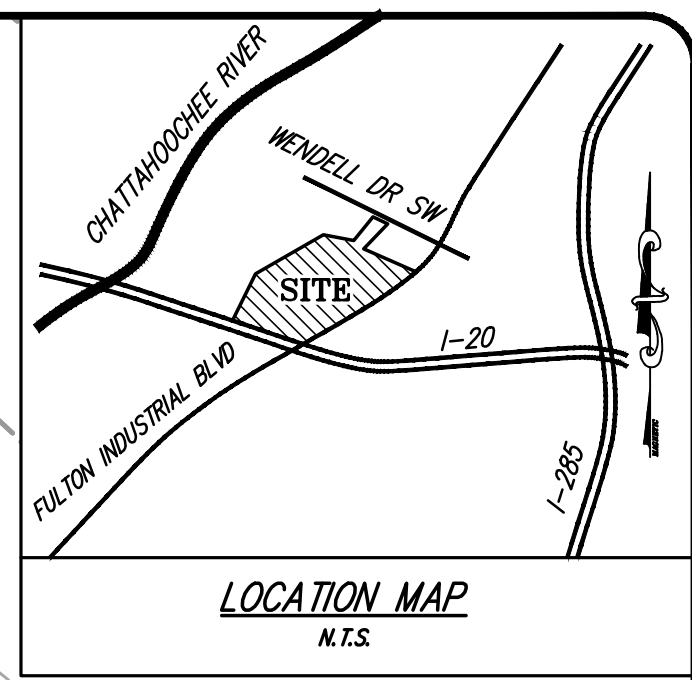
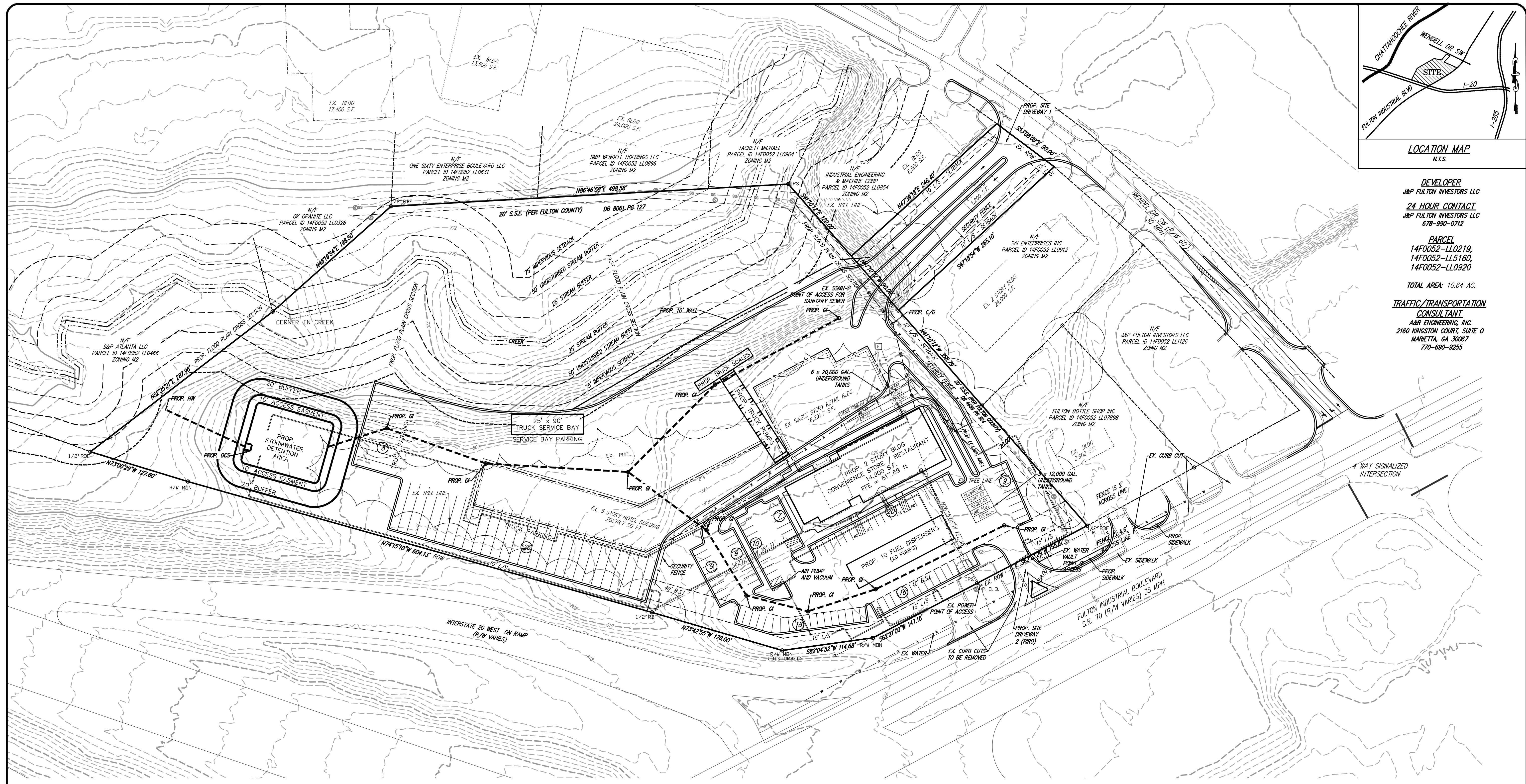


