

02/26/18

N/F  
DREF TECK PARK, LLC  
DB 19780 / PG 224  
ZONED: M-1

N/F  
5720 PEACHTREE PARKWAY  
HOLDINGS, LLC  
DB 54260 / PG 852  
ZONED: M-1

±70 SF OF EXISTING SIDEWALK TO BE SAWCUT & REMOVED- CONTRACTOR TO REMOVE AS LITTLE SIDEWALK AS NECESSARY FOR NEW RAMP CONNECTION

±73 LF OF EXISTING CURB AND GUTTER TO BE REMOVED

TECHNOLOGY PARKWAY  
SPEED LIMIT 35 MPH  
(80' ROW)

±493 SF OF EXISTING SIDEWALK TO BE SAWCUT & REMOVED

FREESTANDING "COMING SOON" SIGN  
4-6 FEET TALL- MINIMUM 16 S.F. MAXIMUM 32 S.F. SIGN MUST INCLUDE "COMING SOON" AT TOP FOLLOWED BY BUSINESS NAME, ARCHITECTURAL RENDERING, AND FOR FURTHER INFORMATION FOLLOWED BY CONTACT INFORMATION

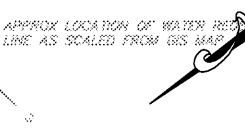
N/F  
UB (PLAID-NORCROSS) LLC II  
DB 51806 / PG 254  
ZONED: M-1



CITY OF PEACHTREE CORNERS NOTES:

- 1. THE CRZ OF SPECIMEN TREES PLUS ALL STREAM AND ZONING BUFFERS SHALL BE PROTECTED WITH WIRE-BACK TREE SAVE FENCING WITH METAL SUPPORT POSTS AND TREE SAVE SIGNAGE PRIOR TO LAND DISTURBANCE. INSTALLATION OF THE TREE SAVE FENCE WILL INVOLVE NO TRENCHING.
- 2. TREE SAVE FENCE FOR ENTIRE SITE MUST BE INSTALLED, INSPECTED AND APPROVED PRIOR TO INSTALLATION OF EROSION CONTROL MEASURES. NO LAND DISTURBANCE OR DEMOLITION IS ALLOWED BEFORE TREE SAVE FENCING HAS BEEN INSPECTED AND APPROVED BY CITY ARBORIST.

AREA OF DISTURBANCE  
±7.81 ACRES



GENERAL DEMOLITION SPECIFICATIONS:

- CONDITIONS EXISTING AT TIME OF INSPECTION FOR BIDDING PURPOSE WILL BE MAINTAINED BY OWNER AS FAR AS PRACTICAL.
- MAINTAIN EXISTING UTILITIES INDICATED TO REMAIN IN SERVICE AND PROTECT THEM AGAINST DAMAGE DURING DEMOLITION OPERATIONS.
- DRAIN, PURGE, OR OTHERWISE REMOVE, COLLECT, AND DISPOSE OF CHEMICALS, GASES, EXPLOSIVES, ACIDS, FLAMMABLES OR OTHER DANGEROUS MATERIALS BEFORE PROCEEDING WITH DEMOLITION OPERATIONS ACCORDING TO APPLICABLE CODES OR REGULATIONS.
- EMPLOY A CERTIFIED, LICENSED EXTERMINATOR TO TREAT BUILDING AND TO CONTROL RODENTS AND VERMIN BEFORE AND DURING DEMOLITION OPERATIONS.
- DO NOT CLOSE OR OBSTRUCT STREETS, WALKS, OR OTHER ADJACENT OCCUPIED OR USED FACILITIES WITHOUT PERMISSION FROM OWNER AND AUTHORITIES HAVING JURISDICTION. PROVIDE ALTERNATE ROUTES AROUND CLOSED OR OBSTRUCTED TRAFFIC WAYS IF REQUIRED BY GOVERNING REGULATIONS. PROVIDE ALTERNATE ROUTES AND SIGNAGE FOR SIDEWALKS ON DISCOVERY BLVD AND MABLETON PARKWAY, DURING THE DEMOLITION AND RECONSTRUCTION OF THE SIDEWALK.
- DO NOT CREATE HAZARDOUS OR OBJECTIONABLE CONDITIONS SUCH AS ICE, FLOODING, AND POLLUTION, WHEN USING WATER, REMOVE AND TRANSPORT DEBRIS IN A MANNER THAT WILL PREVENT SPILLAGE ON ADJACENT SURFACES AND AREAS.
- REMOVE DEBRIS FROM ELEVATED PORTIONS OF BUILDING BY CHUTE, HOIST, OR OTHER DEVICE THAT WILL CONVEY DEBRIS TO GRADE LEVEL.
- PROMPTLY DISPOSE OF DEMOLISHED MATERIALS. DO NOT ALLOW DEMOLISHED MATERIALS TO ACCUMULATE ON-SITE.
- DO NOT BURN DEMOLISHED MATERIALS.

