

SIGNED / SEALED



PREPARED FOR

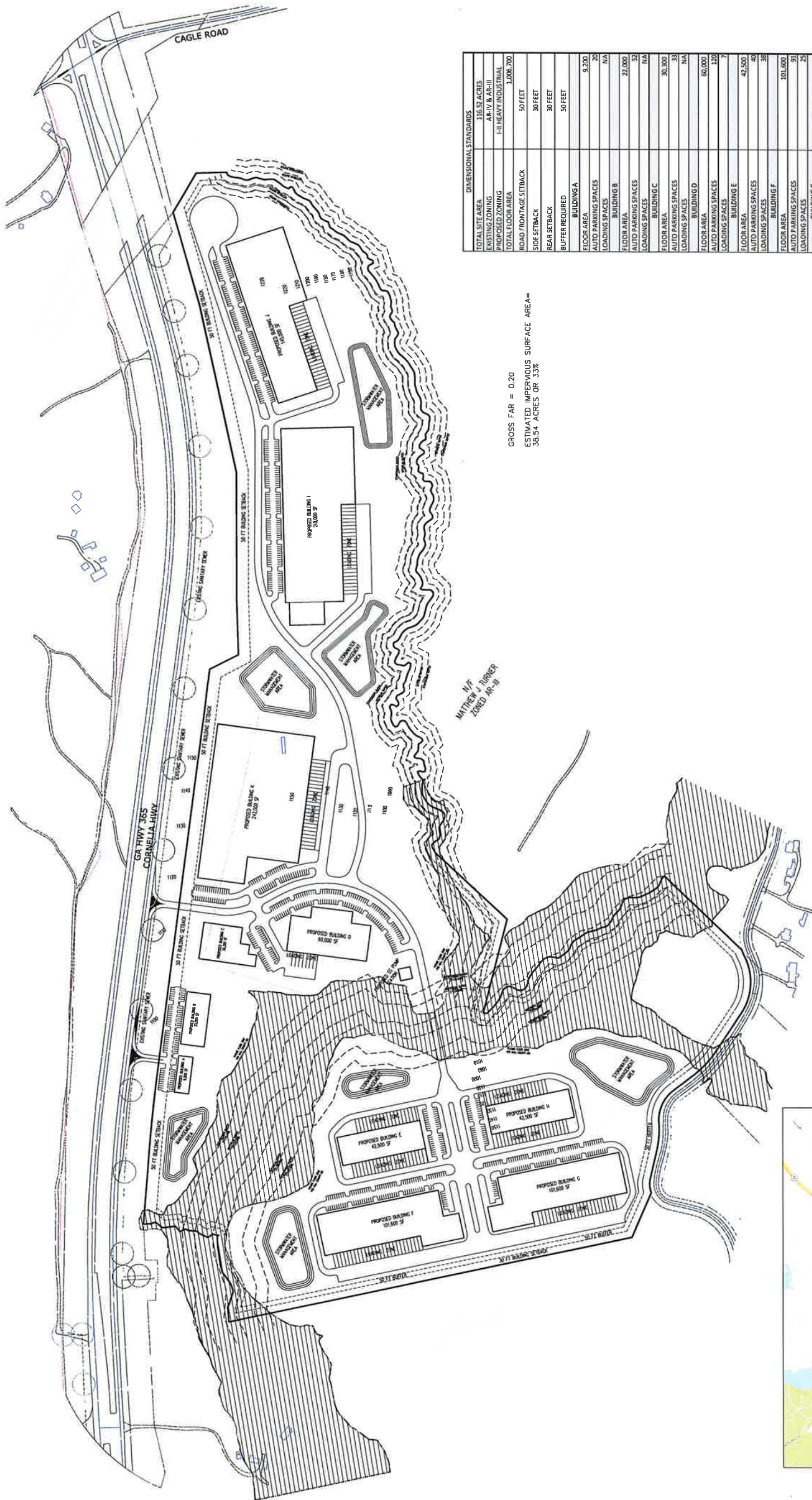
HWY 365
15007 000129, 15007 000270, 15007 000027A
HALL COUNTY, GEORGIA

RIDGELINE
LAND PLANNING, INC.
198 BELLAIR COURT WOODBRIDGE, GA 30086
478-618-9037
HOLT@RIDGELINEPLANNING.COM

ZONING
CONCEPT

DATE NO REVISION

SCALE: 1"=200'
SHEET NO. 1
DATE: 6/15/2021
JOB NO.

