

THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVEGROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES. NO CERTIFICATION IS MADE BY THIS SURVEYOR TO THE ACCURACY OR SUFFICIENCY OF THE INFORMATION. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINGUISHLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION SHOWN HEREON AS TO SUCH UNDERGROUND INFORMATION.

NO INVESTIGATION WAS MADE DURING THE PERFORMANCE OF THE SURVEY TO DISCOVER EVIDENCE OF THE EXISTENCE OF ANY STRUCTURES WHICH MAY INDICATE THE LOCATION OF BURIED UTILITIES OR BURIED PIPELINES ON THE PREMISES. BURIED UTILITIES MAY OR MAY NOT EXIST. INTERESTED PARTIES SHOULD INVESTIGATE THE EXISTENCE OF UTILITIES, IF ANY, AND VERIFY. NO LIABILITY IS ASSUMED BY THE UNDERSIGNED FOR ANY LOSS THAT MAY BE ASSOCIATED WITH THE EXISTENCE OF ANY BURIED UTILITIES OR BURIED PIPELINES ON THE PREMISES.

THE HORIZONTAL DATUM IS THE NORTH AMERICAN DATUM OF 1983 READJUSTED IN 2011 (NAD83(2011)). THE VERTICAL DATUM IS THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

THE SOURCE OF VERTICAL DATUM IS THE TRIMBLE NETWORK.

NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.

NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

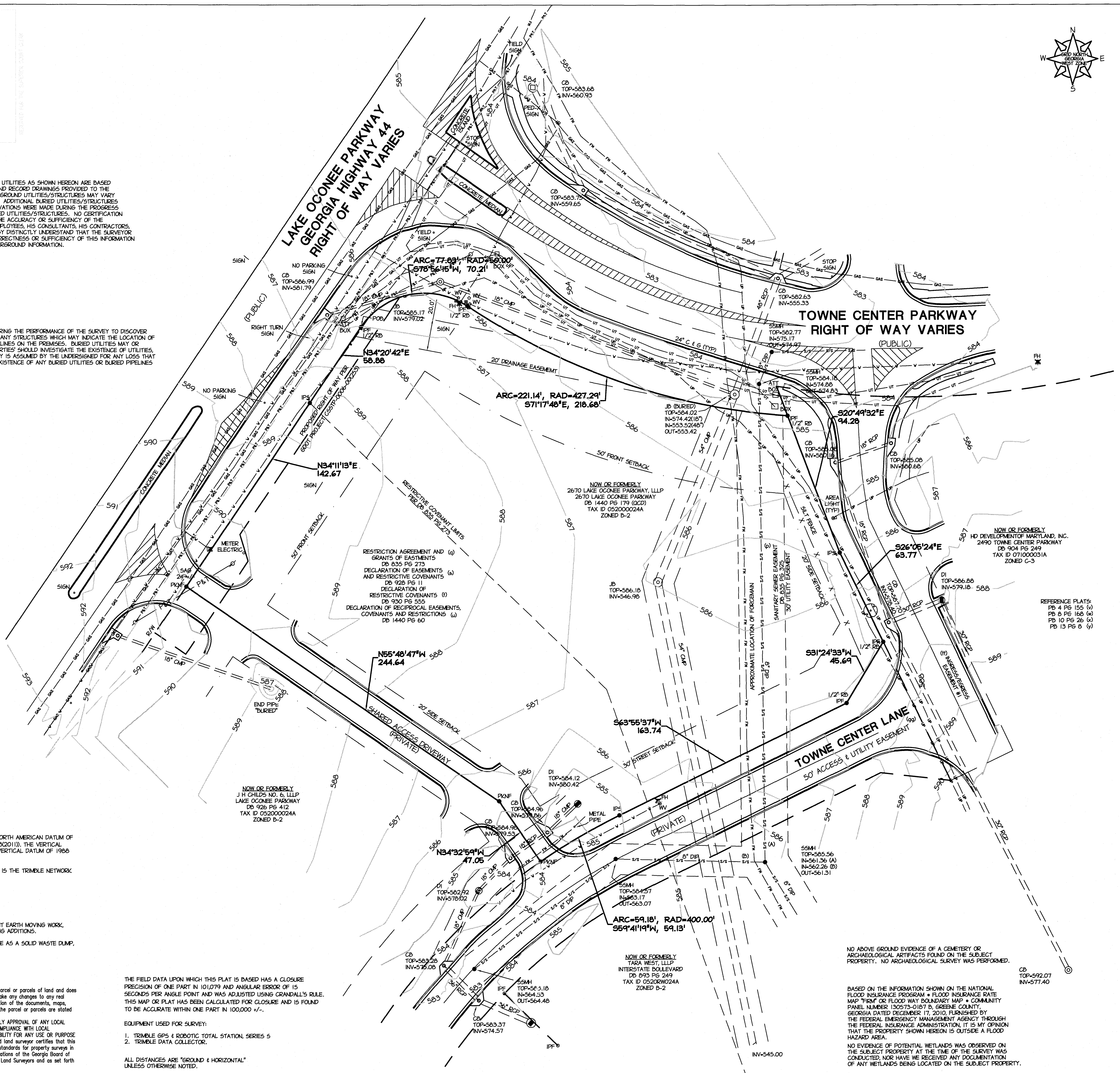
This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated herein. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-57.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE PART IN 101,079 AND AN ANGULAR ERROR OF 15 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING CRANDALL'S RULE. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE PART IN 100,000 +/-.

EQUIPMENT USED FOR SURVEY:

1. TRIMBLE GPS & ROBOTIC TOTAL STATION, SERIES 5
2. TRIMBLE DATA COLLECTOR.

ALL DISTANCES ARE "GROUND & HORIZONTAL" UNLESS OTHERWISE NOTED.



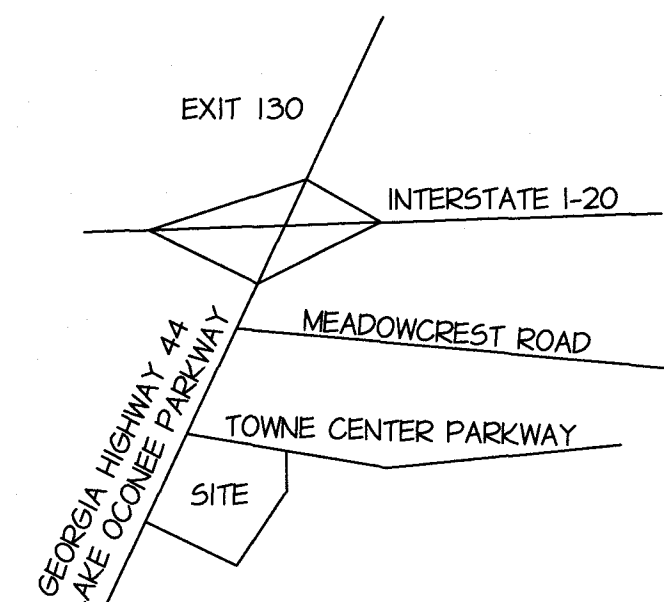
REFERENCE PLATS:
PB 4 PG 155 (w)
PB 5 PG 165 (w)
PB 10 PG 26 (w)
PB 15 PG 8 (w)

NO ABOVE GROUND EVIDENCE OF A CEMETERY OR ARCHAEOLOGICAL ARTIFACTS FOUND ON THE SUBJECT PROPERTY. NO ARCHAEOLOGICAL SURVEY WAS PERFORMED.

BASED ON THE INFORMATION SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM • FLOOD INSURANCE RATE MAP FROM FLOOD WAY BOUNDARY MAP • COMMUNITY PANEL NUMBER 130573-0187 D, GREENE COUNTY, GEORGIA DATED DECEMBER 17, 2010, FURNISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY THROUGH THE FEDERAL INSURANCE ADMINISTRATION, IT IS MY OPINION THAT THE PROPERTY SHOWN HEREON IS OUTSIDE A FLOOD HAZARD AREA.

NO EVIDENCE OF POTENTIAL WETLANDS WAS OBSERVED ON THE SUBJECT PROPERTY AT THE TIME OF THE SURVEY WAS CONDUCTED. NOR HAVE WE RECEIVED ANY DOCUMENTATION OF ANY WETLANDS BEING LOCATED ON THE SUBJECT PROPERTY.

VICINITY MAP



LEGEND

CO	CLEANOUT
ICV	IRRIGATION CONTROL VALVE
IPF	IRON PIN FOUND
OT	OPEN TOP PIPE
CT	CRIMP TOP PIPE
CMF	CONCRETE MONUMENT FOUND
N & C	NAIL AND CAP
REBAR	REBAR
PP	POWER POLE
TP	TELEPHONE POLE
LL	LAND LOT
LL	LAND LOT LINE
PL	POINT OF BEGINNING
BL	BUILDING LINE
CL	CENTER LINE
PL	PROPERTY LINE
PH	FIRE HYDRANT
CB	CATCH BASIN
DI	DROP INLET
HW	HEAD WALL
D	JUNCTION BOX
DE	DRAINAGE EASEMENT
WM	WATER METER
WV	WATER VALVE
GV	GAS VALVE
MH	MAN HOLE
T	TELEPHONE LINE
UT	BURIED TELEPHONE CABLE
GAS	GAS LINE (APPROXIMATE LOCATION)
W	WATER LINE (APPROXIMATE LOCATION)
S/S	SANITARY SEWER LINE
PET	OVERHEAD POWER & ELECTRIC
BI	RIGHT OF WAY MONUMENT FOUND
P	ANCHOR
P	POWER LINE (OVER-HEAD)
XX	FENCE
⊙	FIRE HYDRANT
⊙	MONITORING WELL
⊙	TREE

The survey was prepared in conformity with The Technical Standards for Property Surveys in Georgia as set forth in Chapter 180-7 of the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plat Act O.C.G.A. 15-6-57. Authority O.C.G.A. Sec. 15-6-57, 43-15-4, 43-15-6, 43-15-9, 43-15-22.

To RaceTrac, Inc. & First American Title Insurance Company (names of others as negotiated with the client)

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1 thru 4, 6 thru 11, 13 and 14 of Table A thereof. The field work was completed on 01/23/23.

Date: *Jonathan M. Coe* Jonathan M. Coe, R.L.S., #3354

Pursuant to Rule 180-6.09 of the Georgia State Board of Registration for Professional Engineers and Land Surveyors, the term "certify" or "certification" relating to land surveying services shall mean a signed statement based on facts and knowledge known to the land surveyor and is not a guarantee or warranty, either expressed or implied.

TOTAL SITE AREA
95,909.9 S.F.
2.20 ACRES
CURRENTLY ZONED "B-2"

30 15 0 30 60 90
SCALE IN FEET

ALTA/NSPS LAND TITLE SURVEY
FOR
RACETRAC, INC.
FIRST AMERICAN TITLE INSURANCE COMPANY

LOCATED
2670 LAKE OCONEE PARKWAY
GEORGIA MILITIA DISTRICT 163
CITY OF GREENSBORO
GREENE COUNTY, GEORGIA

PLAT PREPARED ON DATE 2/14/23

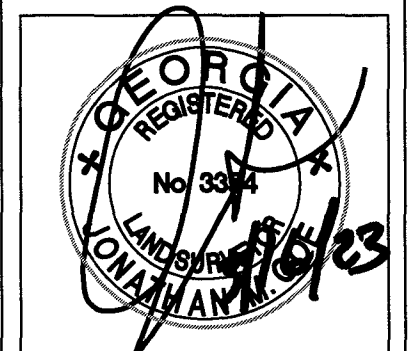
SCALE: 1" = 30' JOB NO: 6386SRVY FIELD DATE: 01/23/23

DEKALB SURVEYS, INC.
407 WEST PONCE DE LEON AVENUE, SUITE B,
DECATUR, GEORGIA 30030

COA No. L5F001086 EXPIRATION: 06/30/2024

SHEET 1 OF 2

NO.	REVISIONS	DATE
1	ADD RESTRICTIVE COVENANT LINE & GDOT PROPOSED RIGHT OF WAY	JMC 3/16/23



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

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

ALTA/NSPS SURVEY	RACETRAC SERVICE STATION	2670 LAKE OCONEE PARKWAY GREENSBORO, GEORGIA	DATE 2/14/23	JOB NO. 6386
SITE	SCALE 1" = 20'	FORMAL	TEL JR	REV.

SITE DESCRIPTION

Site Description
Lake Oconee Parkway and Towne Center Parkway

All that tract or parcel of land lying and being in Georgia Militia District Greene County, Georgia and being more particularly described as follows:

Beginning at an iron pin found at the easterly Right of Way of Lake Oconee Parkway (Georgia State Route 44) (Right of Way Varies) and the southerly Right of Way of Towne Center Parkway (Right of Way Varies) thence along the southerly Right of Way of Towne Center Parkway (Right of Way Varies) following the curvature thereof to the right an arc distance of 77.83 feet, said curvature having a radius of 50.00 feet and a chord bearing of North 78 Degrees 56 Minutes 15 Seconds East, 70.21 feet to an iron pin found: thence along the southerly Right of Way of Towne Center Parkway (Right of Way Varies) following the curvature thereof to the left an arc distance of 221.14 feet, said curvature having a radius of 427.29 feet and a chord bearing of South 71 Degrees 17 Minutes 48 Seconds East, 218.68 feet to an iron pin found: thence leaving the Right of Way of Towne Center Parkway (Right of Way Varies) South 20 Degrees 49 Minutes 32 Seconds East, 94.28 feet to an iron pin found: thence South 26 Degrees 05 Minutes 24 Seconds East, 63.77 feet to an iron pin found: thence South 31 Degrees 24 Minutes 33 Seconds West, 45.69 feet to an iron pin found: thence South 63 Degrees 55 Minutes 37 Seconds West, 163.74 feet to an iron pin found: thence along a curve to the left an arc distance of 59.18 feet, said curvature having a radius of 400.00 feet and a chord bearing of South 59 Degrees 41 Minutes 19 Seconds West, 59.13 feet to a PK Nail found: thence North 34 Degrees 32 Minutes 59 Seconds West, 47.05 feet to a PK Nail found: thence North 55 Degrees 48 Minutes 47 Seconds West, 244.64 to a PK Nail found on the easterly Right of Way of Lake Oconee Parkway (Georgia State Route 44) (Right of Way Varies), thence along the easterly Right of Way of Lake Oconee Parkway (Georgia State Route 44) (Right of Way Varies) North 34 Degrees 11 Minutes 13 Seconds East, 142.67 feet to an iron pin found: thence along the easterly Right of Way of Lake Oconee Parkway (Georgia State Route 44) (Right of Way Varies) North 34 Degrees 20 Minutes 42 Seconds East, 58.88 feet to an iron pin found and The Point of Beginning containing 2.20 acres.

TITLE COMMITMENT

We have reviewed First American Title Insurance Company for Title Insurance No. 2-41914(B) with an effective date of December 26, 2022, at 5:00 p.m., and have the following opinion concerning Items (g.) through (gg.), Schedule B - Section 2:

(g) Terms, conditions and obligations as contained in that certain Lease as evidenced by that certain Memorandum of Lease by and between 2670 Lake Oconee Parkway, LLLP, a Georgia limited liability limited partnership ("Lessor") and RaceTrac, Inc., a Georgia corporation ("Lessee"), dated January 1, 2023, filed for record January 1, 2023, at 1:00 p.m., recorded in Deed Book 835, Page 325, aforesaid Records of Greene County, Georgia.

(h) Reciprocal Easement Agreement by and between HD Development of Maryland, Inc., a Maryland corporation, J. H. Childs No. 6, LLLP, a Georgia limited liability limited partnership and 2670 Lake Oconee Parkway, LLLP, a Georgia limited liability limited partnership, dated January 1, 2023, filed for record January 1, 2023, at 1:00 p.m., recorded in Deed Book 835, Page 325, aforesaid Records.

(i) Reciprocal Easement Agreement by and between HD Development of Maryland, Inc., a Maryland corporation, J. H. Childs No. 6, LLLP, a Georgia limited liability limited partnership and 2670 Lake Oconee Parkway, LLLP, a Georgia limited liability limited partnership, dated January 1, 2023, filed for record January 1, 2023, at 1:00 p.m., recorded in Deed Book 835, Page 325, aforesaid Records.

(j) Reciprocal Easement Agreement by and between J. H. Childs No.6, LLLP, a Georgia limited liability limited partnership and 2670 Lake Oconee Parkway, LLLP, a Georgia limited liability limited partnership, dated January 1, 2023, filed for record January 1, 2023, at 1:00 p.m., recorded in Deed Book 835, Page 325, aforesaid Records.

(k) Terms, conditions and obligations as contained in that certain Conveyance of Access Rights from City of Greensboro to J. H. Childs No. 6, LLLP, a Georgia limited liability limited partnership and 2670 Lake Oconee Parkway, LLLP, a Georgia limited liability limited partnership, dated January 1, 2023, filed for record January 1, 2023, at 1:00 p.m., recorded in Deed Book 835, Page 325, aforesaid Records.

(l) Reservation of 3/4 undivided interest in mineral rights as contained in that certain Quitclaim Deed from the United States of America to H. E. Whitehead and Pauline S. Whitehead, with the right of survivorship but not as tenants in common, dated April 2, 1945, recorded in Deed Book 33, Page 78, aforesaid Records. Not a survey matter.

(m) Drainage rights as contained in that certain Right of Way Deed from Cox Woodlands Company to Greene County, Georgia, dated March 2, 1971, filed for record March 19, 1971 at 2:00 p.m., recorded in Deed Book 56, Page 592, aforesaid Records. Unable to determine documentation map not provided.

(n) Right of Way Easement from Cox Woodlands Company to State Highway Department of Georgia, dated March 2, 1971, recorded March 20, 1971, recorded in Deed Book 57, Page 40, aforesaid Records. Unable to determine documentation map not provided.

(o) Conveyance of Access Rights from Henry A. Lassiter to Department of Transportation, State of Georgia, dated December 28, 1987, filed for record February 11, 1988, at 4:10p.m., recorded in Deed Book 129, Page 290, aforesaid Records. Does not affect subject property.

(p) Utility Easement Agreement by and between Tara West, LLLP, a Georgia limited liability limited partnership, J. H. Childs No. 5, LLLP, a Georgia limited liability limited partnership, Oconee Towne Center, LLLP, a Georgia limited liability limited partnership and Home Depot U.S.A., Inc., a Delaware corporation, dated as of April 27, 2006, filed for record May 1, 2006 at 4:39p.m., recorded in Deed Book 835, Page 325, aforesaid Records. Does affect subject property.

(q) Restriction Agreement and Grant of Easements by and between Tara West, LLLP, a Georgia limited liability limited partnership, J. H. Childs No. 5, LLLP, Oconee Towne Center, LLLP and Home Depot U.S.A., Inc., a Delaware corporation, dated as of April 27, 2006, filed for record May 1, 2006 at 4:39p.m., recorded in Deed Book 835, Page 273, aforesaid Records: but omitting any restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons. Does affect subject property.

(r) Mutual Declaration of Easements by and between Tara West, LLLP and Oconee Towne Center, LLLP, dated August 15, 2006, filed for record September 1, 2006 at 12:41 p.m., recorded in Deed Book 852, Page 316, aforesaid Records: as affected by that certain Gift Deed from Oconee Towne Center, LLLP to City of Greensboro, dated February 1, 2008, filed for record February 21, 2008 at 9:22 a.m., recorded in Deed Book 916, Page 394, aforesaid Records. Does not affect subject property.

(s) Declaration of Easements and Restrictive Covenants by Oconee Towne Center, LLLP, a Georgia limited liability limited partnership and J. H. Childs No. 6, LLLP, a Georgia limited liability limited partnership, dated as of June 3, 2008, filed for record June 4, 2008 at 3:04p.m., recorded in Deed Book 928, Page 11, aforesaid Records: but omitting any restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons. Does affect subject property.

(t) Declaration of Restrictive Covenant by Oconee Towne Center, LLLP, a Georgia limited liability limited partnership and Tara West, LLLP, a Georgia limited liability limited partnership, dated effective as of June 26, 2008, filed for record June 30, 2008 at 2:18 p.m., recorded in Deed Book 930, Page 555, aforesaid Records: as corrected by that certain Corrective Declaration of Restrictive Covenant by dated January 1, 2023, filed for record January 1, 2023 at 1:00 p.m., recorded in Deed Book 835, Page 325, aforesaid Records: but omitting any restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons. Does affect subject property.

(u) Declaration of Reciprocal Easements, Covenants and Restrictions by and between J. H. Childs No. 6, LLLP, a Georgia limited liability limited partnership, Tara West, LLLP, a Georgia limited liability limited partnership, J. H. Childs No.5, LLLP, a Georgia limited liability limited partnership and 2481 Towne Center Parkway, LLC, a Georgia limited liability company, dated December 12, 2022, filed for record December 12, 2022 at 2:50p.m., recorded in Deed Book 1440, Page 60, aforesaid Records: but omitting any restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons. Does affect subject property.

(v) All those matters as disclosed by that certain plat recorded in Plat Book 4, Page 155, aforesaid Records. Pertinent matters shown.

(w) All those matters as disclosed by that certain plat recorded in Plat Book 8, Page 1 68, aforesaid Records. Pertinent matters shown.

(x) All those matters as disclosed by that certain plat recorded in Plat Book 10, Page 26, aforesaid Records. Pertinent matters shown.

(y) All those matters as disclosed by that certain plat recorded in Plat Book 13, Page 8, aforesaid Records. Pertinent matters shown.

(z) All those matters as disclosed by that certain plat recorded in Cabinet 1, Slide 645, Pages 1 through and including 4, aforesaid Records. Pertinent matters shown.

(aa) All those matters as disclosed by that certain plat recorded in Cabinet 1, Slide 7 57, Page 4-B, aforesaid Records. Pertinent matters shown.

(bb) All those matters as disclosed by that certain plat recorded in Plat Book 2017, Page 87, aforesaid Records. Pertinent matters shown.

(cc) All matters as disclosed by that certain survey entitled "ALTA/NSPS Land Title Survey To Premier Holdings of Georgia, LLC and Chicago Title Insurance Company", prepared by Lowery & Associates Land Surveying, LLC, bearing the seal and certification of Mitchell Lowery, Georgia Registered Land Surveyor No. 3109, dated June 6, 2017, being designated as Job No. 171883. Pertinent matters shown.

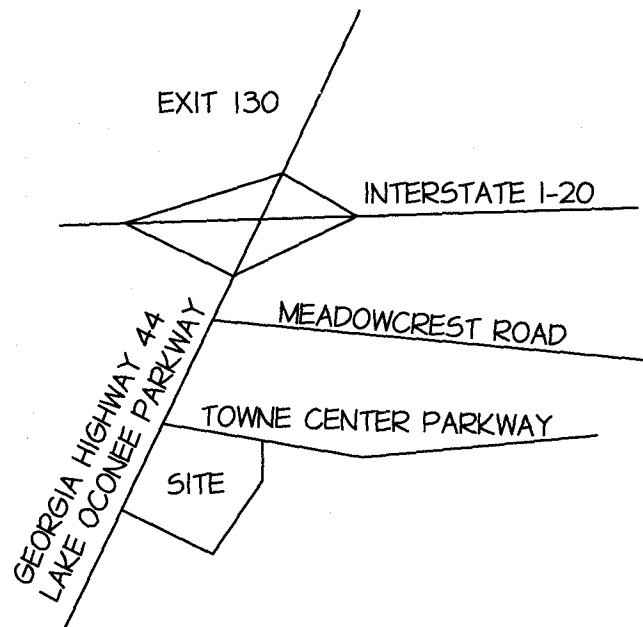
(dd) All matters as disclosed by that certain Preliminary survey entitled "RaceTrac.", dated September 20, 2005, being designated as Drawing No. RGA444120.

(ee) All matters as disclosed by that certain survey entitled "Project: Longhorns-Oconee Town Centre", prepared by Paramount Engineering, LLC, bearing the seal and certification of George P. Harper III, Georgia Registered Land Surveyor No. 29411, dated June 27, 2022. Pertinent matters shown.

(ff) All matters as disclosed by that certain survey entitled "Ingress/Egress Easement Plat For: Oconee Towne Center", prepared by Frontline Surveying & Mapping, Inc., bearing the seal and certification of Thomas Edward Peay, Jr, Georgia Registered Land Surveyor No. 2402, dated January 8, 2008, being designated as Job No. 42511. Pertinent matters shown.

(gg) All matters as disclosed by that certain survey entitled "Boundary Survey For: Oconee Towne Center, LLLP", prepared by Frontline Surveying & Mapping, Inc., bearing the seal and certification of Thomas Edward Peay, Jr, Georgia Registered Land Surveyor No. 2402, dated January 8, 2008, being designated as Job No. 42511. Pertinent matters shown.

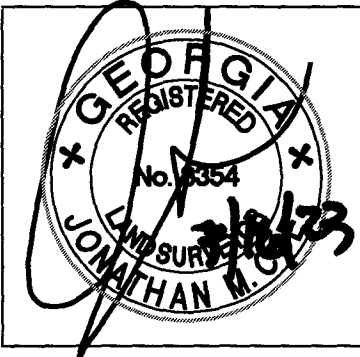
VICINITY MAP



LEGEND

CO	•	CLEANOUT
ICV	•	IRRIGATION CONTROL VALVE
IFF	•	IRON PIN FOUND
IPS	•	IRON PIN SET (1/2" RB)
OT	•	OPEN TOP PIPE
CT	•	CRIMP TOP PIPE
CMF	•	CONCRETE MONUMENT FOUND
N & C	•	NAIL AND CAP
PKNS	•	PK NAIL SET
PP	•	POWER POLE
TP	•	TELEPHONE POLE
LL	•	LAND LOT
LLL	•	LAND LOT LINE
POB	•	POINT OF BEGINNING
BL	•	BUILDING LINE
CL	•	CENTER LINE
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FH	•	FIRE HYDRANT
CB	•	CATCH BASIN
DI	•	DROP INLET
HW	•	HEAD WALL
JB	•	JUNCTION BOX
DE	•	DRAINAGE EASEMENT
WM	•	WATER METER
WV	•	WATER VALVE
GV	•	GAS VALVE
MH	•	MAN HOLE
T	---	TELEPHONE LINE
UT	---	BURIED TELEPHONE CABLE
GAS	---	GAS LINE (APPROXIMATE LOCATION)
W	---	WATER LINE (APPROXIMATE LOCATION)
S/S	---	SANITARY SEWER LINE
PET	---	OVERHEAD POWER & ELECTRIC
BI	---	RIGHT OF WAY MONUMENT FOUND
P	---	ANCHOR
XX	---	POWER LINE (OVERHEAD)
XX	---	FENCE
XX	---	FIRE HYDRANT
XX	---	MONITORING WELL
XX	---	TREE

The survey was prepared in conformity with The Technical Standards for Property Surveys in Georgia as set forth in Chapter 180-7 of the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plat Act O.C.G.A. 15-6-67. Authority O.C.G.A. Sec. 15-6-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22.



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

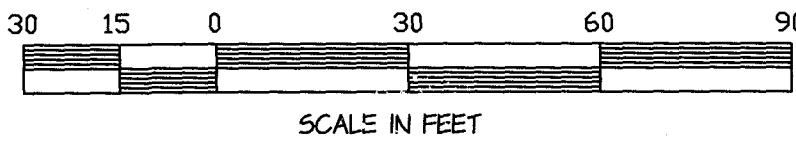
To RaceTrac, Inc. & First American Title Insurance Company: (names of others as negotiated with the client):

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1 thru 4, 6 thru 11, 13 and 14 of Table A thereof. The field work was completed on 01/23/23.

Date: 3/16/23
Jonathan M. Coe, Jonathan M. Coe Ga. R.L.S., #3354

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TOTAL SITE AREA
95,909.9 S.F.
2.20 ACRES
CURRENTLY ZONED "B-2"



ALTA/NSPS LAND TITLE SURVEY		
FOR		
RACETRAC, INC.		
FIRST AMERICAN TITLE INSURANCE COMPANY		
LOCATED		
2670 LAKE OCONEE PARKWAY		
GEORGIA MILITIA DISTRICT 163		
CITY OF GREENSBORO		
GREENE COUNTY, GEORGIA		
PLAT PREPARED ON		DATE 2/14/23
DATE 2/14/23		JOB No. 6386
SCALE: 1" = 30'	JOB NO.: 6386SRVY	FIELD DATE: 01/23/23



DEKALB SURVEYS, INC.
407 WEST PONCE DE LEON AVENUE, SUITE B,
DECATUR, GEORGIA 30030

COA	DEKALB SURVEY, INC.	EXPIRATION: 06/30/2024
No. L3F001066		

SHEET 2 OF 2

SHEET 1	ALTA/NSPS SURVEY	RACETRAC SERVICE STATION	2670 LAKE OCONEE PARKWAY GREENSBORO, GEORGIA	DATE 2/14/23	JOB No. 6386
	SITE			SCALE 1" = 20'	DRWN TELJR
	REV.				

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BECOME FAMILIAR WITH THE PERMIT AND INSPECTION REQUIREMENTS OF THE VARIOUS GOVERNMENT AGENCIES. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION, AND SCHEDULE INSPECTION ACCORDING TO CITY OF CHICAGO STREET CLOSURE ORDINANCES.
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 MATERIALS TO BE MANUFACTURED TO BE USED IN THE PROJECT. THE CONTRACTOR 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 CONDUCTED ON OR ADJACENT TO THE PROJECT BY OTHER 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 SUBMIT ALL TESTS, RECORDS 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 OBTAINING WRITTEN PERMISSION FROM THE ENGINEER, MECHANICAL, GENERAL TRADES, AND UTILITY COMPANIES AS THEY EFFECT THE OVERALL PROJECT.
9. ALL WORK SHOWN SHALL BE DONE IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS.

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DISCONNECTION OF UTILITY SERVICES TO THE EXISTING STRUCTURES PRIOR TO DEMOLITION OF THE BUILDINGS. THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES.
2. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S FORCES AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES.
3. THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL AND REMOVAL OF ALL STRUCTURES, PADS, WALKS, STAIRS, FOUNDATION, PARKING, DRIVE, DRAINAGE STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THE REMAINING PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE, COMPACTED FILL MATERIAL PER THE SPECIFICATIONS. THE CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS INVOLVED AND IS RESPONSIBLE FOR REMOVING AND DUMPING THE DEBRIS IN AN APPROPRIATE MANNER.
4. ALL EXISTING UTILITIES ARE TO BE REMOVED, TERMINATED AND CAPPED AT THE RIGHT-OF-WAY. ALL EXISTING METERS, VALVES, ETC. ARE TO BE REMOVED UNLESS OTHERWISE NOTED ON THE PLANS.
5. ALL EXISTING SERVICE LINES FOR TELEPHONE, ELECTRIC, SEWER, AND CABLE T.V. SERVICES ARE TO BE REMOVED TO EXISTING TIRCH STRUCTURE UNLESS OTHERWISE NOTED ON THE PLANS.
6. AREAS WHERE EXISTING STRUCTURE SLABS OR FOUNDATIONS, UTILITIES, CONDUITS, AND/OR UTILITY STRUCTURES HAVE BEEN REMOVED SHALL BE BACKFILLED WITH SELECT BACKFILL MATERIAL. ALL SELECT BACKFILL MATERIAL SHALL BE PLACED AND COMPACTED PER THE REQUIREMENTS OF SPECIFICATIONS AND THE OWNERS GEOTECHNICAL ENGINEER.
7. ALL EXISTING FENCES, SIGNS, POWER POLES, AND LIGHT POLES LOCATED ON-SITE SHALL BE DEMOLISHED AND REMOVED UNLESS OTHERWISE NOTED.
8. EXISTING IN PLACE SEPTIC TANKS (IF FOUND ON-SITE) SHALL BE PUMPED BY A LICENSED CONTRACTOR. THE SEPTIC TANK SHALL THEN BE REMOVED AND THE AREA BACKFILLED PER THE PROJECT SPECIFICATIONS UNLESS OTHERWISE NOTED. ALL WORK SHALL BE IN ACCORDANCE WITH HEALTH DEPARTMENT REQUIREMENTS.
9. CONTRACTOR IS RESPONSIBLE FOR WALKING SITE AND DETERMINING EXTENTS OF DEMOLITION WORK PRIOR TO BID DATE.
10. PRIOR TO ANY WORK ONSITE, THE CONTRACTOR SHALL CONTACT THE ONE CALL SYSTEM. THE CONTRACTOR IS RESPONSIBLE FOR ALL UTILITY REMOVALS WHETHER LOCATED BY THE ONE CALL SYSTEM OR NOT.
11. CONTRACTOR SHALL COORDINATE REMOVAL OF EXISTING ELECTRICAL SERVICES ON SITE WITH THE POWER COMPANY. THE POWER COMPANY IS RESPONSIBLE FOR THE DISCONNECTION AND REMOVAL OF EXISTING SERVICES UNLESS OTHERWISE NOTED.
12. LIMITS OF PAVEMENT SHOWN TO BE REMOVED ARE APPROXIMATE AND FOR REFERENCE ONLY. CONTRACTOR SHALL FIELD VERIFY THE LIMITS OF PAVEMENT TO DETERMINE THE EXTENT OF THE EXISTING PAVEMENT TO BE REMOVED.
13. IF NOT SHOWN ON THE DEMOLITION DRAWINGS, THE CONTRACTOR SHALL REMOVE ALL EXISTING MATERIAL AS NECESSARY TO COMPLETE ALL NEW WORK AS REQUIRED BY OTHER PORTIONS OF THE CONTRACT DOCUMENTS.
14. SALVAGE RIGHTS FOR ALL DEMOLISHED MATERIALS SHALL BE FIRST GIVEN TO THE OWNER. ANY MATERIALS NOT RETAINED BY THE OWNER SHALL BE REMOVED FROM THE SITE AND DISPOSED OF BY THE CONTRACTOR AT THE CONTRACTORS EXPENSE.
15. THE CONTRACTOR IS RESPONSIBLE TO OBTAIN ALL LOCAL, STATE AND FEDERAL REGULATIONS IN THE REMOVAL/DEMOLITION OF HAZARDOUS MATERIALS.
16. THE CONTRACTOR IS RESPONSIBLE TO VERIFY EXISTING UTILITIES PRIOR TO DEMOLITION & EXCAVATION.
17. CONTRACTOR IS RESPONSIBLE FOR ALL REGISTRATIONS, PERMITS AND FEES REQUIRED TO REMOVE & PROPERLY DISPOSE OF ALL DEMOLISHED MATERIALS.
18. DEMO CONTRACTOR IS RESPONSIBLE FOR OBTAINING APPROVALS AND NOTIFICATIONS TO ALL LOCAL, STATE AND FEDERAL AUTHORITIES.
19. REFER TO SURVEY FOR LIMITS AND BOUNDARY OF PROPERTY.

1. CONTRACTOR SHALL MAINTAIN EROSION CONTROL FACILITIES DURING THE ENTIRE CONSTRUCTION PERIOD. FACILITIES ARE NOT TO BE REMOVED UNTIL COMPLETION OF THE PROJECT AND THE SITE IS STABILIZED.
2. ADDITIONAL DEVICES MAY BE REQUIRED AS DEEMED NECESSARY BY GOVERNING AUTHORITIES.
3. SILT FENCES SHALL BE CLEANED OR REPLACED WHEN TRAPPED SEDIMENT REACHES 50 PERCENT OF THE ABOVE GROUND FENCE HEIGHT OR A LOWER HEIGHT BASED ON MANUFACTURER'S SPECIFICATIONS.
4. SEDIMENT AND EROSION CONTROL MEASURES WILL BE INSPECTED ON A DAILY BASIS AND REPAIRED ADJUSTED AND MAINTAINED AS NEEDED OR REQUIRED BY GOVERNING AGENCIES AT NO ADDITIONAL EXPENSE TO THE CONTRACTOR. EROSION CONTROL MEASURES SHALL BE MAINTAINED FOR THE DURATION OF CONSTRUCTION AND UNTIL ALL DISTURBED AREAS ARE STABILIZED.
5. ALL GRADED AREAS SHALL BE STABILIZED WITH A PERMANENT FAST GROWING COVER AND/OR MULCH UPON COMPLETION OF GRADING OPERATIONS. COMPLETION OF GRADING OPERATIONS DOES NOT MEAN AT THE END OF THE PROJECT, AS SOON AS FINAL GRADES ARE ESTABLISHED IN AN UNPAVED AREA, THE CONTRACTOR SHALL STABILIZE WITH A TEMPORARY GRASS OR PERMANENT SOD. IF A TEMPORARY GRASS IS APPLIED, IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO APPLY A PERMANENT SEED OR SOD AT THE PROPER TIME OF YEAR.
6. FILL SLOPES SHOULD BE PLANTED AS SOON AS AN AREA OF THE SITE IS BROUGHT TO FINAL GRADE. SURFACE RUNOFF SHALL BE INTERCEPTED AT THE TOP OF TEMPORARY AND PERMANENT SLOPES DURING CONSTRUCTION. EROSION CONTROL SHALL BE ALLOWED TO FLOW OVER THE SLOPE FACE.
7. THE GENERAL CONTRACTOR AND THE GRADING CONTRACTOR SHALL REVIEW THEIR PROPOSED GRADING SEQUENCE TO INSURE THAT THE LEAST AMOUNT OF LAND POSSIBLE AT ANY ONE TIME IS DISTURBED WITHOUT PERMANENT STABILIZATION.
8. CONTRACTOR SHALL INSTALL TEMPORARY CONSTRUCTION ENTRANCES PRIOR TO ANY EARTHWORK OPERATIONS.
9. CONTRACTOR SHALL MAINTAIN SILT FENCES FOR THE DURATION OF THE PROJECT UNTIL ACCEPTED BY THE OWNER AT NO EXPENSE TO OWNER.
10. LAND DISTURBING ACTIVITIES SHALL BE KEPT TO A MINIMUM AND WILL NOT EXTEND BEYOND THE LIMITS SHOWN.
11. THE CONTRACTOR SHALL CONSTRUCT THE SILT FENCING AS SHOWN AT THE PERIMETER OF THE SITE PLAN PRIOR TO LAND CLEARING ACTIVITIES.
12. CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE COMPLIANCE WITH THE NPDES STORMWATER REQUIREMENTS. THIS INCLUDES, BUT IS NOT LIMITED TO, INSPECTION REQUIREMENTS.
13. ALL EROSION CONTROL MEASURES EXCEPT THE REQUIRED RIP RAP ARE TEMPORARY DEVICES. THESE TEMPORARY DEVICES SHALL BE REMOVED PRIOR TO COMPLETION OF CONSTRUCTION ONCE STABILIZATION OF ALL GRADED AREAS ARE COMPLETE.
14. PRIOR TO CONSTRUCTION OF EROSION AND SEDIMENT CONTROL MEASURES SHOWN ON THE EROSION CONTROL PLAN SHALL BE IN PLACE. CLEARING AND GRUBBING OPERATIONS WILL BE ENGAGED IN ONLY AS NECESSARY TO ALLOW THE PLACEMENT OF EROSION AND SEDIMENT CONTROL MEASURES AS SHOWN ON THE EROSION CONTROL PLAN UNTIL ALL SUCH MEASURES ARE IN PLACE.
15. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRS OR DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURBS, ETC., REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.

1. CONTRACTOR SHALL REFER TO CIVIL CONSTRUCTION & ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF PATIO, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, RAMPS, PORCHES, LANDSCAPING, DRIVEWAYS AND EXACT LOCATION OF ALL UTILITIES.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED FOR ALL SITE IMPROVEMENTS. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH.
3. ALL UTILITY LINES ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY LINE LOCATIONS PRIOR TO ANY CONSTRUCTION. ANY DEVIATIONS FROM THE DESIGN LOCATIONS SHALL BE REPORTED TO THE OWNER AND ENGINEER PRIOR TO CONSTRUCTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO POT HOLE ANY UTILITIES TO DETERMINE EXACT DEPTHS IN ORDER TO EXCAVATE TO THE DEPTHS PREVIOUSLY COORDINATED BY THE OWNER AND NOTED ON THE ENGINEERING PLANS.
4. SEE COVER SHEET FOR LIST OF UTILITY COMPANIES AND CONTACT PERSONS.
5. ALL NECESSARY PERMITS AND APPROVALS FROM AGENCIES GOVERNING THE CONSTRUCTION OF THIS WORK SHALL BE SECURED PRIOR TO BEGINNING OF CONSTRUCTION.
6. CONTRACTOR IS RESPONSIBLE FOR REPAIRS OR DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, LANDSCAPING, ETC., REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ABOVE GROUND UTILITIES AND APPURTENANCES ADJACENT TO DRIVE AREAS.
8. CONTRACTOR SHALL MATCH EXISTING PAVEMENT IN GRADE AND ALIGNMENT AS SHOWN ON THE GRADING PLAN.
9. CONSTRUCTION SHALL COMPLY WITH ALL GOVERNING CODES AND IMPROVEMENTS SHALL BE CONSTRUCTED TO THE SAME.
10. ALL WORK SHOWN SHALL BE DONE IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS.

