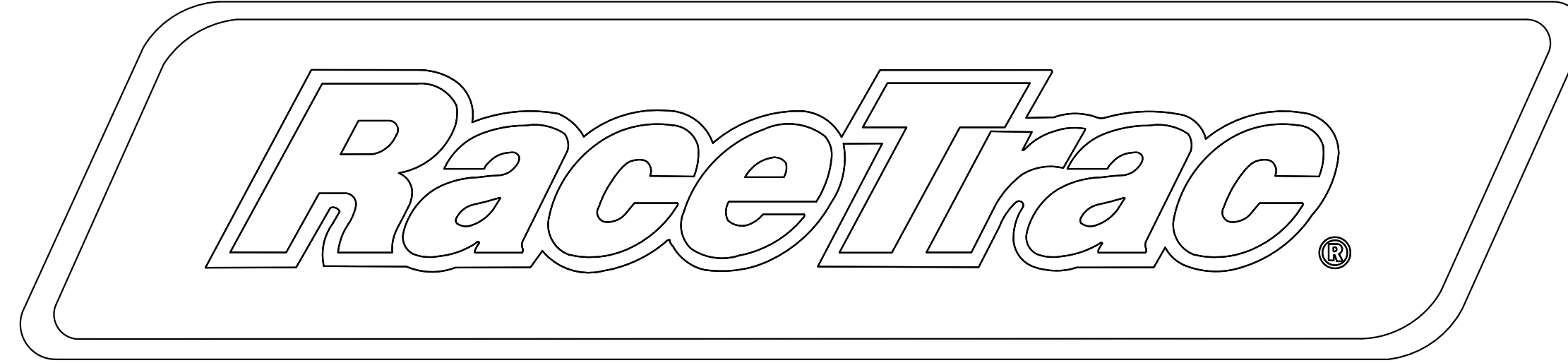
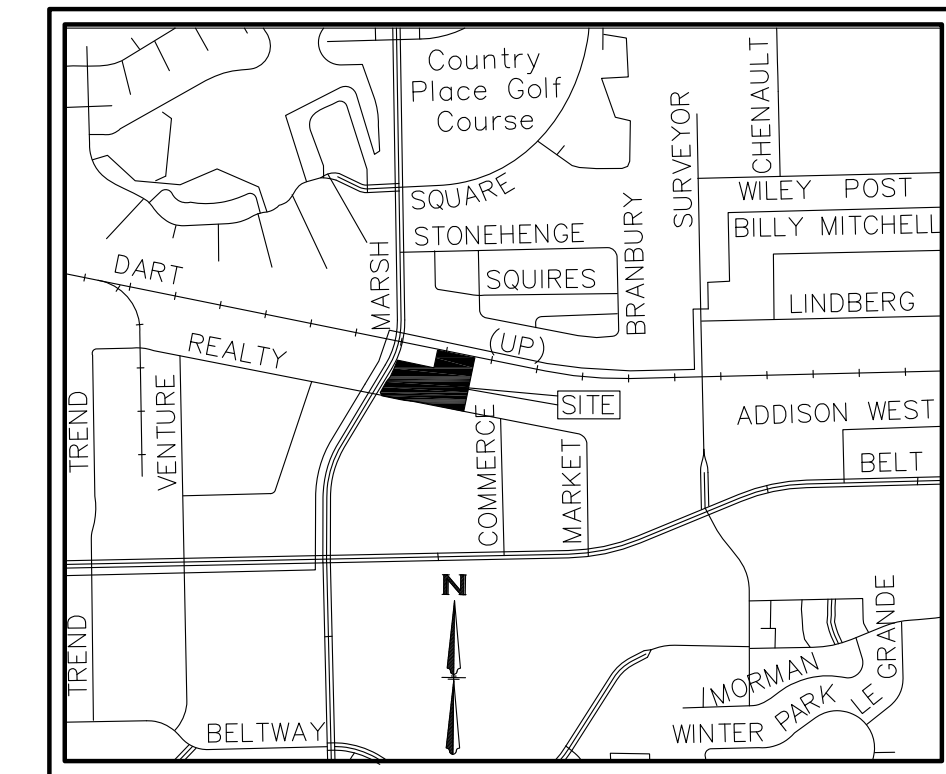


# CIVIL CONSTRUCTION PLANS FOR



## BELT LINE/MARSH BUSINESS PARK LOT 2R, BLOCK 1 3.133 Ac. - ZONED: LIGHT RETAIL ADDISON, TEXAS



VICINITY MAP  
N.T.S.

