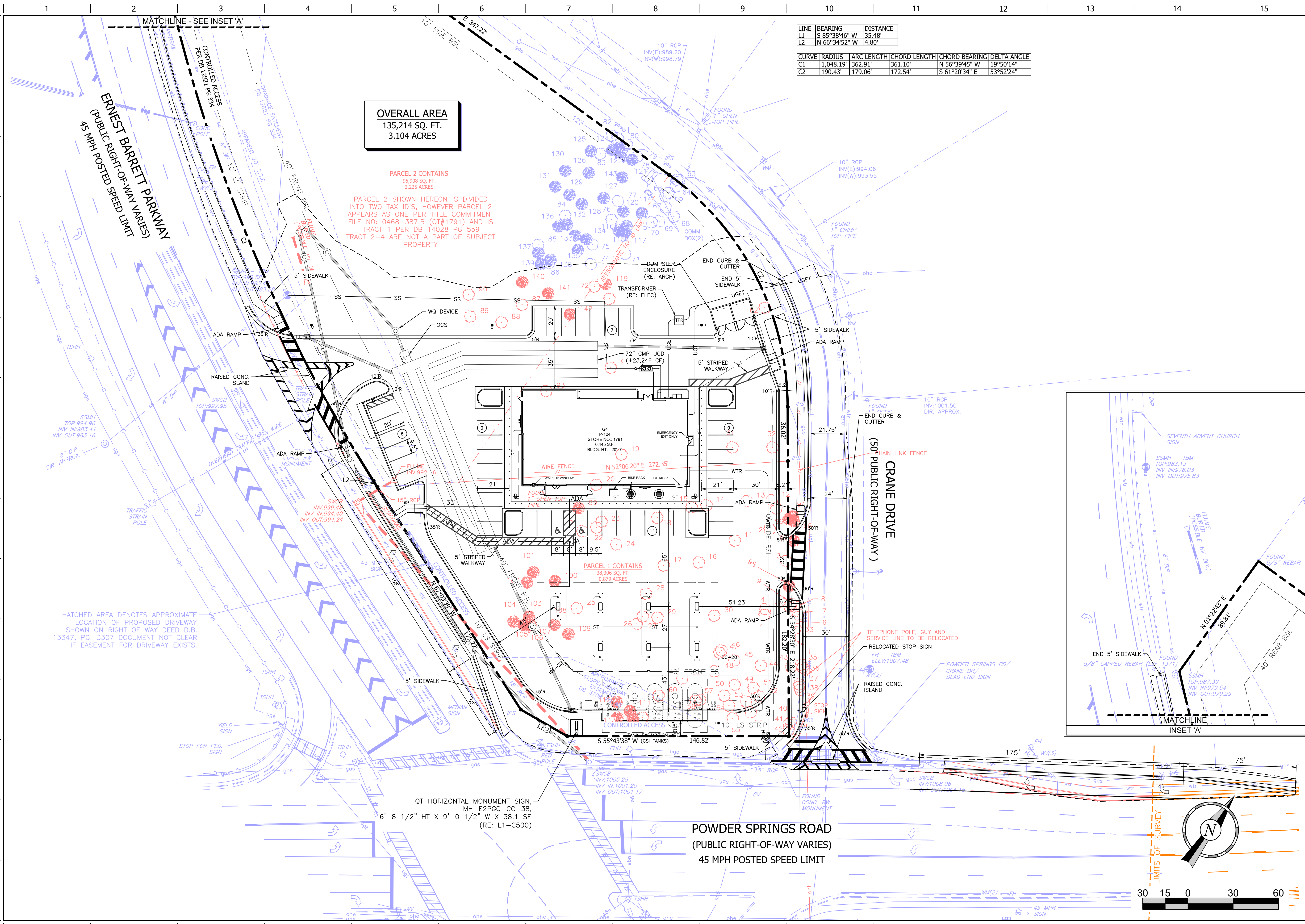


FILE LOCATION: C:\Projects\QuikTrip\1791\Engineering\DWG\07-1791-Civil (P-125).dwg TAB NAME: CDP (Prelim) USER: Showays SAVED: 4/23/2026 3:35 PM PLOTTED: 4/24/2026 9:13 AM



LINE	BEARING	DISTANCE
L1	S 85°38'46" W	35.48'
L2	N 66°34'52" W	4.80'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1,048.19'	362.91'	361.10'	N 56°39'45" W	19°50'14"
C2	190.43'	179.06'	172.54'	S 61°20'34" E	53°52'24"

