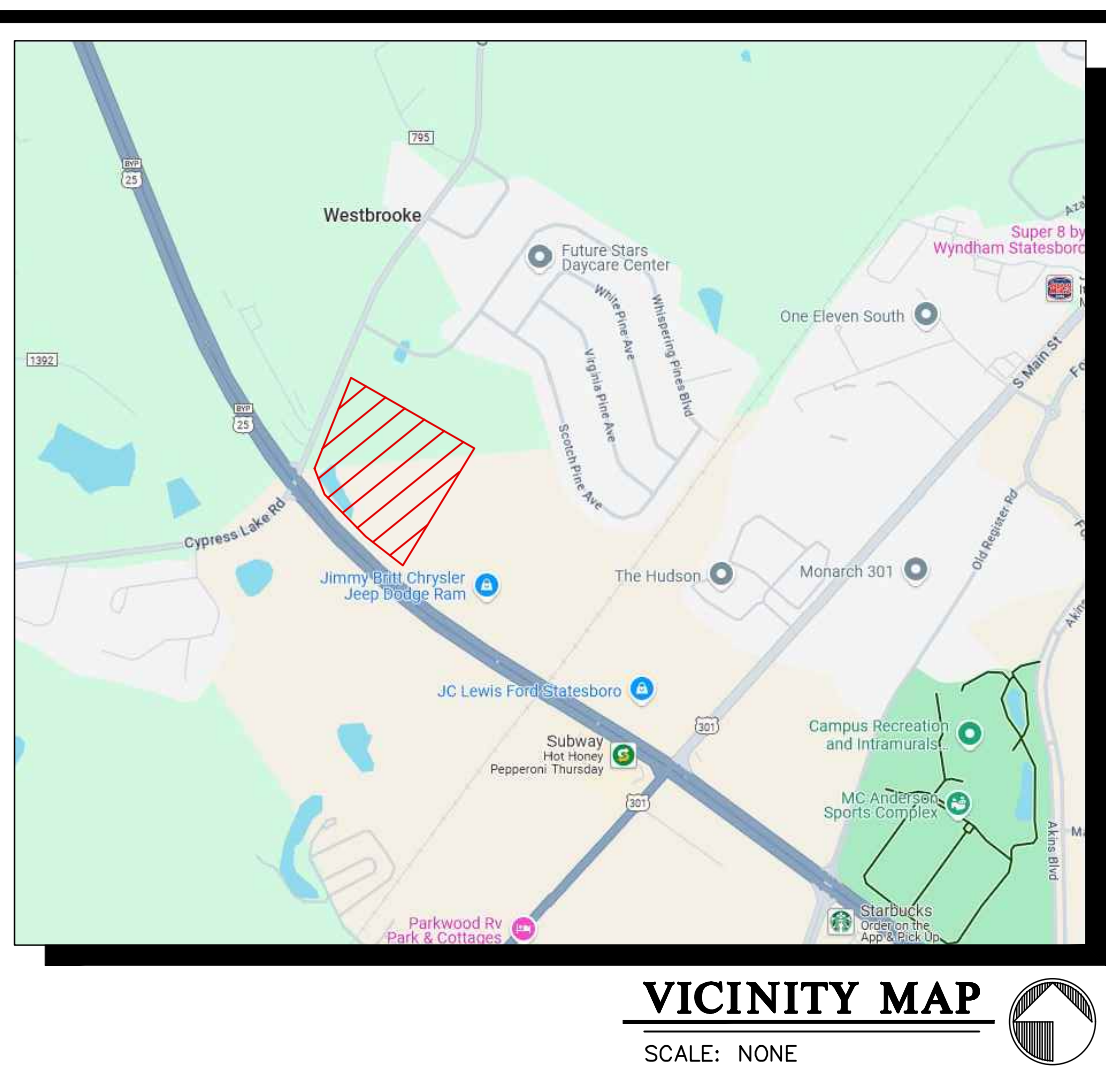
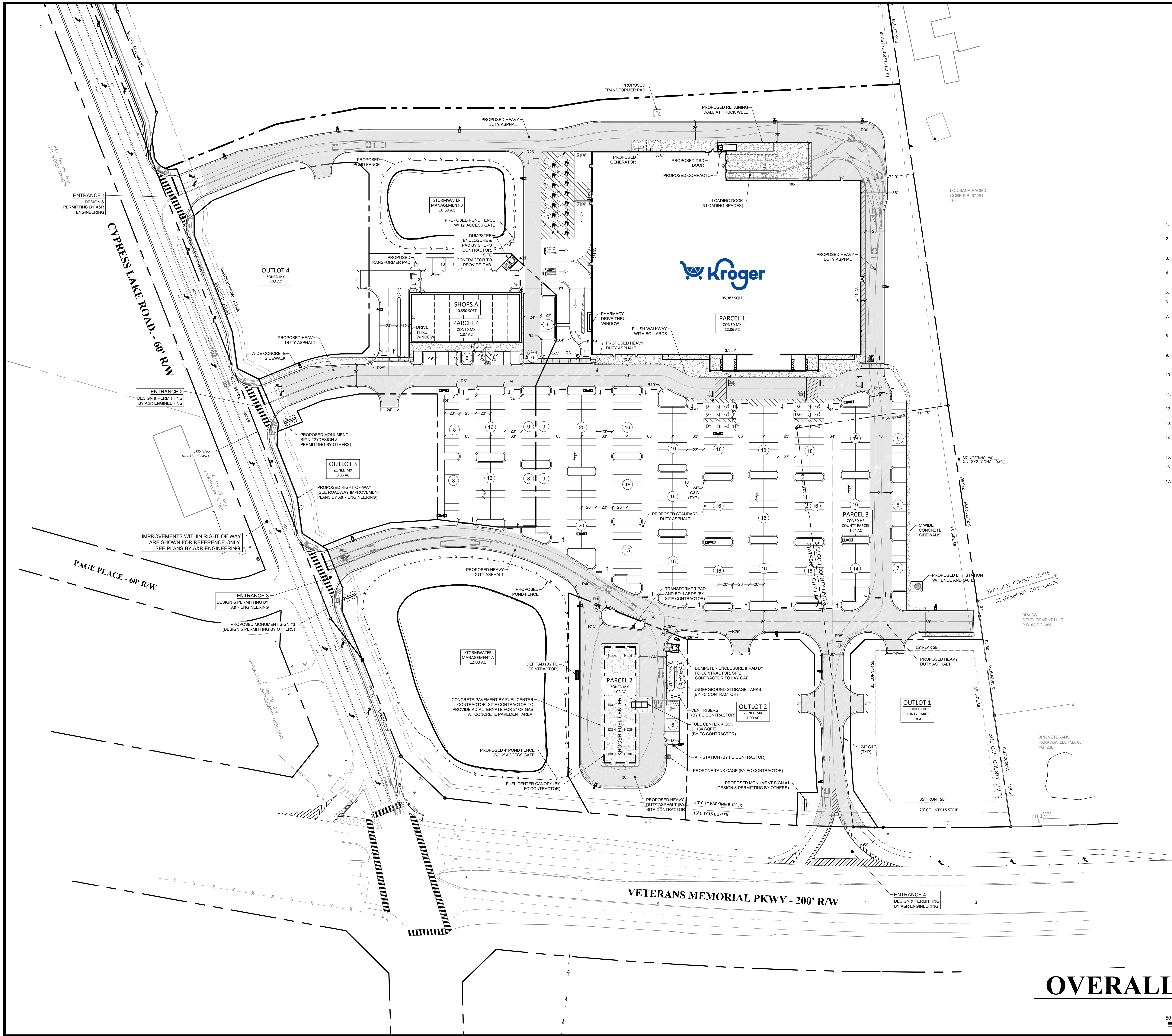




