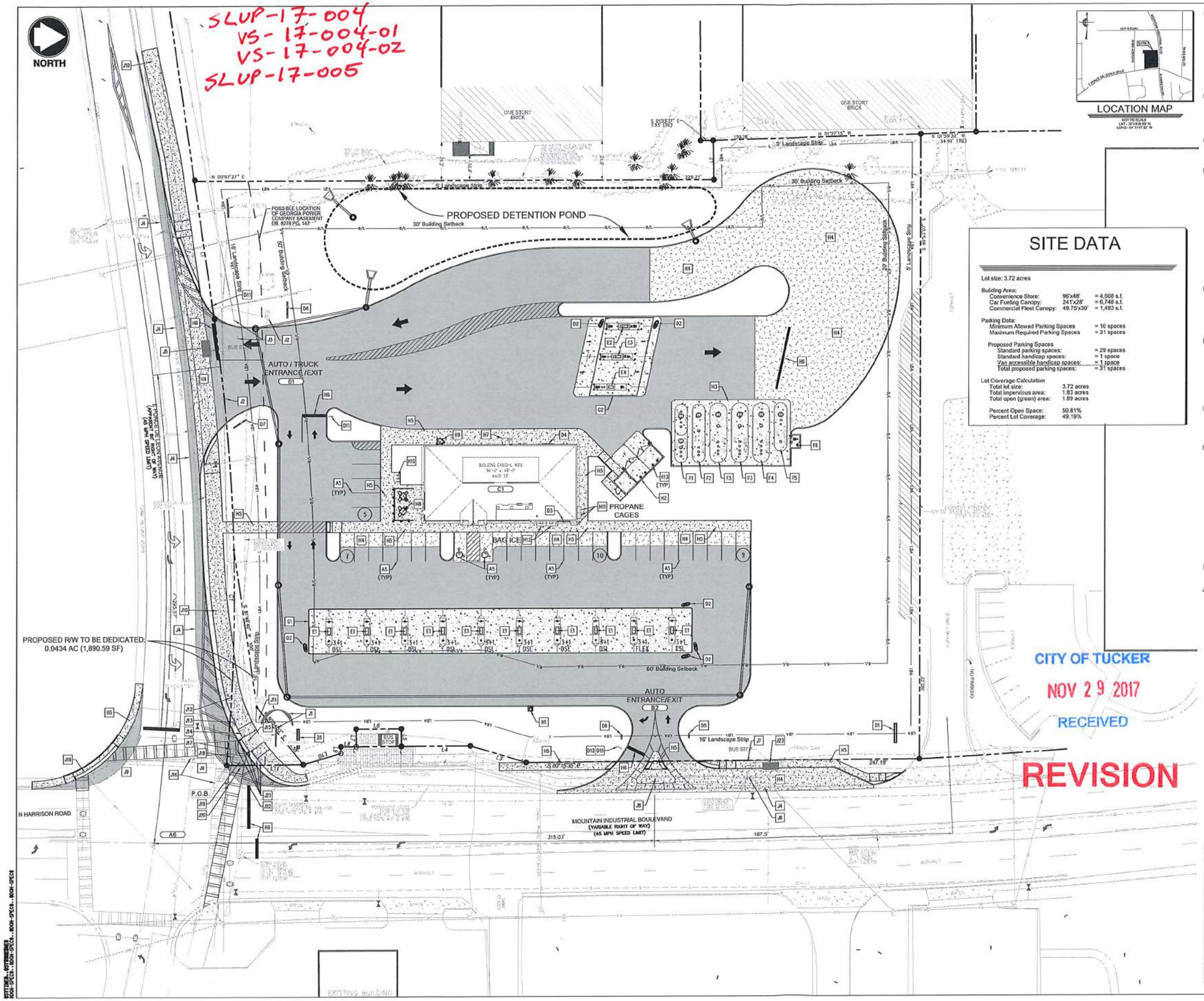
SLUP-17-004
VS-17-004-01
VS-17-004-02
SLUP-17-005



LOCATION MAP
NOT TO SCALE
LAT. 33°41'05.68" N
LONG. -84°14'47.82" W

SITE DATA

Lot size: 3.72 acres

Building Area:

Convenience Store:	96'x48'	= 4,608 s.f.
Car Fueling Canopy:	241'x28'	= 6,748 s.f.
Commercial Fleet Canopy:	49.75'x30'	= 1,493 s.f.

