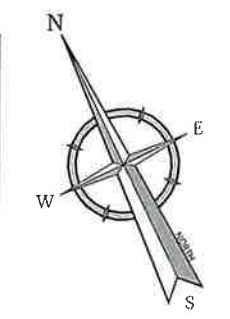


2021\12\1006266A\Engineering\Concept\C-NIPT-4.dwg\C-1-OVERALL CONCEPT PLAN 11X17 By: DAVID STANCIU



PID - PLAN INDUSTRIAL DEVELOPMENT	PROPOSED
PARKING	
TRACTOR PARKING	175
EMPLOYEE PARKING	222
LOADING BAYS	249
TRAILER PARKING	320

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REV	DATE	DRAWN BY	DESCRIPTION

PRELIMINARY CONCEPTUAL LAYOUT FOR R&L CARRIERS
PARCEL 15014 000034 TADMORE DISTRICT G.M.D. 268TH
HALL COUNTY GEORGIA

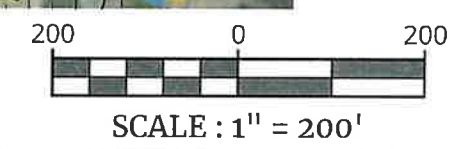
Colliers ATLANTA
1305 Mall of Georgia Blvd, Suite 120
Buford, GA 30519
Phone: 678.288.4491
COLLIERS ENGINEERING & DESIGN, INC.
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SCALE: AS SHOWN	DATE: 04/29/2022	DRAWN BY: DSS	CHECKED BY: EMH
PROJECT NUMBER: 21006266	DRAWING NAME: C-NIPT-4		

SHEET TITLE: OVERALL CONCEPT PLAN

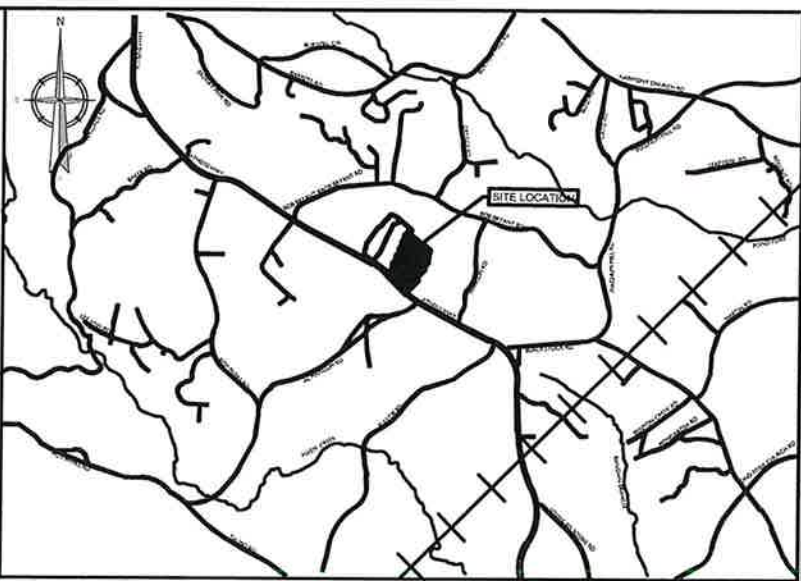
SHEET NUMBER: 1 of 2

ATHENS HIGHWAY/U.S. HWY 129 (R/W VARIES)
GDOT PROJ# NH-002-6(51), DB 7417 PG 514,
DB 7417 PG 519, DB 7352 PG 205





EXISTING		LEGEND		PROPOSED	
[Symbol]	TRaverse LINE, CENTER LINE OR BASELINE (LABEL AS SUCH)	[Symbol]		[Symbol]	
[Symbol]	RIGHT OF WAY LINE	[Symbol]		[Symbol]	
[Symbol]	PROPERTY LINE	[Symbol]		[Symbol]	
[Symbol]	EDGE OF PAVEMENT	[Symbol]		[Symbol]	
[Symbol]	CURB	[Symbol]		[Symbol]	
[Symbol]	DEPRESSED CURB	[Symbol]		[Symbol]	
[Symbol]	SIDEWALK	[Symbol]		[Symbol]	
[Symbol]	FENCES	[Symbol]		[Symbol]	
[Symbol]	TREELINE	[Symbol]		[Symbol]	
[Symbol]	ROADWAY SIGNS	[Symbol]		[Symbol]	
[Symbol]	WETLAND LINE	[Symbol]		[Symbol]	
[Symbol]	MUNICIPAL BOUNDARY LINE	[Symbol]		[Symbol]	
[Symbol]	STALL COUNT	[Symbol]		[Symbol]	
[Symbol]	ADA ACCESSIBLE STALL	[Symbol]		[Symbol]	
[Symbol]	DEPRESSED CURB AND ADA RAMP	[Symbol]		[Symbol]	
[Symbol]	DIRECTION OF TRAFFIC FLOW	[Symbol]		[Symbol]	



SITE LOCATION MAP
NOT TO SCALE

GENERAL INFORMATION:

- THE SUBJECT PROPERTY IS KNOWN AS PARCEL #15014 000034
- THE PROPERTY IS LOCATED IN THE AR-IV AND CONTAINS A TOTAL TRACT AREA OF 38.6964 ACRES OR 1,249,984 SQUARE FEET
OWNER: ASHAVAD INSURANCE COMPANY INC.
3401 ATHENS HWY ZONED AR-IV
- THE SUBJECT PROPERTY HAS BEEN PREVIOUSLY DEVELOPED AS A CHICKEN FARM. THE APPLICANT PROPOSES TO REDEVELOP THE PROPERTY AS A SUPPORT FOR TRACTOR AND TRAILER PARKING FOR THE NEIGHBORING PROPERTY ZONED PID (FUTURE TRUCK TERMINAL).
- THE PURPOSE OF THIS PLAN IS TO SHOW A CONCEPTUAL LAYOUT OF TRACTOR AND TRAILER PARKING FOR THE NEIGHBORING TRUCK TERMINAL ALONG WITH A PROPOSED GAS FILL UP STATION FOR THE TRUCK TERMINAL. THE SUBJECT PROPERTY WILL.
- A TOPOGRAPHIC SURVEY HAS BEEN PERFORMED TO PREPARE THIS PLAN. THE TOPOGRAPHIC SURVEY HAS BEEN PERFORMED BY GENUINE MAPPING & DESIGN DATED 01/13/2022.
- THIS PLAN SET IS NOT DEPICTING ENVIRONMENTAL CONDITIONS OR A CERTIFICATION/WARRANTY REGARDING THE PRESENCE OR ABSENCE OF ENVIRONMENTALLY IMPACTED SITE CONDITIONS. COLLIER ENGINEERING & DESIGN HAS PERFORMED NO EXPLORATORY OR TESTING SERVICES, INTERPRETATIONS, CONCLUSIONS OR OTHER SITE ENVIRONMENTAL SERVICES RELATED TO THE DETERMINATION OF THE POTENTIAL FOR CHEMICAL, TOXIC, RADIOACTIVE OR OTHER TYPE OF CONTAMINANTS AFFECTING THE PROPERTY AND THE UNDERSIGNED PROFESSIONAL IS NOT QUALIFIED TO DETERMINE THE EXISTENCE OF SAME SHOULD ENVIRONMENTAL CONTAMINATION OR WASTE BE DISCOVERED. THE OWNER AND CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LAWS AND REGULATIONS.
- THE FOLLOWING VARIANCES AND/OR DESIGN WAIVERS MAY BE REQUIRED FROM THE FOLLOWING ORDINANCE SECTIONS IF DETERMINED BY THE PLANNING/ZONING BOARD:
a. 17.20.050 F ALLOW THE USE OF LED EXTERIOR LIGHTING, WHETHER POLE MOUNTED OR ATTACHED TO THE BUILDING OR STRUCTURES.
b. 17.280.010 ALLOW 30' FRONT BUILDING SETBACK FROM PROPERTY LINE.
c. 17.20.050 E ALLOW NO PARKING LOT LANDSCAPE REQUIREMENTS FOR PARKING LOT OVER 50 SPACES. EMPLOYEE PARKING LOT TO MEET CORRIDOR OVERLAY REQUIREMENTS.
d. 17.20.050 E ALLOW MORE THAN 125 PERCENT OF THE MINIMUM ALLOWABLE PARKING SPACES.
- ALL FUTURE DEVELOPMENT SHALL BE SUBJECT TO ALL STANDARDS SET FORTH BY THE GATEWAY CORRIDOR OVERLAY DISTRICT. NO VARIANCES TO THESE STANDARDS SHALL BE APPROVED, UNLESS APPROVED BY THE PLANNING COMMISSION AND BOARD OF COMMISSIONERS.
- ALL ACCESS OFF ATHENS HIGHWAY SHALL BE APPROVED AND PERMITTED BY GDOT.
- ANY OUTDOOR STORAGE SHALL BE SCREENED IN ACCORDANCE WITH 17.260.020 OF THE OFFICIAL CODE OF HALL COUNTY.
- ALL MECHANICAL SERVICES SHALL BE CONDUCTED WITHIN A GARAGE BAY.
- ELEVATIONS DEPICTING THE PROPOSED BUILDING SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT FOR APPROVAL OF THE DIRECTOR DURING THE DEVELOPMENT REVIEW PROCESS. NO BUILDING PERMIT SHALL BE ISSUED FOR THE DEVELOPMENT WITHOUT THE APPROVAL OF SAID ELEVATIONS.
- ALL CONDITIONS OF ZONING BE MADE A PART OF ANY PLAT RECORDED FOR THIS PROPERTY.

UTILITY NOTES:

- EXISTING UTILITY INFORMATION SHOWN HEREON HAS BEEN COLLECTED FROM VARIOUS SOURCES AND IS NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS.
- HALL COUNTY GIS INDICATES THERE IS AN EXISTING 8-INCH WATER LINE ALONG PROPERTY SIDE OF THE HIGHWAY AND AN EXISTING 12-INCH WATER LINE LOCATED ON THE OPPOSITE SIDE OF THE HIGHWAY.

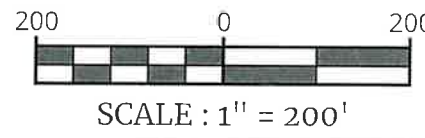
WETLAND NOTES:

- NO WETLAND OR STATE WATERS DELINEATION HAS BEEN DONE.
- THERE ARE APPARENT WETLANDS OR STATE WATERS WITHIN THE PROPOSED DEVELOPMENT AREA.

FLOOD HAZARD NOTES:

- BY GRAPHIC PRESENTATION ONLY THIS PROPERTY IS LOCATED IN FLOOD MINIMAL FLOOD HAZARD AS SHOWN ON FLOOD INSURANCE MAPS, COMMUNITY PANEL NO. 330 OF 377 WHICH HAS MAP NUMBER 1311001150W AN EFFECTIVE DATE OF 09/2008 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. FIELD SURVEYING WAS NOT PERFORMED TO DETERMINE THIS ZONE.
- THE SUBJECT PROPERTY HOWEVER DOES HAVE A "FUTURE" HALL COUNTY FLOOD ZONE.