OVERALL AREA
135,214 SQ. FT.
3.104 ACRES

PARCEL 2 CONTAINS
96,908 SQ. FT.
2.223 ACRES

PARCEL 2 SHOWN HEREON IS DIVIDED INTO TWO TAX ID'S, HOWEVER PARCEL 2 APPEARS AS ONE PER TITLE COMMITMENT FILE NO: 0468-387.B (OT#1791) AND IS TRACT 1 PER DB 14028 PG 559 TRACT 2-4 ARE NOT A PART OF SUBJECT PROPERTY

PARCEL 1 CONTAINS
38,306 SQ. FT.
0.879 ACRES

HATCHED AREA DENOTES APPROXIMATE LOCATION OF PROPOSED DRIVEWAY SHOWN ON RIGHT OF WAY DEED D.B. 13347, PG. 3307 DOCUMENT NOT CLEAR IF EASEMENT FOR DRIVEWAY EXISTS.

QT HORIZONTAL MONUMENT SIGN, MH-E2PGQ-CC-38, 6'-8 1/2" HT X 9'-0 1/2" W X 38.1 SF (RE: L1-C500)

POWDER SPRINGS ROAD
(PUBLIC RIGHT-OF-WAY VARIES)
45 MPH POSTED SPEED LIMIT

PROJECT NO.: 039.058

ENGINEERING PLANNING CONST. MGMT. SURVEYING LANDSCAPE ARCHITECTURE 500 PIRKLE FERRY RD. SUITE C CUMMING, GA 30040 PH: (678) 807-5100 WWW.FDL-LLC.COM

QuikTrip No. 1791
2650 POWDER SPRINGS ROAD
MARIETTA, GEORGIA 30064

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PROTOTYPE: P-120 (11/15/24)
DIVISION:
VERSION: 001
DESIGNED BY:
DRAWN BY:
REVIEWED BY:

