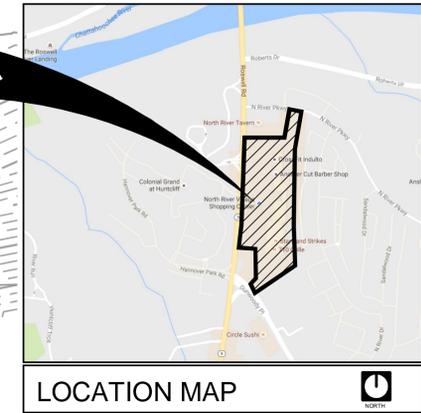
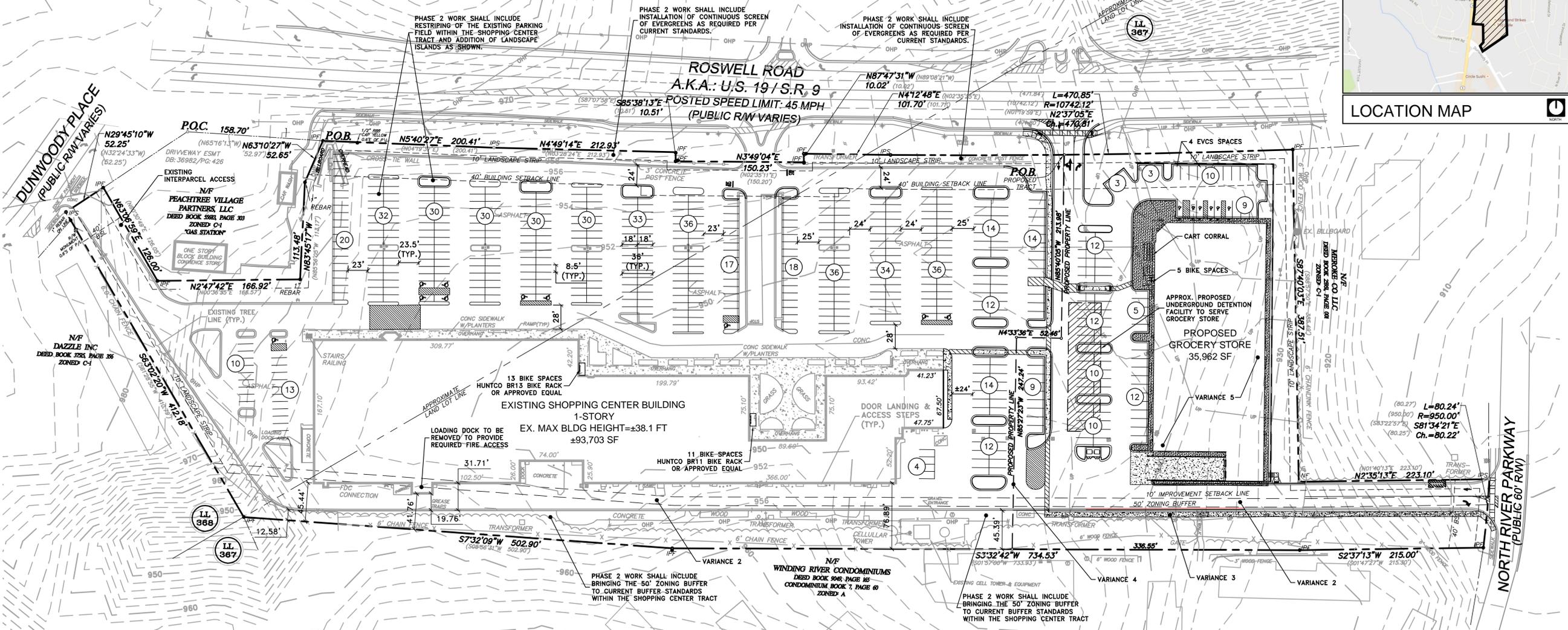


