

## **Board of Appeals**

### **AGENDA**

**Thursday, October 20, 2022 ♦ 7:00 p.m.**

---

- **Call to Order**
- **Roll Call - Determination of a Quorum**
- **Pledge of Allegiance**
- **Public Comments**
- **Approval of the Meeting Agenda**
- **Approval Meeting Minutes**
  - None
- **Public Hearing:**
  - **Stream Buffer Variance 2022098 Bohannon Distribution Center** - Relief from Article V. Stream Buffer Protection, Section 65-233 Land development requirements, to allow encroachment in the 25' impervious setback, 50' undisturbed buffer, and to fill a portion of an intermittent stream.
- **New Business: None**
- **Old Business: None**
- **Announcements**
- **Board Members Comments**
- **Adjourn**

**TO:** Board of Appeals

**FROM:** Rebecca Keefer, Interim Planning and Development Director

**DATE:** Thursday, October 20, 2022

**SUBJECT:** Stream Buffer Variance 2022098 – Bohannon Road Distribution Center [0 Bohannon Road, parcel ID # 09F080000300548]

---

**APPLICANT/PETITIONER INFORMATION**

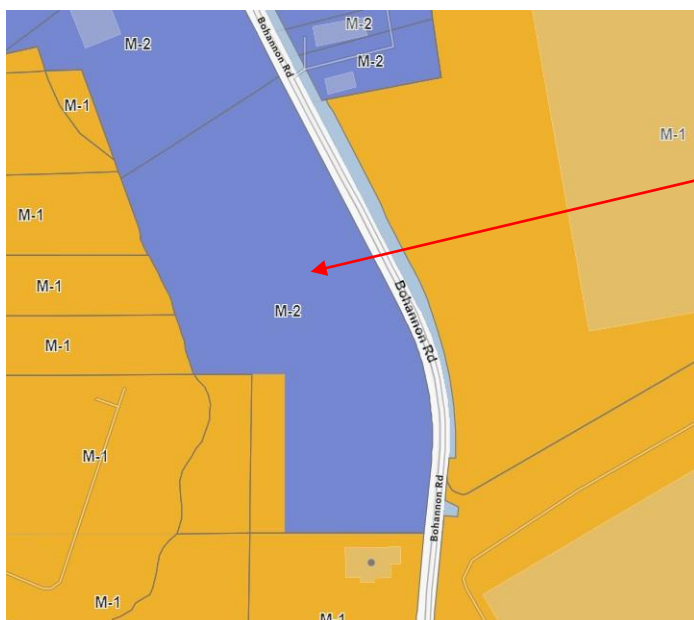
Oakmont Pacolet Acquisitions, LLC  
3520 Piedmont Road, Suite 100  
Atlanta, GA 30305

**PROPERTY INFORMATION**

<b>Address:</b>	0 Bohannon Road, parcel ID # 09F080000300548]
<b>Land Lot(s), and District:</b>	Land Lot 28, 30, & 31, District 9F
<b>Size:</b>	Approximately 23.4 acres
<b>Current Zoning:</b>	M-2 (Heavy Industrial)
<b>Overlay District:</b>	N/A
<b>Comprehensive Plan/Future Land Use Map</b>	Office/Industrial

**UPDATE**

The applicant requested a deferral at the September 15, 2022, Board of Appeals meeting. Since that time, the applicant has provided additional information regarding the proposed use, facility size, and market conditions. The additional information has been factored into the revised analysis provided herein.



**Subject property: 0 Bohannon  
Road  
Parcel ID # 09F080000300548**

## **INTENT**

The City of Fairburn Code of Ordinances requires:

*Buffer and setback requirements.* All land development activity subject to Article V - Stream Buffer Protection shall meet the following requirements:

1. An undisturbed natural vegetative buffer shall be maintained for 50 feet, measured horizontally, on both banks (as applicable) of the stream as measured from the top of the stream bank.
2. An additional setback shall be maintained for 25 feet, measured horizontally, beyond the undisturbed natural vegetative buffer, in which all impervious cover shall be prohibited. Grading, filling, and earthmoving shall be minimized within the setback.
3. No septic tanks or septic tank drainfields shall be permitted within the buffer or the setback.

The applicant is proposing to develop a 315,917 square foot, single-story warehouse with associated roads, parking, and truck courts. The buffer disturbance includes filling a portion of an intermittent stream and clearing the associated buffer. The proposed project would pipe a portion of the intermittent stream. The proposed encroachment would affect the 25-foot impervious buffer and the 50-foot natural, undisturbed buffer.

The applicant is also required to obtain a stream buffer variance from the Georgia Environmental Protection Division (EPD) and approval for encroachment into the stream channel by the Army Corps of Engineers. On August 5, 2022, the City received a public notice from Georgia EPD Watershed Protection Branch that the applicant had submitted a variance application to state environmental Law. The notice close date was September 7, 2022. Staff reached out to Brian Kent, Environmental Engineer for Georgia EPD, and he stated that they did not receive any comments from the public. An approval document was issued on September 15, 2022.

The applicant is also seeking an approval to pipe a portion of the stream from the Army Corps of Engineers. The City has not received an approval from the Army Corps of Engineers to date, and it is not expected to be complete prior to the date of the hearing on this matter before the Board of Appeals.

The applicant is requesting a stream buffer variance as follows:

- 1) Article V. Section 65-233(a)(2) to encroach in the 25' impervious setback, totaling 1,017 +/- linear feet and 6,503 square feet.

### **Stream buffer standards of considerations:**

***Variances from the buffer and setback requirements may be granted in accordance with the following provisions:***

- (1) Where a parcel was platted prior to the effective date of the ordinance from which this article was derived, and its shape, topography or other existing physical condition prevents land development consistent with this article, and the city administrator finds and determines that the requirements of this article prohibit the otherwise lawful use of the property by the owner, the city board of zoning appeals may grant a variance from the buffer and setback requirements hereunder, provided such variance require mitigation measures to offset the effects of any proposed land development on the parcel.***

### **Findings:**

Based on Fulton County Tax Assessors information, it appears as if the subject property was platted prior to 2004. The property is encumbered by two different streams and their associated buffers that take up over 30 percent of the development site. The site is currently zoned M-2, heavy industrial, and the existing zoning/proposed use are consistent with the Future Land Use Map designation of Office/Industrial.

Based on these reasons, staff finds **this condition has been satisfied.**

- a. *When a property's shape, topography or other physical conditions existing at the time of the adoption of the ordinance from which this article is derived prevents land development unless a buffer variance is granted.*

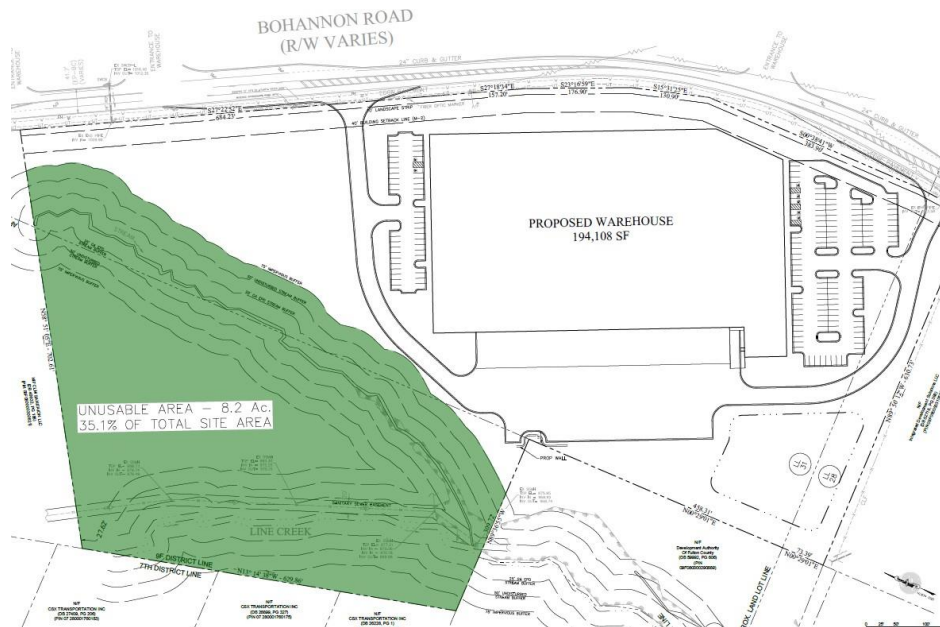
Findings:

The property's shape, topography and other physical conditions existed at the time of the adoption of the ordinance. The site is approximately 23.4 acres with road frontage on Bohannon Road. The area encumbered by the stream channels and buffers is close to five (5) acres of the development site, and there is close to three (3) buildable acres that is separated from the remainder of the buildable area.

Based on the shape and topography of the site, it would be impossible to construct a single-story warehouse sized 354,182 square foot given the environmental and regulatory constraints on the property. However, it appears that a 194,108 square foot warehouse could be constructed on the lot without the need for any type of stream buffer variances based on the alternative site plan submitted by the applicant.

That said, the applicant has submitted empirical data that supports the position that there is not reasonable economic viability of a warehouse space less than 200,000 square feet. Since the initial analysis was conducted, the applicant provided staff with a summarized market study of the warehouses constructed along the I-85 south corridor since 2010. The median structure size of the 37 warehouse buildings constructed since 2010 is 384,357 square feet; only five of those 37 buildings were designed to be less than 200,000 square feet. All but one of those smaller buildings was constructed prior to 2016, suggesting the need for these smaller spaces is waning or obsolete under current market demands. While these circumstances in isolation may not support the findings that use of the property for land development is deprived, the combination of the market conditions with the current zoning and Future Land Use Map designation do deprive development of the property as envisioned by the Comprehensive Plan.

Based on these reasons, staff finds **this condition has been satisfied.**



- b. *Unusual circumstances when strict adherence to the minimal buffer requirements in the article would create an extreme hardship.*

Findings:

The competing standards described herein based on the Comprehensive Plan vision for the subject property and the viability of a project that would meet all the regulations in the ordinance, as applied to this development site, support the staff findings that there are unusual circumstances related to the strict adherence to the minimum buffer requirements for this case.



Based on these reasons, staff finds this condition has been satisfied.

*The following factors will be considered in determining whether to issue a variance:*

**a. The shape, size, topography, slope, soils, vegetation and other physical characteristics of the property;**

Findings:

There is close to three (3) acres of land that is isolated due to the location of the stream buffers on the lot. A significant portion of the site is consumed by the stream buffer on a site that is envisioned for a use that requires a significant amount of horizontal land area to operate. With over one-third of the site encumbered from development by the stream buffers alone, staff finds the physical characteristics of the property do present a hardship.

