PEACHTREE PKWY AND ENGINEERING DRIVE

ALL REQUIREMENTS OF THE CITY OF PEACHTREE CORNERS DEVELOPMENT REGULATIONS RELATIVE TO THE PREPARATION AND SUBMISSION OF A DEVELOPMENT PERMIT APPLICATION HAVING BEEN FULFILLED, AND SAID APPLICATION AND ALL SUPPORTING PLANS AND DATA HAVING BEEN REVIEWED AND APPROVED BY ALL AFFECTED CITY DEPARTMENTS AS REQUIRED UNDER THEIR RESPECTIVE AND APPLICABLE REGULATIONS, APPROVAL IS HEREBY GRANTED OF THIS SITE PLAN AND ALL OTHER DEVELOPMENT PLANS ASSOCIATED WITH THIS PROJECT SUBJECT TO ALL FURTHER PROVISIONS OF SAID DEVELOPMENT AND OTHER CITY REGULATIONS

_____ _____
PEACHTREE CORNERS COMMUNITY DEVELOPMENT DATE

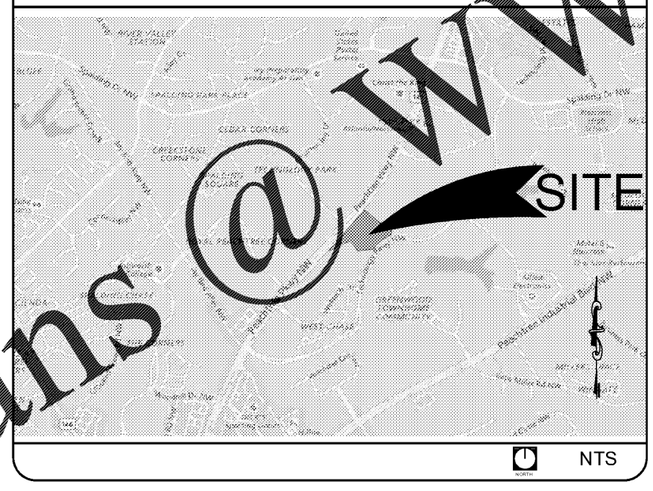
THIS CERTIFICATE EXPIRES TWELVE MONTHS FROM THE DATE OF APPROVAL UNLESS A DEVELOPMENT PERMIT IS ISSUED.

