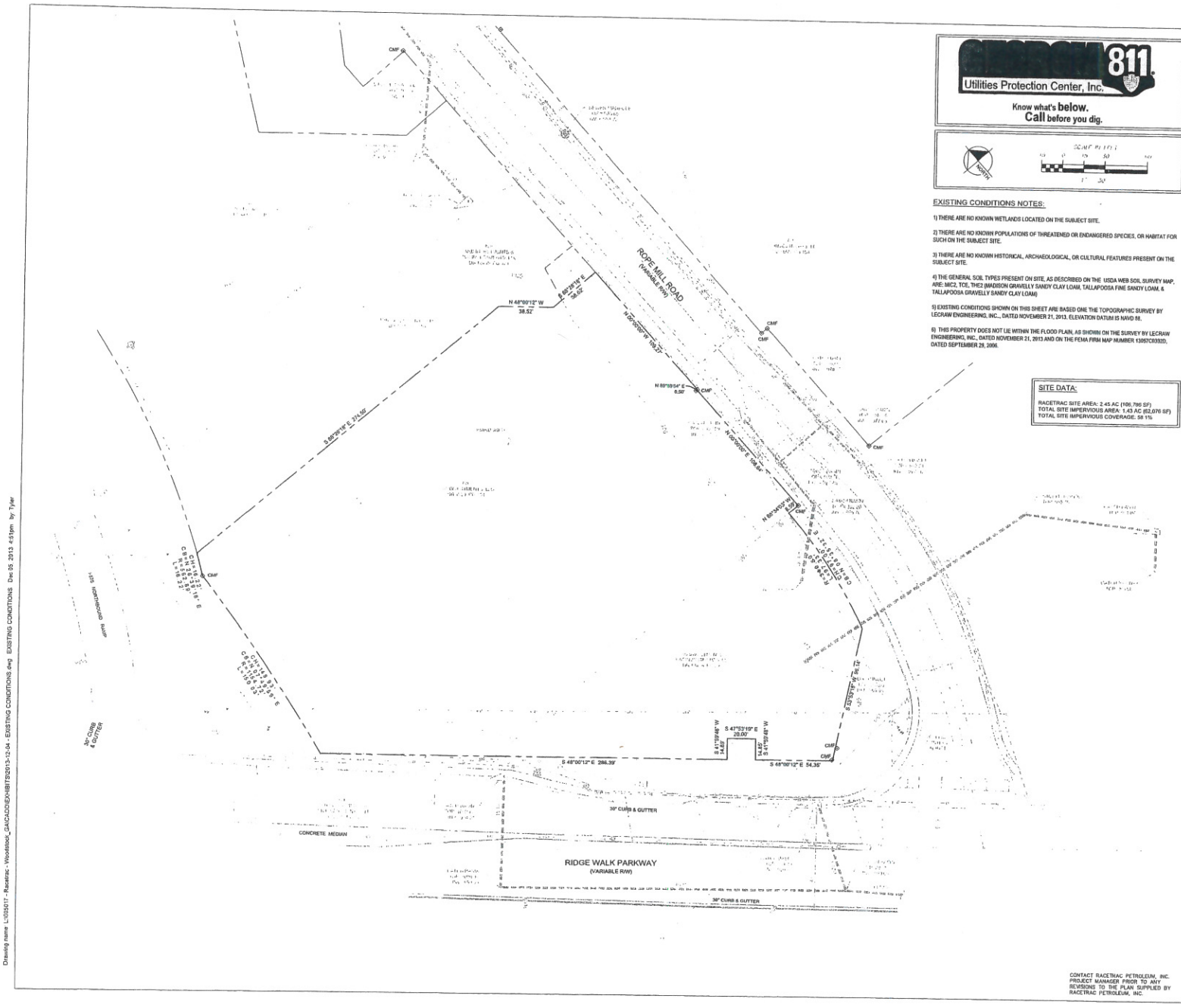
Rcdd 12-9-13 mvp #13




811 Utilities Protection Center, Inc.
Know what's below. Call before you dig.

NORTH

SCALE IN FEET
10 0 15 30 60
1" = 30'

## EXISTING CONDITIONS NOTES:

1) THERE ARE NO KNOWN WETLANDS LOCATED ON THE SUBJECT SITE.

2) THERE ARE NO KNOWN POPULATIONS OF THREATENED OR ENDANGERED SPECIES, OR HABITAT FOR SUCH ON THE SUBJECT SITE.

3) THERE ARE NO KNOWN HISTORICAL, ARCHAEOLOGICAL, OR CULTURAL FEATURES PRESENT ON THE SUBJECT SITE.

4) THE GENERAL SOIL TYPES PRESENT ON SITE, AS DESCRIBED ON THE USDA WEB SOIL SURVEY MAP, ARE: MIC2, TCE, THE2 (MADISON GRAVELLY SANDY CLAY LOAM, TALLAPOOSA FINE SANDY LOAM, & TALLAPOOSA GRAVELLY SANDY CLAY LOAM)

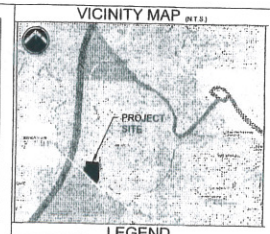
5) EXISTING CONDITIONS SHOWN ON THIS SHEET ARE BASED ONE THE TOPOGRAPHIC SURVEY BY LECRAW ENGINEERING, INC., DATED NOVEMBER 21, 2013, ELEVATION DATUM IS NAVD 88.