1. IF CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, HE SHALL HAVE MADE, AT HIS EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR. THE SURVEYOR SHALL REPORT TO THE OWNER FOR REVIEW AND APPROVAL IN WRITING.
2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES, INCLUDING SIZE, TYPE, AND DEPTH. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS UNLESS OTHERWISE DIRECTED BY OWNER.
3. CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING STORM SEWER STRUCTURES, PIPELINES AND ALL UTILITIES PRIOR TO CONSTRUCTION.
4. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL AREAS INDICATED TO REMAIN UNDISTURBED OR TO REMAIN AS BUFFERS, ALL PROPERTY CORNERS AND ALL PINS ELIMINATED OR DAMAGED DURING CONSTRUCTION SHALL BE REPLACED BY A LICENSED PROFESSIONAL AT THE CONTRACTOR'S EXPENSE.
5. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURBS, ETC. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.
6. ALL UN-PAVED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE 4 INCHES OF TOPSOIL, SEED, MULCH, WATER, ETC. CONTRACTOR SHALL GRASS DISTURBED AREAS IN ACCORDANCE WITH LANDSCAPE PLAN. GRASS SHALL BE MAINTAINED UNTIL A HEALTHY STAND OF WEED FREE GRASS IS OBTAINED AND IS READY FOR REGULAR MAINTENANCE.
7. PROPOSED SPOT ELEVATIONS REPRESENT FINISHED PAVEMENT OR GROUND SURFACE GRADE UNLESS OTHERWISE NOTED ON DRAWINGS.
8. CONTRACTOR SHALL TRIM, TACK, AND MATCH EXISTING PAVEMENT AT LOCATIONS WHERE NEW PAVEMENT MEETS EXISTING PAVEMENT.
9. ALL CONSTRUCTION STAKING SHALL BE HANDLED BY A LICENSED LAND SURVEYOR APPROVED BY THE OWNER.
10. PREPARE STRUCTURAL SPECIFICATIONS AND GEOTECHNICAL REPORT FOR BUILDING PAD, PREPARATION AND COMPACTION.
11. ALL GRADING AND LANDSCAPING SHALL ALLOW FOR POSITIVE DRAINAGE AWAY FROM THE BUILDING. THE RESULTING FINISHED GRADE WITH INSTALLED LANDSCAPING AND MULCH SHALL NOT PREVENT OR OBSTRUCT POSITIVE DRAINAGE.

1. SANITARY SEWER PIPE OF DIFFERENT MATERIAL SHALL BE JOINED BY A RUBBER SLEEVE WITH STAINLESS STEEL COUPLING, MADE FOR TRANSITIONS FROM ONE MATERIAL TO ANOTHER.
2. DIMENSIONS SHOWN ARE TO CENTERLINE OF PIPE OR TO CENTERLINE OF MANHOLE.
3. THE SANITARY SEWER PIPE MATERIAL SHALL BE PVC, SCHEDULE 40, SEWER PIPE UNLESS OTHERWISE NOTED ON PLAN.
4. ALL MANHOLE COVERS SHALL BE TRAFFIC RATED FOR H-20 LOADING.

1. STANDARD DUTY PAVEMENT AREAS SHALL BE PORTLAND CEMENT CONCRETE. DETAILS OF THE STANDARD DUTY CONCRETE PAVEMENT ARE PROVIDED ON DETAIL SHEETS.
2. NOTWITHSTANDING 3.01, THERE SHALL BE NO POUR OF INITIAL SECTION OF DRIVEWAY PAVING, RACETRAC REPRESENTATIVE TO APPROVE INITIAL POUR.
3. TESTING OF MATERIALS REQUIRED FOR THE CONSTRUCTION OF THE PAVING IMPROVEMENTS SHALL BE PERFORMED BY AN AGENCY, APPROVED BY THE OWNER, FOR TESTING MATERIALS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE, BY THE STANDARD TESTING PROCEDURES, THAT THE WORK CONSTRUCTED MEETS THE REQUIREMENTS OF THE PROJECT SPECIFICATIONS.
4. ALL SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" LATEST EDITION, AS WELL AS APPLICABLE STATE AND LOCAL REQUIREMENTS.
5. TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE STATE DOT STANDARD SPECIFICATIONS. CONTRACTOR SHALL REVIEW ALL TRAFFIC CONTROL DEVICES WITH STATE DOT AND UTILITY PROVIDER PRIOR TO CONSTRUCTION.
6. CONTRACTOR SHALL FURNISH AND INSTALL ALL PAVEMENT MARKINGS AS SHOWN ON THE APPROVED PLANS.
7. SEE IRRIGATION PLAN, UTILITY PLAN AND MEP PLANS PRIOR TO PAVING FOR LOCATION OF PROPOSED SLEEVING AND CONDUITS. EXTRA CONDUIT SHALL BE PLACED UNDER DRIVEWAYS FOR FUTURE USE.
8. ALL HANDICAP RAMPING, STRIPING, AND PAVEMENT MARKINGS SHALL CONFORM TO THE AMERICANS WITH DISABILITIES ACT, LATEST EDITION.
9. CONTRACTOR SHALL INSTALL EXPANSION AND CONSTRUCTION JOINTS AS SHOWN ON THE PAVING PLAN.
10. PAVING CONTRACTOR TO COORDINATE WITH BUILDING CONTRACTOR ON THE CONSTRUCTION AND PAVING NEAR ANY SCREENING WALLS, DUMPSTER PADS AND ENCLOSURES.
11. ALL DISCREPANCIES FOUND BY CONTRACTOR RELATED TO UNDERGROUND UTILITIES OR OTHER APPURTENANCES SHALL BE RESOLVED TO THE SATISFACTION OF OWNER AND ENGINEER PRIOR TO PLACEMENT OF ANY PAVING. CONTRACTOR TO ENSURE POSITIVE DRAINAGE FROM THE PROPOSED DRIVEWAYS AND NOTING DISCREPANCIES IN SUBGRADE OF AREAS TO BE PAVED, AND NOTIFY OWNER AND ENGINEER OF ANY DISCREPANCIES FOUND PRIOR TO INSTALLATION OF ANY PAVING.
12. EXISTING MANHOLE TOPS, VALVE BOXES, ETC. ARE TO BE ADJUSTED AS REQUIRED TO MATCH PROPOSED GRADES; ALL OTHERS WILL BE REJECTED. IF NECESSARY, RE-ADJUSTMENTS SHALL BE PERFORMED UPON COMPLETION OF PAVING, FINE GRADING, AND LANDSCAPING TO ENSURE A SMOOTH TRANSITION.
13. COMPACTION SHALL BE DONE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT.
14. ALL PAVEMENT TO BE SLOPED FOR POSITIVE DRAINAGE; ALL OTHERS WILL BE REJECTED.

1. CONTRACTOR TO INCLUDE FOR ALL SECONDARY CONDUITS (CONDUIT ONLY) WPIPED ON UTILITY PLAN IN BASE BID. INCLUDE FOR LENGTH UP POLE APPROXIMATELY 30 FEET. WIRE IS ASSUMED TO BE BY THE CITY DEPENDING ON THE LOCATION.
 - a. SECONDARY WIRE WILL BE PROVIDED IN BID AS AN ALTERNATE PRICE IN L.F. AND HANDLED AS A CHANGE ORDER IF REQUIRED.
2. CONTRACTOR TO INCLUDE TWO (2) "1" CONDUITS TO SIGN LOCATION.
 - a. ONE (1) "1" CONDUIT IS FOR ELECTRICAL.
 - b. ONE (1) "1" CONDUIT IS FOR COMMUNICATION.
 - c. CONTRACTOR IS RESPONSIBLE TO PROVIDE CAT 5 HOME-RUN BETWEEN PRICE SIGN AND FINAL DESTINATION INSIDE THE BUILDING. DESTINATION TO BE DETERMINED BY RACETRACK CONSTRUCTION MANAGER DURING CONSTRUCTION.

1. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL UTILITIES AND NOTIFYING THE APPROPRIATE UTILITY COMPANY PRIOR TO BEGINNING CONSTRUCTION.
2. THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORD DRAWINGS OF THE UTILITIES OF UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.
3. CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING STORM SEWER STRUCTURES, PIPES, AND ALL UTILITIES PRIOR TO CONSTRUCTION.
4. CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, UTILITIES, PAVEMENT, STRIPING, CURBS, ETC.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR BEING AWARE OF THE EXISTING UTILITIES.
6. CONTRACTOR SHALL REFER TO ARCHITECT PLANS AND SPECIFICATIONS FOR ACTUAL LOCATION OF ALL UTILITY ENTRANCES. CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO AVOID CONFLICTS AND ASSURE PROPER DEPTHS ARE ACHIEVED AS WELL AS COORDINATING WITH CITY UTILITY REQUIREMENTS AS TO LOCATIONS AND SCHEDULING FOR RE-INTERCONNECTIONS PRIOR TO CONNECTING EXISTING FACILITIES.
7. CONTRACTOR SHALL COORDINATE WITH WATER, SEWER, GAS, POWER COMPANY & TELEPHONE COMPANY FOR ACTUAL ROUTING OF POWER AND TELEPHONE SERVICE TO BUILDING.
8. SEE DETAIL SHEETS FOR BACKFILLING AND COMPACTION REQUIREMENTS ON UTILITY TRENCHES.
9. CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH THE LATEST STANDARD OF OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING OPERATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING SHIELDING, BARRIERS, AND OTHER MEANS OF PROTECTION. THIS TO INCLUDE BUT NOT LIMITED TO, ACCESS AND EGRESS FROM ALL EXCAVATION AND TRENCHING. CONTRACTOR IS RESPONSIBLE TO COMPLY WITH PERFORMANCE CRITERIA FOR OSHA.
10. CONTRACTOR SHALL COORDINATE WITH OTHER UTILITIES TO ASSURE PROPER DEPTH AND PREVENT ANY CONFLICT OF UTILITIES.
11. CONTRACTOR SHALL GROUT AROUND ALL PIPE ENTRANCES TO SANITARY SEWER MANHOLES WITH NON-SHRINKING GROUT TO ASSURE CONNECTION IS WATER TIGHT.
12. CONTRACTOR SHALL ON ALL UTILITIES, COORDINATE INSPECTION WITH THE APPROPRIATE AUTHORITIES PRIOR TO COVERING TRENCHES AT INSTALLATION.
13. THE CONTRACTOR SHALL CONDUCT ALL REQUIRED TESTING TO THE SATISFACTION OF THE RESPECTIVE UTILITY COMPANY AND OWNERS' INSPECTED AUTHORITIES.
14. SITE CONTRACTOR TO COORDINATE PROPOSED RESECTION OF ALL UTILITIES WITH ARCHITECTURAL PLANS AS WELL AS UTILITY COMPANIES AND BUILDING CONTRACTOR. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ANY AND ALL EXPENSES THAT RESULT FROM DELAYED OR FAILED TEST DURING ANY PHASE OF THE CONSTRUCTION PROCESS. THIS INCLUDES FEES INCURRED THROUGH RESCHEDULING OF ANY RACETRACK VENDORS OR EQUIPMENT TO ACCOMMODATE.
15. EXISTING UTILITY LINES SHOWN ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY LINE LOCATIONS PRIOR TO ANY CONSTRUCTION. ANY DEVIATIONS FROM THE DESIGN LOCATIONS SHALL BE REPORTED TO THE OWNER OR ENGINEER PRIOR TO CONSTRUCTION.
16. CONTRACTOR SHALL REFER TO PLANS BY OTHERS FOR ENTRY LOCATION OF ALL WATER, SEWER SERVICE, ELECTRICAL, AND TELEPHONE SERVICE. CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO AVOID CONFLICTS AND ASSURE PROPER DEPTHS ARE ACHIEVED AS WELL AS COORDINATING WITH THE REGULATORY AGENCY AS TO THE LOCATION AND RE-INTERCONNECTIONS TO THEIR FACILITIES.
17. SEE COVER SHEET FOR LIST OF UTILITY COMPANIES AND CONTACT PERSONS.
18. THE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF ALL UNDERGROUND UTILITIES WITH HIS WORK. ALL UNDERGROUND UTILITIES (WATER, SANITARY SEWER, STORM SEWER, ELECTRICAL, CONDUIT, IRRIGATION SYSTEMS, AND ANY OTHER MISC. UTILITIES) SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF BASE COURSE MATERIAL, AND THE PLACEMENT OF ANY APPROPRIATE SOIL STABILIZATION TECHNIQUE.
19. CONTRACTOR SHALL PROVIDE BOLLARDS FOR PROTECTION OF ALL ABOVE GROUND UTILITIES AND APPURTENANCES ADJACENT TO DRIVE AREAS.

ALL VERTICAL BENDS ON WATER MAIN SHALL BE RESTRAINED WITH A MECHANICAL JOINT FITTING SUPPLIED WITH THE RETAINER GLANDS. ANY JOINTS 25 FEET OR LESS FROM EITHER SIDE OF VERTICAL BEND SHALL BE RESTRAINED WITH VERTICAL BEND BRACE. ALL HORIZONTAL BENDS AND DIMENSIONS SHOWN ARE TO CENTERLINE OF PIPE OR FITTING. THRUST BLOCKS SHALL BE PROVIDED AT ALL HORIZONTAL BENDS, TEES, AND FIRE HYDRANTS. THE MINIMUM COVER ON WATER MAINS SHALL BE 3 FEET. PIPE MATERIAL SHALL BE "ENDUPURE" PD 3408 - 200 PSI. GENERAL CONTRACTOR IS RESPONSIBLE TO COMPLY WITH THE IRRIGATION REQUIREMENTS THROUGH THE IRRIGATION CONTRACTOR AND PLUMBING CONTRACTOR. IRRIGATION TAP, METERS, ETC. SHALL BE INCLUDED IN GENERAL CONTRACTOR'S BASE BID.

CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL NECESSARY CONDUIT AND PULL WIRE ON-SITE UP TO PROPERTY. CONTRACTOR SHALL COORDINATE THE INSTALLATION OF THE SERVICE LINES WITH THE POWER COMPANY.

CONTRACTOR SHALL PROVIDE TRANSFORMER PAD (UNLESS TRANSFORMER IS POLE MOUNTED) TO ALLOW FOR INSTALLATION OF TRANSFORMER BY POWER COMPANY.

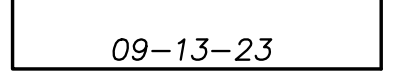
CONTRACTOR IS RESPONSIBLE FOR INSTALLING THE PVC CONDUIT INCLUDING TRENCHING BEDDING, PULL WIRE, AND BACKFILLING. CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE TELEPHONE COMPANY TO SCHEDULE AND COORDINATE WORK PRIOR TO INSTALLING CONDUIT.

REFER TO SHEETS L-1.1, L-1.2, L-1.3, L-2.1, L-2.2, L-2.3, L-3.1, AND L-3.2 FOR LANDSCAPE AND IRRIGATION REQUIREMENTS.

LABORIFICATION REGARDING THESE PLANS SHALL BE REQUESTED IN WRITING TO THE RACETRAC CONSTRUCTION PROJECT MANAGER AT LEAST THREE (3) DAYS PRIOR TO NEEDING THE CLARIFICATION SO AS NOT TO DELAY THE PROJECT AS A RESULT OF THE REQUEST. THE REQUEST IS DEEMED SUBMITTED ONLY WHEN ACKNOWLEDGED BY THE RACETRAC CONSTRUCTION PROJECT MANAGER TO THE CONTRACTOR. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACTIVELY SOLICIT AN ACKNOWLEDGEMENT OF THE REQUEST FOR INFORMATION FROM THE RACETRAC CONSTRUCTION PROJECT MANAGER. THE CONTRACTOR SHALL NOT PROCEED WITH ANY WORK SUBJECT TO THE REQUEST FOR INFORMATION WITHOUT HAVING RECEIVED A RESPONSE FROM THE RACETRAC CONSTRUCTION PROJECT MANAGER.

1. REVIEW DOCUMENTS AND VERIFY DIMENSIONS AND FIELD CONDITIONS AND CONDITIONS THAT WORK IS CONSTRUCTIBLE AS SHOWN, CONFLICTS OR DIMENSIONS, ETC. SHALL BE IMMEDIATELY REPORTED TO THE ENGINEER OF RECORD FOR CLARIFICATION PRIOR TO THE PERFORMANCE OF WORK IN QUESTION.
2. KEEP THE APPROVED AND/OR MOST CURRENT SET OF PROJECT DRAWINGS ON SITE AT ALL TIMES. CONTRACTOR TO CONFIRM THEY ARE IN POSSESSION OF THE MOST CURRENT DRAWING FILES.
3. DURING ALL PHASES OF WORK, DO NOT DISTURB THE DELIVERIES AND FUNCTIONS OF ADJACENT AND NEIGHBORING PROPERTIES.
4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BECOME FAMILIAR WITH THE PERMIT AND INSPECTION REQUIREMENTS OF THE VARIOUS GOVERNMENT AGENCIES. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION, AND SCHEDULE INSPECTIONS ACCORDING TO THE AGENCIES' INSTRUCTIONS.
5. ALL WORK PERFORMED SHALL COMPLY WITH THE REGULATIONS AND ORDINANCES OF THE VARIOUS GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THE WORK, INCLUDING LANDSCAPING, WHETHER OR NOT REVIEW COMMENTS WE MADE.
6. ALL WORK SHALL BE PERFORMED IN A FINISHED AND WORKMANLIKE MANNER TO THE ENTIRE SATISFACTION OF THE OWNER/DEVELOPER, AND IN ACCORDANCE WITH THE BEST RECOGNIZED TRADE PRACTICES.
7. IF REQUESTED BY THE OWNER/DEVELOPER, THE CONTRACTOR SHALL SUPPLY THE ENGINEER OF RECORD WITH ALL REQUIRED SHOP DRAWINGS, THE CONTRACTOR'S NAME, AND OTHER INFORMATION AS REQUESTED. ANY WORK PERFORMED PRIOR TO NOTIFYING THE ENGINEER OF RECORD MAY BE SUBJECT TO REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.
8. DEVIATIONS FROM THESE PLANS AND SPECIFICATIONS WITHOUT THE PRIOR CONSENT OF THE ENGINEER OF RECORD AND/OR OWNER/DEVELOPER MAY BE CAUSE FOR THE WORK TO BE UNACCEPTABLE.
9. CONTRACTOR SHALL PROVIDE AND MAINTAIN OFF STREET PARKING ON THE PROPERTY DURING THE ENTIRE CONSTRUCTION PERIOD. ALL OFF-SITE PARKING SHALL COMPLY WITH LOCAL ORDINANCES.
10. AS-BUILT SURVEY OF THE SITE IMPROVEMENTS AND INFRASTRUCTURE, FIELD APPROVALS BY THE VARIOUS GOVERNMENT AGENCIES' INSPECTORS, AND ALL APPLICABLE BONDS, MAY BE REQUIRED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
11. SURVEY BY DEKALB SURVEYS, INC., DATED FEBRUARY 14, 2023.
12. THE TOTAL PROPERTY AREA IS 2.20 ACRES. DISTURBED AREA IS 2.7 ACRES.
13. PROPERTY IS CURRENTLY ZONED B-2.

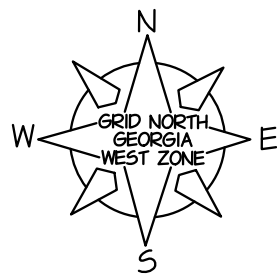
HARKLEROAD PROJECT 6386	
	Carter ♦ Harkleroad Group
	1608 TREE LANE, SUITE A100, SNELLVILLE, GA 30078 (770) 962-1996
COA	DONALD W. HARKLEROAD & ASSOCIATES, INC. No. PFC00295 LSF000260 EXPIRATION: 6-30-2024



RACETRAC MARKET 1635
70 LAKE OCONEE PARKWAY
GEORGIA MILITIA DISTRICT 163
Y OF GREENSBORO
EENE COUNTY, GEORGIA

INSPECTIONS (GAR100001, PART IV.D.4.)

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1. DURING CONSTRUCTION CONTRACTOR SHALL MAINTAIN CAREFUL SCHEDULING AND PERFORMANCE TO ENSURE THAT LAND STRIPPED OF ITS NATURAL PLANT AND COVER IS EXPOSED ONLY IN SMALL QUANTITIES AND THEREFORE LIMITED DURATIONS, BEFORE PERMANENT EROSION PROTECTION IS ESTABLISHED.
2. EARTHWORK OPERATIONS IN THE VICINITY OF STREAM BUFFERS SHALL BE CAREFULLY CONTROLLED TO AVOID DUMPING AND/OR SLOUGHING INTO THE BUFFER AREAS.
3. EROSION CONTROL DEVICES SHALL BE INSTALLED IMMEDIATELY AFTER GROUND DISTURBANCE OCCURS. THE LOCATION OF SOME OF THE EROSION CONTROL DEVICES MAY HAVE TO BE ALTERED FROM THAT SHOWN ON THE APPROVED PLANS IF THE PATTERNS DURING CONSTRUCTION ARE DIFFERENT FROM THE PROPOSED DRAINAGE PATTERNS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCOMPLISH EROSION CONTROL FOR ALL DRAINAGE PATTERNS. THE CONTRACTOR SHALL MONITOR EROSION DURING CONSTRUCTION. ANY DIFFICULTY IN CONTROLLING EROSION DURING ANY PHASE OF CONSTRUCTION SHALL BE REPORTED TO THE DESIGN PROFESSIONAL IMMEDIATELY.
4. BARRIERS SHALL BE ESTABLISHED AT THE TOP OF ALL SLOPES UNDER CONSTRUCTION. CUT AND FILL SLOPES SHALL NOT EXCEED 2H:1V.
5. ALL SLOPES 2.5H:1V AND STEEPER SHALL BE STABILIZED WITH APPROPRIATE SLOPE STABILIZATION.
6. TYPE "NON-SENSITIVE" SILT FENCE SHALL BE PLACED AT THE TOE OF ALL DIRT STOCK PILE AREAS.
7. ALL GRADED AREAS SHALL BE APPLIED WITH VEGETATIVE COVER AS SOON AS FINAL GRADE IS ACHIEVED.
8. MULCH OR TEMPORARY GRASSING SHALL BE APPLIED TO ALL EXPOSED AREAS WITHIN 7 DAYS OF LAND DISTURBANCE. ALL DISTURBED AREA LEFT UNMULCHED MORE THAN 30 DAYS SHALL BE STABILIZED WITH TEMPORARY VEGETATION.
9. SEDIMENT AND EROSION CONTROL MEASURES SHOULD BE INSPECTED REGULARLY AND MAINTAINED PER THE INDIVIDUAL MAINTENANCE REQUIREMENTS FOR EACH PRACTICE AS INDICATED IN THE LATEST "MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA".
10. FAILURE TO INSTALL, OPERATE, OR MAINTAIN ALL EROSION CONTROL MEASURES MAY RESULT IN ALL CONSTRUCTION BEING STOPPED ON THE JOB UNTIL SUCH MEASURES ARE CORRECTED BACK TO THE APPROVED EROSION CONTROL PLANS.
11. WITHIN SEVEN (7) DAYS AFTER INSTALLATION OF THE INTERMEDIATE EROSION CONTROL MEASURES, THE SITE CONTRACTOR SHALL SCHEDULE AN INSPECTION BY THE DESIGN PROFESSIONAL. AS A RESULT OF THE INSPECTION, ALL DEFICIENCIES MUST BE CORRECTED WITHIN TWO (2) BUSINESS DAYS OF THE DESIGN INSPECTION REPORT, UNLESS WEATHER RELATED SITE CONDITIONS ARE SUCH THAT ADDITIONAL TIME IS REQUIRED.

Carter ♦ Harkleroad
Group

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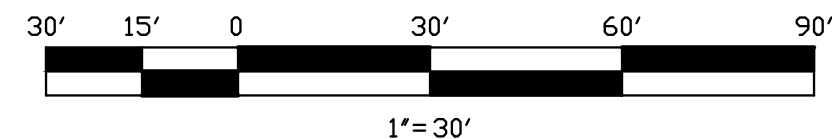
RACETRAC, INC.
200 GALLERIA PARKWAY S.E., SUITE 900
SUITE 100 ATLANTA, GA.30339
(770) 431-7600

2670 LAKE OCONEE PARKWAY
GEORGIA MILITIA DISTRICT 163
CITY OF GREENSBORO
GREENE COUNTY, GEORGIA

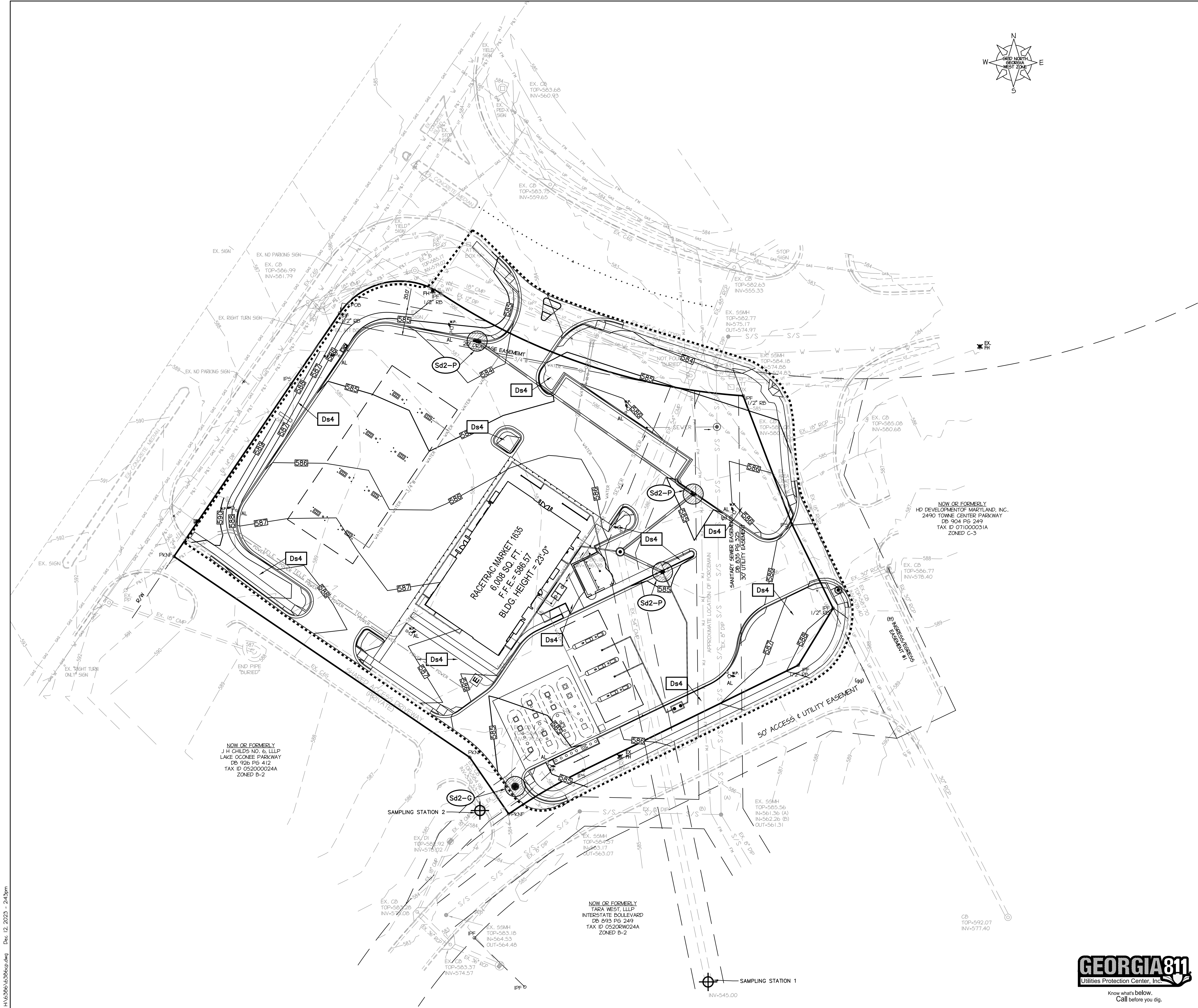
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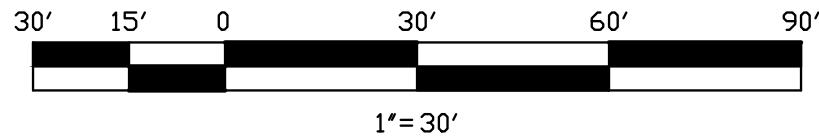


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- PHASE 3 EROSION CONTROL NOTES:**
1. THE CONTRACTOR SHALL MAINTAIN ALL SEDIMENT STORAGE FACILITIES AND EROSION CONTROL MEASURES UNTIL PERMANENT GROUND COVER IS ESTABLISHED.
 2. SEDIMENT AND EROSION CONTROL MEASURES SHOULD BE INSPECTED REGULARLY AND MAINTAINED PER THE INDIVIDUAL MAINTENANCE REQUIREMENTS FOR EACH PRACTICE AS INDICATED IN THE LATEST "MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA".
 3. FAILURE TO INSTALL, OPERATE, OR MAINTAIN ALL EROSION CONTROL MEASURES MAY RESULT IN ALL CONSTRUCTION BEING STOPPED ON THE JOB UNTIL SUCH MEASURES ARE CORRECTED BACK TO THE APPROVED EROSION CONTROL PLANS.
 4. UPON FINAL PERMANENT STABILIZATION OF THE PROJECT THE CONTRACTOR SHALL REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AND DISPOSE OF THEM, UNLESS NOTED OTHERWISE ON THE PLANS.
 5. ADD APPROPRIATE ORGANIC SOIL AMENDMENTS (e.g., COMPOST) AND CONDUCT PRE- AND POST-CONSTRUCTION SOIL SAMPLING TO A DEPTH OF SIX (6) INCHES TO DOCUMENT IMPROVED LEVELS OF SOIL CARBON AFTER FINAL STABILIZATION OF THE CONSTRUCTION SITE.
 6. CONDUCT SOIL TESTS TO IDENTIFY AND TO IMPLEMENT SITE-SPECIFIC FERTILIZER NEEDS. REFER TO LANDSCAPE PLANS FOR FURTHER INFORMATION.
 7. WITHIN SEVEN (7) DAYS AFTER INSTALLATION OF THE FINAL EROSION CONTROL MEASURES, THE SITE CONTRACTOR SHALL SCHEDULE AN INSPECTION BY THE DESIGN PROFESSIONAL. AS A RESULT OF THE INSPECTION, ALL DEFICIENCIES MUST BE CORRECTED WITHIN TWO (2) BUSINESS DAYS OF RECEIPT OF THE INSPECTION REPORT, UNLESS WEATHER RELATED SITE CONDITIONS ARE SUCH THAT ADDITIONAL TIME IS REQUIRED.

HARKEROAD PROJECT 6386	
Carter ♦ Harkleroad Group	
1608 TREE LANE, SUITE A100, SNELLVILLE, GA 30078 (770) 962-1996	
COA No.	PEF000295, LSP000260
EXPIRATION:	6-30-2024
GEORGIA REGISTERED PROFESSIONAL ENGINEER CHRIS A. CARTER 12-12-23	
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EROSION CONTROL PLAN-PHASE 3 RACETRAC MARKET 1635 2670 LAKE OCONEE PARKWAY GEORGIA MILITIA DISTRICT 163 CITY OF GREENSBORO GREENE COUNTY, GEORGIA	
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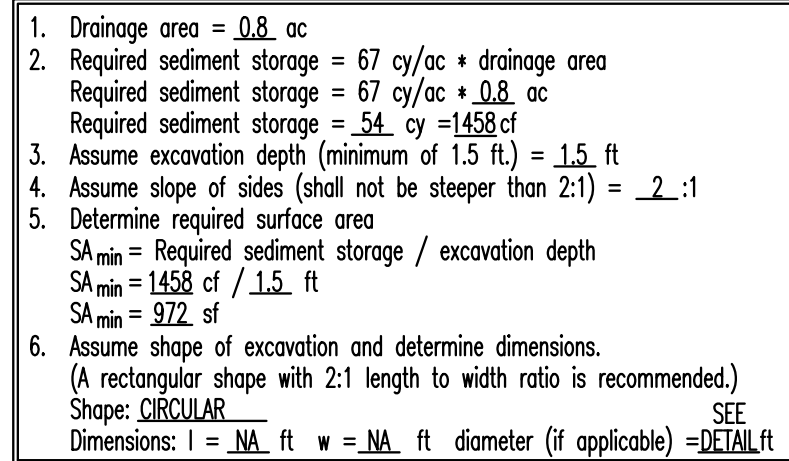
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Figure 6-6.2



PLAN VIEW

15' RADIUS

1' BEND

EXCAVATED AREA

SIDE VIEW

MAX. 2:1 SIDE SLOPES (TYP)

1.5' DEEP EXCAVATED AREA

(SEE PLAN FOR TYPE)

STORAGE VOLUME PROPOSED = 40 CYD
SURFACE AREA PROPOSED = 895 SFT

1. Drainage area = 0.5 ac
 2. Required sediment storage = $67 \text{ cy/ac} \times \text{drainage area}$
 Required sediment storage = $67 \text{ cy/ac} \times \text{0.5 ac}$
 Required sediment storage = 34 cy = 918 cf
 3. Assume excavation depth (minimum of 1.5 ft) = 1.5 ft
 4. Assume slope of sides (shall not be steeper than 2:1) = 2:1
 5. Determine required surface area
 SA_{min} = Required sediment storage / excavation depth
 SA_{min} = 918 cf / 1.5 ft
 SA_{min} = 612 sf
 6. Assume shape of excavation and determine dimensions.
 (A rectangular shape with 2:1 length to width ratio is recommended.)
 Shape: CIRCULAR SEE
 Dimensions: $l = \text{NA}$ ft $w = \text{NA}$ ft diameter (if applicable) = DETAIL

PLAN VIEW

EXCAVATED AREA

1' BENCH

50°

SIDE VIEW

MAX. 2:1 SIDE SLOPES (TOP)

50° (SEE PLAN FOR PIPE)

1.5' DEEP EXCAVATED AREA

STORAGE VOLUME PROPOSED = 61 CYD
SURFACE AREA PROPOSED = 1357 SFT

1. Drainage area = 0.7 ac
2. Required sediment storage = 67 cy/ac * drainage area
Required sediment storage = 67 cy/ac * 0.7 ac
Required sediment storage = 47 cy = 1268 cf
3. Assume excavation depth (minimum of 1.5 ft) = 1.5 ft
4. Assume slope of sides (shall not be steeper than 2:1) = 2:1
5. Determine required surface area
 S_{min} = Required sediment storage / excavation depth
 S_{min} = 1268 cf / 1.5 ft
 S_{min} = 846 sf
6. Assume shape of excavation and determine dimensions.
(A rectangular shape with 2:1 length to width ratio is recommended.)
Shape: CIRCULAR
Dimensions: 1 = NA ft w = NA ft diameter (if applicable) = NA ft

PLAN VIEW

SIDE VIEW

STORAGE VOLUME PROPOSED = 43 CYD
SURFACE AREA PROPOSED = 979 SFT

1. Drainage area = 0.5 ac
 2. Required sediment storage = $67 \text{ cy/ac} \times \text{drainage area}$
 Required sediment storage = $67 \text{ cy/ac} \times \underline{0.5} \text{ ac}$
 Required sediment storage = 34 cy = 918 cf
 3. Assume excavation depth (minimum of 1.5 ft) = 1.5 ft
 4. Assume slope of sides (shall not be steeper than 2:1) = 2:1
 5. Determine required surface area
 $S_{\text{min}} = \text{Required sediment storage} / \text{excavation depth}$
 $S_{\text{min}} = \underline{918} \text{ cf} / \underline{1.5} \text{ ft}$
 $S_{\text{min}} = \underline{612} \text{ sf}$
 6. Assume shape of excavation and determine dimensions.
 (A rectangular shape with 2:1 length to width ratio is recommended.)
 Shape: CIRCULAR SEE DETAIL
 Dimensions: L = 50 ft w = 12 ft diameter (if applicable) = DETAIL

PLAN VIEW

EXCAVATED AREA

57"

19"

1" RADIUS

SIDE VIEW

MAX. 2:1 SIDE SLOPES (TYP)

1.5' DEEP EXCAVATED AREA

SEE PLAN FOR TYPE

STORAGE VOLUME PROPOSED = 71 CYD

SURFACE AREA PROPOSED = 1,530 SFT

1. Drainage area = 1.0 ac
 2. Required sediment storage = $67 \text{ cy/ac} \times \text{drainage area}$
 Required sediment storage = $67 \text{ cy/ac} \times \underline{1.0} \text{ ac}$
 Required sediment storage = 67 cy = 1809 cf
 3. Assume excavation depth (minimum of 1.5 ft.) = 1.5 ft
 4. Assume slope of sides (shall not be steeper than 2:1) = 2:1
 5. Determine required surface area
 $SA_{min} = \text{Required sediment storage} / \text{excavation depth}$
 $SA_{min} = 1809 \text{ cf} / 1.5 \text{ ft}$
 $SA_{min} = 1206 \text{ sf}$
 6. Assume shape of excavation and determine dimensions.
 (A rectangular shape with 2:1 length to width ratio is recommended.)
 Shape: RECTANGULAR
 Dimensions: $L = \underline{57} \text{ ft}$ $w = \underline{19} \text{ ft}$ diameter (if applicable) = NA ft

PLAN VIEW

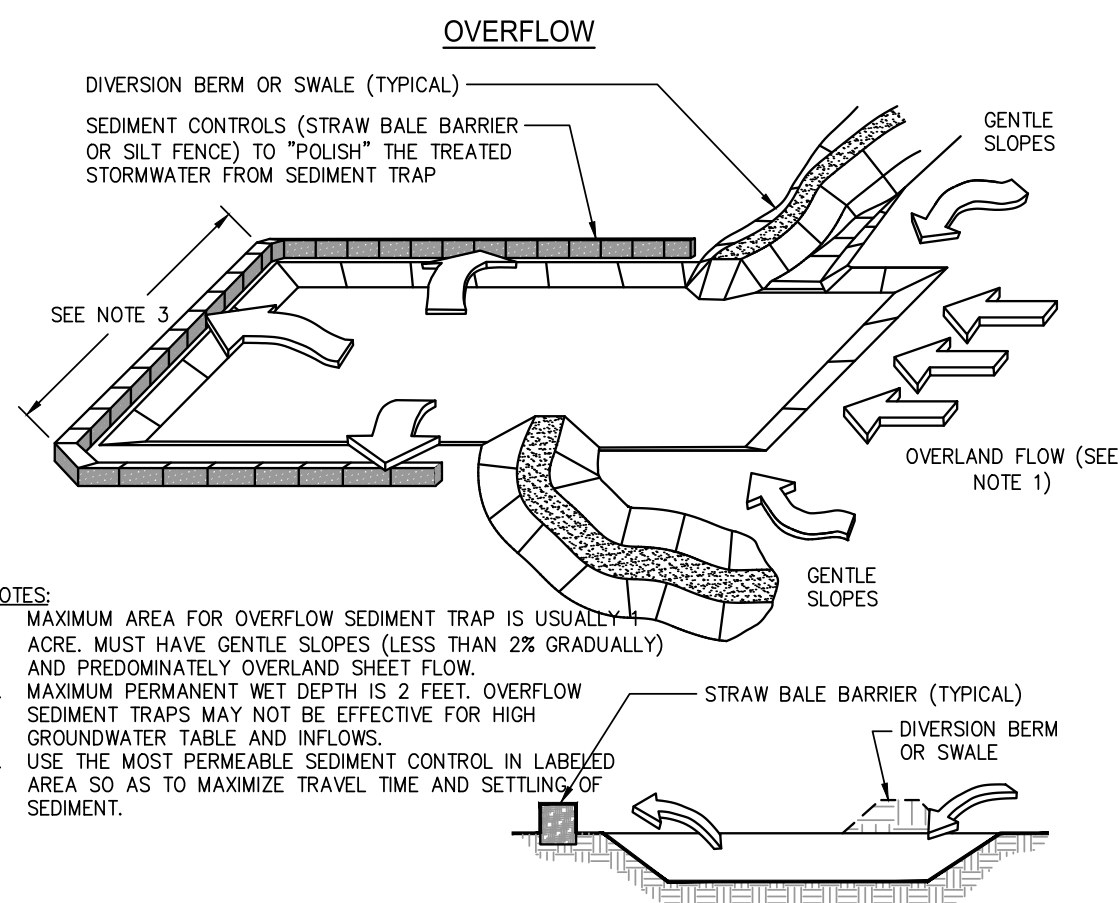
SIDE VIEW

STORAGE VOLUME PROPOSED = 19 CYD
SURFACE AREA PROPOSED = 462 SFT

1. Drainage area = 0.2 ac
2. Required sediment storage = $67 \text{ cy/ac} \times \text{drainage area}$
 Required sediment storage = $67 \text{ cy/ac} \times \underline{0.2} \text{ ac}$
 Required sediment storage = 13 cy = 351 cf
3. Assume excavation depth (minimum of 1.5 ft.) = 1.5 ft.
4. Assume slope of sides (shall not be steeper than 2:1) = 2:1
5. Determine required surface area
 $SA_{\text{min}} = \text{Required sediment storage} / \text{excavation depth}$
 $SA_{\text{min}} = \underline{351} \text{ cf} / \underline{1.5} \text{ ft.}$
 $SA_{\text{min}} = \underline{234} \text{ sf}$
6. Assume shape of excavation and determine dimensions.
 (A rectangular shape with 2:1 length to width ratio is recommended.)
 Shape: CIRCULAR SEE DETAIL
 Dimensions: $l = \underline{NA}$ ft $w = \underline{NA}$ ft diameter (if applicable) = DETAIL

TEMPORARY SEDIMENT TRAP

COURTESY OF CITY OF KNOXVILLE BMP EROSION AND SEDIMENT



-
- Diagram illustrating the components and requirements for a sediment trap system:
1. MAXIMUM AREA FOR OVERFLOW SEDIMENT TRAP IS USUALLY 1 ACRE. MUST HAVE GENTLE SLOPES (LESS THAN 2% GRADUALLY) AND PREDOMINANTLY OVERLAND SHEET FLOW.
 2. MAXIMUM PERMANENT WEIR DEPTH IS 2 FEET. OVERFLOW SEDIMENT TRAPS MAY NOT BE EFFECTIVE FOR HIGH GROUNDWATER TABLE AND INFLOWS.
 3. USE THE MOST PERMEABLE SEDIMENT CONTROL IN LABELED AREA SO AS TO MAXIMIZE TRAVEL TIME AND SETTLING OF SEDIMENT.
 4. STRAW BALE BARRIER (TYPICAL)
 5. DIVERSION BERM OR SWALE

1. Drainage area = 0.6 ac
2. Required sediment storage = $67 \text{ cy/ac} \times \text{drainage area}$
 Required sediment storage = $67 \text{ cy/ac} \times 0.6 \text{ ac}$
 Required sediment storage = 40 cy = 1080 cu ft
3. Assume excavation depth (minimum of 1.5 ft.) = 2 ft
4. Assume slope of sides (shall not be steeper than 2:1) = 2:1
5. Determine required surface area
 $SA_{min} = \text{Required sediment storage} / \text{excavation depth}$
 $SA_{min} = 1080 \text{ cu ft} / 2 \text{ ft}$
 $SA_{min} = 540 \text{ sf}$
6. Assume shape of excavation and determine dimensions.
 (A rectangular shape with 2:1 length to width ratio is recommended.)
 Shape: RECTANGULAR
 Dimensions: L = 25 ft w = 20 ft diameter (if applicable) = NA ft

STORAGE VOLUME PROPOSED = 53 CYD
SURFACE AREA PROPOSED = 924 SFT

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REGULATORY COMPLIANCE

This practice shall be applied immediately to rough graded areas that will be undisturbed for longer than six months. This practice or sodding shall be applied immediately to all areas at final grade. Final Stabilization means that all soil disturbing activities at the site have been completed, and that for unpaved areas and areas not covered by permanent structures and areas located outside the waste disposal limits of a landfill cell that has been certified by the GA EPD for waste disposal, 100% of the soil surface is uniformly covered in permanent vegetation with a density of 70% or greater, or landscaped according to the Plan (uniformly covered with landscaping materials in planted landscaped areas), or equivalent permanent stabilization measures.

