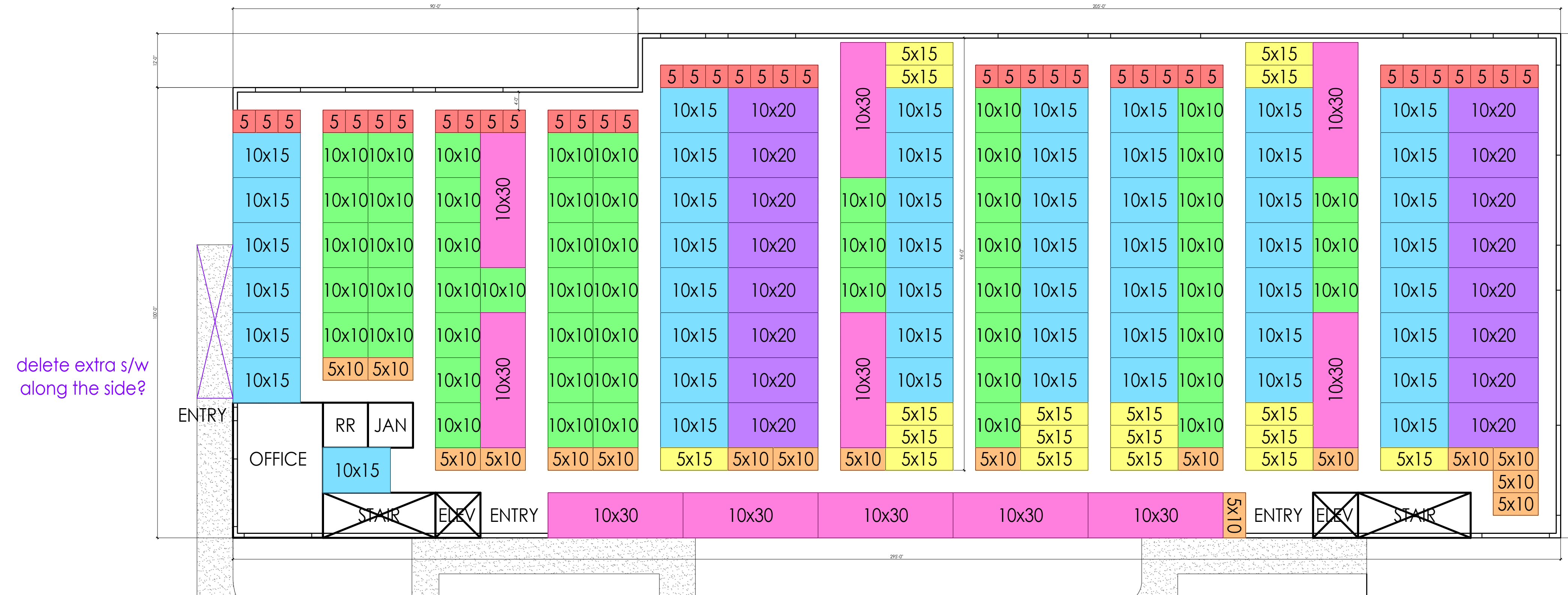
unit size	level 1			level 2			level 3			total units		
	mix plan	my plan	diff.	mix plan	my plan	diff.	mix plan	my plan	diff.	mix plan	my plan	diff.
5x5	10	39	29	44	45	1	54	45	-9	108	129	21
5x10	21	17	-4	44	27	-17	49	27	-22	114	71	-43
5x15	17	18	1	25	9	-16	29	9	-20	71	36	-35
10x10	72	54	-18	82	68	-14	90	89	-1	244	211	-33
10x15	46	51	5	54	55	1	58	55	-3	158	161	3
10x20	19	16	-3	15	16	1	18	16	-2	52	48	-4
10x30	17	11	-6	9	7	-2	0	0	0	26	18	-8
totals	202	206	4	273	227	-46	298	241	-57	773	674	-99