6) THIS PROPERTY DOES NOT LIE WITHIN THE FLOOD PLAIN, AS SHOWN ON THE SURVEY BY LECRAW ENGINEERING, INC., DATED NOVEMBER 21, 2013 AND ON THE FEMA FIRM MAP NUMBER 13057C0332D, DATED SEPTEMBER 29, 2006.

## SITE DATA:

RACETRAC SITE AREA: 2.45 AC (106,766 SF)
TOTAL SITE IMPERVIOUS AREA: 1.43 AC (62,076 SF)
TOTAL SITE IMPERVIOUS COVERAGE: 58.1%

## VICINITY MAP (NTS)




## LEGEND

| | |
|---|---|
| | INDICATES EXISTING ELEVATIONS |
| | PROPOSED FINISHED GRADES |
| | SPOT ELEVATION AT FINISHED GRADE |
| | INDICATES TOP OF STRUCTURE |
| | INDICATES FLOW LINE ELEVATION |
| | 1 1/2" WATER LINE TO EXISTING SERVICE OR WELL |
| | 1" WATER LINE FOR IRRIGATION |
| | 4" SANITARY SEWER LINE TO EXISTING SANITARY SEWER MANHOLE OR SEPTIC TANK |
| | BURIED ELECTRICAL SERVICE FROM NEAREST EXISTING UTILITY POLE |
| | TELEPHONE SERVICE FROM NEAREST TELEPHONE POLE RUN UNDERGROUND IN CONDUIT |
| | CONCRETE CURB (SEE SHEET SD-1) |
| | DISPENSER NUMBER |
| | DISPENSER PRODUCT I.D |
| | PROPOSED PUBLIC TELEPHONE (SEE SHEET SD-1) |
| | WEATHERPROOF ELECTRICAL OUTLET |
| | EMERGENCY SHUT OFF SWITCH |
| | AREA LIGHT LOCATION (SEE SHEET SD-1 FOR DETAILS) |
| | STREET LIGHT LOCATION (SEE SHEET SD-1 FOR DETAILS) |
| | SPIDER LIGHTS (WHERE APPLICABLE) |
| | REVISION INDICATOR |
| | HIGH POINT |
| | INDICATES PROPOSED 6" CONCRETE AREA |
| | PROPOSED AIR/WATER STAND (SEE SHEET SD-1) |
| B.P. | BUMPER POST (SEE SHEET SD-1) |
| T.O.I. | ELEVATION AT TOP OF ISLAND |
| | EXISTING ELEMENTS |
| | PROPOSED ELEMENTS |
| P.P. | POWER POLE |
| M.H. | MANHOLE |
| S.S. | SANITARY SEWER |
| S.P.M.H. | SUBMERGED PUMP MANHOLE |
| D.I. | DROP INLET |
| T.W. | TOP OF WALL |
| B.W. | BOTTOM OF WALL |

## PAVING NOTES

1. PAVED AREAS TO BE 6" THICK,AIR ENTRAINED CONCRETE. W/FIBER MESH, MAXIMUM SLUMP TO BE NO MORE THAN 4". ALL CONCRETE TO BE WOOD FLOATED, STEEL TROWELED FINISH TO BE MEDIUM BROOM FINISH. AREA OVER TANKS TO BE 8" THICK W REBAR AS SHOWN ON TANK PLANS. AREA IN FRONT OF DUMPSTER TO BE 8" THICK W/FIBER MESH. CONTRACTOR TO REFERENCE GEOTECHNICAL REPORT AND SD-1 FOR DETAILS.
2. NOTIFY OWNER 3 DAYS PRIOR TO POUR OF INITIAL SECTION OF DRIVEWAY PAVING. RACETRAC REPRESENTATIVE TO APPROVE INITIAL POUR

## CANOPY NOTES

1. ELEVATION AT BOTTOM OF FASCIA TO BE = TBD
2. TOP OF COL. FOOTING ELEV = TBD

## TANK NOTES

1. TOP OF TANKS = TBD
2. TANKS AND PRODUCT PIPING TO BE INSTALLED PER N.F.P.A. 30.

## SIGN NOTE:

1. PRICESLOGO SIGN LOCATION AND HEIGHT TO BE FIELD VERIFIED BY RACETRAC PETROLEUM CONSTRUCTION DEPARTMENT AFTER SITE IS CLEARED
2. SIGNAGE TO BE PROVIDED UNDER SEPARATE PERMIT AND TO BE PROVIDE BY SIGN VENDOR.

## DIMENSION NOTES:

1. ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
2. ALL BUILDING LOCATION DIMENSIONS ARE TO THE FACE OF THE STRUCTURAL CMU.

