

THREE WORKING DAYS BEFORE YOU DIG

PB = PLAT BOOK ZDL = ZONING DEMARCATION LINE TYP = TYPICAL

EX. = EXISTINGPR. = PROPOSEDBR = TO BE REMOVED

TBF = TO BE FILLED I.E. = UTILITY EASEMENT SE = SANITARY SEWER EASEMENT E = DRAINAGE EASEMENT= COMPACT PARKING SPACE DSSA = OPEN SOIL SURFACE AREA

SL = BUILDING SETBACK LINE SL = PARKING SETBACK LINE = FINISHED FLOOR ELEVATION = SANITARY SEWER MANHOLE

= PROPERTY CORNER

) = PROPERTY CORNER FOUND = PR. PROPERTY CORNER PF = IRON PIN FOUND IPS = IRON PIN SET - 1/2" REBAR CMF = CONCRETE MONUMENT FOUND OTP = OPEN TOP PIPE

0 @ = CLEAN OUT SSMH = SANITARY SEWER MANHOLE DIP = DUCTILE IRON PIPE

FH = FIRE HYDRANT WM = WATER METER WV = WATER VALVE

TP = TELEPHONE POLE PP = POWER POLE PTP = POWER TELEPHONE POLE P = LIGHTPOST

IG. = TRAFFIC SIGNAL TPED = UNDERGROUND TELEPHONE PEDESTAL FO = FIBER OPTIC PEDESTAL

TRANS = TRANSFORMERI = DROP INLETGI = GRATE INLET HGI = HOODED GRATE INLET

JB = JUNCTION BOX OCS = OUTLET CONTROL STRUCTURE RCP = REINFORCED CONCRETE PIPE CMP = CORRUGATED METAL PIPE HDPE = HIGH DENSITY POLYETHYLENE = INVERT ELEVATION

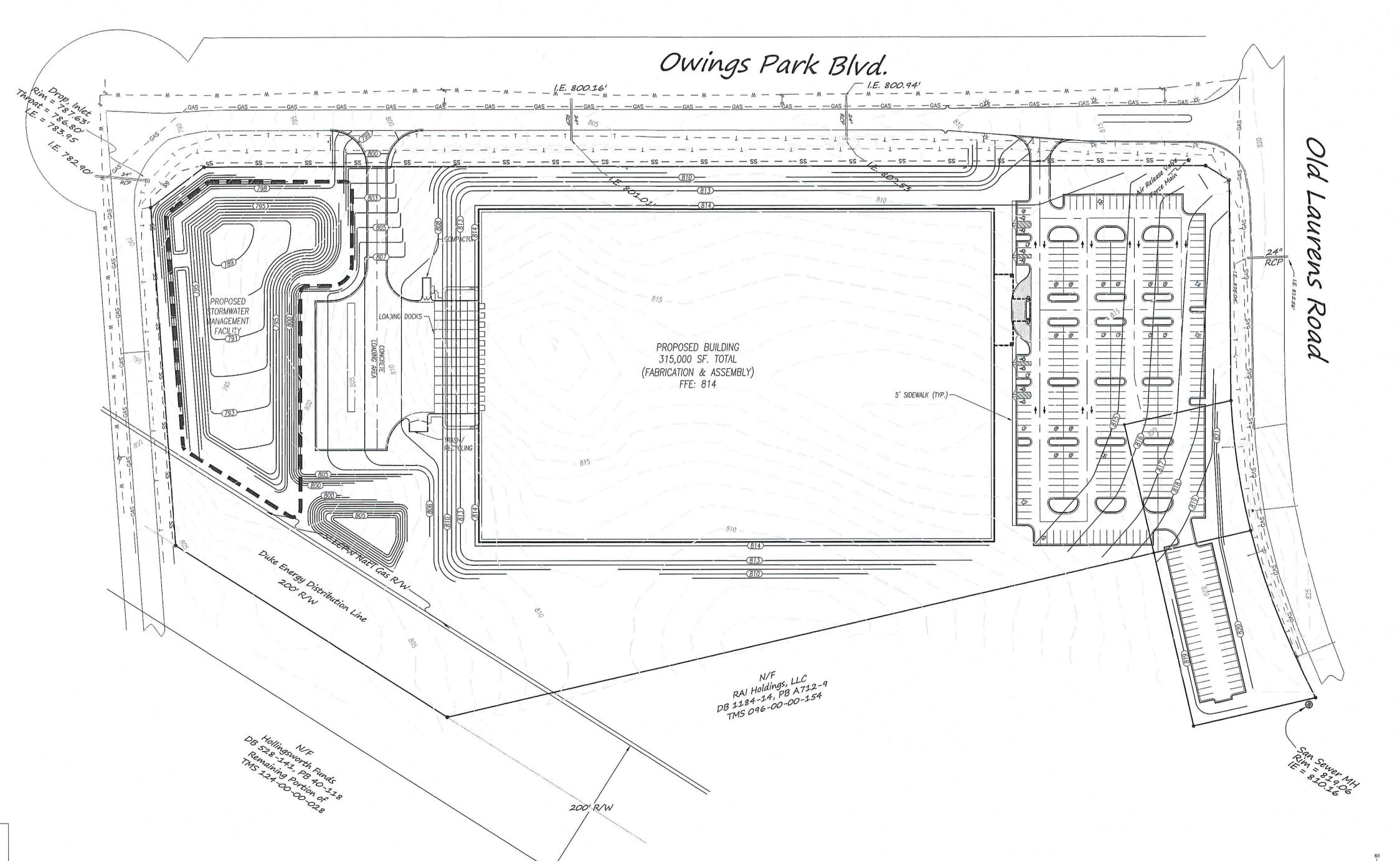
LWCB = LEFT WING CATCH BASIN RWCB = RIGHT WING CATCH BASIN DWCB = DOUBLE WING CATCH BASIN FES = FLARED END SECTION - - SS - - =SANITARY SEWER