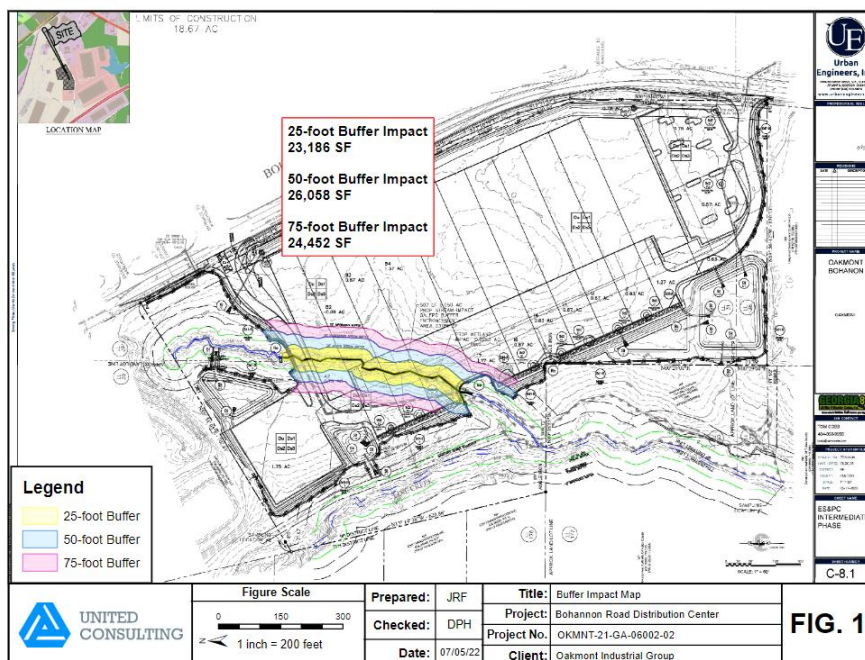
**b. The locations of all streams on the property, including along property boundaries;**

Findings: The streams are located along the western property line (perennial stream) with a tributary bisecting the northern portion of the property (intermittent stream). The stream channels and associated buffers encompass nearly five (5) acres of land and isolate another three (3) acres of land. This leaves approximately 15.2 acres of land outside of the stream buffer for development; however, other regulations like setbacks and parking requirements shall also be applied to the regulatory obligations on the development site.

**c. The location and extent of the proposed buffer or setback intrusion;**

Findings:

The proposed encroachment would have a portion of the intermittent stream being piped as it traverses the center portion of the lot. The piping would accommodate the proposed construction of the building, associated grading, parking, and stormwater structures across that segment of the intermittent stream. Once the stream is piped, the stream buffer would no longer be enforced on that portion of the stream, as it would be designed to carry water through at a rate that is approved by the City Engineer and Georgia EPD. The perennial stream and associated buffer are proposed to be left fully in-tact. See exhibit below of proposed areas of piping and encroachment.



*d. Whether alternative designs are possible which require less intrusion or no intrusion;*

Findings:

The applicant submitted a plan that showed that a 194,108 square foot warehouse could be located on the lot with no intrusions into the stream buffer; however, the applicant has submitted empirical evidence to demonstrate the smaller warehouse is not a viable solution – rather, it demonstrates that the applicant is unable to build what is envisioned by the Comprehensive Plan as a proposed use, nor what the market demands.

*e. The long-term and construction water quality impacts of the proposed variance; and*

Findings:

The applicant would be required to adhere to Best Management Practices (BMP) during the construction of the proposed facility. The City and State would be monitoring to make sure the BMPs are being adhered to throughout the process. However, any construction within the 50-foot natural, undisturbed buffer would create long-term effects and impact water quality.

The applicant is still working to address comments from the City Engineer based on the current site plan dated June 30, 2022, which includes the following items (which will be required to be met prior to any issuance of permits):

1. Only 60% of the proposed impervious area flows to a detention pond.
2. Only 64% of the required water quality treatment is provided.
3. Bioretention cells do not meet the minimum required volumes.
4. The plan does not show required pre-treatment for all water entering the cell.

*f. Whether issuance of the variance is at least as protective of natural resources and the environment.*

Findings:

According to the narrative submitted by the applicant, “the proposed impacts [to the intermittent stream] include 23,186 square feet of state/[city] 25-foot stream buffer impacts, 26,058 square feet of [city] 50-foot stream buffer, and 27,134 square feet of [city] 75-foot stream buffer for clearing and the placement of permanent fill for site development.” Staff is of the opinion that issuance of the variance is not as protective of the natural resources and environment as the existing (undeveloped) site condition. The site is currently undeveloped and has no impervious surface. Therefore, the development of the site would not be as protective of the natural resources and the environment as the existing conditions. However, the applicant has provided an outline of the mitigation efforts that include full protection of the perennial stream, purchasing of mitigation credits, and appropriate stabilization efforts.

## **RECOMMENDATION**

Staff has reviewed the request and additional materials submitted by the applicant relative to the variance standards in Sections 65-233 of the City of Fairburn Code of Ordinances. Based upon this review, staff recommends **APPROVAL WITH CONDITIONS** of the request to encroach into the 75-impervious surface buffer, 50-foot natural, undisturbed buffer, and pipe a portion of the intermittent stream. Staff recommends the following conditions:

- 1) The subject property shall be constructed in accordance with the proposed site plan, provided by the applicant dated May 17, 2022, by the Department of Community Development, provided all comments from the City Engineer are addressed (Exhibit A).
- 2) Approval from the Army Corps of Engineers to pipe a portion of the intermittent stream is required prior to conceptual site plan review.

## **ATTACHMENTS**

Stream Buffer Variance Considerations

Letter of Intent

Site Plan dated May 17, 2022 (Exhibit A)

EPD approval issued September 15, 2022.

Additional submittals by the applicant:

- 85S Corridor New Construction Map

- 85S Corridor New Construction Summary

- Bohannon Road Photos



LOCATION MAP

LIMITS OF CONSTRUCTION  
18.67 AC

BOHANNON ROAD  
(R/W VARIES)

PROPOSED WAREHOUSE  
315,917 SF  
FFE = 1006.0

507 LF 0.050 AC  
PROP STREAM IMPACT  
GA EPD BUFFER  
ENCROACHMENT  
AREA 23186 SF

PROP WETLAND  
IMPACT 0.0253 AC

0 30' 60' 120' 180'  
SCALE: 1" = 60'




Urban  
Engineers, Inc.

1304 MONROE DRIVE, N.E., SUITE 130  
ATLANTA, GEORGIA 30324  
PHONE (404) 873-5874  
www.urbanengineers.net

PROFESSIONAL SEAL

5/11/2022

REVISIONS		
DATE		DESCRIPTION

PROJECT NAME

OAKMONT  
BOHANON

OAKMONT



34th CONTACT

TOM COBB  
404-868-9996  
www.tomcobb.com

PROJECT INFORMATION

PROJECT No. 22203-08  
LAND LOT(S): 28,30,31  
DISTRICT: 9F  
COUNTY: FULTON  
SCALE: 1" = 60'  
DATE: 05-11-2022

SHEET NAME

ES&PC FINAL  
PHASE

SHEET NUMBER

C-8.2



July 5, 2022

Planning and Zoning Office  
**City of Fairburn**  
26 West Cambellton Street  
Fairburn, GA 30213

RE: **Stream Buffer Variance Application**  
**Bohannon Road Distribution Center**  
Bohannon Road  
Fairburn, Fulton County, Georgia  
UC Project No. OKMNT-21-GA-06002-03

To whom it may concern:

Enclosed is a stream buffer variance application (SBVA) for the vegetative buffer encroachment associated with the proposed construction of a 315,917 square foot warehouse and associated roads and parking. The buffer disturbance includes filling a portion of an intermittent stream and clearing the associated buffer for the construction of a warehouse and associated access drives, truck courts, and parking areas. The topography of the site, the shape of the parcel, the need to construct a facility that caters to the market demand for buildings, and the location of the streams across the site created a hardship and it was not possible to avoid the impacts to the stream and buffers. The only location for accessibility, visibility, and marketability is located within the area of the existing intermittent stream channel. The development has been designed to avoid impacts to the perennial stream. Avoiding all impacts to stream and buffer areas renders more than one-third of the site unavailable for construction. As shown on the included alternate concept plan, total avoidance would result in a loss of 117,350 square feet from the base plan of 315,917 square feet. A smaller structure of this size does not meet market demand for warehouse facilities in the area. A stream buffer variance would allow for the construction of a larger structure more aligned with intended site use. The attached information and drawings clearly show the proposed activity and buffer encroachment.

Please feel free to contact us if any additional information will be necessary. Your timely consideration with this matter will be greatly appreciated.

Sincerely,

**UNITED CONSULTING**

A blue ink signature of Michael G. Abernathy, written in a cursive style.

**Michael G. Abernathy**

Wetland Specialist

A blue ink signature of David P. Huetter, written in a cursive style.

**David P. Huetter**

Director of Ecological Services

MGA/DPH/

cc: Mr. Vincent Aglialoro and Mr. Thomas Cobb – Oakmont Industrial Group  
United Consulting Project File (OKMNT-21-GA-06002-03)

September 15,  
2022

Mr. Thomas Cobb  
Oakmont Pacolet Acquisitions, LLC  
3520 Piedmont Road, Ste 100  
Atlanta, GA 30305

RE: Request for Variance under the Provisions of O.C.G.A. § 12-7-6(b)(15)  
Bohannon Road Distribution Center  
City of Fairburn

Dear Mr. Cobb:

The Georgia Environmental Protection Division (EPD) has reviewed your stream buffer variance application for the above-referenced project. The review was conducted to consider the potential impacts of the proposed project's encroachment on buffers to State waters within the context of the Georgia Erosion and Sedimentation Act and the potential impact to State waters within the context of Georgia's National Pollutant Discharge Elimination System (NPDES) General Permits for Stormwater Discharges Associated with Construction Activities. This review, and the variance granted herein, is limited to only the request(s) in the application that you submitted for permission to conduct land-disturbing activities within 25-foot areas located immediately adjacent to the banks of State waters where vegetation has been wrested by normal stream flow or wave action. To the extent that your buffer variance application includes a request to conduct land-disturbing activities within 25 feet of State waters where there is no vegetation that has been wrested by normal stream flow or wave action, such request has not been considered by EPD, and the related activity is not addressed in the variance granted herein.