Permanent vegetation shall consist of, planted trees, shrubs, perennial vines, or a crop of perennial vegetation appropriate for the region, such that within the growing season a 70% coverage by perennial vegetation shall be achieved. Final stabilization applies to each phase of construction. For linear construction projects on land used for agricultural or silvicultural purposes, final stabilization may be accomplished by stabilizing the disturbed land for its agricultural or silvicultural use. Until this standard is satisfied and permanent control measures and facilities are operational, interim stabilization measures and temporary erosion and sedimentation control measures shall not be removed.

CONDITIONS

Permanent perennial vegetation is used to provide a protective cover for exposed areas including cuts, fills, dams, and other denuded areas.

CONSTRUCTION SPECIFICATIONS

Grading and Shaping

Grading and shaping may not be required where hydraulic seeding and fertilizing equipment is to be used. Vertical banks shall be sloped to enable plant establishment.

When conventional seeding and fertilizing are to be done, grade and shape where feasible and practical, so that equipment can be used safely and efficiently during seedbed preparation, seeding, mulching and maintenance of the vegetation.

Concentrations of water that will cause excessive soil erosion shall be diverted to a safe outlet. Diversions and other treatment practices shall conform with the appropriate standards and specifications.

Lime and Fertilizer Rates and Analysis

Agricultural lime is required at the rate of one to two tons per acre unless soil tests indicate otherwise. Graded areas require lime application. If lime is applied within six months of planting permanent perennial vegetation, additional lime is not required. Agricultural lime shall be within the specifications of the Georgia Department of Agriculture.

Lime spread by conventional equipment shall be "ground limestone." Ground limestone is calcitic or dolomitic limestone ground so that 90 percent of the material will pass through a 10 mesh sieve, not less than 50 percent will pass through a 50 mesh sieve and not less than 25 percent will pass through a 100 mesh sieve.

Fast acting lime spread by hydraulic seeding equipment should be "finely ground limestone" spanning from the 180 micron size to the 5 micron size. Finely ground limestone is calcitic or dolomitic limestone ground so that 95 percent of the material will pass through a 100 mesh sieve.

It is desirable to use dolomitic limestone in the Sand Hills, Southern Coastal Plain and Atlantic Coast Flatwoods MLRAs. (See Figure 6-4-1.)

Agricultural lime is generally not required where only trees are planted.

Initial fertilization, nitrogen, topdressing, and maintenance fertilizer requirements for each species or combination of species are listed in Table 6-5-1.

Lime and Fertilizer Application

When hydraulic seeding equipment is used, the initial fertilizer shall be mixed with seed, inoculant (if needed), and wood cellulose or wood pulp fiber mulch and applied in a slurry. The inoculant, if needed, shall be mixed with the seed prior to being placed into the hydraulic seeding. The slurry mixture will be agitated during application to keep the ingredients thoroughly mixed. The mixture will be spread uniformly over the area within one hour after being placed in the hydroseeder.

Finely ground limestone can be applied in the mulch slurry or in combination with the top dressing.

When conventional planting is to be done, lime and fertilizer shall be applied uniformly in one of the following ways:

1. Apply before land preparation so that it will be mixed with the soil during seedbed preparation.
2. Mix with the soil used to fill the holes, distribute in furrows.
3. Broadcast after steep surfaces are scarified, pitted or trenched.
4. A fertilizer pellet shall be placed at root depth in the closing hole beside each pine tree seedling.

Plant Selection

Refer to Tables 6-4-1, 6-5-2, 6-5-3 and 6-5-4 for approved species. Species not listed shall be approved by the State Resource Conservationalist of the Natural Resources Conservation before they are used.

Plants shall be selected on the basis of species characteristics, site and soil conditions, planned use and maintenance of the area, time of year of planting, method of planting, and the needs and desires of the land user.

Some perennial species are easily established and can be planted alone. Examples of these are Common Bermuda, Tall Fescue, and Weeping Lovegrass.

Other perennials, such as Bahia Grass and Sericea Lespedeza, are slow to become established and should be planted with another perennial species. The additional species will provide quick cover and ample soil protection until the target perennial species become established. For example, Common seeding combinations are 1) Weeping Lovegrass with Sericea Lespedeza (scarified) and 2) Tall Fescue with Sericea Lespedeza (unscarified).

Plant selection may also include annual companion crops. Annual companion crops should be used only when the perennial species are not planted during their optimum planting period. A common mixture is Brown Top Millet with Common Bermuda in mid-summer. Care should be taken in selecting companion crop species and seeding rates because annual crops will compete with perennial species for water, nutrients, and growing space. A high seeding rate of the companion crop may prevent the establishment of perennial species.

Ryegrass shall not be used in any seeding mixtures containing perennial species due to its ability to out-compete desired species chosen for permanent perennial cover.

Seed Quality

The term "pure live seed" is used to express the quality of seed and is not shown on the label. Pure live seed, PLS, is expressed as a percentage of the seeds that are pure and will germinate. Information on percent germination and purity can be found on seed tags. PLS is determined by multiplying the percent of pure seed with the percent of germination, i.e.,

$$PLS = \% \text{ germination} \times \% \text{ purity}$$

EXAMPLE:

Common Bermuda seed

70% germination, 80% purity

$$PLS = 70\% \text{ germination} \times 80\% \text{ purity}$$

PLS = 56%

The percent of PLS helps you determine the amount of seed you need. If the seeding rate is 10 pounds PLS and the bulk seed is 56 % PLS, the bulk seeding rate is:

$$10 \text{ lbs./acre} \div 56\% \text{ PLS} = 17.9 \text{ lbs./acre}$$

You would need to plant 17.9 lbs./acre to provide 10 lbs./acre of pure live seed.

Seedbed Preparation

Seedbed preparation may not be required where hydraulic seeding and fertilizing equipment is to be used (but is strongly recommended for any seeding process, when possible). When conventional seeding is to be used, seedbed preparation will be done as follows:

Broadcast plantings

1. Tillage, at a minimum, shall adequately loosen the soil to a depth of 4 to 6 inches; alleviate compaction; incorporate lime and fertilizer; smooth and firm the soil; allow for the proper placement of seed, sprigs, or plants; and allow for the anchoring of straw or hay mulch if a disk is to be used.
2. Tillage may be done with any suitable equipment.
3. Tillage should be done on the contour where feasible.
4. On slopes too steep for the safe operation of tillage equipment, the soil surface shall be pitted or trenched across the slope with appropriate hand tools to provide two places 6 to 8 inches apart in which seed may lodge and germinate. Hydraulic seeding may also be used.

Individual Plants

1. Where individual plants are to be set, the soil shall be prepared by excavating holes, opening furrows, or dibble planting.
2. For nursery stock plants, holes shall be large enough to accommodate roots without crowding.
3. Where pine seedlings are to be planted, subsoil under the row 36 inches deep on the contour four to six months prior to planting. Subsoiling should be done when the soil is dry, preferably in August or September.

Inoculants

All legume seed shall be inoculated with appropriate nitrogen fixing bacteria. The inoculant shall be a pure culture prepared specifically for the seed species and used within the dates on the container.

A mixing medium recommended by the manufacturer shall be used to bond the inoculant to the seed. For conventional seeding, use twice the amount of inoculant recommended by the manufacturer. For hydraulic seeding, four times the amount of inoculant recommended by the manufacturer shall be used.

All inoculated seed shall be protected from the sun and high temperatures and shall be planted the same day inoculated. No inoculated seed shall remain in the hydroseeder longer than one hour.

Planting

Hydraulic Seeding

Mix the seed (inoculated if needed), fertilizer, and wood cellulose or wood pulp fiber mulch with water and apply in a slurry uniformly over the area to be treated. Apply within one hour after the mixture is made.

Conventional Seeding

Seeding will be done on a freshly prepared and firmed seedbed. For broadcast planting, use a culti-packer seed, drill, rotary seeder, other mechanical seeder, or hand seeding to distribute the seed uniformly over the area to be treated. Cover the seed lightly with 1/8 to 1/4 inch of soil for small seed and 1/2 to 1 inch for large seed when using a cultipacker or other suitable equipment.

No-Till Seeding

No-till seeding is permissible into annual cover crops when planting is done following maturity of the cover crop or if the temporary cover stand is sparse enough to allow adequate growth of the permanent (perennial) species. No-till seeding shall be done with appropriate no-till seeding equipment. The seed must be uniformly distributed and planted at the proper depth.

Individual Plants

Shrubs, vines and sprigs may be planted with appropriate planters or hand tools. Pine trees shall be planted manually in the subsoil furrow. Each plant shall be set in a manner that will avoid crowding the roots.

Nursery stock plants shall be planted at the same depth or slightly deeper than they grew at the nursery. The tips of vines and sprigs must be at or slightly above the ground surface.

Where individual holes are dug, fertilizer shall be placed in the bottom of the hole, two inches of soil shall be added and the plant shall be set in the hole.

Mulching

Mulch is required for all permanent vegetation applications. Mulch applied to seeded areas shall achieve 75% to 100% soil cover. Select the mulching material from the following and apply as indicated:

1. Dry straw or dry hay of good quality and free of weed seeds can be used. Dry straw shall be applied at the rate of 2 tons per acre. Dry hay shall be applied at a rate of 2 1/2 tons per acre.
2. Wood cellulose mulch or wood pulp fiber shall be used with hydraulic seeding. It shall be applied at the rate of 500 pounds per acre. Dry straw or dry hay shall be applied (at the rate indicated above) after hydraulic seeding.
3. One thousand pounds of wood cellulose or wood pulp fiber, which includes a tackifier, shall be used with hydraulic seeding on slopes 3/4:1 or steeper.
4. Sericea Lespedeza hay containing mature seed shall be applied at a rate of three tons per acre.
5. Pine straw or pine bark shall be applied at a thickness of 3 inches for bedding purposes. Other suitable materials in sufficient quantity may be used where ornamentals or other ground covers are planted. This is not appropriate for seeded areas.
6. When using temporary erosion control blankets or block sod, mulch is not required.
7. Bituminous treated roving may be applied on planted areas, slopes, in ditches or dry waterways to prevent erosion. Bituminous treated roving shall be applied within 24 hours after an area has been planted. Application rates and materials must meet Georgia Department of Transportation specifications.

Wood cellulose and wood pulp fibers shall not contain germination or growth inhibiting factors. They shall be evenly dispersed when agitated in water. The fibers shall contain a dye to allow visual metering and aid in uniform application during seeding.

Applying Mulch

Straw or hay mulch will be spread uniformly within 24 hours after seeding and/or planting. The mulch may be spread by blower type spreading equipment, other spreading equipment or by hand. Mulch shall be applied to cover 75% of the soil surface.

Wood cellulose or wood fiber mulch shall be applied uniformly with hydraulic seeding equipment.

Anchoring Mulch

Anchor straw or hay mulch immediately after application by one of the following methods:

1. Hay and straw mulch shall be pressed into the soil immediately after the mulch is spread. A special "packer disk" or disk harrow with the disks set straight may be used. The disks may be smooth or serrated and should be 20 inches or more in diameter and 8 to 12 inches apart. The edges of the disks shall be dull enough to press the mulch into the ground without cutting it, leaving much of it in an erect position. Mulch shall not be plowed into the soil.
2. Synthetic tackifiers, binders or hydraulic mulch specifically designed to tack straw, shall be applied in conjunction with or immediately after the mulch is spread. Synthetic tackifiers shall be mixed and applied according to manufacturer's specifications. All tackifiers, binders or hydraulic mulch specifically designed to tack straw should be verified nontoxic through EPA 2021.0 testing. Refer to Tackifiers-Tac
3. Rye or wheat can be included with Fall and Winter plantings to stabilize the mulch. They shall be applied at a rate of one quarter to one half bushel per acre.
4. Plastic mesh or netting with mesh no larger than one inch by one inch may be needed to anchor straw or hay mulch on unstable soils and concentrated flow areas. These materials shall be installed and anchored according to manufacturer's specifications.

Bedding Material

Mulch is used as a bedding material to conserve moisture and control weeds in nurseries, ornamental beds, ground shrubs, and on bare areas on lawns.

Material

Material	Depth
Grain straw	4" to 6"
Grass Hay	4" to 6"
Pine needles	3" to 5"
Wood waste	4" to 6"

Irrigation

Irrigation will be applied at a rate that will not cause runoff.

Topdressing

Topdressing will be applied on all temporary and permanent (perennial) species planted alone or in mixtures with other species. Recommended rates of application are listed in Table 6-5-1.

Second Year and Maintenance Fertilization

Second year fertilizer rates and maintenance fertilizer rates are listed in Table 6-5-1.

Lime Maintenance Application

Apply one ton of agricultural lime every 4 to 6 years or as indicated by soil tests. Soil tests can be conducted to determine more accurate requirements, if desired.

Use and Management

Mow Sericea Lespedeza only after frost to ensure that the seeds are mature. Mow between November and March.

Bermudagrass, Bahiagrass and Tall Fescue may be mowed as desired. Maintain at least 6 inches of top growth under any use and management. Moderate use of top growth is beneficial after establishment.

Exclude traffic until the plants are well established. Because of the quick nesting season, mowing should not take place between May and September.

TABLE 6-5-1. Fertilizer Requirements				
TYPE OF SPECIES	YEAR	ANALYSIS OR EQUIVALENT N-P-K	RATE	N TOP DRESSING RATE
1. Cool season grasses.	First	6-12-12	1500 lbs./ac.	50-100 lbs./ac. 1/2
	Second Maintenance	6-12-12 10-10-10	1000 lbs./ac. 400 lbs./ac.	30
2. Cool season grasses and legumes	First	6-12-12	1500 lbs./ac.	0-50 lbs./ac. 1/
	Second Maintenance	0-10-10 0-10-10	1000 lbs./ac. 400 lbs./ac.	---
3. Ground covers.	First	10-10-10	1300 lbs./ac.	---
	Second Maintenance	10-10-10 10-10-10	1300 lbs./ac. 100 lbs./ac.	---
4. Pine seedlings.	First	20-10-5	one 21-gram pellet per seedling placed in the closing hole	---
5. Shrub Lespedeza.	First	0-10-10 0-10-10	700 lbs./ac. 700 lbs./ac. 4/	---
6. Temporary cover crops seeded alone.	First	10-10-10	500 lbs./ac.	30 lbs./ac. 5/
7. Warm season grasses.	First	6-12-12 6-12-12	1500 lbs./ac. 1500 lbs./ac.	50-100 lbs./ac. 2/6/
	Second Maintenance	10-10-10 10-10-10	400 lbs./ac. 30 lbs./ac.	---
8. Warm season grasses and legumes.	First	6-12-12	1500 lbs./ac.	50 lbs./ac. 6/
	Second Maintenance	0-10-10 0-10-10	1000 lbs./ac. 400 lbs./ac.	50-100 lbs./ac. 2/ 30 lbs./ac.

1/ Apply in spring following seeding.

2/ Apply in wet applications when high rates are used.

3/ Apply in 3 split applications.

4/ Apply when plants are pruned.

5/ Apply to grass species only.

6/ Apply when plants grow to a height of 2 to 4 inches.

DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION)

DS3

Table 6-5-2 - Permanent Cover Crops PLANT, PLANTING RATE, AND PLANTING DATE FOR PERMANENT COVER

Species	Broadcast Rates	Resource Area #	Planting Dates by Resource Area	Remarks
			Planting Dates by Resource Area	
			J F M A M J J A S O N D	
			Rate Per Acre #	
			PLS Per 1000 sq ft	
BAHIA, PENSACOLA <i>Paspalum notatum</i>				
alone or with temporary cover	60 lbs	14 lbs	P	166,000 seed per pound. Low growing. Sod forming. Slow to establish. Plant with a companion crop. Will spread into bermuda pastures and lawns. Mix with Sericea Lespedeza or weeping lovegrass.
with other perennials	30 lbs	0.7 b	C	
BAHA, WILMINGTON <i>Paspalum notatum</i>				
alone or with temporary cover	60 lbs	14 lbs	M-L	166,000 seed per pound. Low growing. Sod forming. Slow to establish. Plant with a companion crop. Will spread into bermuda pastures and lawns. Mix with Sericea Lespedeza or weeping lovegrass.
with other perennials	30 lbs	0.7 b	P	
BERMUDA, COMMON <i>Cynodon dactylon</i>				
hulled seed			P	
alone	10 lbs	0.2 b	C	1787,000 seed per pound. Quick cover. Low growing and sod forming. Full sun. Good for athletic fields.
with other perennials	6 lbs	0.7 b		
BERMUDA, COMMON <i>Cynodon dactylon</i>				
unhulled seed			P	
with temporary cover	10 lbs	0.2 b	P	Plant with winter annuals.
with other perennials	6 lbs	0.1 b	C	Plant with Tall Fescue.
BERMUDA, SPRIOS <i>Cynodon dactylon</i>				
Coastal, Common, Midland, or TIFt 44	40 cu ft or sod plugs 3' x 3'		M-L	A cubic foot contains approximately 650 sprigs. A bushel contains 125 cubic feet or approximately 800 sprigs.
Coastal, Common, of TIFt 44			P	
TIFt 78			C	Same as above.
CENTPEDE <i>Eranthis cicutoides</i>				
Block sod only		P		Drought tolerant. Full sun or partial shade. Tolerant to concrete and in concentrated low areas. Ingestion is needed until fully established. Do not plant near pastures. Winterhazy as far as north Athens and Atlanta.
CROWNTECH <i>Coronilla varia</i>				
with winter annuals or cool season grasses	15 lbs	0.3 b	M-L	10,000 seed per pound. Dense growth. Drought tolerant and fire resistant. Attractive rose, pink and white blossoms spring to late fall. Mix with 30 pounds of Tall fescue or 15 pounds of ryegrass. Inoculate seed with EL inoculant. Use from North Atlanta and Northward.
FESCUE, TALL <i>Festuca arundinacea</i>				
alone	50 lbs	11 b	M-L	227,000 seed per pound. Use alone only on better soils. Mix with perennial Lespedeza or Crownvetch. Apply topdressing in spring following fall plantings. Not for heavy use areas or athletic fields.
with other perennials	30 lbs	0.7 b	P	
KUDZU <i>Pueraria thurbergiana</i>				
Plants or crowns	3' - 7' apart	ALL		Rapid and vigorous growth. Excellent in gully erosion control. Will climb. Good livestock forage.
LESPEDEZA SERICEA <i>Lespedeza cuneata</i>			M-L	350,000 seed per pound. Widely adapted. Low maintenance. Mix with Weeping lovegrass, Common bermuda, bahia, or tall fescue. Takes 2 to 3 years to become fully established. Excellent on roadsides. Inoculate seed with EL inoculant.
scarified	60 lbs	14 b	P	
unscarified	75 lbs	17 b	P	Mix with Tall fescue or winter annuals.
seed-bearing hay	3 tons	1338 lbs	M-L	Out when seed mixture is mature, but before it shatters. Add Tall fescue or winter annuals.
LESPEDEZA <i>Amorpha virginica</i>			M-L	300,000 seed per pound. Height of growth is 18 to 24 inches. Advantageous in urban areas. Spreading-type grass. New growth has bronze coloration. Mix with weeping lovegrass, common bermuda, bahia, tall fescue or winter annuals. Do not mix with Sericea Lespedeza. Slow to develop solid stands. Inoculate seed with EL inoculant.
scarified	60 lbs	14 b	P	
unscarified	75 lbs	17 b	P	
LESPEDEZA, SHRUB <i>Lespedeza bicolor</i>			M-L	300,000 seed per pound. Height of growth is 18 to 24 inches. Advantageous in urban areas. Spreading-type grass. New growth has bronze coloration. Mix with weeping lovegrass, common bermuda, bahia, tall fescue or winter annuals. Do not mix with Sericea Lespedeza. Slow to develop solid stands. Inoculate seed with EL inoculant.
plants	3' x 3'		P	Provide wildlife food and cover.
LOVEGRASS, WEEPING <i>Eragrostis curvula</i>				
alone	4 lbs	0.1 b	M-L	150,000 seed per pound. Quick cover. Drought tolerant. Grows well with Sericea Lespedeza on roadsides.
with other perennials	2 lbs	0.05 b	P	
MAIDENCANE <i>Panicum hemiltoni</i>				
sprigs	2' x 3' spacing	ALL		For very wet sites. May clog channels. Dig sprigs from local sources. Use along river banks and shorelines.
PANICGRASS, ATLANTIC COASTAL <i>Panicum amarum var amarum</i>				
alone	50 lbs	11 b	M-L	Grows well on coastal sand dunes, borrow areas, and gravel pits. Provides winter cover for wildlife. Mix with Sericea Lespedeza except for on sand dunes.
with other perennials	30 lbs	0.7 b	P	
REED CANARY GRASS <i>Phalaris arundinacea</i>				
alone	50 lbs	11 b	M-L	Grows similar to Tall fescue.
with other perennials	30 lbs	0.7 b	P	
SUNFLOWER, 'AZTEC' MAXIMILIAN <i>Helianthus maximiliani</i>			M-L	227,000 seed per pound. Mix with Weeping lovegrass or other low-growing grasses or legumes.
alone	10 lbs	0.2 b	P	

1/ Reduce seeding rates by 50% when drilled.

2/ PLS is an abbreviation for Pure Live Seed. Refer to Section VE of these specifications.

3/ M-L represents to Mountain, Blue Ridge and Ridges and Valleys MLRAs.

P represents the Southern Piedmont MLRA.

C represents Southern Coastal Plain; Sand Hills; Black Lands; and Atlantic Coast Flatwoods MLRAs.

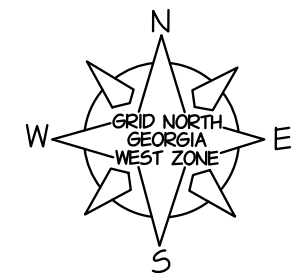
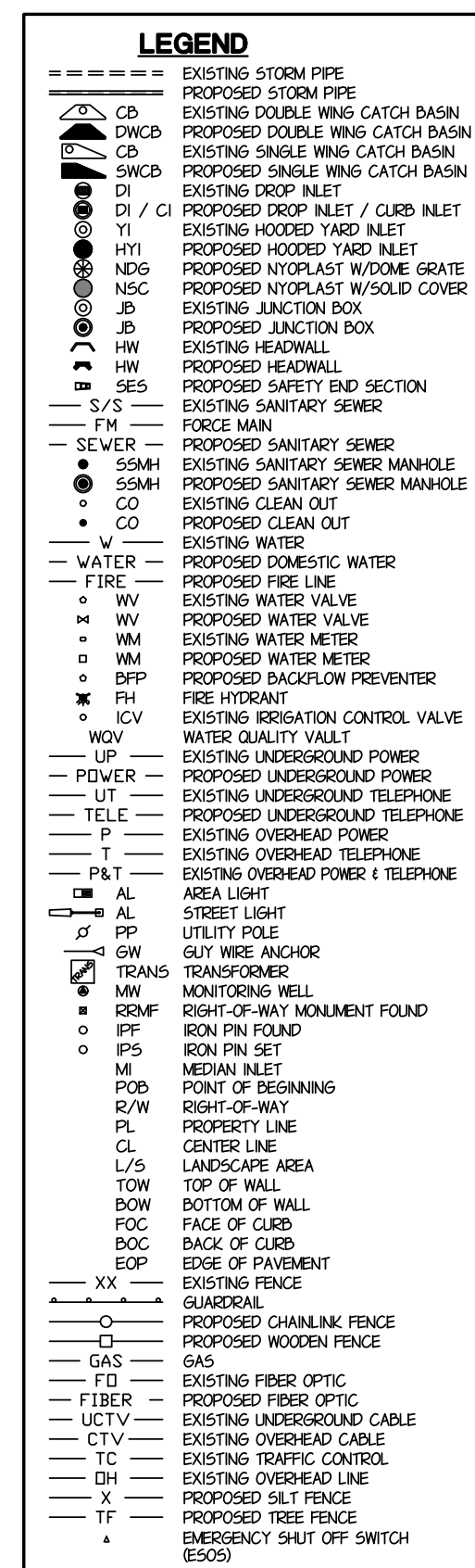
EROSION, SEDIMENTATION & POLLUTION CONTROL PLAN CHECKLIST

STAND ALONE CONSTRUCTION PROJECTS

SWDC: Project Name: RACETRAC, INC. City/Country: GREENE COUNTY, GA Address: 2670 LAKE OCOONEE PARKWAY Date on Plans: 09/13/2023 Name & email of person filling out checklist:

TO BE SHOWN ON ES&PC PLAN

- 1 The applicable Erosion, Sedimentation and Pollution Control Plan Checklist established by the Commission as of January 1 of the year in which the land-disturbing activity was permitted. (The completed Checklist must be submitted with the ES&PC Plan or the Plan will not be reviewed)
- 2 Level of certification number issued by the Commission, signature and seal of the certified design professional. (Signature, seal and level # number must be on each sheet pertaining to ES&PC plan or the Plan will not be reviewed)
- 3 Limits of disturbance shall be no greater than 50 acres at any one time without prior written authorization from the GAEPD District Office. If GAEPD approves the request to disturb 50 acres or more at one time, the Plan must include at least 4 of the BMPs listed in Appendix 1 of this checklist and the GAEPD approval letter. * (A copy of the written approval by GAEPD must be attached to the plan for the Plan to be reviewed)
- 4 The name and phone number of the 24-hour contact responsible for erosion, sedimentation and pollution controls.
- 5 Provide the name, address, email address, and phone number of primary permittee
- 6 Note total and disturbed acreages of the project or phase under construction.
- 7 Provide the GPS location of the construction exit for the site. Give the Latitude and Longitude in decimal degrees.
- 8 Initial date of the Plan and the dates of any revisions made to the Plan including the entity who requested the revisions.
- 9 Description of the nature of construction activity and existing site conditions.
- 10 Provide vicinity map showing site's relation to surrounding areas. Include designation of specific phase, if necessary.
- 11 Identify the project receiving waters and describe all sensitive adjacent areas including streams, lakes, residential areas, wetlands, marshlands, etc. which may be affected.
- 12 Design professional's certification statement and signature that the site was visited prior to development of the ES&PC Plan as stated on Part IV page 19 of the permit.
- 13 Design professional's certification statement and signature that the permittee's ES&PC Plan provides for an appropriate and comprehensive system of BMPs and sampling to meet permit requirements as stated on Part IV page 19 of the permit. *
- 14 Clearly note the statement that "The design professional who prepared the ES&PC Plan is to inspect the installation of the initial sediment storage requirements and perimeter control BMPs within 7 days after installation."
- 15 Clearly note the statement that "Non-exempt activities shall not be conducted within the 25 or 50-foot undisturbed storm buffers as measured from the point of arrested vegetation or within 25-foot of the coastal marshland buffer as measured from the Jurisdictional Determination Line without first acquiring the necessary variances and permits."
- 16 Provide a description of any buffer encroachments and indicate whether a buffer variance is required.
- 17 Clearly note the statement that "Amendments/revisions to the ES&PC Plan which have a significant effect on BMPs with a hydraulic component must be certified by the design professional."
- 18 Clearly note the statement that "Waste materials shall not be discharged to waters of the State, except as authorized by a Section 404 permit."
- 19 Clearly note statement that "The escape of sediment from the site shall be prevented by the installation of erosion and sediment control measures and practices prior to land disturbing activities."
- 20 Clearly note statement that "Erosion control measures will be maintained at all times. If full implementation of the approved Plan does not provide for effective erosion control, additional erosion and sediment control measures shall be implemented to control or treat the sediment source."
- 21 Clearly note the statement "Any disturbed area left exposed for a period greater than 14 days shall be stabilized with mulch or temporary seeding."
- 22 Any construction activity which discharges storm water



SITE NOTES:

1. ALL DIMENSIONS SHOWN ARE MEASURED TO THE FACE OF CURB AND FACE OF BUILDING, UNLESS OTHERWISE NOTED. REFER TO ARCHITECTURAL DRAWINGS FOR BUILDING DIMENSIONS.
2. THE CONTRACTOR IS TO FIELD VERIFY DIMENSIONS FOR ACCURACY PRIOR TO BEGINNING CONSTRUCTION. IF DISCREPANCIES EXIST, CALL ENGINEER IMMEDIATELY.
3. DEVIATIONS FROM THESE PLANS AND SPECIFICATIONS WITHOUT THE PRIOR CONSENT OF THE ENGINEER OF RECORD MAY BE CAUSE FOR THE WORK TO BE UNACCEPTABLE.
4. "TYP" MEANS THAT THE CONDITION IS REPRESENTATIVE FOR SIMILAR CONDITIONS THROUGHOUT, UNLESS OTHERWISE NOTED
5. TESTING OF MATERIALS REQUIRED FOR THE CONSTRUCTION OF THE PAVING IMPROVEMENTS SHALL BE PERFORMED BY AN PROFESSIONAL ORGANIZATION FOR TESTING MATERIALS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT THE WORK CONSTRUCTED MEETS THE REQUIREMENTS OF THE PROJECT SPECIFICATIONS.
6. ALL SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" LATEST EDITION, AS WELL AS APPLICABLE STATE AND LOCAL REQUIREMENTS, UNLESS OTHERWISE NOTED.
7. TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE STATE DOT STANDARDS.
8. ALL HANDICAP RAMPING, STRIPING, AND PAVEMENT MARKINGS SHALL CONFORM TO THE "ADA STANDARDS FOR ACCESSIBLE DESIGN", LATEST EDITION.
9. THE PAVING CONTRACTOR IS TO COORDINATE WITH THE BUILDING CONTRACTOR ON THE CONSTRUCTION AND PAVING NEAR ANY BUILDINGS, SCREENING WALLS, DUMPSTER PADS AND ENCLOSURES.
10. ALL DISCREPANCIES FOUND BY THE CONTRACTOR RELATED TO UNDERGROUND UTILITIES OR OTHER APPURTENANCES SHALL BE RESOLVED TO THE SATISFACTION OF THE OWNER/DEVELOPER AND ENGINEER OF RECORD PRIOR TO INSTALLATION OF ANY PAVEMENT.
11. EXISTING MANHOLE TOPS, INLETS, VALVE BOXES, ETC. ARE TO BE ADJUSTED AS REQUIRED TO MATCH FINISHED GRADES. IF NECESSARY, RE-ADJUSTMENTS SHALL BE PERFORMED UPON COMPLETION OF PAVING, FINE GRADING, AND LANDSCAPING TO ENSURE A SMOOTH TRANSITION.
12. ALL PAVEMENT TO BE SLOPED FOR POSITIVE DRAINAGE.

ADA NOTES:

1. ACCESSIBLE ROUTES AND GENERAL SITE ELEMENTS SHALL COMPLY WITH THE STANDARDS OUTLINED IN THE D.O.J. "2010 ADA STANDARDS FOR ACCESSIBLE DESIGN" AND "2015 GEORGIA ACCESSIBILITY CODE."
2. WALKING SURFACES MUST HAVE A RUNNING SLOPE NO STEEPER THAN 1:20 (5.00%), AND A CROSS SLOPE NO STEEPER THAN 1:48 (2.08%).
3. RAMPS MUST HAVE A RUNNING SLOPE NO STEEPER THAN 1:12 (8.33%), AND A CROSS SLOPE NO STEEPER THAN 1:48 (2.08%).
4. RAMPS WITH A RISE GREATER THAN 6" (0.5') SHALL HAVE HANDRAILS. THE MAXIMUM RAMP RISE SHALL BE NO GREATER THAN 30" (2.5').
5. LANDINGS SHALL BE AT LEAST AS WIDE AS THE ASSOCIATED RAMP AND/OR CURB RAMP, AND HAVE A SLOPE NO GREATER THAN 1:48 (2.08%) IN ALL DIRECTIONS. EXCEPTION: LANDINGS THAT CHANGE DIRECTION SHALL BE AT LEAST 60" (5.0') WIDE.
6. A MINIMUM 60" (5.0') LONG LANDING SHALL BE PROVIDED AT THE TOP AND BOTTOM OF A RAMP. EXCEPTION: A MINIMUM 36" (3.0') LAND LANDING SHALL BE PROVIDED AT THE TOP OF A CURB RAMP, AND NO LANDING IS REQUIRED AT THE BOTTOM.
7. PARKING SPACES AND THE ASSOCIATED ACCESS AISLE(S) SHALL HAVE A SLOPE NO GREATER THAN 1:48 (2.08%) IN ALL DIRECTIONS.
8. GROUND SURFACES ARE TO BE STABLE, FIRM, AND SLIP RESISTANT.
9. DETECTABLE WARNINGS SHALL BE INSTALLED ON WALKING SURFACES TO WARN OF HAZARDS ON WALKS, RAMPS, AND LANDINGS.

SITE DATA TABLE

SITE AREA: EXISTING 2.20 ACRES

PARKING SPACES:
PROPOSED (29 STD., 2 HDOP)=31 SP

BUILDING SETBACKS:

FRONT (LAKE OCONEE PKWY)	50 FT.
FRONT (TOWNE CENTER PKWY)	50 FT.
SIDE (SHARED ACCESS DRIVE)	20 FT.
REAR (TOWNE CENTER LANE)	30 FT.

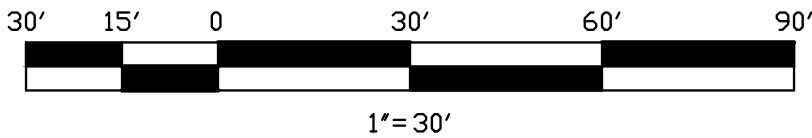
AREA BREAKOUT:

EXISTING	PROPOSED
PERVIOUS 91,878 SF.(96%)	23,211 SF.(24%)
IMPERVIOUS 3,923 SF.(4%)	72,699 SF.(76%)

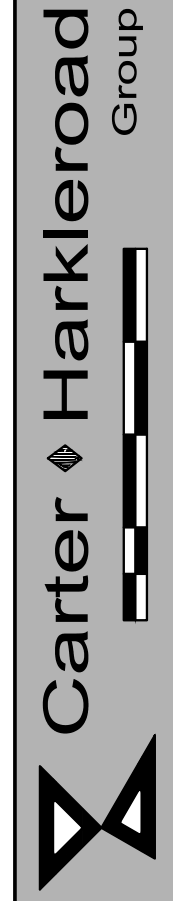
ZONING/LAND USE:

EXISTING PARCEL ZONING	"B-2"
SURROUNDING ZONING	"B-2 AND C-3"

GEORGIA811
Utilities Protection Center, Inc.



HARKLEROD PROJECT 6386



1608 TREE LANE, SUITE A100, SNELLVILLE, GA 30078
(770) 982-1996



12-12-23

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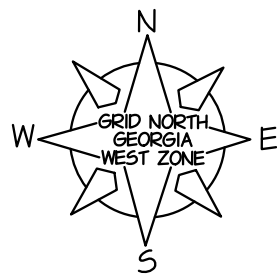


RACETRAC, INC.
200 GALLERIA PARKWAY S.E., SUITE 900
SUITE 100 ATLANTA, GA.30339
(770) 431-7600

SITE PLAN

RACETRAC MARKET 1635
2670 LAKE OCONEE PARKWAY
GEORGIA MILITIA DISTRICT 163
CITY OF GREENSBORO
GREENE COUNTY, GEORGIA

DATE	06/16/2023
SCALE	1"=30'
DRAWN BY	RD
DRAWING NAME: 6386cp.dwg	
C3.0	4
SHEET NO.	REVISION



1. THE EARTHWORK FOR ALL BUILDING FOUNDATIONS AND SLABS SHALL BE IN ACCORDANCE WITH ARCHITECTURAL PLANS AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ALL DEBRIS AS ACCEPTABLE TO THE OWNER/DEVELOPER AND ENGINEER OF RECORD.
3. THE CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING STORM SEWER STRUCTURES, PIPES, AND ALL UTILITIES PRIOR TO CONSTRUCTION.
4. IF THE CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, HE/SHE SHALL HAVE MADE, AT HIS/HER OWN EXPENSE, A TOPOGRAPHIC SURVEY AND SUBMIT IT TO THE OWNER/DEVELOPER FOR REVIEW.
5. THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING ALL UTILITIES BEFORE CONSTRUCTION AND VERIFYING LOCATION OF ALL UTILITIES SHOWN OR NOT SHOWN.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION AND COST OF THE RELOCATION OF ALL UTILITIES ALONG THE RIGHT OF WAY AND ON SITE ASSOCIATED WITH THE CONSTRUCTION OF THIS PROJECT, SUCH AS, BUT NOT LIMITED TO SIGNAL POLES, SIGNAL CONTROLS, DRAINAGE STRUCTURES, TRAFFIC SIGNS, UTILITY POLES, GUY WIRES, ETC.
7. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURBS, ETC. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.
8. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL AREAS INDICATED TO REMAIN UNDISTURBED. ALL PROPERTY CORNERS AND ALL PINS ELIMINATED OR DAMAGED DURING CONSTRUCTION SHALL BE REPLACED BY A LICENSED PROFESSIONAL.
9. ALL SLOPES AND DISTURBED AREAS NOT COVERED BY BUILDING OR PAVEMENT SHALL BE GRADED SMOOTH AND RECEIVE 4 INCHES OF TOPSOIL. CONTRACTOR TO PROVIDE TOPSOIL IF NOT AVAILABLE ON SITE. THE AREAS SHALL BE GRASSED AND MULCHED, FERTILIZED AND WATERED TO PROVIDE A HEARTY MOVABLE STAND OF GRASS. SMALL ROCKS MUST BE REMOVED.
10. ALL FILL SHALL BE FREE OF ORGANIC OR OTHER DELETERIOUS MATERIAL. THE MATERIAL SHALL BE PLACED IN LIFTS NOT TO EXCEED EIGHT (8) INCHES IN LOOSE THICKNESS AND MOISTURE CONDITIONED TO WITHIN + 3 PERCENT OF OPTIMUM MOISTURE CONTENT TO FACILITATE PROPER COMPACTION. REFER TO THE GEOTECH REPORT BY ??? A REPORT FROM A GEOTECHNICAL ENGINEER MAY BE REQUIRED BY THE CONSTRUCTION INSPECTOR FOR ALL FILL AREAS WITHIN THE RIGHT-OF-WAY.
11. THE CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM THE BUILDINGS.
12. MAXIMUM CUT OR FILL SLOPES IS 2H:1V.
13. PROPOSED SLOPE ELEVATIONS REPRESENT FINISHED PAVEMENT OR GROUND SURFACE GRADE UNLESS OTHERWISE NOTED.
14. THE CONTRACTOR IS TO CLEAN OUT ACCUMULATED SILT IN STORM PIPE(S) AT END OF CONSTRUCTION WHEN THE DISTURBED AREAS HAVE BEEN STABILIZED.
15. ALUMINUM TYPE 2 STEEL PIPE (AL2) SHALL BE 16 GAUGE, 2-1/2"x12" CORR., UNLESS NOTED OTHERWISE. THE PIPE SHALL BE MANUFACTURED IN ACCORDANCE WITH AASHTO M36 OR ASTM A760. THE PIPE MATERIAL SHALL CONFORM TO AASHTO M274 OR ASTM A929. THE PIPE JOINTS SHALL BE JOINED WITH A COUPLING BAND FABRICATED FROM THE SAME MATERIAL AS THE PIPE.
16. HIGH DENSITY POLYETHYLENE PIPE (HDPE) SHALL CONFORM TO THE REQUIREMENTS OF AASHTO M252. TYPE S OR SP (4" - 10") AND AASHTO M294. TYPE S OR SP (12" - 60"). THE PIPE MATERIAL CONFORM TO ASTM D3350 CELL CLASSIFICATION 424420C (4" - 10"), AND 4355C (12" - 60"). ALL JOINTS SHALL BE BELL AND SPIGOT TYPES MEETING AASHTO M252, AASHTO M294, OR ASTM F2306, WHEN APPLICABLE THE CONNECTIONS SHALL USE A RUBBER GASKET WHICH CONFORMS TO ASTM F477.
17. REINFORCED CONCRETE PIPE (RCP) SHALL BE CLASS III, UNLESS NOTED OTHERWISE. THE PIPE SHALL BE MANUFACTURED IN ACCORDANCE WITH AASHTO M170 OR ASTM C76. THE PIPE JOINTS SHALL BE BELL AND SPIGOT TYPES WITH A RUBBER GASKET CONFORMING TO ASTM C443.
18. PRECAST CONCRETE STRUCTURE SHALL BE IN CONFORMANCE WITH ASTM C478.

