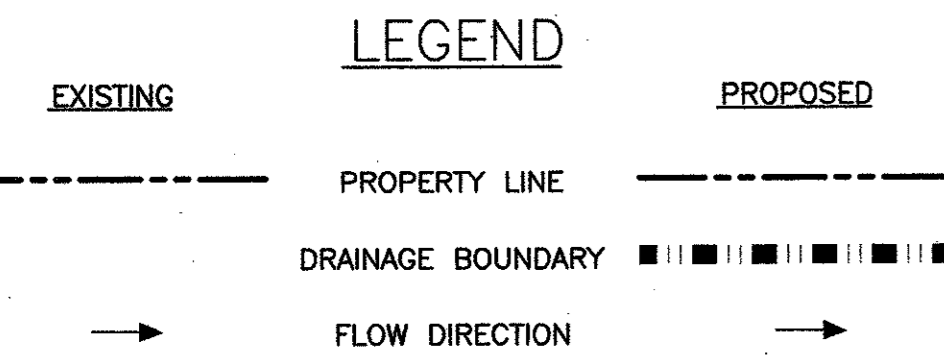


Portion of Block 1
Belt Line/Marsh Business Park
Volume 81060, Page 170
D.R.D.C.T.

Remainder of
A. Lee Pfluger Children's Trust
Volume 95134, Page 2868
D.R.D.C.T.



Drainage Area	Design Storm (yr)	Area (Acre)	Runoff Coefficient 'C'	Time to Concentration (Tc)	Storm Intensity (Iph)	Runoff (cfs)	Comments
A	100	0.11	0.81	10	8.74	0.78	Drains East to proposed storm drain
B	100	1.01	0.81	10	8.74	7.15	Drains to Proposed Detention Basin
C	100	0.24	0.81	10	8.74	1.70	Sheet Flow to Public ROW
OFFSITE	100	0.57	0.80	10	8.74	4.02	Drains to proposed storm drain

CALCULATION FOR C

IMPERVIOUS AREA (A) = 0.960 ACRE
PERVIOUS AREA (AP) = 0.412 ACRE
TOTAL AREA (A) = 1.372 ACRE

$$C = (AP) \cdot 0.35 + (A) \cdot 1.00 / 1.372 = 0.81$$

DRAINAGE AREA MAP & CALCULATIONS

Detention Basin Calculations Basin Inlet Calculation

Existing Conditions

C_{PROP} = 0.35
T_c = 10 MIN
I₁₀₀ = 8.74
AREA = 1.4 ACRE
Q_{EXIST} = 4.28 CFS

Proposed Conditions

C_{PROP} = 0.81
T_c = 10 MIN
I₁₀₀ = 8.74
AREA 'A' = 0.1 ACRE
AREA 'B' = 1.0 ACRE
AREA 'C' = 0.2 ACRE

Q_A = 0.78 CFS
Q_B = 7.15 CFS
Q_C = 1.70 CFS
Q_{PROP} = 9.63 CFS

18" RCP @ 0.5%
Q_{CAP} = 7.43 CFS
n = 0.013
Q₁₀₀ = 7.15 CFS
V = 4.8 FPS

Basin Outlet Calculation

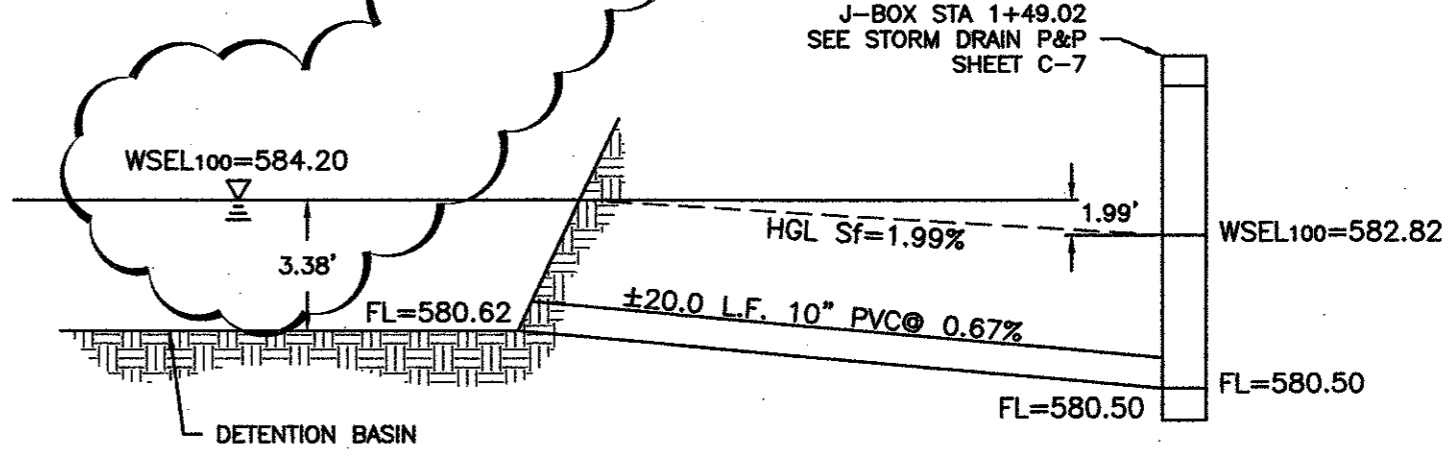
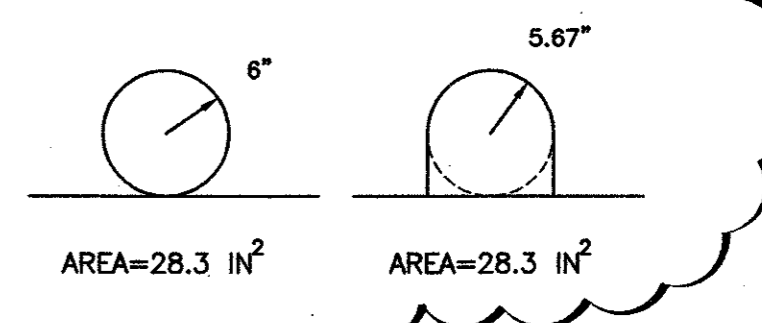
Q_{ALLOW} = 1.80 CFS
FL AT BASIN = 580.62
WSEL AT J-BOX = 582.82
BASIN WSEL₁₀₀ = 584.20
h = 3.38'
Cd = 0.62
Outfall = 1.80 CFS
CALCULATED ORIFICE $\phi = 6.0"$
EQUIVALENT AREA ORIFICE $\phi = 5.67"$

Allowable Flow from Basin

Q_{ALLOW} = Q_{PROP} - Q_A - Q_C
Q_{ALLOW} = 4.28 - 0.78 - 1.7 = 1.8 CFS

Detention Volume

VOL = (Q_{PROP} - Q_{ALLOW}) * T_c
VOL = (9.63 - 4.3) CFS * 10 min * (60 sec/min)
VOL = 3,210 FT³



BENCHMARK:

Square cut on the centerline of a curb inlet at the northeast corner of the intersection of Beltway Drive and Marsh Lane. Benchmark provide by the City of Addison, Texas. Elev: 585.21

TBM

Square cut on the top of a concrete curb at the median nose located on the North side of the intersection of Realty Drive and Marsh Lane.
N: -92.45
E: -714.89
Elev: 585.15

AS-BUILT DRAWINGS

THESE DOCUMENTS REFLECT AS-BUILT CONDITIONS PER INFORMATION SUBMITTED BY THE OWNER, CONTRACTOR AND/OR INSPECTING ENTITY.

Konstantine Bakintas, PE

RaceTrac Petroleum, Inc.

300 Technology Ct.
Smyrna, GA 30082
Contact: Julie Diamond
(770) 431-7800 x123

Baird, Hampton & Brown, Inc.
Engineering & Surveying
309 W. 7th St., Ste. 200 Ft. Worth, TX 76102 Tel: (817) 338-1277 Fax: (817) 338-6246 E-Mail: baird@bhb.com

NO.	REVISIONS	DATE
6	REVISE PRIVATE STORM DRAINAGE	08/12/03
5	ADD 60' CANOPY PER CLIENT	07/17/03
5	CLARIFY OFFSITE DRAINAGE	03/20/03
4	REALTY DRIVE CHANGED TO ARAPAHO ROAD	02/03/03
NO.	REVISIONS	DATE
DESIGNED:	DAH	DATE:
DRAWN:	DAH	DATE:
CHECKED:	KB	DATE:
DATE:		08/15/00

DRAINAGE ANALYSIS

RaceTrac Service Station #646

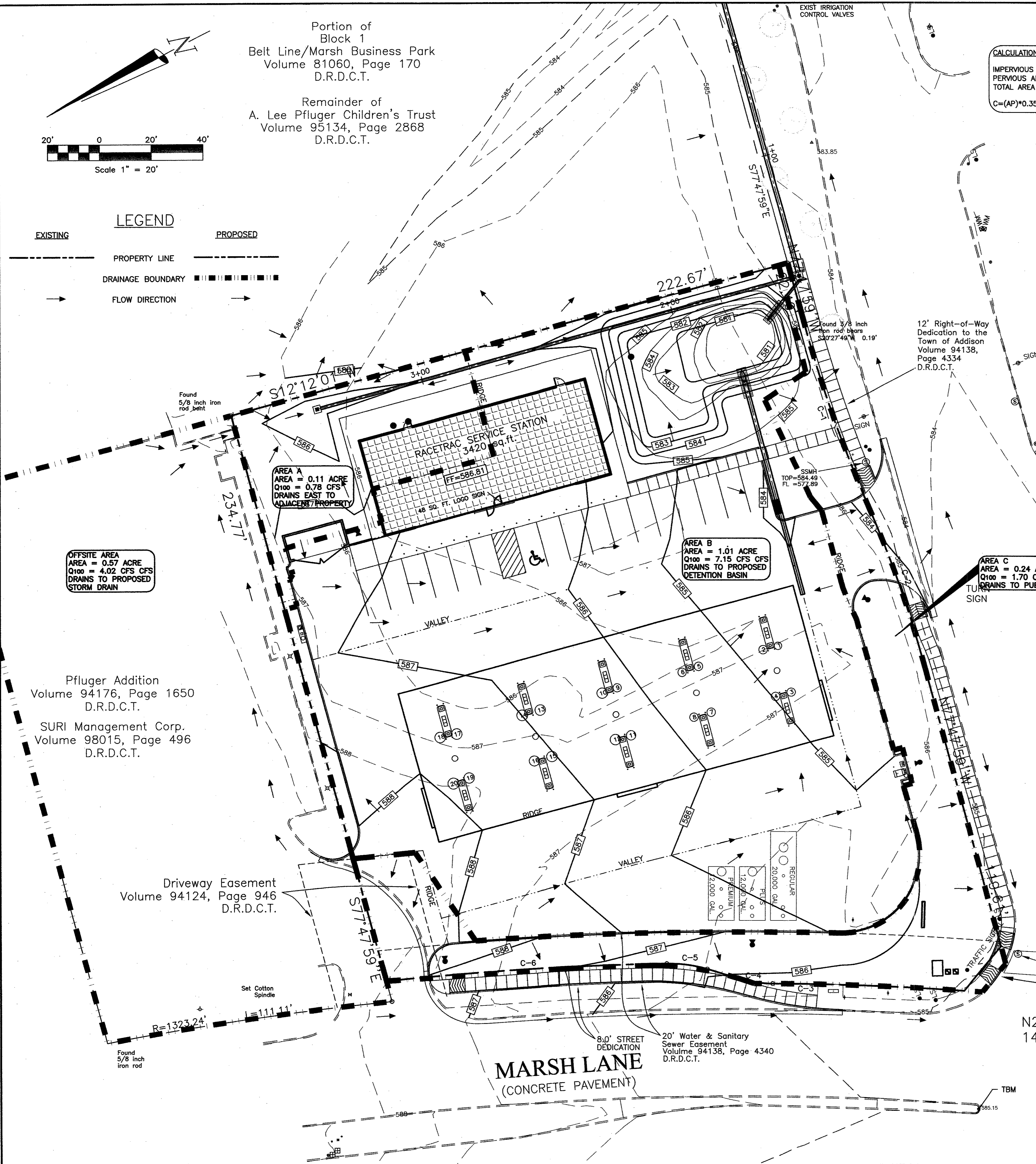
On-Site Improvements

Marsh Ln. & Arapaho Rd.
Addison, Texas

BHB PROJECT NO:
2002.015.000

SHEET NO:
C-1 of 9C

DRAWING FILE: E:\2002.000.000\2002.015.000.dwg\DRAINAGE_ANALYSIS.DWG



Pfluger Addition
Volume 94176, Page 1650
D.R.D.C.T.

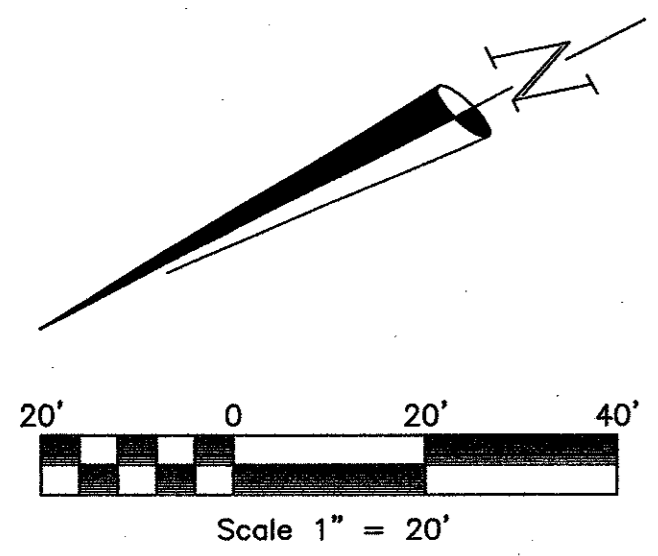
SURI Management Corp.
Volume 98015, Page 496
D.R.D.C.T.

Driveway Easement
Volume 94124, Page 946
D.R.D.C.T.

8.0' STREET DEDICATION
MARSH LANE
(CONCRETE PAVEMENT)

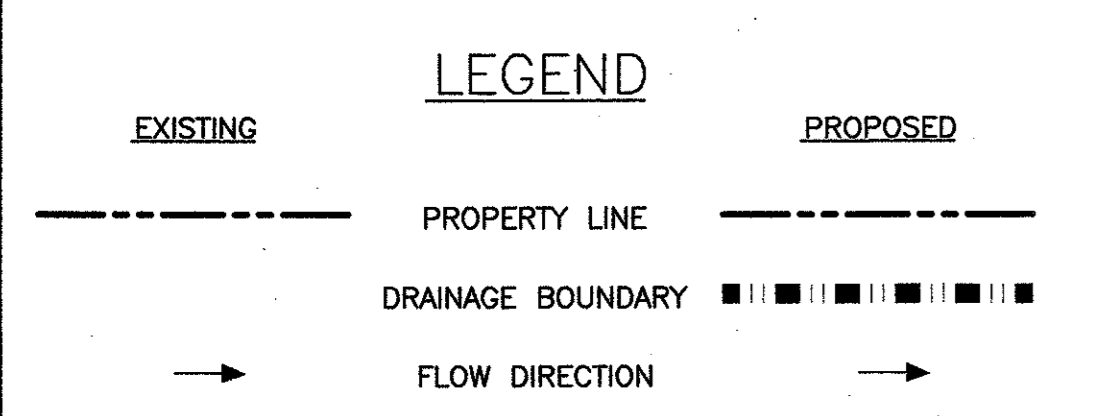
20' Water & Sanitary Sewer Easement
Volume 94138, Page 4340
D.R.D.C.T.

N22°57'16"W
14.15'



Portion of Block 1
Belt Line/Marsh Business Park
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D.R.D.C.T.

Remainder of
A. Lee Pfluger Children's Trust
Volume 95134, Page 2868
D.R.D.C.T.



CALCULATION FOR C

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Q_{PROP} = 9.63 CFS

Basin Outlet Calculation

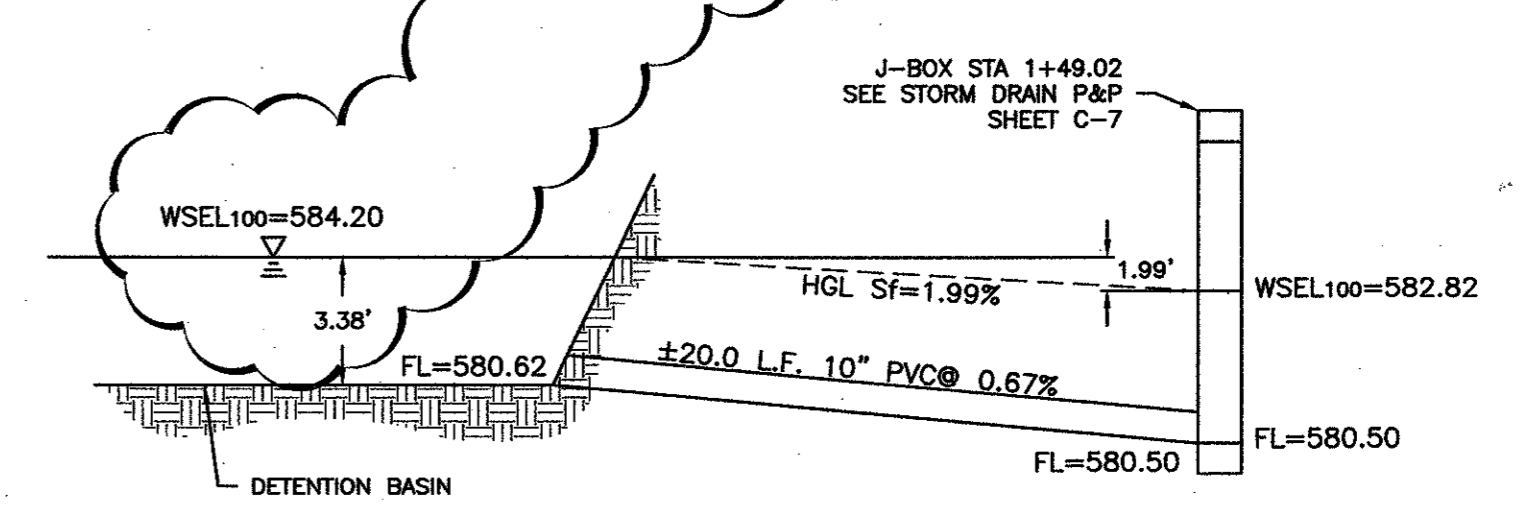
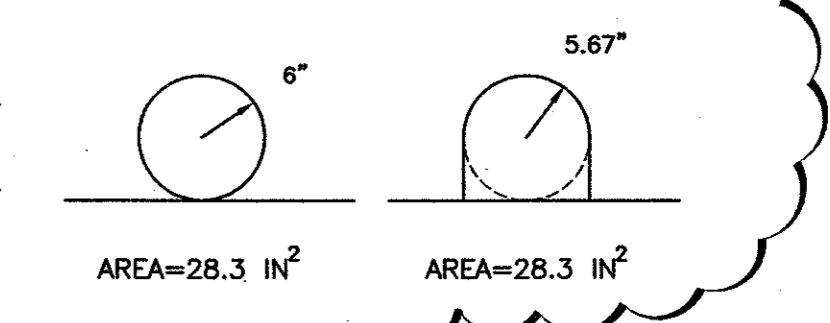
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Detention Volume

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VOL = 3,210 FT³



OFFSITE AREA

AREA = 0.57 ACRE
Q₁₀₀ = 4.02 CFS CFS
DRAINS TO PROPOSED STORM DRAIN

AREA A

AREA = 0.11 ACRE
Q₁₀₀ = 0.78 CFS
DRAINS EAST TO ADJACENT PROPERTY

AREA B

AREA = 1.01 ACRE
Q₁₀₀ = 7.15 CFS CFS
DRAINS TO PROPOSED DETENTION BASIN

AREA C

AREA = 0.24 ACRE
Q₁₀₀ = 1.70 CFS
DRAINS TO PUBLIC ROW

Pfluger Addition
Volume 94176, Page 1650
D.R.D.C.T.

SURI Management Corp.
Volume 98015, Page 496
D.R.D.C.T.

Driveway Easement
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ARAPAHO ROAD
(CONCRETE PAVEMENT)

BENCHMARK:

Square cut on the centerline of a curb inlet at the northeast corner of the intersection of Beltway Drive and Marsh Lane. Benchmark provide by the City of Addison, Texas.
Elev: 585.21

TBM

Square cut on the top of a concrete curb at the median nose located on the North side of the intersection of Realty Drive and Marsh Lane.
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Konstantine Bakintas, PE

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Tel: (817) 338-1277 Fax: (817) 338-6246 E-Mail: baird@bhb.com

NO.	REVISIONS	DATE
6	REVISE PRIVATE STORM DRAINAGE	08/12/03
5	ADD 60' CANOPY PER CLIENT	07/17/03
5	CLARIFY OFFSITE DRAINAGE	03/20/03
4	REALITY DRIVE CHANGED TO ARAPAHO ROAD	02/03/03

DESIGNED: DAH CHECKED: KB DATE: 08/15/00
DRAWN: DAH

DRAINAGE ANALYSIS

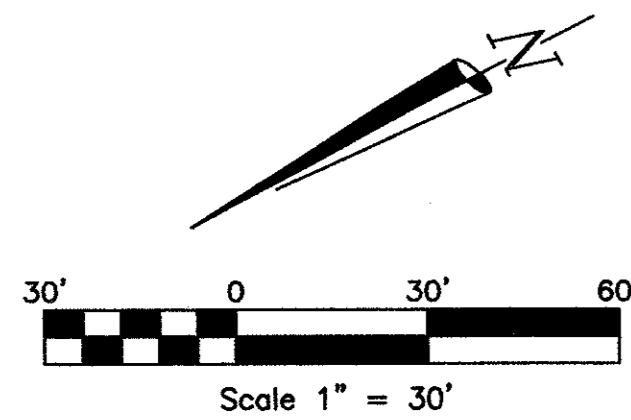
RaceTrac Service Station #646
On-Site Improvements

Marsh Ln. & Arapaho Rd.
Addison, Texas

BHB PROJECT NO:
2002.015.000

SHEET NO:
C-1 of 9C

DRAWING FILE: E:\2002.000.000.000\2002.015.000.dwg \DRAINAGE_ANALYSIS.DWG



Portion of Block 1
Belt Line/Marsh Business Park
Volume 81060, Page 170
D.R.D.C.T.

Remainder of
A. Lee Pfluger Children's Trust
Volume 95134, Page 2868
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SURI Management Corp.
Volume 98015, Page 496
D.R.D.C.T.

EROSION CONTROL NOTES

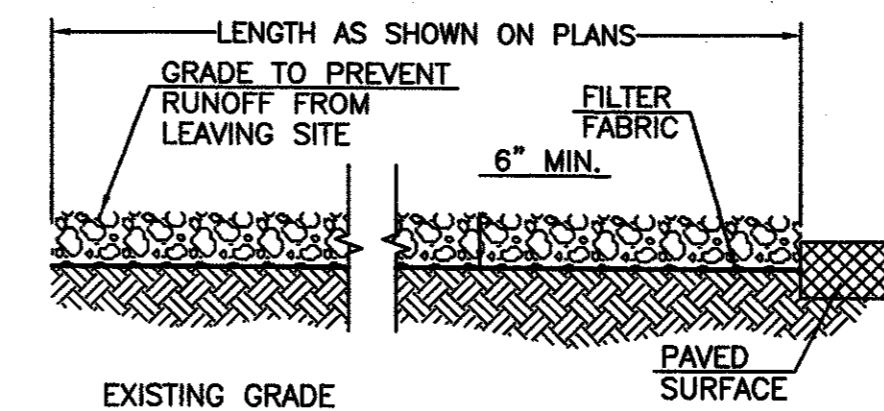
EROSION CONTROL DEVICES AS SHOWN ON THE EROSION CONTROL PLAN FOR THE PROJECT SHALL BE INSTALLED PRIOR TO THE START OF LAND DISTURBING ACTIVITIES ON THE PROJECT.

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IF THE EROSION CONTROL PLAN AS APPROVED CANNOT CONTROL EROSION AND OFF-SITE SEDIMENTATION FROM THE PROJECT, THE EROSION CONTROL PLAN WILL BE REQUIRED TO BE REVISED AND/OR ADDITIONAL EROSION CONTROL DEVICES WILL BE REQUIRED ON SITE.

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SEDIMENT THAT IS ERODED FROM THE SITE AND DEPOSITED INTO ADJACENT PROPERTIES OR PUBLIC RIGHT-OF-WAY SHALL BE REMOVED BY THE CONTRACTOR AND DISPOSED OF IN AN APPROPRIATE MANNER.



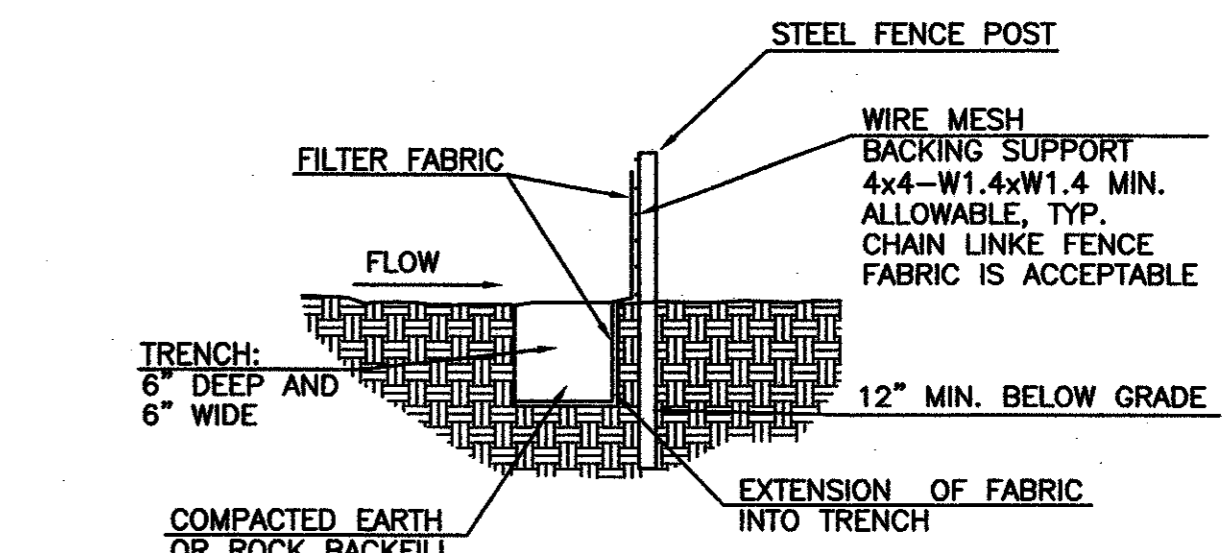
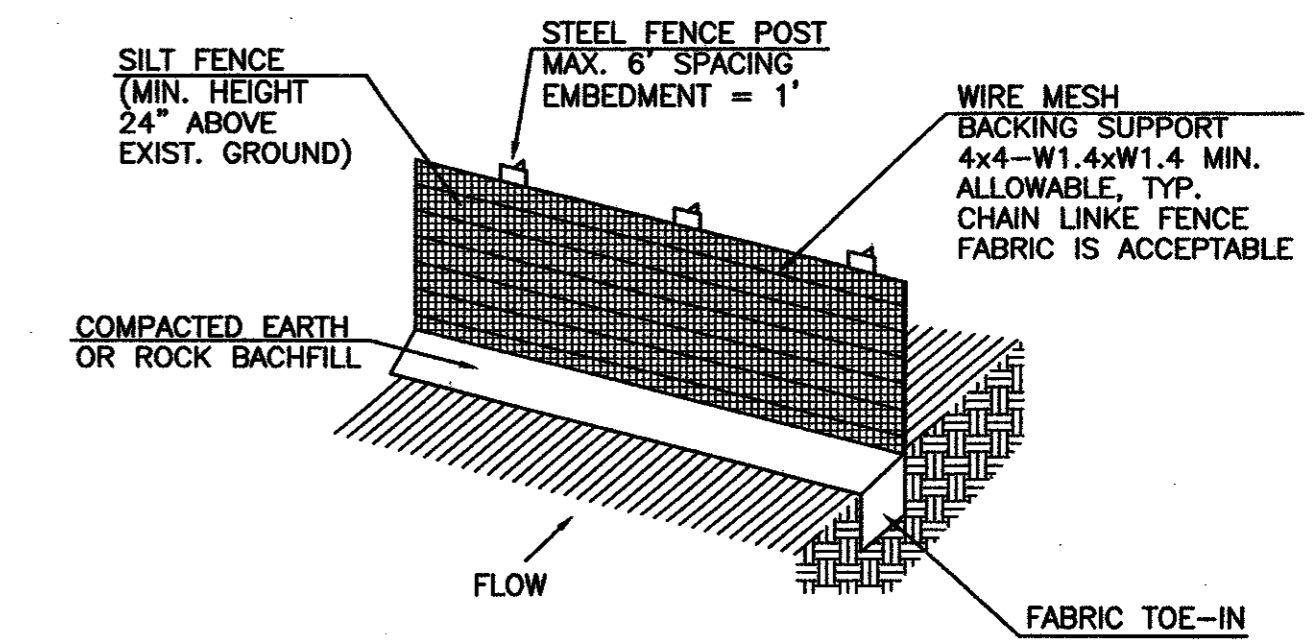
STABILIZED CONSTRUCTION ENTRANCE
N.T.S.

STABILIZED CONSTRUCTION ENTRANCE GENERAL NOTES:

1. STONE SHALL BE 3 TO 5 INCH DIAMETER CRUSHED ROCK OR ACCEPTABLE CRUSHED PORTLAND CEMENT CONCRETE.
2. THE THICKNESS SHALL NOT BE LESS THAN 6 INCHES.
3. THE WIDTH SHALL BE NO LESS THAN THE WIDTH OF ALL POINTS OF INGRESS OR EGRESS.
4. WHEN NECESSARY, VEHICLES SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO A PUBLIC ROADWAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WITH DRAINAGE FLOWING AWAY FROM BOTH STREET AND THE STABILIZED ENTRANCE. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATERCOURSE USING APPROVED METHODS.
5. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PAVED SURFACES THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PAVED SURFACES MUST BE REMOVED IMMEDIATELY.
6. THE ENTRANCE MUST BE PROPERLY GRADED OR INCORPORATE A DRAINAGE SWALE TO PREVENT RUNOFF FROM LEAVING THE CONSTRUCTION SITE.

HAY BALE DIKE GENERAL NOTES

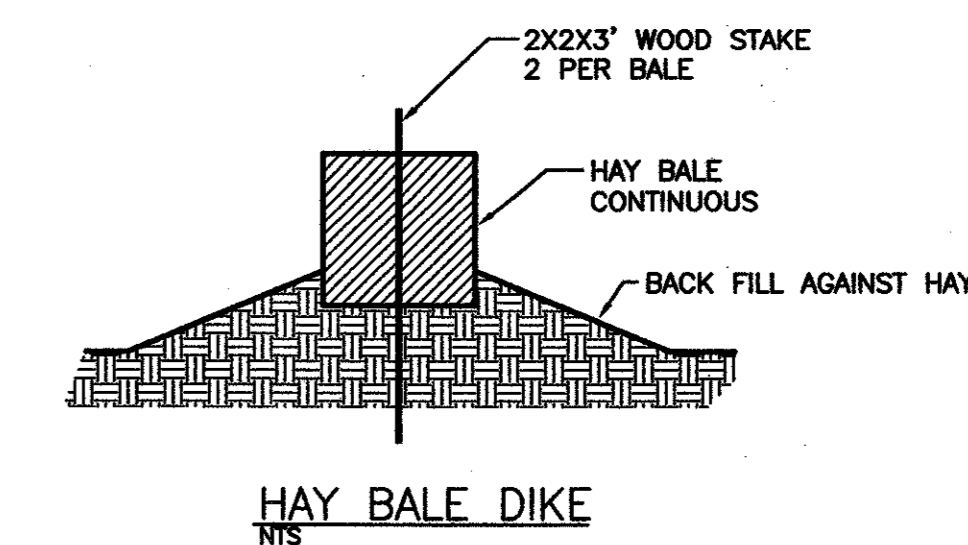
1. EACH BALE SHALL BE EMBEDDED IN THE SOIL A MINIMUM OF FOUR INCHES.
2. BALES SHALL BE SECURELY ANCHORED IN PLACE BY 2" X 2" WOOD STAKES DRIVEN THROUGH THE BALES. THE FIRST STAKE IN EACH BALE SHALL BE ANGLED TOWARD THE PREVIOUSLY LAID BALE TO FORCE THE BALES TOGETHER.
3. INSPECTION SHALL BE MADE WEEKLY AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED BY THE CONTRACTOR.
4. WHEN SILT REACHES A DEPTH OF 6 INCHES, IT SHALL BE REMOVED AND DISPOSED OF IN AN APPROVED MANNER.
5. AFTER THE DEVELOPMENT OF THE SITE IS COMPLETELY STABILIZED, THE BALES SHALL BE REMOVED AND DISPOSED OF AT AN APPROVED SPOIL DISPOSAL SITE.



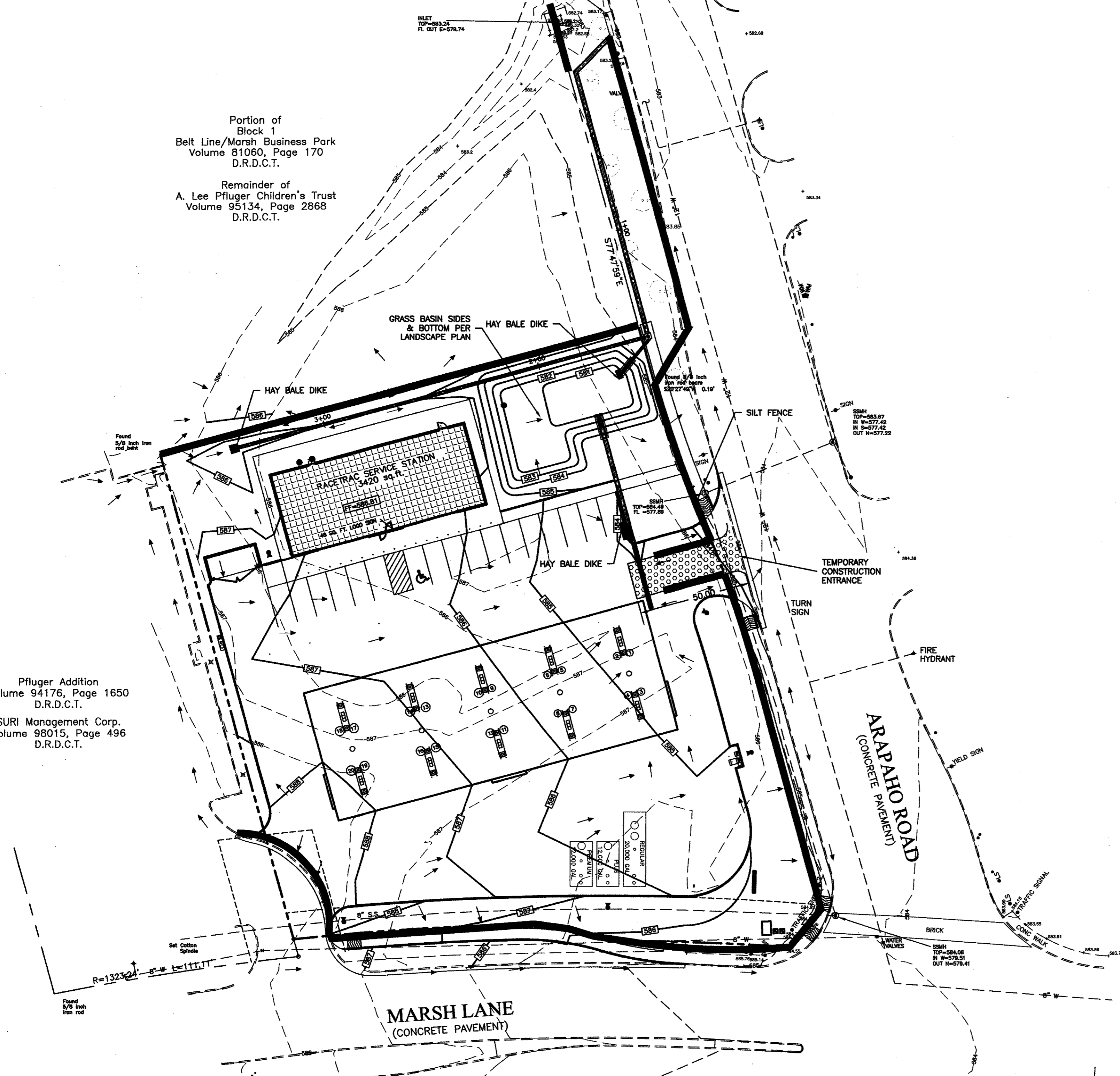
SILT FENCE
N.T.S.

SILT FENCE GENERAL NOTES:

1. STEEL POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF ONE FOOT.
2. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. WHERE FENCE CANNOT BE TRENCHED IN (e.g. PAVEMENT), WEIGHT FABRIC FLAP WITH ROCK ON UPHILL SIDE TO PREVENT FLOW FROM SEEPING UNDER FENCE.
3. THE TRENCH MUST BE A MINIMUM OF 6 INCHES DEEP AND 6 INCHES WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.
4. SILT FENCE SHOULD BE SECURELY FASTENED TO EACH STEEL SUPPORT POST OR TO WOVEN WIRE, WHICH IN TURN IS ATTACHED TO THE STEEL SUPPORT POST. THERE SHALL BE A 3 FOOT OVERLAP, SECURELY FASTENED WHERE ENDS OF FABRIC MEET.
5. INSPECTION SHALL BE MADE EVERY TWO WEEKS AND AFTER EACH 1/2" RAINFALL. REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
6. SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
7. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF HALF THE HEIGHT OF THE FENCE. THE SILT SHALL BE DISPOSED OF AT AN APPROVED SITE AND IN SUCH A MANNER AS NOT TO CONTRIBUTE TO ADDITIONAL SILTATION.



HAY BALE DIKE
N.T.S.



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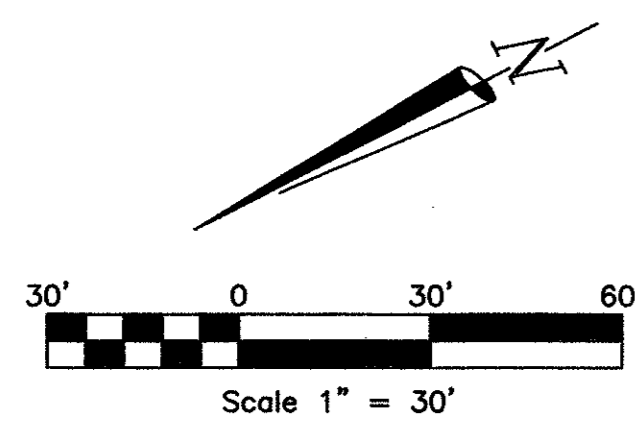
7	CHANGE GRADING & PRIVATE SD PER CLIENT	08/12/03	DATE	08/15/00
6	ADD 60' CANOPY PER CLIENT	07/17/03	DATE	
5	ADD NOTE-INSTALL GRASS IN BASIN	02/24/03	DATE	
4	REALLY DRIVE CHANGED TO ARAPAHO ROAD	02/03/03	DATE	
NO.	REVISIONS	CHECKED:	DAH	KB
		DRAWN:	DAH	KB
		DESIGNED:	DAH	KB

EROSION CONTROL PLAN
RaceTrac Service Station #646
On-Site Improvements
Marsh Ln. & Arapaho Rd.
Addison, Texas



DRAWING FILE: E:\2002.000.000\2002.015.000.dwg EROSION CONTROL PLAN.DWG

DRAWING FILE: E:\2002.000.000\2002.015.000.dwg EROSION CONTROL PLAN.DWG

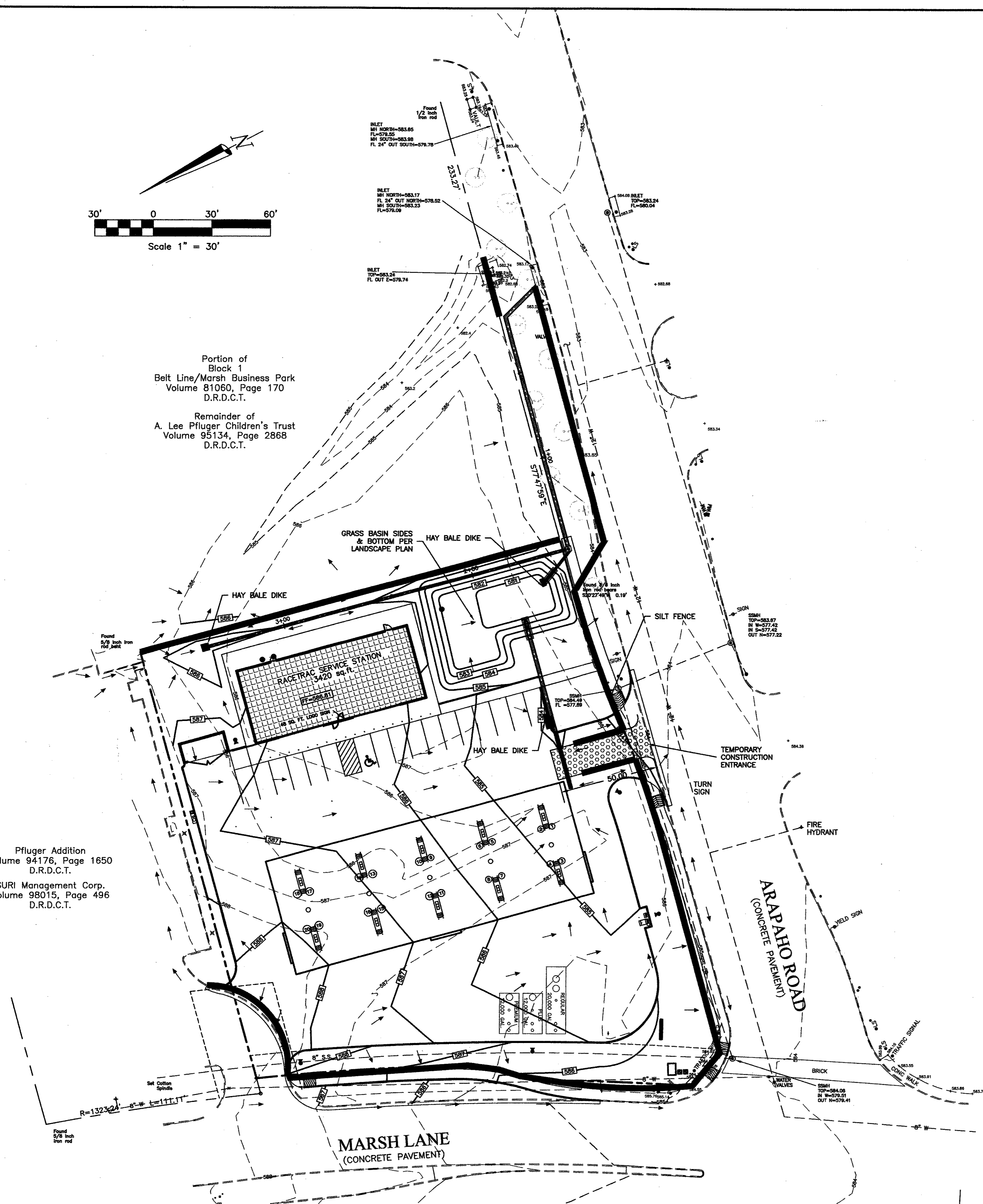


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Volume 98015, Page 496
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EROSION CONTROL NOTES

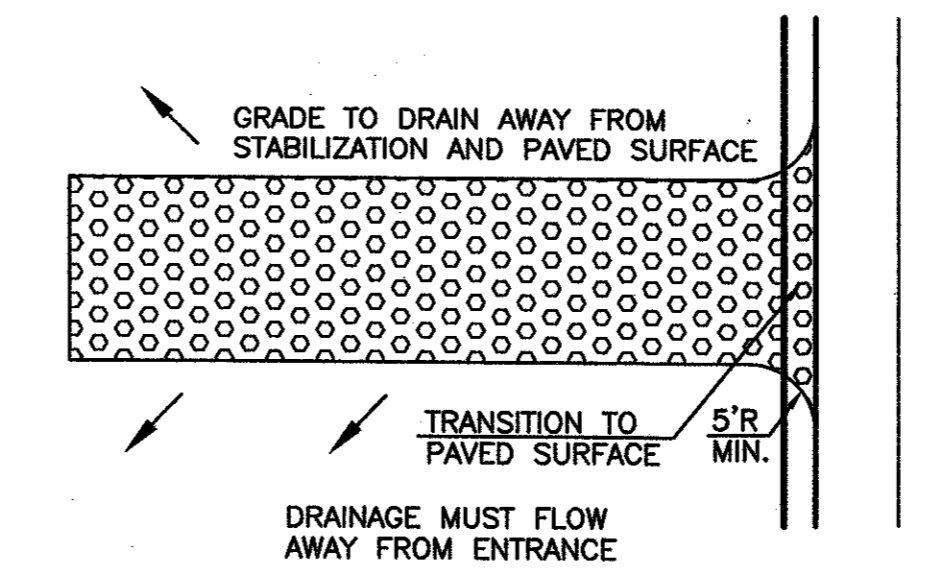
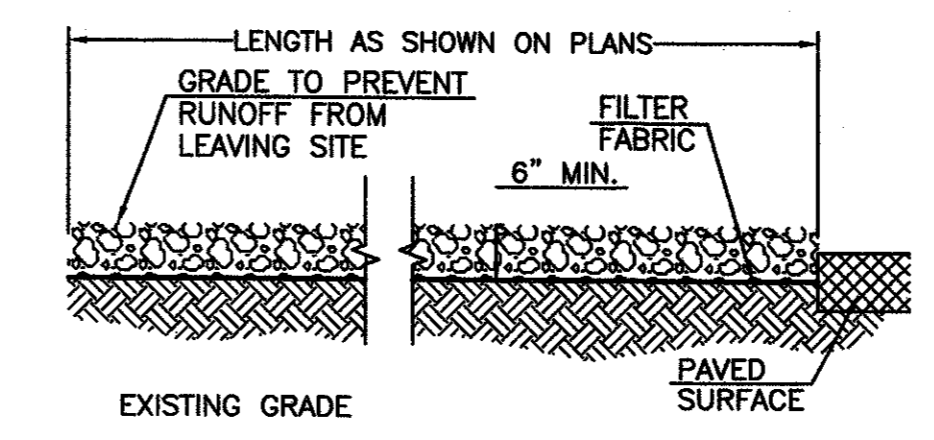
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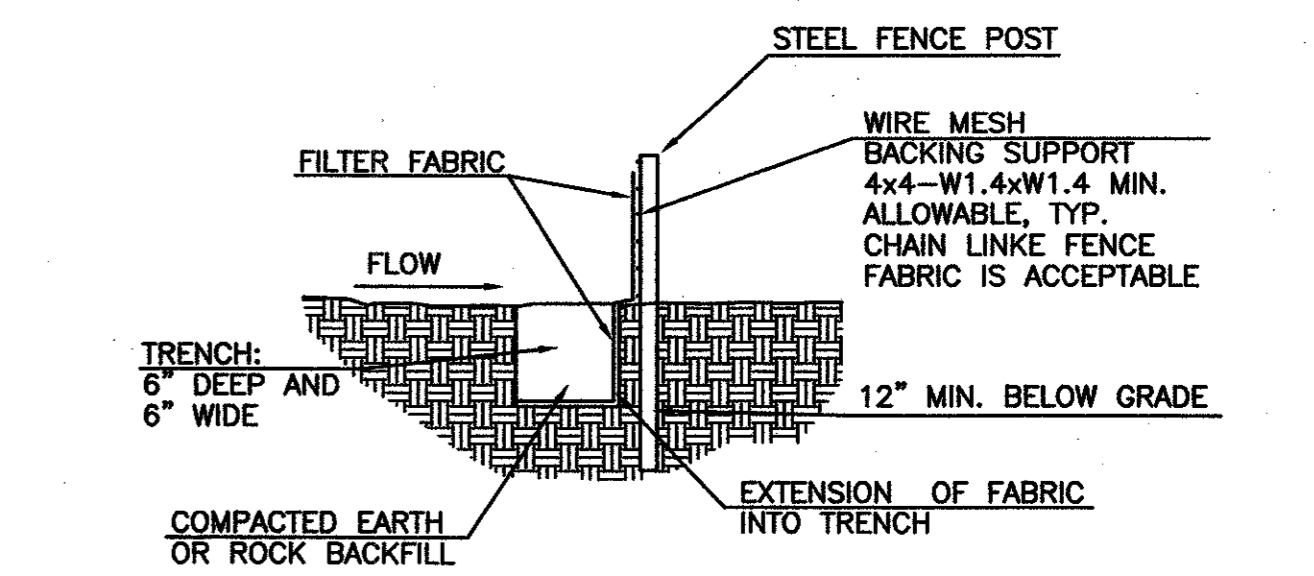
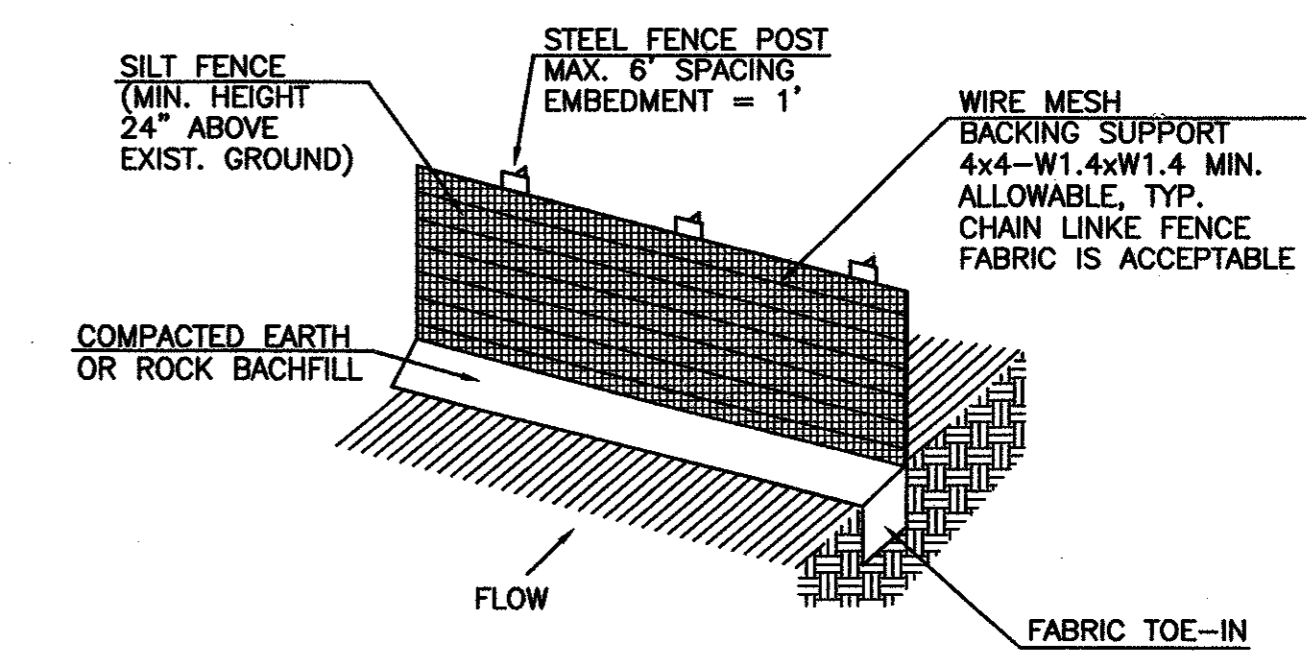
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HAY BALE DIKE GENERAL NOTES

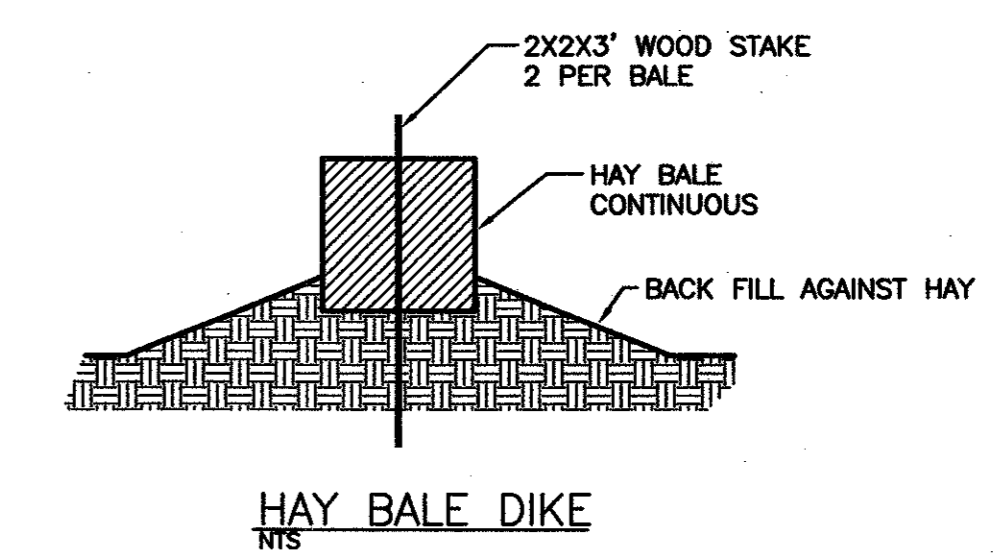
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N.T.S.

SILT FENCE GENERAL NOTES:

1. STEEL POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF ONE FOOT.
2. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. WHERE FENCE CANNOT BE TRENCHED IN (e.g. PAVEMENT), WEIGHT FABRIC FLAP WITH ROCK ON UPHILL SIDE TO PREVENT FLOW FROM SEEPING UNDER FENCE.
3. THE TRENCH MUST BE A MINIMUM OF 6 INCHES DEEP AND 6 INCHES WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.
4. SILT FENCE SHOULD BE SECURELY FASTENED TO EACH STEEL SUPPORT POST OR TO WOVEN WIRE, WHICH IN TURN IS ATTACHED TO THE STEEL FENCE POST. THERE SHALL BE A 3 FOOT OVERLAP, SECURELY FASTENED WHERE ENDS OF FABRIC MEET.
5. INSPECTION SHALL BE MADE EVERY TWO WEEKS AND AFTER EACH 1/2" RAINFALL. REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
6. SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
7. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF HALF THE HEIGHT OF THE FENCE. THE SILT SHALL BE DISPOSED OF AT AN APPROVED SITE AND IN SUCH A MANNER AS NOT TO CONTRIBUTE TO ADDITIONAL SILTATION.



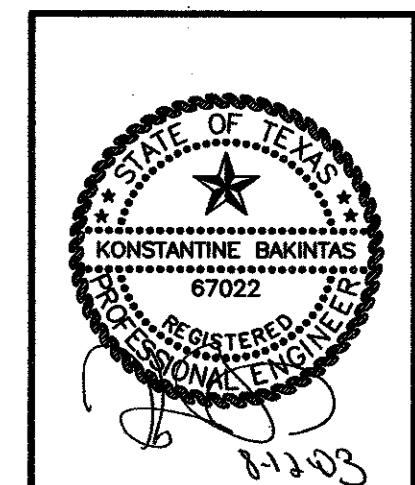
HAY BALE DIKE
N.T.S.

7	CHANGE GRADING & PRIVATE SD PER CLIENT	08/12/03	DATE	08/15/00
6	ADD 60' CANOPY PER CLIENT	07/17/03	DATE	
5	ADD NOTE-INSTALL GRASS IN BASIN	02/24/03	DATE	
4	REALLY DRIVE CHANGED TO ARAPAHO ROAD	02/03/03	DATE	
NO.	REVISIONS	CHECKED:	DAH	
DESIGNED:	DAH	DRAWN:	DAH	
		CHECKED:	KB	

EROSION CONTROL PLAN

RaceTrac Service Station #646
On-Site Improvements

Marsh Ln. & Arapaho Rd.
Addison, Texas



RaceTrac Petroleum, Inc.

300 Technology Ct.
Smyrna, GA 30082
Contact: Julie Diamond
(770) 431-7600 x1128

Baird Hampton & Brown, Inc.
Engineering & Surveying
309 W. 7th St., Ste. 500 Ft. Worth, TX 76102 Tel: (817) 338-2245 Fax: (817) 338-2246

Portion of
Block 1
Belt Line/Marsh Business Park
Volume 81060, Page 170
D.R.D.C.T.

Remainder of
A. Lee Pfluger Children's Trust
Volume 95134, Page 2868
D.R.D.C.T.

NUMBER	Radius	Arc Length	Delta Angle	Chord Bearing	Chord Length
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CLEARING / GRUBBING & DEMOLITION NOTES

- ALL CLEARING, GRUBBING AND SITE PREPARATION SHALL BE PERFORMED IN ACCORDANCE WITH THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS (NCTCOG) STANDARD SPECIFICATION FOR PUBLIC WORKS CONSTRUCTION AND SHALL CONFORM TO TOWN OF ADDISON APPROVED METHODS.
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- CONTRACTOR SHALL COORDINATE WITH TOWN OF ADDISON AND ALL FRANCHISE UTILITY COMPANIES FOR THE REMOVAL OF EXISTING SERVICES AND RELOCATION OF UTILITIES CONFLICTING WITH PROPOSED CONSTRUCTION. REFER TO THE UTILITY DRAWINGS WITHIN THIS SET OF PLANS FOR ADDITIONAL INFORMATION.
- THE CONTRACTOR IS RESPONSIBLE FOR REMOVAL AND DISPOSAL OF ANY BELOW GRADE FOUNDATIONS, PIERS OR OTHER STRUCTURE WHICH CONFLICT WITH PROPOSED CONSTRUCTION.
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REMOVE/RELOCATE

- DEMOLISH AND REMOVE ALL OBSTRUCTIONS SUCH AS TREES, AND SHRUBS THAT INTERFERE WITH NEW CONSTRUCTION. PROTECT ALL IMPROVEMENTS AT ADJOINING PROPERTIES AND ITEMS TO REMAIN.

LEGEND

EXISTING	DESCRIPTION	NEW
---	EDGE OF PAVEMENT	---
---	BUILDING FOOTPRINT	---
---	CONC. CURB & GUTTER	---
---	CONCRETE PAVEMENT	---
---	SIDEWALK	---
⊕	WATER METER	⊕
⊕	FIRE HYDRANT	⊕
⊕	S.S. MANHOLE	⊕
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AS-BUILT DRAWINGS

THESE DOCUMENTS REFLECT AS-BUILT CONDITIONS PER INFORMATION SUBMITTED BY THE OWNER, CONTRACTOR AND/OR INSPECTING ENTITY.