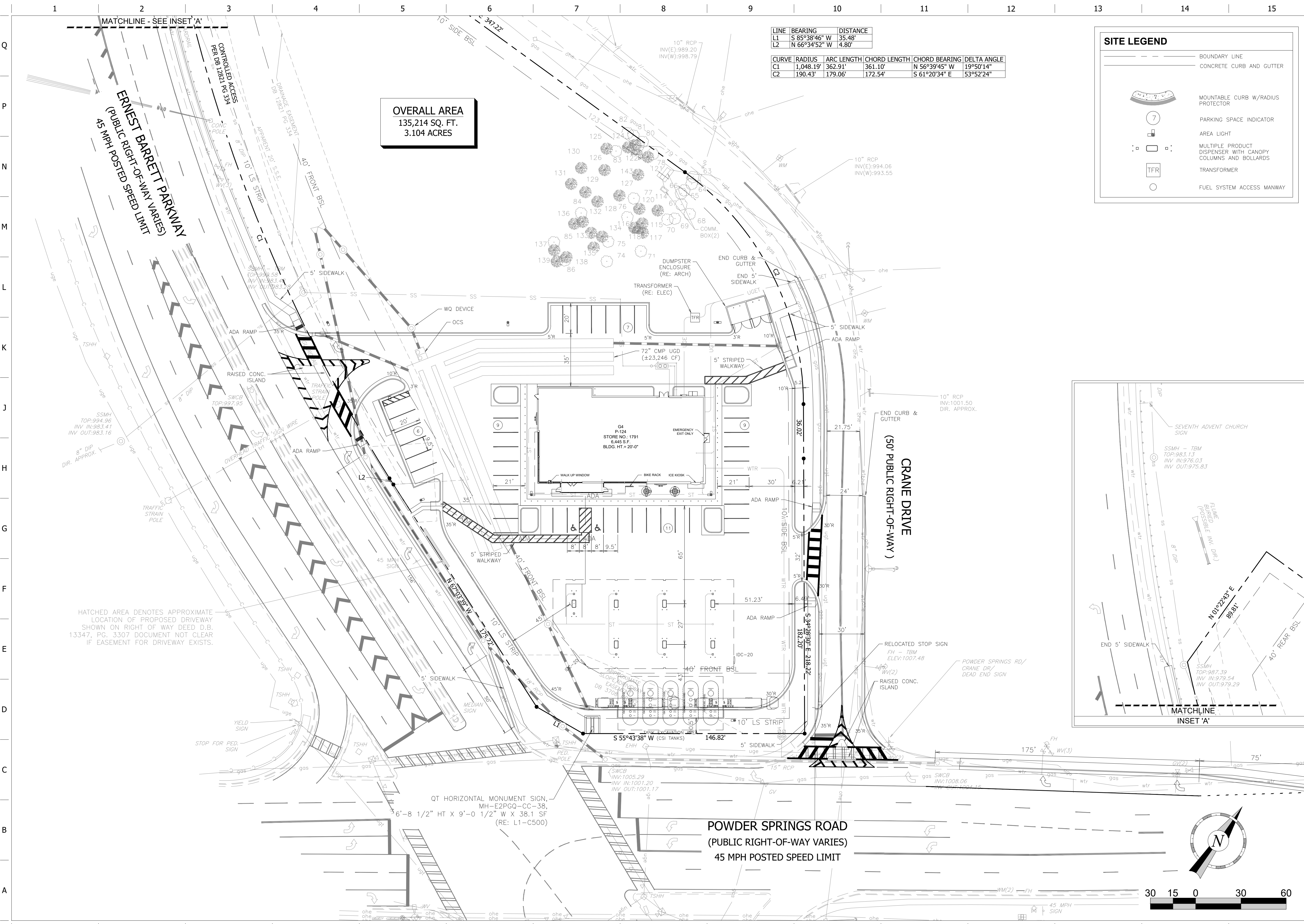
REV	DATE	DESCRIPTION

SHEET TITLE:
SITE/DEMO PLAN

SHEET NUMBER:
1

ORIGINAL ISSUE DATE:

FILE LOCATION: C:\Projects\QuikTrip\1791\Engineering\DWG\07-1791 Civil (P-125).dwg TAB NAME: Site (Prelim) USER: Sloyes SAVED: 4/23/2026 3:35 PM PLOTTED: 4/24/2026 9:13 AM



OVERALL AREA
135,214 SQ. FT.
3.104 ACRES

LINE	BEARING	DISTANCE
L1	S 85°38'46" W	35.48'
L2	N 66°34'52" W	4.80'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
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C2	190.43'	179.06'	172.54'	S 61°20'34" E	53°52'24"

SITE LEGEND

- BOUNDARY LINE
- CONCRETE CURB AND GUTTER
- MOUNTABLE CURB W/RADIUS PROTECTOR
- PARKING SPACE INDICATOR
- AREA LIGHT
- MULTIPLE PRODUCT DISPENSER WITH CANOPY COLUMNS AND BOLLARDS
- TRANSFORMER
- FUEL SYSTEM ACCESS MANWAY

PROJECT NO.: 039.058

ENGINEERING PLANNING CONST. MGMT.
SURVEYING LANDSCAPE ARCHITECTURE
500 PIRKLE FERRY RD. SUITE C
CUMMING, GA 30040
PH: (678) 807-7100
WWW.FDL-LLC.COM

QuikTrip No. 1791
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DIVISION:
VERSION: 001
DESIGNED BY:
DRAWN BY:
REVIEWED BY:

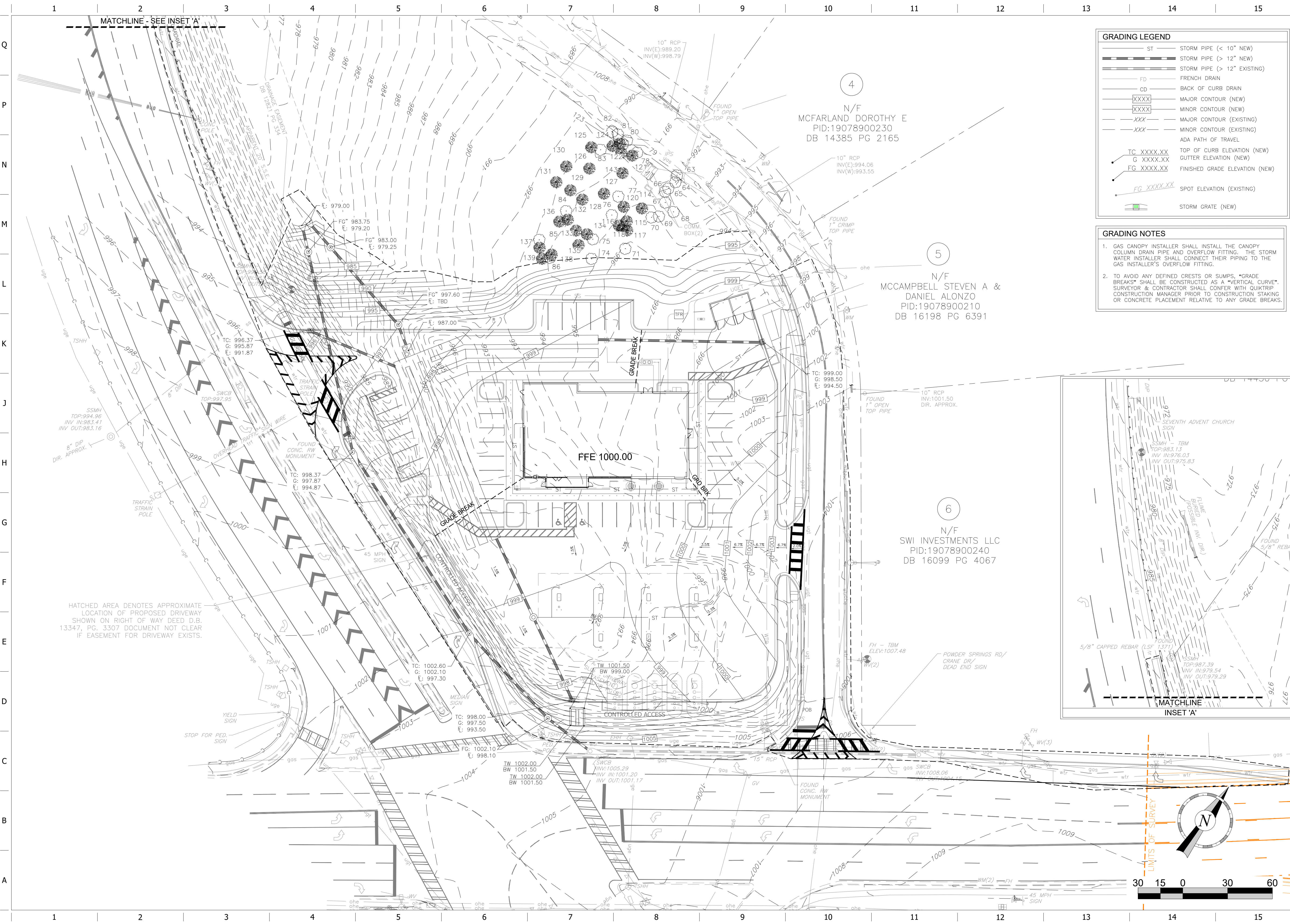
REV	DATE	DESCRIPTION

SHEET TITLE:
SITE (PRELIM)

SHEET NUMBER:
2

ORIGINAL ISSUE DATE:

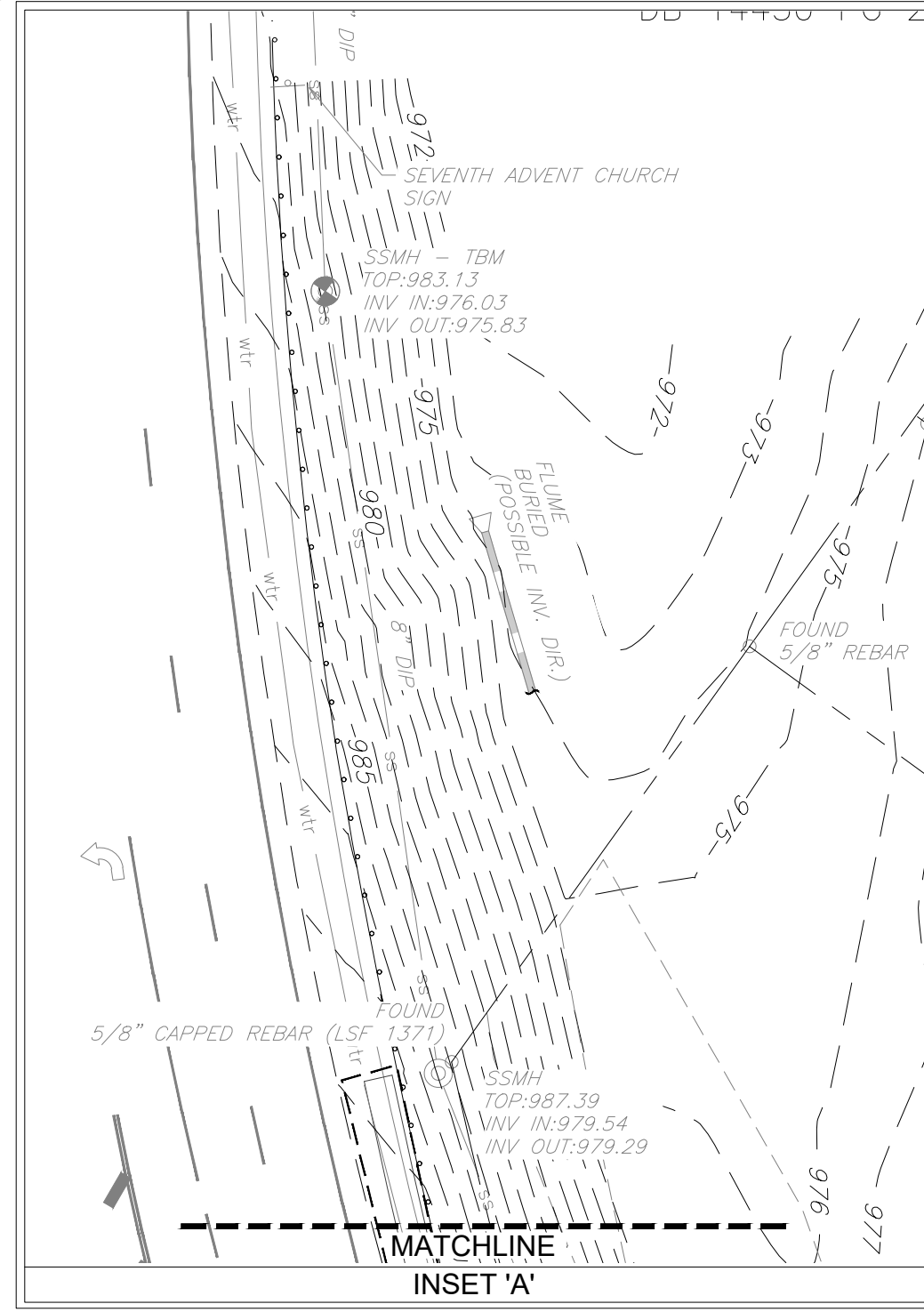
FILE LOCATION: C:\Projects\QuikTrip\1791\Engineering\DWG\07-1791-Civil (P-125).dwg TAB NAME: Grading (Prelim) USER: SShoyes SAVED: 4/23/2026 3:35 PM PLOTTED: 4/24/2026 9:15 AM



HATCHED AREA DENOTES APPROXIMATE LOCATION OF PROPOSED DRIVEWAY SHOWN ON RIGHT OF WAY DEED D.B. 13347, PG. 3307 DOCUMENT NOT CLEAR IF EASEMENT FOR DRIVEWAY EXISTS.

GRADING LEGEND	
ST	STORM PIPE (< 10" NEW)
ST	STORM PIPE (> 12" NEW)
ST	STORM PIPE (> 12" EXISTING)
FD	FRENCH DRAIN
CD	BACK OF CURB DRAIN
XXXX	MAJOR CONTOUR (NEW)
XXXX	MINOR CONTOUR (NEW)
XXX	MAJOR CONTOUR (EXISTING)
XXX	MINOR CONTOUR (EXISTING)
XXX	ADA PATH OF TRAVEL
TC XXXX.XX	TOP OF CURB ELEVATION (NEW)
G XXXX.XX	GUTTER ELEVATION (NEW)
FG XXXX.XX	FINISHED GRADE ELEVATION (NEW)
FG XXXX.XX	SPOT ELEVATION (EXISTING)
[Symbol]	STORM GRATE (NEW)

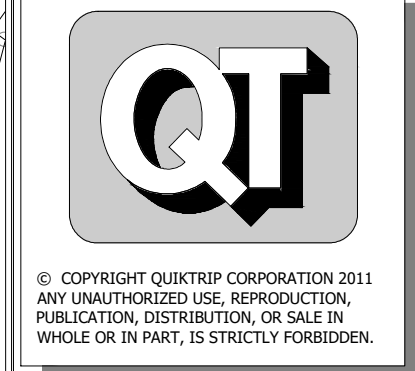
- GRADING NOTES**
- GAS CANOPY INSTALLER SHALL INSTALL THE CANOPY COLUMN DRAIN PIPE AND OVERFLOW FITTING. THE STORM WATER INSTALLER SHALL CONNECT THEIR PIPING TO THE GAS INSTALLER'S OVERFLOW FITTING.
 - TO AVOID ANY DEFINED CRESTS OR SUMPS, "GRADE BREAKS" SHALL BE CONSTRUCTED AS A "VERTICAL CURVE". SURVEYOR & CONTRACTOR SHALL CONFER WITH QUIKTRIP CONSTRUCTION MANAGER PRIOR TO CONSTRUCTION STAKING OR CONCRETE PLACEMENT RELATIVE TO ANY GRADE BREAKS.



