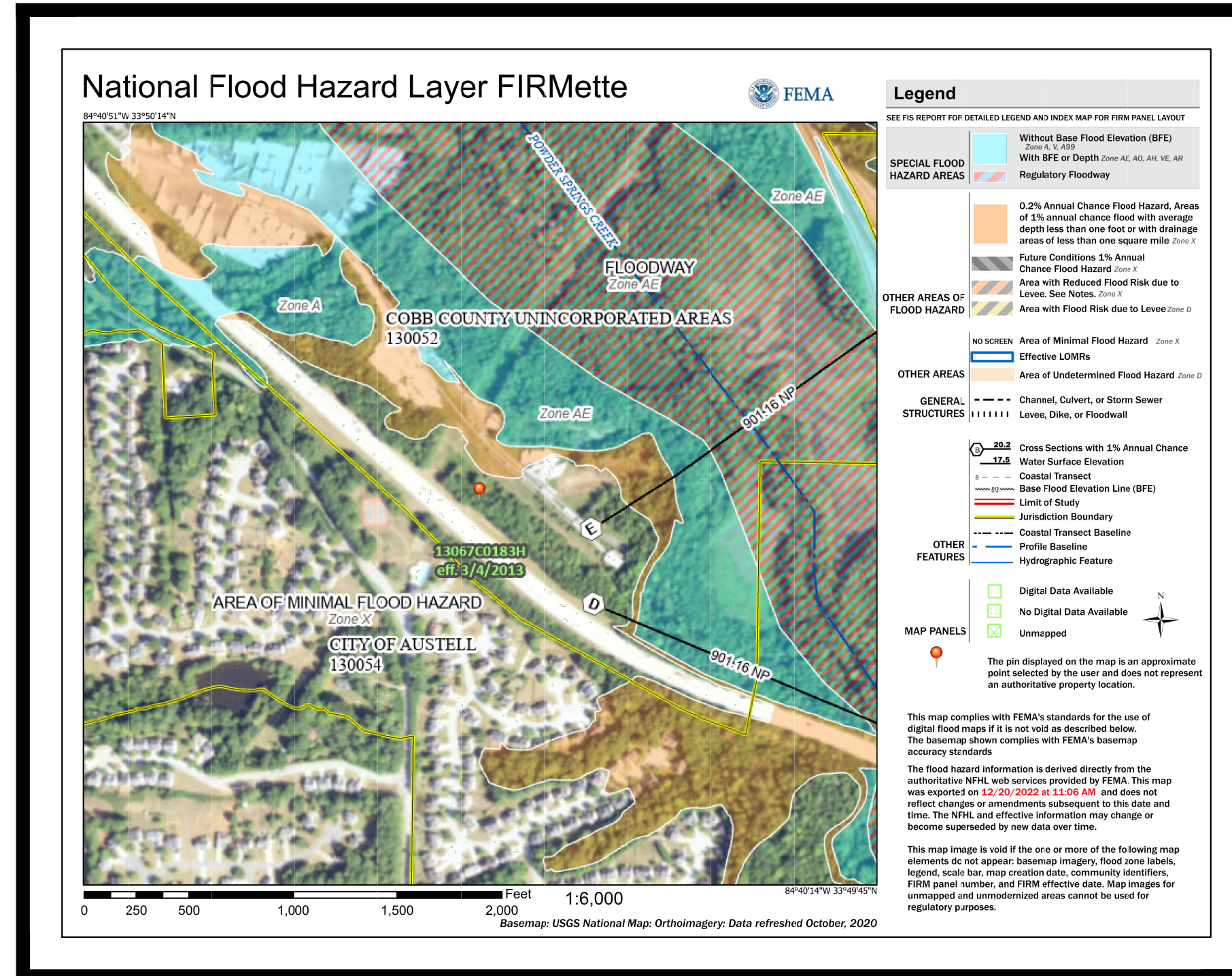


SITE LOCATION MAP
CITY OF POWDER SPRINGS,
COBB COUNTY, GEORGIA
SCALE: 1"=2000'



FIRM MAP
N.T.S.
MAP #: 13067C0183H
EFFECTIVE DATE: 08/31/2022
ZONE: AE

SHEET INDEX

- BOUNDARY RETRACEMENT & TOPOGRAPHIC SURVEY
- C-1.0 SITE PLAN
- C-1.1 SITE PLAN
- C-2.0 GRADING PLAN
- C-2.1 GRADING PLAN
- C-2.2 ENLARGED STORMWATER POND 2 AND STORM DRAINAGE PLAN
- C-2.3 ENLARGED STORMWATER POND 3 AND STORM DRAINAGE PLAN
- C-2.4 ENLARGED STORMWATER POND 4 AND STORM DRAINAGE PLAN
- C-2.5 ENLARGED STORMWATER POND 5 AND STORM DRAINAGE PLAN
- C-2.6 STORM SEWER PROFILES
- C-2.7 STORM SEWER PROFILES
- C-2.8 CUT & FILL ANALYSIS
- C-2.9 CUT & FILL ANALYSIS
- CD-2.0 STORM DRAINAGE DETAILS

20 WEST TRANSPORT PARTNERS LLC BURROW TRAIL

GENERAL SITE DATA:
OWNER/PROJECT MANAGER
20 WEST TRANSPORT PARTNERS, LLC.
ATTN: MARK HAWKS
910 DAVIS BEND ALPHARETTA, GA 30004

1. SITE ADDRESS: BURROW TRAIL
2. PARCEL: 19112600010, 19109600010
3. LAND LOT: 1096, 1125, 1126, 1127, 1169
4. DISTRICT: 19
5. SITE AREA: 93.42 +/- ACRES
6. GRAVEL SURFACE: 17.85 +/- ACRES
7. PROPOSED USE: TRUCK & TRAILER STORAGE
8. ZONING: LI (LIGHT INDUSTRIAL)
SETBACKS:
FRONT = 50'
SIDE = 20'
REAR = 40'

9. WATER AVAILABILITY: PUBLIC
10. SEWER AVAILABILITY: PUBLIC

24-HR CONTACT
20 WEST TRANSPORT PARTNERS, LLC.
ATTN: MARK HAWKS
910 DAVIS BEND ALPHARETTA, GA 30004

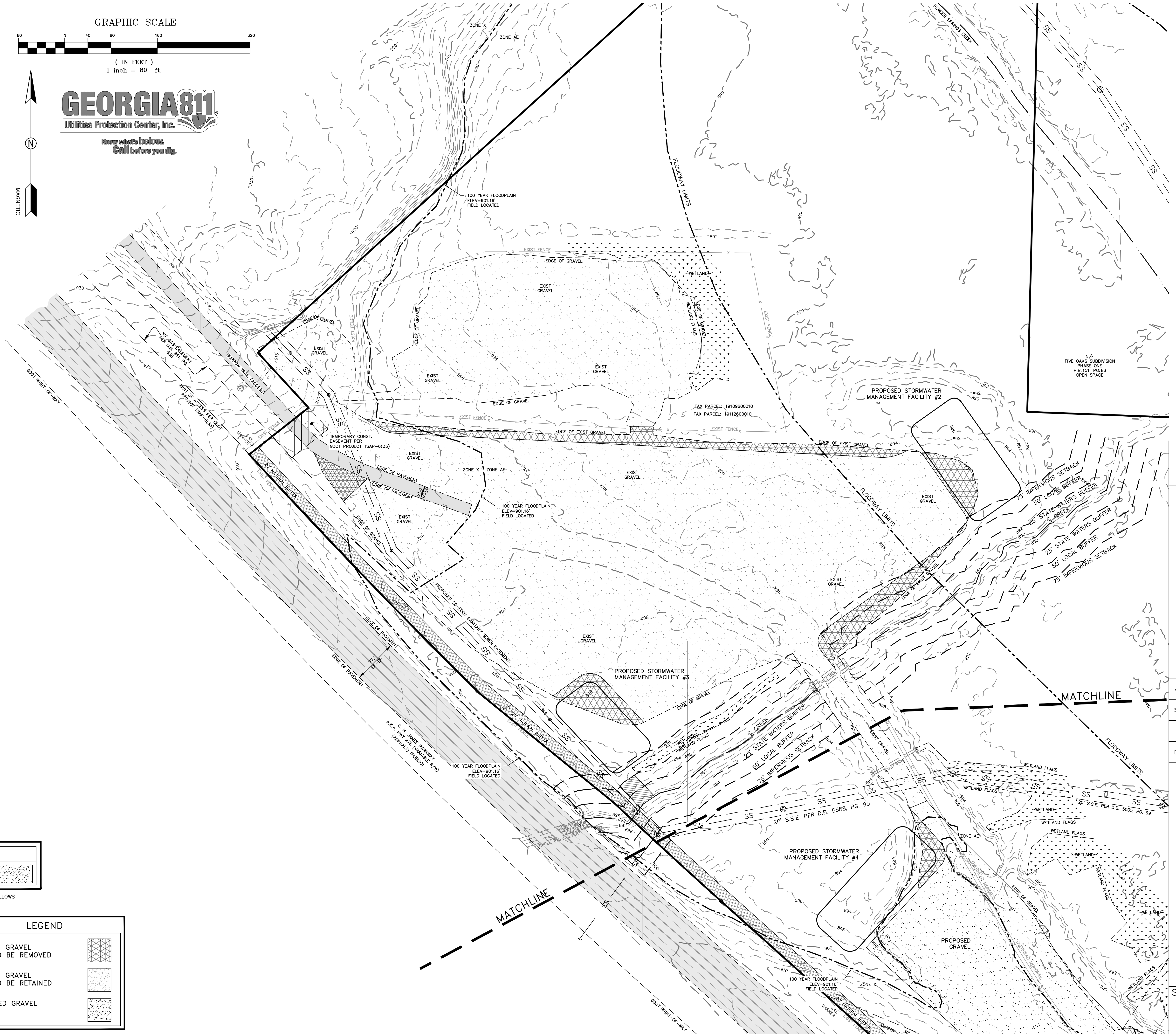
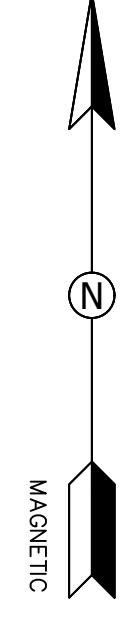
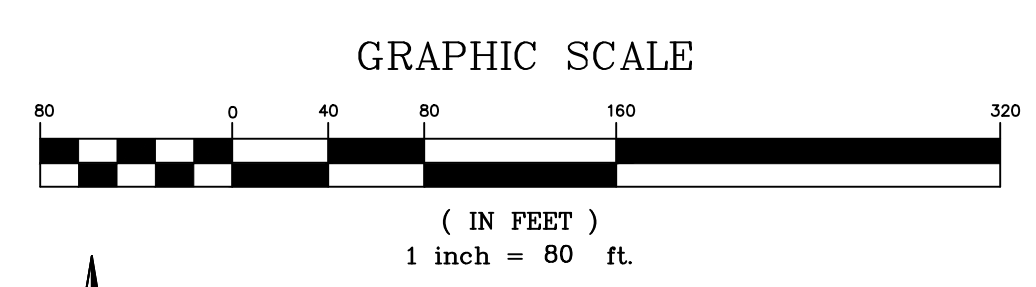
PRIMARY PERMITTEE
20 WEST TRANSPORT PARTNERS, LLC.
ATTN: MARK HAWKS
910 DAVIS BEND ALPHARETTA, GA 30004



REV.	DATE	DESCRIPTION

LEGEND		
R/W	RIGHT OF WAY	—GH— OVERHEAD POWER
I.P.F.	IRON PIN FOUND	—UT— UNDERGROUND TELEPHONE
I.P.P.	IRON PIN PLACED	—CH— OVERHEAD TELEPHONE
C.T.	COMPACT TOP PIPE	—W— WATER
R.B.	REINFORCING BAR	—SS— SANITARY SEWER
O.T.	OPEN TOP PIPE	—FM— FORCE MAIN
N/O	NOW OR FORMERLY	—G— GAS
B.L.	BUILDING LINE	—SD— STORM DRAIN
1033	1033 CATCH BASIN	—SB— SEDIMENT BARRIER
1034	1034 CATCH BASIN	—TP— TREE PROTECTION FENCE
1018A	1018A DROP INLET	—P— PROPOSED FENCE
1018A	1018A JUNCTION BOX	—PC— PROPOSED CONTOUR
1018A	1018A TYPE C CURB INLET	—C&G— EXISTING CURB & GUTTER
H	HEADWALL	—X 100— EXISTING SPOT ELEVATION
D	DRAINAGE SLOPE	—X 1010— PROPOSED SPOT ELEVATION
S	SEWER MANHOLE	

- NOTE:
- BOUNDARY INFORMATION SHOWN OBTAINED FROM A BOUNDARY RETRACEMENT & TOPOGRAPHIC SURVEY FOR 20 WEST TRANSPORT PARTNERS LLC PREPARED BY GASKINS AND DATED 07/17/2022.
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 - THE U.S. FISH & WILDLIFE NATIONAL WETLANDS INVENTORY MAP HAS BEEN CONSULTED, AND WETLANDS ARE SHOWN TO BE PRESENT WITHIN PROJECT LIMITS.



GENERAL SITE DATA:

OWNER/PROJECT MANAGER
 20 WEST TRANSPORT PARTNERS, LLC.
 ATTN: MARK HAWKS
 1 AVI -N ALPHARETTA, GA 30004

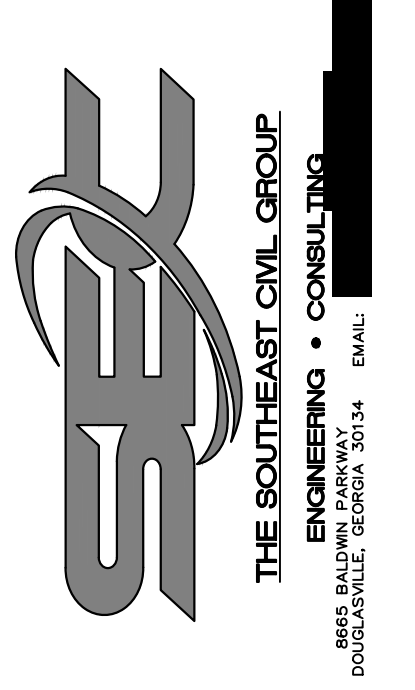
- SITE ADDRESS: BURROW TRAIL
- PARCEL: 19112600010, 19109600010
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- DISTRICT: 19
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- GRAVEL SURFACE: 17.85 +/- ACRES
- PROPOSED USE: TRUCK & TRAILER STORAGE
- ZONING: LI (LIGHT INDUSTRIAL)
 SETBACKS:
 FRONT = 50'
 SIDE = 20'
 REAR = 40'
- WATER AVAILABILITY: PUBLIC
- SEWER AVAILABILITY: PUBLIC

PAVING LEGEND	
GRAVEL	—3" #54 STONE (BASE) —4" COMPACTED G.A.B. (TOP)

NOTE: DEVELOPER MAY INSTALL OTHER PERVIOUS SURFACE AS PRODUCT AVAILABILITY ALLOWS

CREEK & FLOODPLAIN LEGEND	
CENTER LINE OF CREEK	— — — — —
BUFFERS & SETBACKS (PER FIELD RUN SURVEY)	— — — — —
FLOOD PLAIN DELINEATION	— — — — —
WETLAND AREA (PER FIELD RUN SURVEY)	•••••

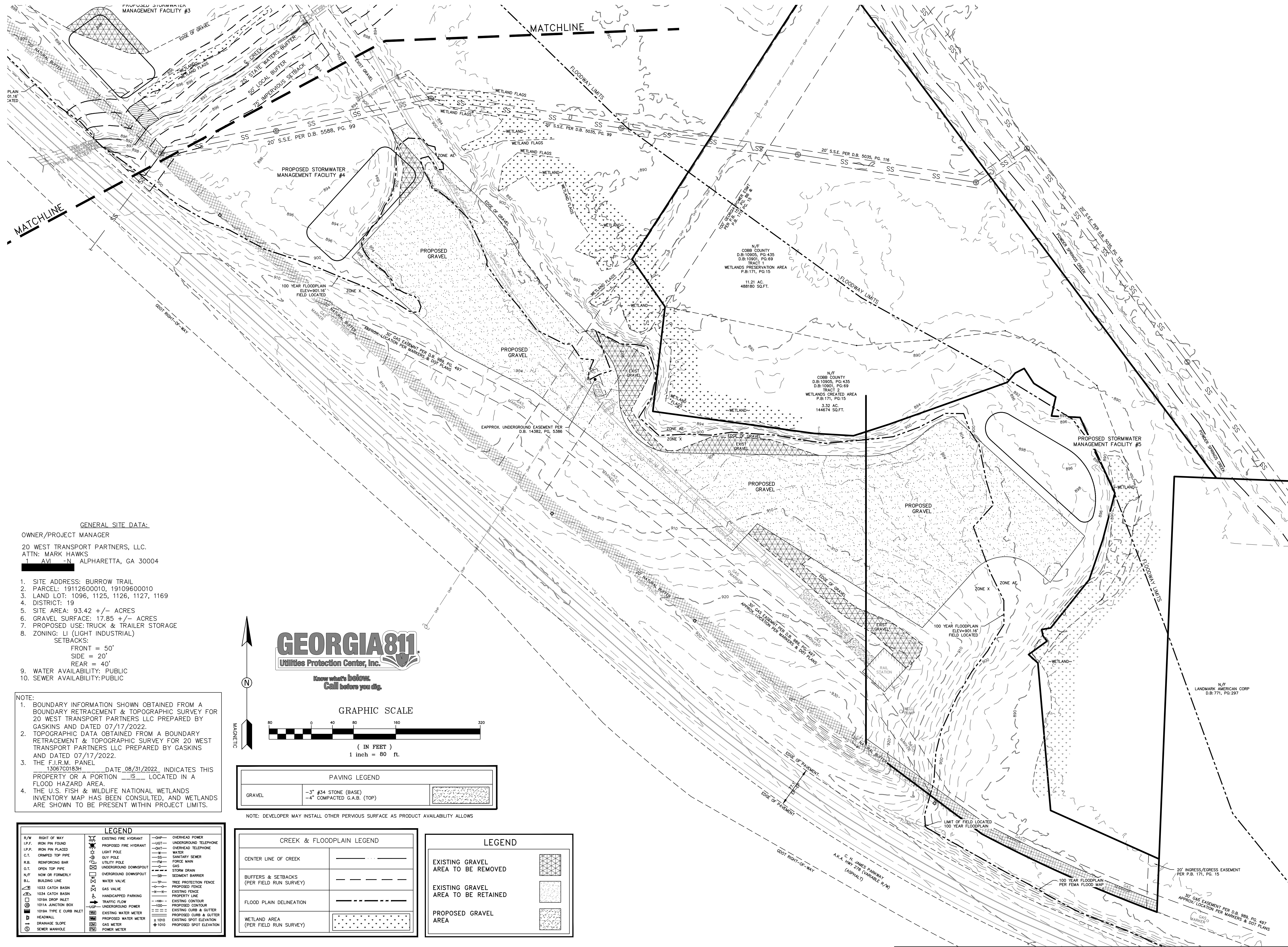
LEGEND	
EXISTING GRAVEL AREA TO BE REMOVED	▨
EXISTING GRAVEL AREA TO BE RETAINED	▩
PROPOSED GRAVEL AREA	▧



JOB # 220702
 SCALE: 1"=80'
 DATE: 02/02/2023
 DRAWN BY: MGF

SITE PLAN
20 WEST TRANSPORT PARTNERS LLC
 LOCATED IN LL 1096, 1125, 1126, 1127, 1169, DISTRICT 19
 CITY OF POWDER SPRINGS, COBB COUNTY, GEORGIA

SHEET:
C-1.0



GENERAL SITE DATA:

OWNER/PROJECT MANAGER
 20 WEST TRANSPORT PARTNERS, LLC.
 ATTN: MARK HAWKS
 1 AM - N ALPHARETTA, GA 30004

1. SITE ADDRESS: BURROW TRAIL
 2. PARCEL: 19112600010, 19109600010
 3. LAND LOT: 1096, 1125, 1126, 1127, 1169
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SETBACKS:
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 SIDE = 20'
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9. WATER AVAILABILITY: PUBLIC
 10. SEWER AVAILABILITY: PUBLIC

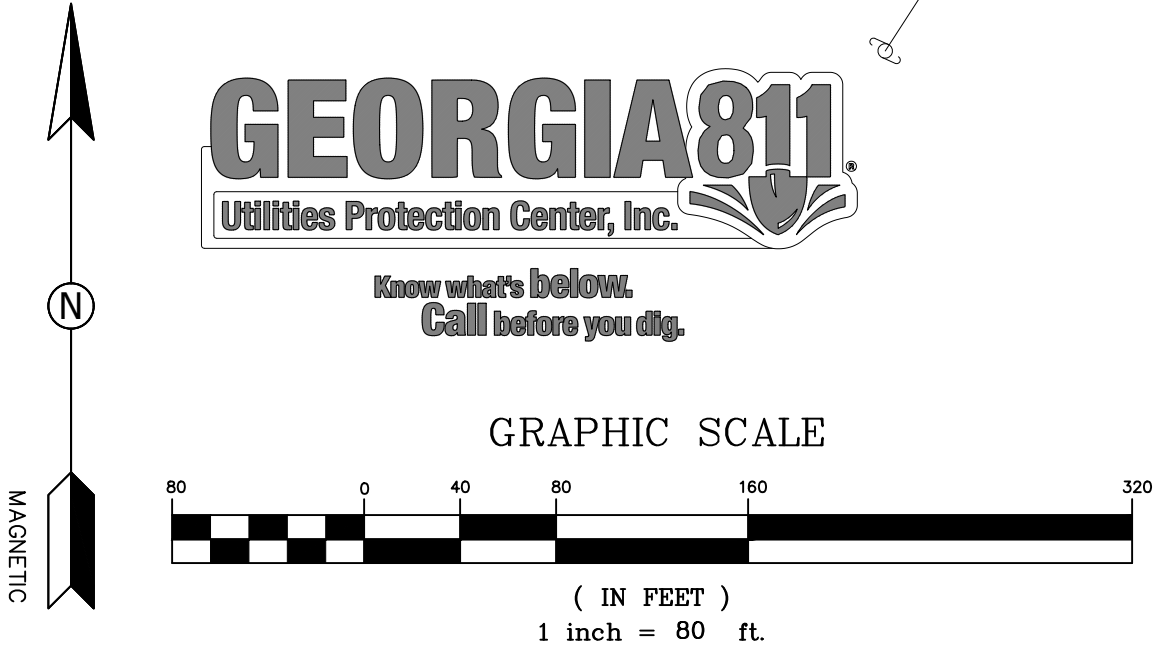
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4. THE U.S. FISH & WILDLIFE NATIONAL WETLANDS INVENTORY MAP HAS BEEN CONSULTED, AND WETLANDS ARE SHOWN TO BE PRESENT WITHIN PROJECT LIMITS.