## DRAINAGE NOTES:

1. ALL DRAINAGE STRUCTURES (I.E. D.I., C.B. ect.) TO BE BACKFILLED WITH CEMENT STABILIZED SAND.

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

PREPARED IN THE OFFICE OF:
LECRAW ENGINEERING
3513 LACRAW ENGINEERING, INC
DUNWOODY, GEORGIA 30338
PHONE: (770) 451-1151 FAX: 770-451-0328
WWW.LECRAWENGINEERING.COM
PEPO0208

STATE OF GEORGIA
12/5/13
MARK S. LECRAW

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RaceTrac
RACETRAC PETROLEUM, INC.
3225 CUMBERLAND BOULEVARD
SUITE 1000 ATLANTA, GA 30339
(770) 431-7600

| NO. | REVISIONS | BY | DATE |
|---|---|---|---|

# EXISTING CONDITIONS

SITE: RACETRAC MARKET
RIDGE WALK PRKY & ROPE MILL RD
WOODSTOCK, GEORGIA

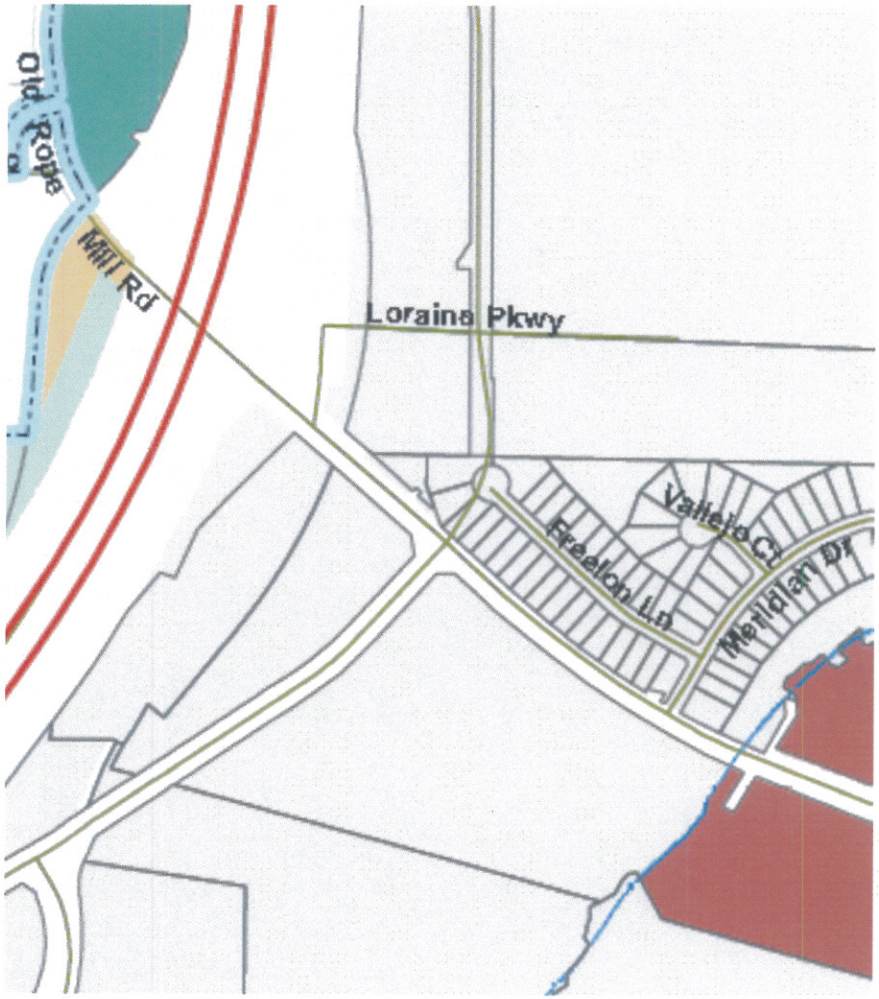
SCALE: 1" = 30'
DATE: 12/06/2013
DRAWN: JTR
JOB NO.: 1151

SHEET NO: EX-1
REV.:

Drawing name: L:\05017 - Racetrac - Woodstock_GA\CAD\EXHIBITS\2013-12-04 - EXISTING CONDITIONS.dwg EXISTING CONDITIONS Dec 03, 2013 4:51pm by: Tyler

Rec'd 12-9-13 map #6

Woodstock Zoning Map
Variance and Conditional Use Permit Application of RaceTrac Petroleum, Inc.