SHEET INDEX

NO.	SHEET DESCRIPTION	REVISION	DATE
COV	COVER SHEET	11/02/2018	01/15/2018
GR-1	GENERAL REQUIREMENTS	06/29/2018	01/15/2018
GR-2	GENERAL REQUIREMENTS - REZONING CONDITIONS	02/26/2018	01/15/2018
GR-3	USACOE PERMIT	02/26/2018	01/15/2018
GR-4	USACOE PERMIT & GA EPD VARIANCE	10/02/2018	01/15/2018
SHEET 2 OF 2	ALTA/NSPS LAND TITLE SURVEY	04/10/2018	08/24/2017
SHEET 1 OF 2	PRELIMINARY PLAT FOR RACETRAC	10/02/2018	02/15/2018
SHEET 2 OF 2	PRELIMINARY PLAT FOR RACETRAC	10/022018	02/15/2018
S-1	POTHOLE LOCATION		11/02/2018
C-1	DEMOLITION PLAN	11/02/2018	01/15/2018
C-2.1	EROSION CONTROL PLAN (PHASE I)	11/02/2018	01/15/2018
C-2.2	EROSION CONTROL PLAN (PHASE II)	11/02/2018	01/15/2018
C-2.3	EROSION CONTROL PLAN (PHASE III)	11/02/2018	01/15/2018
C-2.4	COMPREHENSIVE MONITORING PLAN	06/29/2018	01/15/2018
C-2.5	EROSION CONTROL CHECKLIST AND CERTIFICATIONS	06/29/2018	01/15/2018
C-2.6	EROSION CONTROL DETAILS	02/26/2018	01/15/2018
C-2.7	EROSION CONTROL DETAILS	09/07/2018	01/15/2018
C-3.1	OVERALL SITE PLAN	11/02/2018	01/15/2018
C-3.2	SITE PLAN	11/02/2018	01/15/2018
C-3.3	ROADWAY PROFILE	06/29/2018	01/15/2018
C-4.1	OVERALL GRADING PLAN	11/02/2018	01/15/2018
C-4.2	GRADING PLAN (WEST)	11/02/2018	01/15/2018
C-4.3	GRADING PLAN (EAST)	11/02/2018	01/15/2018
C-5	PAVING PLAN	11/02/2018	01/15/2018
C-6	JOINTING PLAN	11/02/2018	01/15/2018
C-7	DRAINAGE PLAN	11/02/2018	01/15/2018
C-8.1	UTILITY PLAN	11/02/2018	01/15/2018
C-8.2	UTILITY ENLARGEMENT	11/02/2018	01/15/2018
C-8.3	PROFILES	06/29/2018	01/15/2018
C-8.4	PROFILES	06/29/2018	01/15/2018
C-8.5	PROFILES	10/02/2018	01/15/2018
SD1	RACETRAC STANDARD DETAILS	06/29/2018	01/15/2018
SD2	RACETRAC STANDARD DETAILS	06/29/2018	01/15/2018
SD3	RACETRAC STANDARD DETAILS	06/29/2018	01/15/2018
SD4	RACETRAC STANDARD DETAILS	06/29/2018	01/15/2018
SD5	CONSTRUCTION DETAILS	02/26/2018	01/15/2018
SD6	CONSTRUCTION DETAILS	06/29/2018	01/15/2018
SD7	CONSTRUCTION DETAILS	06/29/2018	01/15/2018
SD8	CONSTRUCTION DETAILS	06/29/2018	01/15/2018
SD9	CONSTRUCTION DETAILS	09/07/2018	06/29/2018
TP-1	TREE LOCATION PLAN	11/02/2018	01/15/2018
L-1.1	LANDSCAPE PLAN	11/02/2018	01/15/2018
L-1.2	LANDSCAPE DETAILS	11/02/2018	01/15/2018
L-1.3	LANDSCAPE NOTES	10/02/2018	01/15/2018
L-1.4	LANDSCAPE MAINTENANCE	10/02/2018	01/15/2018
L-2.1	IRRIGATION PLAN	11/02/2018	02/26/2018
L-2.2	IRRIGATION DETAILS	11/02/2018	02/26/2018
L-2.3	IRRIGATION SPECS	11/02/2018	02/26/2018
L-3.1	GDOT LANDSCAPE PLAN	10/02/2018	01/15/2018
L-3.2	GDOT LANDSCAPE DETAILS	10/02/2018	01/15/2018
TS-1	ROAD STRIPING AND PAVING PLAN	06/29/2018	01/15/2018
TS-2	ROAD STRIPING AND PAVING PLAN	06/29/2018	01/15/2018
TS-3	ROAD GRADING, DRAINAGE, UTILITY PLAN	06/29/2018	01/15/2018
TS-4	ROAD GRADING, DRAINAGE, UTILITY PLAN	06/29/2018	01/15/2018
SP-1	SITE PHOTOMETRIC PLAN	07/24/2018	01/24/2018
SP-2	SITE PHOTOMETRY DATASHEETS	07/24/2018	01/24/2018
CIP1	CIP RETAINING WALL - TITLE SHEET		02/23/2018
CIP2	CIP RETAINING WALL - PLAN & ELEVATION VIEW SHEET		02/23/2018
CIP3	CIP RETAINING WALL - DETAIL SHEET		02/23/2018
RW1	MODULAR BLOCK RETAINING WALL SYSTEM - TITLE SHEET		02/23/2018
RW2	MODULAR BLOCK RETAINING WALL SYSTEM - PLAN & ELEVATION VIEW SHEET		02/23/2018
RW3	MODULAR BLOCK RETAINING WALL SYSTEM - DETAIL SHEET		02/23/2018
RW4	MODULAR BLOCK RETAINING WALL SYSTEM - DETAIL SHEET		02/23/2018
27-01 TO 27-06	TRAFFIC SIGNAL PLANS	10/04/2018	11/08/2017

