

PROJECT INFORMATION

SITE DATA
 ZONING USE: M-2
 TOTAL ACREAGE: 36.289
 DISTURBED ACREAGE: 25.28
 HENRY COUNTY, GA
 LAND LOT 218, 7TH DISTRICT
 PARCEL #: 109-01030008

SETBACKS:
 FRONT: 70 ft.
 SIDE: 0 ft.
 BACK: 40 ft.

BUILDING DATA
 BUILDING SQUARE FOOTAGE: 362,880 sq. ft.
 OFFICE: 12,320 sq. ft.
 WAREHOUSE: 350,560 sq. ft.

BUILDING HEIGHT: ±45 ft.

PARKING DATA
REQUIRED PARKING
 OFFICE: 1 SPACES FOR EVERY 300 SQ. FT.
 WAREHOUSE: 4 SPACES FOR FIRST 5,000 SQ.FT. + 1 FOR SPACE FOR EACH ADDITIONAL 5,000 SQ.FT.

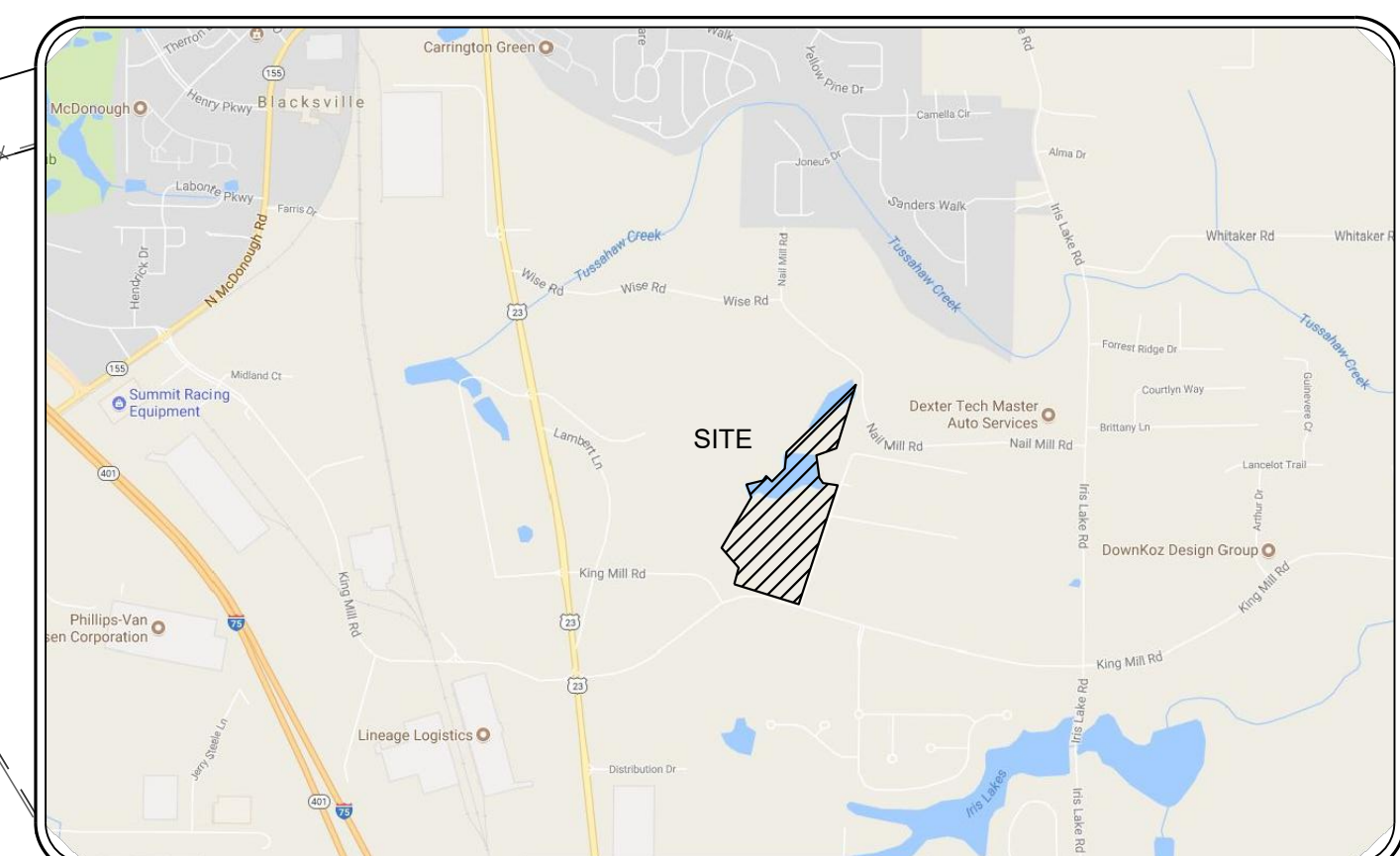
REQUIRED:
 OFFICE: 41 SPACES
 WAREHOUSE: 74 SPACES
 TOTAL: 115 SPACES

PARKING PROVIDED:
 97 TOTAL SPACES
 4 HANDICAP SPACES
 4 VAN H/C SPACES
 TRAILER PARKING:
 71 TRAILER SPACES

UTILITY PROVIDERS
 WATER: HENRY COUNTY WATER AUTHORITY
 SEWER: HENRY COUNTY WATER AUTHORITY

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 THREE WORKING DAYS BEFORE YOU DIG.

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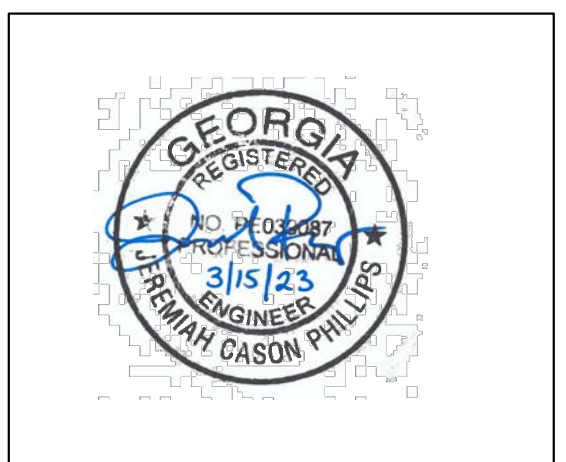
LOCATION MAP
 N.T.S.

- NOTES**
1. USE ARCHITECTURAL PLANS FOR BUILDING STAKE OUT.
 2. ALL DIMENSIONS SHOWN ARE FROM FACE OF BUILDING, CURB, OR WALL UNLESS OTHERWISE NOTED.