Konstantine Bakintas, PE

BENCHMARK:

Square cut on the centerline of a curb-inlet at the northeast corner of the intersection of Beltway Drive and Marsh Lane. Benchmark provide by the City of Addison, Texas. Elev: 585.21

TBM

Square cut on the top of a concrete curb at the median nose located on the North side of the intersection of Realty Drive and Marsh Lane. N: -92.45 E: -714.89 Elev: 585.15

CONSTRUCTION NOTES

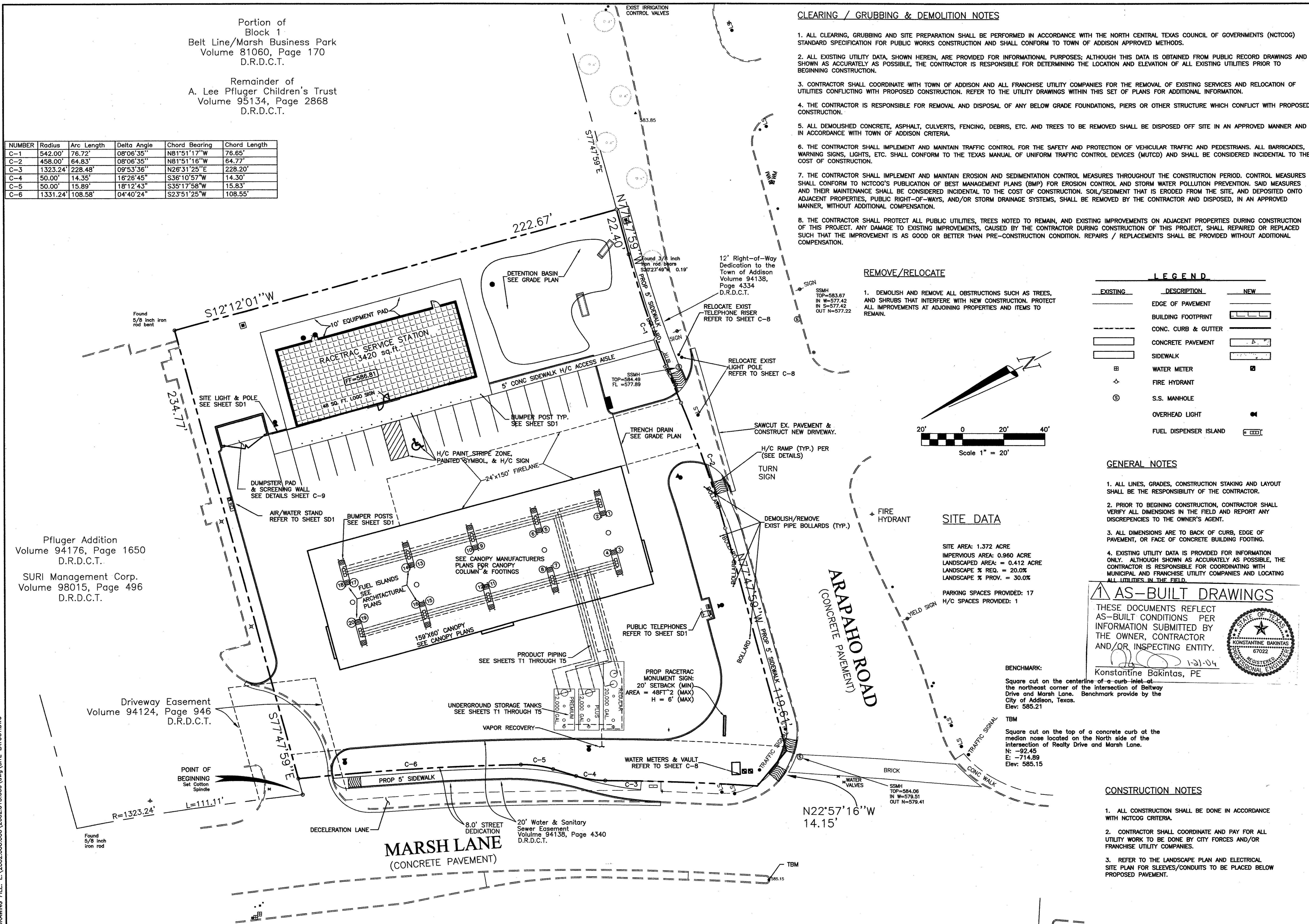
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Pfluger Addition
Volume 94176, Page 1650
D.R.D.C.T.

SURI Management Corp.
Volume 98015, Page 496
D.R.D.C.T.

Driveway Easement
Volume 94124, Page 946
D.R.D.C.T.

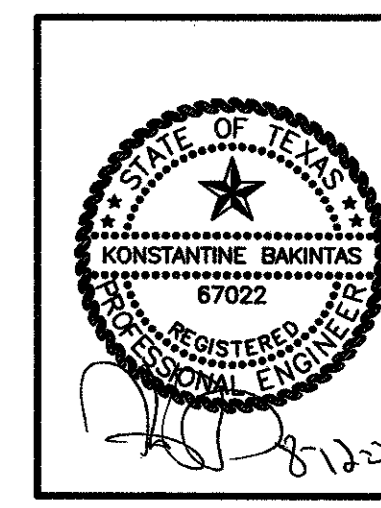


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SITE LAYOUT

RaceTrac Service Station #646
On-Site Improvements

Marsh Ln. & Arapaho Rd.
Addison, Texas



BHB PROJECT NO:
2002.015.000
SHEET NO:
C-3 of 9C

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Konstantine Bakintas, PE



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Square cut on the centerline of a curb-inlet at the northeast corner of the intersection of Beltway Drive and Marsh Lane. Benchmark provide by the City of Addison, Texas. Elev: 585.21

TBM

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Tel: (817) 335-4277 Fax: (817) 335-4285 E: baird@bhb.com

NO.	REVISIONS	DATE
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5	CHANGE H/C RAMP CALLOUT & SHEET CALLS	03/20/03
4	REALLY DRIVE CHANGED TO ARAPAHO ROAD	02/03/03

DESIGNED: DAH
DRAWN: DAH
CHECKED: DAH
DATE: 08/15/00

SITE LAYOUT

RaceTrac Service Station #646
On-Site Improvements

Marsh Ln. & Arapaho Rd.
Addison, Texas

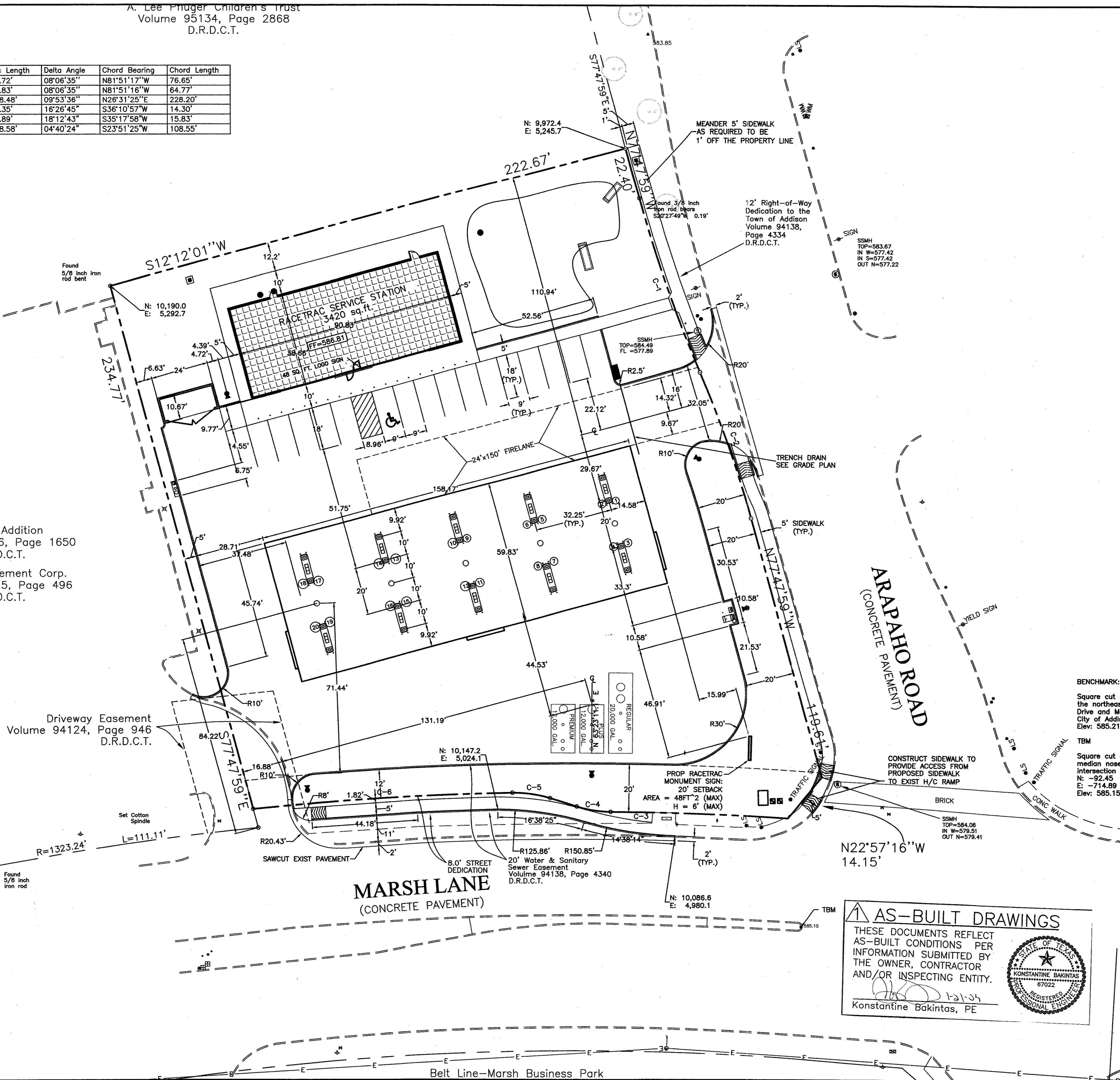
BHB PROJECT NO:
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SHEET NO:
C-3 of 9C

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Pfluger Addition
 Volume 94176, Page 1650
 D.R.D.C.T.

SURI Management Corp.
 Volume 98015, Page 496
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GENERAL NOTES

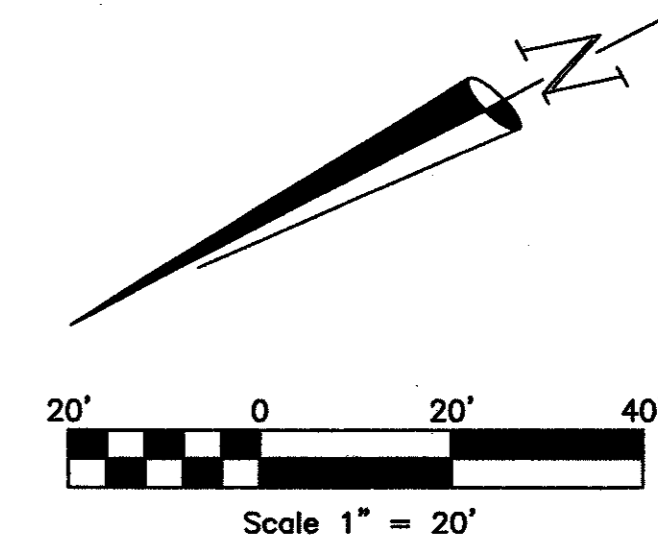
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LEGEND

EXISTING	DESCRIPTION	NEW
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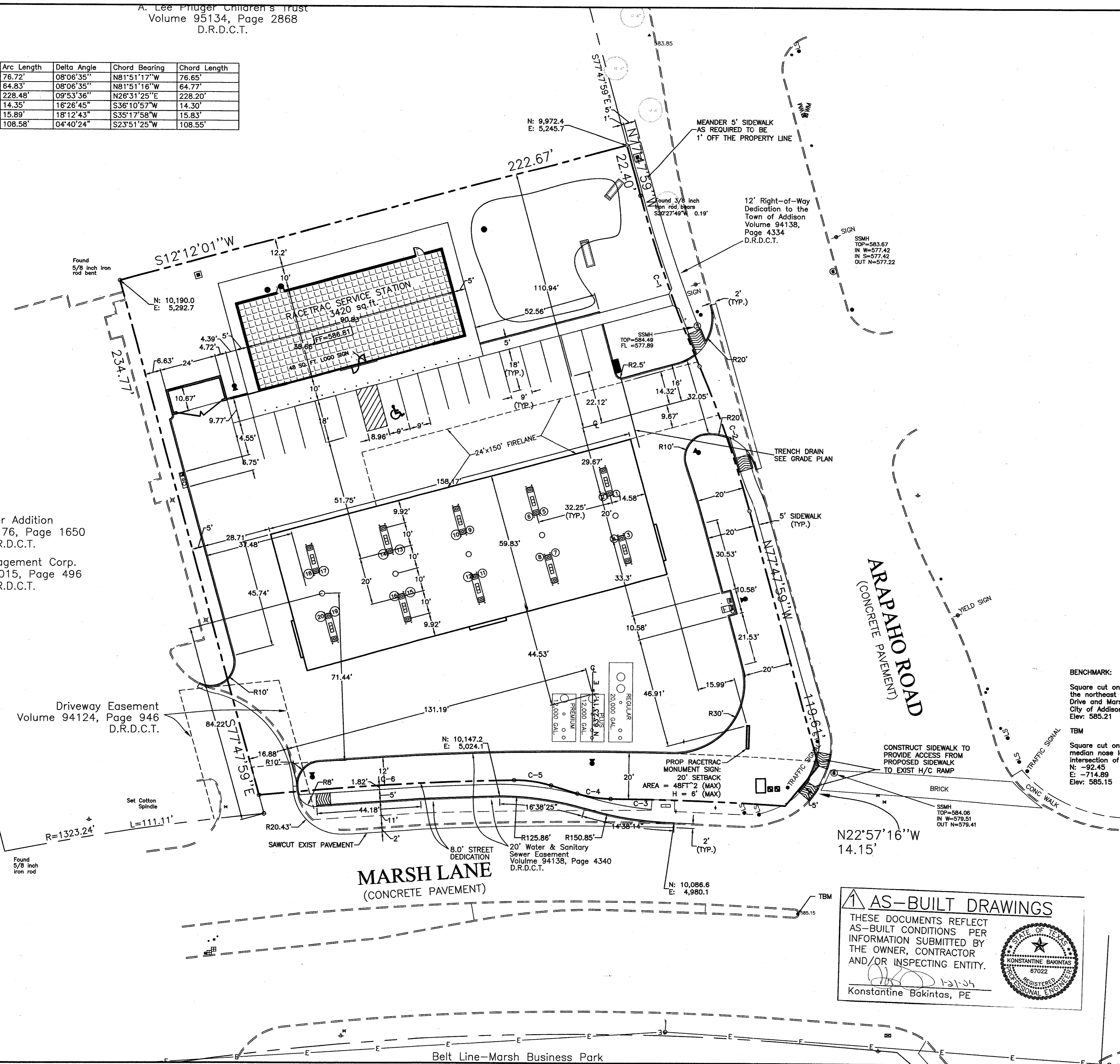
DIMENSIONAL CONTROL PLAN

RaceTrac Service Station #646
 On-Site Improvements

Marsh Ln. & Arapaho Rd.
 Addison, Texas

DRAWING FILE: E:\2002.000.000\2002.015.000.dwg DIMENSIONAL CONTROL PLAN.DWG

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Pfluger Addition
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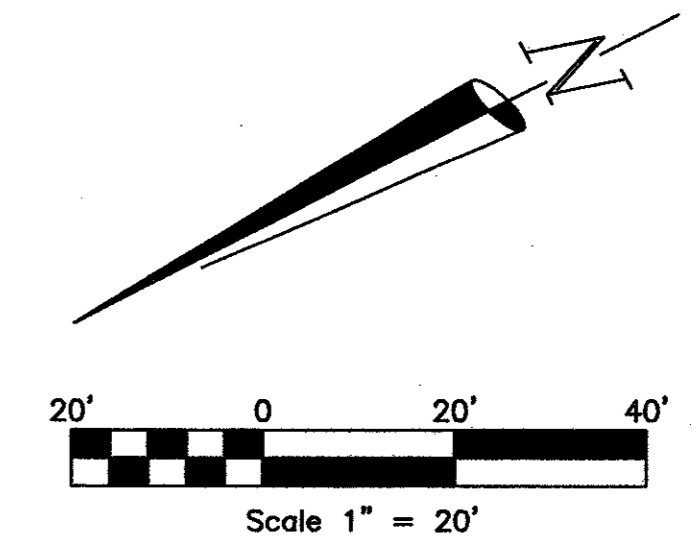
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LEGEND

EXISTING	DESCRIPTION	NEW
---	EDGE OF PAVEMENT	---
▭	BUILDING FOOTPRINT	▭
---	CONC. CURB & GUTTER	---
▭	CONCRETE PAVEMENT	▭
---	SIDEWALK	---
⊕	WATER METER	⊕
⊕	FIRE HYDRANT	⊕
⊙	S.S. CLEANOUT	⊙
⊙	S.S. MANHOLE	⊙
⊕	OVERHEAD LIGHT	⊕
⊕	FUEL DISPENSER ISLAND	⊕

AS-BUILT DRAWINGS

THESE DOCUMENTS REFLECT AS-BUILT CONDITIONS PER INFORMATION SUBMITTED BY THE OWNER, CONTRACTOR AND/OR INSPECTING ENTITY.

Konstantine Bakintas, PE

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 Spring, TX 77082
 Contact: Julie Diamond
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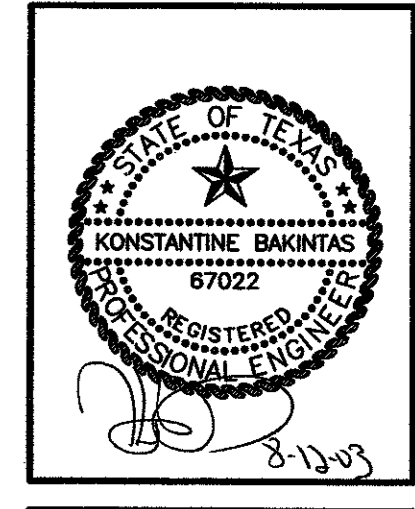
NO.	REVISIONS	DATE
7	CHANGE GRADING & PRIVATE SD PER CLIENT	08/12/03
6	ADD 60' CANOPY PER CLIENT	07/17/03
5	INCORPORATE CITY & CLIENT COMMENTS	03/20/03
4	REALTY DRIVE CHANGED TO ARAPAHO ROAD	02/03/03

DESIGNED: DAH
 DRAWN: DAH
 CHECKED: KB
 DATE: 08/15/00

DIMENSIONAL CONTROL PLAN

RaceTrac Service Station #646
On-Site Improvements

Marsh Ln. & Arapaho Rd.
 Addison, Texas



BHB PROJECT NO:
2002.015.000

SHEET NO:
C-4 of 9C

DRAWING FILE: E:\2002.000.000\2002.015.000.dwg DIMENSIONAL CONTROL PLAN.DWG

Portion of
Block 1
Belt Line/Marsh Business Park
Volume 81060, Page 170
D.R.D.C.T.

Remainder of
A. Lee Pfluger Children's Trust
Volume 95134, Page 2868
D.R.D.C.T.

NUMBER	Radius	Arc Length	Delta Angle	Chord Bearing	Chord Length
C-1	542.00'	76.72'	08°06'35"	N81°51'17"W	76.65'
C-2	458.00'	64.83'	08°06'35"	N81°51'16"W	64.77'
C-3	1323.24'	228.48'	09°53'36"	N26°31'25"E	228.20'
C-4	50.00'	14.35'	16°26'45"	S36°10'57"W	14.30'
C-5	50.00'	15.89'	18°12'43"	S35°17'58"W	15.83'
C-6	1331.24'	108.58'	04°40'24"	S23°51'25"W	108.55'

GENERAL NOTES

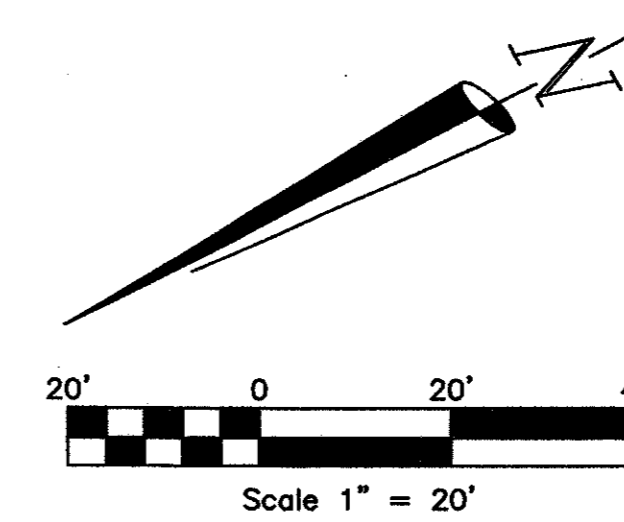
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3. ALL DIMENSIONS ARE TO BACK OF CURB, EDGE OF PAVEMENT, OR FACE OF CONCRETE BUILDING FOOTING.
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CONSTRUCTION NOTES

1. ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH NCTCOG CRITERIA.
2. CONTRACTOR SHALL COORDINATE AND PAY FOR ALL UTILITY WORK TO BE DONE BY CITY FORCES AND/OR FRANCHISE UTILITY COMPANIES.
3. REFER TO THE LANDSCAPE PLAN AND ELECTRICAL SITE PLAN FOR SLEEVES/CONDUITS TO BE PLACED BELOW PROPOSED PAVEMENT.

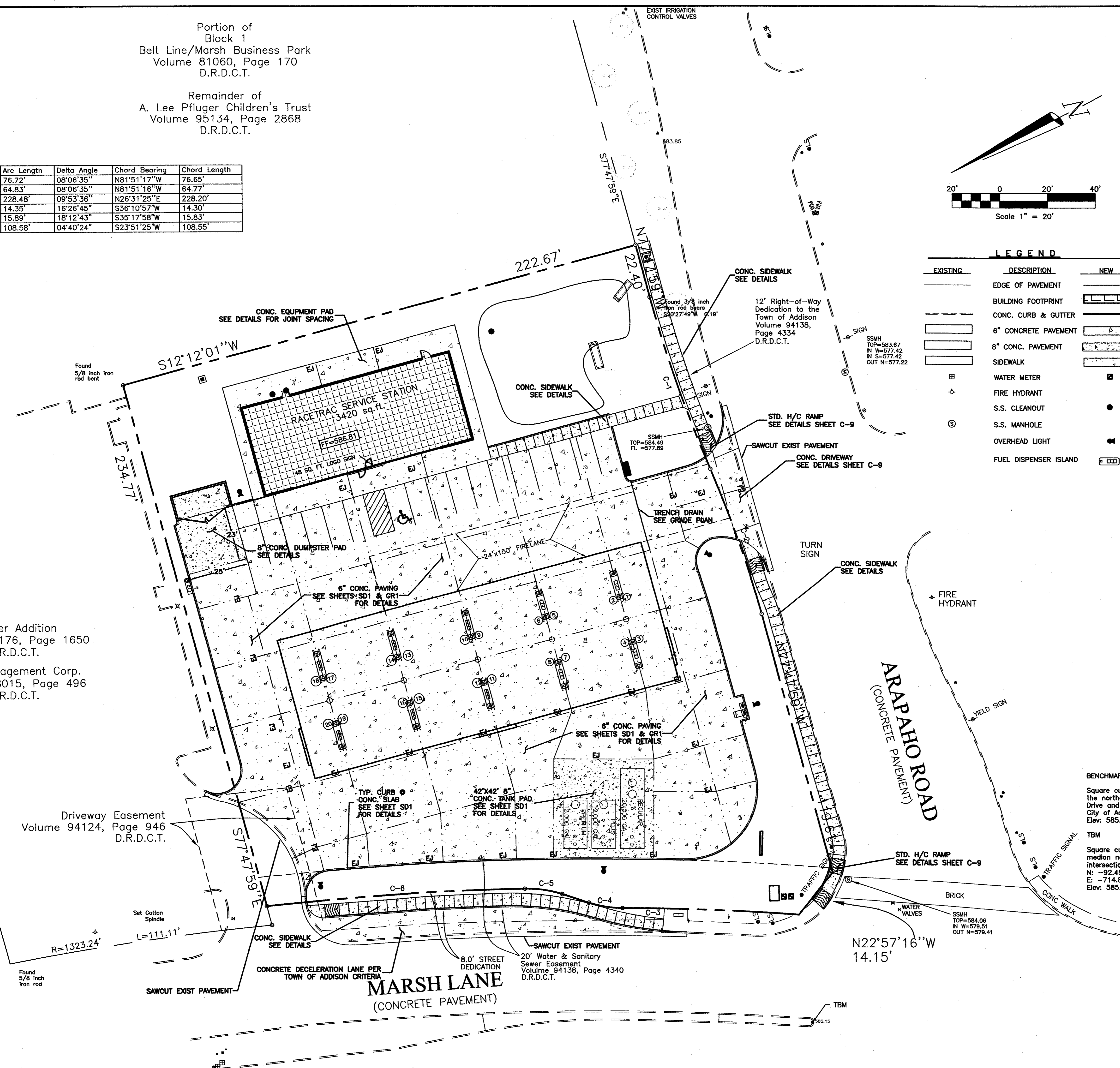
REMOVE/RELOCATE

1. DEMOLISH AND REMOVE ALL OBSTRUCTIONS SUCH AS TREES, AND SHRUBS THAT INTERFERE WITH NEW CONSTRUCTION. PROTECT ALL IMPROVEMENTS AT ADJOINING PROPERTIES AND ITEMS TO REMAIN.



LEGEND

EXISTING	DESCRIPTION	NEW
---	EDGE OF PAVEMENT	---
---	BUILDING FOOTPRINT	---
---	CONC. CURB & GUTTER	---
---	6" CONCRETE PAVEMENT	---
---	8" CONC. PAVEMENT	---
---	SIDEWALK	---
⊕	WATER METER	⊕
⊕	FIRE HYDRANT	⊕
⊕	S.S. CLEANOUT	⊕
⊕	S.S. MANHOLE	⊕
⊕	OVERHEAD LIGHT	⊕
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Pfluger Addition
Volume 94176, Page 1650
D.R.D.C.T.

SURI Management Corp.
Volume 98015, Page 496
D.R.D.C.T.

Driveway Easement
Volume 94124, Page 946
D.R.D.C.T.

BENCHMARK:

Square cut on the centerline of a curb inlet at the northeast corner of the intersection of Beltway Drive and Marsh Lane. Benchmark provide by the City of Addison, Texas. Elev: 585.21

TBM

Square cut on the top of a concrete curb at the median nose located on the North side of the intersection of Realty Drive and Marsh Lane.
N: -92.45
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AS-BUILT DRAWINGS

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1-21-04
Konstantine Bakintas, PE



NO.	REVISIONS	DATE
9	CHANGE GRADING & PRIVATE SD PER CLIENT	08/12/03
8	ADD 60' CANOPY PER CLIENT	07/17/03
7	INCORPORATE CLIENT COMMENTS	03/20/03
6	ADJUST SIDEWALK ALIGNMENT ALONG ARAPAHO	02/24/03

DESIGNED:	DRAWN:	CHECKED:	DATE:
DAH	DAH	KB	08/15/00

SITE PAVING PLAN

RaceTrac Service Station #646
On-Site Improvements
Marsh Ln. & Arapaho Rd.
Addison, Texas



BHB PROJECT NO:
2002.015.000

SHEET NO:
C-5 of 9C

Portion of
Block 1
Belt Line/Marsh Business Park
Volume 81060, Page 170
D.R.D.C.T.

Remainder of
A. Lee Pfluger Children's Trust
Volume 95134, Page 2868
D.R.D.C.T.

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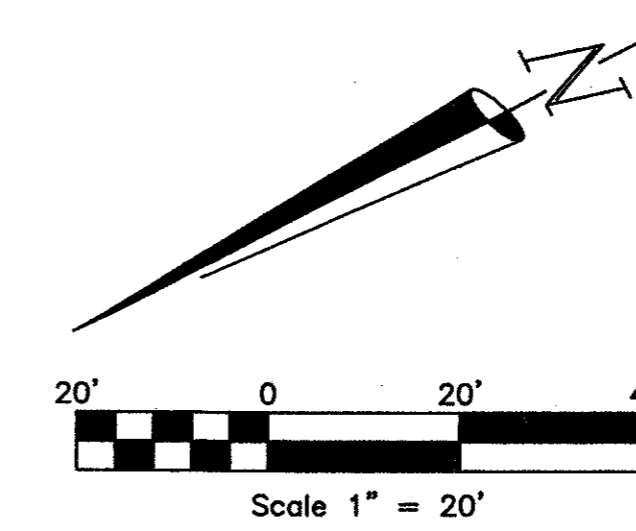
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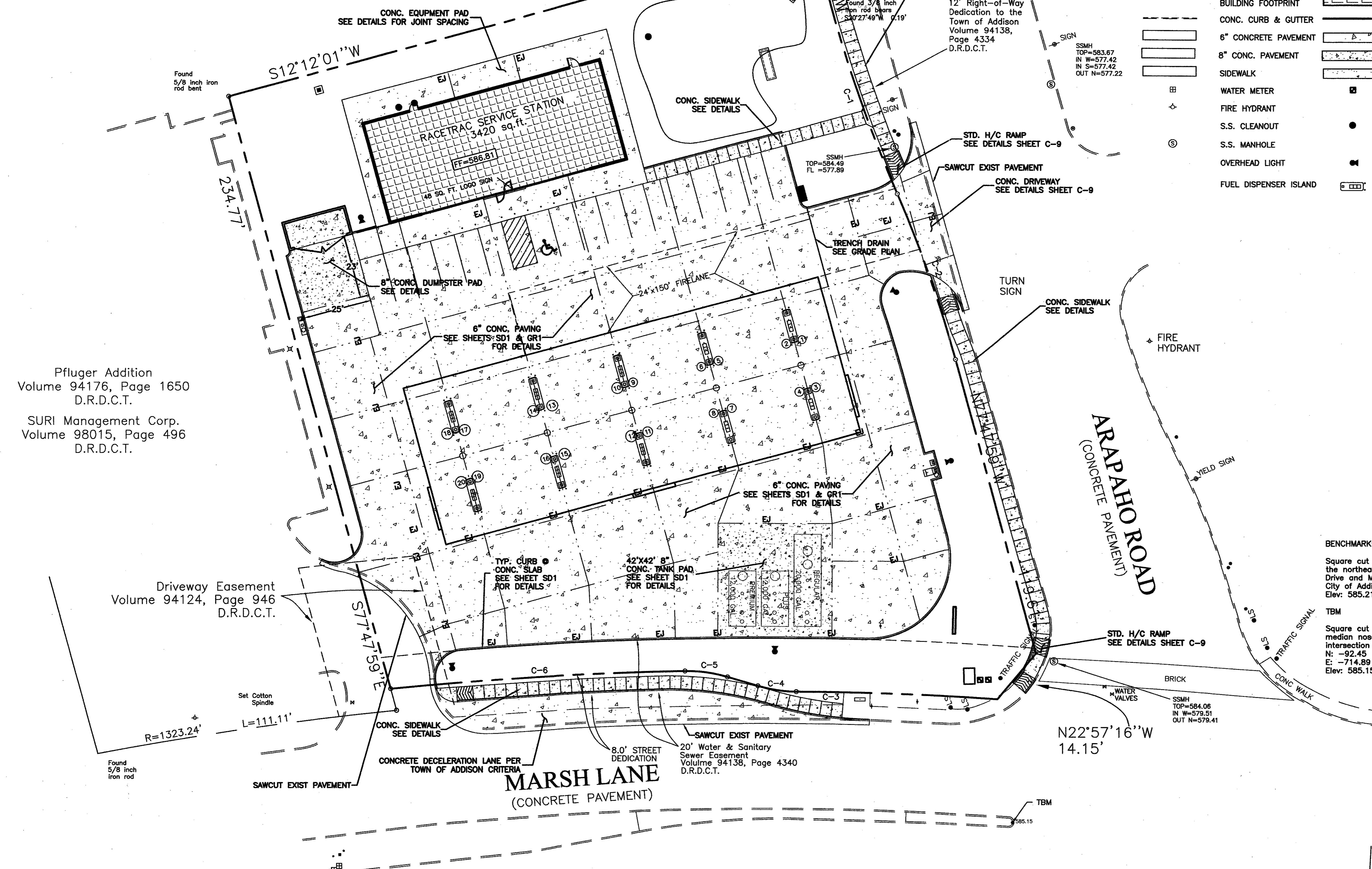
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Pfluger Addition
Volume 94176, Page 1650
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Konstantine Bakintas, PE

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DESIGNED: DAH
DRAWN: DAH
CHECKED: KB
DATE: 08/15/00

SITE PAVING PLAN

RaceTrac Service Station #646
On-Site Improvements

Marsh Ln. & Arapaho Rd.
Addison, Texas

BHB PROJECT NO:
2002.015.000

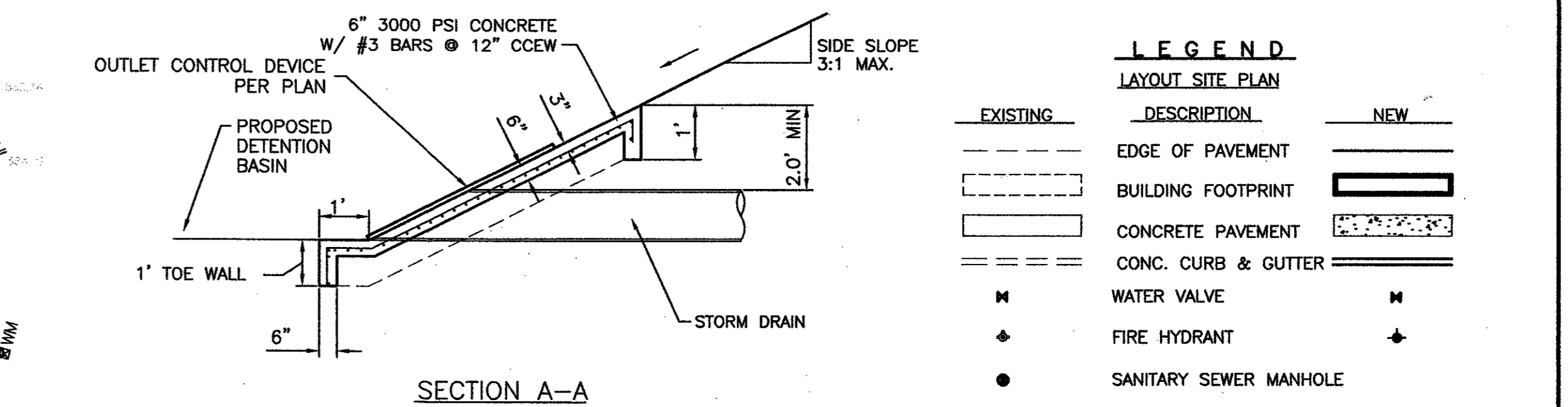
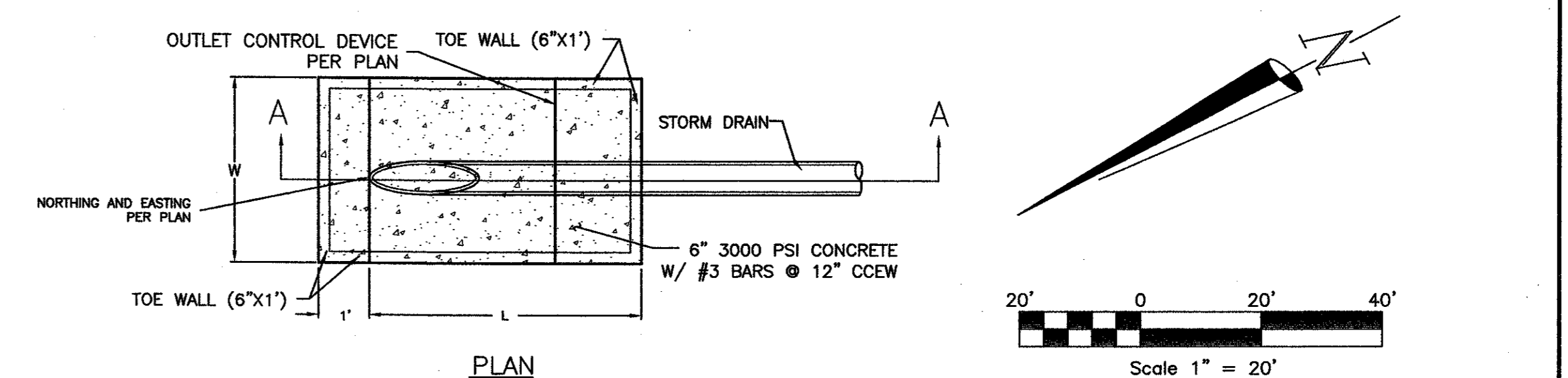
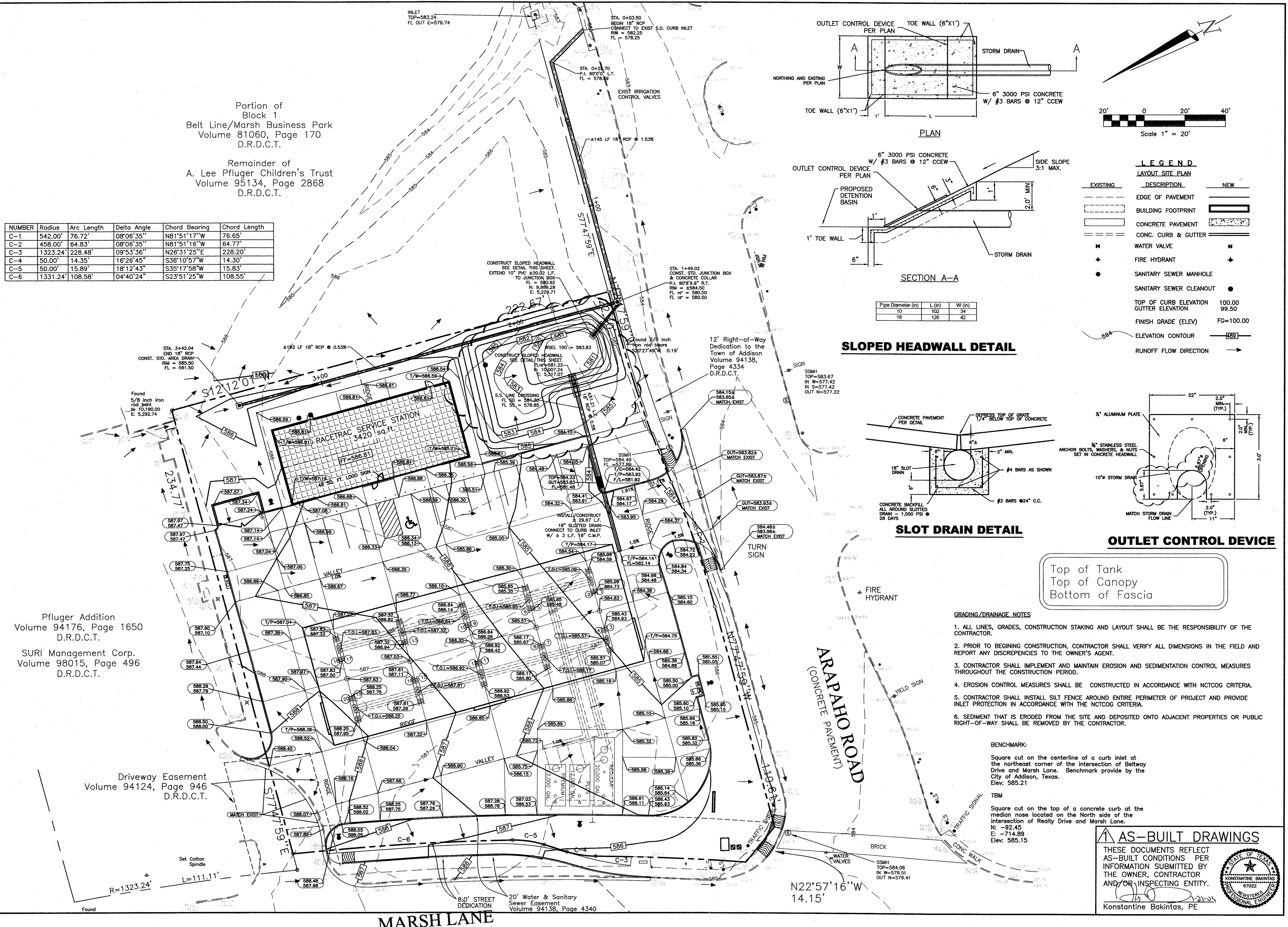
SHEET NO:
C-5 of 9C

DRAWING FILE: E:\2002.000.000\2002.015.000.dwg PAVING PLAN.DWG

Portion of Block 1
Belt Line/Marsh Business Park
Volume 81060, Page 170
D.R.D.C.T.

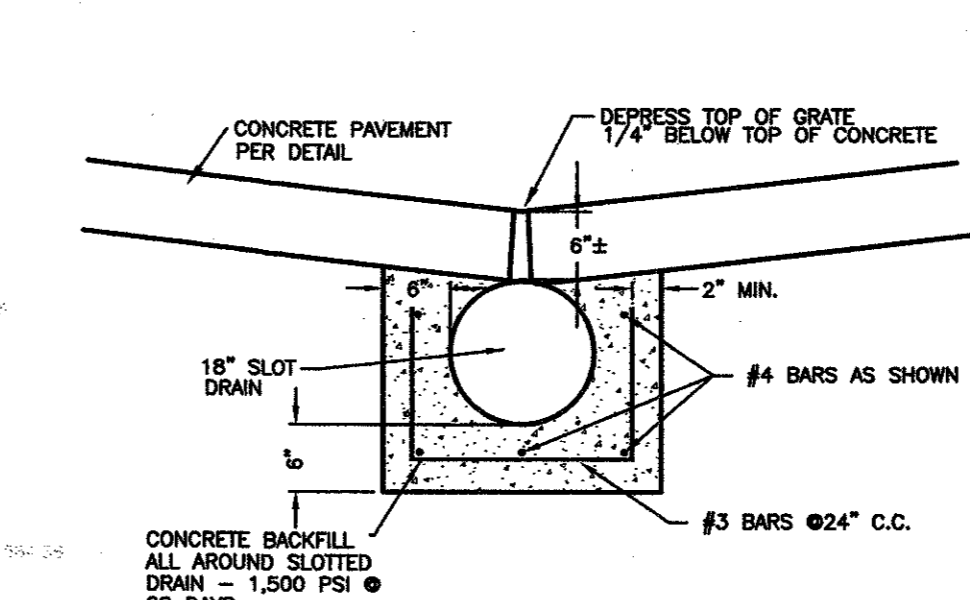
Remainder of
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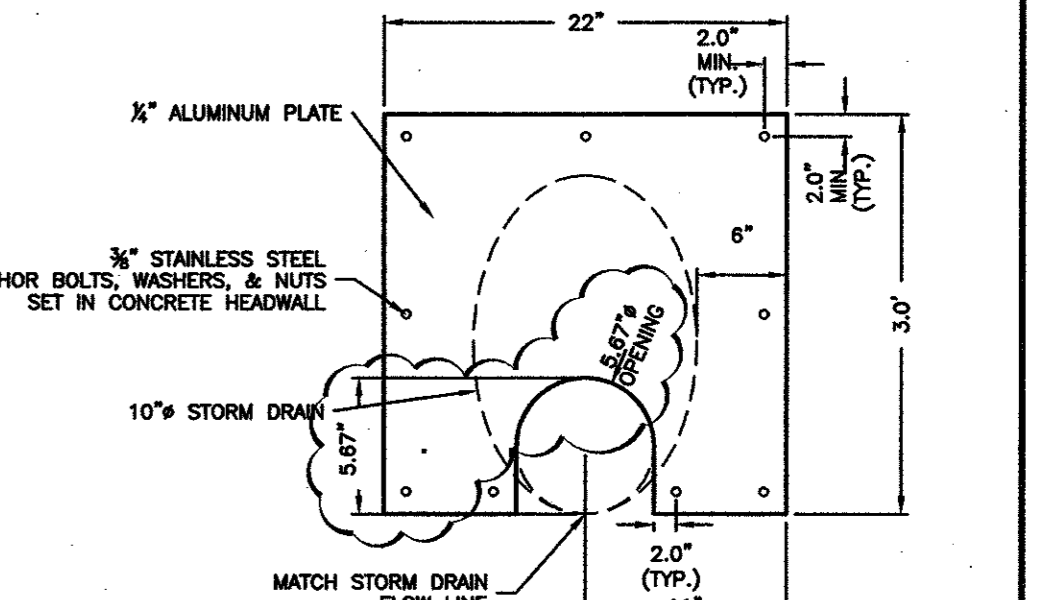


Pipe Diameter (in)	L (in)	W (in)
10	102	34
18	126	42

SLOPED HEADWALL DETAIL



SLOT DRAIN DETAIL



OUTLET CONTROL DEVICE

Top of Tank
Top of Canopy
Bottom of Fascia

GRADING/DRAINAGE NOTES

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Tel: (817) 338-1277 Fax: (817) 338-6268 E-Mail: baird@bhinc.com

NO.	REVISIONS	DATE
7	ADJUST GRADES PER CLIENT COMMENTS	08/12/03
6	ADD 60' CANOPY PER CLIENT	07/17/03
5	ADD INLET CONTROL DEVICE	03/20/03
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DESIGNED: DAH
DRAWN: DAH
CHECKED: KB
DATE: 08/15/00

GRADING/DRAINAGE PLAN
RaceTrac Service Station #646
On-Site Improvements
Marsh Ln. & Arapaho Rd.
Addison, Texas

BHP PROJECT NO:
2002.015.000

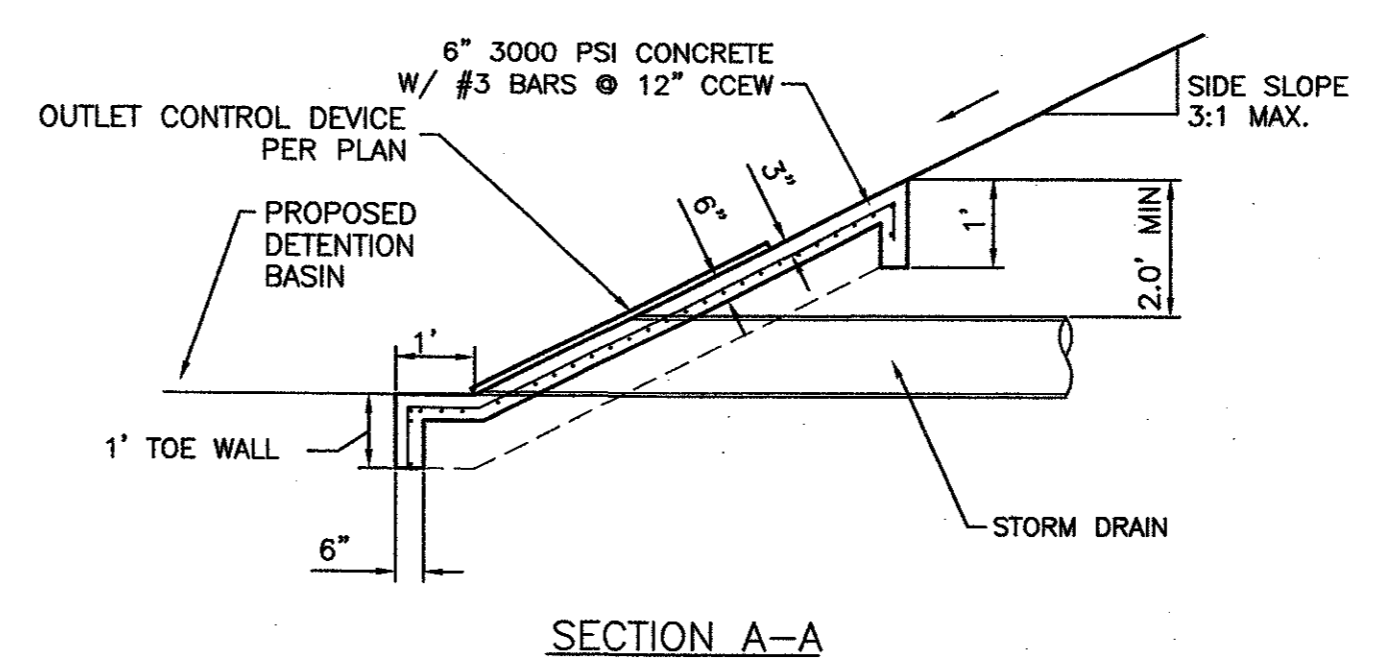
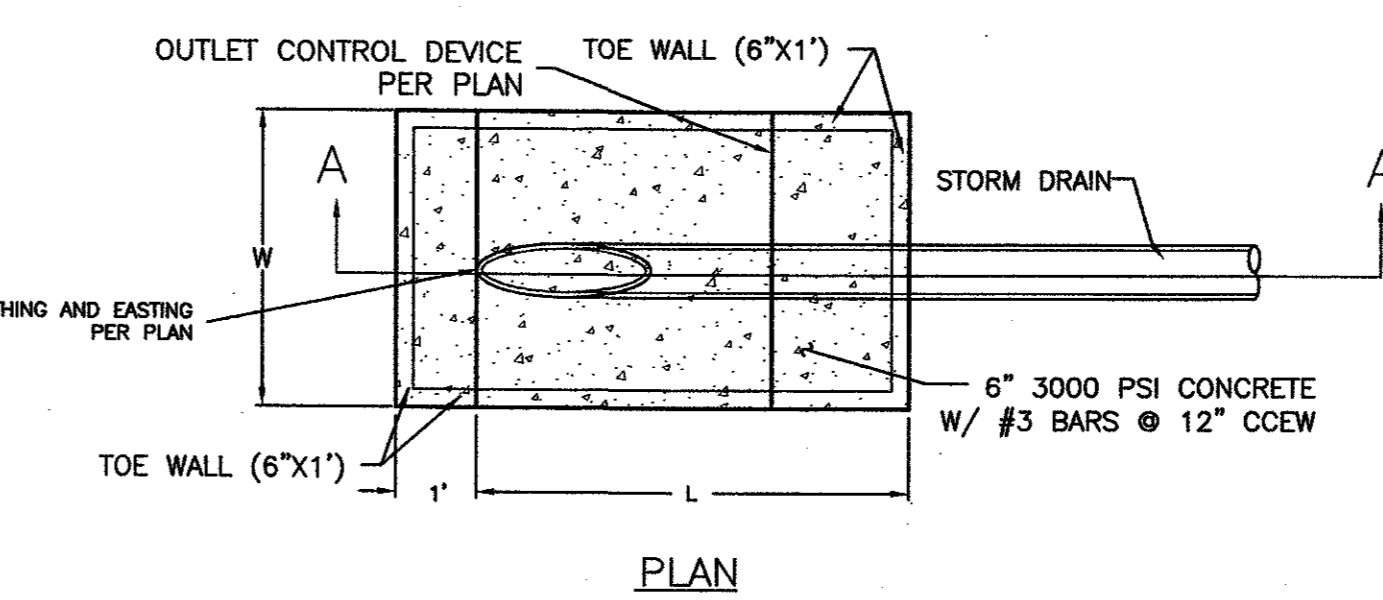
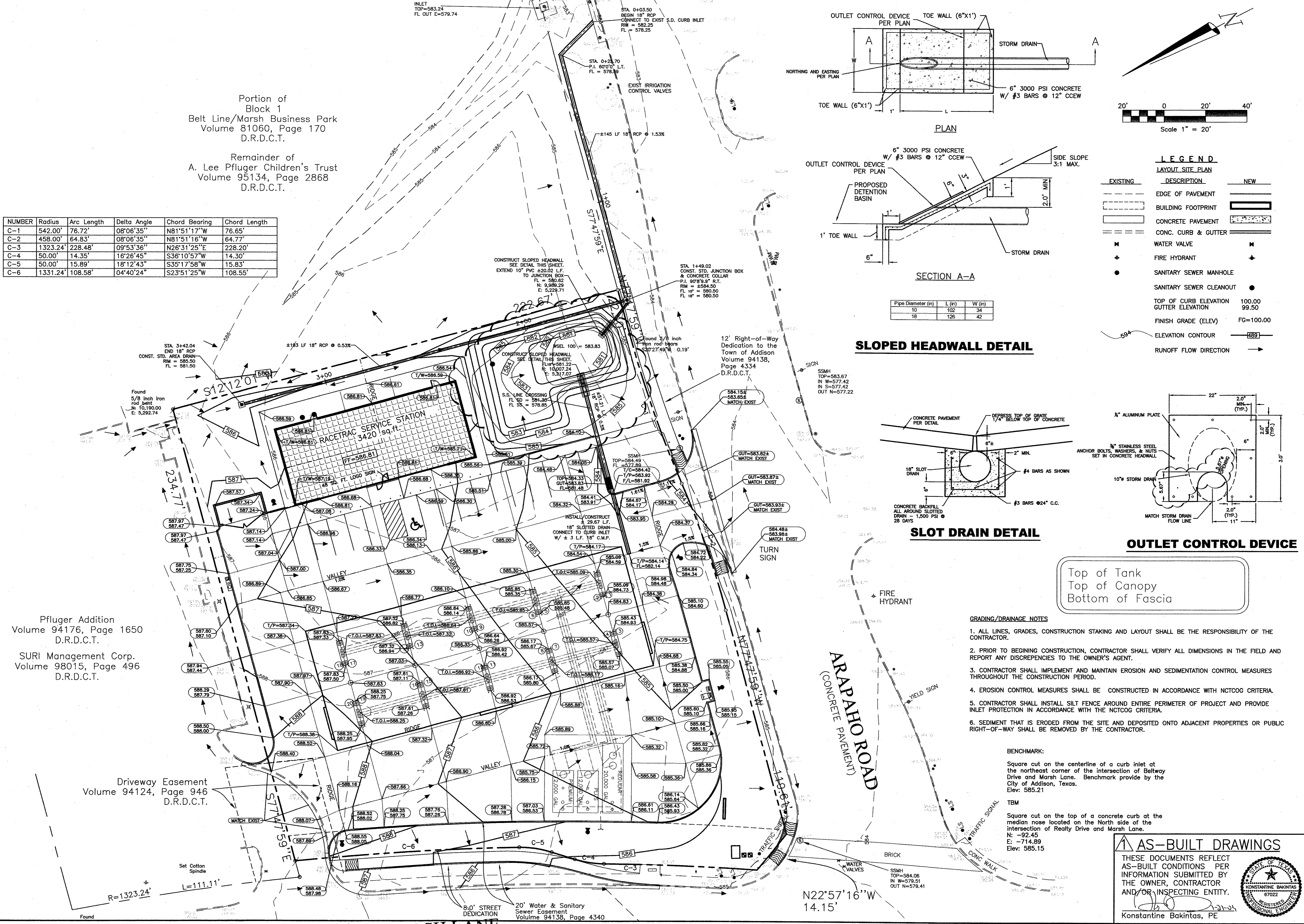
SHEET NO:
C-6 of 9C

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Portion of Block 1
Belt Line/Marsh Business Park
Volume 81060, Page 170
D.R.D.C.T.

