

LEGEND

CTP CRIMP TOP PIPE
N/F IRON PIN NOT FOUND AT TIME OF SURVEY
OTF OPEN TOP PIPE FOUND
PF IRON PIN FOUND
POWER POLE
SIGN
TREE
GAS VALVE
SEWER MANHOLE
IRRIGATION CONTROL VALVE
LIGHT POLE
GRATE
WATER VALVE
WATER METER
GAS METER
ELECTRIC METER
SIGNAL POLE
FIRE HYDRANT
STORM MANHOLE
CONCRETE MONUMENT FOUND
TELEPHONE MANHOLE
DOUBLE WING CATCH BASIN
ELECTRIC BOX
MONITORING WELL
SINGLE WING CATCH BASIN
TRANSFORMER
TRAFFIC SIGNAL
GREASE TRAP
CALCULATED CORNER
FLOW
BOLLARD
CLEAN OUT
DOWNSPOUT FROM ROOF DRAIN

P OVERHEAD POWER
C/L CENTERLINE
NTS NOT TO SCALE
INV INVERT OF PIPE
PHOTO LOCATION AND DIRECTION
CMF CONCRETE MONUMENT FOUND

EXISTING UTILITIES LEGEND

EX. GAS
EX. TELEPHONE
EX. OVERHEAD POWER
EX. UNDERGROUND POWER
EX. SANITARY SEWER
EX. WATER (TO REMAIN)
EX. STORM (TO REMAIN)

LANDSCAPE ISLAND
HANDICAP SYMBOL AND SIGN
INCLUDE VAN ACCESSIBLE SIGN
AT LOCATION INDICATED ON PLAN
PARKING LOT STRIPING TO BE YELLOW
HANDICAP SYMBOL TO BE BLUE
ALL STRIPING TO BE 4" WIDE
PARKING LOT SLOPE TO BE 2% MAX.
IN ALL DIRECTIONS AT HANDICAP
SPACES

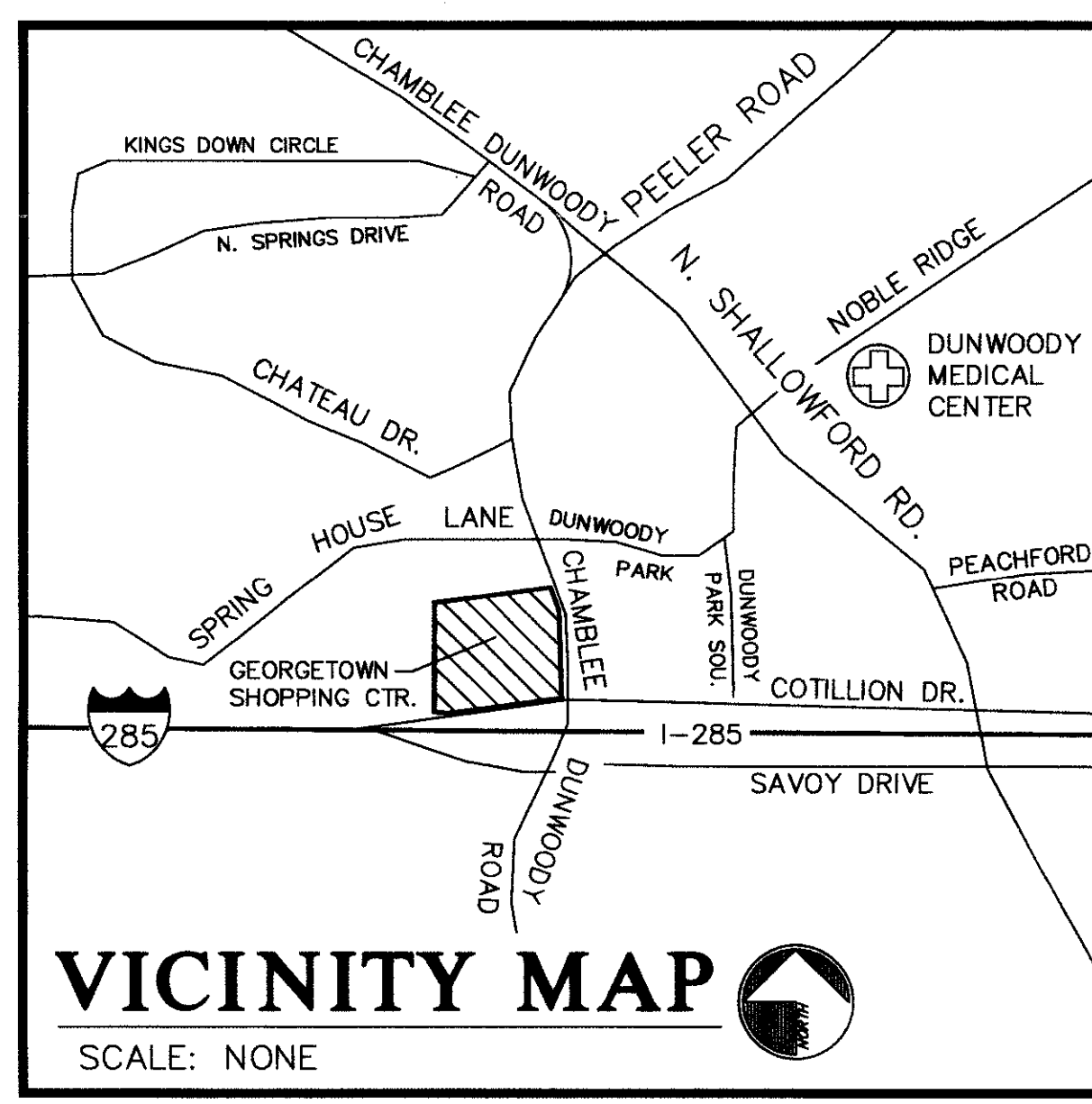
KROGER 90° PARKING 2 WAY
SCALE: NONE
CSP-04A