PID - PLAN INDUSTRIAL DEVELOPMENT	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	15,000 SF		
MINIMUM LOT WIDTH	---		
MINIMUM LOT FRONTAGE	100 FT		
MINIMUM LOT DEPTH	---		
PRINCIPAL BUILDING			
MINIMUM FRONT YARD	75 FT FROM CENTER LINE OF ROADWAY OR 50 FT FROM PROPERTY LINE		
MINIMUM REAR YARD	20 FT		
MINIMUM SIDE YARD	20 FT		
TOTAL TWO SIDE YARDS			
MAX. BLDG HEIGHT (STORIES)			
ACCESSORY BUILDING			
MINIMUM SIDE YARD			
MINIMUM REAR YARD			
MAX. BLDG HEIGHT (STORIES)			
MAX. BLDG HEIGHT			
MAX. GROSS DENSITY			
MAX. FLOOR AREA RATIO			
MAX. BLDG (LOT) COVERAGE			
MAX. IMPERVIOUS COVERAGE			
PARKING			
TRACTOR PARKING			175
EMPLOYEE PARKING			222
LOADING BAYS			249
TRAILER PARKING			320



ATHENS HIGHWAY/U.S. HWY 129 (R/W VARIES)
 GDOT PROJ# NH-002-6(51), DB 7417 PG 514,
 DB 7417 PG 519, DB 7352 PG 205



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PRELIMINARY CONCEPTUAL LAYOUT FOR R&L CARRIERS

PARCEL 15014 000034
 TADMORE DISTRICT
 G.M.D. 268TH

HALL COUNTY
 GEORGIA



SCALE: AS SHOWN	DATE: 04/29/2022	DRAWN BY: DSS	CHECKED BY: EMH
PROJECT NUMBER: 21006266	DRAWING NAME: C-CNPT-4		

SHEET TITLE: **OVERALL CONCEPT PLAN**

SHEET NUMBER: 1 of 2

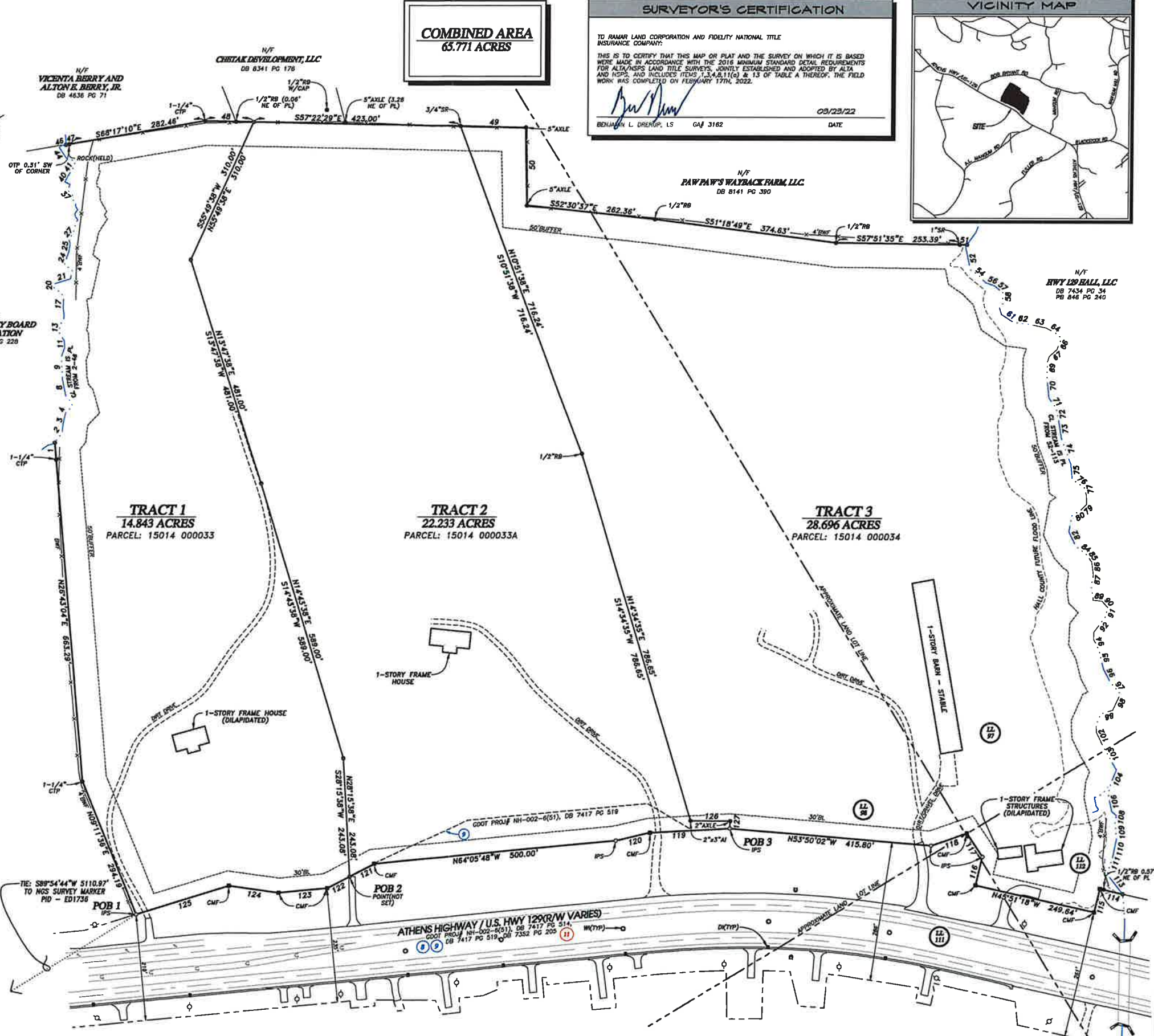
2021\21 006266\A\Engineering\Concept\C-CNPT-4.dwg; C-2, CONCEPT PLAN 11X17 By: DAVID STANCIU