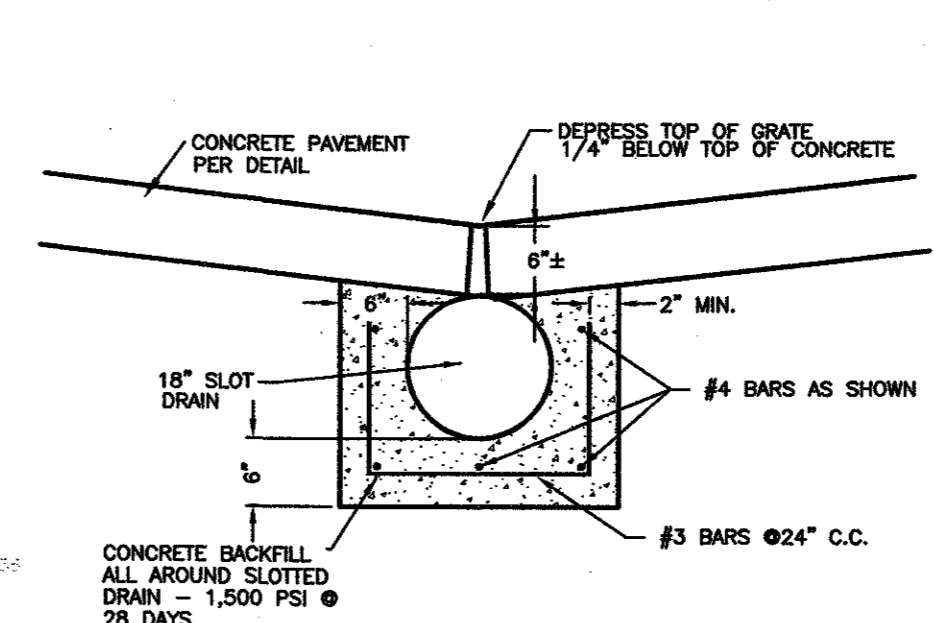
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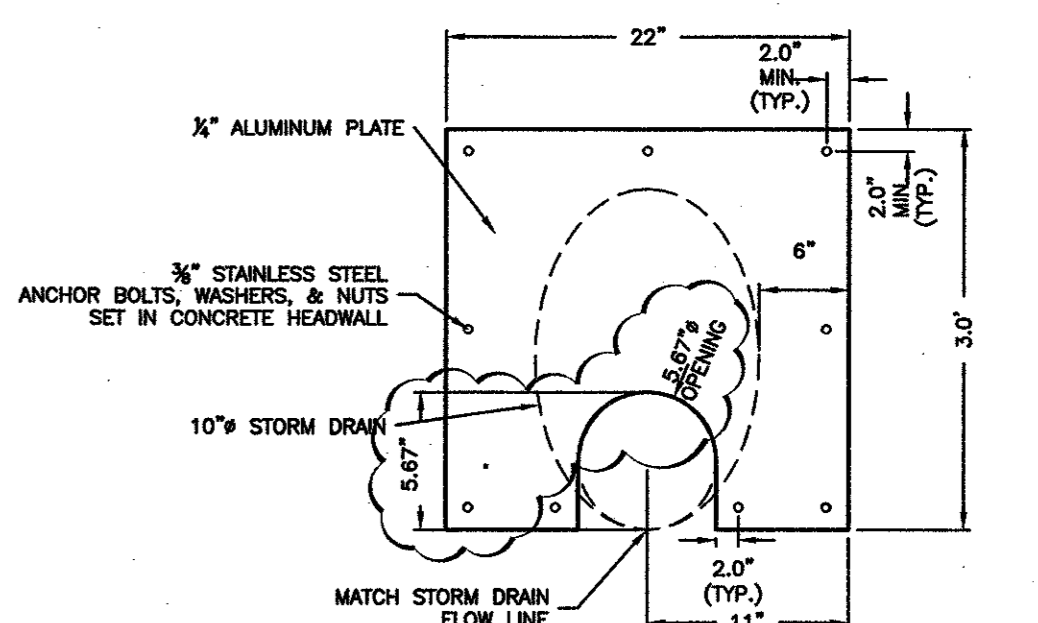


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Top of Tank
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NO.	REVISIONS	DATE
7	ADJUST GRADES PER CLIENT COMMENTS	08/12/03
6	ADD 60' CANOPY PER CLIENT	07/17/03
5	ADD INLET CONTROL DEVICE	03/20/03
4	REALTY DRIVE CHANGED TO ARAPAHO ROAD	02/03/03

DESIGNED: DAH
CHECKED: KB
DRAWN: DAH
DATE: 08/15/00

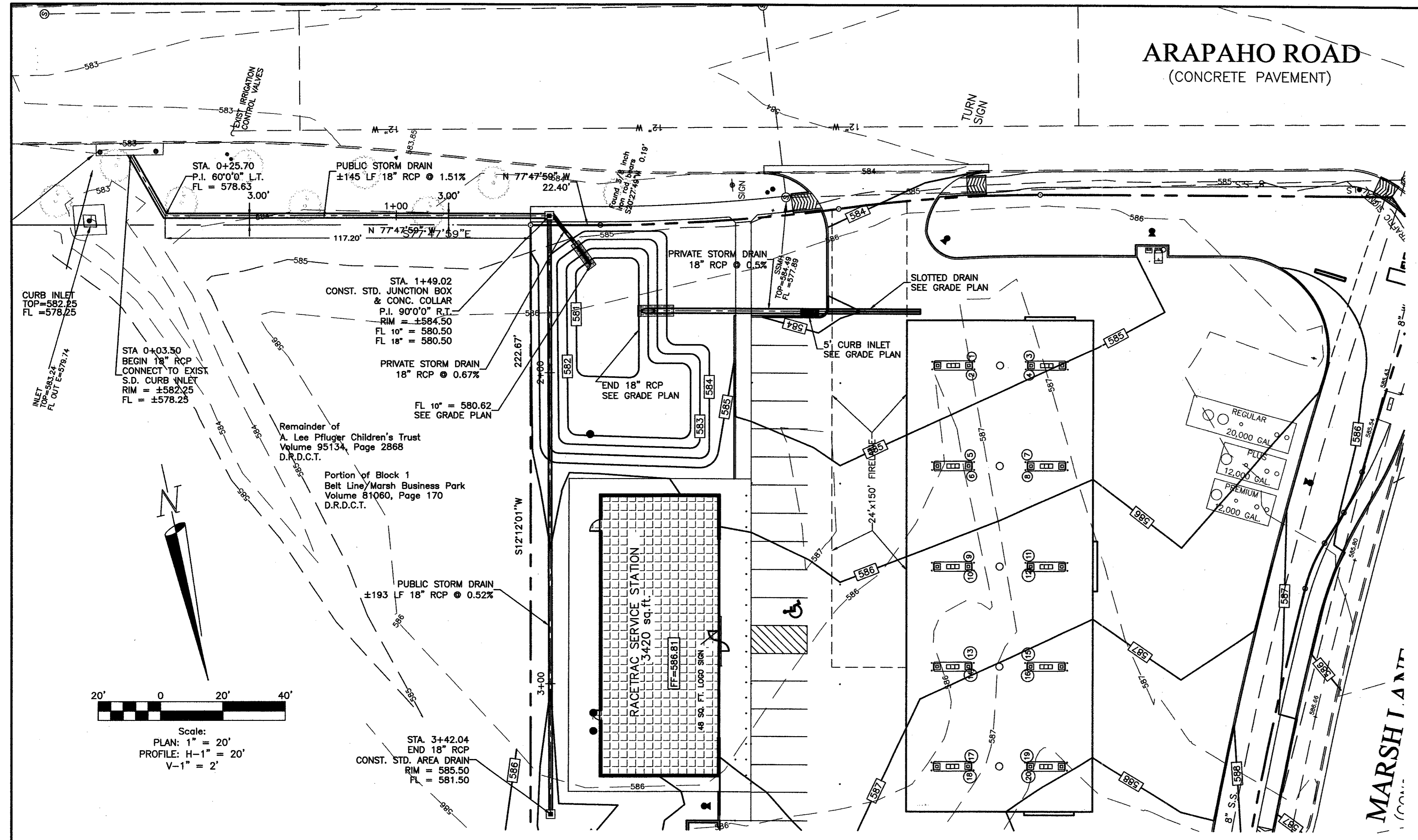
GRADING/DRAINAGE PLAN
RaceTrac Service Station #646
On-Site Improvements
Marsh Ln. & Arapaho Rd.
Addison, Texas

BHB PROJECT NO:
2002.015.000

SHEET NO:
C-6 of 9C

DRAWING FILE: E:\2002.000.000\2002.015.000.dwg\GRADE_PLAN.DWG

ARAPAHO ROAD (CONCRETE PAVEMENT)



LEGEND

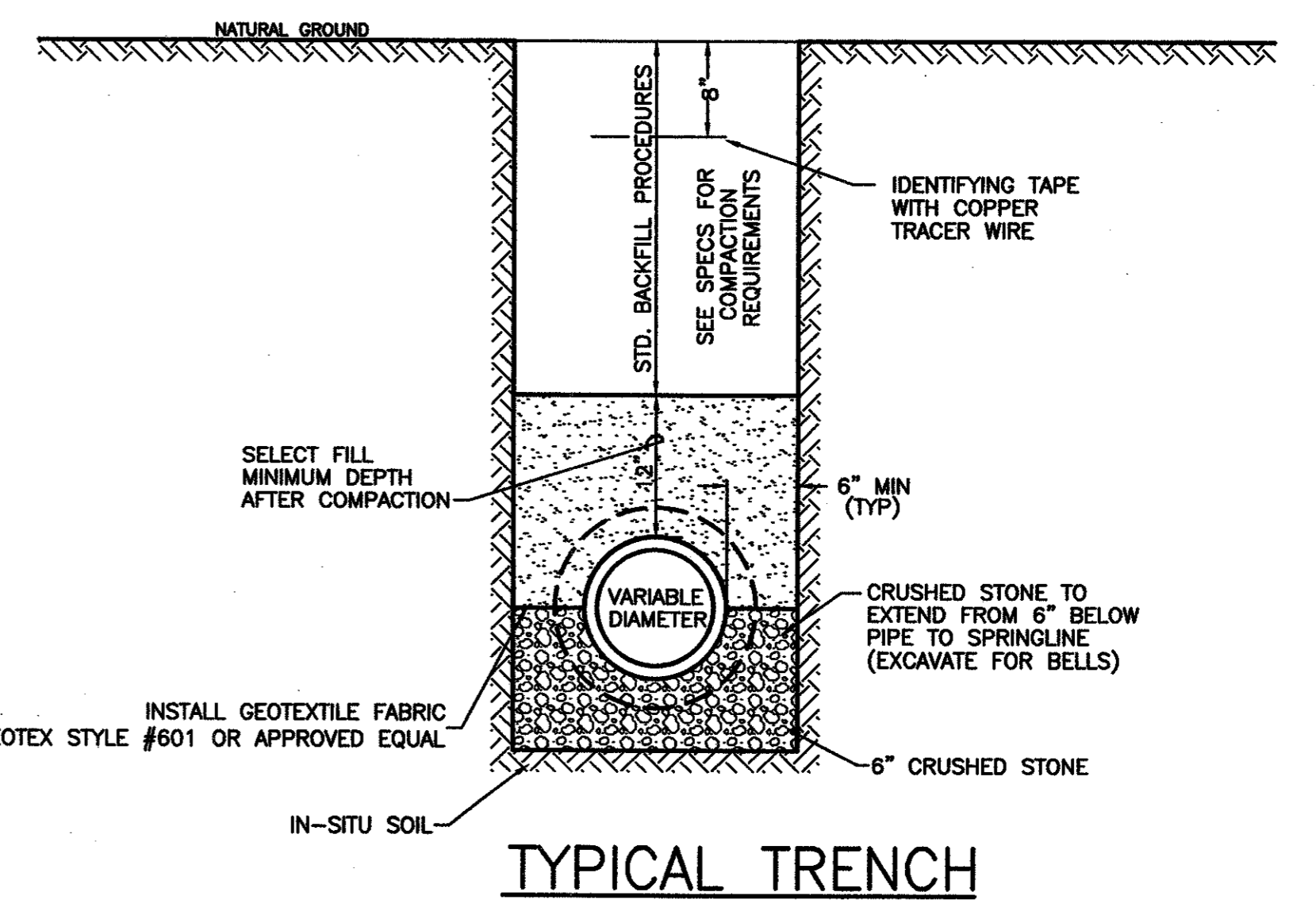
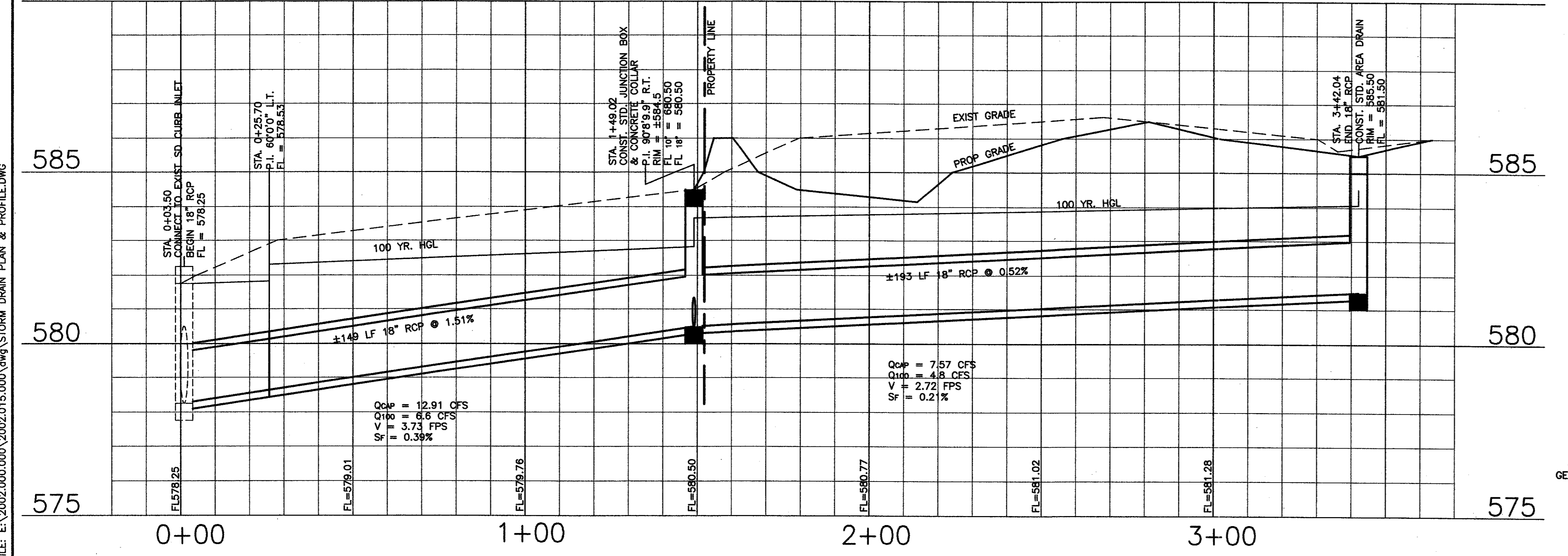
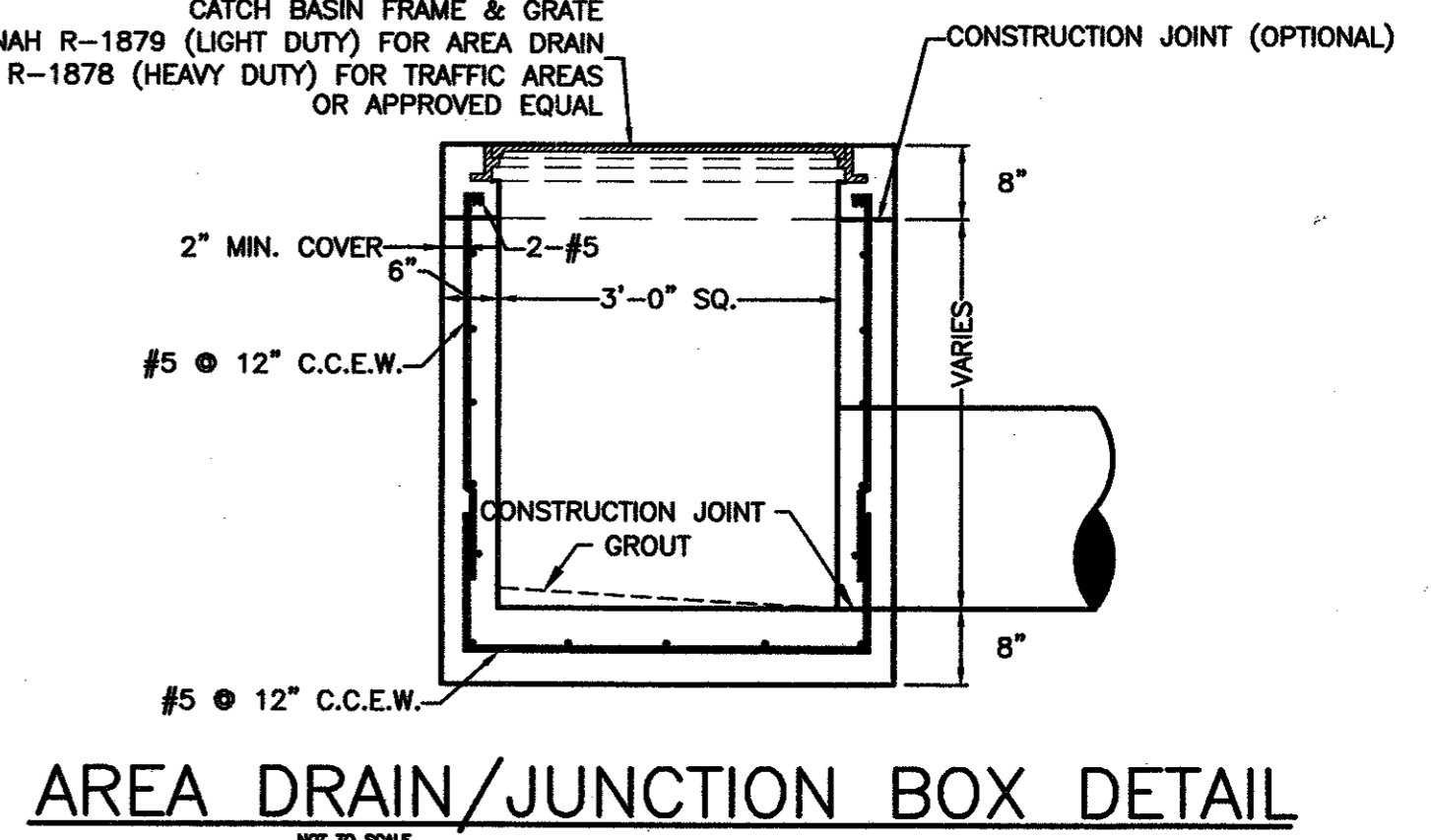
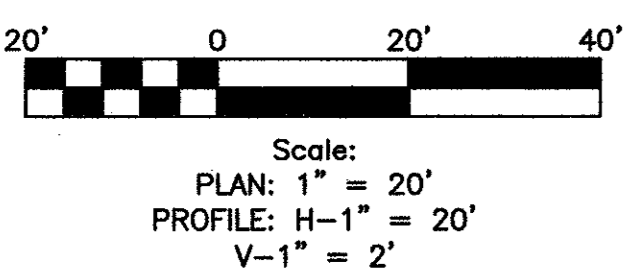
EXISTING	DESCRIPTION	NEW
[Symbol]	EDGE OF PAVEMENT	[Symbol]
[Symbol]	BUILDING FOOTPRINT	[Symbol]
[Symbol]	CONCRETE PAVEMENT	[Symbol]
[Symbol]	CONC. CURB & GUTTER	[Symbol]
[Symbol]	WATER VALVE	[Symbol]
[Symbol]	FIRE HYDRANT	[Symbol]
[Symbol]	SANITARY SEWER MANHOLE	[Symbol]
[Symbol]	SANITARY SEWER CLEANOUT	[Symbol]
[Symbol]	TOP OF CURB ELEVATION	100.00
[Symbol]	GUTTER ELEVATION	99.50
[Symbol]	FINISH GRADE (ELEV)	FG=100.00
[Symbol]	ELEVATION CONTOUR	[Symbol]
[Symbol]	RUNOFF FLOW DIRECTION	[Symbol]

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NO.	REVISIONS	DATE
7	ADJUST GRADING & PRIVATE SD PER CLIENT	08/12/03
6	ADD 60" CANOPY PER CLIENT	07/17/03
5	ADD FILTER FABRIC TO TRENCH DETAIL	03/20/03
4	REALTY DRIVE CHANGED TO ARAPAHO ROAD	02/03/03

DESIGNED: DAH
 DRAWN: DAH
 CHECKED: KB
 DATE: 08/15/00

STORM DRAIN PLAN & PROFILE

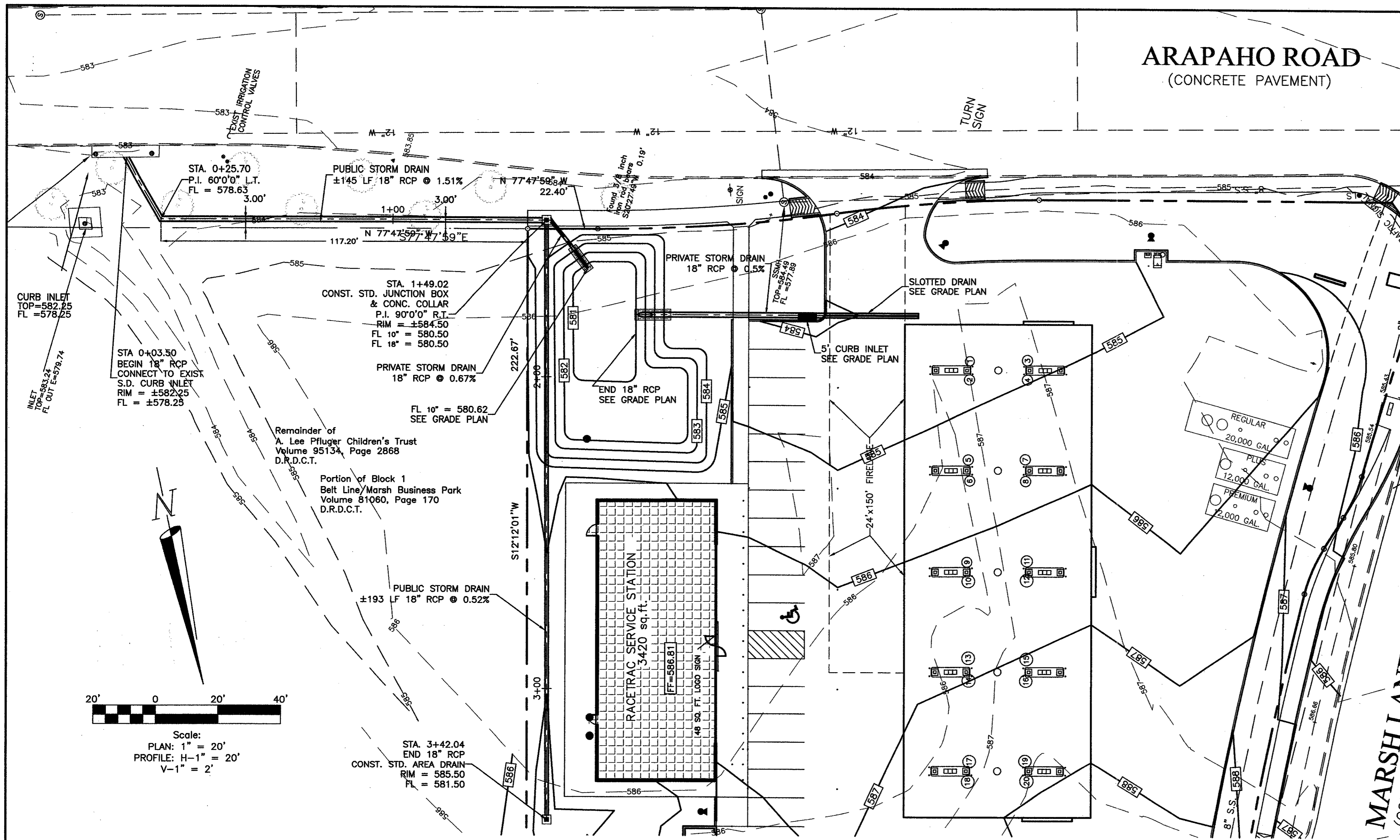
RaceTrac Service Station #646

On-Site Improvements

Marsh Ln. & Arapaho Rd.
 Addison, Texas

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ARAPAHO ROAD
(CONCRETE PAVEMENT)



LEGEND

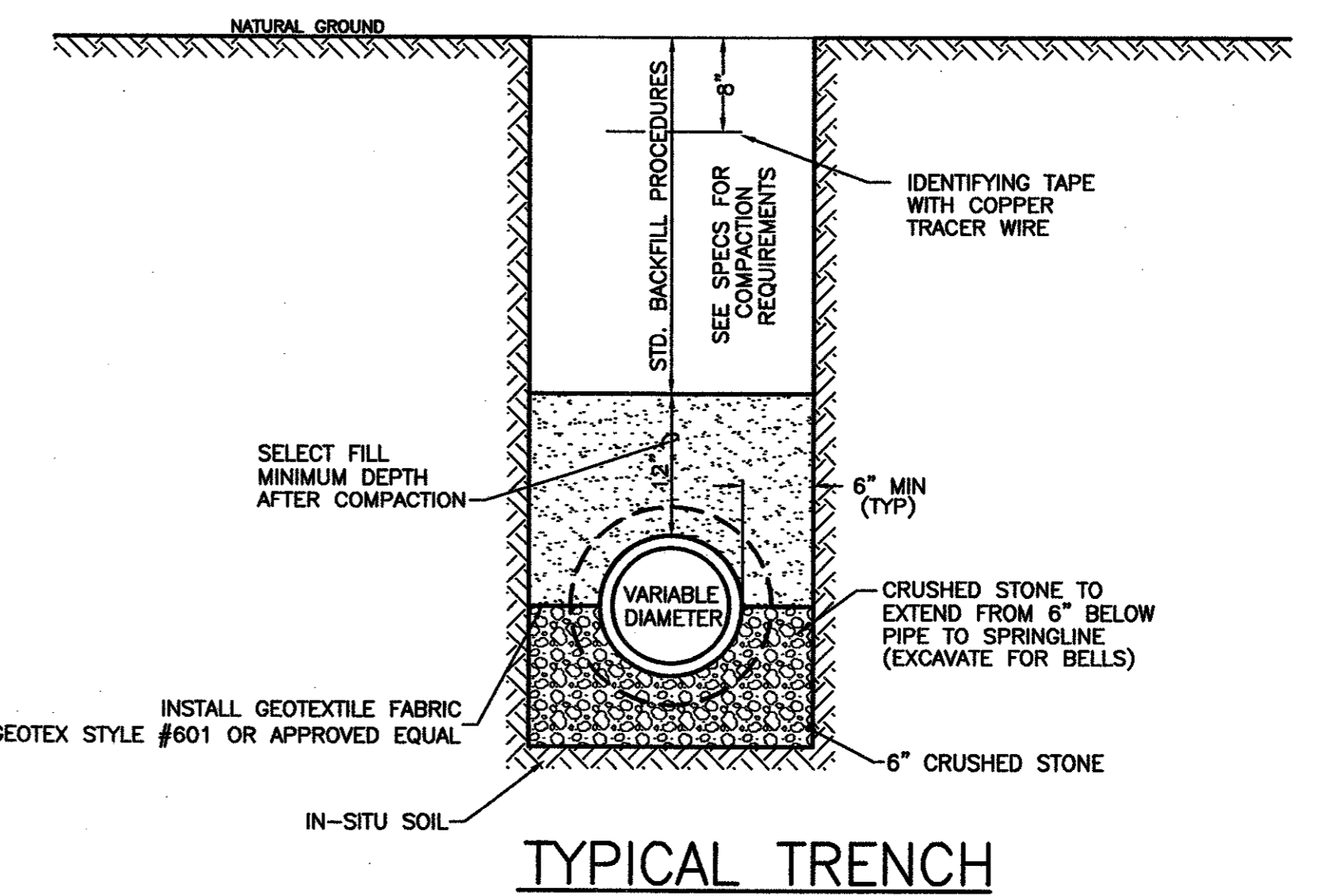
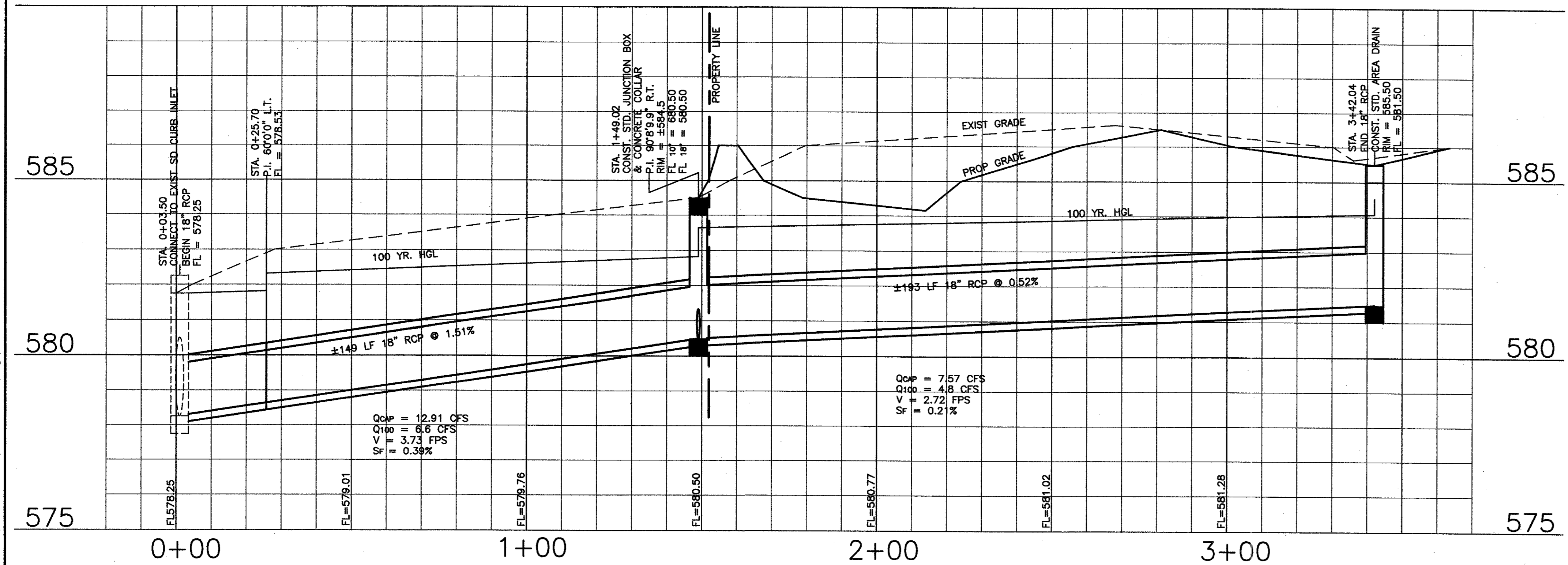
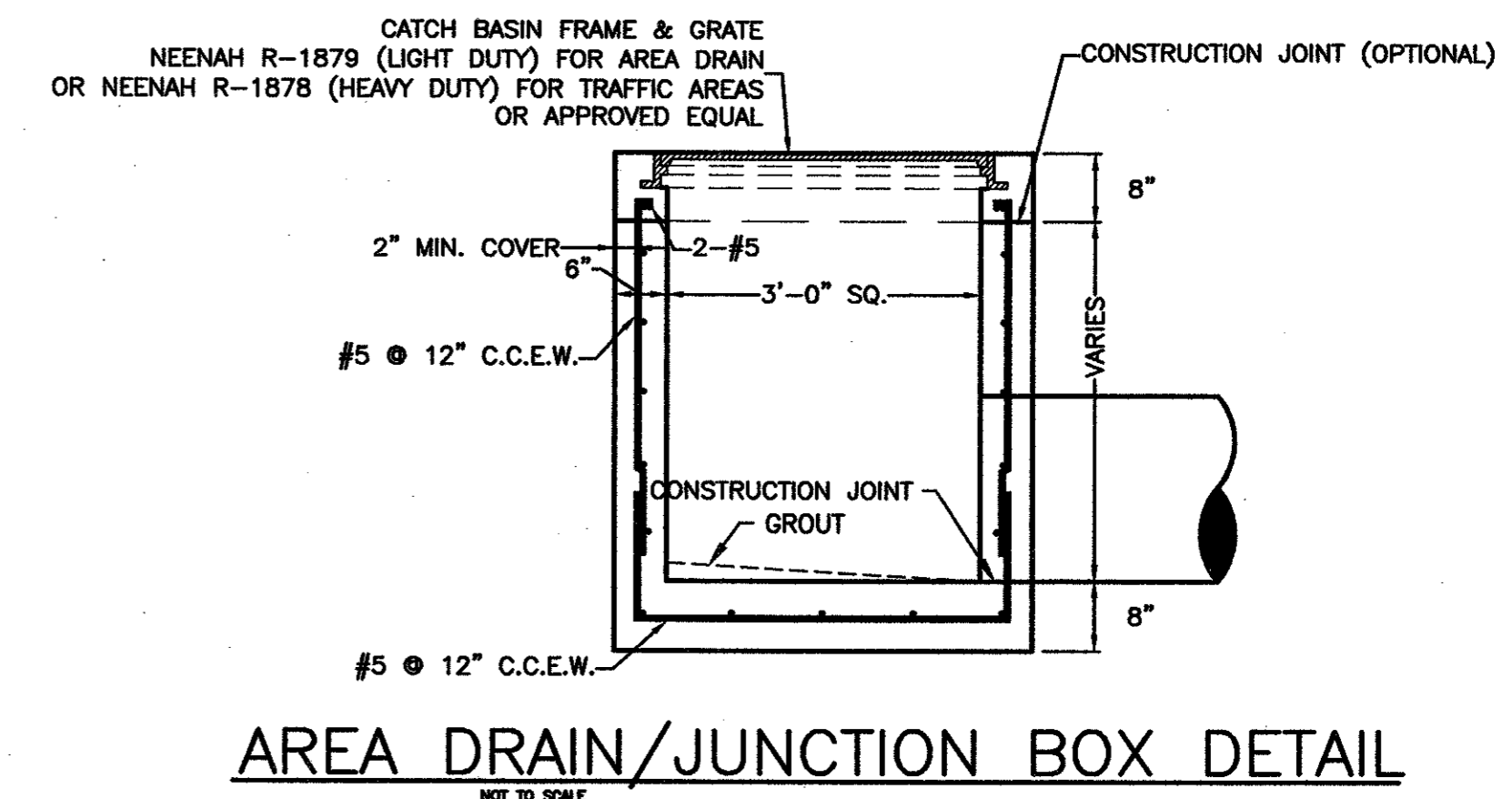
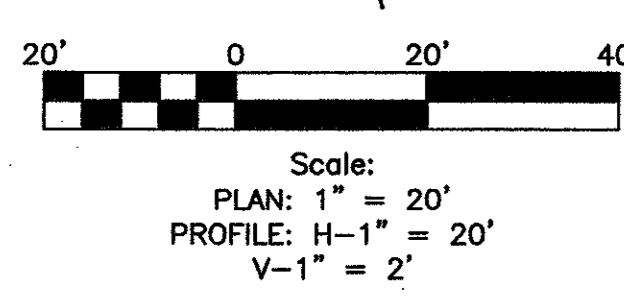
EXISTING	DESCRIPTION	NEW
---	EDGE OF PAVEMENT	---
---	BUILDING FOOTPRINT	---
---	CONCRETE PAVEMENT	---
---	CONC. CURB & GUTTER	---
+	WATER VALVE	+
+	FIRE HYDRANT	+
○	SANITARY SEWER MANHOLE	○
○	SANITARY SEWER CLEANOUT	○
○	TOP OF CURB ELEVATION	100.00
○	GUTTER ELEVATION	99.50
○	FINISH GRADE (ELEV)	FG=100.00
---	ELEVATION CONTOUR	---
---	RUNOFF FLOW DIRECTION	---

- GRADING/DRAINAGE NOTES**
- ALL LINES, GRADES, CONSTRUCTION STAKING AND LAYOUT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
 - PRIOR TO BEGINNING CONSTRUCTION, CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE OWNER'S AGENT.
 - CONTRACTOR SHALL IMPLEMENT AND MAINTAIN EROSION AND SEDIMENTATION CONTROL MEASURES THROUGHOUT THE CONSTRUCTION PERIOD.
 - EROSION CONTROL MEASURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH NCTCOG CRITERIA.
 - CONTRACTOR SHALL INSTALL SILT FENCE AROUND ENTIRE PERIMETER OF PROJECT AND PROVIDE INLET PROTECTION IN ACCORDANCE WITH THE NCTCOG CRITERIA.
 - SEDIMENT THAT IS ERODED FROM THE SITE AND DEPOSITED ONTO ADJACENT PROPERTIES OR PUBLIC RIGHT-OF-WAY SHALL BE REMOVED BY THE CONTRACTOR.

AS-BUILT DRAWINGS

THESE DOCUMENTS REFLECT AS-BUILT CONDITIONS PER INFORMATION SUBMITTED BY THE OWNER, CONTRACTOR AND/OR INSPECTING ENTITY.

Konstantine Bakintas, PE



RaceTrac Petroleum, Inc.
300 Technology Ct.
Symons, GA 30082
Contact: Julie Diamond
(770) 431-7600 x1129

Baird, Hampton & Brown, Inc.
Engineering & Surveying
308 W. 7th St., Ste. 800, Fort Worth, TX 76102 (817) 338-4277
www.bhb.com

NO.	REVISIONS	DATE	DESIGNED:	CHECKED:	DATE:
7	ADJUST GRADING & PRIVATE SD PER CLIENT	08/12/03	DAH	KB	08/15/00
6	ADD 60" CANOPY PER CLIENT	07/17/03	DAH	KB	
5	ADD FILTER FABRIC TO TRENCH DETAIL	03/20/03	DAH	KB	
4	REALTY DRIVE CHANGED TO ARAPAHO ROAD	02/03/03	DAH	KB	

STORM DRAIN PLAN & PROFILE

RaceTrac Service Station #646

On-Site Improvements

Marsh Ln. & Arapaho Rd.
Addison, Texas

DRAWING FILE: E:\2002.000.000\2002.015.000.dwg \STORM DRAIN PLAN & PROFILE.DWG

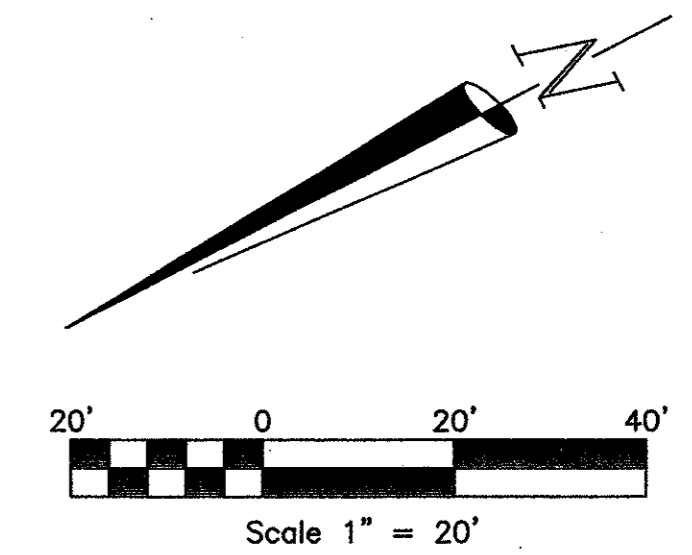
Portion of
Block 1
Belt Line/Marsh Business Park
Volume 81060, Page 170
D.R.D.C.T.

Remainder of
A. Lee Pfluger Children's Trust
Volume 95134, Page 2868
D.R.D.C.T.

NUMBER	Radius	Arc Length	Delta Angle	Chord Bearing	Chord Length
C-1	542.00'	76.72'	08°06'35"	N81°51'17"W	76.65'
C-2	458.00'	64.83'	08°06'35"	N81°51'16"W	64.77'
C-3	1323.24'	228.48'	09°53'36"	N26°31'25"E	228.20'
C-4	50.00'	14.35'	16°26'45"	S36°10'57"W	14.30'
C-5	50.00'	15.89'	18°12'43"	S35°17'58"W	15.83'
C-6	1331.24'	108.58'	04°40'24"	S23°51'25"W	108.55'

UTILITY NOTES

1. ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH CURRENT NCTCOG CRITERIA.
2. EXISTING UTILITY DATA IS PROVIDED FOR INFORMATION ONLY. ALTHOUGH THIS DATA IS SHOWN AS ACCURATELY AS POSSIBLE, THE CONTRACTOR IS CAUTIONED THAT THE CITY AND THE ENGINEER NEITHER ASSUMES NOR IMPLIES ANY RESPONSIBILITY FOR THE ACCURACY OF THIS DATA.
3. THE CONTRACTOR IS TO VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
4. CONTRACTOR SHALL COORDINATE AND PAY FOR ALL UTILITY WORK TO BE DONE BY CITY FORCES AND/OR FRANCHISE UTILITY COMPANIES.
5. REFER TO THE ELECTRICAL SITE PLAN FOR ELECTRIC POWER LINES AND ADDITIONAL SITE UTILITY WORK.
6. REFER TO THE LANDSCAPE AND IRRIGATION PLANS FOR PIPE SLEEVES AND ADDITIONAL SITE UTILITY WORK.



LEGEND

EXISTING	DESCRIPTION	NEW
	EDGE OF PAVEMENT	
	BUILDING FOOTPRINT	
	CONC. CURB & GUTTER	
	CONCRETE PAVEMENT	
	ASPHALT PAVEMENT	
	WATER VALVE	
	WATER METER	
	FIRE HYDRANT	
	S.S. CLEANOUT	

BENCHMARK:
Square cut on the centerline of a curb inlet at the northeast corner of the intersection of Beltway Drive and Marsh Lane. Benchmark provide by the City of Addison, Texas. Elev: 585.21

TBM
Square cut on the top of a concrete curb at the median nose located on the North side of the intersection of Realty Drive and Marsh Lane.
N: -92.45
E: -714.89
Elev: 585.15

AS-BUILT DRAWINGS

THESE DOCUMENTS REFLECT AS-BUILT CONDITIONS PER INFORMATION SUBMITTED BY THE OWNER, CONTRACTOR AND/OR INSPECTING ENTITY.

Konstantine Bakintas
Konstantine Bakintas, PE

RaceTrac Petroleum, Inc.
300 Technology Ct.
Arlington, TX 76010
Contractors
(770) 431-7800 X1129

Baird, Hampton & Brown, Inc.
Engineering & Surveying
309 W. 7th St., Ste. 300 Ft. Worth, TX 76102
Tel: (817) 558-1277 Fax: (817) 558-6242 E-mail: info@bhbc.com

UTILITY PLAN

NO.	REVISIONS	DATE
7	CHANGE GRADING & PRIVATE SD PER CLIENT	08/12/03
6	ADD 60' CANOPY & REMOVE HOSE BIBS	07/17/03
5	CHANGE WATER SERVICE BOXES PER CITY	03/20/03
4	REALTY DRIVE CHANGED TO ARAPAHO ROAD	02/03/03

DESIGNED:	DRAWN:	CHECKED:	DATE:
DAH	DAH	KB	06/15/00

UTILITY PLAN

RaceTrac Service Station #646
On-Site Improvements

Marsh Ln. & Arapaho Rd.
Addison, Texas

BHB PROJECT NO:
2002.015.000

SHEET NO:
C-8 of 9C

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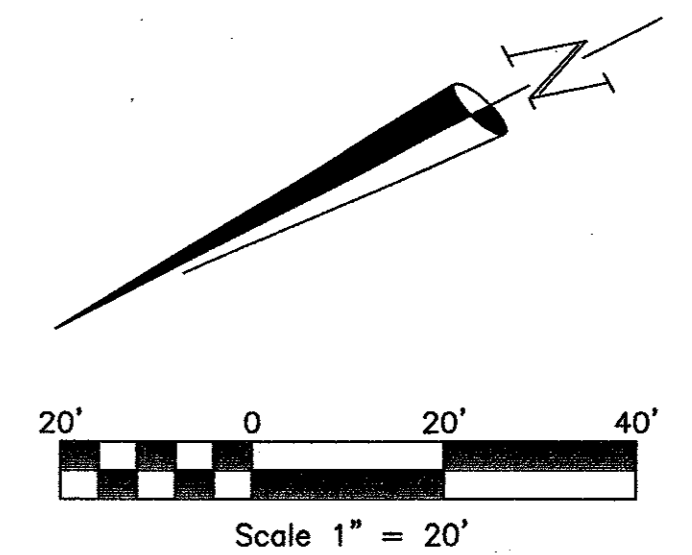
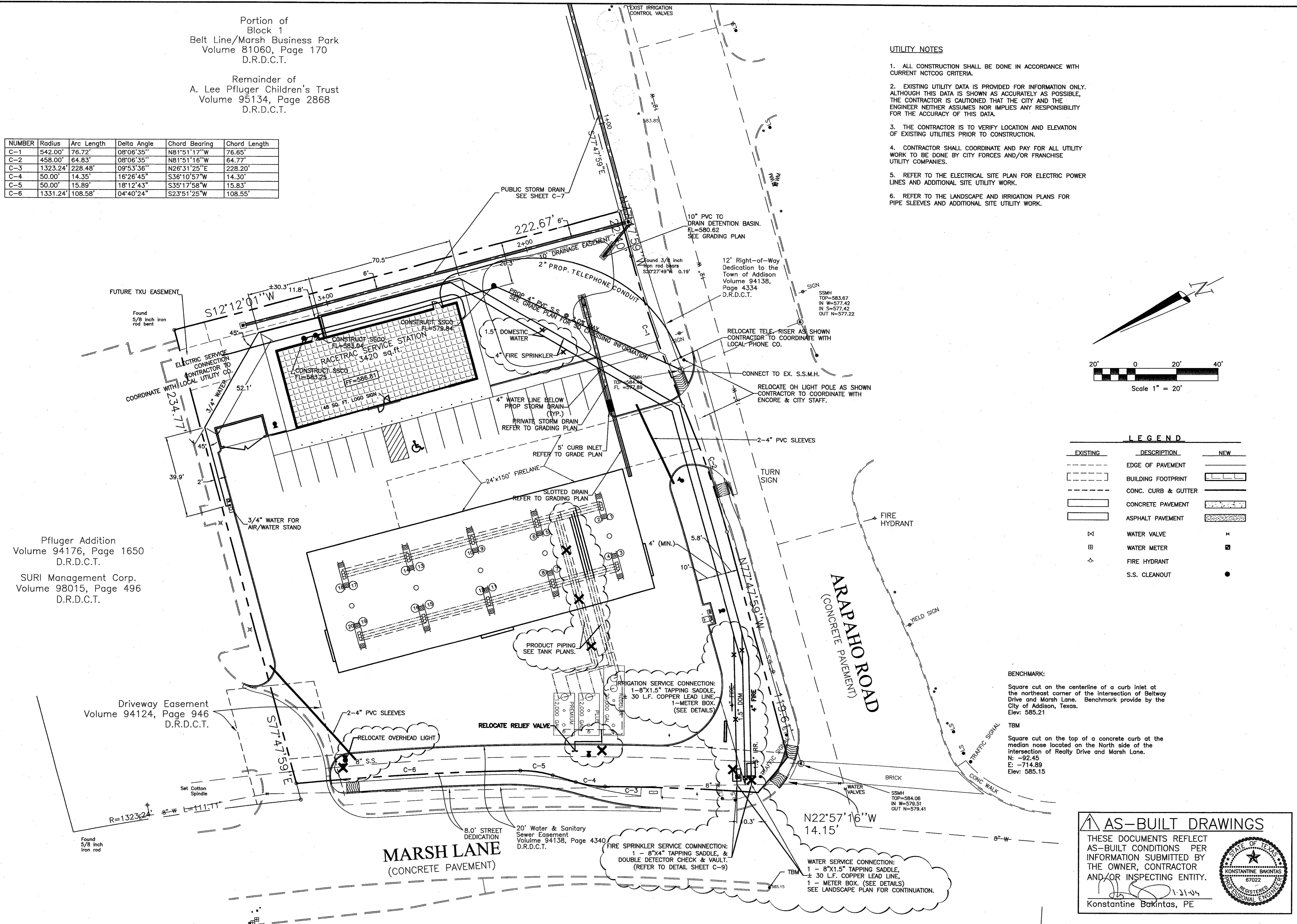
Portion of
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LEGEND

EXISTING	DESCRIPTION	NEW
---	EDGE OF PAVEMENT	---
---	BUILDING FOOTPRINT	---
---	CONC. CURB & GUTTER	---
---	CONCRETE PAVEMENT	---
---	ASPHALT PAVEMENT	---
⊗	WATER VALVE	⊗
⊕	WATER METER	⊕
⊙	FIRE HYDRANT	⊙
•	S.S. CLEANOUT	•

BENCHMARK:
Square cut on the centerline of a curb inlet at the northeast corner of the intersection of Beltway Drive and Marsh Lane. Benchmark provide by the City of Addison, Texas. Elev: 585.21

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AS-BUILT DRAWINGS

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Konstantine Bakintas, PE

Pfluger Addition
Volume 94176, Page 1650
D.R.D.C.T.

SURI Management Corp.
Volume 98015, Page 496
D.R.D.C.T.

Driveway Easement
Volume 94124, Page 946
D.R.D.C.T.

MARSH LANE
(CONCRETE PAVEMENT)

ARAPAHO ROAD
(CONCRETE PAVEMENT)

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UTILITY PLAN

NO.	REVISIONS	DATE
7	CHANGE GRADING & PRIVATE SD PER CLIENT	08/12/03
6	ADD 60' CANOPY & REMOVE HOSE BIBS	07/17/03
5	CHANGE WATER SERVICE BOXES PER CITY	03/20/03
4	REALTY DRIVE CHANGED TO ARAPAHO ROAD	02/03/03

DESIGNED: DAH
DRAWN: DAH
CHECKED: KB
DATE: 08/15/00

RaceTrac Service Station #646
On-Site Improvements

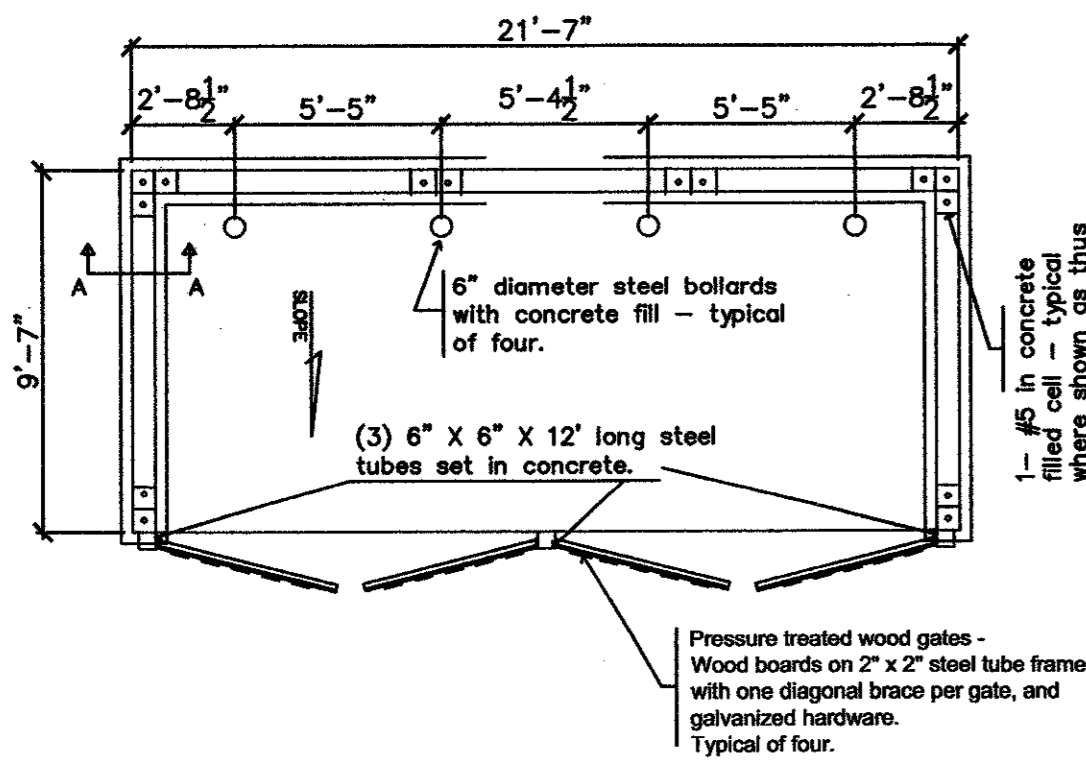
Marsh Ln. & Arapaho Rd.
Addison, Texas

BHB PROJECT NO:
2002.015.000

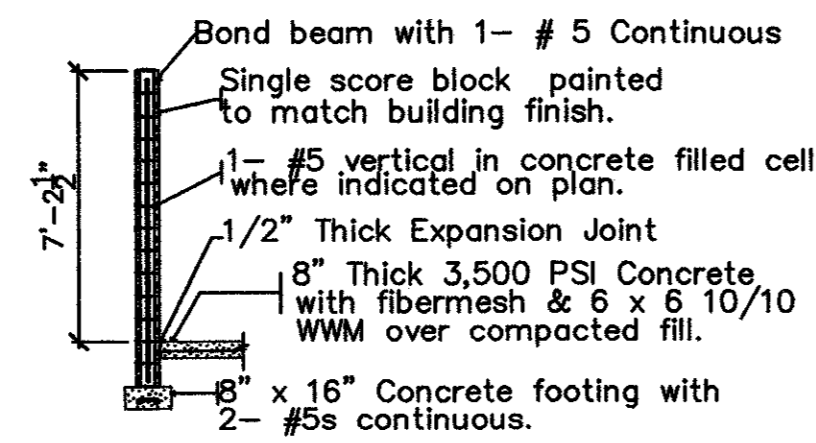
SHEET NO:
C-8 of 9C

RaceTrac Petroleum, Inc.
300 Technology Ct.
Smyrna, GA 30082
Contact: Julie Diamond
(770) 431-7600 x1129

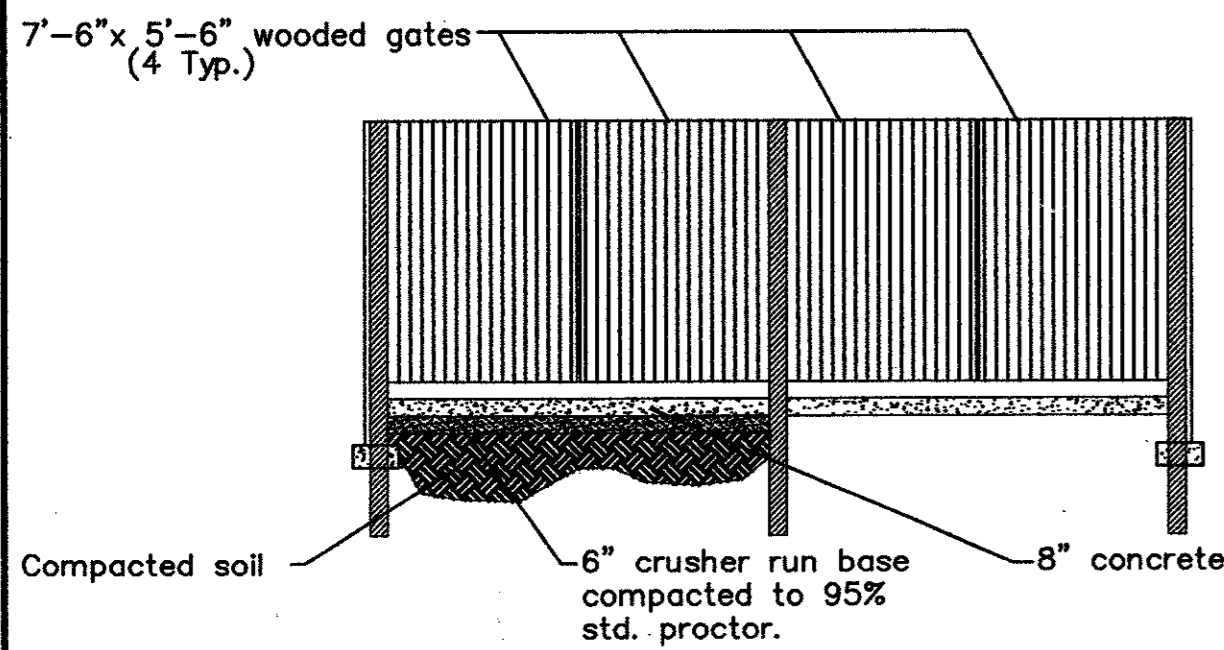
Baird, Hampton & Brown, Inc.
Engineering & Surveying
300 W. 7th St., Ste. 500 Ft. Worth, TX 76102
Tel: (817) 338-1277 Fax: (817) 338-2426 E-Mail: baird@bhb.com



Dumpster Enclosure Plan

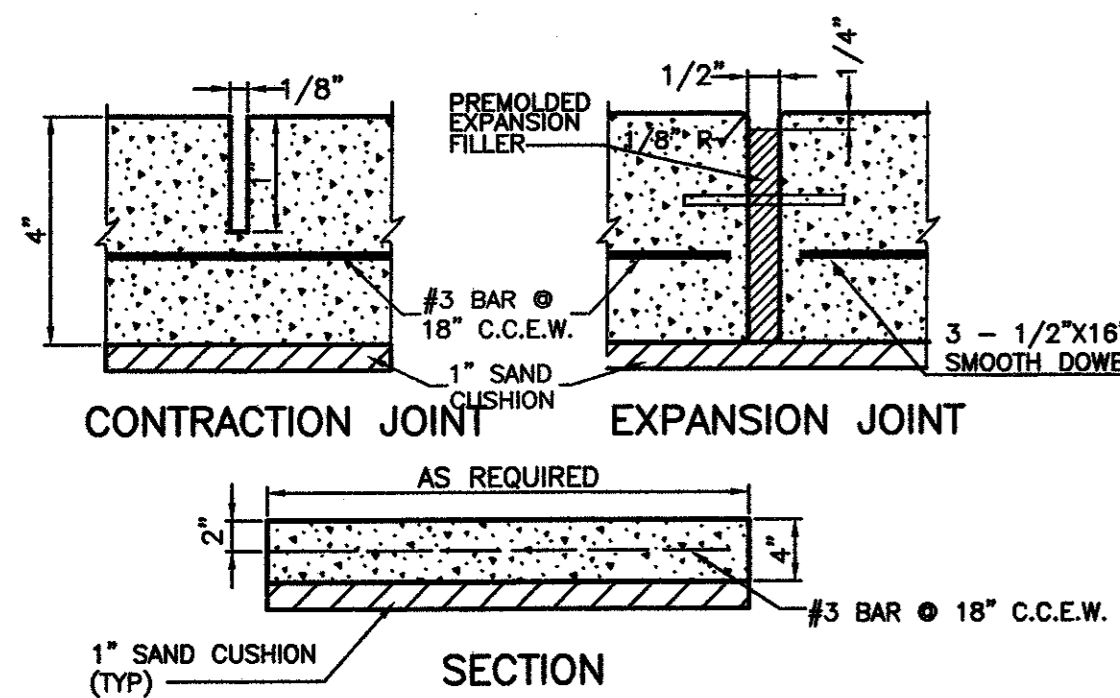


Dumpster Wall Section



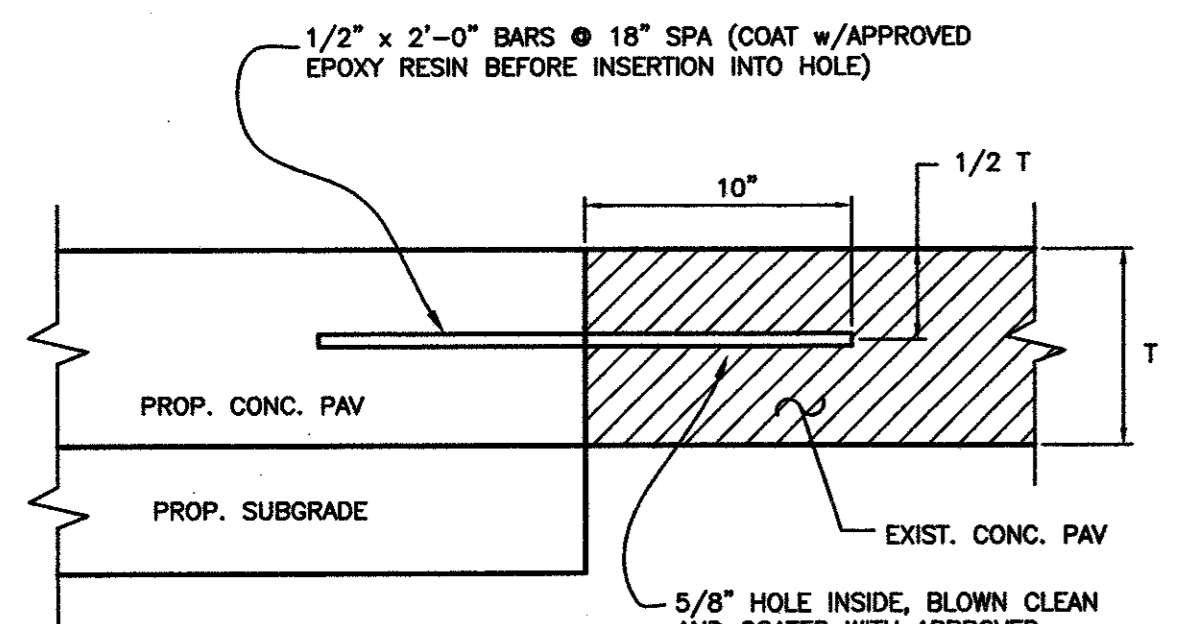
Dumpster Enclosure Front Elev.

