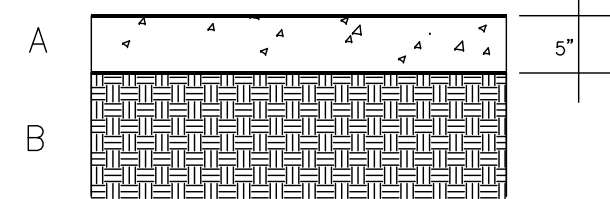




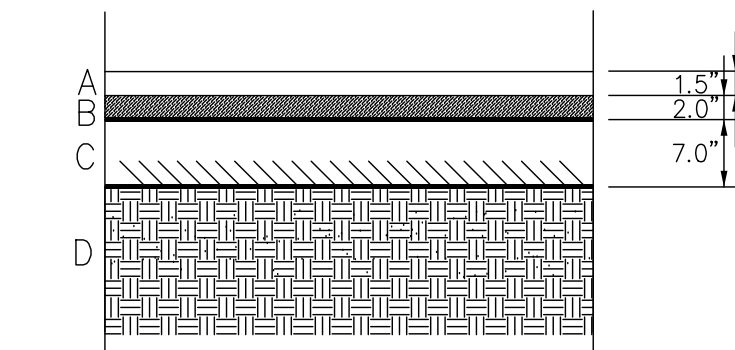
VICINITY MAP
N.T.S.

- A. 5.0 INCH CONCRETE W/ FIBER MESH
- B. STABILIZED SUBGRADE
RAW SUBGRADE SOIL (IN SITU OR COMPACTED FILL)
COMPACTED TO A MINIMUM OF 100% STD. PROCTOR



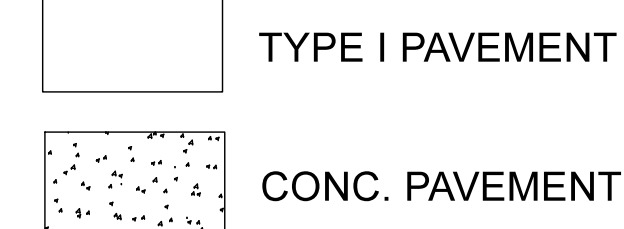
CONCRETE DUMPSTER PAD
NO SCALE

- A. 1.5 INCH ASPHALT TOPPING - TYPE "E" OR "F"
- B. 2.0 INCH BINDER - TYPE "B"
- C. 8.0 INCHES OF CRUSHED STONE BASE COURSE
- D. STABILIZED SUBGRADE
RAW SUBGRADE SOIL (IN SITU OR COMPACTED FILL)
COMPACTED TO A MINIMUM OF 98%
OF ASTM D 698 DENSITY