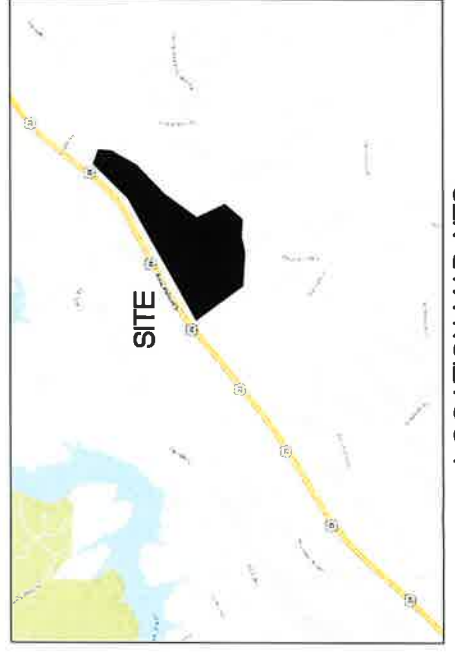


MT
MATTHEW TURNER
ZONED AG-10

GROSS FAR = 0.20
ESTIMATED IMPERVIOUS SURFACE AREA =
38.54 ACRES OR 33%

DIMENSIONAL STANDARDS	
TOTAL SITE AREA	136.52 ACRES
EXISTING ZONING	AR-1V & AR-III
PROPOSED ZONING	I-11 HEAVY INDUSTRIAL
TOTAL FLOOR AREA	1,006,700
ROAD FRONTAGE SETBACK	50 FEET
SIDE SETBACK	30 FEET
REAR SETBACK	30 FEET
BUFFER REQUIRED	50 FEET
BUILDING A	
FLOOR AREA	9,200
AUTO PARKING SPACES	20
LOADING SPACES	NA
BUILDING B	
FLOOR AREA	22,000
AUTO PARKING SPACES	32
LOADING SPACES	NA
BUILDING C	
FLOOR AREA	30,300
AUTO PARKING SPACES	38
LOADING SPACES	NA
BUILDING D	
FLOOR AREA	60,000
AUTO PARKING SPACES	120
LOADING SPACES	7
BUILDING E	
FLOOR AREA	42,500
AUTO PARKING SPACES	49
LOADING SPACES	38
BUILDING F	
FLOOR AREA	101,600
AUTO PARKING SPACES	91
LOADING SPACES	25
BUILDING G	
FLOOR AREA	101,600
AUTO PARKING SPACES	91
LOADING SPACES	25
BUILDING H	
FLOOR AREA	42,500
AUTO PARKING SPACES	49
LOADING SPACES	38
BUILDING I	
FLOOR AREA	210,000
AUTO PARKING SPACES	170
LOADING SPACES	25
BUILDING J	
FLOOR AREA	145,000
AUTO PARKING SPACES	170
LOADING SPACES	25
BUILDING K	
FLOOR AREA	242,000
AUTO PARKING SPACES	71
LOADING SPACES	25

- THE SUBJECT PROPERTY LIES WITHIN THE NORTH OCOEE WATER SUPPLY WATERSHED
- THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA MAPS 13139C00225F AND 13139C00225G