RECEIVED 1/4/2017 PLANNING & ZONING

SITE



COLUMBIA ENGINEERING
 2862 BUFORD HIGHWAY
 SUITE 200
 DULUTH, GEORGIA 30096
 (770) 925-0357



| SITE DATA | |
|---|--|
| TOTAL SITE AREA | 13.67 ACRES (595,465 SF) |
| SHOPPING CENTER TRACT | ±10.03 ACRES |
| GROCERY TRACT | ±3.64 ACRES |
| ZONING | C-1: COMMUNITY BUSINESS DISTRICT SUBURBAN OVERLAY DISTRICT |
| ZONING CASE NUMBER | 1971Z-0004 |
| PROPOSED DISTURBED AREA | ±3.89 ACRES (28.5%) |
| TOTAL BUILDINGS | ±129,665 SF (21.8%) |
| EXISTING SHOPPING CENTER BUILDING TO REMAIN | ±93,703 SF |
| PROPOSED GROCERY | 35,962 SF |
| PARKING SPACES REQUIRED | |
| OVERALL SHOPPING CENTER (BASE ON DETAILED CALCULATIONS) | 628 SPACES |
| SHOPPING CENTER TRACT (BASE ON DETAILED CALCULATIONS) | 468 SPACES |
| GROCERY TRACT | 160 SPACES |
| PARKING SPACES PROVIDED | 5/1,000 SF MINUS 20 SPACES FOR EVCS |
| OVERALL SHOPPING CENTER | 570 SPACES 4.40/1,000 SF |
| SHOPPING CENTER TRACT | 475 SPACES 5.07/1,000 SF (INCL. 10 HC SPACES) |
| GROCERY TRACT | 95 SPACES 2.64/1,000 SF (INCL. 6 HC & 4 EVCS SPACES) |

| PARKING LANDSCAPE AREA | |
|--|---------------------|
| OVERALL PAVED PARKING AREA | ±227,352 SF |
| OVERALL LANDSCAPE PARKING AREA (INCLUDES ISLANDS + 10 FT PERIMETER IN PARKING AREAS) | ±32,504 SF (14.3%) |
| SHOPPING CENTER TRACT | |
| PAVED PARKING AREA | ±181,267 SF |
| LANDSCAPE PARKING AREA | ±25,822 SF (14.2%) |
| GROCERY TRACT | |
| PAVED PARKING AREA | ±46,085 SF |
| LANDSCAPE PARKING AREA | ±6,682 SF (14.5%) |
| BIKE PARKING REQUIRED | 1/20 AUTO SPACES |
| SHOPPING CENTER TRACT | 24 SPACES |
| GROCERY TRACT | 5 SPACES |
| BIKE PARKING PROVIDED | |
| SHOPPING CENTER TRACT | 24 SPACES |
| GROCERY TRACT | 5 SPACES |
| OVERALL IMPERVIOUS AREA | ±482,032 SF (81.0%) |
| OVERALL PERVIOUS AREA | ±113,433 SF (19.0%) |

| EXISTING CONDITIONS LEGEND | | | |
|----------------------------|---|---|---|
| (B) | LAND LOT IDENTIFICATION | N/F | NOW OR FORMERLY |
| (X) | IRON PIN FOUND/SET, (1/2" REBAR), (AS NOTED) | R/W | RIGHT OF WAY |
| (XXXXXX) | DEED CALLS | T.B.M. | TEMPORARY BENCHMARK |
| (O) | BOLLARDS | CONC. | CONCRETE |
| (X) | NUMBER OF PARKING SPACES (INCLUDES HANDICAP SPACES) | E | CENTER LINE |
| (H) | HANDICAP PARKING | TYP. | TYPICAL |
| (S) | SIGN | FFE | FINISHED FLOOR ELEVATION |
| (T) | TEMPORARY BENCHMARK | INV | INVERT |
| (L) | LAMP POST | PVC | POLYVINYL CHLORIDE PIPE |
| (S) | LIGHT STAND | CMP | CORRUGATED METAL PIPE |
| (A) | AC UNIT | SPOT | SPOT ELEVATION |
| (E) | ELECTRIC BOX | 788 | CONTOUR ELEVATION |
| (M) | ELECTRIC METER | --- | EASEMENT LINE |
| (P) | POWER POLE | --- </td <td>STORM SEWER LINE</td> | STORM SEWER LINE |
| (L) | LANDSCAPE LIGHT | S | SANITARY SEWER LINE |
| (M) | SANITARY SEWER MANHOLE | AS | SANITARY SEWER LINE PER SURVEY REFERENCE NO. 2 (NOT FIELD LOCATED) |
| (C) | CLEAN OUT | G | APPROXIMATE LOCATION OF UNDERGROUND GAS LINE |
| (F) | FLARED END SECTION | UC | APPROXIMATE LOCATION OF UNDERGROUND CABLE TELEVISION LINE |
| (I) | YARD INLET SQUARE | UP | APPROXIMATE LOCATION OF UNDERGROUND POWER LINE |
| (B) | CABLE TV BOX | UT | APPROXIMATE LOCATION OF UNDERGROUND TELEPHONE LINE |
| (T) | TELEPHONE BOX | W | APPROXIMATE LOCATION OF UNDERGROUND WATER LINE |
| (G) | GAS METER | --- </td <td>APPROXIMATE LOCATION OF UNDERGROUND WATER LINE PER SURVEY REFERENCE NO. 2 (NOT FIELD LOCATED)</td> | APPROXIMATE LOCATION OF UNDERGROUND WATER LINE PER SURVEY REFERENCE NO. 2 (NOT FIELD LOCATED) |
| (I) | IRRIGATION CONTROL BOX | --- </td <td>EXISTING FENCE</td> | EXISTING FENCE |
| (H) | FIRE HYDRANT | | |
| (V) | WATER VALVE | | |
| (M) | MISC. UTILITY STRUCTURE | | |
| (C&G) | CURB AND GUTTER | | |
| (P.O.B.) | POINT OF BEGINNING | | |

