



3.08 ACRES- KROGER SHADOW

FUTURE 93,000 SF SUPER STORE
WEST FORSYTH COUNTY- CORNER OF KELLY MILL ROAD
& DREW COURT

RETAIL CORNER 1.08+/- ACRES

\$575,000

OFFICE/INSTITUTIONAL 2.0 ACRES

\$275,000

GENTLE TOPOGRAPHY
SUITABLE FOR TWO STORY BUILDINGS
481 FT ON DREW COURT
254 FT ON KELLY MILL RD

CONTACT: DAN WOLF – BROKER

OFFICE: 770-888-8889 • CELL: 678-371-4551

"THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, CERTIFIES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY, AND THAT ALL STATE AND LOCAL TAXES OR OTHER ASSESSMENTS NOW DUE ON THIS LAND HAVE BEEN PAID. SAID OWNER DONATES AND DEDICATES TO THE PUBLIC FOR USE FOREVER THE STREET RIGHT OF WAY AS SHOWN ON THIS PLAT.

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY BY ME OR PERSONS UNDER MY SUPERVISION; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST OR ARE MARKED AS "FUTURE" AND THAT THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN; AND THAT ALL ENGINEERING REQUIREMENTS OF THE UNITED CODE OF FORSYTH COUNTY, GEORGIA, HAVE BEEN FULLY COMPLIED WITH.

BY: *[Signature]*
REGISTERED GEORGIA LAND SURVEYOR No. 2672

McFarland-Dyer & Associates, Inc.

Land Planning
Landscape Architecture
Civil Engineering
Land Surveyors

4174 Silver Peak Parkway
Suwanee, Georgia 30024
Phone (770) 832-8550
Fax (770) 832-8551

OWNER
[Signature]
WITNESS
[Signature]
NOTARY PUBLIC 6/23/04

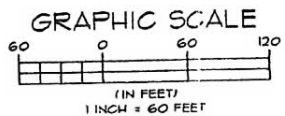


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6-21-04
6-21-04

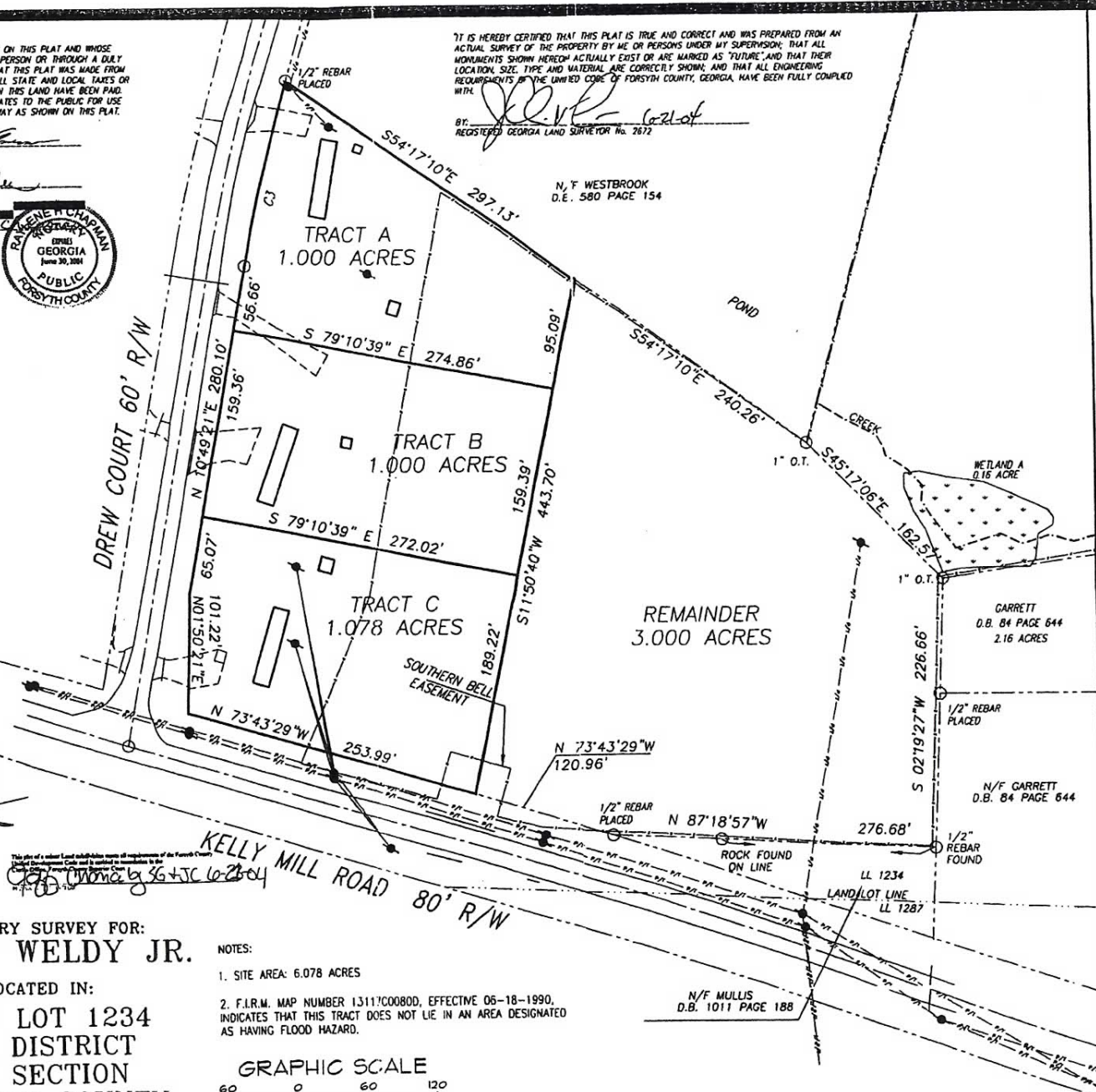
**BOUNDARY SURVEY FOR:
BOBBY WELDY JR.**

