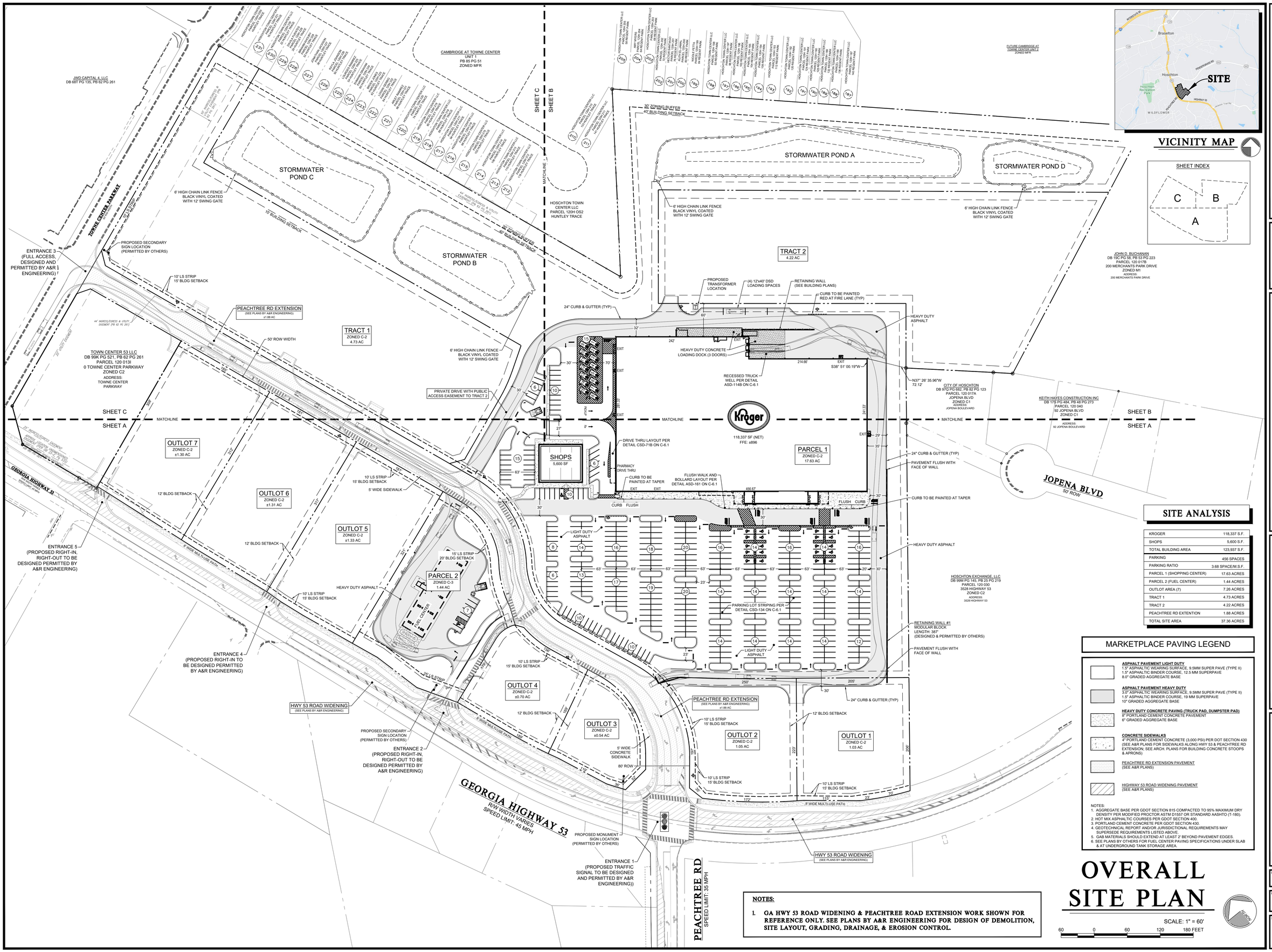

SITE ANALYSIS

KROGER	118,337 S.F.
SHOPS	5,600 S.F.
TOTAL BUILDING AREA	123,937 S.F.
PARKING	456 SPACES
PARKING RATIO	3.68 SPACE/M.S.F.
PARCEL 1 (SHOPPING CENTER)	17.63 ACRES
PARCEL 2 (FUEL CENTER)	1.44 ACRES
OUTLOT AREA (7)	7.26 ACRES
TRACT 1	4.73 ACRES
TRACT 2	4.22 ACRES
PEACHTREE RD EXTENTION	1.88 ACRES
TOTAL SITE AREA	37.36 ACRES