PROJECT NO.: 039.058

ENGINEERING PLANNING CONST. MGMT. SURVEYING LANDSCAPE ARCHITECTURE
500 PIRKLE FERRY RD. SUITE C CUMMING, GA 30040 PH: (678) 807-7100 www.fdc-llc.com

QuikTrip No. 1791
2650 POWDER SPRINGS ROAD
MARIETTA, GEORGIA 30064



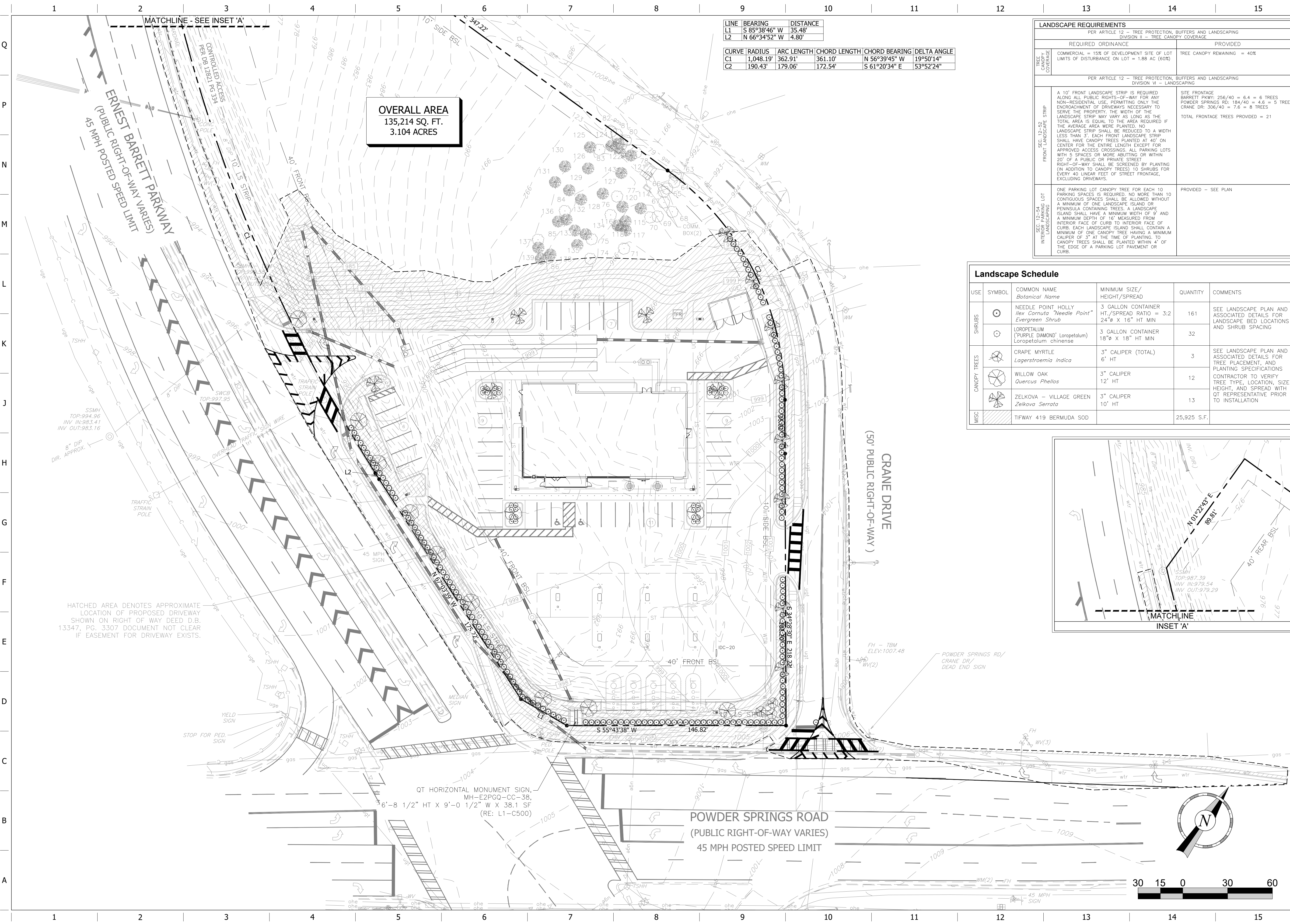
PROTOTYPE:	P-120 (11/15/24)
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VERSION:	001
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DRAWN BY:	
REVIEWED BY:	