[illegible]

HARKLEROAD PROJECT 6386



Carter

Harkleroad

Group

1608 TREE LANE, SUITE A100, SNELLVILLE, GA 30078

(770) 982-1996

COA

No.

DONALD W. HARKLEROD & ASSOCIATES, INC.

PERF000295, LSF000280

EXPIRATION: 6-30-2024

GSWCC LEVEL II CERT. NO 10675

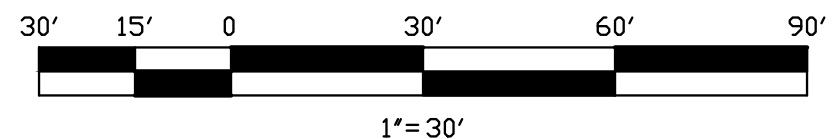


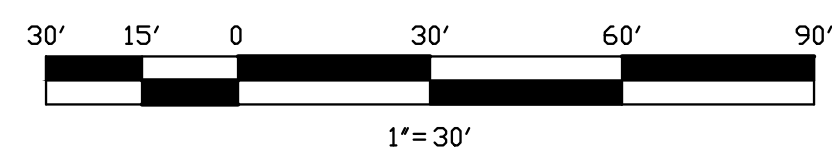
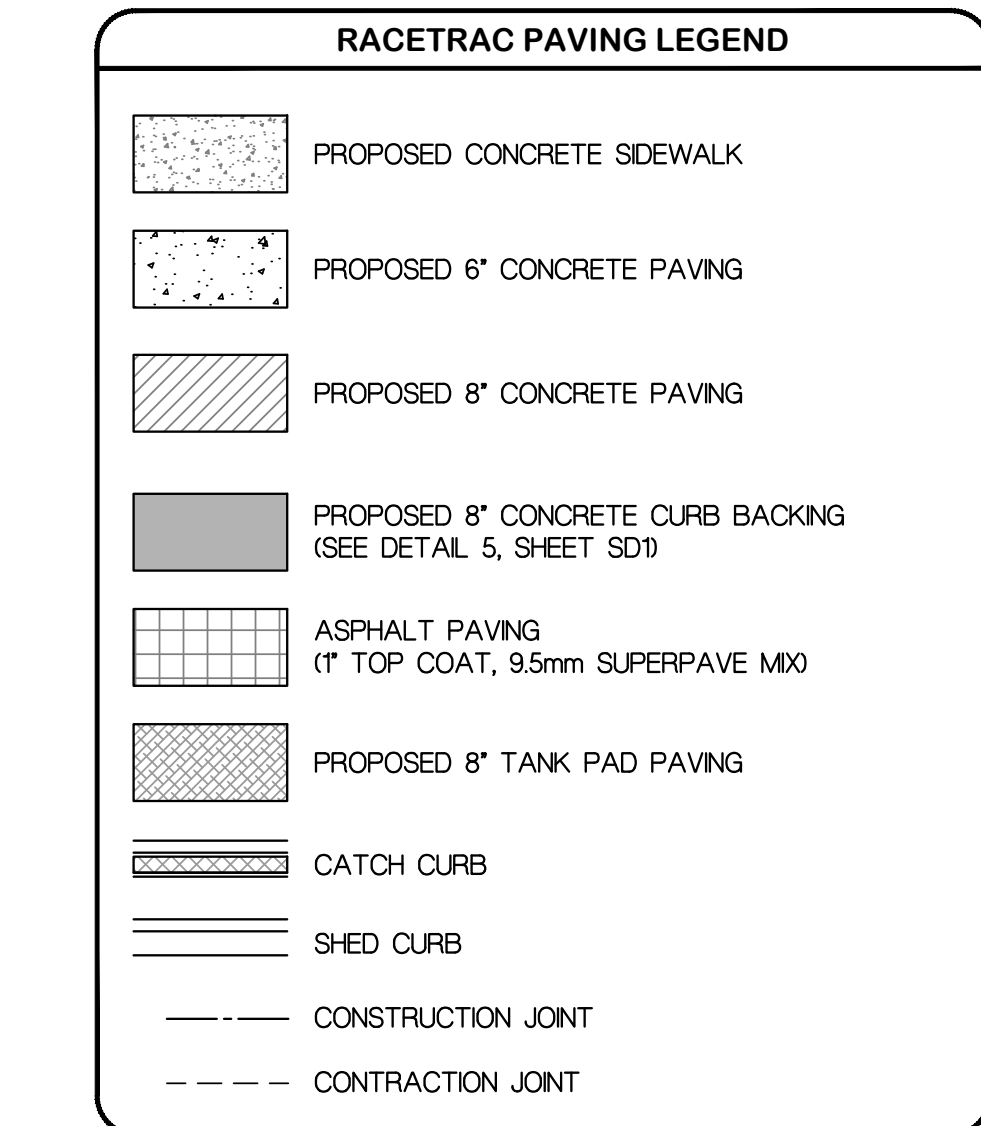
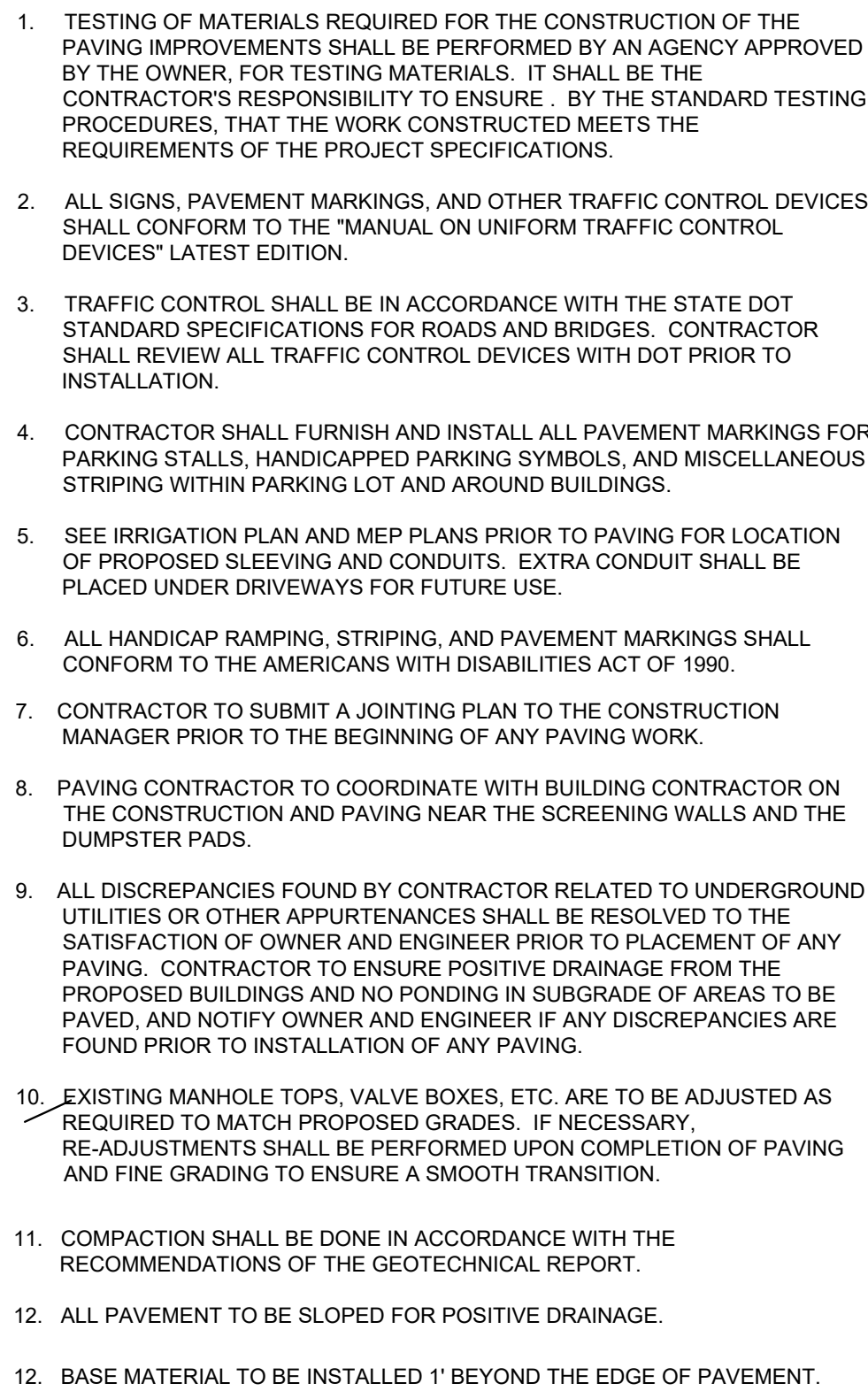
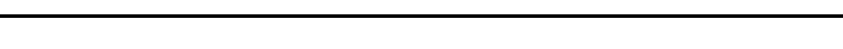
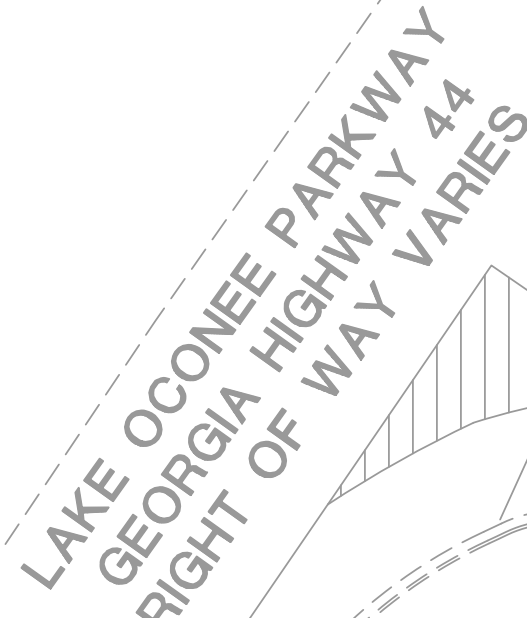
12-12-23

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RACETRAC, INC.
200 GALLERIA PARKWAY S.E., SUITE 900
SUITE 100 ATLANTA, GA. 30339
(770) 431-7600

GRADING PLAN	
RACETRAC MARKET 1635	
2670 LAKE OCONEE PARKWAY GEORGIA MILITIA DISTRICT 163 CITY OF GREENSBORO GREENE COUNTY, GEORGIA	
DATE	06/16/2023
SCALE	1"=30'
DRAWN BY	RD
DRAWING NAME: 6386cp.dwg	
C4.0	4
SHEET NO.	REVISION



[illegible]

HARKLEROAD PROJECT 5386



Carter Harkleroad
Group

1608 TREE LANE, SUITE A100, SNELLVILLE, GA 30078
(770) 982-1996

COA

DONALD W. HARKLEROAD & ASSOCIATES, INC.
 No. PF0000295, LSP000260 EXPIRATION: 6-30-2024



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SUITE 100 ATLANTA, GA. 30339
(770) 431-7600

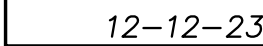
PAVING PLAN		RACETRAC MARKET 1635
DATE		06/16/2023
SCALE		1" = 30'
DRAWN BY		RD
DRAWING NAME: 6386cp.dwg		
C5.0	3	
SHEET NO.	REVISION	

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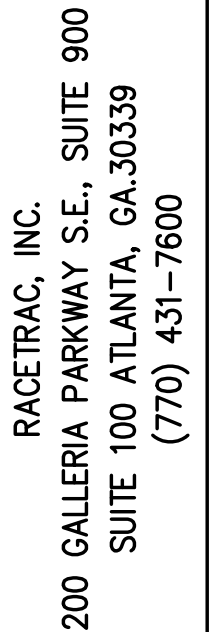
HARKLEROAD PROJECT 6396

COA	No.	DONALD W. HARKLEROAD & ASSOCIATES, INC. PFT000295, LSP000280	1608 TREE LAKE, SUITE A100, SNELLVILLE, GA 30078 (770) 982-1996
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Carter ♦ Harkleroad Group

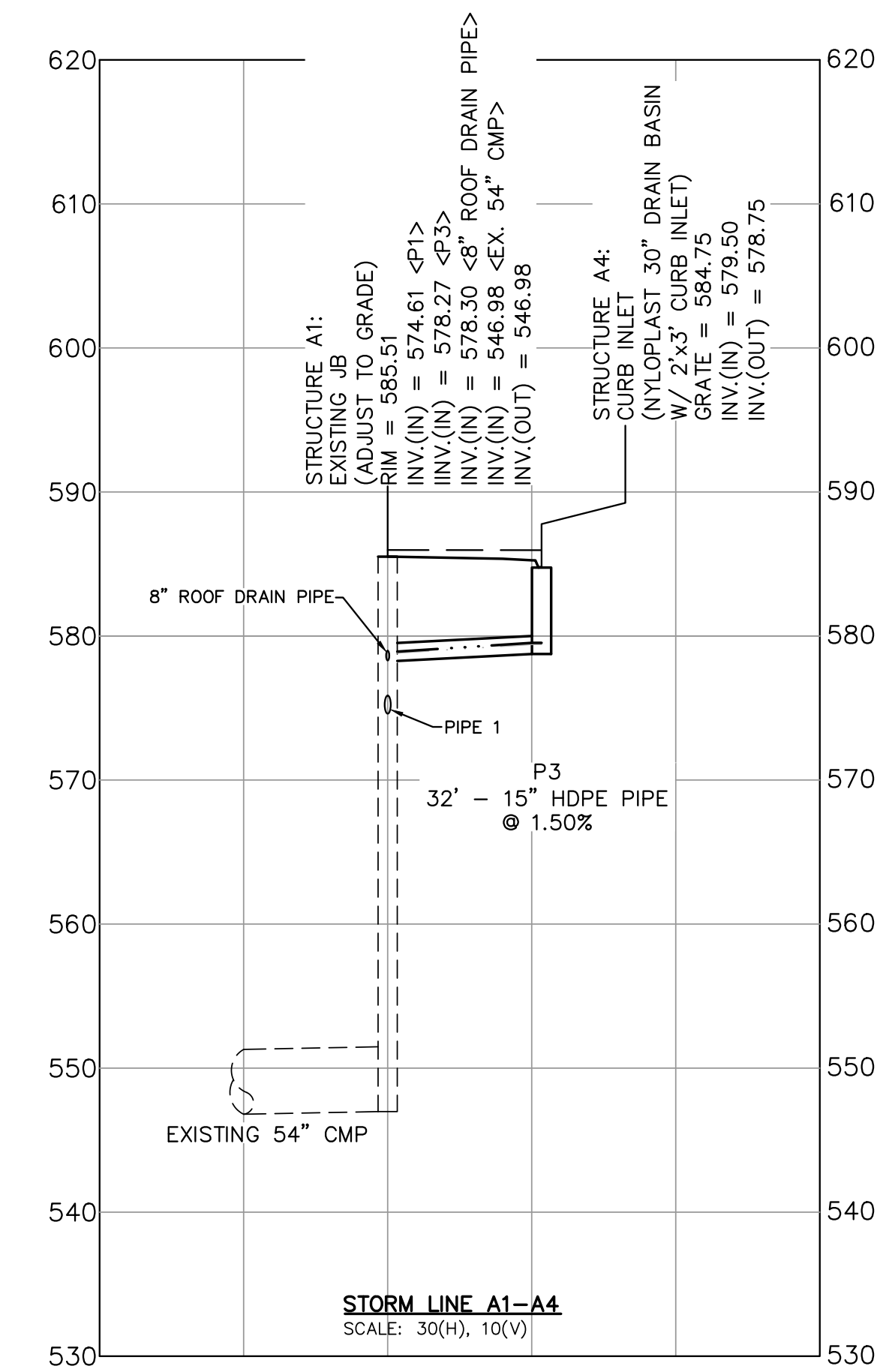


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PERMISSION OF RACETRAC
PETROLEUM INC. IS PROHIBITED.



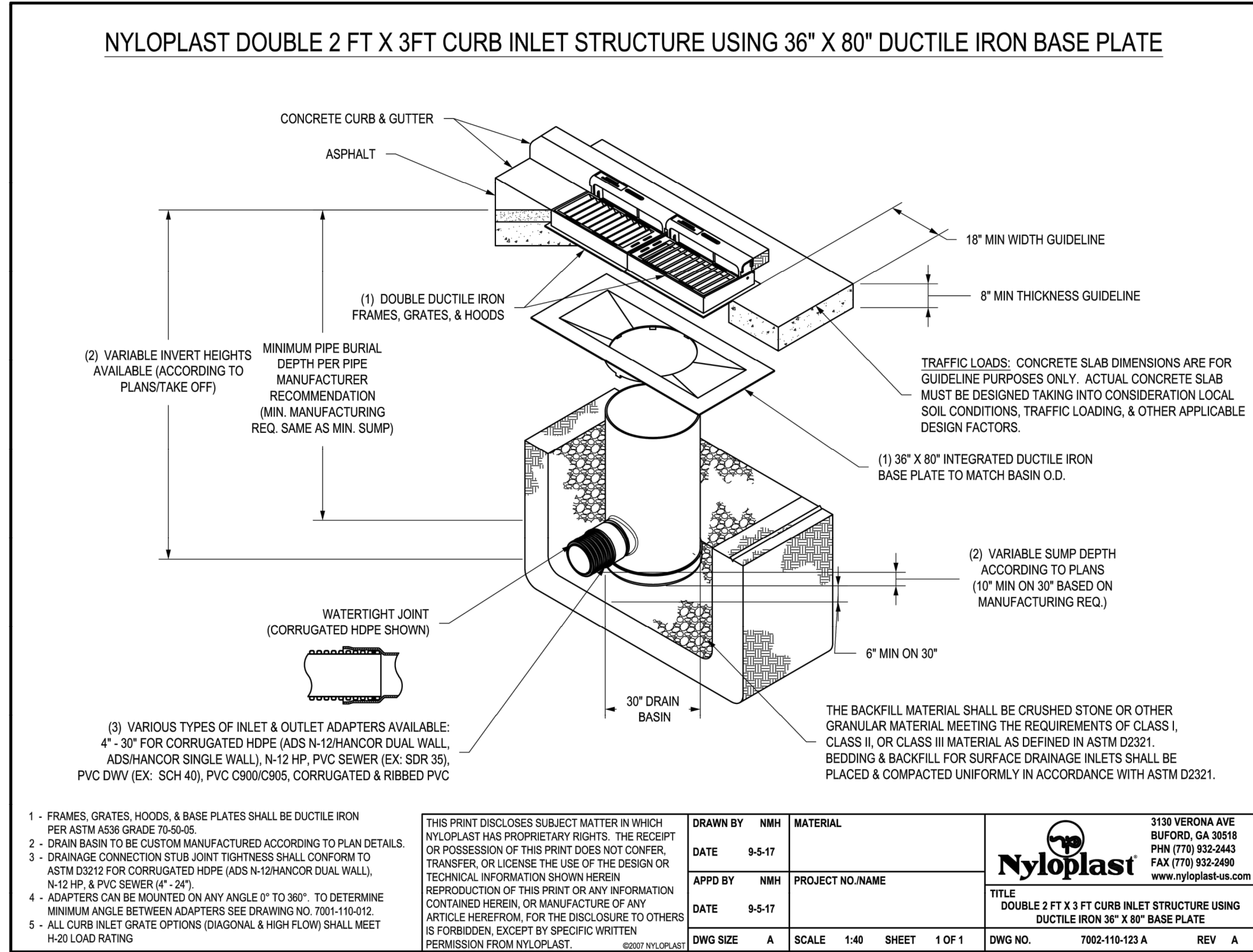
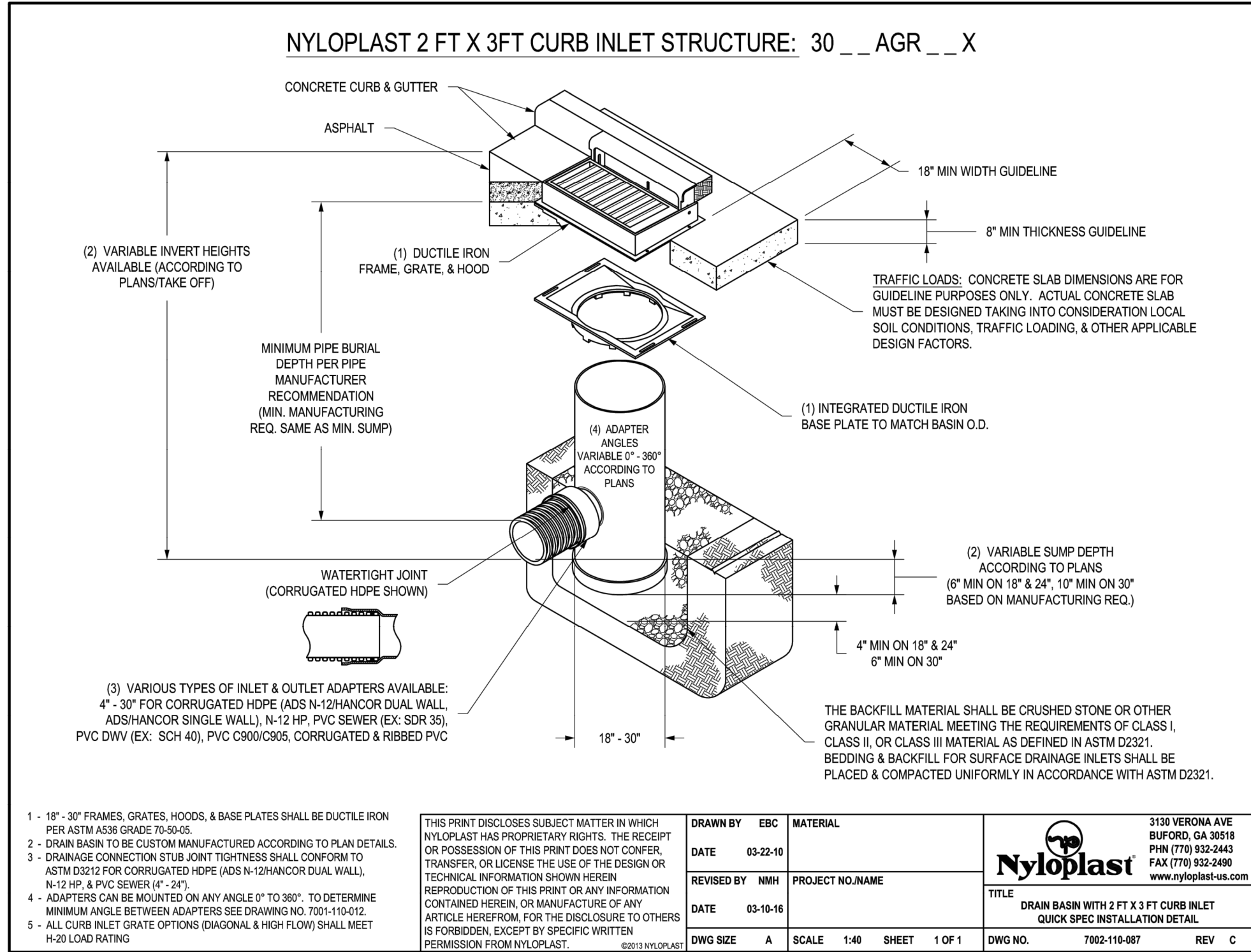
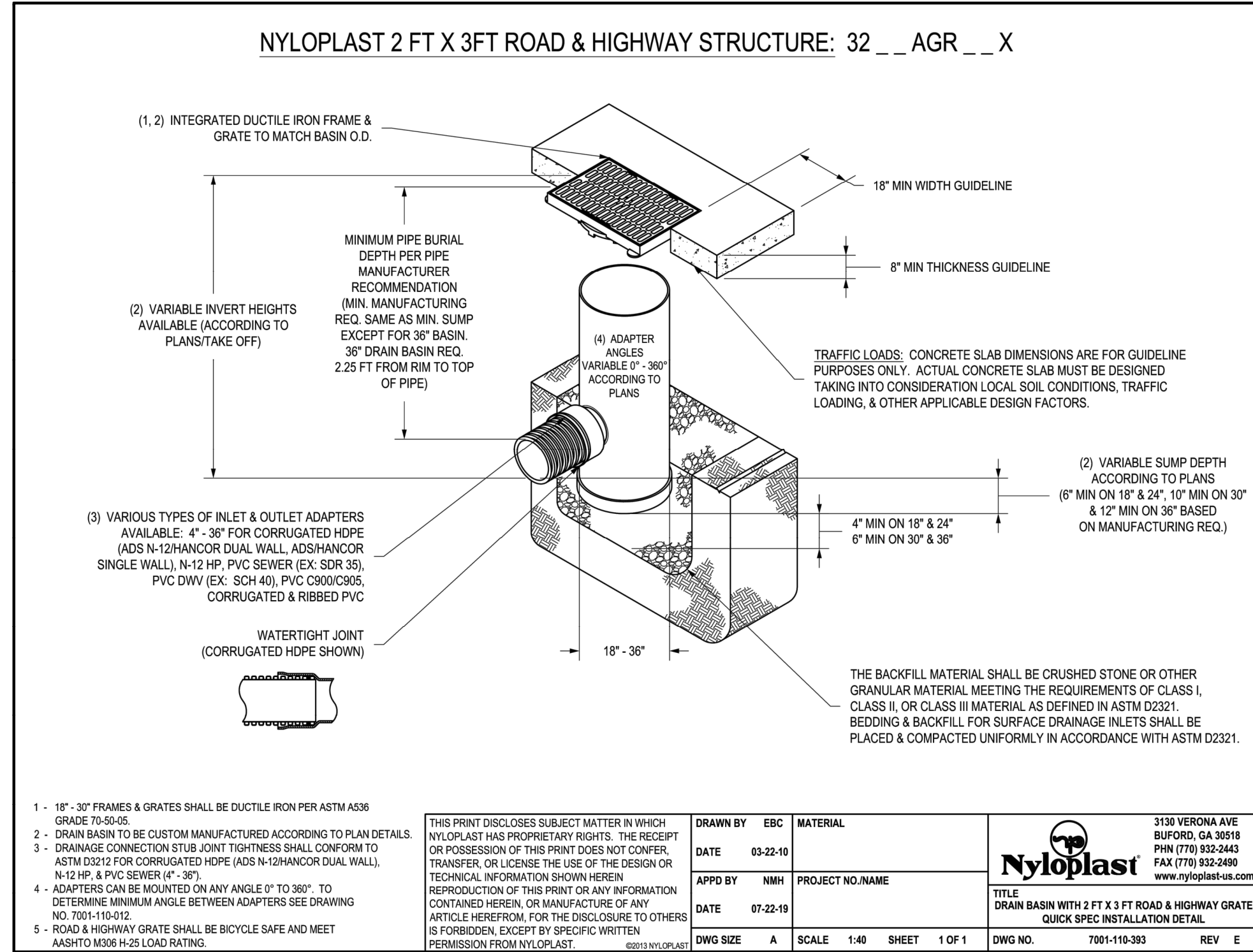
DRAINAGE PLAN
RACETRAC MARKET 1635
70 LAKE OCONEE PARKWAY
GEORGIA MILITIA DISTRICT 163
Y OF GREENSBORO
EENE COUNTY, GEORGIA

DATE	06/16/2023
SCALE	1"=30'
DRAWN BY	RD
DRAWING NAME: 6386cp.dwg	
C6.0	3
SHEET NO.	REVISION

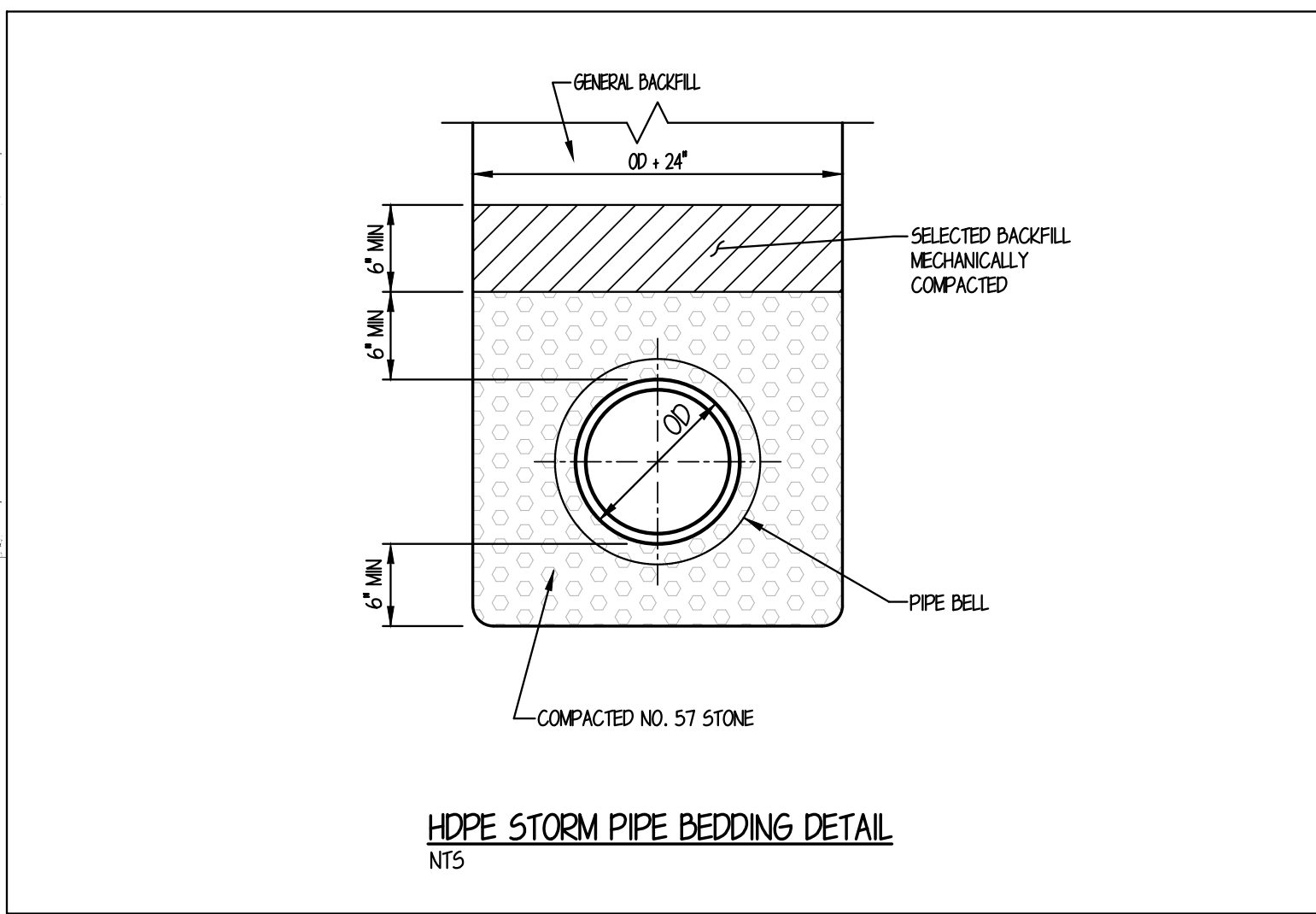


<u>STORM PIPE LEGEND:</u> HDPE - HIGH DENSITY POLYETHYLENE PIPE	<u>NOTES:</u> 1. ALL PIPE MEASUREMENTS ARE TAKEN FROM THE CENTER OF STRUCTURE TO CENTER OF STRUCTURE.
<u>STORM STRUCTURE LEGEND:</u> CI - CURB INLET DI - DROP INLET	2. CONTRACTOR AND CONSTRUCTION STAKING COMPANY ARE SPECIFICALLY RESPONSIBLE FOR STRUCTURE LOCATIONS AND LENGTH OF PIPE BETWEEN THEM BASED ON COORDINATION WITH FIELD INSPECTOR AND DETAILS CONTAINED WITHIN

H:\6396\6396cnp.dwg Sep 14, 2023 - 11:45am
GEORGIA
 Utilities Protection Center, Inc.
 Know what's below.
 Call before you dig.

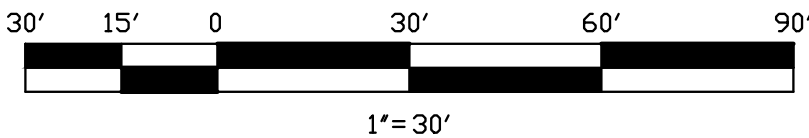
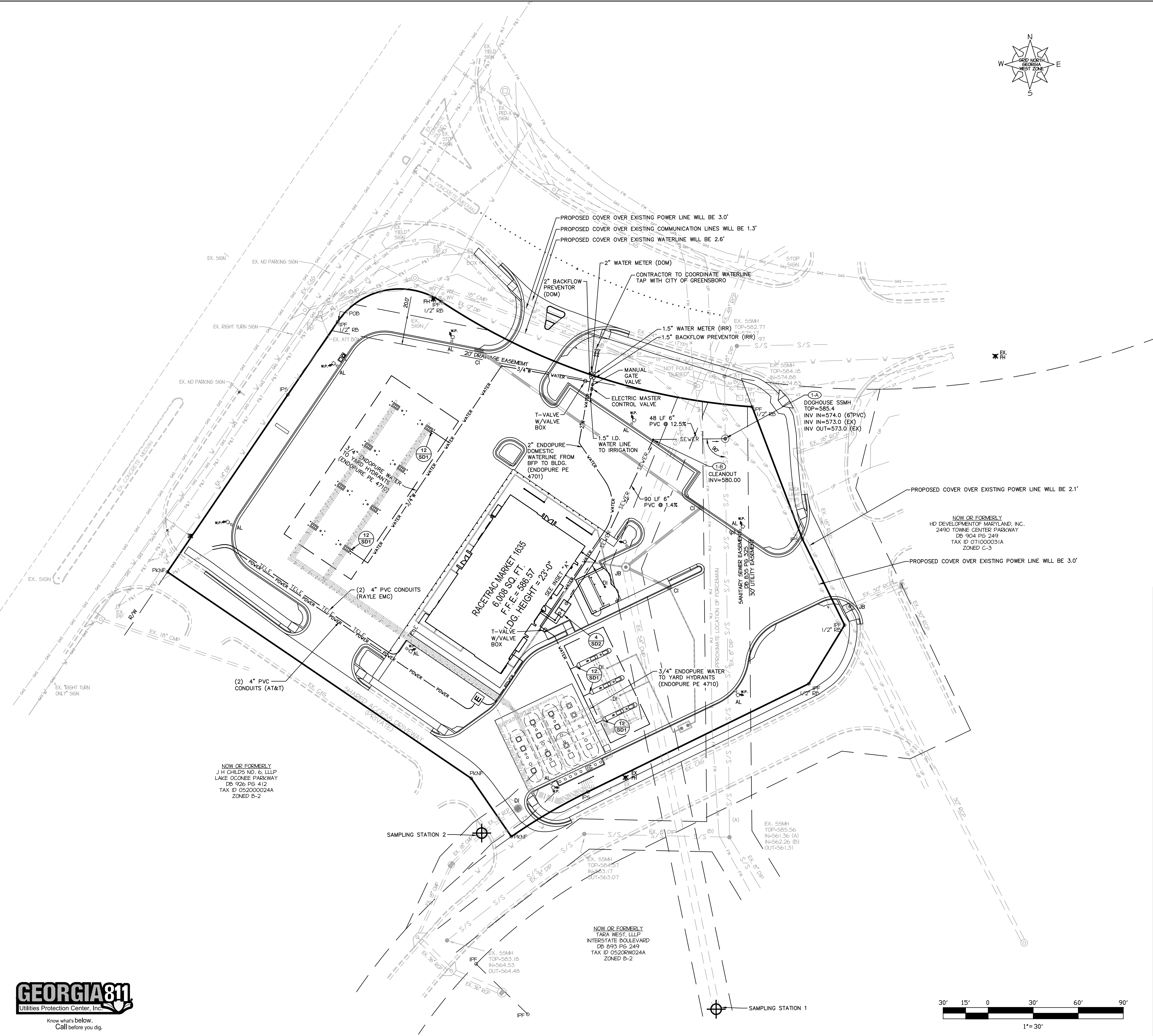


GEORGIA 811
Utilities Protection Center, Inc.