| SITE LEGEND | |
|------------------------------|------|
| PROPOSED CURB & GUTTER | --- |
| REVERSED PITCH CURB & GUTTER | --- |
| PROPERTY LINE | --- |
| ADJOINING LOT LINE | --- |
| FENCING | --- |
| TRAFFIC FLOW | → |
| STRIPING | --- |
| PARKING BAY COUNT | (23) |
| CONCRETE | --- |
| EXISTING WOODS LINE | --- |
| EXISTING CONTOUR | 1040 |
| EXISTING FEATURES SCREENED | --- |

NOTE:
 UPON SUBDIVISION AND SALE OF THE NORTHERN PORTION OF THE LOT, AN ACCESS EASEMENT SHALL BE CREATED TO ACCOMMODATE SHARED USE OF THE SUBDIVIDED DRIVEWAY.

- VARIANCES REQUIRED**
- VARIANCE FROM SECTION 18.2.1 TO REDUCE THE REQUIRED PARKING FROM 628 PARKING SPACES TO 570 PARKING SPACES FOR THE OVERALL SHOPPING CENTER.
 - VARIANCE FROM SECTION 4.23.1.B, D, E, AND F TO ALLOW THE EXISTING ENCROACHMENTS WITHIN THE 50 FOOT REAR ZONING BUFFER AND 10 FOOT IMPROVEMENT SETBACK.
 - VARIANCE FROM SECTION 4.23.1.D TO ENCOACH IN THE 50 FOOT REAR ZONING BUFFER FOR A PROPOSED SIDEWALK.
 - VARIANCE FROM SECTION 4.23.1.A TO ELIMINATE THE REQUIRED 5 FOOT LANDSCAPE STRIP ALONG EITHER SIDE OF THE PROPOSED PROPERTY LINE BETWEEN THE SHOPPING CENTER AND THE PROPOSED GROCERY STORE.
 - VARIANCE FROM SECTION 12.B.9.D.3 TO ALLOW TPO, AN ALTERNATIVE ROOF DESIGN MATERIAL, ON THE GROCERY STORE IN LIEU OF THE REQUIRED SEAM METAL, SLATE, CONCRETE ROOF TILES OR COMPOSITION SHINGLES.

811
 Know what's below.
 Call before you dig.

GRAPHIC SCALE
 1 inch = 60 ft.

CIVIL ENGINEERS * LAND PLANNERS
 LANDSCAPE ARCHITECTS * SURVEYORS

PROJECT
NORTH RIVER SHOPPING CENTER
 8765 8800 8877 ROSWELL ROAD & 0 DUNWOODY PLACE
 CITY OF SANDY SPRINGS, GEORGIA

CLIENT
SRPF /NORTH RIVER, LLC
 1180 WEST PEACHTREE STREET, SUITE 2200
 ATLANTA, GEORGIA 30309

APPROVED FOR CONSTRUCTION
 NOT APPROVED FOR CONSTRUCTION

| REVISIONS | DATE |
|-------------------|----------|
| ATTORNEY COMMENTS | 08/02/16 |
| CITY COMMENTS | 12/15/16 |
| CITY COMMENTS | 01/03/17 |

DRAWING TITLE
REZONING SITE PLAN PROPOSED CONDITIONS

DRAWING FILE:
 DRAWN BY: JNL
 DATE: 08/01/16
 PROJECT NO: 4648.03
 DRAWING NO:
 Z-2