Parking Data:

Minimum Allowed Parking Spaces	= 10 spaces
Maximum Required Parking Spaces	= 31 spaces

Proposed Parking Spaces

Standard parking spaces:	= 29 spaces
Standard handicap spaces:	= 1 space
Van accessible handicap spaces:	= 1 space
Total proposed parking spaces:	= 31 spaces

Lot Coverage Calculation

Total lot size:	3.72 acres
Total impervious area:	1.83 acres
Total open (green) area:	1.89 acres
Percent Open Space:	50.81%
Percent Lot Coverage:	49.19%

A. GENERAL NOTES
1. GENERAL SCOPE OF WORK INCLUDES: BUILDING, CANOPY, FUEL TANKS, PIPING, DISPENSERS & PARKING AND COMMERCIAL FUELING LANES (CFL's)
2. TRUCK TURNS HAVE BEEN PERFORMED ON THIS SITE TO CONFIRM LOCATION OF USTs AND CFL's
3. FINAL DESIGN OF SITE SUBJECT TO LOCAL AND STATE REGULATIONS
4. EXISTING PROPERTY SIZE: 3.718 AC.
5. PROVIDED PARKING: (2) ADA PARKING SPACES AND (29) STANDARD PARKING SPACES
6. THE ADJACENT INTERSECTION IS SIGNALIZED

B. SITE WORK
1. PROPOSED DRIVE APPROACH TO ACCOMMODATE AUTO AND TRUCK, FULL ACCESS, INGRESS AND EGRESS.
2. PROPOSED DRIVE APPROACH TO ACCOMMODATE AUTO ONLY, RIGHT-IN / RIGHT-OUT ONLY, INGRESS AND EGRESS.

C. BUILDING
1. STANDARD #4600-L V2.0 BUILDING

D. EXTERIOR APPEARANCE & SIGNAGE
1. 72 SQ. FT. GROUND MOUNT SIGN
2. CANOPY SIGNAGE
3. INSTALL CAFE' BADGE
4. INSTALL SECOND READERBOARD ON BUILDING NEAREST TO EXIT OF CFL LANES
5. "AUTO ENTER" DIRECTIONAL SIGNAGE
6. "AUTO EXIT" DIRECTIONAL SIGNAGE
7. "AUTO/TRUCK ENTER" DIRECTIONAL SIGNAGE
8. "AUTO/TRUCK EXIT" DIRECTIONAL SIGNAGE
9. NOT USED
10. NOT USED
11. "STOP" SIGN
12. "RIGHT-TURN ONLY" SIGN

E. DISPENSERS
1. (10) 3+1 DISPENSERS, SUMPS AND ISLANDS
2. (1) MASTER DIESEL DISPENSER, SUMP AND ISLAND FOR CFL
3. (1) MASTER/ SATELLITE DIESEL DISPENSERS, SUMPS AND ISLANDS FOR CFL
4. (1) SATELLITE DIESEL DISPENSER, SUMP AND ISLAND FOR CFL

F. UNDERGROUND STORAGE TANKS
1. (1) 12,000 GALLON TANK FOR PREMIUM & ETHANOL FLEX FUEL
2. (1) 12,000 GALLON TANK FOR AUTO DIESEL
3. (2) 20,000 GALLON TANKS FOR UNLEADED
4. (1) 20,000 GALLON TANK FOR TRUCK DIESEL
5. (1) 10,000 GALLON TANK FOR DIESEL EXHAUST FLUID (DEF)
6. DEF REMOTE FILL AND OVERFILL ALARM

