

SITE LOCATION MAP
N.T.S.

PARCEL DATA		
	S.F.	ACRES
MURPHY AREA	43,969.51	1.000
MURPHY PARKING REQUIRED	5.5 PER 1,000 SF = 6.6	
MURPHY PARKING PROVIDED	12	
ZONING	C-1 (LOCAL COMMERCIAL)	
SETBACKS		
FRONT:	75'	
SIDE:	10'	
INTERIOR SIDE:	10'	
REAR:	10'	
SIGNAGE		
GROUND SIGNS ARE PERMITTED ONE SIGN PER STREET FRONTAGE OR PORTION THEREOF. 20' HT MAX. 10' FROM ALL PROPERTY LINES. MAX SIGN AREA OF 160 SF. NO SIGN OR SIGN STRUCTURE ABOVE A HEIGHT OF THREE (3) FEET SHALL BE MAINTAINED WITHIN FIFTEEN (15) FEET OF THE INTERSECTION OF THE RIGHT-OF-WAY LINES EXTENDED OF TWO (2) STREETS.		
CANOPY SIGNS ARE PERMITTED WITHIN THE LIMITS OF THE CANOPY COVERING THE PUMP ISLANDS. ONE (1) SIGN PER CANOPY FACE PER PUBLIC STREET FRONTAGE WITH A MAXIMUM OF SIX (6) SQUARE FEET.		

CSP ASSUMPTIONS / POTENTIAL ISSUES:

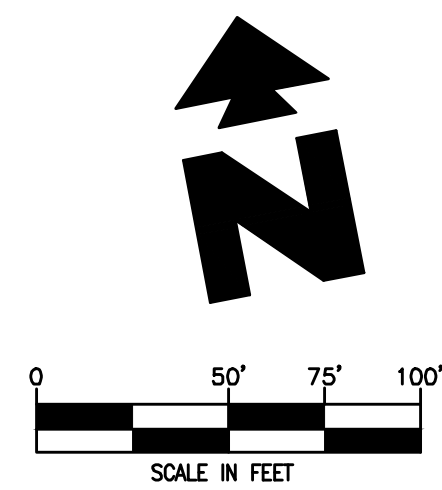
A **SPECIAL USE PERMIT** WILL BE REQUIRED FOR FUEL SALES IN THE C-1 ZONING DISTRICT.

ZONING INFORMATION WAS VERIFIED WITH CALLS TO DEKALB COUNTY, GA OFFICE OF PLANNING & ZONING AND ONLINE RESEARCH.

DETENTION WILL BE PROVIDED OFF-SITE USING A MASTER DETENTION POND OR ON-SITE UNDERGROUND IF REQUIRED.

LANDSCAPE STRIPS WILL BE REQUIRED AROUND THE PERIMETER OF THE SITE.

BASE DATA WAS BASED ON A DRAWINGS RECEIVED FROM THE SELLER, GOOGLE AERIAL MAPS AND DEKALB COUNTY GIS INFORMATION AND SITE PLAN BY FORESITE GROUP DATED 03.05.12.



1200SF-8/2(S)-2015v1

GreenbergFarrow
 1430 W. PEACOCKEY ST., SUITE 200
 LITHONIA, GA 30058
 PHONE: (404) 601 4000
 FAX: (404) 601 3970
 DWG NAME: LITHONIA, GA
 JOB NO.: 2015037

MURPHY OIL USA, INC.
 422 NORTH WASHINGTON
 EL DORADO, AR 71730

MURPHY USA

OVERALL SITE PLAN
 MURPHY EXPRESS
 NWQ PANOLA RD. & COVINGTON HWY.
 LITHONIA GEORGIA

SHEET NO. **OSP3**
 DATE: **07-17-15**