

FAYETTE COUNTY APPROVAL

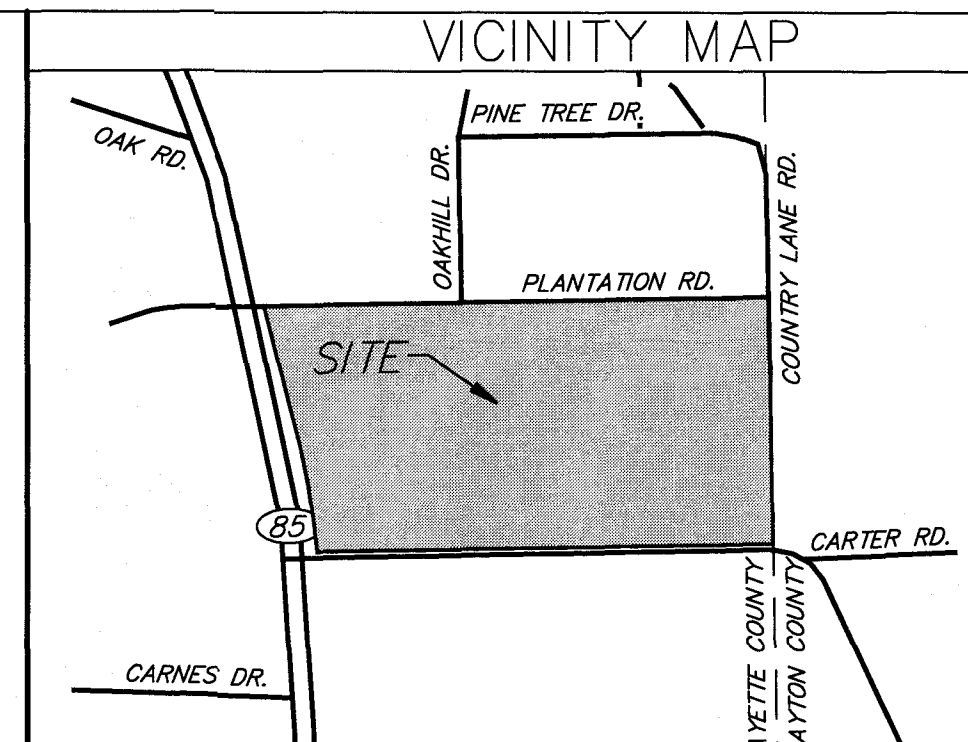
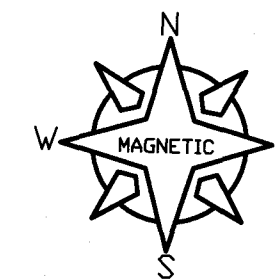
DATE ENVIRONMENTAL HEALTH