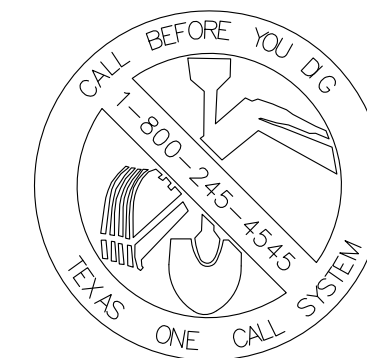
RACETRAC PROJECT NO. XXXX  
RACETRAC STORE NO. XXXX

SURVEYOR  
ONEAL SURVEYING COMPANY  
DANIEL ONEAL  
3111 COLE AVE, STE. 103  
DALLAS, TX 75204  
PHONE: (903) 804-2891

ENGINEER  
THE BOUSQUET GROUP, INC.  
TRAVIS BOUSQUET  
505 SIMMONS STREET  
DENTON, TX 76205  
PHONE: (940) 566-0088  
CELL: (972) 207-8077

LANDSCAPE ARCHITECT  
SMR LANDSCAPE ARCHITECTURE  
BRIAN ADAMS  
1708 N. GRIFFIN ST.  
DALLAS, TX 75202  
PHONE: (214) 871-0083

OWNER/DEVELOPER  
RACETRAC PETROLEUM, INC.  
3225 CUMBERLAND BOULEVARD  
SUITE 100 ATLANTA, GEORGIA 30339  
MR. ANDREW MÄLZER  
(706) 288-7672  
CONSTRUCTION PROJECT MANAGER  
(770) 431-7600 EXT 1674  
MR. ED DOWNING



TEXAS EXCAVATION  
SAFETY SERVICES  
1-800-344-8377

SHEET INDEX OF DRAWINGS					
SHEET	NAME	BY OTHERS	PLAN DATE	REVISION	PLAN DATE
C-0.0	COVER SHEET		02/09/18		00/00/00
S-1	BOUNDARY AND TOPOGRAPHIC SURVEY		---		
S-2	PROPOSED REPLAT		02/09/18		
GN	GENERAL NOTES		02/09/18		
ES-0	EROSION CONTROL PLAN		02/09/18		
ES-DE	EROSION CONTROL DETAILS		02/09/18		
D-1	DEMOLITION PLAN		02/09/18		
C-1.1	SITE PLAN		02/09/18		
C-1.2	HORIZONTAL CONTROL				
C-1.3	PAVING PLAN		02/09/18		
C-1.4	JOINTING PLAN		02/09/18		
C-1.5	TRAFFIC CONTROL PLAN				
C-2.1	GRADING PLAN		02/09/18		
C-2.2	DRAINAGE PLAN BY OTHERS - FOR EXISTING CONDITIONS				
C-2.3	DRAINAGE PLAN (PRE DEVELOPED)		02/09/18		
C-2.4	DRAINAGE PLAN (POST DEVELOPED)		02/09/18		
C-2.5	STORM WATER PLAN		02/09/18		
C-2.6	STORM SEWER PROFILES				
C-3.1	UTILITY PLAN		02/09/18		
C-3.2	SANITARY SEWER PROFILE				
SD1	STANDARD DETAILS RACETRAC		02/09/18		
SD2	STANDARD DETAILS RACETRAC		02/09/18		
SD3	STANDARD DETAILS RACETRAC		02/09/18		
SD4	STANDARD DETAILS RACETRAC		02/09/18		
SD5	CONSTRUCTION DETAILS		02/09/18		
SD6	CITY STANDARD DETAILS				
SD7	CITY STANDARD DETAILS				
SD8	CITY STANDARD DETAILS				
SD9	CITY STANDARD DETAILS				
L-1.1	LANDSCAPE PLAN				
L-1.2	LANDSCAPE DETAILS				
L-2.1	IRRIGATION PLAN				
L-2.2	IRRIGATION DETAILS				