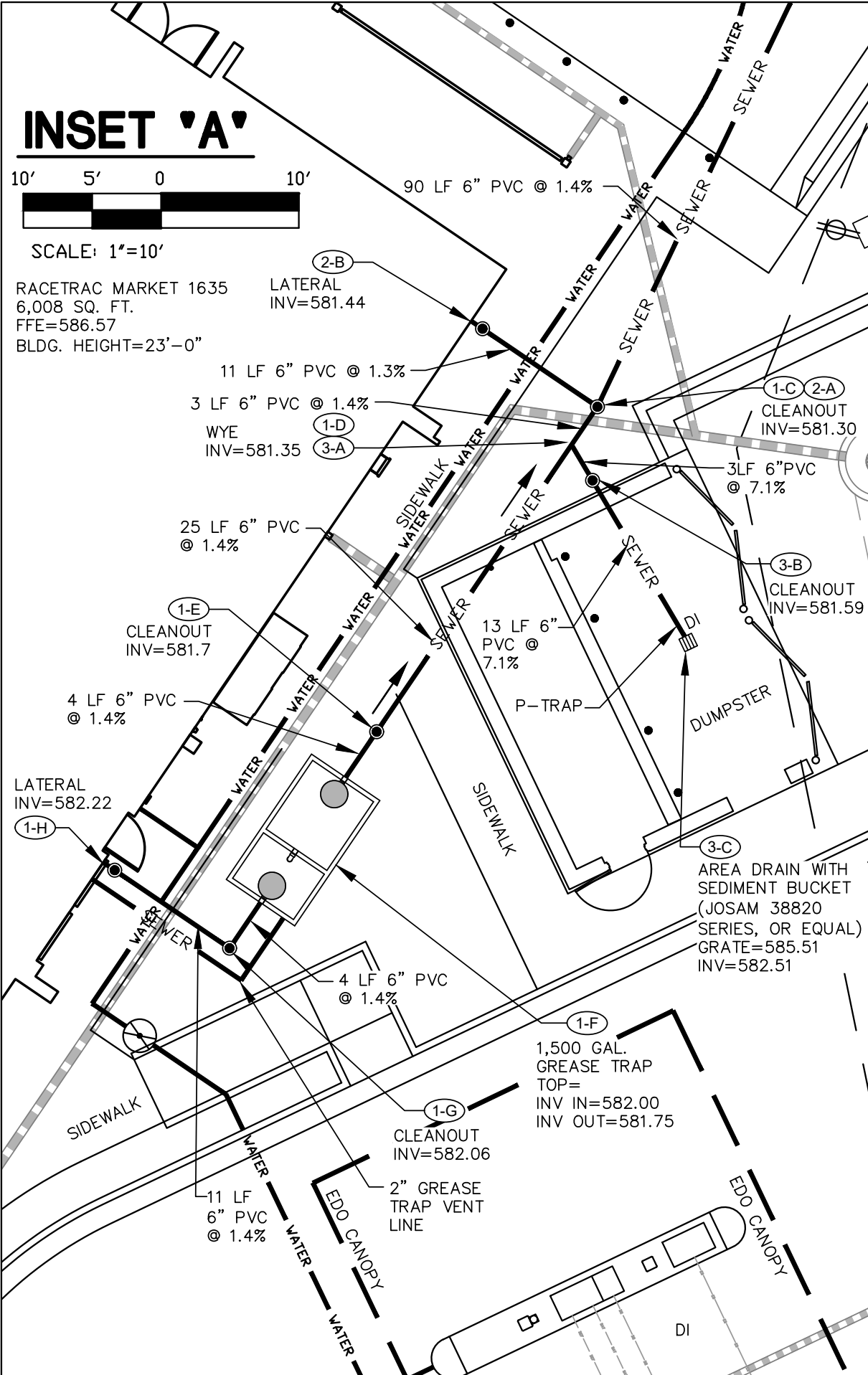
Know what's below.
Call before you dig

\\N6386\6386cp.dwg Dec 12, 2023 - 2:47pm



UTILITY NOTES:

- THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- GRAVITY SEWER BY CITY OF GREENSBORO.
- ALL PIPE MEASUREMENTS ARE TAKEN FROM THE CENTER OF STRUCTURE TO CENTER OF STRUCTURE.
- ALL MANHOLES AND UTILITY STRUCTURES LOCATED IN PAVED AREAS TO BE ADJUSTED TO FINISH GRADE, AND TRAFFIC RATED FOR H-20 LOADING.
- PRIVATE SANITARY SEWER DUCTILE IRON PIPE (DIP) SHALL BE MANUFACTURED IN ACCORDANCE WITH ANSI/AWWA C151/A21.5, AND SHALL BE PRESSURE CLASS 350 UNLESS SHOWN OTHERWISE. PIPE AND FITTINGS SHALL BE CEMENT LINED IN ACCORDANCE WITH ANSI/AWWA C104/A21.4. PIPE AND FITTINGS SHALL BE FURNISHED WITH A BITUMINOUS OUTSIDE COATING IN ACCORDANCE WITH ANSI/AWWA C151/A21.51. JOINTS SHALL BE PUSH-ON TYPE PIPE, AND CONFORM TO ANSI/AWWA C111/A21.11.
- PRIVATE SANITARY SEWER POLYVINYL CHLORIDE (PVC) PIPE AND FITTINGS SHALL BE MANUFACTURED IN ACCORDANCE WITH ASTM D3034, SDR 26. JOINTS SHALL BE OF THE INTEGRAL BELL AND SPIGOT TYPE WITH A CONFINED ELASTOMETRIC GASKETS MEETING THE REQUIREMENTS OF ASTM D3212; GASKETS SHALL MEET THE REQUIREMENTS OF ASTM F477.
- INSTALL PRIVATE SANITARY SEWER IN CLASS "B" BEDDING.
- WATER SUPPLY BY THE CITY OF GREENSBORO.
- UNLESS NOTED OTHERWISE, PRIVATE DOMESTIC WATER PIPE MATERIAL TO BE TYPE "K" COPPER MANUFACTURED AND FURNISHED IN ACCORDANCE WITH ASTM B88. FITTINGS SHALL BE OF THE COMPRESSION PACK-JOINT COUPLING TYPE. SMALL ROUGH BRASS FITTINGS SHALL BE IN ACCORDANCE WITH ANSI B16.15, WITH FEDERAL SPECIFICATIONS WW-P-460 AND A-A-59617. BRONZE FITTINGS AND APPURTENANCES SHALL BE IN ACCORDANCE WITH ASTM B62 FOR CONSTRUCTION AND AWWA C600 FOR THREADS. WATER LINE SHALL HAVE A MINIMUM 3' COVER.
- REFERENCE IRRIGATION PLANS FOR PRIVATE IRRIGATION WATER LINE MATERIALS AND INSTALLATION SPECIFICATIONS.
- POWER SUPPLY BY RAYLE EMC.
- THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL NECESSARY POWER CONDUITS AND PULL WIRE ON SITE. THE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF THE SERVICE LINES WITH THE POWER COMPANY.
- CONTRACTOR SHALL PROVIDE TRANSFORMER PAD (UNLESS TRANSFORMER IS POLE MOUNTED) TO ALLOW FOR INSTALLATION OF TRANSFORMER BY THE POWER COMPANY.
- COMMUNICATION SERVICE BY AT&T.
- THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL NECESSARY COMMUNICATION CONDUIT AND PULL WIRE ON SITE. THE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF THE SERVICE LINES WITH THE COMMUNICATION COMPANY.
- THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS AND SPECIFICATIONS FOR THE ACTUAL LOCATIONS OF ALL UTILITY ENTRANCES. THE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF THE UTILITIES IN SUCH A MANNER AS TO AVOID CONFLICTS AND ASSURE PROPER DEPTHS ARE ACHIEVED AS WELL AS COORDINATING WITH THE UTILITY PROVIDER REQUIREMENTS AS TO LOCATIONS AND SCHEDULING FOR THE INS/CONNECTIONS PRIOR TO CONNECTING TO EXISTING FACILITIES.



HARKLEROD PROJECT 6386	
Carter ♦ Harklerod Group	
1608 TREE LANE, SUITE A100, SNELLVILLE, GA 30078	
DONALD W. HARKLEROD & ASSOCIATES, INC.	
COA No.	PEF000295, LSP000260
EXPIRATION:	6-30-2024
65WCC Level II CERT. NO. 10075	
12-12-23	
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RaceTrac	
RACETRAC, INC. 200 GALLERIA PARKWAY S.E., SUITE 900 SUITE 100 ATLANTA, GA 30339 (770) 431-7600	
UTILITY PLAN RACETRAC MARKET 1635 2670 LAKE OCONEE PARKWAY GEORGIA MILITIA DISTRICT 163 CITY OF GREENSBORO GREENE COUNTY, GEORGIA	
DATE	06/16/2023
SCALE	1"=30'
DRAWN BY	RD
DRAWING NAME:	6386cp.dwg
C7.0	3
SHEET NO.	REVISION



RACETRAC, INC.
200 GALLERIA PARKWAY S.E., SUITE 900
SUITE 100 ATLANTA, GA. 30339
(770) 431-7600

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PERMISSION OF RACETRAC
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HARKLER ROAD PROJECT 6386



Carter

Harkleroad

Group



1608 TREE LANE, SUITE A100, SNELLVILLE, GA 30078

(770) 982-1996

COA

No.

DESCRIPTION

EXPIRATION DATE

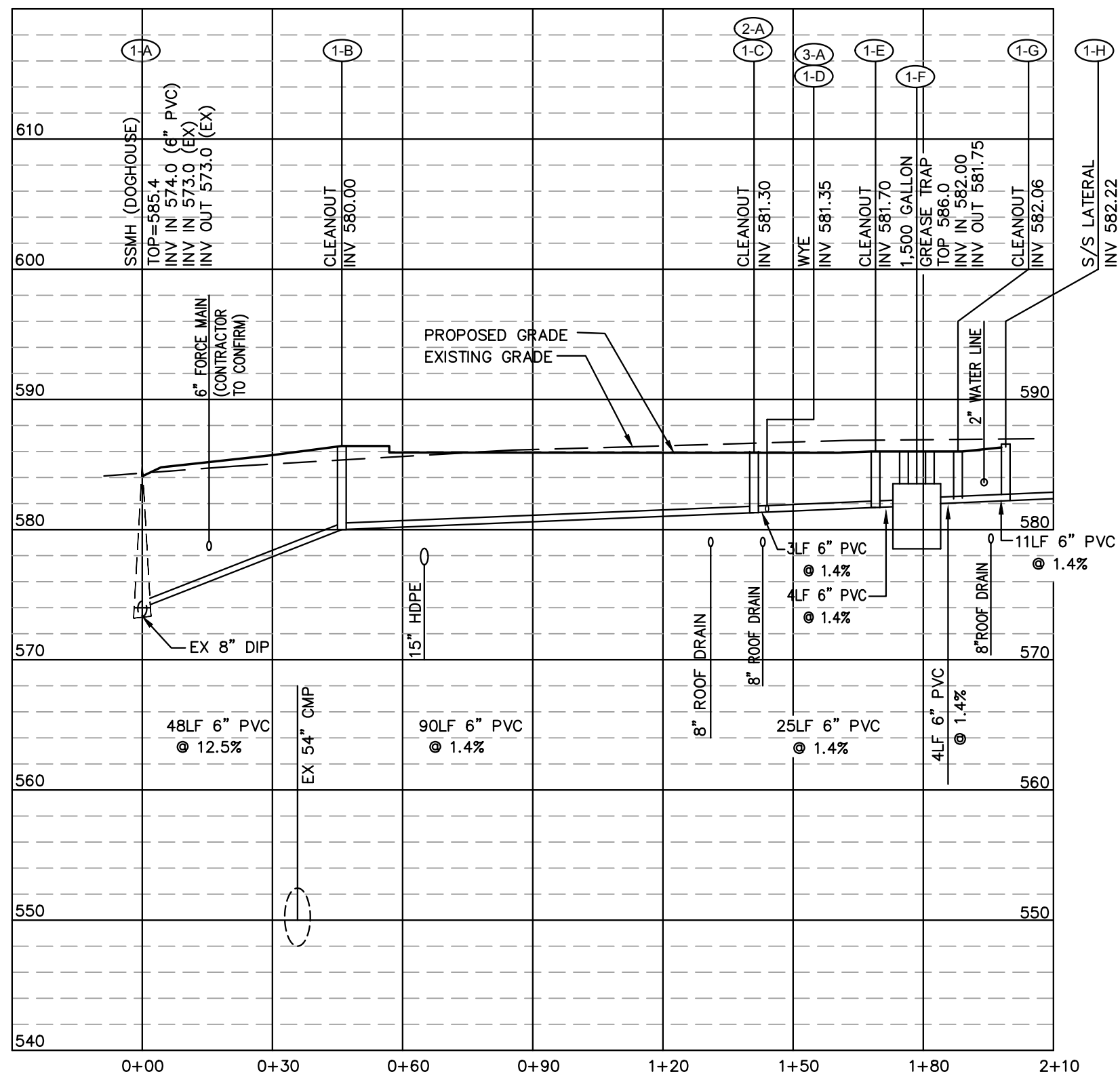
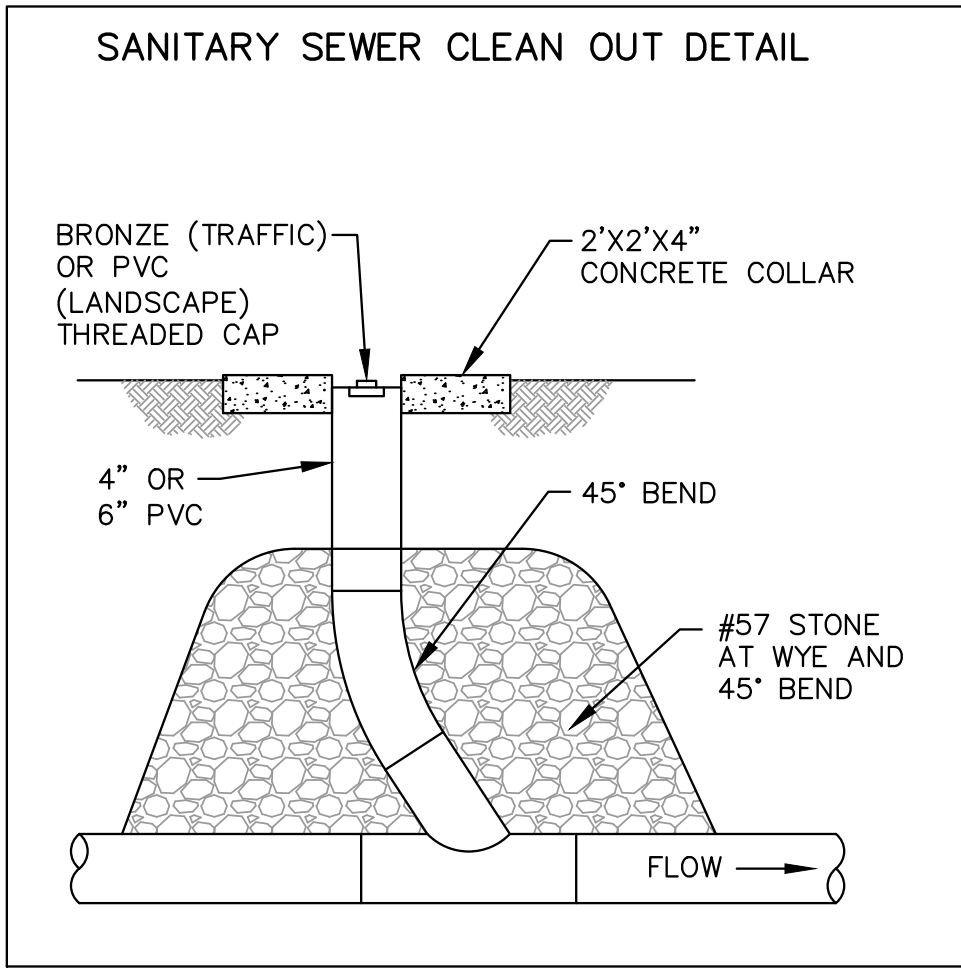
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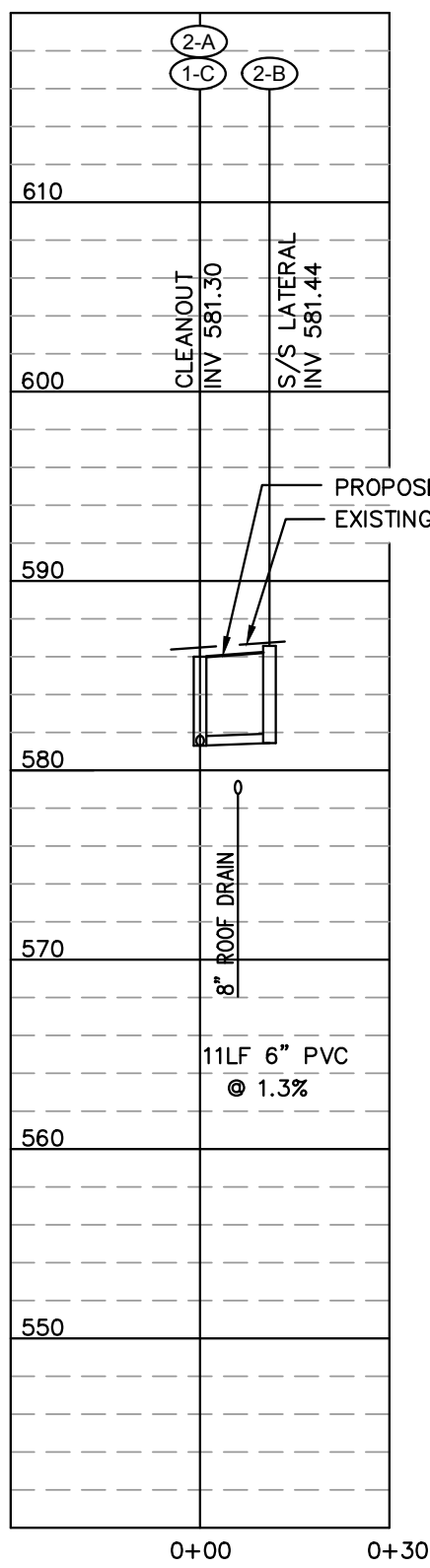
6-30-2024

DONALD W. HARKLEROAD & ASSOCIATES, INC.

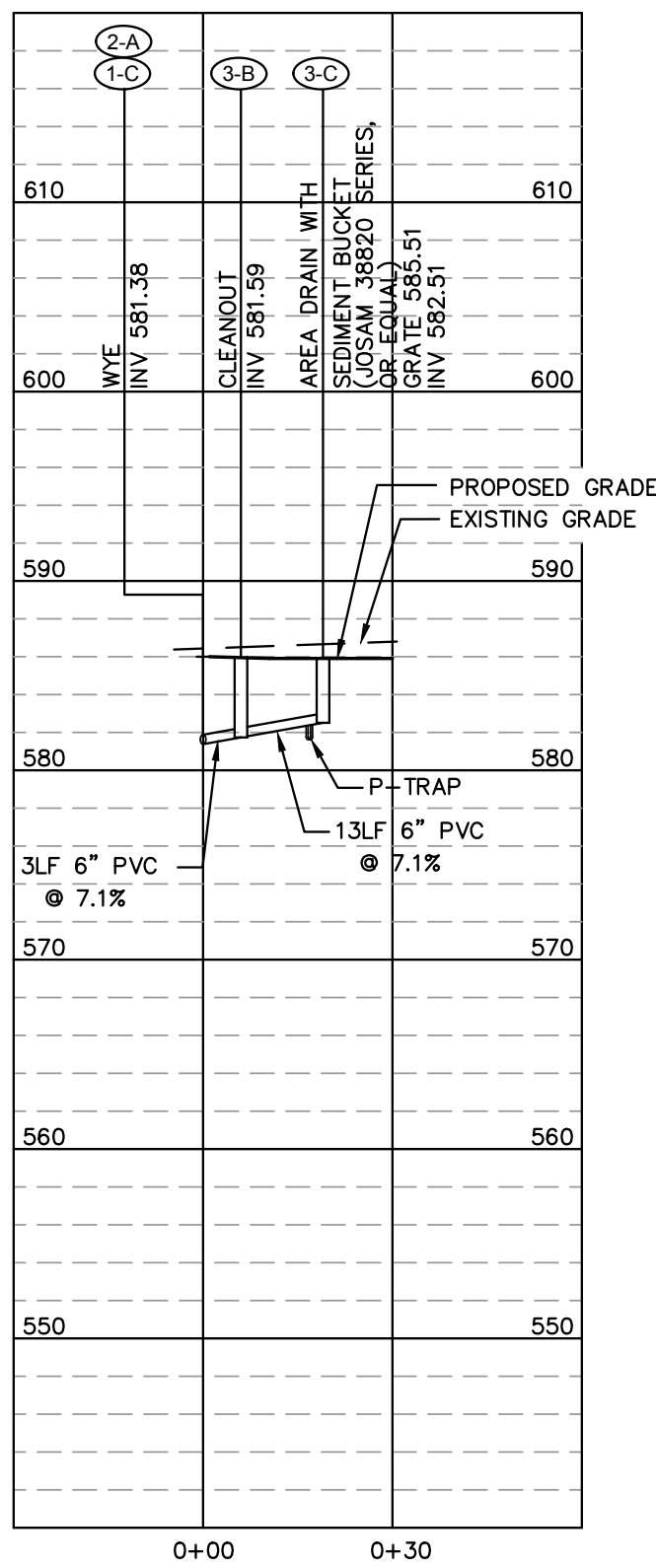
COA No. BEE0000295 | SEF0000260 | EXPIRATION: 6-30-2024



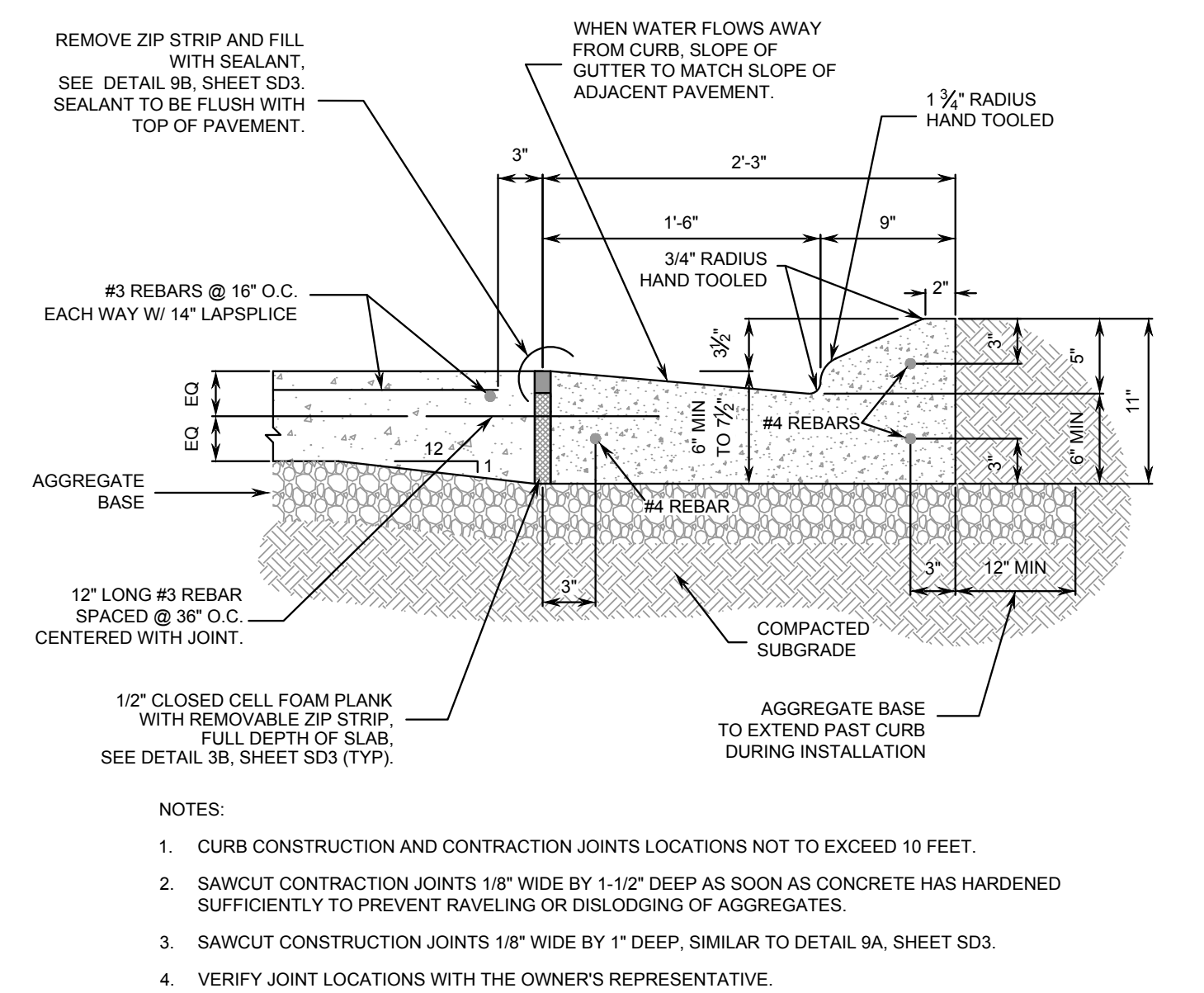
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SCALE: 30(H) 10(V)



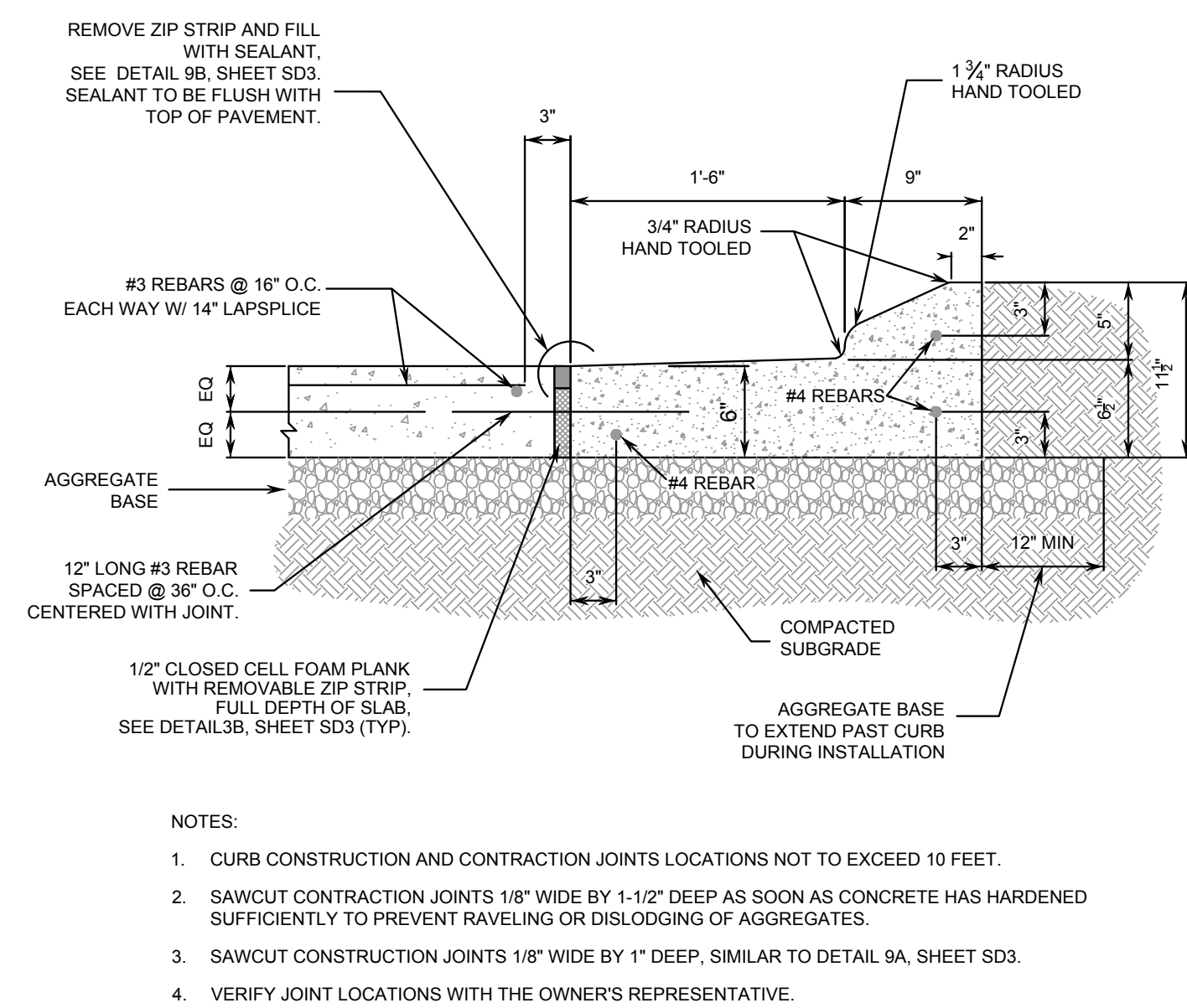
SANITARY SEWER LINE 2
SCALE: 30(H) 10(V)



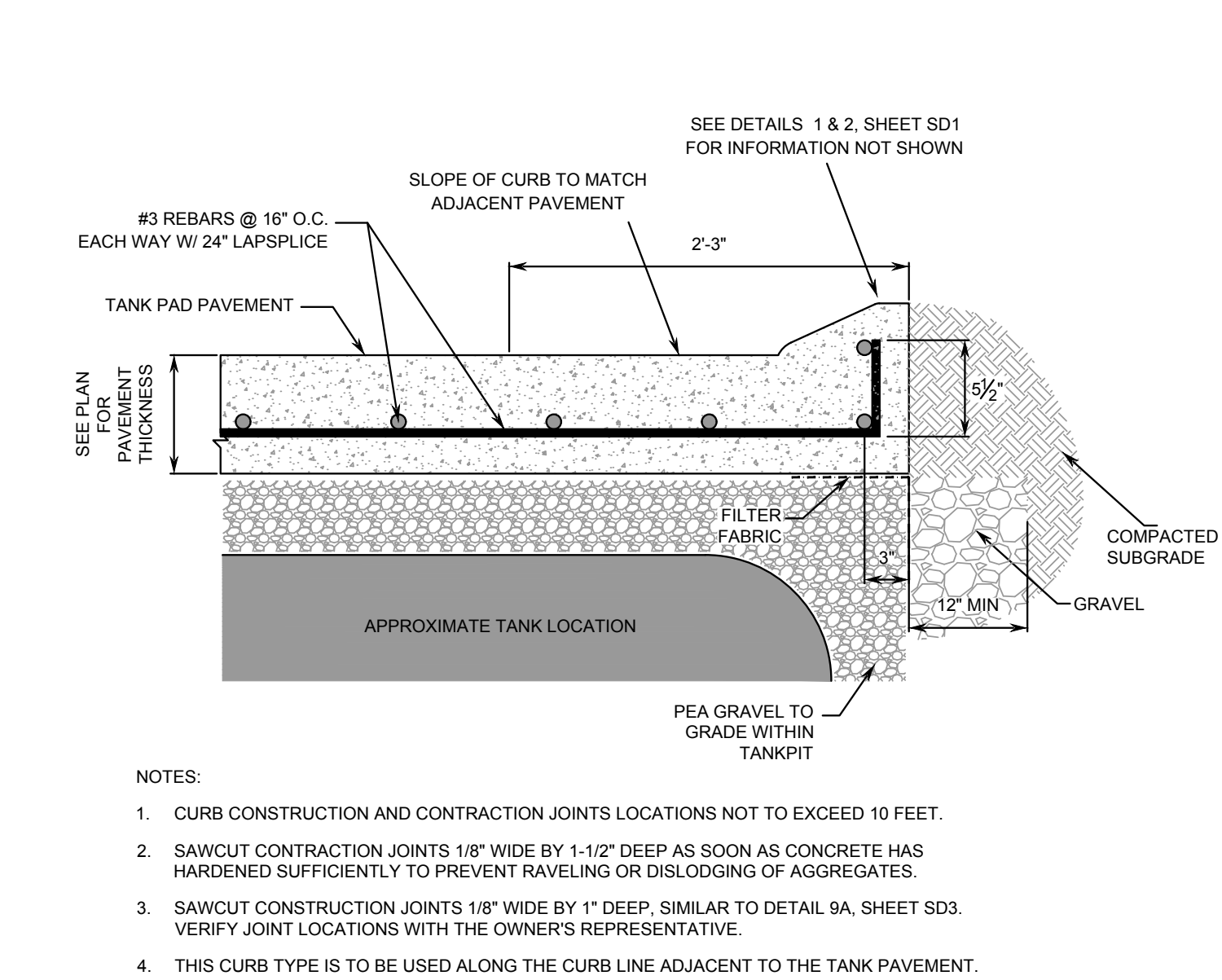
SANITARY SEWER LINE 3
SCALE: 30(H) 10(V)



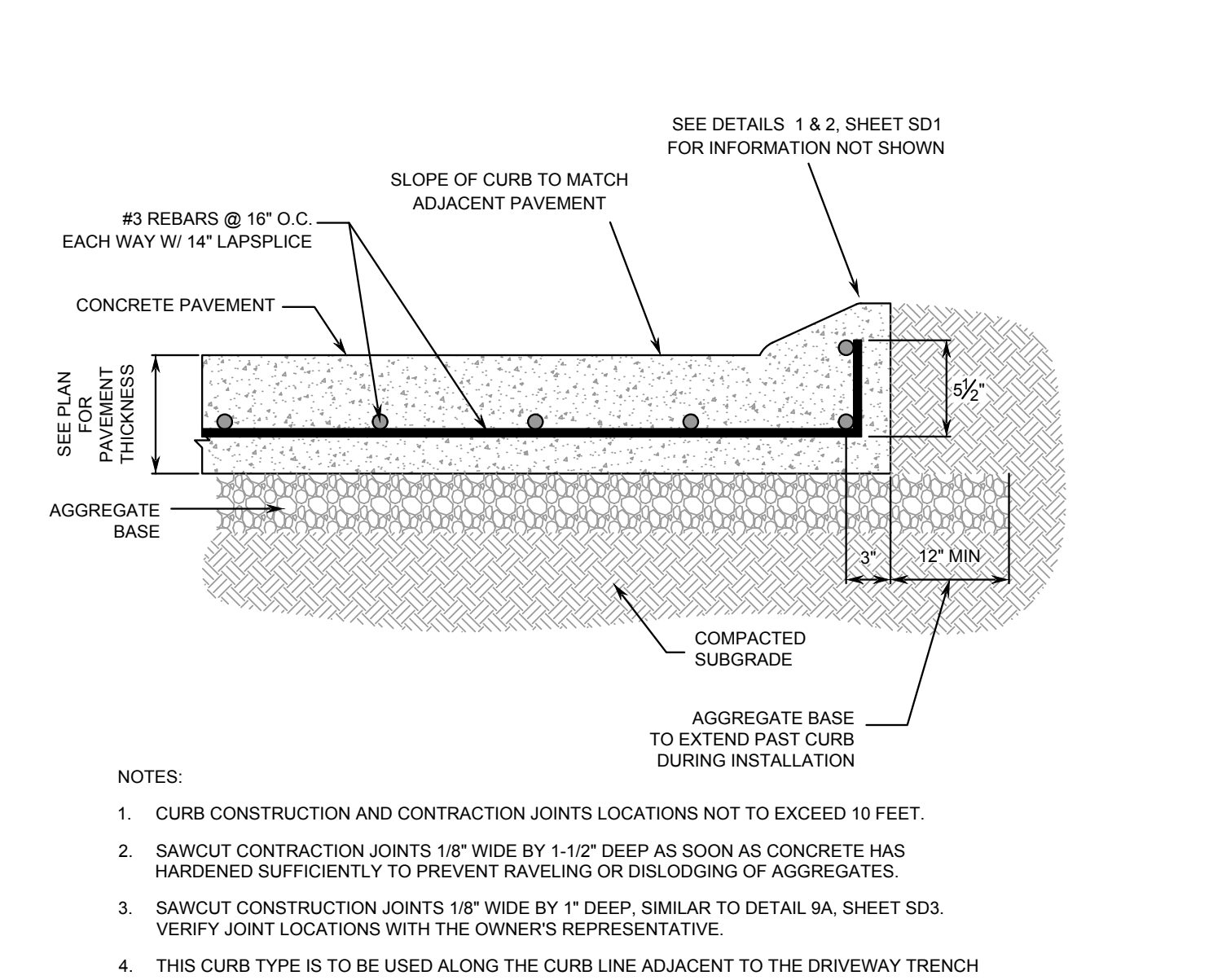
1 CATCH CURB DETAIL @ CONCRETE SLAB
SD1 NTS



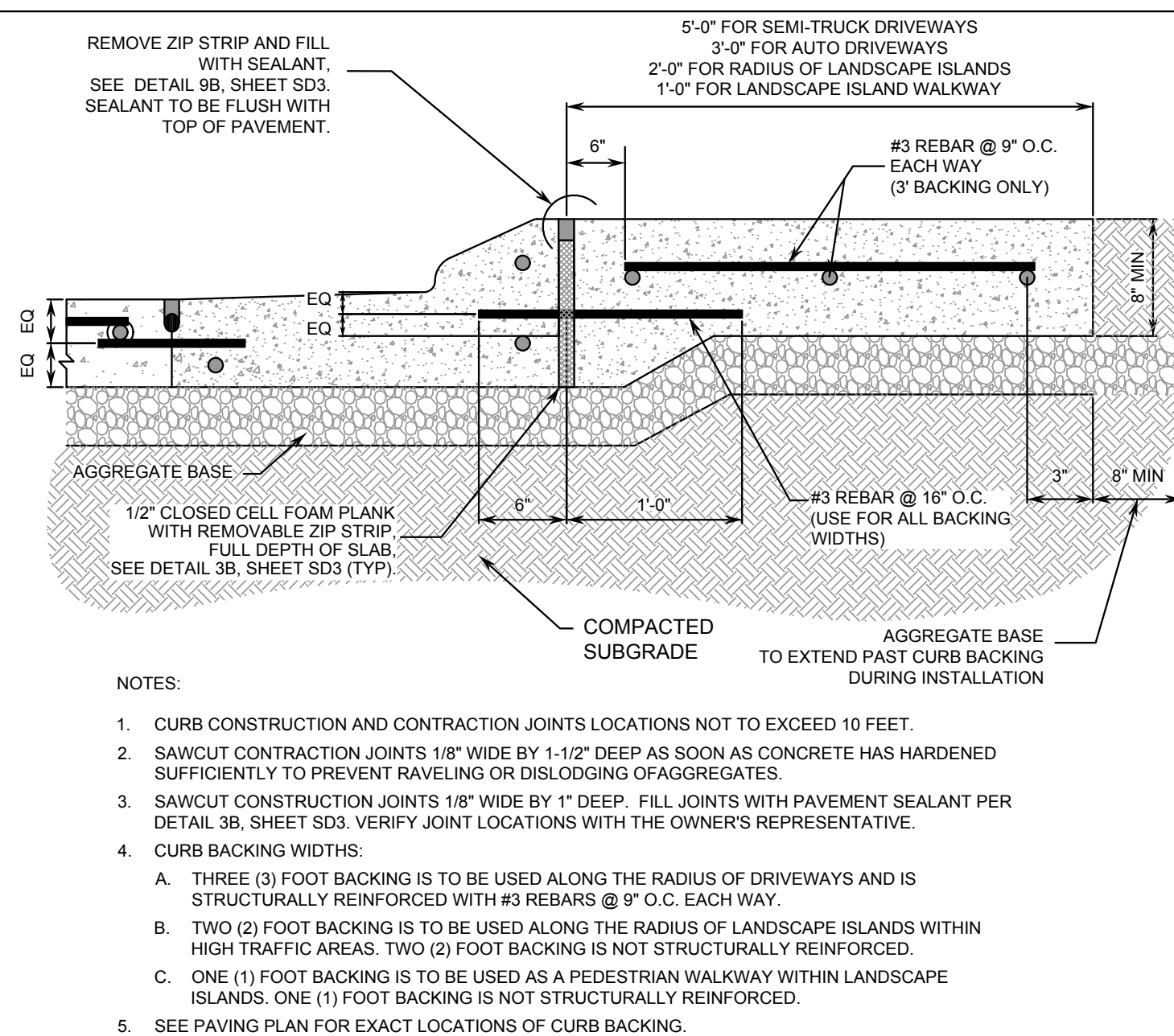
2 SHED CURB DETAIL @ CONCRETE SLAB
SD1 NTS