- GENERAL ADA NOTES:**
1. RAMP RUNS SHALL HAVE RUNNING SLOPE NOT STEEPER THAN 1:12.
 2. CROSS SLOPE OF RAMP RUNS SHALL NOT BE STEEPER THAN 1:48.
 3. CHANGES IN LEVEL OTHER THAN RUNNING SLOPE AND CROSS SLOPE ARE NOT PERMITTED ON RAMP RUNS.
 4. RAMP'S SHALL HAVE LANDING AT THE TOP AND THE BOTTOM OF EACH RAMP RUN.
 5. TOP LANDINGS SHALL BE 60 INCHES WIDE MINIMUM.
 6. THE LANDING CLEAR LENGTH SHALL BE 60 INCHES LONG MINIMUM.
 7. THE LANDING CLEAR WIDTH SHALL BE AT LEAST AS WIDE AS THE WIDEST RAMP RUN LEADING TO THE LANDING.
 8. RAMP RUNS SHALL HAVE COMPLIANT HANDRAILS.
 9. A CURB, 2 INCHES HIGH MINIMUM, OR BARRIER SHALL BE PROVIDED THAT PREVENTS THE PASSAGE OF A 4 INCH DIAMETER SPHERE, WHERE ANY PORTION OF THE SPHERE IS WITHIN 4 INCHES OF THE GROUND SURFACE, TO PREVENT WHEEL ENTRAPMENT, THE CURB OR BARRIER SHALL PROVIDE A CONTINUOUS AND UNINTERRUPTED BARRIER ALONG THE LENGTH OF THE RAMP.
 10. LANDING SUBJECT TO WET CONDITIONS SHALL BE DESIGNED TO PREVENT THE ACCUMULATION OF WATER.
 11. HANDRAILS SHALL BE PROVIDED ON BOTH SIDES OF STAIRS OR RAMP.