# LEGEND

## ZONING CODES

- DT-CI - Civic/Institutional
- DT-CBD - Central Business District
- DT-GC - General Commercial
- DT-CMU - Commercial Mixed Use
- DT-OS - Open Space
- DT-VLR - Very Low-Density Residential
- DT-LR - Low-Density Residential
- DT-MR-A- Medium-Density Residential
- DT-RO Residential/Office
- NC - Neighborhood Commercial
- GC - General Commerial
- LI - Light Industrial
- HI - Heavy Industrial
- OSI - Office Space/Institutional
- PUD - Planned Unit Development
- RD - Rural District
- R-1 - Single Family Residential
- R-2 - Single Family Residential
- R-3 - Medium Density Residential
- R-4 - High Density Residential
- SL - Senior Living
- DT-HO - Historic Zone
- RR - Railroad District

*This district includes all railroad right-of-way boundaries undetermirable.*

## FORM BASED CODE

- NC-VIL - New Community Village
- NC-TCT - New Community Town Center
- IN-VIL - Infill Village
- IN-TCT - Infill Town Center
- County Boundary
- City Limits
- Downtown District
- Parcels
- County Parcels
- Major Roads
- Streets
- Railroads
- Streams
- Lakes

DATE OF ADOPTION
August, 2012

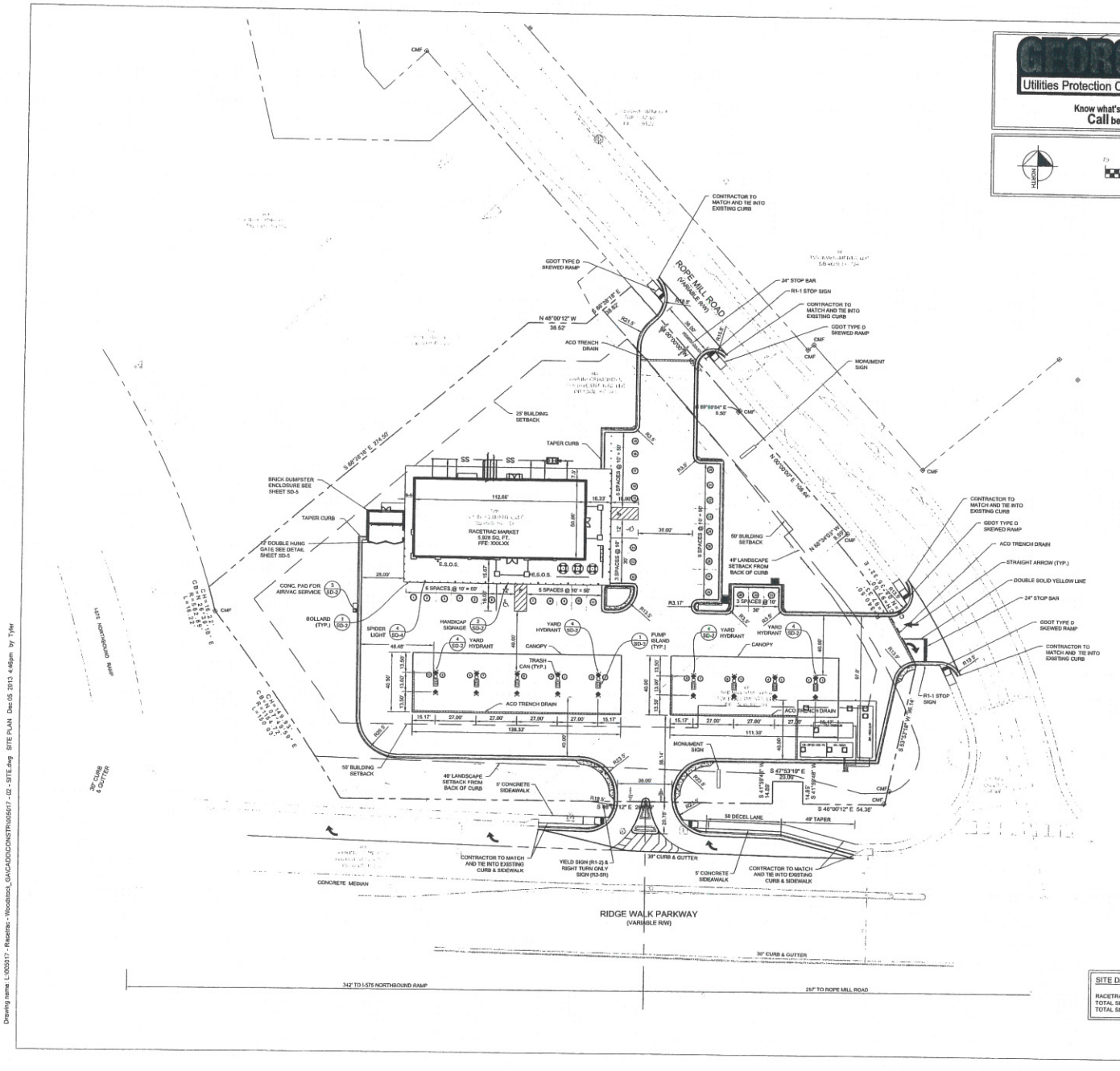
CERTIFICATION
THIS IS TO CERTIFY THAT THIS IS THE OFFICIAL ZONING MAP FOR THE CITY OF WOODSTOCK, GEORGIA AS REFERRED TO IN THE ZONING ORDINANCE OF THE CITY OF WOODSTOCK, GEORGIA

