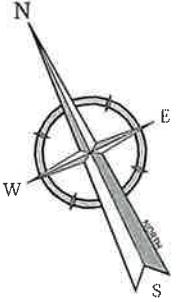




ATHENS HIGHWAY/U.S. HWY 129 (R/W VARIES)

GDOT PROJ# NH-002-6(51), DB 7417 PG 514
DB 7417 PG 519, DB 7352 PG 205

SCALE : 1" = 200'



Colliers

Engineering & Design

www.colliersengineering.com

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PROTECT YOURSELF
ALL STATES REQUIRE NOTIFICATION
OF EXCAVATORS, DESIGNERS, OR
ANY PERSON PREPARING TO
DISTURB THE EARTH'S SURFACE
ANYWHERE IN ANY STATE

...
you dig.
SPECIFIC DIRECT PHONE NUMBERS.
VISIT: WWW.CALL811.COM

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

PRELIMINARY CONCEPTUAL
LAYOUT
FOR
R&L CARRIERS

PARCEL 15014 0000034
TADMORE DISTRICT
G.M.D. 268TH

HALL COUNTY
GEORGIA

ATLANTA
1305 Mall of Georgia Blvd,
Suite 120
Buford, GA 30519
Phone: 678.288.4491
COLLIERS ENGINEERING & DESIGN, INC.
REGULATORY & ENVIRONMENTAL CONSULTANTS

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

OVERALL CONCEPT PLAN

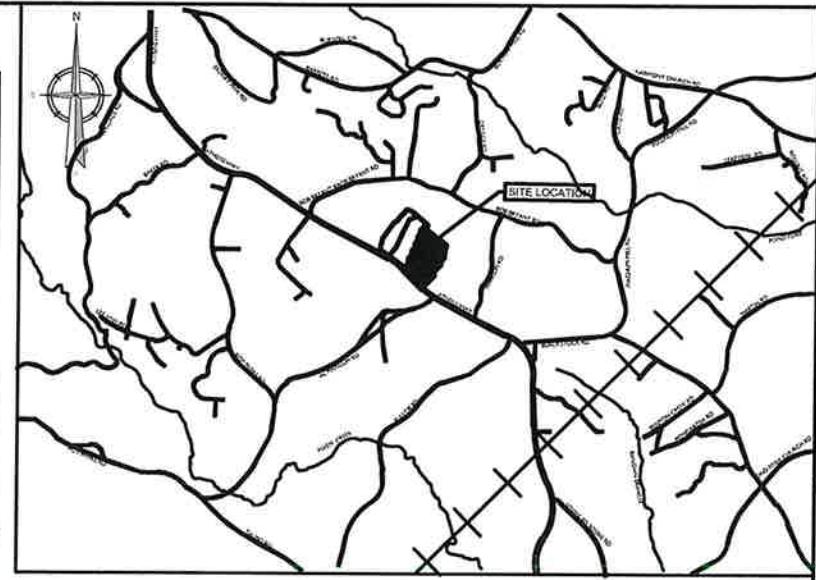
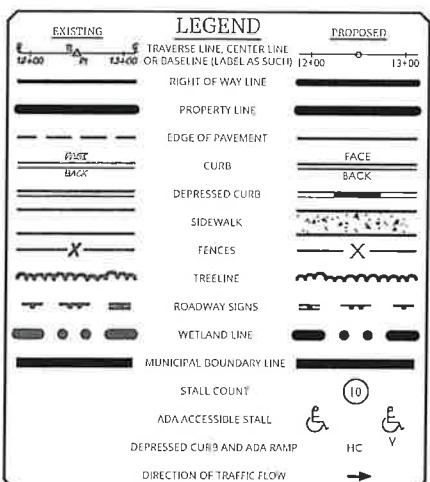
1 of 2



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ANYWHERE IN ANY STATE

Keep a chart below.

