



REGIONAL REVIEW NOTICE

Atlanta Regional Commission • 40 Courtland Street NE, Atlanta, Georgia 30303 • ph: 404.463.3100 • fax: 404.463.3105 • www.atlantaregional.com

DATE: June 15, 2016

ARC REVIEW CODE: R1606151

TO: Chairman John Eaves, Fulton County Board of Commissioners
ATTN TO: Morgan Ellington, Senior Planner, Planning & Community Services Dept.
FROM: Douglas R. Hooker, Executive Director, ARC
RE: Development of Regional Impact Review

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Original on file

The Atlanta Regional Commission (ARC) has completed a preliminary regional review of the following Development of Regional Impact (DRI). ARC reviewed the DRI with regard to its relationship to regional plans, goals and policies – and impacts it may have on the activities, plans, goals and policies of other local jurisdictions as well as state, federal and other agencies. This preliminary report does not address whether the DRI is or is not in the best interest of the local government.

Name of Proposal: J&P Fulton REO Properties, LLC Travel Center

Review Type: DRI

Submitting Local Government: Fulton County

Date Opened: June 15, 2016

Deadline for Comments: June 30, 2016

Date to Close: July 5, 2016

Description: This DRI is located in Fulton County, on the northwest corner of the intersection of Fulton Industrial Boulevard/SR 70 and the Interstate 20 westbound ramp, with proposed access via Fulton Industrial Boulevard (right-in/right-out) and Wendell Drive (full movement). The proposed development is a travel center on 10.64-acres, consisting of an approximately 14,900 sq. ft., two-story convenience store and restaurant building; 20 fueling positions for cars; six fueling positions for trucks; 37 dedicated truck parking spaces; and a truck service bay with associated truck parking capacity. The projected build-out for this DRI is 2017. The DRI trigger for this development is a rezoning filed with Fulton County.

PRELIMINARY COMMENTS: According to the ARC Unified Growth Policy Map (UGPM), a component of the Atlanta Region's Plan, the proposed development is located within the Developed/Established Suburbs area of the region. Developed/Established Suburbs are areas of development that occurred from roughly 1970 to 1995. These areas are projected to remain suburbs through 2040.

The ARC Regional Development Guide (RDG), a related Atlanta Region's Plan component, details recommended policies for areas and places on the UGPM. Recommended policies for Developed/Established Suburbs include:

- New development should connect to the existing road network and adjacent developments, and the use of cul-de-sacs or other means resulting in disconnected subdivisions should be discouraged;
- Maximize the usefulness of existing recreational facilities in addition to providing new recreational opportunities;
- Eliminate vacant or under-utilized parking areas through mechanisms such as out-parceling or conversion to community open space;
- Use rain gardens, vegetated swales or other enhanced water filtration design to enhance the quality of stormwater run-off;
- Identify other opportunities to foster a sense of community by developing town centers, village centers or other places of centralized location.

The intensity of this proposed project generally aligns with the RDG's recommended range of densities and building heights in the Developed/Established Suburbs area.

Additional preliminary comments are included in this report.

THE FOLLOWING LOCAL GOVERNMENTS AND AGENCIES RECEIVED NOTICE OF THIS REVIEW:

ARC COMMUNITY DEVELOPMENT
ARC RESEARCH & ANALYTICS
GEORGIA DEPARTMENT OF NATURAL RESOURCES
CITY OF ATLANTA

ARC TRANSPORTATION ACCESS & MOBILITY
ARC AGING & HEALTH RESOURCES
GEORGIA DEPARTMENT OF TRANSPORTATION
COBB COUNTY

ARC NATURAL RESOURCES
GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS
GEORGIA REGIONAL TRANSPORTATION AUTHORITY
FULTON INDUSTRIAL COMMUNITY IMPROVEMENT DISTRICT

If you have any questions regarding this review, please contact Andrew Smith at (404) 463-5581 or asmith@atlantaregional.com. This finding will be published to the ARC review website located at <http://www.atlantaregional.com/land-use/planreviews>.



