



Lorraine Cochran-Johnson

Chief Executive Officer

**DeKalb County Zoning Board of Appeals**  
Department of Planning & Sustainability  
178 Sams Street,  
Decatur, GA 30030

**Wednesday, August 13, 2025**

**Planning Department Staff Analysis**



Juliana Njoku

Interim Director

**D2. Case No: A-25-1247505**

**Parcel ID(s): 18 071 02 006**

**Commission District 04 Super District 06**

Applicant: Ken Peters (Murphy Oil USA)  
5922 Memorial Drive  
Stone Mountain, GA 30083

Owner: Ken Peters (Murphy Oil USA)  
5922 Memorial Drive  
Stone Mountain, GA 30083

Project Name: 5922 Memorial – Convenience store w/ fuel near small box retail

Location: 5922 Memorial Drive, Stone Mountain, GA 30083

Requests: Application by Murphy Oil USA, c/o Ken Paters to request variance from Section 27-4.2.28 of the DeKalb County Zoning Ordinance allow construction of a new convenience store less than three-fourths of a mile from an existing small box retail discount store in C-1 (Local Commercial) zoning district.

**Staff Recommendation: Denial**

## **STAFF FINDINGS:**

The applicant is requesting a variance from Section 27-4.2.28(l) of the DeKalb County Zoning Ordinance to allow the construction of a new convenience store with fuel service within three-fourths of a mile of existing small box discount retail establishments. The subject property is located at 5922 Memorial Drive, at the corner of Memorial Drive and Lauren Parkway, within the C-1 (Local Commercial) zoning district. The site currently hosts an abandoned commercial structure and is otherwise vacant.

This proposal would place the new development within the required buffer distance of both a Dollar General and a Dollar Tree, which directly conflicts with separation standards designed to prevent clustering of such uses, approved by the Board of Commissioners in 2023. The submitted materials indicate that a concurrent Special Land Use Permit (SLUP) was recently withdrawn, though the status of this variance request remains active.

**1. There is an extraordinary or exceptional physical condition(s) pertaining to the particular piece of property (such as, but not limited to, lot size, lot shape, specimen tree(s), steep slope(s), or preservation of historic characteristics of the property), which was not created by the current owner, previous owner, or applicant; by reason of a clearly demonstrable condition(s), the strict application of the requirements of this chapter would deprive the property owner of rights and privileges enjoyed by other property owners in the same zoning district, as distinguished from a special privilege or convenience sought by the property owner.**

The property is a standard commercial parcel measuring just under one acre, with regular shape and flat topography. It does not exhibit any physical constraints such as steep slopes, irregular boundaries, encumbrances, or environmental features that would limit development under the current zoning.

**2. The requested variance does not go beyond the minimum necessary to afford relief, and does not constitute a grant of special privilege inconsistent with the limitations upon other properties in the zoning district in which the subject property is located:**

The requested variance does not represent the minimum necessary relief. Rather, it seeks to waive a very specific use restriction that exists to support broader planning goals for corridor revitalization and commercial diversity that was only recently adopted by the Board of Commissioners. The ordinance provision being challenged is precise and intentional. It reflects county policy to discourage overconcentration of fuel and low-margin retail near economically vulnerable communities.

**3. The grant of the variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the zoning district in which the subject property is located:**

Redevelopment of this currently blighted site would offer public benefit through improved site design, active surveillance, and stormwater management. These are generally positive additions that could enhance the area's physical condition and safety. Provisions such as pedestrian improvements, bike racks, and security systems are commendable and represent good site planning practice.

However, these features do not offset the broader issue of land use compatibility. The clustering of convenience stores and small box retailers may be a contributor to underperformance of major corridors like Memorial Drive. While the design may meet physical standards, it does not mitigate the risk of reducing commercial diversity or undermining redevelopment goals. In this context, the public welfare argument is insufficient to support the variance.

**4. The literal interpretation and strict application of the applicable provisions or requirements of this chapter would cause undue and unnecessary hardship:**

The hardship presented centers on the applicant's inability to construct their preferred use due to proximity regulations—not any inherent limitation of the site. DeKalb County's definition of hardship is site-specific and rooted in physical or zoning conditions that

prevent reasonable use of the property. The applicant has not demonstrated that redevelopment under permitted C-1 uses is infeasible or restricted by the land's characteristics.

**5. The requested variance would be consistent with the spirit and purpose of this Chapter and the DeKalb County Comprehensive Plan Text:**

Section 27-4.2.28(l) was adopted to limit the proliferation of similar commercial uses—such as small-box discount stores—within targeted redevelopment corridors. The goal is to foster economic variety, improve safety, and support long-term reinvestment. Granting a variance in this context would contradict the purpose of the regulation and reinforce development patterns that the ordinance is intended to correct.

The subject site lies within a designated Commercial Redevelopment Corridor (CRC), where the Comprehensive Plan promotes compact, walkable districts with upgraded architectural standards, improved multimodal connectivity, and reinvestment in underutilized parcels. The proposed use replicates a legacy commercial format that relies on auto-oriented design and minimal site integration, running counter to the CRC vision.

**FINAL STAFF ANALYSIS:**

**Staff recommends denial** of the variance request. The proposal fails to meet key criteria for relief, particularly under the minimum necessary and spirit and intent standards. There are no exceptional physical conditions present, and the claimed hardship is based on use preference rather than constraint.

**Staff Recommendation:** Denial



# DeKalb County Department of Planning & Sustainability

178 Sams Street  
Decatur, GA 30030

Lorraine Cochran-Johnson  
Chief Executive Officer

Phone: (404) 371-2155  
dekalbcountyga.gov/planning

Cedric Hudson  
Interim Director



## ZONING BOARD OF APPEALS APPLICATION FOR PUBLIC HEARING (VARIANCES, SPECIAL EXCEPTIONS, APPEALS OF ADMINISTRATIVE DECISIONS)

Applicant and/or  
Authorized Representative: Murphy Oil USA, Inc. c/o Ken Peters w/ Keck & Wood, Inc.  
Mailing Address: 3090 Premiere Parkway, Suite 200,  
Duluth, GA 30097  
City/State/Zip Code: Duluth, GA 30097  
Email: kpeters@keckwood.com  
Telephone Home: 770-417-4008 Business: 770-361-2776

### OWNER OF RECORD OF SUBJECT PROPERTY

Owner: Land Mass Management, LLC  
Mailing Address: 201 Kelvington Way, Peachtree City, GA 30269  
Email: kscoles48@msn.com Telephone: 678-557-3355 Business: 678-557-3355

### ADDRESS/LOCATION OF SUBJECT PROPERTY

Address: 5922 Memorial Drive City: Stone Mountain State: GA Zip: 30083  
District(s): 18 Land Lot(s): 71 Block: \_\_\_\_\_ Parcel: 18 071 02 006  
Zoning Classification: C-1 Commission District & Super District: CD 4, SD 6

### CHECK TYPE OF HEARING REQUESTED:

☒ X VARIANCE (From Development Standards causing undue hardship upon owners of property.)  
☐ SPECIAL EXCEPTIONS (To reduce or waive off-street parking or loading space requirements.)  
☐ OFFICIAL APPEAL OF ADMINISTRATIVE DECISIONS.

**\*PLEASE REVIEW THE FILING GUIDELINES ON PAGE 4. FAILURE TO FOLLOW  
GUIDELINES MAY RESULT IN SCHEDULING DELAYS.\***

Email [plansustain@dekalbcountyga.gov](mailto:plansustain@dekalbcountyga.gov) with any questions.

**AUTHORIZATION OF THE PROPERTY OWNER**

I hereby authorize the staff and members of the Zoning Board of Appeals to inspect the premises of the Subject Property.

I hereby certify that the information provided in the application is true and correct. I hereby certify that I am the owner of the property subject to the application.

DATE:

2/25/25

SIGNATURE:



**AUTHORIZATION TO REPRESENT THE PROPERTY OWNER**

I hereby authorize the staff and members of the Zoning Board of Appeals to inspect the premises of the Subject Property.  
I hereby certify that the information provided in the application is true and correct.

I hereby certify that I am the owner of the property and that I authorize the applicant/agent to apply for a hearing to the Zoning Board of Appeals for the requests as shown in this application.

March 24, 2025

Murphy Oil USA, Inc. c/o Ken Peters w/ Keck & Wood, Inc.

DATE:

APPLICANT/AGENT SIGNATURE

TO WHOM IT MAY CONCERN:

(I)/ (WE):

Kevin Chambers Landmass Mgmt

Name of Owner(s)

being (owner/owners) of the property described below or attached hereby delegate authority to the above signed agent/applicant.

Diane N. Walker  
Notary Public

My Commission Expires



Kevin Chambers  
Owner Signature

March 26, 2025

Dekalb County  
Zoning Board of Appeals  
Attn: Director of Planning and Sustainability  
178 Sams Street  
Decatur, GA 30030

RE: VARIANCE APPLICATION AND LETTER OF INTENT  
FOR MURPHY OIL USA  
(5922 MEMORIAL DRIVE, STONE MOUNTAIN, GEORGIA)

Dear Zoning Board of Appeals and Planning Staff:

Keck & Wood, Inc. respectfully submits this Letter of Intent on behalf of Murphy Oil USA (the "Applicant") for the purpose of requesting a variance from the Dekalb County Zoning Ordinance Chapter 27, Article 4, Section 4.2.28.I to allow a convenience store with fuel less than three-fourths of a mile from an existing small box retail discount store. The site is an approximate 0.96 acre-tract (the "Property") located at 5922 Memorial Drive, Stone Mountain, Georgia. The tax parcel for the Property is 18 071 02 006. The Property is currently zoned C-1 (Local Commercial). The Applicant intends to redevelop the property and construct a Murphy Oil convenience store with fuel pumps. The variance will allow for a quality development and construction of a Murphy Oil location, similar to the newer Murphy Oil locations throughout the State.

The Property currently is developed and is unoccupied. The Property currently contains an existing 6,912 square foot commercial building and asphalt parking lot and drive aisles. The Property is a corner lot containing an existing access driveway to Memorial Drive and an existing access driveway to Lauren Parkway (private).

The proposed Murphy Oil store will redevelop the site and will consist of a single building totaling approximately 2,824 square feet. The proposal calls for a total of six gas pumps located under a single canopy. The surrounding properties are all zoned C-1. The property to the west and opposite of Lauren Parkway is currently a tire store (Tires Plus). The property to the north and east of the property is currently undeveloped. The properties to the south and opposite of Memorial Drive are a mix of retail uses.

As indicated, the Applicant is seeking to obtain a variance from the Dekalb County Zoning Ordinance Chapter 27, Article 4, Section 4.2.28.I which states that no new convenience store shall be permitted within 3,960 feet (i.e., three-fourths of a mile) of any currently existing small box retail discount store. The proposed site is located within +/- 1,000 L.F. of an existing Dollar General located at 5978 Memorial Drive, Stone Mountain, GA 30083 and within 1,400 L.F. of an existing Dollar Tree located at 6050 Memorial Drive, Stone Mountain, GA 30083. A copy of the site plan is enclosed herein for your convenience.

Clarifying justification for the proposal based on the criteria as indicated in Section 27-7.5.3 of the Dekalb County Zoning Ordinance:

1. There is an extraordinary or exceptional physical condition(s) pertaining to the particular piece of property (such as, but not limited to, lot size, lot shape, specimen tree(s), steep slope(s), or preservation of historic characteristics of the property), which was not created by the current owner, previous owner, or applicant; by reason of a clearly demonstrable condition(s), the strict application of the requirements of this chapter would deprive the property owner of rights and privileges enjoyed by

other property owners in the same zoning district, as distinguished from a special privilege or convenience sought by the property owner.