LINE TABLE

#	BEARING	DISTANCE	#	BEARING	DISTANCE
1	N26°43'04"E	34.82	66	S33°07'31"W	23.86
2	N67°58'00"E	25.33	67	S79°12'51"W	21.11
3	N33°23'24"E	20.05	68	S48°49'44"W	10.63
4	N44°08'41"E	20.84	69	S33°11'50"W	30.78
5	N75°11'31"E	18.62	70	S24°48'18"W	44.45
6	N15°40'29"E	9.97	71	S02°00'44"E	27.33
7	N1°01'07"W	15.98	72	S19°50'45"W	29.15
8	N07°18'23"E	34.17	73	S22°52'59"W	31.19
9	N26°30'54"E	47.36	74	S10°27'41"W	57.88
10	N50°46'57"E	20.24	75	S25°35'22"W	31.38
11	N27°28'40"E	13.30	76	S23°59'52"E	29.63
12	N01°01'59"W	18.81	77	S17°10'55"W	15.39
13	N34°52'10"E	15.77	78	S27°14'19"W	18.89
14	N64°48'31"E	14.21	79	S75°46'23"W	18.03
15	N38°24'05"E	9.87	80	S87°38'25"W	23.42
16	N23°09'57"E	13.27	81	S41°19'59"W	32.78
17	N34°53'58"E	23.45	82	S05°37'46"W	28.89
18	N05°05'17"W	10.72	83	S10°12'11"E	13.45
19	N22°08'53"W	16.83	84	S25°49'10"E	14.83
20	N25°21'48"E	8.03	85	S02°37'41"E	21.74
21	S75°27'04"E	35.83	86	S24°04'01"W	26.17
22	N43°54'50"E	17.89	87	S39°03'01"W	23.67
23	N21°25'22"W	20.04	88	S24°01'59"W	29.20
24	N49°30'15"E	28.13	89	S52°29'23"W	17.45
25	N40°12'05"E	15.43	90	S14°10'47"E	18.49
26	N17°42'54"E	10.60	91	S48°18'05"W	21.71
27	N70°13'28"E	14.65	92	S68°33'02"W	36.89
28	N44°06'25"E	21.80	93	S34°33'31"W	15.18
29	N64°23'15"E	7.63	94	S04°18'19"W	25.03
30	N03°45'02"W	8.88	95	S17°07'44"W	42.09
31	N21°11'52"E	5.56	96	S03°24'54"W	30.44
32	N88°07'42"E	9.59	97	S10°28'50"E	30.87
33	N02°21'52"E	7.53	98	S56°50'58"W	37.19
34	N29°23'55"E	10.04	99	N70°53'10"W	25.29
35	N24°34'59"W	8.41	100	S54°55'48"W	24.80
36	N31°51'28"E	9.68	101	S28°51'13"W	15.59
37	N17°36'57"W	12.40	102	S05°12'58"W	29.35
38	N49°58'45"E	13.84	103	S01°01'43"W	58.12
39	N33°25'22"W	11.61	104	S32°44'09"W	38.70
40	N80°41'48"E	15.78	105	S36°28'11"W	18.32
41	N63°38'55"E	22.72	106	S19°21'54"W	31.53
42	N36°08'43"E	10.53	107	S18°47'01"E	12.42
43	N42°22'17"W	18.62	108	S39°26'37"W	18.09
44	N01°00'27"W	28.24	109	S29°26'48"W	31.22
45	N84°13'18"E	7.82	110	S42°37'28"W	41.33
46	S81°23'51"E	7.44	111	S48°59'59"W	32.41
47	S68°17'10"E	6.78	112	S07°38'04"W	6.04
48	S57°22'29"E	99.47	113	S08°11'24"E	45.78
49	S57°28'22"E	134.75	114	N45°51'25"W	48.33
50	S30°15'01"W	159.68	115	S45°07'58"W	48.52
51	S57°51'35"E	16.00	116	N44°35'35"E	60.00
52	S68°48'53"W	4.56	117	N02°18'56"W	57.93
53	S19°38'21"W	48.20	118	N77°49'38"W	77.51
54	S23°28'09"E	22.53	119	N81°46'17"W	184.28
55	S12°51'27"E	18.58	120	N71°29'20"W	72.73
56	S38°48'38"E	19.07	121	N89°04'12"W	55.48
57	S20°23'10"E	23.79	122	N85°04'12"W	51.46
58	S32°34'54"W	20.84	123	N63°56'08"W	99.44
59	S66°21'49"W	11.68	124	N50°39'49"W	103.18
60	S13°14'52"W	14.33	125	N75°35'31"W	200.03
61	S24°23'17"E	28.87	126	S58°07'32"E	81.19
62	S51°57'08"E	31.90	127	S34°10'02"W	15.03
63	S48°08'21"E	35.83			
64	S28°27'59"E	28.01			
65	S06°08'20"E	10.18			