LOCATION MAP-NTS

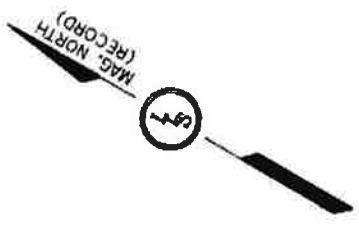
LEGEND

- ASP ASPHALT
- BL BARB WIRE FENCE
- BWF BUILT UP FENCE
- CL CENTERLINE
- CLF CHAIN LINK FENCE
- CMF CONCRETE MONUMENT FOUND
- CMC CORRUGATED METAL PIPE
- CONC CONCRETE
- CTP CRIMPED TOP PIPE
- DI DROP INLET
- EP EDGE OF PAVEMENT
- FH FIRE HYDRANT
- GW GUY WIRE
- HWF HOG WIRE FENCE
- IPF IRON PIN FOUND
- IPS IRON PIN SET (1/2" REBAR)
- LL LAND LOT
- LLL LAND LOT LINE
- MH MAINHOLE
- N/F NOW OR FORMERLY
- OTF OPEN TOP PIPE
- PL PROPERTY LINE
- PP POWER POLE
- P/TP POWER & TELEPHONE POLE
- R/W REBAR
- RS RIGHT OF WAY
- R/W RIGHT OF WAY
- SP SERVICE POLE
- TB TELEPHONE BOX
- WM WATER METER
- WV WATER VALVE
- MR METAL ROD
- O/S OFFSET

FLOOD NOTE:
 PORTIONS OF THIS PROPERTY ARE IN A FLOOD HAZARD AREA AS PER FLOOD INSURANCE RATE MAP OF HALL COUNTY, GEORGIA.
 COMMUNITY PANEL NUMBER: 130466 0125 E & 0225 E
 EFFECTIVE DATE: MARCH 21, 2000
 REVISION DATE: NONE

PLAT REFERENCES:
 1) GA. DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP PROJECTS F-013-(129) SHEETS 16 & 17 DATED SEPTEMBER 30, 1977.
 2) SURVEY FOR HALL TLP&G LIMITED PARTNERSHIP PREPARED BY WATTS & BROWNING DATED OCTOBER 30, 1989.
 3) EASEMENT SURVEY FOR GEORGIA KRAFT COMPANY PREPARED BY ROY TERRELL DATED AUGUST 1982.

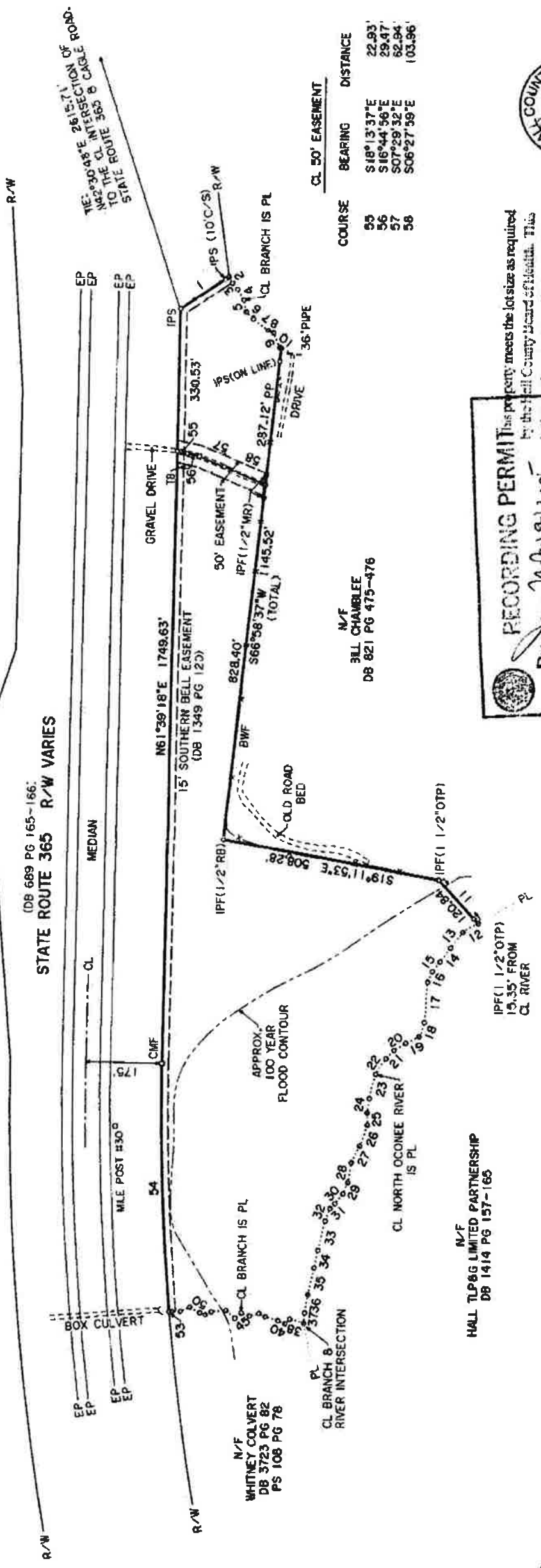
A TOPCON GTS-302 TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.
 THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED WAS A CLOSURE WITH A PRECISION OF ONE FOOT IN 23,282 FEET AND AN ANGULAR ERROR OF 00-00-04" USING THE COMPASS RULE METHOD.
 THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 380,263 FEET.