DATE	Feb 09, 2018
SCALE	1"=30'
DRAWN-BY	TJB
DRAWING NAME:	
<b>C-0.0</b>	-
SHEET NO.	VERSION

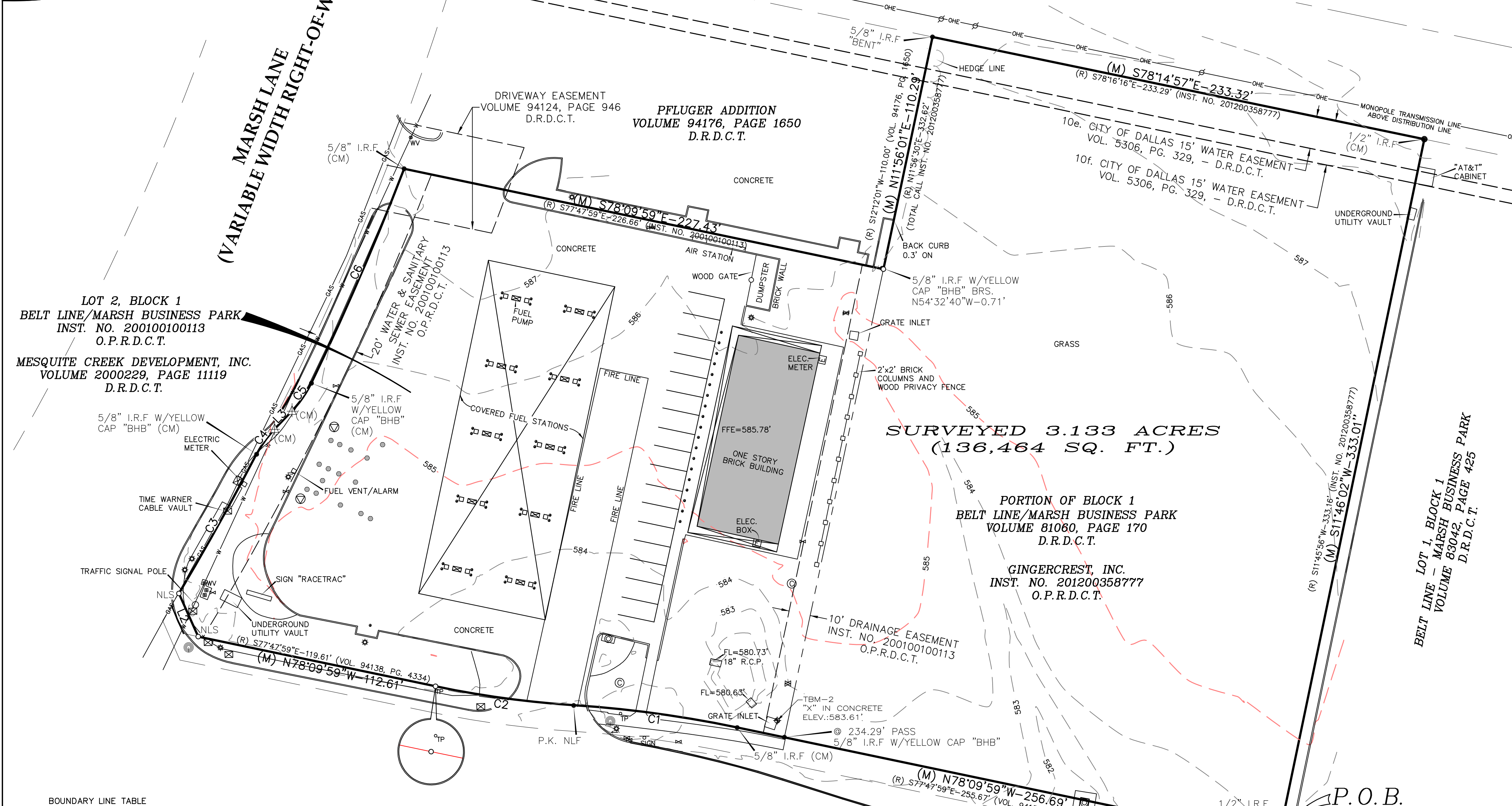
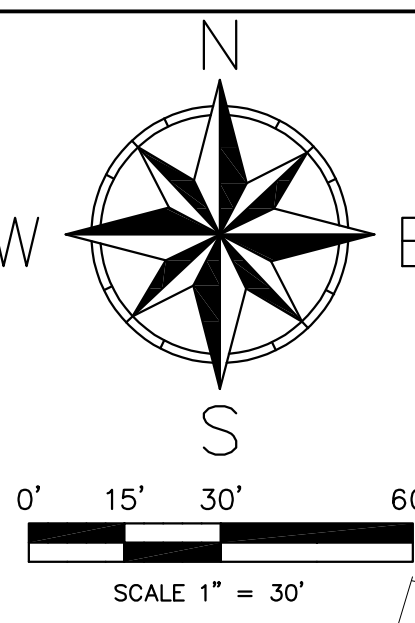