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DEVELOPMENT OF REGIONAL IMPACT REQUEST FOR COMMENTS

Instructions: The project described below has been submitted to this Regional Commission for review as a Development of Regional Impact (DRI). A DRI is a development of sufficient scale or importance that it is likely to generate impacts beyond the jurisdiction in which the project is located, for example in adjoining cities or neighboring counties. We would like to consider your comments on this proposed development in our DRI review process. Therefore, please review the information about the project included in this packet and offer your comments in the space provided. The completed form should be returned to ARC on or before the specified return deadline.

Preliminary Findings of the RDC: J&P Fulton REO Properties, LLC Travel Center *See the Preliminary Report.*

Comments from affected party (attach additional sheets as needed):

Individual Completing Form:

Local Government:

Department:

Telephone: ()

Signature:

Date:

Please return this form to:

Andrew Smith, Atlanta Regional Commission
40 Courtland Street NE
Atlanta, GA 30303
Ph. (404) 463-5581 Fax (404) 463-3254
asmith@atlantaregional.com

Return Date: *June 30, 2016*

ARC STAFF NOTICE OF REGIONAL REVIEW AND COMMENT FORM

DATE: June 15, 2016

ARC REVIEW CODE: R1606151

TO: ARC Division Managers

FROM: Andrew Smith, Ext. 3-5581

Reviewing staff by Jurisdiction:

Community Development: Smith, Andrew

Transportation Access and Mobility: Johnson, Audrey

Natural Resources: Santo, Jim

Research and Analytics: Skinner, Jim

Aging and Health Resources: Ray, Renee

Name of Proposal: J&P Fulton REO Properties, LLC Travel Center

Review Type: Development of Regional Impact

Description: This DRI is located in Fulton County, on the northwest corner of the intersection of Fulton Industrial Boulevard/SR 70 and the Interstate 20 westbound ramp, with proposed access via Fulton Industrial Boulevard (right-in/right-out) and Wendell Drive (full movement). The proposed development is a travel center on 10.64-acres, consisting of an approximately 14,900 sq. ft., two-story convenience store and restaurant building; 20 fueling positions for cars; six fueling positions for trucks; 37 dedicated truck parking spaces; and a truck service bay with associated truck parking capacity. The projected build-out for this DRI is 2017. The DRI trigger for this development is a rezoning filed with Fulton County.

Submitting Local Government: Fulton County

Date Opened: June 15, 2016

Deadline for Comments: June 30, 2016

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Response:

- 1) ☐ Proposal is CONSISTENT with the following regional development guide listed in the comment section.
- 2) ☐ While neither specifically consistent nor inconsistent, the proposal relates to the following regional development guide listed in the comment section.
- 3) ☐ While neither specifically consistent nor inconsistent, the proposal relates to the following regional development guide listed in the comment section.
- 4) ☐ The proposal is INCONSISTENT with the following regional development guide listed in the comment section.
- 5) ☐ The proposal does NOT relate to any development guide for which this division is responsible.
- 6) ☐ Staff wishes to confer with the applicant for the reasons listed in the comment section.

COMMENTS:

4225 FULTON INDUSTRIAL DRI
Fulton County
Natural Resources Division Review Comments
June 14, 2016

Watershed Protection and Stream Buffers

The proposed project is located in the Chattahoochee River watershed, but it is outside the 2000-foot Chattahoochee River Corridor. It is located downstream of the portion of the Chattahoochee that serves as a water supply source in the Atlanta Region.

The USGS coverage for the project area shows no blue line streams on or in the vicinity of the project property. However, the submitted project site plan shows a stream running roughly northeast to west across the property. The site plan also shows the 50-foot undisturbed buffer and 75-foot impervious surface setback required by the Fulton Stream Buffer Ordinance, as well as the State 25-foot State Sediment and Erosion buffer along both banks of the stream across the entire property. No existing or proposed impervious surfaces are shown in the buffers. Any other state waters that may be on the property will also be subject to the requirements of the State 25-foot Erosion and Sedimentation Act buffer.