Pursuant to Ga. Comp. R. and Regs. 391-3-7-.05(2)(h) and subject to the conditions and contingencies described further below, authorization is hereby granted to encroach within the 25-foot buffer adjacent to State waters as delineated in your application dated June 13, 2022. ***Buffer impacts authorized by this variance must be completed within five years of the date of this approval letter. If the approved buffer impacts cannot be completed prior to the expiration date, a time extension must be requested in writing at least 90 calendar days prior to the expiration date with justifiable cause demonstrated.***

Authorization for the above referenced project is subject to the following conditions and contingencies:

- 1) All graded slopes 3:1 or greater must be hydroseeded and covered with Georgia DOT approved wood fiber matting or coconut fiber matting. If not hydroseeded, Georgia DOT approved matting that has been incorporated with seed and fertilizer must be used. All slopes must be properly protected until a permanent vegetative stand is established;
- 2) The amount of land cleared during construction must be kept to a minimum;



- 3) All disturbed areas must be seeded, fertilized, and mulched as soon as the final grade is achieved. Also, these disturbed areas must be protected until permanent vegetation is established;
- 4) A double row of Georgia DOT type “C” silt fence or an approved high performance silt fence must be installed between the land disturbing activities and State waters where appropriate;
- 5) Buffer variance conditions must be incorporated into any Land Disturbing Activity Permit issued by the City of Fairburn for this project;
- 6) This project must be conducted in strict adherence to the approved erosion and sedimentation control plan and any Land Disturbing Activity Permit issued by the City of Fairburn;
- 7) Post-construction stormwater management systems must be maintained to ensure pollutant removal efficiencies for water quality protection;
- 8) Before you may conduct any land-disturbing activity in the buffer areas, you must: a) receive authorization from the United States Army Corps of Engineers (USACE) to act under an individual, regional, or nationwide permit issued pursuant to Section 404 of the Clean Water Act; and b) at least 14 days prior to any land disturbance on site, submit to EPD a copy of that authorization by return receipt certified mail (or similar service) or delivery receipt email. Proof of delivery and receipt is the applicant’s responsibility; and
- 9) The applicant must purchase 293.3 stream mitigation credits from outside the 8-digit HUC, but within the Primary Service Area (PSA)/Secondary Service Area (SSA) serving the same 8-digit HUC as the buffer impacts and the sales receipt verifying the credit purchase shall be forwarded to the EPD by return receipt certified mail (or similar service) or delivery receipt email by the applicant to document buffer mitigation compliance at least 14 days prior to any land disturbance on site. Proof of delivery and receipt is the applicant’s responsibility.

The granting of this approval does not relieve you of any obligation or responsibility for complying with the provisions of any other law or regulations of any federal, local or additional State authority, nor does it obligate any of the aforementioned to permit this project if they do not concur with its concept of development/control. As a delegated “Issuing Authority,” the City of Fairburn is expected to ensure that the stream buffer variance requirements are met for this project and is empowered to be more restrictive in this regard.



Mr. Thomas Cobb  
Oakmont Pacolet Acquisitions, LLC  
Page 3

If you have questions concerning this letter, please contact Brian Kent, Erosion and Sedimentation Control Unit, Nonpoint Source Program, at (470) 604-9419.

Sincerely,

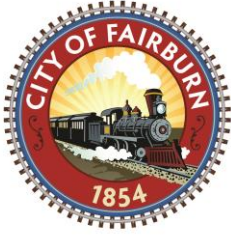
A handwritten signature in dark ink, appearing to read "R. Dunn", with a stylized flourish at the end.

Richard E. Dunn  
Director

RED:bk

cc: David Huetter, United Consulting  
Michael Abernathy, United Consulting  
Marion Avery, City of Fairburn  
Richard Edwards, Senior Planner, City of Fairburn  
Jim Hakala, Region 1 Fisheries Management  
Robert Amos, Georgia Soil and Water Conservation Commission  
Kevin Dallmier, EPD Northeast District Manager

File: BV-060-22-12



# APPLICATION FOR STREAM BUFFER VARIANCES

DATE July 5, 2022

**ALL REQUESTS FOR A STREAM BUFFER VARIANCE SHALL HAVE A STATEMENT OF HARDSHIP. THE FOLLOWING CONSIDERATIONS SHALL BE USED IN JUSTIFYING THE HARDSHIP.**

## VARIANCE CONSIDERATIONS:

Does the property's shape, topography or other physical conditions existing at the time of the adoption of the ordinance from which this article is derived prevents land development unless a buffer variance is granted? Total avoidance would render over a third of the site useless. The entire site is ~23.4 acres, and the aquatic features and associated buffers are ~8.2 acres (resulting in 35% of the site as unusable area). Without the variance, a building of appropriate size that caters to the market demand for buildings cannot be developed.

Are there unusual circumstances when strict adherence to the minimal buffer requirements in the article create an extreme hardship?

As previously noted, due to the topography of the site and the location of the stream across the site, the presence of the stream and buffers creates an extreme hardship by reducing the development area of the site by 35%. The property is located within an industrial area and is adjoined by other industrial/warehouse buildings. In order to construct a building that is consistent with the surrounding land use and meets the needs of the market, encroachment into the stream and buffers is necessary. Further, due to design requirements for truck access, such as ingress/egress, road curvature, truck courts for loading/unloading, and parking there are specific design elements required to make the development functional. The maximum building design for the site would accommodate a building over 350,000 square feet, but the building design for this site has been reduced by almost 40,000 square feet and walls are being constructed to reduce the impact to the stream and buffers. In order to completely avoid the stream and buffer, the building size would need to be reduced by an additional 121, 809 square feet, making the building too small to meet the market needs. Therefore, due to these conditions, the buffer has created an extreme hardship for development of the site.

## **SECTION III LEGAL DESCRIPTION OF PROPERTY** *(Legal description/survey must match submitted site plan.)*

SUBDIVISION \_\_\_\_\_ UNIT/PHASE: \_\_\_\_\_ LOT NO(S): \_\_\_\_\_

LAND LOT(S): 30 and 31 DISTRICT: 9F TAX ID: 09F080000300548

PROPERTY ADDRESS Between 610 and 625 Bohannon Road

#### **SECTION IV**

##### **A. OWNER INFORMATION**

Owner states under an oath that he or she is the owner of the property described in the attached legal description. **[EACH OWNER'S SIGNATURE MUST BE NOTARIZED]**

Charles Smith

TYPE OR PRINT OWNER'S NAME

122 Ruth Drive

ADDRESS

Newnan, GA 30265

CITY, STATE & ZIP CODE

OWNER'S SIGNATURE

( 404 ) 394 - 6330

AREA CODE/ PHONE NUMBER

smith2640@bellsouth.net

EMAIL ADDRESS

Sworn to and subscribed before me this \_\_\_\_\_ day of

\_\_\_\_\_  
20\_\_\_\_\_

\_\_\_\_\_  
NOTARY PUBLIC

##### **B. APPLICANT INFORMATION**

A notarized authorized applicant signature is required if applicant has owner's power of attorney.

Oakmont Pacolet Acquisitions, LLC

TYPE OR PRINT APPLICANT'S NAME

3520 Piedmont Road, Suite 100

ADDRESS

Atlanta, GA 30305

CITY, STATE & ZIP CODE

APPLICANT'S SIGNATURE

OWNER'S SIGNATURE

( 404 ) 869 - 9990

AREA CODE/ PHONE NUMBER

vaglialoro@oakmontre.com

EMAIL ADDRESS

Sworn to and subscribed before me this \_\_\_\_\_ day of

\_\_\_\_\_  
20\_\_\_\_\_

\_\_\_\_\_  
NOTARY PUBLIC

##### **C. ATTORNEY/AGENT INFORMATION**

CHECK ONE: ☐ ATTORNEY ☒ AGENT

David Huetter / United Consulting

TYPE OR PRINT ATTORNEY/AGENT NAME

625 Holcomb Bridge Road

ADDRESS

Norcross, GA 30071

CITY, STATE & ZIP CODE

[ 678 ] 898 - 6440

AREA CODE/PHONE NUMBER

\_\_\_\_\_  
SIGNATURE OF ATTORNEY/AGENT

dhuetter@unitedconsulting.com

\_\_\_\_\_  
EMAIL ADDRESS





## LOCATION MAP

NOTES:

1. BEARINGS ARE TO GRID NORTH.
2. ALL PINS SET ARE 5/8" REBAR AND CAPPED, UNLESS SPECIFIED OTHERWISE.
3. PROPERTY ADDRESSES: 0 BOHANNON ROAD  
FABURN, GA. 30213
4. THE TAX PARCEL NO. IS: 09F080000300548
5. THERE IS NO EVIDENCE OF RECENT EARTH-MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED.
6. THERE ARE NO KNOWN PROPOSED CHANGES TO STREET'S RIGHTS-OF-WAY. THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
7. THERE IS NO OBSERVED EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.
8. TRACT HAS DIRECT ACCESS TO BOHANNON ROAD.
9. THERE EXISTS NEITHER GAPS NOR GORES IN THE BOUNDARY.