REV	DATE	DESCRIPTION

SHEET TITLE:	GRADING (PRELIM)
SHEET NUMBER:	3

ORIGINAL ISSUE DATE:

FILE: LOCATION\C\Projects\QuikTrip\1791\Engineering\DWG\07-1791_Civil (P-125).dwg TAB: NAME: Landscape (Prelim) USER: SShoyes SAVED: 4/23/2026 3:35 PM PLOTTED: 4/24/2026 9:16 AM



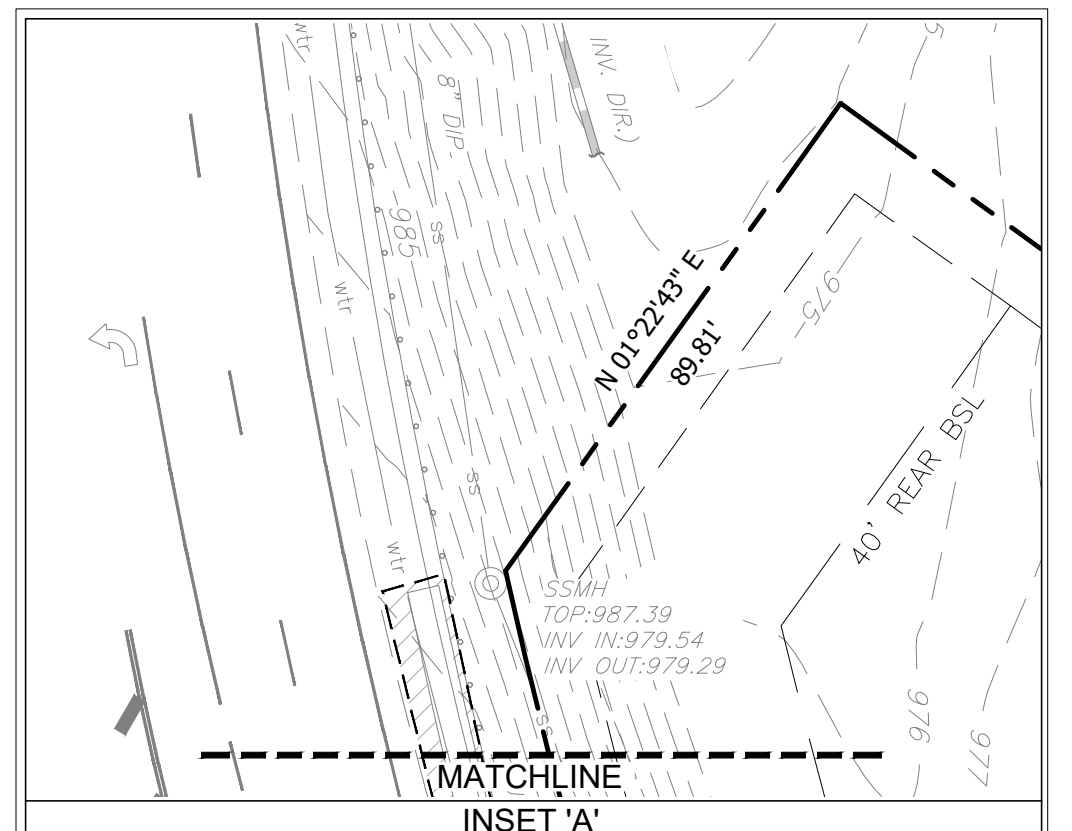
OVERALL AREA
135,214 SQ. FT.
3.104 ACRES

LINE	BEARING	DISTANCE
L1	S 85°38'46" W	35.48'
L2	N 66°34'52" W	4.80'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
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C2	190.43'	179.06'	172.54'	S 61°20'34" E	53°52'24"

