

LAWRENCEVILLE, GEORGIA



MARTINS CHAPEL SHOPPING CENTER Sugarloaf Pkwy at Martins Chapel Rd, Gwinnett County



2022 Demographics

	1 mile	3 mile	5 mile
Population	4,551	54,260	132,452
Pop Growth (22-27)	1.01%	0.87%	0.85%
Avg. HH Income	\$109,204	\$103,403	\$109,291
Median Age	33.7	33.4	34.9
Households	1,273	16,016	40,739

- **118,314 SF KROGER ANCHOR**
- **16,780 SF RETAIL / OFFICE / RESTAURANTS**
- **OUTPARCELS AVAILABLE**
- **NEW SUGARLOAF INTERCHANGE**
- **GROWTH CORRIDOR**

GDOT 2022 Avg. Daily Traffic Counts

Sugarloaf Pkwy West:	31,300
University Pkwy (GA 316):	38,600

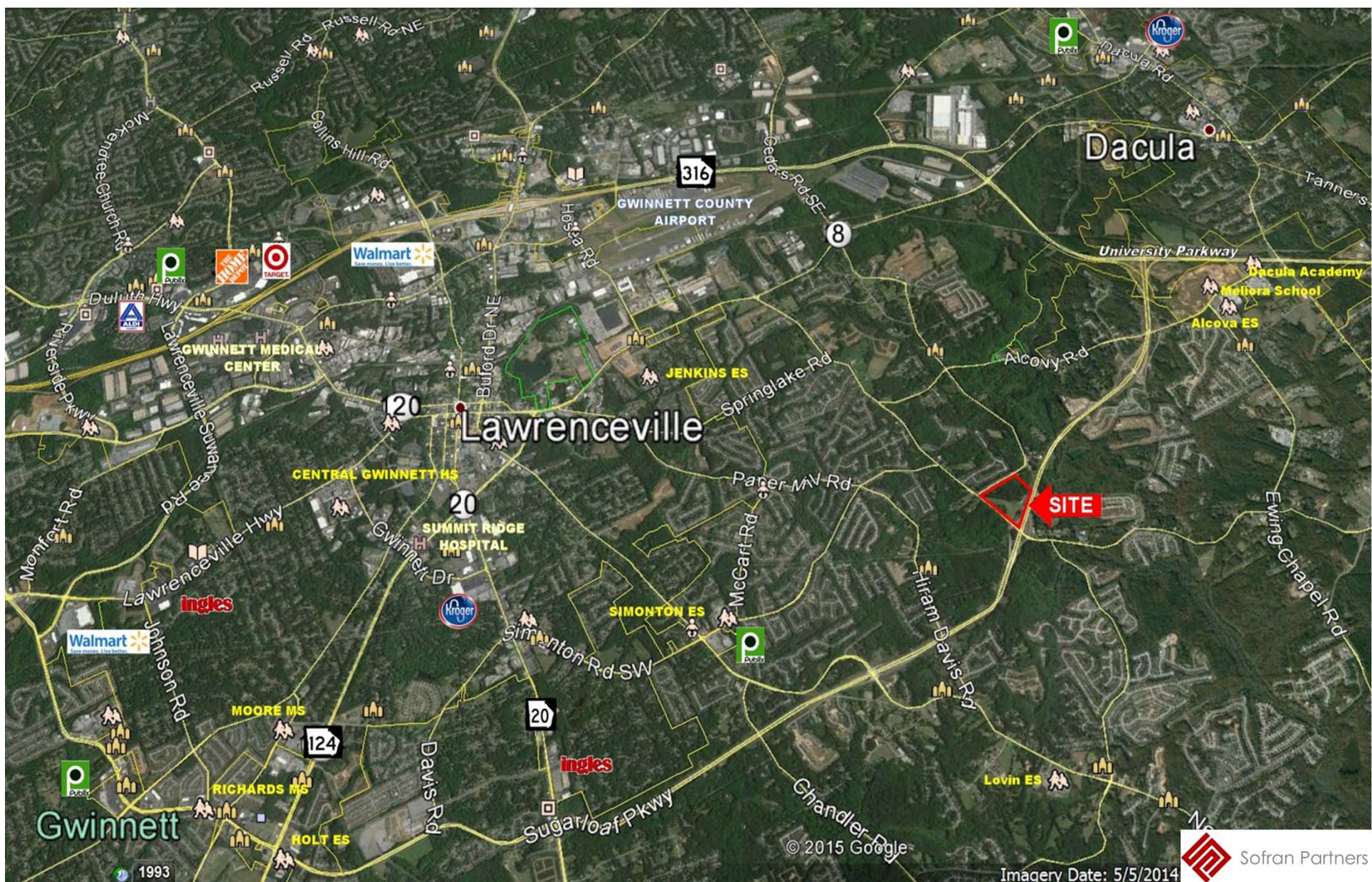


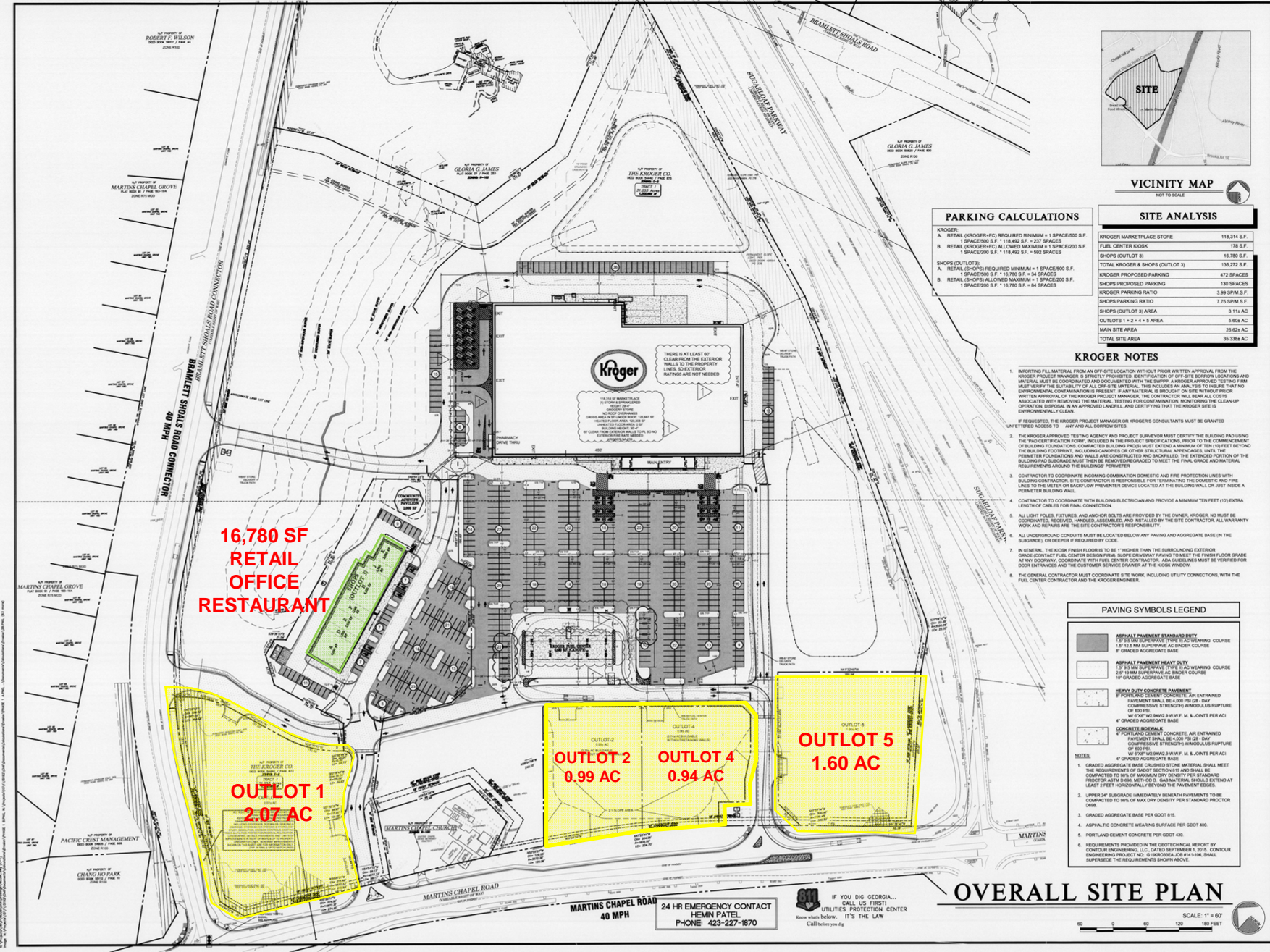
Sofran Partners

Roy Martin

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**16,780 SF
RETAIL
OFFICE
RESTAURANT**