G. CANOPY
1. 28' x 241' (10) ISLAND AUTO CANOPY PER CURRENT STANDARDS
2. 30' X 49'-9" (2) LANE TRUCK CANOPY PER CURRENT STANDARDS

H. YARD
1. AIR ISLAND
2. TRASH ENCLOSURE WITH COMPRESSOR SHED FOR CFL
3. CONCRETE TANK SLAB
4. CONCRETE PAVEMENT
5. CONCRETE SIDEWALK
6. STOP BAR
7. AWNING
8. CAFE SEATING AREA
9. CO2 TANK AND FENCE
10. BIKE RACK (3 BIKE CAPACITY MINIMUM)
11. PROPANE STORAGE CAGE
12. BAG ICE MERCHANDISER
13. BOLLARD

I. NOT USED

J. REQUIRED SITE SPECIFIC MODIFICATIONS
1. REMOVE OR RELOCATE EXISTING "STONE MOUNTAIN INDUSTRIAL PARK" MONUMENT SIGN AND ASSOCIATED LANDSCAPE WALL AND PLANTINGS.
2. RELOCATE UTILITY POLE.
3. RECONFIGURE GUYING OF HIGH VOLTAGE TRANSMISSION POLE TO ACCOMMODATE PROPOSED CFL ENTRANCE/EXIT.
4. REMOVE EXISTING CURB TO ACCOMMODATE PROPOSED ENTRANCE/ ROADWAY MODIFICATIONS.
5. RELOCATE BUS STOP SHELTER. NEW LOCATION PER MARTA.
6. RELOCATE FIRE HYDRANT. NEW LOCATION PER FIRE DEPARTMENT.
7. REMOVE UTILITY POLE (ELECTRICAL SERVICE TO THE BUS SHELTER).
8. RAISED CONCRETE MEDIAN (RIGHT-IN / RIGHT-OUT ENTRANCE).
9. INTERSECTION GEOMETRY MODIFICATIONS REQUIRED TO ACCOMMODATE TRUCK TURN MOVEMENT FROM STONE MOUNTAIN INDUSTRIAL BLVD (NB) TO PONCE DE LEON AVENUE (EB). POSSIBLE IMPACT TO TRAFFIC SIGNAL SYSTEM.
10. REMOVE AND REPLACE MULTI PURPOSE PATHWAY TO ACCOMMODATE PROPOSED IMPROVEMENTS.
11. RELOCATE UNDERGROUND COMMUNICATION LINES TO ACCOMMODATE PROPOSED PYLON SIGN.
12. RELOCATE "PATH FOUNDATION SIGN".
13. RELOCATE NATURAL GASLINE MARKER.
14. RELOCATE TRAFFIC SIGNAL CONTROL PEDESTAL.
15. RELOCATE GUY AND ANCHOR FOR UTILITY POLE.
16. RESTRIPE CROSSWALK TO ACCOMMODATE NEW INTERSECTION GEOMETRY.
17. RELOCATE PEDESTRIAN SIGNAL POLE AND ACTUATOR.
18. RELOCATE TRAFFIC SIGNAL MAST ARM.
19. RELOCATE ELECTRICAL JUNCTION BOX.
20. ADJUST ELEVATION OF WATER VALVE BOX COVER.
21. ADJUST ELEVATION OF (5) COMMUNICATION JUNCTION BOXES.
22. ADJUST ELEVATION (AND POSSIBLY UPGRADE TO TRAFFIC RATED) OF COMMUNICATION MANHOLE.
23. REMOVE BUS STOP PER DIRECTION OF MARTA.