TYPE I PAVEMENT
(ROAD WIDENING AND TRUCK TRAFFIC)
NO SCALE

PAVEMENT LEGEND

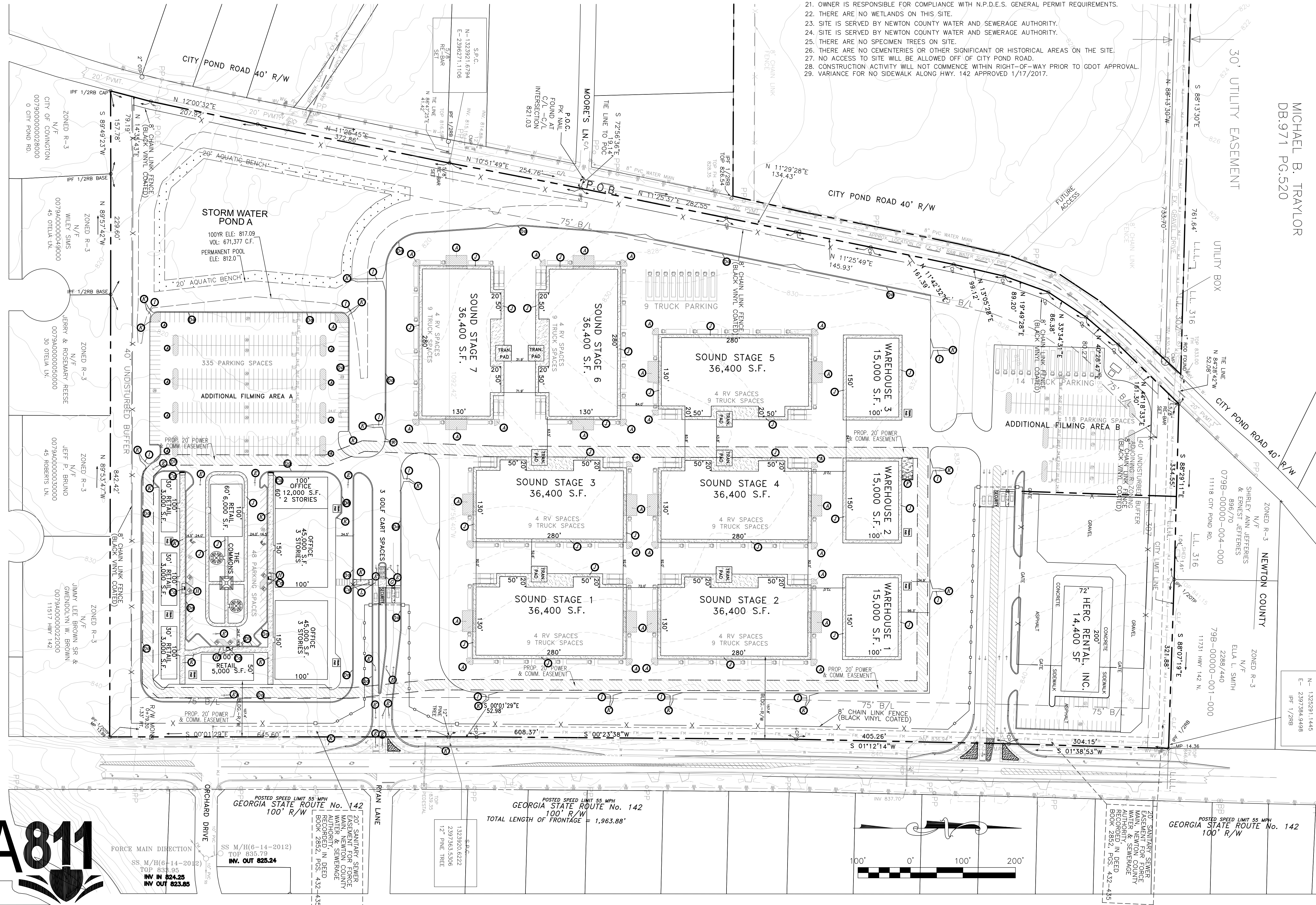


SITE PLAN KEYED NOTES

- (A) AREA STRIPED WITH SWSL/4"ACMP @ 45° AT 2'-0" O.C.
- (B) ACCESSIBLE PARKING SPACE TYPICAL. SEE DETAIL SHEET.
- (C) ACCESSIBLE RAMP.
- (D) 24" CONCRETE CURB AND GUTTER TYPICAL. SEE DETAIL SHEET.
- (E) PAINTED DIRECTIONAL ARROW (TYPICAL). SEE DETAIL SHEET.
- (F) CONCRETE DUMPSTER PAD FOR WAREHOUSES.
EACH STUDIO WILL HANDLE WASTE BY ROLL OF DUMPSTER.
- (G) PRECAST CONC. BUMPER BLOCK
- (H) HANDICAP SIGN. SEE DETAIL SHEET.
- (I) 5' CONCRETE FLUME
- (J) 6' CONCRETE SIDE WALK.
- (K) 10' CONCRETE SIDE WALK.
- (L) PROP. CROSSWALK.