- ### GENERAL NOTES
- ALL WORK AND MATERIALS SHALL COMPLY WITH THE CITY OF STATESBORO, STATE OF GEORGIA REGULATIONS AND CODES, AS WELL AS ALL O.S.H.A. STANDARDS.
 - SITE BOUNDARY, TOPOGRAPHY, UTILITY AND EXISTING CONDITIONS TAKEN FROM A SURVEY BY JAMES M ANDERSON & ASSOCIATES INC., ADDRESS 104 OAK STREET STATESBORO, GEORGIA 30459, DATED 12/2/2025.
 - ACCORDING TO FEMA MAP 13031D0216D DATED 8/5/2010, THE PROJECT AREA IS LOCATED WITHIN ZONE X, AREA OF MINIMAL FLOOD HAZARD.
 - BUILDING DIMENSIONS SHOWN ON THIS PLAN ARE "LEASE" DIMENSIONS. FOR ACTUAL DIMENSIONS, SEE ARCHITECTURAL PLANS. DIMENSIONS TO CURB & GUTTER ARE TO "FACE OF CURB".
 - SITE CONTRACTOR IS RESPONSIBLE FOR WORK TO WITHIN 5'-0" OF THE BUILDING.
 - CONTRACTOR IS TO NOTIFY REQUIRED APPLICABLE INSPECTORS 72 HOURS PRIOR TO THE START OF CONSTRUCTION.
 - CONTRACTOR SHALL OBTAIN ALL PERMITS INCLUDING BUT NOT LIMITED TO (GDOT UTILITY, GDOT ENCROACHMENT, DEMOLITION, RETAINING WALL, SIGNAGE, & CONSTRUCTION TRAILER BEFORE CONSTRUCTION BEGINS).
 - ALL SIGNAGE SHALL COMPLY WITH THE CITY OF STATESBORO ZONING ORDINANCE. A SEPARATE SIGN PERMIT MAY BE REQUIRED. THE SCOPE OF THE PLANS IS NOT INTENDED TO PERMIT THE NUMBER OF SIGNS NOR THEIR LOCATION.
 - CONSTRUCTION EQUIPMENT SHALL NOT BE PARKED IN REQUIRED RIGHT-OF-WAY, AND MUST BE STORED WITHIN THE SITE. CONSTRUCTION EQUIPMENT SHALL NOT BE PARKED IN AREAS WHICH RESTRICT SIGHT DISTANCE.
 - THE EXACT LOCATION OF ACCESSIBLE HANDICAP RAMPS SHALL BE COORDINATED WITH THE ARCHITECTURAL DRAWINGS AND SHALL BE PROVIDED AT THE INTERSECTIONS OF EACH APPLICABLE SIDEWALK, ACCESSIBLE ROUTE, AND ENTRANCE DRIVES.
 - ACCESSIBLE PEDESTRIAN ROUTES ARE TO BE INSTALLED PER ADA STANDARDS. SIDEWALKS TO HAVE MAX LONGITUDINAL SLOPE OF 5% AND MAX CROSS SLOPE OF 2%.
 - CONTRACTOR SHALL NOTIFY ENGINEER SHOULD ANY FIELD CONDITIONS BE ENCOUNTERED THAT DIFFER FROM THE SURVEY.
 - SITE CONTRACTOR SHALL FURNISH "AS-BUILT" DRAWINGS INDICATING ALL CHANGES AND DEVIATIONS.
 - PROJECT LOCATION: 32423304, -81.807083, INTERSECTION OF CYPRESS LAKE ROAD AND VETERANS MEMORIAL PARKWAY, IN THE CITY OF STATESBORO, BULLOCH COUNTY, STATE OF GEORGIA.
 - OWNER'S INFORMATION: SOUTHEASTERN DEVELOPMENT, 706-524-5350, DANIEL HOLLOWAY.
 - ENGINEER: ROBERTSON/LOA/ROOF P.C. 3460 PRESTON RIDGE ROAD, SUITE 275 ALPHARETTA, GA 30005, PHONE (770) 674-2600, CONTACT: TREVOR EVANS.
 - BUILDING LOCATION IS TO THE EXTERIOR FACADE. CONTRACTOR TO COORDINATE AND VERIFY EXACT BUILDING LOCATION & DIMENSIONS WITH ARCHITECTURAL DRAWINGS.