**LEGEND:**

ARC LENGTH OF CURVE  
A/C AIR-CONDITIONED  
B BACK OF CURB  
BOLL BOLLARD  
BOLL SETBACK LAYOUT  
BSMH BELLSOUTH MANHOLE  
CHD LENGTH OF CHORD  
C CENTERLINE  
CATCH BASIN  
CLF CHAIN LINK FENCE  
CMP CORRUGATED METAL PIPE  
C&G CEMENT AND GROUT  
C CLEAN OUT  
CON CONCRETE  
CNC CRIMP-TOP GUTTER  
D DEED BOOK  
DUC DUCTILE-IRON PIPE  
DIST DISTURBED  
DIW DROP INLET  
DWB DOOR-WING CATCH BASIN  
E ELECTRIC BOX  
E<sup>1</sup> ELECTRIC METER  
EP EDGE OF PAVEMENT  
ESEM EASEMENT  
FH FIRE HYDRANT  
F<sup>1</sup> FIRE DEPARTMENT CONNECTION  
G GRATE INLET  
G GAS METER  
GL GROUND LIGHT  
GV GAS VALVE  
GW GUY WIRE  
H HEADWALL  
HP IRON PIN FOUND  
IFS IRON FOUND  
JB JUNCTION BOX  
N<sup>1</sup> LIGHT POLE  
NB NOW OR FORMERLY  
N/F OPEN TOP PIPE  
OTP OVERHEAD CABLE  
PB PLATE  
P<sup>1</sup> PUMP  
P<sup>2</sup> INDICATOR VALVE  
P PROPERTY LINE  
P POINT OF BEGINNING  
PP POWER POLE  
PVC POLYVINYL CHLORIDE  
RAD RADIUS OF CURVE  
R REINFORCED CONCRETE PIPE  
R/R RAILROAD  
R<sup>1</sup> RIGHT-OF-WAY  
SDM STORM DRAIN  
SDMH STORM DRAIN MANHOLE  
SSMH SANITARY SEWER MANHOLE  
S<sup>1</sup> SANITARY SEWER  
S SPRINKLER VALVE  
SWB SWIRLING CATCH BASIN  
S/W SIDEWALK  
TBx TRANSFORMER  
T TELEPHONE CABLE  
UG UNDERGROUND  
E UNDERGROUND TELEPHONE  
UMH UTILITY MANHOLE  
W WATER LINE  
W<sup>1</sup> WEIR INLET  
WM WATER METER  
WRF WIRE FENCE  
WV WATER VALVE  
O DENOTES SAME OWNER

## STANDARD SURVEY NOTES

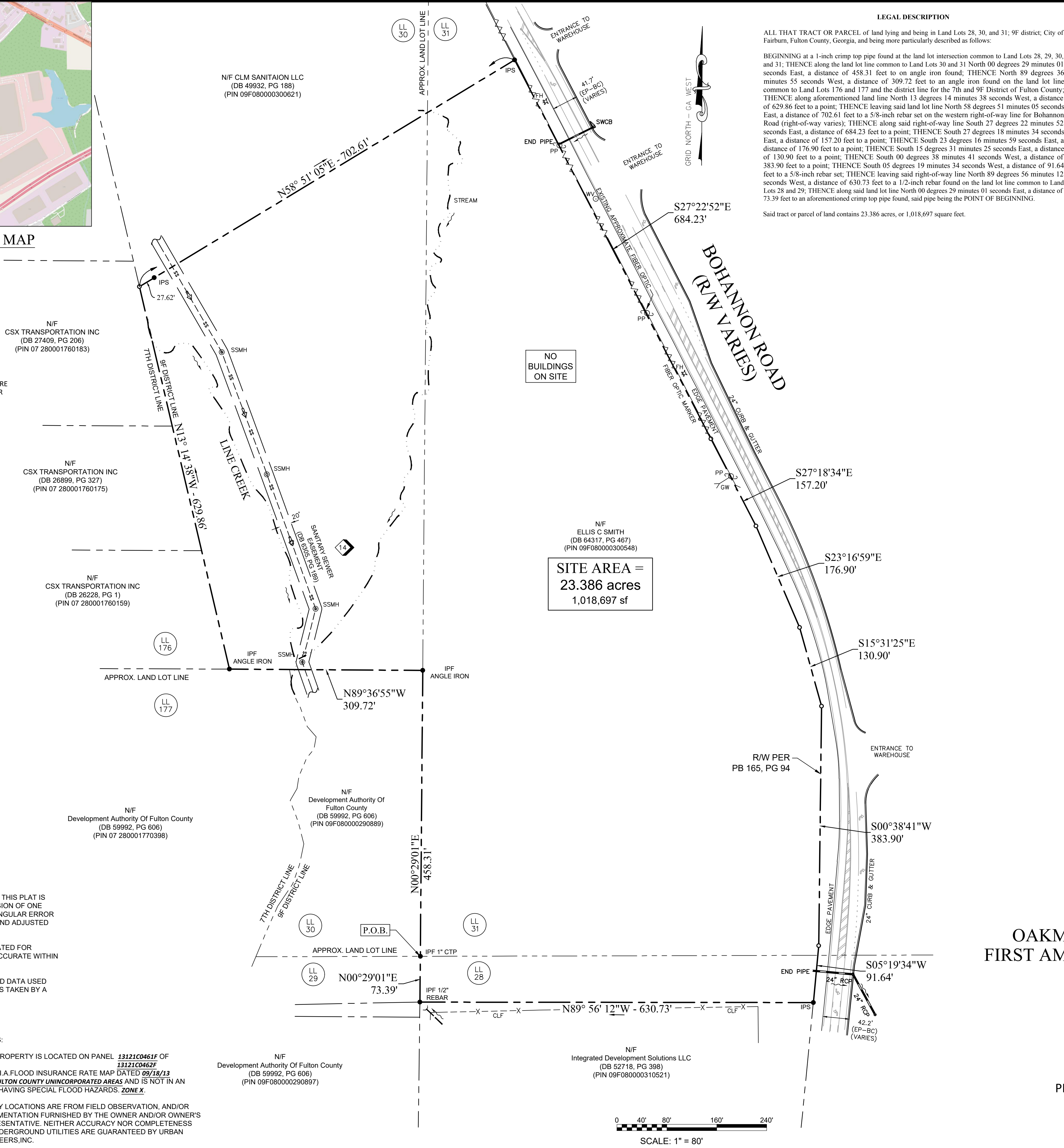
- 1.) THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 20,993 FEET AND AN ANGULAR ERROR OF 0.2 sec PER ANGLE POINT, AND ADJUSTED USING THE COMPASS RULE.
- 2.) THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE WITHIN ONE FOOT IN 584,991 FEET.
- 3.) THE MEASUREMENT FOR FIELD DATA USED FOR PREPARING THIS PLAT WAS TAKEN BY A LEICA TS-12.

[illegible]

NOTES:

THIS PROPERTY IS LOCATED ON PANEL 13121C0461F OF  
13121C0462F  
THE F.I.A.FLOOD INSURANCE RATE MAP DATED 09/18/13  
FOR FULTON COUNTY UNINCORPORATED AREAS AND IS NOT IN AN  
AREA HAVING SPECIAL FLOOD HAZARDS. ZONE X.

UTILITY LOCATIONS ARE FROM FIELD OBSERVATION, AND/OR DOCUMENTATION FURNISHED BY THE OWNER AND/OR OWNER'S REPRESENTATIVE. NEITHER ACCURACY NOR COMPLETENESS OF UNDERGROUND UTILITIES ARE GUARANTEED BY URBAN ENGINEERS, INC.



## LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL of land lying and being in Land Lots 28, 30, and 31; 9F district; City of Fairburn, Fulton County, Georgia, and being more particularly described as follows:

BEGINNING at a 1-inch open top pipe found at the land lot intersection common to Land Lots 28, 29, 30, and 31; THENCE along the land lot line common to Land Lots 30 and 31 North 00 degrees 29 minutes 01 seconds East, a distance of 458.31 feet to an angle iron found; THENCE North 89 degrees 36 minutes 55 seconds West, a distance of 309.72 feet to an angle iron found on the land lot line common to Land Lots 176 and 177 and the district line for the 7th and 9<sup>th</sup> District of Fulton County; THENCE along aforementioned land line North 13 degrees 14 minutes 38 seconds East, a distance of 157.20 feet to a point; THENCE South 23 degrees 16 minutes 59 seconds East, a distance of 702.61 feet to a 5.8-inch rebar set on the western right-of-way line for Bohannon Road (right-of-way varies); THENCE along said right-of-way line South 27 degrees 22 minutes 52 seconds East, a distance of 684.23 feet to a point; THENCE South 27 degrees 18 minutes 34 seconds East, a distance of 157.20 feet to a point; THENCE South 23 degrees 16 minutes 59 seconds East, a distance of 176.90 feet to a point; THENCE South 15 degrees 31 minutes 25 seconds East, a distance of 130.90 feet to a point; THENCE South 00 degrees 38 minutes 41 seconds West, a distance of 383.90 feet to a point; THENCE South 05 degrees 19 minutes 14 seconds West, a distance of 91.64 feet to a 5.8-inch rebar set; THENCE leaving said right-of-way line North 89 degrees 36 minutes 55 seconds West, a distance of 309.72 feet to an angle iron found on the land lot line common to Land Lots 28 and 29; THENCE along said land lot line North 00 degrees 29 minutes 01 seconds East, a distance of 73.39 feet to an aforementioned crimp top pipe found, said pipe being the POINT OF BEGINNING.

Said tract or parcel of land contains 23.386 acres, or 1,018,697 square feet.

**FIRST AMERICAN TITLE INSURANCE COMPANY**

**TITLE COMMITMENT NOTES:**  
**BOHANNON ROAD - 23.386 ACRE**

URBAN ENGINEERS, INC. RELIED UPON FIRST AMERICAN TITLE INSURANCE COMPANY'S ALTA COMMITMENT FOR TITLE INSURANCE; COMMITMENT NUMBER: NCS-1113557-ATL, EFFECTIVE DATE FEBRUARY 07, 2022, AT 8:00 A.M., FOR THE PREPARATION OF THIS SURVEY. ALL EASEMENTS AND OTHER ENCUMBRANCES ARE BASED ON THAT COMMITMENT.

## SCHEDULE B, PART II

## EXCEPTIONS

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

THE POLICY WILL NOT INSURE AGAINST LOSS OR DAMAGE RESULTING FROM THE TERMS AND PROVISIONS OF ANY LEASE OR EASEMENT IDENTIFIED IN SCHEDULE A, AND WILL INCLUDE THE FOLLOWING EXCEPTIONS UNLESS CLEARED TO THE SATISFACTION OF THE COMPANY:

- |     |   |                              |
|-----|---|------------------------------|
| 1.  | NONE KNOWN;   |                              |
| 2.  | NONE KNOWN;   |                              |
| 3.  | NONE KNOWN;   |                              |
| 4.  | EXCEPT AS SHOWN, NONE KNOWN;                            |                              |
| 5.  | NOTED;  |                              |
| 6.  | NOT A SURVEY ITEM;                                      |                              |
| 7.  | NONE KNOWN;   |                              |
| 8.  | NOT A SURVEY ITEM;                                      |                              |
| 9.  | NOTED;  |                              |
| 10. | NOTED;  |                              |
| 11. | NOT A SURVEY ITEM;                                      |                              |
| 12. | DB 1495, PG 410 - ROADWAY EASEMENT.....                 | TWO VAGUE TO LOCATE;         |
| 13. | DB 1571, PG 446 - ROADWAY EASEMENT.....                 | TWO VAGUE TO LOCATE;         |
| 14. | DB 6905, PG 189 - SEWER EASEMENT.....                   | APPLIES, AS SHOWN;           |
| 15. | DB 1506, PG 425 - APPLICATION FOR CONSERVATION USE..... | APPLIES, BLANKET;            |
| 16. | PB Y, PG 557 - PLAT.....                                | NOTED;                       |
| 17. | PB 49, PG 10 - PROPERTY OF F.D. DUFFY.....              | NOTED;                       |
| 18. | PB 68, PG 14 - GEORGIA POWER EASEMENT.....              | DOES NOT APPLY;              |
| 19. | PB 68, PG 15 - GEORGIA POWER EASEMENT.....              | DOES NOT APPLY;              |
| 20. | PB 166, PG 31 - SURVEY FOR WARREN SMITH.....            | NOTED;                       |
| 21. | PB 165, PG 94 - SURVEY FOR WARREN SMITH.....            | NOTED;                       |
| 22. | ALTA/NSPS LAND TITLE SURVEY.....                        | THIS SURVEY, ONCE FINALIZED; |

### SURVEYOR'S CERTIFICATION


TO: PME OAKMONT BRASELTON, LLC, a Delaware limited liability company  
FIRST AMERICAN 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 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, Jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6(a), 6(b), 8, 9, 11, 13, 14, 16, 17, 18, 19, and 20 of Table A thereof. The field work was completed on April 19, 2022.


