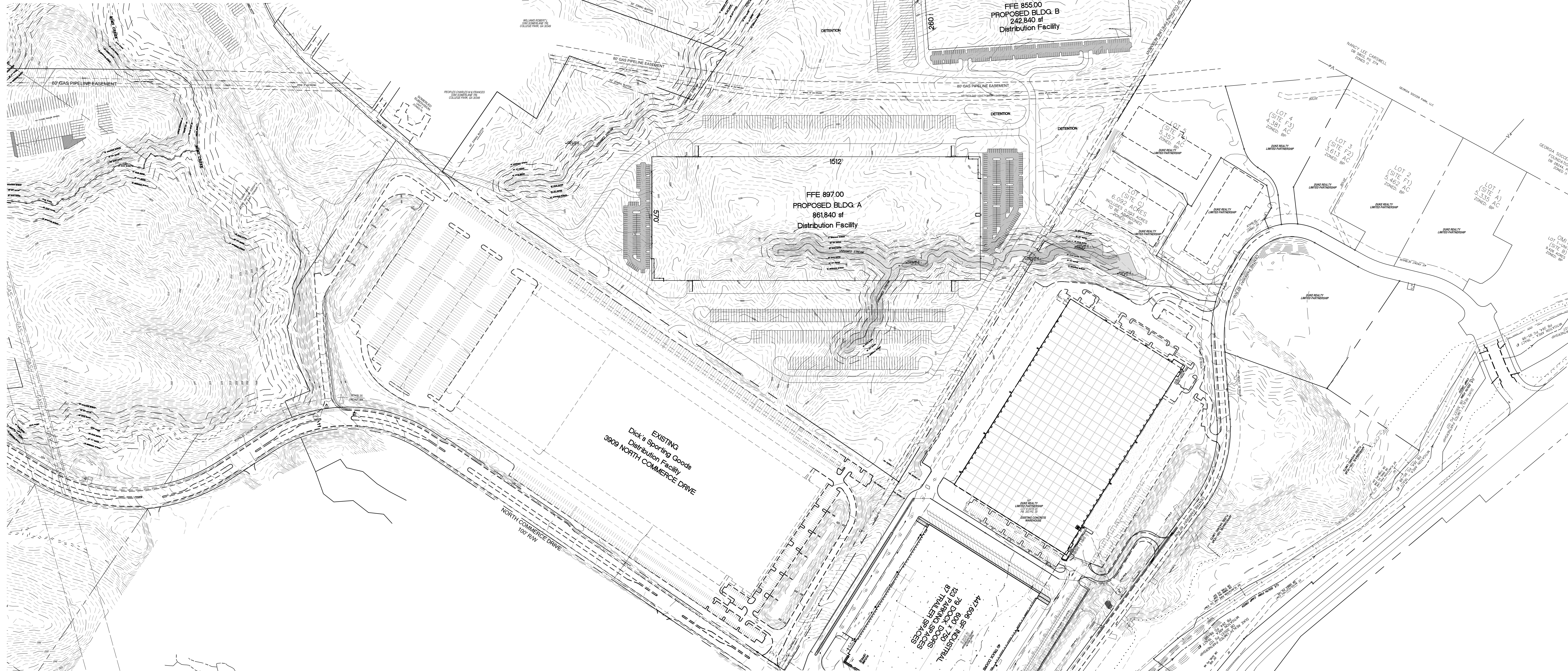
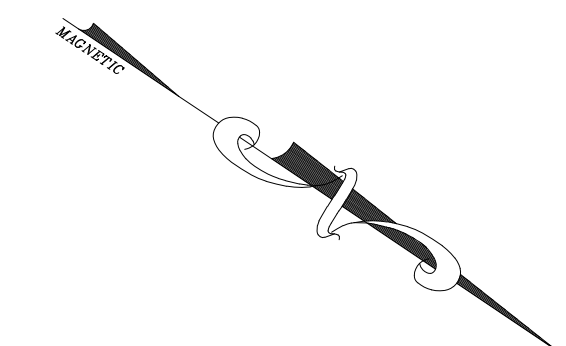


LOCATION MAP



THIS SHEET IS FOR REFERENCE PURPOSES ONLY. PLEASE REFER TO PARTIAL PLAN SHEETS FOR DETAILED INFORMATION.