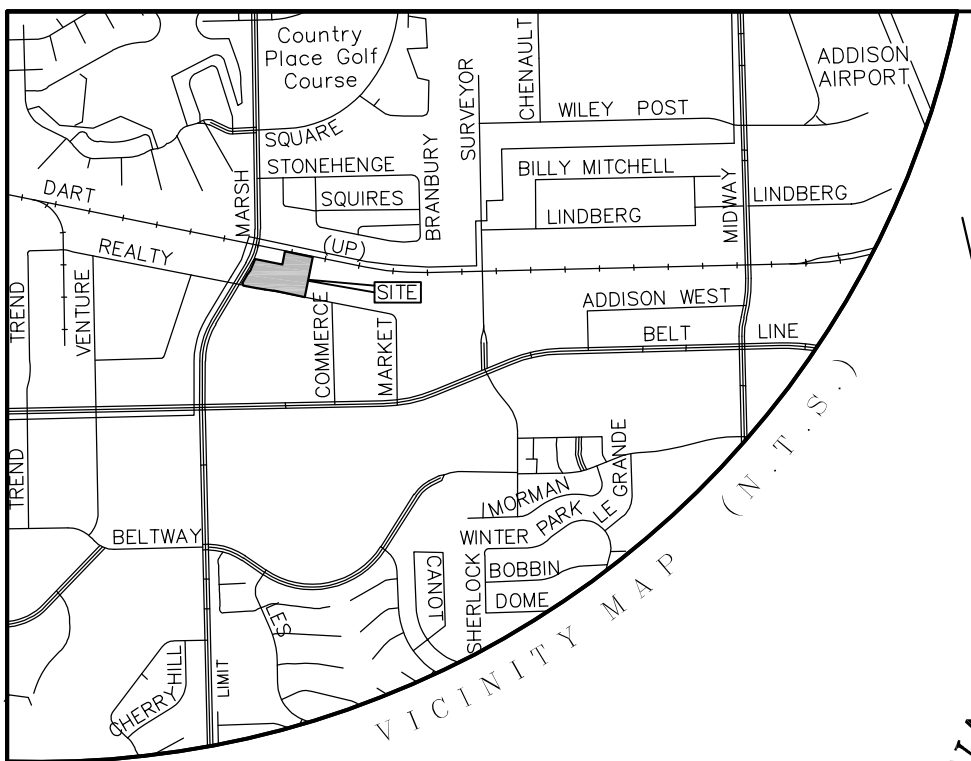
**COVER SHEET**  
**RACETRAC**  
Beltline/Marsh Business Park  
Lot 2, Block 1  
3.133 Ac. - Zoned: Light Retail  
Addison, Texas