COURSE	BEARING	DISTANCE	COURSE	BEARING	DISTANCE
1	S63°09'00"E	134.94'	29	S84°34'03"W	28.40'
2	S31°39'29"W	16.31'	30	N90°34'24"W	29.49'
3	S19°38'35"W	18.76'	31	N73°33'19"W	15.13'
4	S49°17'52"W	28.05'	32	S00°54'34"W	31.17'
5	S49°30'04"W	28.56'	33	S74°19'08"W	70.24'
6	S15°47'28"W	23.70'	34	S72°23'18"W	43.22'
7	S08°50'39"W	44.57'	35	S70°23'02"W	42.95'
8	S09°22'19"E	12.75'	36	S70°23'02"W	63.80'
9	S36°48'29"W	35.96'	37	S65°27'28"W	24.75'
10	S10°13'10"W	4.78'	38	N13°03'11"W	33.30'
11	S19°04'01"W	136.20'	39	N70°53'20"W	15.40'
12	N60°15'44"W	40.60'	40	N07°15'37"W	18.23'
13	N81°42'30"W	46.31'	41	N11°59'40"W	30.75'
14	N82°10'41"W	40.43'	42	N03°13'38"W	15.26'
15	N81°49'06"W	28.19'	43	N42°45'26"W	23.20'
16	S83°44'37"W	27.04'	44	N10°45'47"W	19.85'
17	S64°53'37"W	91.44'	45	N69°24'15"W	19.11'
18	S81°06'19"W	35.48'	46	N11°56'31"E	27.20'
19	N56°05'07"W	34.07'	47	N35°33'37"W	34.27'
20	N61°06'34"W	32.13'	48	N54°52'03"W	15.37'
21	N75°53'58"W	26.26'	49	N10°00'46"W	13.94'
22	N86°35'57"W	44.32'	50	N00°24'12"E	23.71'
23	S74°52'43"W	58.33'	51	N52°47'44"W	25.19'
24	S68°49'15"W	33.82'	52	N30°50'16"W	19.78'
25	S60°05'43"W	28.70'	53	N31°29'23"W	5.68'
26	S80°28'24"W	51.20'			
27	S86°45'28"W	42.50'			
28	S70°21'04"W	47.13'			

RAD.: 5954.56' TAN: 268.70'
 LEN.: 578.89' DELTA: 5°57'02"

54 N59°40'47"E 576.63'



CL 50' EASEMENT

COURSE	BEARING	DISTANCE
55	S18°13'37"E	22.93'
56	S16°44'56"E	29.47'
57	S07°29'32"E	62.84'
58	S06°27'59"E	103.96'

N/F
 HALL TLP&G LIMITED PARTNERSHIP
 DB 1414 PG 157-165

N/F
 BILL CHAMBLEE
 DB 821 PG 475-476



LONDON LAND SURVEYING
 167 EAST JARRARD STREET
 CLEVELAND, GA. 30528
 (706) 865-0749

RECORDING PERMIT
 This property meets the lot size as required by the Hall County Board of Health. This permit has not been approved for an on site sewage management system. Suitable soils will be required prior to approval or issuance of an on site sewage system permit.