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PROPERTY DESCRIPTION (AS-SURVEYED)

All that tract or parcel of land lying and being in Land Lot 178, 18th District, DeKalb County, Georgia and being more particularly described as follows:

Beginning at a point at the corner of the intersection of the Northerly Right-of-Way of Land of Z Ponce De Leon Avenue (apparent 80' Right-of-Way) and the Westerly Right-of-Way Line of Mountain Industrial Boulevard (variable width right-of-way) thence leaving said Point of Beginning and running with the said line of Z Ponce De Leon Avenue:

1. 292.42 feet along the arc of a curve deflecting to the left from a tangent of South 89° 44' 00" East with a chord bearing and distance of South 89° 27' 23" East, 275.44 feet, to a point;
2. South 61° 53' 34" East, 68.00 feet, thence, leaving the aforesaid line of Z Ponce De Leon Avenue;
3. North 00° 00' 00" East, 50.71 feet to a 1/2 inch rebar found, thence;
4. South 89° 23' 00" West, 25.31 feet to a 1 inch crimped top pipe found, thence;
5. North 00° 00' 00" West, 130.00 feet to a 1/2 inch rebar with cap "Pond" found, thence;
6. North 89° 52' 00" East, 100.00 feet to a PK nail found on the aforesaid line of Mountain Industrial Boulevard, thence, running with the said line of Mountain Industrial Boulevard;
7. North 00° 00' 00" East, 207.14 feet, thence;
8. North 00° 00' 00" East, 50.00 feet, thence;
9. South 00° 00' 00" East, 60.00 feet, thence;
10. South 00° 00' 00" East, 31.00 feet, thence;
11. South 00° 00' 00" East, 100.00 feet, thence;
12. North 89° 52' 00" East, 110.00 feet, thence;
13. South 00° 00' 00" East, 4.75 feet, thence;
14. South 00° 00' 00" East, 100.00 feet, thence;
15. South 00° 00' 00" East, 50.00 feet, thence;
16. South 00° 00' 00" East, 38.10 feet to the Point of Beginning, containing 151,955 square feet or 3.6192 acres in area, more or less.

Property is subject to all easements and rights of way recorded and unrecorded.

The property described and shown hereon is the same property as conveyed in the conveyance 15-0-0-0-0-0-0-0-0-0, by an effective date of February 1, 2017 prepared by First American Title Insurance Company.

1046 East Chestnut St.
Louisville, Kentucky
40204
Ph. 502-585-2222
Fx. 502-581-0406

Speedway®

Prepared By:
Speedway
Engineering and Construction Dept.
Eron, OH 45323

NO.	REVISIONS	DESIGN	DRAWN	PROJ. MGR.	APP.	DATE

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PRELIMINARY PLOT PLAN
NEW BUILD
5448 E PONCE DE LEON AVENUE
DEKALB COUNTY
TUCKER, GEORGIA 30083

STORE OR BLDG NO.	0100885
VERSION OR PROJECT ID	98315
SCALE	1" = 30'-0"

DESIGN TEAM		DATE
DGNR.	K. HOLZ	11-13-17
P.MGR.	J. BARGER	04-10-17
RVWR.	R. ROOSEN	04-10-17

DRWG. NO. 10085-PP

NORTH

PROPOSED DETENTION POND

POSSIBLE LOCATION OF GEORGIA POWER COMPANY EASEMENT DB. 8278 PG. 142

ONE STORY BRICK

ONE STORY BRICK

BUILDING EMBOSS. WEB 90'-0" x 48'-0" 4608 SF.

E. PONCE DE LEON AVENUE (VARIABLE RIGHT OF WAY) (45 MPH SPEED LIMIT)

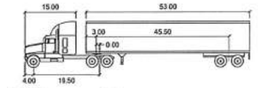
MOUNTAIN INDUSTRIAL BOULEVARD (VARIABLE RIGHT OF WAY) (45 MPH SPEED LIMIT)

N HARRISON ROAD

P.O.B.