DONNIE HENRIQUES, MAYOR

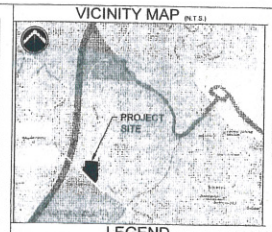
VIRGINIA PEZZELLO
CITY CLERK

Rec'd 12-4-13 map #4

Drawing name: L:\005917 - Racetrac - Woodstock_GA\CADD\CONSTR\005917 - 02 - SITE.dwg SITE PLAN Dec 05 2013 4:46pm by Tyler




## VICINITY MAP (N.T.S.)




## LEGEND

- INDICATES EXISTING ELEVATIONS
- PROPOSED FINISHED GRADES
- SPOT ELEVATION AT FINISHED GRADE
- INDICATES TOP OF STRUCTURE
- INDICATES FLOWLINE ELEVATION — MATCH EXISTING GRADE
- 1 1/2" WATER LINE TO EXISTING SERVICE OR WELL
- 1" WATER LINE FOR IRRIGATION
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- CONCRETE CURB (SEE SHEET SD-1)
- DISPENSER NUMBER
- DISPENSER PRODUCT I D
- PROPOSED PUBLIC TELEPHONE (SEE SHEET SD-1)
- WEATHERPROOF ELECTRICAL OUTLET
- EMERGENCY SHUT OFF SWITCH
- AREA LIGHT LOCATION (SEE SHEET SD-1 FOR DETAILS)
- STREET LIGHT LOCATION (SEE SHEET SD-1 FOR DETAILS)
- SPIDER LIGHTS (WHERE APPLICABLE)
- REVISION INDICATOR
- HIGH POINT
- INDICATES PROPOSED 8" CONCRETE AREA
- PROPOSED AIRWATER STAND (SEE SHEET SD-1)
- B.P.# BUMPER POST (SEE SHEET SD-1)
- T.D.I. ELEVATION AT TOP OF ISLAND
- EXISTING ELEMENTS
- PROPOSED ELEMENTS
- P.P. POWER POLE
- M.H. MANHOLE — T.W. TOP OF WALL
- S.S. SANITARY SEWER — B.W. BOTTOM OF WALL
- S.P.M.H. SUBMERGED PUMP MANHOLE
- D.I. DROP INLET

## PAVING NOTES

1. PAVED AREAS TO BE 5" THICK,AIR ENTRAINED CONCRETE WIFIBER MESH, MAXIMUM SLUMP TO BE NO MORE THAN 4". ALL CONCRETE TO BE WOOD FLOATED, STEEL TROWELED FINISH TO BE MEDIUM BROOM FINISH AREA OVER TANKS TO BE 8" THICK W/ REBAR AS SHOWN ON TANK PLANS. AREA IN FRONT OF DUMPSTER TO BE 8" THICK WIFIBER MESH. CONTRACTOR TO REFERENCE GEOTECHNICAL REPORT AND SD-1 FOR DETAILS
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## CANOPY NOTES

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2 TOP OF COL. FOOTING ELEV = TBD

## TANK NOTES

1 TOP OF TANKS = TBD
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## SIGN NOTE:

1 PRICE/LOGO SIGN LOCATION AND HEIGHT TO BE FIELD VERIFIED BY RACETRAC PETROLEUM CONSTRUCTION DEPARTMENT AFTER SITE IS CLEARED.
2 SIGNAGE TO BE PROVIDED UNDER SEPARATE PERMIT AND TO BE PROVIDE BY SIGN VENDOR.

## DIMENSION NOTES:

1 ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
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## DRAINAGE NOTES:

1 ALL DRAINAGE STRUCTURES (I.E. D.I., C.B. ect.) TO BE BACKFILLED WITH CEMENT STABILIZED SAND.

## GENERAL SITE NOTES:

1) ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS SPECIFIED OTHERWISE.

2) ALL NEW CURB AND GUTTER IN ROW TO BE 24" OR 30" GDOT 9032B 'TYPE 7', UNLESS OTHERWISE INDICATED. CURB AND GUTTER ON SITE TO BE 24" ROLL CURB WITH GUTTER PER DETAIL ON SHT SD-1.

3) ALL LAND DISTURBANCE TO BE STABILIZED WITH VEGETATION UPON COMPLETION OF DEMOLITION.

4) ALL TREES SHALL HAVE PROPER PROTECTION DURING CONSTRUCTION UNLESS APPROVED PLANS INDICATE OTHERWISE.

5) TOPOGRAPHIC SURVEY BY LECRAW ENGINEERING, INC., DATED NOVEMBER 21, 2013. ELEVATION DATUM IS NAVD 88.

6) THIS PROPERTY DOES NOT LIE WITHIN THE FLOOD PLAIN, AS SHOWN ON THE SURVEY BY LECRAW ENGINEERING, INC., DATED NOVEMBER 21, 2013 AND ON THE FEMA FIRM MAP NUMBER 13057C0332D.

7) 1 HANDICAP SPACE IS REQUIRED TO BE VAN ACCESSIBLE WITH A MINIMUM 96" WIDE ACCESS AISLE.

8) ACCESSIBLE PARKING AREAS, INCLUDING AISLES, SHALL SLOPE NO MORE THAN 2% IN ANY DIRECTION.

