

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'

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

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

DRAWING FILE: E:\2002.000.000\2002.015.000.dwg SITE LAYOUT.DWG

**CLEARING / GRUBBING & DEMOLITION NOTES**

1. 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.
2. ALL EXISTING UTILITY DATA, SHOWN HEREIN, ARE PROVIDED FOR INFORMATIONAL PURPOSES; ALTHOUGH THIS DATA IS OBTAINED FROM PUBLIC RECORD DRAWINGS AND SHOWN AS ACCURATELY AS POSSIBLE, THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE LOCATION AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
3. CONTRACTOR SHALL COORDINATE WITH TOWN OF ADDISON AND ALL FRANCHISE UTILITY COMPANIES FOR THE REMOVAL OF EXISTING UTILITIES AND RELOCATION OF UTILITIES CONFLICTING WITH PROPOSED CONSTRUCTION. REFER TO THE UTILITY DRAWINGS WITHIN THIS SET OF PLANS FOR ADDITIONAL INFORMATION.
4. THE CONTRACTOR IS RESPONSIBLE FOR REMOVAL AND DISPOSAL OF ANY BELOW GRADE FOUNDATIONS, PIERS OR OTHER STRUCTURE WHICH CONFLICT WITH PROPOSED CONSTRUCTION.
5. ALL DEMOLISHED CONCRETE, ASPHALT, CULVERTS, FENCING, DEBRIS, ETC. AND TREES TO BE REMOVED SHALL BE DISPOSED OFF SITE IN AN APPROVED MANNER AND IN ACCORDANCE WITH TOWN OF ADDISON CRITERIA.
6. THE CONTRACTOR SHALL IMPLEMENT AND MAINTAIN TRAFFIC CONTROL FOR THE SAFETY AND PROTECTION OF VEHICULAR TRAFFIC AND PEDESTRIANS. ALL BARRICADES, WARNING SIGNS, LIGHTS, ETC. SHALL CONFORM TO THE TEXAS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND SHALL BE CONSIDERED INCIDENTAL TO THE COST OF CONSTRUCTION.
7. THE CONTRACTOR SHALL IMPLEMENT AND MAINTAIN EROSION AND SEDIMENTATION CONTROL MEASURES THROUGHOUT THE CONSTRUCTION PERIOD. CONTROL MEASURES SHALL CONFORM TO NCTCOG'S PUBLICATION OF BEST MANAGEMENT PRACTICES (BMP) FOR EROSION CONTROL AND STORM WATER POLLUTION PREVENTION. SAID MEASURES AND THEIR MAINTENANCE SHALL BE CONSIDERED INCIDENTAL TO THE COST OF CONSTRUCTION. SOIL/SEDIMENT THAT IS ERODED FROM THE SITE, AND DEPOSITED ONTO ADJACENT PROPERTIES, PUBLIC RIGHT-OF-WAYS, AND/OR STORM DRAINAGE SYSTEMS, SHALL BE REMOVED BY THE CONTRACTOR AND DISPOSED, IN AN APPROVED MANNER, WITHOUT ADDITIONAL COMPENSATION.
8. THE CONTRACTOR SHALL PROTECT ALL PUBLIC UTILITIES, TREES NOTED TO REMAIN, AND EXISTING IMPROVEMENTS ON ADJACENT PROPERTIES DURING CONSTRUCTION OF THIS PROJECT. ANY DAMAGE TO EXISTING IMPROVEMENTS, CAUSED BY THE CONTRACTOR DURING CONSTRUCTION OF THIS PROJECT, SHALL BE REPAIRED OR REPLACED SUCH THAT THE IMPROVEMENT IS AS GOOD OR BETTER THAN PRE-CONSTRUCTION CONDITION. REPAIRS / REPLACEMENTS SHALL BE PROVIDED WITHOUT ADDITIONAL COMPENSATION.

**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	---
---	CONCRETE PAVEMENT	---
---	SIDEWALK	---
⊕	WATER METER	⊕
⊕	FIRE HYDRANT	⊕
⊕	S.S. MANHOLE	⊕
⊕	OVERHEAD LIGHT	⊕
⊕	FUEL DISPENSER ISLAND	⊕

**GENERAL NOTES**

1. ALL LINES, GRADES, CONSTRUCTION STAKING AND LAYOUT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
2. PRIOR TO BEGINNING CONSTRUCTION, CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE OWNER'S AGENT.
3. ALL DIMENSIONS ARE TO BACK OF CURB, EDGE OF PAVEMENT, OR FACE OF CONCRETE BUILDING FOOTING.
4. EXISTING UTILITY DATA IS PROVIDED FOR INFORMATION ONLY. ALTHOUGH SHOWN AS ACCURATELY AS POSSIBLE, THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH MUNICIPAL AND FRANCHISE UTILITY COMPANIES AND LOCATING ALL UTILITIES IN THE FIELD.

**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**

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.

NO.	REVISIONS	DATE
7	CHANGE GRADING & PRIVATE SD PER CLIENT	08/12/03
6	ADD 60' CANOPY PER CLIENT	07/17/03
5	CHANGE H/C RAMP CALLOUT & SHEET CALLS	03/20/03
4	REALLY DRIVE CHANGED TO ARAPAHO ROAD	02/03/03

**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**

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

**Baird, Hampton & Brown, Inc.**  
Engineering & Surveying  
308 W. 7th St., Ste. 400 Ft. Worth, TX 76102  
Tel: 817/338-4277 Fax: 817/338-4246 E: baird@bhb.com