 12. HANDRAILS SHALL BE CONTINUOUS WITHIN THE FULL LENGTH OF EACH STAIR FLIGHT OR RAMP RUN, INSIDE HANDRAILS ON SWITCHBACK OR DOGLEG STAIRS AND RAMP'S SHALL BE CONTINUOUS BETWEEN FLIGHTS OR RUNS.
 13. RAMP HANDRAILS SHALL EXTEND HORIZONTALLY ABOVE THE LANDING FOR 12 INCHES MINIMUM BEYOND THE TOP AND BOTTOM OF RAMP RUNS. EXTENSIONS SHALL RETURN TO A WALL, GUARD, OR THE LANDING SURFACE, OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT RAMP RUN.
 14. AT THE TOP OF A STAIR FLIGHT, HANDRAILS SHALL EXTEND HORIZONTALLY ABOVE THE LANDING FOR 12 INCHES MINIMUM BEGINNING DIRECTLY ABOVE THE FIRST RISER NOSING. EXTENSIONS SHALL RETURN TO A WALL, GUARD, OR THE LANDING SURFACE, OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT STAIR FLIGHT.
 15. AT THE BOTTOM OF A STAIR FLIGHT, HANDRAILS SHALL EXTEND AT THE SLOPE OF THE STAIR FLIGHT FOR A HORIZONTAL DISTANCE EQUAL TO ONE TREAD DEPTH BEYOND THE LAST RISER NOSING. THE HORIZONTAL EXTENSION OF A HANDRAIL SHALL BE 12 INCHES LONG MINIMUM AND A HEIGHT EQUAL TO THAT OF THE SLOPING PORTION OF THE HANDRAIL AS MEASURED ABOVE THE STAIRS NOSINGS. EXTENSION SHALL RETURN TO A WALL, GUARD, OR THE LANDING SURFACE, OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT STAIR FLIGHT.

