DATE 3/1/15 JOB No. 12-259
DRAWN rgp CHECKED RGB

N88°10'32"E 422.00' IPS

AT&T EASEMENT – 16.5'R/W (CENTERLINE OF EASEMENT DETERMINED FROM MARKERS LOCATED IN FIELD) (RECORDED IN MORTGAGE BOOK 12, PG. 257)

N88°22'53"E 1044.21'

S07°15'57"W 20.87'

S84°59'42"E 350.01'

N07°20'
20.55

25' B/L

8' CHAINLINK 11GAUGE SECURITY FENCE TYP.

24" CURB/GUTTER TYP.

HEAVY DUTY ASPHALT PAVING

SAW CUT PAVING AT THIS POINT AND REMOVE EXISTING PAVING

EX. TANK

TWIN 8'X20' SWING GATES

NEW GUARDHOUSE

RAMP

CONCRETE APRON TYP.

NEW CONCRETE PATIO

GRAVEL

EXISTING DRIVE TO BE REMOVED

HW INV. 1101.18

N07°05'53"W 410.42'

'MENT MARKED 'ENT SHOWN IS NO OTHER BTAINED FROM

PROPOSED EXPANSION
211,500 SF
FF=1119.78
CONFIRM FINISH FLOOR TO MATCH EXISTING FACILITY

HEAVY DUTY ASPHALT PAVING

PARCEL 1
32.040 ACRES
(1,395,668 sq. ft.)

ONE STORY STUCCO
5810 TRADE CENTER COURT
(399,485 SF)
HEIGHT-34'2"
FFE-1119.78

EXISTING FACILITY
399,500 SF

469.97'

EXISTING PARKING AREA

PK
TOP-1117.12
INV. 1112.22

NEW 5' SIDEWALK TYP.

SWCB
TOP-1120.31
INV. 1110.96

MOTORCYCLE PARKING SLAB ON GRADE WITH CANOPY. RIBBON CURB

NEW PARKING ISLANDS

NEW ASPHALT PAVING

NEW CURB TO MATCH EXISTING

SWCB
TOP-1120.14
IN-1113.64
OUT-1110.64

50' ACCESS EASEMENT (DEED BOOK 2221, PAGES 1007-1032)

545.47'

20' B/L

IPS

N00°21'04"W 33.22'

ATLANTA GAS LIGHT TURAL GAS LINE ESMNT. 30'R/W (C/L PIPE IS P/L– REC. IN DB. 37, PG. 276)

N08°08'34"E 320.25'

NEW 5' SIDEWALK

850.11'

CONCRETE APRON TYP.

RAMP

SWCB
TOP-1110.51
INV. 1003.46

WIER INLET
TOP-1109.04
INV. 1102.64

SWCB
TOP-1110.00
INV. 1001.90

S01°18'04"E 241.86'

HW
INV-1101.69

8'X28' CANTILEVER SLIDE GATE

24" CURB/GUTTER TYP.

HEAVY DUTY ASPHALT PAVING

SAW CUT PAVING AT THIS POINT AND REMOVE EXISTING PAVING

25' B/L

339.19'
N81°33'03"W

8' CHAINLINK 11GAUGE SECURITY FENCE TYP.

RETAINING WALL DESIGNED BY OTHERS TYP.

FLUME

WIER INLET
INV-1100.80

SWCB
TOP-1109.83
INV. 1001.73

25' B/L

IPS

129.83'

63.76'

POINT "B"

S89°03'25"W

1174.86'