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

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

**PRELIMINARY** Bousquet Group, Inc.  
FOR REVIEW ONLY  
Not for construction purposes  
THE BOUSQUET GROUP, INC.  
1901 S. CARROLL BLVD.  
DENTON, TX 76201  
PHONE: (940) 566-0088  
FAX: (940) 566-0088  
P.E. No. 86924, exp. 12/31/2018  
Texas Firm No. F-8942





**BOUNDARY LINE TABLE**

LINE	BEARING	DISTANCE
L1	N 11°46'02" E	12.00'
L2 (M)	N 24°03'39" W	21.96'
L2 (R)	S 23°03'17" E	22.27'
L3 (M)	N 43°56'25" E	11.66'
L3 (R)	N 44°24'20" E	11.66'

**BOUNDARY CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH
C1 (M)	8°06'35"	542.00'	76.72'
C1 (R)	8°06'35"	542.00'	76.72'
C2 (M)	8°06'35"	458.00'	64.83'
C2 (R)	8°06'35"	458.00'	64.83'

**BOUNDARY CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH
C3 (M)	31°27'21"	1323.24'	74.07'
C3 (R)	9°53'36"	1323.24'	228.48'
C4 (M)	16°26'38"	50.00'	14.35'
C4 (R)	16°26'45"	50.00'	14.35'

**BOUNDARY CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH
C5 (M)	18°12'31"	50.00'	15.89'
C5 (R)	18°12'43"	50.00'	15.89'
C6 (M)	4°40'24"	1331.24'	108.58'
C6 (R)	4°40'24"	1331.24'	108.58'

WARNING! UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE ONLY AND ARE SHOWN BY MARKINGS MADE BY OTHERS AND MAPS PROVIDED. THERE MAY ALSO BE OTHER UNDERGROUND UTILITIES THAT ARE NOT SHOWN. BEFORE ANY EXCAVATION OR CONSTRUCTION OPERATIONS BEGIN THE CONTRACTOR MUST CONTACT ONE CALL UTILITY LOCATION SERVICES AND THE OWNERS OF THE UTILITIES TO VERIFY THEIR LOCATION.

**BENCHMARKS AND VERTICAL DATUM**  
 BENCHMARK NO. 1 - "X" CUT IN CONCRETE STORM INLET ON NORTH SIDE OF ARAPAHO ROAD APPROXIMATELY 575' EAST OF THE CENTERLINE INTERSECTION OF ARAPAHO ROAD AND MARSH LANE. ELEV.:582.89'  
 BENCHMARK NO. 2 - "X" CUT IN CONCRETE GRATE INLET APPROXIMATELY 360' EAST OF THE CENTERLINE INTERSECTION OF ARAPAHO ROAD AND MARSH LANE. ELEV.:583.61'  
 ELEVATIONS ARE NAVD83 BASED ON GPS OBSERVATIONS.

**PROPERTY ADDRESS:**  
 15196 MARSH LANE, ADDISON, TEXAS 75001  
 3801 REALTY ROAD, ADDISON, TEXAS 75001 (PER DALLAS CO. APPRAISAL)  
**ZONING**  
 PROPERTY APPEARS TO LIE WITHIN ZONE "LR" AND ZONE "L-1" BASED ON ADDISON GIS MAP FOUND AT https://addison.texas.gov/portal/Map.aspx AND ACCESSED ON MONDAY, SEPTEMBER 25, 2017  
 SETBACK REQUIREMENTS: NOT PROVIDED BY INSURER  
 HEIGHT AND FLOOR SPACE AREA RESTRICTIONS: NOT PROVIDED BY INSURER

**FLOOD ZONE CLASSIFICATION**  
 ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP NO. 48113C0180K, DATED JULY 7, 2014, THIS PROPERTY LIES WITHIN FLOOD ZONE X, DESCRIBED AS AREAS TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.  
 THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

**EARTH MOVING STATEMENT**  
 NO RECENT EARTH MOVING OBSERVED BY SURVEYOR  
**PROPOSED CHANGE IN RIGHT-OF-WAY STATEMENT**  
 THE SURVEYOR HAS NOT BEEN MADE AWARE OF ANY PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES.

**UTILITIES NOTE:**  
 THE FOLLOWING UTILITIES WERE SHOWN TO OPERATE IN THE AREA ACCORDING TO TEXAS811 LOCATE REQUEST TICKET NUMBER 1774930597  
**COMPANY**  
 TIME WARNER CABLE (1TN)  
 TOWN OF ADDISON (ADD)  
 AT&T (TXN1)  
 FRONTIER COMMUNICATIONS (GTX)  
 SPRINT (USS)  
 ONCOR ELECTRIC (IR4)  
 MCI (MCT)  
 CHARTER COMMUNICATIONS (MRC)  
 ATMOS MIDTX PIPELINE (PNO)  
 CENTURY LINK (QWE)  
 AT&T (TXN1)  
 SPRINT (USS)  
 EXPLORER PIPELINE COMPANY (XLE)