LEGEND

ABBREVIATIONS	SYMBOLS
AI - ANGLE IRON	● IRON PIN FOUND
BL - BUILDING SETBACK LINE	■ CONCRETE MONUMENT FOUND
BH - BENCHMARK	▲ ROCK FOUND
BWF - BARE WIRE FENCE	○ IRON PIN SET
CI - CURB INLET	○ COMPUTED POINT (NOT SET)
CD - CLEANOUT	✕ WATER VALVE
C&G - CURB & GUTTER	⊗ WATER METER
CL - CENTERLINE	□ UTILITY POLE
CLF - CHAIN LINK FENCE	— GUY WIRE
CMF - CONCRETE MONUMENT FOUND	⊙ GUY POLE
CMP - CORRUGATED METAL PIPE	⊛ LIGHT POLE
CONC - CONCRETE	⊞ POWER BOX
CIP - CEMENT TOP PIPE	
D - DEPTH	
DB - DEED BOOK	
DE - DRAINAGE EASEMENT	
DI - DROP INLET	
DIP - DUCTILE IRON PIPE	
DIST - DISTURBED	
DMCB - DOUBLE WING CATCH BASIN	
E - EDGE OF ASPHALT	
EC - EDGE OF CONCRETE	
ES - EDGE OF GRAVEL	
FPE - FINISHED FLOOR ELEVATION	
FH - FIRE HYDRANT	
UG - UNDERGROUND GAS LINE	
GM - GAS METER	
GW - GUY WIRE	
HMF - HOE WIRE FENCE	
IPB - IRON PIN SET	
JB - JUNCTION BOX	
LL - LAND LOT LINE	
N - NORTH	
N/O - NOW OR FORMERLY	
OIP - OVERHEAD UTILITY PIPE	
PA - PLAT BOOK	
PKB - POWER BOX	
PKR - PARK	
PKN - SURVEY NAIL (PARKER-KALON)	
PL - PROPERTY LINE	
POB - POINT OF BEGINNING	
PVC - POLYVINYL CHLORIDE PIPE	
REAR - REAR	
RCP - REINFORCED CONCRETE PIPE	
R/W - RIGHT-OF-WAY	
S - SOUTH	
SR - SOLID STEEL ROD	
SSE - SANITARY SEWER EASEMENT	
W - WEST	
WI - WATER LINE	
WI - WATER INLET	



COMBINED AREA
65.771 ACRES

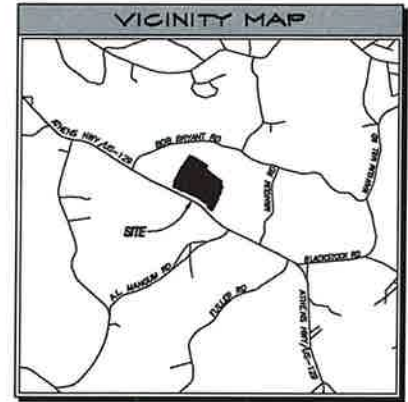
SURVEYOR'S CERTIFICATION

TO RAMAR LAND CORPORATION AND FIDELITY NATIONAL TITLE INSURANCE COMPANY:

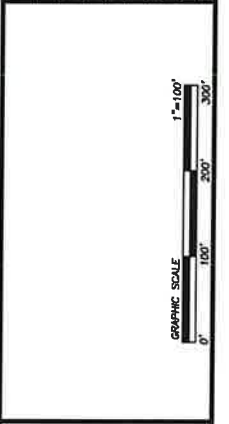
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/SUP'S LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND SUPS, AND INCLUDES ITEMS 1, 3, 4, 8, 11(a) & 13 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON FEBRUARY 17TH, 2022.

09/23/22
DATE

BENJAMIN L. DREXLER, LS GA# 3182



1	2
REVISEMENTS	
03/23/22 - ADDRESS COMMENTS	
DRAWING DATE: 09/23/22 LAST FIELD WORK: 02/17/22	
DRAWN BY: BLD CHECKED BY: BLD	
JOB NUMBER: 144-158-3 FILE: 3307 Athens Prop.sps	



ALTA/SUP'S LAND TITLE SURVEY
OR
ATHENS HIGHWAY ASSEMBLAGE
FOR
RAMAR LAND CORPORATION
AND
FIDELITY NATIONAL TITLE INSURANCE COMPANY

LOCATED IN
TADPORE DISTRICT ROAD 268
HALL COUNTY, GEORGIA




TITLE EXCEPTIONS	
WITH RESPECT TO TITLE COMMITMENT # CLW2102325 ISSUED BY FIDELITY NATIONAL INSURANCE COMPANY, EFFECTIVE DATE: 12/29/2021, THE EXCEPTIONS SET FORTH IN SCHEDULE B - SECTION II ARE ADDRESSED HEREON, WHERE APPLICABLE, AS FOLLOWS:	
8)	RIGHT OF WAY DEED TO GEORGIA DEPARTMENT OF TRANSPORTATION, RECORDED SEPTEMBER 15, 2014, IN DEED BOOK 7417, PAGE 514, HALL COUNTY, GEORGIA RECORDS. CONVEYS ATHENS HIGHWAY RIGHT-OF-WAY AS SHOWN HEREON.
9)	RIGHT OF WAY DEED TO GEORGIA DEPARTMENT OF TRANSPORTATION, RECORDED SEPTEMBER 15, 2014, IN DEED BOOK 7417, PAGE 519, HALL COUNTY, GEORGIA RECORDS. CONVEYS ATHENS HIGHWAY RIGHT-OF-WAY AND A CONSTRUCTION BASEMENT AS SHOWN HEREON.
10)	ALL MATTERS AS SHOWN ON PLAT OF SURVEY RECORDED IN PLAT BOOK 8, PAGE 115, HALL COUNTY, GEORGIA RECORDS. ALL PLOTTABLE MATTERS ARE SHOWN HEREON.
11)	ALL MATTERS AS SHOWN ON PLAT OF SURVEY RECORDED IN PLAT BOOK 14, PAGE 76, HALL COUNTY, GEORGIA RECORDS. APPARENT HISTORICAL PROPOSED SUBDIVISION OF SUBJECT PROPERTY. DOES NOT REFLECT CURRENT INTERNAL PARCEL LINES.
12)	ALL MATTERS AS SHOWN ON PLAT OF SURVEY RECORDED IN PLAT BOOK 43, PAGE 276, HALL COUNTY, GEORGIA RECORDS. ALL PLOTTABLE MATTERS ARE SHOWN HEREON.