PROJECT # 1201 - STORE # 2524
PEACHTREE PARKWAY (GA HWY 141) & ENGINEERING DRIVE
5780 PEACHTREE PARKWAY
PEACHTREE CORNERS, GA 30092
PARCEL ID'S: 6-284-16, 6-284-18, 6-284-40 & 6-284-56
DEVELOPMENT PLANS
LAND LOT 284 , 6th DISTRICT, GWINNETT COUNTY
CITY OF PEACHTREE CORNERS,GEORGIA.
ACTIVITY CENTER / CORRIDOR OVERLAY DISTRICT

VICINITY MAP



GENERAL NOTES:

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BECOME FAMILIAR WITH THE PERMIT AND INSPECTION REQUIREMENTS OF THE VARIOUS GOVERNMENTAL AGENCIES. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION, AND SCHEDULE INSPECTION ACCORDING TO AGENCY INSTRUCTION.
2. ALL WORK PERFORMED SHALL COMPLY WITH THE REGULATIONS AND ORDINANCES OF THE VARIOUS GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THE WORK, INCLUDING LANDSCAPING.
3. CONTRACTOR SHALL SUBMIT FOR REVIEW TO THE OWNER'S CONSTRUCTION MANAGER SHOP DRAWINGS ON ALL PRECAST AND MANUFACTURED ITEMS TO USE ON THIS SITE. FAILURE TO OBTAIN APPROVAL BEFORE INSTALLATION MAY RESULT IN REMOVAL AND REPLACEMENT AT CONTRACTOR'S EXPENSE. CONSTRUCTION MANAGER'S APPROVAL OF A SHOP DRAWING DOES NOT RELIEVE CONTRACTOR'S RESPONSIBILITY FOR PERFORMANCE OF THE ITEM.
4. WORK PERFORMED UNDER THIS CONTRACT SHALL INTERFACE SMOOTHLY WITH OTHER WORK BEING PERFORMED ON SITE BY OTHER CONTRACTORS AND UTILITY COMPANIES. IT IS NECESSARY FOR THE CONTRACTOR TO COORDINATE AND SCHEDULE HIS ACTIVITIES, WHERE NECESSARY WITH OTHER CONTRACTOR'S AND UTILITY COMPANIES.
5. MATERIALS AND CONSTRUCTION METHODS FOR STREETS AND STORM DRAINAGE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LOCAL REGULATORY AGENCY.
6. CONTRACTOR SHALL REVIEW SOIL REPORTS AND BORINGS PRIOR TO BIDDING THE PROJECT AND COMMENCING CONSTRUCTION.
7. AT LEAST 72 HOURS PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND APPROPRIATE AGENCIES AND SUPPLY THEM WITH ALL REQUIRED SHOP DRAWINGS, THE CONTRACTOR'S NAME, STARTING DATE, PROJECTED SCHEDULE, AND OTHER INFORMATION AS REQUIRED. ANY WORK PERFORMED PRIOR TO NOTIFYING THE ENGINEER OR WITHOUT AGENCY INSPECTOR PRESENT MAY BE SUBJECT TO REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.
8. THE CONTRACTOR SHALL USE EACH PLAN IN CONJUNCTION WITH THE ENTIRE SET OF DRAWINGS AND JOB SPECIFICATIONS. DO NOT REMOVE OR DEMOLISH ANYTHING WITHOUT VERIFYING AND COORDINATING WITH ALL ELECTRICAL, PLUMBING, MECHANICAL, GENERAL TRADES, AND UTILITY COMPANIES AS THEY AFFECT THE OVERALL PROJECT.
9. ALL WORK SHOWN SHALL BE DONE IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS
10. IT IS THE RESPONSIBILITY OF THE APPLICANT TO SPEAK WITH THE UNITED STATES ARMY CORPS OF ENGINEERS ABOUT ACQUIRING APPROPRIATE PERMITS FOR THIS ACTIVITY.