EBERY & ASSOCIATES
 TEL: 770.452.7849 FAX: 770.452.0086
 2951 FLOWERS ROAD SOUTH, STE 119
 ATLANTA, GEORGIA 30341
 WWW.EBERLY.NET

LAND PLANNING
 CIVIL ENGINEERING
 LANDSCAPE ARCHITECTURE



PROJECT: PINK SOUTHERN GATEWAY
 PAD D
 LAND LOT 218
 7TH DISTRICT
 HENRY COUNTY, GEORGIA
 325 KING MILL ROAD

REVISIONS:

03/31/2022	DD SET
05/20/2022	CD SET
06/14/2022	LDP SUBMITTAL
07/22/2022	LDP RESUBMITTAL
08/22/2022	LDP RESUBMITTAL
09/16/2022	LDP RESUBMITTAL
11/09/2022	LDP RESUBMITTAL
01/09/2023	LDP RESUBMITTAL
03/15/2023	LDP RESUBMITTAL

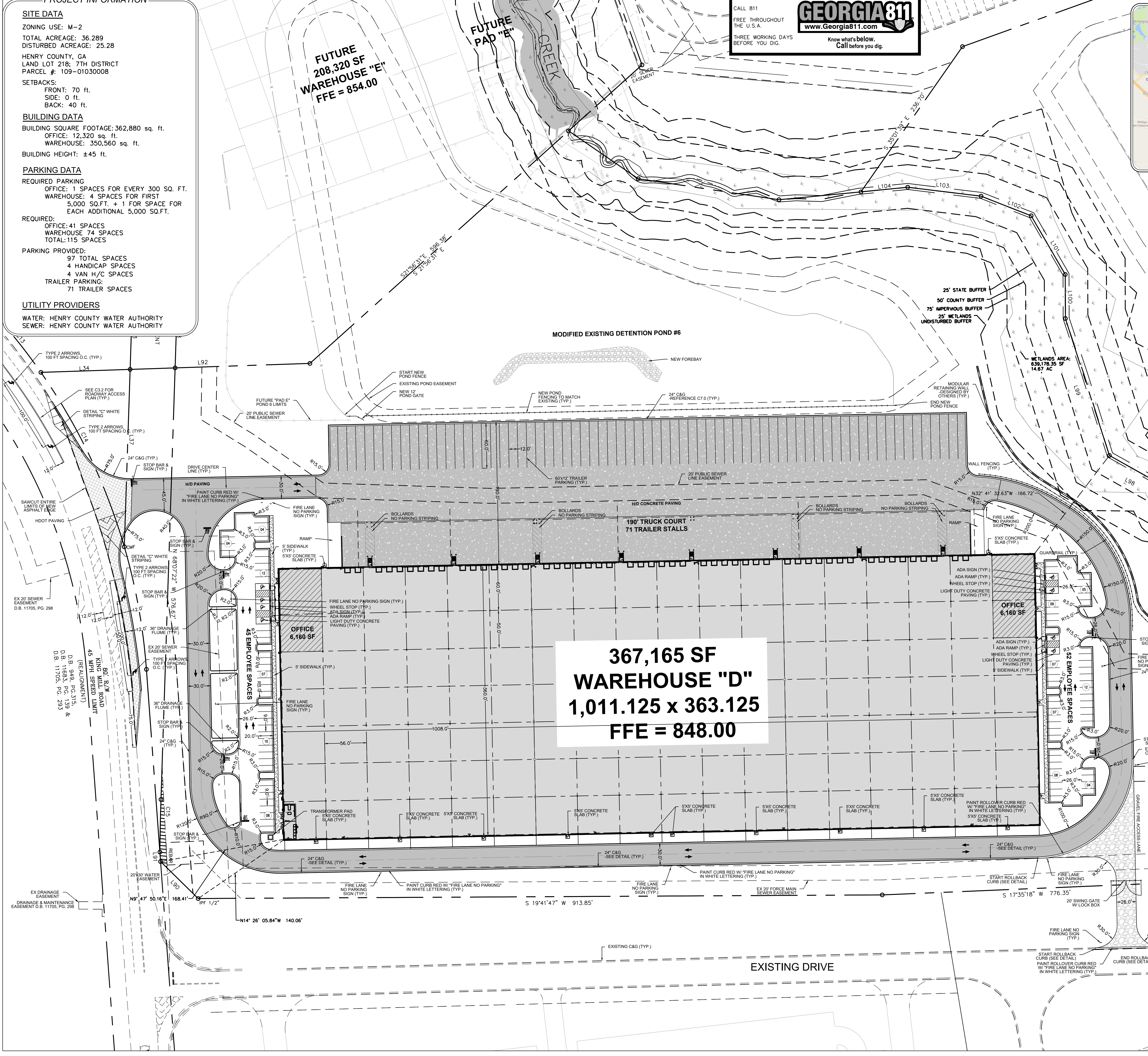
LAYOUT & STAKING PLAN

SCALE: 1" = 50'
 DATE: 03/15/2023
 DRAWN BY: RO
 PROJECT MANAGER: ANTONIO SAMPLE
 CHECKED: MW

PROJECT NO.
 22-022

SHEET NO.
 C3.0

NOT ISSUED FOR CONSTRUCTION



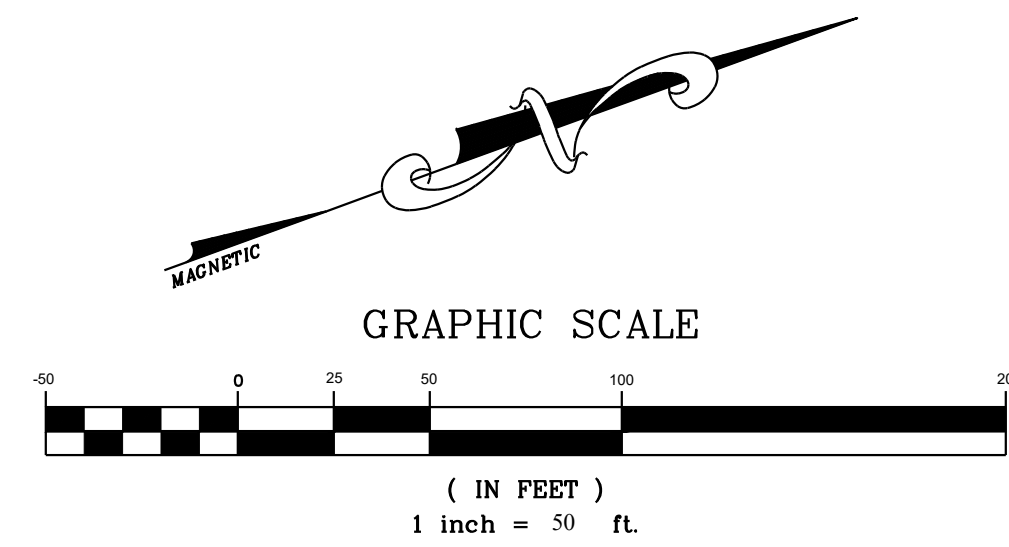
PAVING LEGEND

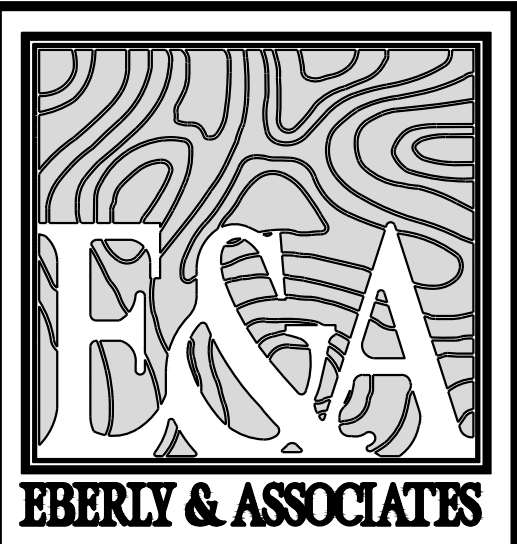
Light Duty Conc. Paving	[Pattern]