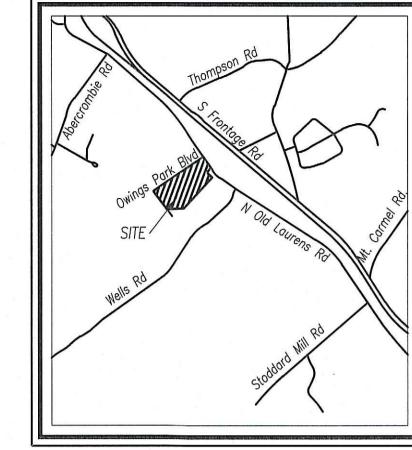
- — w — — =WATER

− P − =UNDERGROUND UTILIT - - ~ - P - =OVERHEAD UTILITY — T — =UNDERGROUND -GAS - - =GAS

CONCEPT PLAN NOTE

THIS CONCEPT PLAN IS FOR CONCEPTUAL PURPOSES ONLY AND IS NOT A PLAN TO BE PERMITTED WITH THIS SET OF PLANS.





VICINITY MAP SCALE: 1" = 1,000'

PROJECT DATA PROPERTY OWNER: RAI HOLDINGS, LLC PO BOX 5340 ATHENS, GA 30604 ATTN: HARRIS LOWERY CELL: 706.206.5037 REINICKE ATHENS INC.

ATHENS, GA 30604 ATTN: HARRIS LOWERY CELL: 706.206.5037

ATHENS, GA 30606

PHYSICAL ADDRESS: OWINGS PARK BLVD

TAX PARCEL: 096-00-00-156

TOTAL PROJECT ACREAGE: 21.51 ACRES (936,976 SF.)

CONTOUR INTERVAL: 1' FIELD RUN TOPO BY ADTECH SURVEYING, INC. DATED 03/16/2016.

BOUNDARY SURVEY: THIS DRAWING WAS PREPARED USING A TOPOGRAPHIC SURVEY BY ADTECH SURVEYING, INC FOR RAI, INC., DATED 03/15/2016.

PROPOSED ZONING: N/A

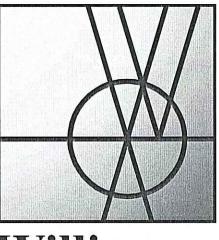
FLOOD PLAIN: NO PORTION OF THIS PROPERTY LIES WITHIN THE FLOOD PLAIN

THERE ARE NO WETLANDS DELINEATED ON SITE.

SEWAGE DISPOSAL: LAURENS COUNTY WATER & SEWER COMMISION

UTILITIES: POWER, GAS, WATER, SEWER, TELEPHONE, CABLE TV

SITE DRAINAGE: CONCRETE CURB AND GUTTER AND COUNTY APPROVED PIPE WILL BE EMPLOYED TO COLLECT AND DIVERT SURFACE WATER TO THE PROPOSED STORM WATER MANAGEMENT FACILITY.



Williams

Engineering Surveying LANDSCAPE ARCHITECTURE

2470 Daniells Bridge Road, Suite 161

Athens, Georgia 30606 P. 706.310.0400 F. 706.310.0411

www.gaplanning.com

AUTHORIZED AGENT:

DEVELOPER:

WILLIAMS & ASSOCIATES 2470 DANIELLS BRIDGE RD. SUITE 161

EXISTING ZONING: N/A

EXISTING USE: VACANT PROPOSED USE: INDUSTRIAL WAREHOUSE

ACCORDING TO FIRM COMMUNITY PANEL NUMBER 45059C0075C DATED 08/16/2012.

THERE ARE NO STATE WATERS ONSITE, NOR WITHIN 200' OF THE SITE.

WATER SUPPLY: LAURENS COUNTY WATER & SEWER COMMISION

SOLID WASTE: BY PRIVATE CONTRACT

DATE: 04/14/2016

REVISIONS DATE COMMENT



ALL DRAWINGS SHALL REMAIN THE PROPERTY OF WILLIAMS & ASSOCIATES. THESE INSTRUMENTS OF SERVICE ARE TO BE USED SOLELY FOR THIS SPECIFIC PROJECT. WILLIAMS & ASSOCIATES SHALL RETAIN ALL LEGAL RIGHTS TO THE USE OF THE INSTRUMENTS OF SERVICE AND SHALL RETAIN FULL PROTECTION UNDER UNITED STATES COPYRIGHT LAW.

16020

CONCEPT PLAN

(IN FEET)

1 inch = 80 ft.

TOTAL PROJECT AREA **21.51 ACRES**

TOTAL DISTURBED AREA 18.77 ACRES TOTAL

(INCLUDES 0 ACRES IN THE ROW)

GRAPHIC SCALE