

- SITE NOTES:**
- ALL WORK AND MATERIALS SHALL COMPLY WITH CITY OF PEACHTREE CORNERS REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
 - CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF TOWERS, SLOPE PAVING, COLUMNS, DOOR LOCATIONS, AND UTILITY ENTRANCES.
 - EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED, OR RELOCATED PER PLANS. ALL COST SHALL BE INCLUDED IN BASE BID.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS AND POLES, ETC. AS REQUIRED PER PLANS.
 - ALL CURB DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
 - ALL BUILDING DIMENSIONS ARE TO THE FACE OF STRUCTURAL CMU.
 - THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL AREAS INDICATED TO REMAIN UNDISTURBED OR TO REMAIN AS BUFFERS, ALL PROPERTY CORNERS, AND REPLACING ALL PINS ELIMINATED OR DAMAGED DURING CONSTRUCTION.
 - CONTRACTOR SHALL MATCH EXISTING PAVEMENT IN GRADE AND ALIGNMENT.
 - ALL WORK SHALL COMPLY WITH APPLICABLE STATE, FEDERAL, AND LOCAL CODES, SPECIFICATIONS AND REQUIREMENTS. ALL NECESSARY LICENSES AND PERMITS SHALL BE OBTAINED BY THE CONTRACTOR AT HIS EXPENSE.
 - DEVIATIONS FROM THESE PLANS AND NOTES WITHOUT PRIOR CONSENT OF THE OWNER, HIS REPRESENTATIVE, OR THE ENGINEER MAY CAUSE THE WORK TO BE UNACCEPTABLE.
 - THE DRAWINGS AND SPECIFICATIONS ARE INTENDED TO COVER A COMPLETE PROJECT, READY TO USE. ALL ITEMS NECESSARY FOR A COMPLETE AND WORKABLE JOB SHALL BE FURNISHED AND INSTALLED. THIS WILL INCLUDE ALL STRIPING AND PARKING LOT SIGNAGE.
 - CONTRACTOR SHALL FURNISH AND MAINTAIN ANY AND ALL NECESSARY BARRICADES AROUND THE WORK AND PROVIDE PROTECTION AGAINST WATER DAMAGE AND SOIL EROSION.
 - PAVEMENT MARKING, INCLUDING STANDARD HANDICAP SYMBOLS, PARKING STRIPING AND TRAFFIC ARROWS, SHALL BE PAINTED ON PAVEMENT AT LOCATIONS SHOWN. SEE PAVEMENT MARKING DETAIL.
 - SITE CONTRACTOR TO VERIFY EXISTING TOPOGRAPHIC AND UTILITY DATA PRIOR TO ANY CONSTRUCTION.
 - ALL CURB AND GUTTER SHALL HAVE A 2' RADIUS UNLESS OTHERWISE NOTED ON THE PLANS.

SITE DESIGN STANDARDS

BUILDING SETBACK	REQUIRED	PROVIDED
FRONT (PEACHTREE PKWY)	50'	145'
FRONT (TECHNOLOGY PKWY)	50'	73'
SIDE	10'	140'
REAR	15'	N/A
SIGN SETBACK	REQUIRED	PROVIDED
MONUMENT SIGN #1	20'	20'
MONUMENT SIGN #2	20'	20'

LANDSCAPE BUFFER REQUIREMENTS

PROPERTY LINE	WIDTH
FRONT @ GA 141	
SIDE @ ENGINEERING DR.	

LAND USE SUMMARY (RACETRAC LOT 1)

CATEGORY	AREA	PERCENTAGE
BUILDING	0.13 AC.	3%
PAVEMENT / SIDEWALK	0.13 AC.	23%
PERVIOUS	3.27 AC.	74%
TOTAL	4.44 AC.	100%

LAND USE SUMMARY (OUTPARCEL-LOT 2)

CATEGORY	AREA	PERCENTAGE
PROPOSED IMPERVIOUS	0.03 AC.	2%
FUTURE IMPERVIOUS	0.60 AC.	44%
PERVIOUS AFTER BUILDOUT	0.75 AC.	54%
TOTAL	1.38 AC.	100%

LAND USE SUMMARY (OUTPARCEL-LOT 3)

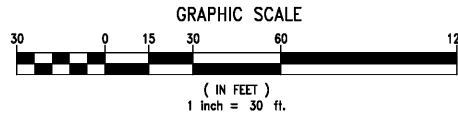
CATEGORY	AREA	PERCENTAGE
PROPOSED IMPERVIOUS	0.00 AC.	0%
FUTURE IMPERVIOUS	0.00 AC.	0%
PERVIOUS	1.77 AC.	100%
TOTAL	1.77 AC.	100%

LAND USE SUMMARY (ROW LOT 4)

CATEGORY	AREA	PERCENTAGE
PAVEMENT / SIDEWALK	0.72 AC.	82%
PERVIOUS	0.16 AC.	18%
TOTAL	0.88 AC.	100%

PARKING SUMMARY

CATEGORY	REQUIRED	PROVIDED
STANDARD PARKING SPACES	MIN. 11 (15000 SF) MAX. 44 (1125 SF)	27
HANDICAP ACCESSIBLE SPACES	2	2
TOTAL		29 (11800 SF)



SEE SHEET C-3.3 FOR ENGINEERING DRIVE EXTENSION ROADWAY PROFILE & TYPICAL CROSS-SECTIONS

LEGEND

PROPOSED CURB & GUTTER	
REVERSED PITCH CURB & GUTTER	
PROPERTY LINE	
ADJOINING LOT LINE	
RETAINING WALL	
FENCING	
PAINTED TRAFFIC ARROW	
DIRECTIONAL TRAFFIC FLOW	
ROW TO BE DEDICATED	
PARKING BAY COUNT	
CITY OF PEACHTREE CORNERS ROADWAY PAVING	
CONCRETE PAVING	
GDOT PAVING	
CONCRETE SIDEALKS	
CONCRETE CURB BACKING	
EXISTING FEATURES SCREENED	
DETAIL REFERENCE	
SITE LIGHT POLE	

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

DATE	DESCRIPTION
02/26/18	ISSUE FOR BIDDING
06/29/18	OWNER REVISIONS & JURISDICTIONAL COMMENTS
09/07/18	OWNER REVISIONS & JURISDICTIONAL COMMENTS
11/02/18	ISSUE FOR BIDDING

Columbia Engineering
2842 BUFORD HIGHWAY
DUBLIN, GEORGIA 30098
(770) 925-0357

GEORGIA REGISTERED PROFESSIONAL ENGINEER
No. 030074
J. L. LOST

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Racetrac Petroleum, Inc.
RACETRAC PETROLEUM, INC.
200 GALLERIA PARKWAY
SUITE 600, ATLANTA, GA 30339
(770) 451-7600

SITE PLAN
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: 1" = 30'
DRAWING NAME: 4607.00.dwg

C-3.2 1
SHEET NO. VERSION