9) 8" CONCRETE TO BE USED OVER TANK PIT AND DUMPSTER.

10) ALL PAVING IN RIGHT-OF-WAY TO BE IN ACCORDANCE WITH APPROVED GDOT PLANS. SEE GEORGIA DOT NOTES, SHEET G-1.

## SITE DATA:

RACETRAC SITE AREA: 2.45 AC (106,786 SF)
TOTAL SITE IMPERVIOUS AREA: 1.43 AC (62,078 SF)
TOTAL SITE IMPERVIOUS COVERAGE: 58.1%

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

| NO. | REVISIONS | BY | DATE |
|---|---|---|---|


PREPARED IN THE OFFICE OF
LECRAW ENGINEERING, INC.
8315 LACKMAN ROAD, SUITE 150
LENEXA, KANSAS 66219
PHONE - 913.541.9700 FAX - 913.541.1998
8230 SUGARLOAF PARKWAY, SUITE 145
DULUTH, GEORGIA 30097
PHONE - 678.546.9700 FAX - 770.447.1398
MARK S. LECRAW



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RACETRAC PETROLEUM, INC.
3225 CUMBERLAND BOULEVARD
SUITE 1001 ATLANTA, GA 30339
(770) 431-7600


# SITE PLAN

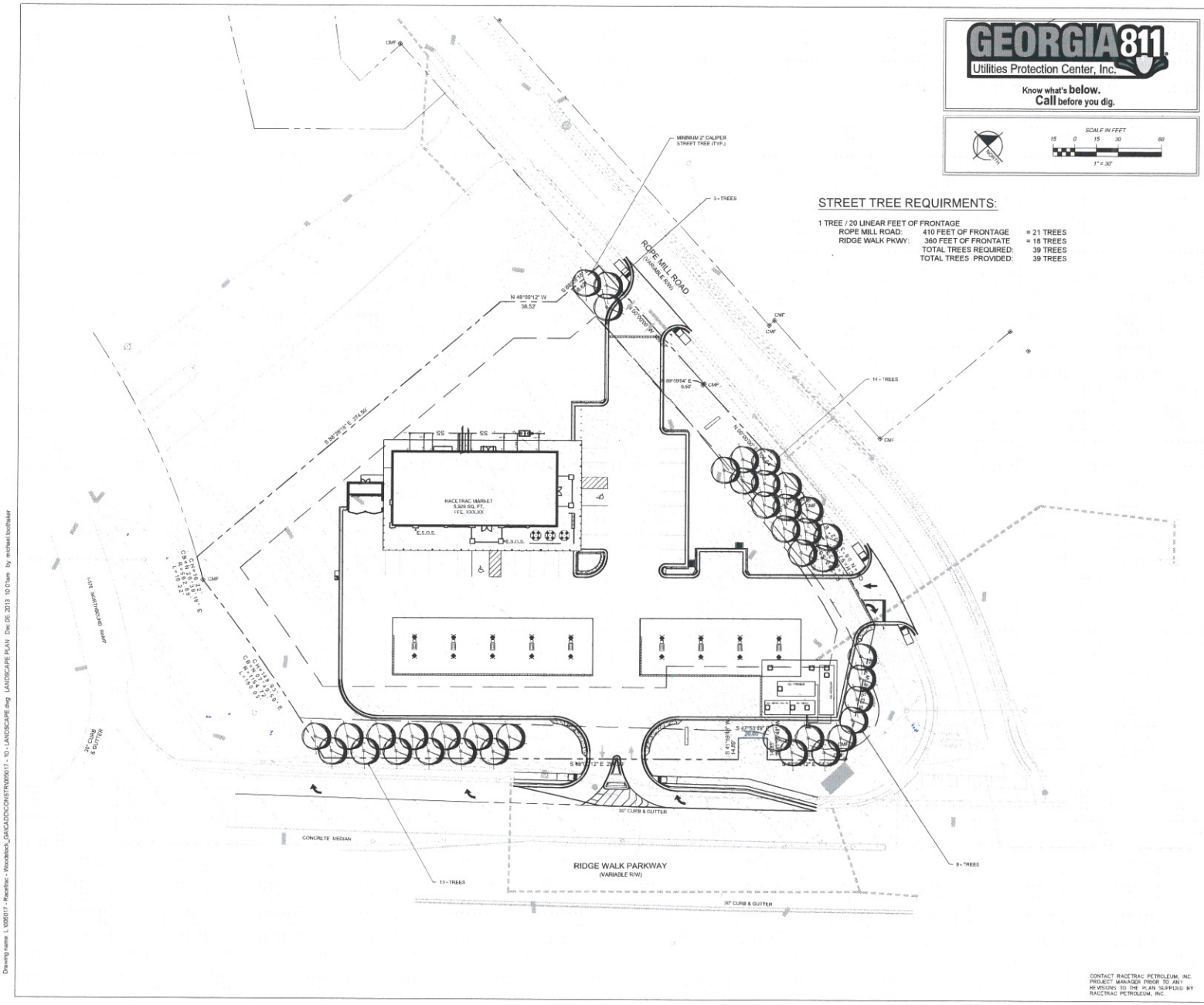
RACETRAC MARKET

SITE: RIDGE WALK PRKY & ROPE MILL RD
WOODSTOCK, GEORGIA

SCALE: 1" = 30' | DATE: 12/06/2013
DRAWN: JTR | JOB NO.: 11151

SHEET NO: C-1.1
REV.