Date of Plat or Map: APRIL 22, 2022

*John T Newman*

John T. Newman  
Georgia Professional  
Land Surveyor # 3324

**SURVEYOR CERTIFICATION (GEORGIA)**

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels shown hereon are hereby acknowledged by me as being true and correct. I am a duly licensed and qualified professional engineer, geomatics engineer, or land surveyor, and I am duly registered under the laws of the State of Georgia. I have complied with all applicable local regulations, requirements, or suitability for any use or purpose of the land. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Board of Professional Engineers and Land Surveyors and as set forth in O.G.C.A. Section 15-6-67.

  
John T. Newman  
Georgia Professional  
Land Surveyor # 3324

ALTA/NSPS LAND TITLE SURVEY FOR:

OAKMONT PACOLET ACQUISITIONS, LLC  
FIRST AMERICAN TITLE INSURANCE COMPANY

LAND LOTS 28, 30 & 31; 9F DISTRICT  
CITY OF FAIRBURN  
FULTON COUNTY, GEORGIA

URBAN ENGINEERS, INC.

1904 MONROE DRIVE, N.E. SUITE 150  
ATLANTA, GEORGIA 30324

PHONE: (404) 873-5874 [www.urbanengineers.net](http://www.urbanengineers.net)  
 CERTIFICATE OF AUTHORIZATION #LSF-000250

SCALE: 1" = 80'      DATE: 04/22/22





BOHANNON ROAD  
(R/W VARIES)

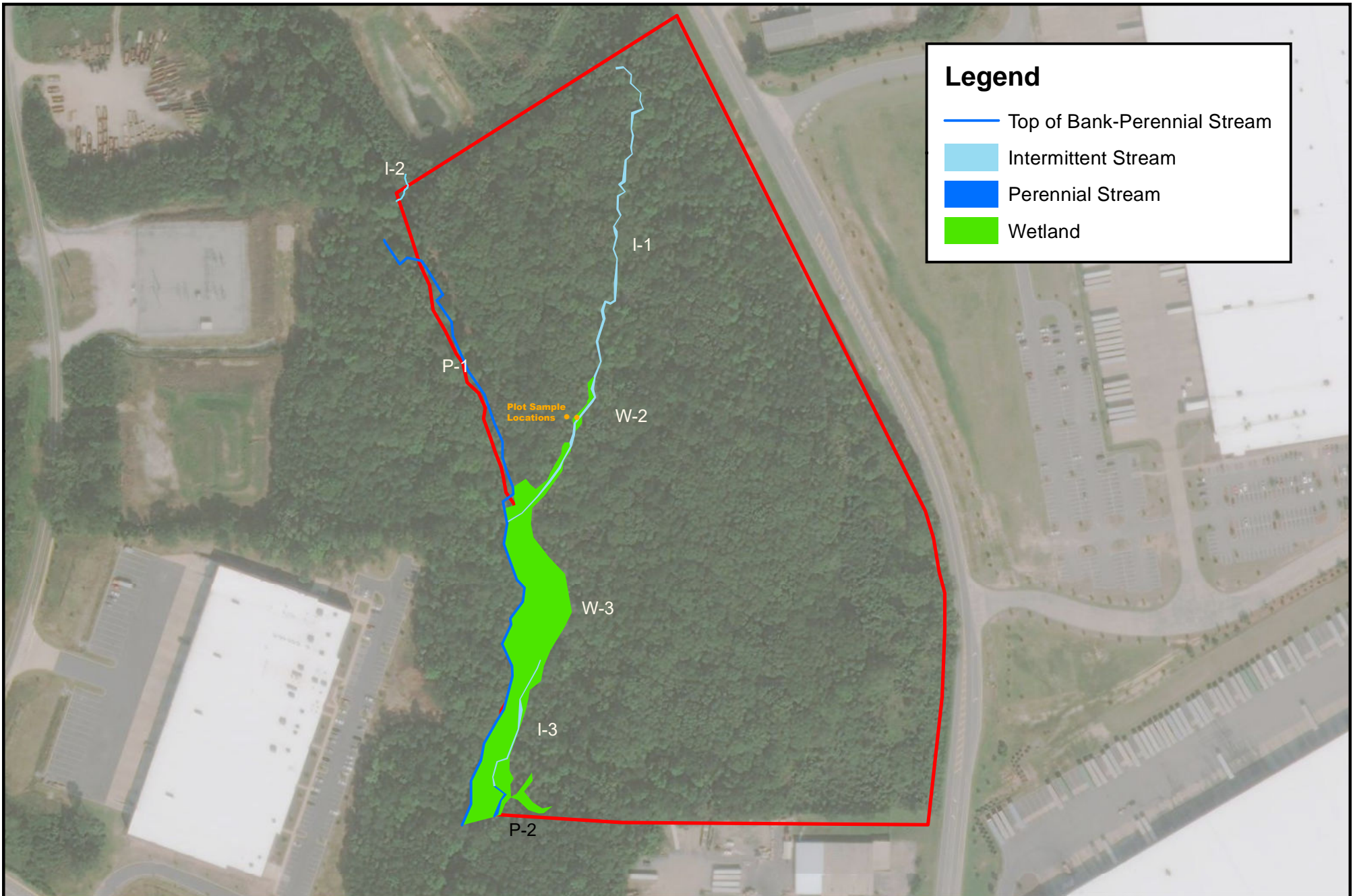
PROPOSED WAREHOUSE  
315,917 SF  
FFE = 1006.0

507 LF 0.050 AC  
PROP STREAM-IMPACT  
GA EPD BUFFER  
ENCROACHMENT  
AREA 23186 SF

PROP WETLAND  
IMPACT 0.0253 AC


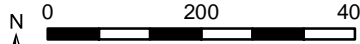
C-8.2





**Legend**

- Top of Bank-Perennial Stream
- Intermittent Stream
- Perennial Stream
- Wetland

 <b>UNITED CONSULTING</b>	<b>Figure Scale</b>  1 inch = 250 feet		<b>Prepared:</b> MGA	<b>Title:</b> Aquatic Features Map	<b>FIG. 5</b>
			<b>Checked:</b> DPH	<b>Project:</b> Bohannon Road Distribution Center	
			<b>Date:</b> 03/10/22	<b>Project No.</b> OKMNT-21-GA-06002-02	
				<b>Client:</b> Oakmont Industrial Group	





LOCATION MAP

LIMITS OF CONSTRUCTION  
18.67 AC

**25-foot Buffer Impact**  
**23,186 SF**

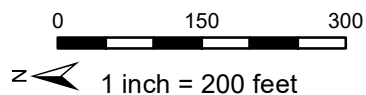
**50-foot Buffer Impact**  
**26,058 SF**

**75-foot Buffer Impact**  
**24,452 SF**

## Legend

- 25-foot Buffer
- 50-foot Buffer
- 75-foot Buffer

## Figure Scale



**Prepared:** JRF  
**Checked:** DPH  
**Date:** 07/05/22

**Title:** Buffer Impact Map  
**Project:** Bohannon Road Distribution Center  
**Project No.** OKMNT-21-GA-06002-02  
**Client:** Oakmont Industrial Group

**FIG. 1**

PROFESSIONAL SEAL

REVISIONS

DATE DESCRIPTION

PROJECT NAME

OAKMONT  
BOHANNON

OAKMONT



24H CONTACT  
TOM COBB  
404-939-9996  
tcobb@oakmontga.com

PROJECT INFORMATION

PROJECT No. 77433-08  
LAND LOTS: 26, 30, 31  
DISTRICT: 88F  
COUNTY: FULTON  
SCALE: 1" = 60'  
DATE: 05-17-2022

SHEET NAME

ES&PC  
INTERMEDIATE  
PHASE

SHEET NUMBER

C-8.1



**Bohannon Road Distribution Center  
Bohannon Road  
Fairburn, Fulton County, Georgia  
Dated: July 5, 2022**

**Stream Buffer Mitigation Plan**

Total impacts to stream and buffer areas were not feasible given the required size of the site development. The development was designed to minimize overall impacts while allowing the development to meet the intended purpose. Impacts to the majority of wetland areas, and the higher quality stream reaches were avoided or minimized through the site layout and construction of walls. The proposed impacts include 23,186 square feet of state 25-foot stream buffer impacts, 26,058 square feet of 50-foot stream buffer, and 27,134 square feet of 75-foot stream buffer for clearing and the placement of permanent fill for site development.

The proposed stream buffer impact will not negatively effect temperature of the waters entering the remaing stream channel as the surface water in the upper reach of the stream will be diverted into underground culverts (greater than 450 feet in length) prior to discharging into the lower reach of the stream channel. Once within the stream channel, water will flow through more than 250 feet of buffered stream channel prior to leaving the Project Site.

Habitat within the impacted buffer area is not unique to the area or the Project Site, and the higher quality habitat will remain within the unimpacted areas of the stream buffers. The current buffer area to be impacted includes many invasive species such as Chinese privet and Japaese honesuckle.

The site stormwater management facilities have been designed to reduce the total suspended solids by 80% as outlined in Section 1.3 of the Georgia Stormwater Management Manual. Please refer to the attached development plans and Hydrology Study (Item 11) for further details regarding the storm water management. Due to restrictions in treatment basin areas, target runoff reductions will not be achieved and the state will require the purchase of additional mitigation credits. An application for a stream buffer variance has been submitted to the Georgia Environmental Protection Division and is currently under review.