3715 Davinci Court, Suite 300
Peachtree Corners, GA 30092
770.717.3200 - 770.717.3312 (fx)

CIVIL ENGINEER
HAINES, GIPSON & ASSOCIATES
1550 NORTH BROWN RD.
SUITE 100
LAWRENCEVILLE, GA 30043
770-491-7550



8/15/17 Professional Seal GSWCC #900

CAMP CREEK BUSINESS CENTER-SITE Y& Z
NORTH COMMERCE DRIVE
FULTON COUNTY, CITY OF EAST POINT, GEORGIA
PARCEL ID 09F370001801192, TAX DISTRICT 20J
ZONED BP (BUSINESS PARK)



Know where below.
Call before you dig.
Dial 811
Or Call 800-282-7411

THE LOCATION OF ALL UTILITIES ABOVE OR BELOW GROUND SHOWN ON THESE DRAWINGS ARE APPROXIMATE & NOT OBTAINED FROM OBSERVATION AT THE SITE AND/OR FROM THE UTILITY OWNERS' RECORDS & RECORDS. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE PROPERTY OR HIS AGENT AND/OR THE CONTRACTOR TO DETERMINE EXACT LOCATION OF EXISTING UTILITIES (ABOVE OR BELOW GROUND) & TO NOTIFY UTILITY OWNERS BEFORE BEGINNING ANY CONSTRUCTION.

LEGEND

EXISTING EDGE OF PAVEMENT	---
EXISTING CURB & GUTTER	----
EXISTING BUILDING	▒
PROPOSED CONCRETE CURB & GUTTER	=====
PROPOSED BUILDING	▒
PROPOSED RETAINING WALL	▒
PROPERTY LINES	----
PROPOSED CROSSWALK	
FIRE LANE SIGNAGE/MARKINGS	① ② ③ ④
PROPOSED STORAGE	① ② ③ ④
PROPOSED HANDICAP RAMPS	TYPE "A" TYPE "B" TYPE "C"
PROPOSED CONCRETE SIDEWALKS	▒
PROPOSED HEAVY DUTY CONCRETE	▒
PROPOSED HEAVY DUTY ASPHALT	▒
PROPOSED STANDARD DUTY ASPHALT	▒
RIGHT-OF-WAY PAVEMENT	▒
ACCESS EASEMENTS	▒
PREVIOUS ASPHALT	▒

GENERAL NOTES:

- SITE IS LOCATED IN FULTON COUNTY, EASTPOINT, GEORGIA, PARCEL ID 09F370001801192, TAX DISTRICT 20 J, AND IS ZONED BP (BUSINESS PARK).
- THE SCOPE OF WORK FOR THIS PROJECT CONSISTS OF THE CONSTRUCTION OF TWO (2) WAREHOUSE FACILITIES AND SUPPORTING INFRASTRUCTURE, INCLUDING ACCESS DRIVES, CAR PARKING & TRAILER STORAGE INFRASTRUCTURE, TWO (2) STORMWATER DETENTION FACILITIES, STORM DRAINAGE & OTHER UTILITY INFRASTRUCTURE TO SUPPORT THE PROPOSED DEVELOPMENT AS WELL AS ADDITIONAL IMPROVEMENT TO STORM SEWER INFRASTRUCTURE TO ACCOMMODATE NEW PARKING AREA EXPANSION.
- SITE AREA = ±141.50 ACRES
TOTAL DISTURBED AREA = ±90.25 ACRES.
- TOPOGRAPHIC INFORMATION SHOWN WAS PROVIDED BY DUKE REALTY LIMITED PARTNERSHIP.
- ALL CONSTRUCTION TO CONFORM TO TOWN OF EASTPOINT AND THE STATE OF GEORGIA WHETHER OR NOT REVIEW COMMENTS WERE MADE.
- MAXIMUM CUT / FILL SLOPES = 2 HOR. TO 1 VERT.
- ALL DIMENSIONS TO / FROM FACE OF CURB UNLESS NOTED OTHERWISE.
- ALL UTILITIES IN AREAS OF CONSTRUCTION TO BE FIELD LOCATED AND VERIFIED PRIOR TO BEGINNING CONSTRUCTION.
- CONTRACTOR TO MAINTAIN MINIMUM COVER OVER EXISTING AND PROPOSED UTILITIES IN RIGHT-OF-WAY AS REQUIRED BY THE LOCAL GOVERNING AUTHORITY OR THE GEORGIA DEPARTMENT OF TRANSPORTATION.
- CONTRACTOR TO COORDINATE RELOCATION/MODIFICATION OF EXISTING UTILITIES IN RIGHT-OF-WAY AS REQUIRED BY THE LOCAL GOVERNING AUTHORITY HAVING JURISDICTION.
- EROSION CONTROL MEASURES ARE TO BE ACCOMPLISHED PRIOR TO ANY OTHER CONSTRUCTION ON THE SITE AND BE MAINTAINED UNTIL PERMANENT GROUND COVER IS ESTABLISHED.
- ALL SILT BARRIERS MUST BE PLACED AS ACCESS IS OBTAINED DURING CLEARING. NO GRADING SHALL BE DONE UNTIL EROSION CONTROL MEASURES HAVE BEEN INSTALLED.
- SILT BARRIERS TO BE PLACED AS SHOWN AND/OR AS DIRECTED BY THE PROJECT ENGINEER AND/OR MUNICIPAL INSPECTOR.
- THIS PROPERTY DOES LIE WITHIN THE FLOOD HAZARD ZONE, AS SHOWN ON F.I.R.M. COMMUNITY PANEL FOR FULTON COUNTY, GEORGIA AND INCORPORATED AREAS, NUMBER 1312100344C, EFFECTIVE DATE 09/18/2013.
- ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES, SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICES.
- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL TOWN OF BRASELTON REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
- CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
- ALL DISTURBED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
- ALL ISLANDS WITH CURB & GUTTER SHALL BE LANDSCAPED. THOSE ISLANDS ARE TO HAVE 24" CURB & GUTTER. ALL REMAINING ISLANDS ARE TO BE STRIPPED AS SHOWN.
- ALL CURBED RADII ARE TO BE 3' UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS AND RADII ARE TO/FROM THE FACE OF CURB UNLESS OTHERWISE NOTED.
- EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
- WETLANDS ARE PRESENT ON THE SITE, OR WITHIN THE PRESCRIBED LIMITS OF WORK.
- REFER TO THE ARCHITECTURAL PLANS FOR MONUMENT SIGN DETAILS.
- REFER TO ARCH. PLANS FOR SITE LIGHTING ELECTRICAL PLANS.
- THE SITEWORK FOR THIS PROJECT SHALL MEET OR EXCEED ALL TENANT STANDARD SITEWORK SPECIFICATIONS.
- ALL STRIPING IN THE RIGHT-OF-WAY SHALL BE THERMOPLASTIC.
- ALL WORK WITHIN GDOT R/W SHALL BE GOVERNED BY THE GA D.O.T. PERMIT.
- CONTRACTOR TO HAVE A REGISTERED SURVEYOR SET A BENCH MARK FOR THE PROJECT. THIS IS TO BE USED FOR ALL CONSTRUCTION STAKING AND SETTING FINISH FLOOR ELEVATIONS ON SITE. CONTROL TO BE SET AND PROTECTED.
- NO JURISDICTIONAL BOUNDARY IS LOCATED IN SITE VICINITY.
- NO SUBDIVISION OF PROPERTY IS PROPOSED.
- FLOOR AREA RATIO: 0.18 S.F./ACRE
- PRESERVED OPEN SPACE AREA = 78.24 ACRES