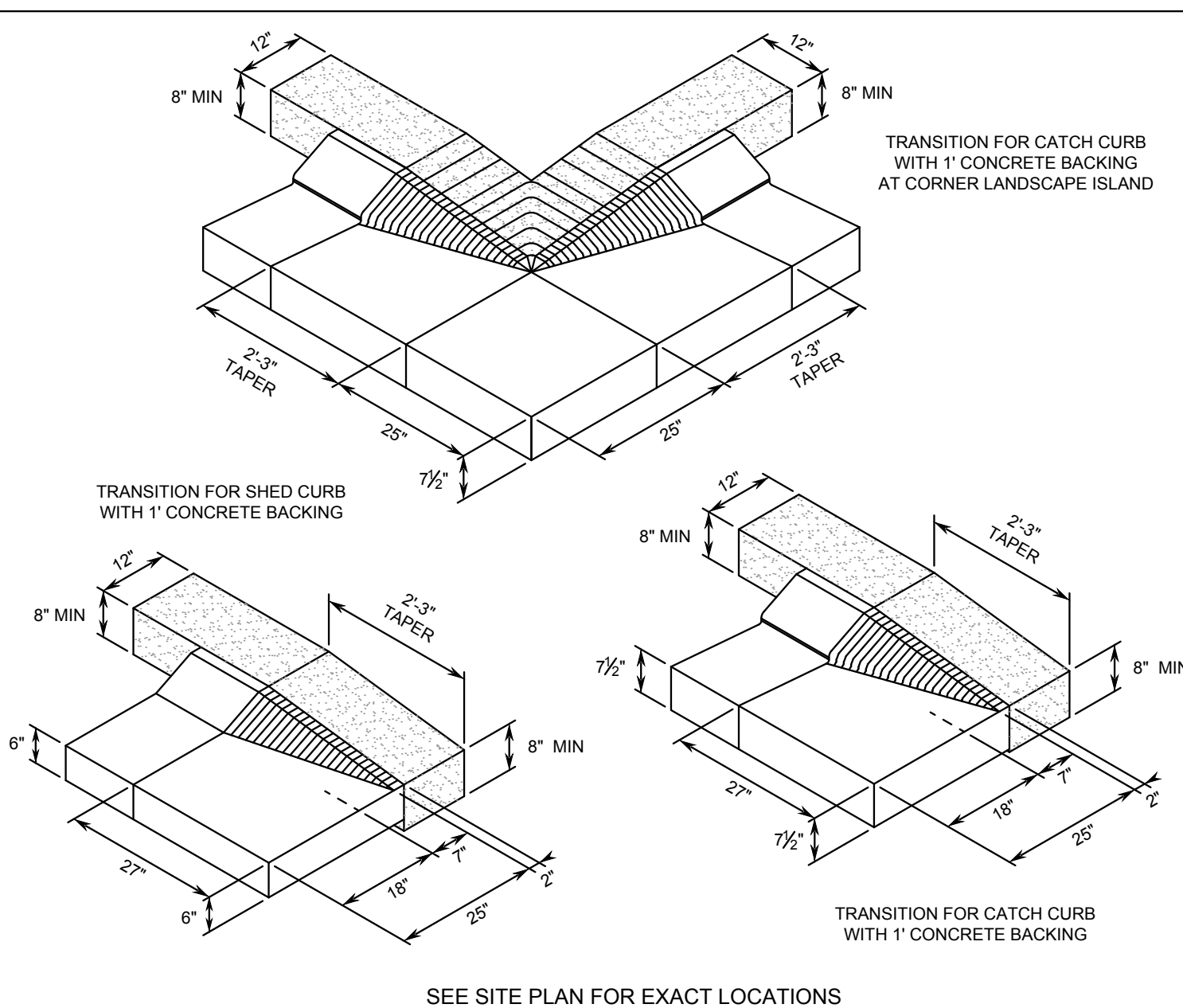
3 TANK AREA CURB DETAIL
SD1 NTS



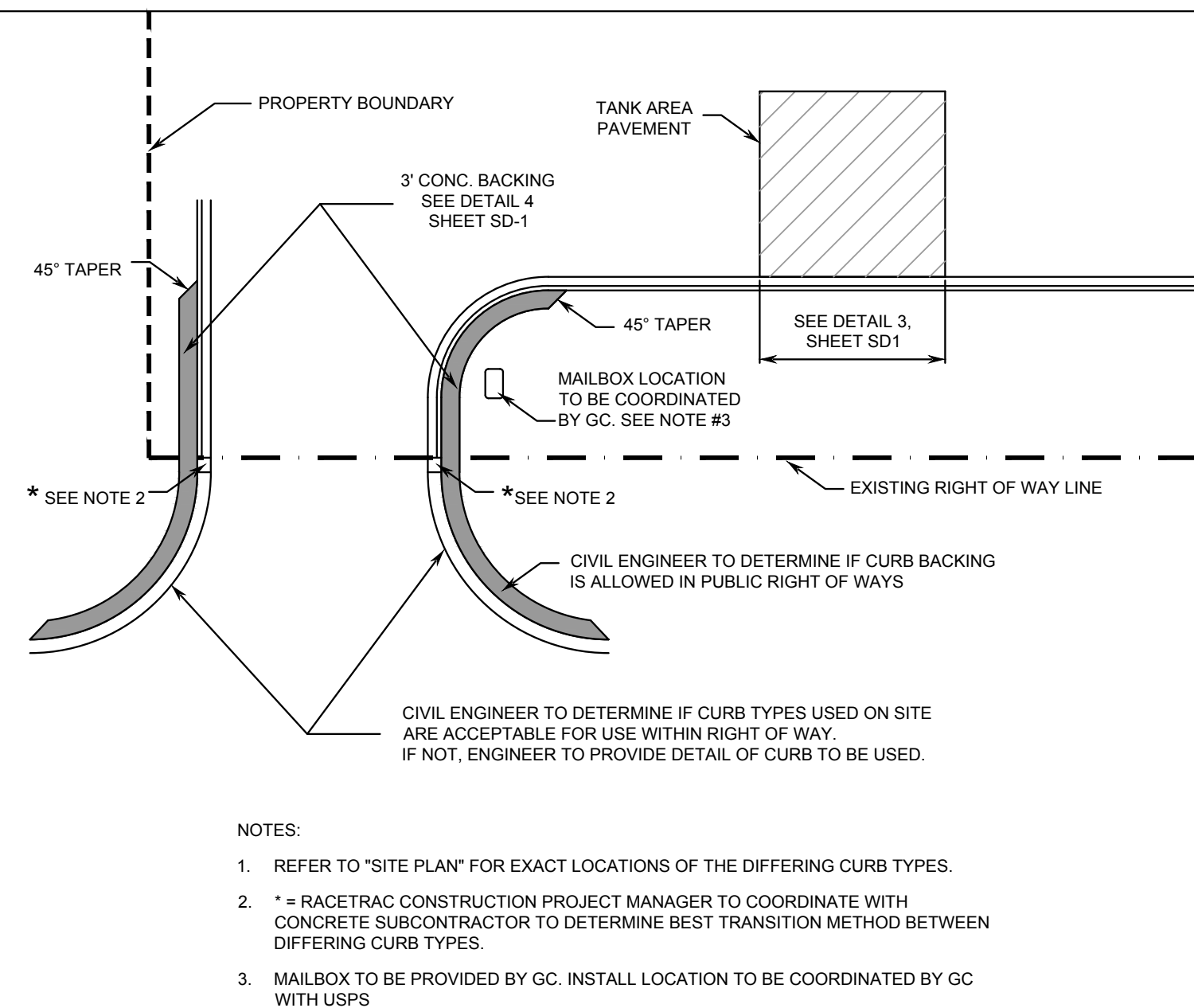
4 MONOLITHIC CURB DETAIL



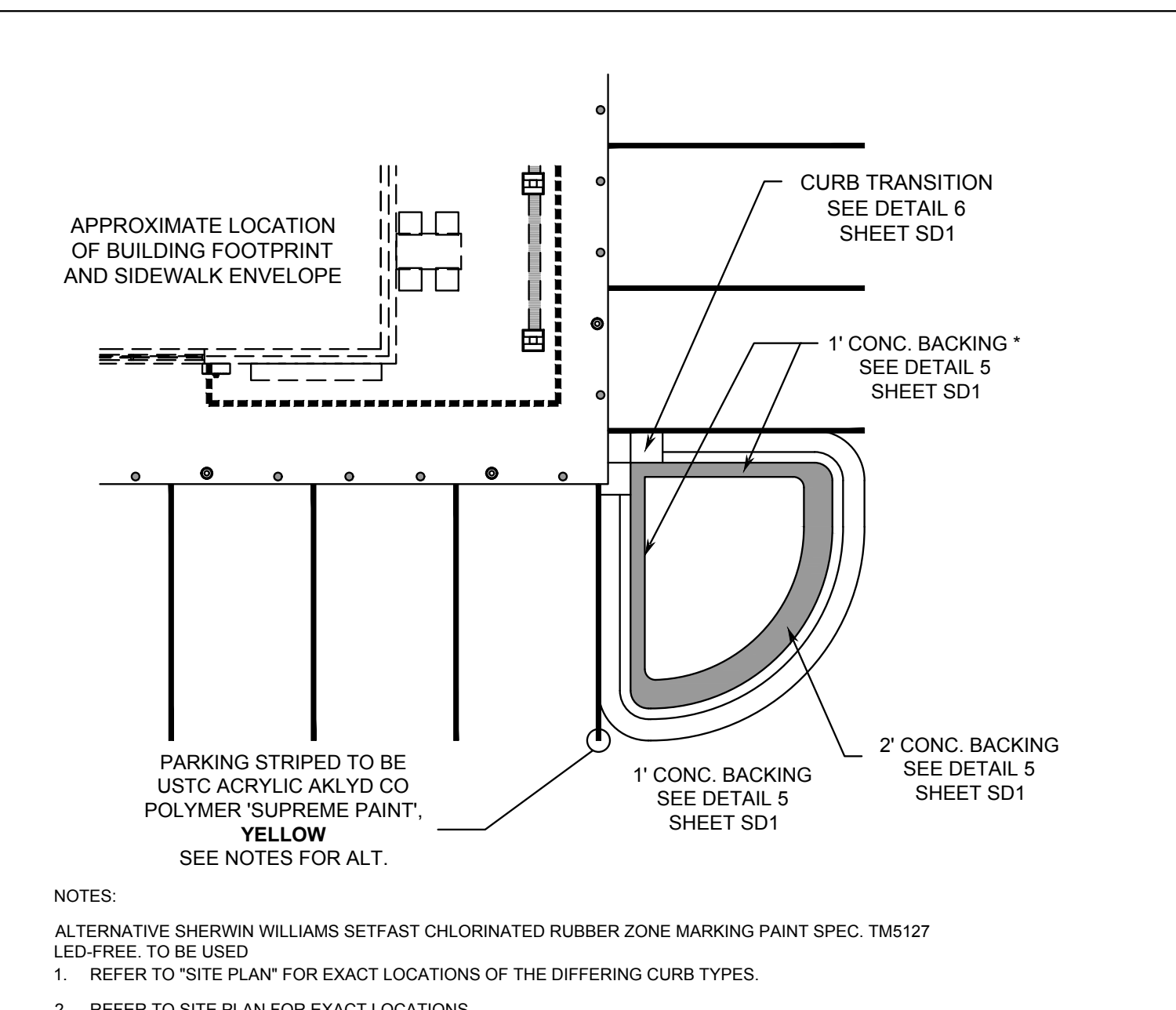
5 CONCRETE BACKING FOR ON-SITE CURB



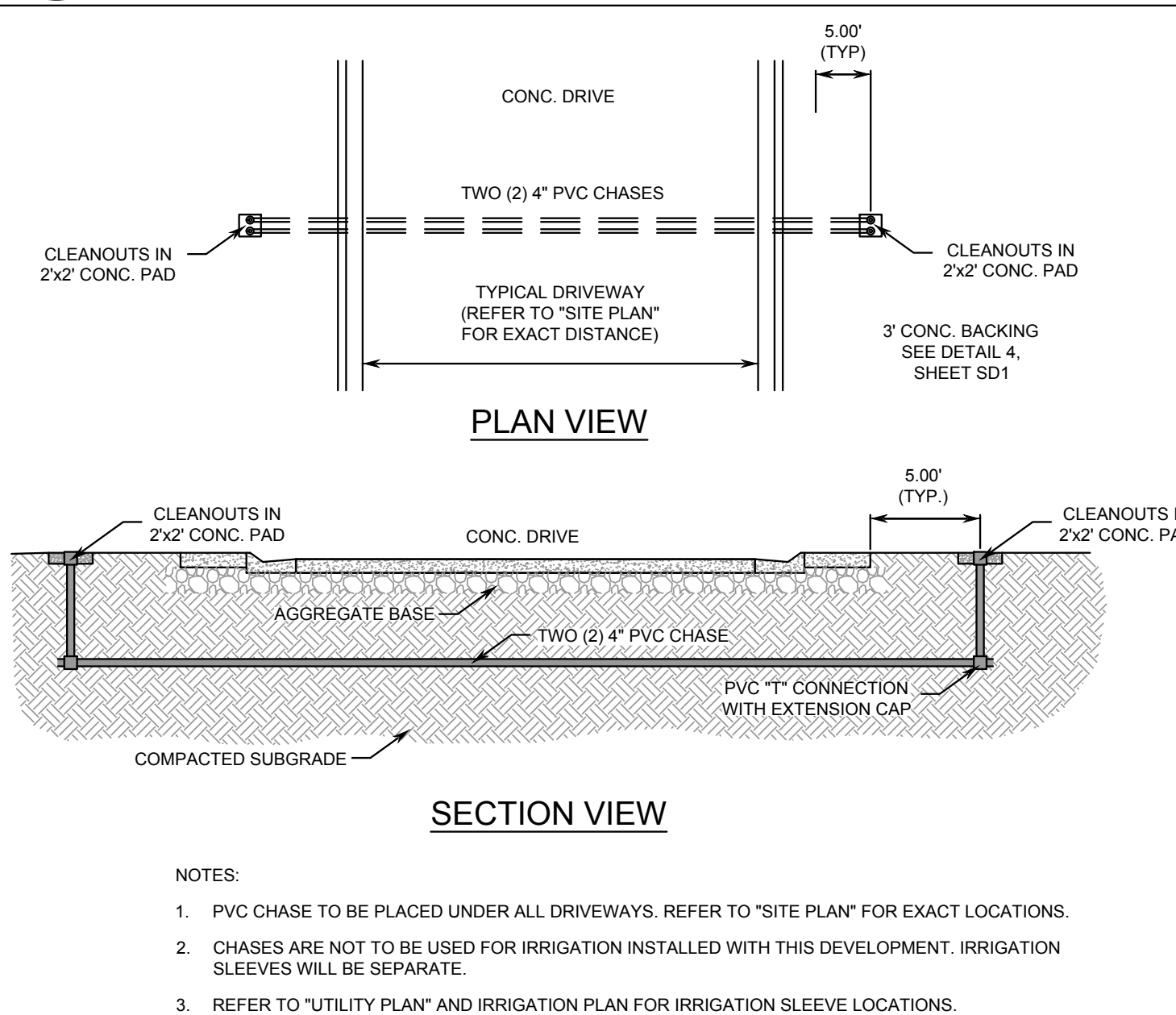
6 CURB TRANSITION DETAILS
SD1 NTS



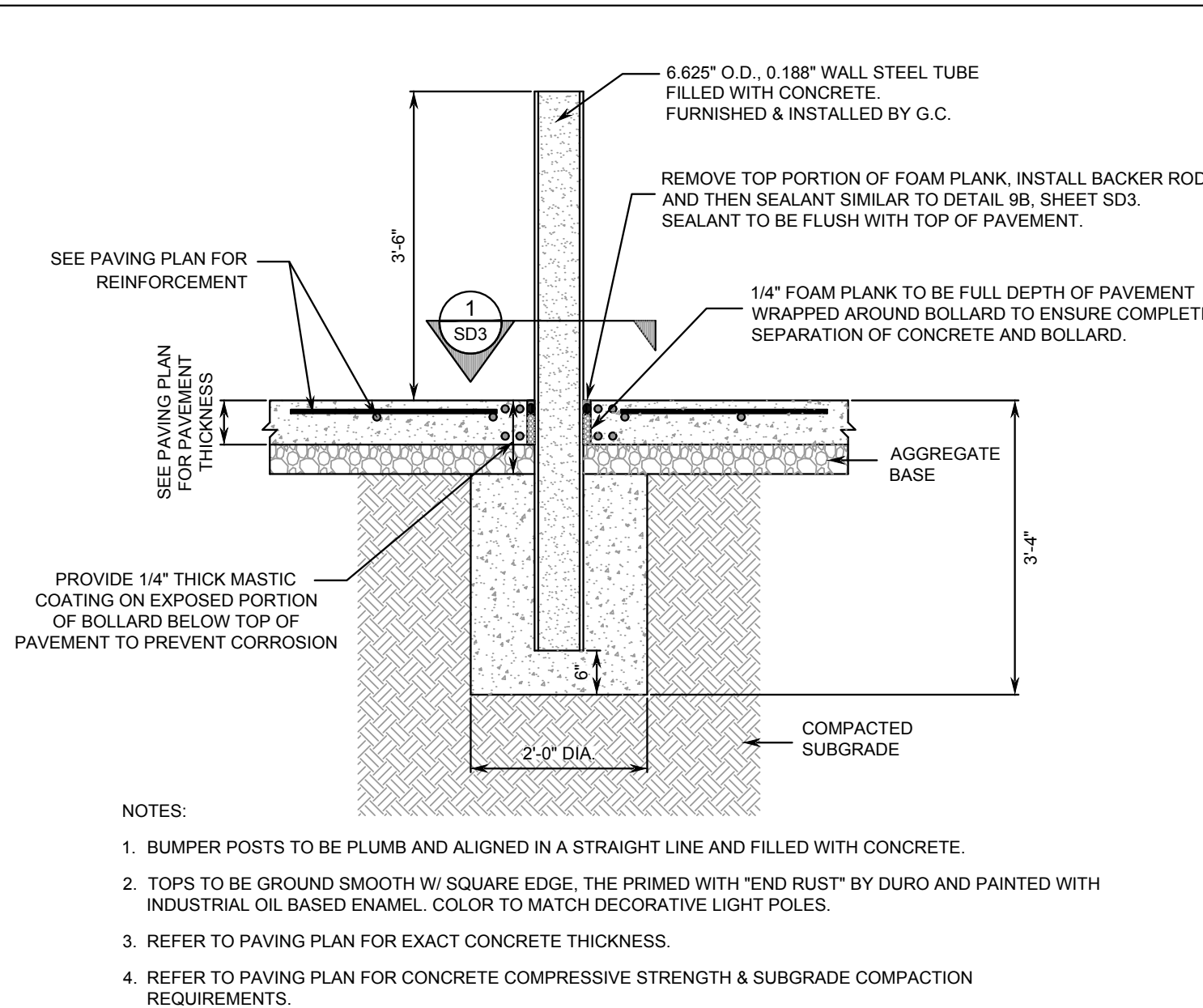
7 CURB LAYOUT PLAN VIEW
SD1 NTS



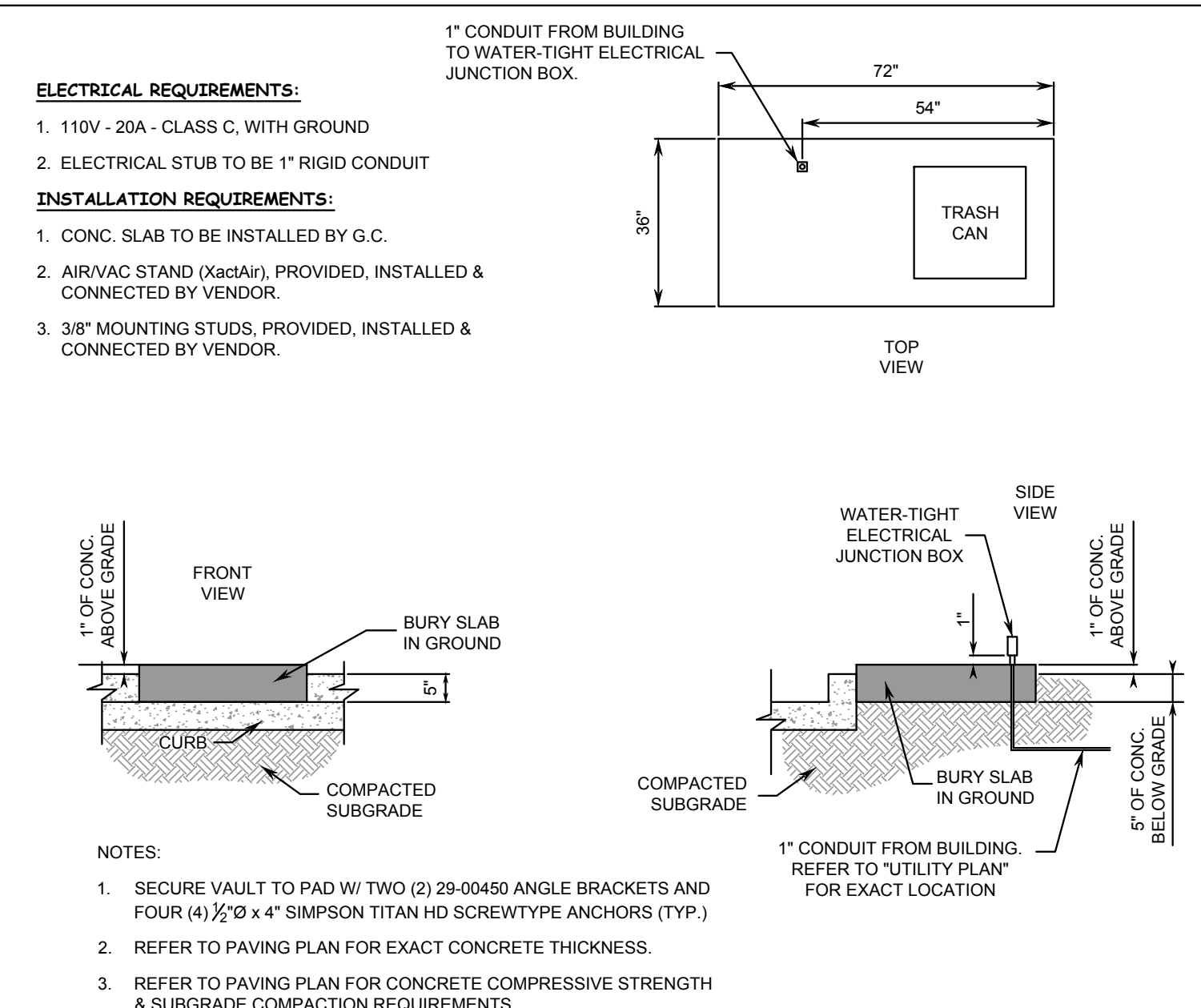
8 CONCRETE BACKING & AUTO COURT PAINT DETAIL



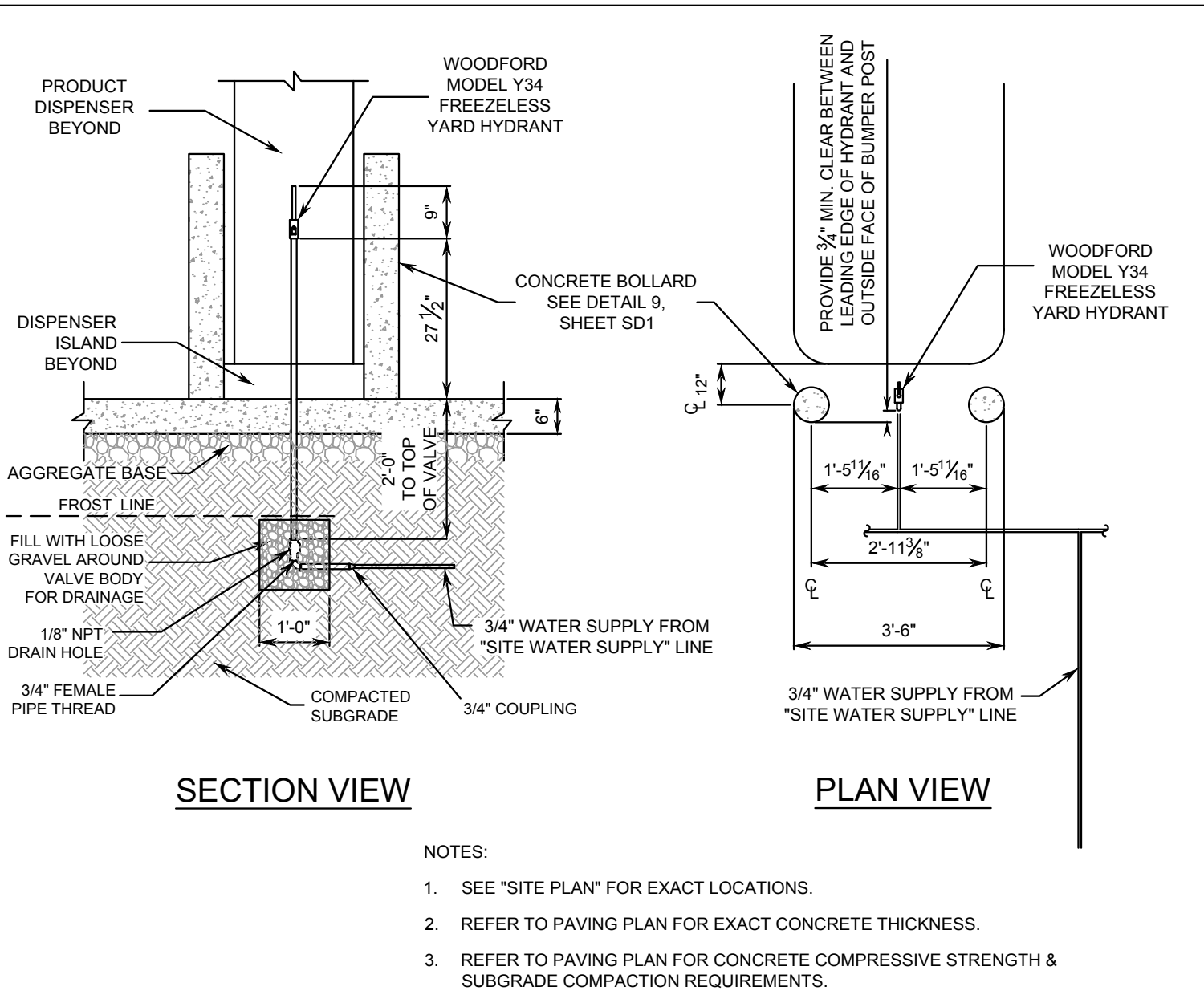
9 PVC CHASE DETAIL
SD1 NTS



10 CANOPY BOLLARD DETAIL
SD1 NTS



11 AIR/VAC SERVICE DETAIL
SD1 NTS



12 YARD HYDRANT DETAIL
SD1 NTS

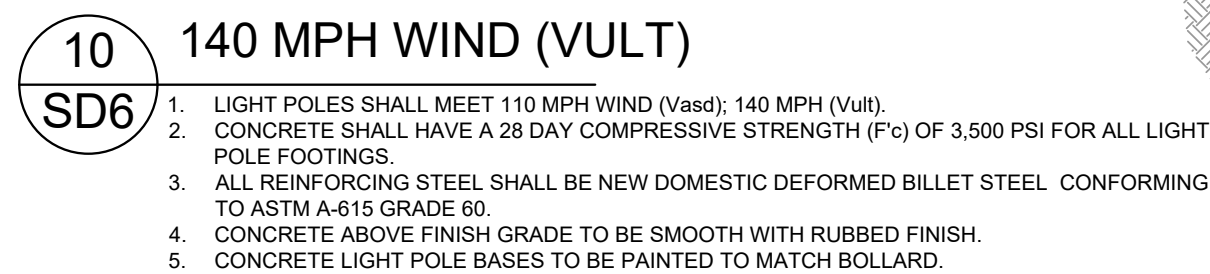
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DATE	3/10/2023
SCALE	
DRAWING NAME:	
6386 RT Standard Details (2023).dwg	
SD1	
SHEET NO.	VERSION

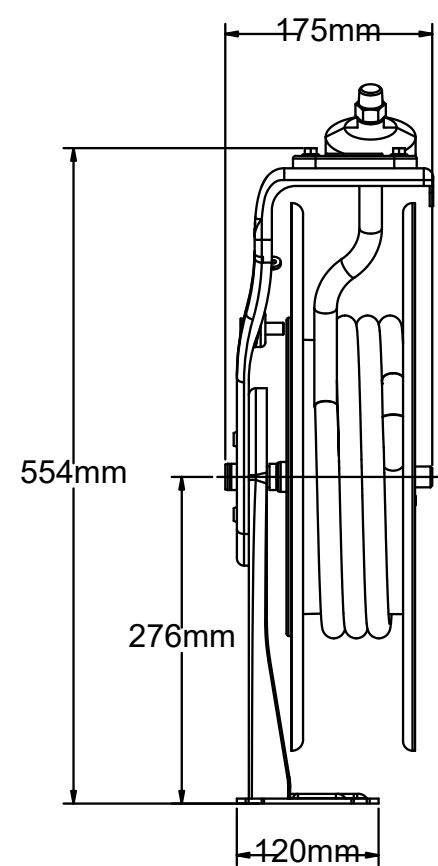
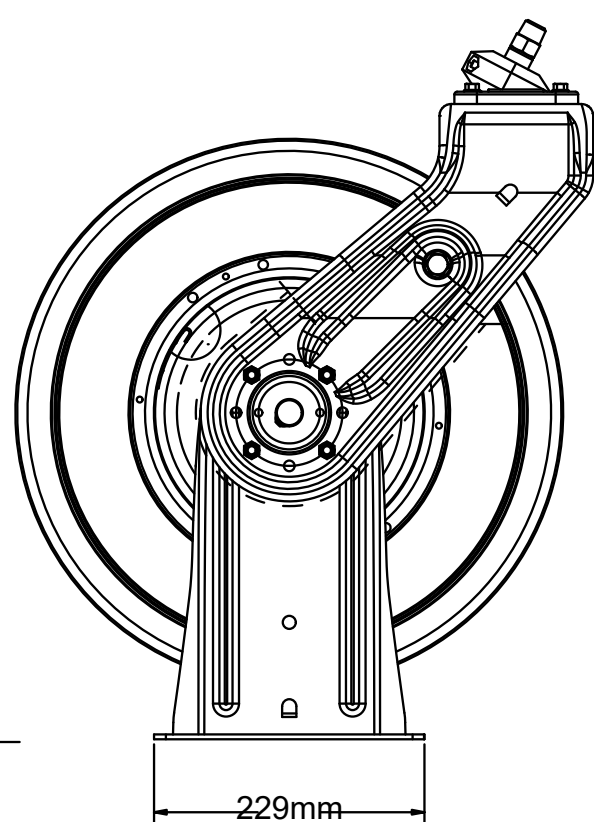
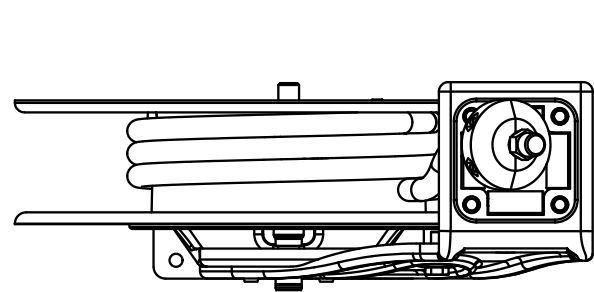
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C. REPRESENTATIVES ARE TO BE PERSONNEL WHO ARE DIRECTLY INVOLVED IN PROJECT AND WHO HAVE AUTHORITY TO CONTROL WORK

		20	
DRAWN-BY		KBEL	
DATE		3/10/2023	
SCALE			
DRAWING NAME: 6356 RT Standard Details (2023).dwg			
SD3			
SHEET NO.		VERSION	

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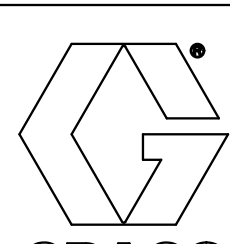
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METRIC - ASME Y14.5M

UNLESS OTHERWISE NOTED:
DIMENSIONS ARE IN MILLIMETERS
SILICONE-FREE STD 4.1206
DIM & TOL STD 1.0402 & ASME Y14.5M - 1994
TOLERANCES: SEE GRACO STANDARDS
CENTERLINE VARIANCE STD 1.0406
HOLES STD 1.0407
SHEET METAL STD 4.0100
PLATED & HT TR PARTS STD 1.0409
BURRS & EDGES STD 1.0420
THREADS STD 1.0425
SURFACE ROUGHNESS STD 1.0445

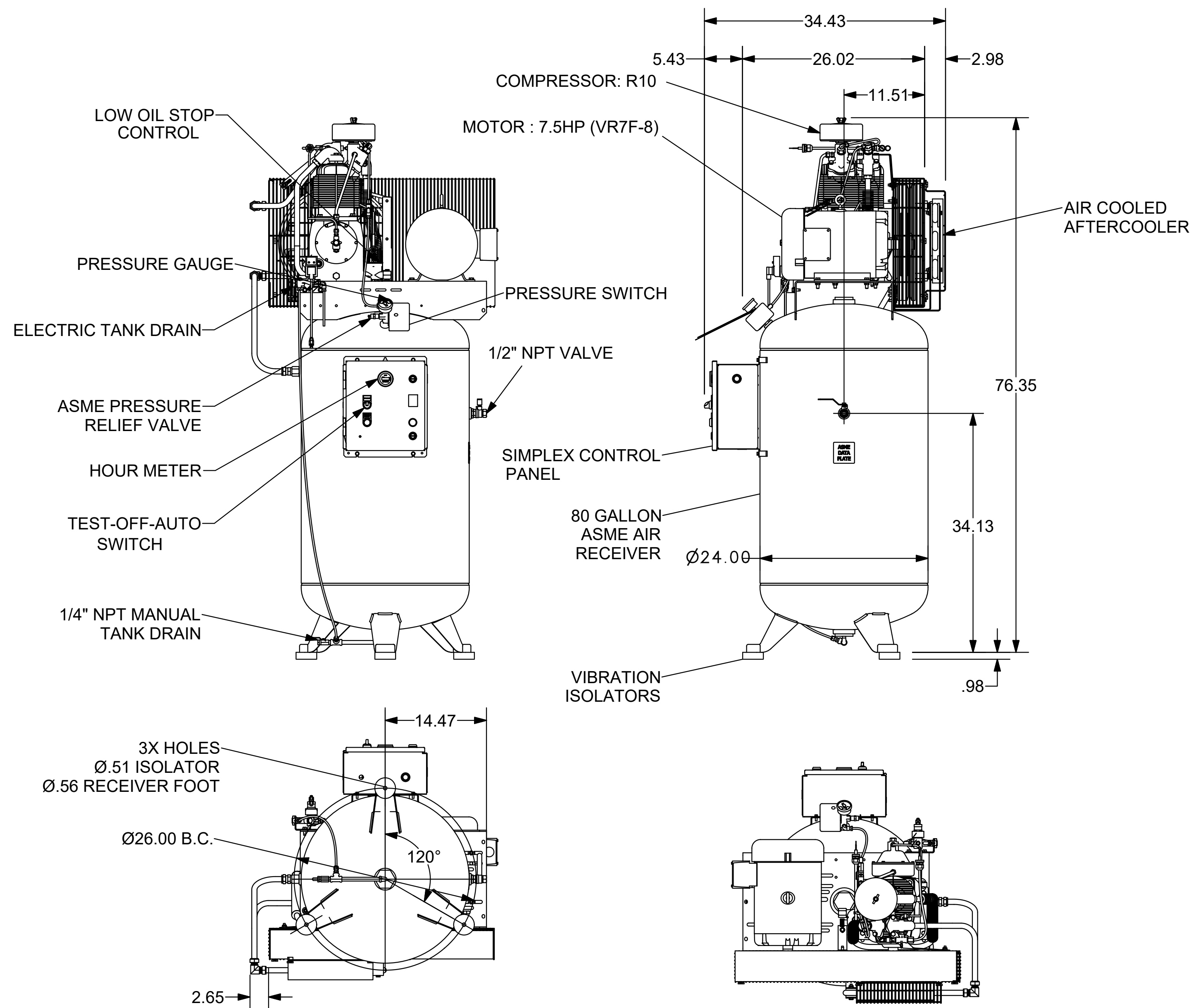
DECIMALS ANGLES
X .X .XX
±1 ±0.5 ±0.20 ±0.5°



1 SERIES F - AIR HOSE REEL

SD7

- NOTES:
1. NTS; PRINT FOR REFERENCE ONLY.
2. SEE MANUAL FOR MOUNTING DIMENSIONS



2 0800-OUTLINE-BARE UNIT, 80GL ELECTRIC

SD7

- NOTES:
1. NTS
2. SPECIFICATIONS AND DIMENSIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE OR OBLIGATION.
3. ALL DIMENSIONS ARE IN INCHES.

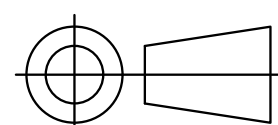
FINISH OF CHAMFERS AND FILLETS TO CONFORM TO ROUGHEST ADJACENT AREA.

SURFACE ROUGHNESS MAXIMUM PER ASME B46.1. FULL THREAD DEPTHS ARE MINIMUM.

UNLESS OTHERWISE SPECIFIED
DIMENSIONS ARE IN INCHES

TOL. ON DECIMALS: X = ± .05
TOL. ON DECIMALS: .XX = ± .02
TOL. ON DECIMALS: .XXX = ± AS SPECIFIED
TOL. ON ANGLES: = ± 0°-30'

THIRD ANGLE
PROJECTION



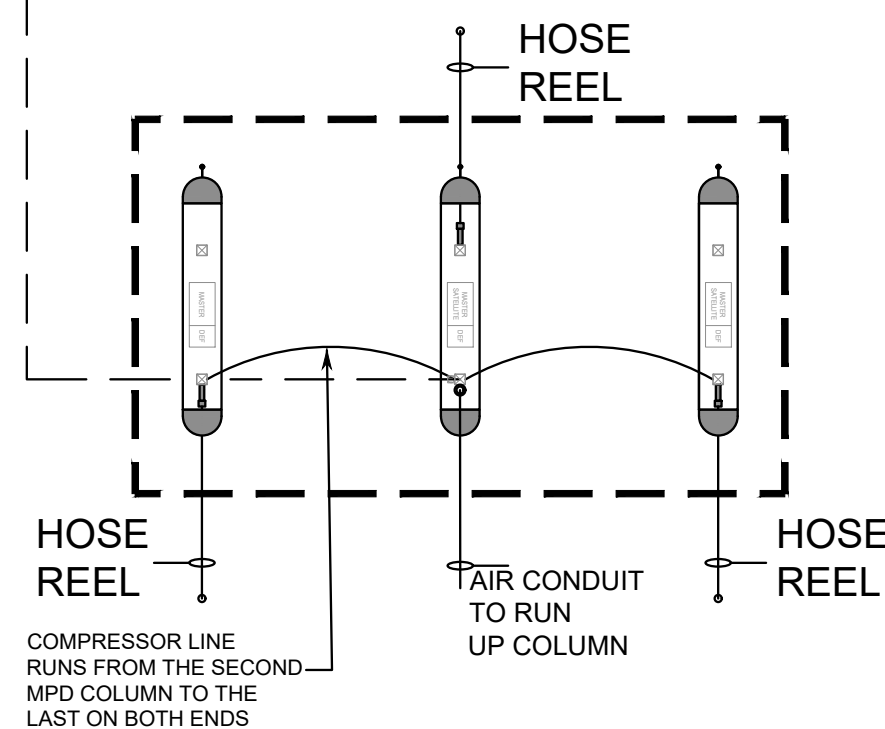
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DIMENSIONING AND TOLERANCING PER ASME Y14.5-2009
THREADS PER ASME B1.1 GAGING SYSTEM 21 U.O.S., ANSI
B1.20.1 & B1.20.3

**Gardner
Denver**

Gardner Denver Inc.
Quincy, IL.