**Response:** The fact that the subject property is within three-fourths of a mile from two existing small box discount store restricts the opportunity of the property owner to redevelop the property into a viable business. The current use on the property is abandoned, and Murphy Oil USA sees this property as a prime location to offer the community a convenience store with fuel sales. This redevelopment also provides an opportunity to bring the property into compliance with current codes and to alleviate the community of an abandoned building that has been subject to vandalism and loitering. The new Murphy Oil convenience store will provide a business that offers convenience to the nearby residents and will have safety measures (cameras) in place to keep the business safe and operational.

2. The requested variance does not go beyond the minimum necessary to afford relief and does not constitute a grant of special privilege inconsistent with the limitations upon other properties in the zoning district in which the subject property is located.

**Response:** The requested variance is to allow a convenience store with fuel within +/- 1,000 L.F. from an existing Dollar General and within +/- 1,400 L.F. from an existing Dollar Tree. The granting of the variance would allow the property to be redeveloped as proposed which is the minimum possible amount necessary to provide relief from this code section. There are existing uses of similar nature that are closer to the small box retail discount store, so the granting of this variance would not grant special privilege inconsistent with the limitations upon other properties in the zoning district in which the subject property is located.

We are aware of possible inconsistencies with the enforcement of this code section. Currently there is a proposed development at 4822 Covington Highway, Decatur, GA 30035 that is in for review and approval that does not appear to have an approved variance to comply with this code section. Also, there is a proposed development at 4124 Covington Highway, Decatur, GA 30032 that has been approved that does not appear to have an approved variance to comply with this code section.

3. The grant of the variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the zoning district in which the subject property is located.

**Response:** The grant of the variance will actually help the public welfare, as it will eliminate an abandoned use that is subject to vandalism, loitering, and potentially other nefarious activities (drug deals, prostitution, etc.). See attached news clip regarding a recent fire at the subject property. The proposed use will bring the property into compliance with current codes and not be injurious to the property or improvements in the zoning district in which the subject property is located.

The proposed use fits into the character area and compliments uses with adjacent businesses such as Wal-Mart and Tires Plus. The area is a commercial corridor along Memorial Drive and the proposed use will be consistent with the character of the area. As a focal point in the Memorial Drive Revitalization Plan, this development will play a vital role in achieving several strategic objectives outlined in the Plan:

- **Beautification:** Through thoughtful design, the project will improve the aesthetic appeal of the site, contributing to the broader goal of creating a more inviting and attractive corridor;
- **Economic Uplift:** The revitalization of the site will catalyze further private sector investment, consistent with the Plan's emphasis in encouraging healthy redevelopment;



- **Community Engagement:** By meeting community needs identified in the Plan, the project underscores its commitment to serving both the residents and broader corridor stakeholders.

The Memorial Drive Revitalization Plan included an online survey where residents and other stakeholders had an opportunity to provide feedback of existing properties along the corridor. Residents cited multiple issues with the existing gas/convenience stores, including, concerns over safety and crime, outdated and poorly maintained facilities, and lack of modern amenities and high-quality service offerings (see attachments included with application).

The redevelopment of the Property will help to improve the look of the corridor and provide the community with a newer, safer, and cleaner convenience store with fuel. Murphy Oil USA current standard is to provide up to sixteen (16) high-definition security cameras some with 360-degree view capabilities, and the cameras are under surveillance by Murphy's security staff 24 hours a day, 7 days a week. If the requirements of Dekalb County's Video Surveillance Ordinance at Gas and Service Stations is greater than Murphy standards, then we will meet the County requirements.

4. The literal interpretation and strict application of the applicable provisions or requirements of this chapter would cause undue and unnecessary hardship.

**Response:** The strict application of the Dekalb County Zoning Ordinance Chapter 27, Article 4, Section 4.2.28.1 on the subject property renders the project impossible and causes an unnecessary hardship. The property owner has an opportunity to redevelop the subject property and to bring the property into compliance with current codes. Strict application of this code section limits the property owner's ability to redevelop the subject property and restricts the owner from a current and viable opportunity.

5. The requested variance would be consistent with the spirit and purpose of this chapter and the Dekalb County Comprehensive Plan text.

**Response:** The requested variance is consistent with the spirit and purpose of this chapter and the Dekalb County Comprehensive Plan in that it offers an opportunity to provide redevelopment of the subject parcel along a commercial corridor. The property is located within the CRC (Commercial Redevelopment Corridor) as designated by the Dekalb County Comprehensive Land Use Plan and the Memorial Drive Revitalization Plan. The proposed development aligns directly with the goals of the Revitalization Corridor Plan by transforming an underutilized commercial property into a vibrant, functional asset that supports the local community and revitalizes the area. The property is located in a Federal Opportunity Zone, Georgia State Opportunity Zone, and a Less Developed Census Tract. The development will contribute to local economic recovery and increase the local tax base.

The proposed project would reduce the amount of impervious surface on the site and provide the opportunity to bring the site into compliance with current stormwater management requirements of the County. The site proposes multimodal transportation options such as a pedestrian access from the public sidewalks to the front entrance of the building, and bicycle racks. The redevelopment would remove an abandoned commercial building and replace with a new business establishment offering employment opportunities, a safer opportunity for fueling, and a more aesthetically pleasing site for the nearby residents.

Murphy Oil has successfully operated convenience stores in numerous locations throughout the State, providing a safe and valuable service to the citizens of the State of Georgia and they look forward to continuing that same level of service at this location. The proposed location is centrally located at the intersection of Memorial Drive and Lauren Parkway (private), and is surrounded by more intense commercial uses along

Director of Planning & Sustainability

March 26, 2025

Page 4 of 4

Memorial Drive. The site has access to both Memorial Drive and Lauren Parkway, and the requested variance will provide ample parking and circulation, in compliance with Dekalb County and GDOT transportation requirements. The property has access to a public water supply, public sanitary sewer, and convenient direct access to major thoroughfares and state and interstate highways.

When this application is approved, the design of the site will meet all State and County requirements for Erosion and Sediment Control, Stormwater Management and Water Quality Treatment. Murphy Oil USA maintains a Spill Prevention Plan for all their stores and Murphy's Underground Storage Tank (UST) system meets and exceeds the minimum requirements for underground storage tanks by the GA EPD.

The Applicant and its representatives welcome the opportunity to meet with staff of the Dekalb County Department of Planning & Sustainability to answer any questions or to address any concerns relating to the matters set forth in this Letter of Intent or in the Variance Application filed herewith. The Applicant respectfully requests your approval of the Variance Application.

Respectfully submitted,

Keck & Wood, Inc.



Kenneth L. Peters, P.E.  
Senior Project Manager

Enclosures



## TITLE EXCEPTIONS

MURPHY OIL USA, INC., A DELAWARE CORPORATION  
FIDELITY NATIONAL TITLE INSURANCE COMPANY  
COMMITMENT NO. 2419602A  
COMMITMENT DATE: SEPTEMBER 11, 2024 AT 12:00 AM  
SCHEDULE B, PART II - EXCEPTIONS

AS TO FEE PROPERTY:  
11. EASEMENT IN WARRANTY DEED FROM EDNA MAE STEPHENS TO GROVER STEPHENS, DATED OCTOBER 24, 1960, RECORDED OCTOBER 27, 1960, IN DEED BOOK 1484, PAGE 419, DEKALB COUNTY, GEORGIA RECORDS.  
-SAID DOCUMENT DESCRIBES AN EASEMENT FOR AN ELECTRIC LINE.  
-SAID DOCUMENT DESCRIBES A 25'-FT STATE HIGHWAY BOARD OF GEORGIA EASEMENT, 25'-FT FROM REMAINDER OF SAID EASEMENT AFFECTS SUBJECT PROPERTY AS SHOWN.  
12. EASEMENT FROM LINGERLONG, INC., TO GEORGIA POWER COMPANY, DATED JUNE 17, 1983, RECORDED SEPTEMBER 21, 1983, IN DEED BOOK 4839, PAGE 66, AFORESAID RECORDS.  
-SAID DOCUMENT DESCRIBES AN EASEMENT FOR AN ELECTRIC LINE.  
-SAID DOCUMENT DESCRIBES A 25'-FT STATE HIGHWAY BOARD OF GEORGIA EASEMENT, 25'-FT FROM REMAINDER OF SAID EASEMENT AFFECTS SUBJECT PROPERTY AS SHOWN.  
13. PERMANENT UTILITY EASEMENT AGREEMENT BY VENTO MANAGEMENT CORPORATION, DATED MARCH 10, 1998, RECORDED AUGUST 7, 1995, IN DEED BOOK 8625, PAGE 181, AFORESAID RECORDS.  
-SAID DOCUMENT DESCRIBES AN UTILITY EASEMENT. SAID EASEMENT IS LOCATED WITHIN THE CURRENT RIGHT OF WAY OF MEMORIAL DRIVE, AND NO LONGER AFFECTS SUBJECT PROPERTY.

14. AFFIDAVIT BY LOUIS E. CHAMBERS, JR., RECORDED OCTOBER 15, 2003, IN DEED BOOK 15542, PAGE 73, AFORESAID RECORDS.  
-SAID DOCUMENT DESCRIBES A PREScriptive EASEMENT TO PROVIDE ACCESS TO SUBJECT PROPERTY OVER LAUREN PARKWAY.  
-SAID EASEMENT DOES BENEFIT SUBJECT PROPERTY AS SHOWN.  
15. AFFIDAVIT BY KEVIN M. CHAMBERS, RECORDED OCTOBER 15, 2003, IN DEED BOOK 15542, PAGE 76, AFORESAID RECORDS.  
-SAID DOCUMENT DESCRIBES A PREScriptive EASEMENT TO PROVIDE ACCESS TO SUBJECT PROPERTY OVER LAUREN PARKWAY.  
-SAID EASEMENT DOES BENEFIT SUBJECT PROPERTY AS SHOWN.  
16. RIGHT OF WAY DEED FROM LAND MASS MANAGEMENT, LLC, TO GEORGIA DEPARTMENT OF TRANSPORTATION, DATED MARCH 12, 2009, RECORDED APRIL 7, 2009, IN DEED BOOK 21362, PAGE 42, AFORESAID RECORDS.  
-SAID DOCUMENT DESCRIBES A CONVEYANCE OF PROPERTY FOR THE RIGHT OF WAY OF A STATE ROAD. SAID CONVEYANCE ESTABLISHES CURRENT RIGHT OF WAY AND DOES NOT AFFECT SUBJECT PROPERTY. ALSO DESCRIBES TEMPORARY EASEMENTS FOR THE CONSTRUCTION OF SLOPES AND A DRIVE WAY. SAID TEMPORARY EASEMENTS HAVE EXPIRED AND NO LONGER AFFECT SUBJECT PROPERTY.

17. PROPOSED 20' STORM EASEMENT AND PROPOSED ACCESS EASEMENT AS SHOWN ON THAT PLAT RECORDED IN PLAT BOOK 207, PAGE 52, AFORESAID RECORDS.  
-SAID PLAT DEPICTS 20'-FT STORM EASEMENT AND ACCESS EASEMENT, AND AFFECTS AND BENEFITS SUBJECT PROPERTY AS SHOWN.  
AS TO EASEMENT PROPERTY:  
18. EASEMENT BETWEEN JOE M. ALMAND AND DEKALB COUNTY, GEORGIA, DATED SEPTEMBER 16, 1970, RECORDED OCTOBER 5, 1970, IN DEED BOOK 2579, PAGE 226, DEKALB COUNTY, GEORGIA RECORDS.  
-SAID DOCUMENT DESCRIBES A 10'-FT WIDE EASEMENT FOR A SEWER LINE. ALSO INCLUDES THE RIGHT OF ENTRY TO ACCESS SAID LINE FOR CONSTRUCTION OF SLOPES AND A DRIVE WAY. SAID DESCRIPTION IS VAGUE AND REFERENCE TO OWNERSHIP NO LONGER EXISTS. REFERENCED PLAN SHEET NOT INCLUDED. SAID EASEMENT MAY AFFECT SUBJECT PROPERTY UNABLE TO PLOT.