Heavy Duty Conc. Paving	[Pattern]
Light Duty Paving	[Pattern]
Heavy Duty Paving	[Pattern]
Conc. Sidewalk	[Pattern]
Gravel Paving	[Pattern]
Henry Co Dot Industrial Paving (10/4.1.5 Section)	[Pattern]

OWNER/DEVELOPER
 PINK S2 LLC
 2795 PEACHTREE ROAD
 UNIT 2501
 ATLANTA, GA 30305
 (404) 457-8473
 MS@PNK.GROUP

ENGINEER
 ANTONIO SAMPLE
 EBERLY & ASSOCIATES, INC.
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 ATLANTA, GEORGIA 30341
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 ASAMPLE@EBERYL.NET

24 HOUR CONTACT
 MARK STILES
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**PNK SOUTHERN GATEWAY
 PAD E**
 LAND LOT 198, 199, 218, 219
 7TH DISTRICT
 HENRY COUNTY, GEORGIA
 ADDRESS

REVISIONS:

06/14/22	LDP SUBMITTAL
07/22/22	LDP RESUBMITTAL
08/22/22	LDP RESUBMITTAL
09/16/22	LDP RESUBMITTAL
11/09/22	LDP RESUBMITTAL
01/09/23	LDP RESUBMITTAL

