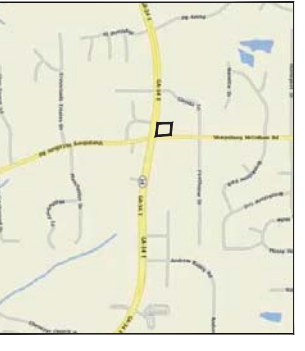


AERIAL VIEW
N.T.S.



VICINITY VIEW
N.T.S.

SITE DATA

CURRENT ZONING	COMMERCIAL
PROPOSED RETAIL	5,000 SF
PROPOSED RETAIL	0.80 ACRES
PROPOSED RETAIL	44,000 SF
EAST WALKWAY	7,400 SF
EAST WALKWAY	7,400 SF
REL. PROPERTY SIZE	6.32 ACRES
FRONT SETBACK	50'
FRONT SETBACK	10'
FRONT SETBACK	10'
FRONT SETBACK	10'

PARKING DATA

PROPOSED RETAIL	44,000 SF	800 PARKING	800 PARKING
PROPOSED RETAIL	5,250 SF	41 SPACES	41 SPACES
EAST WALKWAY	7,400 SF	220 SPACES	220 SPACES
EAST WALKWAY	7,400 SF	148 SPACES	148 SPACES

- SITE LEGEND**
- PROPERTY LINE
 - EASEMENT LINE
 - SETBACK LINE
 - CONCRETE SIDEWALK (SEE DETAIL)
 - CONCRETE CURB AND GUTTER (SEE DETAIL)
 - 18" STOP BAR (PAVEMENT MARKING)
 - TRAFFIC FLOW ARROW (PAVEMENT MARKING)
 - STOP SIGN (61-1)
 - 5' W/ HANDICAP STALL AND DESIGNATED VAN STALL
 - A.A. STD HANDICAP RAMP
 - CONCRETE DOWNSTEP PAD LOCATION
 - PARKING SPACE COUNT 9'x20'
 - STONE SEWER RAKE
 - GUARD POSTS



VOLKLAN
449 MORELAND AVENUE NE
SUITE 218
ATLANTA, GA 30307
PHONE: 678.278.9201
WWW.VOLKLAN.COM
Copyright © 2010



CONCEPTUAL SITE PLAN
WYNN-DIXIE PROPERTY REDEVELOPMENT
INTERSECTION OF SR 34 AND SR 154
PREPARED FOR:
CONCORDIA PROPERTIES, LLC

COWETA COUNTY, GA

PROJECT NUMBER: 120040
DATE: AUGUST 28, 2012
C1

NOT RELEASED FOR CONSTRUCTION