19. EASEMENT IN FAVOR OF CITIZENS AND SOUTHERN NATIONAL BANK, AS THE EXECUTOR UNDER THE WILL OF OTIS A. KING, RECORDED IN DEED BOOK 3747, PAGE 187, AFORESAID RECORDS.  
-SAID DOCUMENT DESCRIBES AN EASEMENT FOR A SEWER LINE ALONG HAIRSTON ROAD. ALSO INCLUDES THE RIGHT OF ENTRY TO ACCESS SAID LINE. SAID EASEMENT DOES NOT AFFECT EASEMENT PROPERTY.  
20. EASEMENT BETWEEN BRANCH INTERALLIANZ REALTY FUND, L.P., AND ETHEL P. ALMAND, JUDITH ALMAND JACKSON, SUSAN ALMAND BROWN AND JOE E. ALMAND, JR., DATED NOVEMBER 6, 1991, RECORDED NOVEMBER 8, 1991, RECORDED IN DEED BOOK 7096, PAGE 507, AFORESAID RECORDS.  
-SAID DOCUMENT DESCRIBES EASEMENTS FOR INGRESS/EGRESS AND A SEWER LINE. SAID EASEMENTS DO AFFECT EASEMENT PROPERTY TRACT 2, AND ARE OUTSIDE THE BOUNDS OF THE SURVEY AREA, UNABLE TO PLOT.

21. CONVEYANCE OF ACCESS RIGHTS BETWEEN THE DEPARTMENT OF TRANSPORTATION AND JOE M. ALMAND, INC., DATED JANUARY 4, 1984, RECORDED JANUARY 6, 1984, IN DEED BOOK 4900, PAGE 3, AFORESAID RECORDS.  
-SAID DOCUMENT DESCRIBES A CONVEYANCE OF ACCESS RIGHTS ALONG THE RIGHT OF WAY OF MEMORIAL DRIVE. SAID CONVEYANCE DOES NOT AFFECT THE EASEMENT PROPERTY.  
22. ALL MATTERS APPEARING ON PLAT RECORDED IN PLAT BOOK 233, PAGE 28, AFORESAID RECORDS.  
SAID PLAT ILLEGIBLE, UNABLE TO DETERMINE RELATIONSHIP TO EASEMENT PROPERTY.

23. AGREEMENT CONCERNING EASEMENTS BY BOOS-MEMORIAL, LLC, AND BANK OF AMERICA, N.A. FKA NATIONSBANK, N.A. (SOUTH) FKA THE CITIZENS AND SOUTHERN TRUST COMPANY (GEORGIA) N.S. AND MAY SUSAN A. BROWN, AS CO-EXECUTORS AND CO-TRUSTEES UNDER THE LAST WILL AND TESTAMENT OF ETHEL GORDON POWELL ALMAND AKA ETHEL P. ALMAND, DATED NOVEMBER 22, 2000, RECORDED DECEMBER 1, 2000, IN DEED BOOK 11728, (PAGE 449, AFORESAID RECORDS).  
-SAID DOCUMENT DESCRIBES AN EASEMENT TO PROVIDE ACCESS OVER LAUREN PARKWAY. SAID EASEMENT DOES AFFECT EASEMENT PROPERTY AS SHOWN.  
24. EASEMENT EVIDENCED BY SUBORDINATION, NON-DISTURBANCE & ATTORNEY AGREEMENT BETWEEN BOOS-MEMORIAL, LLC, MORGAN TIRE AND AUTO, INC., AND AMSOUTH BANK, DATED NOVEMBER 27, 2000, RECORDED DECEMBER 1, 2000, IN DEED BOOK 11728, PAGE 504, AFORESAID RECORDS.  
SAID AGREEMENT DOES NOT AFFECT THE EASEMENT PROPERTY.

25. RIGHT-OF-WAY EASEMENT FROM JOE M. ALMAND TO GEORGIA POWER COMPANY, DATED SEPTEMBER 30, 1972, RECORDED IN DEED BOOK 2894, PAGE 336, AFORESAID RECORDS.  
SAID DOCUMENT DESCRIBES AN EASEMENT FOR ELECTRIC SERVICE. SAID EASEMENT DOES NOT AFFECT THE EASEMENT PROPERTY.  
26. NOTICE OF FILING OF DECLARATION OF TAKING PURSUANT TO CIVIL ACTION NO. 08CV3894, STYLED DEKALB COUNTY, GEORGIA, VERSUS BANK OF NORTH GEORGIA, DATED APRIL 27, 2009, FILED OF RECORD JUNE 23, 2009, AS RECORDED IN DEED BOOK 21509, PAGE 228, AFORESAID RECORDS.  
SAID DOCUMENT DESCRIBES A CONVEYANCE OF PROPERTY FOR THE RIGHT OF WAY OF MEMORIAL DRIVE AND A PERMANENT EASEMENT FOR SLOPES. SAID CONVEYANCE DOES NOT AFFECT THE EASEMENT PROPERTY. SAID EASEMENT DOES AFFECT THE EASEMENT PARCEL AS SHOWN.

27. PERMANENT UTILITY EASEMENT AGREEMENT BY VENTO MANAGEMENT CORPORATION, TO DEPARTMENT OF TRANSPORTATION OF THE STATE OF GEORGIA, DATED MARCH 10, 1998, RECORDED AUGUST 7, 1995, IN DEED BOOK 8625, PAGE 181, AFORESAID RECORDS.  
-SAID DOCUMENT DESCRIBES AN EASEMENT FOR UTILITIES.  
-SAID EASEMENT LIES WITHIN THE CURRENT RIGHT OF WAY OF MEMORIAL DRIVE AND NO LONGER AFFECTS.  
28. DRAINAGE EASEMENT AND EXISTING EASEMENT AS SHOWN ON THAT PLAT RECORDED IN PLAT BOOK 57, PAGE 108, AFORESAID RECORDS.  
-SAID EASEMENTS DO AFFECT THE EASEMENT PROPERTY AS SHOWN.

29. 25' STATE BUFFER, 75' UNDISTURBED COUNTY BUFFER, OVERHEAD POWER LINE, PROPOSED 20' STORM EASEMENT, PROPOSED ACCESS EASEMENT, PROPOSED POND AND SANITARY SEWER EASEMENT AS SHOWN ON THAT PLAT RECORDED IN PLAT BOOK 207, PAGE 52, AFORESAID RECORDS.  
-SAID PLAT DEPICTS A 25'-FT BUFFER, A 75'-FT BUFFER, A 10'-FT STORM EASEMENT, AN ACCESS EASEMENT, AND A POND EASEMENT. SAID EASEMENTS DO AFFECT EASEMENT PROPERTY AS SHOWN. SAID PLAT ALSO DEPICTS AN OVERHEAD POWER LINE. SAID LINE IS SHOWN. SAID PLAT DOES NOT DEPICT A SANITARY SEWER EASEMENT.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S46°17'02"W	28.68'
L2	S69°34'01"W	68.37'
L3	N58°21'19"W	17.09'
L4	S27°35'07"E	7.73'
L5	S48°39'48"W	114.52'
L6	N38°15'14"W	19.98'
L7	S48°30'52"W	198.20'

CURVE TABLE			
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH
C1	1360.26'	172.47'	172.35'
C2	1869.80'	203.17'	203.07'
C3	4427.50'	64.91'	64.91'
C4	6722.40'	162.29'	162.29'

## GRAPHIC SCALE

30' 0 30' 60'  
1 Inch = 30 Feet



GRID NORTH  
GA WEST  
(SURVEY NOTE 6)

## AS-SURVEYED LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 71, OF THE 18TH DISTRICT, DEKALB COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT FOUND AT THE INTERSECTION OF THE SOUTHWESTERLY RIGHT OF WAY OF HAIRSTON ROAD (HAVING A VARIABLE WIDTH, PUBLICLY DEDICATED RIGHT OF WAY) AND THE NORTHWESTERLY RIGHT OF WAY OF MEMORIAL DRIVE (AKA STATE ROUTE 10) (HAVING A VARIABLE WIDTH, PUBLICLY DEDICATED RIGHT OF WAY), THENCE LEAVING SAID RIGHT OF WAY OF HAIRSTON ROAD AND CONTINUING ALONG SAID RIGHT OF WAY OF MEMORIAL DRIVE THE FOLLOWING COURSES AND DISTANCES: ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 4427.50 FEET AND AN ARC DISTANCE OF 64.91 FEET, WITH A CHORD BEARING OF SOUTH 50 DEGREES 27 MINUTES 56 SECONDS WEST AND A CHORD DISTANCE OF 64.91 FEET TO A POINT; ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 6722.40 FEET AND AN ARC DISTANCE OF 162.29 FEET, WITH A CHORD BEARING OF SOUTH 49 DEGREES 21 MINUTES 16 SECONDS WEST AND A CHORD DISTANCE OF 162.29 FEET TO A POINT; SOUTH 48 DEGREES 39 MINUTES 48 SECONDS WEST A DISTANCE OF 114.52 FEET TO A POINT; NORTH 38 DEGREES 15 MINUTES 14 SECONDS WEST A DISTANCE OF 19.98 FEET TO A POINT; SOUTH 48 DEGREES 30 MINUTES 52 SECONDS WEST A DISTANCE OF 198.20 FEET TO A POINT; WEST 1/2-INCH REBAR FOUND; SOUTH 48 DEGREES 30 MINUTES 52 SECONDS WEST A DISTANCE OF 99.62 FEET TO A 1/2-INCH REBAR FOUND; SOUTH 48 DEGREES 17 MINUTES 02 SECONDS WEST A DISTANCE OF 28.68 FEET TO A 5/8-INCH CAPPED REBAR SET; ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1360.26 FEET, WITH AN ARC DISTANCE OF 172.47 FEET, WITH A CHORD BEARING SOUTH 52 DEGREES 22 MINUTES 46 SECONDS WEST, AND A CHORD DISTANCE OF 172.35 FEET TO A 1/2-INCH REBAR FOUND; SAID 1/2-INCH REBAR BEING THE TRUE POINT OF BEGINNING.

THENCE CONTINUING ALONG SAID RIGHT OF WAY OF MEMORIAL DRIVE THE FOLLOWING COURSES AND DISTANCES: SOUTH 27 DEGREES 35 MINUTES 07 SECONDS EAST A DISTANCE OF 7.73 FEET TO A 5/8-INCH CAPPED REBAR SET; ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1869.80 FEET, WITH AN ARC DISTANCE OF 203.17 FEET, WITH A CHORD BEARING SOUTH 69 DEGREES 34 MINUTES 01 SECONDS WEST, AND A CHORD DISTANCE OF 203.07 FEET TO A CONCRETE RIGHT OF WAY MONUMENT FOUND; NORTH 58 DEGREES 21 MINUTES 19 SECONDS WEST A DISTANCE OF 17.09 FEET TO A CONCRETE RIGHT OF WAY MONUMENT FOUND; THENCE LEAVING SAID RIGHT OF WAY OF MEMORIAL DRIVE NORTH 20 DEGREES 07 MINUTES 06 SECONDS WEST A DISTANCE OF 192.70 FEET TO A 5/8-INCH CAPPED REBAR SET; THENCE NORTH 59 DEGREES 15 MINUTES 37 SECONDS EAST A DISTANCE OF 186.94 FEET TO A 1-INCH OPEN TOP PIPE FOUND; THENCE SOUTH 27 DEGREES 34 MINUTES 48 SECONDS EAST A DISTANCE OF 200.00 FEET TO A 1/2-INCH REBAR FOUND; SAID 1/2-INCH REBAR BEING THE TRUE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINING 0.957 ACRES (41,690 SQUARE FEET).