Call before you dig.
FOR STATE SPECIFIC DIRECT PHONE NUMBERS
VISIT: WWW.CALL811.COM



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 28.6964 ACRES OR 1,249,994.1 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 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 FIL 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 04/13/2022.
- THIS PLAN SET IS NOT DEPICTING ENVIRONMENTAL CONDITIONS OR A CERTIFICATION/WARRANTY REGARDING THE PRESENCE OR ABSENCE OF ENVIRONMENTALLY IMPACTED SITE CONDITIONS. COLLIER'S ENGINEERING & DESIGN HAS PERFORMED NO EXPLORATORY OR TESTING SERVICES. INTERPRETATIONS, CONCLUSIONS OR OTHER SITE ENVIRONMENTAL SERVICES RELATED TO THE PROPERTY ARE NOT PROVIDED. THE PROPERTY AND THE UNDERSIGNED PROFESSIONAL DO NOT QUOTE OR STATE WHETHER 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 SECTION(S) AS DETERMINED BY THE PLANNING/ZONING BOARD:
 - 17.24.050 F ALLOW THE USE OF LED EXTERIOR LIGHTING, WHETHER POLE MOUNTED OR ATTACHED THE BUILDING OR STRUCTURES.
 - 17.24.010 ALLOW 10' FRONT BUILDING SETBACK FROM PROPERTY LINE.
 - 17.24.050 E ALLOW NO PARKING LOT LANDSCAPE REQUIREMENTS FOR PARKING LOT OVER 50 SPACES. EMPLOYEE PARKING LOT TO MEET CORRIDOR OVERLAY REQUIREMENTS.
 - 17.24.050 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 6-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. 350 OF 377 WHICH HAS MAP NUMBER 1119-0106 AND AN EFFECTIVE DATE OF 02/22/2006 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

PRELIMINARY CONCEPTUAL LAYOUT FOR R&L CARRIERS

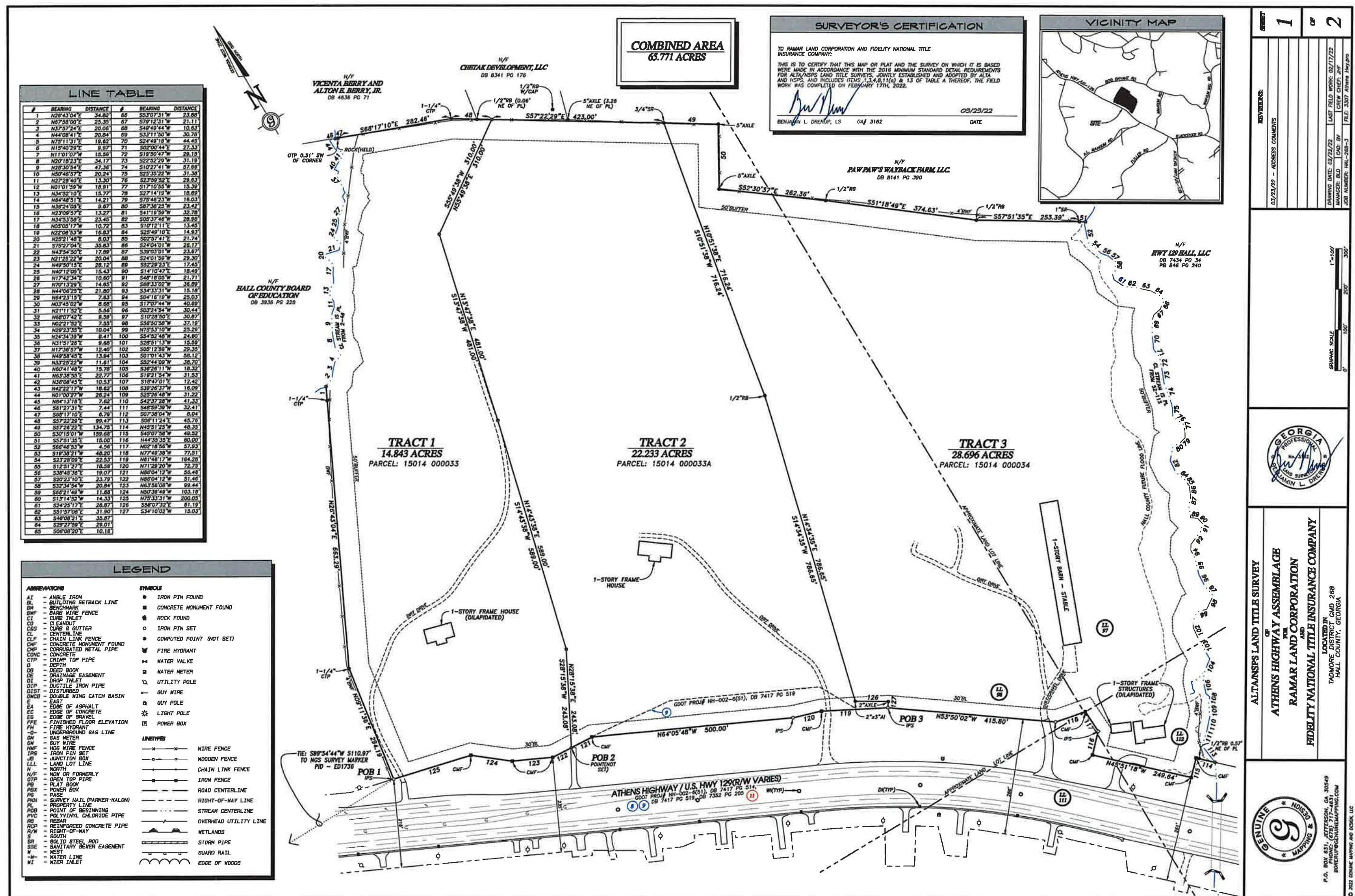
PARCEL 15014 0000034
TADMORE DISTRICT
G.M.D. 268TH