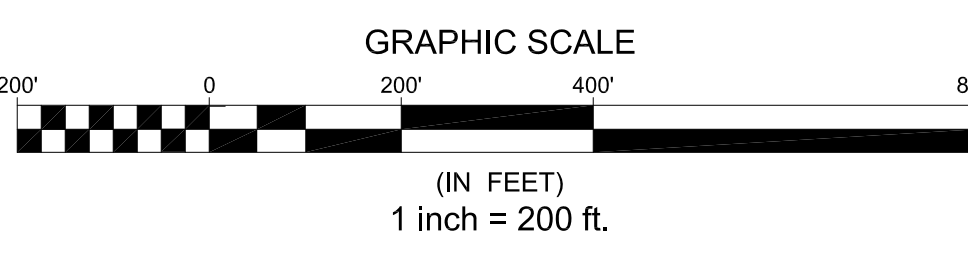
- OWNER/DEVELOPER — DUKE REALTY LIMITED PARTNERSHIP
3715 DAVINCI COURT, SUITE 300
PEACHTREE CORNERS, GEORGIA 30092
CONTACT: MR. KEN SKINNER
PHONE: 770-638-2531
- CIVIL ENGINEER — HAINES, GIPSON & ASSOCIATES, INC.
1550 NORTH BROWN ROAD, SUITE 100
LAWRENCEVILLE, GA 30043
(770) 491-7550
- TRAFFIC ENGINEER — A&R ENGINEERING, INC.
2160 KINGSTON CT., STE O
MARIETTA, GA 30067
(770) 690-9255

DRI #2721

CAR PARKING SUMMARY DATA:

BLDG A:	PARKING REQUIRED = 431 SPACES
	PARKING PROVIDED = 359 SPACES
BLDG B:	PARKING REQUIRED = 122 SPACES
	PARKING PROVIDED = 172 SPACES
TRAILER STORAGE DATA:	
BLDG A:	TRAILER STORAGE PROVIDED = 306 SPACES
BLDG B:	TRAILER STORAGE PROVIDED = 59 SPACES

OVERALL SITE PLAN



ISSUANCES

#	Description	Date

DRAWING INFORMATION

Scale:	AS INDICATED
Date:	21 SEPTEMBER 2017
Checked By:	RCL
Drawn By:	CDGR/CL
Duke Realty Job#:	DUKE
A/E Job #:	2017-198

DRAWING / SHEET TITLE
OVERALL SITE PLAN

SHEET NUMBER
C-2.0