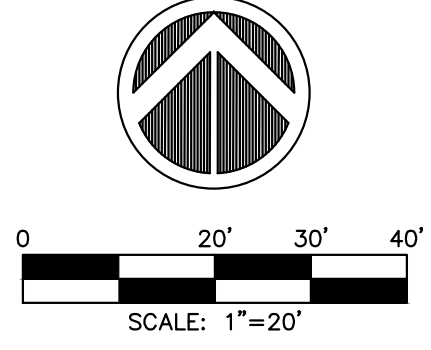


24-HR EMERGENCY CONTACT: NICK SAWKA 770-891-4515



N/F  
FLAT ROCK DEVELOPMENT LLC  
D.B.-10046 PG-1

CONTRACTOR IS TO KEEP FRONT MAIN ACCESS DRIVE CLEAN AND CLEAR OF CONSTRUCTION EQUIPMENT. CONTRACTOR TO KEEP ACCESS DRIVE OPEN AT ALL TIMES.

J.R. ALLEN PARKWAY  
(U.S. HIGHWAY 80)  
(VARIABLE R/W)

FLAT ROCK COURT  
(60' R/W)

**SITE NOTES**

- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PLANS AND SITE WORK SPECIFICATIONS AND SHALL COMPLY WITH APPLICABLE FEDERAL, STATE AND LOCAL CODES.
- REFERENCE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS, SIDEWALKS, STEPS, TRANSFORMER PADS, ETC.
- ALL DIMENSIONS AND RADI ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED. ALL DIMENSIONS SHOWN TO BUILDINGS ARE TO OUTSIDE FACE OF BUILDING.
- ALL HANDICAP ACCESSIBLE PARKING SIGNS AND STRIPING SHALL BE IN ACCORDANCE WITH THE AMERICAN WITH DISABILITY ACT (ADA) REQUIREMENTS OF STATE AND LOCAL CODES.
- ALL TRAFFIC SIGNS SHALL CONFORM TO THE UNIFORM TRAFFIC CONTROL MANUAL AND THE STATE OF GEORGIA DEPARTMENT OF TRANSPORTATION.
- ALL STRIPED OR CURBED RADII SHALL BE 5' UNLESS OTHERWISE NOTED.
- THE CONTRACTOR IS RESPONSIBLE FOR REPAIR OF ANY DAMAGE TO ANY EXISTING IMPROVEMENTS, ONSITE OR OFF SITE, SUCH AS PAVEMENT, UTILITIES, STORM DRAINAGE, ETC. THE REPAIR MUST BE APPROVED BY THE ENGINEER AND BE EQUAL OR BETTER THAN EXISTING CONDITIONS.
- SITE LIGHTING SHALL BE INCLUDED IN THE GENERAL CONTRACTOR'S SCOPE OF WORK. ALL PARKING LOT LIGHTING POLES, BASES AND FIXTURES WITH LAMPS SHALL BE INSTALLED BY THE GENERAL CONTRACTOR'S ELECTRICAL CONTRACTOR AND SHALL SUPPLY A ONE YEAR WARRANTY CERTIFICATE.
- CONTRACTOR SHALL OBTAIN ALL PERMITS BEFORE CONSTRUCTION BEGINS.
- SITE CONTRACTOR SHALL SUPPLY AS-BUILT PLANS INDICATING ALL CHANGES AND DEVIATIONS.
- ANY DEVIATION FROM THESE PLANS MAY CAUSE THE WORK TO BE UNACCEPTABLE.
- ANY UNANTICIPATED CONDITIONS ENCOUNTERED DURING THE CONSTRUCTION PROCESS SHALL BE IDENTIFIED TO THE ENGINEER IMMEDIATELY.
- ALL CONCRETE SHALL BE 3,000 PSI 28 DAY COMPRESSIVE STRENGTH UNLESS OTHERWISE NOTED.
- PROJECT SIGNAGE SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
- ALL CURB AND GUTTER WITHIN THE DEVELOPMENT SHALL BE 18".
- PARKING LOT STRIPING SHALL BE INCLUDED IN PAVING CONTRACTOR'S SCOPE OF WORK. STRIPING WILL BE ACCORDING TO OWNER'S SPECIFICATIONS UNLESS NOTED OTHERWISE. ALL STRIPING IS TO HAVE TWO (2) COATS OF PAINT (MIN).
- LIGHT POLE BASES SHALL BE PAINTED TRAFFIC YELLOW PER SITE WORK SPECIFICATIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR AVOIDANCE OF ALL WETLANDS AREAS AS ILLUSTRATED IN THE WETLANDS DELINEATION PACKAGE.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY AND ALL OFF-SITE EASEMENTS NOT DELINEATED ON PLANS OR KNOWN OF AT TIME OF PLAN ISSUANCE.
- THE SITE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL WORK AND APPURTENANCE TO WITHIN 5' OF THE BUILDING. THIS INCLUDES TRANSFORMER AND DUMPSTER PADS AS WELL AS ALL UTILITY CONDUITS.

**SITE LEGEND**

- |  |   |  |   |
|--|---|--|---|
|  | PROPERTY LINE                               |  | A.D.A. STD HANDICAP RAMP                    |
|  | EASEMENT LINE                               |  | GROUP OF FOUR GUARD POSTS                   |
|  | SETBACK LINE                                |  | HEAVY DUTY PAVING                           |
|  | CONCRETE SIDEWALK (SEE DETAIL)              |  | CONCRETE DUMPSTER PAD LOCATION              |
|  | CONCRETE CURB AND GUTTER (SEE DETAIL)       |  | PARKING SPACE COUNT 10'x20'                 |
|  | 18" STOP BAR (PAVEMENT MARKING)             |  | STORM SEWER GRATE                           |
|  | TRAFFIC FLOW ARROW (PAVEMENT MARKING)       |  | PARKING SPACES TO RECEIVE PERVIOUS PAVEMENT |
|  | "STOP" SIGN (R1-1)                          |  |   |
|  | VAN HANDICAP STALL AND DESIGNATED VAN STALL |  |   |

**SITE DATA**

GOODWILL PROPERTY 2.313± AC.

**PARKING DATA**

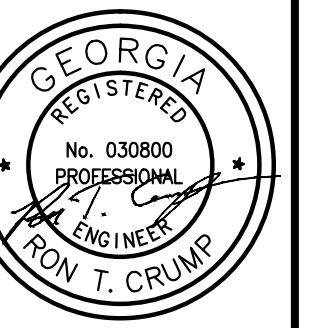
GOODWILL BLDG. S.F. 15,810 S.F. | REQ. PARKING 64 SPACES | PROP. PARKING 67 SPACES



VICINITY MAP  
N.T.S.



**PROPOSED GOODWILL STORE  
COLUMBUS (EAST) SITE**  
JR ALLEN PKWY (US HWY 80), COLUMBUS, GA 31820  
PREPARED FOR:  
**PIEDMONT COMPANIES INCORPORATED**  
LANSCAPE COUNTY, COLUMBUS, GEORGIA



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**VOLKAN**

**REVISIONS**

DATE:	DESCRIPTION:

**SITE PLAN**

PROJECT NUMBER: 12-0018

DATE: JULY 23, 2012

**C02**