PAVING LEGEND

GRAVEL	-3" #34 STONE (BASE)	
	-4" COMPACTED G.A.B. (TOP)	

NOTE: DEVELOPER MAY INSTALL OTHER PERVIOUS SURFACE AS PRODUCT AVAILABILITY ALLOWS

LEGEND

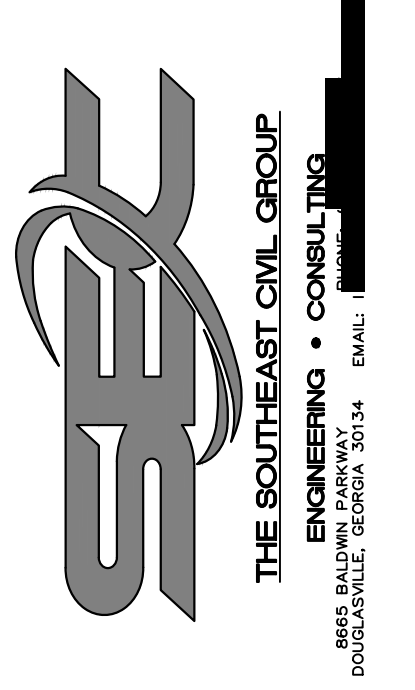
R/W RIGHT OF WAY	EXISTING FIRE HYDRANT	OVERHEAD POWER
I.P.F. IRON PIN FOUND	PROPOSED FIRE HYDRANT	UNDERGROUND TELEPHONE
I.P.P. IRON PIN PLACED	LIGHT POLE	WATER
C.T. COMPED TOP PIPE	GUY POLE	SANITARY SEWER
R.B. REINFORCING BAR	UTILITY POLE	UTILITY RISE
O.T. OPEN TOP PIPE	UNDERGROUND DOWNSPOUT	GAS
N/F NOW OR FORMERLY	OVERGROUND DOWNSPOUT	STORM DRAIN
B.L. BUILDING LINE	WATER VALVE	SEDIMENT BARRIER
1033 CATCH BASIN	GAS VALVE	TREE PROTECTION FENCE
1034 CATCH BASIN	HANDICAPPED PARKING	PROPOSED FENCE
1018A JUNCTION BOX	EXISTING CONTOUR	EXISTING FENCE
1019A TYPE E CURB INLET	UNDERGROUND POWER	PROPOSED CONTOUR
HEADWALL	EXISTING WATER METER	EXISTING CURB & GUTTER
DRAINAGE SLOPE	PROPOSED WATER METER	PROPOSED CURB & GUTTER
SEWER MANHOLE	GAS METER	EXISTING SPOT ELEVATION
	POWER METER	PROPOSED SPOT ELEVATION

CREEK & FLOODPLAIN LEGEND

CENTER LINE OF CREEK	
BUFFERS & SETBACKS (PER FIELD RUN SURVEY)	
FLOOD PLAIN DELINEATION	
WETLAND AREA (PER FIELD RUN SURVEY)	

LEGEND

EXISTING GRAVEL AREA TO BE REMOVED	
EXISTING GRAVEL AREA TO BE RETAINED	
PROPOSED GRAVEL AREA	



JOB #: 220702
 SCALE: 1"=80'
 DATE: 02/02/2023
 DRAWN BY: MGF

SITE PLAN
20 WEST TRANSPORT PARTNERS LLC
 LOCATED IN LL 1096, 1125, 1126, 1127, 1169, DISTRICT 19
 CITY OF POWDER SPRINGS, COBB COUNTY, GEORGIA

SHEET:
C-1.1

GENERAL SITE DATA:
 MANAGER
 ORT PARTNERS, LLC.
 KS
 ALPHARETTA, GA 30004

1. SITE ADDRESS: BURROW TRAIL
2. PARCEL: 19112600010, 19109600010
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10. SEWER AVAILABILITY: PUBLIC

CREEK & FLOODPLAIN LEGEND	
CENTER LINE OF CREEK	
BUFFERS & SETBACKS (PER FIELD RUN SURVEY)	
FLOOD PLAIN DELINEATION	
WETLAND AREA (PER FIELD RUN SURVEY)	

GRADING & STORM DRAINAGE NOTES

1. FOR STRUCTURE TYPE, PIPE SIZES & INVERT ELEVATIONS SEE PROFILE.
2. ALL STORM DRAIN PIPE SHALL BE HDPE PER GADOT SPECIFICATION 845 OR REINFORCED CONCRETE PIPE PER GADOT SPECIFICATION 843.
3. ALL STORM DRAIN PIPE SHALL CONFORM TO GADOT STANDARD 1030D OR 1030P FOR STRUCTURAL REQUIREMENTS.
4. ALL PRECAST STRUCTURES SHALL BE PER GADOT STANDARD 1040.
5. ALL DISCHARGE HEADWALLS TO BE ENERGY DISSIPATING HEADWALL UNLESS NOTED OTHERWISE.
6. COMPACTION STANDARDS:
 6.A. ALL FILL TO BE COMPACTED TO 95% STANDARD PROCTOR.
 6.B. THE TOP 2" OF ALL AREAS TO RECEIVE PAVEMENT OR STRUCTURES SHALL BE COMPACTED TO 100% STANDARD PROCTOR DENSITY.
7. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
8. CONSTRUCTION & MATERIALS SHALL COMPLY WITH THE APPROPRIATE GOVERNING AUTHORITY'S STANDARDS & SPECIFICATIONS.
9. UTILITY LOCATIONS SHOWN ARE APPROXIMATE. BEWARE OF HIDDEN UTILITIES NOT SHOWN. CONTACT APPROPRIATE UTILITY COMPANIES PRIOR TO EXCAVATION.

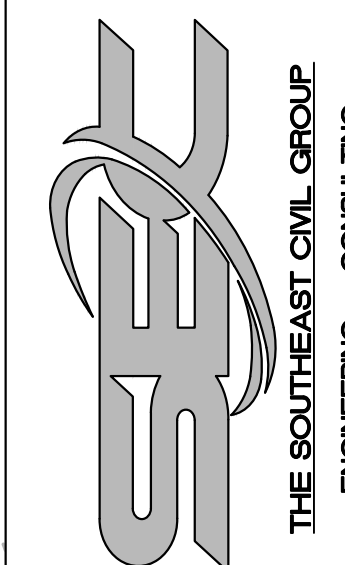
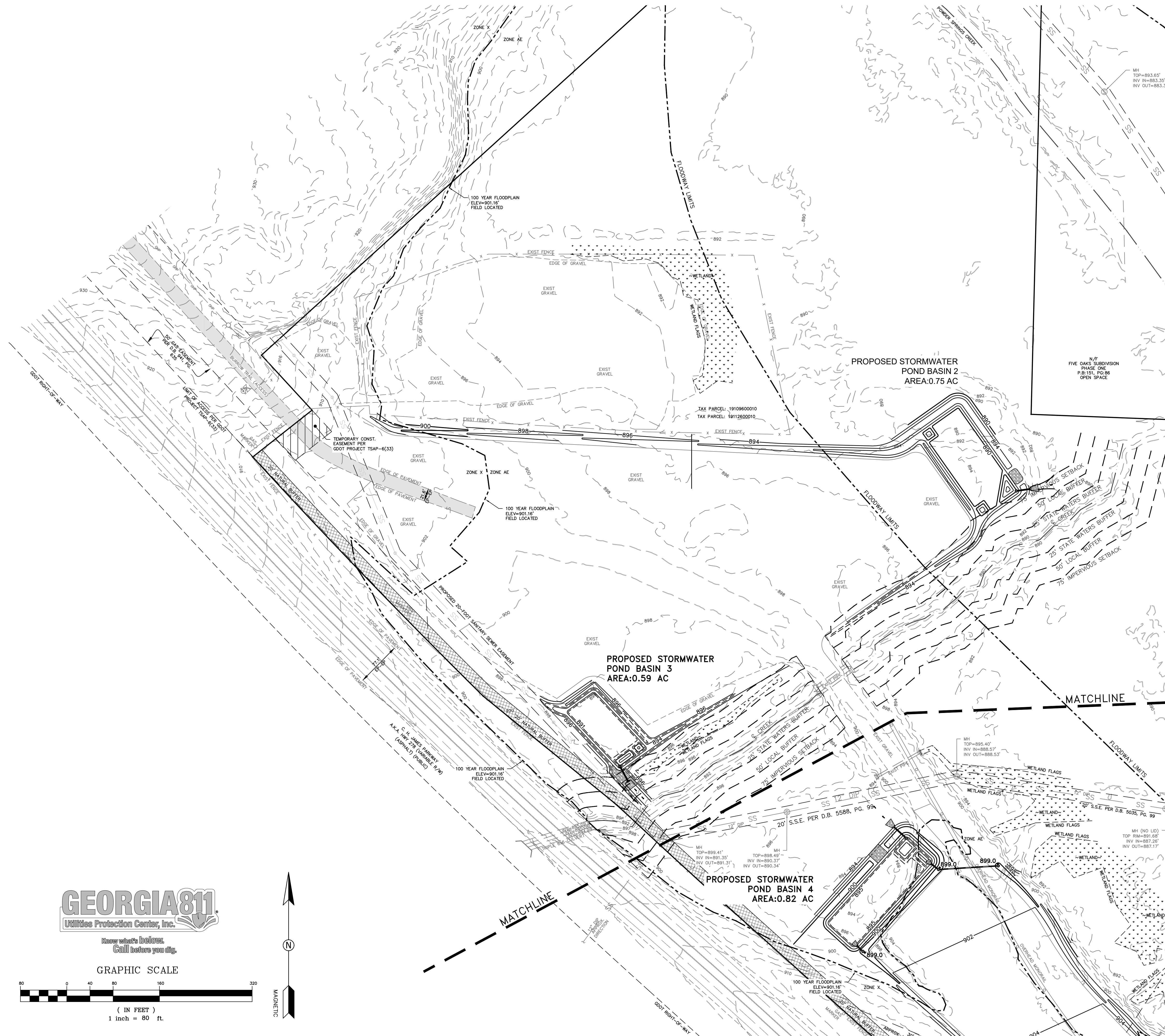
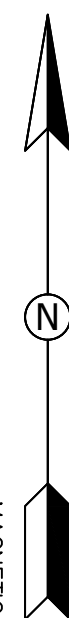
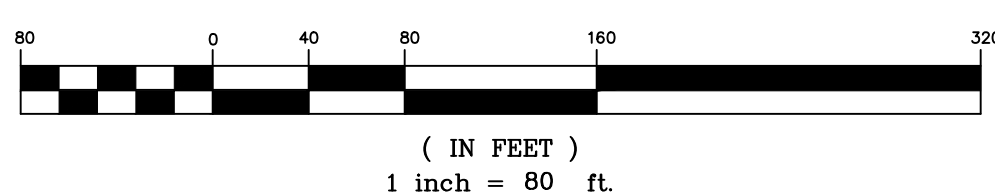
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LEGEND						
R/W	RIGHT OF WAY		EXISTING FIRE HYDRANT		OVERHEAD POWER	
I.P.F.	IRON PIN FOUND		PROPOSED FIRE HYDRANT		UNDERGROUND TELEPHONE	
I.P.P.	IRON PIN PLACED		LIGHT POLE		OVERHEAD TELEPHONE	
C.T.	CRIMPED TOP PIPE		GUY POLE		WATER	
R.B.	REINFORCING BAR		UTILITY POLE		SANITARY SEWER	
N.F.F.	NOW OR FORMERLY		UNDERGROUND DOWNSPOUT		FORCE MAIN	
O.T.	OPEN TOP PIPE		OVERGROUND DOWNSPOUT		GAS	
N.F.F.	NOW OR FORMERLY		WATER VALVE		STORM DRAIN	
B.L.	BUILDING LINE		GAS VALVE		SEMENT BARRIER	
1033	CATCH BASIN		HANDICAPPED PARKING		EXISTING FENCE	
1018A	DROP INLET		TRAFFIC FLOW		PROPOSED FENCE	
1011A	JUNCTION BOX		UNDERGROUND POWER		PROPERTY LINE	
1018A	TYPE E CURB INLET		EXISTING WATER METER		EXISTING CURB & GUTTER	
D	HEADWALL		PROPOSED WATER METER		PROPOSED CURB & GUTTER	
-	DRAINAGE SLOPE		GAS METER		EXISTING SPOT ELEVATION	
S	SEWER MANHOLE		POWER METER		PROPOSED SPOT ELEVATION	



Know what's below.
 Call before you dig.

GRAPHIC SCALE



JOB #: 220702

SCALE: 1"=80'

DATE: 02/02/2023

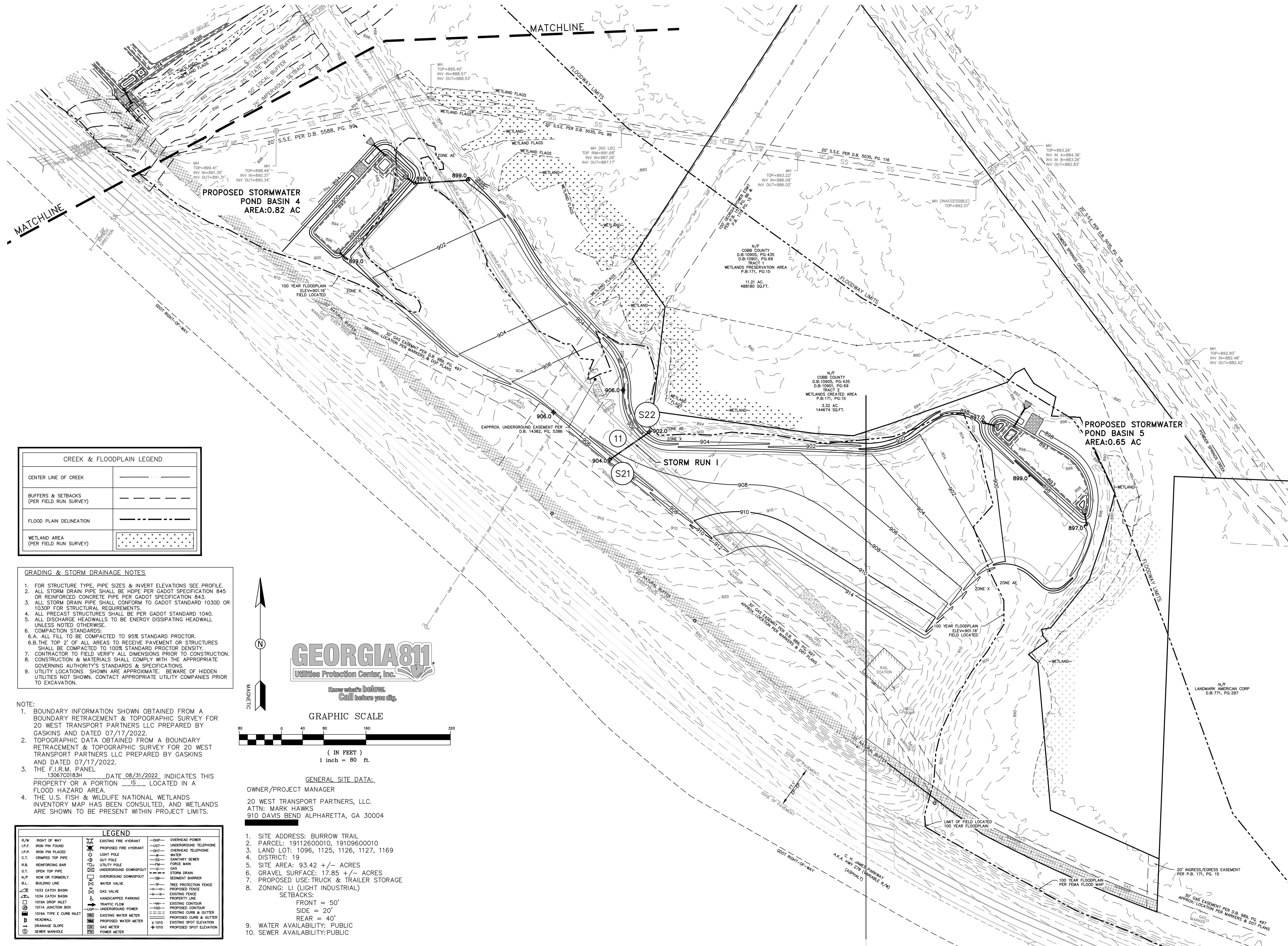
DESIGN BY: MGF

GRADING PLAN
 20 WEST TRANSPORT PARTNERS LLC

SHEET:

C-2.0


LOCATED IN LL 1096, 1125, 1126, 1127, 1169, DISTRICT 19
 CITY OF POWDER SPRINGS, COBB COUNTY, GEORGIA




CREEK & FLOODPLAIN LEGEND	
CENTER LINE OF CREEK	---
BUFFERS & SETBACKS (PER FIELD RUN SURVEY)	---
FLOOD PLAIN DELINEATION	---
WETLAND AREA (PER FIELD RUN SURVEY)

- GRADING & STORM DRAINAGE NOTES**
- FOR STRUCTURE TYPE, PIPE SIZES & INVERT ELEVATIONS SEE PROFILE.
 - ALL STORM DRAIN PIPE SHALL BE HDPE PER GADOT SPECIFICATION 845 OR REINFORCED CONCRETE PIPE PER GADOT SPECIFICATION 843.
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 - COMPACTION STANDARDS:
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 Call before you dig.