SITE PLAN

SCALE: 1" = 40'



INTERSTATE 285
RIGHT OF WAY VARIES



GENERAL NOTES

- SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY HARTMANP. ADDRESS 7000 CENTRE PARKWAY - SUITE 1475, ATLANTA, GA 30328 -678-320-1888, DATED 11-09-10. (DUNWOODY CHECKLIST ITEM #2)
- PROJECT LOCATION: 4478 CHAMBLEE DUNWOODY ROAD, LAND LOTS 345 OF THE 18TH DISTRICT OR THE CITY OF DUNWOODY, DEKALB COUNTY, STATE OF GEORGIA. (DUNWOODY CHECKLIST ITEM #4)
- ACCORDING TO THE SURVEY PREPARED BY HARTMANP, "PROPERTY IS LOCATED IN ZONE 'X' ACCORDING TO FEMA MAP 13089C0012-H DATED MAY 7, 2001". (DUNWOODY CHECKLIST ITEM #15)
- STORM WATER QUALITY PROVIDED BY MEANS OF PROPRIETARY DROP-IN UNITS RETROFITTED INTO THE EXISTING INLETS. (DUNWOODY CHECKLIST ITEM #19)
- OWNER'S INFORMATION: GEORGETOWN SHOPPING CENTER, LLC (OWNER); C/O CORO REALTY ADVISORS, LLC, 3715 NORTHSIDE PARKWAY - 400 NORTHCREEK - SUITE 100 - ATLANTA GEORGIA 30327, PHONE (404) 846-4032, CONTACT: PAUL G. LUDWIG
- ENGINEER: ROBERTSON KROGER GA-210, 3460 PRESTON RIDGE ROAD, SUITE 275 ALPHARETTA, GA 30005, PHONE (770) 674-2600