By: *Walter J. Hildner*
 HALL COUNTY PLANNING COMMISSION



SURVEY FOR
REGGIE NELSON
 LOCATED IN
 G.M.D. 1690
 HALL COUNTY, GEORGIA

SCALE: 1" = 200'
 GRAPHIC SCALE
 AUGUST 16, 2005

TOTAL AREA = 17.83 ACRES

FIELD WORK COMPLETED:
 AUGUST 16, 2005

JOB# 05084

**BOUNDARY SURVEY FOR
AEI PAINTING CONTRACTORS, LLC
LOCATED IN
G.M.D. 1690
LULA DISTRICT
HALL COUNTY, GEORGIA**



WATTS & BROWNING ENGINEERS, INC.
1150 BELLS FERRY ROAD
MARIETTA, GEORGIA 30066-0030
PHONE: 770 835-3400
FAX: 770 835-3400

DATE SURVEYED	11/13/17
DATE PLOTTED	11/13/17
DRAWN BY	W&B
CHECKED BY	W&B
PROJECT NO.	17092
JOB NAME	AEI PAINTING CONTRACTORS, LLC
CLIENT NAME	AEI PAINTING CONTRACTORS, LLC
DATE PLOTTED	11/13/17
SCALE	AS SHOWN
DATE	11/13/17
BY	W&B
CHECKED BY	W&B
DATE	11/13/17