Dumpster Enclosure Detail

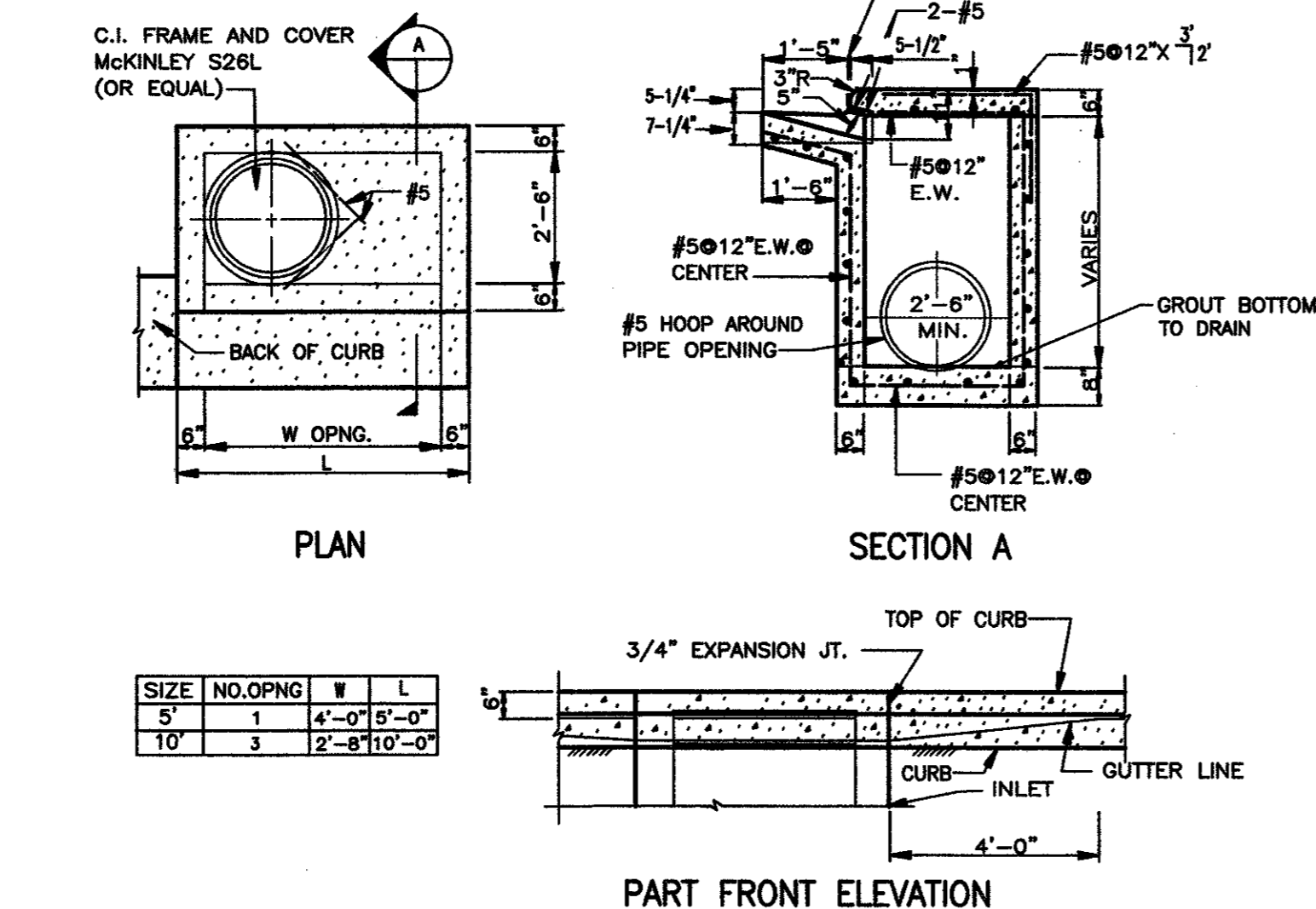


Sidewalk Joint Detail

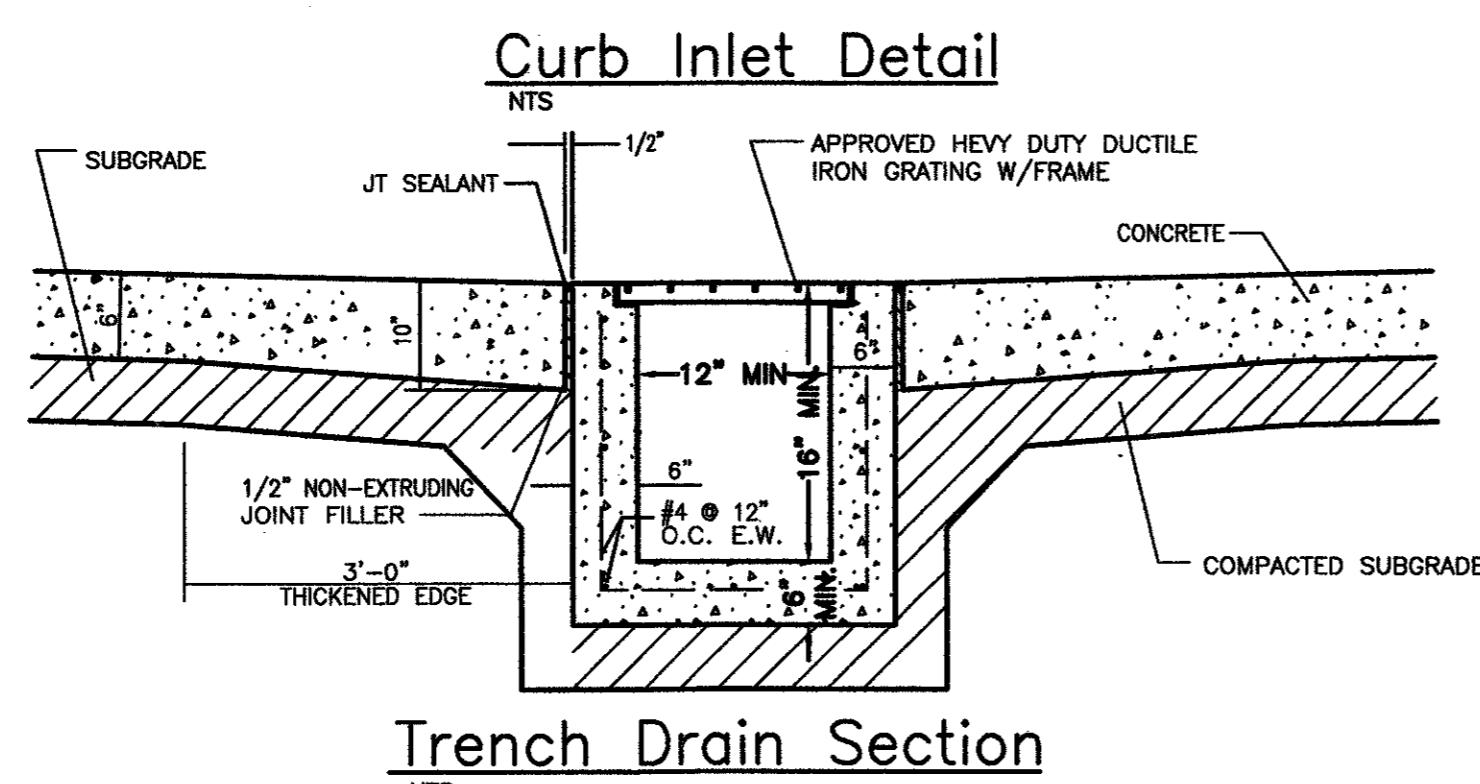
1. PROVIDE TRANSVERSE CONTRACTION JOINTS AT INTERVALS NOT EXCEEDING SIDEWALK WIDTH. PROVIDE CENTERLINE CONTRACTION JOINTS IN SIDEWALKS WIDER THAN 8'-0". SPACING OF CENTERLINE CONTRACTION JOINTS SHALL NOT EXCEED 6'-0".
2. PROVIDE EXPANSION JOINTS AT INTERVALS NOT EXCEEDING 42'-0" ON CENTER. ALIGN EXPANSION JOINTS WITH CURB & GUTTER EXPANSION JOINTS WHERE APPLICABLE.



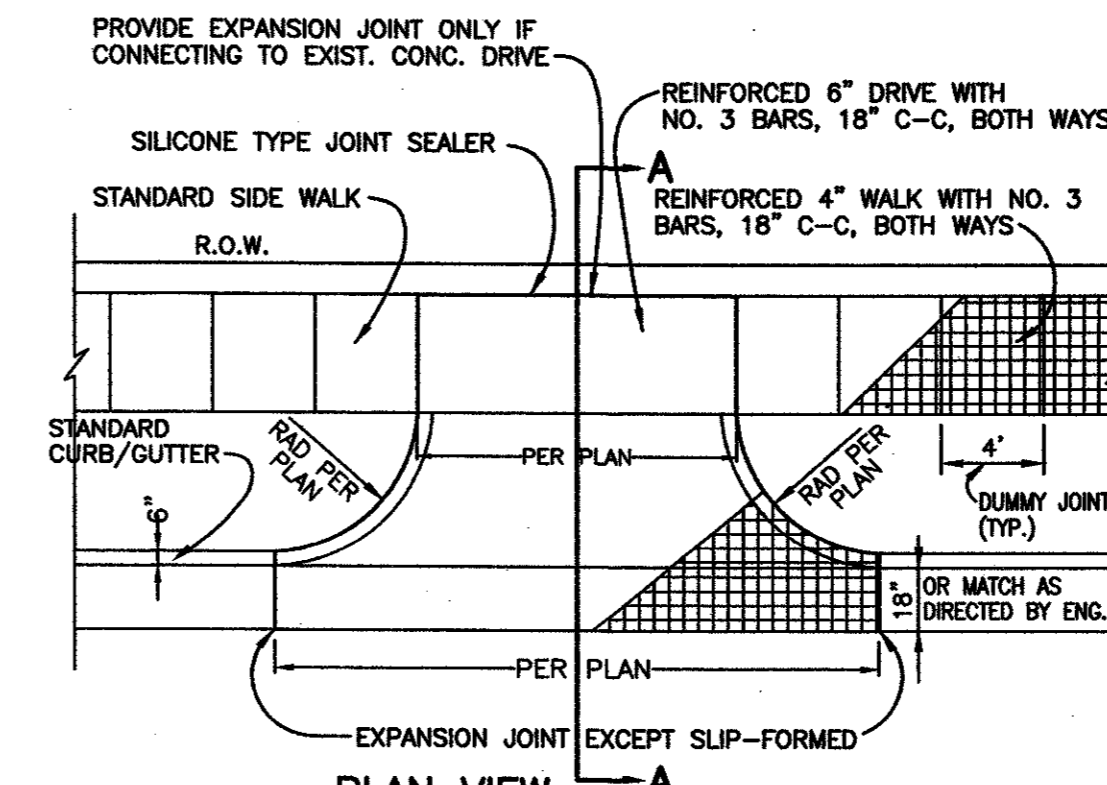
Pavement Joint Detail



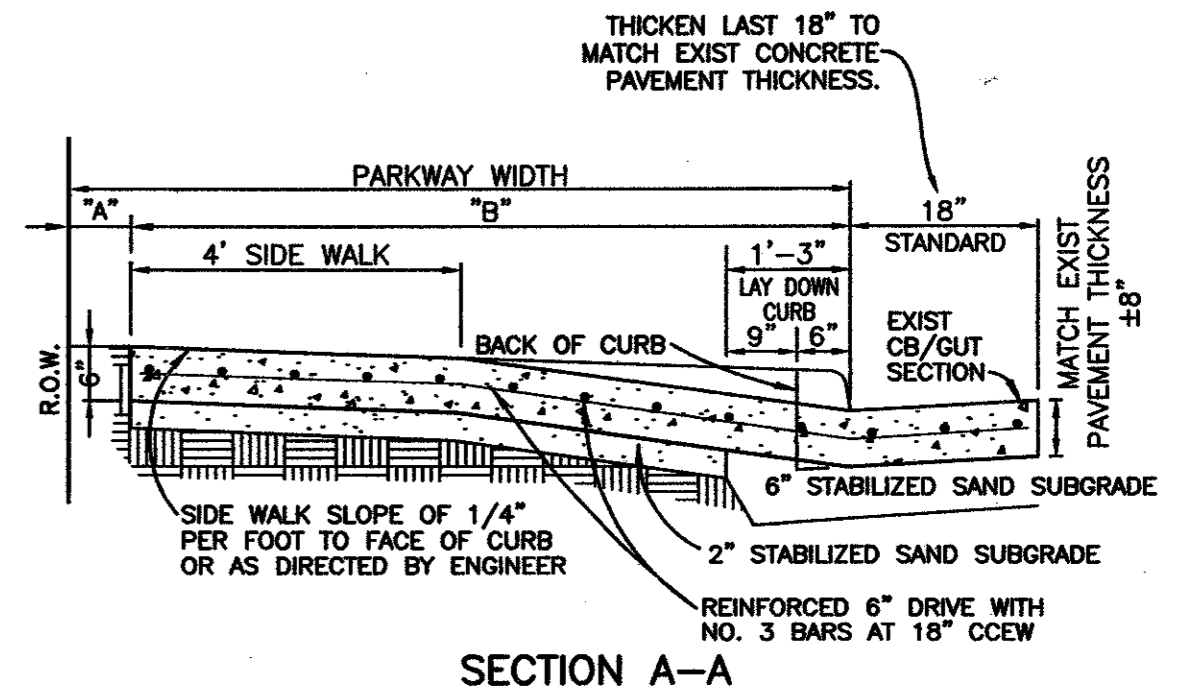
WATER SERVICE INSTALLATION



Trench Drain Section



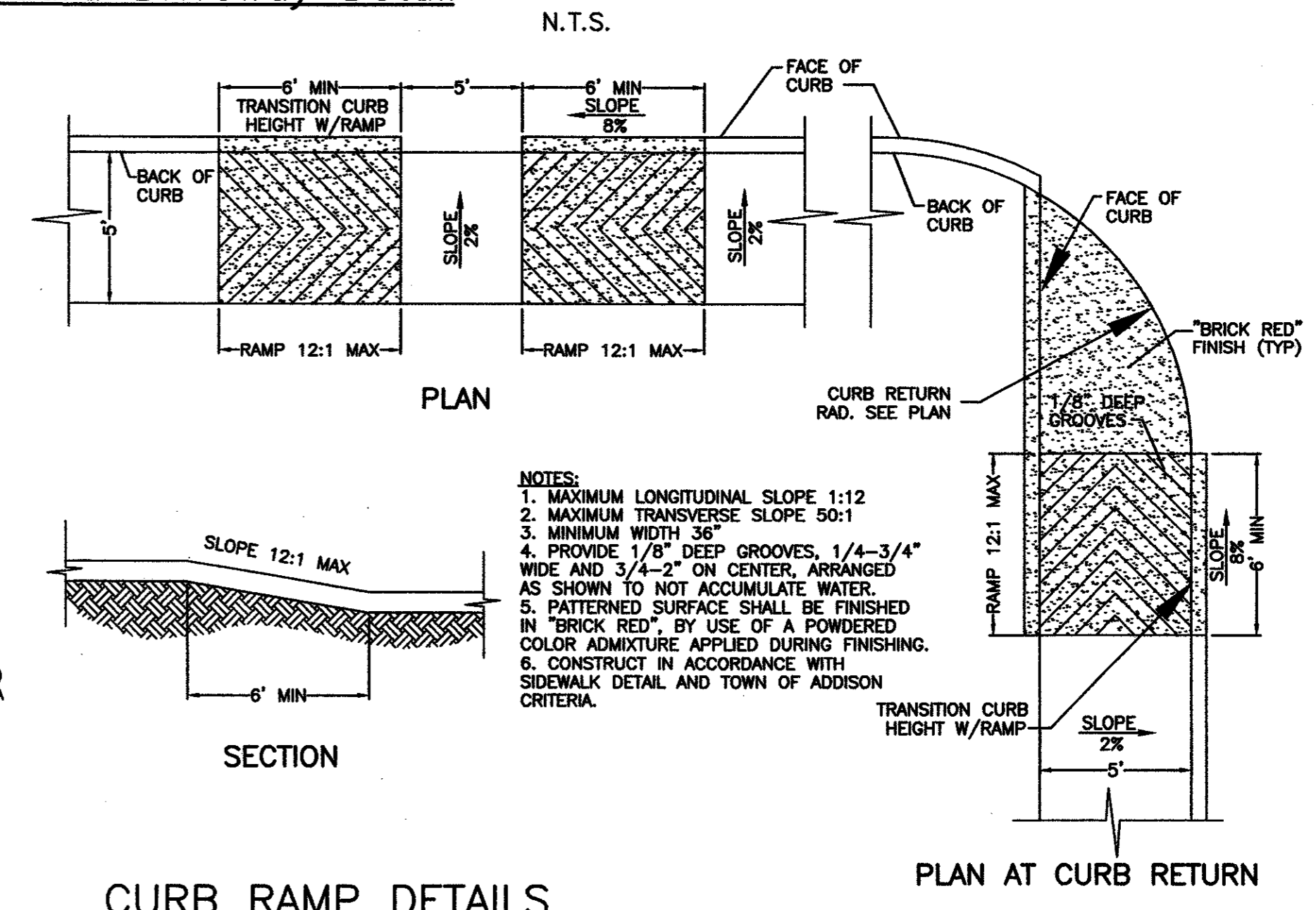
Standard Driveway Detail



SECTION A-A

PARKWAY WIDTH	"A"	"B"
10'	1'	9'
11', 12', 13', 14'	2'	5'
15', 16', 17', 18', 19'	3'	7'
20', 21', 22'	5'	7'

- NOTE: SIDEWALK SECTION THRU DRIVEWAY TO BE POURED SAME THICKNESS AS DRIVEWAY APPROACH. EXIST. SIDEWALK, IF ANY, TO BE REMOVED & REPLACED.



CURB RAMP DETAILS

- NOTES:
1. MAXIMUM LONGITUDINAL SLOPE 1:12
 2. MAXIMUM TRANSVERSE SLOPE 50:1
 3. MINIMUM WIDTH 36"
 4. PROVIDE 1/8" DEEP GROOVES, 1/4"-3/4" WIDE AND 3/4"-2" ON CENTER, ARRANGED AS SHOWN TO NOT ACCUMULATE WATER.
 5. PATTERNED SURFACE SHALL BE FINISHED IN "BRICK RED" BY USE OF A POWDERED COLOR ADMIXTURE APPLIED DURING FINISHING.
 6. CONSTRUCT IN ACCORDANCE WITH SIDEWALK DETAIL AND TOWN OF ADDISON CRITERIA.

FITTING SIZES	BEARING AREA OF BLOCK IN SQ. FT.		
	TEE AND END	90° BEND	45° BEND
4" & 6"	7.2	10.8	5.0
8"	12.6	17.8	9.6
10"	19.8	27.8	15.2
12"	28.4	40.0	21.8

Thrust Block Details

- NOTES:
1. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE TOWN OF ADDISON STANDARDS AND SPECIFICATIONS.
 2. CONTRACTOR SHALL NOTIFY CITY PUBLIC WORKS INSPECTOR AT (972) 450-2848 AT LEAST 48 HOURS PRIOR TO BEGINNING INSTALLATION.
 3. ALL UNDERGROUND PIPE AND FITTINGS FOR FIRE LINE TO BE VISUALLY INSPECTED BY CITY PUBLIC WORKS INSPECTOR AND PRESSURE TESTED PRIOR TO BEING BACKFILLED.
 4. ALL PROPOSED TAPS ON THE EXISTING WATER MAINS FOR PROPOSED FIRE LINES SHALL BE COORDINATED WITH THE PUBLIC WORKS/UTILITIES INSPECTOR AT (972) 450-2848.
 5. CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS WITH A MAXIMUM SLUMP OF 4 INCHES.
 6. ALL REINFORCING STEEL WILL BE CONTINUOUS AROUND CORNERS WITH MINIMUM LAP OF 24 INCHES.
 7. BILCO LID K-5 (3.5'x3.5') OR APPROVED EQUAL SHALL BE INSTALLED IN TOP. CONTRACTOR SHALL FURNISH 2 BILCO KEY WRENCHES WITH EACH INSTALLATION.
 8. ALL DUCTILE IRON WATER PIPE SHALL MEET SPECIFICATION ANSI/AWWA-C200/A21.50, CLASS 50 WITH 8 MIL POLYETHYLENE TUBE WRAP AND CEMENT LINING ACCORDING TO ANSI/AWWA-C104/A21.4.
 9. FAILURE TO OBTAIN PROPER INSPECTION WILL RESULT IN UNCOVERING ALL PIPE AND FITTINGS FROM MAIN LINE TO BUILDING FOR REINSPECTION.

Double Check Detector Check & Vault

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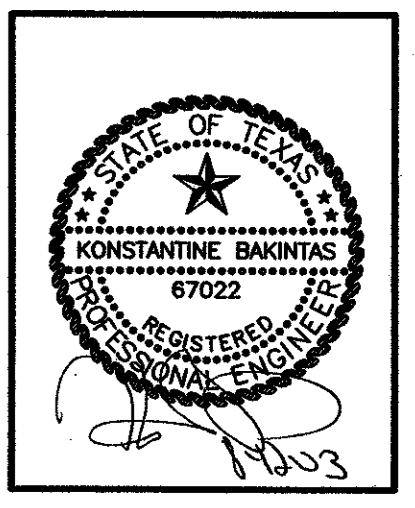
RaceTrac Petroleum, Inc.
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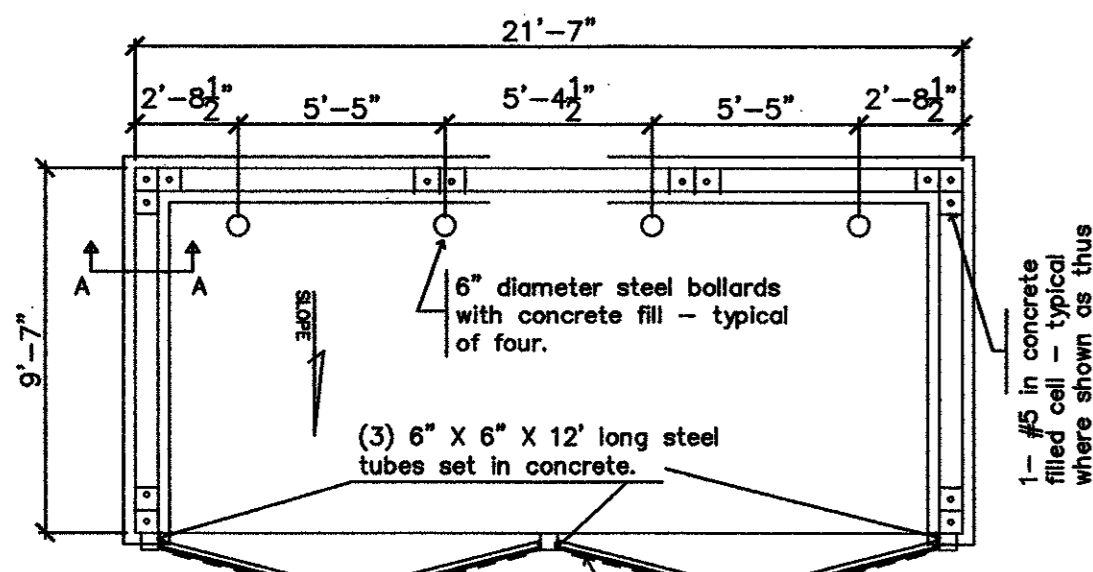
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NO.	DESIGNED:	DRAWN:	CHECKED:	DATE:
5	DAH	DAH	KB	08/15/00
5				
4				
3				
NO.	REVISIONS	DATE		

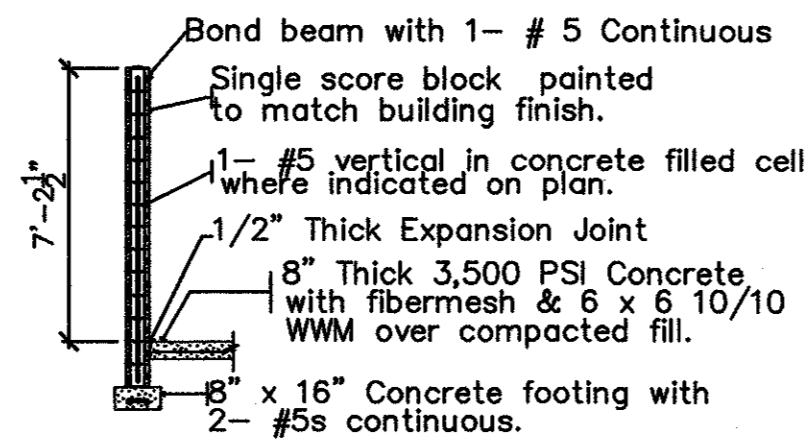
MISCELLANEOUS DETAILS

RaceTrac Service Station #646
 On-Site Improvements
 Marsh Ln. & Arapaho Rd.
 Addison, Texas

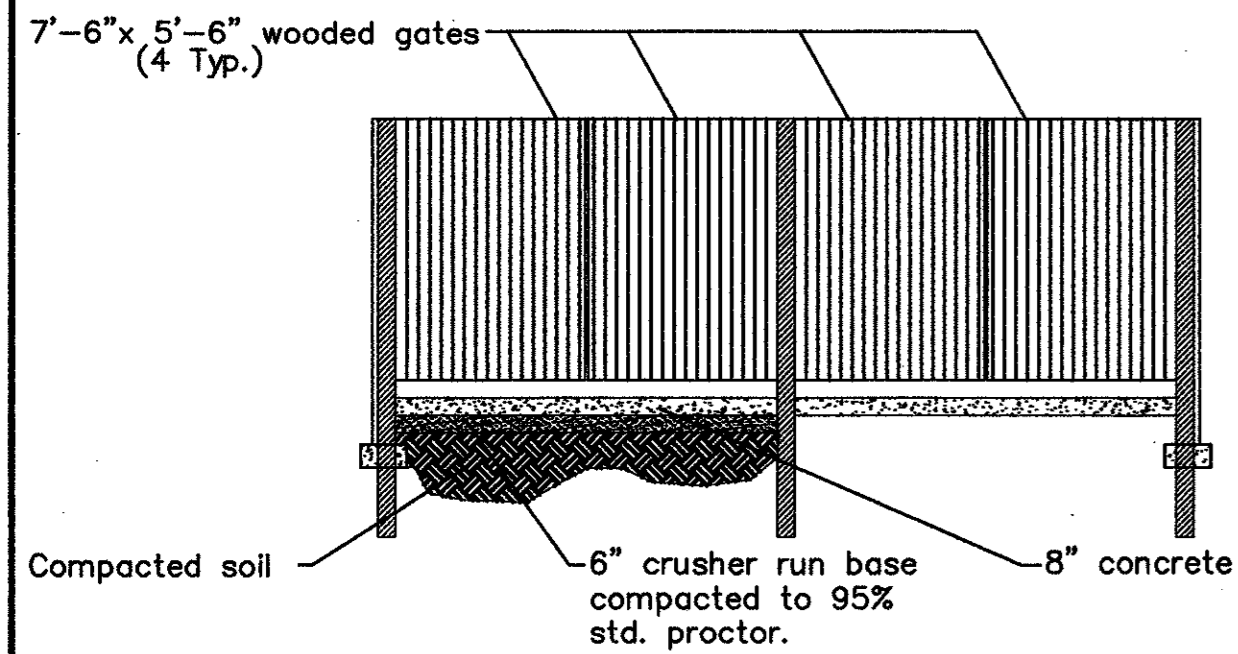




Dumpster Enclosure Plan
N.T.S.

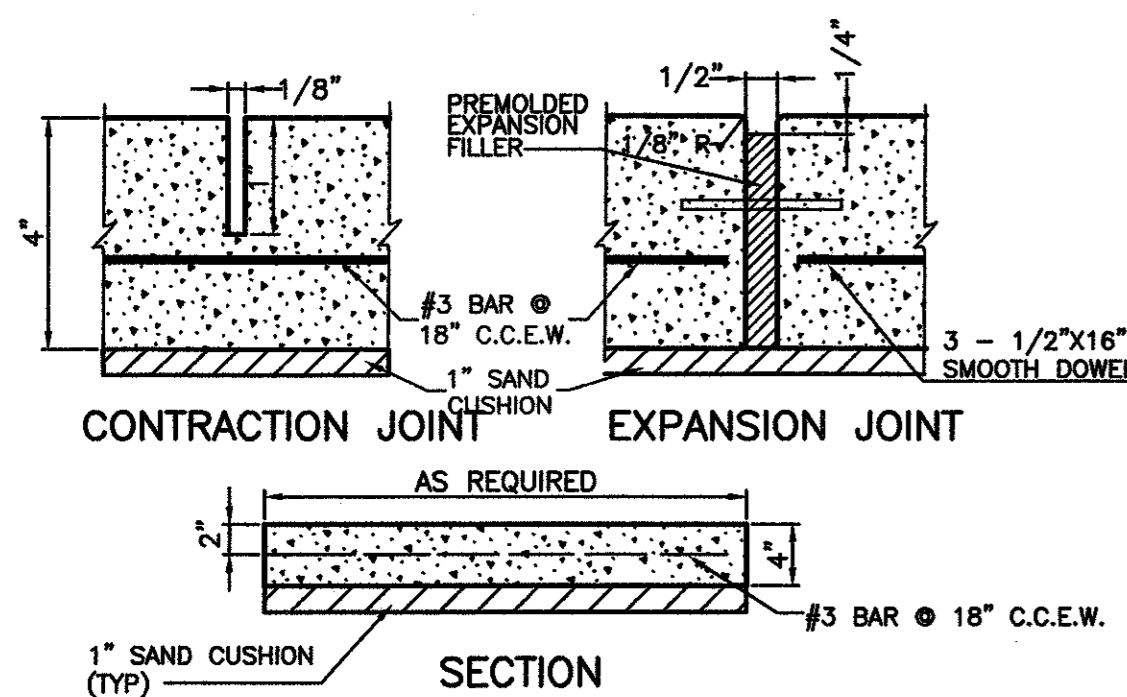


Dumpster Wall Section
N.T.S.



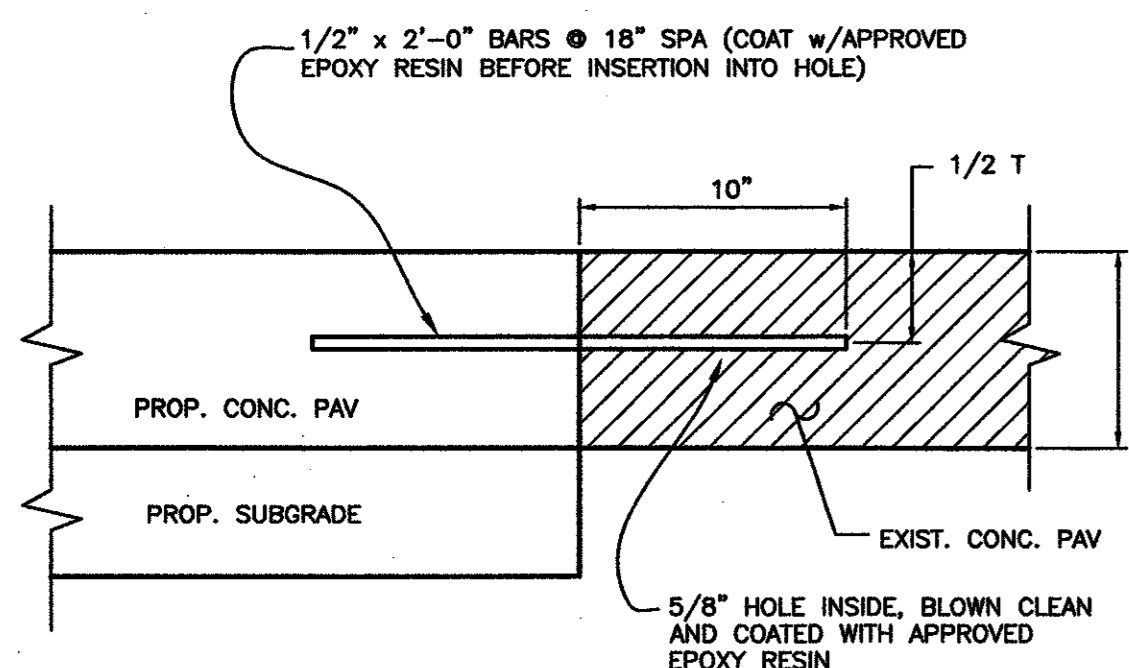
Dumpster Enclosure Front Elev.
N.T.S.

Dumpster Enclosure Detail
N.T.S.

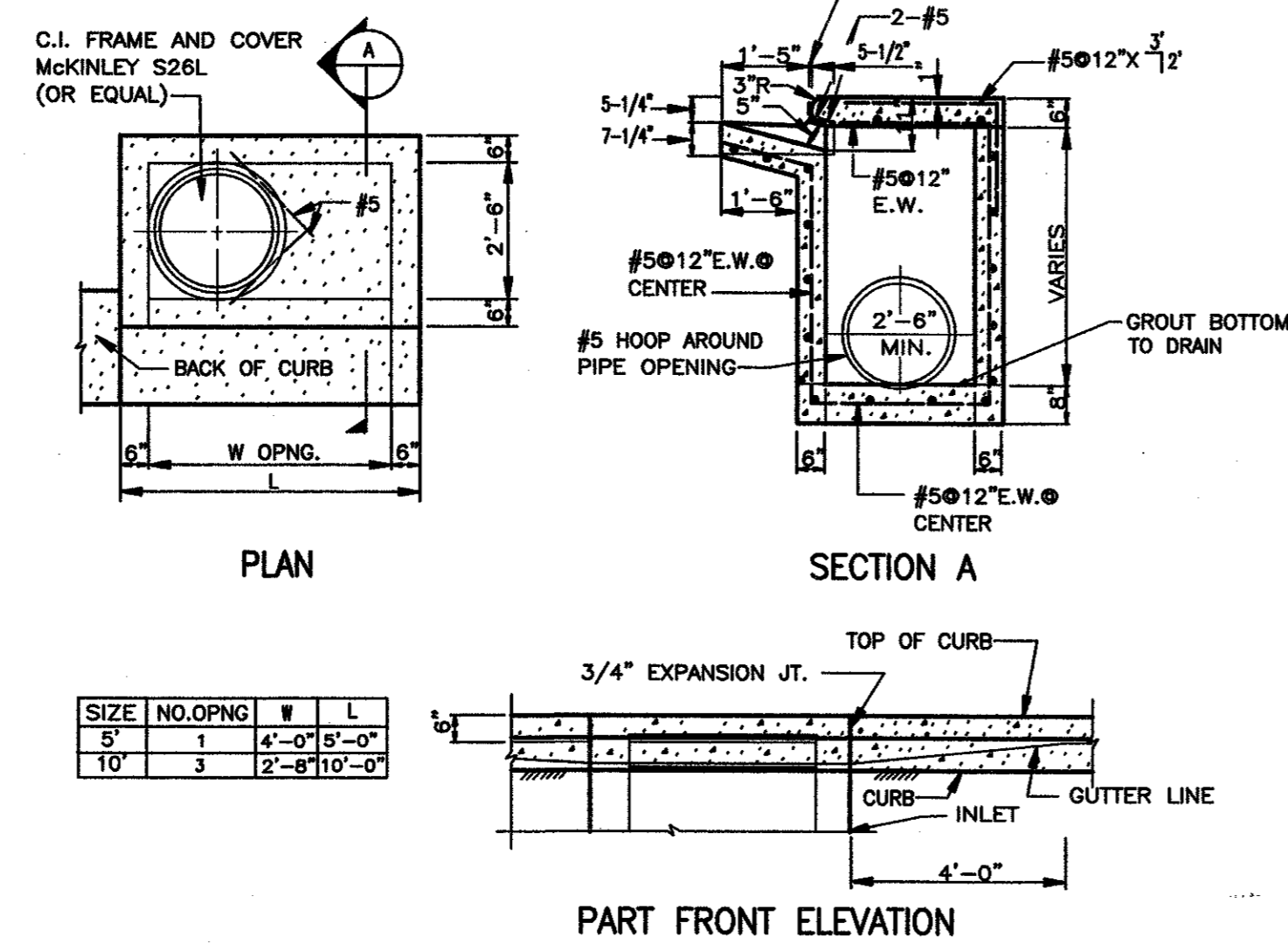


Sidewalk Joint Detail
N.T.S.

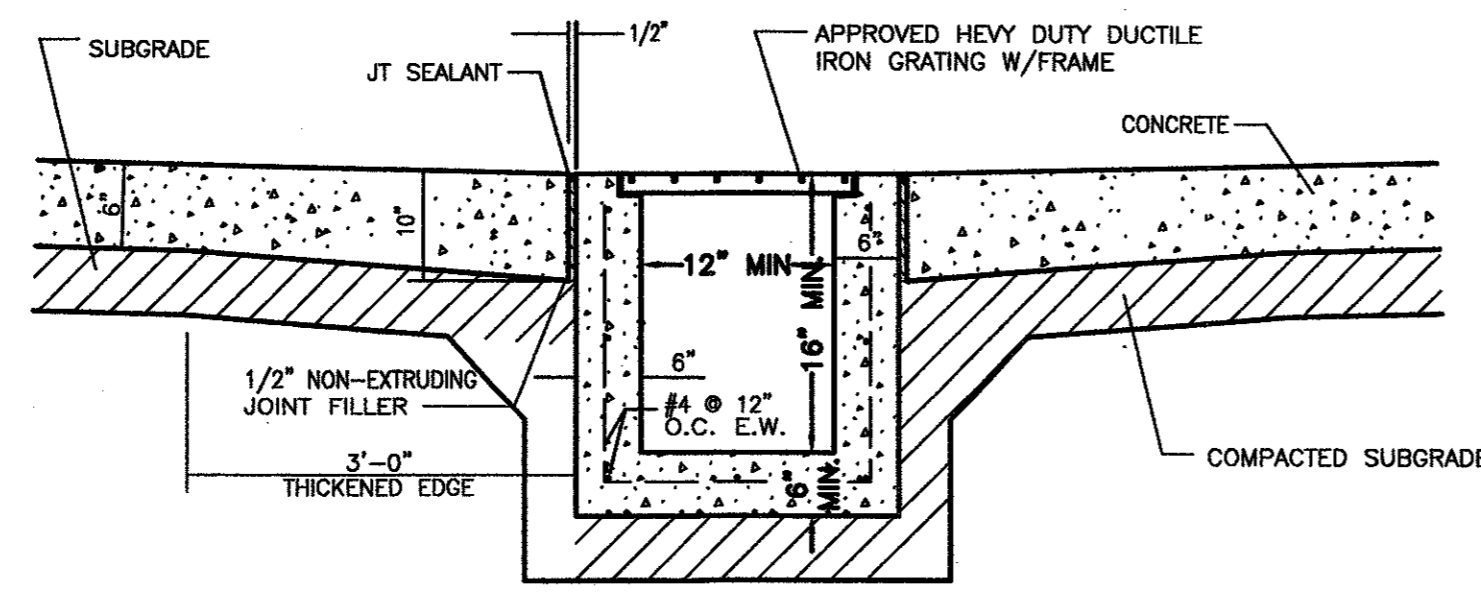
1. PROVIDE TRANSVERSE CONTRACTION JOINTS AT INTERVALS NOT EXCEEDING SIDEWALK WIDTH. PROVIDE CENTERLINE CONTRACTION JOINTS IN SIDEWALKS WIDER THAN 8'-0". SPACING OF CENTERLINE CONTRACTION JOINTS SHALL NOT EXCEED 6'-0".
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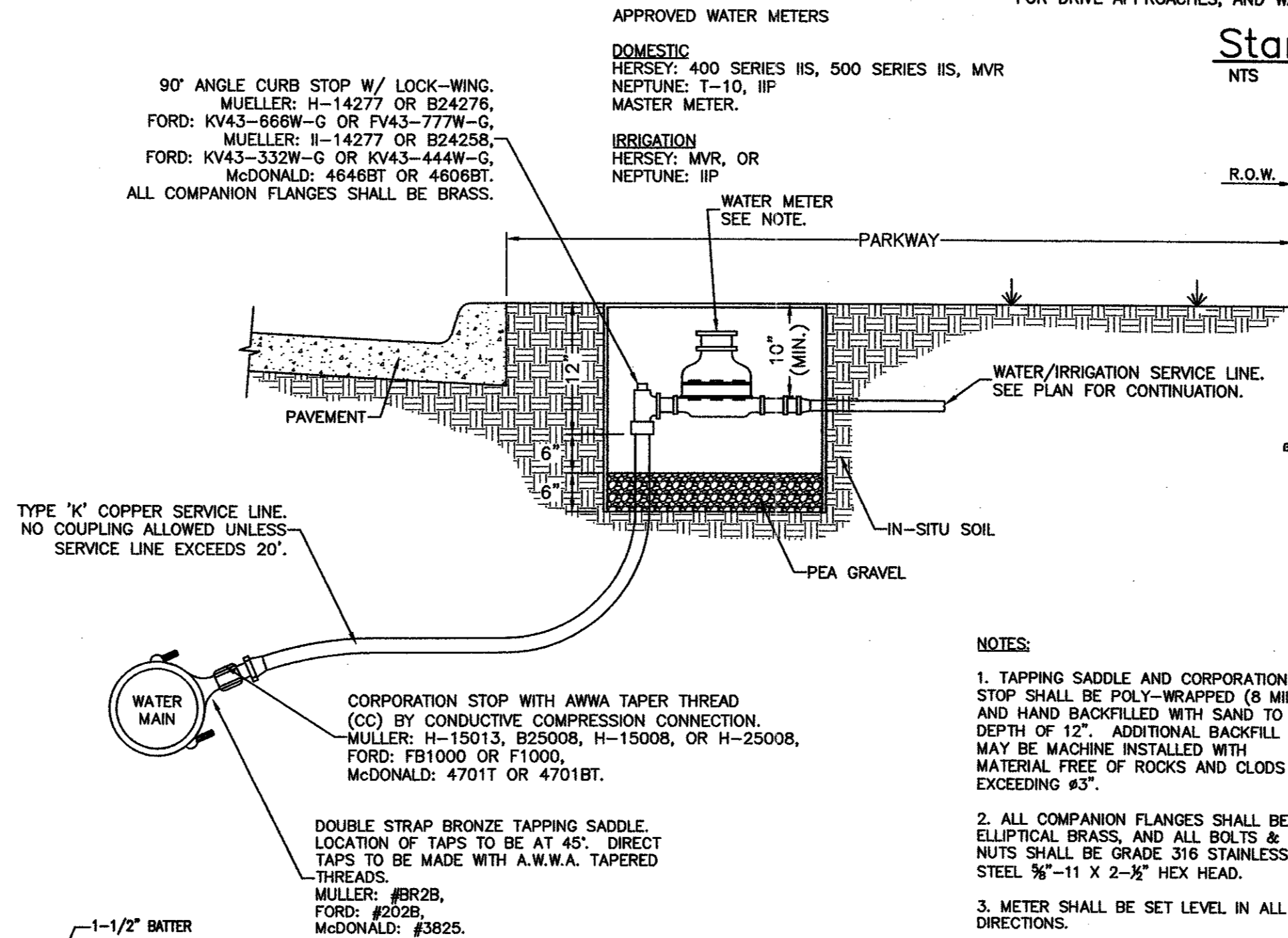
Pavement Joint Detail
N.T.S.



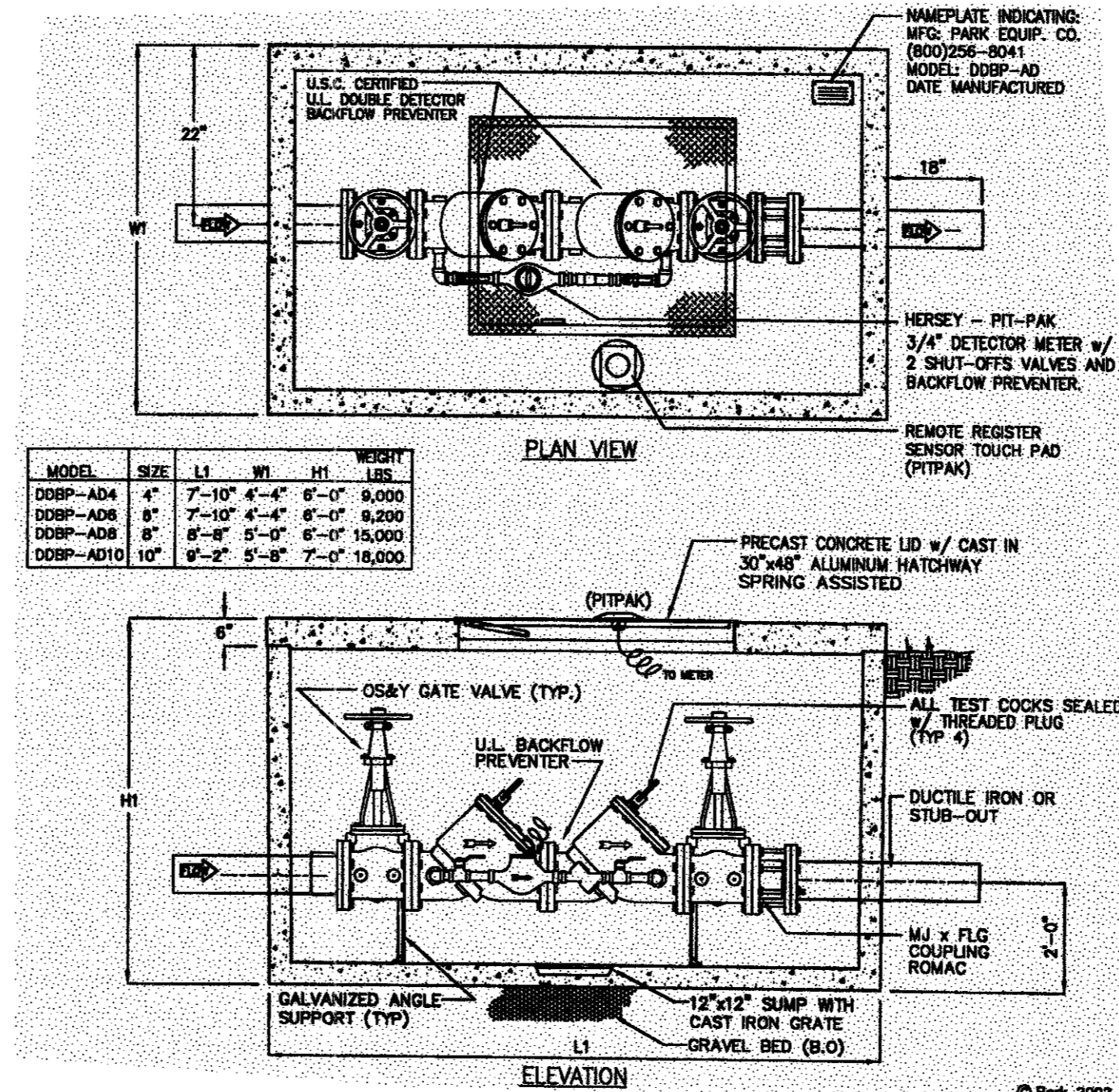
Curb Inlet Detail
N.T.S.



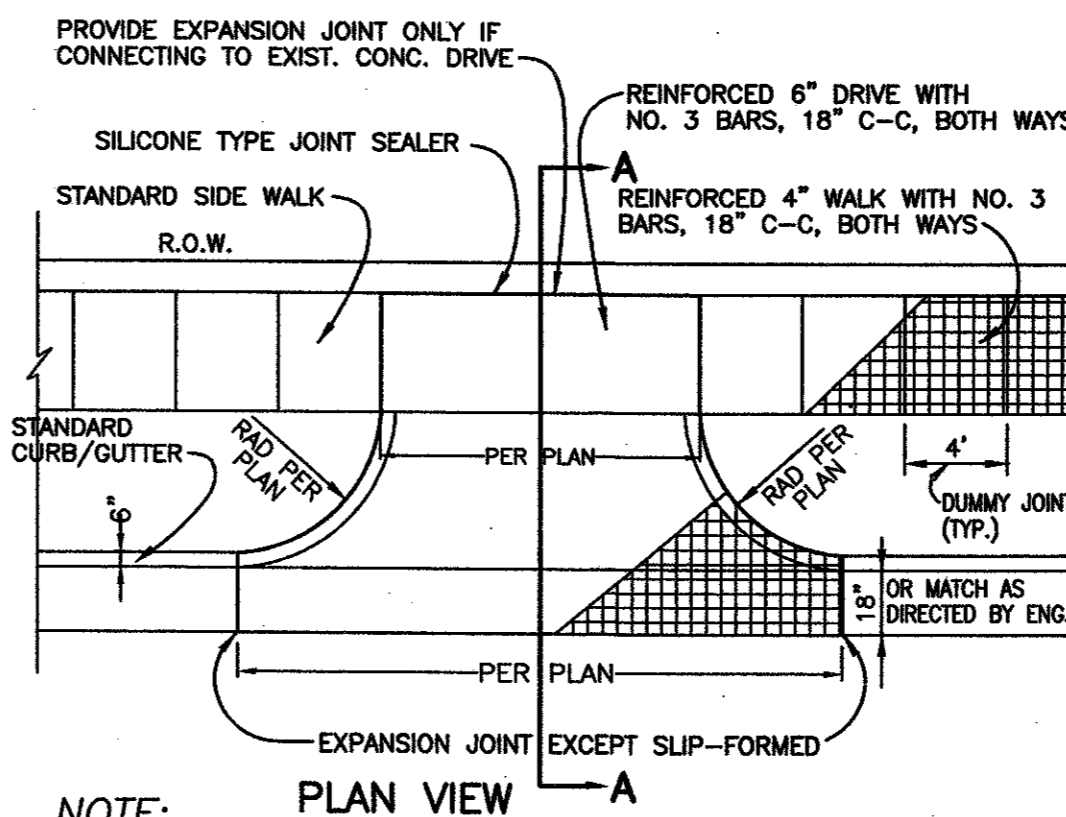
Trench Drain Section
N.T.S.



WATER SERVICE INSTALLATION
1" OR 1-1/2" LINE

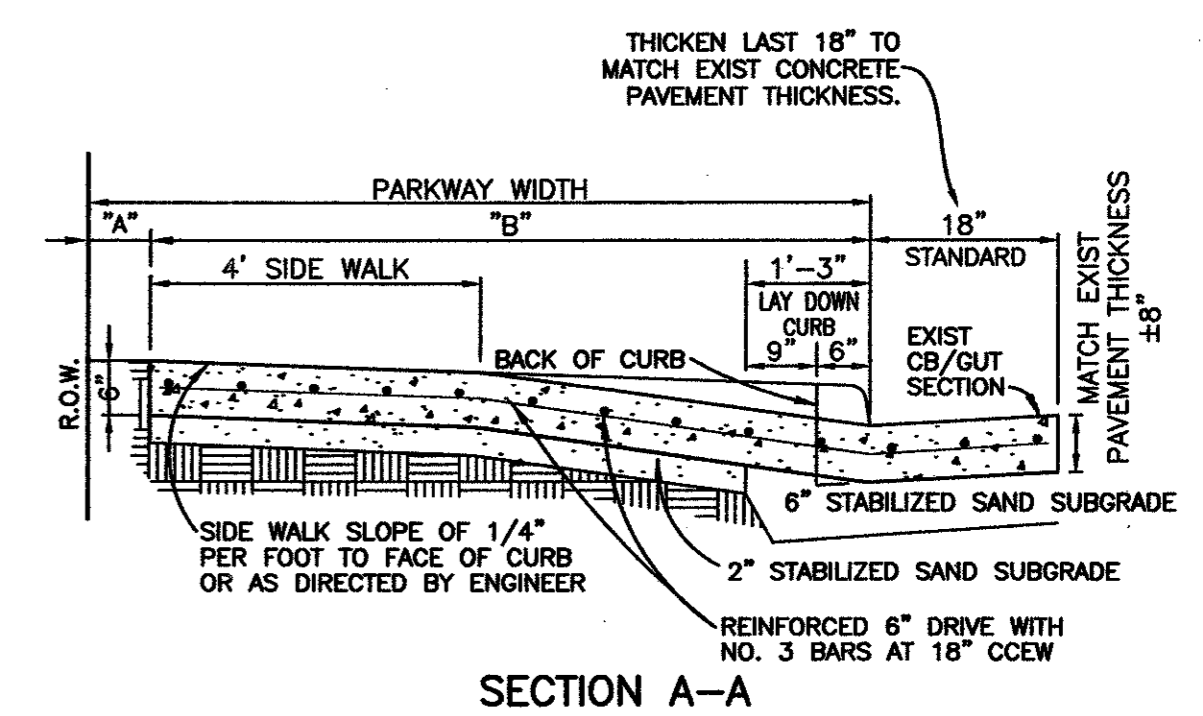


Double Check Detector Check & Vault
N.T.S.



Standard Driveway Detail
N.T.S.

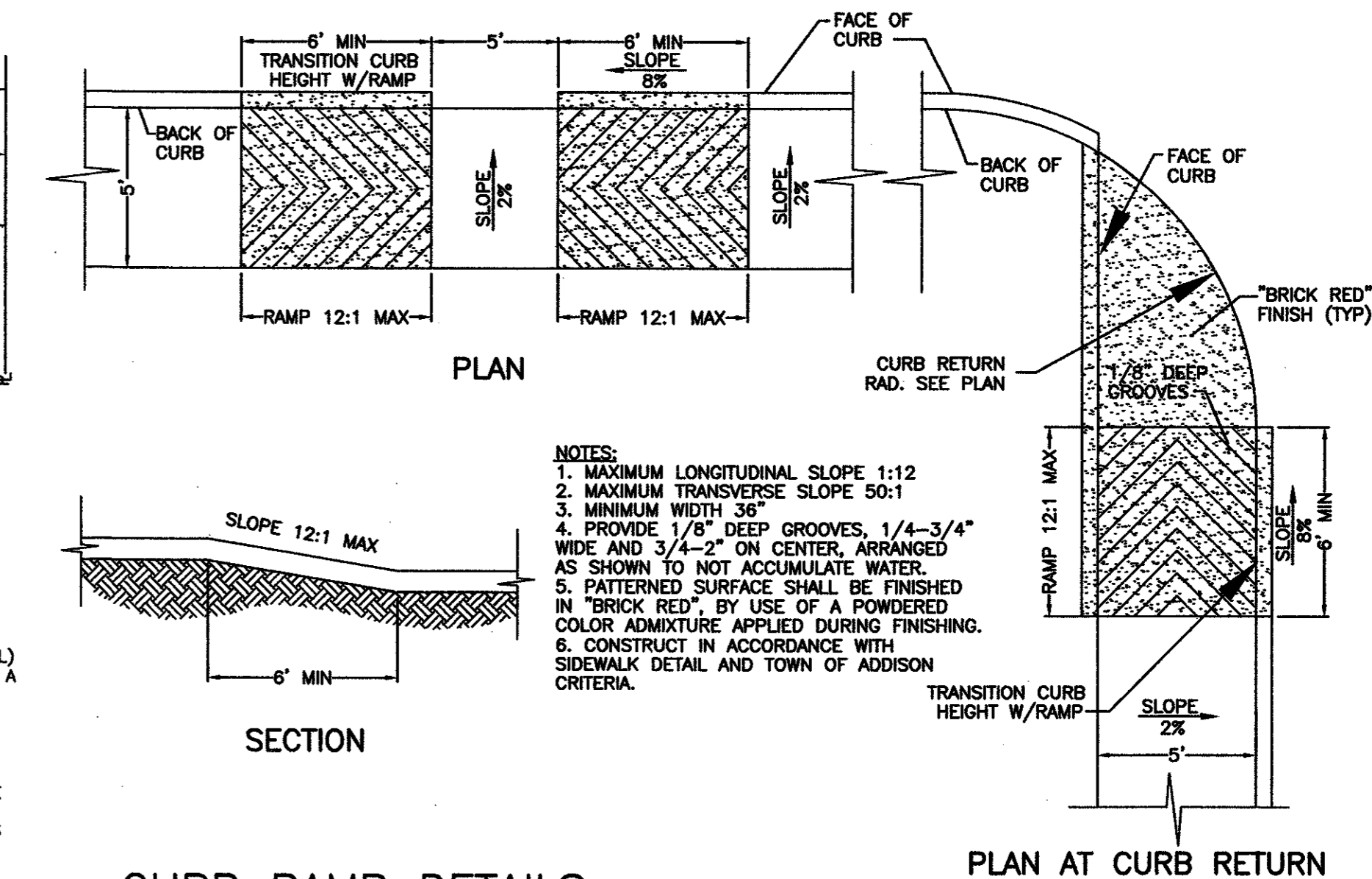
NOTE: EXIST. CURB AND GUTTER, IF ANY, MUST BE SAWS AS DIRECTED BY THE ENGINEER. NO. 3 BARS 12" C-C TO BE LAID INTO EXIST. CONC. MINIMUM 12" FOR DEFORMED BAR SPLICES, LAP BARS 40 DIAMETERS AND TIE. FOR DRIVE APPROACHES, AND WALK USE NO. 3 @ 18" C-C BOTH WAYS.



SECTION A-A

PARKWAY WIDTH	"A"	"B"
10'	1'	9'
11', 12', 13', 14'	2'	9'
15', 16', 17', 18', 19'	3'	7' 12"
20', 21', 22'	5'	7' 15"

NOTE: SIDEWALK SECTION THRU DRIVEWAY TO BE POURED SAME THICKNESS AS DRIVEWAY APPROACH. (EXIST. SIDEWALK, IF ANY, TO BE REMOVED & REPLACED)



CURB RAMP DETAILS
N.T.S.

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 4. PROVIDE 1/8" DEEP GROOVES, 1/4-3/4" WIDE AND 3/4-2" ON CENTER, ARRANGED AS SHOWN TO NOT ACCUMULATE WATER.
 5. PATTERNED SURFACE SHALL BE FINISHED IN "BRICK RED" BY USE OF A POWDERED COLOR ADMIXTURE APPLIED DURING FINISHING.
 6. CONSTRUCT IN ACCORDANCE WITH SIDEWALK DETAIL AND TOWN OF ADDISON CRITERIA.

BEARING AREA OF BLOCK IN SQ. FT.			
FITTING SIZES	TEE AND END	90° BEND	45° BEND
4" & 6"	7.2	10.8	5.0
8"	12.6	17.8	9.6
10"	19.8	27.8	15.2
12"	28.4	40.0	21.8

Thrust Block Details
N.T.S.

- NOTES:
1. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE TOWN OF ADDISON STANDARDS AND SPECIFICATIONS.
 2. CONTRACTOR SHALL NOTIFY CITY PUBLIC WORKS INSPECTOR AT (972) 450-2848 AT LEAST 48 HOURS PRIOR TO BEGINNING INSTALLATION.
 3. ALL UNDERGROUND PIPE AND FITTINGS FOR FIRE LINE TO BE VISUALLY INSPECTED BY CITY PUBLIC WORKS INSPECTOR AND PRESSURE TESTED PRIOR TO BEING BACKFILLED.
 4. ALL PROPOSED TAPS ON THE EXISTING WATER MAINS FOR PROPOSED FIRE LINES SHALL BE COORDINATED WITH THE PUBLIC WORKS/UTILITIES INSPECTOR AT (972) 450-2848.
 5. CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS WITH A MAXIMUM SLUMP OF 4 INCHES.
 6. ALL REINFORCING STEEL WILL BE CONTINUOUS AROUND CORNERS WITH MINIMUM LAP OF 24 INCHES.
 7. BILOO LID K-5 (3.5'x3.5') OR APPROVED EQUAL SHALL BE INSTALLED IN TOP. CONTRACTOR SHALL FURNISH 2 BILOO KEY WRENCHES WITH EACH INSTALLATION.
 8. ALL DUCTILE IRON WATER PIPE SHALL MEET SPECIFICATION ANSI/AWWA-C200/A21.50, CLASS 50 WITH 8 MIL POLYETHYLENE TUBE WRAP AND CEMENT LINING ACCORDING TO ANSI/AWWA-C104/A21.4.
 9. FAILURE TO OBTAIN PROPER INSPECTION WILL RESULT IN UNCOVERING ALL PIPE AND FITTINGS FROM MAIN LINE TO BUILDING FOR REINSPECTION.