**OUTLOT 1
2.07 AC**

**OUTLOT 2
0.99 AC**

**OUTLOT 4
0.94 AC**

**OUTLOT 5
1.60 AC**

PARKING CALCULATIONS

- KROGER:**
 A. RETAIL (KROGER-FC) REQUIRED MINIMUM = 1 SPACE/500 S.F.
 1 SPACE/500 S.F. * 115,495 S.F. = 231 SPACES
 B. RETAIL (KROGER-FC) ALLOWED MAXIMUM = 1 SPACE/200 S.F.
 1 SPACE/200 S.F. * 115,495 S.F. = 577 SPACES
- SHOPS (OUTLOT 3):**
 A. RETAIL (SHOPS) REQUIRED MINIMUM = 1 SPACE/500 S.F.
 1 SPACE/500 S.F. * 16,780 S.F. = 34 SPACES
 B. RETAIL (SHOPS) ALLOWED MAXIMUM = 1 SPACE/200 S.F.
 1 SPACE/200 S.F. * 16,780 S.F. = 84 SPACES

SITE ANALYSIS

KROGER MARKETPLACE STORE	118,334 S.F.
FUEL CENTER KROGER	178 S.F.
SHOPS (OUTLOT 3)	16,780 S.F.
TOTAL KROGER & SHOPS (OUTLOT 3)	118,512 S.F.
KROGER PROPOSED PARKING	472 SPACES
SHOPS PROPOSED PARKING	130 SPACES
KROGER PARKING RATIO	3.99 SPM S.F.
SHOPS PARKING RATIO	7.75 SPMS S.F.
SHOPS (OUTLOT 3) AREA	3,716 AC
OUTLOTS 1 + 2 + 4 + 5 AREA	5,656 AC
MAIN SITE AREA	26,624 AC
TOTAL SITE AREA	38,336 AC