BOUNDARY CURVE CHART

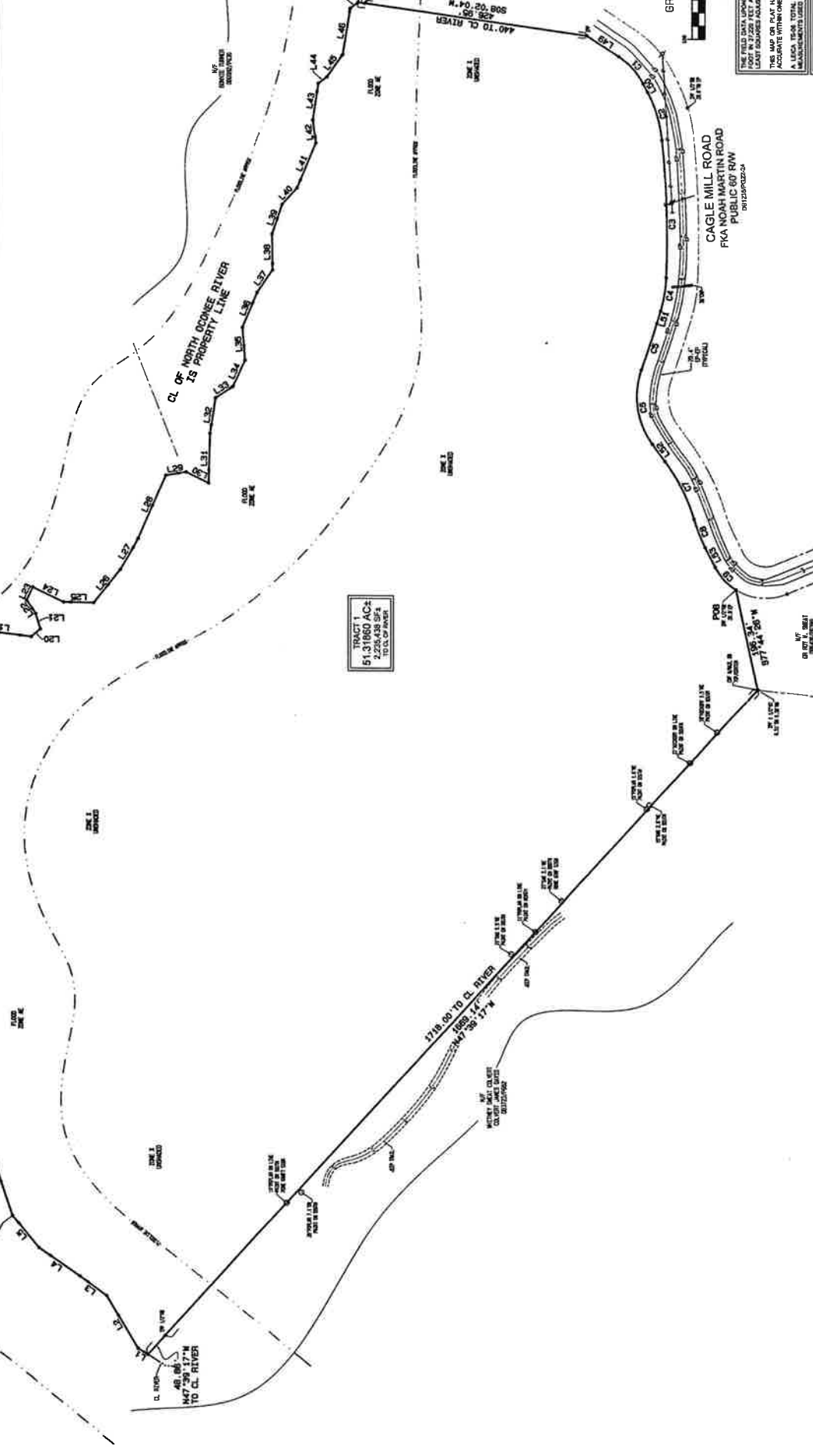
STATION	CHORD BEARING	CHORD DISTANCE	ARC BEARING	ARC DISTANCE
101	S 89° 41' 18" W	41.12	170° 58' 36"	41.12
102	S 89° 41' 18" W	41.12	170° 58' 36"	41.12
103	S 89° 41' 18" W	41.12	170° 58' 36"	41.12
104	S 89° 41' 18" W	41.12	170° 58' 36"	41.12
105	S 89° 41' 18" W	41.12	170° 58' 36"	41.12
106	S 89° 41' 18" W	41.12	170° 58' 36"	41.12
107	S 89° 41' 18" W	41.12	170° 58' 36"	41.12
108	S 89° 41' 18" W	41.12	170° 58' 36"	41.12
109	S 89° 41' 18" W	41.12	170° 58' 36"	41.12
110	S 89° 41' 18" W	41.12	170° 58' 36"	41.12

BOUNDARY LINE CHART

LINE DISTANCE	BEARING	LINE DISTANCE	BEARING
1.1	S 89° 41' 18" W	1.1	S 89° 41' 18" W
1.2	S 89° 41' 18" W	1.2	S 89° 41' 18" W
1.3	S 89° 41' 18" W	1.3	S 89° 41' 18" W
1.4	S 89° 41' 18" W	1.4	S 89° 41' 18" W
1.5	S 89° 41' 18" W	1.5	S 89° 41' 18" W
1.6	S 89° 41' 18" W	1.6	S 89° 41' 18" W
1.7	S 89° 41' 18" W	1.7	S 89° 41' 18" W
1.8	S 89° 41' 18" W	1.8	S 89° 41' 18" W
1.9	S 89° 41' 18" W	1.9	S 89° 41' 18" W
2.0	S 89° 41' 18" W	2.0	S 89° 41' 18" W