NEAREST
APPROACH FROM
COMPRESSOR UNIT EXIT SIDE

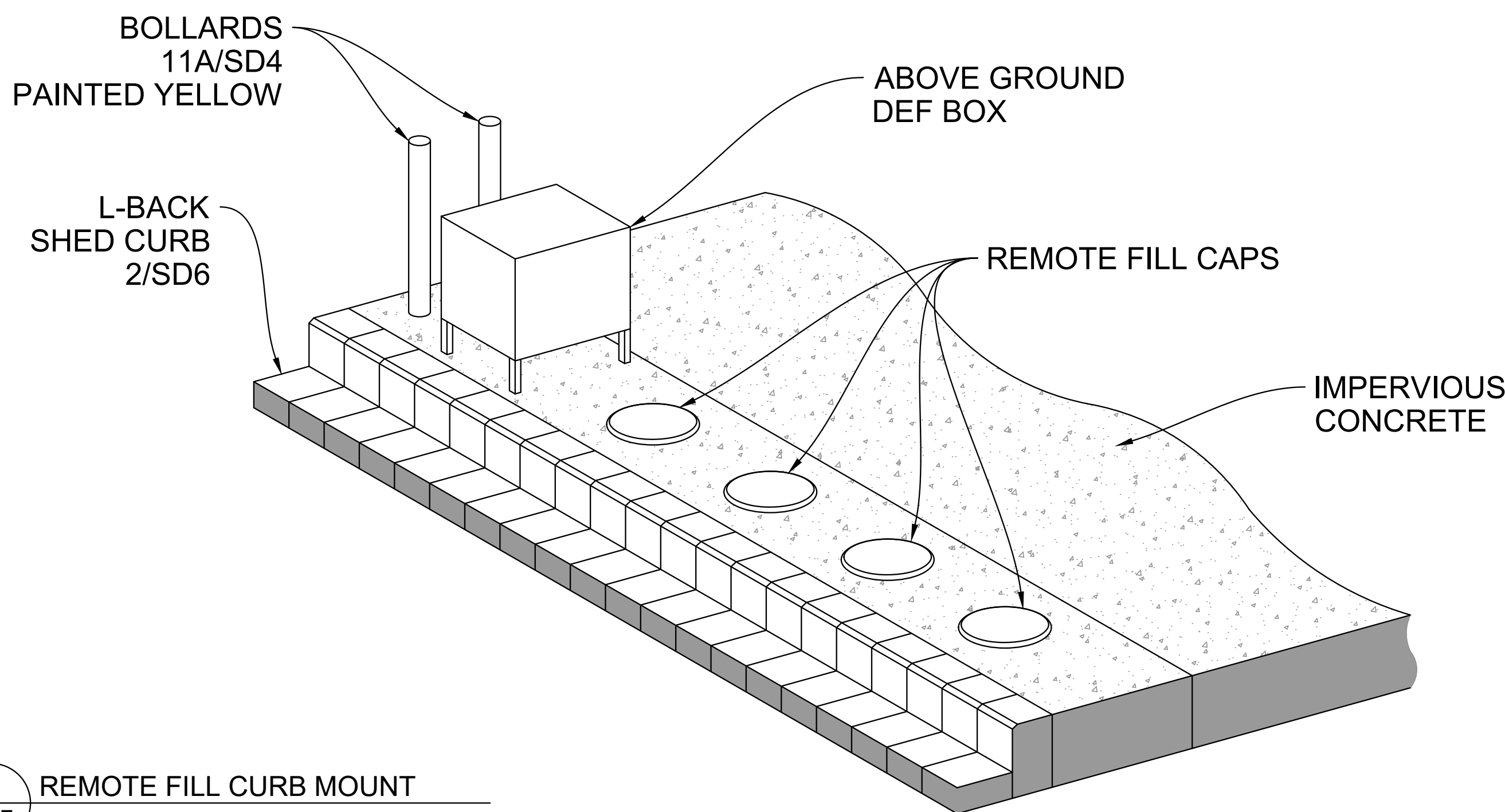


APPROACH SIDE

3 EDO CANOPY - AIR COMPRESSOR/HOSE LAYOUT

SD7

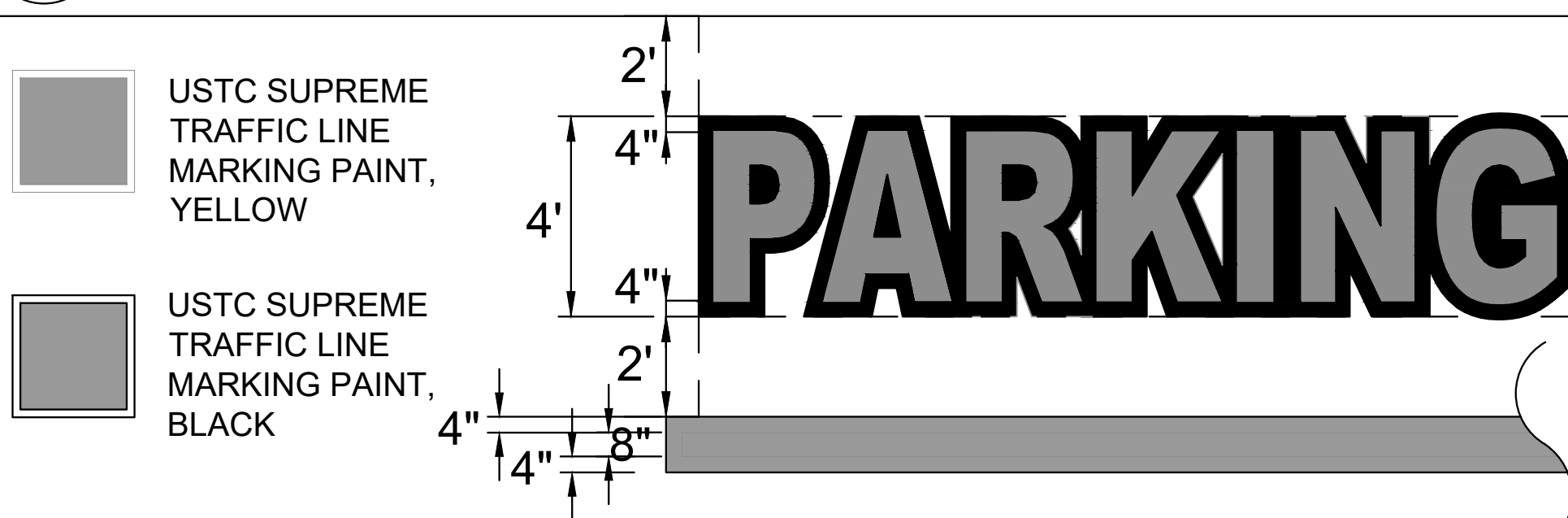
- NOTES:
1. NTS
2. HOSE REEL LOCATION ALTERNATES FROM TO APPROACH SIDE
3. REFERENCE 6 SD6 FOR ALL OTHER ACCESSORY LAYOUTS



4 REMOTE FILL CURB MOUNT

SD7

NTS

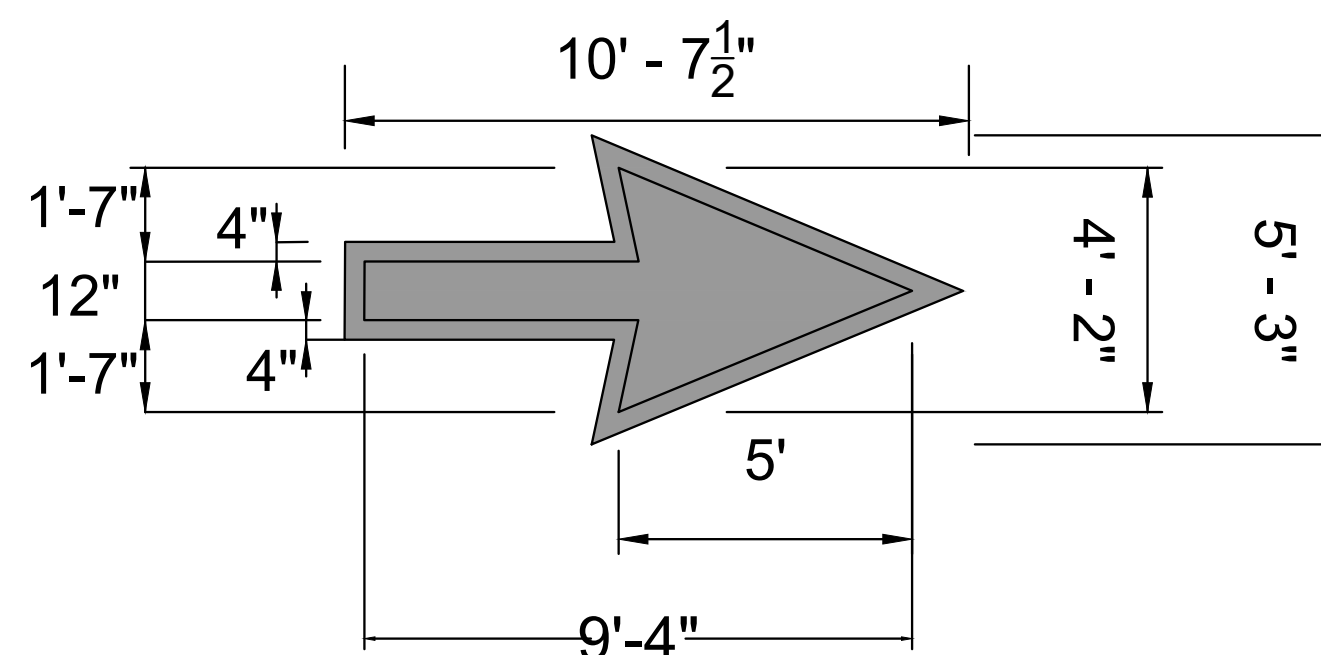


5 TRUCK COURT PAINT SPEC

SD7

NTS

- NOTE:
• REFER TO LOCAL DOT CONSTRUCTION DETAILS ON PAVEMENT ARROW MARKING DIMENSIONS AND DESIGN WHEN APPLICABLE.
• CONFIRM LOCAL JURISDICTION REQUIREMENTS ON PAINT COLOR



STRIPING WIDTHS

	YELLOW BAND	BLACK OUTLINE
PARKING LINE	0'-8"	0'-4"
PARKING TEXT	4' TALL	0'-4"
STOP BAR	2'-0"	N/A
VAR. ARROWS	1' TO 1'-3" (SEE DOT MANUAL)	0'-4"

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USE OF SAME WITHOUT
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WRITTEN PERMISSION
OF RACETRAC
PETROLEUM, INC. IS
PROHIBITED.



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

STANDARD DETAILS

RACETRAC STORE #

2670 LAKE OCOREE PARKWAY
GEORGIA MILITIA DISTRICT 163
CITY OF GREENSBORO
GREENE COUNTY, GEORGIA

DRAWN-BY: KBEL

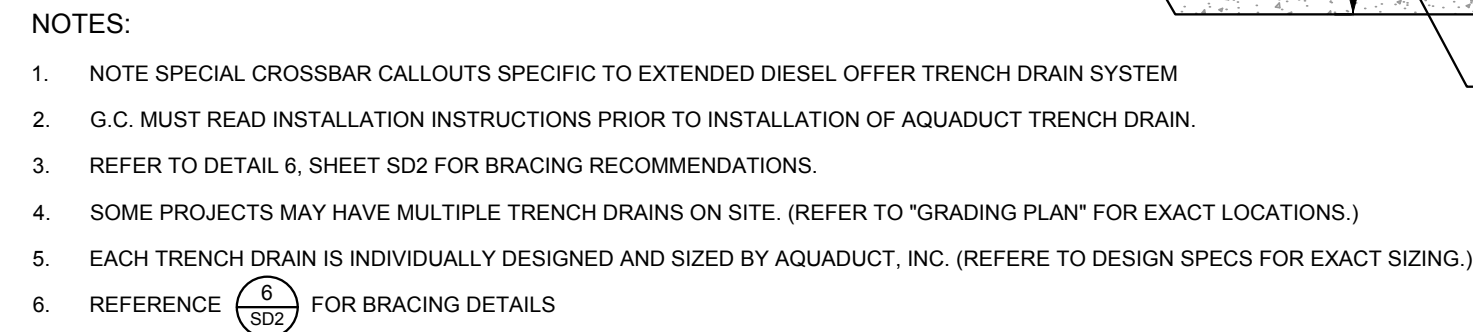
DATE: 3/10/2023

SCALE:

DRAWING NAME:
6356 RT Standard Details (2023).dwg

SD7

SHEET NO. VERSION

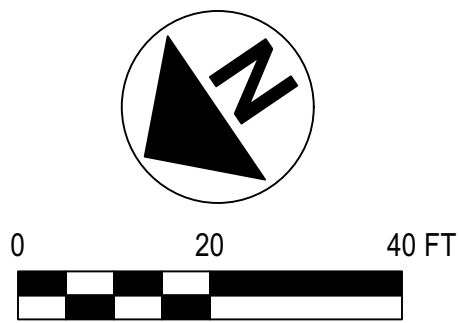
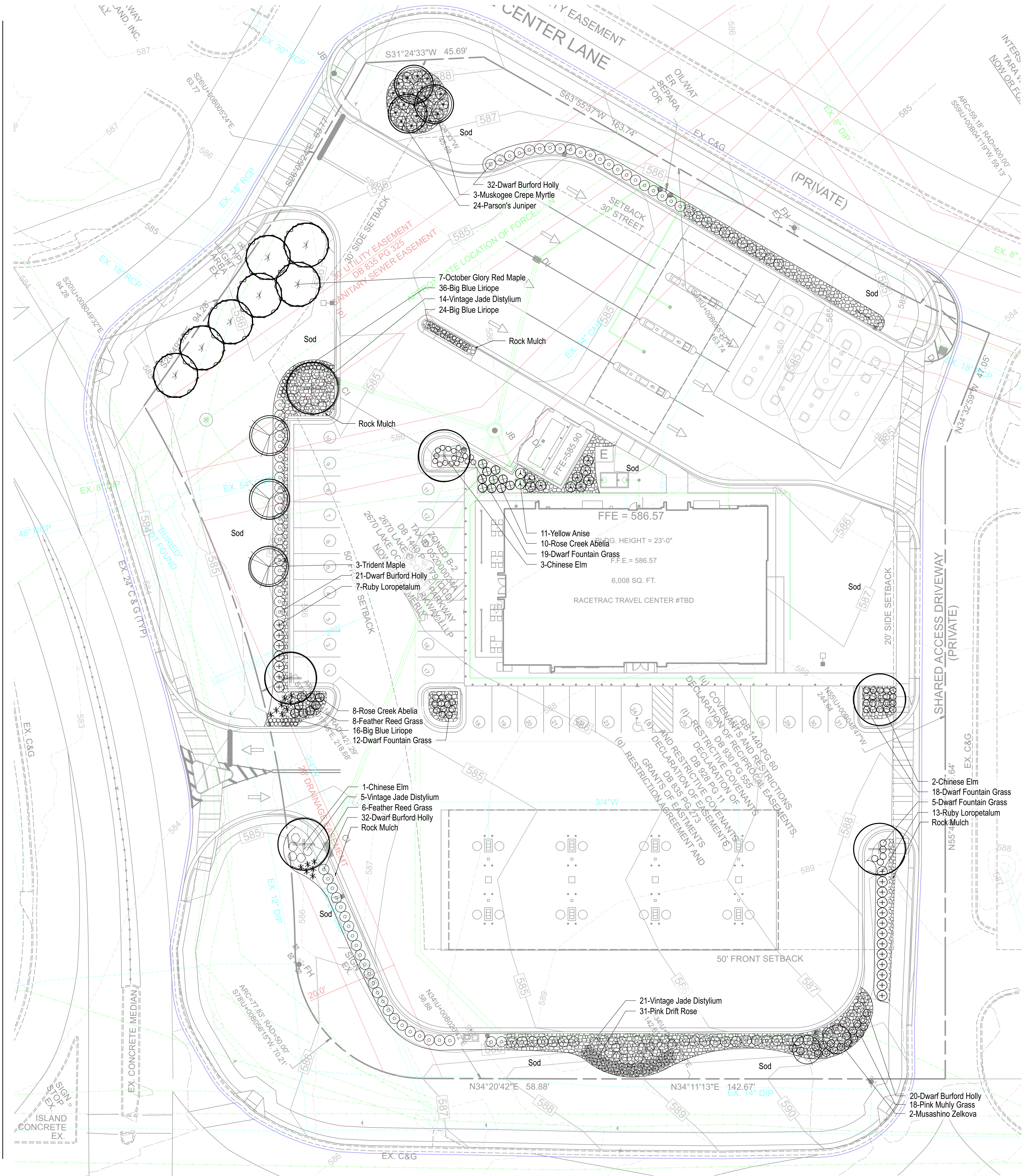


1	AC
SD8	NTS



OIL WATER SEPERATOR

SD8	
SHEET NO.	VERSION



PLANT LIST				
Qty	Botanical Name	Common Name	Scheduled Size	Remarks
Trees				
3	Acer buergerianum	Trident Maple	1.5" Cal.	
7	Acer rubrum 'October Glory'	October Glory Red Maple	3" Cal.; 10' Hgt.	B & B; single straight leader
3	Lagerstroemia indica 'Muskogee'	Muskogee Crepe Myrtle	8'-10' Hgt.	Multi-trunked
6	Ulmus parvifolia 'Chinese'	Chinese Elm	2.5" Cal.; 10' Hgt.	B & B
2	Zelkova serrata 'Musashino'	Musashino Zelkova	2.5" Cal.; 10' Hgt.	B & B
Shrubs				
18	Abelia x chinensis 'Rose Creek'	Rose Creek Abelia	3 Gal.	
14	Calamagrostis x acutiflora 'Karl Foerster'	Foerster's Feather Reed Grass	3 Gal.	
40	Distylium 'Vintage Jade'	Vintage Jade Distylium	3 Gal.	
105	Ilex comuta 'Dwarf Burford Holly'	Dwarf Burford Holly	24" Hgt.	
11	Illicium parviflorum	Yellow Anise	24" Hgt.	
24	Juniperus squamata expansa 'Parsonii'	Parson's Juniper	3 Gal.	Plant 30" O.C.
20	Loropetalum chinense 'Ruby'	Ruby Loropetalum	24" Hgt.	
18	Muhlenbergia capillaris	Pink Muhly Grass	3 Gal.	
54	Pennisetum alopecuroides 'Hamelin'	Dwarf Fountain Grass	1 Gal.	
31	Rosa 'Meijoccos'	Pink Drift Rose	3 Gal.	
Groundcovers				
76	Liriope muscari 'Big Blue'	Big Blue Liriope	1 Gal.	Plant 15" O.C.
5,860	Rock Mulch	Rock Mulch	SF.	

770.442.8171 tel
770.442.1123 fax

Manley Land Design, Inc.
51 Old Canton Street
Alpharetta, Georgia 30009

manleylanddesign.com

RACETRAC PETROLEUM, INC.
3225 CUMBERLAND BLVD.
ATLANTA, GEORGIA 30339
(770) 431-7600

1635 - RT LAKE OCONEE

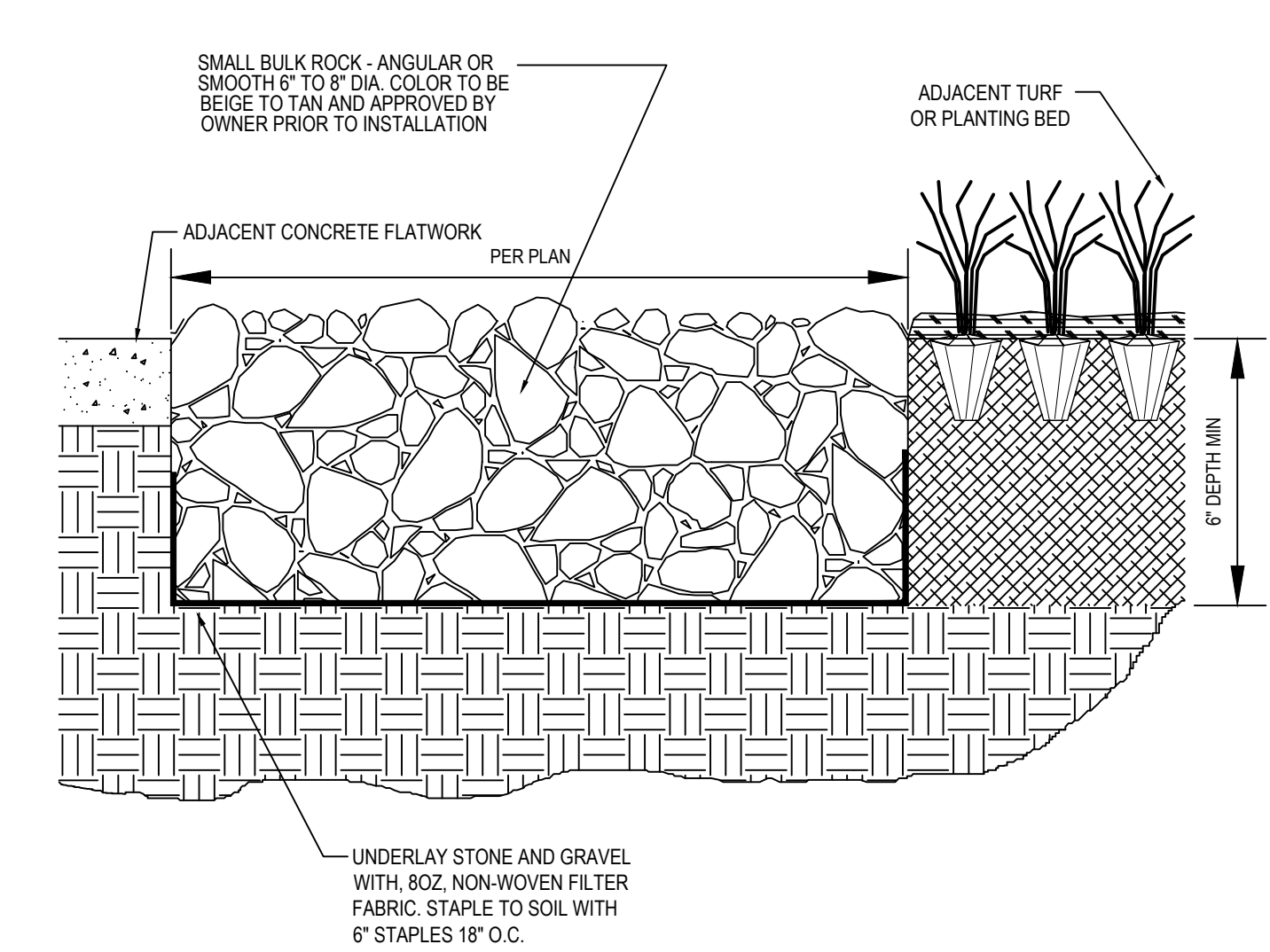
LAKEOCONEE @ MEADOWCREST
GREENSBORO, GA
GREENE COUNTY



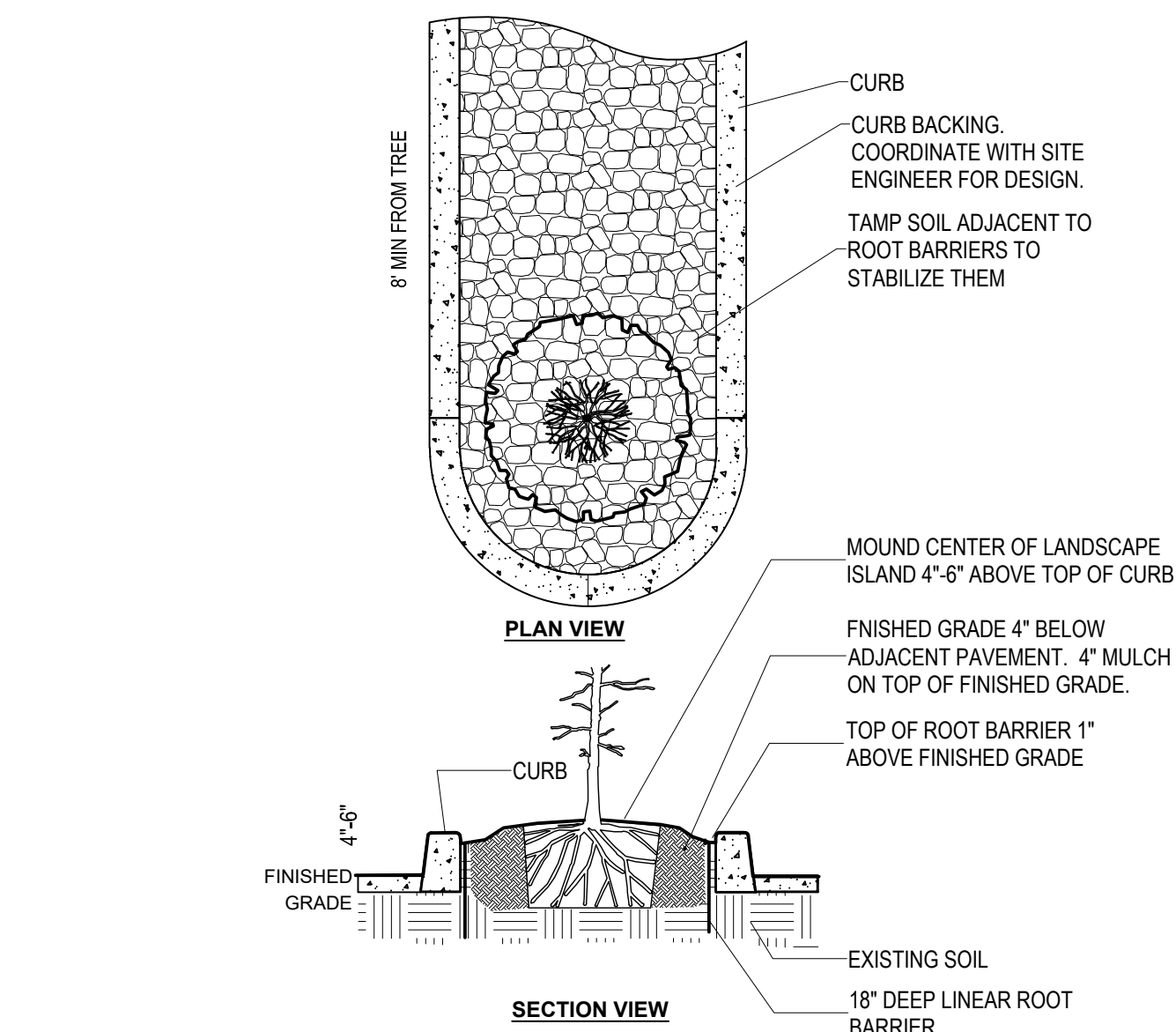
REVISION SCHEDULE		
NO.	DATE	DESCRIPTION
1	7/10/23	RaceTrac Standards Updates

MLD PROJECT #	2023072
DRAWN BY	ADN
CHECKED BY	ADN
DATE	3/17/23

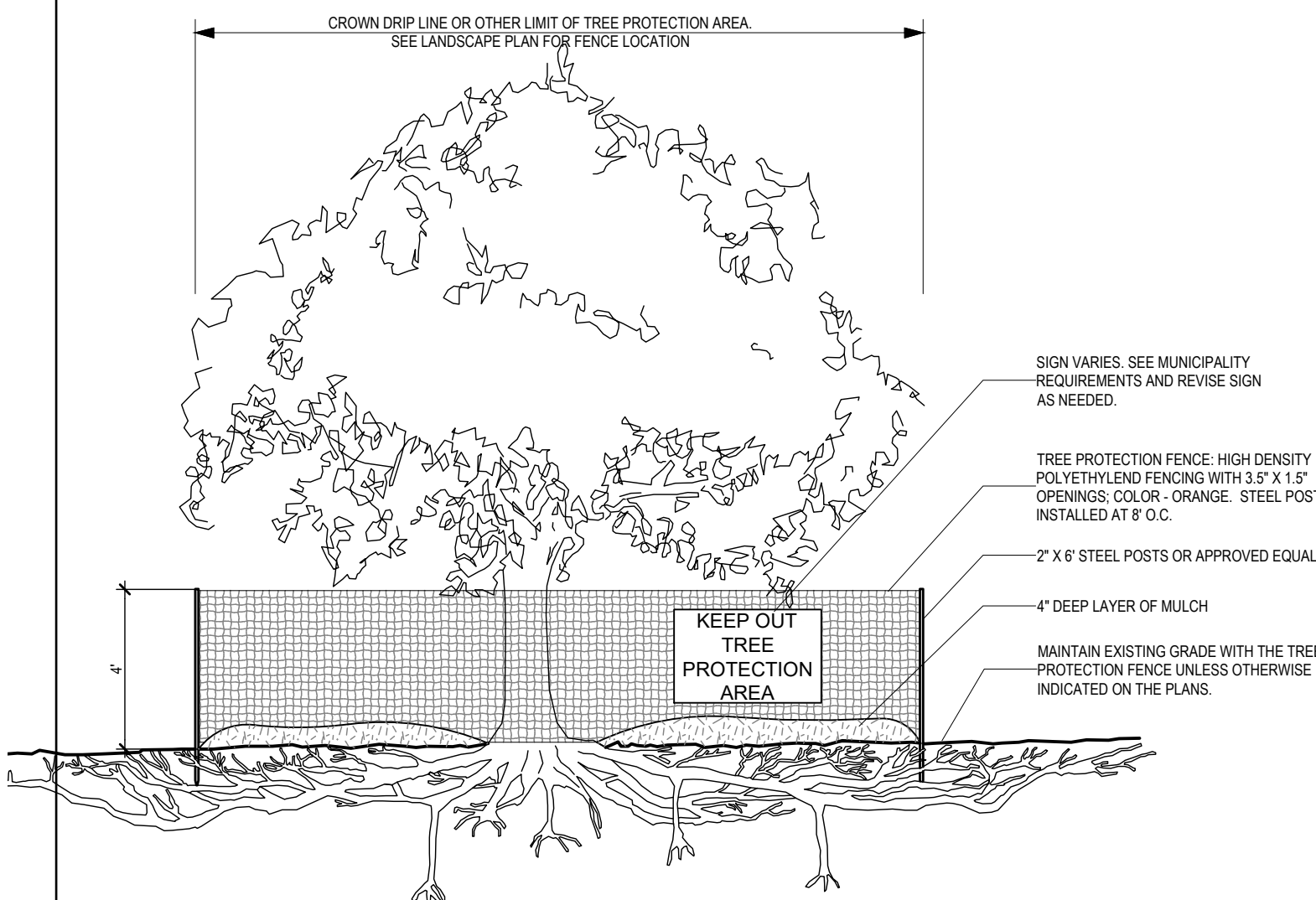
PRELIMINARY



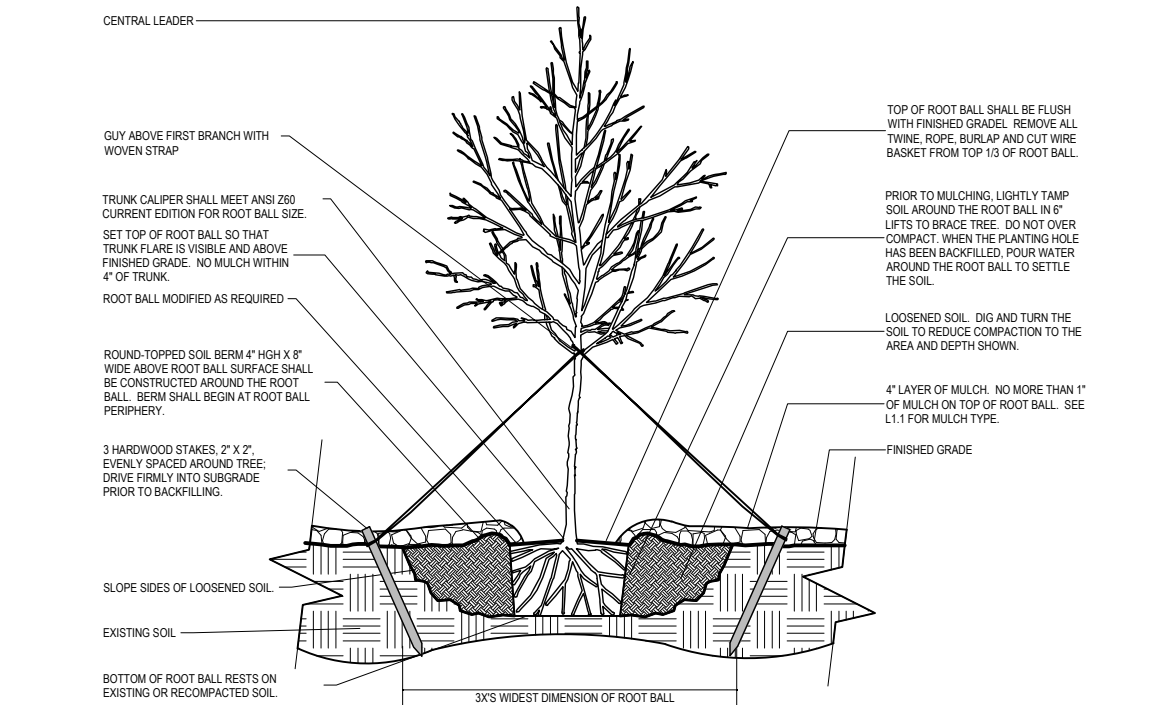
1 SIGNATURE RIVER ROCK MULCH
L1.2 NTS



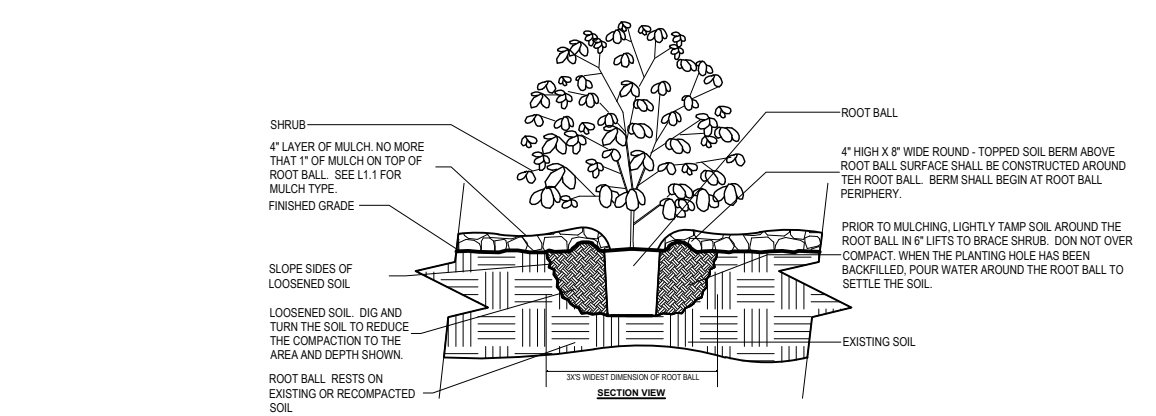
6 ROOT BARRIERS - PARKING LOT ISLANDS
L1.2 NTS
Notes:
1- Root barriers shall be installed per manufacturer's specifications and recommendations.
2- Root barriers shall be installed when root ball is located within 8' of pavement.



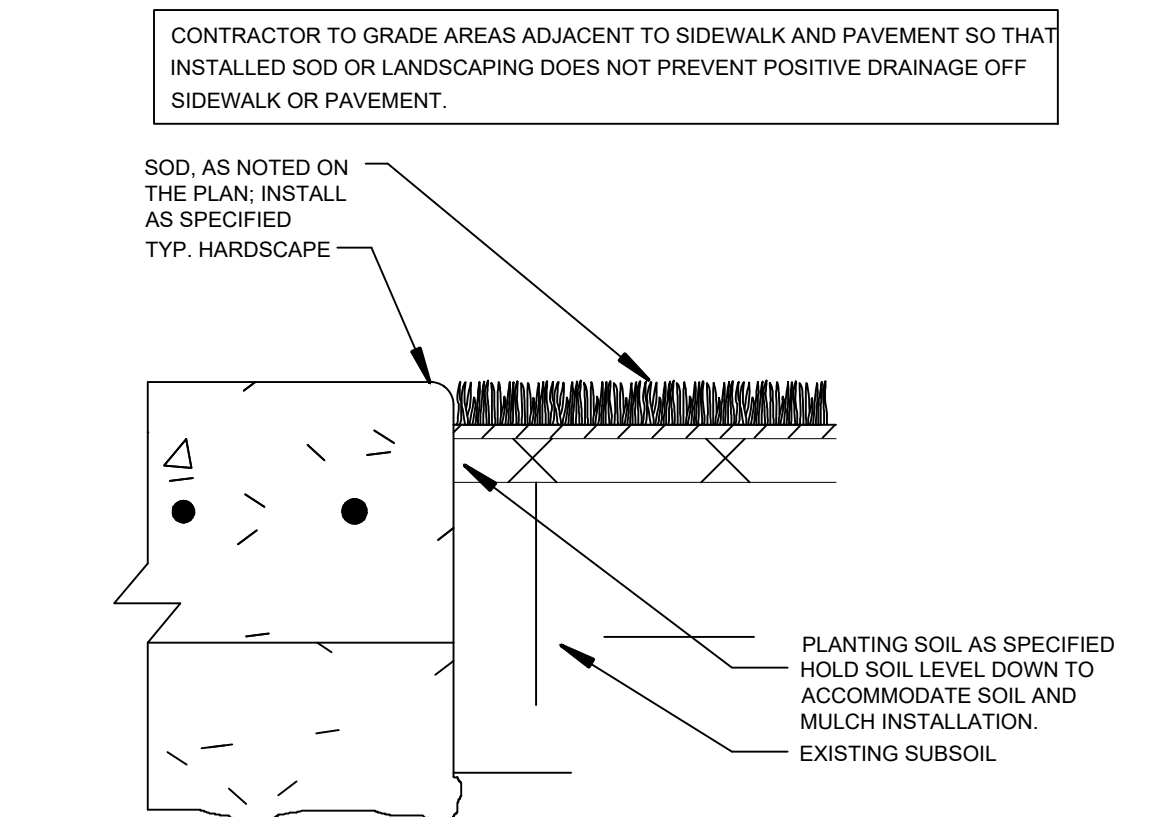
9 TREE PROTECTION FENCING DETAIL
L1.2 NTS
NOTES:
1. SEE LANDSCAPE NOTES FOR ADDITIONAL TREE PROTECTION REQUIREMENTS.
2. NO PRUNING SHALL BE PERFORMED ON EXISTING TREES EXCEPT BY APPROVED ARBORIST.
3. NO EQUIPMENT SHALL OPERATE INSIDE OF THE PROTECTIVE FENCING INCLUDING DURING FENCE INSTALLATION AND REMOVAL.
4. SEE SITE PREPARATION PLAN FOR ANY MODIFICATION WITH THE TREE PROTECTION AREA.



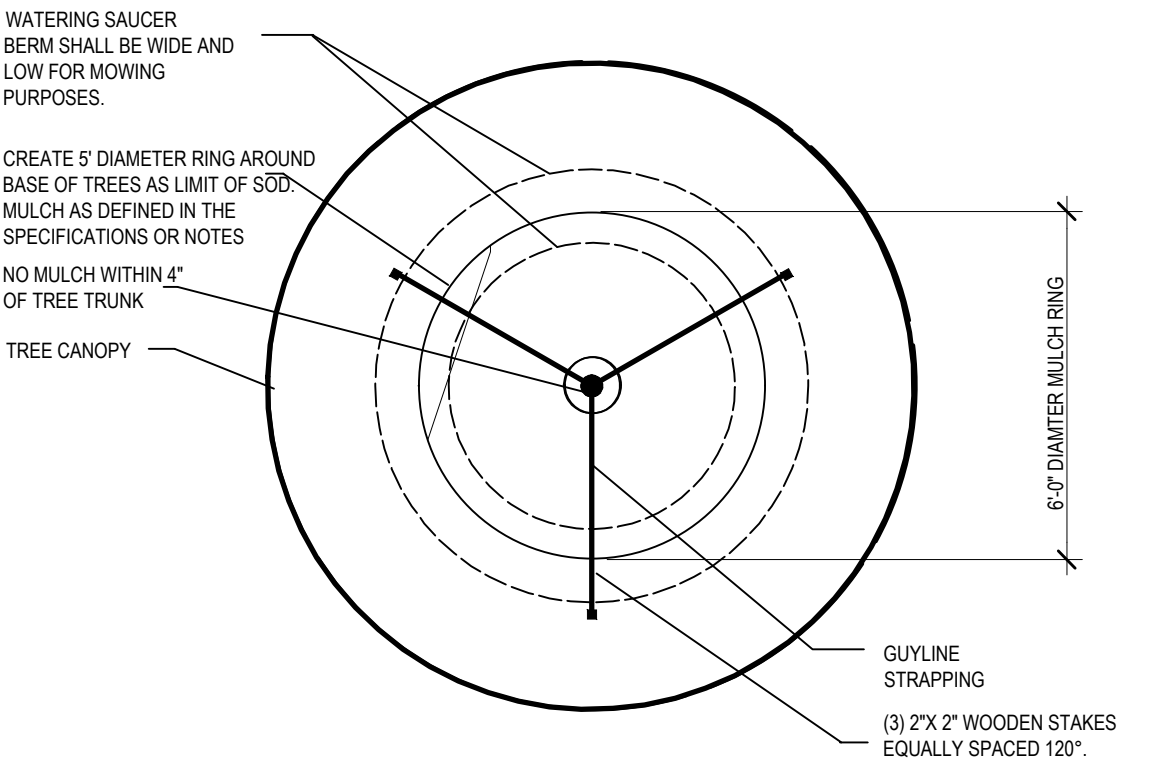
2 TREE STAKING AND PLANTING DETAIL
L1.2 NTS