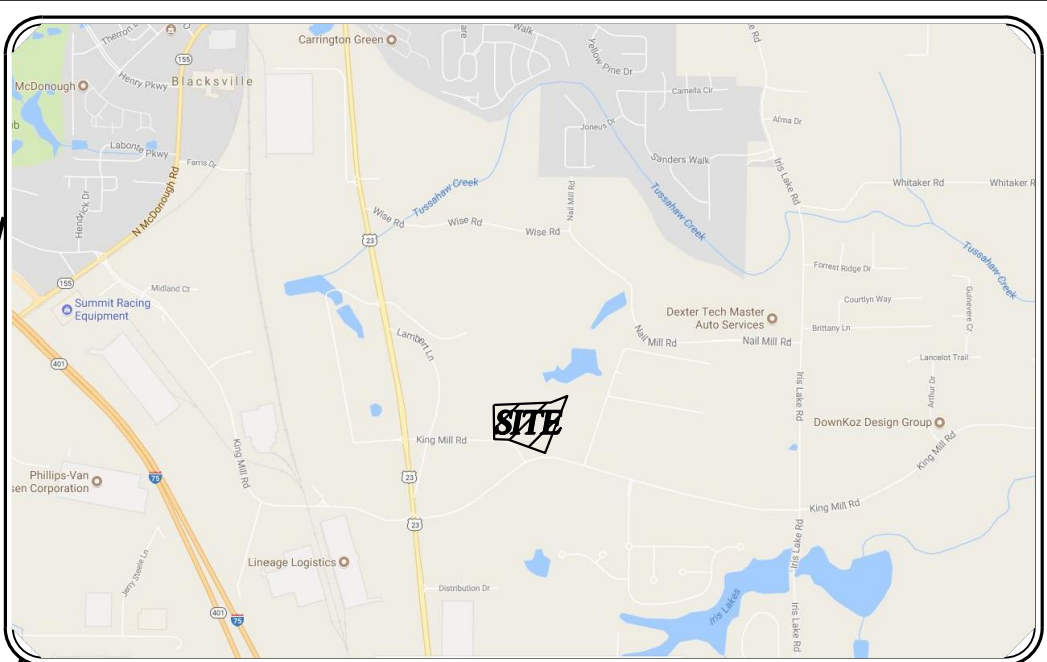
LAYOUT & STAKING
 PLAN

SCALE:	1" = 40'
DATE:	01/09/23
DRAWN BY:	ROMAN OCTAVIO
PROJECT MANAGER:	ANTONIO SAMPLE
QA/QC CHECK:	MIKE WRIGHT

PROJECT NO.
21-106

SHEET NO.
C3.0

NOT ISSUED FOR
CONSTRUCTION



NOTES

- USE ARCHITECTURAL PLANS FOR BUILDING STAKE OUT.
- ALL DIMENSIONS SHOWN ARE FROM FACE OF BUILDING, CURB, OR WALL UNLESS OTHERWISE NOTED.

PROJECT INFORMATION

SITE DATA
 ZONING USE: M-2
 TOTAL PROPERTY ACREAGE: 14.76
 DISTURBED ACREAGE: 16.25
 HENRY COUNTY, GA
 LAND LOT 198, 199, 218, 219, 7TH DISTRICT
 PARCEL #: 109-01030009, 109-01030000

BUILDING DATA
 BUILDING SQUARE FOOTAGE: 208,320 sq. ft.
 OFFICE: 6,310 sq. ft.
 WAREHOUSE: 202,010 sq. ft.
 BUILDING HEIGHT: 45 ft.

PARKING DATA
REQUIRED PARKING
 WAREHOUSE: 4 SPACES FOR FIRST 5,000 SQ. FT. + 1 SPACE FOR EACH ADDITIONAL 5,000 SQ. FT.
 OFFICE: 1 SPACE FOR EVERY 300 SQ. FT.

REQUIRED:
 WAREHOUSE: 202,010 SQ. FT. = 43 SPACES
 OFFICE: 6,310 SQ. FT. = 21 SPACES
TOTAL: 64 SPACES

PARKING PROVIDED:
 EMPLOYEE SPACES: 53 TOTAL SPACES
 49 STANDARD SPACES
 2 HANDICAP SPACES
 2 VAN HIC SPACES

TRAILER PARKING
 47 TRAILER SPACES

UTILITY PROVIDERS
 WATER: HENRY COUNTY WATER AUTHORITY
 SEWER: HENRY COUNTY WATER AUTHORITY

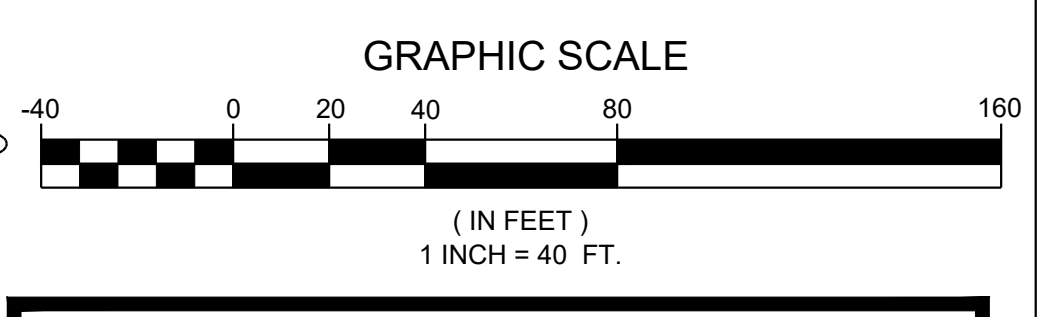
PAVING LEGEND

[Pattern]	H.D. CONCRETE
[Pattern]	L.D. CONCRETE
[Pattern]	L.D. ASPHALT
[Pattern]	H.D. ASPHALT
[Pattern]	CONCRETE SW
[Pattern]	GRAVEL PAVING

**OWNER/DEVELOPER
 (PRIMARY PERMITTEE)**
 PNK S2 LLC
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