SYMBOL LEGEND

1	1/4" ACROSS
2	1/2" ACROSS
3	3/4" ACROSS
4	1" ACROSS
5	1 1/4" ACROSS
6	1 1/2" ACROSS
7	1 3/4" ACROSS
8	2" ACROSS
9	2 1/4" ACROSS
10	2 1/2" ACROSS
11	2 3/4" ACROSS
12	3" ACROSS
13	3 1/4" ACROSS
14	3 1/2" ACROSS
15	3 3/4" ACROSS
16	4" ACROSS
17	4 1/4" ACROSS
18	4 1/2" ACROSS
19	4 3/4" ACROSS
20	5" ACROSS
21	5 1/4" ACROSS
22	5 1/2" ACROSS
23	5 3/4" ACROSS
24	6" ACROSS
25	6 1/4" ACROSS
26	6 1/2" ACROSS
27	6 3/4" ACROSS
28	7" ACROSS
29	7 1/4" ACROSS
30	7 1/2" ACROSS
31	7 3/4" ACROSS
32	8" ACROSS
33	8 1/4" ACROSS
34	8 1/2" ACROSS
35	8 3/4" ACROSS
36	9" ACROSS
37	9 1/4" ACROSS
38	9 1/2" ACROSS
39	9 3/4" ACROSS
40	10" ACROSS
41	10 1/4" ACROSS
42	10 1/2" ACROSS
43	10 3/4" ACROSS
44	11" ACROSS
45	11 1/4" ACROSS
46	11 1/2" ACROSS
47	11 3/4" ACROSS
48	12" ACROSS
49	12 1/4" ACROSS
50	12 1/2" ACROSS
51	12 3/4" ACROSS
52	13" ACROSS
53	13 1/4" ACROSS
54	13 1/2" ACROSS
55	13 3/4" ACROSS
56	14" ACROSS
57	14 1/4" ACROSS
58	14 1/2" ACROSS
59	14 3/4" ACROSS
60	15" ACROSS
61	15 1/4" ACROSS
62	15 1/2" ACROSS
63	15 3/4" ACROSS
64	16" ACROSS
65	16 1/4" ACROSS
66	16 1/2" ACROSS
67	16 3/4" ACROSS
68	17" ACROSS
69	17 1/4" ACROSS
70	17 1/2" ACROSS
71	17 3/4" ACROSS
72	18" ACROSS
73	18 1/4" ACROSS
74	18 1/2" ACROSS
75	18 3/4" ACROSS
76	19" ACROSS
77	19 1/4" ACROSS
78	19 1/2" ACROSS
79	19 3/4" ACROSS
80	20" ACROSS



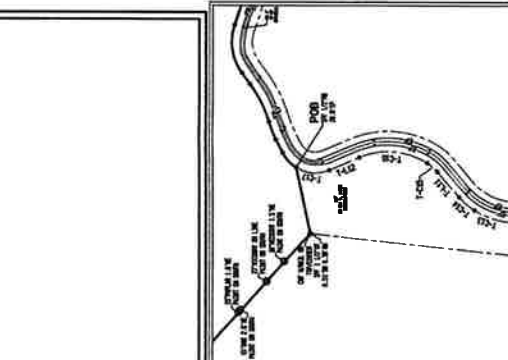
THE FIELD DATA UPON WHICH THIS MAP OR PLAN IS BASED HAS A CLOSURE OF ONE FOOT IN 7,226 FEET AND AN ANGULAR ERROR OF ONE SECOND OF AN ARC. THIS MAP OR PLAN IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN APPROVAL OF THE SURVEYOR. THE FOLLOWING GOVERNMENTAL BODIES HAVE APPROVED THIS MAP OR PLAN FOR THE PURPOSES INDICATED: HALL COUNTY, GEORGIA. THE FOLLOWING GOVERNMENTAL BODIES HAVE REVIEWED THIS MAP OR PLAN FOR THE PURPOSES INDICATED: HALL COUNTY, GEORGIA. THE FOLLOWING GOVERNMENTAL BODIES HAVE REVIEWED THIS MAP OR PLAN FOR THE PURPOSES INDICATED: HALL COUNTY, GEORGIA. THE FOLLOWING GOVERNMENTAL BODIES HAVE REVIEWED THIS MAP OR PLAN FOR THE PURPOSES INDICATED: HALL COUNTY, GEORGIA.

