



VICINITY MAP  
N.T.S.

- NOTES**
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PLANS AND SITE WORK SPECIFICATIONS AND SHALL COMPLY APPLICABLE FEDERAL, STATE AND LOCAL CODES.
  - REFERENCE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS, TRUCK DOCKS, SIDEWALKS, STEPS, TRANSFORMER PADS, ETC.
  - TOPOGRAPHIC BOUNDARY SURVEY, PROPERTY LINES, LEGAL DESCRIPTION, EXISTING UTILITIES, SITE TOPOGRAPHY WITH SPOT ELEVATIONS, OUTSTANDING PHYSICAL FEATURES AND EXISTING STRUCTURE LOCATIONS WAS PROVIDED BY THE FOLLOWING COMPANY: BOUNDARY ZONE, INC.
  - ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED. ALL DIMENSIONS SHOWN TO BUILDINGS ARE TO OUTSIDE FACE OF BUILDING.
  - CONCRETE TRUCK DOCKS ARE BY THE BUILDING CONTRACTOR.
  - ALL HANDICAP ACCESSIBLE PARKING SIGNS AND STRIPING SHALL BE IN ACCORDANCE WITH THE AMERICAN WITH DISABILITY ACT (ADA) REQUIREMENTS AND STATE CODE.
  - ALL TRAFFIC SIGNS SHALL CONFORM TO THE UNIFORM TRAFFIC CONTROL MANUAL AND THE STATE OF GEORGIA DEPARTMENT OF TRANSPORTATION.
  - ALL STRIPED OR CURBED RADII SHALL BE 5' UNLESS OTHERWISE NOTED.
  - THE CONTRACTOR IS RESPONSIBLE FOR REPAIR OF ANY DAMAGE TO ANY EXISTING IMPROVEMENTS, ONSITE OR OFF SITE, SUCH AS PAVEMENT, UTILITIES, STORM DRAINAGE, ETC. THE REPAIR MUST BE APPROVED BY THE ENGINEER AND BE EQUAL OR BETTER THAN EXISTING CONDITIONS.
  - SITE LIGHTING SHALL BE INCLUDED IN THE GENERAL CONTRACTOR'S SCOPE OF WORK. ALL PARKING LOT LIGHTING POLES, BASES, FIXTURES WITH LUMENS SHALL BE INSTALLED BY THE GENERAL CONTRACTOR'S ELECTRICAL CONTRACTOR AND SHALL SUPPLY A ONE YEAR WARRANTY CERTIFICATE.
  - CONTRACTOR SHALL OBTAIN ALL PERMITS BEFORE CONSTRUCTION BEGINS.
  - SITE CONTRACTOR SHALL SUPPLY AS-BUILT PLANS INDICATING ALL CHANGES AND DEVIATIONS.
  - ANY DEVIATION FROM THESE PLANS MAY CAUSE THE WORK TO BE UNACCEPTABLE.
  - ANY UNANTICIPATED CONDITIONS ENCOUNTERED DURING THE CONSTRUCTION PROCESS SHALL BE IDENTIFIED TO THE ENGINEER IMMEDIATELY.
  - ALL CONCRETE SHALL BE 4,000 PSI 28 DAY COMPRESSIVE STRENGTH.
  - PROJECT SIGNAGE SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
  - ALL CURB AND GUTTER WITHIN THE DEVELOPMENT SHALL BE 24" UNLESS OTHERWISE NOTED.
  - PARKING LOT STRIPING SHALL BE INCLUDED IN PAVING CONTRACTOR'S SCOPE FOR WORK. STRIPING WILL BE ACCORDING TO OWNER'S SPECIFICATIONS. ALL STRIPING IS TO HAVE TWO (2) COATS OF PAINT (MIN).
  - LIGHT POLE BASES SHALL BE PAINTED PER SITE WORK SPECIFICATIONS.
  - DEKALB COUNTY SANITATION DEPARTMENT IS RESPONSIBLE FOR GARBAGE AND RECYCLING PICK-UP

**HILLANDALE DRIVE SIGHT DISTANCE FOR STREETS & DRIVEWAYS**

I, THE UNDERSIGNED, HEREBY CERTIFY THAT THE PROPOSED DRIVEWAY FOR HILLANDALE DRIVE CONVENIENCE STORE/ RETAIL PROJECT IS DESIGNED WITH ADEQUATE SIGHT DISTANCE FOR THE DRIVEWAY INTERSECTION PER AASHTO CHAPTER 9 FOR AT GRADE INTERSECTIONS.