DATE COUNTY ENGINEER

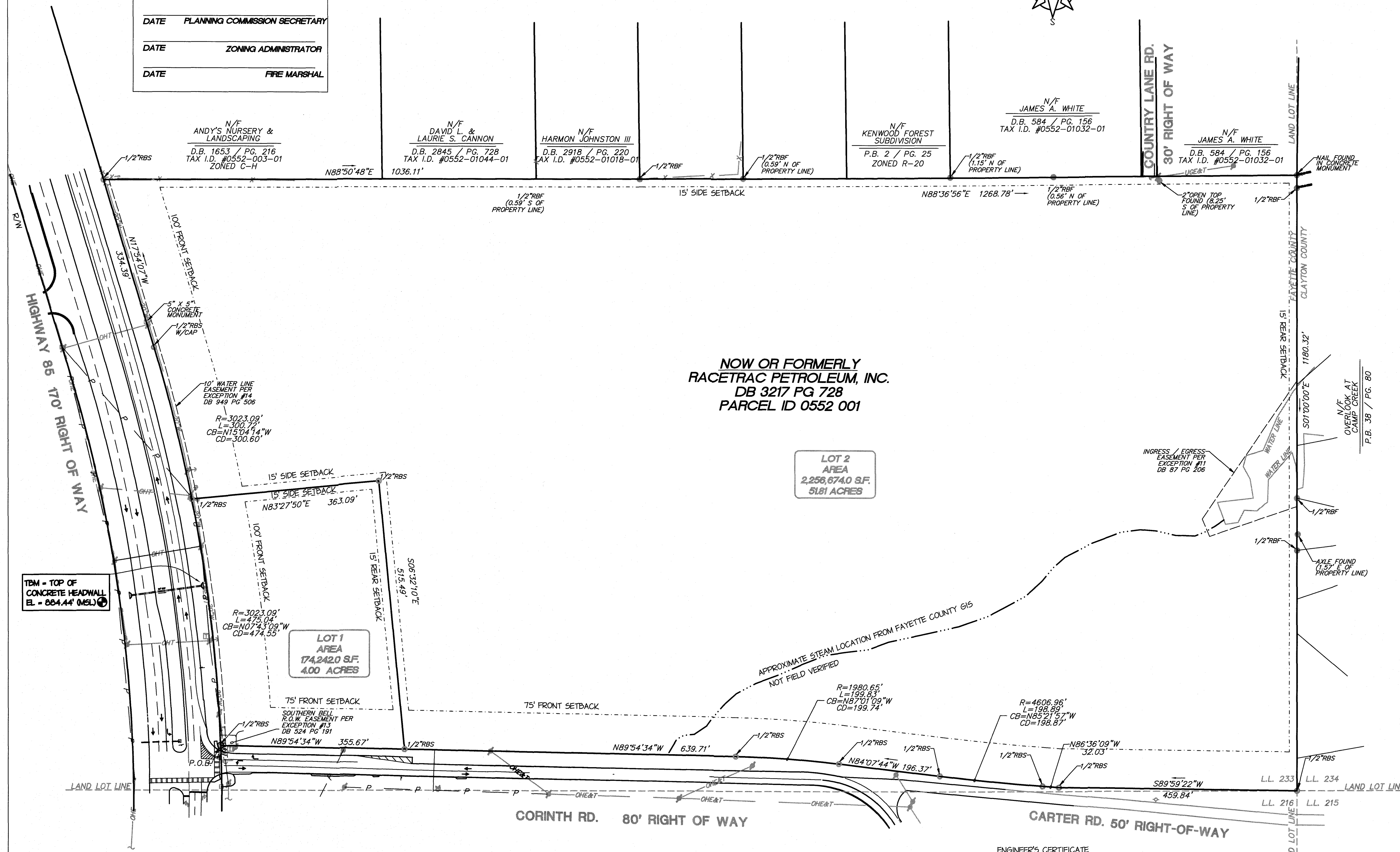
DATE PLANNING COMMISSION SECRETARY

DATE ZONING ADMINISTRATOR

DATE FIRE MARSHAL



LEGEND:	
ICV	IRIGATION CONTROL VALVE
IPF	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
RB	REBAR
PP	POWER POLE
TP	TELEPHONE POLE
LL	LAND LOT
LLL	LAND LOT LINE
POB	POINT OF BEGINNING
BL	BUILDING LINE
CL	CENTER LINE
PL	PROPERTY LINE
FB	FIRE HYDRANT
CH	CATCH BASIN
DI	DROP INLET
HW	HEAD WALL
JB	JUNCTION BOX
DE	DRAINAGE EASEMENT
WM	WATER METER
WV	WATER VALVE
GV	GAS VALVE
NH	MAN HOLE
T	TELEPHONE LINE
UT	BURIED TELEPHONE CABLE
GAS	GAS LINE (APPROXIMATE LOCATION)
N	WATER LINE (APPROXIMATE LOCATION)
S/S	SANITARY SEWER LINE
P-U	ELECTRIC POWER & ELECTRIC
BI	RIGHT OF WAY MONUMENT FOUND
	ANCHOR
	POWER LINE (OVERHEAD)
	FENCE
	FIRE HYDRANT
●	MONITORING WELL

[illegible]

NOW OR FORMERLY
RACETRAC PETROLEUM, INC.
DB 3217 PG 728
PARCEL ID 0552 001

**LOT 2
AREA
2,256,674.0 S.F.
51.81 ACRES**

"W"
**LOT 1
 AREA
 174,2420 S.F.
 4.00 ACRES**

OWNERS CERTIFICATE
We, the undersigned owner(s) and/or mortgagee(s) of the Racetrack Petroleum Subdivision, hereby off to dedicate and/or reserve for public use the rights of way, easements and other ground shown on the plat.

OWNER _____ DATE: _____

All property contained within the right of way of N/A said roads having a minimum of N/A foot right of way as indicated hereon, are hereby deeded to Fayette County, a political subdivision of the State of Georgia, at no costs to Fayette upon recordation of said Final Plat with the Fayette County Clerk of the Superior Court.