KROGER NOTES

- MOVING ALL MATERIAL FROM AN OFF-SITE LOCATION WITHOUT PRIOR WRITTEN APPROVAL FROM THE KROGER PROJECT MANAGER IS STRICTLY PROHIBITED. IDENTIFICATION OF OFF-SITE BORROW LOCATIONS AND MATERIAL MUST BE CONSIDERED AND DOCUMENTED WITH THE SHEET. A KROGER APPROVED TESTING FIRM MUST VERIFY THE SUITABILITY OF ALL OFF-SITE MATERIAL. THIS INCLUDES AN ANALYSIS TO INSURE THAT NO ENVIRONMENTAL CONTAMINATION IS PRESENT. IF ANY MATERIAL IS BROUGHT ON-SITE WITHOUT PRIOR WRITTEN APPROVAL OF THE KROGER PROJECT MANAGER, THE CONTRACTOR WILL BEAN ALL COSTS ASSOCIATED WITH REMOVING THE MATERIAL, TESTING FOR CONTAMINATION, MONITORING THE CLEAN-UP OPERATION, DISPOSAL IN AN APPROVED LANDFILL, AND CERTIFYING THAT THE KROGER SITE IS ENVIRONMENTALLY CLEAN.
- IF REQUESTED, THE KROGER PROJECT MANAGER OR KROGER'S CONSULTANTS MUST BE GRANTED UNRESTRICTED ACCESS TO ANY AND ALL BORROW SITES.
- THE KROGER APPROVED TESTING AGENCY AND PROJECT SUPERVISOR MUST CERTIFY THE BUILDING PAD USING THE TEST CERTIFICATION FORMS INCLUDED IN THE PROJECT SPECIFICATIONS, PRIOR TO THE COMMENCEMENT OF BUILDING FOUNDATIONS. COMPACTED BUILDING PADS MUST EXTEND A MINIMUM OF TEN (10) FEET BEYOND THE BUILDING FOOTPRINT, INCLUDING CANDES OR OTHER STRUCTURAL ATTACHMENTS. SITES, THE PERIMETER FOUNDATIONS AND WALLS ARE CONSTRUCTED AND BACKFILLED. THE EXTENDED PORTION OF THE BUILDING PAD SURGRADE MUST BE SLOPED AND REINFORCED TO MEET THE FINAL, GRADE AND MATERIALS SPECIFICATIONS THROUGHOUT THE BUILDING.
- CONTRACTOR TO COORDINATE ALL INCOMING COMBINATION DOMESTIC AND FIRE PROTECTION LINES WITH BUILDING CONTRACTOR. SITE CONTRACTOR IS RESPONSIBLE FOR TERMINATING THE DOMESTIC AND FIRE LINES TO THE METER OR BACKFLOW PREVENTER DEVICE LOCATED AT THE FINAL, GRADE AND MATERIALS PERIMETER BUILDING WALL.
- CONTRACTOR TO COORDINATE WITH BUILDING ELECTRICIAN AND PROVIDE A MINIMUM TEN (10) EXTRA LENGTH OF CABLES FOR FINAL CONNECTION.
- ALL LIGHT POLES, FIXTURES, AND ANCHOR BOLTS ARE PROVIDED BY THE OWNER. KROGER, NO MUST BE COORDINATED, REDESIGNED, ANCHORED AND INSTALLED BY THE SITE CONTRACTOR'S RESPONSIBILITY. WORK AND REPAIR ARE THE SITE CONTRACTOR'S RESPONSIBILITY.
- ALL UNDERGROUND CONDUITS MUST BE LOCATED BELOW ANY PAVING AND AGGREGATE BASE (ON THE SUBGRADE) OR DEEPER IF REQUIRED BY CODE.
- IN GENERAL, THE KROGER FINISH FLOOR IS TO BE 1" HIGHER THAN THE SURROUNDING EXISTING GRADE. CONTRACT FUEL CENTER DESIGN FIRM, BEFORE COMMENCING PAVING TO MEET THE FINISH FLOOR GRADE AT ANY DOORWAY, COORDINATE WITH FUEL CENTER CONTRACTOR. ADA GUIDELINES MUST BE VERIFIED FOR DOOR ENTRANCES AND THE CUSTOMER SERVICE DEPARTMENT AT THE KROGER WINDOW.
- THE GENERAL CONTRACTOR MUST COORDINATE SITE WORK, INCLUDING UTILITY CONNECTIONS, WITH THE FUEL CENTER CONTRACTOR AND THE KROGER ENGINEER.

PAVING SYMBOLS LEGEND

	ASPHALT PAVEMENT STANDARD DUTY 1.5" 3/8" SUPERPAVE TYPE II AC WEARING COURSE 1" 1.5" 5/8" SUPERPAVE AC BINDER COURSE 8" GRADED AGGREGATE BASE
	ASPHALT PAVEMENT HEAVY DUTY 1.75" 3/8" SUPERPAVE TYPE II AC WEARING COURSE 2" 1.5" 5/8" SUPERPAVE AC BINDER COURSE 10" GRADED AGGREGATE BASE
	HEAVY DUTY CONCRETE PAVEMENT 4" PORTLAND CEMENT CONCRETE WITH ENHANCED PAVEMENT SHALL BE 4,000 PSI (28 - DAY) COMPRESSIVE STRENGTH MINIMUM 40% SULFURE RESISTANCE WE F 20' NO BROADS IN W/F M & JOINTS PER AC 8" GRADED AGGREGATE BASE
	CONCRETE SUBGRADE 4" PORTLAND CEMENT CONCRETE WITH ENHANCED PAVEMENT SHALL BE 4,000 PSI (28 - DAY) COMPRESSIVE STRENGTH MINIMUM 40% SULFURE RESISTANCE WE F 20' NO BROADS IN W/F M & JOINTS PER AC 4" GRADED AGGREGATE BASE