N/F  
AOK PROPERTIES LLC  
DB-28082 PG-141  
PARCEL# 18 071 02 005  
5908 MEMORIAL DRIVE  
1.433 ACRES  
62,425 SQUARE FEET

N/F  
LAND MASS MANAGEMENT LLC  
DB-21362 PG-42  
PARCEL# 18 071 02 006  
5922 MEMORIAL DRIVE  
0.957 ACRES  
41,690 SQUARE FEET

N/F  
STS AUTOMOTIVE INC  
DB-23240 PG-131  
PARCEL# 18 071 02 009  
5952 MEMORIAL DRIVE

N/F  
AOK PROPERTIES LLC  
DB-28082 PG-141  
PARCEL# 18 071 02 008  
5944 MEMORIAL DRIVE  
0.902 ACRES  
39,274 SQUARE FEET

MEMORIAL DRIVE  
STATE ROUTE 10  
(VARIABLE WIDTH RIGHT OF WAY)  
PUBLICLY DEDICATED

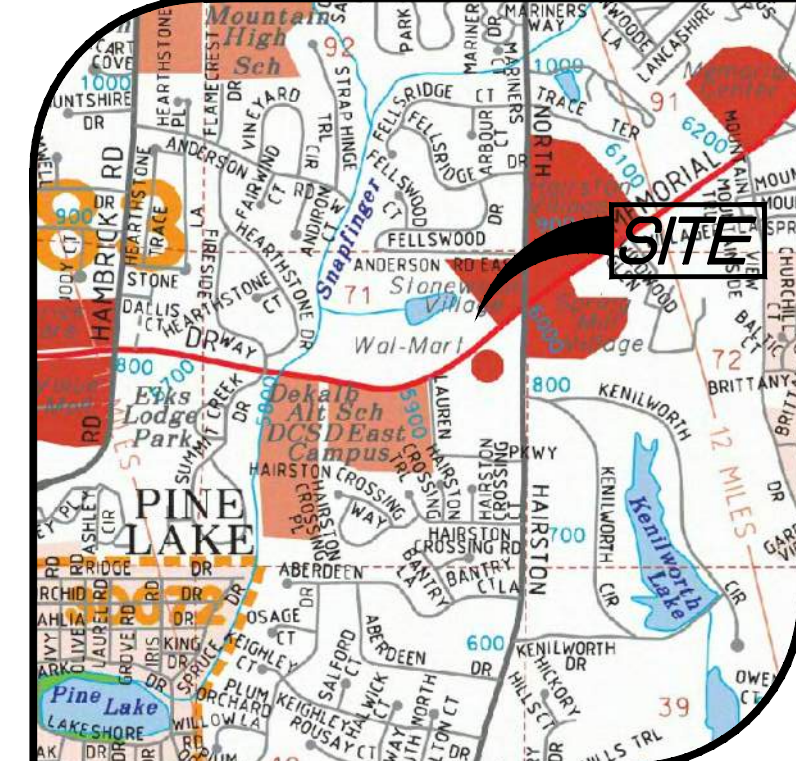
HAIRSTON ROAD  
(VARIABLE RIGHT OF WAY)  
PUBLICLY DEDICATED

POC

POB

## SURVEY NOTES

- 1) PROPERTY SHOWN HEREON WAS SURVEYED OCTOBER 1, 2024.
- 2) THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1" IN 34,915' WITH AN ANGULAR ERROR OF 3.36 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.
- 3) A SOKKIA IX SERIES ROBOTIC TOTAL STATION, CARLSON BRK7 GPS RECEIVER, AND CARLSON SURVEYOR+ DATA COLLECTOR WERE USED FOR FIELD SURVEY MEASUREMENTS.
- 4) THIS PLAT HAS A MAP CLOSURE OF 1" IN 604,263'.
- 5) SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X ON FLOOD INSURANCE RATE MAP NO. 13089C0087L, WITH A DATE OF IDENTIFICATION OF MAY 16, 2013 FOR COMMUNITY NUMBER 130085, IN DEKALB COUNTY, STATE OF GEORGIA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.
- 6) BEARING BASIS (NAD83, GA WEST) AND VERTICAL DATUM (NAVD83, GEOID18) FOR THIS SURVEY WERE ESTABLISHED USING A CARLSON PPS RECEIVER UTILIZING OPUS-S FOR POST PROCESSING. THE RELATIVE POSITIONAL ACCURACY, AS CALCULATED ACCORDING TO THE FEDERAL GEOGRAPHIC DATA COMMITTEE PART 5, NATIONAL STANDARD FOR SPATIAL DATA ACCURACY, IS .03 FEET HORIZONTAL AND .06 FEET VERTICAL AT THE 95% CONFIDENCE LEVEL.
- 7) UTILITIES SHOWN PER MARKINGS PLACED BY UTILITY-MARKING, L.L.C. UTILITIES OTHER THAN THOSE SHOWN HEREON MAY EXIST. CARLSON PPS RECEIVER UTILIZING OPUS-S FOR POST PROCESSING. THE RELATIVE POSITIONAL ACCURACY, AS CALCULATED ACCORDING TO THE FEDERAL GEOGRAPHIC DATA COMMITTEE PART 5, NATIONAL STANDARD FOR SPATIAL DATA ACCURACY, IS .03 FEET HORIZONTAL AND .06 FEET VERTICAL AT THE 95% CONFIDENCE LEVEL.
- 8) NO OBSERVED EVIDENCE OF CEMETERIES, GRAVESITES, AND/OR BURIAL GROUNDS AT TIME OF SURVEY.
- 9) PROPERTY SHOWN HEREON LIES WITHIN THE RECORD DESCRIPTION AS STATED IN GENERAL WARRANTY DEEDS RECORDED IN DEED BOOK 21362, PAGE 42 AND DEED BOOK 28082, PAGE 141, DEKALB COUNTY RECORDS.
- 10) THIS DESCRIBES THE SAME PROPERTY AS DESCRIBED IN FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. 2419602A, DATED SEPTEMBER 11, 2024, AT 12:00AM.
- 11) NO ENCROACHMENTS OTHER THAN THOSE SHOWN HEREON WERE OBSERVABLE AT TIME OF SURVEY.
- 12) AT THE TIME OF THE SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF STREET MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- 13) AT THE TIME OF THE SURVEY THERE WERE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES OR OBSERVABLE EVIDENCE OF STREET OR SIDEWALK REPAIRS.
- 14) AT THE TIME OF THE SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, SLUMP OR SANITARY LANDFILL.
- 15) SUBJECT PROPERTY HAS DIRECT ACCESS TO MEMORIAL DRIVE, BEING A PUBLICLY DEDICATED RIGHT OF WAY.
- 16) SUBJECT PROPERTY IS CONTIGUOUS TO ALL ADJACENT PROPERTIES AND RIGHTS OF WAY. NO GAPS, CORES, OR OVERLAPS ARE KNOWN TO EXIST.



## VICINITY MAP

## ZONING

PER ITEMS 6(A) AND 6(B) OF THE 2021 ALTA/NSPS LAND TITLE SURVEY MINIMUM STANDARD DETAIL REQUIREMENTS, SETBACKS AND OTHER ZONING RESTRICTIONS/REQUIREMENTS CANNOT BE LISTED UNLESS A ZONING REPORT OR LETTER STATING SAID RESTRICTIONS/REQUIREMENTS IS PROVIDED.

## SURVEYOR'S CERTIFICATION

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. THE RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY LOCAL PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

TO MURPHY OIL USA, INC., A DELAWARE CORPORATION, FIDELITY NATIONAL TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS. COMPLY ESTABLISHED AND ADAPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-5, 6(A)(B), 7(A)(B)(1)(2), 8, 9, 11(A)(B), 13, 14, & 16-19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON OCTOBER 01, 2024.

ADAM T. BRATTON, GEORGIA RLS# 3489  
DATE OF PLAT OR MAP: NOVEMBER 05, 2024  
SCALE: 1"=30'

PROFESSIONAL  
LAND SURVEYORS, LLC  
317 GRASSDALE ROAD  
CARTERSVILLE, GA 30120  
770-334-8186  
WWW.PLS.US  
INFO@PLS.US  
GEORGIA C.O.A.: LSF001980

PREPARED FOR:  
MURPHY OIL USA, INC., A DELAWARE CORPORATION  
FIDELITY NATIONAL TITLE INSURANCE COMPANY

ALTA/NSPS LAND TITLE SURVEY OF:  
5922 MEMORIAL DRIVE  
STONE MOUNTAIN, GA 30083  
PARCEL # 18 071 02 006

STATE: GEORGIA  
COUNTY: DEKALB  
LAND LOT: 71  
DISTRICT: 18

REVISIONS  
DATE: DESCRIPTION

DATE: NOVEMBER 05, 2024  
JOB #: 245018  
SCALE: 1"=30'  
SHEET 1 OF 2

PROFESSIONAL  
LAND SURVEYORS









### **AS-SURVEYED LEGAL DESCRIPTION**

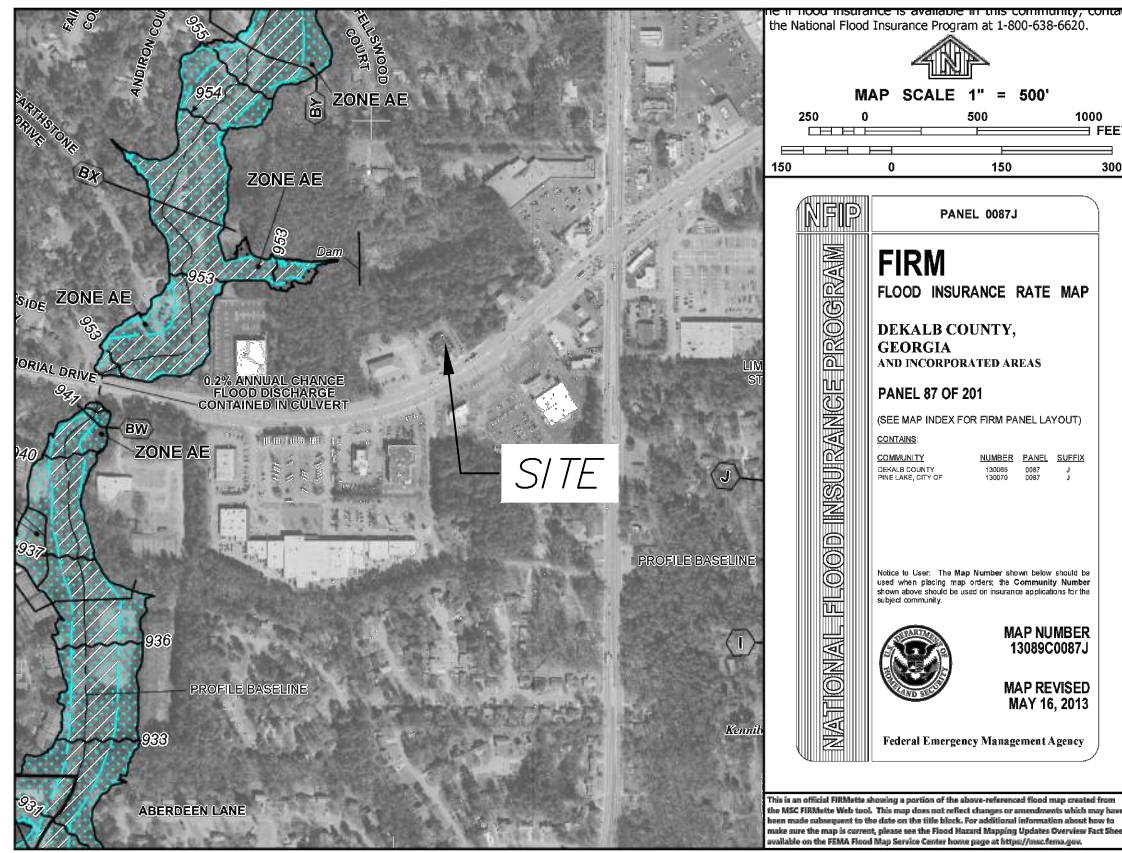
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SAID TRACT OR PARCEL OF LAND CONTAINING 0.957 ACRES (41,690 SQUARE FEET).





