

DESIGN PROFESSIONAL CERTIFICATION

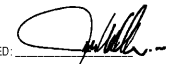
IT IS HEREBY CERTIFIED THAT THIS SITE PLAN WAS PREPARED USING A SURVEY OF THE PROPERTY PREPARED BY MARK DUNLAP, R.S., AND DATED 12/27/2017, AND FURTHER THAT THE PROPOSED DEVELOPMENT MEETS ALL REQUIREMENTS OF THE BARROW COUNTY UNIFIED DEVELOPMENT CODE, AS APPLICABLE TO THE PROPERTY. BY (NAME): JON WILLIAMS, P.L.A.

SIGNED:  ADDRESS: 2470 DANIELLS BRIDGE RD., STE 161, ATHENS, GA 30606
 TELEPHONE NUMBER: 706 310 0400
 REGISTERED DESIGN PROFESSIONAL NO. 1160 DATE: 02/24/2020

OWNER'S CERTIFICATION

AS THE OWNER OF THIS LAND, AS SHOWN ON THIS SITE PLAN, OR HIS AGENT, I CERTIFY THAT THIS DRAWING WAS MADE FROM AN ACTUAL SURVEY, AND ACCURATELY PORTRAYS THE EXISTING LAND AND ITS FEATURES AND THE PROPOSED DEVELOPMENT AND IMPROVEMENTS THERE TO.

DATE: 02/24/2020
 OWNER / AGENT (NAME): JON WILLIAMS, P.L.A., AGENT FOR OWNER

SIGNED: 

CERTIFICATE OF PROJECT APPROVAL

ALL APPLICABLE REQUIREMENTS OF THE BARROW COUNTY UNIFIED DEVELOPMENT CODE RELATIVE TO PROJECT APPROVAL HAVING BEEN FULFILLED, APPROVAL OF THIS SITE PLAN IS HEREBY GRANTED BY THE BARROW COUNTY DIRECTOR OF PLANNING, SUBJECT TO FURTHER COMPLIANCE WITH ALL PROVISIONS OF SAID DEVELOPMENT CODE

DIRECTOR OF PLANNING (OR DESIGNEE): _____ DATE: _____

THIS APPROVAL DOES NOT CONSTITUTE APPROVAL OF A DEVELOPMENT PERMIT OR OF A FINAL SUBDIVISION PLAN. THIS CERTIFICATE OF PROJECT APPROVAL SHALL EXPIRE 12 MONTHS FROM THE DATE OF APPROVAL IF A DEVELOPMENT PERMIT HAS BEEN ISSUED BUT DEVELOPMENT ACTIVITY HAS NOT BEEN COMMENCED.



LEGEND

- PROPOSED CONCRETE SIDEWALK
- PROPOSED BOLLARD
- PROPOSED DECORATIVE LIGHT POLES (DETAIL 7, SHEET S02)
- CURB BACKING (DETAIL 4, SHEET S01)
- PROPOSED AREA LIGHT POLES (DETAIL 6, SHEET S02)
- TEMPORARY CONSTRUCTION EASEMENT & PROPOSED CONSTRUCTION EASEMENT AREA
- PARKING SPOT MARKINGS

SITE DESIGN STANDARDS

BUILDING SETBACK	REQUIRED	PROVIDED
FRONT (SEE DETAIL 1)	10'	172'
SIDE (NE)	15'	105'
REAR (NW)	15'	177'

SIGN SETBACK	REQUIRED	PROVIDED
FRONT (<10' IN HT. - FROM ROW)	5'	N/A
FRONT (>10' IN HT. - FROM ROW)	20'	20'
REAR	5'	>5'
SIDE (CORNER)	5'	225'
SIDE (INTERIOR)	5'	177'

LANDSCAPE BUFFER REQUIREMENTS

PROPERTY LINE	WIDTH
FRONT (SE)	10'
SIDE, STREET (SW)	10'
SIDE, INTERIOR (NE)	0'
REAR (NW)	0'

LAND USE SUMMARY (ON SITE)