LOCATED IN:
**LAND LOT 1234
3rd DISTRICT
1st SECTION
FORSYTH COUNTY
06-21-2004**

- NOTES:
- SITE AREA: 6.078 ACRES
 - F.I.R.M. MAP NUMBER 13117C0080D, EFFECTIVE 06-18-1990, INDICATES THAT THIS TRACT DOES NOT LIE IN AN AREA DESIGNATED AS HAVING FLOOD HAZARD.



CURVE	RADIUS	TANGENT	LENGTH	DELTA	DEGREE	CHORD	CH. BEARING
3	1929.10'	82.39'	164.62'	4°33'27"	2°58'12"	164.62'	N 13°16'05"E



ABBREVIATIONS

E	SHORT ELEVATION
CMP	CORRUGATED METAL PIPE
TRANS	TRANSFORMER
A/C	AIR CONDITIONING UNIT
F.F.E.	FINISHED FLOOR ELEVATION
T.B.M.	TEMPORARY BENCH MARK
P.P.	POWER POLE
D.O.T.	DEPARTMENT OF TRANSPORTATION
(MSL)	MEAN SEA LEVEL
PB	PLAT BOOK
DB	DEED BOOK
N/F	NOW OR FORMERLY
SH	SHANTY
MH	MANHOLE

LEGEND

	UTILITY POLE
	CITY WIRE
	LIGHT POLE
	FLAG POLE
	FIRE HYDRANT
	SIGN
	JUNCTION BOX
	DROP INLET
	WATER VALVE
	ROOF DRAIN
	CLEAN OUT
	WATER METER
	SANITARY MANHOLE
	CONCRETE
	WALL
	HEADWALL
	FENCE
	TREE LINE
	POWER LINE
	WATER LINE
	GAS LINE
	HANDICAP RAMP
	CURB AND GUTTER

The field data upon which this map or plat is based has a closure precision of one foot in 30,504 feet and an angular error of 08" per angle point, and was adjusted using compass rule.

This map or plat has been calculated for closure and is found to be accurate within one foot in 159,029 feet.

A Wild T-1000 & Wild DI-1000 was used to obtain the linear and angular measurements used in the preparation of this plat.