N/F  
MORRIS FAMILY REALTY LLC  
DB-13415 PG-611  
PARCEL#1807102033

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C2	1869.80'	203.17'	203.07'	S60°21'10"W



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LINE TABLE		
LINE	BEARING	DISTANCE
L3	N58°21'19"W	17.09'
L4	S27°35'07"E	7.73'

## PRE-CONSTRUCTION

### IMPERVIOUS SITE RATIO (ISR)

AREA	SQUARE FEET	%
IMPERVIOUS (ROOF AND PAVING)	31,869	76.4%
LANDSCAPE AREA	9,822	23.6%
GROSS SITE	41,690	100%

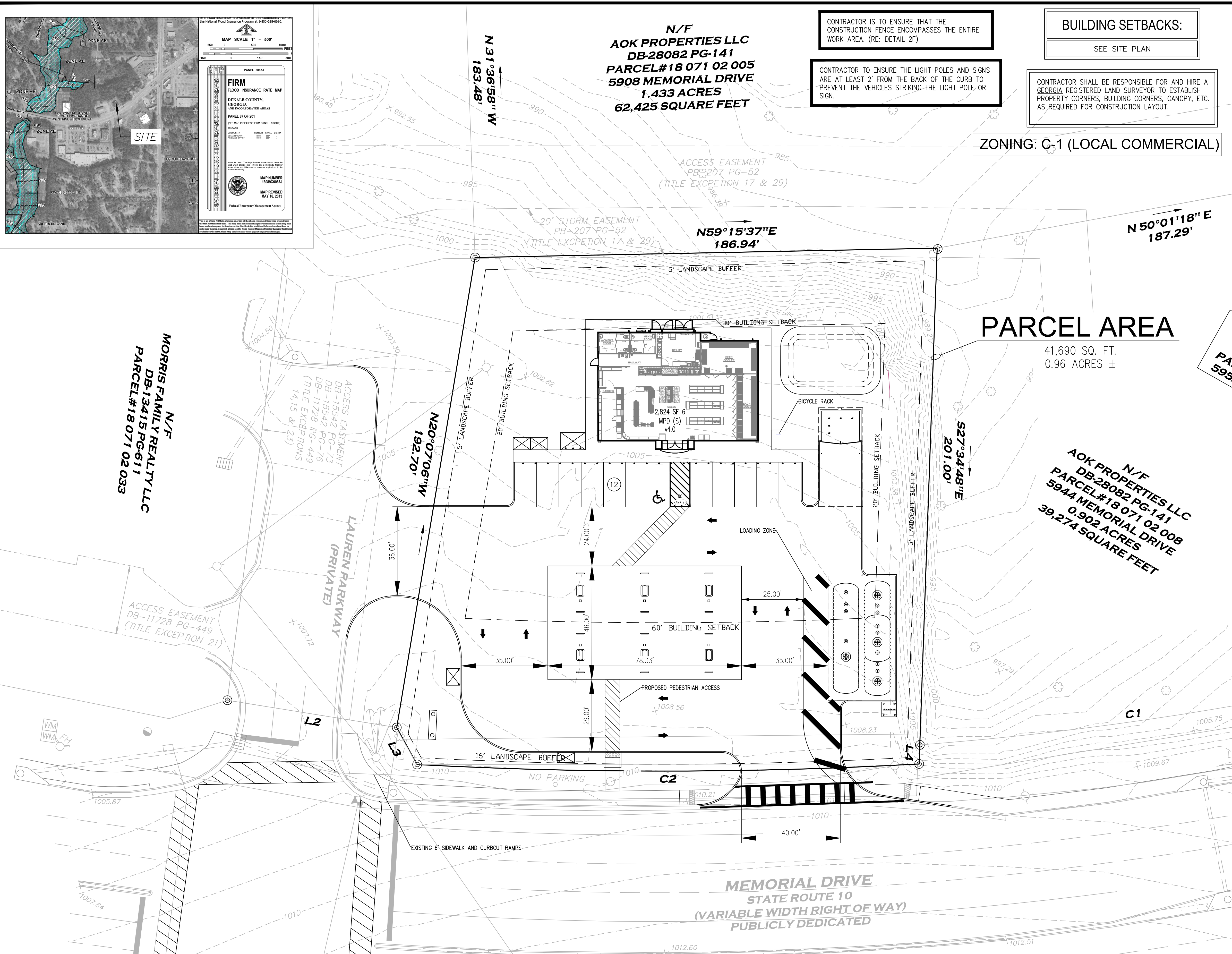
## POST-CONSTRUCTION

### IMPERVIOUS SITE RATIO (ISR)

AREA	SQUARE FEET	%
IMPERVIOUS (ROOF AND PAVING)	25,125	60.3%
LANDSCAPE AREA	16,565	39.7%
GROSS SITE	41,690	100%

THESE DRAWINGS DO NOT INCLUDE COMPONENTS FOR CONSTRUCTION SAFETY.

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



N/F  
AOK PROPERTIES LLC  
DB-28082 PG-141  
PARCEL#1807102005  
5908 MEMORIAL DRIVE  
1.433 ACRES  
62,425 SQUARE FEET

CONTRACTOR IS TO ENSURE THAT THE CONSTRUCTION FENCE ENCOMPASSES THE ENTIRE WORK AREA. (RE: DETAIL 2F)

CONTRACTOR TO ENSURE THE LIGHT POLES AND SIGNS ARE AT LEAST 2' FROM THE BACK OF THE CURB TO PREVENT THE VEHICLES STRIKING THE LIGHT POLE OR SIGN.

## BUILDING SETBACKS:

SEE SITE PLAN

CONTRACTOR SHALL BE RESPONSIBLE FOR AND HIRE A GEORGIA REGISTERED LAND SURVEYOR TO ESTABLISH PROPERTY CORNERS, BUILDING CORNERS, CANOPY, ETC. AS REQUIRED FOR CONSTRUCTION LAYOUT.

ZONING: C-1 (LOCAL COMMERCIAL)

## PARCEL AREA

41,690 SQ. FT.  
0.96 ACRES ±

N/F  
AOK PROPERTIES LLC  
DB-28082 PG-141  
PARCEL#1807102008  
5944 MEMORIAL DRIVE  
0.902 ACRES  
39,274 SQUARE FEET

EXISTING	
---	PROPERTY LINE
---	ADJONER PROPERTY LINE
---	EASEMENT LINE
---	STORM DRAINAGE PIPE
---	SANITARY SEWER LINE
---	WATER LINE
---	GAS LINE
---	UNDERGROUND ELECTRIC
---	OVERHEAD ELECTRIC
---	OVERHEAD TRAFFIC WIRES
---	CHAINLINK FENCE
---	WIRE FENCE
---	OVERHANG
---	GUY WIRE
---	DRAINAGE MANHOLE
---	CATCH BASIN W/ GRATE
---	SANITARY SEWER MANHOLE
---	WATER METER
---	WATER VALVE
---	CLEANOUT
---	GAS VALVE
---	ELECTRIC METER
---	LIGHT POLE
---	UTILITY POLE
---	DOWNSPOUT
---	UNDERGROUND UTILITY BOX
---	TRANSFORMER
---	MAILBOX
---	SIGN
---	FIBER OPTIC MARKER
---	GAS MARKER
---	TRAFFIC SIGNAL BOX
---	IRON PIN-REBAR FOUND
---	CONCRETE MONUMENT FOUND
---	IRON PIN SET-5/8" REBAR
---	TRAFFIC ARROWS

PROPOSED	
---	BOUNDARY LINE
---	CONCRETE CURB AND GUTTER
---	BUILDING CONTROL POINT

## GENERAL SITE NOTES

- ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL CURB RETURN RADII SHALL BE 3', AS SHOWN TYPICAL ON THIS PLAN, UNLESS OTHERWISE NOTED.
- UNLESS OTHERWISE SHOWN, CALLED OUT OR SPECIFIED HEREON:
  - ALL CURB AND GUTTER ADJACENT TO PAVING SHALL BE INSTALLED PER DETAIL. PAVEMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE PAVING PLAN OVER THE ENTIRE PARKING LOT AREA AND ALL APPROACH DRIVES. SEE ASSOCIATED PLANS FOR CANOPY, COLUMN, DISPENSER ISLAND DETAILS AND LAYOUT.
- CONTRACTOR SHALL BEGIN CONSTRUCTION OF ANY LIGHT POLE BASES FOR RELOCATED LIGHT FIXTURES AND RELOCATION OF ELECTRICAL SYSTEM AS SOON AS DEMOLITION BEGINS. CONTRACTOR SHALL BE AWARE THAT INTERRUPTION OF POWER TO ANY LIGHT POLES OR SIGNS SHALL NOT EXCEED 24 HOURS.
- ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED SMOOTH AND FOUR INCHES OF TOPSOIL APPLIED. IF ADEQUATE TOPSOIL IS NOT AVAILABLE ON SITE, THE CONTRACTOR SHALL PROVIDE TOPSOIL, APPROVED BY THE OWNER, AS NEEDED. THE AREA SHALL THEN BE SEEDED/SODDED, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE PROJECT SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- CONTRACTOR SHALL PURCHASE AND INSTALL A MAILBOX AND SHALL COORDINATE LOCATION OF MAILBOX WITH MURPHY CONSTRUCTION MANAGER AND/OR ON-SITE REPRESENTATIVE AND LOCAL POSTMASTER.
- ALL PROPOSED PAVEMENT STRIPING OR MARKINGS SHALL FOLLOW THE SPECIFICATIONS FOR PAINT INCLUDED IN DETAIL 10A.
- BUILDING HEIGHT IS 18'-6" WITH A FLOOR AREA OF 2,824 S. F. AND CANOPY HEIGHT IS 18'-9".