HALL COUNTY
GEORGIA

Atlanta
1305 Mall of Georgia Blvd.
Suite 120
Buford, GA 30519
Phone: 678.281.4911
COLLIER'S ENGINEERING & DESIGN, INC.
DOING BUSINESS AS Maser Consulting

SCALE: AS SHOWN DATE: 04/29/2022 DRAWN BY: DSS CHECKED BY: EMH
PROJECT NUMBER: 2106266 DRAWING NAME: C-CNPT-4

200 0 200
SCALE: 1" = 200'
OVERALL CONCEPT PLAN
SHEET NUMBER: 1 of 2



TITLE EXCEPTIONS

TITLE EXCEPTIONS

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 GRID) DISTANCES.
- 2) ALL IRON PINS SET(OPS) ARE 1/2" REBAR UNLESS OTHERWISE NOTED. ALL OTHER MONUMENTATION CALLED FOR HEREON WAS FOUND 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 13135C0350F, 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 MM FOR THE SUBJECT PROPERTY CORNER MONUMENTS AND WAS ADJUSTED USING LEAST SQUARES. THE EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS HEREIN 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 188,000 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 #: GLW2102325 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 #: GLW2102327 ISSUED BY FIDELITY NATIONAL INSURANCE COMPANY, EFFECTIVE DATE: 12/29/2021.

 HALL COUNTY GEORGIA <i>Show me what you're made of!</i>	<h1>ZONING CONDITIONS</h1>
<h2>Hall County Government</h2> <p>BOARD OF COMMISSIONERS</p>	
<p>February 2, 2022</p> <p>Name 1 and Corporation Attn: Stan Richards 699 Gillies Road Wilmotown, OH 41577</p> <p>RE: Application to amend previous conditions</p> <p>Mr. Richards</p> <p>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.</p> <p>Application of Same Land Corporation to amend previous conditions of a Planned Industrial Development (PID) on a 16.731 acre tract located on the south side of Alburnt Highway approximately 1,946 feet from its intersection with S. L. Kynear Road; aka # J 307 & 3313 Alburnt Highway; Zoned PID; Tax Parcels 150 14 00003 & 0000033A, Proposed Use: amend conditions for a truck terminal, repair garage, and office space. Commission District: 3.</p> <p>Conditions:</p> <ol style="list-style-type: none"> 1. The proposed development shall conform substantially with the proposed narrative, site plan and variances below. Building layout and orientation may shift, but the maximum dimensions and uses outlined in the project narrative and on the site plan shall apply. 2. The proposed building shall be a single story, 10,000 sq. ft. building to be pre-engineered metal building, EIFS, and stucco. Front and 50' feet along both sides of office shell, to be EIFS or stucco. Maintenance area (front) shall be 	