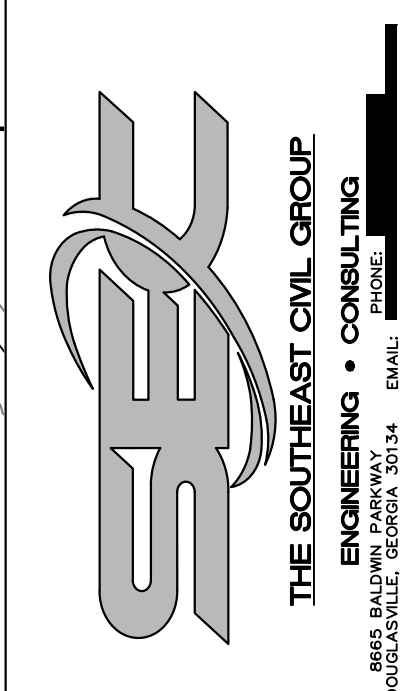
GRAPHIC SCALE
 (IN FEET)
 1 inch = 80 ft.



GENERAL SITE DATA:
 OWNER/PROJECT MANAGER
 20 WEST TRANSPORT PARTNERS, LLC.
 ATTN: MARK HAWKS
 910 DAVIS BEND ALPHARETTA, GA 30004

LEGEND		
R/W	RIGHT OF WAY	---
I.P.F.	IRON PIN FOUND	⊙
I.P.P.	IRON PIN PLACED	⊙
C.T.	CRIMPED TOP PIPE	---
R.B.	REINFORCING BAR	---
O.T.	OPEN TOP PIPE	---
N/O.F.	NOW OR FORMERLY	---
B.L.	BUILDING LINE	---
1033	CATCH BASIN	⊙
1034	CATCH BASIN	⊙
1018A	DROP INLET	⊙
1011A	JUNCTION BOX	⊙
1018A	TYPE E CURB INLET	⊙
D	HEADWALL	---
---	DRAINAGE SLOPE	---
⊙	SEWER MANHOLE	⊙
⊙	EXISTING FIRE HYDRANT	⊙
⊙	PROPOSED FIRE HYDRANT	⊙
⊙	LIGHT POLE	⊙
⊙	UTILITY POLE	⊙
⊙	UNDERGROUND DOWNSPOUT	⊙
⊙	OVERGROUND DOWNSPOUT	⊙
⊙	WATER VALVE	⊙
⊙	GAS VALVE	⊙
⊙	HANDICAPPED PARKING	⊙
⊙	TRAFFIC FLOW	---
---	UNDERGROUND POWER	---
---	EXISTING WATER METER	---
---	PROPOSED WATER METER	---
---	GAS METER	---
---	POWER METER	---
---	OVERHEAD POWER	---
---	UNDERGROUND TELEPHONE	---
---	OVERHEAD TELEPHONE	---
---	WATER	---
---	SANITARY SEWER	---
---	FORCE MAIN	---
---	GAS	---
---	STORM DRAIN	---
---	SEWER BARRIER	---
---	TREE PROTECTION FENCE	---
---	PROPOSED FENCE	---
---	EXISTING FENCE	---
---	PROPERTY LINE	---
---	EXISTING CONTOUR	---
---	PROPOSED CONTOUR	---
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---	PROPOSED CURB & GUTTER	---
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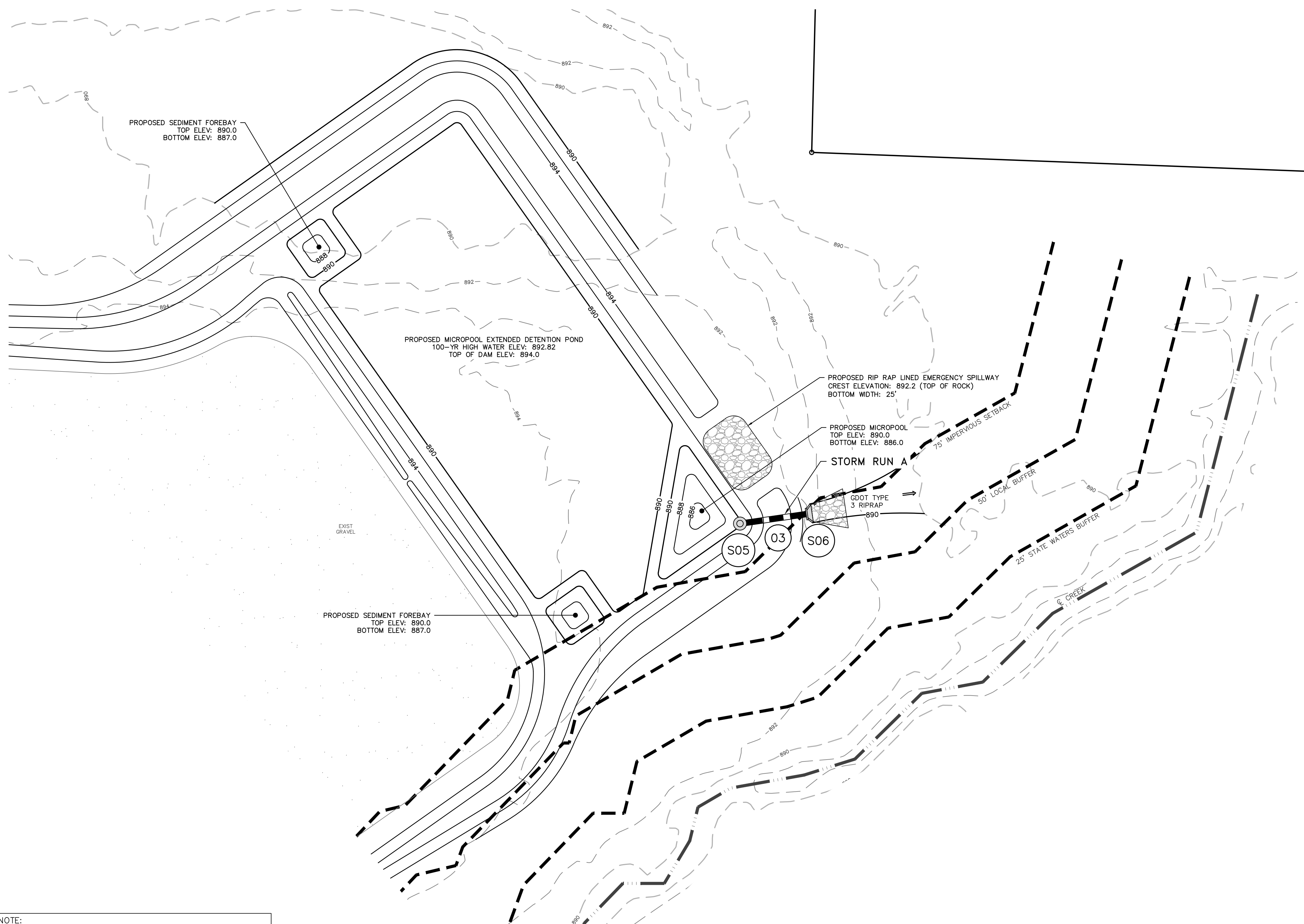
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 - DISTRICT: 19
 - SITE AREA: 93.42 +/- ACRES
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 - ZONING: LI (LIGHT INDUSTRIAL)
- SETBACKS:**
 FRONT = 50'
 SIDE = 20'
 REAR = 40'
- WATER AVAILABILITY: PUBLIC
 - SEWER AVAILABILITY: PUBLIC



JOB #: 220702
 SCALE: 1"=80'
 DATE: 02/02/2023
 DESIGN BY: MGF

GRADING PLAN
20 WEST TRANSPORT PARTNERS LLC
 LOCATED IN LL 1096, 1125, 1126, 1127, 1169, DISTRICT 19
 CITY OF POWDER SPRINGS, COBB COUNTY, GEORGIA

SHEET:
C-2.1



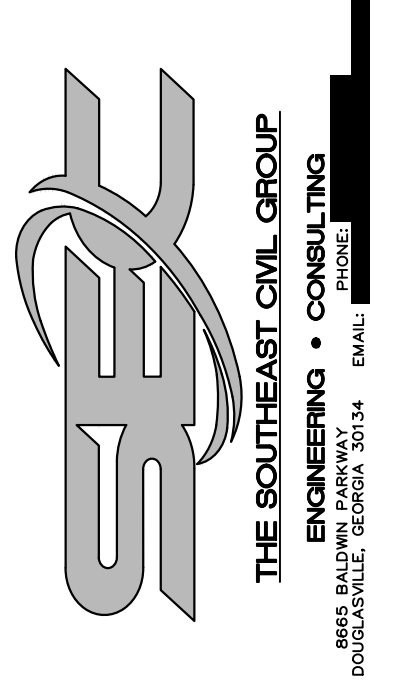
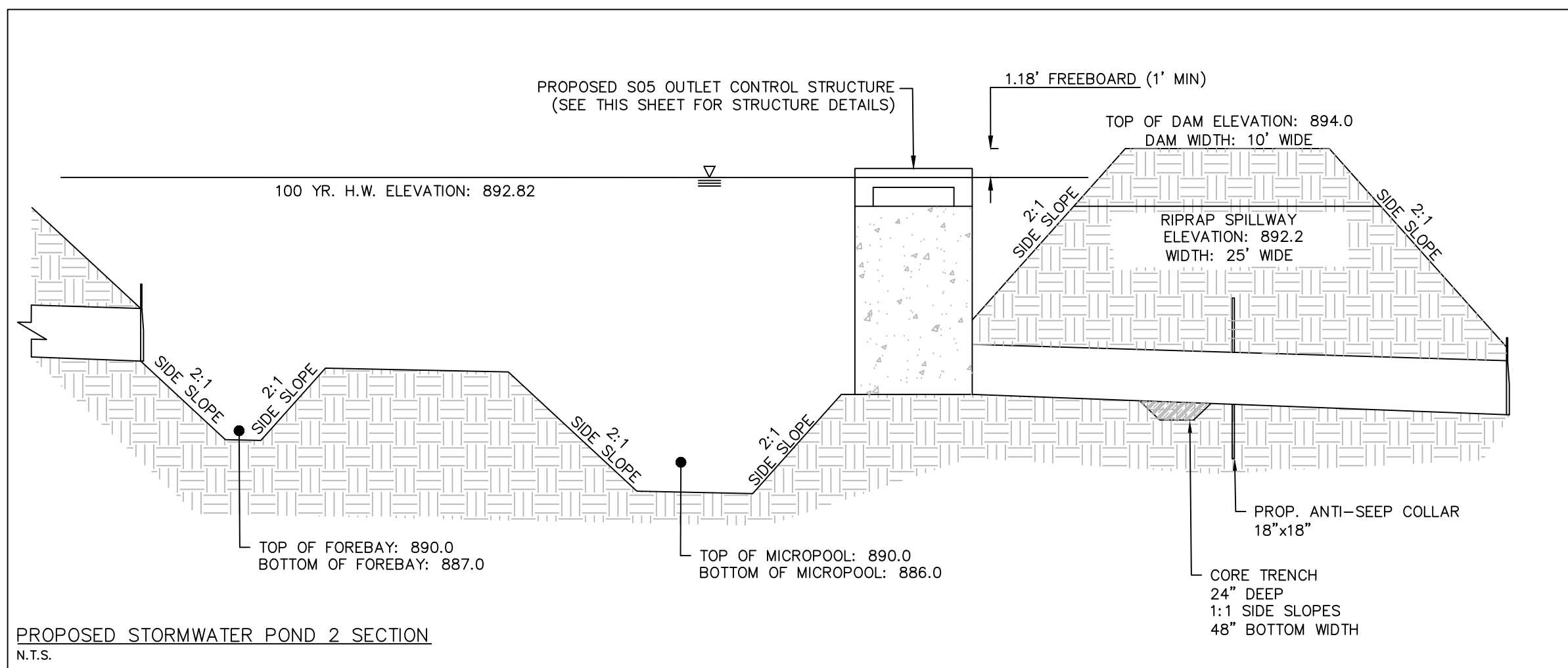
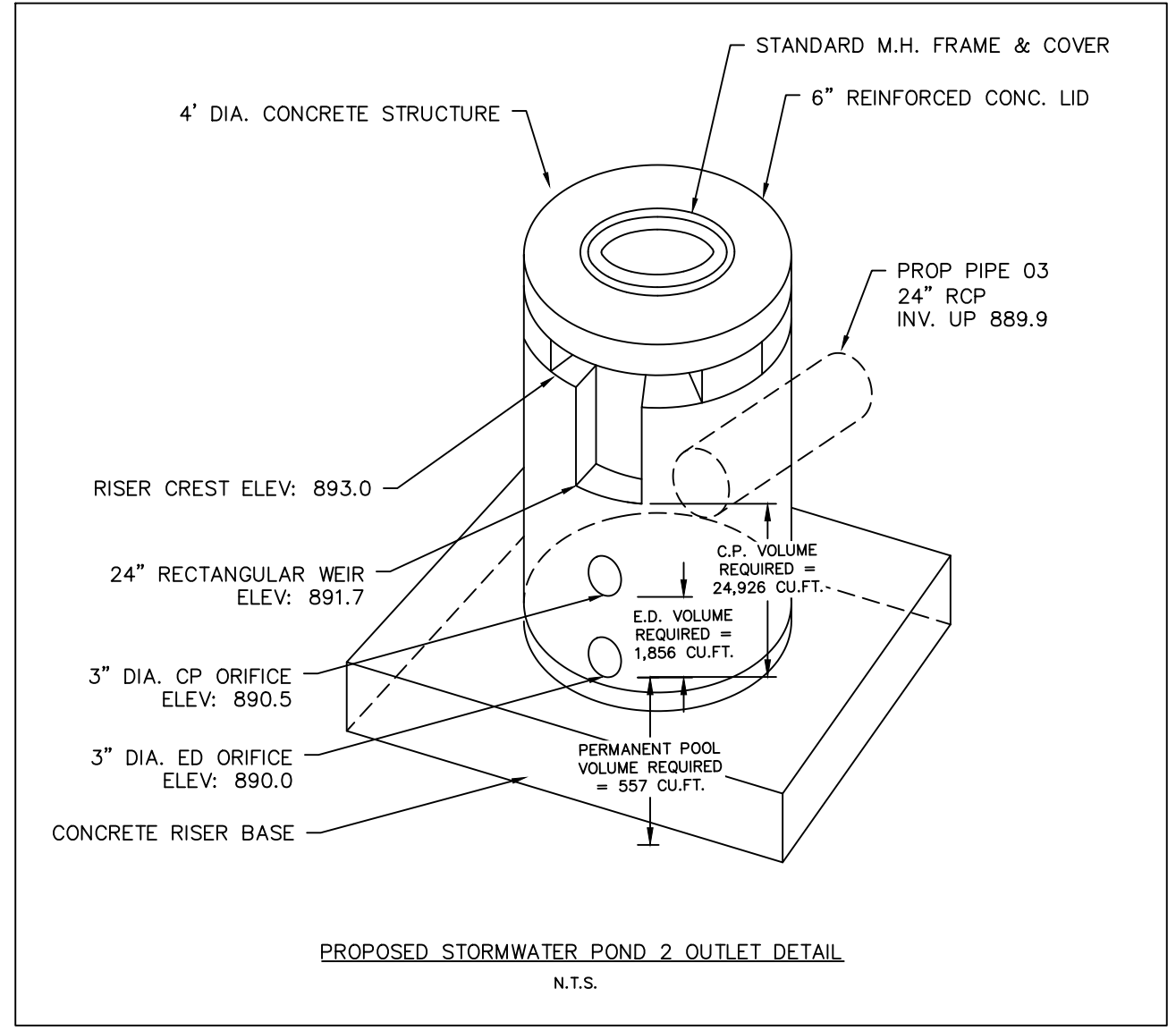
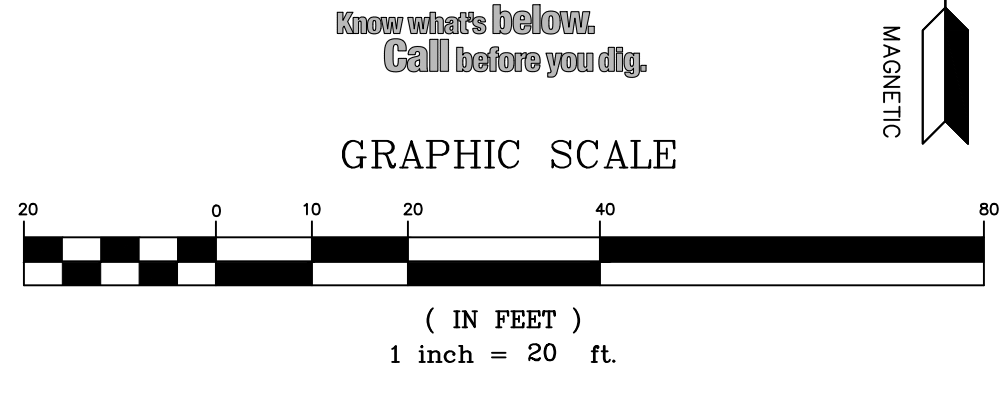
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LEGEND	
R/W	RIGHT OF WAY
I.P.F.	IRON PIN FOUND
I.P.P.	IRON PIN PLACED
C.T.	CRAMPED TOP PIPE
R.B.	REINFORCING BAR
O.T.	OPEN TOP PIPE
N.O.F.	NOW OR FORMERLY
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1033	1033 CATCH BASIN
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D	HEADWALL
DR	DRAINAGE SLOPE
SM	SEWER MANHOLE
EH	EXISTING FIRE HYDRANT
LP	LIGHT POLE
UP	UTILITY POLE
UC	UNDERGROUND DOWNSPOUT
OW	OVERGROUND DOWNSPOUT
WV	WATER VALVE
HP	HANDICAPPED PARKING
TF	TRAFFIC FLOW
UP	UNDERGROUND POWER
WM	EXISTING WATER METER
PM	PROPOSED WATER METER
GM	GAS METER
FM	POWER METER
OH	OVERHEAD POWER
OT	OVERHEAD TELEPHONE
W	WATER
SM	SANITARY SEWER
FM	FORCE MAIN
GS	GAS
SD	STORM DRAIN
SB	SEMENT BARRIER
TP	TREE PROTECTION FENCE
PF	PROPOSED FENCE
EF	EXISTING FENCE
PR	PROPERTY LINE
EC	EXISTING CONTOUR
PC	PROPOSED CONTOUR
EC&G	EXISTING CURB & GUTTER
PC&G	PROPOSED CURB & GUTTER
ES	EXISTING SPOT ELEVATION
PS	PROPOSED SPOT ELEVATION