## SITE NOTES

- OVERHEAD CANOPY (TYP. PER CANOPY PLANS)
- 4" TRAFFIC YELLOW LANE STRIPE (SEE LENGTH INDICATED AT SYMBOL)
- 4" WIDE PAINED STRIPES, 2' O.C. @ 45° (SEE SIZE INDICATED AT SYMBOL)
- GC TO INSTALL (1) 4" PVC SLEEVE FOR IRRIGATION LINE. (SEE UTILITY PLAN FOR INSTALLATION REQUIREMENTS)
- GC TO INSTALL (2) 4" PVC SLEEVES FOR FUTURE USE. (SEE UTILITY PLAN FOR INSTALLATION REQUIREMENTS)
- MURPHY FREE STANDING SIGN
- UNDERGROUND STORAGE TANKS (1-25,000 GAL. & 1-26,000 GAL.)
- MURPHY EXPRESS ID SIGN PER APPROVED RENDERING
- PRICE SIGN PER APPROVED ELEVATION
- LIMITS OF SAWCUT AND PAVEMENT REMOVAL

## SITE DETAILS

- INTEGRAL CONCRETE CURB
- DUMPSTER ENCLOSURE
- CONCRETE SIDEWALK (SEE PAVING & JOINT PLAN)
- CONCRETE SIDEWALK AROUND BUILDING
- TRAFFIC SIGN IN BOLLARD
- STEEL BOLLARD W/ COVER (SINGLE)
- ACCESSIBLE PARKING SYMBOL (SEE PAIN COLOR INDICATED AT SYMBOL)
- ACCESSIBLE / VAN ACCESSIBLE PARKING SIGN MOUNTED IN BOLLARD
- "NO PARKING" PAINTED ON PAVEMENT
- TRAFFIC FLOW ARROW (TYP.)
- STOP BAR (TYP.)
- "STOP" SIGN
- SITE LIGHT POLE (SEE PHOTOMETRIC PLANS FOR POLE BASE DETAIL, FIXTURE TYPE, LOCATION AND MOUNTING DETAILS)
- CONSTRUCTION CAMERA (COORDINATE WITH MOUSA PM FOR LOCATION)
- AIR VACUUM UNIT WITH 4"x7" CONCRETE SLAB
- ATM PAD (SEE FUEL DEVELOPMENT PLAN SHT. FE-1 FOR CONDUITS)
- 7"x10" CONCRETE SLAB FOR PROPANE TANKS
- MAILBOX (CONTRACTOR SHALL COORDINATE LOCATION WITH MURPHY AND POSTMASTER PRIOR TO INSTALLATION)
- 5"x7" ICE UNIT (SEE NUMBER INDICATED AT SYMBOL)

## PARKING INFORMATION:

DESCRIPTION	BUILDING AREA (S.F.)	REQUIRED:				
		RATIO	SPACES			
FUELING STATION	2,824	1/500 S.F.	REGULAR	UNDER CANOPY	ACCESSIBLE	TOTAL
			5		1	6
		PROVIDED:				
		1/235 S.F.	SPACES			
			REGULAR	UNDER CANOPY	ACCESSIBLE	TOTAL
			11		1	12

NO. OF FUEL ISLANDS: 6  
NO. OF VEHICLE FUELING POINTS: 12

SHEET NO.

PARCEL # 6169 139  
DISTRICT  
LAND LOT



**SUP SITE**  
MURPHY USA (NTI)  
5922 MEMORIAL DRIVE  
STONE MOUNTAIN, GEORGIA 30083

**Keck+Wood**  
COLLABORATION BY DESIGN  
3090 PREMIERE PARKWAY, SUITE 200  
KICK & WOOD LICENSE #F17154  
(678) 417-4000  
keckwood.com

MURPHY OIL USA, INC.

**MURPHY USA**

200 PEACH STREET  
EL DORADO, AR 71731-7000



ADVERTISEMENT

## Firefighters, police respond to fire at abandoned DeKalb County sports bar



Firefighters were out early Monday morning to put out a fire at an abandoned sports bar in DeKalb County.

By [Atlanta News First staff](#)

Published: Feb. 10, 2025 at 4:38 AM EST | Updated: Feb. 10, 2025 at 8:19 AM EST



ATLANTA, Ga. (Atlanta News First) - Firefighters were out early Monday morning to put out a fire at an abandoned sports bar in DeKalb County.

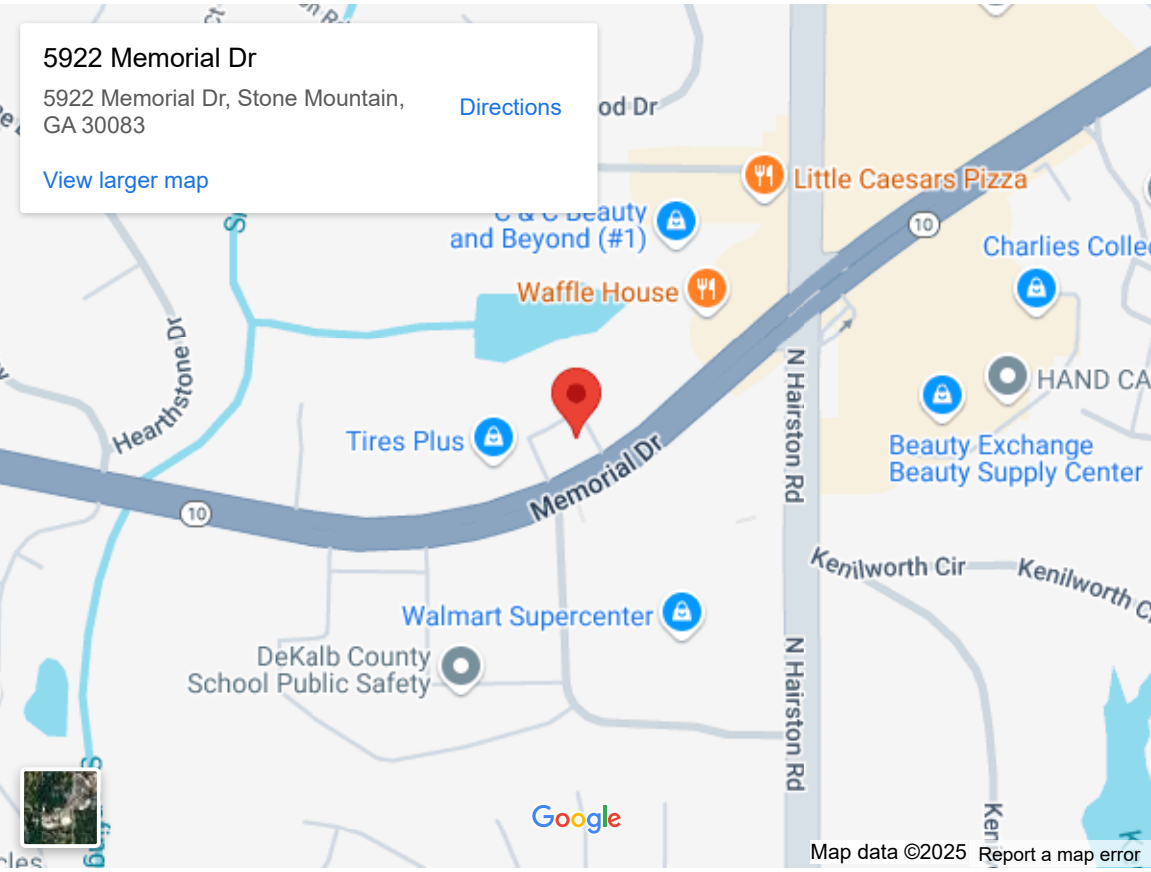
The fire was at the old Dec Bar building on 5922 Memorial Dr. in Stone Mountain. Police say the building has been abandoned for over a year, but it is known to be a hangout for wanderers.

**INICIO**

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2. Iniciar la instalación  
3. Bloquear anuncios y malware

Proteja su PC  
**100% GRATUITO**  
 Web Companion





Atlanta News First sent crews to the scene. When they arrived, police told them a call about the fire came in around 3:30 a.m.

According to police, the fire started near the rear door. The fire was limited to the outside.