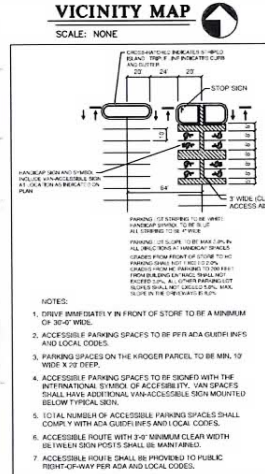
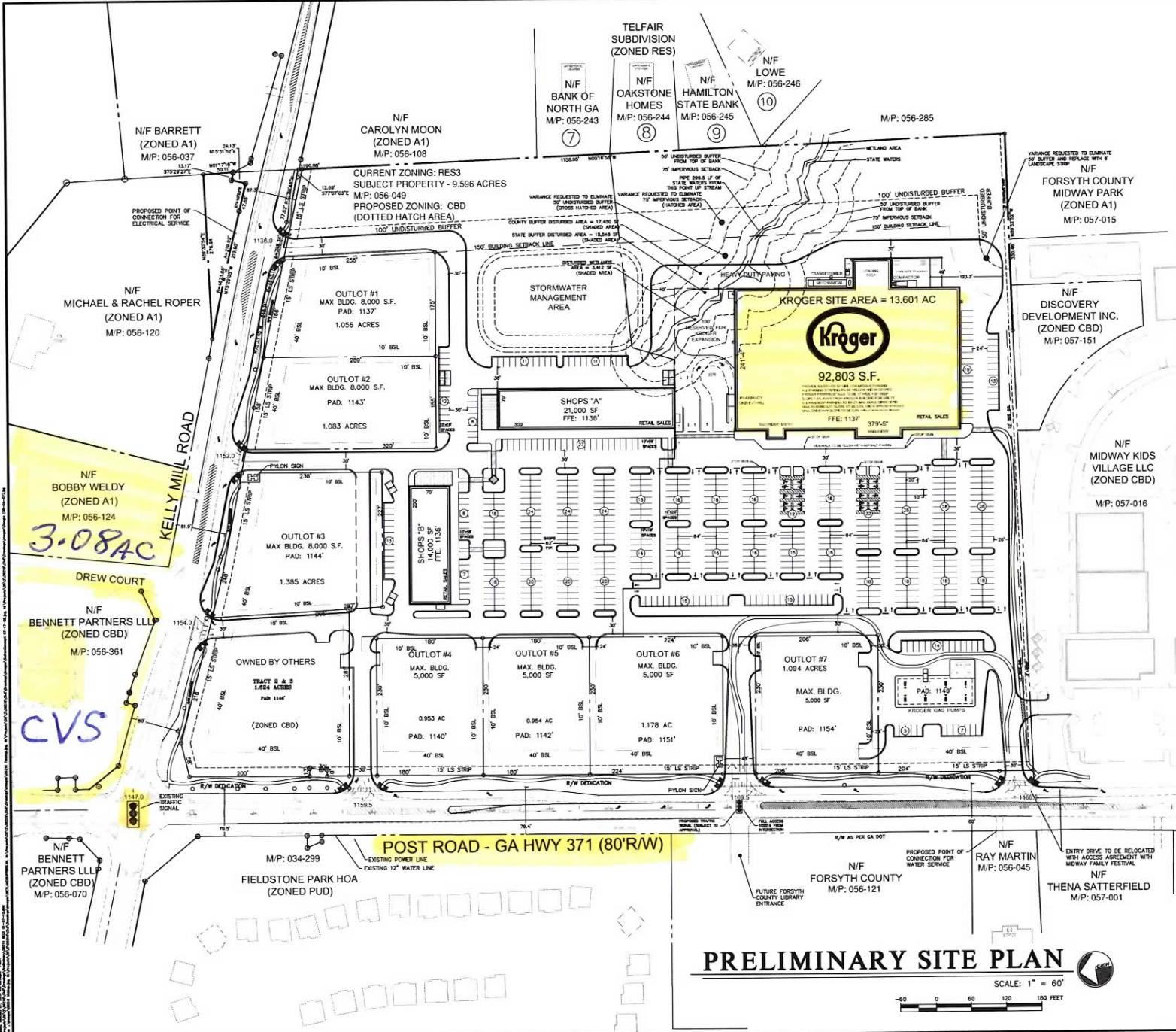
- Legend**
- FCGISPUB elevContour4
 - STREETS
 - TAX PARCEL
 - WATERBODY
 - STREAMS

FORSYTH COUNTY GIS DEPARTMENT



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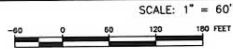
PROPOSED LAND AREA ANALYSIS

KROGER TRACT	13,601± ACRES
SHOPS TRACT	8,533± ACRES
OUTLOT #1	1,056± ACRES
OUTLOT #2	1,083± ACRES
OUTLOT #3	1,385± ACRES
TRACT 2&3 AREA	1,624± ACRES
OUTLOT #4	0,953± ACRES
OUTLOT #5	0,954± ACRES
OUTLOT #6	1,178± ACRES
OUTLOT #7	1,094± ACRES
R/W DEDICATION	0,845± ACRES
TOTAL AREA	32,306± ACRES

SITE ANALYSIS

KROGER	92,803 S.F.
KROGER PARKING PROVIDED	420 SPACES
PARKING RATIO	4.53 SP/1000 S.F.
SHOPS A	21,000 S.F.
SHOPS B	14,000 S.F.
TOTAL SHOPS AREA	35,000 S.F.
TOTAL SHOPS PARKING	297 SPACES
SHOPS PARKING RATIO	8.48 SP/1000 S.F.
TOTAL BLDG. AREA	127,803 S.F.
TOTAL RETAIL PARKING	717 SPACES
TOTAL RETAIL PKG RATIO	5.61 SP/1000 S.F.

PRELIMINARY SITE PLAN



ROBERTSON LOJA ROOF
ARCHITECTS & ENGINEERS
3440 Preston Ridge Road - Suite 275 - Alpharetta, Georgia 30005
770-474-2600 Fax 770-474-0456

DREW CORNERS
FORSTYH COUNTY, GEORGIA
THE SORAN GROUP
ATLANTA, GEORGIA

PRELIMINARY SITE PLAN

DATE: 01-07-10

PROJECT NUMBER: 06-216

SHEET NUMBER: REC-1