RaceTrac Petroleum, Inc.
300 Technology Ct.
Smyrna, GA 30082
Contact: Julie Diamond
(770) 431-7600 x1129

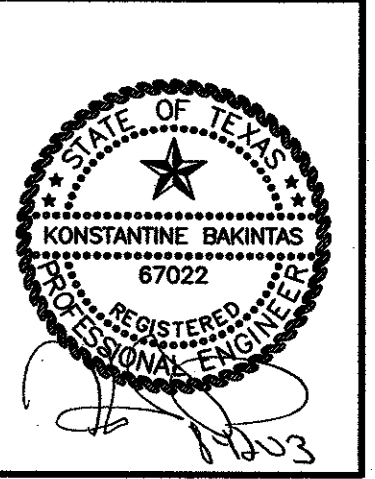
Baird, Hampton & Brown, Inc.
Engineering & Surveying
308 W. 7th St., Ste. 300 Ft. Worth, TX 76102-1277
Tel: (817) 338-1277 Fax: (817) 338-4636 E-mail: baird@bhb.com

NO.	REVISIONS	DATE	DESIGNED:	CHECKED:	DATE:
5	ADJUST DBL DET CHECK PER CITY STDS.	03/20/03	DAH	KB	08/15/00
5	MODIFY H/C RAMP, ADD WATER SERVICE	03/20/03	DAH	KB	
4	REALITY DRIVE CHANGED TO ARAPAHO ROAD	02/03/03	DAH	KB	
3	REVISIONS FOR REALITY DRIVE REALIGNMENT	12/30/02	DAH	KB	

MISCELLANEOUS DETAILS

RaceTrac Service Station #646
On-Site Improvements

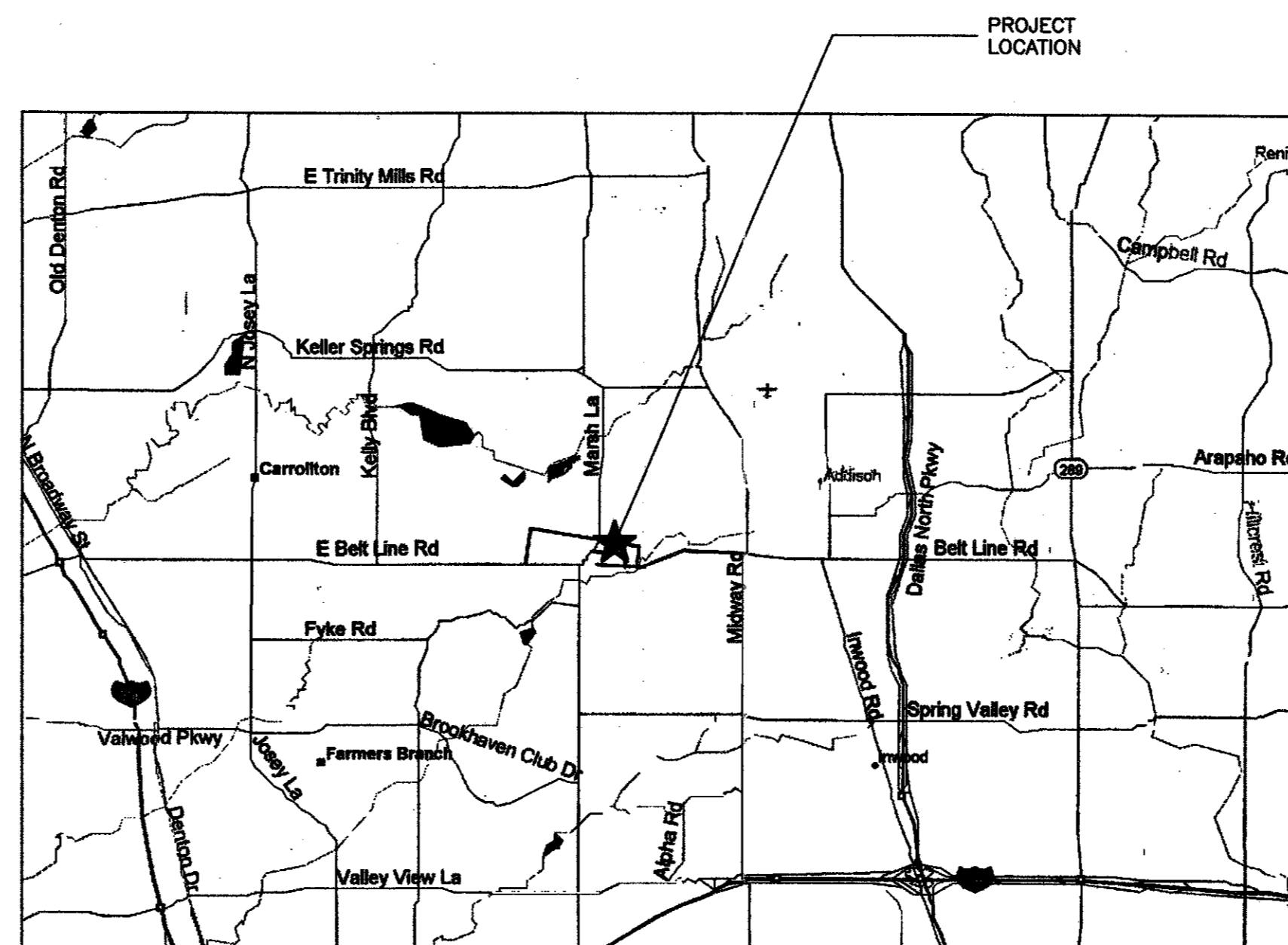
Marsh Ln. & Arapaho Rd.
Addison, Texas



RACETRAC SERVICE STATION, #646

Marsh Ln. @ Arapaho Road
Addison, Texas

RACETRAC PETROLEUM, INC.
300 TECHNOLOGY CT.
SMYRNA, GEORGIA 30082
(770) 330-5299 EXT. 1029
CONTACT: JULIE BOWEN



LOCATION MAP

CONTENTS

- 1 BOUNDARY & TOPOGRAPHIC SURVEY
- 2 REVISED TOPOGRAPHIC SURVEY
- 3 PLAT
- 4 C1 OF 9C DRAINAGE ANALYSIS
- 5 C2 OF 9C EROSION CONTROL PLAN
- 6 C3 OF 9C SITE LAYOUT
- 7 C4 OF 9C SITE DIMENSIONAL CONTROL PLAN
- 8 C5 OF 9C SITE PAVING PLAN
- 9 C6 OF 9C GRADING/DRAINAGE PLAN
- 10 C7 OF 9C STORM DRAIN PLAN & PROFILE
- 11 C8 OF 9C UTILITY SITE PLAN
- 12 C9 OF 9C SITE, PAVING & MISC. DETAILS
- 12 SD1 RACETRAC STANDARD DETAILS
- 13 L1 OF 5L PLANTING PLAN
- 14 L2 OF 5L IRRIGATION PLAN
- 15 L3 OF 5L LANDSCAPE/IRRIGATION DETAILS
- 16 L4 OF 5L PLANTING & GRASS SPECIFICATIONS
- 17 L5 OF 5L IRRIGATION SPECIFICATIONS

BHB Baird, Hampton & Brown, Inc.
Engineering & Surveying
309 W. 7th St., Ste. 500 Ft. Worth, TX 76102 Tel:(817)338-1277 Fax:(817)338-9245 E-Mail:mail@bhbinc.com



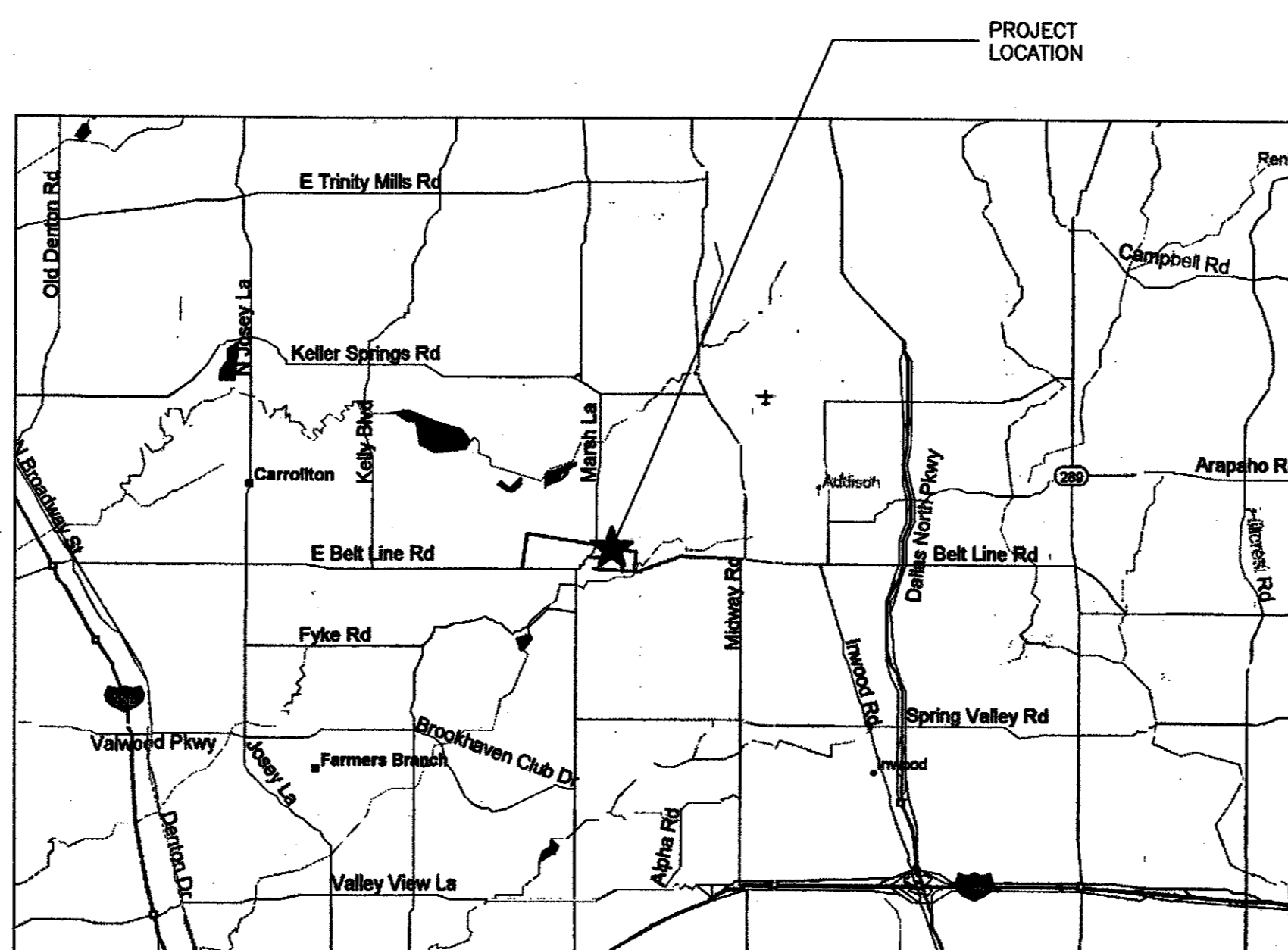
AS-BUILT DRAWINGS
THESE DOCUMENTS REFLECT AS-BUILT CONDITIONS PER INFORMATION SUBMITTED BY THE OWNER, CONTRACTOR AND/OR INSPECTING ENTITY.
Konstantine Bakintas
Konstantine Bakintas, PE



RACETRAC SERVICE STATION, #646

Marsh Ln. @ Arapaho Road Addison, Texas

RACETRAC PETROLEUM, INC.
300 TECHNOLOGY CT.
SMYRNA, GEORGIA 30082
(770) 330-5299 EXT. 1029
CONTACT: JULIE BOWEN



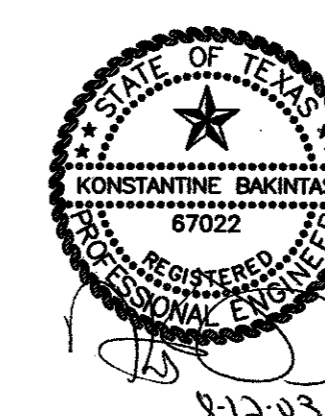
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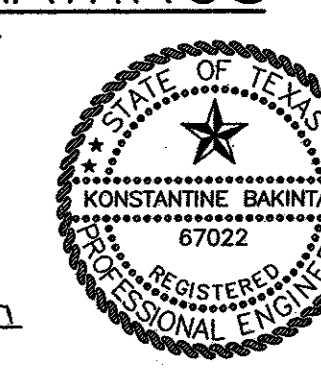
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309 W. 7th St., Ste. 500 Ft. Worth, TX 76102 Tel:(817)338-1277 Fax:(817)338-9245 E-Mail:mail@bhinc.com



AS-BUILT DRAWINGS

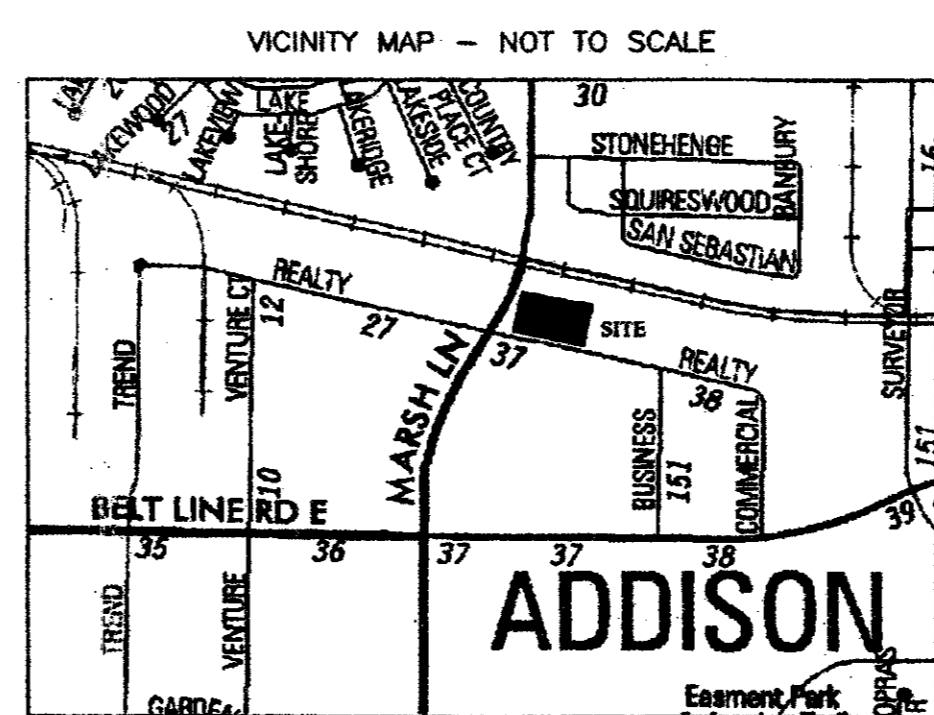
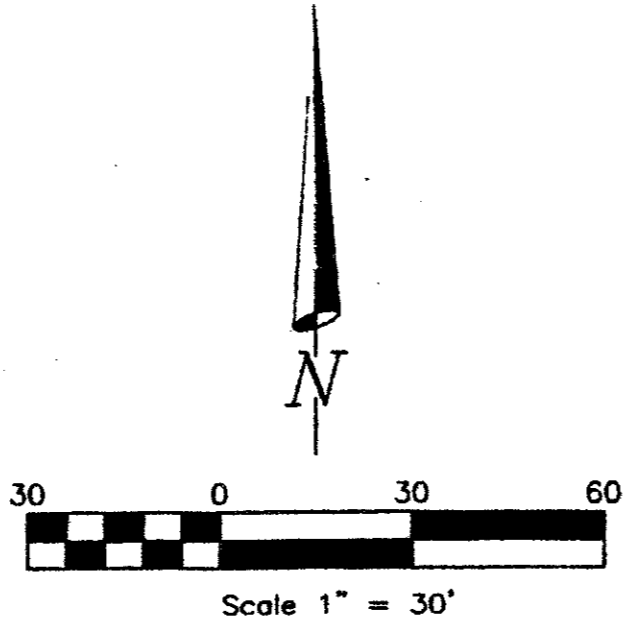
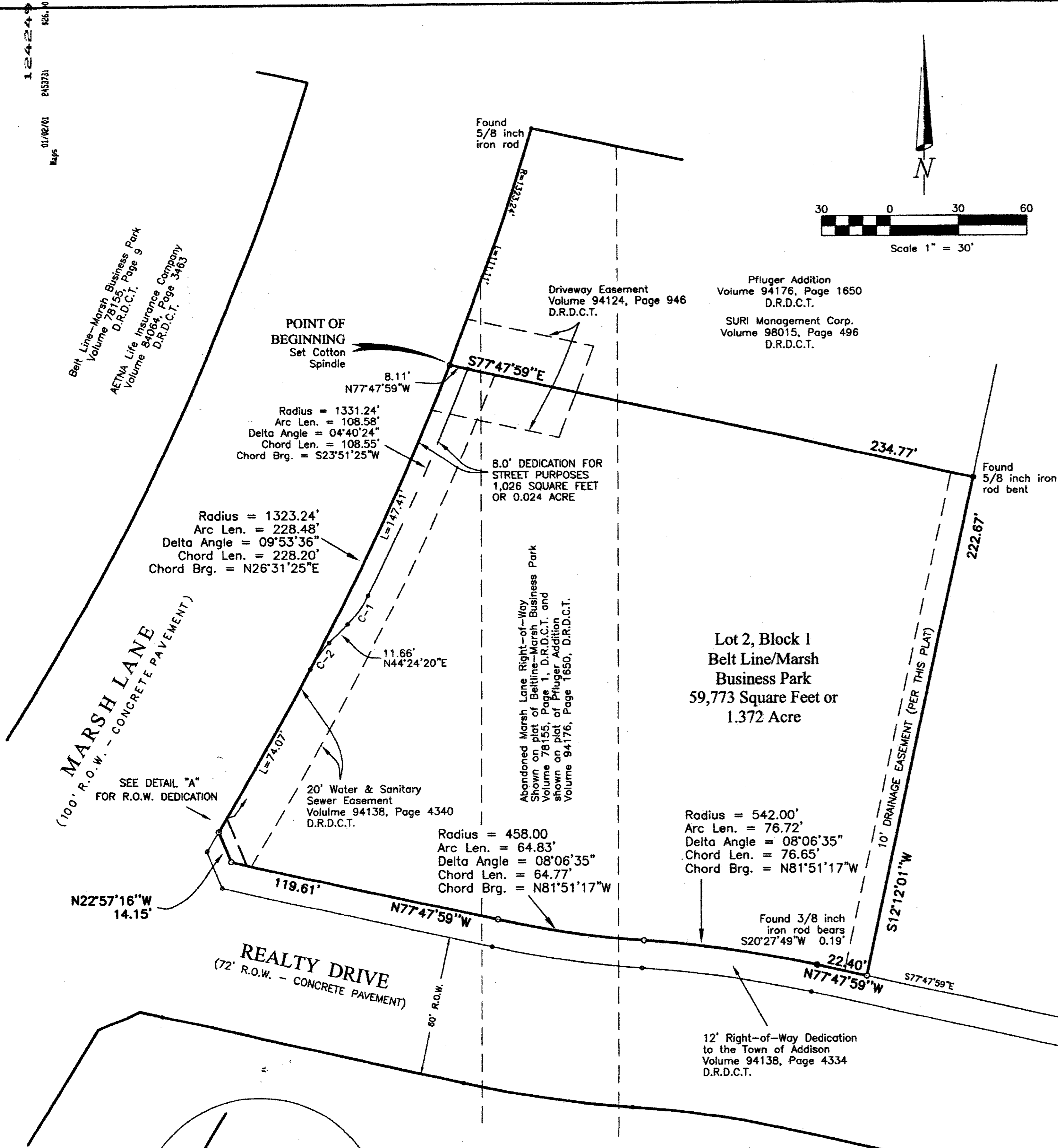
THESE DOCUMENTS REFLECT AS-BUILT CONDITIONS PER INFORMATION SUBMITTED BY THE OWNER, CONTRACTOR AND/OR INSPECTING ENTITY.
Konstantine Bakintas, PE



15196 MARSH LN.
RACETRAC SERVICE STATION, #646 - MARSH IN. @ ARAPAHO ROAD, ADDISON, TEXAS

01/10/00

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STATE OF TEXAS §
 COUNTY OF DALLAS §

WHEREAS, RaceTrac Petroleum, Inc., acting by and through the undersigned, its duly authorized agent, is the sole owner of a tract of land located in Block 1, Belt Line/Marsh Business Park an addition to the Town of Addison, Dallas County, Texas according to the plat recorded in Volume 81060, Page 170 of the Deed Records of Dallas County, Texas, being more particularly described as follows:

Being a tract of land situated in the City of Addison, Dallas County, Texas and being a portion of Block 1, Belt Line/Marsh Business Park as recorded in Volume 81060, Page 170 of the Deed Records of Dallas County, Texas, said tract also being a portion of a parcel of land deeded to A. Lee Pfluger Children's Trust as recorded in Volume 95134, Page 2868, said tract of land being described by metes and bounds as follows:

- BEGINNING at a set cotton spindle at the southwest corner of Pfluger Addition as recorded in Volume 94176, Page 1650 of said Deed Records, said set cotton spindle being on the East right-of-way line of Marsh Lane, a 100 foot right-of-way;
- THENCE SOUTH 77 degrees 47 minutes 59 seconds EAST, departing the East right-of-way line of said Marsh Lane and along the South line of said Pfluger Addition, a distance of 234.77 feet to a found 5/8 inch iron rod bent, being at the southeast corner of said Pfluger Addition;
- THENCE SOUTH 12 degrees 12 minutes 01 seconds WEST, departing the South line of said Pfluger Addition, a distance of 222.67 feet to a set 5/8 inch capped iron rod ("BHB INC"), said set 5/8 inch capped iron rod ("BHB INC"), being on the North line of a 12 foot right-of-way dedication to the Town of Addison as recorded in Volume 94138, Page 4334 of said Deed Records, from said set 5/8 inch capped iron rod ("BHB INC"), a found 1/2 inch iron rod at the southeast corner of said A. Lee Pfluger Children's Trust parcel, bears SOUTH 77 degrees 47 minutes 59 seconds EAST, a distance of 233.27 feet;
- THENCE NORTH 77 degrees 47 minutes 59 seconds WEST, along the North line of said 12 foot right-of-way dedication, a distance of 22.40 feet to a point at the beginning of a curve, concave southerly, having a radius of 542.00 feet, a delta angle of 08 degrees 06 minutes 35 seconds, a chord bearing of NORTH 81 degrees 51 minutes 17 seconds WEST, and a chord distance of 76.65 feet, from said point a found 3/8 inch iron rod bears SOUTH 20 degrees 27 minutes 49 seconds WEST, a distance of 0.19 feet;
- THENCE Westerly, along said curve, and along the North line of said 12 foot right-of-way dedication, an arc length of 76.72 feet to a set 5/8 inch capped iron rod ("BHB INC") at the beginning of a reverse curve, concave northerly, having a radius 458.00 feet, a delta angle of 08 degrees 06 minutes 35 seconds, a chord bearing of NORTH 81 degrees 51 minutes 16 seconds WEST, and a chord distance of 64.77 feet;
- THENCE Westerly, along said reverse curve, and along the North line of said 12 foot right-of-way dedication, an arc length of 64.83 feet to a set 5/8 inch capped iron rod ("BHB INC");
- THENCE NORTH 77 degrees 47 minutes 59 seconds WEST, along the North line of said 12 foot right-of-way dedication, a distance of 119.61 feet to a set 5/8 inch capped iron rod ("BHB INC");
- THENCE NORTH 22 degrees 57 minutes 16 seconds WEST, along the North line of said 12 foot right-of-way dedication, a distance of 14.15 feet to a set 5/8 inch capped iron rod ("BHB INC") on the East right-of-way line of said Marsh Lane, said set 5/8 inch capped iron rod ("BHB INC") also being at the beginning of a curve, concave westerly, having a radius of 1323.24 feet, a delta angle of 09 degrees 53 minutes 36 seconds, a chord bearing of NORTH 26 degrees 31 minutes 25 seconds EAST, and a chord distance of 228.20 feet;
- THENCE Northerly, along said curve and along the East right-of-way line of said Marsh Lane, an arc length of 228.48 feet to the POINT OF BEGINNING, containing 59,773 square feet or 1.372 acre.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, RaceTrac Petroleum, Inc., acting by and through the undersigned, its duly authorized agent, does hereby adopt this plat designating the hereinabove described real property as Lot 2, Block 1, Belt Line/Marsh Business Park, an addition to the Town of Addison, Dallas County, Texas, and do hereby dedicate to the public's use the streets, easements (and parks) shown thereon.

Max Secker
 Authorized Agent for
 RaceTrac Petroleum, Inc.

STATE OF § Georgia
 COUNTY OF § Douglas

BEFORE ME, the undersigned authority, on this day personally appeared *Max Secker*, of RaceTrac Petroleum, Inc., know to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed, in the capacity therein stated, and as the act and deed of said partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the 19th day of October, 2000.

Notary Public in and for the State of Georgia
 My Commission Expires: March 19, 2001

AFTER RECORDING PLEASE
 RETURN TO:
 CARMEN MOLAN
 TOWN OF ADDISON
 P.O. Box 9010
 ADDISON, TX 75001

Final Plat of Lot 2, Block 1

Belt Line/Marsh Business Park
 1.372 Acre

Being a replat of a portion of Block 1,
 Belt Line/Marsh Business Park, an addition to the
 Town of Addison, according to the plat recorded in
 Volume 81060, Page 170 of the Deed Records of Dallas County, Texas
 October 30, 2000

- NOTES:
- The basis of bearings for this plat is the South line of Pfluger Addition according to the plat recorded in Volume 94176, Page 650 of the Deed Records of Dallas County, Texas. (N77°47'59"W)
 - All property corners are set 5/8 inch capped iron rods ("BHB INC") unless noted otherwise.

Approved:
CITY COUNCIL
 Town of Addison Planning & Zoning Commission
October 10, 2000.
[Signature]
 Chairman, Planning & Zoning Commission
[Signature]
 Secretary, Planning & Zoning Commission

C-1
 Radius = 50.00'
 Arc Len. = 15.89'
 Delta Angle = 18°12'43"
 Chord Len. = 15.83'
 Chord Brg. = S35°17'58"W

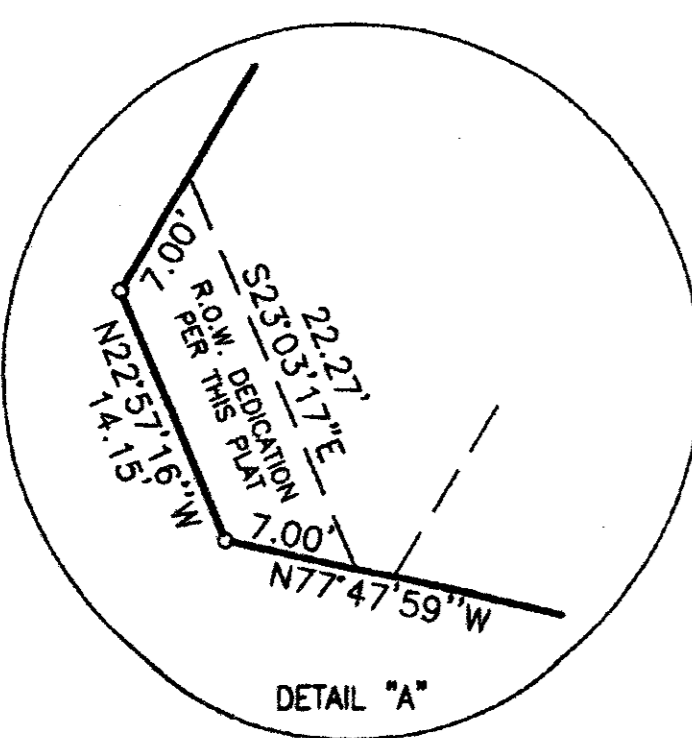
C-2
 Radius = 50.00'
 Arc Len. = 14.35'
 Delta Angle = 18°26'45"
 Chord Len. = 14.30'
 Chord Brg. = S36°10'57"W

Surveyor's Certificate
 This is to certify that I, Daniel H. Joslin, a Registered Professional Land Surveyor of the State of Texas, have plotted the above subdivision from an actual survey on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

Daniel H. Joslin
 Registered Professional Land Surveyor
 No. 4749
 Date: October 17, 2000

OWNER & DEVELOPER:
 RACETRAC PETROLEUM, INC.
 300 TECHNOLOGY COURT
 SMYRNA, GEORGIA 30082

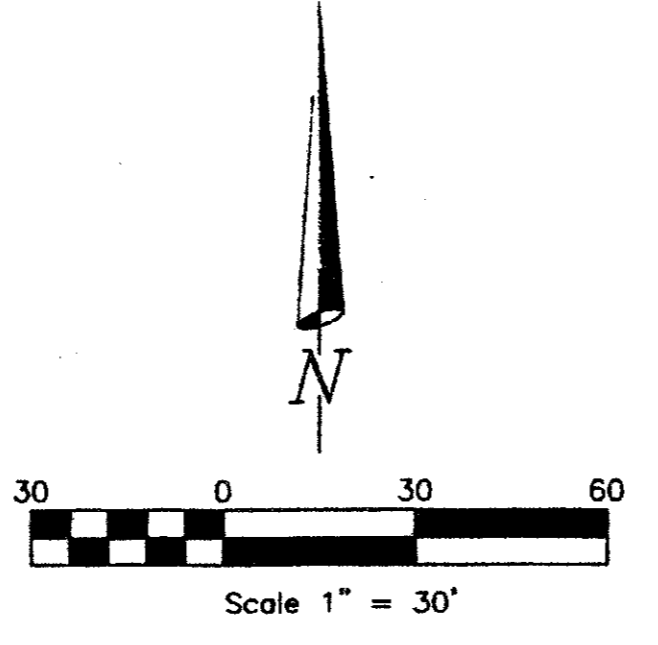
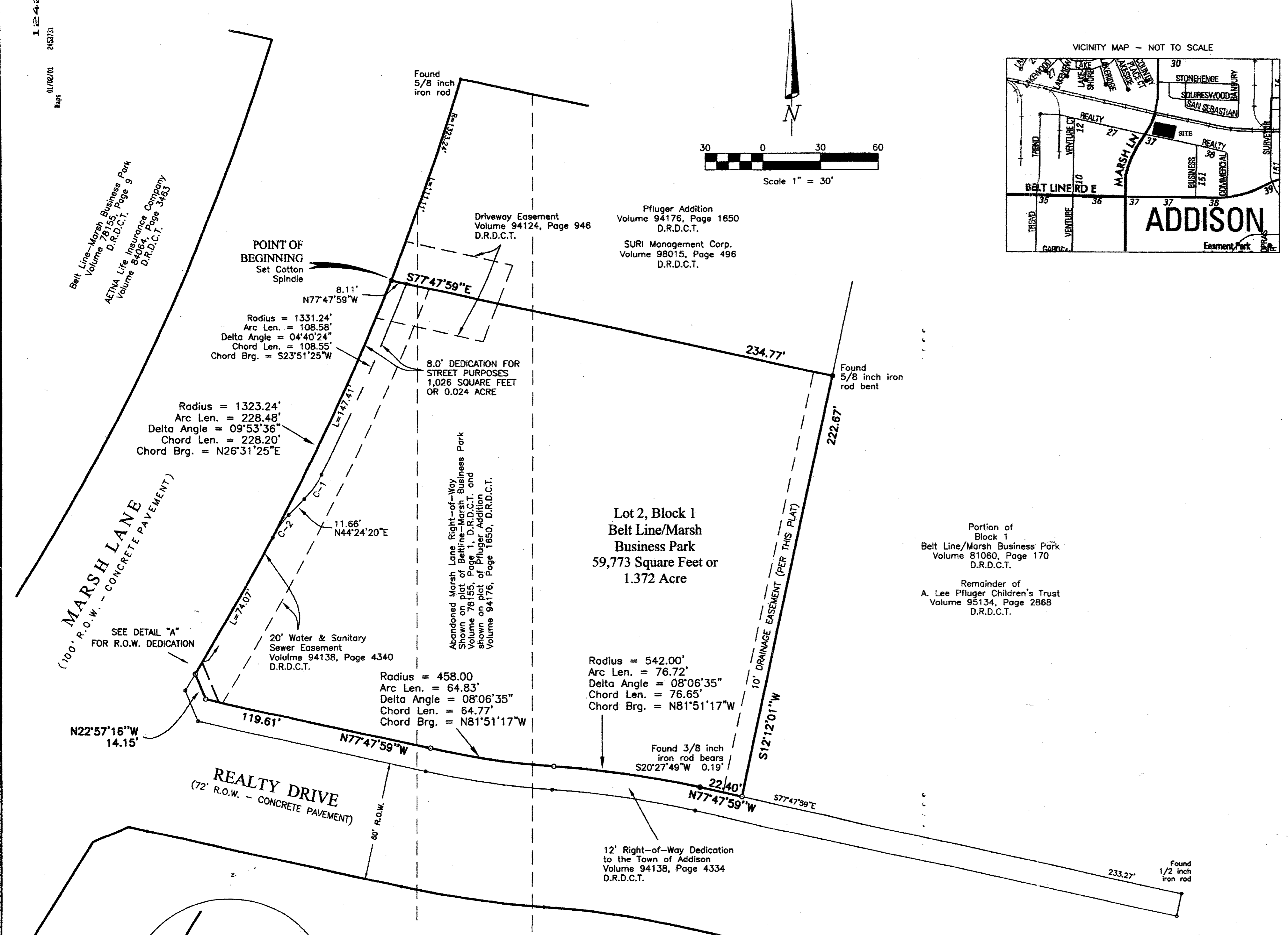
ENGINEER & SURVEYOR:
Baird, Hampton & Brown, Inc.
 Engineering & Surveying
 308 W. 7th St., Ste. 500 Ft. Worth, TX 76102 Tel: (817) 338-1277 Fax: (817) 338-9245 E-Mail: info@bhbrinc.com



104 SQ. FT.
 R.O.W. DEDICATION

COUNTY CLERK
 DALLAS COUNTY
 JAN 2 2001
 COUNTY CLERK
 DALLAS COUNTY

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 01/16/01 9:57:21 AM
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STATE OF TEXAS §
 COUNTY OF DALLAS §
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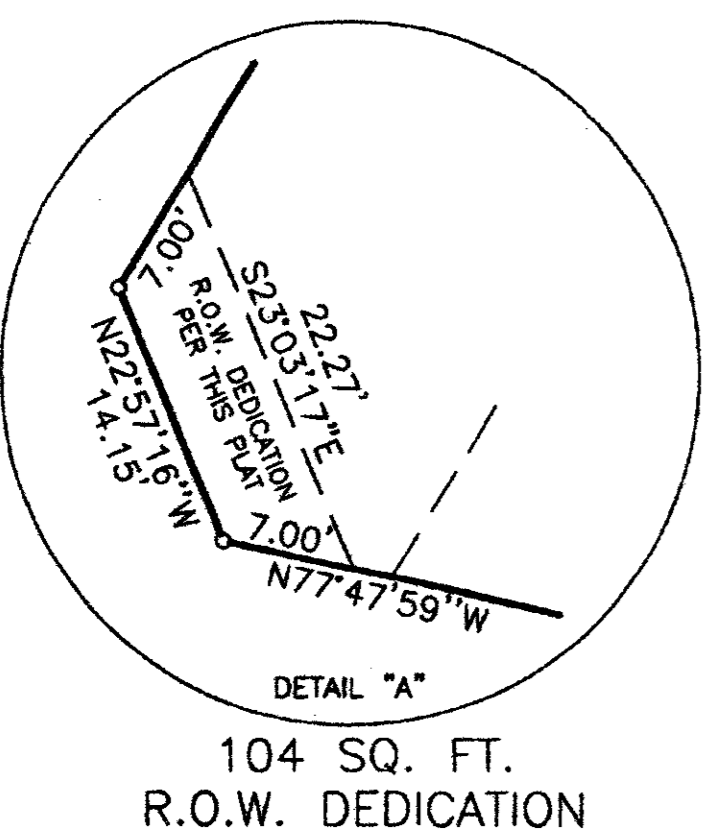
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- THENCE** SOUTH 77 degrees 47 minutes 59 seconds EAST, departing the East right-of-way line of said Marsh Lane and along the South line of said Pfluger Addition, a distance of 234.77 feet to a found 5/8 inch iron rod bent, being at the southeast corner of said Pfluger Addition;
- THENCE** SOUTH 12 degrees 12 minutes 01 seconds WEST, departing the South line of said Pfluger Addition, a distance of 222.67 feet to a set 5/8 inch capped iron rod ("BHB INC"), being on the North line of a 12 foot right-of-way dedication to the Town of Addison as recorded in Volume 94138, Page 4334 of said Deed Records, from said set 5/8 inch capped iron rod ("BHB INC"), a found 1/2 inch iron rod at the southeast corner of said A. Lee Pfluger Children's Trust parcel, bears SOUTH 77 degrees 47 minutes 59 seconds EAST, a distance of 233.27 feet;
- THENCE** NORTH 77 degrees 47 minutes 59 seconds WEST, along the North line of said 12 foot right-of-way dedication, a distance of 22.40 feet to a point at the beginning of a curve, concave southerly, having a radius of 542.00 feet, a delta angle of 08 degrees 06 minutes 35 seconds, a chord bearing of NORTH 81 degrees 51 minutes 17 seconds WEST, and a chord distance of 76.65 feet, from said point a found 3/8 inch iron rod bears SOUTH 20 degrees 27 minutes 49 seconds WEST, a distance of 0.19 feet;
- THENCE** Westerly, along said curve, and along the North line of said 12 foot right-of-way dedication, an arc length of 76.72 feet to a set 5/8 inch capped iron rod ("BHB INC") at the beginning of a reverse curve, concave northerly, having a radius 458.00 feet, a delta angle of 08 degrees 06 minutes 35 seconds, a chord bearing of NORTH 81 degrees 51 minutes 16 seconds WEST, and a chord distance of 64.77 feet;
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- THENCE** NORTH 77 degrees 47 minutes 59 seconds WEST, along the North line of said 12 foot right-of-way dedication, a distance of 119.61 feet to a set 5/8 inch capped iron rod ("BHB INC");
- THENCE** NORTH 22 degrees 57 minutes 16 seconds WEST, along the North line of said 12 foot right-of-way dedication, a distance of 14.15 feet to a set 5/8 inch capped iron rod ("BHB INC") on the East right-of-way line of said Marsh Lane, said set 5/8 inch capped iron rod ("BHB INC") also being at the beginning of a curve, concave westerly, having a radius of 1323.24 feet, a delta angle of 09 degrees 53 minutes 36 seconds, a chord bearing of NORTH 26 degrees 31 minutes 25 seconds EAST, and a chord distance of 228.20 feet;
- THENCE** Northerly, along said curve and along the East right-of-way line of said Marsh Lane, an arc length of 228.48 feet to the POINT OF BEGINNING, containing 59,773 square feet or 1.372 acre.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, RaceTrac Petroleum, Inc., acting by and through the undersigned, its duly authorized agent, does hereby adopt this plat designating the hereinabove described real property as Lot 2, Block 1, Belt Line/Marsh Business Park, an addition to the Town of Addison, Dallas County, Texas, and do hereby dedicate to the public's use the streets, easements (and parks) shown thereon.

Authorized Agent for RaceTrac Petroleum, Inc.
 STATE OF § Georgia
 COUNTY OF § Douglas
 BEFORE ME, the undersigned authority, on this day personally appeared *Max Sealer*, a duly authorized agent of RaceTrac Petroleum, Inc., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed, in the capacity therein stated, and as the act and deed of said partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the 1st day of December, 2000.

Notary Public in and for the State of Georgia
 My Commission Expires: March 19, 2001



- NOTES:
- The basis of bearings for this plat is the South line of Pfluger Addition according to the plat recorded in Volume 94176, Page 650 of the Deed Records of Dallas County, Texas. (N77°47'59\"/>
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Approved: *[Signature]*
 Town of Addison Planning & Zoning Commission
 October 10, 2000.
[Signature]
 Chairman, Planning & Zoning Commission
[Signature]
 Secretary, Planning & Zoning Commission

C-1 Radius = 50.00'
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 Delta Angle = 18°12'43"
 Chord Len. = 15.83'
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Surveyor's Certificate
 This is to certify that I, Daniel H. Joslin, a Registered Professional Land Surveyor of the State of Texas, have plotted the above subdivision from an actual survey on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

Daniel H. Joslin
 Registered Professional Land Surveyor
 No. 4749
 Date: October 17, 2000

AFTER RECORDING PLEASE RETURN TO:
 CARMEN MORAN
 TOWN OF ADDISON
 P.O. Box 9010
 ADDISON, TX 75001

Final Plat of
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 Belt Line/Marsh Business Park
 1.372 Acre
 Being a replat of a portion of Block 1,
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 Engineering & Surveying
 309 W. 7th St., Ste. 500 Ft. Worth, TX 76102 Tel:(817)338-1277 Fax:(817)338-9245 E-Mail:mb@bhinc.com

COUNTY CLERK, DALLAS COUNTY, TEXAS
 JAN 2 2001

SITE DATA					
TOTAL SITE AREA = 59,773.04 FT ²					
IMPERVIOUS AREA = 40,006.07 FT ²					
LANDSCAPED AREA = 19,776.97 FT ²					
LANDSCAPE % REQ. = 20.0%					
LANDSCAPE % PROV. = 33.1%					

NUMBER	Radius	Arc Length	Delta Angle	Chord Bearing	Chord Length
C-1	542.00'	76.72'	08°06'35"	N81°51'17"W	76.65'
C-2	458.00'	64.83'	08°06'35"	N81°51'16"W	64.77'
C-3	1323.24'	228.48'	09°53'36"	N26°31'25"E	228.20'

Quantity	Scientific Name	Common Name	Planting Size	Comments
15	Quercus virginiana	Live oak	4" cal.	single straight trunk, full shape with no flat sides, min. 14' tall, min. 8' spread, nursery grown, b&b.
5	Pistacia chinensis	Chinese pistache	4" cal	single straight trunk, full shape with no flat sides, min. 14' tall, min. 8' spread, nursery grown, b&b.
5	Ulmus crassifolia	Cedar elm	4" cal	single straight trunk, full shape with no flat sides, min. 14' tall, min. 8' spread, nursery grown, b&b.
6	Quercus macrocarpa	Bur oak	4" cal.	single straight trunk, full shape with no flat sides, min. 14' tall, min. 8' spread, nursery grown, b&b.
14	Lagerstroemia indica	Crape myrtle	4" cal.	min. three trunks, full shape with no flat sides, min. 10' tall, min. 6' spread, white flwr., b&b.
3	Cercis texana	Texas redbud	4" cal.	single straight trunk, full shape with no flat sides, min. 12' tall, min. 8' spread, b&b.
57	Hesperaloe parviflora	Red yucca	5-gal	full min. spread to edge of container, well rooted but not root bound.
194	Trachelospermum asiaticum	Asian Jasmine	4" pot	well rooted but not root bound.
86	Liriope muscari 'big blue'	Big blue liriope	4" pot	well rooted but not root bound.
42	Leucophyllum frutescens 'silverado'	Silverado ceniza	5-gal	full min. spread to edge of container, well rooted but not root bound.
121	Hermerocallis 'stella d'oro'	Stella d'oro daylily	1-gal	full min. spread to edge of container, well rooted but not root bound.
7	Abelia grandiflora compacta	compact glossy abela	5-gal	full min. spread to edge of container, well rooted but not root bound.
37	Rosa 'playboy' (antique rose)	playboy rose	2-gal	
37	Spiraea bumalda 'anthony waterer'	anthony waterer spiraea	5-gal	full min. spread to edge of container, well rooted but not root bound.
55	Juniperus horizontalis	creeping juniper	5-gal	full min. spread to edge of container, well rooted but not root bound.

- 31 - 4" SHADE TREES RQRD. 24 PROVIDED.
- 192 - 5 GAL. SHRUBS RQRD.
- 198 - 5 GAL. SHRUBS PROVIDED.
- 121 - 1 GAL. SHRUBS PROVIDED.
- 67 - 2 GAL. SHRUBS PROVIDED.
- 280 - 4" POT GROUND COVER PROVIDED.

RaceTrac Petroleum, Inc.

300 Technology Ct.
Smyrna, GA 30082
Contact: Michael Neffinger
(770) 430-7600 x1126

Baird, Hampton & Brown, Inc.
Engineering & Surveying
300 W. 9th St., Ste. 500 Ft. Worth, TX 76102 Tel: (817) 338-4286 E-mail: baird@bh&b.com

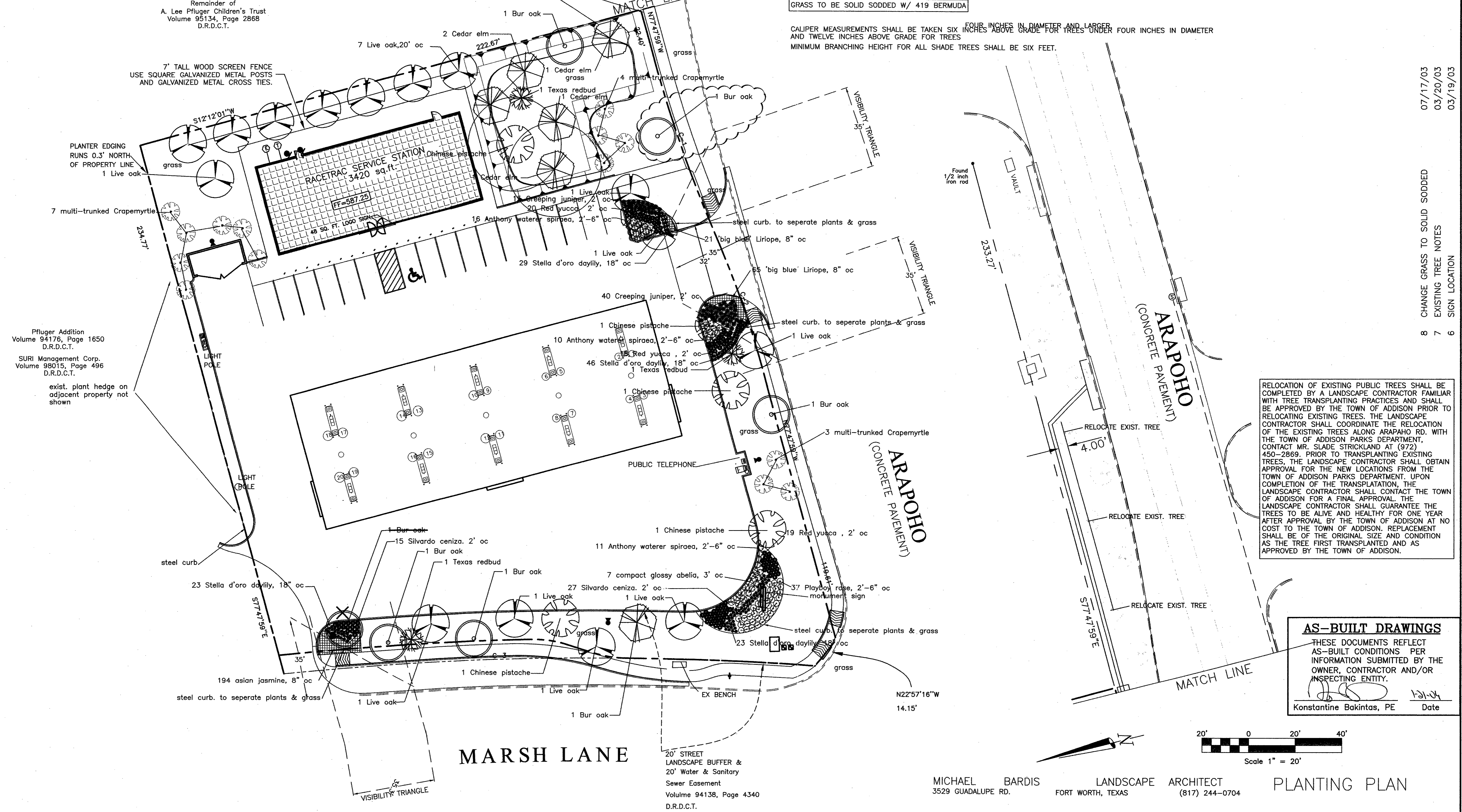
Portion of Block 1
Belt Line/Marsh Business Park
Volume 81060, Page 170
D.R.D.C.T.

Remainder of
A. Lee Pfluger Children's Trust
Volume 95134, Page 2868
D.R.D.C.T.

20' STREET LANDSCAPE BUFFER

GRASS TO BE SOLID SODDED W/ 419 BERMUDA

CALIPER MEASUREMENTS SHALL BE TAKEN SIX INCHES IN DIAMETER AND LARGER AND TWELVE INCHES ABOVE GRADE FOR TREES UNDER FOUR INCHES IN DIAMETER. MINIMUM BRANCHING HEIGHT FOR ALL SHADE TREES SHALL BE SIX FEET.



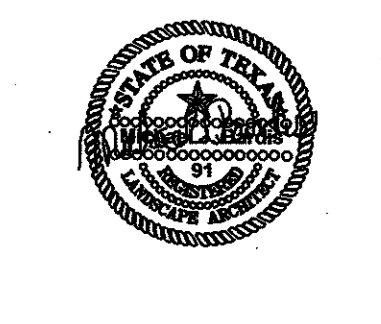
RELOCATION OF EXISTING PUBLIC TREES SHALL BE COMPLETED BY A LANDSCAPE CONTRACTOR FAMILIAR WITH TREE TRANSPLANTING PRACTICES AND SHALL BE APPROVED BY THE TOWN OF ADDISON PRIOR TO RELOCATING EXISTING TREES. THE LANDSCAPE CONTRACTOR SHALL COORDINATE THE RELOCATION OF THE EXISTING TREES ALONG ARAPAHO RD. WITH THE TOWN OF ADDISON PARKS DEPARTMENT. CONTACT MR. SLADE STRICKLAND AT (972) 450-2869. PRIOR TO TRANSPLANTING EXISTING TREES, THE LANDSCAPE CONTRACTOR SHALL OBTAIN APPROVAL FOR THE NEW LOCATIONS FROM THE TOWN OF ADDISON PARKS DEPARTMENT. UPON COMPLETION OF THE TRANSPLANTATION, THE LANDSCAPE CONTRACTOR SHALL CONTACT THE TOWN OF ADDISON FOR A FINAL APPROVAL. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE THE TREES TO BE ALIVE AND HEALTHY FOR ONE YEAR AFTER APPROVAL BY THE TOWN OF ADDISON AT NO COST TO THE TOWN OF ADDISON. REPLACEMENT SHALL BE OF THE ORIGINAL SIZE AND CONDITION AS THE TREE FIRST TRANSPLANTED AND AS APPROVED BY THE TOWN OF ADDISON.

AS-BUILT DRAWINGS
THESE DOCUMENTS REFLECT AS-BUILT CONDITIONS PER INFORMATION SUBMITTED BY THE OWNER, CONTRACTOR AND/OR INSPECTING ENTITY.
Konstantine Bakintas, PE Date

- 8 CHANGE GRASS TO SOLID SODDED 07/17/03
- 7 EXISTING TREE NOTES 03/20/03
- 6 SIGN LOCATION 03/19/03
- 5 CITY COMMENTS 03/02/03
- 4 REALTY DRIVE CHANGED TO ARAPAHO ROAD 07/30/03
- 3 INCORPORATE CLIENT COMMENTS 11/28/00
- 2 INCORPORATE CITY COMMENTS 11/01/00
- 1 PLANTING 10/04/00

NO.	REVISIONS	DATE
DESIGNED:	MJB	08/15/00
DRAWN:	MJB	
CHECKED:	MJB	

PLANTING PLAN
RaceTrac Service Station #646
Marsh Ln. & Arapaho Rd.
Addison, Texas

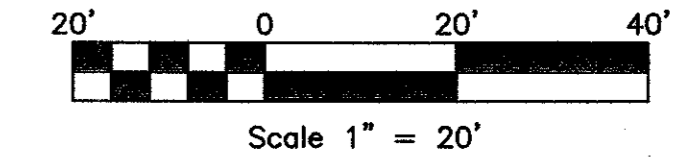


BHB PROJECT NO:
2000.015.000
SHEET NO:
L-1 of 5L

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MICHAEL BARDIS LANDSCAPE ARCHITECT
3529 GUADALUPE RD. FORT WORTH, TEXAS (817) 244-0704

PLANTING PLAN



SITE DATA

TOTAL SITE AREA = 59,773.04 FT²
 IMPERVIOUS AREA = 40,006.07 FT²
 LANDSCAPED AREA = 19776.97 FT²
 LANDSCAPE % REQ. = 20.0%
 LANDSCAPE % PROV. = 33.1%

NUMBER	Radius	Arc Length	Delta Angle	Chord Bearing	Chord Length
C-1	542.00'	76.72'	08°06'35"	N81°51'17"W	76.65'
C-2	458.00'	64.83'	08°06'35"	N81°51'16"W	64.77'
C-3	1323.24'	228.48'	09°53'36"	N26°31'25"E	228.20'

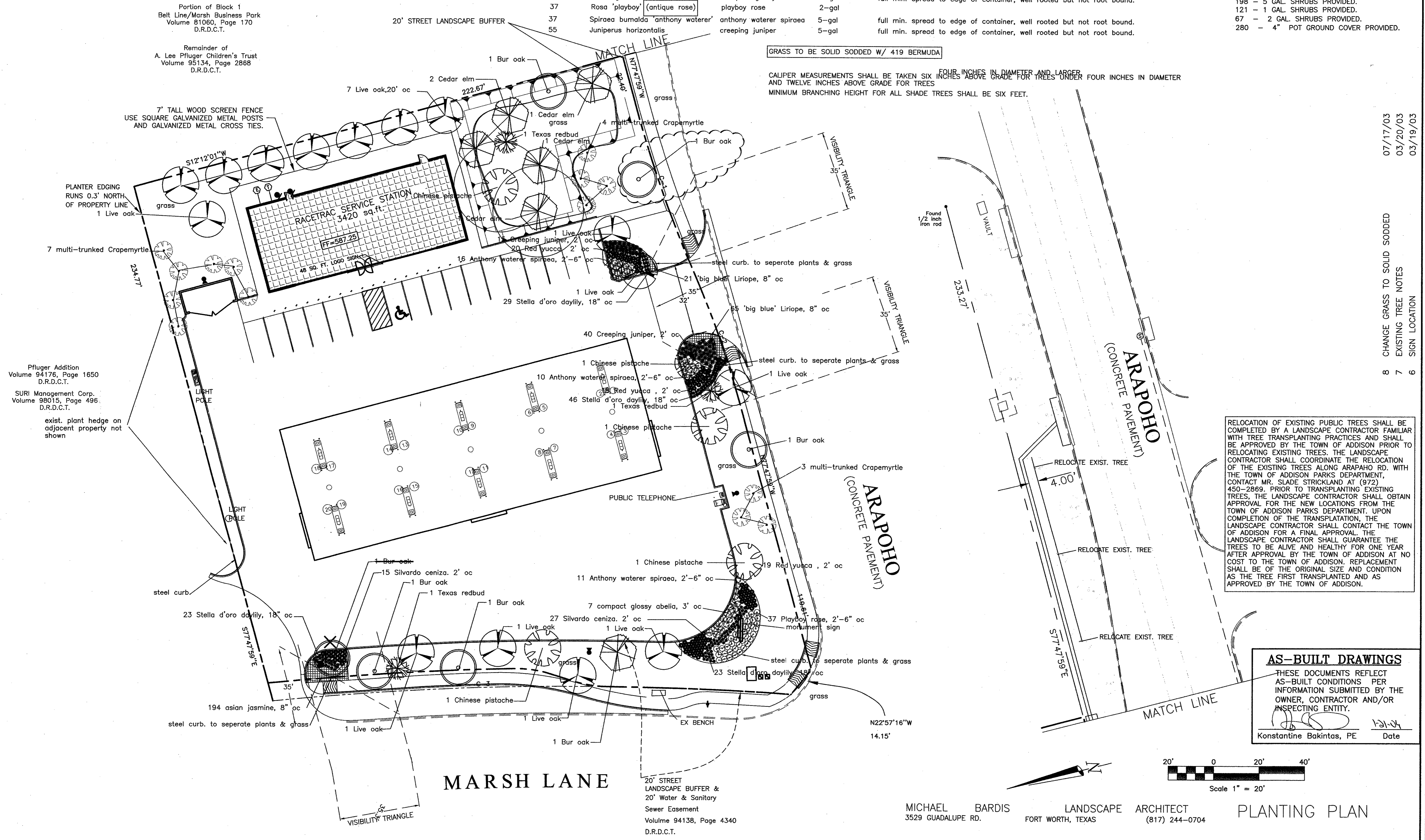
Quantity	Scientific Name	Common Name	Planting Size	Comments
15	Quercus virginiana	Live oak	4" cal.	single straight trunk, full shape with no flat sides, min. 14' tall, min. 8' spread, nursery grown, b&b.
5	Pistacia chinensis	Chinese pistache	4" cal.	single straight trunk, full shape with no flat sides, min. 14' tall, min. 8' spread, nursery grown, b&b.
5	Ulmus crassifolia	Cedar elm	4" cal.	single straight trunk, full shape with no flat sides, min. 14' tall, min. 8' spread, nursery grown, b&b.
6	Quercus macrocarpa	Bur oak	4" cal.	single straight trunk, full shape with no flat sides, min. 14' tall, min. 8' spread, nursery grown, b&b.
14	Lagerstœmia indica	Crapemyrtle	4" cal.	min. three trunks, full shape with no flat sides, min. 10' tall, min. 6' spread, white flwrg., b&b.
3	Cercis texana	Texas redbud	4" cal.	single straight trunk, full shape with no flat sides, min. 12' tall, min. 8' spread, b&b.
57	Hesperaloe parviflora	Red yucca	5-gal	full min. spread to edge of container, well rooted but not root bound.
194	Trachaelospermum asiaticum	Asian Jasmine	4" pot	well rooted but not root bound.
86	Liriope muscari 'big blue'	Big blue liriope	4" pot	well rooted but not root bound.
42	Leucophyllum frutescens 'silvarado'	Silvarado ceniza	5-gal	full min. spread to edge of container, well rooted but not root bound.
121	Hermerocallis 'stella d'oro'	Stella d'oro daylily	1-gal	full min. spread to edge of container, well rooted but not root bound.
7	Abelia grandiflora compacta	compact glossy abela	5-gal	full min. spread to edge of container, well rooted but not root bound.
37	Rosa 'playboy' (antique rose)	playboy rose	2-gal	full min. spread to edge of container, well rooted but not root bound.
37	Spiraea bumalda 'anthony waterer'	anthony waterer spiraea	5-gal	full min. spread to edge of container, well rooted but not root bound.
55	Juniperus horizontalis	creeping juniper	5-gal	full min. spread to edge of container, well rooted but not root bound.

PLANT LEGEND

- 31 - 4" SHADE TREES RORD. 24 PROVIDED.
- 192 5 - GAL. SHRUBS RORD.
- 198 - 5 GAL. SHRUBS PROVIDED.
- 121 - 1 GAL. SHRUBS PROVIDED.
- 67 - 2 GAL. SHRUBS PROVIDED.
- 280 - 4" POT GROUND COVER PROVIDED.

GRASS TO BE SOLID SODDED W/ 419 BERMUDA

CALIPER MEASUREMENTS SHALL BE TAKEN SIX INCHES ABOVE GRADE FOR TREES UNDER FOUR INCHES IN DIAMETER AND TWELVE INCHES ABOVE GRADE FOR TREES AND TWELVE INCHES ABOVE GRADE FOR TREES. MINIMUM BRANCHING HEIGHT FOR ALL SHADE TREES SHALL BE SIX FEET.