PROJECT SCOPE:

GENERAL:
This project consists of the development of a new convenience store and gas station for Racetrac, an extension of a city street & a commercial outparcel. The proposed site is currently undeveloped. The new development shall be a stand alone building and gas pumps with an overhead canopy. These plans will also include a new city street & sidewalks, new parking, utility connections, drainage improvements, box culvert extension, new landscaping and the installation of extended dry detention pond.

GENERAL SITE INFORMATION:

TOTAL SITE AREA:	±8.47 AC
ZONING DISTRICT:	C-2 - GENERAL BUSINESS DISTRICT
TOTAL DISTURBED AREA:	±7.81 AC
OVERALL SITE IMPERVIOUS AREA:	1.92 AC (22.85%)
RACETRAC (LOT 1):	1.17 AC (14%)
OUTPARCEL (LOT 2) PROPOSED:	0.03 AC (0.35%)
OUTPARCEL (LOT 3) PROPOSED:	0.00 AC (0%)
ROW (LOT 4):	0.72 AC (8.5%)
FUTURE OUTPARCEL IMPERVIOUS AREA: (NOT SHOWN ON PLANS)	0.60 AC
EXISTING USE:	UNDEVELOPED
PROPOSED USE:	CONVENIENCE STORE
CITY OF PEACHTREE CORNERS PERMIT:	PLDP2018-001
GWINNETT CO. CASE #:	CDP2018-00011

*ADVALORUM TAXES FOR ALL FOUR(4) PROPERTIES HAVE BEEN PAID AS OF 12/01/2017

CONSTRUCTION INFORMATION

811 Know what's below. Call before you dig.

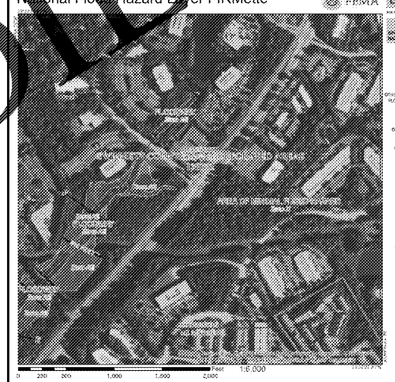
RACETRAC 24-HOUR PHONE NUMBER: 404-857-6165
CONTACT NAME: TIM WILLIAMS

OWNER/DEVELOPER

RACETRAC PETROLEUM, INC.
200 GALLERIA PARKWAY, SUITE 900
ATLANTA, GEORGIA 30339
ENGINEERING PROJECT MANAGER - MICHAEL MULLEN, PE, MBA
(770)431-7600 EXT 1577
CONSTRUCTION PROJECT MANAGER - TIM WILLIAMS
(404) 857-6165
24 HR CONTACT : TIM WILLIAMS

FIRMETTE

National Flood Hazard Layer FIRMette — FEMA



CONSULTANTS

ENGINEER	LANDSCAPE ARCHITECT	SURVEYOR
COLUMBIA ENGINEERING JENNIFER LOSURDO, PE PROJECT MANAGER 2862 BUFORD HIGHWAY SUITE 200 DULUTH, GEORGIA 30096 PHONE: (770) 925-0357 FAX: (770) 925-0565	COLUMBIA ENGINEERING ROGER GRANT LANDSCAPE ARCHITECT 2862 BUFORD HIGHWAY SUITE 200 DULUTH, GEORGIA 30096 PHONE: (770) 925-0357 FAX: (770) 925-0565	PLANNERS & ENGINEERS COLLABORATIVE JONATHAN HOWARD, RLS 350 RESEARCH COURT PEACHTREE CORNERS, GA 30092 PHONE: (770) 451-2741