LANDSCAPE REQUIREMENTS	
PER ARTICLE 12 - TREE PROTECTION, BUFFERS AND LANDSCAPING DIVISION II - TREE CANOPY COVERAGE	
REQUIRED ORDINANCE	PROVIDED
COMMERCIAL - 15% OF DEVELOPMENT SITE OF LOT LIMITS OF DISTURBANCE ON LOT = 1.88 AC (60%)	TREE CANOPY REMAINING = 40%
PER ARTICLE 12 - TREE PROTECTION, BUFFERS AND LANDSCAPING DIVISION VI - LANDSCAPING	
A 10' FRONT LANDSCAPE STRIP IS REQUIRED ALONG ALL PUBLIC RIGHTS-OF-WAY FOR ANY NON-RESIDENTIAL USE. PERMITTING ONLY THE ENCROACHMENT OF DRIVEWAYS NECESSARY TO SERVE THE PROPERTY. THE WIDTH OF THE LANDSCAPE STRIP MAY VARY AS LONG AS THE TOTAL AREA IS EQUAL TO THE AREA REQUIRED IF THE AVERAGE AREA MORE PLANTED. NO LANDSCAPE STRIP SHALL BE REDUCED TO A WIDTH LESS THAN 3' EACH FRONT LANDSCAPE STRIP SHALL HAVE CANOPY TREES PLANTED AT 40' ON CENTER FOR THE ENTIRE LENGTH EXCEPT FOR APPROVED ACCESS CROSSINGS. ALL PARKING LOTS WITH 5 SPACES OR MORE ABUTTING OR WITHIN 20' OF A PUBLIC OR PRIVATE STREET RIGHT-OF-WAY SHALL BE SCREENED BY PLANTING (IN ADDITION TO CANOPY TREES) 10 SHRUBS FOR EVERY 40 LINEAR FEET OF STREET FRONTAGE, EXCLUDING DRIVEWAYS.	SITE FRONTAGE BARRETT PKWY: 256/40 = 6.4 = 6 TREES POWDER SPRINGS RD: 184/40 = 4.6 = 5 TREES CRANE DR: 304/40 = 7.6 = 8 TREES TOTAL FRONTAGE TREES PROVIDED = 21
ONE PARKING LOT CANOPY TREE FOR EACH 10 PARKING SPACES IS REQUIRED. NO MORE THAN 10 CONTIGUOUS SPACES SHALL BE ALLOWED WITHOUT A MINIMUM OF ONE LANDSCAPE ISLAND OR PENINSULA CONTAINING TREES. A LANDSCAPE ISLAND SHALL HAVE A MINIMUM WIDTH OF 9' AND A MINIMUM DEPTH OF 15' MEASURED FROM INTERIOR FACE OF CURB TO INTERIOR FACE OF CURB. EACH LANDSCAPE ISLAND SHALL CONTAIN A MINIMUM OF ONE CANOPY TREE HAVING A MINIMUM CALIPER OF 3" AT THE TIME OF PLANTING. TO CANOPY TREES SHALL BE PLANTED WITHIN 4' OF THE EDGE OF A PARKING LOT PAVEMENT OR CURB.	PROVIDED - SEE PLAN

Landscape Schedule					
USE	SYMBOL	COMMON NAME <i>Botanical Name</i>	MINIMUM SIZE/ HEIGHT/SPREAD	QUANTITY	COMMENTS
SHRUBS	⊙	NEEDLE POINT HOLLY <i>Ilex Cornuta "Needle Point"</i> Evergreen Shrub	3 GALLON CONTAINER HT./SPREAD RATIO = 3:2 24" x 18" HT MIN	161	SEE LANDSCAPE PLAN AND ASSOCIATED DETAILS FOR LANDSCAPE BED LOCATIONS AND SHRUB SPACING
	⊙	LOROPETALUM (PURPLE DIAMOND) <i>Loropetalum chinense</i>	3 GALLON CONTAINER 18" x 18" HT MIN	32	
CANOPY TREES	⊙	CRAPE MYRTLE <i>Lagerstroemia Indica</i>	3" CALIPER (TOTAL) 6' HT	3	SEE LANDSCAPE PLAN AND ASSOCIATED DETAILS FOR TREE PLACEMENT, AND PLANTING SPECIFICATIONS
	⊙	WILLOW OAK <i>Quercus Phellos</i>	3" CALIPER 12" HT	12	CONTRACTOR TO VERIFY TREE TYPE, LOCATION, SIZE, HEIGHT, AND SPREAD WITH LOT REPRESENTATIVE PRIOR TO INSTALLATION
	⊙	ZELKOVA - VILLAGE GREEN <i>Zelkova Serrata</i>	3" CALIPER 10' HT	13	
MISC		TIFWAY 419 BERMUDA SOD		25,925 S.F.	



PROJECT NO.: 039.058

ENGINEERING SURVEYING
PLANNING LANDSCAPE
CONST. MGMT. ARCHITECTURE
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SUITE C
CUMMING, GA 30040
PH: (678) 807-5100
WWW.FDL-LLC.COM

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REV	DATE	DESCRIPTION

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SHEET TITLE:
LANDSCAPE (PRELIM)

SHEET NUMBER:
4