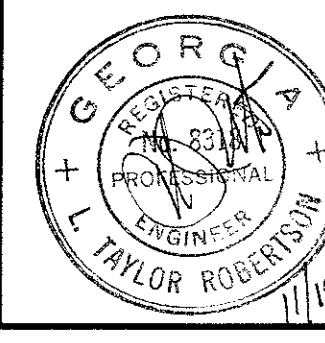
LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 345 of the 18th District of DeKalb County, Georgia, being more particularly described as follows:
BEGINNING at a concrete right-of-way marker found at the intersection of the northwestern side of the Chamblee-Dunwoody Road westbound ramp to Interstate 285 with the northwestern side of Interstate 285; thence south 80°15'55" west along the northwestern right-of-way line of Interstate 285, 524.26 feet to a 1/2 inch iron pin found; thence north 02°37'04" west 561.40 feet to a hole in asphalt; thence north 88°52'38" east 35.00 feet to a P/K nail found; thence north 08°05'00" west 147.08 feet to a P/K nail found; thence north 72°18'23" east 444.38 feet to a point, iron pin not found; thence north 174°17' east 20.00 feet to a point, iron pin not found; thence north 72°18'23" east 200.00 feet to a 1/2 inch iron pin found on the southwestern right-of-way of Chamblee-Dunwoody Road (having a variable right-of-way); thence south 174°01' east along the southwestern right-of-way of Chamblee-Dunwoody Road, 54.28 feet to a 1/2 inch iron pin found; thence south 16°45'15" east along the southwestern right-of-way of Chamblee-Dunwoody Road, 102.84 feet to a point, iron pin not found; thence south 12°30'03" east along the southwestern right-of-way of Chamblee-Dunwoody Road, 150.50 feet to a nail found; thence south 03°20'43" west along the western right-of-way of Chamblee-Dunwoody Road, 37.47 feet to a point, iron pin not found; thence bearing said western right-of-way north 80°24'15" west 174.99 feet to a point, iron pin not found; thence south 09°35'45" west 175.00 feet to a point, iron pin not found; thence south 80°24'15" east 167.06 feet to an iron pin with cap, iron pin northwestern side of the Chamblee-Dunwoody Road; thence south 16°45'10" west along the northwestern side of Chamblee-Dunwoody Road, 13.86 feet to a point; thence south 46°10'17" west along the northwestern side of the westbound ramp to Interstate 285, 98.67 feet to a concrete right-of-way marker found on the northwestern side of Interstate 285, being the POINT OF BEGINNING.

SITE ANALYSIS

EX. SITE ACREAGE	10.669 AC
PROP. SITE ACREAGE	11.161 AC
ZONING	C-1
EX. SITE COVERAGE RATIO	92.2% (9.84 AC)
PROP. SITE COVERAGE RATIO	89.9% (10.03 AC)
REQ. SITE COVERAGE RATIO	80% MAX.
EX. OPEN SPACE	36,155 SF (7.8%)
PROP. OPEN SPACE	49,332 SF (10.1%)
REQ. MIN. OPEN SPACE	20% MIN.
EX. KROGER (GROSS)	49,426 S.F.
EXIST. RETAIL A (GROSS)	17,762 S.F.
EXIST. RETAIL B (GROSS)	64,173 S.F.
EXIST. GUTHRIE'S (GROSS)	1,320 S.F.
TOTAL GROSS EXISTING	132,681 S.F.
PROP. KROGER (FLOOR AREA)	70,549 S.F.
EXIST. RETAIL A (GROSS)	17,762 S.F.
EXIST. RETAIL B (GROSS)	54,729 S.F.
EXIST. GUTHRIE'S (GROSS)	1,320 S.F.
TOTAL PROPOSED	144,360 S.F.
EX. PARKING	492 SPACES
EX. PARKING RATIO	3.71 SP / 1000 SF
PROP. PARKING	524 SPACES
PROP. PARKING RATIO	3.63 SP / 1000 SF
REQ. PARKING	794 SPACES
REQ. PARKING RATIO	5.5 SP / 1000 SF

ROBERSON LOIA ROOF
ARCHITECTS & ENGINEERS
3460 Preston Ridge Road - Suite 275 - Alpharetta, Georgia 30005
770-674-2600 - Fax 678-319-0745



GEORGETOWN KROGER GA-210
DUNWOODY, GEORGIA
CORO REALTY ADVISORS, LLC
ATLANTA, GEORGIA

REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	11-17-10

SHEET TITLE
SITE PLAN
DATE
11-17-10
PROJECT NUMBER
05-194
SHEET NUMBER
CP-31