TRACT 1 - PARCEL 15014 000039	
ALL THAT TRACT or parcel of land lying and being in GMD 268 Tadmora District of Hall County, Georgia, and being more particularly described as follows:	
COMMENCING for the same of NGS Survey Marker PID - ED1736; thence North 89°54'44" East, a distance of 5110.97 feet to POB 1, on Iron Pin Set(1/2" Rebar) on the Northern right-of-way line of U.S. 129(R/W Varies), said point being the POINT OF BEGINNING for the tract herein described; thence leaving said right-of-way of U.S. 129 and running along land now or formerly of Hall County Board of Education North 09°11'36" East, a distance of 294.19 feet to a 1-1/4" Crimp Top Pipe; thence North 28°43'04" East, a distance of 63.29 feet to a 1-1/4" Crimp Top Pipe; thence North 28°43'04" East, a distance of 34.82 feet to a point in the Centerline of a Stream; thence along said Stream Centerline the following course and distances North 87°50'00" East, a distance of 25.33 feet to a point; thence North 37°57'24" East, a distance of 20.06 feet to a point; thence North 44°06'41" East, a distance of 20.84 feet to a point; thence North 79°11'31" East, a distance of 18.82 feet to a point; thence North 15°40'29" East, a distance of 9.97 feet to a point; thence North 11°01'07" West, a distance of 15.59 feet to a point; thence North 20°18'23" East, a distance of 34.17 feet to a point; thence North 30°54'54" East, a distance of 47.36 feet to a point; thence North 50°48'57" East, a distance of 20.24 feet to a point; thence North 27°29'40" East, a distance of 13.30 feet to a point; thence North 01°01'59" West, a distance of 18.81 feet to a point; thence North 34°52'10" East, a distance of 15.77 feet to a point; thence North 64°48'51" East, a distance of 14.21 feet to a point; thence North 38°24'55" East, a distance of 8.87 feet to a point; thence North 23°02'57" East, a distance of 13.27 feet to a point; thence North 34°53'58" East, a distance of 23.45 feet to a point; thence North 05°05'17" West, a distance of 10.72 feet to a point; thence North 22°08'51" West, a distance of 16.83 feet to a point; thence North 25°21'48" East, a distance of 8.03 feet to a point; thence North 73°27'04" East, a distance of 35.63 feet to a point; thence North 43°54'50" East, a distance of 17.89 feet to a point; thence North 21°25'21" West, a distance of 20.04 feet to a point; thence North 49°50'15" East, a distance of 28.12 feet to a point; thence North 40°12'05" East, a distance of 15.43 feet to a point; thence North 17°42'44" East, a distance of 10.00 feet to a point; thence North 70°13'29" East, a distance of 14.65 feet to a point; thence North 44°00'25" East, a distance of 21.80 feet to a point; thence North 64°23'15" East, a distance of 7.63 feet to a point; thence North 03°45'02" West, a distance of 8.88 feet to a point; thence North 21°11'52" East, a distance of 5.58 feet to a point; thence North 02°21'32" East, a distance of 7.55 feet to a point; thence North 20°23'35" East, a distance of 10.04 feet to a point; thence North 24°34'39" West, a distance of 8.41 feet to a point; thence North 31°52'28" East, a distance of 8.68 feet to a point; thence North 17°36'57" West, a distance of 12.40 feet to a point; thence North 49°58'45" East, a distance of 13.94 feet to a point; thence North 33°25'22" West, a distance of 11.61 feet to a point; thence North 60°41'48" East, a distance of 15.78 feet to a point; thence North 63°38'55" East, a distance of 22.77 feet to a point; thence North 38°08'45" East, a distance of 10.83 feet to a point; thence North 42°22'17" West, a distance of 18.82 feet to a point; thence North 01°00'27" West, a distance of 26.24 feet to a point; thence North 64°13'18" East, a distance of 7.62 feet to a point; thence North 61°27'31" East, a distance of 7.44 feet to a point; thence leaving said Stream Centerline and running along land now or formerly of Vicenta Berry and Alton E. Berry, Jr. South 66°17'10" East, a distance of 6.79 feet to a Rock; thence South 68°17'10" East, a distance of 282.46 feet to a 1-1/4" Crimp Top Pipe; thence South 57°22'29" East, a distance of 99.47 feet to a point; thence along Tract 2 South 55°49'38" West, a distance of 310.00 feet to a point; thence South 13°47'59" West, a distance of 481.00 feet to a point; thence South 14°43'38" West, a distance of 589.00 feet to a point; thence South 28°15'35" West, a distance of 243.08 feet to a point on the northern right-of-way of said U.S. 129; thence along said right-of-way of U.S. 129 North 88°04'12" West, a distance of 51.48 feet to a Concrete Monument; thence North 63°56'59" West, a distance of 89.44 feet to a Concrete Monument; thence North 50°35'49" West, a distance of 103.18 feet to a Concrete Monument; thence South 63°56'59" East, a distance of 89.44 feet to a Concrete Monument; thence South 80°04'12" East, a distance of 51.48 feet to POB 2, said POB 2 being the POINT OF BEGINNING for the tract herein described; thence leaving said right-of-way of U.S. 129 and continuing along said Tract 1 North 28°15'38" East, a distance of 243.08 feet to a point; thence North 14°43'38" East, a distance of 716.24 feet to a 1/2" Rebar; thence South 14°34'35" West, a distance of 788.65 feet to a 2' x 3' Angle Iron; thence South 50°07'32" East, a distance of 81.19 feet to a 2" x 2" Angle; thence South 34°10'02" West, a distance of 16.03 feet to POB 3 on Iron Pin Set(1/2" Rebar) on the northern right-of-way of said U.S. 129; thence along said right-of-way of U.S. 129 North 61°48'17" West, a distance of 184.28 feet to a Concrete Monument; thence North 71°25'20" West, a distance of 72.75 feet to an Iron Pin Set(1/2" Rebar); thence North 64°05'48" West, a distance of 500.00 feet to a Concrete Monument; thence North 80°04'12" West, a distance of 56.48 feet to the POINT OF BEGINNING.	
Solid tract contains 14.843 acres more or less.	