UTILITY PROVIDERS

WATER & SANITARY SEWER GWINNETT COUNTY, WATER & SEWER REVIEW SECTION 446 WEST CROGAN STREET SUITE 150, LAWRENCEVILLE, GA 30046 CHARLI YOUNG - 678-518-6000	ELECTRIC GEORGIA POWER 3825 ROGERS BRIDGE ROAD, DULUTH, GA 30097 RYAN WALLS - 770-497-5826	TELEPHONE AT&T PHILLIP REESE 770-827-9745
STORM CITY OF PEACHTREE CORNERS PUBLIC WORKS 310 TECHNOLOGY PKWY PEACHTREE CORNERS, GA 30092 GREG RAMSEY - 470-395-7021	GAS ATLANTA GAS LIGHT 1485 LAKES PKWY, LAWRENCEVILLE, GA 30043 MARK DOOLY - 404-391-7561	CABLE COMCAST DAVID NOBLE 770-559-6816
FIRE DISTRICT GWINNETT COUNTY, FIRE PLAN REVIEW SECTION 446 WEST CROGAN STREET SUITE 150, LAWRENCEVILLE, GA 30046 JIM EAGAN - 678-518-6000	CITY TRANSPORTATION CITY OF PEACHTREE CORNERS PUBLIC WORKS 310 TECHNOLOGY PKWY PEACHTREE CORNERS, GA 30092 GREG RAMSEY - 470-395-7021	STATE TRANSPORTATION GEORGIA DOT, DISTRICT 1 1475 JESSIE JEWEL PKWY NE, SUITE100, GAINSVILLE, GA 30501 WILLIAM HUNTER 770-533-8494

THIS MATRIX HAS BEEN PROVIDED FOR INFORMATION PURPOSES. THE CONTRACTOR SHALL PROVIDE ANY AND ALL APPURTANCES, TRENCHING AND BACKFILL, AND OTHER INCIDENTALS TO MEET OR EXCEED THE SPECIFICATIONS OF THE ITEMS LISTED.

CONTACT RACETRAC PETROLEUM, INC. PROJECT MANAGER PRIOR TO ANY REVISIONS TO THE PLAN SUPPLIED BY RACETRAC PETROLEUM, INC.

NO.	DATE	
1	02/26/18	JURISDICTIONAL COMMENTS
2	05/04/18	GDOT COMMENTS
3	05/29/18	GDOT COMMENTS
4	06/29/18	OWNER & JURISDICTIONAL COMMENTS
5	07/26/18	GDOT PDP PV REVISION
6	08/24/18	CITY & GDOT LANDSCAPE REVISION
7	09/07/18	OWNER REVISIONS & JURISDICTIONAL COMMENTS
8	09/14/18	GDOT LANDSCAPE REVISIONS
9	10/02/18	JURISDICTIONAL COMMENTS
10	10/25/18	CITY & OWNER COMMENTS
11	11/02/18	ISSUE FOR BID/OWNER SUBMITTAL

Columbia Engineering
2862 BUFORD HIGHWAY
SUITE 200
DULUTH, GEORGIA 30096
(770) 925-0357

GEORGIA REGISTERED No. 030074 PROFESSIONAL ENGINEER JENNIFER N. LOSURDO

THESE PLANS ARE SUBJECT TO FEDERAL COPYRIGHT LAWS ANY USE OF SAME WITHOUT WRITTEN PERMISSION OF RACETRAC PETROLEUM, INC. IS PROHIBITED.

RACETRAC PETROLEUM, INC.
200 GALLERIA PARKWAY
SUITE 900, ATLANTA, GA 30339
(770) 431-7600

COVER SHEET

PEACHTREE CORNERS RACETRAC

5780 PEACHTREE PARKWAY
PEACHTREE CORNERS, GEORGIA
GWINNETT COUNTY
DIST. 6, LL 284, PARCELS: 6-284-16, 18, 40, 56

DRAWN-BY	JCW
DATE	01/15/2018
SCALE	N/A
DRAWING NAME:	4607.00.dwg
COV	
SHEET NO.	VERSION

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