Credits will be purchased from a USACE approved mitigation bank that serves the Project Site service area to mitigate stream, wetland, and stream buffer impacts associated with the development. The USACE will require the purchase of 2,737.80 legacy stream credits and 0.16 legacy wetland credits from an approved mitigation bank for the proposed stream and wetland impacts. Additionally, methods as outlined in *Appendix B, Standard Operation Procedure, Calculations for Buffer Credits, Preservation and Restoration Activites*, were utilized to calculate additional stream credits necessary to mitigate the buffer impacts as target runoff reductions were not met. Additional stream credits required for mitigation will be 293.3. The mitigation credits have not yet been purchased, but will be purchased prior to the proposed impacts occurring.

Following completion of the grading activities, the area will be will stabilized, per the design plans. Appropriate sediment and erosion control measures will be utilized.





6/30/2022

[illegible]BOHANNAN  
ROAD

OAKMONT

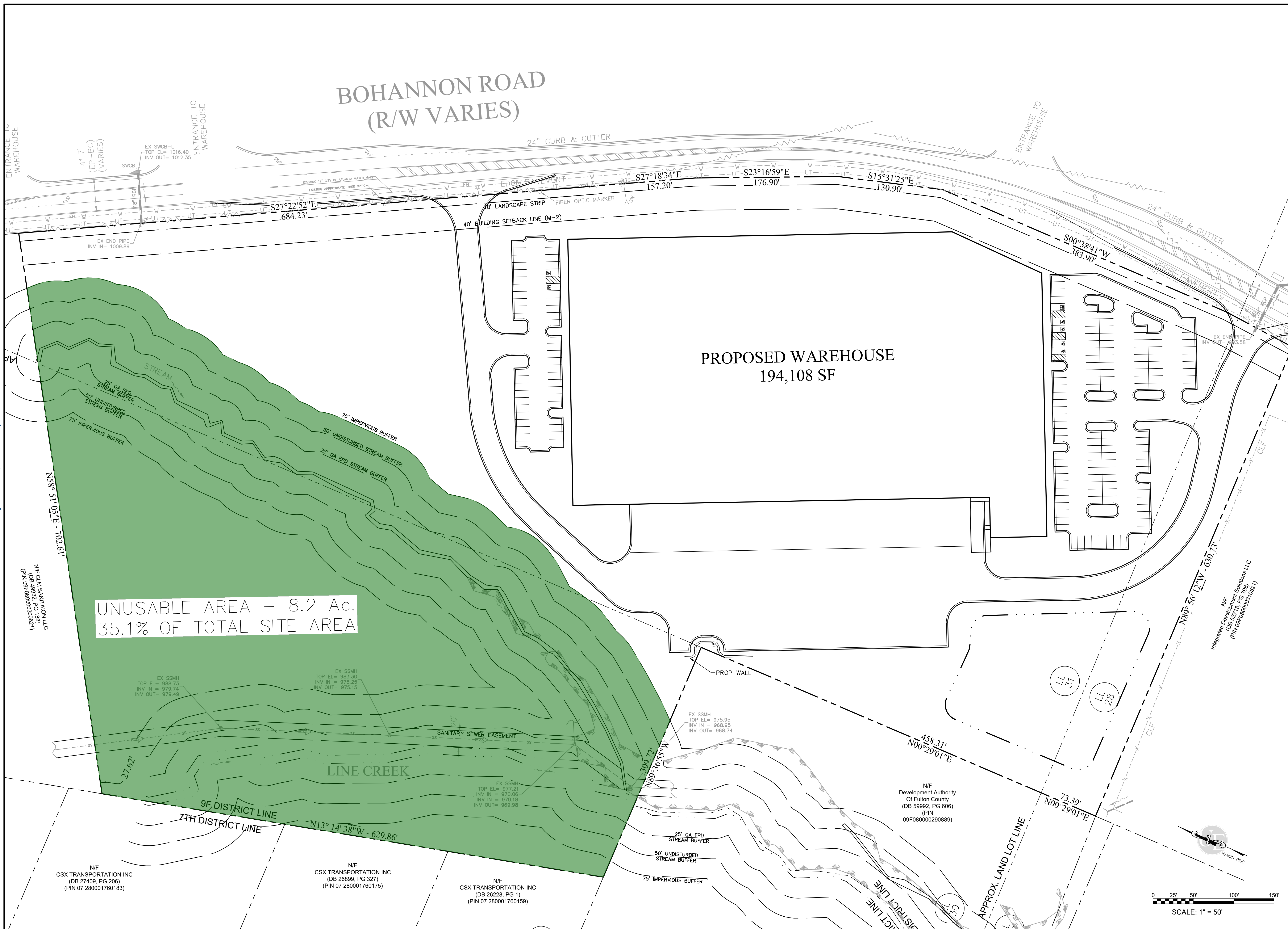


PROJECT INFORMATION	
PROJECT No.	22203-8
LAND LOT(S):	28, 29 & 31
DISTRICT:	9F
COUNTY:	FULTON
SCALE:	1" = 50'
DATE:	06-30-22

ALTERNATE  
CONCEPT PLAN

NO IMPACTS

C-1.0



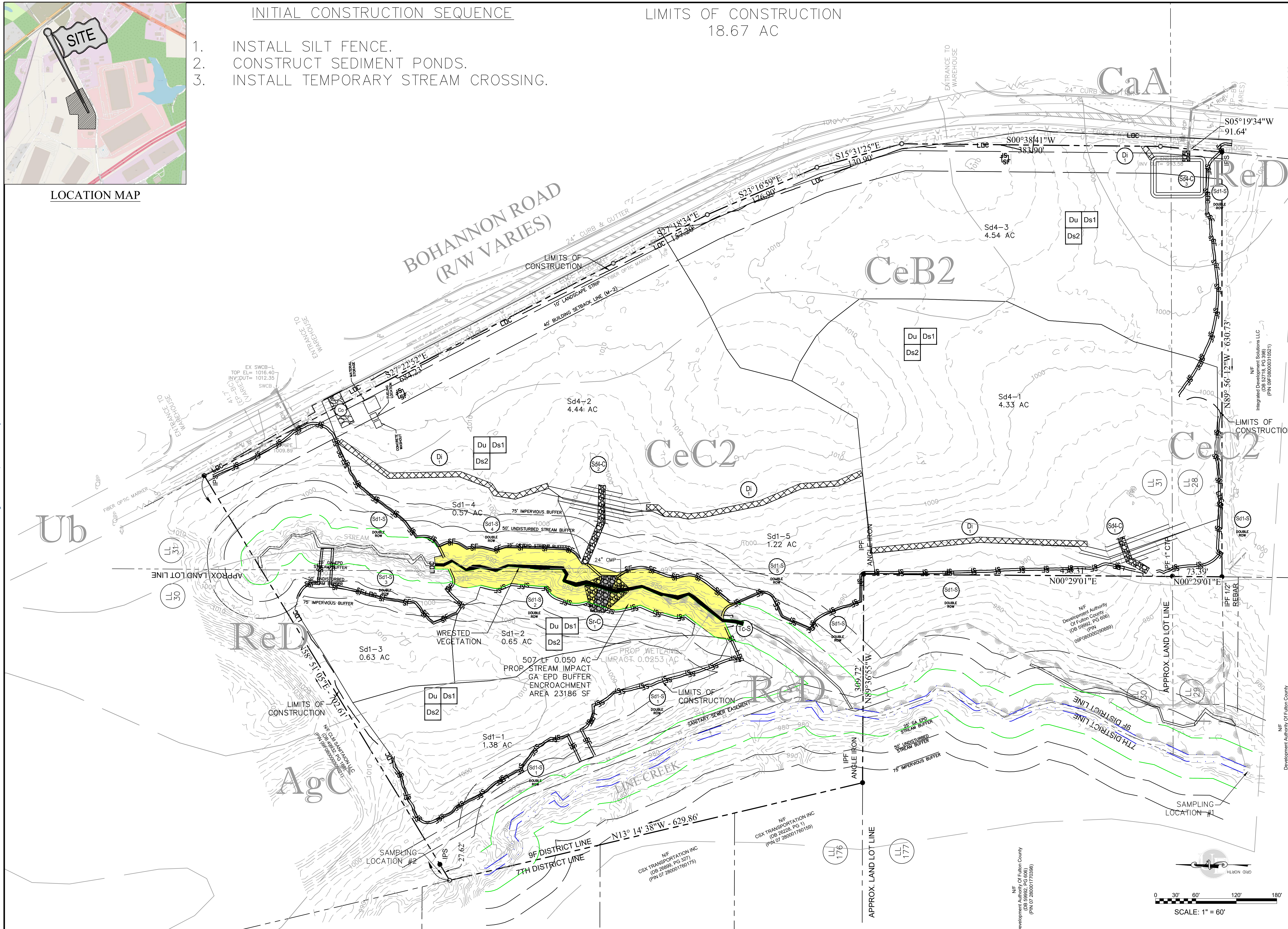




1. INSTALL SILT FENCE.
2. CONSTRUCT SEDIMENT PONDS.
3. INSTALL TEMPORARY STREAM CROSSING.

## INITIAL CONSTRUCTION SEQUENCE

LIMITS OF CONSTRUCTION  
18.67 AC



6/6/2022

[illegible]

PROJECT NAME

OAKMONT  
BOHANNON

OAKMONT



24H CONTACT

**24H CONTACT**  
TOM COBB  
404-868-9996  
tcobb@oakmontre.com

PROJECT INFORMATION	
PROJECT No.	22203-08
LAND LOT(S):	28,30,31
DISTRICT:	9F
COUNTY:	FULTON
SCALE:	1" = 60'
DATE:	05-17-2022

SHEET NAME

ES&PC INITIAL  
PHASE

SHEET NUMBER

C-8.0



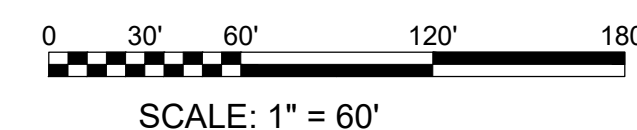






BOHANNON ROAD  
(R/W VARIES)

PROPOSED WAREHOUSE  
315,917 SF  
FFE = 1006.0



PROFESSIONAL SEAL

6/6/2022

[illegible]