Rec'd 12-9-13 mvp




GEORGIA 811
Utilities Protection Center, Inc.
Know what's below.
Call before you dig.

SCALE IN FEET
15 0 15 30 60
1" = 30'

## STREET TREE REQUIRMENTS:

1 TREE / 20 LINEAR FEET OF FRONTAGE

| | | |
|---|---|---|
| ROPE MILL ROAD: | 410 FEET OF FRONTAGE | = 21 TREES |
| RIDGE WALK PKWY: | 360 FEET OF FRONTATE | = 18 TREES |
| | TOTAL TREES REQUIRED: | 39 TREES |
| | TOTAL TREES PROVIDED: | 39 TREES |

## VICINITY MAP (N.T.S.)

## LEGEND

- INDICATES EXISTING ELEVATIONS
- PROPOSED FINISHED GRADES
- 00.0 SPOT ELEVATION AT FINISHED GRADE
- 00.0 INDICATES TOP OF STRUCTURE
- INDICATES FLOWLINE ELEVATION
- 00.0 MATCH EXISTING GRADE
- W 1 1/2" WATER LINE TO EXISTING SERVICE OR WELL
- W 1" WATER LINE FOR IRRIGATION
- S 4" SANITARY SEWER LINE TO EXISTING SANITARY SEWER MANHOLE OR SEPTIC TANK
- E BURIED ELECTRICAL SERVICE FROM NEAREST EXISTING UTILITY POLE
- T TELEPHONE SERVICE FROM NEAREST TELEPHONE POLE RUN UNDERGROUND IN CONDUIT
- CONCRETE CURB (SEE SHEET SD-1)
- DISPENSER NUMBER
- DISPENSER PRODUCT I.D.
- PROPOSED PUBLIC TELEPHONE (SEE SHEET SD-1)
- WEATHERPROOF ELECTRICAL OUTLET
- E.S.O.S. EMERGENCY SHUT OFF SWITCH
- AREA LIGHT LOCATION (SEE SHEET SD-1 FOR DETAILS)
- STREET LIGHT LOCATION (SEE SHEET SD-1 FOR DETAILS)
- SPEED LIGHTS (WHERE APPLICABLE)
- REVISION INDICATOR
- HP HIGH POINT
- INDICATES PROPOSED 3" CONCRETE AREA
- PROPOSED AIR/WATER STAND (SEE SHEET SD-1)
- B.P. ● BUMPER POST (SEE SHEET SD-1)
- T.O.I. ELEVATION AT TOP OF ISLAND
- EXISTING ELEMENTS
- PROPOSED ELEMENTS
- P.P. POWER POLE
- M.H. MANHOLE
- S.S. SANITARY SEWER
- S.P.M.H. SUBMERGED PUMP MANHOLE
- D.I. DROP INLET
- T.W. TOP OF WALL
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## PAVING NOTES

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## CANOPY NOTES

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## TANK NOTES

1. TOP OF TANKS = TBD
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## SIGN NOTE:

1. PRICE/LOGO SIGN LOCATION AND HEIGHT TO BE FIELD VERIFIED BY RACETRAC PETROLEUM CONSTRUCTION DEPARTMENT AFTER SITE IS CLEARED.
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10) ALL PAVING IN RIGHT-OF-WAY TO BE IN ACCORDANCE WITH APPROVED GDOT PLANS. SEE GEORGIA DOT NOTES, SHEET G-1.

11) ANY DISCREPANCY BETWEEN THIS SHEET AND OTHERS, AS THEY MAY RELATE TO MATERIALS, QUANTITIES, AND SPECIFICATIONS SHOULD BE REFERRED TO RACETRAC REPRESENTATIVE FOR CLARIFICATION.

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

| NO | REVISIONS | BY | DATE |
|---|---|---|---|

PREPARED IN THE OFFICE OF
LECRAW ENGINEERING

© 2013 LECRAW ENGINEERING, INC.
4153 SUMMER CREEK ROAD - SUITE 1400
ROSWELL, GEORGIA 30075
PHONE: 678.348.8100 FAX: 770.441.8238
WWW.LECRAWENGINEERING.COM

PERMITS


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RaceTrac
RACETRAC PETROLEUM, INC.
3225 CUMBERLAND BOULEVARD
SUITE 100 ATLANTA, GA 30339
(770) 431-7600

# LANDSCAPE PLAN

RACETRAC MARKET

| | |
|---|---|
| SITE | RIDGE WALK PRKY & ROPE MILL RD<br>WOODSTOCK, GEORGIA |
| SCALE | 1" = 30' |
| DATE | 12/06/2013 |
| DRAWN | JTR |
| JOB NO. | 1151 |