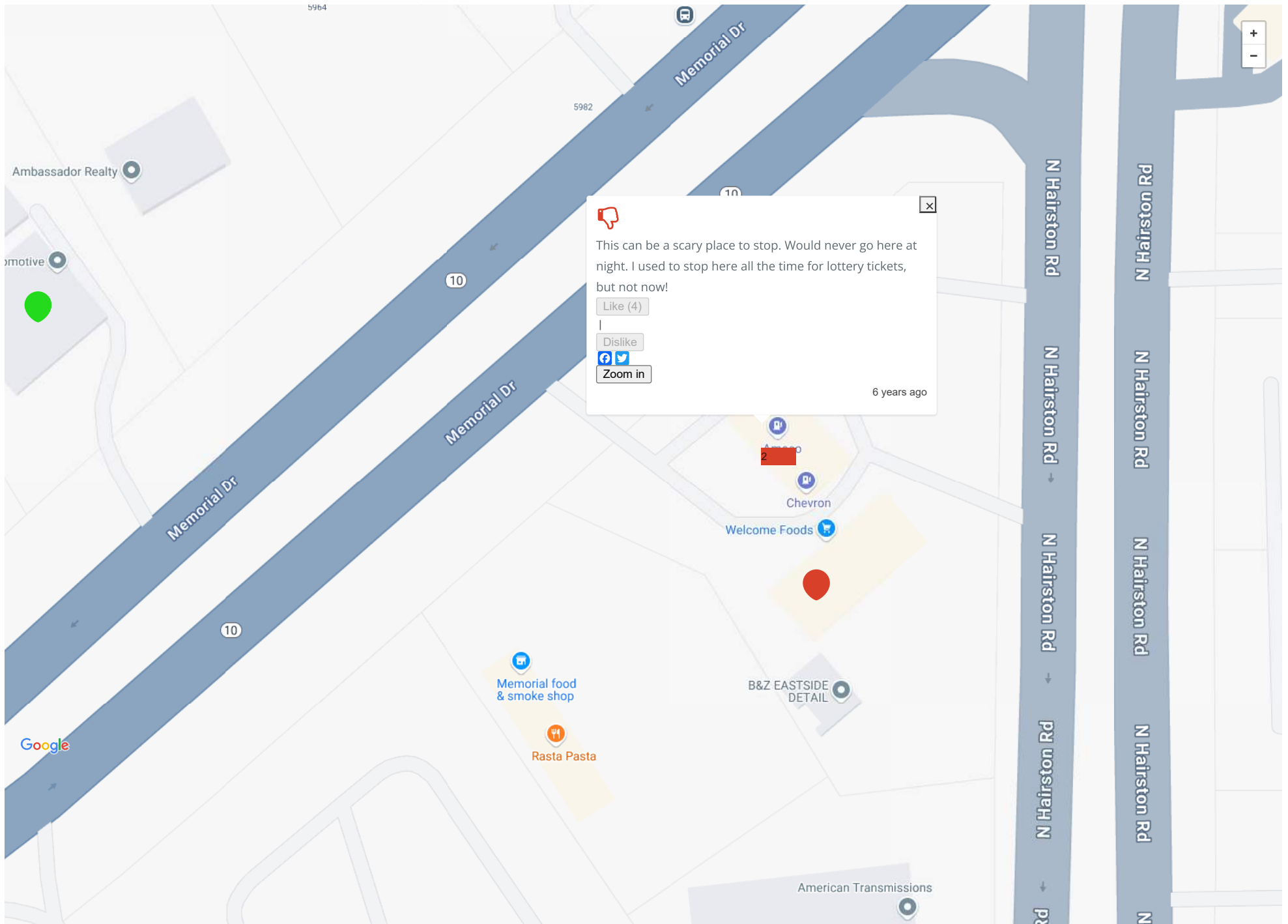
ADVERTISEMENT

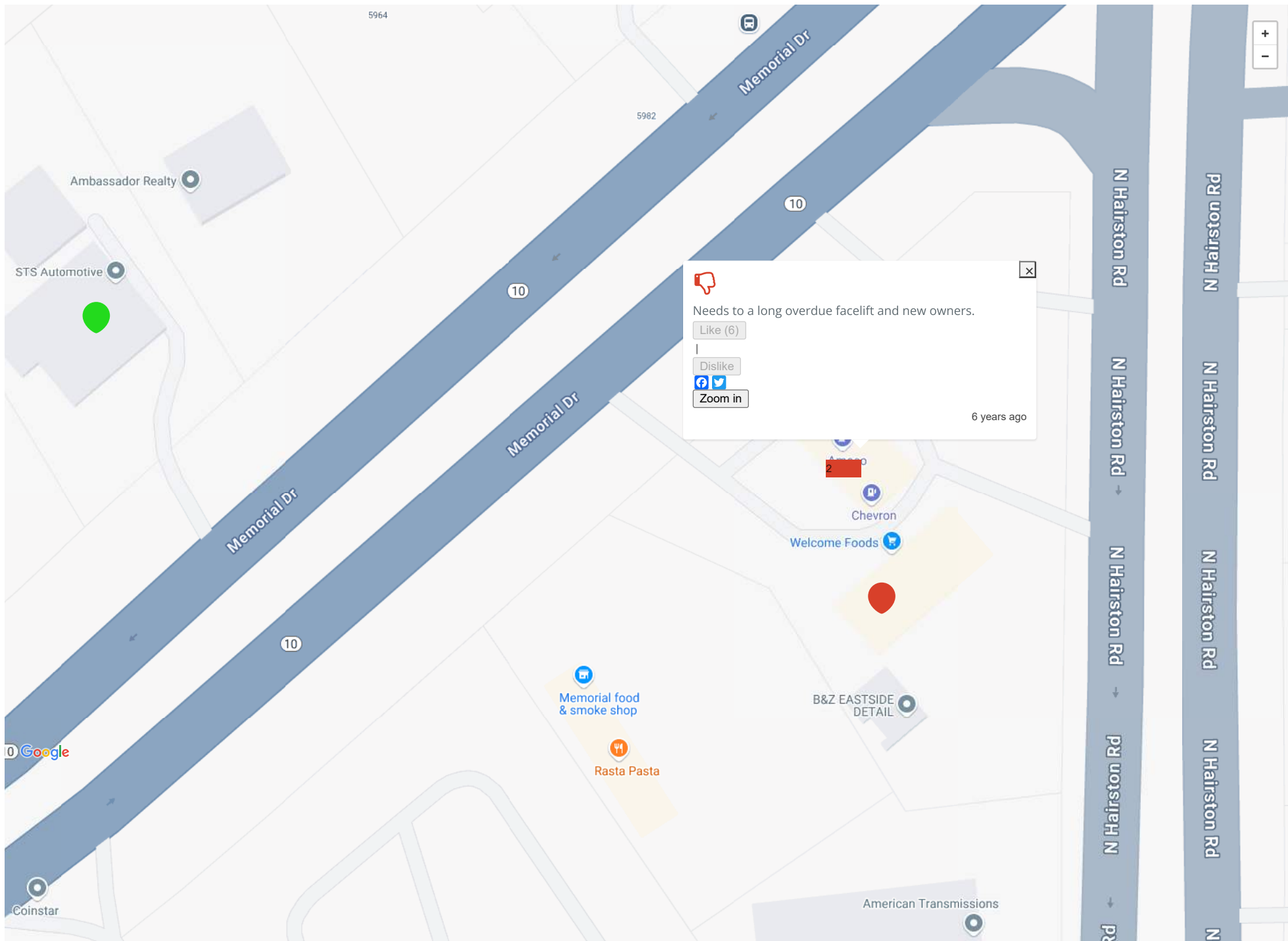
There was no damage to the inside of the building, according to police.


This is a developing story. Check back with Atlanta News First for updates.

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Needs to a long overdue facelift and new owners.

Like (6)

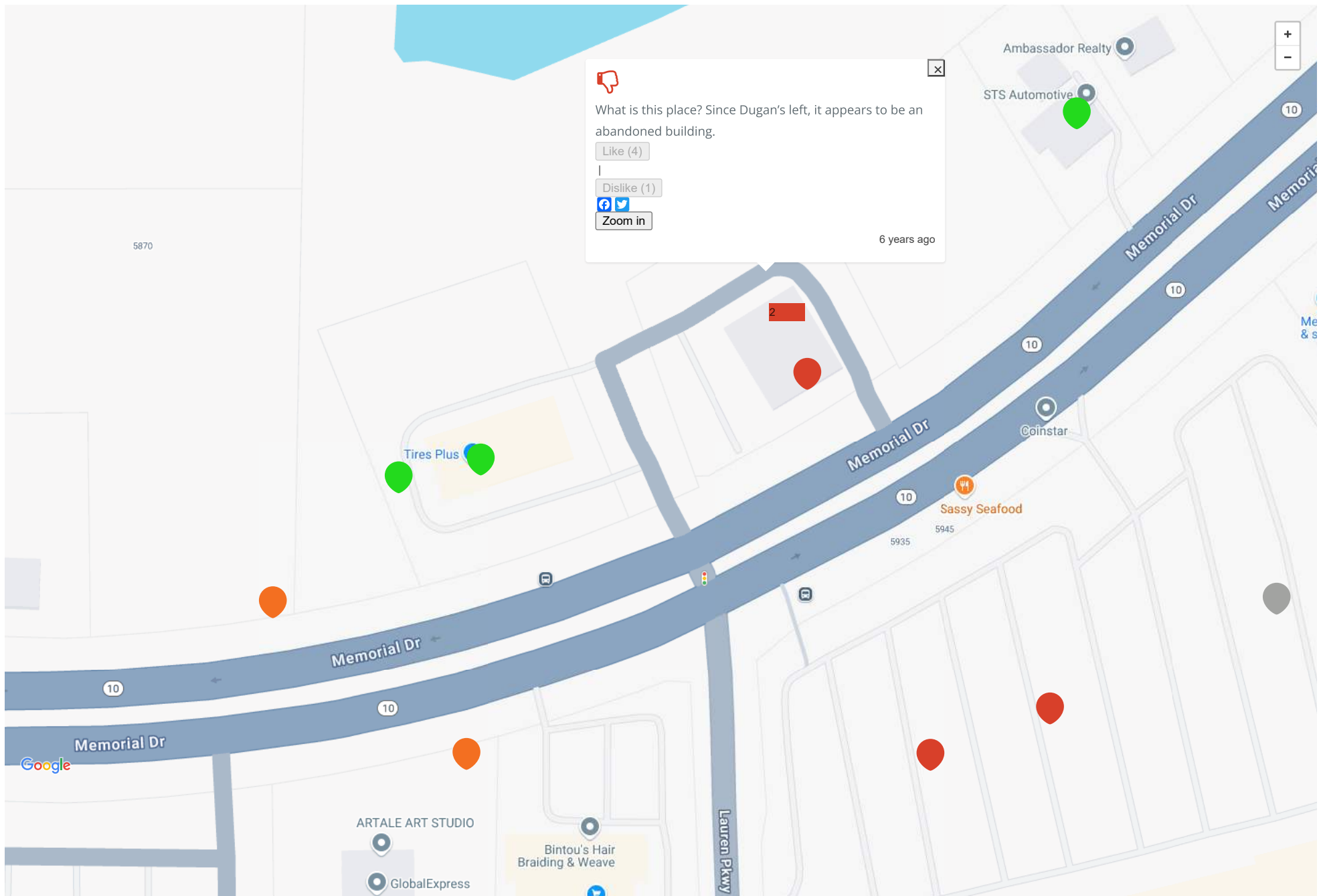
I


Dislike

Zoom in

6 years ago







What is this place? Since Dugan's left, it appears to be an abandoned building.

Like (4)

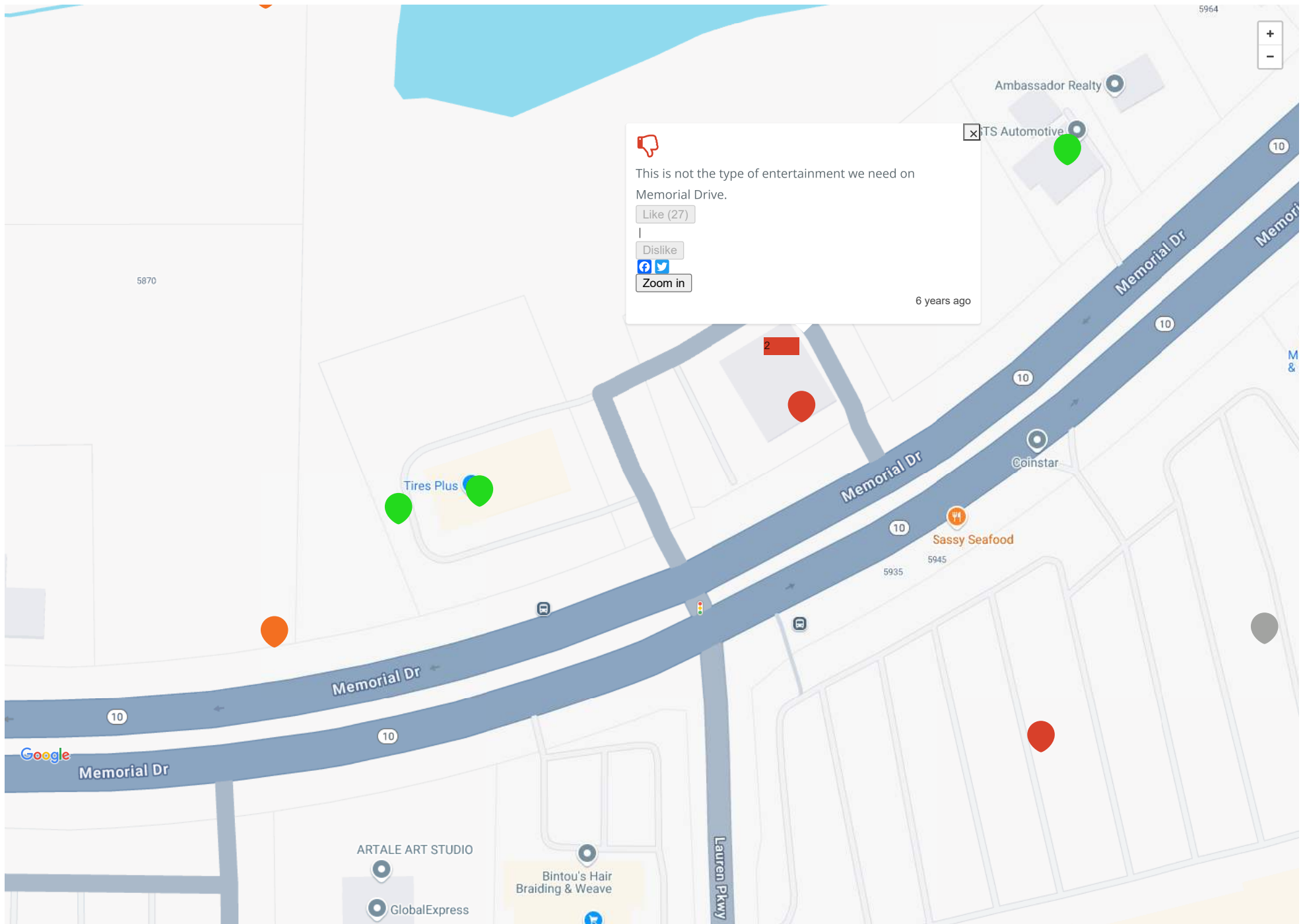
I


Dislike (1)

Zoom in

6 years ago







This is not the type of entertainment we need on Memorial Drive.