- NOTES:**
- GRADED AGGREGATE BASE COURSE MATERIAL SHALL MEET THE REQUIREMENTS OF MSHA COMBINED STONE MATERIAL, SHALL BE COMPACTED TO 98% OF MAXIMUM DRY DENSITY PER STANDARD METHOD AND SHALL BE SLOPED TO 3% MINIMUM SLOPE EXTENDING AT LEAST 2 FEET HORIZONTALLY BEYOND THE PAVEMENT EDGES.
 - UPPER 2" OF SUBGRADE IMMEDIATELY BENEATH PAVEMENTS TO BE COMPACTED TO 98% OF MAX DRY DENSITY PER STANDARD PROCTOR METHOD.
 - GRADED AGGREGATE BASE PER GOOD #15.
 - ASPHALTIC CONCRETE WEARING SURFACE PER GOOD #60.
 - PORTLAND CEMENT CONCRETE PER GOOD #30.
 - REQUIREMENTS PROVIDED IN THE GEOTECHNICAL REPORT BY GEOTECH ENGINEERING LLC, DATED SEPTEMBER 1, 2016. CONTRACTOR ENGINEERING PROJECT NO. 215000000A JOB #14-106, SHALL SUPERSEDE THE REQUIREMENTS SHOWN ABOVE.

OVERALL SITE PLAN



24 HR EMERGENCY CONTACT
HEMIN PATEL
PHONE: 423-227-1870

IF YOU DIG GEORGIA,
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UTILITIES PROTECTION CENTER
Know what's below... IT'S THE LAW
Call before you dig

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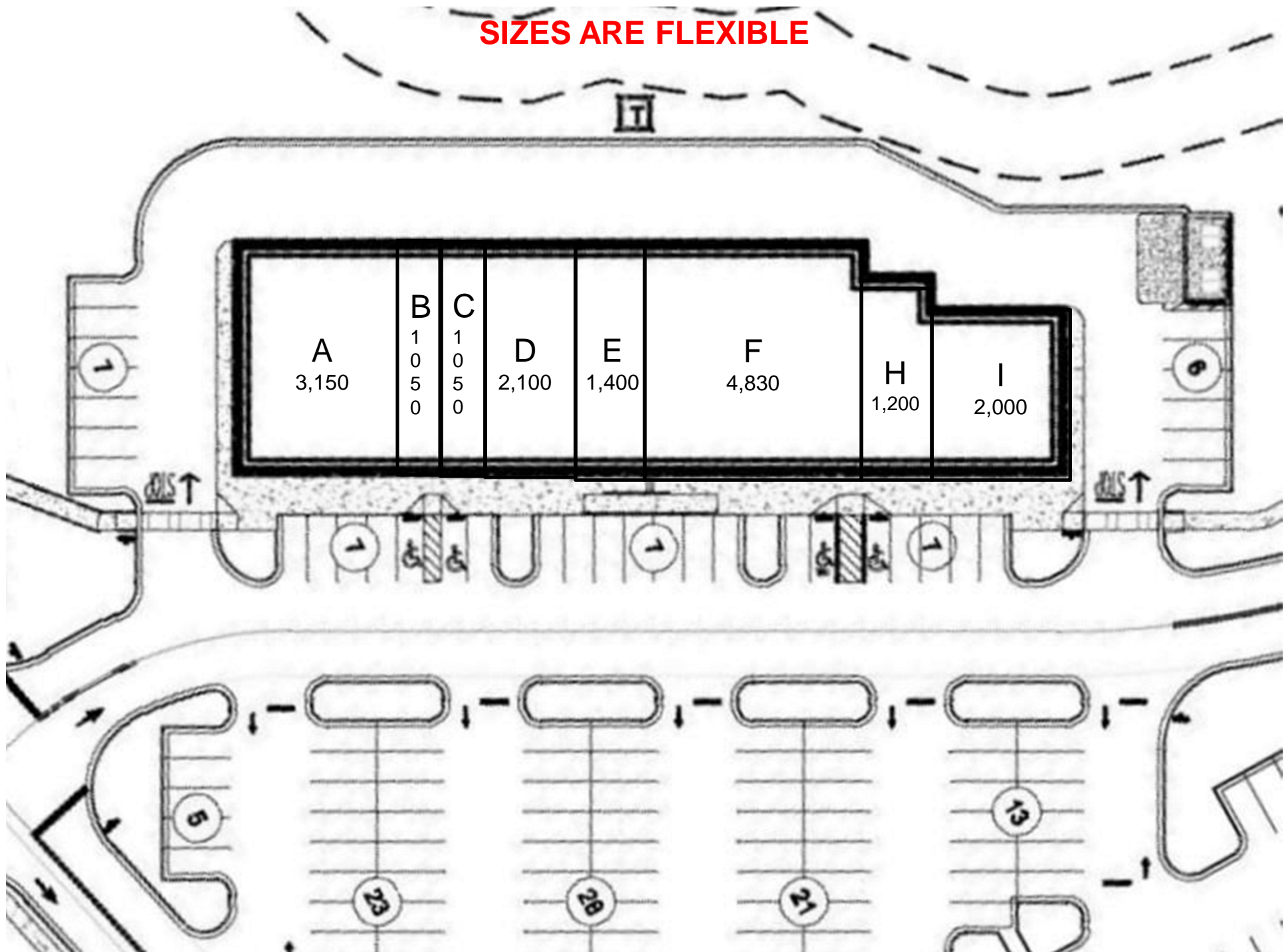
KROGER GA-639 MARTINS CHAPEL
1006 MARTINS CHAPEL ROAD, LAWRENCEVILLE, GA 30045
LL 235 & 214.5TH DISTRICT, GWINNETT COUNTY, GEORGIA
THE KROGER COMPANY
1353 ROYAL DAVALL BLVD., LOU, ALPHARETTA, GA 30022