SURVEYORS CERTIFICATION
I hereby certify that this plat is a true and correct and was prepared from an actual survey of the property by me or under my supervision; that all monuments and infrastructure shown herein actually exist on the ground as "existing", and their location

By: _____
Donald W. Harkleroad, Jr. GRLS No. 2453 Date _____

TOTAL SITE AREA
2,430,916.0 S.F.
55.81 ACRES
CURRENTLY ZONED "C-H"
RESOLUTION NO. 87-647
APPROVED 09/24/87

SCALE IN FEET			

DATE	NO.	REVISION	BY
FINAL PLAT OF			

RACETRAC PETROLEUM SUBDIVISION

GEORGIA HIGHWAY 85
LL 233 5TH DISTRICT
FAYETTE COUNTY, GEORGIA

SCALE: 1"= 100'	JOB NO.: 5909 FP	FIELD DATE: 09/29/10
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 **Harkleroad and Associates**
Engineers - Land Surveyors
1608 Tree Lane - Bldg. A - Suite 101, Spaldville, Ga. 30072

SHEET 1

A circular professional seal for Donald W. Harkleroad, Jr. The outer ring contains the text "GEORGIA" at the top and "DONALD W. HARKLEROAD, JR." at the bottom, separated by two five-pointed stars. Inside this ring, the word "REGISTERED" is at the top and "LAND SURVEYOR" is at the bottom. The center of the seal features the text "No. 2453".

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

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

SHEET 5	FINAL PLAT			
	RACETRAC SERVICE STATION #749			
	SITE		GEORGIA HIGHWAY 85 FAYETTEVILLE, GEORGIA	
	SCALE	1" = 100'-0"	DATE	06/01/10
	DRAWN	TELLR	JOB NO.	5909
REV.				

FLOOD NOTE:

BASED ON THE INFORMATION SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM, A FLOOD INSURANCE RATE MAP "FIRM" OR FLOODWAY BOUNDARY MAP, COMMUNITY PANEL NUMBER 130432-0043 E, FAYETTE COUNTY, GEORGIA DATED SEPTEMBER 26, 2008, 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.

HARKLEROD & ASSOCIATES DOES NOT WARRANT THE EXISTENCE OR NONEXISTENCE OF ANY WETLANDS OR HAZARDOUS WASTE IN THE SURVEY AREA.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE PART IN 72,221 AND ANGULAR ERROR OF 2 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. SOKKIA SET 3 TOTAL STATION.
2. TDS RECON DATA COLLECTOR.
3. TOPCON AUTOMATIC LEVEL.

STORMWATER MANAGEMENT INSPECTION & MAINTENANCE
The property conveyed herein is subject to the restrictive covenants of the N/A Homeowners Association and an Inspection and Maintenance Agreement for Stormwater management Controls recorded in Deed Book N/A page N/A. Failure to satisfy the inspection and maintenance requirements of the above-reference agreement may result in enforcement action by the County, including but not limited to, judgment liens against the property owners and/or Homeowners Association. The inspection and maintenance agreement is recorded with the Clerk of Courts. A copy is available at the Fayette County Engineering Department.

FAYETTE COUNTY DOES NOT ACCEPT THE OWNERSHIP MAINTENANCE OR RESPONSIBILITY FOR ANY DRAINAGE EASEMENT OR OVERALL DRAINAGE PLAN, OR THE LACK OF ONE, INDICATED BY THIS PLAT.

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 DURING THE COURSE OF THE PROJECT. THE ACCURACY 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 DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION SHOWN HEREON AS TO SUCH UNDERGROUND INFORMATION.

ENGINEER'S CERTIFICATE

I hereby certify that accepted engineering practices and design methods were used to establish the layout of this development: that the streets, drainage structures and other design features have been constructed according to the developments approved construction drawings; and that all applicable requirements of Fayette County's Development Regulations and Subdivision Regulations have been complied with.

By: Chris Carter GAPE No. 027028 Date

UTILITIES:
Fayette County Planning & Zoning
Dennis Dutton
Stonewall Administrative Complex
140 Stonewall Avenue, Suite 202
Fayetteville, GA 30214

Fayette County Environmental Health
140 Stonewall Avenue, Suite 200
Fayetteville, GA 30214
Jeff Kilgore
770-305-5149

Fayette County Water System
245 McDonough Road
Fayetteville, GA 30215
Matt Bergen
770-320-6020

Atlanta Gas Light
508 Hwy. 85
Riverdale, GA 30274
Gloria Daniel
770-909-5861 (O) 678-878-5

Georgia Power Company
Oakley Industrial Boulevard
Union City, GA 30291
Ricky Williams
770-306-5710

AT&T Georgia
BIC (Building Industry Consultant)
2300 Northlake Parkway
Tucker, GA 30345
Warren Thomas
404-216-6227 (Cell)