Stormwater / Water Quality

The project should adequately address the impacts of the proposed development on stormwater runoff and downstream water quality. During construction, the project should conform to the relevant state and federal erosion and sedimentation control requirements. After construction, as with all development, water quality will be impacted due to polluted stormwater runoff. The amount of pollutants that will be produced after construction of the proposed development are dependent on the type and intensity of the use and the impervious coverage, which will affect the design of stormwater controls for the project.

In order to address post-construction stormwater runoff quality, the project should implement stormwater management controls (structural and/or nonstructural) as found in the Georgia Stormwater Management Manual (www.georgiastormwater.com) and meet the stormwater management quantity and quality criteria outlined in the Manual. Where possible, the project should utilize the stormwater better site design concepts included in the Manual.



MEMORANDUM

TO: Andrew Smith, Community Development Division

FROM: Audrey Johnson, Transportation Access and Mobility Division

DATE: June 15, 2016

SUBJECT: Transportation Division Review of DRI # 2580

Project: Fulton Industrial Truck Stop

County: Fulton County

Location: I-20 Gateway District, Fulton Industrial Boulevard (Intersection of SR 70 at I-20 Westbound Ramps) Atlanta, GA

Analysis:

Expedited ☐

Non-Expedited ☒

The Transportation Access & Mobility Division has reviewed the DRI submittal package for the Fulton Industrial Truck Stop at the intersection of SR 70 at I-20 Westbound Ramps in Fulton County, Georgia. The review includes assessing regional plan consistency, impacts on other transportation projects that are planned or underway, and recommendations to mitigate impacts to the transportation network and improve local and regional plan and policy consistency.

Active TIP Projects potentially affected by the proposed project:

TIP projects potentially affected by the proposed project on Table 6, page 18 of the Traffic Study.

Regional Plan Consistency:

The Atlanta Region's Plan was adopted in 2016. The Plan's goals and objectives fall under the 3 tenants of the Plan's Vision: Competitive Economy, World-Class Infrastructure and Healthy, Livable Communities (<http://documents.atlantaregional.com/The-Atlanta-Region-s-Plan/policy-framework.pdf>). Specific goals and policies include: developing additional walkable, vibrant centers that support people of all ages and abilities; promote transit and active transportation modes to improve access; promote bicycle transportation by developing safe and connected route options and facilities; prioritize solutions that improve multi-modal connectivity; implement a complete streets approach on roadway projects that is sensitive to the existing community; encourage development, redevelopment and transportation improvements that consider impacts on neighborhoods and communities; and encourage appropriate redevelopment of the built environment in the region's developed areas.

The Atlanta Region's Freight Mobility Plan Update: The proposed truck stop will be located in the northern corner of the intersection of SR 70 (Fulton Industrial Boulevard) at I-20 Westbound Ramps in Fulton County, Georgia. The property is located within the "I-20 Gateway District as defined by the

Boulevard CID Master Plan Framework Map. Strategies identified in the Region's plan for these areas include: (1) identifying opportunities to improve freight flows in Metro Atlanta and (2) identify issues impacting freight movement in Metro Atlanta. Additionally, the plan also identify the need to provide safe and reliable access to freight land uses and major intermodal freight facilities, promote the use of information technologies to foster the most efficient movement of freight and preserve industrial land uses in proximity to existing freight corridors.

The Atlanta Region's Plan Unified Growth Policy Map (UGPM): The UGPM provides direction for future growth based on the Areas and Places within the region. Regional Town Centers are located in the area southwest of Wendell Drive. Regional Centers reflect concentrated uses that have generally defined boundaries. Regional Centers typically have 10,000 jobs or more in approximately four square miles. This project is located where there is high concentrations of logistics or industrial uses. Therefore, special attention should be given to reducing the impacts projects have on the existing logistics/industrial uses.

This project will consist of (1) 14,900 square foot convenience store (2) 20 passenger car fueling positions 3) 6 truck fueling positions. The development proposes one right-in/right-out driveway for passenger vehicles on SR 70 (Fulton Industrial Boulevard) and one full-access driveway for trucks on Wendell Drive. Existing and future operations after completion of the project were analyzed at the intersection of SR 70 (Fulton Industrial Boulevard) at I-20 Eastbound Ramps, SR 70 (Fulton Industrial Boulevard) at I-20 Westbound Ramps and SR 70 (Fulton Industrial Boulevard) at Wendell Drive.