GRADING & STORM DRAINAGE NOTES

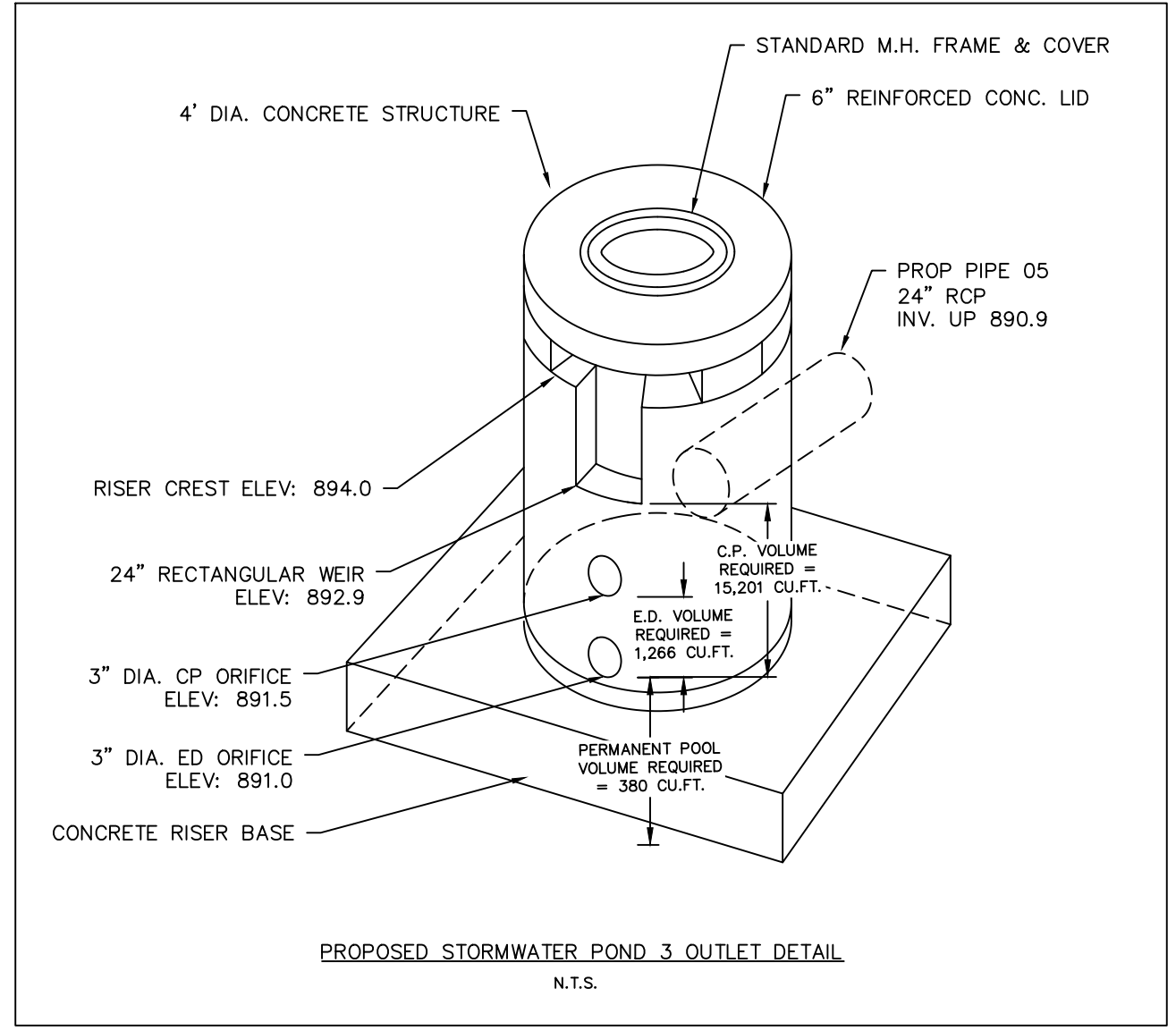
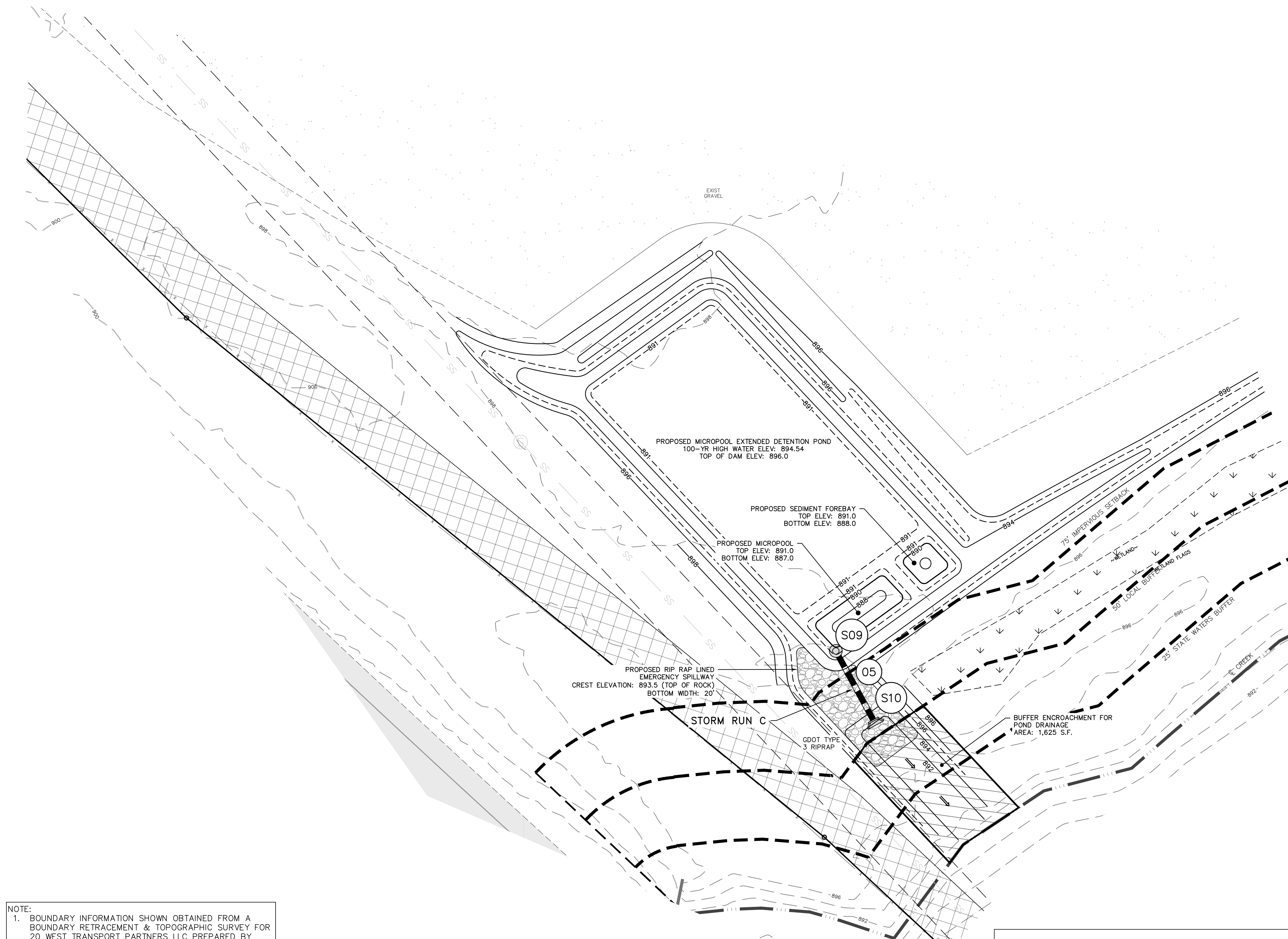
- FOR STRUCTURE TYPE, PIPE SIZES & INVERT ELEVATIONS SEE PROFILE.
- ALL STORM DRAIN PIPE SHALL BE HDPE PER GADOT SPECIFICATION 845 OR REINFORCED CONCRETE PIPE PER GADOT SPECIFICATION 843.
- ALL STORM DRAIN PIPE SHALL CONFORM TO GADOT STANDARD 10300 OR 1030P FOR STRUCTURAL REQUIREMENTS.
- ALL PRECAST STRUCTURES SHALL BE PER GADOT STANDARD 1040.
- ALL DISCHARGE HEADWALLS TO BE ENERGY DISSIPATING HEADWALL UNLESS NOTED OTHERWISE.
- COMPACTION STANDARDS:
 - ALL FILL TO BE COMPACTED TO 95% STANDARD PROCTOR.
 - THE TOP 2" OF ALL AREAS TO RECEIVE PAVEMENT OR STRUCTURES SHALL BE COMPACTED TO 100% STANDARD PROCTOR DENSITY.
- CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
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- UTILITY LOCATIONS SHOWN ARE APPROXIMATE. BEWARE OF HIDDEN UTILITIES NOT SHOWN. CONTACT APPROPRIATE UTILITY COMPANIES PRIOR TO EXCAVATION.



JOB #: 220702
 SCALE: 1"=20'
 DATE: 02/02/2023
 DESIGN BY: MGF

ENLARGED STORMWATER POND 2 AND STORM DRAINAGE PLAN
20 WEST TRANSPORT PARTNERS LLC
 LOCATED IN LL 1096, 1125, 1126, 1127, 1109, DISTRICT 19 CITY OF POWDER SPRINGS, COBB COUNTY, GEORGIA

SHEET: C-2.2



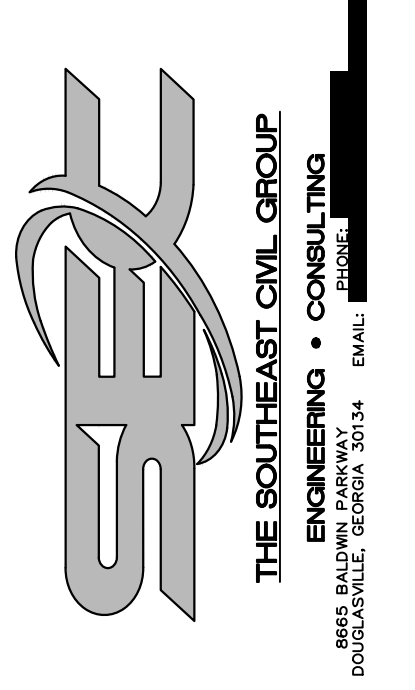
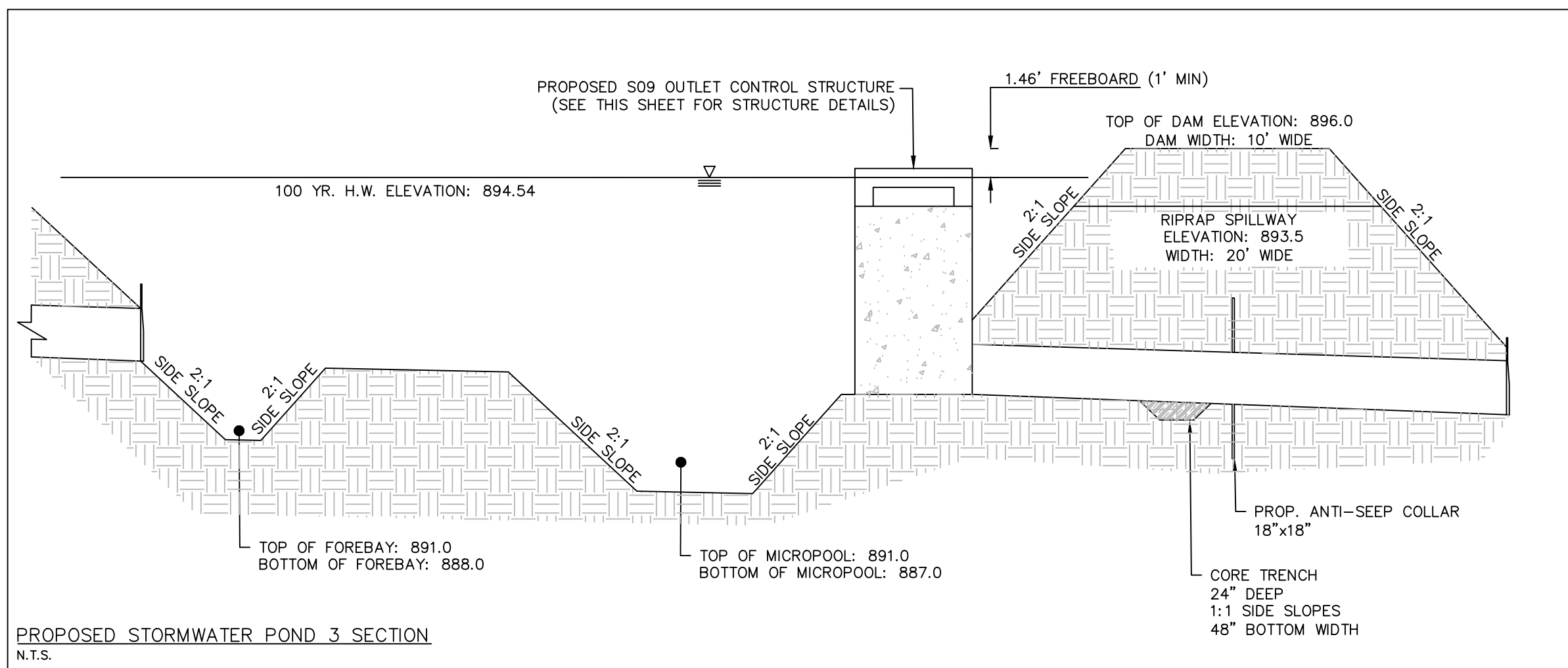
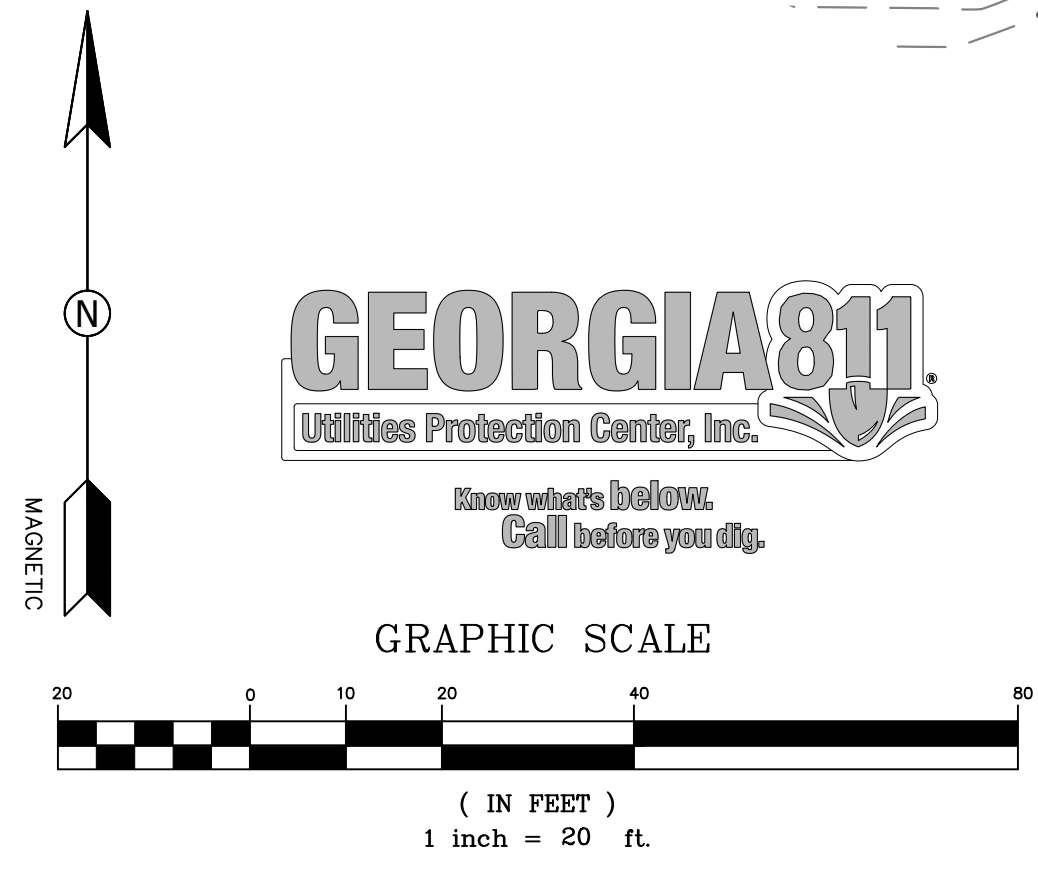
NOTE:

- BOUNDARY INFORMATION SHOWN OBTAINED FROM A BOUNDARY RETRACEMENT & TOPOGRAPHIC SURVEY FOR 20 WEST TRANSPORT PARTNERS LLC PREPARED BY GASKINS AND DATED 07/17/2022.
- TOPOGRAPHIC DATA OBTAINED FROM A BOUNDARY RETRACEMENT & TOPOGRAPHIC SURVEY FOR 20 WEST TRANSPORT PARTNERS LLC PREPARED BY GASKINS AND DATED 07/17/2022.
- THE F.I.R.M. PANEL 15067C0183H DATE 08/31/2022, INDICATES THIS PROPERTY OR A PORTION IS LOCATED IN A FLOOD HAZARD AREA.
- THE U.S. FISH & WILDLIFE NATIONAL WETLANDS INVENTORY MAP HAS BEEN CONSULTED, AND WETLANDS ARE SHOWN TO BE PRESENT WITHIN PROJECT LIMITS.

LEGEND			
R/W	RIGHT OF WAY	—OHP—	OVERHEAD POWER
I.P.F.	IRON PIN FOUND	—OHT—	OVERHEAD TELEPHONE
I.P.F.	IRON PIN PLACED	—W—	WATER
C.T.	CRAMPED TOP PIPE	—S—	SANITARY SEWER
R.B.	REINFORCING BAR	—FM—	FORCE MAIN
O.T.	OPEN TOP PIPE	—G—	GAS
N.O.W.	NOW OR FORMERLY	—SD—	STORM DRAIN
B.L.	BUILDING LINE	—SB—	SEGMENT BARRIER
1033	CATCH BASIN	—TP—	TREE PROTECTION FENCE
1034	CATCH BASIN	—P—	PROPOSED FENCE
1019A	DROP INLET	—E—	EXISTING FENCE
1019A	JUNCTION BOX	—PR—	PROPOSED PROPERTY LINE
1019A	TYPE E CURB INLET	—EX—	EXISTING CONTOUR
H	HEADWALL	—PC—	PROPOSED CONTOUR
DR	DRAINAGE SLOPE	—C&G—	EXISTING CURB & GUTTER
SM	SEWER MANHOLE	—W—	EXISTING WATER METER
		—WM—	PROPOSED WATER METER
		—G—	GAS METER
		—X 1010—	EXISTING SPOT ELEVATION
		—1010—	PROPOSED SPOT ELEVATION

GRADING & STORM DRAINAGE NOTES

- FOR STRUCTURE TYPE, PIPE SIZES & INVERT ELEVATIONS SEE PROFILE.
- ALL STORM DRAIN PIPE SHALL BE HDPE PER GADOT SPECIFICATION 845 OR REINFORCED CONCRETE PIPE PER GADOT SPECIFICATION 843.
- ALL STORM DRAIN PIPE SHALL CONFORM TO GADOT STANDARD 10300 OR 1030P FOR STRUCTURAL REQUIREMENTS.
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- COMPACTION STANDARDS:
 - ALL FILL TO BE COMPACTED TO 95% STANDARD PROCTOR.
 - THE TOP 2" OF ALL AREAS TO RECEIVE PAVEMENT OR STRUCTURES SHALL BE COMPACTED TO 100% STANDARD PROCTOR DENSITY.
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JOB #: 220702

SCALE: 1"=20'