- ### PAVING SYMBOLS LEGEND
- | | |
|--|---|
| | ASPHALT PAVEMENT STANDARD DUTY
1.5" 9.5 MM TYPE II SUPERPAVE HMA SURFACE COURSE
1.5" 12.5 MM SUPERPAVE HMA BASE COURSE
6" GRADED AGGREGATE BASE |
| | ASPHALT PAVEMENT HEAVY DUTY
2" 9.5 MM TYPE II SUPERPAVE HMA SURFACE COURSE
2" 19 MM SUPERPAVE HMA BINDER COURSE
6" GRADED AGGREGATE BASE |
| | CONCRETE PAVEMENT HEAVY DUTY
4" 2000 PSI PORTLAND CEMENT CONCRETE
W/ 6" x 6" W2 R/W2 3 WELDED WIRE FABRIC
6" GRADED AGGREGATE BASE |
| | CONCRETE SIDEWALKS
4" 2000 PSI PORTLAND CEMENT CONCRETE
W/ 6" x 6" W1 4W1 4 WELDED WIRE FABRIC
PER DETAIL CSP-CSW ON C-5-1 |
| | BUILDING CONCRETE STOOPS & APRONS
SEE ARCH. PLANS FOR REQUIREMENTS |
- NOTES:
1. AGGREGATE BASE PER GDOT 815 & 310 OR EQUIVALENT COMPACTED TO 100% MAXIMUM DRY DENSITY PER MODIFIED PROCTOR ASTM D1557.
2. HOT MIX ASPHALTIC COURSES PER GDOT 828 OR EQUIVALENT.
3. PORTLAND CEMENT CONCRETE PER ACI 308R.
4. UPPER 12 INCHES OF SUBGRADE TO BE SUITABLE EXISTING SOIL OR ENGINEERED FILL.
5. GEOTECHNICAL REPORT &/OR JURISDICTIONAL REQUIREMENTS MAY SUPERSEDE REQUIREMENTS LISTED ABOVE.