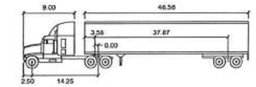
BUS STOP

TRASH CAN



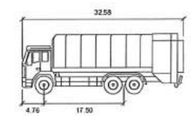
WB-67 feet

Tractor Width	: 8.00	Lock to Lock Time	: 6.0
Trailer Width	: 8.50	Steering Angle	: 28.4
Tractor Track	: 8.00	Articulating Angle	: 75.0
Trailer Track	: 8.50		



Fuel Truck feet

Tractor Width	: 8.50	Lock to Lock Time	: 6.0
Trailer Width	: 8.50	Steering Angle	: 26.0
Tractor Track	: 8.50	Articulating Angle	: 70.0
Trailer Track	: 8.00		



Trash Truck feet

Width	: 8.50
Track	: 8.11
Lock to Lock Time	: 6.0
Steering Angle	: 38.3

CIRCULATION LEGEND

- WB67 TURN MOVEMENTS
- FUEL TRANSPORT TURN MOVEMENT
- FUELING RADIUS
- TRASH TRUCK TURN MOVEMENT
- AREA OF CONFLICTING MOVEMENT

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DIMENSION PLAN
NEW BUILD
5448 E. PONCE DE LEON AVENUE
DEKALB COUNTY
TUCKER, GEORGIA 30083

STORE OR BLDG NO. 0100885
VERSION OR PROJECT ID 98315
SCALE 1" = 30'-0"

DESIGN TEAM		DATE
DGNR.	K. HOLZ	11-13-17
P.MGR.	J. BARGER	04-10-17
RVWR.	R. ROOSEN	04-10-17

DRWG. NO. 10085-DP

A. STORM WATER FACILITES
1. CATCH BASIN
2. STORM WATER CONVEYANCE PIPE
3. HEADWALL
4. OUTLET CONTROL STRUCTURE
5. DETENTION POND

NORTH

PROPOSED DETENTION POND

ONE STORY BRICK

BUILDING CANOPY AREA 96'-0" x 49'-0" 4608 S.F.

MOUNTAIN INDUSTRIAL BOULEVARD (VARIABLE RIGHT OF WAY) (45 MPH SPEED LIMIT)

N HARRISON ROAD

P.O.B.

BUS STOP

EXISTING BUILDING

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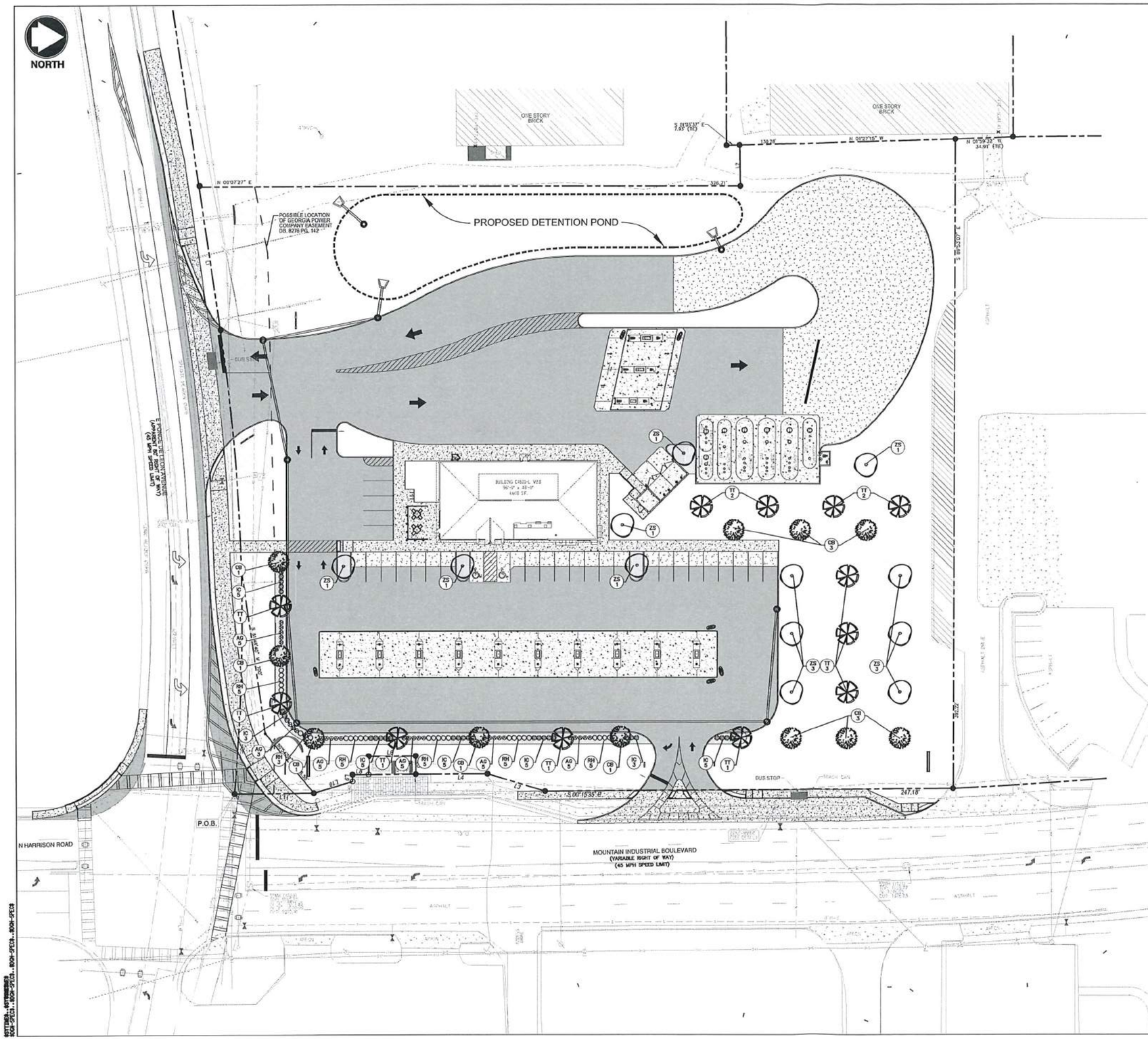
STORMWATER MANAGEMENT
NEW BUILD
5448 E PONCE DE LEON AVENUE
DEKALB COUNTY
TUCKER, GEORGIA 30083