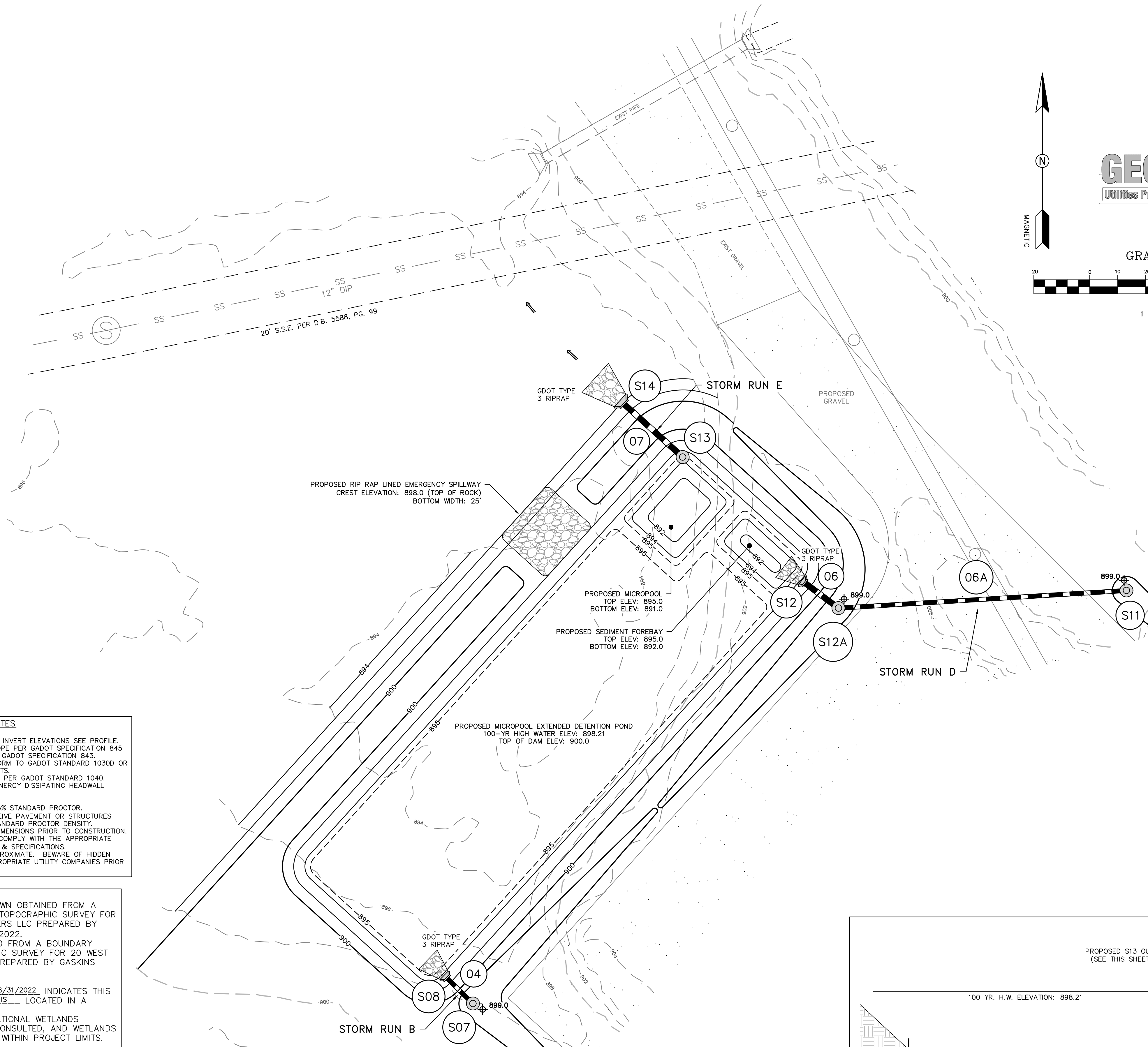
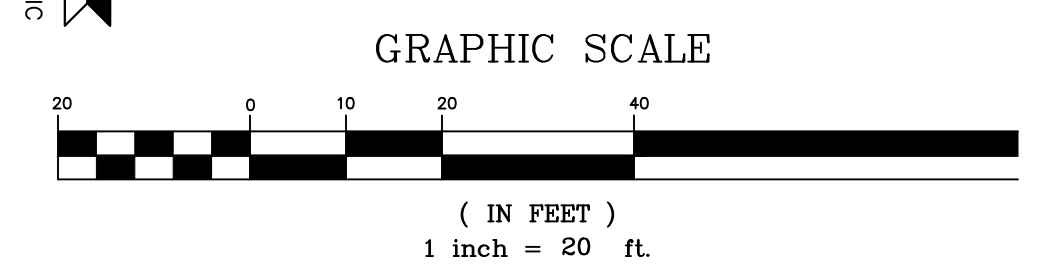
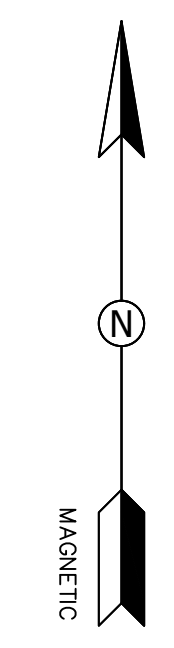
DATE: 02/02/2023

DESIGN BY: MGF

ENLARGED STORMWATER POND 3
AND STORM DRAINAGE PLAN
20 WEST TRANSPORT
PARTNERS LLC

LOCATED IN LL 1096, 1125, 1126, 1127, 1109, DISTRICT 19
CITY OF POWDER SPRINGS, COBB COUNTY, GEORGIA

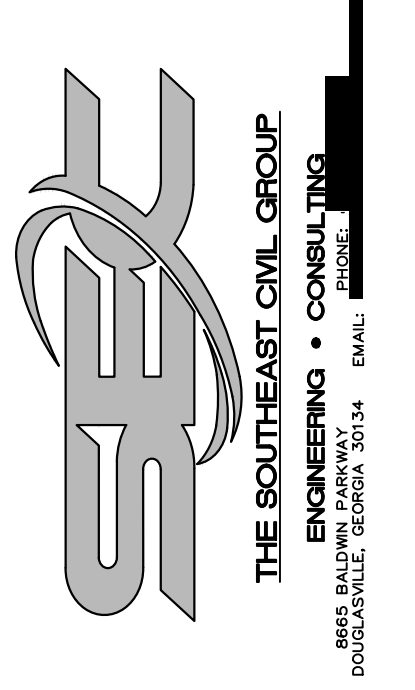
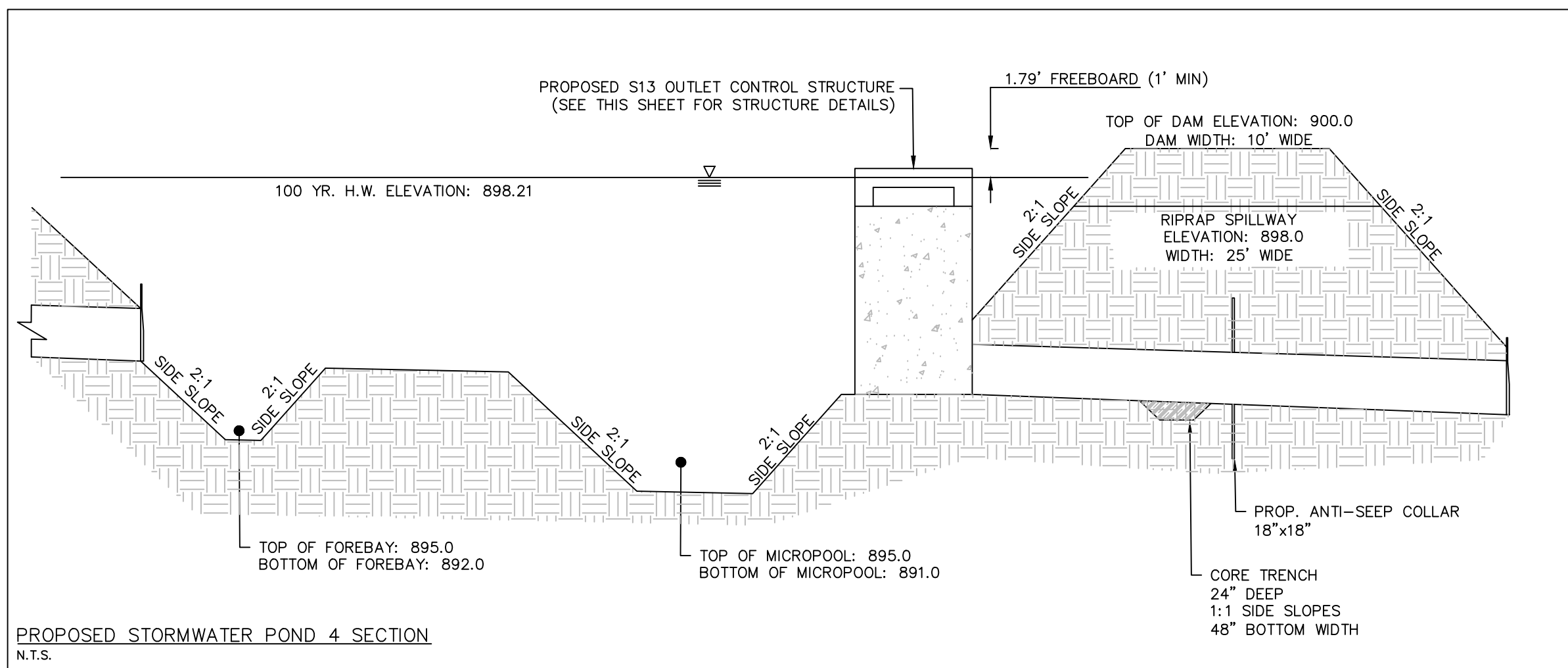
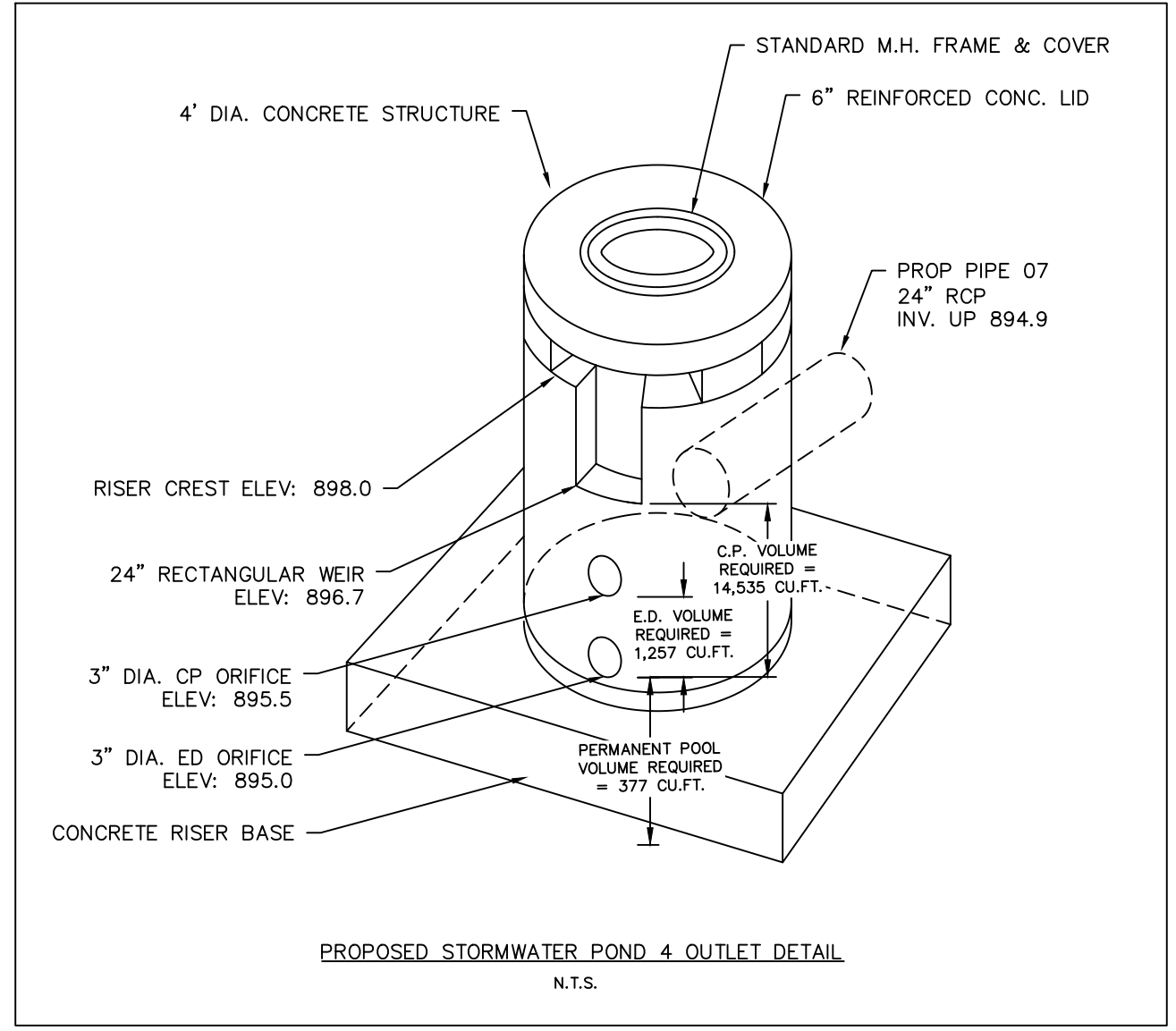
SHEET:
C-2.3



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- FOR STRUCTURE TYPE, PIPE SIZES & INVERT ELEVATIONS SEE PROFILE.
 - ALL STORM DRAIN PIPE SHALL BE HDPE PER GADOT SPECIFICATION 845 OR REINFORCED CONCRETE PIPE PER GADOT SPECIFICATION 843.
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 - ALL DISCHARGE HEADWALLS TO BE ENERGY DISSIPATING HEADWALL UNLESS NOTED OTHERWISE.
 - COMPACTION STANDARDS:
 - ALL FILL TO BE COMPACTED TO 95% STANDARD PROCTOR.
 - THE TOP 2" OF ALL AREAS TO RECEIVE PAVEMENT OR STRUCTURES SHALL BE COMPACTED TO 100% STANDARD PROCTOR DENSITY.
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 - CONSTRUCTION & MATERIALS SHALL COMPLY WITH THE APPROPRIATE GOVERNING AUTHORITY'S STANDARDS & SPECIFICATIONS.
 - UTILITY LOCATIONS SHOWN ARE APPROXIMATE. BEWARE OF HIDDEN UTILITIES NOT SHOWN. CONTACT APPROPRIATE UTILITY COMPANIES PRIOR TO EXCAVATION.

- NOTE:**
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LEGEND					
R/W	RIGHT OF WAY	⊕	EXISTING FIRE HYDRANT	—OP—	OVERHEAD POWER
U.P.F.	IRON PIN FOUND	⊕	PROPOSED FIRE HYDRANT	—OT—	UNDERGROUND TELEPHONE
U.P.F.	IRON PIN PLACED	⊕	PROPOSED LIGHT POLE	—OW—	OVERHEAD TELEPHONE
C.T.	CRIMPED TOP PIPE	⊕	UTILITY POLE	—W—	WATER
R.B.	REINFORCING BAR	⊕	UNDERGROUND DOWNSPOUT	—S—	SANITARY SEWER
O.T.	OPEN TOP PIPE	⊕	OVERGROUND DOWNSPOUT	—FM—	FORCE MAIN
N.P.	NEW OR FORMERLY	⊕	WATER VALVE	—O—	STORM DRAIN
B.L.	BUILDING LINE	⊕	GAS VALVE	—SB—	SEWAGE BACKFLOW PREVENTER
1033	1033 CATCH BASIN	⊕	HANDICAPPED PARKING	—T—	TREE PROTECTION FENCE
1034	1034 CATCH BASIN	⊕	TRAFFIC FLOW	—P—	PROPOSED FENCE
1019A	1019A DROP INLET	⊕	UNDERGROUND POWER	—E—	EXISTING FENCE
1011A	1011A JUNCTION BOX	⊕	EXISTING WATER METER	—X—	EXISTING CONTOUR
1019A	1019A TYPE E CURB INLET	⊕	PROPOSED WATER METER	—C—	PROPOSED CONTOUR
H	HEADWALL	⊕	GAS METER	—X—	EXISTING CURB & GUTTER
—	DRAINAGE SLOPE	⊕	SEWER MANHOLE	—X—	PROPOSED CURB & GUTTER
—	SEWER MANHOLE	⊕	POWER METER	—X—	EXISTING SPOT ELEVATION
		⊕		—X—	PROPOSED SPOT ELEVATION