**PREPARED FOR:**  
 RACETRAC PETROLEUM, INC.  
 3225 CUMBERLAND BLVD., SUITE NO. 100  
 ATLANTA, GEORGIA 30339  
 (770) 431-7600  
**PROJECT NO. 17067.00**  
**DRAWN BY: DCO**  
**CHECKED BY: DCO**  
**SCALE: 1"=30'**  
**DATE:**  
 SEPTEMBER 21, 2017  
**SHEET NO.**  
 1 of 1



**BEARING BASIS**  
 ALL BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983(2011), NORTH CENTRAL ZONE (4202).

- SURVEYOR'S NOTES**
- NO BUILDINGS EXISTING ON THE SURVEYED PROPERTY EXCEPT AS SHOWN.
  - NO PARKING LOTS, BILLBOARDS, SIGNS, OR OTHER SUBSTANTIAL FEATURES EXIST ON PROPERTY EXCEPT AS SHOWN.
  - SURVEYED PROPERTY HAS DIRECT ACCESS TO ARAPAHO ROAD A PUBLIC STREET OR HIGHWAY.
  - THE FIELD WORK WAS COMPLETED ON SEPTEMBER 20, 2017.
  - MARSH LANE HAS A SPEED LIMIT SIGN OF 40 MILES PER HOUR AT OR NEAR PROJECT LOCATION.
  - ARAPAHO ROAD HAS A SPEED LIMIT SIGN OF 40 MILES PER HOUR AT OR NEAR PROJECT LOCATION.
  - EASEMENT RESEARCH LIMITED TO ONLY THOSE EASEMENTS AND RESTRICTIONS AS PROVIDED IN REFERENCE TO TITLE POLICY GF. NO. FTDAL12-FT0000039522 AND AS SHOWN ON BELT LINE/MARSH BUSINESS PARK, AN ADDITION TO THE CITY OF ADDISON BY PLAT THEREOF RECORDED IN INSTRUMENT NUMBER 20100100113, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS.

**LEGEND**

- (CM) CONTROLLING MONUMENT
- 1/2" IRON ROD W/RED CAP
- STAMPED "ONEAL 6570" SET (UNLESS NOTED)
- MONUMENT FOUND (AS NOTED)
- P.K. NAIL FOUND WITH WASHER
- STAMPED "BHB" FOUND
- POWER POLE
- LIGHT POLE
- GAS METER
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- CLEANOUT
- BOLLARD POST
- STORM MAN HOLE
- SANITARY MAN HOLE
- SIGN
- MONITOR WELL
- FUEL TANK FILL PIPE LID
- TELEPHONE PEDESTAL
- TRAFFIC CONTROL BOX (UNLESS NOTED)
- MINOR CONTOUR LINE
- MAJOR CONTOUR LINE
- GAS UNDERGROUND GAS LINE (APPROX.)
- WATERLINE (APPROX.)
- FD UNDERGROUND ATT FIBER LINE (APPROX.)
- BOUNDARY LINE
- ADJOINER/R.O.W. LINE
- RECORD BEARING & DISTANCE
- OFFICIAL PUBLIC RECORDS DALLAS COUNTY, TEXAS
- DEED RECORDS, DALLAS COUNTY, TEXAS
- MAG NAIL SET