TITLE EXCEPTIONS	
WITH RESPECT TO TITLE COMMITMENT # CLW2102325 ISSUED BY FIDELITY NATIONAL INSURANCE COMPANY, EFFECTIVE DATE: 12/29/2021, THE EXCEPTIONS SET FORTH IN SCHEDULE B - SECTION II ARE ADDRESSED HEREON, WHERE APPLICABLE, AS FOLLOWS:	
NOT PLOTTABLE	
8)	APPLICATION OF QUESTIONNAIRE FOR CURRENT USE ASSESSMENT OF BONA FIDE AGRICULTURAL, RECORDED APRIL 08, 2013, IN DEED BOOK 7169, PAGE 483, HALL COUNTY, GEORGIA RECORDS. NOT PLOTTABLE
9)	RIGHT OF WAY DEED TO STATE HIGHWAY BOARD OF GEORGIA, RECORDED DECEMBER 16, 1927, IN DEED BOOK 52, PAGE 557, HALL COUNTY, GEORGIA RECORDS. SUPERSEDED BY DB 7892 Pg 205
10)	RIGHT OF WAY DEED TO STATE HIGHWAY BOARD OF GEORGIA, RECORDED JUNE 29, 1937, IN DEED BOOK 75, PAGE 358, HALL COUNTY, GEORGIA RECORDS. SUPERSEDED BY DB 7892 Pg 205
11)	RIGHT OF WAY DEED TO GEORGIA DEPARTMENT OF TRANSPORTATION, RECORDED APRIL 16, 2014, IN DEED BOOK 7352, PAGE 205, HALL COUNTY, GEORGIA RECORDS. CONVEYS ATHENS HIGHWAY RIGHT-OF-WAY AS SHOWN HEREON.
12)	ALL MATTERS AS SHOWN ON PLAT OF SURVEY RECORDED IN PLAT BOOK 8, PAGE 115, HALL COUNTY, GEORGIA RECORDS. ALL PLOTTABLE MATTERS ARE SHOWN HEREON.
13)	ALL MATTERS AS SHOWN ON PLAT OF SURVEY RECORDED IN PLAT BOOK 14, PAGE 76, HALL COUNTY, GEORGIA RECORDS. APPARENT HISTORICAL PROPOSED SUBDIVISION OF SUBJECT PROPERTY. DOES NOT REFLECT CURRENT INTERNAL PARCEL LINES.
14)	ALL MATTERS AS SHOWN ON PLAT OF SURVEY RECORDED IN PLAT BOOK 888, PAGE 76, HALL COUNTY, GEORGIA RECORDS. ALL PLOTTABLE MATTERS ARE SHOWN HEREON.

TRACT 2 - PARCEL 15014 000039A	
ALL THAT TRACT or parcel of land lying and being in GMD 268 Tadmora District of Hall County, Georgia, and being more particularly described as follows:	
COMMENCING for the same of NGS Survey Marker PID - ED1736; thence North 89°54'44" East, a distance of 5110.97 feet to POB 1 on Iron Pin Set(1/2" Rebar) on the Northern right-of-way line of U.S. 129(R/W Varies), thence running along Tract 1 and said right-of-way of U.S. 129 South 75°33'31" East, a distance of 200.05 feet to a Concrete Monument; thence South 50°35'49" East, a distance of 103.18 feet to a Concrete Monument; thence South 63°56'59" East, a distance of 89.44 feet to a Concrete Monument; thence South 80°04'12" East, a distance of 51.48 feet to POB 2, said POB 2 being the POINT OF BEGINNING for the tract herein described; thence leaving said right-of-way of U.S. 129 and continuing along said Tract 1 North 28°15'38" East, a distance of 243.08 feet to a point; thence North 14°43'38" East, a distance of 716.24 feet to a 1/2" Rebar; thence South 14°34'35" West, a distance of 788.65 feet to a 2' x 3' Angle Iron; thence South 50°07'32" East, a distance of 81.19 feet to a 2" x 2" Angle; thence South 34°10'02" West, a distance of 16.03 feet to POB 3 on Iron Pin Set(1/2" Rebar) on the northern right-of-way of said U.S. 129; thence along said right-of-way of U.S. 129 North 61°48'17" West, a distance of 184.28 feet to a Concrete Monument; thence North 71°25'20" West, a distance of 72.75 feet to an Iron Pin Set(1/2" Rebar); thence North 64°05'48" West, a distance of 500.00 feet to a Concrete Monument; thence North 80°04'12" West, a distance of 56.48 feet to the POINT OF BEGINNING.	
Solid tract contains 22.233 acres more or less.	