SITE ANALYSIS

GROCERY STORE BUILDING (Parcel 1)	95,387 SF
FUEL CENTER KIOSK (Parcel 2)	180 SF
SHOPS A BUILDING (Parcel 4)	10,850 SF
TOTAL BUILDING AREA	106,427 SF
GROCERY PARKING REQ'D (1/500 SF CA*)	191 SPACES
GROCERY PARKING PROVIDED	393 SPACES
GROCERY PARKING RATIO	4.12 SPACE/MSF
SHOPS A PARKING REQ'D (2.5/1,000 SF CA*)	28 SPACES
SHOPS A PARKING PROVIDED	93 SPACES
SHOPS A PARKING RATIO	8.6 SPACE/MSF
TOTAL PARKING PROVIDED	486 SPACES
TOTAL PARKING RATIO	4.6 SPACE/MSF
PARCEL 1 (CITY)	12.06 ACRES
PARCEL 2 (CITY)	1.02 ACRES
PARCEL 3 (COUNTY)	1.64 ACRES
PARCEL 4 (CITY)	1.87 ACRES
OUTLOT 1 (COUNTY)	1.18 ACRES
OUTLOTS 2-4 (CITY)	3.13 ACRES
PROPOSED ROW DEDICATION	±0.33 ACRES
TOTAL SITE AREA	20.90 ACRES

*CA = CUSTOMER AREA

OVERALL SITE PLAN

SCALE: 1" = 50'
50 0 50 100 150 FEET

REVISIONS	DATE	DESCRIPTION