The project and adjacent roadways are: 1) SR 70 Widening from SR 6 (Camp Creek Parkway) to James Aldridge Boulevard, I-20 West managed lanes from I-285 to SR 92 (Fairburn Road). Planned and programmed improvements are: Resurfacing SR 70 from SR 139 to Campbellton Rd., I-20 West Ramp Meter Installation at 7 interchanges, Replace existing Breakaway Cable Terminal, I-20 West from I-285 to SR 92, I-20 from SR 5 to SR 7, and SR 139 from Cobb to Cascade Avenue.

TAMD Comments & Recommendations:

- The study area is located on a MARTA bus line which runs between the Hamilton E. Holmes MARTA station and the Atlanta Gateway Park. An analysis that include a verification of bus stops and possible relocation of bus stops (particularly near the I-20 westbound ramp) is necessary to ensure that the project driveways does not conflict with transit and bicycle facilities.
- Future traffic volumes with the propose site improvements on Fulton Industrial Boulevard at Wendell Drive LOS should be maintained at Level D or better for both AM and PM peak hours.
- Designs for sidewalks and pedestrian facilities on Wendell Drive would need to be implemented and connect with Fulton Industrial Boulevard transit and pedestrian routes.



Developments of Regional Impact

[DRI Home](#) [DRI Rules](#) [Thresholds](#) [Tier Map](#) [FAQ](#) [Apply](#) [View Submissions](#) [Login](#)

DRI #2580

DEVELOPMENT OF REGIONAL IMPACT Initial DRI Information

This form is to be completed by the city or county government to provide basic project information that will allow the RDC to determine if the project appears to meet or exceed applicable DRI thresholds. Refer to both the [Rules for the DRI Process](#) and the [DRI Tiers and Thresholds](#) for more information.

Local Government Information

Submitting Local Government: Fulton
Individual completing form: Morgan Ellington
Telephone: 404-612-8049
E-mail: Morgan.Ellington@fultoncountygga.gov

*Note: The local government representative completing this form is responsible for the accuracy of the information contained herein. If a project is to be located in more than one jurisdiction and, in total, the project meets or exceeds a DRI threshold, the local government in which the largest portion of the project is to be located is responsible for initiating the DRI review process.

Proposed Project Information

Name of Proposed Project: J&P Fulton REO Properties, LLC Travel Center
Location (Street Address, GPS Coordinates, or Legal Land Lot Description): Fulton Industrial Boulevard at I-20, District 14F, Land Lot 52
Brief Description of Project: Travel Center which will include fueling stations, two restaurants and a convenience store with car and truck parking, a wash station and power station and landscaping.

Development Type:

- | | | |
|--|---|---|
| <input type="radio"/> (not selected) | <input type="radio"/> Hotels | <input type="radio"/> Wastewater Treatment Facilities |
| <input type="radio"/> Office | <input type="radio"/> Mixed Use | <input type="radio"/> Petroleum Storage Facilities |
| <input type="radio"/> Commercial | <input type="radio"/> Airports | <input type="radio"/> Water Supply Intakes/Reservoirs |
| <input type="radio"/> Wholesale & Distribution | <input type="radio"/> Attractions & Recreational Facilities | <input type="radio"/> Intermodal Terminals |
| <input type="radio"/> Hospitals and Health Care Facilities | <input type="radio"/> Post-Secondary Schools | <input checked="" type="radio"/> Truck Stops |
| <input type="radio"/> Housing | <input type="radio"/> Waste Handling Facilities | <input type="radio"/> Any other development types |
| <input type="radio"/> Industrial | <input type="radio"/> Quarries, Asphalt & Cement Plants | |

If other development type, describe:

Project Size (# of units, floor area, etc.): 14,900 square foot two-story building

Developer: J&P Fulton REO Properties, LLC

Mailing Address: 131 Roswell Street, Suite B210

Address 2:

City: Roswell State: GA Zip: 30009

Telephone: 770-422-2000

Email: johnlvarner@aol.com

Is property owner different from developer/applicant? ☐ (not selected) ☐ Yes ☒ No

If yes, property owner:

Is the proposed project entirely located within your local government's jurisdiction? ☐ (not selected) ☒ Yes ☐ No

If no, in what additional jurisdictions is the project located?