PROJECT NAME

OAKMONT  
BOHANNON

OAKMONT



**24H CONTACT**

**TOM COBB**  
404-868-9996  
tcobb@oakmontre.co

PROJECT INFORMATION	
PROJECT No.	22203-08
LAND LOT(S):	28,30,31
DISTRICT:	9F
COUNTY:	FULTON
SCALE:	1" = 60'
DATE:	05-17-2022

SHEET NAME

ES&PC FINAL  
PHASE

SHEET NUMBER

C-8.2



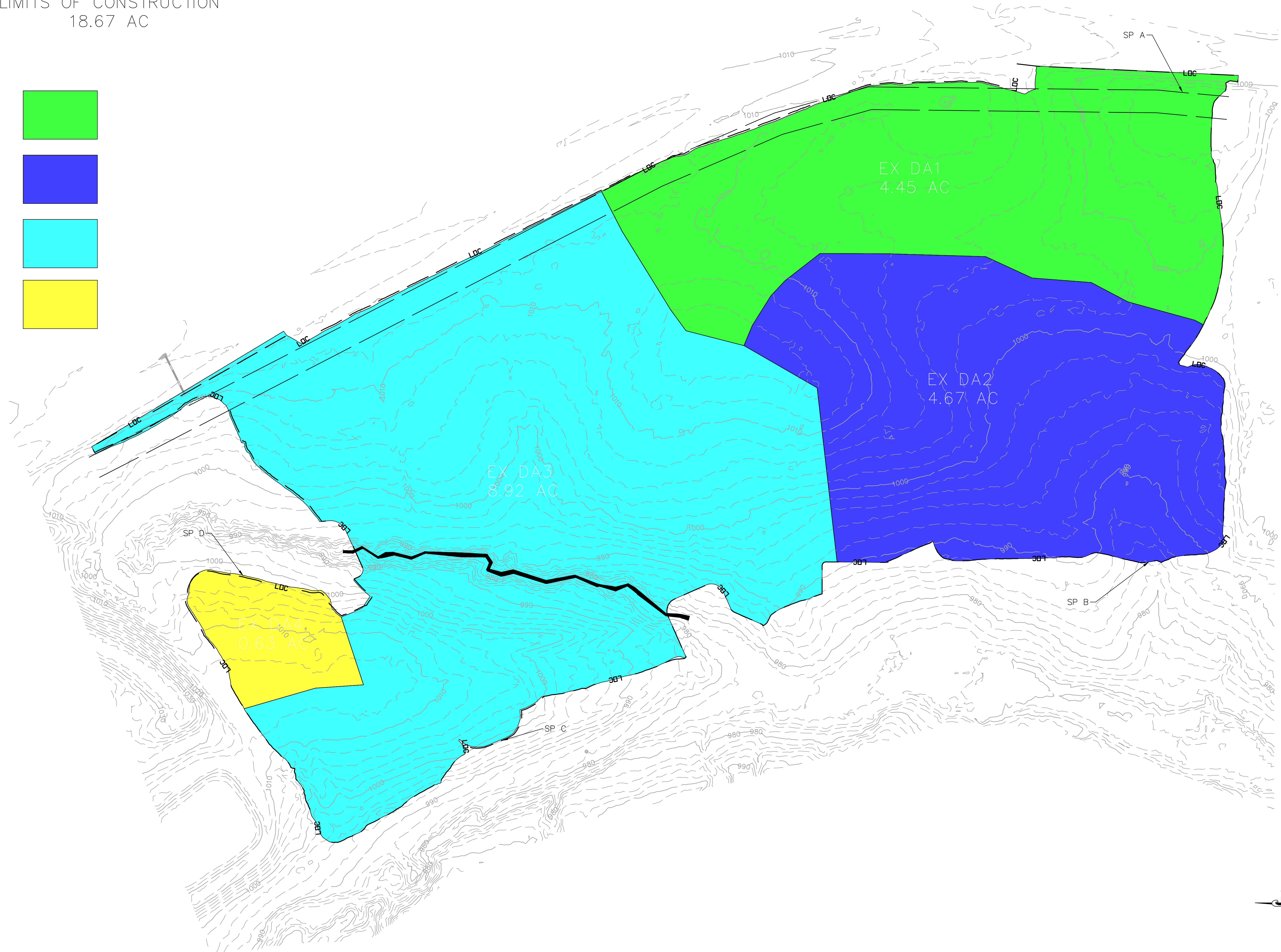
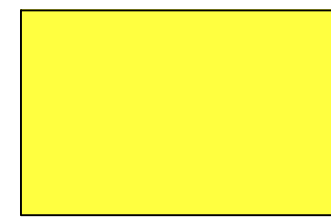
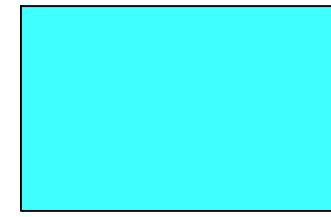
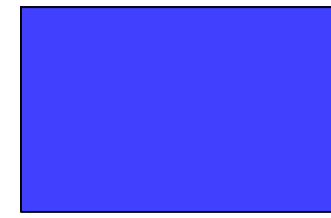
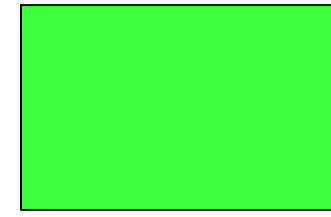
DB 1
DB 2
DB 3
DB 4

DB 1

DB 2

DB 3

DB 4



1904 MONROE DRIVE, N.E., SUITE 150  
ATLANTA, GEORGIA 30324  
PHONE: (404) 873-5874  
[www.urbanengineers.net](http://www.urbanengineers.net)

PROFESSIONAL SEAL

1/17/2022

[illegible]

PROJECT NAME

DAKMONT  
BOHANON

AKMONT



## FOR CONTACT

OM COBB  
04-868-9996  
cobb@oakmontre.com

## PROJECT INFORMATION

PROJECT No. 22203-08  
AND LOT(S): 28,30,31  
DISTRICT: 9F  
COUNTY: FULTON  
SCALE: 1" = 40'  
DATE: 05-17-2022

**SHEET NAME**

PRE  
DEVELOPED  
TSS MAP

**SHEET NUMBER**

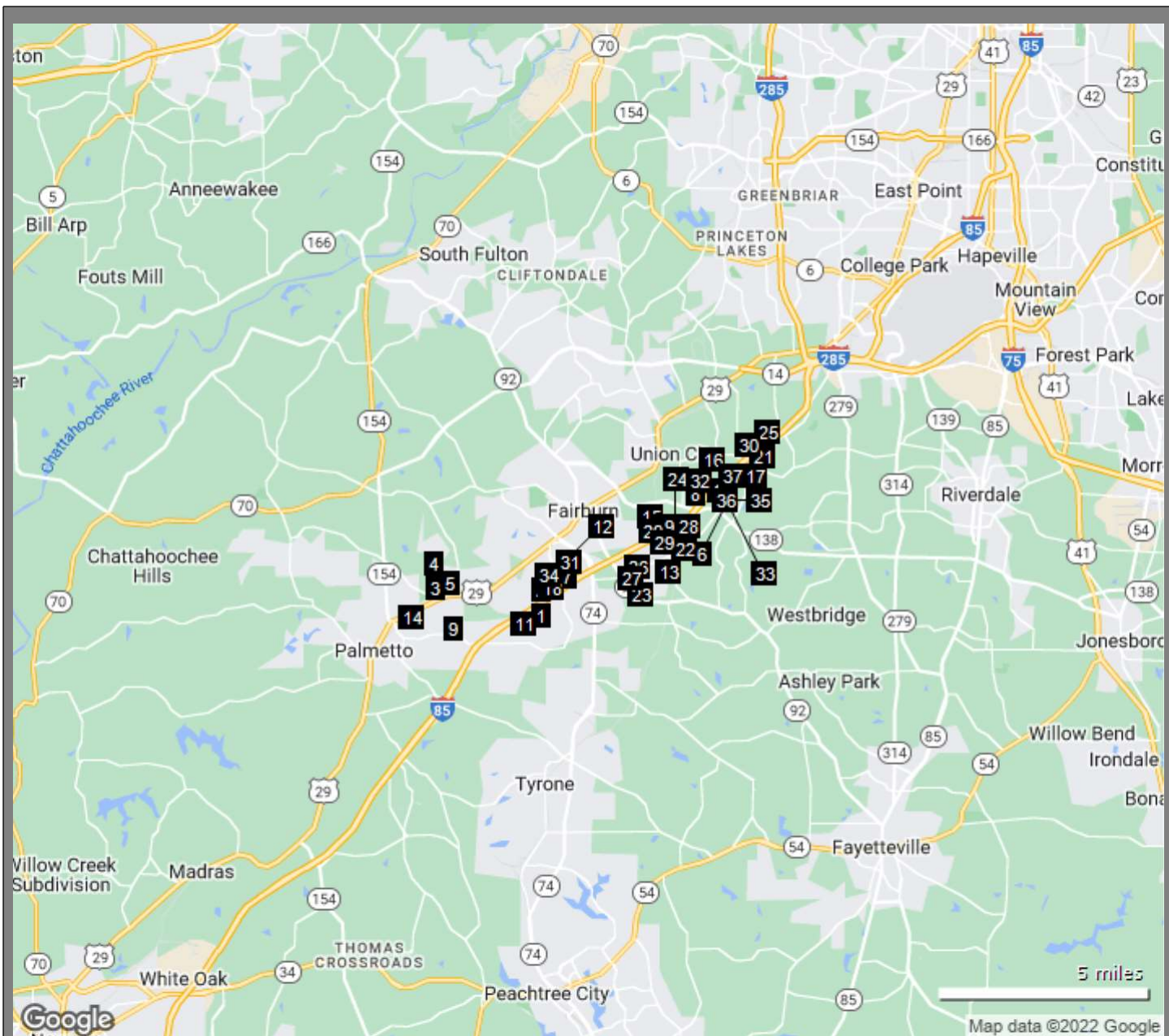
PRE



## DB 4







	Address	City	Property Type	Property Size	Space Avail	Rent/SF/Yr
1	1595 Oakley Industrial Blvd	Fairburn	Class A Industrial/Distribution	1,505,690 SF	0 SF	-
2	1000 Logistics Center Dr	Fairburn	Class A Industrial/Warehouse	1,127,500 SF	0 SF	-
3	500 Palmetto Logistics Pky	Palmetto	Class A Industrial/Distribution	1,054,500 SF	0 SF	-
4	700 Palmetto Logistics Pky	Palmetto	Class A Industrial/Distribution	1,041,600 SF	0 SF	-
5	700 Palmetto Logistics Pky	Palmetto	Class A Industrial/Warehouse	1,008,474 SF	0 SF	-
6	6355 Buffington Rd	Union City	Class A Industrial/Warehouse	1,001,790 SF	0 SF	-
7	5000 Bohannon Rd	Fairburn	Class A Industrial/Distribution	1,000,928 SF	0 SF	-
8	6000 Studio Way	Union City	Class A Industrial/Distribution	987,840 SF	0 SF	-
9	8500 Tatum Rd	Palmetto	Class A Industrial/Distribution	982,777 SF	0 SF	-
10	6710 Oakley Industrial Blvd	Union City	Class A Industrial/Distribution	977,608 SF	0 SF	-