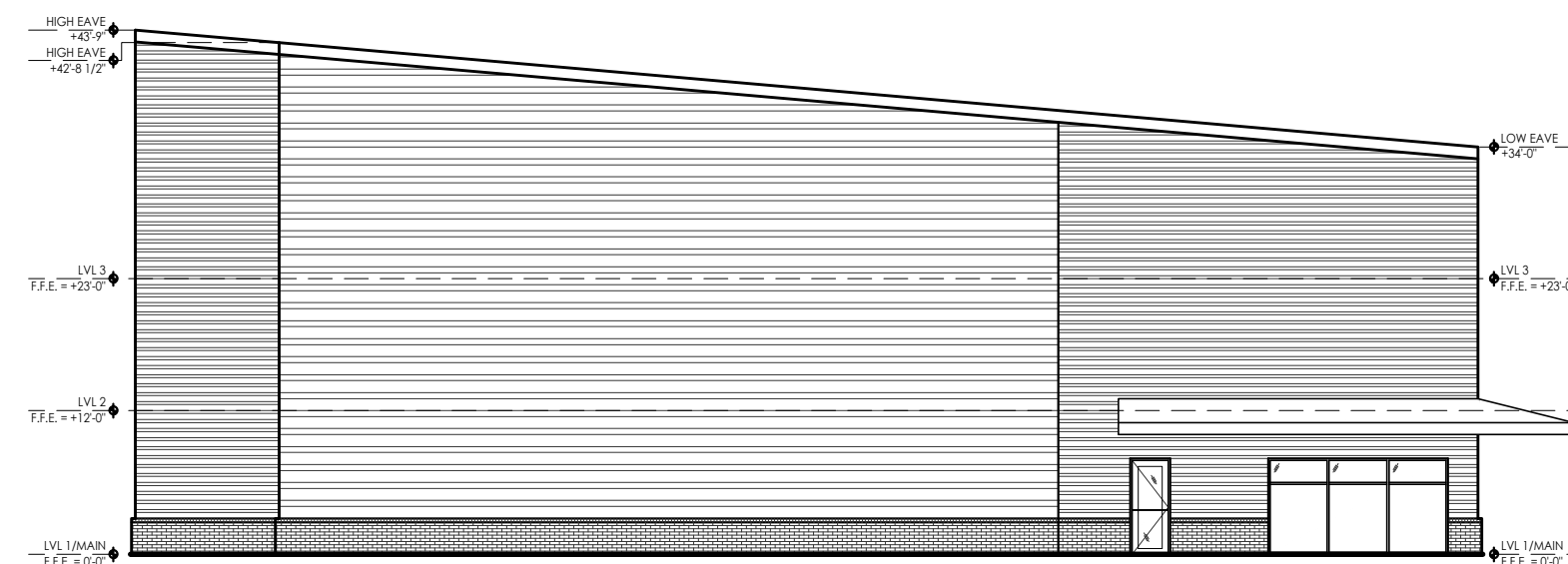
LEVEL THREE FLOOR PLAN
SCALE: 1/32"=1'-0"



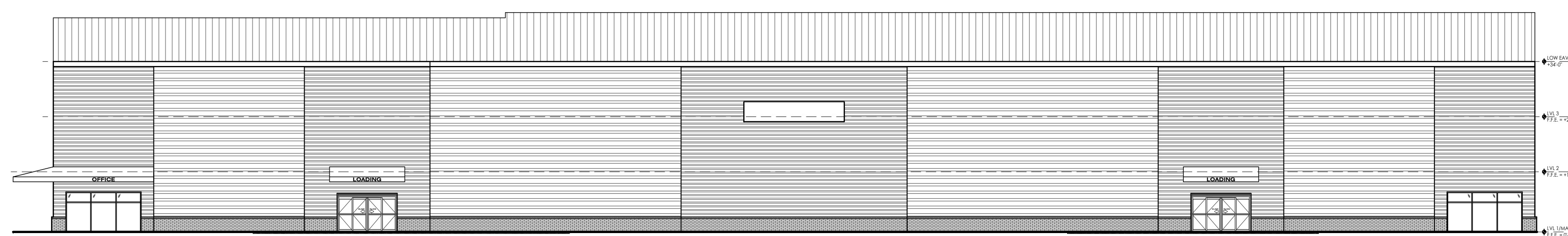
LEVEL TWO FLOOR PLAN
SCALE: 1/32"=1'-0"