2	or	2				
10/25/22 - ADDRESS CHANGES						
SEARCHING DATE: 10/25/22	LAST FIELD WORK: 02/17/22	MANAGER: BLD	CAO: EN	JOB NUMBER: HAL-2089-3	CREW: HFF	FILE: 3307 Alabama Hwy 20

TRACT I - PARCEL 15014 000035

ALL THAT TRACT or parcel of land being and being more particularly described as follows:

COMMENCING for the same of NGS Survey Marker PID - ED1736; thence North 69°54' 00" East, a distance of 5110.97 feet to a point on Iran Hill, Sett/2; thence leaving the POINT OF BEGINNING for the tract herein described; thence leaving said right-of-way of U.S. 129 and running along said land now or formerly of County Board of Education North 09°11'36" East, a distance of 294.19 feet to a point on Clinch River; thence along Clinch River, a distance of 200.00 feet to a point on the right-of-way of U.S. 129; thence along said right-of-way of U.S. 129 to a point on the right-of-way of U.S. 129; thence along said right-of-way of U.S. 129 to a point on the Centerline of a Stream; thence along said Stream Centerline the following course and distances North 67°56'00" East, a distance of 25.35 feet to a point; thence North 37°57'24" East, a distance of 20.08 feet; thence North 01°00'00" West, a distance of 10.00 feet to a point; thence North 15°42'29" East, a distance of 19.62 feet to a point; thence North 11°01'07" West, a distance of 15.53 feet to a point; thence North 20°18'23" East, a distance of 34.17 feet to a point; thence North 01°00'00" West, a distance of 47.36 feet to the point on the North 20°48'57" East; thence a distance of 22.40 feet to a point; thence North 27°28'40" East, a distance of 13.30 feet to a point; thence North 01°01'33" West, a distance of 18.31 feet to a point; thence North 0°35'00" East, a distance of 15.77 feet to a point; thence North 01°00'00" West, a distance of 14.21 feet to a point; thence North 26°24'03" East, a distance of 8.87 feet to a point; thence North 22°09'57" East, a distance of 13.27 feet to a point; thence North 34°53'50" East, a distance of 23.45 feet to a point; thence North 09°05'17" West, a distance of 10.72 feet to a point; thence North 22°09'53" East, a distance of 16.84 feet to a point; thence North 25°21'49" East, a distance of 0.83 feet to a point; thence North 27°27'04" East, a distance of 15.83 feet to a point; thence North 43°54'50" East, a distance of 17.89 feet to a point; thence North 21°25'22" West, a distance of 20.04 feet to a point; thence North 00°50'15" East, a distance of 28.12 feet to a point; thence North 00°50'15" East, a distance of 15.44 feet to a point; thence North 17°42'34" East, a distance of 10.60 feet to a point; thence North 22°29'59" East, a distance of 14.65 feet to a point; thence North 44°00'25" East, a distance of 21.85 feet to a point; thence North 44°23'15" East, a distance of 7.68 feet to a point; thence North 21°11'52" East, a distance of 5.56 feet to a point; thence North 00°07'42" East, a distance of 9.59 feet to a point; thence North 02°21'52" East, a distance of 7.35 feet to a point; thence North 20°23'35" East, a distance of 10.04 feet to a point; thence North 24°34'31" East, a distance of 14.41 feet to a point; thence North 24°34'31" East, a distance of 8.68 feet to a point; thence North 17°34'57" 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 33°25'22" West, a distance of 11.61 feet to a point; thence North 37°08'55" East, a distance of 22.77 feet to a point; thence North 37°08'55" East, a distance of 10.53 feet to a point; thence North 42°22'17" West, a distance of 18.62 feet to a point; thence North 01°00'27" West, a distance of 26.24 feet to a point; thence North 61°27'35" East, a distance of 7.63 feet to a point; thence North 61°27'35" East, a distance of 7.44 feet to a point; thence leaving said Stream Centerline and running along said land now or formerly of Vittoria Berry and Alton E. Berry, Jr., South 68°17'10" East, a distance of 6.79 feet to a point; thence South 00°17'10" East, a distance of 282.46 feet to a point; thence North 00°17'10" East, a distance of 10.47 feet to a point; thence along said tract along Clinch River, a distance of 310.00 feet to a point; thence South 13°34'38" 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 25°15'38" West, a distance of 243.00 feet to a point on the right-of-way of U.S. 129; thence along said right-of-way of U.S. 129 North 68°04'12" West, a distance of 51.46 feet to a Concrete Monument; thence North 63°55'03" West, a distance of 99.44 feet to a Concrete Monument; thence North 50°39'49" West, a distance of 103.18 feet to a Concrete Monument; thence North 75°33'31" West, a distance of 200.05 feet to the POINT OF BEGINNING.