SPEED LIMIT: 35 MPH  
ACTUAL SITE DISTANCE: 450± EACH MOVEMENT

*F. Bomer* DATE: 05/05/2020

ALL STRIPING WITHIN RIGHT OF WAY SHALL BE THERMOPLASTIC

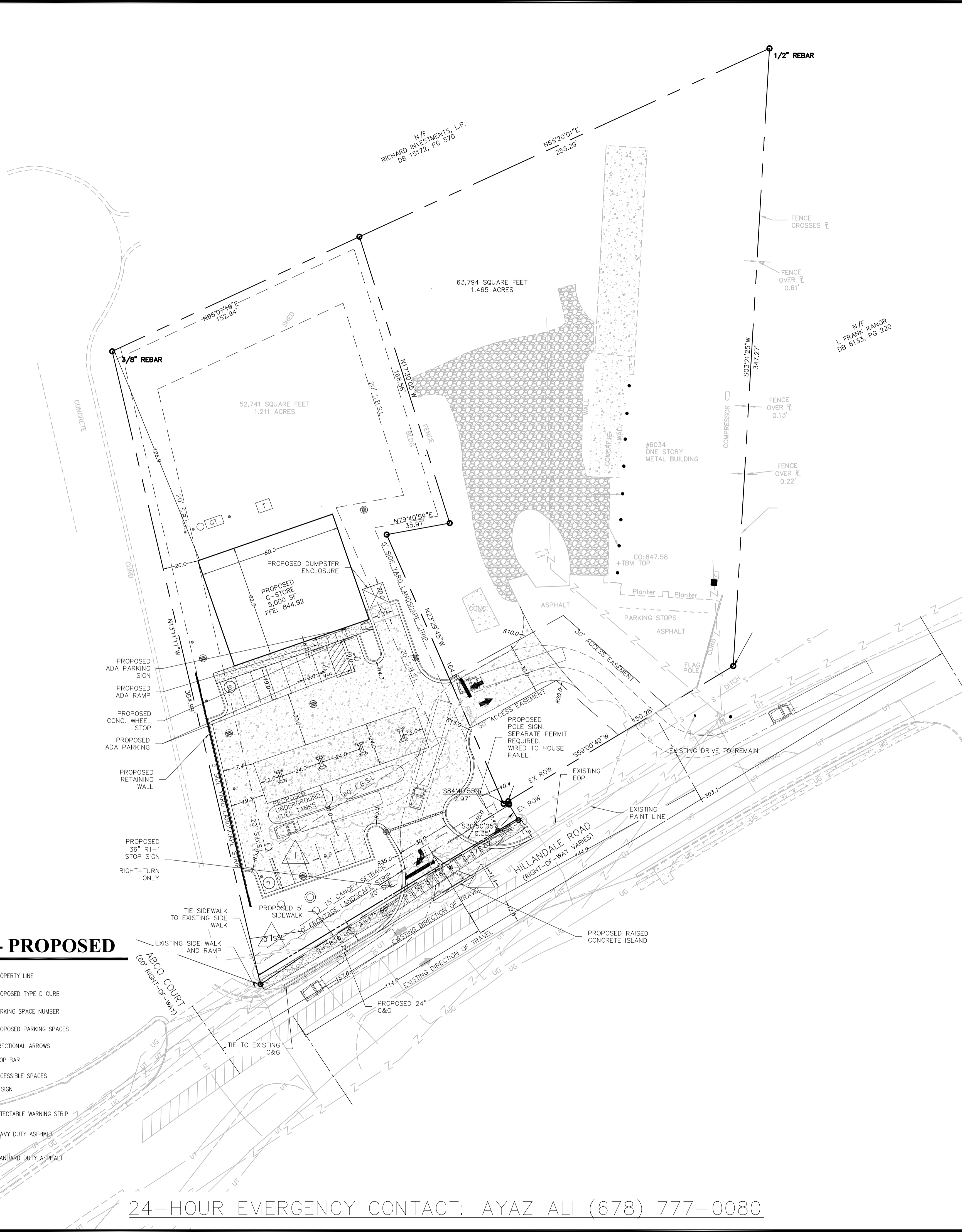
**LEGEND - EXISTING**

- = BENCHMARK
- ⊕ = WATER VALVE
- ⊠ = FIRE HYDRANT
- ⊕ = GAS VALVE
- = SIGN

**LEGEND - PROPOSED**

- = PROPERTY LINE
- = PROPOSED TYPE D CURB
- # = PARKING SPACE NUMBER
- = PROPOSED PARKING SPACES
- = DIRECTIONAL ARROWS
- = STOP BAR
- = ACCESSIBLE SPACES
- ID = ID SIGN
- ▨ = DETECTABLE WARNING STRIP
- ▨ = HEAVY DUTY ASPHALT
- = STANDARD DUTY ASPHALT

72 HOURS NOTICE IS REQUIRED TO GEORGIA 811 UTILITY PROTECTION CENTER BEFORE ANY PLANNED DIGGING.



**SITE AREA CALCULATIONS**

TOTAL SITE AREA	450,794 SQ. FT. ± 10.36 AC
PROPOSED ON-SITE IMPERVIOUS AREA	124,775 SQ. FT. ± 2.86 AC
BUILDING	124,775 SQ. FT. ± 2.86 AC
PAVEMENT/SIDEWALK	124,775 SQ. FT. ± 2.86 AC
PROPOSED PERVIOUS AREA	308,886 SQ. FT. ± 7.09 AC