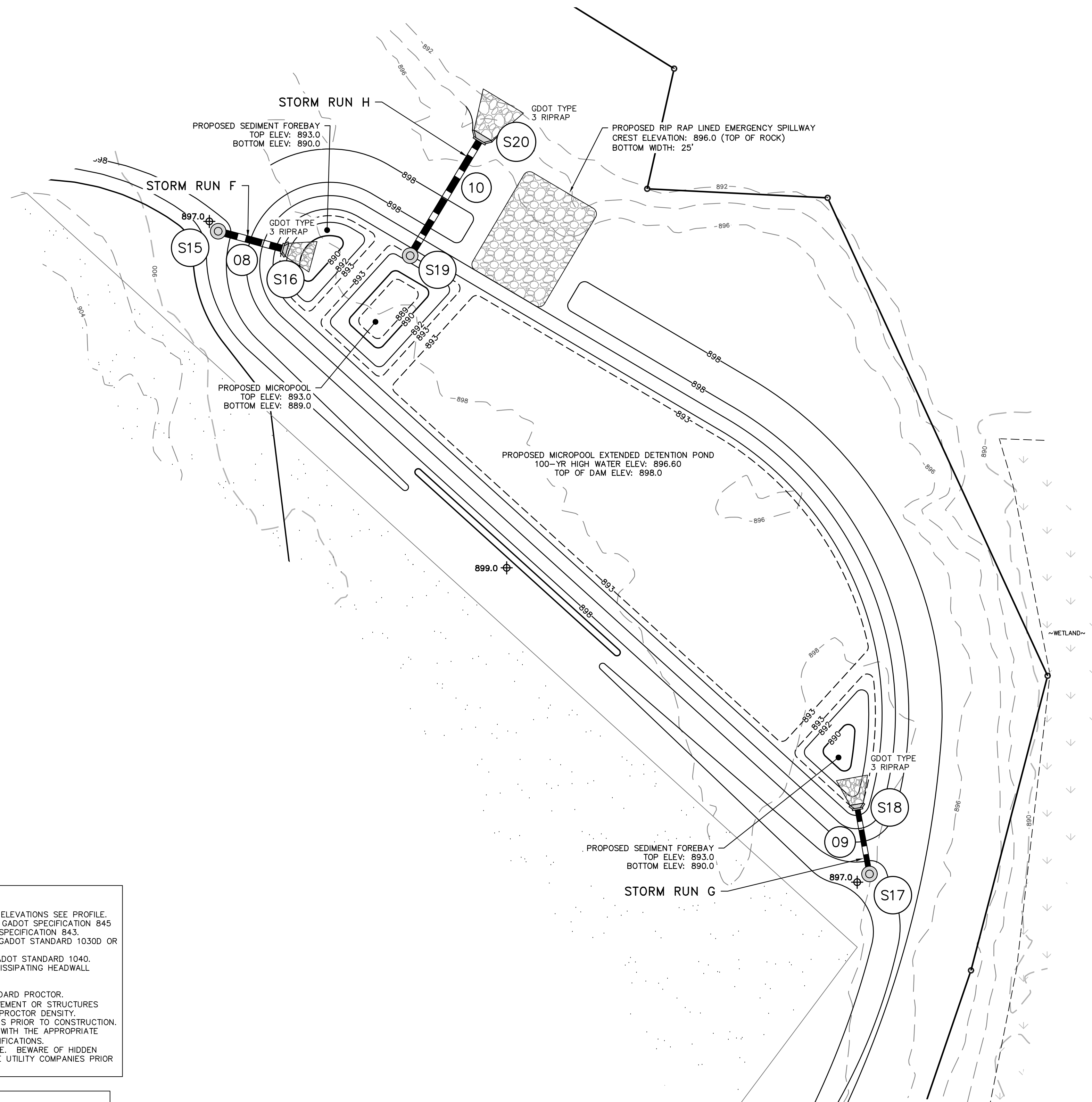


JOB #: 220702
 SCALE: 1"=20'
 DATE: 02/02/2023
 DESIGN BY: MGF

**ENLARGED STORMWATER POND 4
 AND STORM DRAINAGE PLAN
 20 WEST TRANSPORT
 PARTNERS LLC**

LOCATED IN LL 1096, 1125, 1126, 1127, 1169, DISTRICT 19
 CITY OF POWDER SPRINGS, COBB COUNTY, GEORGIA

SHEET:
C-2.4

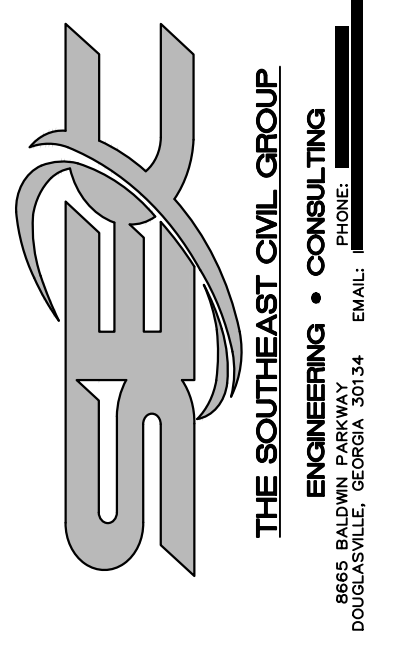
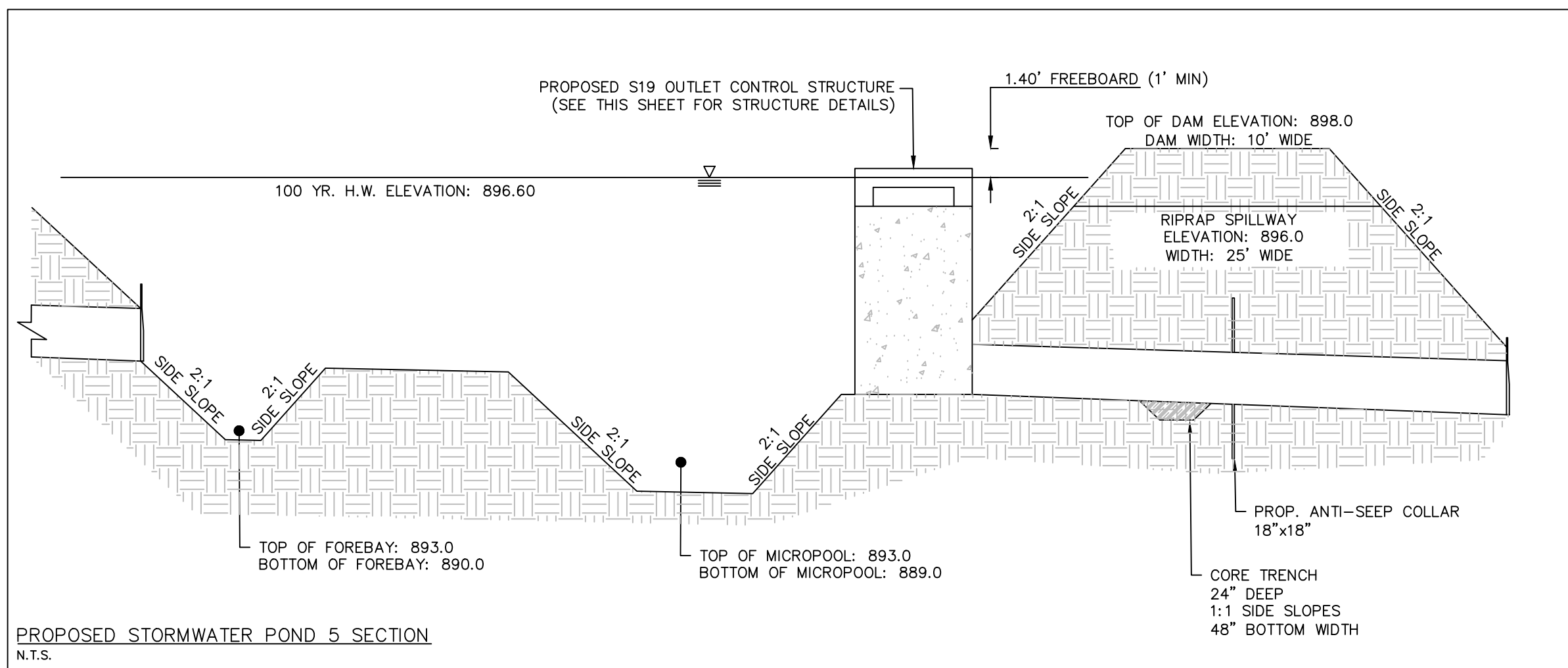
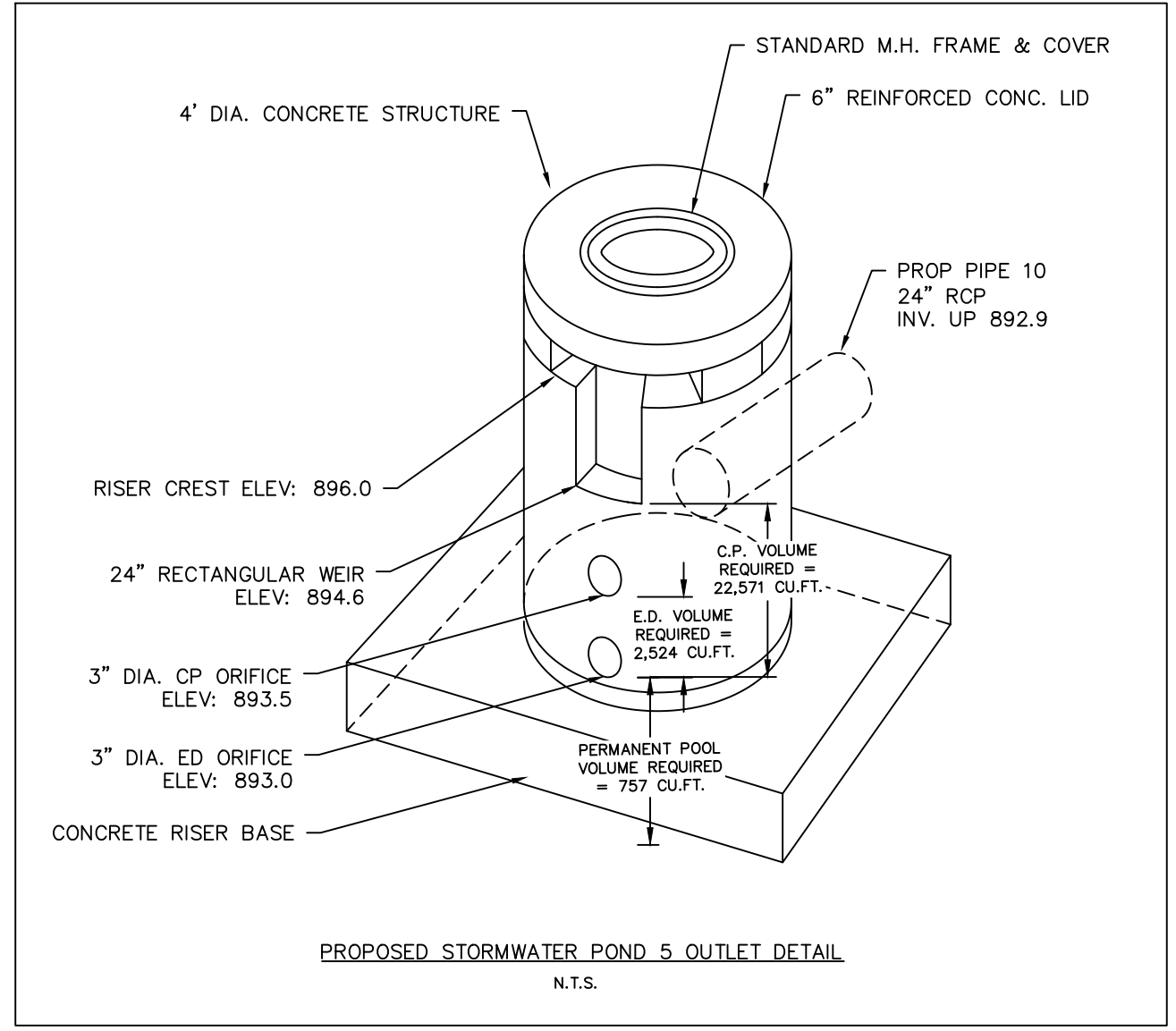
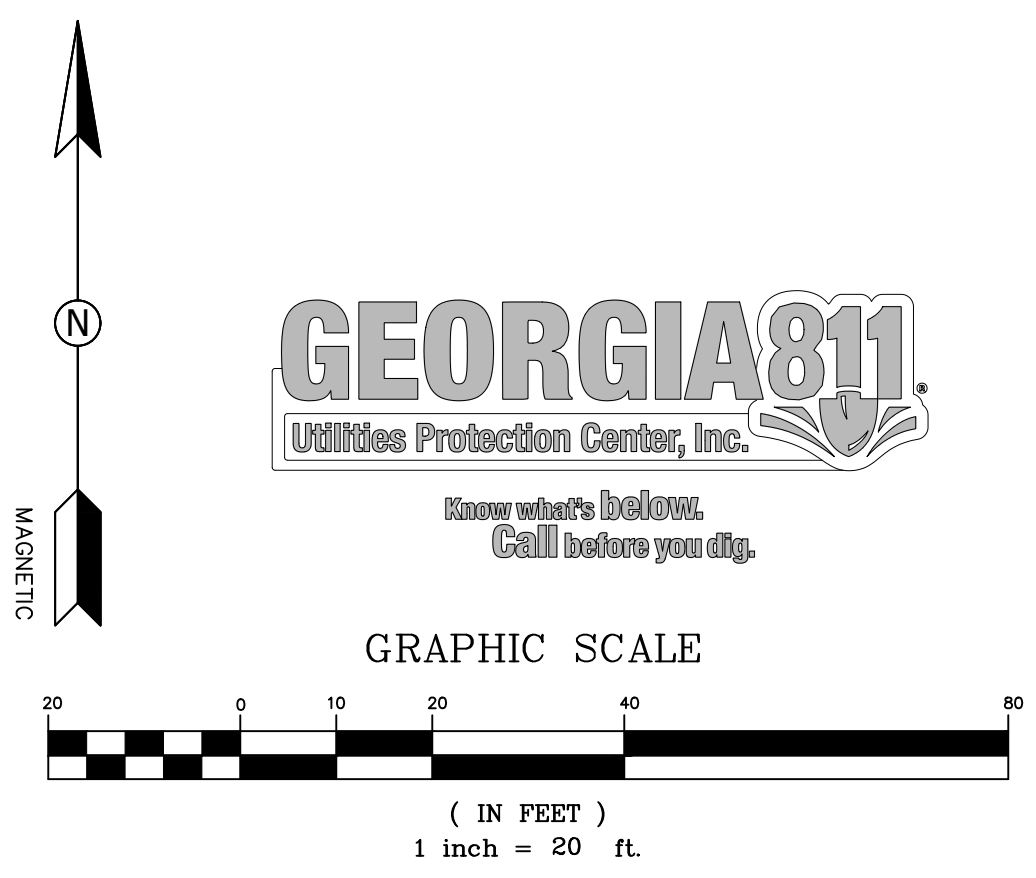


- GRADING & STORM DRAINAGE NOTES**
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 - ALL STORM DRAIN PIPE SHALL BE HDPE PER GADOT SPECIFICATION 845 OR REINFORCED CONCRETE PIPE PER GADOT SPECIFICATION 843.
 - ALL STORM DRAIN PIPE SHALL CONFORM TO GADOT STANDARD 1030D OR 1030P FOR STRUCTURAL REQUIREMENTS.
 - ALL PRECAST STRUCTURES SHALL BE PER GADOT STANDARD 1040.
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 - COMPACTION STANDARDS:
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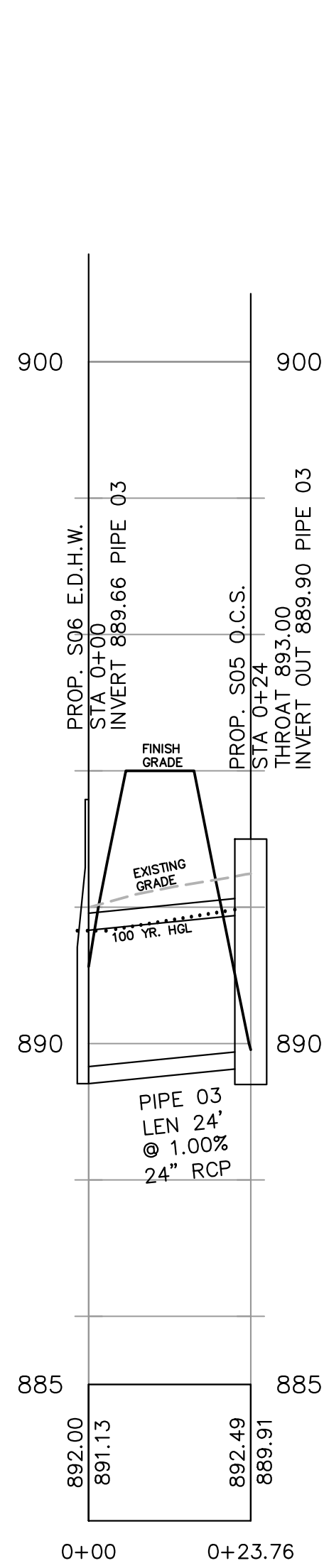
LEGEND			
R/W	RIGHT OF WAY	—○—	EXISTING FIRE HYDRANT
I.P.F.	IRON PIN FOUND	—○—	UNDERGROUND TELEPHONE
I.P.P.	IRON PIN PLACED	—○—	OVERHEAD TELEPHONE
C.T.	CRIMPED TOP PIPE	—○—	WATER
R.B.	REINFORCING BAR	—○—	SANITARY SEWER
O.T.	OPEN TOP PIPE	—○—	FORCE MAIN
N.F.	NOW OR FORMERLY	—○—	STORM DRAIN
B.L.	BUILDING LINE	—○—	SEDIMENT BARRIER
1033	1033 CATCH BASIN	—○—	TREE PROTECTION FENCE
1019A	1019A DROP INLET	—○—	PROPOSED FENCE
1019A	1019A JUNCTION BOX	—○—	EXISTING FENCE
D	HEADWALL	—○—	PROPERTY LINE
DR	DRAINAGE SLOPE	—○—	EXISTING CONTOUR
S	SEWER MANHOLE	—○—	PROPOSED CONTOUR
		—○—	EXISTING CURB & GUTTER
		—○—	PROPOSED CURB & GUTTER
		—○—	EXISTING SPOT ELEVATION
		—○—	PROPOSED SPOT ELEVATION
		—○—	EXISTING SPOT ELEVATION
		—○—	PROPOSED SPOT ELEVATION



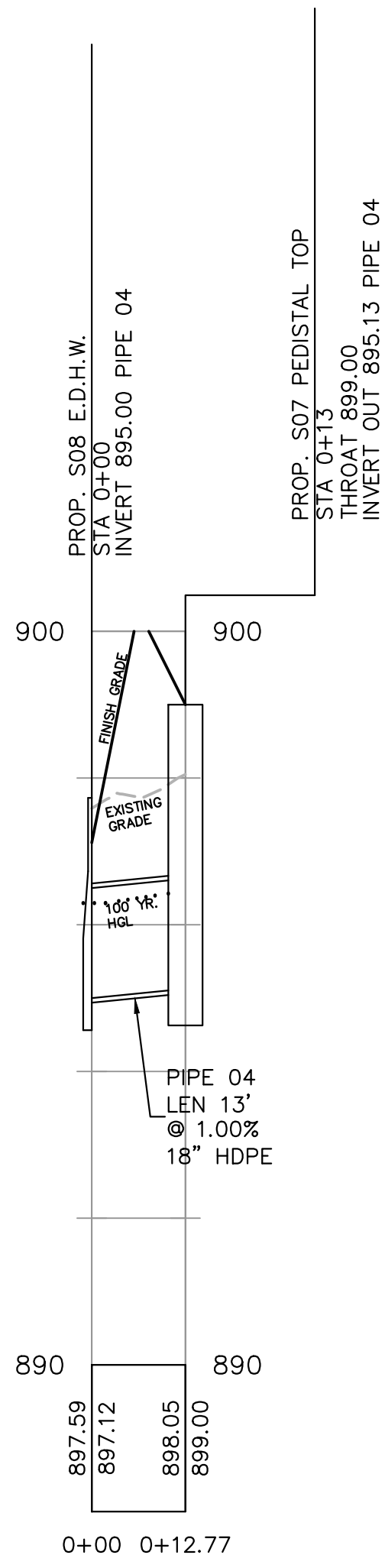
JOB #: 220702
 SCALE: 1"=20'
 DATE: 02/02/2023
 DESIGN BY: MGF

ENLARGED STORMWATER POND 5 AND STORM DRAINAGE PLAN
20 WEST TRANSPORT PARTNERS LLC
 LOCATED IN LL 1096, 1125, 1126, 1127, 1169, DISTRICT 19 CITY OF POWDER SPRINGS, COBB COUNTY, GEORGIA