NOTES	
1) THE BASIS OF BEARING FOR THIS PLAT IS THE GEORGIA STATE PLANE COORDINATE SYSTEM, WEST ZONE (NAD 83). ALL DISTANCES SHOWN HEREON ARE GROUND (NOT CSD) DISTANCES.	
2) ALL IRON PINS SET(IPS) ARE 1/2" REBAR UNLESS OTHERWISE NOTED. ALL OTHER MONUMENTATION CALLED FOR HEREON WILL BE IN PLACE.	
3) THE UTILITIES SHOWN HEREON ARE BASED ON ABOVE GROUND EVIDENCE VISIBLE AT THE TIME OF FIELDWORK AND/OR AVAILABLE MAPS OR PLATS, AND ARE SHOWN AS ACCURATELY AS POSSIBLE FOR REFERENCE ONLY. NO WARRANTY IS EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY OF UTILITY LOCATIONS, WHICH SHOULD BE INDEPENDENTLY VERIFIED.	
4) A PORTION OF THE PROPERTY DEPICTED HEREON LIES WITHIN A FLOOD HAZARD ZONE PER FEMA FIRM MAP NUMBER 13132C0350F, EFFECTIVE DATE 09/29/2006.	
5) THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A RELATIVE POSITIONAL ACCURACY OF 0.09 FEET + 50 PPM FOR THE SUBJECT PROPERTY CORNER MONUMENTS AND WAS ADJUSTED USING LEAST SQUARES. THE EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS HEREON WAS A LEICA TS12 ROBOTIC TOTAL STATION.	
6) THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 186,880 FEET.	
7) THIS SURVEY DOES NOT REPRESENT A THOROUGH INSPECTION OF THE INTERIOR OF THE PROPERTY SHOWN HEREON, IMPROVEMENTS, WETLANDS, DUMP SITES AND OTHER SIGNIFICANT FEATURES NOT SHOWN HEREON MAY EXIST.	
8) TRACT 3 AS SHOWN HEREON REPRESENTS ALL AND THE SAME LAND DESCRIBED IN EXHIBIT 'A' OF A TITLE COMMITMENT # CLW2102325 ISSUED BY FIDELITY NATIONAL INSURANCE COMPANY, EFFECTIVE DATE: 12/29/2021.	
9) TRACTS 1 AND 2 AS SHOWN HEREON TOGETHER REPRESENT ALL AND THE SAME LAND DESCRIBED IN EXHIBIT 'A' OF A TITLE COMMITMENT # CLW2102325 ISSUED BY FIDELITY NATIONAL INSURANCE COMPANY, EFFECTIVE DATE: 12/29/2021.	
Solid tract contains 28.696 acres more or less.	



Hall County Government

BOARD OF COMMISSIONERS

February 2, 2022

Honor Land Commission
Attn: Sam Richards
600 Gilman Road
Williamson, OH 45177

RE: Application to amend previous conditions

Ms. Richards:

Please be advised that in its Meeting on January 27, 2022, the Hall County Board of Commissioners voted to approve the following application with the listed conditions:

Application of Ramar Land Corporation to amend previous conditions of a Planned Industrial Development (PID) on a 34.31-acre tract located on the north side of Athens Highway approximately 1,986 feet from its intersection with A.L. Morgan Road, A.L. 1307 & 1313 Athens Highway; Zoned PID; Tax Parcels 15014 00001 & 00003A. Proposed Use: mixed condition for a truck terminal, repair garage, and office space. Commission District: 3.

Conditions:

- The proposed development shall conform substantially with the proposed narrative, site plan and variances below. Building layout and orientation may shift, but the maximum setbacks and use outlined in the project narrative and on the site plan shall apply.
 - Allow exterior walls of the buildings to be pre-engineered metal buildings (PEBs), not stone. Front and 98 feet along both side of office shall be EIFS or stone. Maintenance shop front shall be 8' x 8' or stone.
 - Allow existing stone or whitewashed wood panel on all building structures except for gas canopy, with colors approved by the Planning Director.
 - End-of-pipe HVAC units to be shall be insulated with screening along front of building and shall be screened to elementary school.
 - Allow a privacy sign, sign, at main entrance from the property, with dimensions of no maximum sq. ft. the code will allow, based upon the proposed maximum build-out of 232,000 sq. ft.
 - Allow the use of LED exterior lighting, whether pole mounted or attached to the building or structure.
 - Allow a 3' front building setback from property line.
- Employee parking areas with meet Georgia Council Overly landscape requirements.
 - Allow more than 125 percent of the minimum allowable parking spaces.

Application shall install a 12' high concrete wall, approximately 5-15 feet off western boundary to define the rear of the property and to reduce the noise.

A 50' buffer shall be placed along the exterior boundaries, except for the side of property facing Athens Highway.

No variances to these standards shall be approved, unless approved by the Planning Commission and Board of Commissioners.

All access of Athens Highway shall be approved and permitted by GDOT.

Any outdoor storage shall be screened in accordance with §17 246 076 of the Official Code of Hall County.

All non-seasonal services shall be conducted within a garage bay.

Site plan depicting the proposed building shall be submitted to the Planning Department for approval of the distance during the Development Review process. No building permit shall be issued for the development without the approval of said divisions.

All conditions of zoning be made a part of any plat recorded for this property.

Please contact me if you have questions or if you require any additional information concerning this action of the Board.


Sincerely,
Lisa A. Ritchie
Hall County Commission Clerk

Cathy Engineering
Attn: Tom True
1305 Mall of Georgia Blvd, Suite 120
Buford, GA 30519

Siskath Varian, Executive Planning & Development Director

www.hallcountyga.org

2	2
RESUBMITTER:	
03/23/22 - ADDRESS COMMENTS	
03/23/22	03/17/22
LAST FIELD WORK:	CREW CHIEF:
MANAGER: BLD	CAD: BY
JOB NUMBER: HAL-208-3	FILE: 3307 Athens Hwy PIA



ALTAIRES LAND TITLE SURVEY
OR
ATHENS HIGHWAY ASSEMBLAGE
FOR
RAMAR LAND CORPORATION
AND
FIDELITY NATIONAL TITLE INSURANCE COMPANY

LOCATED IN
JUSTICE GMD 268
HALL COUNTY, GEORGIA

P.O. BOX 631, JEFFERSON, GA 30549
E. HENDERSON@ALTAIRESLANDTITLE.COM
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