REVISIONS

NO.	DATE	DESCRIPTION
1	11/13/17	INITIAL SURVEY
2	11/13/17	FINAL PLOTTING

SYMBOL LEGEND

1	1/4" ACROSS
2	1/2" ACROSS
3	3/4" ACROSS
4	1" ACROSS
5	1 1/4" ACROSS
6	1 1/2" ACROSS
7	1 3/4" ACROSS
8	2" ACROSS
9	2 1/4" ACROSS
10	2 1/2" ACROSS
11	2 3/4" ACROSS
12	3" ACROSS
13	3 1/4" ACROSS
14	3 1/2" ACROSS
15	3 3/4" ACROSS
16	4" ACROSS
17	4 1/4" ACROSS
18	4 1/2" ACROSS
19	4 3/4" ACROSS
20	5" ACROSS
21	5 1/4" ACROSS
22	5 1/2" ACROSS
23	5 3/4" ACROSS
24	6" ACROSS
25	6 1/4" ACROSS
26	6 1/2" ACROSS
27	6 3/4" ACROSS
28	7" ACROSS
29	7 1/4" ACROSS
30	7 1/2" ACROSS
31	7 3/4" ACROSS
32	8" ACROSS
33	8 1/4" ACROSS
34	8 1/2" ACROSS
35	8 3/4" ACROSS
36	9" ACROSS
37	9 1/4" ACROSS
38	9 1/2" ACROSS
39	9 3/4" ACROSS
40	10" ACROSS
41	10 1/4" ACROSS
42	10 1/2" ACROSS
43	10 3/4" ACROSS
44	11" ACROSS
45	11 1/4" ACROSS
46	11 1/2" ACROSS
47	11 3/4" ACROSS
48	12" ACROSS
49	12 1/4" ACROSS
50	12 1/2" ACROSS
51	12 3/4" ACROSS
52	13" ACROSS
53	13 1/4" ACROSS
54	13 1/2" ACROSS
55	13 3/4" ACROSS
56	14" ACROSS
57	14 1/4" ACROSS
58	14 1/2" ACROSS
59	14 3/4" ACROSS
60	15" ACROSS
61	15 1/4" ACROSS
62	15 1/2" ACROSS
63	15 3/4" ACROSS
64	16" ACROSS
65	16 1/4" ACROSS
66	16 1/2" ACROSS
67	16 3/4" ACROSS
68	17" ACROSS
69	17 1/4" ACROSS
70	17 1/2" ACROSS
71	17 3/4" ACROSS
72	18" ACROSS
73	18 1/4" ACROSS
74	18 1/2" ACROSS
75	18 3/4" ACROSS
76	19" ACROSS
77	19 1/4" ACROSS
78	19 1/2" ACROSS
79	19 3/4" ACROSS
80	20" ACROSS



TIE LINE CHART

LINE DISTANCE	BEARING	LINE DISTANCE	BEARING
1.1	S 89° 41' 18" W	1.1	S 89° 41' 18" W
1.2	S 89° 41' 18" W	1.2	S 89° 41' 18" W
1.3	S 89° 41' 18" W	1.3	S 89° 41' 18" W
1.4	S 89° 41' 18" W	1.4	S 89° 41' 18" W
1.5	S 89° 41' 18" W	1.5	S 89° 41' 18" W
1.6	S 89° 41' 18" W	1.6	S 89° 41' 18" W
1.7	S 89° 41' 18" W	1.7	S 89° 41' 18" W
1.8	S 89° 41' 18" W	1.8	S 89° 41' 18" W
1.9	S 89° 41' 18" W	1.9	S 89° 41' 18" W
2.0	S 89° 41' 18" W	2.0	S 89° 41' 18" W

REVISIONS

NO.	DATE	DESCRIPTION
1	11/13/17	INITIAL SURVEY
2	11/13/17	FINAL PLOTTING

REVISIONS

NO.	DATE	DESCRIPTION
1	11/13/17	INITIAL SURVEY
2	11/13/17	FINAL PLOTTING

REVISIONS

NO.	DATE	DESCRIPTION
1	11/13/17	INITIAL SURVEY
2	11/13/17	FINAL PLOTTING