Sold tract contains 14.843 acres more or less.

ALL THAT TRACT 2 - PARCEL 15014 000033A

ALL THAT TRACT or parcel of land lying and being in GMD 268 Tadmor District of Hall County, Georgia, and being more particularly described as follows:

COMMENCING for the same at HGS Survey Marker PID - ED1734; thence North 83°54'44" East, a distance of 510.97 feet to POB 1 on Iron Pin Set(1/2" Rebar) on the Northern right-of-way line of U.S. 129(N/W/R/W) Road, thence running along Tract 1 and said right-of-way of U.S. 129 South 75°33'31" East, a distance of 200.00 feet to a Concrete Monument, thence North 88°04'12" East, a distance of 103.18 feet to a Concrete Monument, thence South, 63°50'00" East, a distance of 89.44 feet to a Concrete Monument, thence South 88°04'12" East, a distance of 51.46 feet to point(POB 2), said POB 2 being the POINT OF BEGINNING for the tract herein described; thence leading said right-of-way of U.S. 129 South continuing easterly said tract, a distance of 281.58' East, a distance of 243.08 feet to a point; thence North 13°47'38" East, a distance of 583.00 feet to a point; thence North 55°49'38" East, a distance of 310.00 feet to a point; thence along land now or formerly of Chetek Development, LLC, and now or formerly of U.S. 129, U.S.C. Section 100-1000, a distance of 450.00 feet to a 3/4" Galv Steel Rod, thence along Tract 3 South 105°51'36" West, a distance of 712.24 feet to a 1/2" Rebar; thence South 14°34'35" West, a distance of 766.65 feet to a 2" x 3" Angle Iron; thence South 58°07'22" East, a distance of 61.17 feet to a Pin Set; thence South 34°10'02" West, a distance of 18.03 feet to a Pin Set; thence North 75°33'31" East, a distance of 100.00 feet to a point; thence North 83°54'44" East, a distance of 164.28 feet to a Concrete Monument; thence North 71°28'20" West, a distance of 72.75 feet to an Iron Pin Set(1/2" Rebar); thence North 64°03'46" West, a distance of 500.00 feet to a Concrete Monument; thence North 88°04'12" West, a distance of 36.48 feet to the POINT OF BEGINNING.

Sold tract contains 22.233 acres more or less.

TRACT 3 - PARCEL 15014 000034

ALTANSPS LAND TITLE SURVEY
OF
ATHENS HIGHWAY ASSEMBLAGE
KA
RAMAR LAND CORPORATION
AND
FIDELITY NATIONAL TITLE INSURANCE COMPANY
LOCATED IN
TADMORE DISTRICT GMD 268
HALL COUNTY, GEORGIA