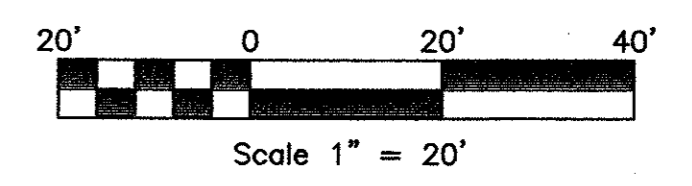


NO.	REVISIONS	CHECKED:	DATE:
5	CITY COMMENTS	MUB	03/02/03
4	REALTY DRIVE CHANGED TO ARAPAHO ROAD	MUB	01/30/03
3	INCORPORATE CLIENT COMMENTS	MUB	11/28/00
2	INCORPORATE CITY COMMENTS	MUB	11/01/00
1	PLANTING	MUB	10/04/00

8 CHANGE GRASS TO SOLID SODDED
 7 EXISTING TREE NOTES
 6 SIGN LOCATION

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 Konstantine Bakintas, PE Date



MICHAEL BARDIS LANDSCAPE ARCHITECT
 3529 GUADALUPE RD. FORT WORTH, TEXAS (817) 244-0704

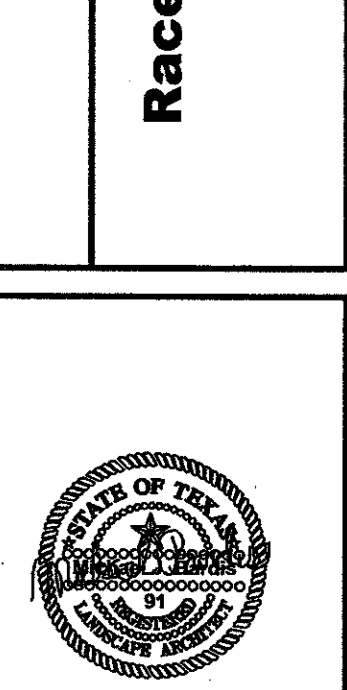
PLANTING PLAN

RaceTrac Petroleum, Inc.
 300 Technology Ct.
 Smyrna, GA 30082
 Contact: Mitchell Neffinger
 (770) 430-7600 x1126

BHB Baird, Hampton & Brown, Inc.
 Engineering & Surveying
 308 W. 7th St., Ste. 300 Ft. Worth, TX 76102 (817) 335-0277 Fax: (817) 335-0288 E-mail: baird@bhb.com

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1	PLANTING	MUB	10/04/00

PLANTING PLAN
 RaceTrac Service Station #646
 Marsh Ln. & Arapaho Rd.
 Addison, Texas



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IRRIGATION LEGEND
 SYMBOL DESCRIPTION

- Rain Bird 10H 1804
- Rain Bird 10Q 1804
- Rain Bird 15F 1804
- Rain Bird 15H 1804
- Rain Bird 15Q 1804
- Rain Bird 15-VAN 180 1804
- Rain Bird 15-VAN 90 1804
- Rain Bird B15-CST 1804
- Rain Bird 12-VAN 180 1812
- Rain Bird 12-VAN 90 1812
- Rain Bird 15Q 1812
- Rain Bird 15-VAN 180 1812
- Rain Bird 15-VAN 90 1812
- Rain Bird 5000 Series 1.0 5004-PC
- Rain Bird 5000 Series 2.0 5004-PC
- Rain Bird 5000 Series 4.0 5004-PC
- 1 1/2 inch meter
- Watts 009M2QT - 1 1/2" In Building at location approved by Owner
- 2 inch isolation valve
- Rain Bird 100-PGA Globe
- Rain Bird 150-PGA Globe
- Hunter PC-1200i
- Hunter FREEZE-CLIK
- Hunter MINI-CLIK

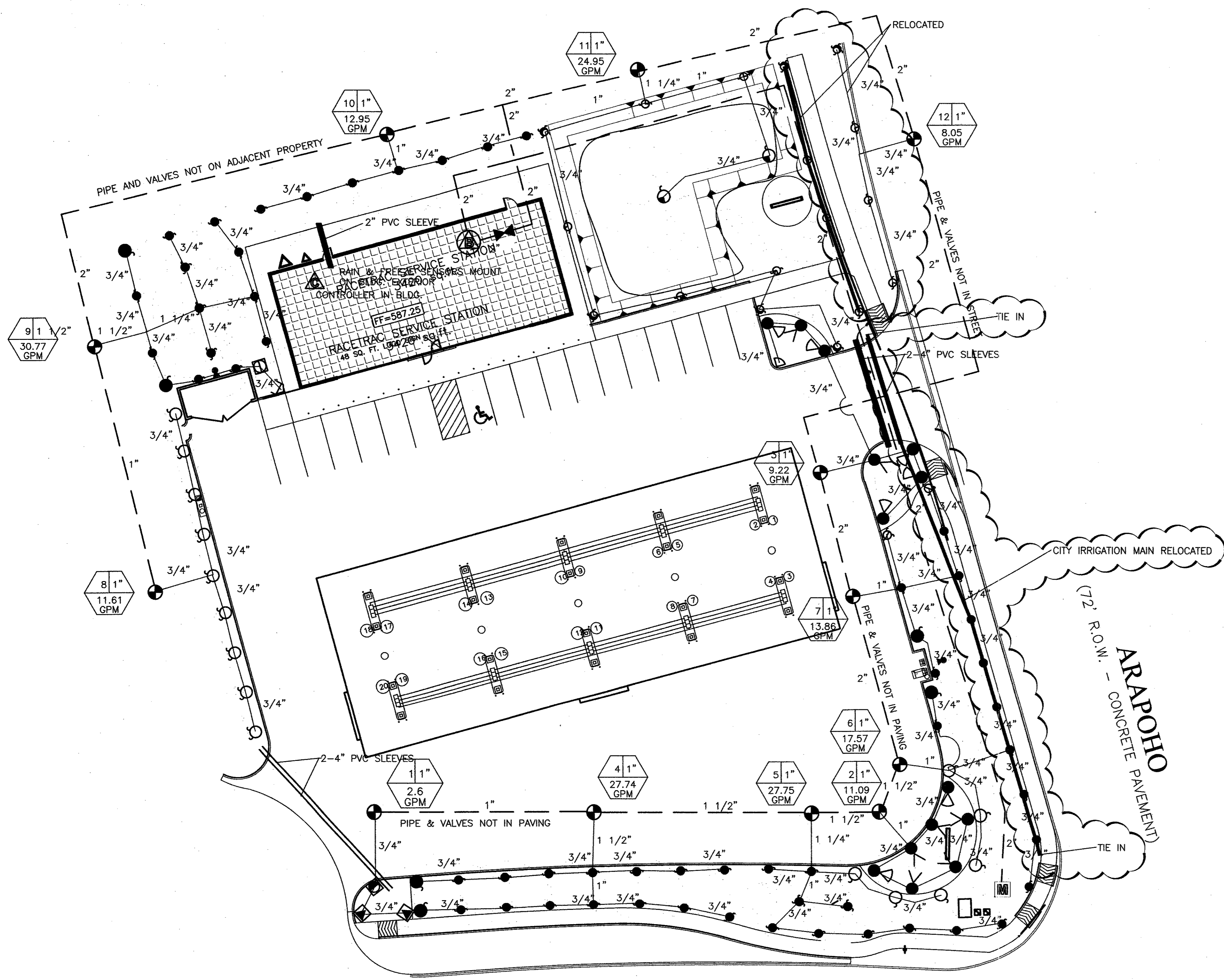
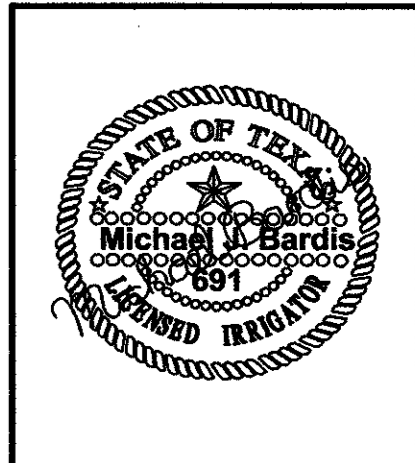
9	HEAD LOCATIONS NEAR TRASH RECP.	07/17/03
8	DCA LOCATION	03/20/03
7	DCA LOCATION	03/20/03
6	SIGN LOCATION	03/19/03

5	CITY COMMENTS	03/02/03
4	REALTY DRIVE CHANGED TO ARAPAHO ROAD	01/30/03
3	INCORPORATE CLIENT COMMENTS	11/28/00
1		01/30/03

NO.	REVISIONS	DATE
DESIGNED:	DRAWN:	CHECKED:
MJB	MJB	MJB
		DATE:
		08/15/00

IRRIGATION PLAN

RaceTrac Service Station #646
 Marsh Ln. & Realty Rd.
 Addison, Texas



CONTROLLER AND FREEZE SENSOR
 Attach controller per manufacturer's instructions in building wall 5' above floor grade. Install valve wire in plastic valve box in grass area adjacent to controller location. Bring valve wire to this plastic valve box located adjacent to the controller location. Install valve wire using water tight connectors from the valve box to the controller in 1" rigid conduit attached to the building wall. Mount freeze sensor on the building wall a minimum of 7' above ground grade. Wires from sensor to be in 1/2" rigid conduit attached to building wall. Secure conduits to building wall with galvanized steel brackets spaced max. 30' apart.

IRRIGATION NOTES
 Irrigation Contractor shall verify psi at water meter discharge BEFORE bidding this project. A minimum of 50 psi is required. Immediately notify the Owner or Owner's representative if minimum psi is not present for instructions.

The Irrigation Contractor will verify existing and proposed locations of all site utilities prior to any trenching and laying of pipe. Coordinate all irrigation work with other site work trades.

PIPING AND HEAD LAYOUT IS SHOWN IN SCHEMATIC FORM ONLY!
 Install pipe directly behind curb or sidewalk where possible and in all cases to be routed around existing and proposed site elements including rootballs or proposed landscaping. Reference landscape, utility and grading plans for conditions.

All valves, irrigation heads, valve boxes, meter boxes, etc. to be mounted flush with proposed finish grade. Pipe depth per the detail sheets. Adjust irrigation heads for distance and arch. Avoid overspray onto pavements and buildings. Pipe velocity not to exceed 5 fps.

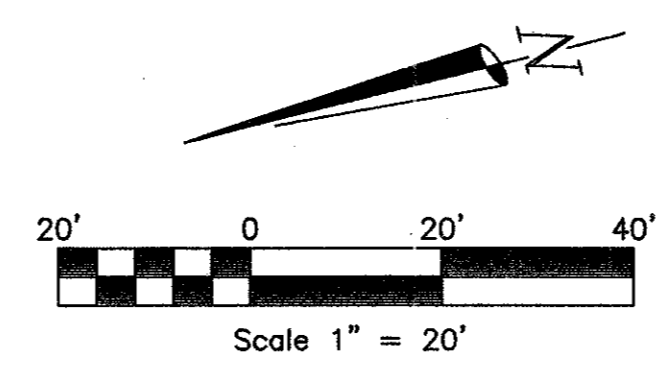
Pipe sizes as follows:
 0-6 gpm use 1/2"
 6-10 gpm use 3/4"
 10-15 gpm use 1"
 15-25 gpm use 1 1/4"
 25-35 gpm use 1 1/2"
 35-50 gpm use 2"
 50-80 gpm use 2 1/2"
 80-120 gpm use 3"

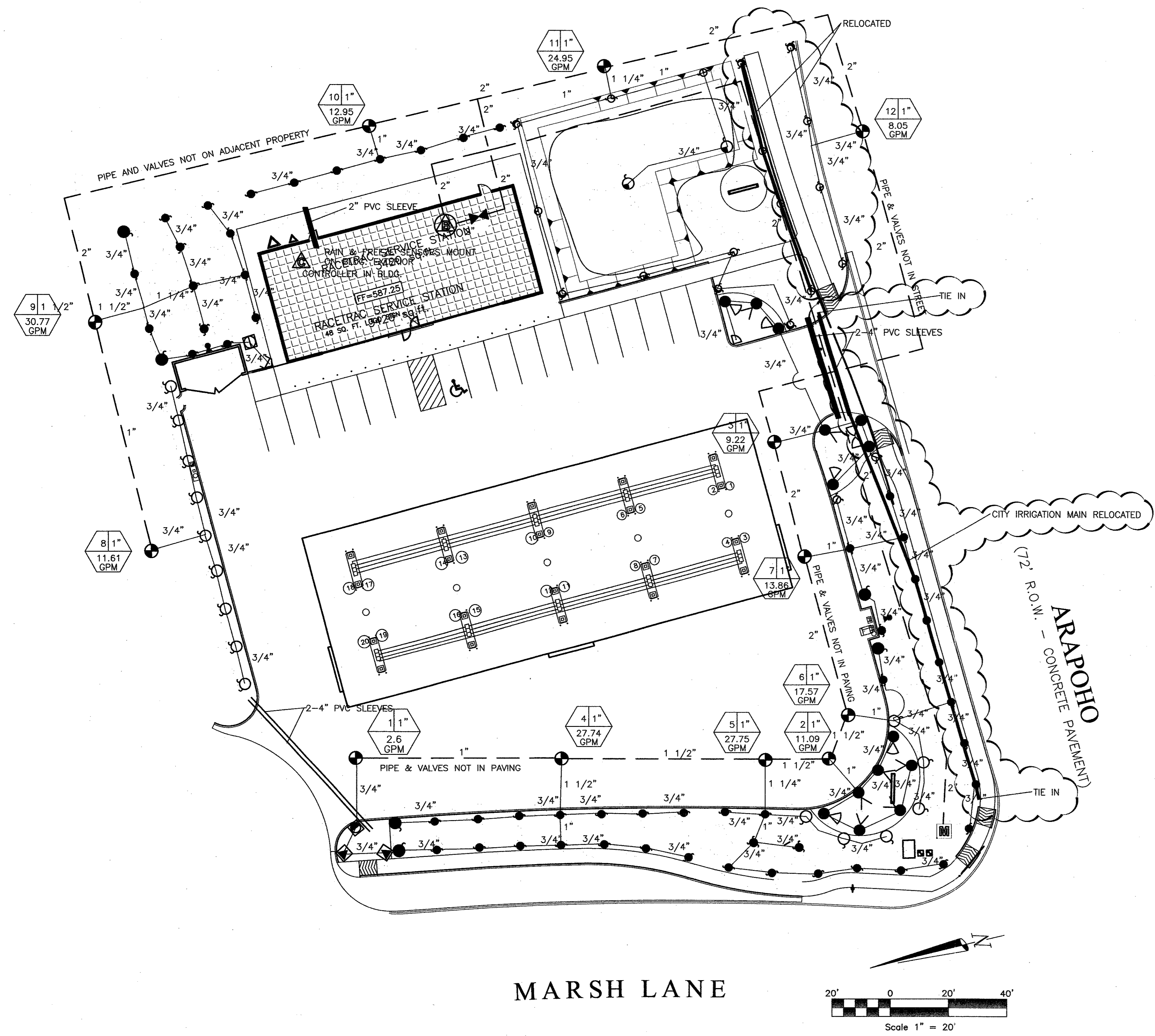
Follow all T.C.E.Q. rules and regulations for landscape irrigators. Follow all City ordinances.

AS-BUILT DRAWINGS
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Konstantine Bakintas, PE Date 1-31-04

MARSH LANE





IRRIGATION LEGEND

SYMBOL	DESCRIPTION
	Rain Bird 10H 1804
	Rain Bird 10Q 1804
	Rain Bird 15F 1804
	Rain Bird 15H 1804
	Rain Bird 15Q 1804
	Rain Bird 15-VAN 180 1804
	Rain Bird 15-VAN 90 1804
	Rain Bird B15-CST 1804
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	2 inch isolation valve
	Rain Bird 100-PGA Globe
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	Hunter PC-1200i
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 Install pipe directly behind curb or sidewalk where possible and in all cases to be routed around existing and proposed site elements including rootballs or proposed landscaping. Reference landscape, utility and grading plans for conditions.
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 Adjust irrigation heads for distance and arch. Avoid overspray onto pavements and buildings.
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 25-35 gpm use 1 1/2"
 35-50 gpm use 2"
 50-80 gpm use 2 1/2"
 80-120 gpm use 3"

Follow all T.C.E.Q. rules and regulations for landscape irrigators.
 Follow all City ordinances.

9	HEAD LOCATIONS NEAR TRASH RECP.	07/17/03
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1		01/30/03

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Baird, Hampton & Brown, Inc.
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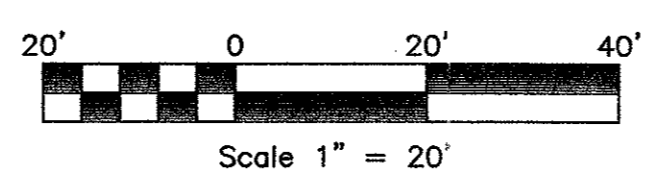
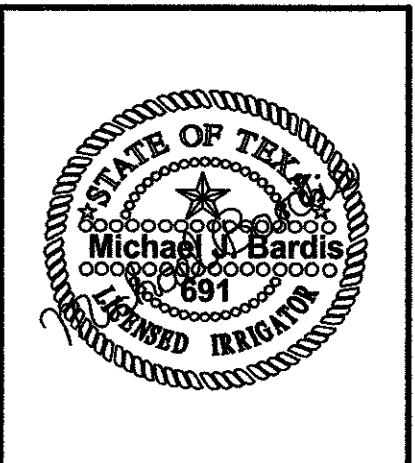
NO.	REVISIONS	DATE
DESIGNED:	DRAWN:	DATE:
CHECKED:	DATE:	
MJB	MJB	08/15/00

IRRIGATION PLAN

RaceTrac Service Station #646
 Marsh Ln. & Realty Rd.
 Addison, Texas

AS-BUILT DRAWINGS
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Konstantine Bakintas, PE Date 1-21-04

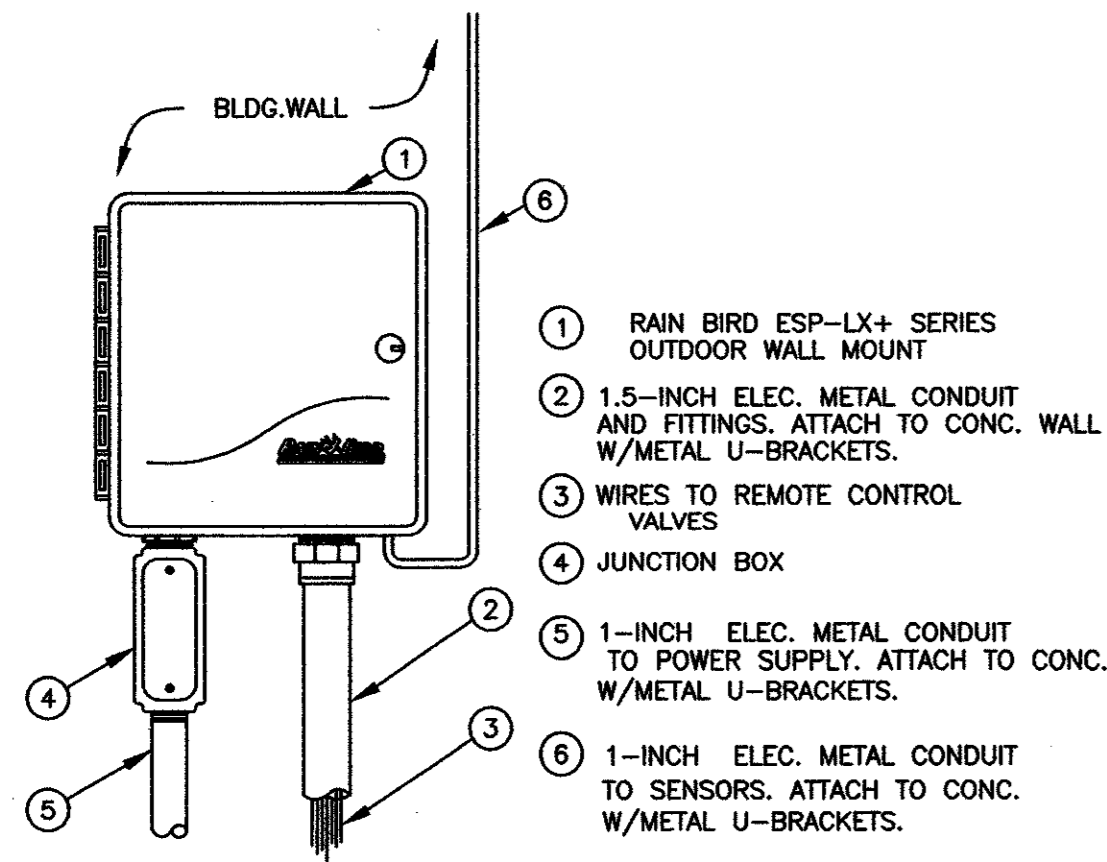


MICHAEL BARDIS
 3529 GUADALUPE RD. FORT WORTH, TEXAS

LANDSCAPE ARCHITECT
 (817) 244-0704

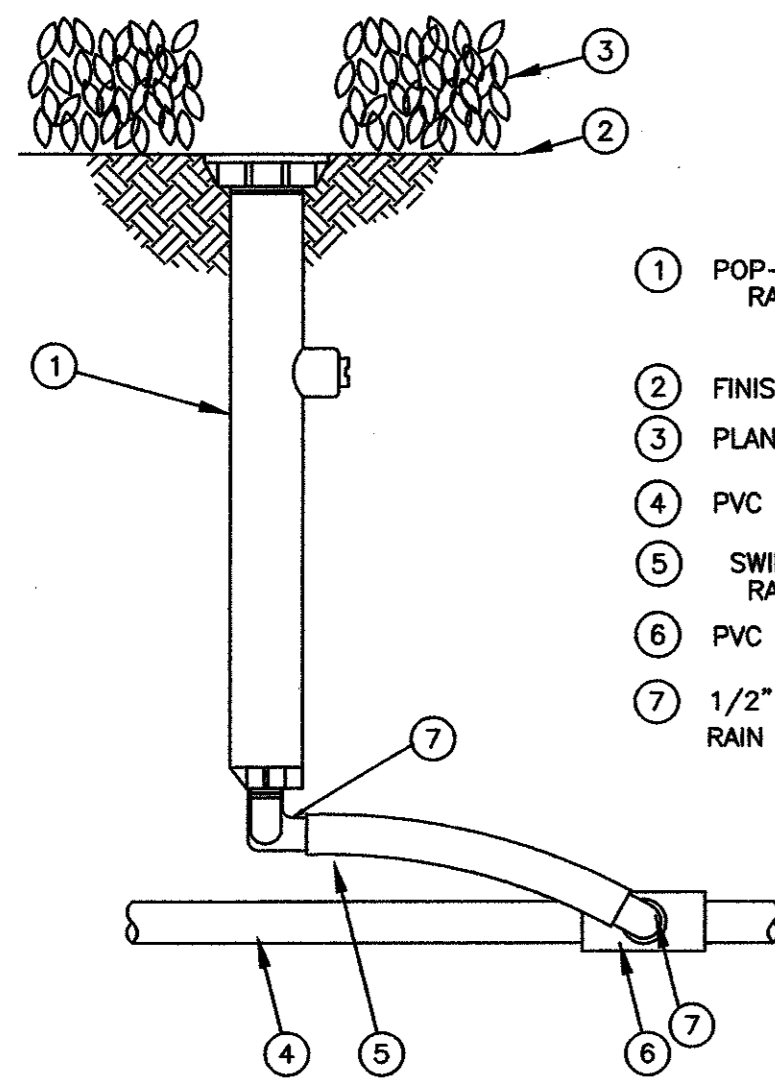
BHB PROJECT NO:
2000.015.000

SHEET NO:
L-2 of 5L



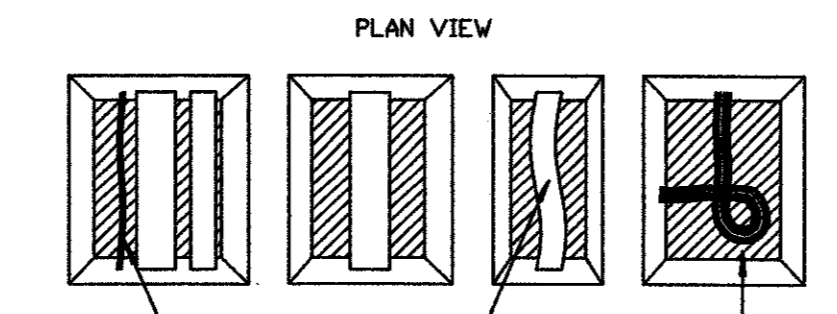
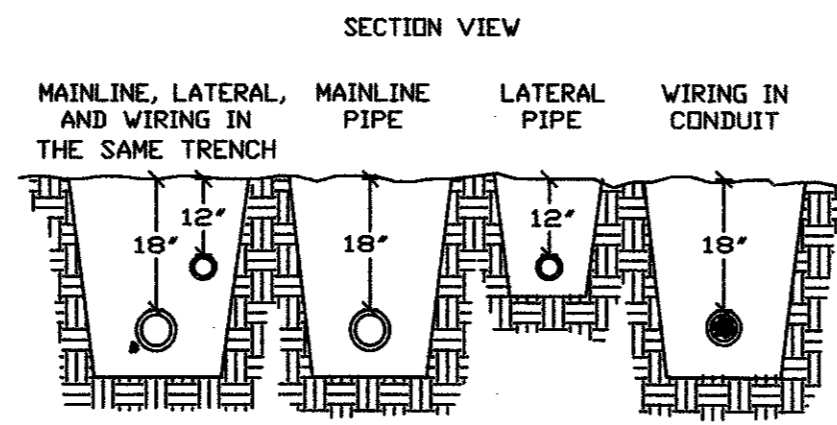
- 1 RAIN BIRD ESP-LX+ SERIES OUTDOOR WALL MOUNT
- 2 1.5-INCH ELEC. METAL CONDUIT AND FITTINGS, ATTACH TO CONC. WALL W/METAL U-BRACKETS.
- 3 WIRES TO REMOTE CONTROL VALVES
- 4 JUNCTION BOX
- 5 1-INCH ELEC. METAL CONDUIT TO POWER SUPPLY, ATTACH TO CONC. W/METAL U-BRACKETS.
- 6 1-INCH ELEC. METAL CONDUIT TO SENSORS, ATTACH TO CONC. W/METAL U-BRACKETS.

CONTROLLER



- 1 POP-UP SPRAY SPRINKLER: RAIN BIRD 1812 PRS
- 2 FINISH GRADE/TOP OF MULCH
- 3 PLANT MATERIAL
- 4 PVC LATERAL PIPE
- 5 SWING PIPE, 12" LONG, RAIN BIRD MODEL SP-100
- 6 PVC SCH 40 TEE OR ELL
- 7 1/2" MALE NPT X .490" BARB ELBO: RAIN BIRD MODEL SBE-050

POP-UP SPRAY SPRINKLER

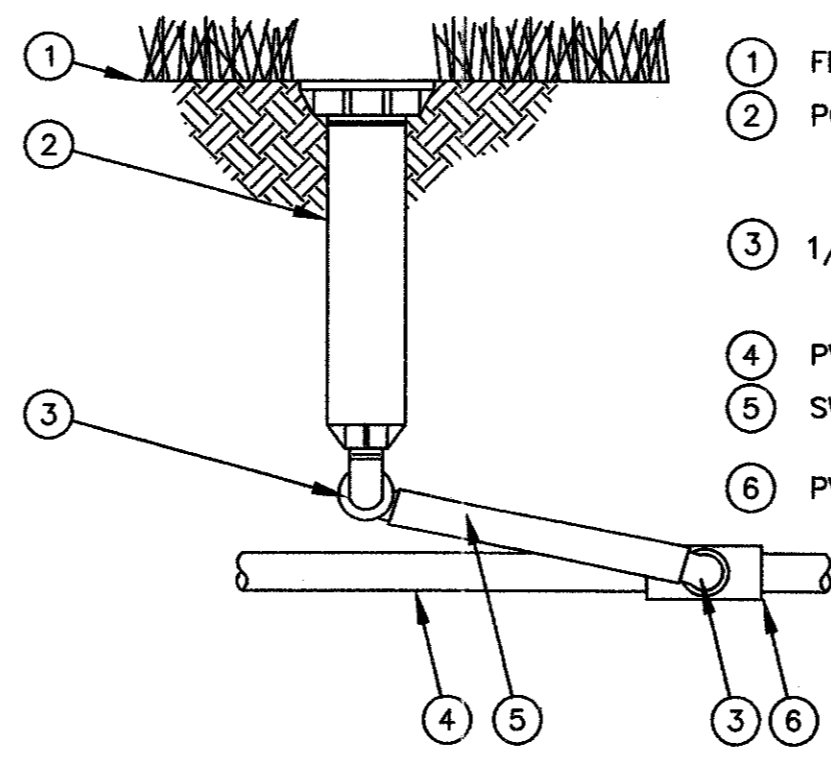


NOTE: SLEEVE BELOW ALL HARDSCAPE ELEMENTS WITH SCHEDULE 40 PVC 2 TIMES THE DIAMETER OF THE PIPE WITHIN.

SECTION VIEW
 MAINLINE, LATERAL, AND WIRING IN THE SAME TRENCH
 MAINLINE PIPE
 LATERAL PIPE
 WIRING IN CONDUIT

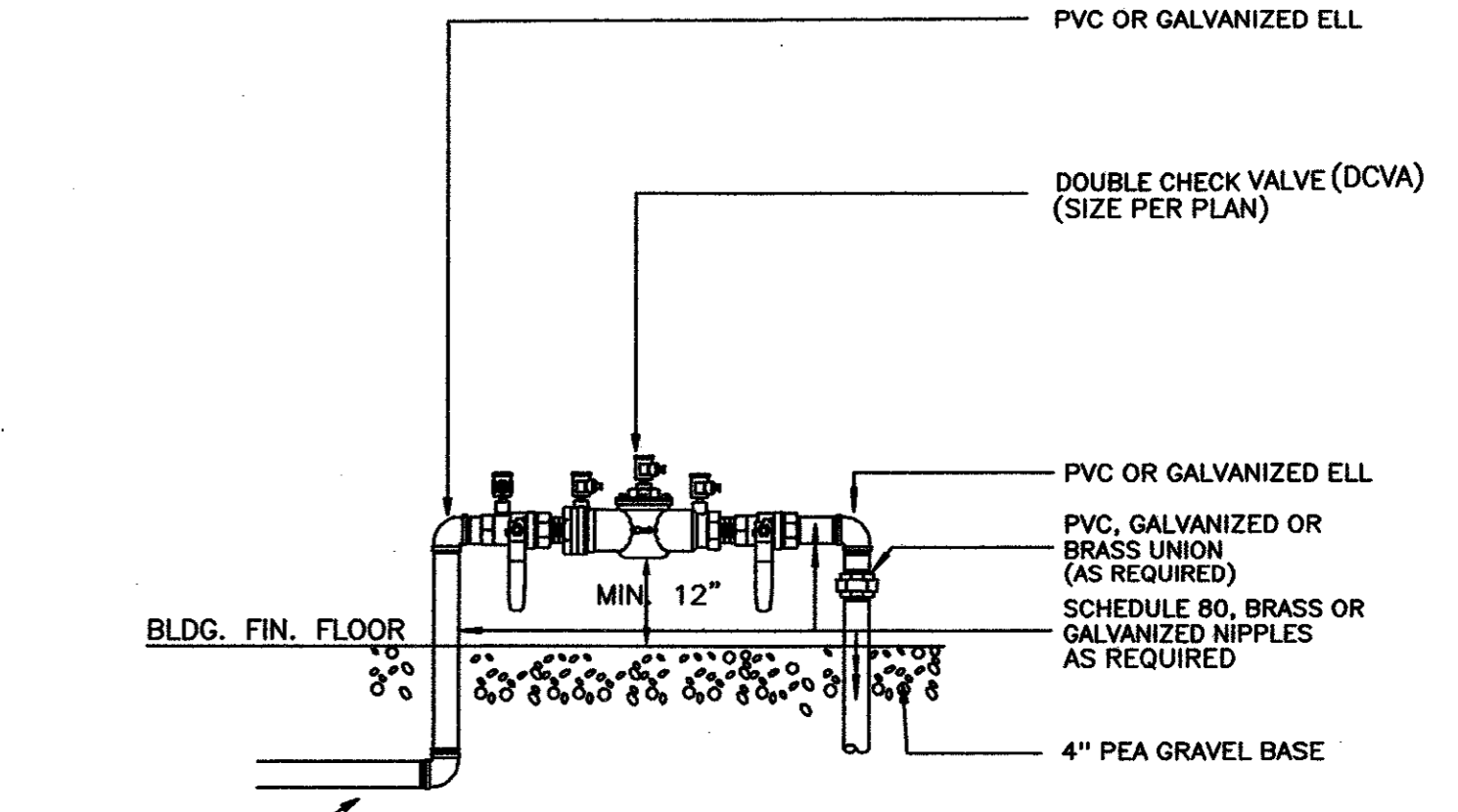
PLAN VIEW
 RUN WIRING UNDER MAINLINE, TAPE AND BUNDLE AT 10" O.C.
 ALL PLASTIC PIPING TO BE SNAKED IN TRENCH AS SHOWN
 TIE A 24" LOOP IN ALL WIRING AT CHANGES OF DIRECTION OF 30° UNTIL AFTER ALL CONNECTIONS HAVE BEEN MADE.

PIPE & WIRE TRENCHING



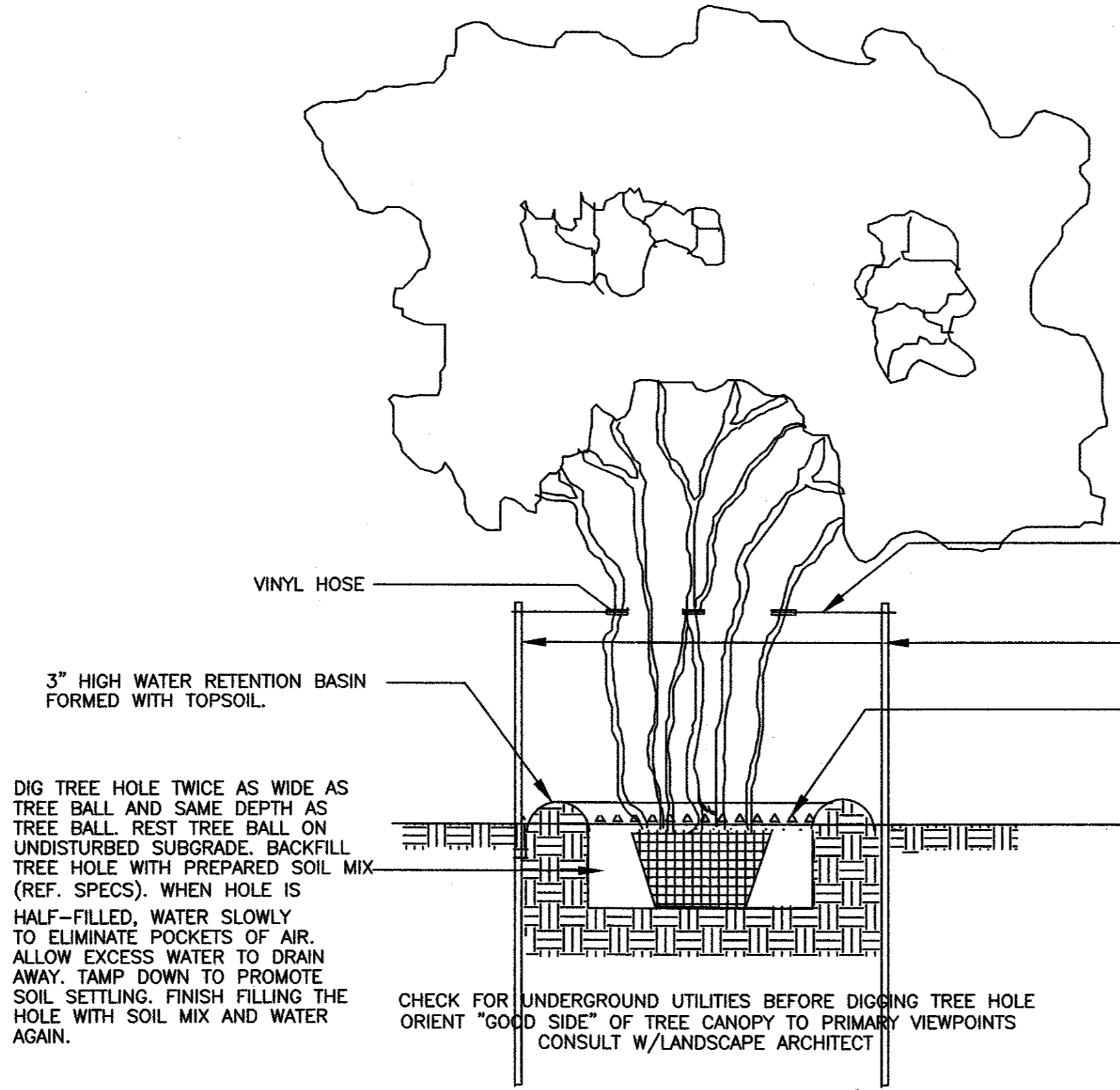
- 1 FINISH GRADE/TOP OF MULCH
- 2 POP-UP SPRAY SPRINKLER: RAIN BIRD 1804 PRS
- 3 1/2-INCH MALE NPT X .490 INCH BARB ELBOW: RAIN BIRD MODEL SBE-050
- 4 PVC LATERAL PIPE
- 5 SWING PIPE, 12-INCH LENGTH: RAIN BIRD MODEL SP-100
- 6 PVC SCH 40 TEE OR ELL

POP-UP SPRAY SPRINKLER

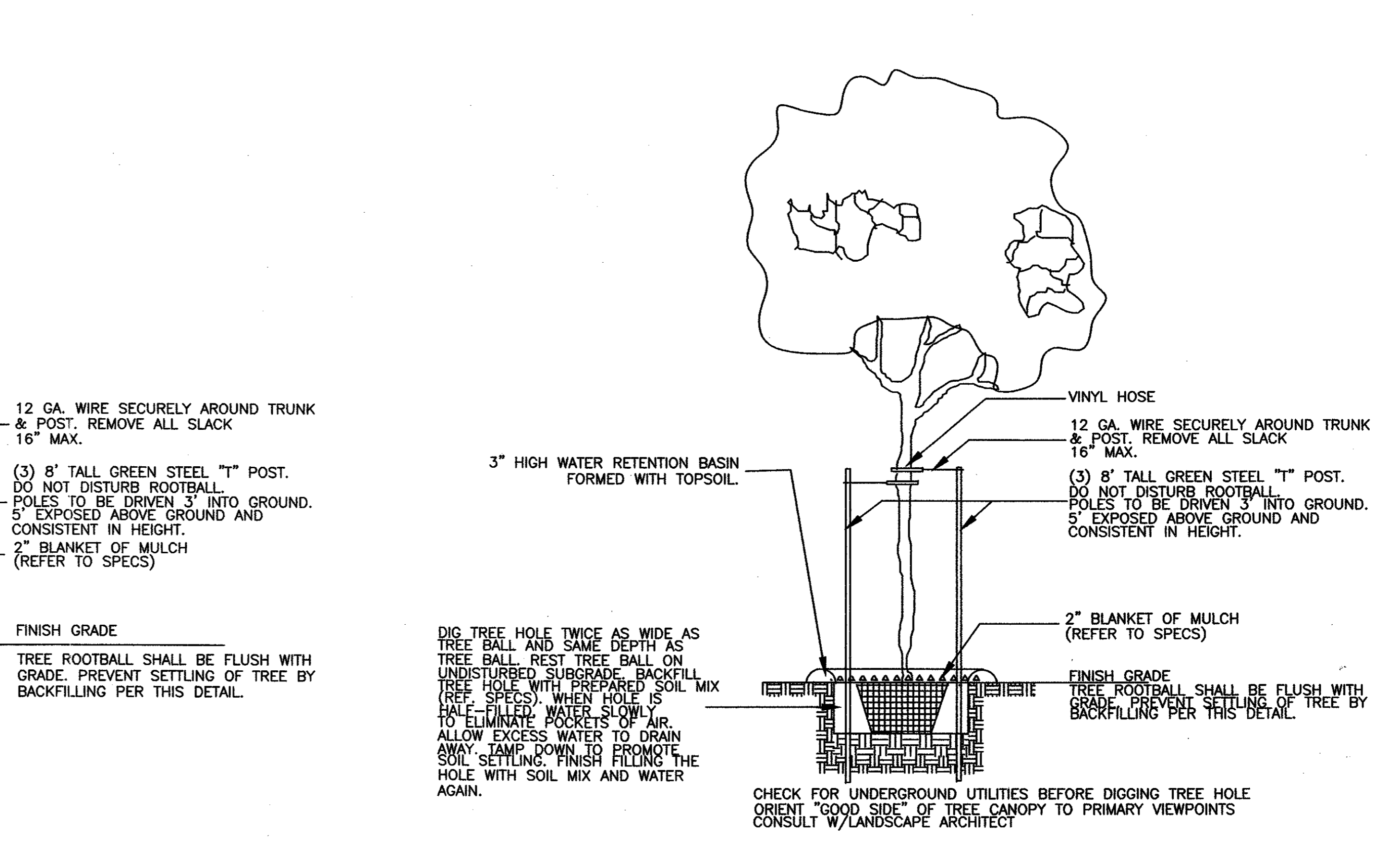


- NOTE: USE DCVA ONLY. DO NOT USE REDUCED PRESSURE ZONE BACKFLOW PREVENTOR BECAUSE OF HIGH PRESSURE LOSS.
- NOTE: INSTALL PER LOCAL CODES AND MANUFACTURER'S RECOMMENDATIONS

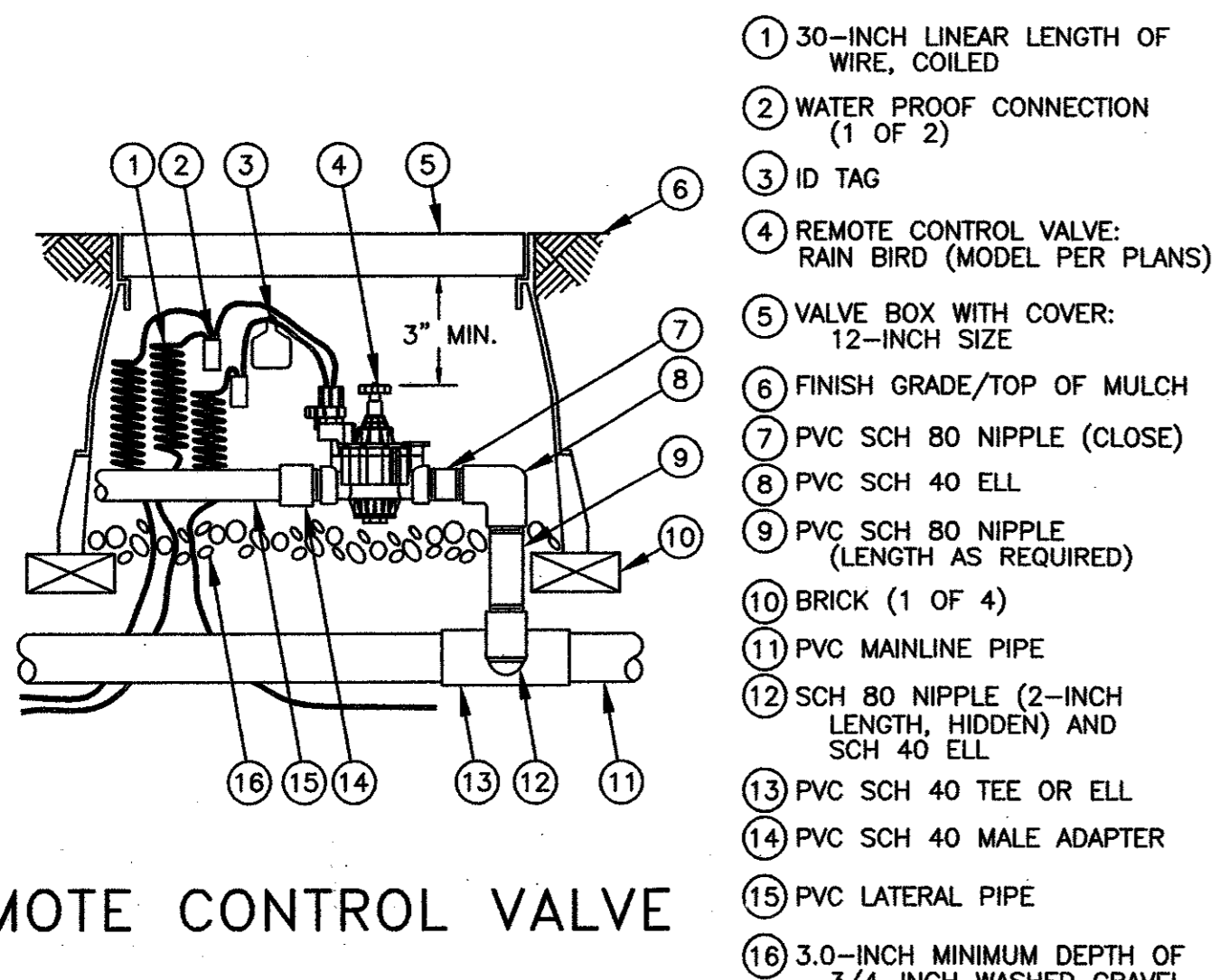
DOUBLE CHECK VALVE ASSEMBLY



MULTI-TRUNK TREE PLANTING & ANCHORING DETAIL

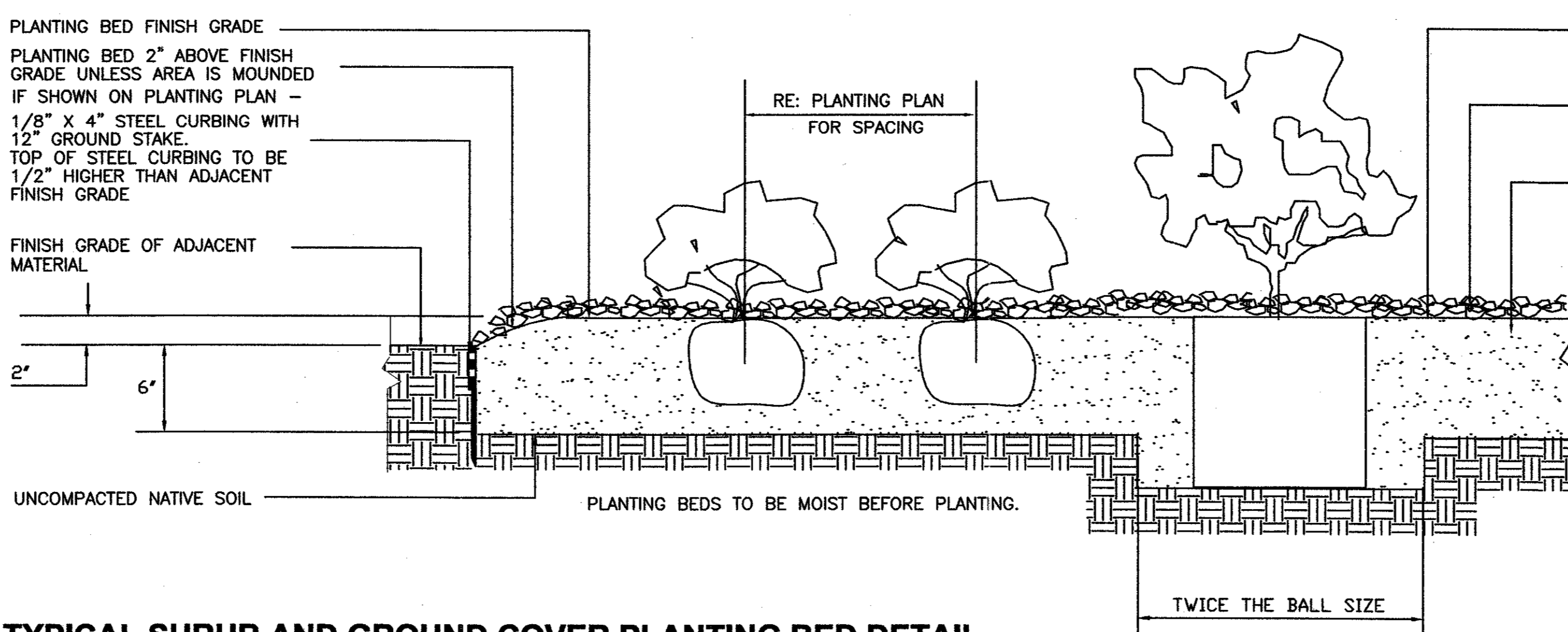


SINGLE TRUNK TREE PLANTING & ANCHORING DETAIL

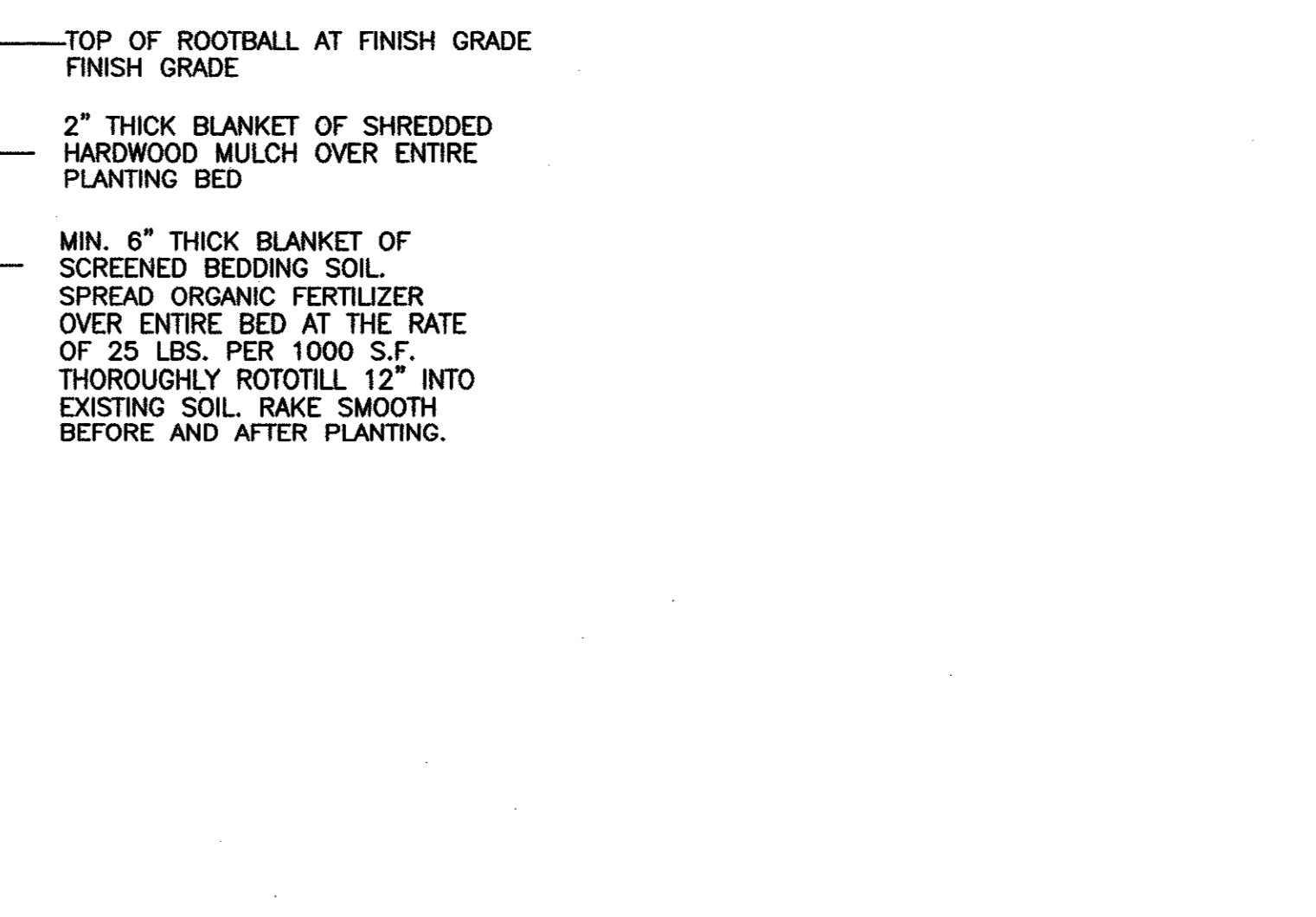


- 1 30-INCH LINEAR LENGTH OF WIRE, COILED
- 2 WATER PROOF CONNECTION (1 OF 2)
- 3 ID TAG
- 4 REMOTE CONTROL VALVE: RAIN BIRD (MODEL PER PLANS)
- 5 VALVE BOX WITH COVER: 12-INCH SIZE
- 6 FINISH GRADE/TOP OF MULCH
- 7 PVC SCH 80 NIPPLE (CLOSE)
- 8 PVC SCH 40 ELL
- 9 PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
- 10 BRICK (1 OF 4)
- 11 PVC MAINLINE PIPE
- 12 SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND SCH 40 ELL
- 13 PVC SCH 40 TEE OR ELL
- 14 PVC SCH 40 MALE ADAPTER
- 15 PVC LATERAL PIPE
- 16 3.0-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL

REMOTE CONTROL VALVE



TYPICAL SHRUB AND GROUND COVER PLANTING BED DETAIL



NTS

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RaceTrac Petroleum, Inc.
 300 Technology Ct.
 Smyrna, GA 30082
 Contact: Mitchell Norbager
 (770) 430-7800 x1126

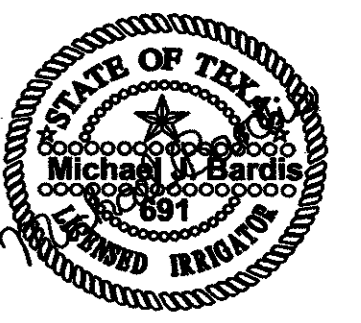
Baird, Hampton & Brown, Inc.
 Engineering & Surveying
 308 W. 7th St., Ste. 508 Ft. Worth, TX 76102
 Phone: (817) 338-1277 Fax: (817) 338-1268 E-mail: baird@bhb.com

NO.	1	DESIGNED:	MJB	CHECKED:	MJB	DATE:	08/15/00
REVISIONS		DRAWN:	MJB				
DCA IN BLDG.							
DATE	3/20/03						

IRRIGATION & PLANTING DETAILS

RaceTrac Service Station #646

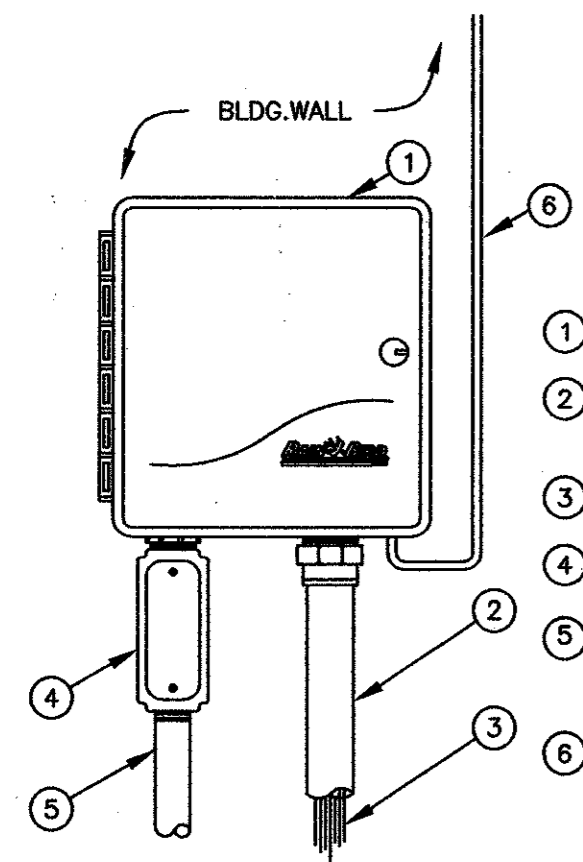
Marsh Ln. & Realty Rd.
 Addison, Texas



BHB PROJECT NO:
2000.015.000

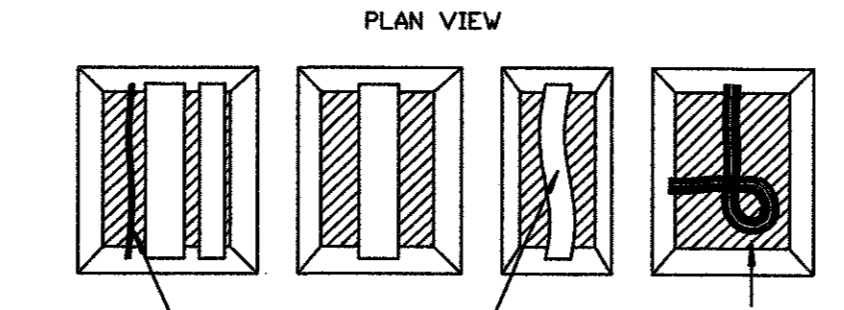
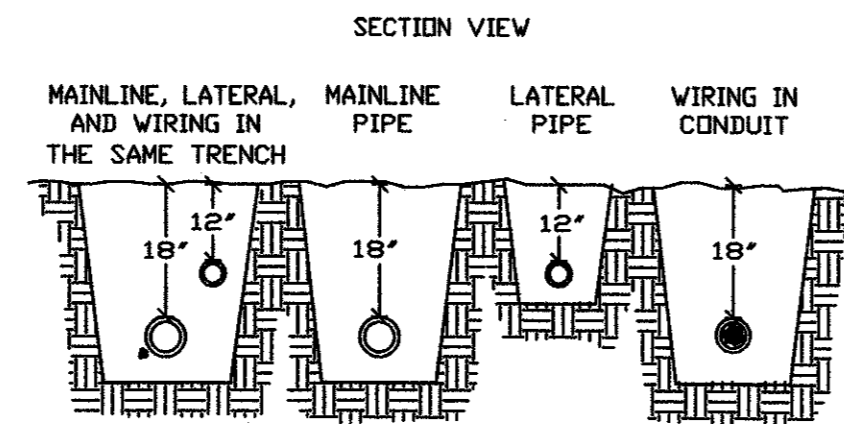
SHEET NO:
L-3 OF 5L

MICHAEL BARDIS LANDSCAPE ARCHITECT
 3529 GUADALUPE RD. FORT WORTH, TEXAS (817) 244-0704



- 1 RAIN BIRD ESP-LX+ SERIES OUTDOOR WALL MOUNT
- 2 1.5-INCH ELEC. METAL CONDUIT AND FITTINGS. ATTACH TO CONC. WALL W/METAL U-BRACKETS.
- 3 WIRES TO REMOTE CONTROL VALVES
- 4 JUNCTION BOX
- 5 1-INCH ELEC. METAL CONDUIT TO POWER SUPPLY. ATTACH TO CONC. W/METAL U-BRACKETS.
- 6 1-INCH ELEC. METAL CONDUIT TO SENSORS. ATTACH TO CONC. W/METAL U-BRACKETS.

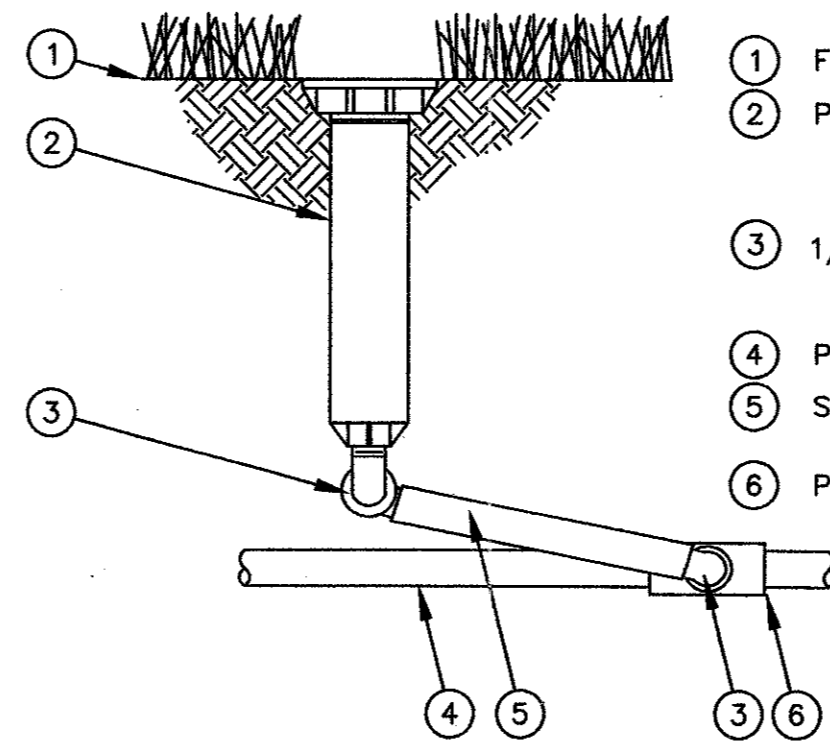
CONTROLLER



RUN WIRING UNDER MAINLINE, TAPE AND BUNDLE AT 10' O.C.
 ALL PLASTIC PIPING TO BE SNAKED IN TRENCH AS SHOWN
 TIE A 24" LOOP IN ALL WIRING AT CHANGES OF DIRECTION OF 90° UNTIE AFTER ALL CONNECTIONS HAVE BEEN MADE.