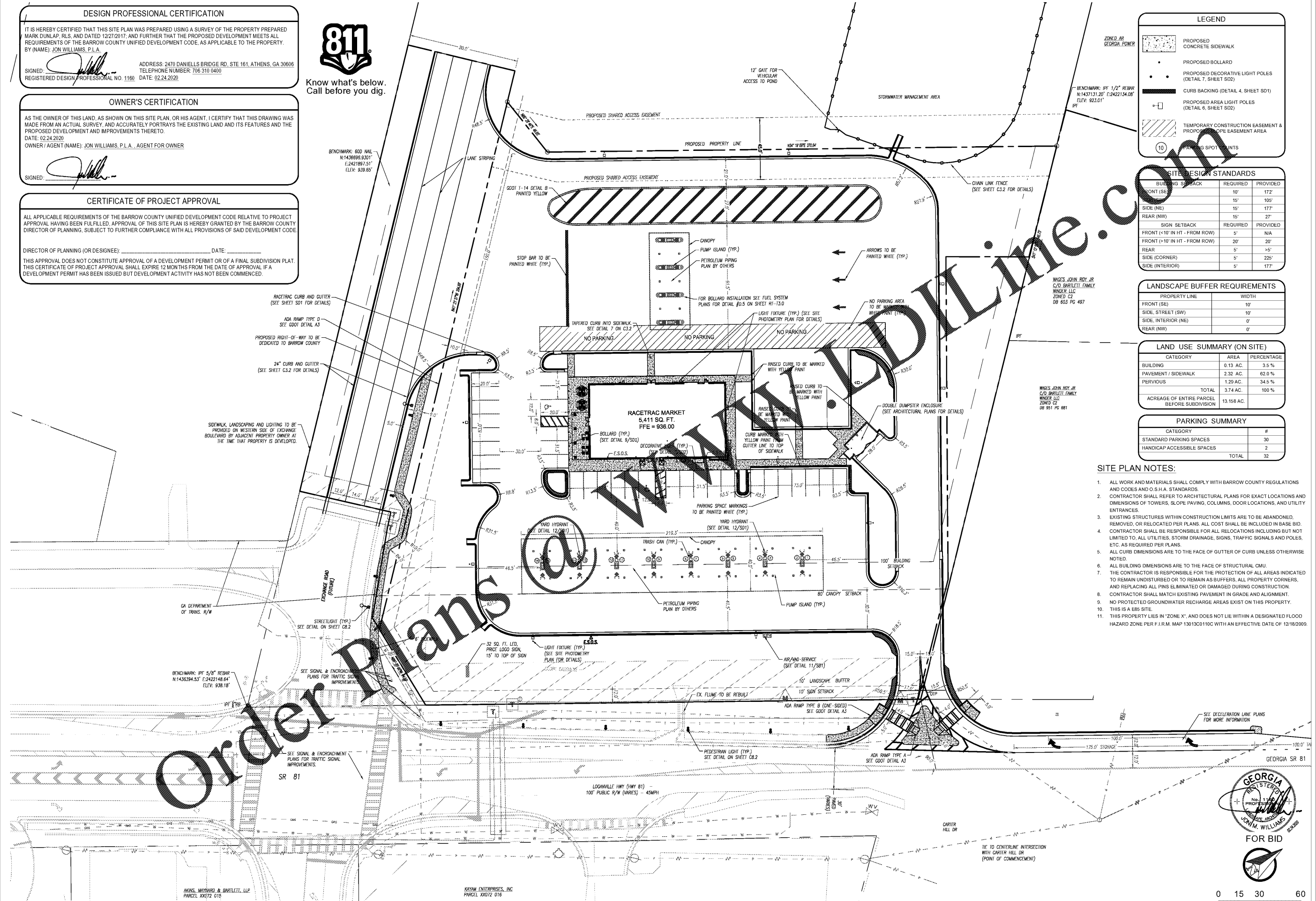
CATEGORY	AREA	PERCENTAGE
BUILDING	0.13 AC.	3.5%
PAVEMENT / SIDEWALK	2.32 AC.	62.0%
PRIVIOUS	1.29 AC.	34.5%
TOTAL	3.74 AC.	100%

ACREAGE OF ENTIRE PARCEL BEFORE SUBDIVISION: 13.158 AC.

PARKING SUMMARY

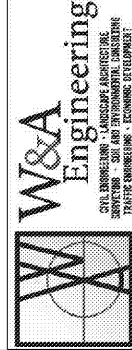
CATEGORY	#
STANDARD PARKING SPACES	30
HANDICAP ACCESSIBLE SPACES	2
TOTAL	32

- SITE PLAN NOTES:**
- ALL WORK AND MATERIALS SHALL COMPLY WITH BARROW COUNTY 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 GUTTER 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.
 - NO PROTECTED GROUNDWATER RECHARGE AREAS EXIST ON THIS PROPERTY.
 - THIS IS A EBS SITE.
 - THIS PROPERTY LIES IN "ZONE X", AND DOES NOT LIE WITHIN A DESIGNATED FLOOD HAZARD ZONE PER F.I.R.M. MAP 13013C0110C WITH AN EFFECTIVE DATE OF 12/18/2009.



Order Plans @ W&A Engineering

03.03.2020	11	REVISED PER DEVELOPER CHANGES
02.24.2020	10	REVISED PER DEVELOPER CHANGES
10.07.2019	9	REVISED PER DEVELOPER CHANGES
03.30.2019	8	REVISED PER RACETRAC COMMENTS
02.13.2019	7	REVISED PER GOOT COMMENTS
02.11.2019	6	REVISED PER GOOT COMMENTS
01.14.2019	5	REVISED PER GOOT & RACETRAC COMMENTS
12.10.2018	4	REVISED PER RACETRAC COMMENTS
DATE	NO.	



W&A Engineering
 CIVIL ENGINEERING - LANDSCAPE ARCHITECTURE
 DIRECTOR: SOU. AND PROFESSIONAL JOURNALIST
 TRAFFIC ENGINEERING - TECHNICAL DRAFTSMAN

SITE PLAN	RACETRAC 316 @ 81
RACETRAC PETROLEUM, INC. 200 GALLERIA PARKWAY SE SUITE 900 ATLANTA, GA 30339 (770) 431-7600	
DRAWN BY: AGRUNER	DATE: 02.28.2018
SCALE: 1" = 30'	DRAWING NAME: Conset-17293.dwg
C3	SHEET NO. VERSION

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

NOT FOR RECORDING