	Address	City	Property Type	Property Size	Space Avail	Rent/SF/Yr
11	1625 Oakley Industrial Blvd	Palmetto	Class A Industrial/Distribution	907,675 SF	0 SF	-
12	5000 Bohannon Rd	Fairburn	Class A Industrial/Distribution	873,600 SF	0 SF	-
13	4955 Oakley Industrial Blvd	Fairburn	Class A Industrial/Distribution	703,339 SF	0 SF	-
14	7965 Bowen Rd	Palmetto	Class A Industrial/Distribution	686,038 SF	0 SF	-
15	5220 Highway 138 Rd	Union City	Class A Industrial/Distribution	573,324 SF	0 SF	-
16	6705 Oakley Industrial Blvd	Union City	Class A Industrial/Distribution	560,625 SF	0 SF	-
17	3650 Flat Shoals Rd	Union City	Class A Industrial/Warehouse	517,200 SF	0 SF	-
18	2000 Logistics Center Dr	Fairburn	Class A Industrial/Distribution	495,625 SF	0 SF	-
19	7056 Goodson Rd	Union City	Class A Industrial/Distribution	384,357 SF	0 SF	-
20	7225 Goodson Rd	Union City	Class A Industrial/Warehouse	370,000 SF	0 SF	-
21	6180 Buffington Rd	Atlanta	Class A Industrial/Distribution	362,880 SF	0 SF	-
22	7280 Oakley Industrial Blvd	Fairburn	Class A Industrial/Distribution	353,400 SF	0 SF	-
23	7980 Spence Rd	Fairburn	Class A Industrial/Warehouse	317,520 SF	0 SF	-
24	7310 Oakley Industrial Blvd	Fairburn	Class A Industrial/Warehouse	316,680 SF	0 SF	-
25	3625 Royal South Pky	Atlanta	Class A Industrial/Warehouse	304,320 SF	0 SF	-
26	5150 Oakley Industrial Blvd	Fairburn	Class A Industrial/Distribution	292,088 SF	0 SF	-
27	5400 Oakley Industrial Blvd	Fairburn	Class B Industrial/Warehouse	285,600 SF	285,600 SF	Withheld
28	7375 Graham Dr	Fairburn	Class A Industrial/Warehouse	281,090 SF	0 SF	-
29	7250 Graham Rd	Fairburn	Class A Industrial	253,744 SF	0 SF	-
30	3725 Royal South Pky	Atlanta	Class A Industrial/Distribution	243,000 SF	0 SF	-
31	5000 Bohannon Rd	Fairburn	Class A Industrial/Distribution	238,533 SF	0 SF	-
32	6525 Mall Blvd	Union City	Class A Industrial/Warehouse	209,192 SF	0 SF	-
33	6715 Oakley Industrial Blvd	Union City	Class B Industrial/Manufacturing	155,614 SF	0 SF	-
34	7801 Creekwood Rd	Fairburn	Class A Industrial/Distribution	152,676 SF	0 SF	-
35	6730 Oakley Industrial Blvd	Union City	Class A Industrial/Warehouse	137,500 SF	0 SF	-
36	6725 Oakley Industrial Blvd	Union City	Class A Industrial/Distribution	98,000 SF	0 SF	-
37	6700 Oakley Industrial Blvd	Union City	Class A Industrial	75,000 SF	0 SF	-

**85 SOUTH CORRIDOR NEW CONSTRUCTION SUMMARY (2010 THRU CURRENT)**

#	Property Address	City	Owner Name	% Leased	Building SF	Available SF	Yr Built	Spec or BTS	Tenant
1	1595 Oakley Industrial Blvd	Fairburn	Blackstone Inc.	100.0%	1,505,690	0	2011	BTS	Clorox
2	1000 Logistics Center Dr	Fairburn	DWS	100.0%	1,127,500	0	2016	Spec	Google
3	500 Palmetto Logistics Pky	Palmetto	Port Logistics Realty	100.0%	1,054,500	0	2018	Spec	Drive DeVilbiss
4	700 Palmetto Logistics Pky	Palmetto	CBRE Investment Management	100.0%	1,041,600	0	2020	Spec	Johnson & Johnson
5	700 Palmetto Logistics Pky	Palmetto	Black Creek Group	100.0%	1,008,474	0	2022	Spec	USPS
6	6355 Buffington Rd	Union City	Majestic Realty Co.	100.0%	1,001,790	0	2014	BTS	Proctor & Gamble
7	5000 Bohannon Rd	Fairburn	Prologis	100.0%	1,000,928	0	2016	BTS	Smuckers
8	6000 Studio Way	Union City	CBRE Investment Management	100.0%	987,840	0	2016	Spec	Keurig
9	8500 Tatum Rd	Palmetto	Granite REIT	100.0%	982,777	0	2018	Spec	Phillips Van Huesen
10	6710 Oakley Industrial Blvd	Union City	Goldman Sachs & Co. LLC	100.0%	977,608	0	2010	Spec	Kraft
11	1625 Oakley Industrial Blvd	Palmetto	Red Rock Developments	100.0%	907,675	0	2021	Spec	GXO Logistics
12	5000 Bohannon Rd	Fairburn	TA Realty	100.0%	873,600	0	2017	Spec	Duracell
13	4955 Oakley Industrial Blvd	Fairburn	First Industrial Realty Trust, Inc.	100.0%	703,339	0	2019	BTS	Post Brands
14	7965 Bowen Rd	Palmetto	Becknell Industrial	100.0%	686,038	0	2022	Spec	Syncreon
15	5220 Highway 138 Rd	Union City	CBRE Investment Management	100.0%	573,324	0	2021	Spec	B&G Foods
16	6705 Oakley Industrial Blvd	Union City	Majestic Realty Co.	100.0%	560,625	0	2014	Spec	XPO Logistics
17	3650 Flat Shoals Rd	Union City	Majestic Realty Co.	100.0%	517,200	0	2021	BTS	Amazon
18	2000 Logistics Center Dr	Fairburn	DWS	100.0%	495,625	0	2016	Spec	Georgia Pacific
19	7056 Goodson Rd	Union City	Clarion Partners	100.0%	384,357	0	2020	Spec	CH Robinson
20	7225 Goodson Rd	Union City	LXP Industrial Trust	100.0%	370,000	0	2016	Spec	Interface Flooring
21	6180 Buffington Rd	Atlanta	Morgan Stanley	100.0%	362,880	0	2017	Spec	Future Forwarding
22	7280 Oakley Industrial Blvd	Fairburn	EQT Exeter	100.0%	353,400	0	2014	Spec	IntegraCore
23	7980 Spence Rd	Fairburn	Blackstone Inc.	100.0%	317,520	0	2015	Spec	Kenco Logistics
24	7310 Oakley Industrial Blvd	Fairburn	EQT Exeter	100.0%	316,680	0	2016	Spec	XPO Logistics
25	3625 Royal South Pky	Atlanta	Bixby Land Company	100.0%	304,320	0	2018	Spec	Keuhne + Nagel
26	5150 Oakley Industrial Blvd	Fairburn	Clarion Partners	100.0%	292,088	0	2018	Spec	DHL
27	5400 Oakley Industrial Blvd	Fairburn	Clarion Partners	0.0%	285,600	285,600	2012	Spec	PPG Paints (Vacating)
28	7375 Graham Dr	Fairburn	Bixby Land Company	100.0%	281,090	0	2019	Spec	Hyundai & EliteOps
29	7250 Graham Rd	Fairburn	Clarion Partners	100.0%	253,744	0	2022	Spec	Toto Tires
30	3725 Royal South Pky	Atlanta	Morgan Stanley	100.0%	243,000	0	2018	Spec	Pitney Bowes
31	5000 Bohannon Rd	Fairburn	Transwestern Investment Group	100.0%	238,533	0	2019	Spec	Nefab & CJ Logistics
32	6525 Mall Blvd	Union City	PGIM	100.0%	209,192	0	2020	Spec	Newegg
33	6715 Oakley Industrial Blvd	Union City	Blackstone Inc.	100.0%	155,614	0	2010	Spec	Dendreon
34	7801 Creekwood Rd	Fairburn	EQT Exeter	100.0%	152,676	0	2019	BTS	Crown Linen
35	6730 Oakley Industrial Blvd	Union City	Majestic Realty Co.	100.0%	137,500	0	2016	Spec	Ferguson & Safelite
36	6725 Oakley Industrial Blvd	Union City	Majestic Realty Co.	100.0%	98,000	0	2016	Spec	AIT Logistics
37	6700 Oakley Industrial Blvd	Union City	Majestic Realty Co.	100.0%	75,000	0	2022	Spec	Anixter

**SUMMARY**

	TOTAL	SPEC	BTS
TOTAL SQUARE FEET	20,837,327	15,955,704	4,881,623
# OF BUILDINGS	37	31	6
AVERAGE BUILDING SIZE	563,171	514,700	813,604
MEDIAN BUILDING SIZE	384,357	-	-

**SEGMENTATION**

SIZE SEGMENT	TOTAL SF	# BLDGS	AVG. SIZE
0 - 100,000 SF	173,000	2	86,500
100,000 - 200,000 SF	445,790	3	148,597
200,000 - 300,000 SF	1,803,247	7	257,607
300,000 - 400,000 SF	2,409,157	7	344,165
400,000 - 500,000 SF	495,625	1	495,625
500,000 - 750,000 SF	3,040,526	5	608,105
Over 750,000 SF	12,469,982	12	1,039,165



## Photographic Record



**Photo 1: View of the northeastern offsite headwall.**



**Photo 2: View of the intermittent stream flowing south-southwest.**



**Photo 3: View of the convergence of intermittent and perennial stream.**



**Photo 4: View of the wetland feature along the utility easement.**