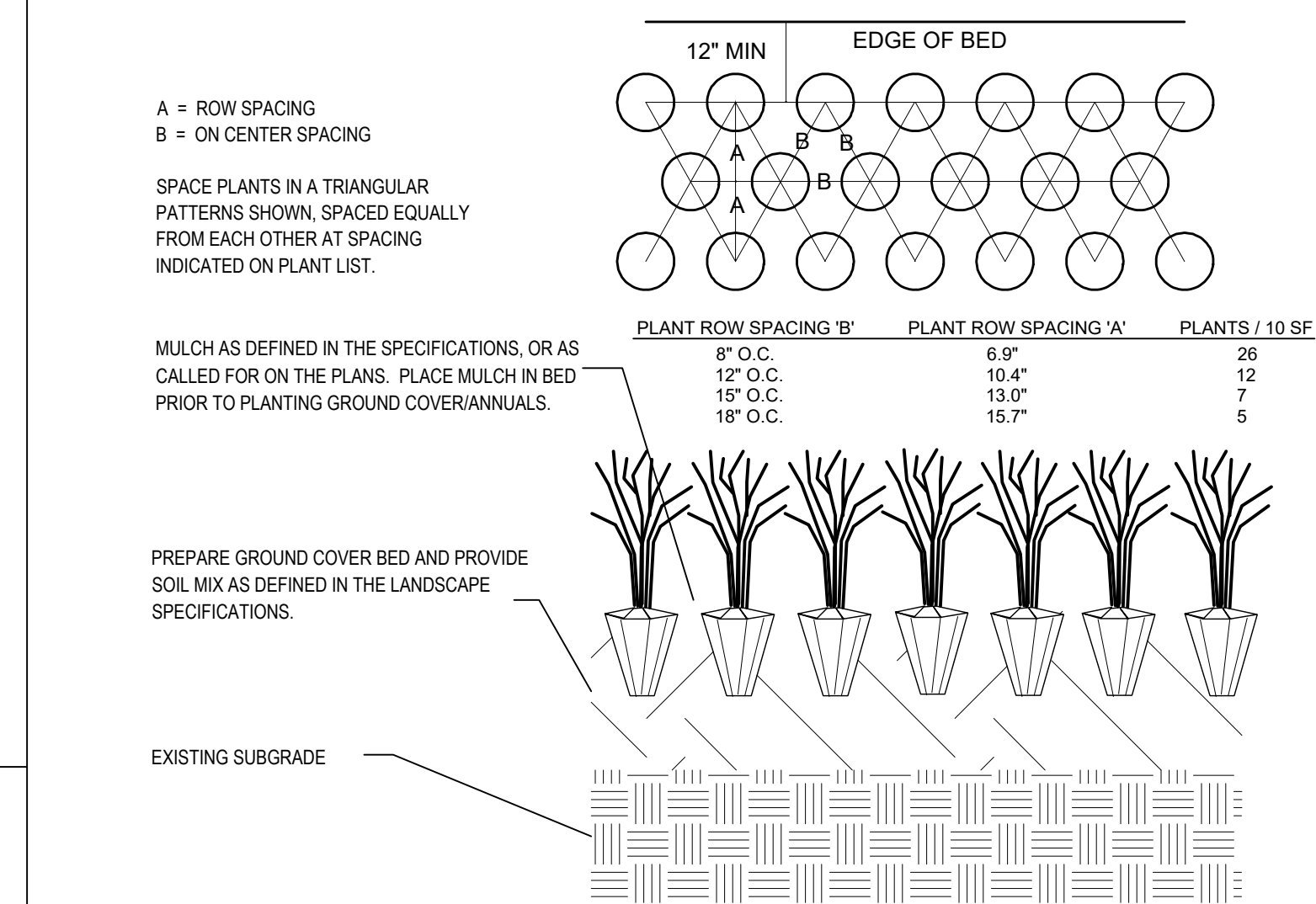
3 SHRUB PLANTING DETAIL
L1.2 NTS



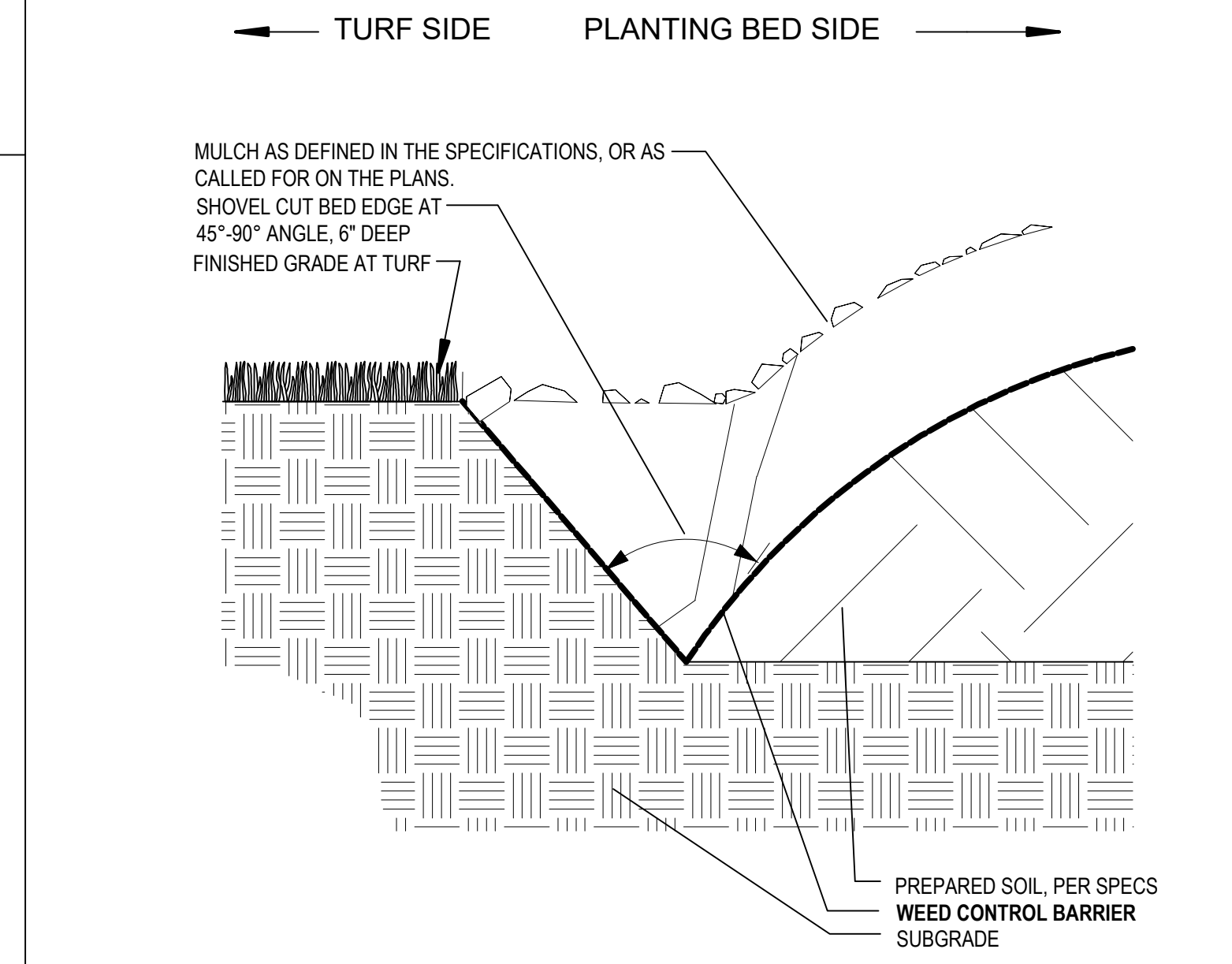
7 SOD OR MULCH INSTALLATION AGAINST HARDSCAPE
L1.2 NTS



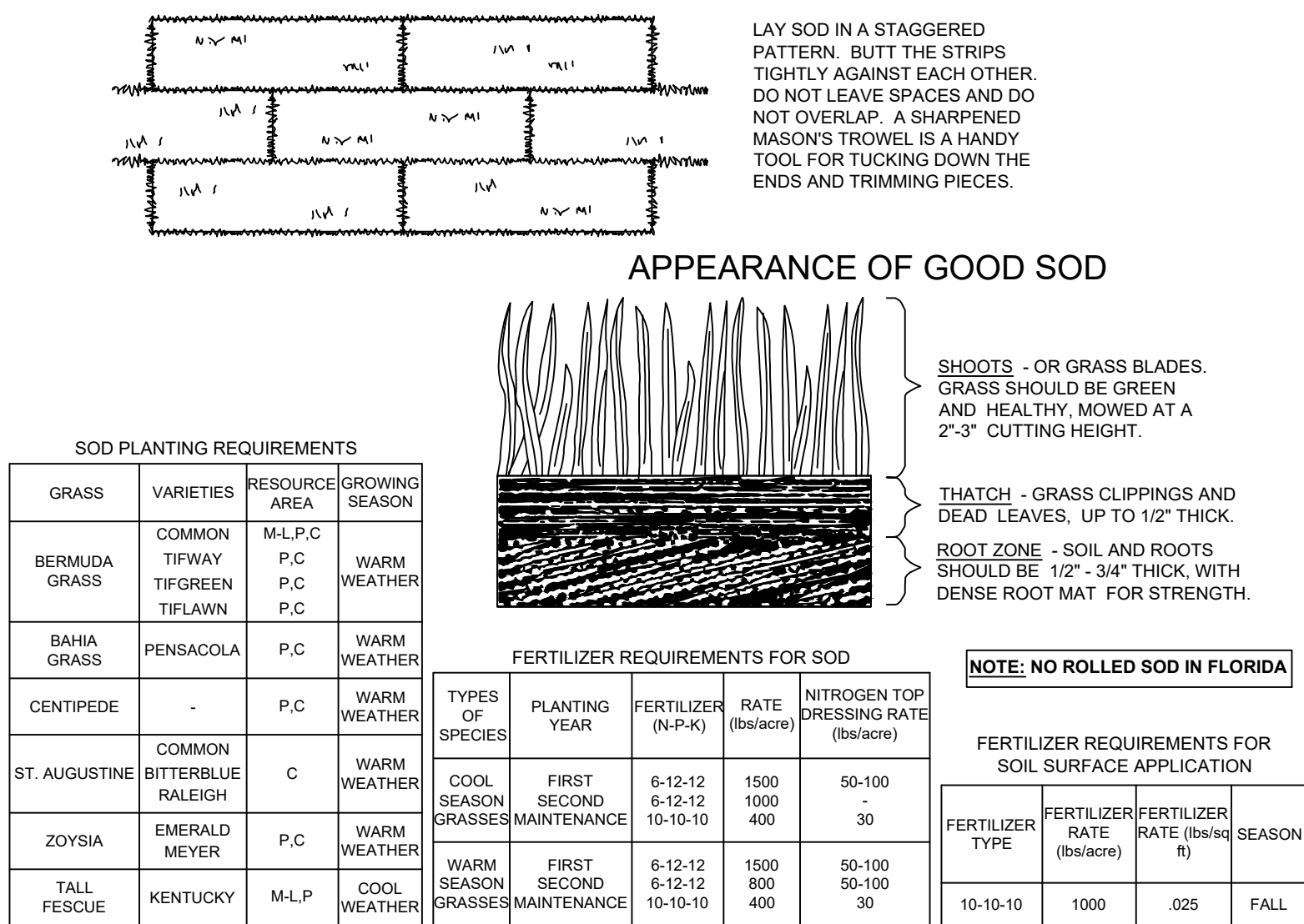
10 TREE PLANTED IN LAWNS
L1.2 NTS



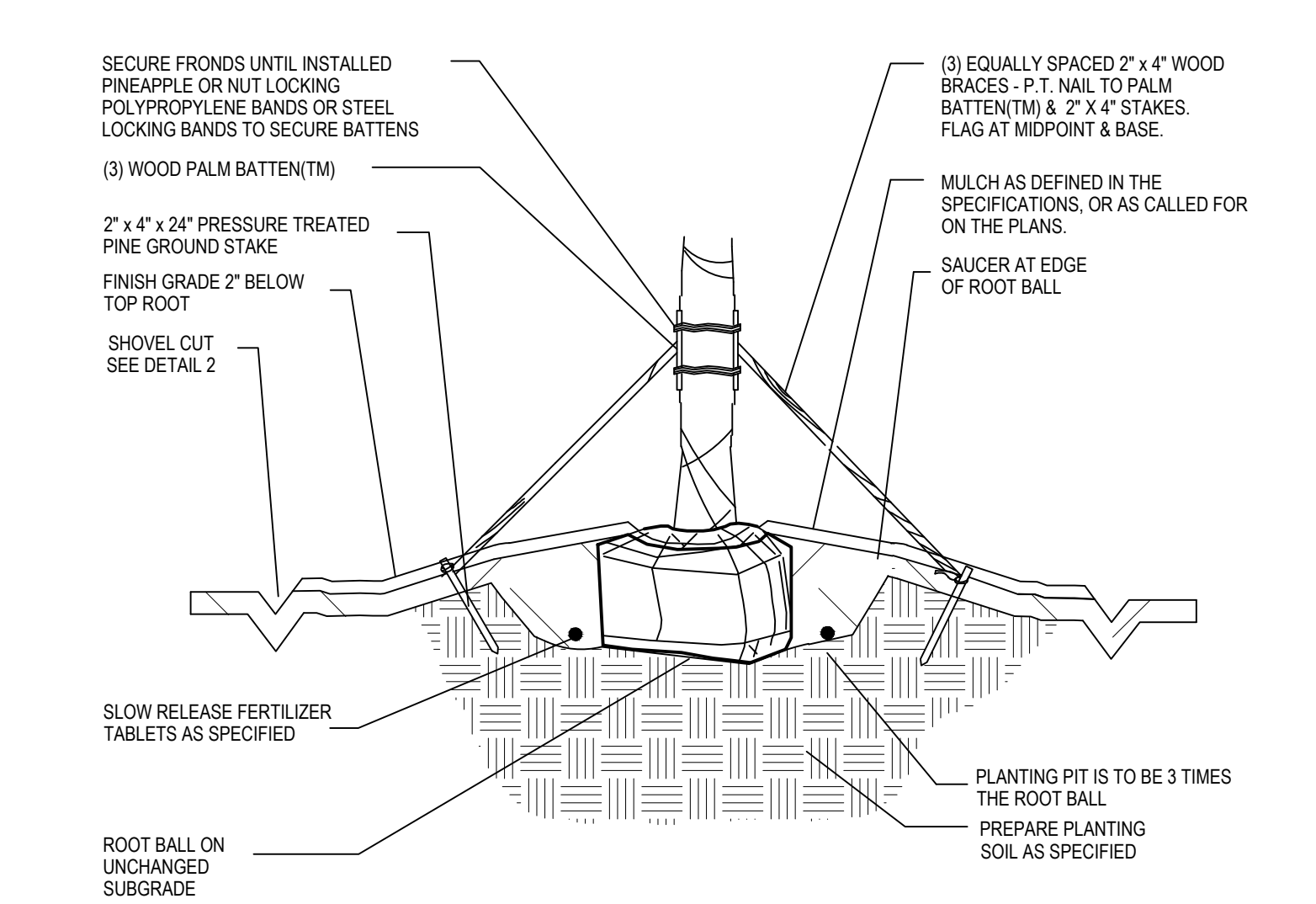
4 GROUND COVER PLANTING
L1.2 NTS



8 SHOVEL CUT BED EDGE
L1.2 NTS



11 SOD INSTALLATION DETAILS
L1.2 NTS



5 PALM TREE STAKING
L1.2 NTS

- AGENDA ITEMS**
- SCHEDULE
 - LANDSCAPE ARCHITECT TO CONTRACT WITH RACETRAC FOR CONSTRUCTION ADMINISTRATION.
 - ARE THE CONSTRUCTION PROJECT MANAGER OR LANDSCAPE CONTRACTOR PRESENT?
 - HAS A START DATE BEEN TARGETED AND TIME FRAMES LAID OUT?
 - HAVE THE OTHER REQUIRED ON-SITE MEETINGS BEEN DISCUSSED?
 - IS EVERYONE ON THE SAME PAGE MOVING FORWARD?
 - TOP SOIL
 - WHO IS BRINGING IT TO THE SITE?
 - WHEN SHOULD IT BE BROUGHT TO THE SITE?
 - WHERE WILL IT BE STOCKPILED?
 - PLAN REVIEW
 - HAS IT BEEN STRESSED THAT WE PREFER ROLLED SOD OVER SQUARE PALLETS WHERE APPLICABLE?
 - ARE THE IRRIGATION SLEEVES IN THEIR PROPER LOCATION?
 - WILL STRUCTURES / UTILITIES PREVENT THE IRRIGATION MAINLINE FROM BEING THREE (3) FEET OFF OF CURB?
 - SUBMITTALS / APPROVALS
 - IS THE LANDSCAPE CONTRACTOR CLEAR ON WHAT ALL NEEDS TO BE SELECTED (TAGGED) AND SEEN BEFORE SHOWING UP ON SITE?
 - PICTURES OF SHRUBS, SOD, INDIVIDUAL TREES, ROCK MULCH.
 - PRICE SIGN LOCATION
 - HAS THE SIGN SPOTTING BEEN DONE AND IS THE CURRENT LOCATION CONFIRMED?
 - IF THE LOCATION MAY CHANGE, HAS IT BEEN DISCUSSED HOW EVERYONE WILL BE NOTIFIED?
 - DOES ANY LANDSCAPING AFFECT THE VISIBILITY OF THE SIGN?**
 - MISCELLANEOUS
 - HAVE CIRCUMSTANCES UNIQUE TO THE SITE BEEN DISCUSSED?
 - DOES ANYONE AT THE MEETING HAVE ANY QUESTIONS OR CONCERNS ABOUT THEIR RESPONSIBILITIES MOVING FORWARD WITH THE PROJECT?

12 LANDSCAPE PRE-CON MEETING AGENDA
L1.2 NTS

- LANDSCAPE NOTES**
- Contractor responsible for locating and protecting all underground utilities prior to digging.
 - Contractor responsible for protecting existing trees from damage during construction as shown on plans.
 - General Contractor to install 4" minimum depth of clean, friable topsoil at all planting beds and 4" minimum depth at lawn areas prior to fine grading. See Topsoil specification.
 - All shrub beds (existing and new) to be mulched with a 4 inch minimum layer of rock mulch. Rock as defined in the landscape specifications.
 - Existing grass in proposed planting areas to be killed and removed and area to be hand raked to remove all rocks and debris larger than 1 inch in diameter prior to planting shrubs or laying sod. Landscape Contractor to provide fine grading. See grading specification.
 - Any existing grass disturbed during construction to be fully removed, regraded and replaced. **All tire marks and indentations to be repaired. No exceptions.**
 - Landscape Contractor to coordinate with Landscape Architect (L.A.) in the selection of plant material prior to shipment of plant material to site. Photographs shall be submitted to L.A. and RaceTrac Project Manager for approval or rejection. Photographs shall show scale and container size of plant material. All trees to be photographed individually for approval by L.A. Shrubs and other plants to be photographed in grouping with one photograph of single plant submitted also; see submittal specification.
 - Soil to be tested to determine fertilizer and lime requirements and distributed prior to laying sod as directed by L.A. Provide results to L.A. and RaceTrac Project Manager.
 - Sod to be delivered fresh (Cut less than 24 hours prior to arriving on site), laid immediately, rolled, and watered thoroughly immediately after planting. Edge of sod adjacent to mulch beds to be shovel cut as detailed. All sod to be delivered in largest rolls available. There shall be no gaps between sod joints.
 - All changes to design or plant substitutions are to be authorized in writing by the Landscape Architect, RaceTrac Construction Project Manager, and Engineering Project Manager.
 - Planting Mix to be provided as specified in the landscape specifications.
 - All plant material shall conform to the latest edition of American Standard for Nursery Stock (ANSI Z60.1).
 - The Landscape Contractor shall guarantee all plants installed for one full year from date of acceptance by RaceTrac. All plants shall be alive and at a vigorous rate of growth at the end of the guarantee period. The Landscape Contractor shall not be responsible for acts of God or vandalism.
 - Any plant that is determined dead, in an unhealthy or unsightly condition, lost its shape due to dead branches or other symptoms of poor, non-vigorous growth, as determined by the Landscape Architect, shall be replaced by the Landscape Contractor at no cost to RaceTrac.
 - General Contractor to mound all parking islands 4" - 6" with clean screened topsoil; see specification and detail.
 - Prior to installation, the Landscape Contractor shall inspect the subgrade, general site conditions, verify elevations, utility locations, irrigation, approve topsoil provided by General Contractor and observe the site conditions under which the work is to be done. Notify General Contractor of any unsatisfactory conditions, and work shall not proceed until such conditions have been corrected and are acceptable to the Landscape Architect, Landscape Contractor and RaceTrac Construction Manager.
 - Any plant that is evergreen and deciduous trees as noted in the specifications.
 - Remove all stakes and guying from all trees after one year from planting.
 - Water all plant material that are newly planted thoroughly twice in first 24 hours and apply mulch immediately.
 - Site to be 100% irrigated in all planting beds and grass area by an automatic underground irrigation system.
 - All tree protection devices to be installed by General Contractor prior to the start of land disturbance, and maintained until final landscaping.
 - All tree protection areas to be protected from sedimentation.
 - All tree protection fencing to be inspected daily, and repaired or replaced as needed or as instructed by L.A.
 - No parking, walking, storage or other construction activities shall occur within tree protection areas.
 - Landscape Contractor shall provide a 1 year maintenance period under separate contract following acceptance by the Landscape Architect and RaceTrac Construction Manager. **Maintenance contract to be assigned through RaceTrac Maintenance Department.**
 - These drawings are intended to be printed on 24x36 paper. Printing the drawings at a different size will impact the scale. Verify the graphic scale before referencing any measurements on these sheets. Recipient of these drawings shall be responsible for any errors resulting from incorrect printing, copying, or any other changes that alter the scale of the drawings.
 - Verify all plan dimensions prior to start of construction.
 - Coordinate site access, staging, storage and cleanup areas with owner's representative.
 - Contractor shall be responsible for protection of their material stockpiles and work from vandalism, erosion or unintended disturbance during the construction period and until final acceptance is issued.
 - Contractor is responsible for providing temporary safety fencing and barriers around all improvements such as walls, play structures, excavations, etc. associated with their work until such facilities are completely installed per the plans, specifications and manufacturer's recommendations.
 - Local, state and federal jurisdictional requirements, restrictions or procedures shall supersede these plans, notes and specifications when more stringent. **Notify the owner's representative if conflicts occur.**

13 TYPICAL LANDSCAPE NOTES
L1.2 NTS

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LANDSCAPE SPECIFICATIONS

PART 1 - GENERAL

DESCRIPTION

Provide trees, shrubs, groundcovers, sod, and annuals/perennials as shown and specified on the landscape plan. The work includes:

- 1. Soil preparation.
- 2. Trees, shrubs, groundcovers, and annuals/perennials.
- 3. Planting mixes.
- 4. Top Soil, Mulch and Planting accessories.
- 5. Maintenance.
- 6. Decorative stone.

Related Work:

- 1. Irrigation System.

QUALITY ASSURANCE

Plant names indicated; comply with "Standardized Plant Names" as adopted by the latest edition of the American Joint Committee of Horticultural Nomenclature. Names of varieties not listed conform generally with names accepted by the nursery trade. Provide stock true to botanical name and legibly tagged.

Comply with sizing and grading standards of the latest edition of "American Standard for Nursery Stock". A plant shall be dimensioned as it stands in its natural position.

All plants shall be nursery grown under climatic conditions similar to those in the locality of the project for a minimum of 2 years.

Nursery Stock furnished shall be at least the minimum size indicated. Larger stock is acceptable, at no additional cost, and providing that the larger plants will not be cut back to size indicated. Provide plants indicated by two measurements so that only a maximum of 25% are of the minimum size indicated and 75% are of the maximum size indicated.

Before submitting a bid, the Contractor should have investigated the sources of supply and be satisfied that they can supply the listed plants in the size, variety and quality as specified. The Landscape Architect shall approve any substitutes of plant material, or changes in plant material size, prior to the Landscape Contractor submitting a bid.

DELIVER, STORAGE AND HANDLING

Take all precautions customary in good trade practice in preparing plants for moving. Workmanship that fails to meet the highest standards will be rejected. Spray deciduous plants in foliage with an approved "Anti-Desiccant" immediately after digging to prevent dehydration. Dig, pack, transport, and handle plants with care to ensure protection against injury. Inspection certificates required by law shall accompany each shipment invoice or order to stock. Protect all plants from drying out. If plants cannot be planted immediately upon delivery, properly protect them with soil, wet peat moss, or in a manner acceptable to the Landscape Architect. Water heeled-in plantings daily. No plant shall be bound with rope or wire in a manner that could damage or break the branches. Cover plants transported on open vehicles with a protective covering to prevent wind burn.

PROJECT CONDITIONS

Protect existing utilities, paving, and other facilities from damage caused by landscape operations.

A complete list of plants, including a schedule of sizes, quantities, and other requirements are shown on the drawings. In the event that quantity discrepancies or material omissions occur in the plant materials list, the planting plans shall govern.

The irrigation system will be installed prior to planting. Locate, protect and maintain the irrigation system during planting operations. Repair irrigation system components damaged during planting operations; at the Contractor's expense. Refer to the irrigation specifications, irrigation plan and irrigation details.

Do not begin landscape accessory work before completion of final grading or surfacing.

WARRANTY

Warrant plant material to remain alive, be healthy and in a vigorous condition for a period of 1 year after completion and final acceptance of entire project.

Replace, in accordance with the drawings and specifications, all plants that are dead or, are in an unhealthy, or unsightly condition, and have lost their natural shape due to dead branches, or other causes due to the Contractor's negligence. The cost of such replacement(s) is at the Contractor's expense. Warrant all replacement plants for 1 year after installation.

Contractor is responsible for warranty installation. Warranty shall not include damage, loss of trees, plants, or ground covers caused by fires, floods, freezing rains, lightning storms, winds over 75 miles per hour, winter kill caused by extreme cold, severe winter conditions not typical of planting area, and/or acts of vandalism or negligence on a part of the Owner.

Remove and immediately replace all plants, found to be unsatisfactory during the initial planting installation.

Maintain and protect plant material, lawns, and irrigation until final acceptance is made.

ACCEPTANCE

Inspection of planted areas will be made by the Owner's representative.

- 1. Planted areas will be accepted provided all requirements, including maintenance, have been complied with and plant materials are alive and in a healthy, vigorous condition.

Upon acceptance, the Contractor shall commence the specified plant maintenance.

CODES, PERMITS AND FEES

Obtain any necessary permits for this Section of Work and pay any fees required for permits.

The entire installation shall fully comply with all local and state laws and ordinances, and with all established codes applicable thereto; and as depicted on the landscape and irrigation construction set.

PART 2 - PRODUCTS

MATERIALS

Plants: Provide typical of their species or variety; with normal, densely developed branches and vigorous, fibrous root systems. Provide only sound, healthy, vigorous plants free from defects, disfiguring knots, sun scald injuries, frost cracks, abrasions of the bark, plant diseases, insect eggs, borers, and all forms of infestation. All plants shall have a fully developed form without voids and open spaces. Plants held on storage will be rejected if they show signs of growth during the storage period.

- 1. Balled and plants wrapped with burlap, to have firm, natural balls of earth of sufficient diameter and depth to encompass the fibrous and feeding root system necessary for full recovery of the plant. Provide ball sizes complying with the latest edition of the "American Standard for Nursery Stock". Cracked or mushroomed balls, or signs of circling roots are not acceptable.
- 2. Container-grown stock: Grown in a container for sufficient length of time for the root system to have developed to hold its soil together, firm and whole.
 - a. No plants shall be loose in the container.
 - b. Container stock shall not be pot bound.
- 3. Plants planted in rows shall be matched in form.
- 4. Plants larger than those specified in the plant list may be used when acceptable to the Landscape Architect.
 - a. If the use of larger plants is acceptable, increase the spread of roots or root ball in proportion to the size of the plant.
- 5. The height of the trees, measured from the crown of the roots to the top of the top branch, shall not be less than the minimum size designated in the plant list.
- 6. No pruning wounds shall be present with a diameter of more than 1" and such wounds must show vigorous bark on all edges.
- 7. Evergreen trees shall be branched to the ground or as specified in plant list.
- 8. Shrubs and small plants shall meet the requirements for spread and height indicated in the plant list.
 - a. The measurements for height shall be taken from the ground level to the height of the top of the plant and not the longest branch.
 - b. Single stemmed or thin plants will not be accepted.
 - c. Side branches shall be generous, well-twigged, and the plant as a whole well-bushied to the ground.
 - d. Plants shall be in a moist, vigorous condition, free from dead wood, bruises, or other root or branch injuries.

ACCESSORIES

Topsoil: Shall be fertile, friable, natural topsoil of loamy character, without admixture of subsoil material, obtained from a well-drained arable site, reasonably free from clay, lumps, coarse sands, stones, roots, sticks, and other foreign materials, with acidity range of between pH 6.0 and 6.8.

Note: All planting areas shall be cleaned of construction debris (ie. Concrete, rubble, stones, building material, etc.) prior to adding and spreading of the top soil.

- 1. Sod Areas: Spread a minimum 4" layer of top soil and rake smooth.
- 2. Planting bed areas: Spread a minimum 4" layer of top soil and rake smooth.
- 3. Landscape Islands/Medians: Fracture/loosen existing subgrade to a minimum 24" depth. Remove and replace any subgrade unsuitable for planting. Once subgrade clean of debris and loosened, add topsoil to a minimum berm 4"-6" height above island curbing. Hold soil level down 4" at island curbing to accommodate Mulch installation; mulch shall be flush along back of curb.
- 4. Annual/Perennial bed areas: Add a minimum of 4" organic matter and till to a minimum 12" depth.
- 5. At curbing, sidewalk, or landscape bed edges excavate existing material as needed to allow placement of 4" of top soil and 3"-4" of mulch. Mulch should not be at a higher elevation than the surrounding hardscape.

Mulch:

Rock as mulch shall be utilized in all plantings bed areas and in locations as indicated on the plans. Specific rock type selected will be dependent on region and availability, but in general shall meet the following guidelines.

- 1. Rock Mulch Spec:
 - a. Shall be a mix of 2"-5" in size.
 - b. In general rock shall be buff to dark brown to gray in color. No white or red rocks.
 - 2. Install weed control barrier over sub-grade prior to installing stone. Lap 6" on all sides.
 - 3. Place stone without damaging weed barrier.
 - 4. Arrange stones for best appearance and to cover all weed barrier fabric.
 - 5. Install to an even depth of 3". Use caution during installation not to damage material.
- plant
- When municipalities do not allow rock mulch, hardwood mulch shall be utilized.
- 2. Hardwood Mulch Spec:
 - a. 6 month old well rotted.
 - b. double shredded native hardwood bark mulch not larger than 4" in length and 1/2" in width.
 - c. free of wood chips and sawdust.
 - d. Install minimum depth of 3" and maximum depth of 4".

Guying/Staking:

- 1. Arbotie: Green (or white) staking and guying material to be flat, woven, polypropylene material, 3/4" wide 900 lb. break strength. Arbotie shall be fastened to stakes in a manner which permits tree movement and supports the tree.
- 2. Remove Guying/Staking after one year from planting.

Tree Wrap: Tree wraps should be used on young, newly planted thin-barked trees (Cherry, Crabapple, Honey Locust, Linden, Maple, Mountain Ash, Plum) that are most susceptible to sun scald/sunburn. Standard waterproofed tree wrapping paper, 2-1/2" wide, made of 2 layers of crepe Draft paper weighing not less than 30 lbs. per ream, cemented together with asphalt. Wrap the tree in the fall and leave the wrap in place throughout the winter and early spring. Tree wraps are temporary and no longer needed once trees develop corky bark.

PART 3 – EXECUTION

INSPECTION

Prior to beginning work, the Landscape Contractor shall inspect the subgrade, general site conditions, verify elevations, utility locations, irrigation, approve top soil provided by the General Contractor and observe the site conditions under which the work is to be done. Notify the General Contractor of any unsatisfactory conditions, and work shall not proceed until such conditions have been corrected and are acceptable to the Landscape Contractor.

PREPARATION

Planting shall be performed only by experienced workmen familiar with planting procedures under the supervision of a qualified supervisor.

Locate plants as indicated on the plans or as approved in the field after staking by the Landscape Contractor. If obstructions are encountered that are not shown on the drawings, do not proceed with planting operations. Contact landscape architect or construction project manager to determine new location. Spacing of plant material shall be as shown on the landscape plan.

Excavate circular plant pits with vertical sides, except for plants specifically indicated to be planted in beds. Provide shrub pits at least 12" greater than the diameter of the root system and 24" greater for trees. Depth of pit shall accommodate the root system. Provide undisturbed sub grade to hold root ball at nursery grade as shown on the drawings. Root flare must be visible after planting.

Provide pre-mixed planting mixture for use around the balls and roots of the plants consisting of 50% excavated material and 50% topsoil mix. Add plant fertilizer per manufacturer's recommendation for each cu. yd. of mixture.

Provide pre-mixed ground cover bed planting mixture consisting of 4 parts screened topsoil to 1 part peat moss and plant fertilizer per manufacturer's recommendation for each cu. yd. of mixture.

Drainage Test

Randomly select a representative number of shrub plant pits in each shrub planting area and test for drainage prior to planting. Randomly select a representative number of tree plant pits and test for drainage prior to planting. Fill each selected plant pit with water and let stand for twenty-four (24) hours. Do not proceed with planting where drainage problems are apparent. Report to the Owner's Representative areas which do not drain within twenty-four (24) hours.

INSTALLATION

Set plant material in the planting pit to proper grade and alignment. Set plants upright, plumb, and faced to give the best appearance or relationship to each other or adjacent structure. Set plant material 2" – 3" above the finish grade. No filling will be permitted around trunks or stems. Backfill the pit with topsoil mix and excavated material. Do not use frozen or muddy mixtures for backfilling.

After balled and wrapped in burlap plants are set, muddle planting soil mixture around bases of balls and fill all voids.

- 1. Remove all burlap, ropes, and wires from the top 1/3 of the root ball.

Space ground cover plants in accordance with indicated dimensions. Adjust spacing as necessary to evenly fill planting bed with indicated quantity of plants. Plant to within 24" of the trunks of trees and shrubs within planting bed and to within 18" of edge of bed.

Mulching:

- 1. Mulch all planting beds and areas indicated for mulch, with required mulching material; depth of mulch as noted above. Hold mulch back 4" away from tree trunks and shrub stems. Thoroughly water mulched areas. When hardwood mulch is utilized, after watering, rake mulch to provide a uniform finished surface.

Rock Mulch: (when indicated on landscape plan)

- 1. Install weed control barrier over sub-grade prior to installing stone. Lap 6" on all sides.
- 2. Place stone without damaging weed barrier.
- 3. Arrange stones for best appearance and to cover all weed barrier fabric.

Wrapping, guying, staking:

- 1. Inspect trees for injury to trunks, evidence of insect infestation, and improper pruning before wrapping.
- 2. Wrapping:
 - a. Wrap trunks of all young newly planted trees known to have thin bark. Wrap spirally from bottom to top with specified tree wrap and secure in place.
 - b. Overlap 1/2 the width of the tree wrap strip and cover the trunk from the ground to the height of the second branch.
 - c. Secure tree wrap in place with twine wound spirally downward in the opposite direction, tied around the tree in at least 3 places in addition to the top and bottom.
 - d. Wrap the trees in the fall and leave the wrap in place throughout the winter and early spring.
 - e. Tree wraps are temporary and no longer needed once the trees develop corky bark.
- 3. Staking/Guying:
 - a. Stake/guy all trees immediately after lawn sodding operations and prior to acceptance.
 - b. Stake deciduous trees 3" caliper and less. Stake evergreen trees under 8'-0" tall.
 - 1. Stakes are placed in line with prevailing wind direction and driven into undisturbed soil.
 - 2. Ties are attached to the tree, usually at the lowest branch.
 - c. Guy deciduous trees over 3" caliper. Guy evergreen trees 8'-0" tall and over.
 - 1. Guy wires to be attached to three stakes driven into undisturbed soil, with one stake placed in the direction of the prevailing wind.
 - 2. Ties are attached to the tree as high as practical.
 - 3. The axis of the stake should be at 90 degree angle to the axis on the pull of the guy wire.

Pruning:

- 1. Prune branches of deciduous stock, after planting, to balance the loss of roots and preserve the natural character appropriate to the particular plant requirements. In general, remove 1/4 to 1/3 of the leaf bearing buds. Remove or cut back broken, damaged, and unsymmetrical growth of new wood.
- 2. Multiple leader plants: preserve the leader which will best promote the symmetry of the plant. cut branches flush with the trunk or main branch, at a point beyond a lateral shoot or bud a distance of not less than 1/2 the diameter of the supporting branch. make cut on an angle.
- 3. Prune evergreens only to remove broken or damaged branches.

WORKMANSHIP

During landscape/irrigation installation operations, all areas shall be kept neat and clean. Precautions shall be taken to avoid damage to existing structures. All work shall be performed in a safe manner to the operators, the occupants and any pedestrians.

Upon completion of installation operations, all excess materials, equipment, debris and waste material shall be cleaned up and removed from the site; unless provisions have been granted by the owner to use on-site trash receptacles. Sweep parking and walks clean of dirt and debris. Remove all plant tags and other debris from lawns and planting areas.

Any damage to the landscape, the structure, or the irrigation system caused by the landscape contractor shall be repaired by the landscape contractor without charge to the owner.

MAINTENANCE

- 1. The contractor shall, maintenance for a period of 30-days after final acceptance of the project landscaping. The contractor must be able to provide continued maintenance if requested by the owner or provide the name of a reputable landscape contractor who can provide maintenance.
- 2. Maintenance shall include mowing, fertilizing, mulching, pruning, cultivating, weeding, watering, and application of appropriate insecticides and fungicides necessary to maintain plants and lawns free of insects and disease.
 - a. Re-set settled plants to proper grade and position. Restore planting saucer and adjacent material and remove dead material.
 - b. Tighten and repair guy wires and stakes as required. Remove guy wires after one year. guy straps are not to be too tight some slack is required.
 - c. Correct defective work as soon as possible after deficiencies become apparent and weather and season permit.
 - d. Water trees, plants and ground cover beds within the first 24 hours of initial planting, and not less than twice per week until final acceptance.

Cleaning

Perform cleaning during installation of the work and upon completion of the work. Remove from site all excess materials, soils, debris, and equipment. Repair damage resulting from planting operations.



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1635 - RT LAKE OCONEE

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GREENSBORO, GA
GREENE COUNTY

REVISION SCHEDULE

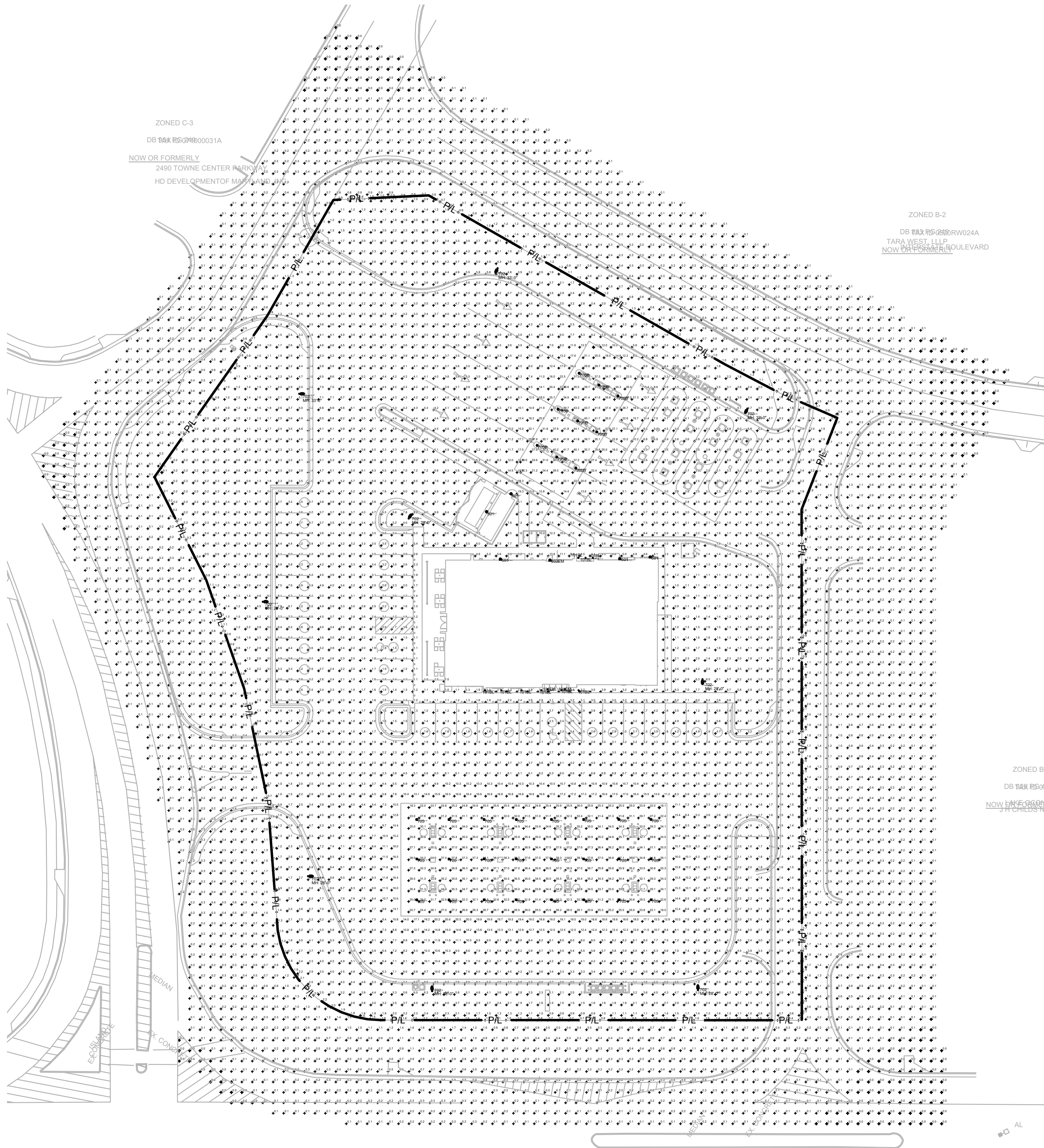
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Landscape Standards

L-1.3

PRELIMINARY



LUMINAIRE SCHEDULE									
Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
	705	24	701948-SW-WT-M150-P2-601106	SLOAN MODUS PDL3 PETROLEUM CANOPY LED LUMINAIRE WHITE FINISH	LEDs.	701948-SWT WT3-M150.IES	Absolute	0.70	118.5
	705B	9	701948-SW-BZ-M150-P2-601106	SLOAN MODUS PDL3 PETROLEUM CANOPY LED LUMINAIRE BRONZE FINISH	LEDs.	701948-SBZ WT3-M150.IES	Absolute	0.70	118.5
	101EM	2	LR6-AL03-SWW1-AR-TRW-LSS-MWD-MVOLT-JUGZ-ELR-LR6PP1W	LED DOWNLIGHT RECESSED WHITE PLASTIC LENS	LEDs.	LR6.IES	3300	1.00	38
	101BL	6	LR6-AL03-SWW1-AR-TRBL-LSS-MWD-MVOLT-JUGZ	LED DOWNLIGHT RECESSED WHITE PLASTIC LENS	LEDs.	LR6.IES	3300	1.00	38
	702	9	RSX2 LED-P6 -40K-R4-MVOLT -RPA-DOBXD	LITHONIA - RSX2 OUTDOOR LED AREA LIGHT (SHIELDED)	LEDs.	RSX2_LED_P6_40K_R4.IES	Absolute	1.00	244
	501	5	ARC2-LED-P5-40K -MVOLT-DOBXD	LITHONIA WALL LUMINAIRE (ARC2)	LEDs.	ARC2_LED_P4_40K.IES	Absolute	1.00	51
	502EM	1	ARC2-LED-P4-40K -MVOLT-DOBXD	LITHONIA WALL LUMINAIRE (ARC2)	LEDs.	LSI_XWM-FT-LED_04-50.IES	Absolute	1.00	30

STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Beyond Property Line	+	0.5 fc	1.6 fc	0.0 fc	N / A	N / A
Canopy	+	32.0 fc	38.3 fc	18.1 fc	2.1:1	1.8:1
Site	+	4.4 fc	28.3 fc	0.1 fc	283.0:1	44.0:1
Vehicle	✕	5.7 fc	27.4 fc	0.7 fc	39.1:1	8.1:1
Property Line	+	1.1 fc	2.3 fc	0.1 fc	23.0:1	11.0:1
EDO Canopy	+	32.4 fc	45.2 fc	13.0 fc	3.5:1	2.5:1

- GENERAL NOTES
- ALL FIXTURES UTILIZED IN THIS SITE PHOTOMETRIC PLAN ARE FULL CUTOFF.
 - MOUNT AREA LUMINAIRE TYPE '702' AT 28'-0" AFG (INCLUDING POLE BASE)
 - MOUNT AREA LUMINAIRE TYPE '702' IN TRUCK AREA AT 33'-0" AFG (INCLUDING POLE BASE)
 - FILE NUMBERS PROVIDED FOR PHOTOMETRY REFERENCE ONLY. CATALOG NUMBERS SHALL BE UTILIZED FOR ORDERING FIXTURES.
 - COLOR TEMPERATURE OF FIXTURES SHALL BE PROVIDED AS FOLLOWS
 - AREA LIGHTING - 5700K
 - BUILDING MOUNTED - 5700K
 - DECORATIVE POLE - 5000K
 - CANOPY - 5700K
 - CANOPY DOWNLIGHTS - 4000K