**LEGAL DESCRIPTION**  
 Being 3.133 acres (136,464 sq. ft.) of land situated in the D. Myers Survey, Abstract Number 923, Dallas County, Texas, and being all of Lot 2, Block 1, Belt Line/Marsh Business Park, an addition to the City of Addison by plat thereof recorded in Instrument Number 20010010013, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.) as conveyed to Mesquite Creek Development, Inc. by deed recorded in Volume 2002029, Page 11119, Deed Records, Dallas County, Texas (D.R.D.C.T.) and all of that tract of land conveyed to Gingercrest, Inc. by deed recorded in Instrument Number 20120038777 (O.P.R.D.C.T.). Said 3.133 acre tract of land bearings are based on the Texas State Plane Coordinate System of 1983 (2011), North Central Zone and is more particularly described by metes and bounds as follows:  
 Commencing at a 1/2" iron rod with yellow cap stamped "BGT" found at the southeast corner of a tract of land conveyed to Town of Addison for right-of-way dedication by instrument recorded in Volume 94138, Page 4334 (D.R.D.C.T.) at the southwest corner of Lot 1, Block 1, Belt Line - Marsh Business Park, an addition to the City of Addison by plat thereof recorded in Volume 83042, Page 425, (D.R.D.C.T.) and being in the original north line of Arapaho Road (60' right-of-way formerly known as Realty Road) as dedicated by Belt Line/Marsh Business Park, an addition to the City of Addison by plat thereof recorded in Volume 81060, Page 170, (D.R.D.C.T.):  
 Thence North 11 Degrees 46 Minutes 02 Seconds East, along the west line of the above mentioned Lot 1, Block 1 and the common east line of the above mentioned Town of Addison tract, a distance of 12.00 feet to a 1/2" iron rod found at the southeast corner of the above mentioned Gingercrest, Inc. tract, same being the northeast corner of said Town of Addison tract for the POINT OF BEGINNING of the herein described 3.133 acre tract;  
 Thence along the south line of said Gingercrest, Inc. tract and the above mentioned Lot 2, Block 1, same being the common north line of said Town of Addison tract, the following four (4) courses and distances:  
 (1)North 78 Degrees 09 Minutes 59 Seconds West, at a distance of 234.29 feet pass a 5/8" iron rod with yellow cap stamped "BHB" found at the southwest corner of said Gingercrest, Inc. tract, same being the southeast corner of said Lot 2, Block 1, and continuing for a total distance of 256.69 feet to a 5/8" iron rod found at the beginning of a tangent curve to the left having a delta angle of 8 Degrees 06 Minutes 35 Seconds, a radius of 542.00 feet and a long chord that bears North 82 Degrees 13 Minutes 16 Seconds West for a distance of 76.65 feet;  
 (2)Northwesterly, along the above mentioned tangent curve to the left, an arc length of 76.72 feet to a p.k. nail found at the beginning of a reverse curve to the right having a delta angle of 8 Degrees 06 Minutes 35 Seconds, a radius of 458.00 feet and a long chord that bears North 02 Degrees 13 Minutes 16 Seconds West for a distance of 64.77 feet;  
 (3)Northwesterly, along the above mentioned reverse curve to the right, an arc length of 64.83 feet to a 1/2" iron rod with red cap stamped "ONEAL 6570" set;  
 (4)North 78 Degrees 09 Minutes 59 Seconds West, a distance of 112.61 feet to a mag nail set at the south end of a corner clip for right-of-way dedication to City of Addison as shown on the above mentioned Belt Line/Marsh Business Park addition (Inst. No. 20010010013), same being the most southerly southwest corner of said Lot 2, Block 1;  
 Thence North 24 Degrees 03 Minutes 39 Seconds West, a distance of 21.96 feet to a mag nail set at the north end of the above mentioned corner clip, same being the most northerly southwest corner of said Lot 2, Block 1 and being in the east right-of-way line of Marsh Lane and being at the beginning of a non-tangent curve to the left having a delta angle of 5 Degrees 12 Minutes 27 Seconds, a radius of 1323.24 feet and a long chord that bears North 29 Degrees 06 Minutes 06 Seconds East, a distance of 74.06 feet

Thence along the above mentioned east right-of-way line of Marsh Lane and the common west line of said Lot 2, Block 1, the following five (5) courses and distances:  
 (1)Northwesterly, along the above mentioned non-tangent curve to the left, an arc length of 74.07 feet to a 5/8" iron rod with yellow cap stamped "BHB" found at the beginning of a non-tangent curve to the right having a delta angle of 16 Degrees 26 Minutes 38 Seconds East, a radius of 50.00 feet and a long chord that bears North 35 Degrees 43 Minutes 06 Seconds East for a distance of 14.35 feet;  
 (2)Northwesterly, along the above mentioned non-tangent curve to the right, an arc length of 14.35 feet to a p.k. nail with washer stamped "BHB" found;  
 (3)North 43 Degrees 56 Minutes 25 Seconds East, a distance of 11.66 feet to a p.k. nail with washer stamped "BHB" found at the beginning of a tangent curve to the left having a delta angle of 18 Degrees 31 Seconds, a radius of 50.00 feet and a long chord that bears North 34 Degrees 50 Minutes 09 Seconds East for a distance of 15.83 feet;  
 (4)Northwesterly, along the above mentioned tangent curve to the left, an arc length of 15.89 feet to a 5/8" iron rod with yellow cap stamped "BHB" found at the beginning of a tangent curve to the left having a delta angle of 4 Degrees 40 Minutes 24 Seconds, a radius of 1331.24 feet and a long chord that bears North 23 Degrees 23 Minutes 42 Seconds East for a distance of 108.55 feet;  
 (5)Northwesterly, along the above mentioned tangent curve to the left, an arc length of 108.58 feet to a 5/8" iron rod found at the northwest corner of said Lot 2, Block 1 and the southwest corner of the Pfluger Addition, an addition to the City of Addison by plat thereof recorded in Volume 94176, Page 1050, (D.R.D.C.T.).