APPROVED	DATE

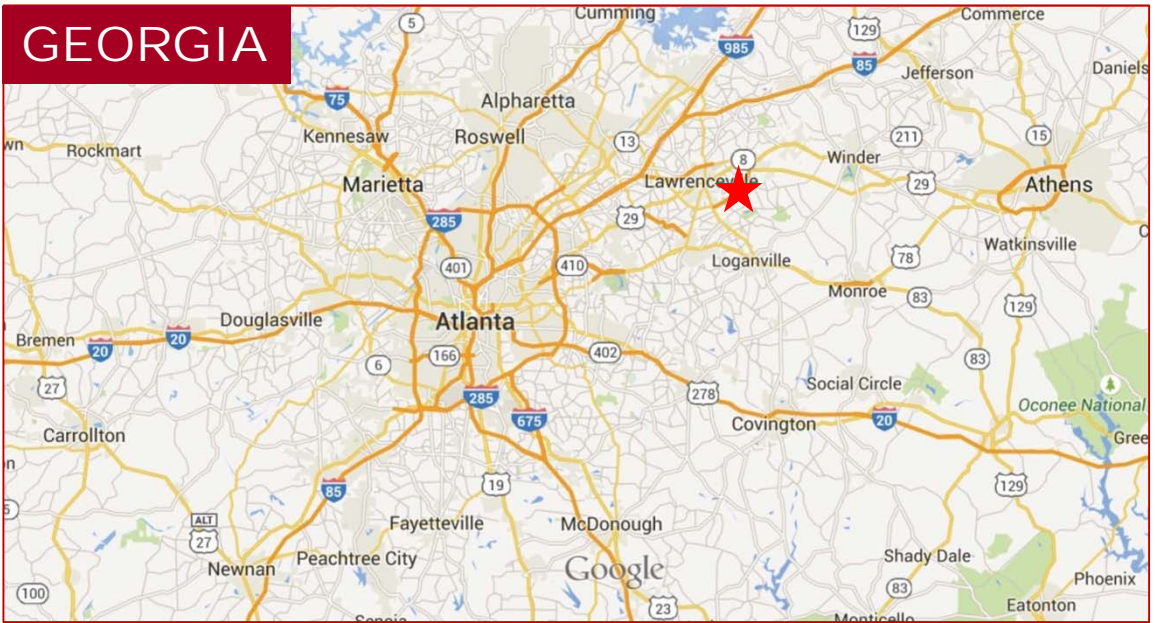
OVERALL SITE PLAN

11/10/2022
18229
C-1

SIZES ARE FLEXIBLE



GEORGIA



LAWRENCEVILLE AREA



SITE



990 Martins Chapel Rd, Lawrenceville, GA 30045