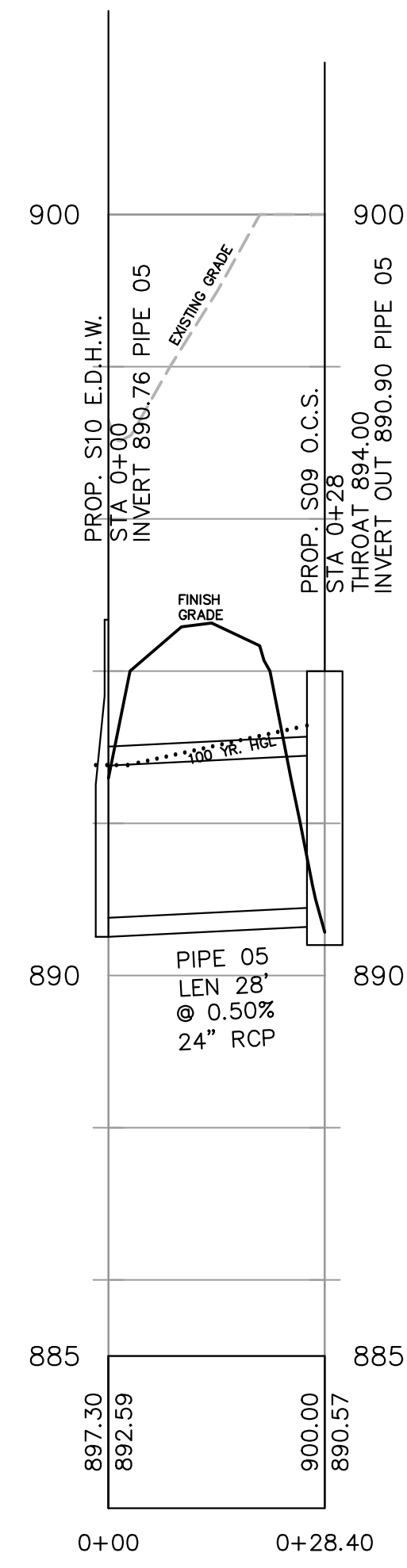
SHEET:
C-2.5



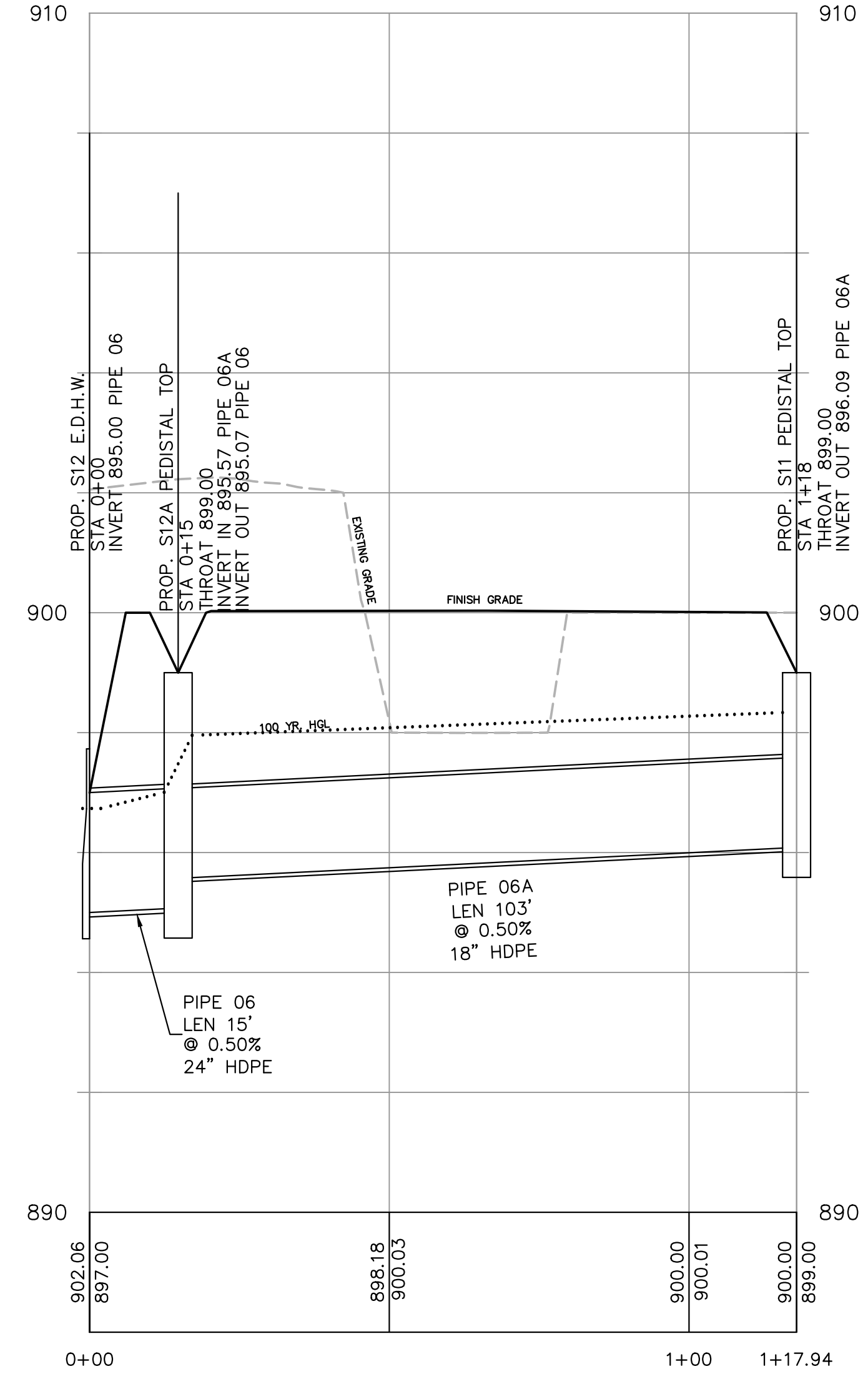
STORM RUN A PROFILE



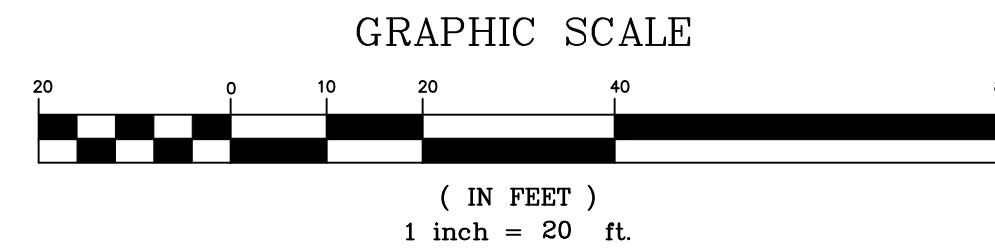
STORM RUN B PROFILE



STORM RUN C PROFILE



STORM RUN D PROFILE



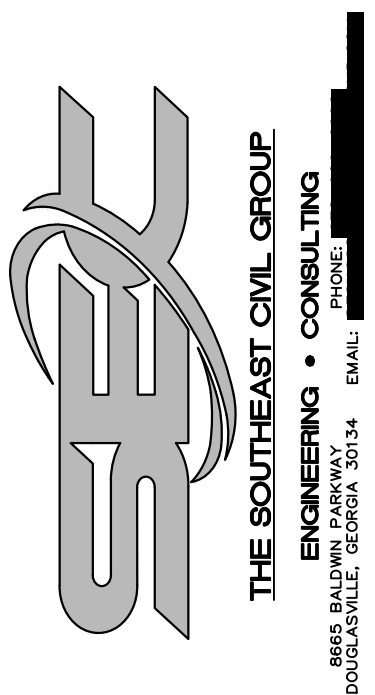
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Structure ID	To ID	Len (ft)	Drgn (ac)	Area (ac)	Rnooff (C)	Area x (ac)	C	Tc		Rain (I) (in/hr)	Total flow (cfs)	Cap full (cfs)	Vel (ft/s)	Pipe		Invert Elev		HGL Elev		Grnd / Rim Elev		Pipe ID
								Incr	Total					Inlet (min)	Syst (min)	Dn (ft)	Up (ft)	Dn (ft)	Up (ft)	Dn (ft)	Up (ft)	
S21	S22	83.37	2.38	2.38	0.35	0.83	0.83	5.0	5.0	5.5	4.61	17.62	3.81	18	2.40	902.00	904.00	903.22	904.82	904.06	906.06	11
S05	S06	23.76	0.00	0.00	0.00	0.00	0.00	5.0	5.0	0.0	1.55	22.73	1.81	24	1.00	889.66	889.90	891.65	890.33	892.41	893.00	03
S07	S08	12.77	2.24	2.24	0.42	0.94	0.94	5.0	5.0	5.5	5.20	11.48	4.03	18	1.00	895.00	895.13	896.29	896.01	897.06	899.00	04
S09	S10	28.40	0.00	0.00	0.00	0.00	0.00	5.0	5.0	0.0	7.36	15.88	2.37	24	0.50	890.76	890.90	892.76	892.78	893.51	894.00	05
S12A	S12	14.78	1.80	2.59	0.81	1.46	2.03	5.0	6.0	5.2	10.54	16.86	4.61	24	0.50	895.00	895.07	896.73	896.23	897.06	899.00	06
S11	S12A	103.15	0.79	0.79	0.72	0.57	0.57	5.0	5.0	5.5	3.15	8.08	4.13	18	0.50	895.57	896.09	896.23	896.76	899.00	899.00	06A
S13	S14	28.02	0.00	0.00	0.00	0.00	0.00	5.0	5.0	0.0	2.32	22.61	2.11	24	1.00	894.62	894.90	896.60	895.43	897.37	898.00	07
S15	S16	19.70	4.63	4.63	0.64	2.96	2.96	5.0	5.0	5.5	16.39	24.69	5.98	24	1.00	893.00	893.20	894.93	894.66	898.00	897.00	08
S17	S18	19.62	1.80	1.80	0.68	1.22	1.22	5.0	5.0	5.5	6.77	11.49	4.66	18	1.00	893.00	893.20	894.40	894.21	897.00	897.00	09
S19	S20	40.01	0.00	0.00	0.00	0.00	0.00	5.0	5.0	0.0	5.30	22.61	1.82	24	1.00	892.50	892.90	894.50	894.51	895.25	896.00	10

Project File: STORM RUNS MINUS A & B (2023.02.01).stm
Number of lines: 10
Run Date: 2/1/2023

Structure ID	To ID	Len (ft)	Drgn (ac)	Area (ac)	Rnooff (C)	Area x (ac)	C	Tc		Rain (I) (in/hr)	Total flow (cfs)	Cap full (cfs)	Vel (ft/s)	Pipe		Invert Elev		HGL Elev		Grnd / Rim Elev		Pipe ID
								Incr	Total					Inlet (min)	Syst (min)	Dn (ft)	Up (ft)	Dn (ft)	Up (ft)	Dn (ft)	Up (ft)	
S21	S22	83.37	2.38	2.38	0.35	0.83	0.83	5.0	5.0	12.1	10.06	17.62	6.53	18	2.40	902.00	904.00	903.22	905.22	904.06	906.06	11
S05	S06	23.76	0.00	0.00	0.00	0.00	0.00	5.0	5.0	0.0	26.14	22.73	8.32	24	1.00	889.66	889.90	891.65	891.96	892.41	893.00	03
S07	S08	12.77	2.24	2.24	0.42	0.94	0.94	5.0	5.0	12.1	11.36	11.48	7.04	18	1.00	895.00	895.13	896.29	896.42	897.06	899.00	04
S09	S10	28.40	0.00	0.00	0.00	0.00	0.00	5.0	5.0	0.0	30.51	15.88	9.71	24	0.50	890.76	890.90	892.76	893.28	893.51	894.00	05
S12A	S12	14.78	1.80	2.59	0.81	1.46	2.03	5.0	5.4	11.7	23.78	16.86	7.95	24	0.50	895.00	895.07	896.73	897.00	897.06	899.00	06
S11	S12A	103.15	0.79	0.79	0.72	0.57	0.57	5.0	5.0	12.1	6.87	8.08	3.89	18	0.50	895.57	896.09	897.95	898.33	899.00	899.00	06A
S13	S14	28.02	0.00	0.00	0.00	0.00	0.00	5.0	5.0	0.0	30.52	22.61	9.72	24	1.00	894.62	894.90	896.60	897.10	897.37	898.00	07
S15	S16	19.70	4.63	4.63	0.64	2.96	2.96	5.0	5.0	12.1	35.78	24.69	11.45	24	1.00	893.00	893.20	894.93	895.37	898.00	897.00	08
S17	S18	19.62	1.80	1.80	0.68	1.22	1.22	5.0	5.0	12.1	14.78	11.49	8.49	18	1.00	893.00	893.20	894.40	894.77	897.00	897.00	09
S19	S20	40.01	0.00	0.00	0.00	0.00	0.00	5.0	5.0	0.0	30.52	22.61	9.72	24	1.00	892.50	892.90	894.50	895.25	896.00	896.00	10

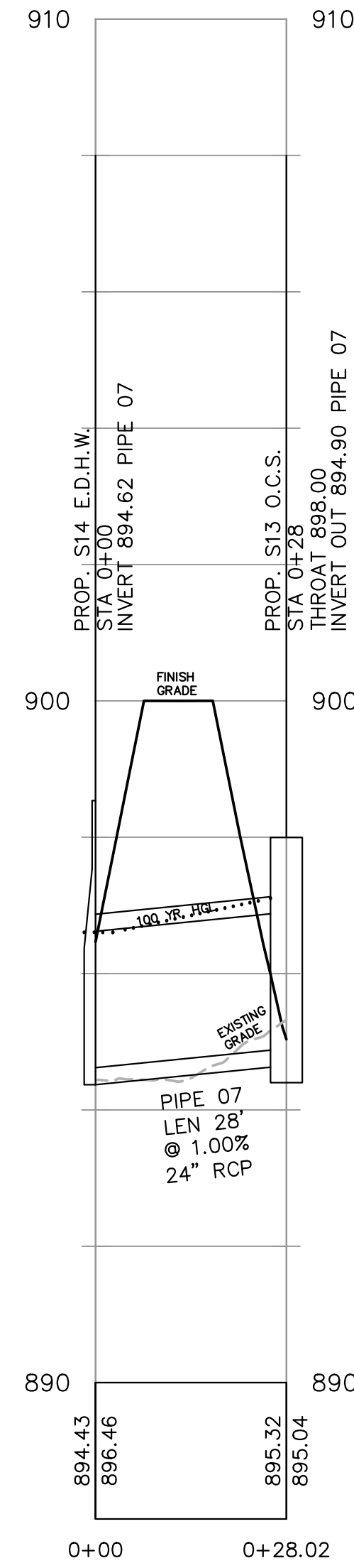
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Number of lines: 10
Run Date: 2/1/2023



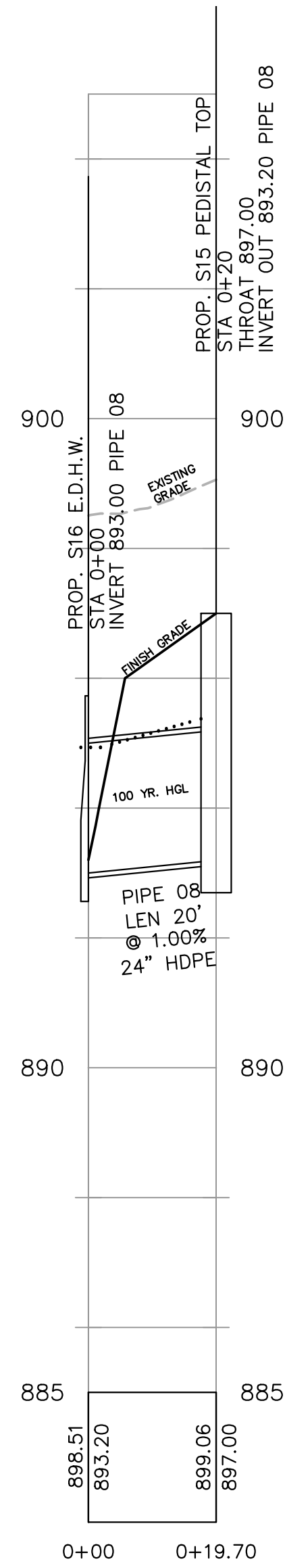
JOB #: 220702
SCALE: AS SHOWN
DATE: 02/02/2023
DESIGN BY: MGF

STORM SEWER PROFILES
20 WEST TRANSPORT PARTNERS LLC
LOCATED IN LL 1096, 1125, 1126, 1127, 1169, DISTRICT 19
CITY OF POWDER SPRINGS, COBB COUNTY, GEORGIA

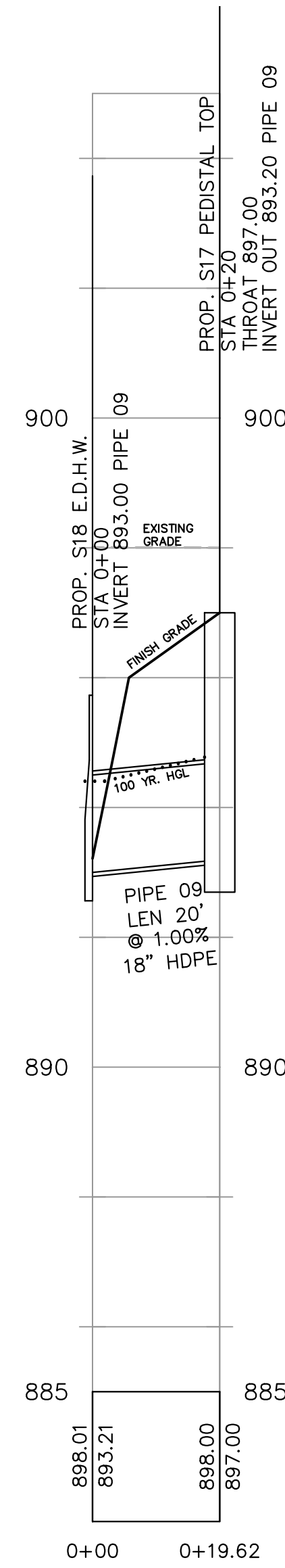
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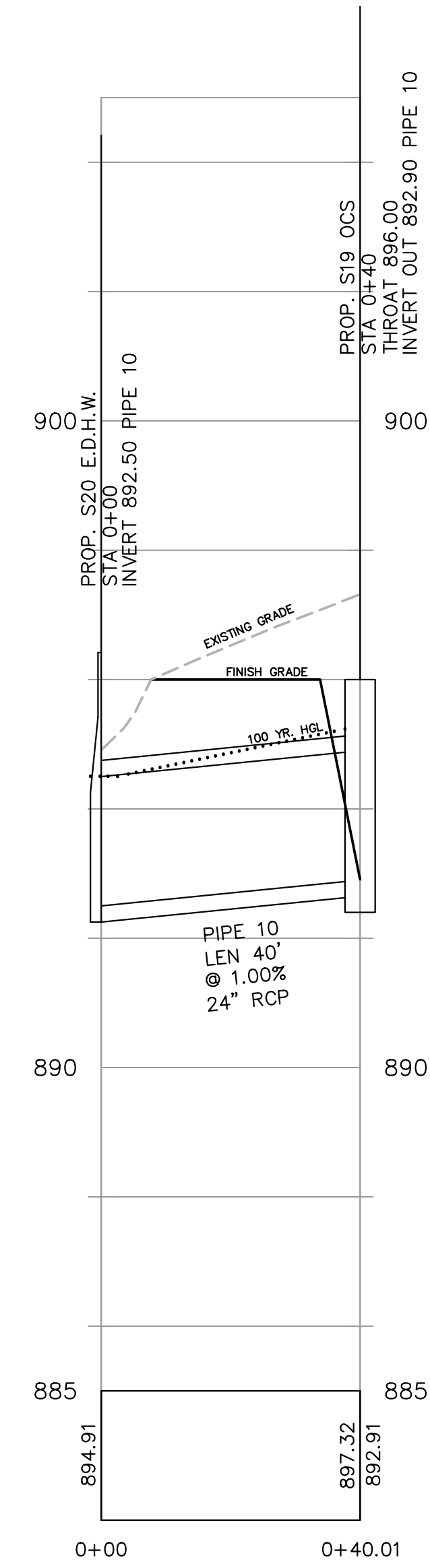
STORM RUN E PROFILE



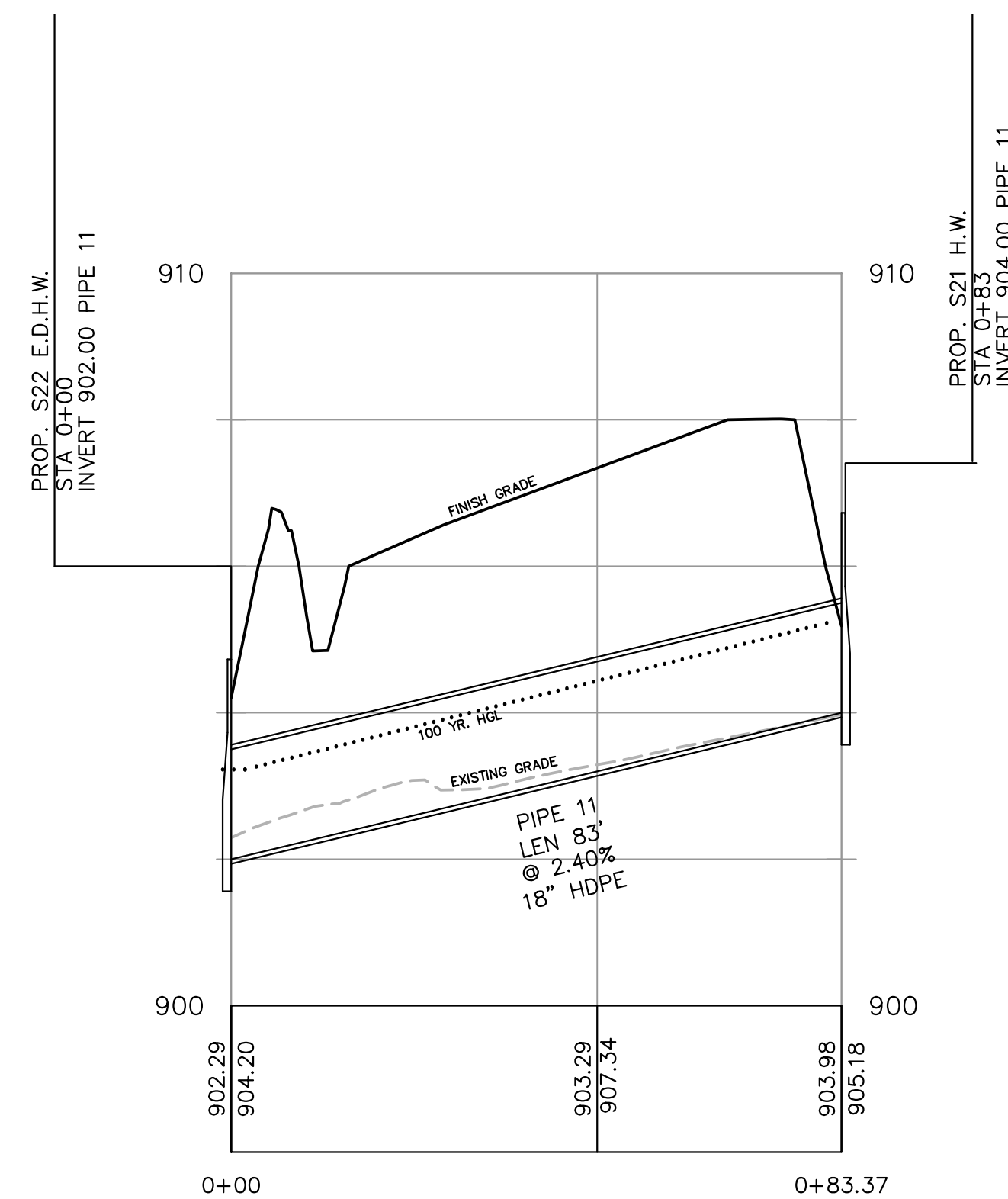
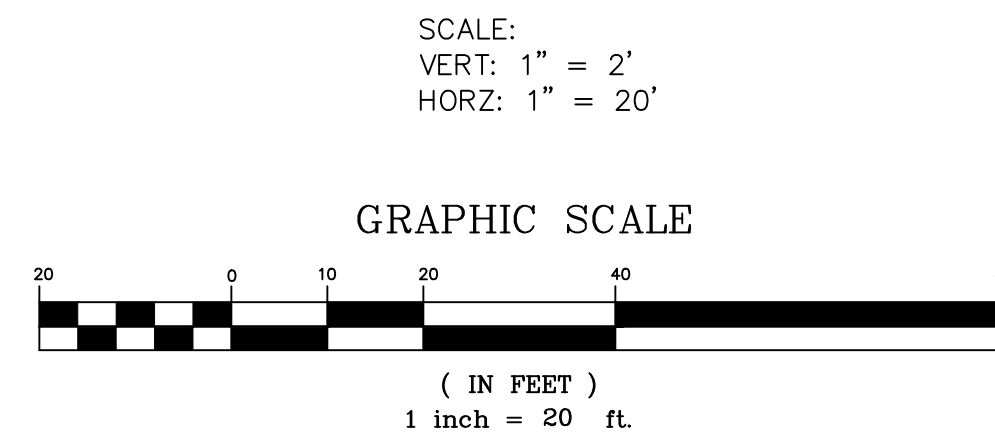
STORM RUN F PROFILE