MARKETPLACE PAVING LEGEND

ASPHALT PAVEMENT LIGHT DUTY
1.5" ASPHALTIC WEARING SURFACE, 9.5MM SUPER PAVE (TYPE II)
1.5" ASPHALTIC BINDER COURSE, 12.5 MM SUPERPAVE
8.0" GRADED AGGREGATE BASE

ASPHALT PAVEMENT HEAVY DUTY
3.0" ASPHALTIC WEARING SURFACE, 9.5MM SUPER PAVE (TYPE II)
1.0" ASPHALTIC BINDER COURSE, 19 MM SUPERPAVE
10" GRADED AGGREGATE BASE

HEAVY DUTY CONCRETE PAVING (TRUCK PAD, DUMPSTER PAD)
8" PORTLAND CEMENT CONCRETE PAVEMENT
6" GRADED AGGREGATE BASE

CONCRETE SIDEWALKS
4" PORTLAND CEMENT CONCRETE (3,000 PSI) PER DOT SECTION 430
(SEE A&R PLANS FOR SIDEWALKS ALONG HWY 53 & PEACHTREE RD EXTENSION; SEE ARCH. PLANS FOR BUILDING CONCRETE STOOPS & APRONS)

PEACHTREE RD EXTENSION PAVEMENT
(SEE A&R PLANS)

HIGHWAY 53 ROAD WIDENING PAVEMENT
(SEE A&R PLANS)

NOTES:
1. AGGREGATE BASE PER GDOT SECTION 815 COMPACTED TO 95% MAXIMUM DRY DENSITY PER MODIFIED PROCTOR ASTM D1557 OR STANDARD AASHTO (T-180).
2. HOT MIX ASPHALTIC COURSES PER GDOT SECTION 400.
3. PORTLAND CEMENT CONCRETE PER GDOT SECTION 430.
4. GEOTECHNICAL REPORT AND/OR JURISDICTIONAL REQUIREMENTS MAY SUPERSEDE REQUIREMENTS LISTED ABOVE.
5. GAB MATERIALS SHOULD EXTEND AT LEAST 2' BEYOND PAVEMENT EDGES.
6. SEE PLANS BY OTHERS FOR FUEL CENTER PAVING SPECIFICATIONS UNDER SLAB & AT UNDERGROUND TANK STORAGE AREA.

NOTES:

1. GA HWY 53 ROAD WIDENING & PEACHTREE ROAD EXTENSION WORK SHOWN FOR REFERENCE ONLY. SEE PLANS BY A&R ENGINEERING FOR DESIGN OF DEMOLITION, SITE LAYOUT, GRADING, DRAINAGE, & EROSION CONTROL.

OVERALL SITE PLAN

SCALE: 1" = 60'

60 0 60 120 180 FEET

ROBERTSON LOIA ROOF
ARCHITECTS & ENGINEERS
3460 Preston Ridge Road . Suite 275 . Alpharetta, GA. 30005
770.674.2600 / www.rlrpc.com
GA.COA # PEF000562 EXPIRES: 06/30/2024

GEORGIA REGISTERED PROFESSIONAL ENGINEER No. 25834 ALFRED P. McPETERS 02/19/2024

KROGER MARKETPLACE GA-686
HIGHWAY 53
HOSCHTON, GEORGIA
FOR:
SOUTHEASTERN DEVELOPMENT ASSOCIATES
2743 PERIMETER PARKWAY, BLDG 100, SUITE 370
AUGUSTA, GA

REVISIONS	DATE	DESCRIPTION
1		
2		
3		
4		

SHEET TITLE: SITE PLAN

DATE: 02/19/2024

PROJECT NUMBER: 22247

SHEET NUMBER: C-1

Monday, February 19, 2024 09:23:43am [tsaxon]
X:\Projects\22247 Kroger Hoschton GA\Drawings\Site Plan\22247 Site Plan [C-1].dwg
Xref: "L:\Company\CAD Architect\CAD001 [Connection]"=>"L:\Company\CAD Architect\CAD456_Hoschton_TN_FLOOR 01-18-24 [Connection].dwg"
Xref: "L:\Company\Building Plan\CAD001 [Connection]"=>"L:\Company\CAD Architect\Shared\Xrefs\Title Block Xrefs - Plan Addendum.rt (47 max)"