L-1.1

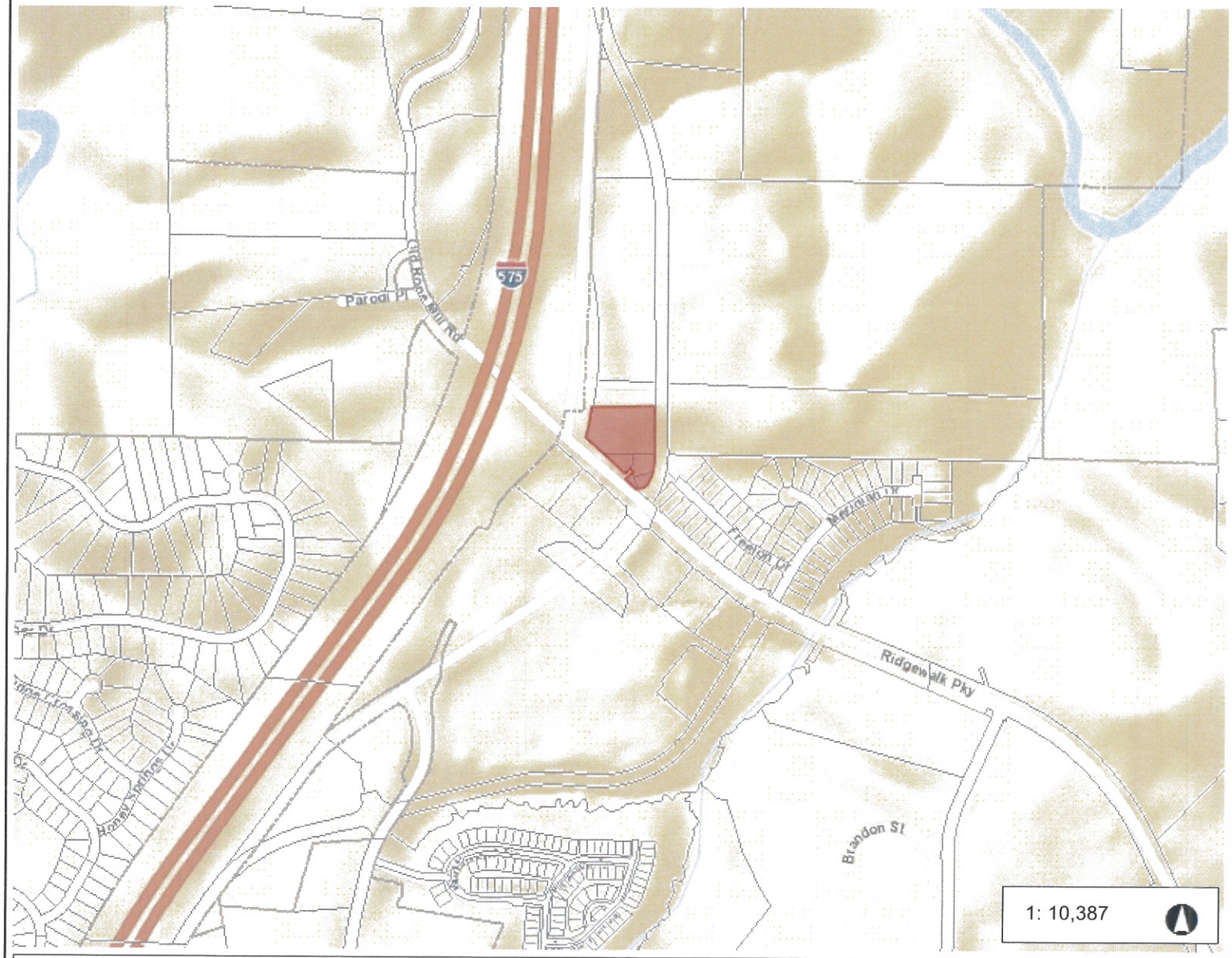
SHEET NO. | REV.

Drawing name: L:\005017 - Racetrac - Woodstock_GA\CADD\CONSTR\005017 - 10 - LANDSCAPE.dwg LANDSCAPE PLAN Dec 06, 2013 10:01am by michael boothaker

Rec'd 12-9-13 map #8

Location Map

# Cherokee County, GA



**Legend**

- City and County Boundaries
- Churches
- Schools
- Tax Parcels
- World Street Map

**Notes**

1,731.1 0 865.56 1,731.1 U.S. Survey Feet

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

© Cherokee County GIS

Woodstock Future Land Use Map
Variance and Conditional Use Permit Application of RaceTrac Petroleum, Inc.

**Legend**

- Railroads
- Major Roads
- Streets
- Lakes & Streams
- County Boundary
- Lakes
- Parcels

**Character Areas**

- T1 - Natural Preserve
- T2 - Estate Living
- T3 - Suburban Living
- T4 - Neighborhood Living
- T4 - Neighborhood Village Center
- T5 - Urban Village
- T6 - Urban Core

**Special Districts**

- CVC - Community Village Center
- RAC - Regional Activity Center
- WPC - Workplace Center
- TOD - Transit Oriented Development

Rec'd 12-9-13 map #14