STORM RUN G PROFILE



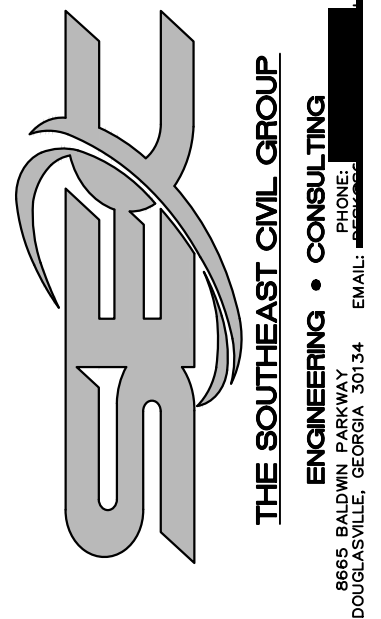
STORM RUN H PROFILE



STORM RUN I PROFILE



- GRADING & STORM DRAINAGE NOTES**
- FOR STRUCTURE TYPE, PIPE SIZES & INVERT ELEVATIONS SEE PROFILE.
 - ALL STORM DRAIN PIPE SHALL BE HDPE PER GADOT SPECIFICATION 845 OR REINFORCED CONCRETE PIPE PER GADOT SPECIFICATION 843.
 - ALL STORM DRAIN PIPE SHALL CONFORM TO GADOT STANDARD 10300 OR 1030P FOR STRUCTURAL REQUIREMENTS.
 - ALL PRECAST STRUCTURES SHALL BE PER GADOT STANDARD 1040.
 - ALL DISCHARGE HEADWALLS TO BE ENERGY DISSIPATING HEADWALL UNLESS NOTED OTHERWISE.
 - COMPACTION STANDARDS:
 - ALL FILL TO BE COMPACTED TO 95% STANDARD PROCTOR.
 - THE TOP 2' OF ALL AREAS TO RECEIVE PAVEMENT OR STRUCTURES SHALL BE COMPACTED TO 100% STANDARD PROCTOR DENSITY.
 - CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
 - CONSTRUCTION & MATERIALS SHALL COMPLY WITH THE APPROPRIATE GOVERNING AUTHORITY'S STANDARDS & SPECIFICATIONS.
 - UTILITY LOCATIONS SHOWN ARE APPROXIMATE. BEWARE OF HIDDEN UTILITIES NOT SHOWN. CONTACT APPROPRIATE UTILITY COMPANIES PRIOR TO EXCAVATION.



JOB # 220702
 SCALE: AS SHOWN
 DATE: 02/02/2023
 DESIGN BY: MGF

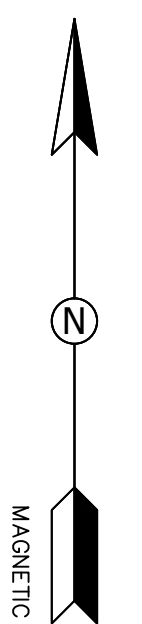
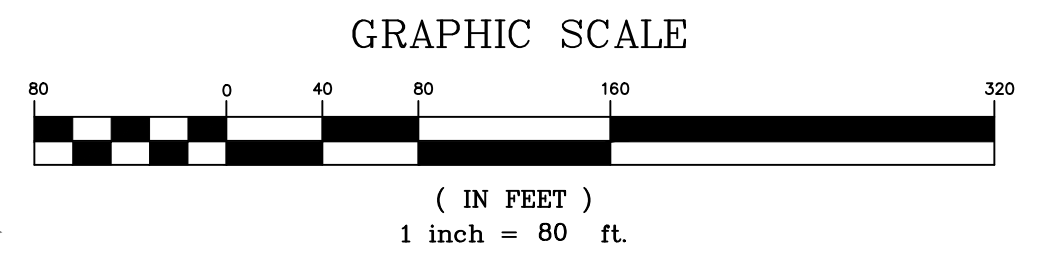
STORM SEWER PROFILES
20 WEST TRANSPORT PARTNERS LLC
 LOCATED IN LL 1096, 1125, 1126, 1127, 1169, DISTRICT 19
 CITY OF POWDER SPRINGS, COBB COUNTY, GEORGIA

SHEET:
C-2.7

FORMATION SHOWN OBTAINED FROM A
 CEMENTATION & TOPOGRAPHIC SURVEY FOR
 PORT PARTNERS LLC PREPARED BY
 DATED 07/17/2022.
 DATA OBTAINED FROM A BOUNDARY
 TOPOGRAPHIC SURVEY FOR 20 WEST
 PARTNERS LLC PREPARED BY GASKINS
 17/2022.

NEL DATE 08/31/2022 INDICATES THIS
 PORTION IS LOCATED IN A
 AREA.
 WILDLIFE NATIONAL WETLANDS
 HAS BEEN CONSULTED, AND WETLANDS
 BE PRESENT WITHIN PROJECT LIMITS.

CREEK & FLOODPLAIN LEGEND	
CENTER LINE OF CREEK	---
BUFFERS & SETBACKS (PER FIELD RUN SURVEY)	---
FLOOD PLAIN DELINEATION	---
WETLAND AREA (PER FIELD RUN SURVEY)	•••••



LEGEND	
EXISTING FIRE HYDRANT	OVERHEAD POWER
PROPOSED FIRE HYDRANT	UNDERGROUND TELEPHONE
LIGHT POLE	OVERHEAD TELEPHONE
GUY POLE	WATER
UTILITY POLE	SANITARY SEWER
UNDERGROUND DOWNSPOUT	FORCE MAIN
OVERGROUND DOWNSPOUT	GAS
WATER VALVE	STORM DRAIN
GAS VALVE	SEDIMENT BARRIER
HANDICAPPED PARKING	TREE PROTECTION FENCE
TRAFFIC FLOW	PROPOSED FENCE
UNDERGROUND POWER	EXISTING FENCE
EXISTING WATER METER	PROPERTY LINE
PROPOSED WATER METER	EXISTING CONTOUR
GAS METER	PROPOSED CURB & GUTTER
POWER METER	EXISTING SPOT ELEVATION
	PROPOSED SPOT ELEVATION

IR CONTACT
 PORT PARTNERS, LLC.
 WKS
 ALPHARETTA, GA 30004



1/31/23, 11:48 AM CutFillReport.html

Cut/Fill Report

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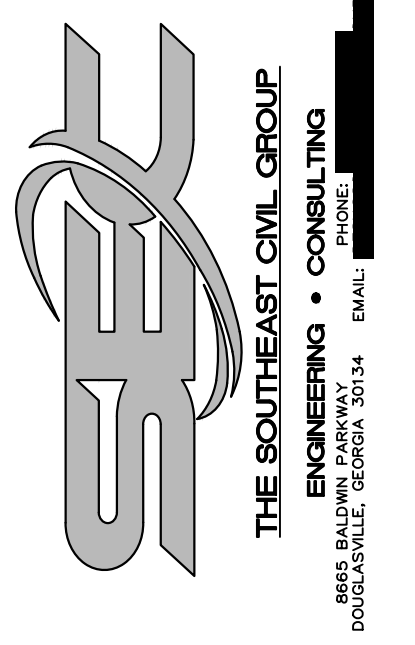
Volume Summary							
Name	Type	Cut Factor	Fill Factor	2d Area (Sq. Ft.)	Cut (Cu. Yd.)	Fill (Cu. Yd.)	Net (Cu. Yd.)
TOTAL SITE CUT-FILL	full	1.000	1.100	454020.20	15642.85	13835.53*	1807.32*
ONLY FLOODPLAIN CUT-FILL	bounded	1.000	1.100	185130.37	8383.25	6448.29*	1934.96*

Totals				
	2d Area (Sq. Ft.)	Cut (Cu. Yd.)	Fill (Cu. Yd.)	Net (Cu. Yd.)
Total	639150.56	24026.10	20283.82*	3742.27*

* Value adjusted by cut or fill factor other than 1.0

Elevations Table				
Number	Minimum Elevation	Maximum Elevation	Area	Color
1	-12.00	-10.00	227.21	Red
2	-10.00	-8.00	1116.51	Orange
3	-8.00	-6.00	7546.58	Yellow
4	-6.00	-4.00	20440.42	Light Green
5	-4.00	-2.00	48631.78	Green
6	-2.00	0.00	166002.51	Light Blue
7	0.00	2.00	138806.84	Blue
8	2.00	4.00	55742.10	Dark Blue
9	4.00	6.00	14533.68	Very Dark Blue
10	6.00	8.00	972.55	Black

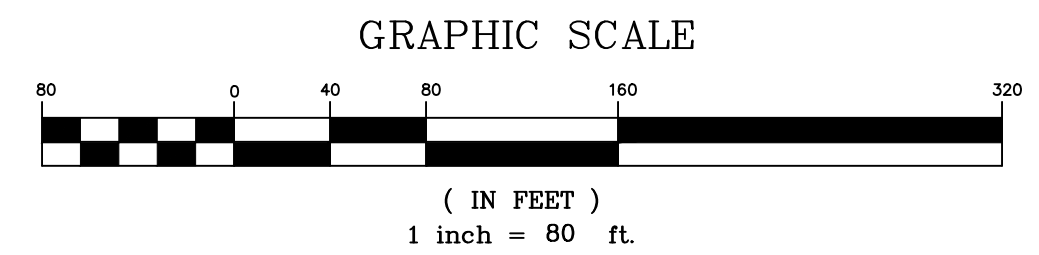
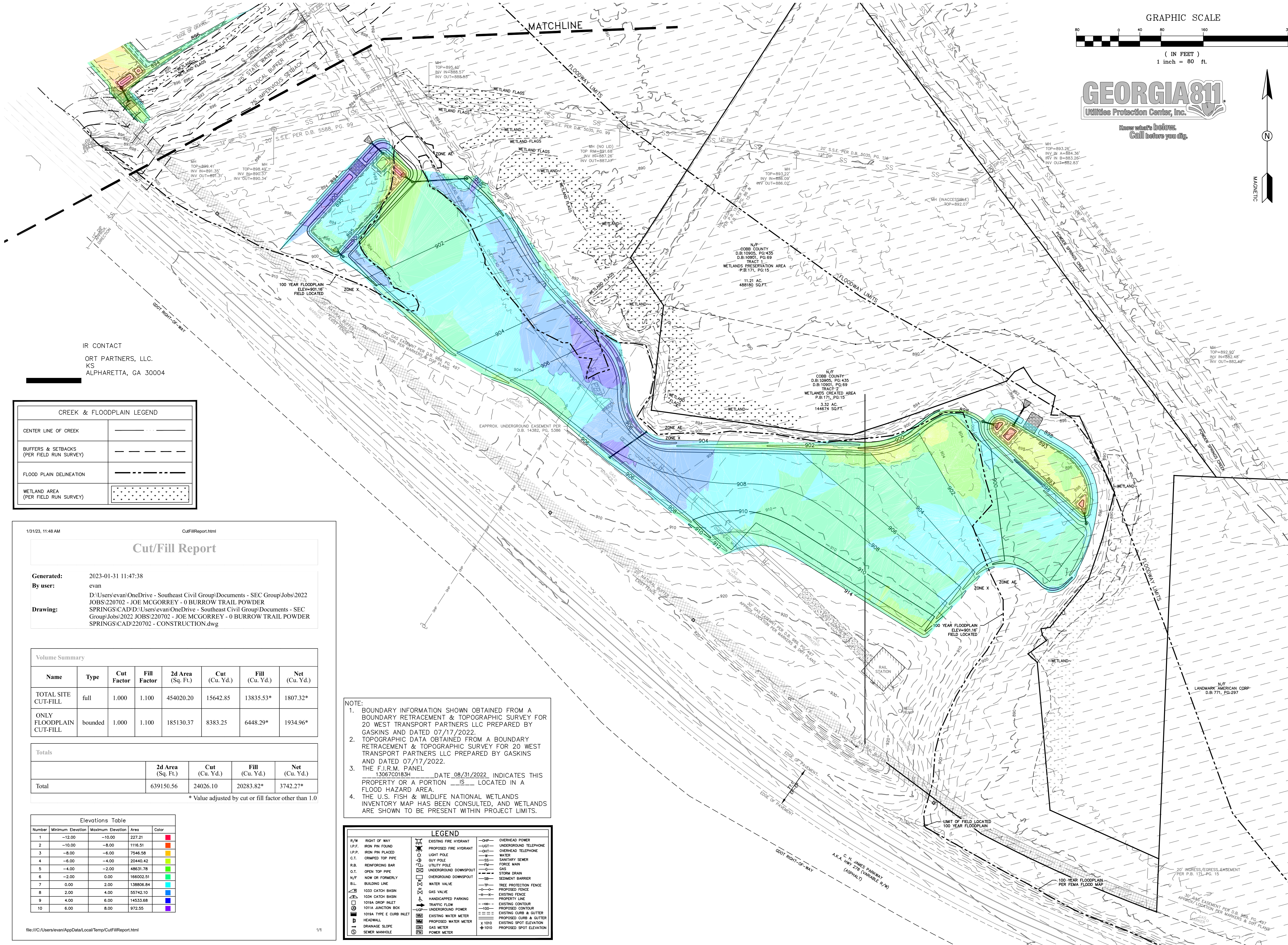
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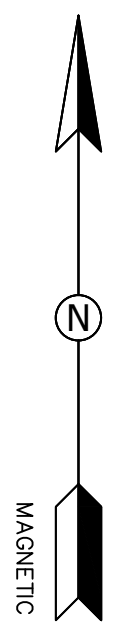
JOB #: 220702
 SCALE: 1"=80'
 DATE: 02/02/2023
 DESIGN BY: MGF

CUT & FILL ANALYSIS
20 WEST TRANSPORT PARTNERS LLC
 LOCATED IN LL 1096, 1125, 1126, 1127, 1169, DISTRICT 19
 CITY OF POWDER SPRINGS, COBB COUNTY, GEORGIA

SHEET:
C-2.8



GEORGIA811
 Utilities Protection Center, Inc.
 Know what's below.
 Call before you dig.



IR CONTACT
 ORT PARTNERS, LLC.
 KS
 ALPHARETTA, GA 30004

CREEK & FLOODPLAIN LEGEND	
CENTER LINE OF CREEK	
BUFFERS & SETBACKS (PER FIELD RUN SURVEY)	
FLOOD PLAIN DELINEATION	
WETLAND AREA (PER FIELD RUN SURVEY)	

1/31/23, 11:48 AM Cut/FillReport.html

Cut/Fill Report

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By user: evan
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ONLY FLOODPLAIN CUT-FILL	bounded	1.000	1.100	185130.37	8383.25	6448.29*	1934.96*

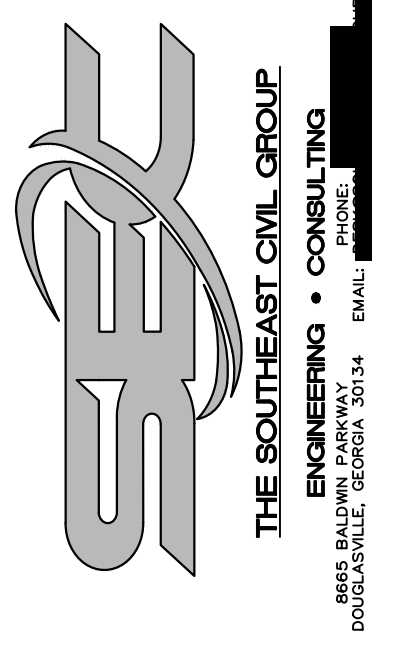
Totals				
	2d Area (Sq. Ft.)	Cut (Cu. Yd.)	Fill (Cu. Yd.)	Net (Cu. Yd.)
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9	4.00	6.00	14533.68	Very Dark Blue
10	6.00	8.00	972.55	Black

NOTE:
 1. BOUNDARY INFORMATION SHOWN OBTAINED FROM A BOUNDARY RETRACEMENT & TOPOGRAPHIC SURVEY FOR 20 WEST TRANSPORT PARTNERS LLC PREPARED BY GASKINS AND DATED 07/17/2022.
 2. TOPOGRAPHIC DATA OBTAINED FROM A BOUNDARY RETRACEMENT & TOPOGRAPHIC SURVEY FOR 20 WEST TRANSPORT PARTNERS LLC PREPARED BY GASKINS AND DATED 07/17/2022.
 3. THE F.I.R.M. PANEL 13067C0181H DATE 08/31/2022 INDICATES THIS PROPERTY OR A PORTION IS LOCATED IN A FLOOD HAZARD AREA.
 4. THE U.S. FISH & WILDLIFE NATIONAL WETLANDS INVENTORY MAP HAS BEEN CONSULTED, AND WETLANDS ARE SHOWN TO BE PRESENT WITHIN PROJECT LIMITS.

LEGEND			
R/W	RIGHT OF WAY	EXISTING FIRE HYDRANT	OVERHEAD POWER
I.P.F.	IRON PIN FOUND	PROPOSED FIRE HYDRANT	UNDERGROUND TELEPHONE
C.T.	CRIMPED TOP PIPE	LIGHT POLE	OVERHEAD TELEPHONE
R.B.	REINFORCING BAR	UTILITY POLE	WATER
O.T.	OPEN TOP PIPE	UNDERGROUND DOWNSPOUT	SANITARY SEWER
N/F	NOW OR FORMERLY	OVERGROUND DOWNSPOUT	FORCE MAIN
B.L.	BUILDING LINE	WATER VALVE	GAS
1033	CATCH BASIN	GAS VALVE	STORM DRAIN
1034	CATCH BASIN	SEEDING BARRIER	TREE PROTECTION FENCE
1019A	DROP INLET	HANDICAPPED PARKING	EXISTING FENCE
1019A	JUNCTION BOX	TRAFFIC FLOW	PROPOSED FENCE
1019A	E CURB INLET	UNDERGROUND POWER	EXISTING CONTOUR
HEADWALL	HEADWALL	PROPOSED CURB & GUTTER	PROPOSED CONTOUR
DRAINAGE SLOPE	DRAINAGE SLOPE	EXISTING WATER METER	EXISTING CURB & GUTTER
SEWER MANHOLE	SEWER MANHOLE	GAS METER	EXISTING SPOT ELEVATION
		POWER METER	PROPOSED SPOT ELEVATION



JOB # 220702
 SCALE: 1"=80'
 DATE: 02/02/2023
 DESIGN BY: MGF

CUT & FILL ANALYSIS
20 WEST TRANSPORT PARTNERS LLC
 LOCATED IN LL 1096, 1125, 1126, 1127, 1169, DISTRICT 19
 CITY OF POWDER SPRINGS, COBB COUNTY, GEORGIA

SHEET:
C-2.9

