

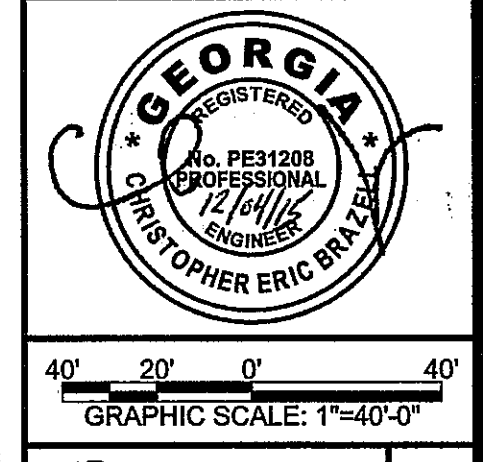
SITE INFORMATION
 ADDRESS: 6053 VETERANS PARKWAY
 PROPERTY AREA: ±4.50 AC
 PROPERTY ZONING: R0
 BUILDING SETBACKS:
 FRONT: 25 FEET
 SIDE: 25 FEET
 REAR: 40 FEET

PARKING NOTE
 REQUIRED PARKING: 175 SPACES
 1 SPACE PER 250 SF (43,800/250 = 175 SPACES) 10% LESS PROVIDED
 H/C PARKING SPACES: 9
 PARKING SPACES: 160
 PROPOSED PARKING: 44 REQ'D SPACES ; 58 SPACES FOR CHILDCARE NETWORK OFFICE
 24 REQ'D SPACES ; 37 SPACES FOR BANK (TBD)
 107 REQ'D SPACES ; 78 SPACES FOR KELLER WILLIAMS / RETAIL

- SITE LAYOUT AND STAKING NOTES**
- IF THE PLANS ARE NOT CLEAR OR DISCREPANCIES OCCUR, THE CONTRACTOR IS TO CONTACT EMC ENGINEERING SERVICES, INC AT 706-565-5985 FOR CLARIFICATION IMMEDIATELY.
 - ALL NORTHING AND EASTING ARE TO THE FACE OF CURB, EDGE OF BUILDING, OR CENTERLINE OF TRAVELWAY.
 - CONTRACTOR SHALL CAREFULLY EXAMINE ALL DOCUMENTS AND THE CONSTRUCTION SITE TO OBTAIN FIRST HAND KNOWLEDGE OF EXISTING CONDITIONS.
 - ENTIRE SITE SHALL BE DRESSED TO UNIFORM, WELL DRAINED AND VISUALLY APPEALING SURFACE WITH A MINIMUM TOPSOIL LAYER OF FOUR INCHES.
 - ALL STRIPING AND SIGNS SHALL CONFORM WITH THE GEORGIA DEPARTMENT OF TRANSPORTATION AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) LATEST EDITION.
 - ALL HANDICAP PARKING SPACES AND ACCESSIBLE ROUTE SHALL CONFORM WITH THE AMERICAN WITH DISABILITY ACT DESIGN GUIDELINES AND SPECIFICATIONS LATEST EDITION.
 - DIMENSIONS ARE GIVEN TO THE EDGE OF PAVEMENT. CONTRACTOR IS TO COORDINATE WITH THE ARCHITECTURAL PLANS AS TO THE BUILDING LAYOUT AND DIMENSIONS
 - ALL RADII ARE 5 FT UNLESS OTHERWISE NOTED.
- HATCH LEGEND:**
- | | | | |
|--|---------------------|--|-------------------------------|
| | LIGHT DUTY PAVEMENT | | CONCRETE SIDEWALK |
| | HEAVY DUTY PAVEMENT | | GDOT PAVEMENT (SEE GDOT PLAN) |

- SPECIAL NOTES:**
- CONSTRUCT HANDICAP RAMP AT 12:1 MAXIMUM SLOPE. IF THE DROP-OFF IS GREATER THAN 6" A HANDRAIL SHALL BE CONSTRUCTED ON BOTH SIDES OF THE RAMP.
 - 24" STANDARD CURB AND GUTTER TYP.
 - 24" PITCHED CURB AND GUTTER TYP.
 - 30" STANDARD CURB AND GUTTER IN GDOT RIGHT OF WAY TYP.
 - VAN ACCESSIBLE HANDICAP PARKING SIGN, TYPICAL FOR ALL PARKING SPACES
 - ADA COMPLIANT RAMP TO BE INSTALLED

NO.	REVISION DESCRIPTION	BY	DATE



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ALBANY, ATLANTA, AUGUSTA, BRUNSWICK,
 COLUMBUS, SAVANNAH STATESBORO & VALDOSTA

STAKING PLAN
VETERANS PKWY CENTER
 COLUMBUS, MUSCOGEE, GEORGIA
 Prepared for:
COTTLE PROPERTIES, LLC

PROJECT NO.:	14-7090
DRAWN BY:	JCH
DESIGNED BY:	JMM
SURVEYED BY:	MNA
SURVEY DATE:	8-21-14
CHECKED BY:	CEB
SCALE:	1" = 40'
DATE:	12-04-15



Know what's below.
 Call before you dig.