STORE OR BLDG NO.	0100885
VERSION OR PROJECT ID	98315
SCALE	1" = 30'-0"

DESIGN TEAM		DATE
DGNR.	K. HOLZ	11-13-17
P.MGR.	J. BARGER	04-10-17
RVWR.	R. ROOSEN	04-10-17

DRWG. NO. 10085-SM



PLANT SCHEDULE

SYM	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	COND.	REMARKS
TREES						
TT	Tilia tomentusa'	SILVER LINDEN	2" CAL.	12	B&B	
ZS	Zelkova serrata	ZELKOVA	2" CAL.	12	B&B	
CB	Carpinus betulus	EUROPEAN HORNBEAM	2" CAL.	11	B&B	
SHRUBS & PERENNIALS						
RH	Rophiolepis indica 'Snow White'	INDIAN HAWTHORN	24"	28	B&B	4' O.C.
IC	Ilex cornuta 'Carissa'	CARISSA HOLLY	24"	31	B&B	4' O.C.
AG	Abelia grandiflora 'Rose Creek'	GLASSY ALBELIA	24"	28	B&B	4' O.C.

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LANDSCAPE PLAN
NEW BUILD
5448 E PONCE DE LEON AVENUE
DEKALB COUNTY
TUCKER, GEORGIA 30083

STORE OR BLDG NO. 0100885
VERSION OR PROJECT ID 98315
SCALE 1" = 30'-0"

DESIGN TEAM		DATE
DSNR.	K. HOLZ	11-13-17
P.MGR.	J. BARGER	04-10-17
RVWR.	R. ROOSEN	04-10-17

DRWG. NO. 10085-LP

SURROUNDING BUILDING DATA

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PRELIMINARY AREA PLAN
NEW BUILD
5448 E PONCE DE LEON AVENUE
DEKALB COUNTY
TUCKER, GEORGIA 30083

STORE OR BLDG NO.	0100885
VERSION OR PROJECT ID	98315
SCALE	1" = 60'-0"