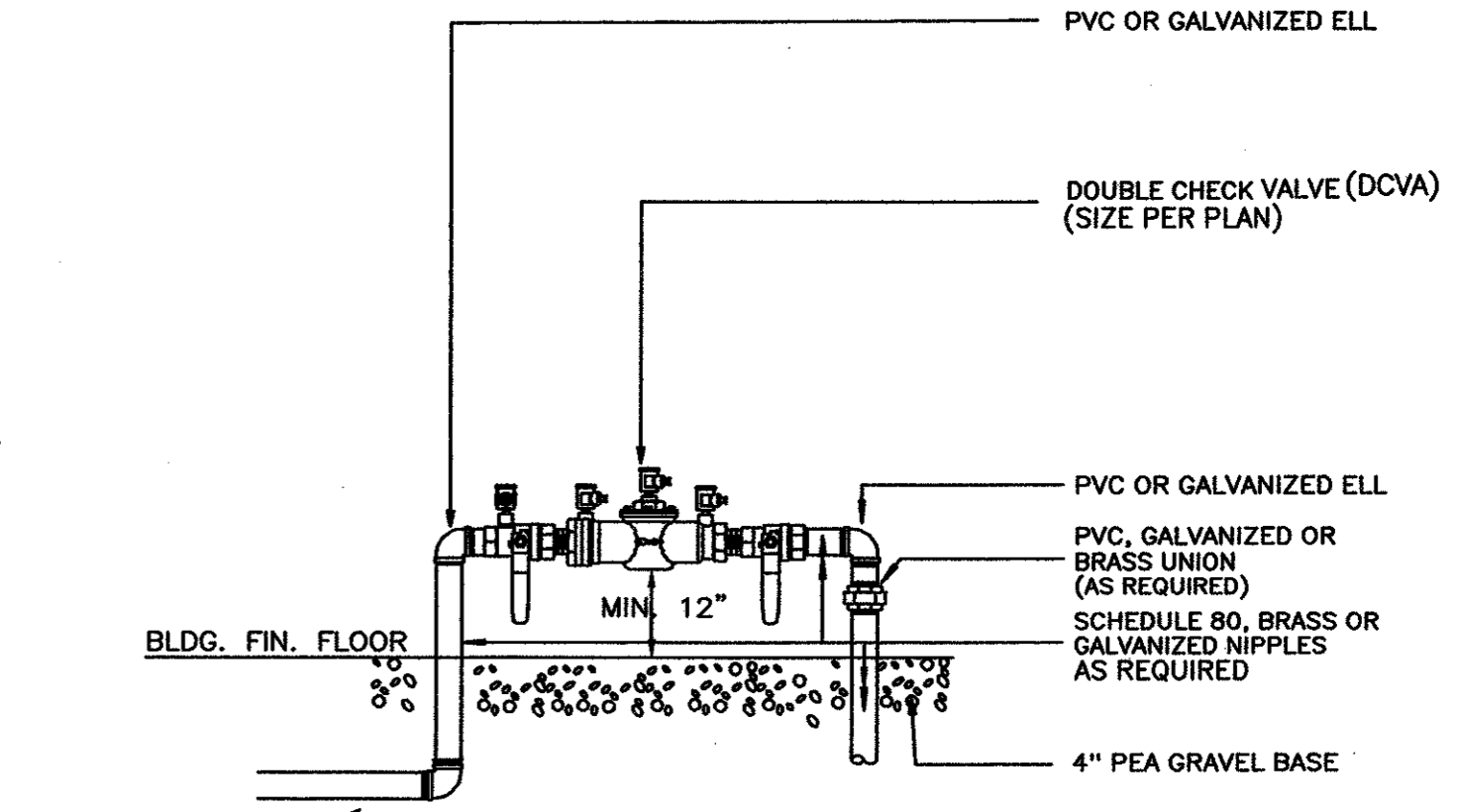
NOTE: SLEEVE BELOW ALL HARDSCAPE ELEMENTS WITH SCHEDULE 40 PVC 2 TIMES THE DIAMETER OF THE PIPE WITHIN.

PIPE & WIRE TRENCHING



- 1 FINISH GRADE/TOP OF MULCH
- 2 POP-UP SPRAY SPRINKLER: RAIN BIRD 1804 PRS
- 3 1/2-INCH MALE NPT x .490 INCH BARB ELBOW: RAIN BIRD MODEL SBE-050
- 4 PVC LATERAL PIPE
- 5 SWING PIPE, 12-INCH LENGTH: RAIN BIRD MODEL SP-100
- 6 PVC SCH 40 TEE OR ELL

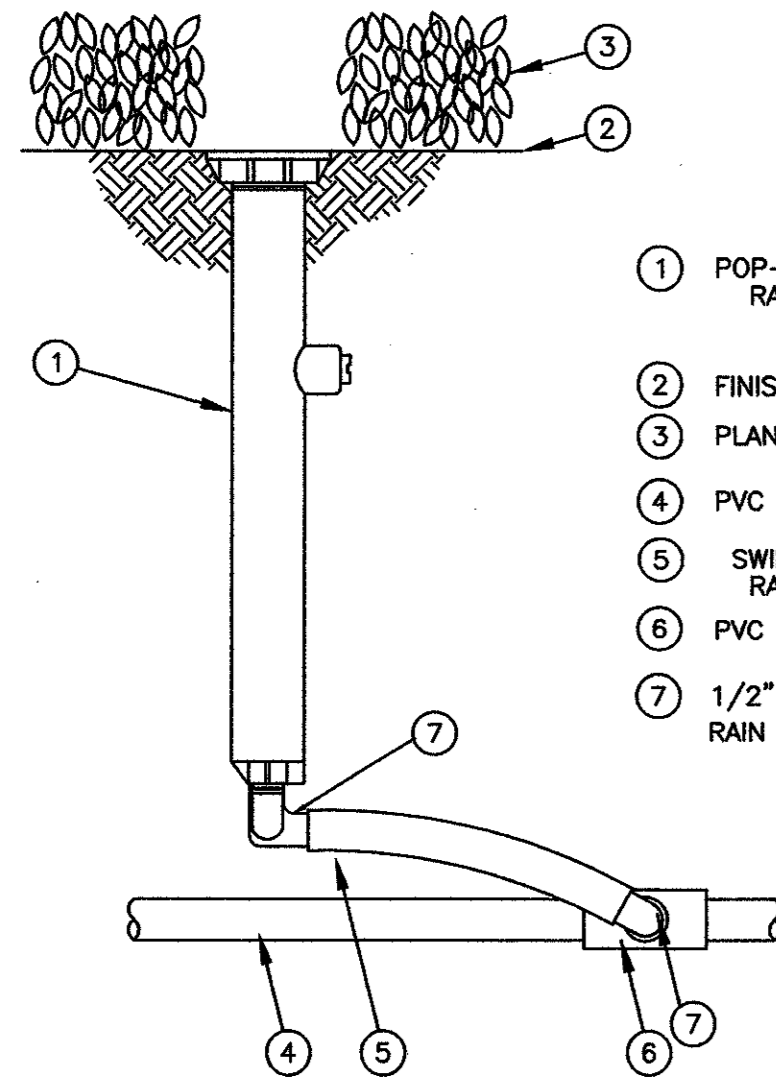
POP-UP SPRAY SPRINKLER



NOTE: USE DCVA ONLY. DO NOT USE REDUCED PRESSURE ZONE BACKFLOW PREVENTOR BECAUSE OF HIGH PRESSURE LOSS.

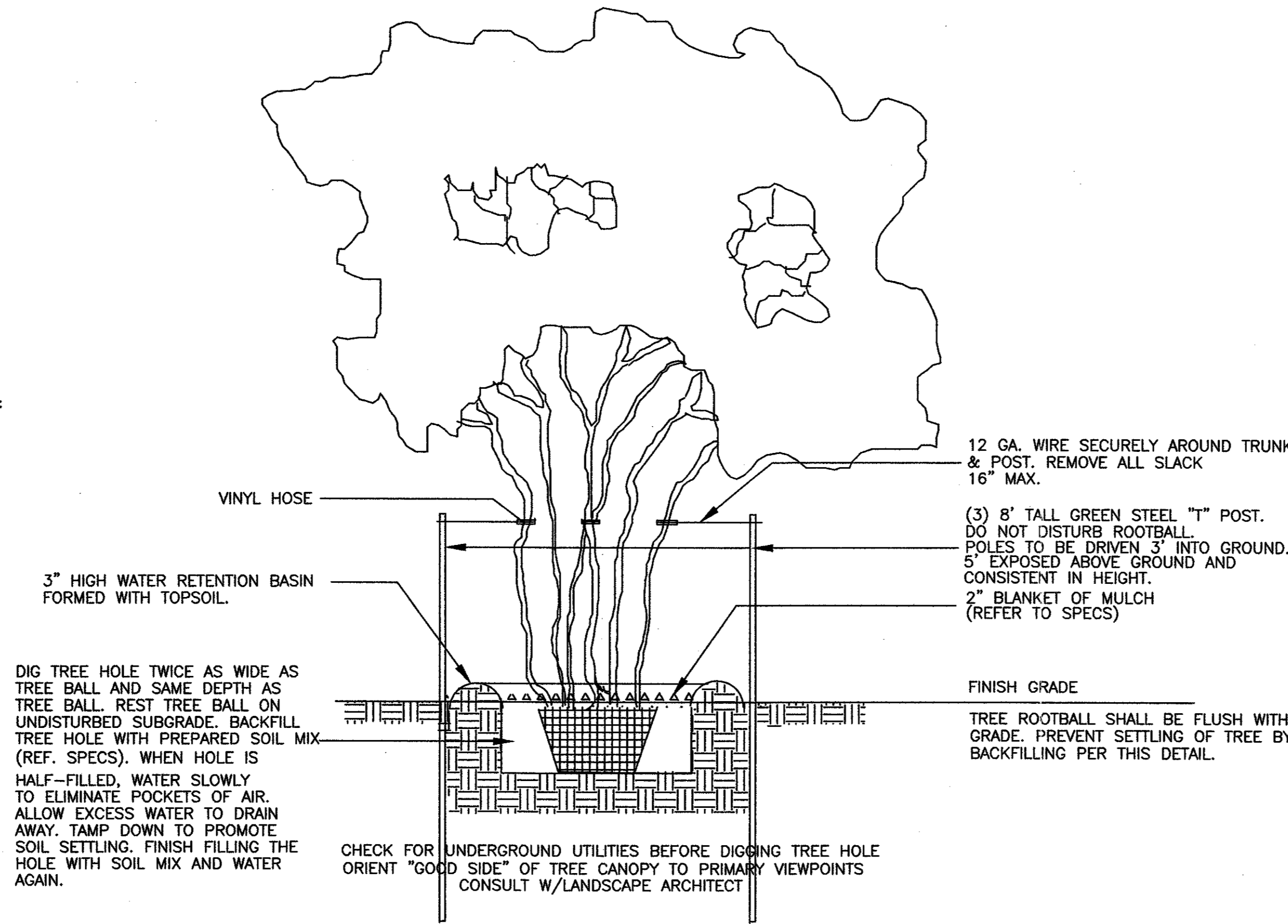
NOTE: INSTALL PER LOCAL CODES AND MANUFACTURER'S RECOMMENDATIONS

DOUBLE CHECK VALVE ASSEMBLY



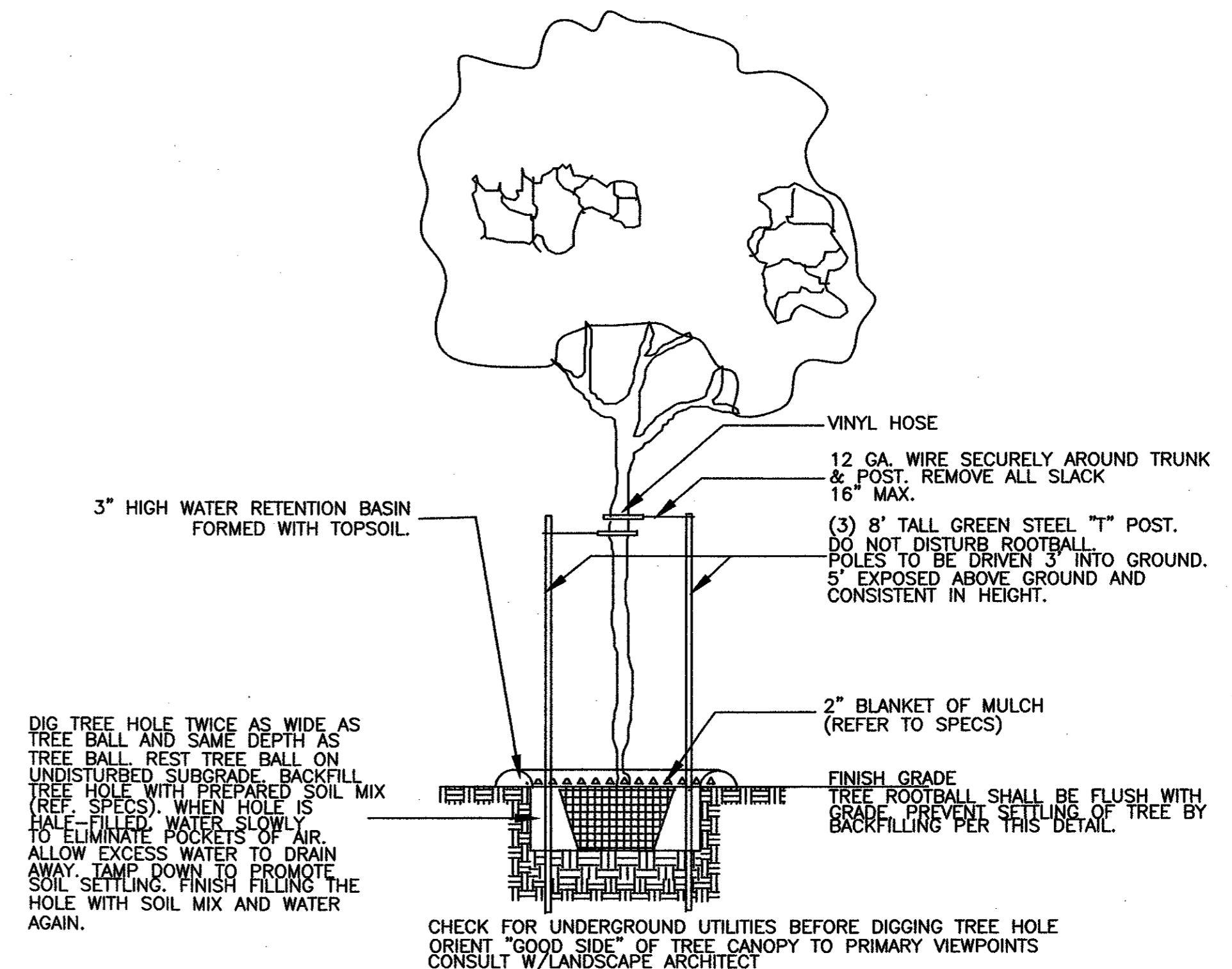
- 1 POP-UP SPRAY SPRINKLER: RAIN BIRD 1812 PRS
- 2 FINISH GRADE/TOP OF MULCH
- 3 PLANT MATERIAL
- 4 PVC LATERAL PIPE
- 5 SWING PIPE, 12" LONG, RAIN BIRD MODEL SP-100
- 6 PVC SCH 40 TEE OR ELL
- 7 1/2" MALE NPT X .490" BARB ELBOW: RAIN BIRD MODEL SBE-050

POP-UP SPRAY SPRINKLER



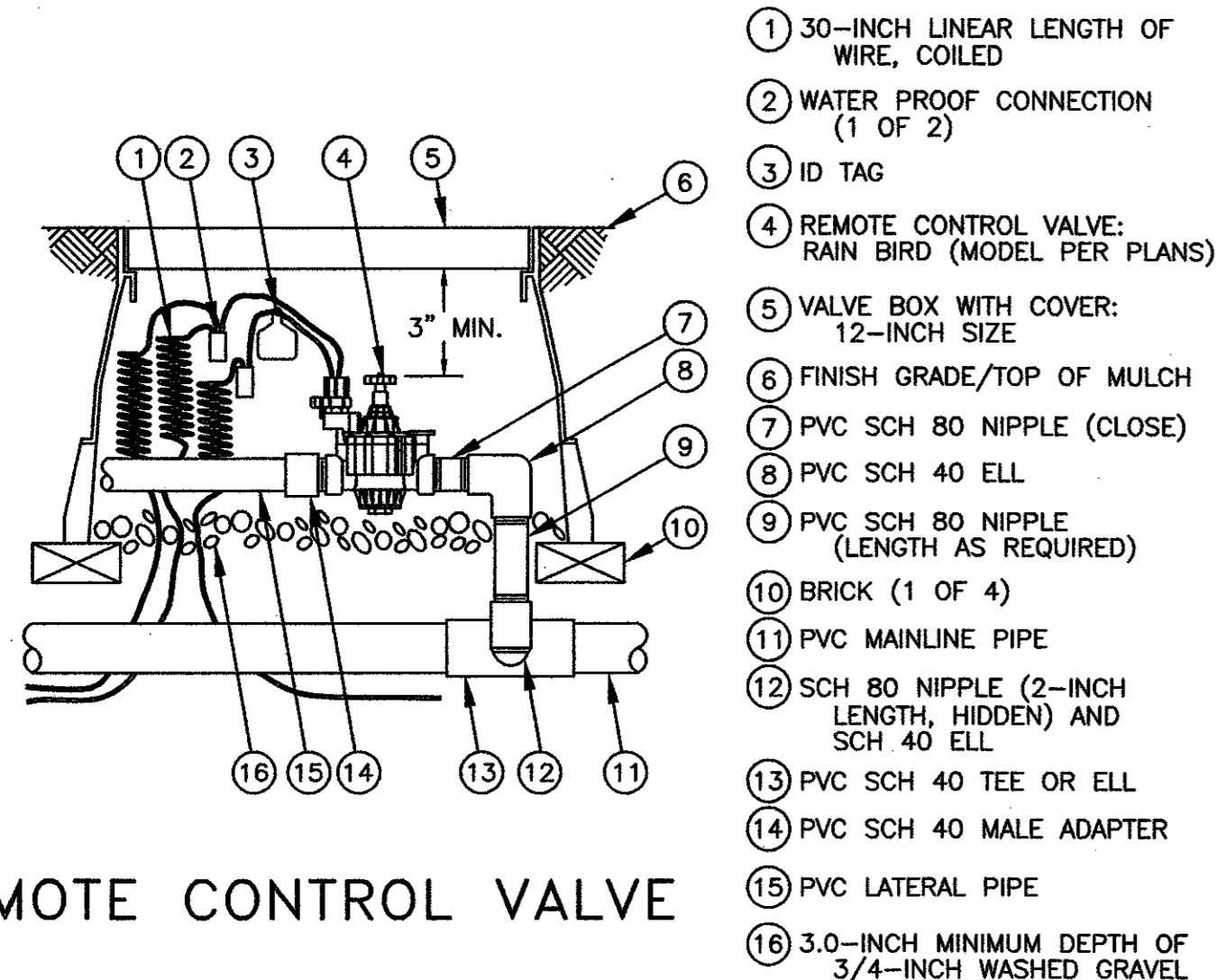
MULTI-TRUNK TREE PLANTING & ANCHORING DETAIL

NTS



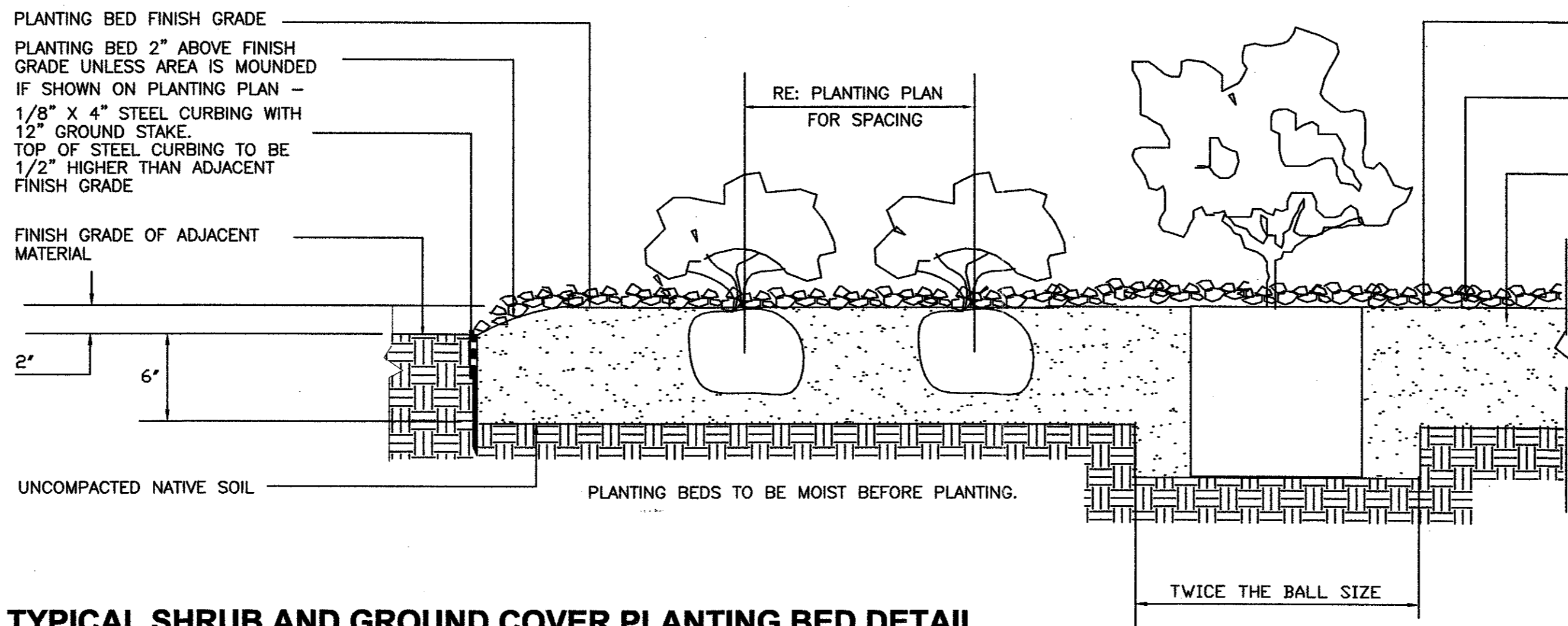
SINGLE TRUNK TREE PLANTING & ANCHORING DETAIL

NTS



- 1 30-INCH LINEAR LENGTH OF WIRE, COILED
- 2 WATER PROOF CONNECTION (1 OF 2)
- 3 ID TAG
- 4 REMOTE CONTROL VALVE: RAIN BIRD (MODEL PER PLANS)
- 5 VALVE BOX WITH COVER: 12-INCH SIZE
- 6 FINISH GRADE/TOP OF MULCH
- 7 PVC SCH 80 NIPPLE (CLOSE)
- 8 PVC SCH 40 ELL
- 9 PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
- 10 BRICK (1 OF 4)
- 11 PVC MAINLINE PIPE
- 12 SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND SCH 40 ELL
- 13 PVC SCH 40 TEE OR ELL
- 14 PVC SCH 40 MALE ADAPTER
- 15 PVC LATERAL PIPE
- 16 3.0-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL

REMOTE CONTROL VALVE



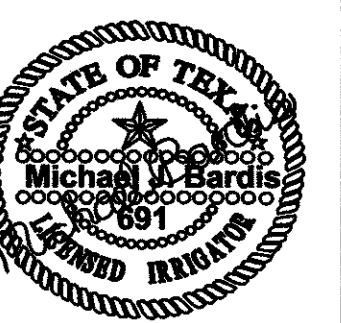
TYPICAL SHRUB AND GROUND COVER PLANTING BED DETAIL

NTS

IRRIGATION & PLANTING DETAILS

RaceTrac Service Station #646

Marsh Ln. & Realty Rd.
Addison, Texas



BHB PROJECT NO: 2000.015.000

SHEET NO: L-3 OF 5L

MICHAEL BARDIS LANDSCAPE ARCHITECT
3529 GUADALUPE RD. FORT WORTH, TEXAS (817) 244-0704

NO.	DESIGNED:	DRAWN:	CHECKED:	DATE:
1	MJB	MJB	MJB	08/15/00
	NO.	REVISIONS	DATE:	
		DCA IN BLDG.	3/20/03	

RaceTrac Petroleum, Inc.
300 Technology Ct.
Springtown, TX 76082
Contact: Michael Neffinger
(770) 430-7600 x1128

Baird, Hampton & Brown, Inc.
Engineering & Surveying
309 W. 7th St., Ste. 500 Ft. Worth, TX 76102 (817) 339-1977 Fax (817) 339-9245 E-Mail: baird@bhb.com

RaceTrac #709 - Eastchase Parkway & Brentwood Stair
 Mar 19, 2003 - 10:13am
 DRAWING FILE: E:\2002\000\000\2002.015.000\dwg\Landscap & Irrigation\specs.dwg | Layout1

LANDSCAPE PLANTING

- PART 1 - GENERAL**
- 1.01 **SCOPE:** The Landscape Contractor will furnish all the materials, labor, transportation, maintenance and equipment to properly install all the plantings including accessories as shown on the applicable Drawings and as described herein.
- 1.02 **PUBLIC PROTECTION DURING CONSTRUCTION:** At all times the Landscape Contractor shall protect the public from any accidents caused by his construction. The Landscape Contractor shall barricade and cover all tree holes, holes, ditches, and any other item that poses a threat to public safety. The Landscape Contractor will protect and defend the Owner including its employees, Baird, Hampton and Brown including its employees and Irrigation Design Specialists from any liabilities due to the Landscape Contractor's negligence.
- PART TWO - PRODUCTS AND MATERIALS**
- 2.01 **PLANT MATERIALS:**
- A. **GENERAL DESCRIPTION:** Plant materials shall mean trees, shrubs, vines, ground covers and flowers and plants of all descriptions required to be furnished for the project in accordance with the Contract Documents and will be supplied by the Landscape Contractor. Unless otherwise specified on the Plant Legend shown on the plans, all plant materials will be Grade 1 nursery grown and sizes and specifications comply with the latest edition of the "American Standard for Nursery Stock" published by the American Association of Nurserymen latest.
- B. **PLANT MATERIAL IDENTIFICATION:** Plant tags shall have information that identifies that plants including blooming color if applicable. All trees shall have attached plant tags. The Contractor shall be responsible for the accurateness of each plant variety and replace any plant at no cost to the Owner if during the guarantee period any plants are determined not to be true to the specified plant variety and if applicable, blooming color.
- C. **PLANT MATERIAL PROTECTION:** The Landscape Contractor shall be solely responsible for the safe transportation of all plants and their condition at all times. All plants harmed in any way during transportation, storage or planting operations and until the Owners final approval of the project installation will be rejected by the Landscape Architect.
- D. **STORAGE OF MATERIALS ON THE PROJECT SITE:** The Owner will designate areas where the Landscape Contractor can store materials. The Landscape Contractor will be responsible to protect and maintain all stored materials. The Owner assumes no liability of any type and responsibility for the safety, protection or maintenance of stored materials or any materials on the project site until the Owner's final approval of the installation. No compost, mulch or any other material that will stain paving materials shall be stacked or stored on paving areas.
- 2.03 **SOIL PREPARATION MATERIALS:**
- A. **PREPARED SOIL MIX:** Shall be organically enriched topsoil (50% screened topsoil and 25% compost) from "Vital Earth Resources", 903-845-2163.
- B. **MULCH:** Shall be shredded hardwood cedar mulch from "Vital Earth Resources", 903-845-2163.
- C. **FERTILIZER:** Shall be "Milorganite".
- D. **TOPSOIL:** Shall screened topsoil from be Clear Fork Materials, Aledo, Texas, 817-441-7777.
- 2.04 **MISCELLANEOUS MATERIALS:**
- A. **STEEL CURBING** J. D. Russell 14ga. 1/8" x 4" steel curbing painted green at the factory and appropriate steel stakes. Colmet or Ryerson steel curbing with the above specifications is acceptable.
- PART 3 - EXECUTION:**
- 3.01 **PLANTING OPERATIONS:**
- A. All planting shall be done when weather and soil conditions are suitable. When conditions are such, by reason of drought, high winds, excessive moisture, frozen ground, or other unsuitable factors, that satisfactory results are not likely to be obtained, work shall be halted. It shall not be resumed until desired results can be obtained or alternative or corrective measures and procedures can be used.
- B. All proper precautions so as not to disturb or damage subsurface improvements shall be observed. It shall be the Owner's responsibility to locate all underground utilities and systems that might be encountered. If underground obstructions are encountered in the excavation of plant pits, alternative locations may be selected; verify new locations with the Owner.
- C. The Landscape Contractor shall at all times take reasonable and adequate precautions to protect the existing improvements. The Landscape Contractor is responsible to pay for the repair for damage to existing improvements caused by him.
- D. The Landscape Contractor shall at all times take reasonable and adequate
- 3.02 **PLANTING PREPARATION:**
- A. **WEED AND GRASS REMOVAL:** The Landscape Contractor shall scrape away all weeds and grasses in proposed planting beds. Deep excavation is unnecessary. Usually about 2 to 3 inches is enough to remove the regenerative part of the plants. Do not use synthetic herbicides to kill grass and weeds.
- B. **EXISTING CONDITIONS:** The Landscape Contractor shall examine the proposed planting areas for underground utilities/equipment, work by others and conditions of installation prior to construction. He shall not start planting work until unsatisfactory conditions are corrected.
- C. **LAYOUT:** Planting bed outlines shall be clearly marked on the ground by the Landscape Contractor in accordance to the Drawings. The Landscape Architect shall approve the layout of the planting beds before any of the planting beds are prepared.
- D. **SHRUB LOCATIONS:** The Landscape Contractor shall place shrubs as per the Drawings before digging or planting shrubs. The Landscape Architect shall approved these locations before the shrubs are dug and planted.
- E. **TREE LOCATIONS:** The Landscape Contractor shall stake the proposed tree locations.
- F. **APPROVAL:** The City of Addison shall approve these locations before holes are dug and trees planted.
- G. **PLANTING BEDS:** The Landscape Contractor shall prepare the planting beds per the details on the Drawings.

- 3.03 **QUALIFICATIONS:** Planting operations shall be performed only by experienced workmen familiar with planting procedures under the supervision of a qualified supervisor.
- 3.04 **PLANTING OPERATIONS:**
- A. Apply topsoil to all planting bed sub-grades as needed to achieve proper final grade as shown on the planting details on the Drawings
- B. Install steel curbing as shown on the planting details on the Drawings. Steel curbing shall be flush with adjacent concrete paving grades
- C. Apply a six-inch thick blanket of a prepared soil mix. Add "Milorganite" at the rate of 25 lbs. per 1,000 square feet of planting bed. Mound plant beds as shown on the planting details on the Drawings and rake planting beds smooth before and after planting.
- D. Excavate shrub pits as shown on the Drawings. Backfill with prepared soil mix.
- E. Plant pits for trees, planting beds and shrubs shall be excavated in accordance with the planting details on the Drawings.
- F. Set plants upright, plumb and faced to give the best appearance or relationship to each other or adjacent structures. Set plant material level with finish grade. No filling will be permitted on the trunks or stems.
- G. Finish backfilling trees, shrubs and ground covers in accordance with the details on the Drawings. Do not use muddy backfill for backfilling. After backfilling, soak the plants with water to encourage settling of the soil and to eliminate air pockets. After settling, add specified backfill material as needed.
- H. Remove all burfap, ropes and wires from the top 1/3 of plant balls.
- 3.05 **FINE GRADING:** Fine grade all planting beds with rakes so that after raking, final proposed grade has been achieved after planting operations.
- 3.06 **MULCHING:** Apply 2-inch cover of mulch to all planting beds and 3-inch cover of mulch to trees in grass areas.
- 3.07 **PRUNING:** Pruning shall retain the form typical of the plant. It shall include the removal of all dead, injured or broken twigs and branches and shall be done according to standard horticultural practices.
- 3.08 **CLEAN UP:**
- A. During work, keep the premises neat and orderly, including organization of storage areas.
- B. All trash from the site shall be removed from site daily as work progresses, including debris, and waste material generated from excavating beds or planting plants.
- 3.09 **INSPECTIONS:**
- A. Progress inspections will be made at regular intervals during the execution of work on the project.
- 3.10 **MAINTENANCE:**
- A. The Landscape Contractor shall maintain planted area until the project is completed and accepted by the Owner.
- 3.11 **GUARANTEE:**
- A. The landscape Contractor shall guarantee all plants and his labor for one year after the acceptance of the installation by the Owner.
- B. The Landscape Contractor shall replace any and all plant materials that are dead, shocked or not the specified variety or bloom during the one year warranty at no cost to the Owner.
- C. The Landscape Contractor shall repair any sink holes and any damage due to his workmanship at no cost to the Owner during the warranty period.
- D. Replacements and repair work shall be done in a timely manner.
- E. The guarantee does not cover repairs and replacements due to "Acts of God" such as unseasonable freezes, floods, etc.
- F. The guarantee does not cover repairs and replacements due to vandalism, lack of maintenance or accidents.

END OF LANDSCAPE PLANTING SPECIFICATIONS

LANDSCAPE LAWNS

- PART 1 - GENERAL**
- 1.01 **SCOPE:** The Landscape Contractor shall supply the grass sod, topsoil, fertilizer, tools, labor and equipment necessary to completely install the lawns shown on the applicable Drawings in accordance with all the requirements specified herein. Lawns shall be solid sodded with TIFWAY 419 Bermuda as indicated on the Drawings. All areas to be graded will be graded to subgrade. Subgrade shall be two inches below proposed finished grade and shall be a smooth even grade with no undulations, with all debris removed, all rock greater than 1/2" diameter removed and in a condition to receive topsoil.
- PART 2 - PRODUCTS AND MATERIALS**
- 2.01 **SOD:**
- A. Grass sod shall be Tifway 419 Bermuda. The sod shall be heavy sod, good root system, free of weeds and freshly cut.
- 2.02 **FERTILIZER:**
- A. Shall be a 1:2:1 ratio fertilizer such as 10-20-10 following percentages of plant food by weight; 10% nitrogen, 20% phosphorous and 10% potash.
- B. Fertilizer shall be delivered to the job site in original, unopened packages with the manufacturer's label and analysis intact. Store in a manner to prevent deterioration.
- 2.03 **TOPSOIL:** Use site topsoil. If additional topsoil is needed, use screened topsoil from Clear Fork Materials, 817-441-7777 or approved equal. Topsoil shall not be delivered to the work site in a frozen or muddy condition.
- 2.04 **WATER:** Water suitable for the execution of the work shall be available onsite, to be paid for by the Owner. The Landscape Contractor will provide necessary hoses or other watering equipment required to maintain and complete the work. An automatic irrigation system will be installed prior to any grassing operations. Reference drawings to determine extent of the irrigation system.
- PART 3 - EXECUTION**
- 3.01 **CONDITIONS:**
- A. Sodding operations shall be done when weather and soil conditions are suitable and conducive to proper growth.
- B. When conditions are such, by reason of drought, high winds, excessive moisture, frozen ground, or other unsuitable factors, that satisfactory results are not likely to be obtained, work shall be halted. It shall not be resumed until desired results can be obtained or alternative or corrective measures and procedures can be used.
- 3.02 **SOIL PREPARATION:**
- A. Limit preparation to areas which will be immediately sodded.
- B. The Landscape Contractor shall thoroughly loosen subgrade by discing. Bring the lawn areas to proposed finished grade with 2" deep approved imported topsoil plus any topsoil needed due to soil compaction. The grass areas will then be graded to a smooth grade and hand raked to a free-draining, even surface. Remove ridges and fill depressions as required to drain and produce a smooth and even grade. Rake surfaces clean of weeds and stones one inch or larger in any dimension and of all debris.
- C. Final grade of lawn areas shall be no more than one-half inch below walks or curbs. Areas shall have a smooth and continuous grade between existing or fixed controls such as walks adjacent grass areas, curbs or catch basins. All finish grades and prepared surfaces shall meet the approval of the Landscape Architect, prior to sodding operations.
- D. Restore prepared areas to specified condition if eroded, settled, or otherwise disturbed after fine grading and prior to sodding.
- 3.03 **SODDING:**
- A. Prior to sodding, but not more than two days prior to sodding over entire lawn area, apply fertilizer at the rate recommended by the manufacturer. Apply fertilizer by mechanical rotary or drop-type distributor, thoroughly and evenly spreading it.
- B. Thoroughly dampen dry soil following application of fertilizer and prior to sodding.
- C. Following soil preparation and fertilizing, begin sodding operations. Tightly fit sod next to each other. After sodding, roll sod with a heavy hand roller. Fill any gaps between sod with soil.
- 3.04 **MAINTENANCE:**
- A. The Landscape Contractor shall maintain all of the grass areas until final acceptance of the installation by the Owner.
- B. Maintenance includes mowing, weeding, and any other item needed to keep the grass healthy, free of disease and growing.
- 3.04 **GUARANTEE:**
- A. The Landscape Contractor shall guaranty the sod to be alive, healthy and growing for one year after the installation is completed by the Landscape Contractor and accepted by the Owner.
- B. The length of the guaranty depends on the season that the sod was installed. If the sod is installed in late summer, fall or winter, the grass must be alive, healthy and growing in the spring. If the sod is install in the spring or early summer, the grass must be alive, healthy and growing in 30 days.
- C. The Landscape Contractor shall replace any grass not alive, healthy and growing at no cost to the Owner.
- 3.05 **PUBLIC PROTECTION DURING CONSTRUCTION:** At all times the Contractor shall protect the public from any accidents caused by his construction. The Contractor shall barricade construction item that poses a threat to public safety. The Owners representative shall determine the type of barricades and types of covers to be used by the Contractor.

END OF LANDSCAPE LAWNS SPECIFICATIONS

RaceTrac Petroleum, Inc.
 300 Technology Ct.
 Smyrna, GA 30082
 Contact: Julie Diamond
 (770) 431-7600 x1129

Baird, Hampton & Brown, Inc.
Engineering & Surveying
 309 W. 7th St., Ste. 400 Ft. Worth, TX 76102 Fax: (817) 338-1277
 E-Mail: info@bhb.com

NO.	REVISIONS	DATE
DESIGNED:	CHECKED:	DATE:
MJB	MJB	03/19/03
DRAWN:	MJB	
MJB		

PLANTING & GRASS SPECIFICATIONS

RaceTrac Service Station #646
 Marsh Ln. and Realty Rd.
 Addison, Texas

BHB PROJECT NO:
2000.015.000

SHEET NO:
LD-4 of 5L

LANDSCAPE PLANTING

PART 1 - GENERAL

- 1.01 SCOPE: The Landscape Contractor will furnish all the materials, labor, transportation, maintenance and equipment to properly install all the plantings including accessories as shown on the applicable Drawings and as described herein.
- 1.02 PUBLIC PROTECTION DURING CONSTRUCTION: At all times the Landscape Contractor shall protect the public from any accidents caused by his construction. The Landscape Contractor shall barricade and cover all tree holes, holes, ditches, and any other item that poses a threat to public safety. The Landscape Contractor will protect and defend the Owner including its employees, Baird, Hampton and Brown including its employees and Irrigation Design Specialists from any liabilities due to the Landscape Contractor's negligence.

PART TWO - PRODUCTS AND MATERIALS

- 2.01 PLANT MATERIALS:
 - A. GENERAL DESCRIPTION: Plant materials shall mean trees, shrubs, vines, ground covers and flowers and plants of all descriptions required to be furnished for the project in accordance with the Contract Documents and will be supplied by the Landscape Contractor. Unless otherwise specified on the Plant Legend shown on the plans, all plant materials will be Grade 1 nursery grown and sizes and specifications comply with the latest edition of the "American Standard for Nursery Stock" published by the American Association of Nurserymen latest.
 - B. PLANT MATERIAL IDENTIFICATION: Plant tags shall have information that identifies that plants including blooming color if applicable. All trees shall have attached plant tags. The Contractor shall be responsible for the accurateness of each plant variety and replace any plant at no cost to the Owner if during the guarantee period any plants are determined not to be true to the specified plant variety and if applicable, blooming color.
 - C. PLANT MATERIAL PROTECTION: The Landscape Contractor shall be solely responsible for the safe transportation of all plants and their condition at all times. All plants harmed in any way during transportation, storage or planting operations and until the Owners final approval of the project installation will be rejected by the Landscape Architect.
 - D. STORAGE OF MATERIALS ON THE PROJECT SITE: The Owner will designate areas where the Landscape Contractor can store materials. The Landscape Contractor will be responsible to protect and maintain all stored materials. The Owner assumes no liability of any type and responsibility for the safety, protection or maintenance of stored materials or any materials on the project site until the Owner's final approval of the installation. No compost, mulch or any other material that will stain paving materials shall be stacked or stored on paving areas.

- 2.03 SOIL PREPARATION MATERIALS:
 - A. PREPARED SOIL MIX: Shall be organically enriched topsoil (50% screened topsoil and 25% compost) from "Vital Earth Resources", 903-845-2163.
 - B. MULCH: Shall be shredded hardwood cedar mulch from "Vital Earth Resources", 903-845-2163.
 - C. FERTILIZER: Shall be "Milorganite".
 - D. TOPSOIL: Shall screened topsoil from be Clear Fork Materials, Aledo, Texas, 817-441-7777.

- 2.04 MISCELLANEOUS MATERIALS:
 - A. STEEL CURBING J. D. Russell 14ga. 1/8" x 4" steel curbing painted green at the factory and appropriate steel stakes. Colmet or Ryerson steel curbing with the above specifications is acceptable.

PART 3 - EXECUTION

- 3.01 PLANTING OPERATIONS:
 - A. All planting shall be done when weather and soil conditions are suitable. When conditions are such, by reason of drought, high winds, excessive moisture, frozen ground, or other unsuitable factors, that satisfactory results are not likely to be obtained, work shall be halted. It shall not be resumed until desired results can be obtained or alternative or corrective measures and procedures can be used.
 - B. All proper precautions so as not to disturb or damage subsurface improvements shall be observed. It shall be the Owner's responsibility to locate all underground utilities and systems that might be encountered. If underground obstructions are encountered in the excavation of plant pits, alternative locations may be selected; verify new locations with the Owner.
 - C. The Landscape Contractor shall at all times take reasonable and adequate precautions to protect the existing improvements. The Landscape Contractor is responsible to pay for the repair for damage to existing improvements caused by him.
 - D. The Landscape Contractor shall at all times take reasonable and adequate precautions to protect the existing improvements.
- 3.02 PLANTING PREPARATION:
 - A. WEED AND GRASS REMOVAL: The Landscape Contractor shall scrape away all weeds and grasses in proposed planting beds. Deep excavation is unnecessary. Usually about 2 to 3 inches is enough to remove the regenerative part of the plants. Do not use synthetic herbicides to kill grass and weeds.
 - B. EXISTING CONDITIONS: The Landscape Contractor shall examine the proposed planting areas for underground utilities/equipment, work by others and conditions of installation prior to construction. He shall not start planting work until unsatisfactory conditions are corrected.
 - C. LAYOUT: Planting bed outlines shall be clearly marked on the ground by the Landscape Contractor in accordance to the Drawings. The Landscape Architect shall approve the layout of the planting beds before any of the planting beds are prepared.
 - D. SHRUB LOCATIONS: The Landscape Contractor shall place shrubs as per the Drawings before digging or planting shrubs. The Landscape Architect shall approved these locations before the shrubs are dug and planted.
 - E. TREE LOCATIONS: The Landscape Contractor shall stake the proposed tree locations.
 - F. APPROVAL: The City of Addison shall approve these locations before holes are dug and trees planted.
 - G. PLANTING BEDS: The Landscape Contractor shall prepare the planting beds per the details on the Drawings.

- 3.03 QUALIFICATIONS: Planting operations shall be performed only by experienced workmen familiar with planting procedures under the supervision of a qualified supervisor.
- 3.04 PLANTING OPERATIONS:
 - A. Apply topsoil to all planting bed sub-grades as needed to achieve proper final grade as shown on the planting details on the Drawings
 - B. Install steel curbing as shown on the planting details on the Drawings. Steel curbing shall be flush with adjacent concrete paving grades
 - C. Apply a six-inch thick blanket of a prepared soil mix. Add "Milorganite" at the rate of 25 lbs. per 1,000 square feet of planting bed. Mound plant beds as shown on the planting details on the Drawings and rake planting beds smooth before and after planting.
 - D. Excavate shrub pits as shown on the Drawings. Backfill with prepared soil mix.
 - E. Plant pits for trees, planting beds and shrubs shall be excavated in accordance with the planting details on the Drawings.
 - F. Set plants upright, plumb and faced to give the best appearance or relationship to each other or adjacent structures. Set plant material level with finish grade. No filling will be permitted on the trunks or stems.
 - G. Finish backfilling trees, shrubs and ground covers in accordance with the details on the Drawings. Do not use muddy backfill for backfilling. After backfilling, soak the plants with water to encourage settling of the soil and to eliminate air pockets. After settling, add specified backfill material as needed.
 - H. Remove all burrap, ropes and wires from the top 1/3 of plant balls.
- 3.05 FINE GRADING: Fine grade all planting beds with rakes so that after raking, final proposed grade has been achieved after planting operations.
- 3.06 MULCHING: Apply 2-inch cover of mulch to all planting beds and 3-inch cover of mulch to trees in grass areas.
- 3.07 PRUNING: Pruning shall retain the form typical of the plant. It shall include the removal of all dead, injured or broken twigs and branches and shall be done according to standard horticultural practices.
- 3.08 CLEAN UP:
 - A. During work, keep the premises neat and orderly, including organization of storage areas.
 - B. All trash from the site shall be removed from site daily as work progresses, including debris, and waste material generated from excavating beds or planting plants.
- 3.09 INSPECTIONS:
 - A. Progress inspections will be made at regular intervals during the execution of work on the project.
- 3.10 MAINTENANCE:
 - A. The Landscape Contractor shall maintain planted area until the project is completed and accepted by the Owner.
 - B. The Landscape Contractor shall replace any and all plant materials that are dead, shocked or not the specified variety or bloom during the one year warranty at no cost to the Owner.
 - C. The Landscape Contractor shall repair any sink holes and any damage due to his workmanship at no cost to the Owner during the warranty period.
 - D. Replacements and repair work shall be done in a timely manner.
 - E. The guarantee does not cover repairs and replacements due to "Acts of God" such as unseasonable freezes, floods, etc.
 - F. The guarantee does not cover repairs and replacements due to vandalism, lack of maintenance or accidents.

END OF LANDSCAPE PLANTING SPECIFICATIONS

LANDSCAPE LAWNS

PART 1 - GENERAL

- 1.01 SCOPE: The Landscape Contractor shall supply the grass sod, topsoil, fertilizer, tools, labor and equipment necessary to completely install the lawns shown on the applicable Drawings in accordance with all the requirements specified herein. Lawns shall be solid sodded with TIFWAY 419 Bermuda as indicated on the Drawings. All areas to be grassed will be graded to subgrade. Subgrade shall be two inches below proposed finished grade and shall be a smooth even grade with no undulations, with all debris removed, all rock greater than 1/2" diameter removed and in a condition to receive topsoil.

PART 2 - PRODUCTS AND MATERIALS

- 2.01 SOD:
 - A. Grass sod shall be Tifway 419 Bermuda. The sod shall be heavy sod, good root system, free of weeds and freshly cut.
- 2.02 FERTILIZER:
 - A. Shall be a 1:2:1 ratio fertilizer such as 10-20-10 following percentages of plant food by weight; 10% nitrogen, 20% phosphorous and 10% potash.
 - B. Fertilizer shall be delivered to the job site in original, unopened packages with the manufacturer's label and analysis intact. Store in a manner to prevent deterioration.
- 2.03 TOPSOIL: Use site topsoil. If additional topsoil is needed, use screened topsoil from Clear Fork Materials, 817-441-7777 or approved equal. Topsoil shall not be delivered to the work site in a frozen or muddy condition.
- 2.04 WATER: Water suitable for the execution of the work shall be available onsite, to be paid for by the Owner. The Landscape Contractor will provide necessary hoses or other watering equipment required to maintain and complete the work. An automatic irrigation system will be installed prior to any grassing operations. Reference drawings to determine extent of the irrigation system.

PART 3 - EXECUTION

- 3.01 CONDITIONS:
 - A. Sodding operations shall be done when weather and soil conditions are suitable and conducive to proper growth.
 - B. When conditions are such, by reason of drought, high winds, excessive moisture, frozen ground, or other unsuitable factors, that satisfactory results are not likely to be obtained, work shall be halted. It shall not be resumed until desired results can be obtained or alternate or corrective measures and procedures can be used.
- 3.02 SOIL PREPARATION:
 - A. Limit preparation to areas which will be immediately sodded.
 - B. The Landscape Contractor shall thoroughly loosen subgrade by discing. Bring the lawn areas to proposed finished grade with 2" deep approved imported topsoil plus any topsoil needed due to soil compaction. The grass areas will then be graded to a smooth grade and hand raked to a free-draining, even surface. Remove ridges and fill depressions as required to drain and produce a smooth and even grade. Rake surfaces clean of weeds and stones one inch or larger in any dimension and of all debris.
 - C. Final grade of lawn areas shall be no more than one-half inch below walks or curbs. Areas shall have a smooth and continuous grade between existing of fixed controls such as walks adjacent grass areas, curbs or catch basins. All finish grades and prepared surfaces shall meet the approval of the Landscape Architect, prior to sodding operations.
 - D. Restore prepared areas to specified condition if eroded, settled, or otherwise disturbed after fine grading and prior to sodding.
- 3.03 SODDING:
 - A. Prior to sodding, but not more than two days prior to sodding over entire lawn area, apply fertilizer at the rate recommended by the manufacturer. Apply fertilizer by mechanical rotary or drop-type distributor, thoroughly and evenly spreading it.
 - B. Thoroughly dampen dry soil following application of fertilizer and prior to sodding.
 - C. Following soil preparation and fertilizing, begin sodding operations. Tightly fit sod next to each other. After sodding, roll sod with a heavy hand roller. Fill any gaps between sod with soil.
- 3.04 MAINTENANCE:
 - A. The Landscape Contractor shall maintain all of the grass areas until final acceptance of the installation by the Owner.
 - B. Maintenance includes mowing, weeding, and any other item needed to keep the grass healthy, free of disease and growing.
- 3.04 GUARANTEE:
 - A. The Landscape Contractor shall guaranty the sod to be alive, healthy and growing for one year after the installation is completed by the Landscape Contractor and accepted by the Owner.
 - B. The length of the guaranty depends on the season that the sod was installed. If the sod is installed in late summer, fall or winter, the grass must be alive, healthy and growing in the spring. If the sod is install in the spring or early summer, the grass must be alive, healthy and growing in 30 days.
 - C. The Landscape Contractor shall replace any grass not alive, healthy and growing at no cost to the Owner.
- 3.05 PUBLIC PROTECTION DURING CONSTRUCTION: At all times the Contractor shall protect the public from any accidents caused by his construction. The Contractor shall barricade construction item that poses a threat to public safety. The Owners representative shall determine the type of barricades and types of covers to be used by the Contractor.

END OF LANDSCAPE LAWNS SPECIFICATIONS

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 300 Technology Ct.
 Smyrna, GA 30082
 Contact: Julie Diamond
 (770) 431-7600 x1129

Baird, Hampton & Brown, Inc.
Engineering & Surveying
 300 W. 7th St., Ste. 500 Ft. Worth, TX 76102-1277
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NO.	REVISIONS	CHECKED:	DATE
	DRAWN:	MJB	03/19/03
	DESIGNED:	MJB	

PLANTING & GRASS SPECIFICATIONS

RaceTrac Service Station #646
 Marsh Ln. and Realty Rd.
 Addison, Texas

BHB PROJECT NO:
2000.015.000

SHEET NO:
LD-4 of 5L

LANDSCAPE IRRIGATION SPECIFICATIONS

LANDSCAPE IRRIGATION SYSTEM

PART 1 - GENERAL

1.01 SCOPE

- A. The Landscape Irrigation Contractor shall furnish and install the landscape irrigation system including all products, equipment and labor required to complete the system as specified and shown on the Drawings.
- B. The Landscape Irrigation Contractor shall be licensed as per the State of Texas Licensed Irrigator's Act and supply proof thereof. The backflow preventer will be tested and certified by a Texas Certified Backflow Tester.
- C. The system may include, but is not limited to: installing and testing main lines and lateral lines, electrical valves and wiring, valve boxes, controllers, sprinklers, and quick coupling accessories to complete the system.
- D. The Landscape Irrigation Contractor shall obtain and pay for permits, fees, inspections and tests required for the installation.
- E. The Owner shall at his expense have the water tap and meter installed.
- F. The Landscape Irrigation Contractor shall supply all insurance as required by the Owner.

1.02 COORDINATION: Coordinate irrigation work with other trades on the jobsite, particularly those performing the planting.

1.03 NOTIFICATION: Notify Owner's representative 72 hours in advance of 1) pressure testing of main line and flagging of sprinkler locations; and 2) inspections for substantial completion and final acceptance.

1.04 STANDARDS:

- A. QUALITY ASSURANCE: Perform all work in compliance with applicable requirements of governing authorities. Electrical work shall conform to State of Texas Codes and latest edition of the National Electric Code.
- B. APPLICABLE STANDARDS: All Polyvinyl Chloride (PVC) pipe, fittings, and solvent cements for PVC pipe and fittings shall conform to applicable ASTM standards.

2.01 EQUIPMENT MANUFACTURERS: Shall be as noted herein and on the Drawings.

2.02 POLYVINYL CHLORIDE (PVC) PIPE: Shall be permanently marked with the manufacturer's name, pipe size, type of material, SDR number and the NSF seal. All mainline and lateral pipe shall be class 200, except 1/2" which shall be class 315.

2.03 SWING PIPE: As specified on the drawings.

2.04 SWING JOINTS: As specified on the drawings.

2.05 FITTINGS: Shall be PVC suitable for solvent weld, slip joint ring, tight seal or threaded connection.

- A. Mains shall have schedule 40 PVC fittings.
- B. Lateral lines shall have schedule 40 PVC Type 1 fittings.

2.06 WIRE: From the Controller to the electric valves shall be Type UF with 4/16" plastic insulation, solid copper, UL approved for direct burial when used in National Electrical Code Class II Circuit (30 volts AC, or less) applications. Wire shall sized according to the recommendations of the electric valve and controller manufacturer.

2.07 SOLVENT AND CLEANER:

- A. Use WELD-ON C-65 pipe cleaner on all pipe joints.
- B. Use WELD-ON P-68 or P-70 purple primer on all pressurized pipe joints.
- C. Use WELD-ON 795 clear cement on all flexible pipe.
- D. Use WELD-ON 705 cement on all other pipe joints.

2.08 EQUIPMENT: As shown on the Drawings.

PART 3 - EXECUTION

3.01 GENERAL

- A. The Landscape Irrigation Contractor shall verify existing and proposed locations of all site utilities (including gas, water, electric, telephone, sanitary and storm sewers) prior to pipe installation.
- B. Coordinate irrigation work with that of all other site work trades and contractors.
- C. Exact location and configuration of islands, walks and roads may vary from that shown on Drawings. Verify revised layout of piping with Owner's representative.
- D. Piping and sprinkler layout is shown in SCHEMATIC FORM ONLY. All piping to be installed directly behind curbs where possible and in all cases to be routed around existing or proposed trees. Refer to the landscape planting and site drawings for approximate tree locations and closely coordinate work and schedules with other contractors. Do not layout pipe, wire or any irrigation equipment on adjacent properties.

3.02 CONDITION OF SURFACES:

- A. The Landscape Irrigation Contractor shall examine the project site and completely familiarize himself with the nature and extent of the work to be accomplished. No extra compensation will be allowed for any work made necessary by unusual conditions or obstacles encountered during the progress of the work, when conditions or obstacles are readily apparent upon a visit to the site.
- B. Verify existing surface and subsurface conditions, and final (proposed) finished grades of the areas to be irrigated.
- C. Upon completion of irrigation system installation, return the area to a condition equal to or better than its condition prior to installation.

3.03 TRENCHING, PIPE INSTALLATION AND BACKFILLING:

- A. GENERAL: Piping shall be generally laid out according to Drawings. In the event of a major piping layout conflict, notify and obtain approval of the Owner's representative prior to trenching. Refer to Drawings for location of water source.
- B. Overexcavation shall be backfilled with excavated soil. Do not backfill with excavated soil that contains rock. Remove all unsuitable or excess material from the site.
- C. Trenches shall have sides as nearly vertical as possible and bottoms shall be shaped to provide continuous bedding of each section of pipe along its entire length in undisturbed soil or thoroughly compacted fill. When rock is encountered, lay pipe in cushion sand bed surrounding the pipe a minimum of 4" deep. Dewater trenches as required for dry work.
- D. PIPE INSTALLATION: Pipe installation includes all irrigation piping required for water and electrical wiring to complete the automatic irrigation system. Provide firm, uniform bearing for entire length of each pipeline to prevent uneven settlement. Wedging or blocking of pipe will not be permitted. Remove foreign matter or dirt from inside of pipe before welding and keep piping clean by approved means during and after laying of pipe.
- E. DEPTH OF PIPING: All piping under paving shall be as shown on the drawings and all piping in landscaped areas shall be as shown on the detail sheets.
- F. BACKFILL IN LANDSCAPED AREAS: Backfill trenches with material removed during excavation, except where rock is encountered. Do not backfill with excavated soil that contains rock.
- G. COMPACTION: Compact and water-settle all excavation to prevent after-settling. Hand rake excavation and adjoining areas to leave grade at the previous elevation and in as good or better condition than before installation.

3.04 PVC PIPE AND FITTING ASSEMBLY

- A. SOLVENT: Use only cleaner, primer and solvent specified herein. Thoroughly clean pipe and fittings of dirt, dust and moisture before applying primer and solvent.
- B. PVC TO METAL CONNECTIONS: Work metal connections first. Use non-hardening pipe dope (Permatex No. 2) on threaded PVC to metal joints. Use only light wrench pressure.
- C. THREADED PVC CONNECTION: Where required, use threaded PVC adapter into which pipe may be welded.

3.05 SPRINKLERS

- A. GENERAL: Supply in accordance with the Drawings, with nozzling in accordance with the Drawings. Revise nozzle degree as directed by Landscape Architect for wind conditions.
- B. Before installation is started, place a stake or flag where each sprinkler is to be located, in accordance with the Drawings, and as recommended by the Manufacturer. Anticipate planting areas and adjust head layout accordingly. Notify Owner's representative of major changes. Staking shall be approved by Owner's representative before proceeding.

3.06 ELECTRIC VALVES & QUICK COUPLING VALVES: Supply in accordance with the Drawings and sized as shown on the Drawings. Install in a level position, according to the manufacturer's recommendations and the details on the Drawings. The manufacturer's specifications and installation instructions for the valve supplied shall become a part of these specifications. Set all valves adjacent to sidewalks or curbs and within landscape areas, or as otherwise indicated.

3.07 VALVE AND METER BOXES: Sized as specified in the Drawings, set over all electric valves, quick coupling valves, backflow preventer, and wires connections; box cover to be flush with finish grade.

3.08 WIRING:

- A. Install electric control wires in the piping trenches wherever possible. Place wire in trench to one side of pipe. Install wire by "snaking" in trench with as much slack as possible to allow for expansion and contraction of the wire. Where it is necessary to run wire in a separate trench, wire shall have a minimum cover of 12 inches.
- B. Provide sufficient slack at wire connections at remote control valves, in control boxes, and at all wire splices so that the valve bonnet or splices may be brought to the surface without disconnecting the wires when repair is required.
- C. Each remote control valve is to be connected to one station of a controller unless otherwise noted. All remote control valves, which are to be connected to the same controller, shall be connected to a common ground wire system. Only those remote control valves which are being controlled by one specific controller shall be connected to that controller's common ground wire system.
- D. All wires shall be tested prior to backfilling to insure continuity from valve location to controller location. Any wire not indicating continuity shall be repaired or replaced immediately.

3.09 ELECTRICAL WIRE CONNECTIONS: Make wire connection to remote control electric valves and splices of wire in the field, using King (or approved equal) water tight connectors as shown on the drawings. Provide tight connections, fully bedded in sealant to prevent leakage of water and build up of corrosion in splice. All wire splices in the ground but not at electric valves shall be in a valve box same as specified for the electric control valves.