Is the current proposal a continuation or expansion of a previous DRI? ☐ (not selected) ☐ Yes ☒ No

If yes, provide the following information: Project Name:
Project ID:

The initial action being requested of the local government for this project:

- ☒ Rezoning
- ☐ Variance
- ☐ Sewer
- ☐ Water
- ☐ Permit
- ☐ Other

Is this project a phase or part of a larger overall project? ☐ (not selected) ☐ Yes ☒ No

If yes, what percent of the overall project does this project/phase represent?

Estimated Project Completion Dates: This project/phase: approx 18 months after rezoning
Overall project: approx 18 months after rezoning

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Developments of Regional Impact

[DRI Home](#)[Tier Map](#)[Apply](#)[View Submissions](#)[Login](#)

DRI #2580

DEVELOPMENT OF REGIONAL IMPACT Additional DRI Information

This form is to be completed by the city or county government to provide information needed by the RDC for its review of the proposed DRI. Refer to both the [Rules for the DRI Process](#) and the [DRI Tiers and Thresholds](#) for more information.

Local Government Information

Submitting Local Government: Fulton
Individual completing form: Morgan Ellington
Telephone: 404-612-8049
Email: Morgan.Ellington@fultoncountygga.gov

Project Information

Name of Proposed Project: J&P Fulton REO Properties, LLC Travel Center
DRI ID Number: 2580
Developer/Applicant: J&P Fulton REO Properties, LLC
Telephone: 770-422-2000
Email(s): johnlvarner@aol.com

Additional Information Requested

Has the RDC identified any additional information required in order to proceed with the official regional review process? (If no, proceed to Economic Impacts.)
☐ (not selected) ☐ Yes ☒ No

If yes, has that additional information been provided to your RDC and, if applicable, GRTA?
☒ (not selected) ☐ Yes ☐ No

If no, the official review process can not start until this additional information is provided.

Economic Development

Estimated Value at Build-Out: \$8,000,000
Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development: \$1,750,000 at 7% on \$25,000,000

Is the regional work force sufficient to fill the demand created by the proposed project?
☐ (not selected) ☒ Yes ☐ No

Will this development displace any existing uses?
☐ (not selected) ☐ Yes ☒ No

If yes, please describe (including number of units, square feet, etc): 14,900 square foot structure 2 story building with convenience store and restaurants, 20 passenger care fueling positions, 6 truck fueling positions

Water Supply

Name of water supply provider for this site: City of Atlanta Water
What is the estimated water supply demand to be generated by the project, measured in Millions of Gallons Per Day (MGD)? 0.008 MGD

Is sufficient water supply capacity available to serve the proposed project? ☐ (not selected) ☒ Yes ☐ No

If no, describe any plans to expand the existing water supply capacity:

Is a water line extension required to serve this project? ☐ (not selected) ☐ Yes ☒ No

If yes, how much additional line (in miles) will be required?

Wastewater Disposal

Name of wastewater treatment provider for this site: Fulton County (Utoy Creek)

What is the estimated sewage flow to be generated by the project, measured in Millions of Gallons Per Day (MGD)? 0.0091 MGD

Is sufficient wastewater treatment capacity available to serve this proposed project? ☐ (not selected) ☒ Yes ☐ No

If no, describe any plans to expand existing wastewater treatment capacity:

Is a sewer line extension required to serve this project? ☐ (not selected) ☐ Yes ☒ No

If yes, how much additional line (in miles) will be required?