SITE PLAN NOTES

1. SOUTH CAMPUS CONTAINS 47.158 ACRES TOTAL W/32.22 AC. IMPERVIOUS OR 68.32%.
2. PROPERTY IS ZONED M-2.
3. BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM A SURVEY BY HOUSTON ENGINEERING, INC. DATED 5/22/12 AND NEWTON COUNTY GIS.
4. NO PART OF THIS SITE IS IN A FLOOD HAZARD ZONE ACCORDING TO F.I.R.M. COMMUNITY PANEL NO. 1321700040C, DATED SEPT. 5, 2007.
5. THERE ARE NO MAXIMUM ALLOWABLE BUILDING HEIGHT LIMIT.
6. ALL CURB RADII ARE 5.0' UNLESS OTHERWISE NOTED.
7. ALL CURB DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
8. ALL CONSTRUCTION MATERIALS AND PROCEDURES SHALL CONFORM TO CITY OF COVINGTON AND GEORGIA DEPARTMENT OF TRANSPORTATION STANDARDS.
9. SEE ARCHITECTURAL PLANS FOR BUILDING FLOOR PLAN DIMENSIONS, DOOR LOCATIONS, AND OTHER ARCHITECTURAL DETAILS.
10. HANDICAP PARKING SPACES SHALL BE DESIGNATED AS RESERVED FOR DISABLED BY A SIGN SHOWING THE SYMBOL OF ACCESSIBILITY. SUCH SIGNS SHALL NOT BE OBTAINED BY VEHICLES PARKING IN THE SPACES.
11. CONTRACTOR TO NOTIFY INSPECTOR AT LEAST 24 HOURS BEFORE BEGINNING EACH PHASE OF CONSTRUCTION.
12. SIGNS, LOCATION, NUMBER AND SIZE ARE NOT APPROVED UNDER THIS DEVELOPMENT PERMIT.
13. NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL ALL SITE IMPROVEMENTS HAVE BEEN COMPLETED.
14. HIGH INTENSITY LIGHTING FACILITIES SHALL BE SO ARRANGED THAT THE SOURCE OF ANY LIGHT IS CONCEALED FROM PUBLIC VIEW AND FROM ADJACENT RESIDENTIAL PROPERTY AND DOES NOT INTERFERE WITH TRAFFIC.
15. THE LOCATIONS OF ALL BUILDINGS FROM PROPERTY LINES AND OTHER BUILDINGS SHALL COMPLY WITH THE HEIGHT AND AREA LIMITATIONS OF TABLE 500 AND THE FIRE RESISTIVE REQUIREMENTS OF TABLE 600 OF THE 1995 EDITION OF THE STANDARD BUILDING CODE BASED ON OCCUPANCY GROUP CLASSIFICATIONS AND TYPES OF CONSTRUCTION.
16. NO DRIVE UP WINDOWS ARE PROPOSED.
17. BUILDING TO BE SPRINKLERED.
18. NO SIGNAGE IS PROPOSED AT THIS TIME AND THE APPROPRIATE SIGN PERMITS TO BE OBTAINED AT A LATER DATE.
19. THERE ARE NO EXISTING OR PROPOSED INERT WASTE BURY PITS ON THIS SITE.
20. OWNER IS RESPONSIBLE FOR MAINTENANCE OF STORM DRAIN SYSTEM OUTSIDE OF RIGHT OF WAY.
21. OWNER IS RESPONSIBLE FOR COMPLIANCE WITH N.P.D.E.S. GENERAL PERMIT REQUIREMENTS.
22. THERE ARE NO WETLANDS ON THIS SITE.
23. SITE IS SERVED BY NEWTON COUNTY WATER AND SEWERAGE AUTHORITY.
24. SITE IS SERVED BY NEWTON COUNTY WATER AND SEWERAGE AUTHORITY.
25. THERE ARE NO SPECIMEN TREES ON SITE.
26. THERE ARE NO CEMETERIES OR OTHER SIGNIFICANT OR HISTORICAL AREAS ON THE SITE.
27. NO ACCESS TO SITE WILL BE ALLOWED OFF OF CITY POND ROAD.
28. CONSTRUCTION ACTIVITY WILL NOT COMMENCE WITHIN RIGHT-OF-WAY PRIOR TO CDOT APPROVAL.
29. VARIANCE FOR NO SIDEWALK ALONG HWY. 142 APPROVED 1/17/2017.