3.10 BACKFLOW PREVENTER: Install per manufacturer's recommendations and in conformance with applicable codes. The backflow preventer will be tested and certified by a Texas Certified Backflow Tester.

3.11 CONTROLLER: Install the specified controller or controllers in the location(s) shown on the Drawings. Pull valve wires, connect the controller to 115v power source, program the controller and put controller into operation. If shown on the Drawings, all valve station numbers shall correspond to those shown on the Drawings.

3.12 RAIN SENSOR: Install per manufacturer's recommendations and directions, and in location approved by Owner or as shown on the Drawings. Wire into controller through a by pass switch and calibrate for operation.

3.13 FREEZE SENSOR: Install per manufacturer's recommendations and directions, and in location approved by Owner or as shown on the Drawings. Wire into controller and calibrate for operation.

3.14 MINI-WEATHER STATION: (if shown on plans) Install per manufacturer's recommendations and directions, and in location approved by Owner or as shown on the Drawings. Wire into controller and calibrate for operation.

3.15 TESTING - GENERAL: Water required for testing and adjustment of the irrigation system will be available on site and paid for by the Owner.

3.16 PIPE PRESSURE TEST:

- A. The sprinkler main and all piping under paving shall be tested for a period of at least twenty four (24) hours under normal water pressure and proved tight. Upon completion of system sections, all laterals shall be tested under normal operating pressure.
- B. If leaks occur, the joint or joints shall be replaced and the test repeated.
- C. All tests shall be completed prior to backfilling. However, sufficient backfill material may be placed in trenches between fittings to insure stability of the line under pressure. In all cases, fittings and couplings must be open to visual inspection for the full period of the test.

3.17 FINAL ADJUSTMENT:

- A. After installation has been completed, final adjustment shall be made of system.
- B. The system shall be completely flushed to remove any and all debris from lines by removing nozzle from all heads on ends of lines and turning on system.
- C. All sprinklers and emitters shall be checked for proper operation and proper alignment for direction of throw.
- D. Each section of spray heads shall be checked for operating pressure and balanced to all other sections by use of the flow adjustment on top of each valve.
- E. All nozzling shall be checked for proper coverage. Prevailing wind conditions or planting area configuration may indicate that arc or angle of spray should be other than as shown on Drawings. In that case, nozzles shall be changed to provide correct coverage at no additional expense to the Owner.

3.18 AS-BUILT DRAWINGS AND SUBMITTALS:

- A. Provide "as-built" MYLAR REPRODUCIBLE record drawings sheet.
- B. The drawings shall indicate all changes in line, sprinkler head and valve locations as well as material substitutions and changes in line sizes. The "as-built" drawings shall have the Landscape Irrigation Contractor's Texas Landscape Irrigation seal on each sheet.

3.19 CLEAN UP:

- A. Clean the site daily of trash and debris resulting from construction operations. All walks, roads and circulation routes shall be kept clean and free from debris, material and equipment.
- B. Upon completion of the work covered by this section, clean up all work areas by removing spoil piles, surplus material and equipment from the site. The ground surface shall be restored to its original condition.

3.20 INSPECTIONS:

- A. Progress inspections will be made at regular intervals during the execution of the work on the project.
- B. A final inspection to determine acceptance of the irrigation system shall be made at the request of the Landscape Irrigation Contractor. The irrigation system will be reviewed for acceptance provided all requirements have been complied with and the system is in full working order.

3.21 MAINTENANCE/WARRANTY PERIOD:

- A. The Landscape Irrigation Contractor shall provide a one year warranty on all equipment, installation, labor and operation defects for one year after approval of the installation by the Owner or Owner's representative. Repairs, adjustments and replacement of defective irrigation system materials, including materials that have been installed on the work during the warranty period, shall be at the Landscape Irrigation Contractor's expense. All warranties shall commence with the date of final acceptance.

B. As deficiencies become apparent, the Landscape Irrigation Contractor shall provide maintenance of the system, including at least the following: Replace or repair defective components and leaks; raise or lower heads to compensate for settling of lawn areas and planting beds; clean and adjust sprinklers and nozzles.

C. The Landscape Irrigation Contractor shall guarantee the backfilling of irrigation system excavations for one year after acceptance of the work. If, at any time during the one-year period, trenches should settle, the Landscape Irrigation Contractor shall return and repair any settling at no expense to the Owner.

D. Backfilling around heads shall be guaranteed. If, at any time during the warranty period, heads become loose in the soil, the Landscape Irrigation Contractor shall return and re-tamp around any loose heads and use additional fill, if required, at no expense to the Owner.

3.22 TEMPORARY REPAIR: The Owner reserves the right to make temporary repairs as necessary to keep the irrigation system equipment in operating condition. The exercise of this right of the Owner shall not relieve the Landscape Irrigation Contractor of his responsibility under the terms of the guarantee as herein specified.

3.23 OTHER PROVISIONS: Maintenance/warranty period as above described does not include alterations necessitated by re-landscaping, addition of trees, re-grading, or the addition of and changes in walks, walls, driveways, or the like. Further, maintenance does not include trimming grass around sprinklers or any service required due to lack of the Owner's maintenance of lawns and plants. It is also expressly understood that warranty and maintenance do not cover any mechanical damage (breakage) or any repairs or service needed for causes beyond the control of the Landscape Irrigation Contractor.

3.24 PUBLIC PROTECTION DURING CONSTRUCTION: At all times the Contractor shall protect the public from any accidents caused by his construction. The Contractor shall barricade and cover all holes, ditches, and any other item that poses a threat to public safety. The Owners representative shall determine the type of barricades and types of covers to be used by the Contractor.

END OF LANDSCAPE IRRIGATION SYSTEM SPECIFICATIONS

RaceTrac #709 - Eastchase Parkway & Brentwood Stair
Mar 19, 2003 - 10:16am
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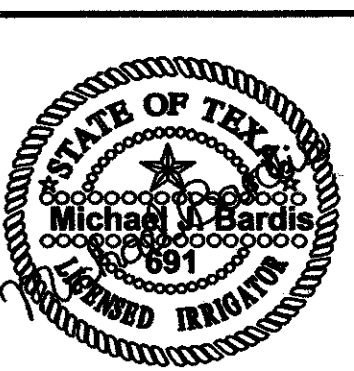
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NO.	REVISIONS	DATE
		DATE
DESIGNED:	MJB	03/19/03
DRAWN:	MJB	
CHECKED:	MJB	

IRRIGATION SPECIFICATIONS
RaceTrac Service Station #646
Marsh Ln. and Realty Rd.
Addison, Texas



BHB PROJECT NO:
2000.015.000
SHEET NO:
LD-5 of 5L

IRRIGATION DESIGN SPECIALISTS, PLLC
Michael Bards Landscape Architect
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LANDSCAPE IRRIGATION SPECIFICATIONS

LANDSCAPE IRRIGATION SYSTEM

PART 1 - GENERAL

- 1.01 SCOPE
A. The Landscape Irrigation Contractor shall furnish and install the landscape irrigation system...
B. The Landscape Irrigation Contractor shall be licensed as per the State of Texas...
C. The system may include, but is not limited to: installing and testing main lines and lateral lines...
D. The Landscape Irrigation Contractor shall obtain and pay for permits, fees, inspections and tests...
E. The Owner shall at his expense have the water tap and meter installed.
F. The Landscape Irrigation Contractor shall supply all insurance as required by the Owner.
1.02 COORDINATION: Coordinate irrigation work with other trades on the jobsite, particularly those performing the planting.
1.03 NOTIFICATION: Notify Owner's representative 72 hours in advance of 1) pressure testing of main line and flagging of sprinkler locations; and 2) inspections for substantial completion and final acceptance.
1.04 STANDARDS:
A. QUALITY ASSURANCE: Perform all work in compliance with applicable requirements of governing authorities...
B. APPLICABLE STANDARDS: All Polyvinyl Chloride (PVC) pipe, fittings, and solvent cements for PVC pipe and fittings shall conform to applicable ASTM standards.
2.01 EQUIPMENT MANUFACTURERS: Shall be as noted herein and on the Drawings.
2.02 POLYVINYL CHLORIDE (PVC) PIPE: Shall be permanently marked with the manufacturer's name, pipe size, type of material, SDR number and the NSF seal...
2.03 SWING PIPE: As specified on the drawings.
2.04 SWING JOINTS: As specified on the drawings.
2.05 FITTINGS: Shall be PVC suitable for solvent weld, slip joint ring, tight seal or threaded connection.
A. Mains shall have schedule 40 PVC fittings.
B. Lateral lines shall have schedule 40 PVC Type 1 fittings.
2.06 WIRE: From the Controller to the electric valves shall be Type UF with 4/16" plastic insulation, solid copper, UL approved for direct burial when used in National Electrical Code Class II Circuit (30 volts AC, or less) applications...
2.07 SOLVENT AND CLEANER:
A. Use WELD-ON C-85 pipe cleaner on all pipe joints.
B. Use WELD-ON P-68 or P-70 purple primer on all pressurized pipe joints.
C. Use WELD-ON 795 clear cement on all flexible pipe.
D. Use WELD-ON 705 cement on all other pipe joints.
2.08 EQUIPMENT: As shown on the Drawings.

PART 3 - EXECUTION

- 3.01 GENERAL
A. The Landscape Irrigation Contractor shall verify existing and proposed locations of all site utilities (including gas, water, electric, telephone, sanitary and storm sewers) prior to pipe installation.
B. Coordinate irrigation work with that of all other site work trades and contractors.
C. Exact location and configuration of islands, walks and roads may vary from that shown on Drawings. Verify revised layout of piping with Owner's representative.
D. Piping and sprinkler layout is shown in SCHEMATIC FORM ONLY. All piping to be installed directly behind curb where possible and in all cases to be routed around existing or proposed trees. Refer to the landscape planting and site drawings for approximate tree locations and closely coordinate work and schedules with other contractors. Do not layout pipe, wire or any irrigation equipment on adjacent properties.
3.02 CONDITION OF SURFACES:
A. The Landscape Irrigation Contractor shall examine the project site and completely familiarize himself with the nature and extent of the work to be accomplished. No extra compensation will be allowed for any work made necessary by unusual conditions or obstacles encountered during the progress of the work, when conditions or obstacles are readily apparent upon a visit to the site.
B. Verify existing surface and subsurface conditions, and final (proposed) finished grades of the areas to be irrigated.
C. Upon completion of irrigation system installation, return the area to a condition equal to or better than its condition prior to installation.

3.03 TRENCHING, PIPE INSTALLATION AND BACKFILLING:

- A. GENERAL: Piping shall be generally laid out according to Drawings. In the event of a major piping layout conflict, notify and obtain approval of the Owner's representative prior to trenching. Refer to Drawings for location of water source.
B. Overexcavation shall be backfilled with excavated soil. Do not backfill with excavated soil that contains rock. Remove all unsuitable or excess material from the site.
C. Trenches shall have sides as nearly vertical as possible and bottoms shall be shaped to provide continuous bedding of each section of pipe along its entire length in undisturbed soil or thoroughly compacted fill. When rock is encountered, lay pipe in cushion sand bed surrounding the pipe a minimum of 4" deep. Dewater trenches as required for dry work.
D. PIPE INSTALLATION: Pipe installation includes all irrigation piping required for water and electrical wiring to complete the automatic irrigation system. Provide firm, uniform bearing for entire length of each pipeline to prevent uneven settlement. Wedging or blocking of pipe will not be permitted. Remove foreign matter or dirt from inside of pipe before welding and keep piping clean by approved means during and after laying of pipe.
E. DEPTH OF PIPING: All piping under paving shall be as shown on the drawings and all piping in landscaped areas shall be as shown on the detail sheets.
F. BACKFILL IN LANDSCAPED AREAS: Backfill trenches with material removed during excavation, except where rock is encountered. Do not backfill with excavated soil that contains rock.
G. COMPACTION: Compact and water-settle all excavation to prevent after-settling. Hand rake excavation and adjoining areas to leave grade at the previous elevation and in as good or better condition than before installation.

3.04 PVC PIPE AND FITTING ASSEMBLY

- A. SOLVENT: Use only cleaner, primer and solvent specified herein. Thoroughly clean pipe and fittings of dirt, dust and moisture before applying primer and solvent.
B. PVC TO METAL CONNECTIONS: Work metal connections first. Use non-hardening pipe dope (Ferratex No. 2) on threaded PVC to metal joints. Use only light wrench pressure.
C. THREADED PVC CONNECTION: Where required, use threaded PVC adapter into which pipe may be welded.

3.05 SPRINKLERS

- A. GENERAL: Supply in accordance with the Drawings, with nozzling in accordance with the Drawings. Revise nozzle degree as directed by Landscape Architect for wind conditions.
B. Before installation is started, place a stake or flag where each sprinkler is to be located, in accordance with the Drawings, and as recommended by the Manufacturer. Anticipate planting areas and adjust head layout accordingly. Notify Owner's representative of major changes. Staking shall be approved by Owner's representative before proceeding.

- 3.06 ELECTRIC VALVES & QUICK COUPLING VALVES: Supply in accordance with the Drawings and sized as shown on the Drawings. Install in a level position, according to the manufacturer's recommendations and the details on the Drawings. The manufacturer's specifications and installation instructions for the valve supplied shall become a part of these specifications. Set all valves adjacent to sidewalks or curbs and within landscape areas, or as otherwise indicated.
3.07 VALVE AND METER BOXES: Sized as specified in the Drawings, set over all electric valves, quick coupling valves, backflow preventer, and wires connections; box cover to be flush with finish grade.
3.08 WIRING:

- A. Install electric control wires in the piping trenches wherever possible. Place wire in trench to one side of pipe. Install wire by "snaking" in trench with as much slack as possible to allow for expansion and contraction of the wire. Where it is necessary to run wire in a separate trench, wire shall have a minimum cover of 12 inches.
B. Provide sufficient slack at wire connections at remote control valves, in control boxes, and at all wire splices so that the valve bonnet or splice may be brought to the surface without disconnecting the wires when repair is required.
C. Each remote control valve is to be connected to one station of a controller unless otherwise noted. All remote control valves, which are to be connected to the same controller, shall be connected to a common ground wire system. Only those remote control valves which are being controlled by one specific controller shall be connected to that controller's common ground wire system.
D. All wires shall be tested prior to backfilling to insure continuity from valve location to controller location. Any wire not indicating continuity shall be repaired or replaced immediately.

- 3.09 ELECTRICAL WIRE CONNECTIONS: Make wire connection to remote control electric valves and splices of wire in the field, using King (or approved equal) water tight connectors as shown on the drawings. Provide tight connections, fully bedded in sealant to prevent leakage of water and build up of corrosion in splice. All wire splices in the ground but not at electric valves shall be in a valve box same as specified for the electric control valves.
3.10 BACKFLOW PREVENTER: Install per manufacturer's recommendations and in conformance with applicable codes. The backflow preventer will be tested and certified by a Texas Certified Backflow Tester.
3.11 CONTROLLER: Install the specified controller or controllers in the location(s) shown on the Drawings. Pull valve wires, connect the controller to 115v power source, program the controller and put controller into operation. If shown on the Drawings, all valve station numbers shall correspond to those shown on the Drawings.

- 3.12 RAIN SENSOR: Install per manufacturer's recommendations and directions, and in location approved by Owner or as shown on the Drawings. Wire into controller through a pass switch and calibrate for operation.
3.13 FREEZE SENSOR: Install per manufacturer's recommendations and directions, and in location approved by Owner or as shown on the Drawings. Wire into controller and calibrate for operation.
3.14 MINI-WEATHER STATION: (If shown on plans) Install per manufacturer's recommendations and directions, and in location approved by Owner or as shown on the Drawings. Wire into controller and calibrate for operation.
3.15 TESTING - GENERAL: Water required for testing and adjustment of the irrigation system will be available on site and paid for by the Owner.

3.16 PIPE PRESSURE TEST:

- A. The sprinkler main and all piping under paving shall be tested for a period of at least twenty four (24) hours under normal water pressure and proved tight. Upon completion of system sections, all laterals shall be tested under normal operating pressure.
B. If leaks occur, the joint or joints shall be replaced and the test repeated.
C. All tests shall be completed prior to backfilling. However, sufficient backfill material may be placed in trenches between fittings to insure stability of the line under pressure. In all cases, fittings and couplings must be open to visual inspection for the full period of the test.

3.17 FINAL ADJUSTMENT:

- A. After installation has been completed, final adjustment shall be made of system.
B. The system shall be completely flushed to remove any and all debris from lines by removing nozzle from all heads on ends of lines and turning on system.
C. All sprinklers and emitters shall be checked for proper operation and proper alignment for direction of throw.
D. Each section of spray heads shall be checked for operating pressure and balanced to all other sections by use of the flow adjustment on top of each valve.
E. All nozzling shall be checked for proper coverage. Prevailing wind conditions or planting area configuration may indicate that arc or angle of spray should be other than as shown on Drawings. In that case, nozzles shall be changed to provide correct coverage at no additional expense to the Owner.

3.18 AS-BUILT DRAWINGS AND SUBMITTALS:

- A. Provide "as-built" MYLAR REPRODUCIBLE record drawings sheet.
B. The drawings shall indicate all changes in line, sprinkler head and valve locations as well as material substitutions and changes in line sizes. The "as-built" drawings shall have the Landscape Irrigation Contractor's Texas Landscape Irrigation seal on each sheet.
CLEAN UP:

- A. Clean the site daily of trash and debris resulting from construction operations. All walks, roads and circulation routes shall be kept clean and free from debris, material and equipment.
B. Upon completion of the work covered by this section, clean up all work areas by removing spoil piles, surplus material and equipment from the site. The ground surface shall be restored to its original condition.

3.20 INSPECTIONS:

- A. Progress inspections will be made at regular intervals during the execution of the work on the project.
B. A final inspection to determine acceptance of the irrigation system shall be made at the request of the Landscape Irrigation Contractor. The irrigation system will be reviewed for acceptance provided all requirements have been complied with and the system is in full working order.

3.21 MAINTENANCE/WARRANTY PERIOD:

- A. The Landscape Irrigation Contractor shall provide a one year warranty on all equipment, installation, labor and operation defects for one year after approval of the installation by the Owner or Owner's representative. Repairs, adjustments and replacement of defective irrigation system materials, including materials that have been installed on the work during the warranty period, shall be at the Landscape Irrigation Contractor's expense. All warranties shall commence with the date of final acceptance.
B. As deficiencies become apparent, the Landscape Irrigation Contractor shall provide maintenance of the system, including at least the following: Replace or repair defective components and leaks; raise or lower heads to compensate for settling of lawn areas and planting beds; clean and adjust sprinklers and nozzles.
C. The Landscape Irrigation Contractor shall guarantee the backfilling of irrigation system excavations for one year after acceptance of the work. If, at any time during the one-year period, trenches should settle, the Landscape Irrigation Contractor shall return and repair any settling at no expense to the Owner.
D. Backfilling around heads shall be guaranteed. If, at any time during the warranty period, heads become loose in the soil, the Landscape Irrigation Contractor shall return and re-lamp around any loose heads and use additional fill, if required, at no expense to the Owner.

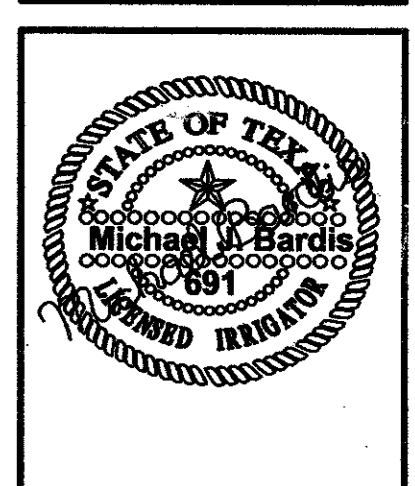
- 3.22 TEMPORARY REPAIR: The Owner reserves the right to make temporary repairs as necessary to keep the irrigation system equipment in operating condition. The exercise of this right of the Owner shall not relieve the Landscape Irrigation Contractor of his responsibility under the terms of the guarantee as herein specified.
3.23 OTHER PROVISIONS: Maintenance/warranty period as above described does not include alterations necessitated by re-landscaping, addition of trees, re-grading, or the addition of and changes in walks, walls, driveways, or the like. Further, maintenance does not include trimming grass around sprinklers or any service required due to lack of the Owner's maintenance of lawns and plants. It is also expressly understood that warranty and maintenance do not cover any mechanical damage (breakage) or any repairs or service needed for causes beyond the control of the Landscape Irrigation Contractor.

- 3.24 PUBLIC PROTECTION DURING CONSTRUCTION: At all times the Contractor shall protect the public from any accidents caused by his construction. The Contractor shall barricade and cover all holes, ditches, and any other item that poses a threat to public safety. The Owners representative shall determine the type of barricades and types of covers to be used by the Contractor.
END OF LANDSCAPE IRRIGATION SYSTEM SPECIFICATIONS

RaceTrac Petroleum, Inc.
300 Technology Ct.
Smyrna, GA 30082
Contact: Julie Diamond
(770) 431-7600 x1129
Baird, Hampton & Brown, Inc.
Engineering & Surveying
306 W. 7th St., Ste. 500, Ft. Worth, TX 76102
Tel: (817) 338-1177 Fax: (817) 338-2426 E-Mail: baird@bhb.com

Table with 4 columns: NO., REVISIONS, CHECKED, DATE. Row 1: MJB, MJB, MJB, 03/19/03

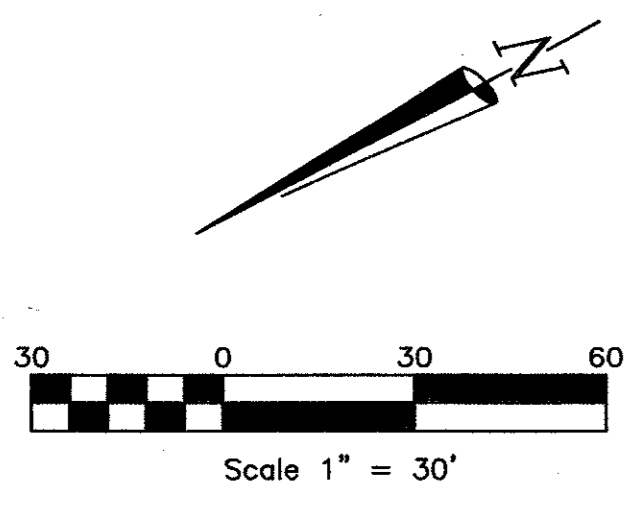
IRRIGATION SPECIFICATIONS
RaceTrac Service Station #646
Marsh Ln. and Realty Rd.
Addison, Texas



BHB PROJECT NO: 2000.015.000
SHEET NO: LD-5 of 5L

IRRIGATION DESIGN SPECIALISTS, PLLC
Michael Baird Landscape Architect
3529 GUADALUPE RD. FORT WORTH, TEXAS (817) 244-0704

RaceTrac #709 - Eastchase Parkway & Brentwood Stair
Mar 19, 2003 - 10:16am
DRAWING FILE: E:\2002.000.000\2002.015.000\dwg\Landscap & Irrigation_specs2.dwg | Layout1



NUMBER	Radius	Arc Length	Delta Angle	Chord Bearing	Chord Length
C-1	542.00'	76.72'	08°06'35"	N81°51'17"W	76.65'
C-2	458.00'	64.83'	08°06'35"	N81°51'16"W	64.77'
C-3	1323.24'	228.48'	09°53'36"	N26°31'25"E	228.20'

- LEGEND**
- ◆ ...FIRE HYDRANT
 - ⊕ ...WATER/GATE VALVE
 - ⊕ ...WATER METER
 - ⊕ ...GAS METER
 - ⊕ ...SANITARY SEWER CLEAN OUT
 - ⊕ ...SANITARY SEWER MANHOLE
 - ⊕ ...STORM DRAIN MANHOLE
 - ⊕ ...LIGHT STANDARD
 - ⊕ ...SIGN
 - ...TREE OR BUSH
 - ...OVERHEAD UTILITY LINES
 - x— ...FENCE

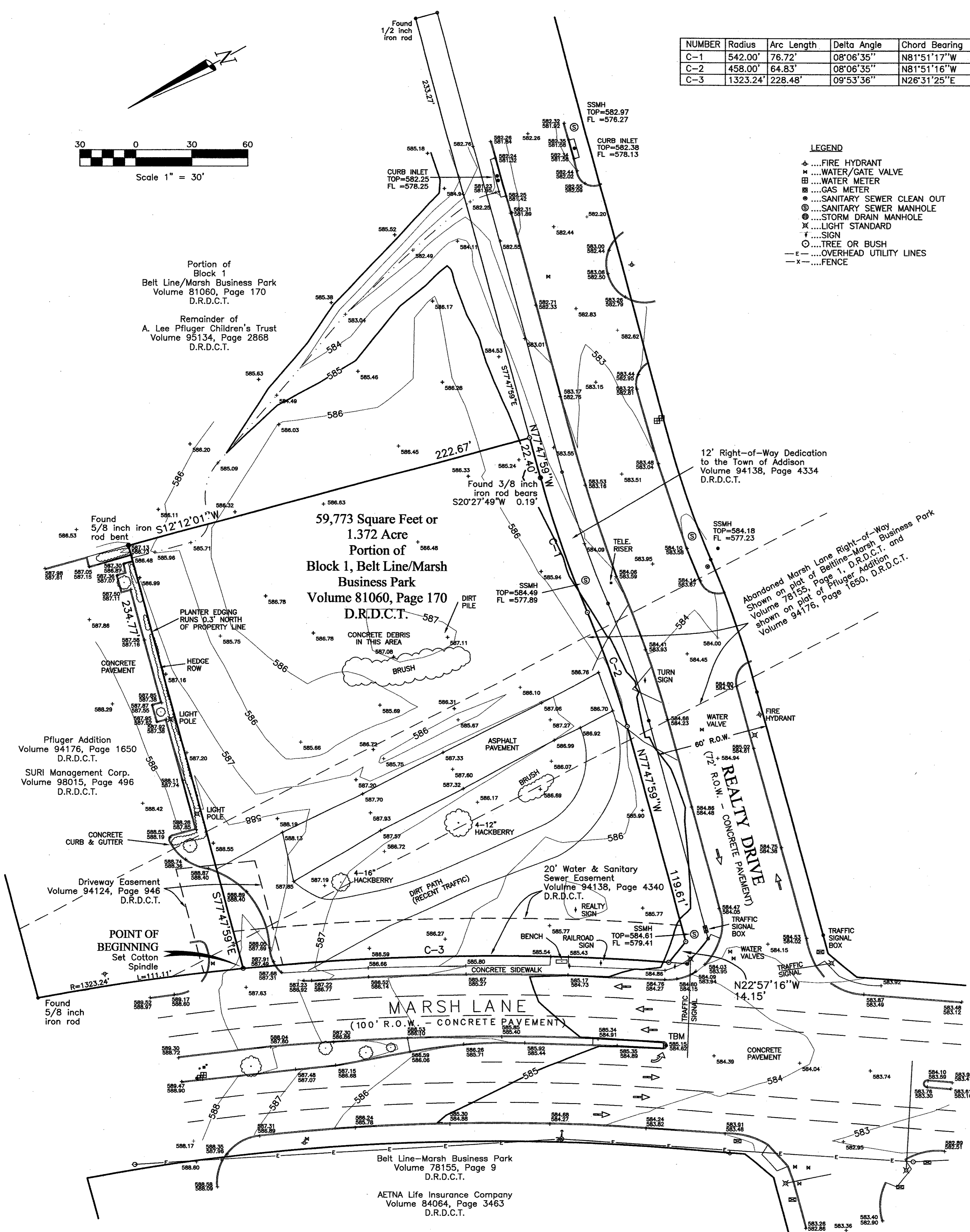
NOTES:

- This survey was performed with the benefit of a title report provided by Stewart Title Guaranty Company, GF No. 00300748, effective February 25, 2000, issued March 9, 2000. No other research, other than that provided by Stewart Title Guaranty Company was performed, therefore easements, agreements, and/or other documents may exist that affect the subject property.
 - Easement and/or right of way from J.E. Bush to City of Dallas, recorded in Volume 5306, Page 329 of the Deed Records of Dallas County, Texas does not affect the subject property.
 - Easement and/or right of way from Bellline/Marsh, Ltd. as recorded in Volume 80006, Page 717 of the Deed Records of Dallas County, Texas does not affect the subject property.
 - The subject property lies entirely within ZONE C - Areas of minimal flooding. (No shading) as shown on the National Flood Insurance Program, Flood Insurance Rate Map (FIRM) for the City of Addison, Texas, Dallas County, Community Panel Number 481089 0005 A, effective July 16, 1980.
 - The basis of bearings for this survey is the South line of Pfluger Addition as recorded in Volume 94176, Page 650 of the Deed Records of Dallas County, Texas. (NORTH 77°47'59" WEST)
 - All property corners are set 5/8 inch capped iron rods ("BHB INC") unless noted otherwise.
- BENCHMARK:**
- Square cut on the centerline of a curb inlet at the northeast corner of the intersection of Beltway Drive and Marsh Lane. Benchmark provide by the City of Addison, Texas. Elevation = 585.21'
- TBM**
- Square cut on the top of a concrete curb at the median nose located on the North side of the intersection of Realty Drive and Marsh Lane. (Shown on drawing) Elevation = 585.15'

LEGAL DESCRIPTION

Being a tract of land situated in the City of Addison, Dallas County, Texas and being a portion of Block 1, Belt Line/Marsh Business Park as recorded in Volume 81060, Page 170 of the Deed Records of Dallas County, Texas, said tract also being a portion of a parcel of land deeded to A. Lee Pfluger Children's Trust as recorded in Volume 95134, Page 2868, said tract of land being described by metes and bounds as follows:

- BEGINNING** at a set cotton spindle at the southwest corner of Pfluger Addition as recorded in Volume 94176, Page 1650 of said Deed Records, said set cotton spindle being on the East right-of-way line of Marsh Lane, a 100 foot right-of-way;
- THENCE** SOUTH 77 degrees 47 minutes 59 seconds EAST, departing the East right-of-way line of said Marsh Lane and along the South line of said Pfluger Addition, a distance of 234.77 feet to a found 5/8 inch iron rod bent, being at the southeast corner of said Pfluger Addition;
- THENCE** SOUTH 12 degrees 12 minutes 01 seconds WEST, departing the South line of said Pfluger Addition, a distance of 222.67 feet to a set 5/8 inch capped iron rod ("BHB INC"), said set 5/8 inch capped iron rod ("BHB INC"), being on the North line of a 12 foot right-of-way dedication to the Town of Addison as recorded in Volume 94138, Page 4334 of said Deed Records, from said set 5/8 inch capped iron rod ("BHB INC"), a found 1/2 inch iron rod at the southeast corner of said A. Lee Pfluger Children's Trust parcel, bears SOUTH 77 degrees 47 minutes 59 seconds EAST, a distance of 233.27 feet;
- THENCE** NORTH 77 degrees 47 minutes 59 seconds WEST, along the North line of said 12 foot right-of-way dedication, a distance of 22.40 feet to a point at the beginning of a curve, concave southerly, having a radius of 542.00 feet, a delta angle of 08 degrees 06 minutes 35 seconds, a chord bearing of NORTH 81 degrees 51 minutes 17 seconds WEST, and a chord distance of 76.65 feet, from said point a found 3/8 inch iron rod bears SOUTH 20 degrees 27 minutes 49 seconds WEST, a distance of 0.19 feet;
- THENCE** Westerly, along said curve, and along the North line of said 12 foot right-of-way dedication, an arc length of 76.72 feet to a set 5/8 inch capped iron rod ("BHB INC") at the beginning of a reverse curve, concave northerly, having a radius 458.00 feet, a delta angle of 08 degrees 06 minutes 35 seconds, a chord bearing of NORTH 81 degrees 51 minutes 16 seconds WEST, and a chord distance of 64.77 feet;
- THENCE** Westerly, along said reverse curve, and along the North line of said 12 foot right-of-way dedication, an arc length of 64.83 feet to a set 5/8 inch capped iron rod ("BHB INC");
- THENCE** NORTH 77 degrees 47 minutes 59 seconds WEST, along the North line of said 12 foot right-of-way dedication, a distance of 119.61 feet to a set 5/8 inch capped iron rod ("BHB INC");
- THENCE** NORTH 22 degrees 57 minutes 16 seconds WEST, along the North line of said 12 foot right-of-way dedication, a distance of 14.15 feet to a set 5/8 inch capped iron rod ("BHB INC") on the East right-of-way line of said Marsh Lane, said set 5/8 inch capped iron rod ("BHB INC") also being at the beginning of a curve, concave westerly, having a radius of 1323.24 feet, a delta angle of 09 degrees 53 minutes 36 seconds, a chord bearing of NORTH 26 degrees 31 minutes 25 seconds EAST, and a chord distance of 228.20 feet;
- THENCE** Northerly, along said curve and along the East right-of-way line of said Marsh Lane, an arc length of 228.48 feet to the POINT OF BEGINNING, containing 59,773 square feet or 1.372 acre.



I, Daniel H. Joslin, a Registered Professional Land Surveyor in the State of Texas, hereby states to Mesquite Creek Development, Inc. and Stewart Title Guaranty Company to the best of my knowledge and belief that this survey is true and correct, was made on the ground under my supervision as per shown and correctly shows the boundary lines and dimensions of the land indicated hereon and as per the attached legal description; this survey shows the size, location and type of all visible buildings, structures and other visible improvements on the subject property; this survey shows the location and dimensions of all alleys, streets, roads, rights-of-way, easements, building setback lines per plat and other matters of record of which I have been advised. Except as shown hereon; there are no visible above ground encroachments onto the property or protrusions therefrom and there are no visible discrepancies or conflicts at the date this survey was prepared.

Daniel H. Joslin
R. P. L. S. No. 4749

Date: April 6, 2000
Revised April 13, 2000 to change surveyor's certification.
Field inspection November 7, 2000 indicates no change.
Updated November 14, 2000 to change surveyor's certification.

RaceTrac Petroleum, Inc.
300 Technology Court
Smyrna, Georgia 30082
Phone: 770-437-1111
Fax: 770-437-1112
Contact: Mitch Nutter, Engineering Project Manager

Baird, Hampton & Brown, Inc.
Engineering & Surveying
308 W. 7th St., 5th Fl., Fort Worth, TX 76102
Tel: 817-338-1277
Fax: 817-338-6245
E-mail: baird@bhb.com

NO.	FIELD CREW:	DRAWN:	CHECKED:	DATE:	REVISIONS	
					DATE	DESCRIPTION
	DH AM	JPH	DHU	04/06/2000		

BOUNDARY & TOPOGRAPHIC SURVEY

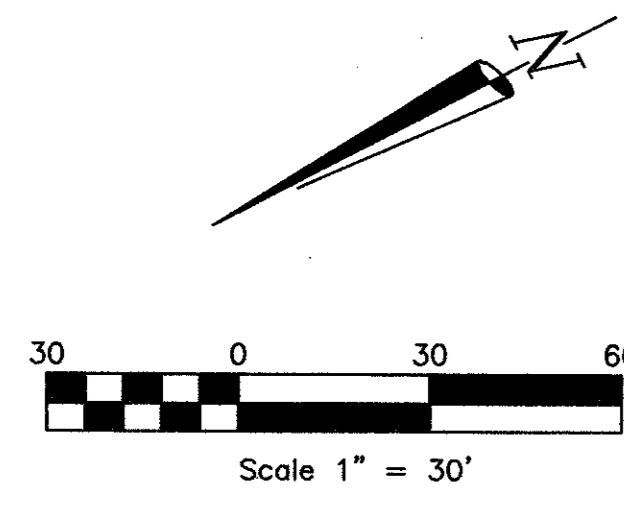
Portion of Block 1

Belt Line/Marsh Business Park

City of Addison, Dallas County, Texas

BHB PROJECT NO:
2000.015.000

SHEET NO:
1 of 1



Portion of Block 1
Belt Line/Marsh Business Park
Volume 81060, Page 170
D.R.D.C.T.

Remainder of
A. Lee Pfluger Children's Trust
Volume 95134, Page 2868
D.R.D.C.T.

NUMBER	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	542.00	76.72	N81°51'17"W	76.65
C2	458.00	64.83	N81°51'17"W	64.77
C3	1323.24	74.07	N29°33'48"E	74.06
C4	50.00	14.35	N36°10'57"E	14.30
C5	50.00	15.89	N35°17'58"E	15.83
C6	1331.24	108.58	N23°51'25"E	108.55

- LEGEND**
- ◆ FIRE HYDRANT
 - ⊕ WATER/GATE VALVE
 - ⊕ WATER METER
 - ⊕ GAS METER
 - ⊕ SANITARY SEWER CLEAN OUT
 - ⊕ SANITARY SEWER MANHOLE
 - ⊕ STORM DRAIN MANHOLE
 - ⊕ LIGHT STANDARD
 - ⊕ SIGN
 - TREE OR BUSH
 - OVERHEAD UTILITY LINES
 - - - FENCE

NOTES:

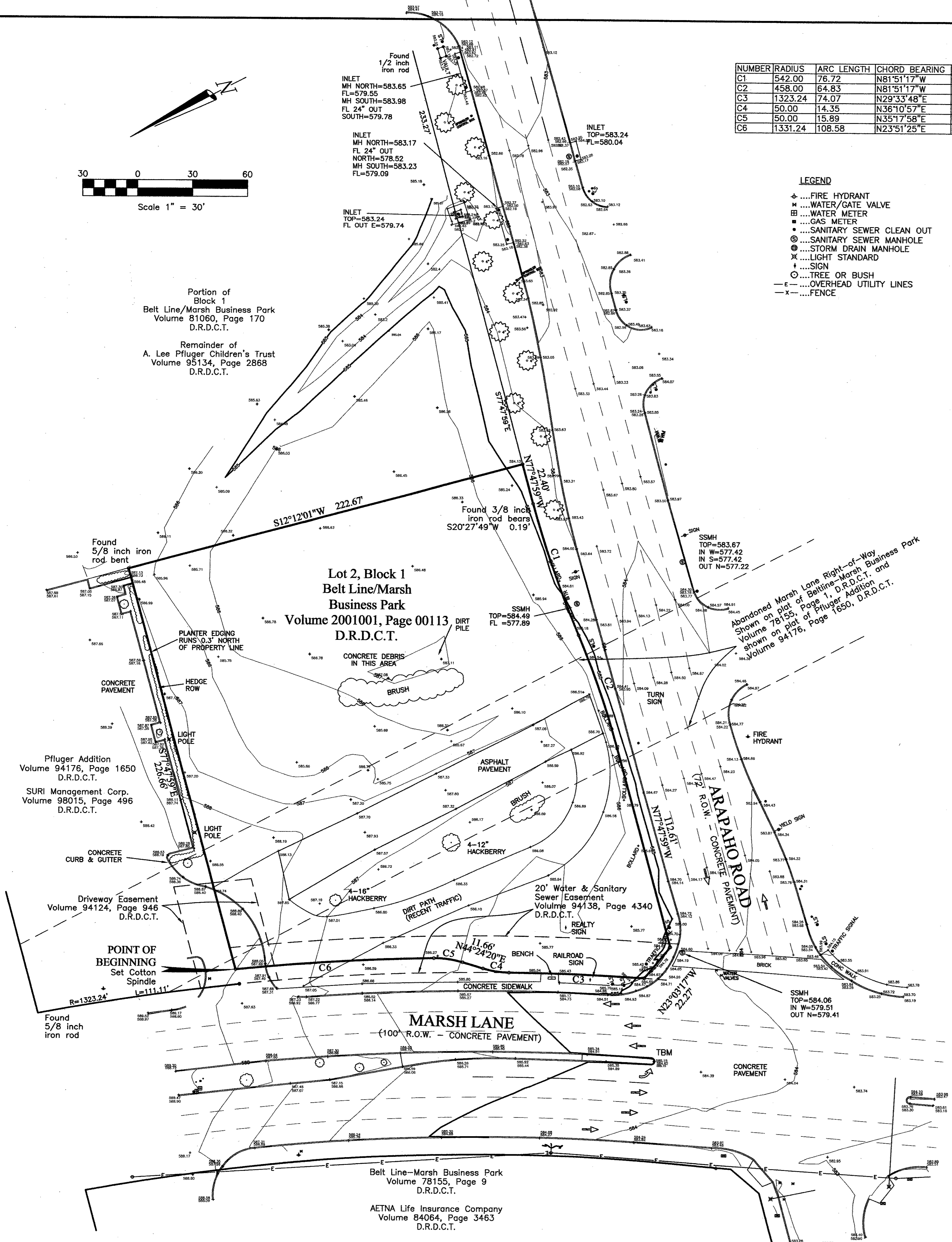
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BENCHMARK:

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Square cut on the top of a concrete curb at the median nose located on the North side of the intersection of Realty Drive and Marsh Lane. (Shown on drawing) Elevation = 585.15'



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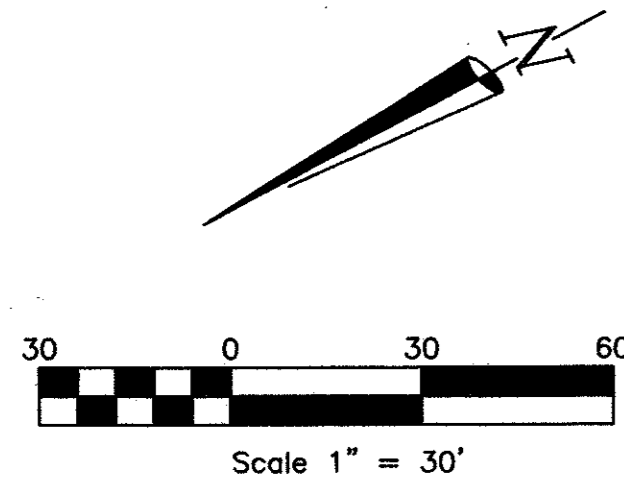
NO.	REVISIONS		DATE
	FIELD CREW:	CHECKED:	DATE:
	DH AM	DHU	04/06/2000
	JPH		

REVISED TOPOGRAPHIC SURVEY

Lot 2, Block 1
Belt Line/Marsh Business Park
City of Addison, Dallas County, Texas

BHB PROJECT NO:
2000.015.000

SHEET NO:
1 of 1



NUMBER	Radius	Arc Length	Delta Angle	Chord Bearing	Chord Length
C-1	542.00'	76.72'	08°06'35"	N81°51'17"W	76.65'
C-2	458.00'	64.83'	08°06'35"	N81°51'16"W	64.77'
C-3	1323.24'	228.48'	09°53'36"	N26°31'25"E	228.20'

- LEGEND**
- ◆ ...FIRE HYDRANT
 - ⊕ ...WATER/GATE VALVE
 - ⊕ ...WATER METER
 - ⊕ ...GAS METER
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 - ⊕ ...LIGHT STANDARD
 - ⊕ ...SIGN
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 - ...OVERHEAD UTILITY LINES
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LEGAL DESCRIPTION

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BEGINNING at a set cotton spindle at the southwest corner of Pfluger Addition as recorded in Volume 94176, Page 1650 of said Deed Records, said set cotton spindle being on the East right-of-way line of Marsh Lane, a 100 foot right-of-way;

THENCE SOUTH 77 degrees 47 minutes 59 seconds EAST, departing the East right-of-way line of said Marsh Lane and along the South line of said Pfluger Addition, a distance of 234.77 feet to a found 5/8 inch iron rod bent, being at the southeast corner of said Pfluger Addition;

THENCE SOUTH 12 degrees 12 minutes 01 seconds WEST, departing the South line of said Pfluger Addition, a distance of 222.67 feet to a set 5/8 inch capped iron rod ("BHB INC"), said set 5/8 inch capped iron rod ("BHB INC"), being on the North line of a 12 foot right-of-way dedication to the Town of Addison as recorded in Volume 94138, Page 4334 of said Deed Records, from said set 5/8 inch capped iron rod ("BHB INC"), a found 1/2 inch iron rod at the southeast corner of said A. Lee Pfluger Children's Trust parcel, bears SOUTH 77 degrees 47 minutes 59 seconds EAST, a distance of 233.27 feet;

THENCE NORTH 77 degrees 47 minutes 59 seconds WEST, along the North line of said 12 foot right-of-way dedication, a distance of 22.40 feet to a point at the beginning of a curve, concave southerly, having a radius of 542.00 feet, a delta angle of 08 degrees 06 minutes 35 seconds, a chord bearing of NORTH 81 degrees 51 minutes 17 seconds WEST, and a chord distance of 76.65 feet, from said point a found 3/8 inch iron rod bears SOUTH 20 degrees 27 minutes 49 seconds WEST, a distance of 0.19 feet;

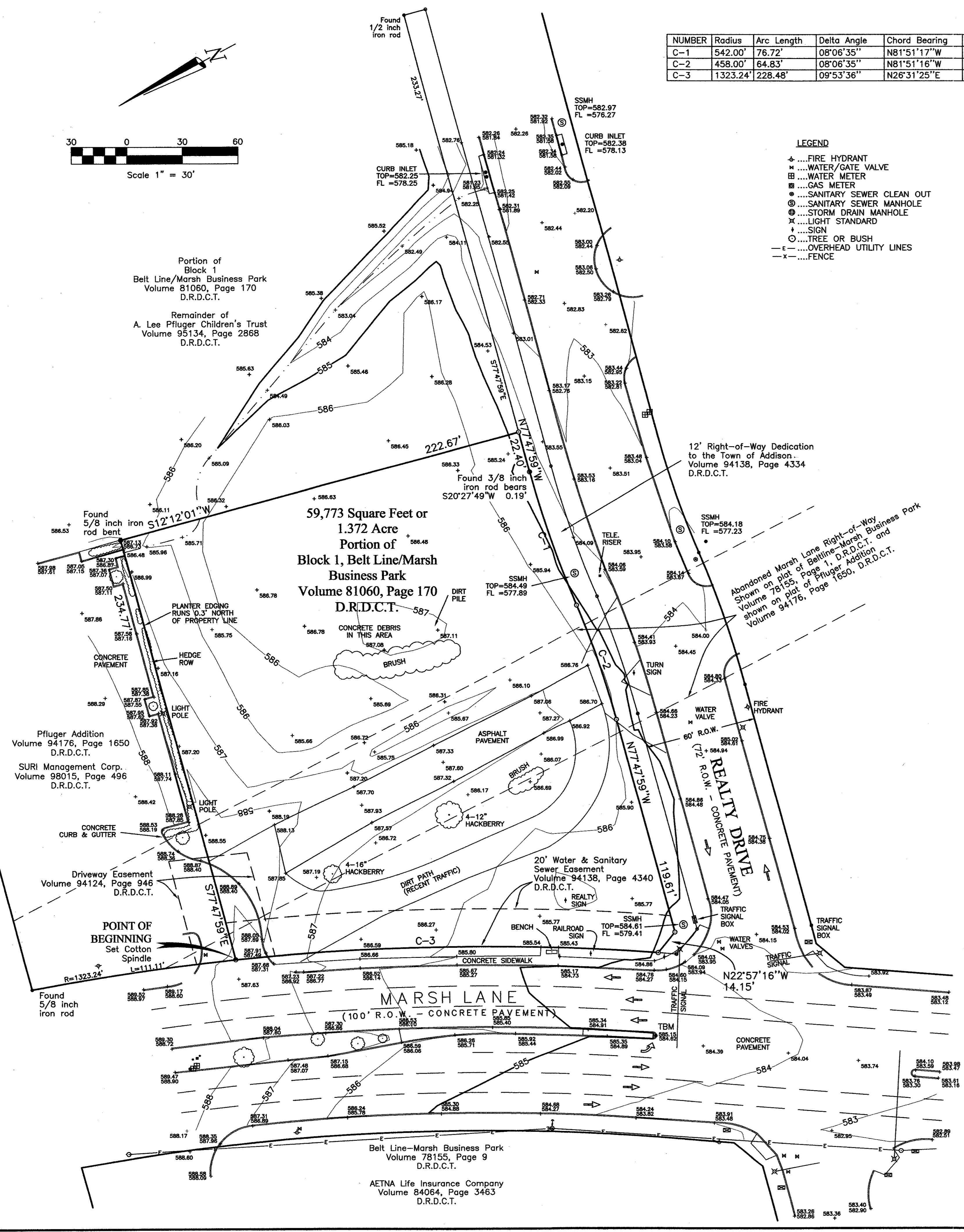
THENCE Westerly, along said curve, and along the North line of said 12 foot right-of-way dedication, an arc length of 76.72 feet to a set 5/8 inch capped iron rod ("BHB INC") at the beginning of a reverse curve, concave northerly, having a radius of 458.00 feet, a delta angle of 08 degrees 06 minutes 35 seconds, a chord bearing of NORTH 81 degrees 51 minutes 16 seconds WEST, and a chord distance of 64.77 feet;

THENCE Westerly, along said reverse curve, and along the North line of said 12 foot right-of-way dedication, an arc length of 64.83 feet to a set 5/8 inch capped iron rod ("BHB INC");

THENCE NORTH 77 degrees 47 minutes 59 seconds WEST, along the North line of said 12 foot right-of-way dedication, a distance of 119.61 feet to a set 5/8 inch capped iron rod ("BHB INC");

THENCE NORTH 22 degrees 57 minutes 16 seconds WEST, along the North line of said 12 foot right-of-way dedication, a distance of 14.15 feet to a set 5/8 inch capped iron rod ("BHB INC") on the East right-of-way line of said Marsh Lane, said set 5/8 inch capped iron rod ("BHB INC") also being at the beginning of a curve, concave westerly, having a radius of 1323.24 feet, a delta angle of 09 degrees 53 minutes 36 seconds, a chord bearing of NORTH 26 degrees 31 minutes 25 seconds EAST, and a chord distance of 228.20 feet;

THENCE Northerly, along said curve and along the East right-of-way line of said Marsh Lane, on an arc length of 228.48 feet to the POINT OF BEGINNING, containing 59,773 square feet or 1.372 acre.



I, Daniel H. Joslin, a Registered Professional Land Surveyor in the State of Texas, hereby states to Mesquite Creek Development, Inc. and Stewart Title Guaranty Company to the best of my knowledge and belief that this survey is true and correct, was made on the ground under my supervision as per shown and correctly shows the boundary lines and dimensions of the land indicated hereon and as per the attached legal description; this survey shows the size, location and type of all visible buildings, structures and other visible improvements on the subject property; this survey shows the location and dimensions of all alleys, streets, roads, rights-of-way, easements, building setback lines per plot and other matters of record of which I have been advised. Except as shown hereon; there are no visible above ground encroachments onto the property or protrusions therefrom and there are no visible discrepancies or conflicts at the date this survey was prepared.

Daniel H. Joslin
R. P. L. S. No. 4749

Date: April 6, 2000
Revised April 13, 2000 to change surveyor's certification.
Field inspection November 7, 2000 indicates no change.
Updated November 14, 2000 to change surveyor's certification.

RaceTrac Petroleum, Inc.
300 Technology Court
Shirley, Georgia 30082
Tel: 770/432-8800 Fax: 770/432-8801
Contact: Mitch Anderson, Engineering Project Manager

Baird, Hampton & Brown, Inc.
Engineering & Surveying
300 W. 7th St., Ste. 500 P.O. North, TX 76102 Tel: 817/338-1277 Fax: 817/338-6246 E-Mail: baird@bhb.com

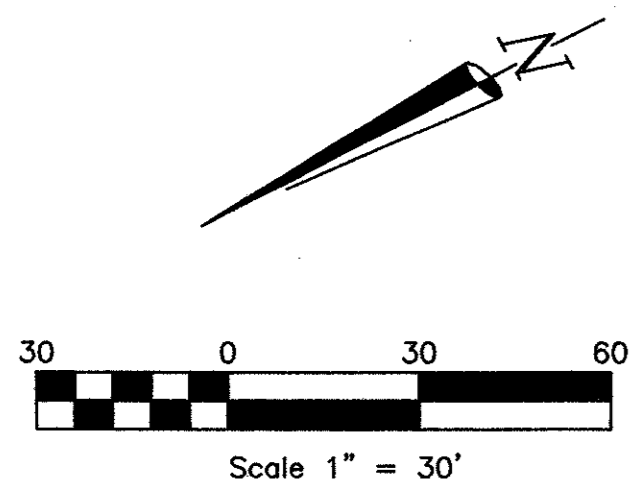
NO.	REVISIONS	DRAWN:	CHECKED:	DATE	
				FIELD CREW:	DATE
		JPH	DHU	04/06/2000	

BOUNDARY & TOPOGRAPHIC SURVEY

Portion of Block 1
Belt Line/Marsh Business Park
City of Addison, Dallas County, Texas

BHB PROJECT NO:
2000.015.000

SHEET NO:
1 of 1



Portion of Block 1
Belt Line/Marsh Business Park
Volume 81060, Page 170
D.R.D.C.T.

Remainder of
A. Lee Pfluger Children's Trust
Volume 95134, Page 2868
D.R.D.C.T.

NUMBER	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	542.00	76.72	N81°51'17"W	76.65
C2	458.00	64.83	N81°51'17"W	64.77
C3	1323.24	74.07	N29°33'48"E	74.06
C4	50.00	14.35	N36°10'57"E	14.30
C5	50.00	15.89	N35°17'58"E	15.83
C6	1331.24	108.58	N23°51'25"E	108.55

- LEGEND**
- ◆ FIRE HYDRANT
 - WATER/GATE VALVE
 - WATER METER
 - GAS METER
 - SANITARY SEWER CLEAN OUT
 - SANITARY SEWER MANHOLE
 - STORM DRAIN MANHOLE
 - ⊗ LIGHT STANDARD
 - ⊕ SIGN
 - TREE OR BUSH
 - OVERHEAD UTILITY LINES
 - - - FENCE

NOTES:

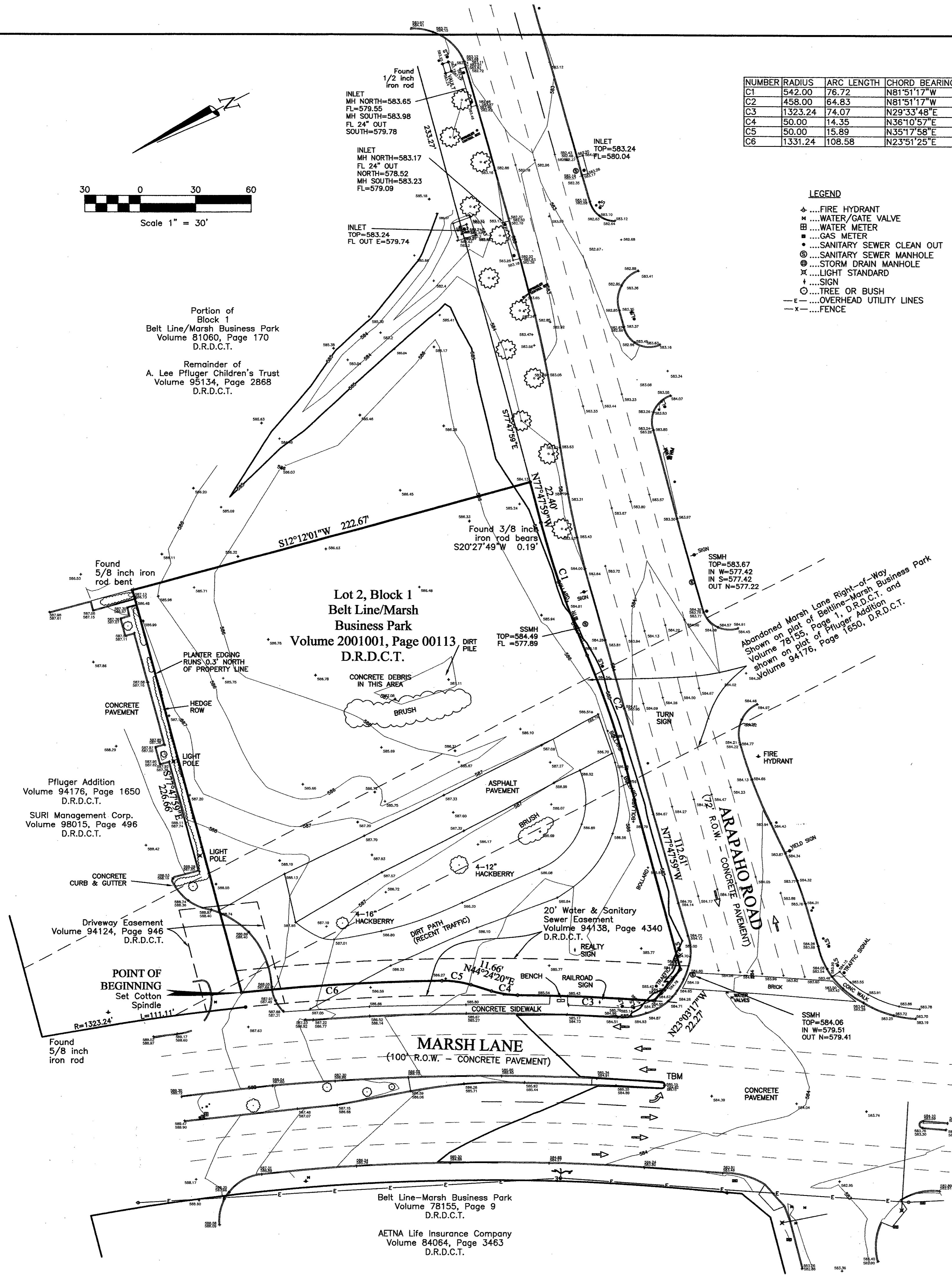
- This survey was performed with the benefit of a title report provided by Stewart Title Guaranty Company, GF No. 00300748, effective February 25, 2000, issued March 9, 2000. No other research, other than that provided by Stewart Title Guaranty Company was performed, therefore easements, agreements, and/or other documents may exist that affect the subject property.
- Easement and/or right of way from J.E. Bush to City of Dallas, recorded in Volume 5306, Page 329 of the Deed Records of Dallas County, Texas does not affect the subject property.
- Easement and/or right of way from Bellline/Marsh, Ltd. as recorded in Volume 80006, Page 717 of the Deed Records of Dallas County, Texas does not affect the subject property.
- The subject property lies entirely within ZONE C - Areas of minimal flooding. (No shading) as shown on the National Flood Insurance Program, Flood Insurance Rate Map (FIRM) for the City of Addison, Texas, Dallas County, Community Panel Number 481089 0005 A, effective July 16, 1980.
- The basis of bearings for this survey is the South line of Pfluger Addition as recorded in Volume 94176, Page 650 of the Deed Records of Dallas County, Texas. (NORTH 77°47'59" WEST)
- All property corners are set 5/8 inch capped iron rods ("BHB INC") unless noted otherwise.

BENCHMARK:

Square cut on the centerline of a curb inlet at the northeast corner of the intersection of Beltway Drive and Marsh Lane. Benchmark provide by the City of Addison, Texas. Elevation = 585.21'

TBM

Square cut on the top of a concrete curb at the median nose located on the North side of the intersection of Realty Drive and Marsh Lane. (Shown on drawing) Elevation = 585.15'



Pfluger Addition
Volume 94176, Page 1650
D.R.D.C.T.
SURI Management Corp.
Volume 98015, Page 496
D.R.D.C.T.

Driveway Easement
Volume 94124, Page 946
D.R.D.C.T.

Belt Line-Marsh Business Park
Volume 78155, Page 9
D.R.D.C.T.

AETNA Life Insurance Company
Volume 84064, Page 3463
D.R.D.C.T.

NO.	REVISIONS	CHECKED:	DATE:
		DHU	04/06/2000

REVISED TOPOGRAPHIC SURVEY
Lot 2, Block 1
Belt Line/Marsh Business Park
City of Addison, Dallas County, Texas

BHB PROJECT NO:
2000.015.000
SHEET NO:
1 of 1