TOP-1106.37

P.O
PARCEL

328.60'
S36°52'39"W

WETLANDS

SITE PLAN NOTES

1. ALL WORK AND MATERIALS SHALL COMPLY WITH VILLA RICA REGULATIONS AND CODES AS WELL AS O.S.H.A. AND GA. DOT STANDARDS.
2. OBTAIN ALL PERMITS FROM STATE AND LOCAL AUTHORITIES PRIOR TO THE DEMOLITION AND REMOVAL OF ANY STRUCTURES, PAVING, OR INFRASTRUCTURE.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED GOVERNMENTAL INSPECTIONS.
4. A COPY OF THE APPROVED LAND DISTURBANCE PLAN AND PERMIT SHALL BE PRESENT ON SITE WHENEVER LAND DISTURBANCE ACTIVITY IS IN PROGRESS.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS SHOWN ON PLANS ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
6. ALL DEBRIS, STRUCTURES, INFRASTRUCTURE PIPES, POLES, CABLE, PAVING, AND ANY OTHER MATERIAL SHALL BE DISPOSED OF OFF-SITE AT A PERMITTED FACILITY.
7. EXISTING UTILITIES WITHIN CONSTRUCTION LIMITS ARE TO REMAIN UNLESS NOTED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
8. THE SURVEY OF EXISTING CONDITIONS IS SHOWN WITHIN THESE PLANS. ALL EXISTING CONDITIONS SHALL BE VERIFIED TO BE TRUE AND ACCURATE PRIOR TO BEGINNING WORK.
9. CONSTRUCTION EQUIPMENT SHALL NOT BE PARKED IN REQUIRED R.O.W. AND MUST BE STORED WITHIN THE SITE.
10. ALL SIGNING AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) (CURRENT EDITION).
11. PAINTED STRIPING SHALL BE BRIGHT AND CLEAR. STRIPES SHALL BE PER PLAN AND PAINTED ON CLEAN ASPHALT OR CONCRETE.
12. CURBING SHALL BE FORMED AND POURED CONCRETE UNLESS OTHERWISE DETAILED WITHIN THE DRAWINGS. CONCRETE FOR CURBING SHALL BE 3000 PSI.
13. HANDICAP RAMPS AND PARKING STALLS SHALL BE PER ADA REQUIREMENTS AND LOCAL REGULATIONS.
14. NOTIFY INSPECTIONS 24 HOURS BEFORE THE BEGINNING OF EVERY PHASE OF CONSTRUCTION.
15. NO NEW STRUCTURES ARE PERMITTED WITHIN A 100-YEAR FLOOD HAZARD AREA. STRUCTURES MUST BE AT AN ELEVATION 2 FEET HIGHER AND A DISTANCE OF 15 FEET AWAY FROM THE 100-YEAR FLOOD HAZARD CONTOUR
16. ALL DISTURBED AREAS NOT COVERED BY PAVING OR SIDEWALK ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.
17. ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
18. ON-SITE BURIAL/DISPOSAL OF CONSTRUCTION AND DEMOLITION (C&D) WASTE IS PROHIBITED BY GEORGIA LAW. C&D WASTE MEANS BUILDING MATERIALS FROM CONSTRUCTION AND DEMOLITION OPERATIONS WHICH INCLUDE, BUT ARE NOT LIMITED TO: ASBESTOS-CONTAINING WASTE, WOOD, BRICKS, METAL, CONCRETE, WALL BOARD, PAPER, AND CARDBOARD.

CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Ds1	DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)		Ds1	Establishing temporary protection for disturbed areas where seedings may not have a suitable growing season to produce an erosion retarding cover.
Ds2	DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING)		Ds2	Establishing a temporary vegetative cover with fast growing seedings on disturbed areas.
Ds3	DISTURBED AREA STABILIZATION (WITH PERMANENT SEEDING)		Ds3	Establishing permanent vegetative cover such as trees, shrubs, vines, sod, grasses or legumes on disturbed areas.
Mb	EROSION CONTROL MATTING AND BLANKETS		Mb	The installation of a protective covering (blanket) or soil stabilization mat on a prepared planting area of a steep slope channel or shoreline

EROSION CONTROL PRACTICES

CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Co	CONSTRUCTION EXIT		(label)	A crushed stone pad located at the construction exit to provide a place for removing mud from tires before entry protecting public streets
Ch	CHANNEL STABILIZATION			Improving, constructing or stabilizing an open channel, existing stream, or ditch.
Di	DIVERSION			An earth channel or dike located above, below, or across a slope to divert runoff. this may be a temporary or permanent structure.
Sdi	SEDIMENT BARRIER		(indicate type)	A barrier to prevent sediment from leaving the construction site. It may be scalloped, bales of straw, silt fence, brush barrier, sediment fence. the barriers are usually temporary and in-expensive.

Sd2	SEDIMENT TRAP, TEMPORARY			An impounding area created by excavating around a storm drain inlet. The excavated area will be filled and stabilized on completion of construction activities.
Sd3	SEDIMENT BASIN DETAIL			A basin created by excavation or a dam across a waterway the surface water runoff is temporarily stored allowing the bulk of the sediment to drop out. The basin may be either temporary but may be designed as a permanent pond or stormwater retention device.
St	STORM DRAIN OUTLET PROTECTION			A paved or short section of riprap channel at the outlet of a storm drain system preventing erosion from the concentrated runoff.
Cd	ROCK CHECK DAM			A permanent or temporary stone filter dam installed across small streams or drainageways
Su	SURFACE ROUGHENING			A rough soil surface with horizontal depressions as a result of operating tillage or roughened condition after grading.
Du	DUST CONTROL			Watering of the site via truck or temporary mulching of the site. Other approved practices shall be per the GA EPD manual
Rd	ROCK FILTER DAM			A stone filter dam across drainage ways or emergency spillways to control water velocity/scouring

811 1-800-282-7411
KNOW WHAT'S BELOW.
CALL BEFORE YOU DIG.

GEORGIA REGISTERED No.28274 PROFESSIONAL ENGINEER RODNEY G BLACKLEY

0 25 50 100 200
SCALE

GSWCC LEVEL II CERT. # 2964, EXP. 12/7/17

RELEASED FOR CONSTRUCTION 5/20/15

REVISION
DATE

SE Civil
Site Planning
Civil Engineering
Construction Management
Project Control
4515 JIMMY LEE WAY
DOUGLASVILLE, GA. 30135
678-945-4845 FAX 770-577-0857

SITE PLAN

US INDUSTRIAL REIT, II
9830 COLONNADE BLVD SUITE 600
SAN ANTONIO, TEXAS 78230-2239
ROSE LEYPOLDT 404-213-5566

DATE 3/1/15
JOB No. 12-259
DRAWN rgp
CHECKED RGB
SHEET C01