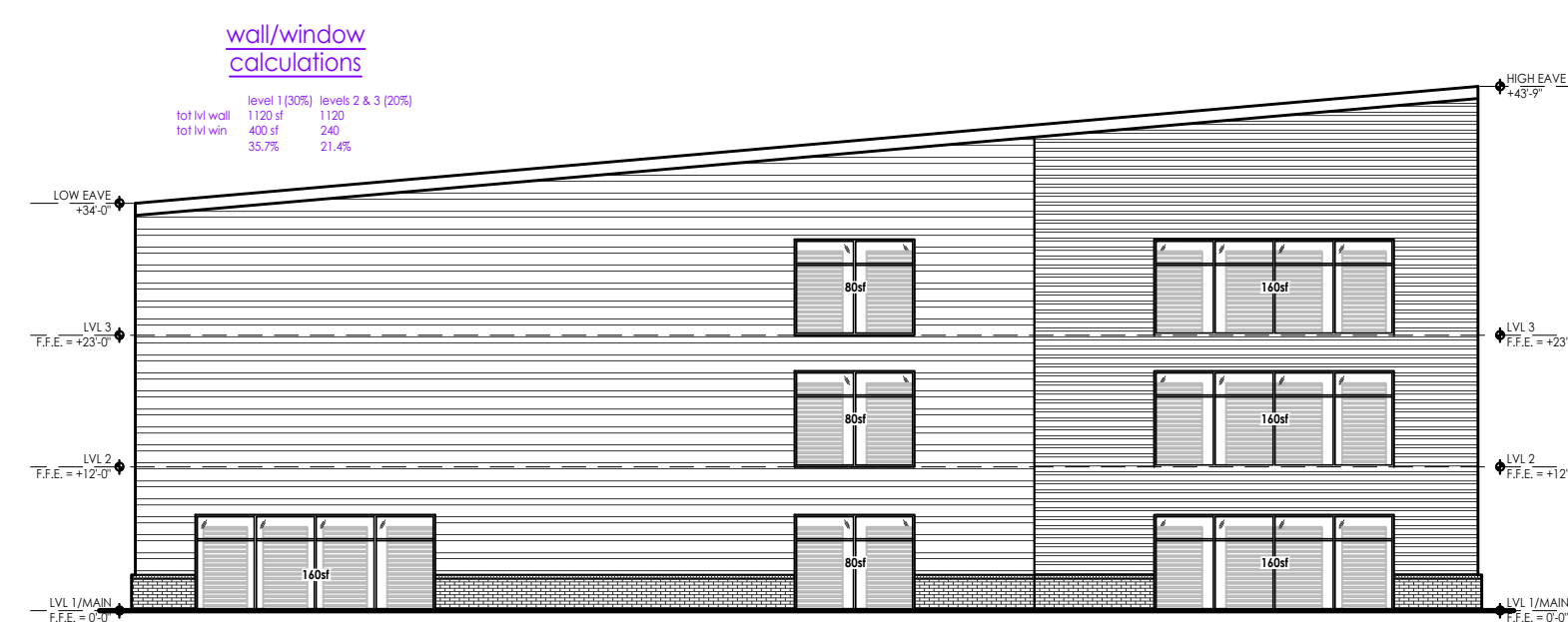
LEVEL ONE FLOOR PLAN
SCALE: 1/16"=1'-0"



WEST ELEVATION
SCALE: 1/16"=1'-0"



SOUTH ELEVATION
SCALE: 1/16"=1'-0"



EAST ELEVATION
SCALE: 1/16"=1'-0"



NORTH ELEVATION
SCALE: 1/16"=1'-0"

DATE	COMMENTS
XX.XX.XX	XXXXXXXXXXXX

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Per Georgia State Law Chapter 50-24 - K.A. Oldham Design and Kip Oldham, Architect of Record, is not responsible for interpreting the intent of the construction documents, including making modifications as may be necessary during the construction phase; and that the Architect of Record is no longer liable for the work where changes to these documents have been made.

110 THE AVENUE

ATHENS-CLARKE COUNTY
ATHENS, GEORGIA

Prepared for
NORCO

COMMISSION NO:	
	2392.00
SHEET TITLE:	PLAN/ELEVATION SKETCHES
SHEET NO:	

NOT ISSUED FOR CONSTRUCTION