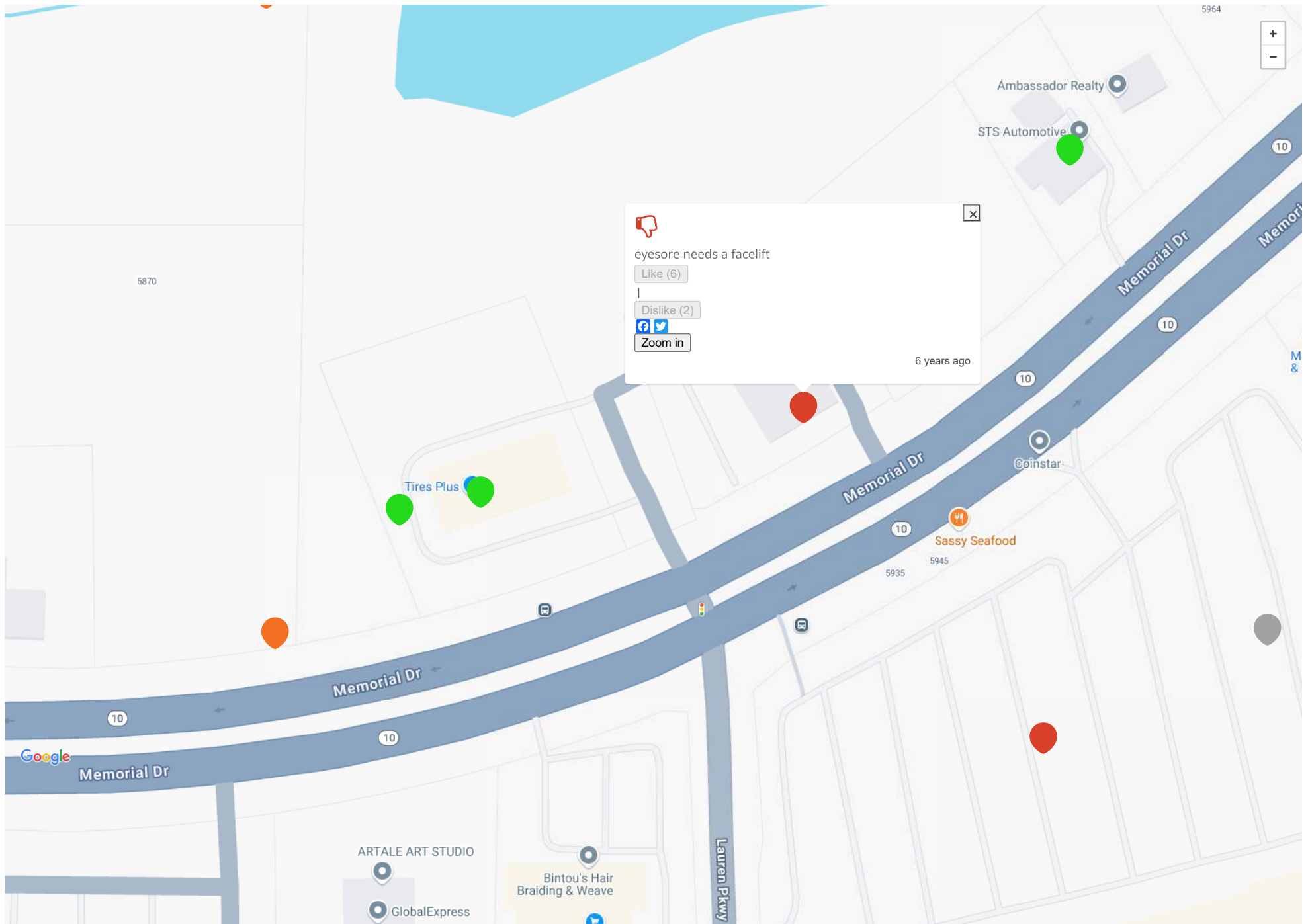
Like (27)

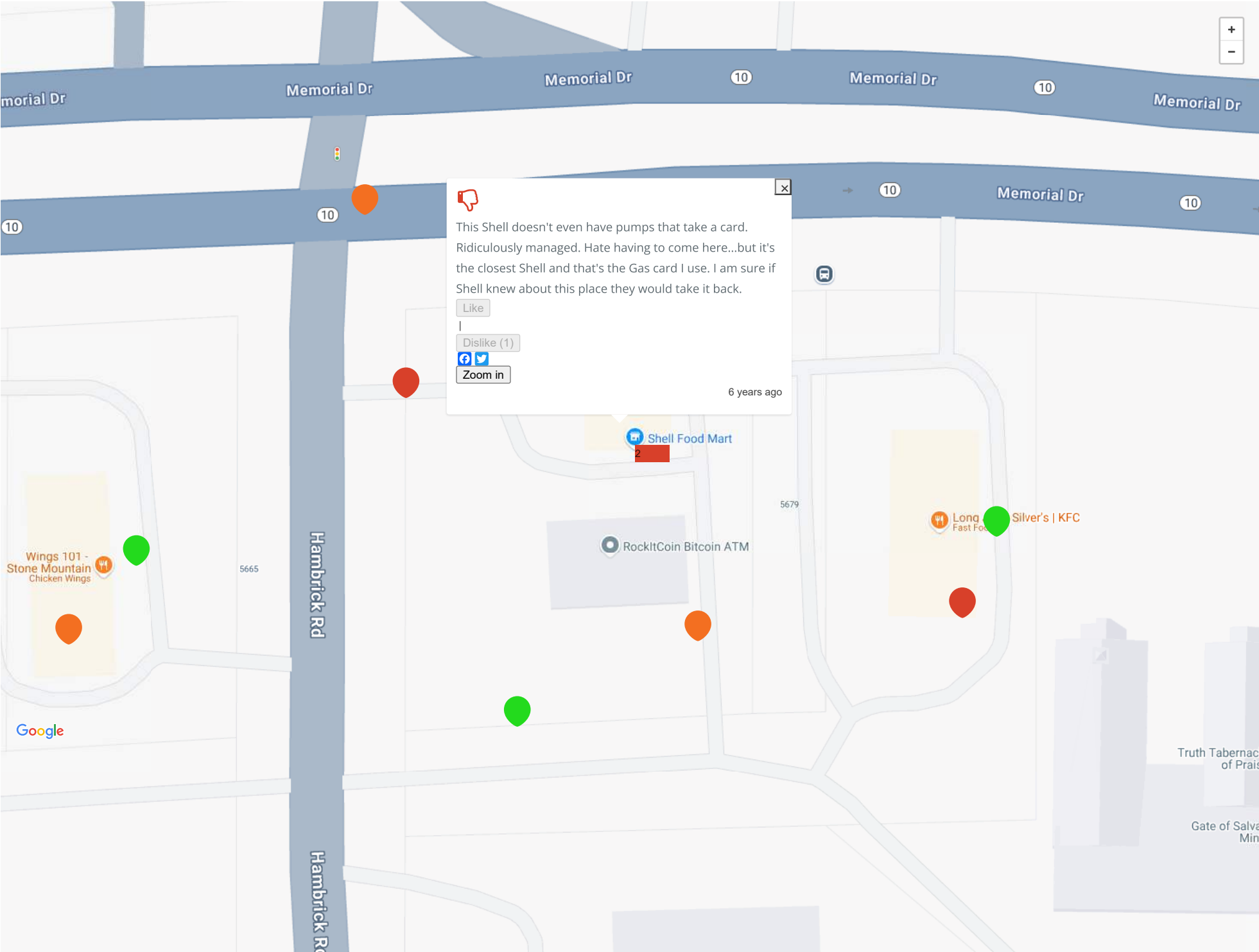
Dislike

Zoom in

6 years ago





Memorial Dr

Memorial Dr

Memorial Dr

10

Memorial Dr

10

Memorial Dr

10

10

10

Memorial Dr

10

Hambrick Rd

Hambrick Rd

5665

5679

Wings 101 -  
Stone Mountain  
Chicken Wings

Shell Food Mart

RockItCoin Bitcoin ATM

Long's  
Fast Food

Silver's | KFC

Truth Tabernacle  
of Praise

Gate of Salvation  
Ministry

Google



This Shell doesn't even have pumps that take a card.  
Ridiculously managed. Hate having to come here...but it's  
the closest Shell and that's the Gas card I use. I am sure if  
Shell knew about this place they would take it back.

Like

I

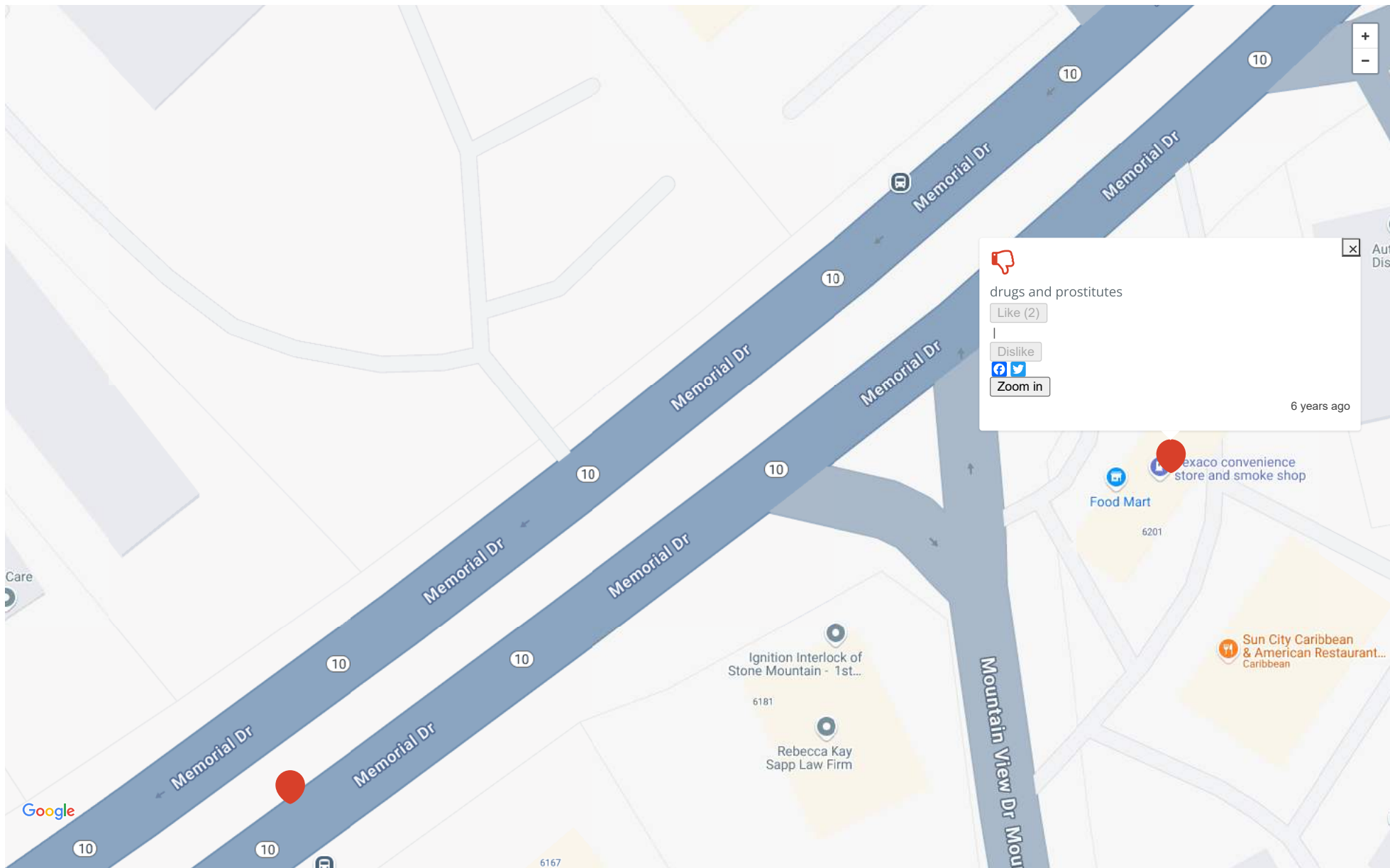
Dislike (1)





Zoom in


6 years ago





 Dome Camera

 Door Jamb Camera

 360 Fish-eye Camera



MUSA #7906	STORE SIZE: 1400
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Security Integrator



OWL Services/CBE Inc.  
645 S McDonough Street  
Montgomery, AL 36104  
334-265-8903

REVISIONS

CHECKED BY:
DRAWN BY: JEREMY ALVAREZ
DOCUMENT DATE: 03/20/2025

SECURITY PLAN