DESIGN TEAM		DATE
DGNR.	K. HOLZ	11-13-17
P.MGR.	J. BARGER	04-10-17
RVWR.	R. ROOSEN	04-10-17

DRWG. NO. 10085-AP

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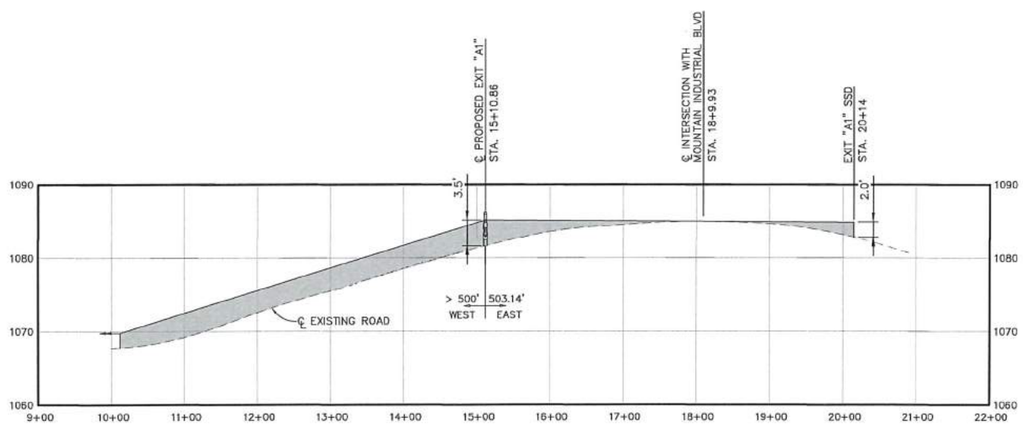
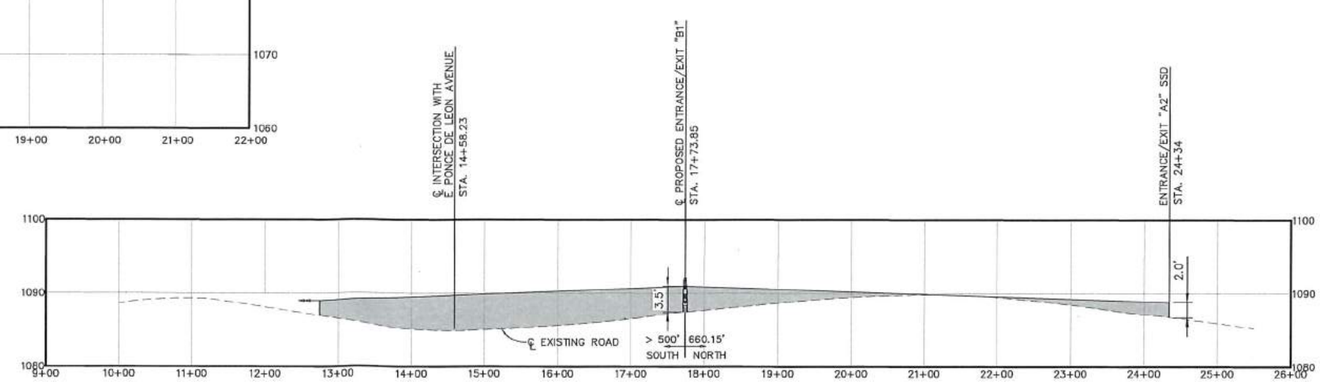


E PONCE DE LEON AVENUE PROFILE
1"=100' H 1"=10' V



MOUNTAIN INDUSTRIAL BOULEVARD PROFILE
1"=100' H 1"=10' V

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SIGHT DISTANCE PROFILES
NEW BUILD
5448 E PONCE DE LEON AVENUE
DEKALB COUNTY
TUCKER, GEORGIA 30083

STORE OR BLDG NO. 0100885
VERSION OR PROJECT ID 98315
SCALE 1" = 100'-0"

DESIGN TEAM		DATE
DGNR.	K. HOLZ	11-13-17
P.MGR.	J. BARGER	04-10-17
RVWR.	R. ROOSEN	04-10-17

DRWG. NO. 10085-SD