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DEVELOPER
J&P FULTON INVESTORS LLC

24 HOUR CONTACT
J&P FULTON INVESTORS LLC
678-990-0712

PARCEL
14F0052-LL0219,
14F0052-LL5160,
14F0052-LL0920

TOTAL AREA: 10.64 AC.

TRAFFIC/TRANSPORTATION CONSULTANT
A&R ENGINEERING, INC.
2160 KINGSTON COURT, SUITE O
MARIETTA, GA 30067
770-690-9255

B.C. ENGINEERING, INC.
116 NORTH MAIN ST.
CUMMING, GA 30040
PHONE: (770) 205-6181
FAX: (770) 205-6162
EMAIL: office@bcengineering-ga.com

GRTA DRI SITE PLAN
4225 FULTON INDUSTRIAL
LAND LOTS 52
14TH DISTRICT
FULTON CO., GEORGIA
PREPARED FOR
J&P FULTON INVESTORS LLC



FLOOD HAZARD NOTE:
THIS SITE DOES NOT LIE WITHIN A 100 YEAR FLOOD ELEVATION AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD MAP OF FORSYTH COUNTY, GA. COMMUNITY PANEL NUMBER 13121C0219F, DATED 09/17/2013.

REFERENCE
BOUNDARY INFORMATION TAKEN FROM SURVEY FOR JOHN VARNER AND FIRST AMERICAN TITLE INSURANCE COMPANY. PREPARED BY GARMON LAND SURVEYING, DATED 08/07/15.
TOPOGRAPHY INFORMATION TAKEN FROM FULTON COUNTY GIS.

SITE INFORMATION

CURRENT ZONING: M2

SITE ACREAGE: 10.64 ACRES

FRONT SETBACK: 40 FEET
SIDE SETBACK: 10 FEET
REAR SETBACK: 0 FEET
FRONT L/S: 15 FEET
SIDE L/S: 10 FEET
REAR L/S: 0 FEET

PARKING CALCULATION

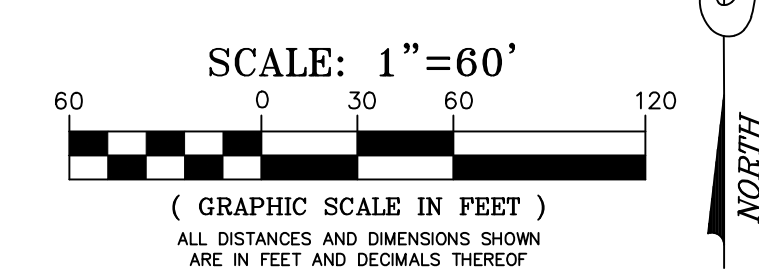
CONVENIENCE STORE: 5 SPACE / 1,000 S.F.
6,500 S.F. * 5 SPACES / 1,000 S.F. = 33 SPACES
RESTAURANT: 10 SPACE / 1,000 S.F.
8,400 S.F. * 10 SPACES / 1,000 S.F. = 84 SPACES
TOTAL PARKING REQUIRED: 117 SPACES

PARKING PROVIDED:
STANDARD PARKING 102 SPACES
HANDICAP PARKING 6 SPACES
TOTAL PARKING PROVIDED: 118 SPACES

20 FUEL STATION CANOPY PARKING SPACES ARE INCLUDED INTO THE TOTAL PARKING COUNT

JURISDICTION INFO:

- ALL WORK WITHIN RIGHT OF WAY IS WITHIN GDOT JURISDICTION.
- WATER AND SEWER IS WITHIN CITY OF ATLANTA JURISDICTION.
- CITE WORK IS WITHIN UNINCORPORATED FULTON COUNTY JURISDICTION.



DATE	DESCRIPTION
3/22/16	INITIAL SUBMITTAL
3/24/16	REVISED PER CLIENT
4/11/16	REVISED PER CLIENT
5/3/16	REVISED PARKING

DRAWN BY: BC	REVISION: 0
CHECKED BY: AS	DATE: 03/31/16
SCALE: AS SHOWN	DATE: 4/11/16
LAND LOTS: 52	DATE: 5/3/16
DISTRICT: 14TH	SECTION:

SHEET NO. 1 OF 1
JOB NO. 2015-003