Land Transportation

How much traffic volume is expected to be generated by the proposed development, in peak hour vehicle trips per day? (If only an alternative measure of volume is available, please provide.) AM: 219 / PM: 194

Has a traffic study been performed to determine whether or not transportation or access improvements will be needed to serve this project? ☐ (not selected) ☒ Yes ☐ No

Are transportation improvements needed to serve this project? ☐ (not selected) ☒ Yes ☐ No

If yes, please describe below: Please refer to Traffic Impact Study for detailed description of transportation recommendations

Solid Waste Disposal

How much solid waste is the project expected to generate annually (in tons)? 82 tons

Is sufficient landfill capacity available to serve this proposed project? ☐ (not selected) ☒ Yes ☐ No

If no, describe any plans to expand existing landfill capacity:

Will any hazardous waste be generated by the development? ☐ (not selected) ☐ Yes ☒ No

If yes, please explain:

Stormwater Management

What percentage of the site is projected to be impervious surface once the proposed development has been constructed? 47%

Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management: buffers, detention pond, water quality pond

Environmental Quality

Is the development located within, or likely to affect any of the following:

1. Water supply watersheds? ☐ (not selected) ☐ Yes ☒ No
2. Significant groundwater recharge areas? ☐ (not selected) ☐ Yes ☒ No
3. Wetlands? ☐ (not selected) ☐ Yes ☒ No
4. Protected mountains? ☐ (not selected) ☐ Yes ☒ No
5. Protected river corridors? ☐ (not selected) ☐ Yes ☒ No
6. Floodplains? ☐ (not selected) ☒ Yes ☐ No
7. Historic resources? ☐ (not selected) ☐ Yes ☒ No
8. Other environmentally sensitive resources? ☐ (not selected) ☐ Yes ☒ No

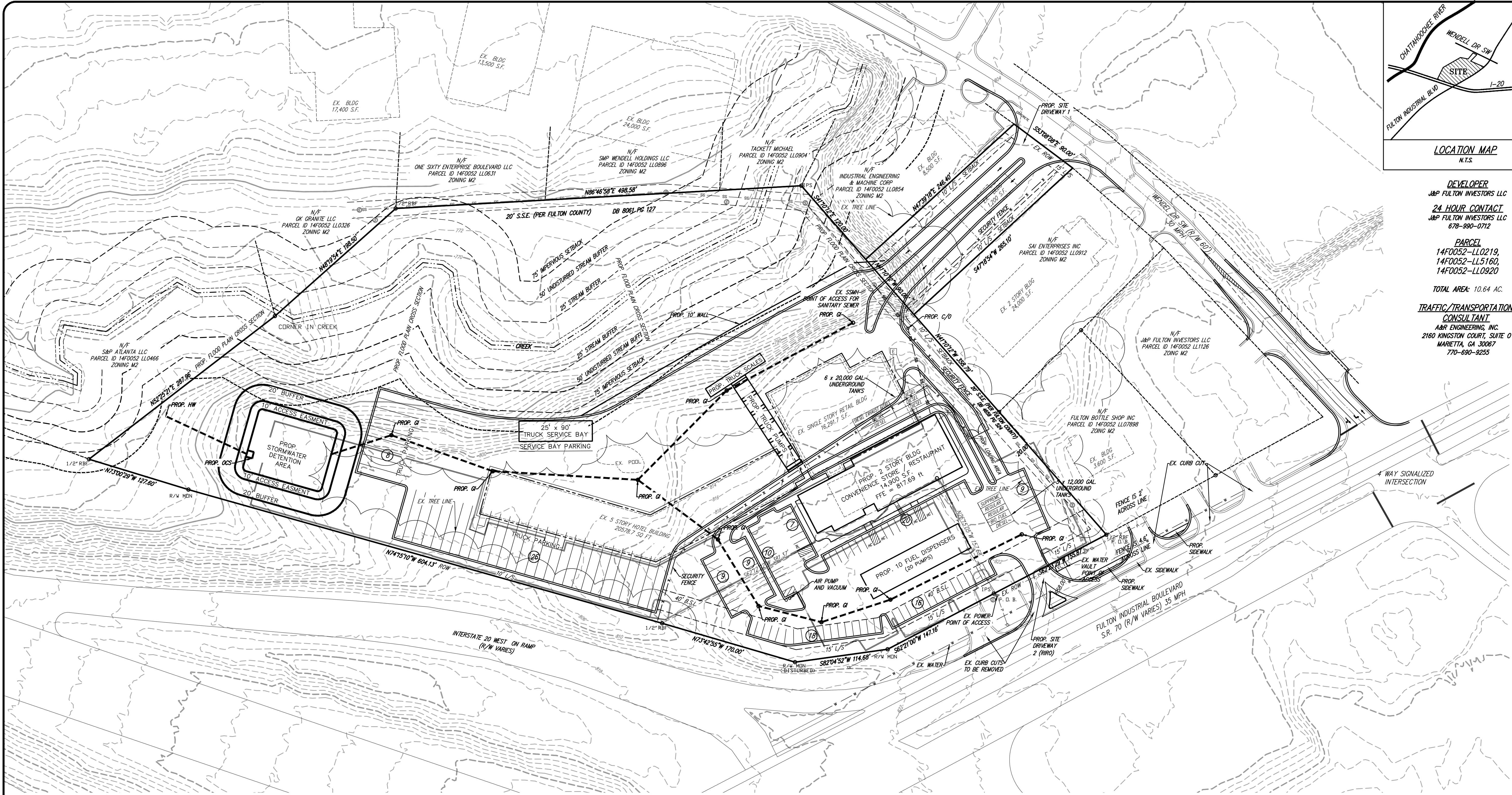
If you answered yes to any question above, describe how the identified resource(s) may be affected:
Fulton County GIS shows 500-year flood plain on the subject site.