DEVELOPMENT SERVICES  
**APPROVED**  
AP 308886  
DATE 09/10/20

**SITE DATA**

PARCEL ID: 16 1999-0001  
FUTURE LAND USE: CONVENIENT STORE/WHOLESALE ON CONSTRUCTION  
EXISTING LAND USE: CONVENIENT STORE/WHOLESALE ON CONSTRUCTION  
CURRENT ZONING CLASSIFICATION: M-LIGHT INDUSTRIAL  
FLOOD ZONE CLASSIFICATION: ZONE 1  
CURRENT LOCAL JURISDICTION: STONECREST, GA 30038

DIRECTION	PROPERTY USE	APPLICABLE CODES
NORTH	APARTMENTS	M-LIGHT INDUSTRIAL
EAST	WAREHOUSE	M-LIGHT INDUSTRIAL
SOUTH	SHELL GAS STATION	M-LIGHT INDUSTRIAL
WEST	PHYSICIAN CAMPUS	M-LIGHT INDUSTRIAL

**BUILDING DATA**

GROSS BUILDING AREA	45,000 SQ. FT.
GROSS FLOOR AREA	45,000 SQ. FT.
BUILDING COVERAGE:	45,000 SQ. FT.

DIRECTION	REQUIRED SETBACK	PROVIDED SETBACK
FRONT (SOUTH)	60 FEET	157.30 FEET
REAR (NORTH)	30 FEET	126.90 FEET
SIDE (EAST)	20 FEET	23.3 FEET
SIDE (WEST)	20 FEET	20 FEET

**PROPOSED PARKING DATA**

CITY PARKING REQUIRED:  
CONVENIENT STORE W/ GAS PUMPS: 1 SPACE PER 500 FT GROSS FLOOR AREA

MIN. 5,000/500 =	10 SPACES
MAX. 5,000/150 =	33.33(34) SPACES

STANDARD SPACES 9'x18' = 13 SPACES  
ACCESSIBLE SPACES 9'x18' = 2 SPACES  
TOTAL PARKING PROVIDED = 15 SPACES

CONTRACTOR PLEASE NOTE THERE ARE NUMEROUS UNDERGROUND UTILITIES. ALL SHALL BE FIELD LOCATED PRIOR TO CONSTRUCTION OF DRIVEWAY IMMEDIATELY BRING TO THE ATTENTION OF THE OWNER / ENGINEER AND / OR UTILITY PROVIDER OF EXPOSED CONFLICTS

IT IS THE OPINION OF THIS ENGINEER THAT THE UNDERGROUND UTILITIES AT CROSSING BE POTHOLED PRIOR TO ANY OTHER SITE WORK. THERE IS POTENTIAL FOR UTILITY / STORM CONFLICT WITH GRAVITY SYSTEMS THAT MAY DIRECT ALTERNATIVE DESIGN.

DEKALB COUNTY IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS BY ENGINEERS OR OTHER DESIGN PROFESSIONALS ON DESIGN OR COUNTY CODE REQUIREMENTS FOR THIS PROJECT.

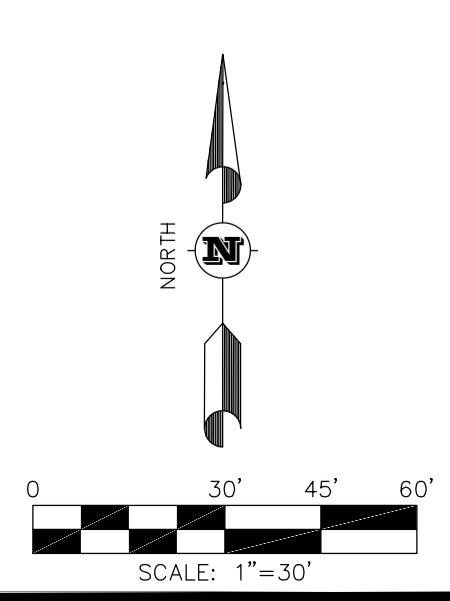
**Civil Consulting Engineers, Inc.**  
211 EAST MAIN STREET  
CANTON, GA 30114  
678-462-4072  
civiconsultingengineers.com

STAMP:  
REGISTERED PROFESSIONAL ENGINEER  
No. 27020  
TERRY S. BOOMER, P.E.  
GEORGIA LIC. #27020  
05/12/20

PROJECT NAME: **PROPOSED C-STORE**  
PROJECT ADDRESS: 6030 HILLANDALE DRIVE LITHONIA, GA 30058  
CLIENT NAME: GENERAL CONSTRUCTION MANAGEMENT, LLC  
CLIENT ADDRESS: 1833 LAWRENCEVILLE HWY DECATUR, GA 30033  
(678) 777-0080

REV. DATE:	DESCRIPTION:
06/29/2020	ADDRESSED COUNTY COMMENTS

OTHER PROJ. #:  
CLIENT PROJ. #:  
CCE PROJ. #: 2019-045  
PLOT DATE: 9/2/20  
ISSUE DATE: 1/15/20  
SHEET NAME: **SITE PLAN**  
SHEET NO: **CI**



24-HOUR EMERGENCY CONTACT: AYAZ ALI (678) 777-0080