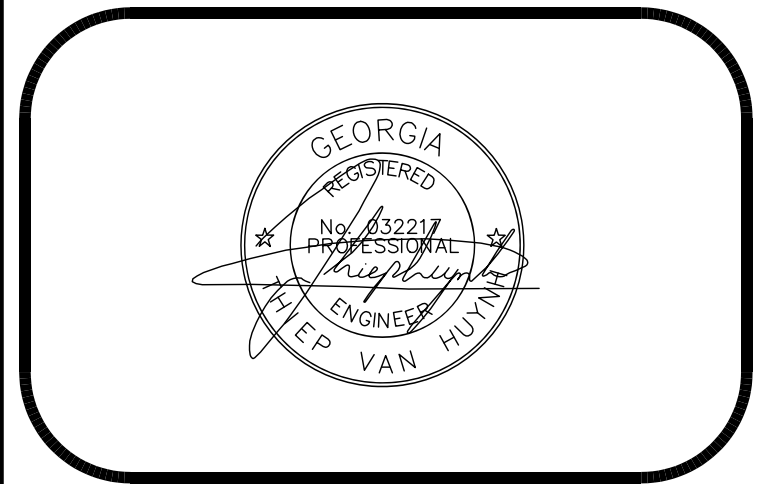


MICHAEL B. TRAYLOR
DB.971 PG.520

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SITE PLAN
PROPOSED

THREE RING STUDIOS

SOUTH CAMPUS

C07900000081000
PARCELS: & C079000000016000
LAND LOT(S): 307 & 316
DISTRICT: 9th GMD:1249
11629 HWY 142
COVINGTON, GEORGIA

11/2/2016
1" = 100'

DEVELOPER/PERMITTEE

THREE RING STUDIOS, LLC.
121 PERIMETER CENTER WEST
SUITE 250
ATLANTA, GA 30346
OWNER
NEWTON COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY
2100 WASHINGTON ST.
COVINGTON, GA 30014

24 HOUR - EMERGENCY CONTACT
RAHIM CHARANIA
PHONE: 770-399-7800
rcharania@americanfuelingsystems.com

REVISIONS

NO.	DATE	DESCRIPTION
1	1/26/17	CITY, NCWSA, & DOT COMMENTS
2	2/9/17	CITY & NCWSA COMMENTS
3	2/23/17	NCWSA, FIRE MARSHALL COMMENTS

JOB No. 16-095
C-1

GEORGIA811
www.Georgia811.com

POSTED SPEED LIMIT 55 MPH
GEORGIA STATE ROUTE No. 142
100' R/W

POSTED SPEED LIMIT 55 MPH
GEORGIA STATE ROUTE No. 142
100' R/W
TOTAL LENGTH OF FRONTAGE = 1,963.88'

POSTED SPEED LIMIT 55 MPH
GEORGIA STATE ROUTE No. 142
100' R/W

SCALE: 1" = 100'

ORCHARD DRIVE

BRAN LANE

FORCE MAIN DIRECTION

SS M/H(6-14-20)2
TOP 838.95
INV IN 824.25
INV OUT 823.85

SS M/H(6-14-2012)
TOP 838.78
INV IN 825.24

SS M/H(6-14-2012)
TOP 838.95
INV IN 824.25
INV OUT 823.85

SS M/H(6-14-2012)
TOP 838.95
INV IN 824.25
INV OUT 823.85