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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.



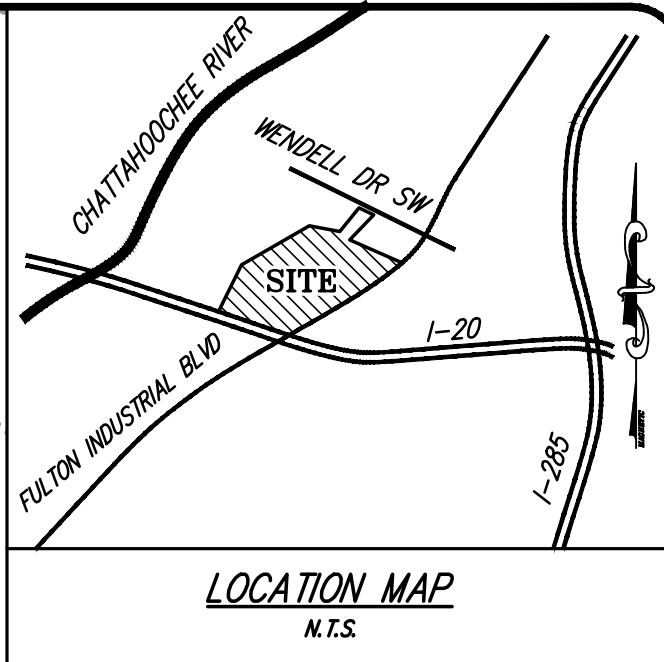
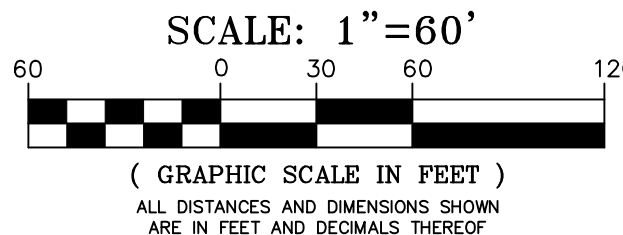
SITE INFORMATION
 CURRENT ZONING: M2
 SITE ACREAGE: 10.64 ACRES
 FRONT SETBACK: 40 FEET
 SIDE SETBACK: 10 FEET
 REAR SETBACK: 0 FEET
 FRONT L/S: 15 FEET
 SIDE L/S: 10 FEET
 REAR L/S: 0 FEET

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.



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 0
 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



DRAWN BY:	AB	REVISION	DATE	DESCRIPTION
CHECKED BY:	BC	0	3/22/16	INITIAL SUBMITTAL
DATE:	03/31/16	1	3/24/16	REVISED PER CLIENT
SCALE:	AS SHOWN	2	4/11/16	REVISED PER CLIENT
LAND LOTS:	52	3	5/3/16	REVISED PARKING
DISTRICT:	14TH			
SECTION:				

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