DEMOLITION LEGEND	
BUILDING DEMOLITION AREA	
PAVEMENT REMOVAL	
LIMITS OF DISTURBANCE	
LINE ITEM DEMOLITION	
TREE PROTECTION FENCING	
SINGLE ITEM DEMOLITION	
SAW-CUT	
EXISTING FEATURES SCREENED	

NO.	DATE	DESCRIPTION
1	02/26/18	JURISDICTIONAL COMMENTS
5	06/29/18	OWNER REVISIONS & JURISDICTIONAL COMMENTS
9	09/07/18	OWNER REVISIONS & JURISDICTIONAL COMMENTS
11	10/02/18	JURISDICTIONAL COMMENTS
13	11/02/18	ISSUE FOR BID/OWNER COMMENTS

**Columbia Engineering**  
2862 BUFORD HIGHWAY  
DUBLIN, GEORGIA 30098  
(770) 925-0357

**REGISTERED PROFESSIONAL ENGINEER**  
No. 10001  
PEACHTREE CORNERS, GA

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

RACETRAC PETROLEUM, INC.  
200 GALLERIA PARKWAY  
SUITE 600  
PEACHTREE CORNERS, GA 30339  
(770) 451-7600

DEMOLITION PLAN	
PEACHTREE CORNERS RACETRAC	
5780 PEACHTREE PARKWAY PEACHTREE CORNERS, GEORGIA GWINNETT COUNTY	
DIST. 6, L.L. 284, PARCELS: 6-284-16, 18, 40, 96	
DRAWN-BY	JCW
DATE	01/15/2018
SCALE	1"=40'
DRAWING NAME:	4607.00.dwg
SHEET NO.	C-1
VERSION	1

Order Plans @ [www.dime.com](http://www.dime.com)

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

ENGINEERING DRIVE  
SPEED LIMIT  
35 MPH

GA. HWY 141  
AKA PEACHTREE PARKWAY  
SPEED LIMIT 55 MPH  
(VARIABLE ROW)

FREESTANDING "COMING SOON" SIGN  
4-6 FEET TALL- MINIMUM 16 S.F. MAXIMUM 32 S.F. SIGN MUST INCLUDE "COMING SOON" AT TOP FOLLOWED BY BUSINESS NAME, ARCHITECTURAL RENDERING, AND FOR FURTHER INFORMATION FOLLOWED BY CONTACT INFORMATION

SIGNIFICANT GRADE CHANGE IN THIS AREA, CONTRACTOR SHALL COORDINATE POWER POLE RELOCATION WITH GA POWER.

BUFFER AREA WITHIN LIMITS OF DISTURBANCE TO BE IMPACTED

EXISTING 15" SANITARY SEWER EASEMENT TO BE QUIT CLAIMED AFTER PROPOSED RELOCATED SANITARY SEWER IS ACCEPTED BY GWINNETT COUNTY.

SIGNIFICANT GRADE CHANGE IN THIS AREA, CONTRACTOR SHALL COORDINATE POWER POLE RELOCATION WITH GA POWER.

EXISTING SANITARY MANHOLE TO BE ABANDONED IN PLACE.

EXISTING TREE TO BE REMOVED. SEE SHEET TP-1.

SIGNIFICANT GRADE CHANGE IN THIS AREA, CONTRACTOR SHALL COORDINATE POWER POLE RELOCATION WITH GA POWER.

EXISTING TREE TO BE REMOVED. SEE SHEET TP-1.

SAWCUT AND REMOVE ±1,780 SF OF EXISTING ASPHALT SIDEWALK

±176 LF OF EXISTING CURB AND GUTTER TO BE REMOVED

±893 LF EX. GUARDRAIL TO BE REMOVED

SAWCUT AND REMOVE ±885 SF OF EXISTING ASPHALT SIDEWALK

±84 LF OF EXISTING CURB AND GUTTER TO BE REMOVED