Thence South 78 Degrees 09 Minutes 59 Seconds East, a distance of 227.43 feet to a 1/2" iron rod with red cap stamped "ONEAL 6570" set in the west line of the above mentioned Gingercrest, Inc. tract and being at the northeast corner of said Lot 2, Block 1 and the southeast corner of the above mentioned Pfluger Addition, from which a 5/8" iron rod with yellow cap stamped "BHB" found bears North 54 Degrees 32 Minutes 40 Seconds West, a distance of 0.71 feet;  
 Thence North 11 Degrees 56 Minutes 01 Seconds East, a distance of 110.29 feet to a 5/8" iron rod found (bent) in the south line of the St. Louis & Southwestern Railroad (100' right-of-way) at the northeast corner of said Pfluger Addition and the northwest corner of said Gingercrest, Inc. tract;

Thence South 78 Degrees 14 Minutes 57 Seconds East, along the south line of said St. Louis & Southwestern Railroad right-of-way, a distance of 233.32 feet to a 1/2" iron rod found at the northeast corner of said Gingercrest, Inc., same being the northeast corner of the above mentioned Lot 1, Block 1 Belt Line - Marsh Business Park (Vol. 83042, Page 425);  
 Thence South 11 Degrees 46 Minutes 02 Seconds West, along the west line of said Lot 1, Block 1 Belt Line - Marsh Business Park and the common east line of said Gingercrest, Inc. tract, a distance of 333.01 feet to the POINT OF BEGINNING and containing 3.133 acres (136,464 square feet) of land, more or less.

**SCHEDULE B ITEMS FROM TITLE COMMITMENT GF. NO. FTDAL12-FT0000039522**  
 1-100. Intentionally omitted by surveyor  
 10c. Easement granted by J. E. Bush to City of Dallas, file 03/29/1960, recorded in Volume 5306, Page 329, Deed Records of Dallas County, Texas. Lies inside surveyed property as shown.  
 10f. Easement granted by Bellline/Marsh, Ltd. to Texas Power & Light Company, file 01/09/1980, recorded in Volume 80006, Page 717, Deed Records of Dallas County, Texas. Lies inside surveyed property as shown.  
 10g. Terms, provisions and conditions of Agreement dated 11/15/2000, executed by and between A Lee Pfluger Children's Trust and Mesquite Creek Development, Inc., filed 11/27/2000, recorded in Volume 2000229, Page 1130, Real Property Records, Dallas County, Texas. No comment, not a matter of survey.  
 10h. Easement granted by J. E. Bush to the Texas Power & Light Company, file 02/28/1952, recorded in Volume 3632, Page 329, Deed Records, Dallas County, Texas. Unable to locate, vague and ambiguous easement description in referenced document.  
 10i. Terms, provisions and conditions, and lien, contained in Reservations, Restrictions, and Covenants executed by Bellline-Marsh, Ltd., dated 04/22/1978, recorded in Volume 78081, Page 150, Deed Records, Dallas County, Texas. Describes subject property, blanket in nature.  
 10j. Easements as set forth in Right-of-Way Dedication executed by Addison Lee Pfluger and Town of Addison, dated 06/23/1994, recorded in Volume 94138, Page 4334, Deed Records, Dallas County, Texas. Lies outside but adjacent to surveyed property as shown.

**SURVEYOR'S CERTIFICATE**  
 TO :  
 THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(g), 7(g), 8, 9, 11, 13, 16 & 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON SEPTEMBER 17, 2017.  
 RELEASED FOR REVIEW ONLY, SEPTEMBER 17, 2017, IN ACCORDANCE WITH TEXAS BOARD OF PROFESSIONAL LAND SURVEYING RULE 663.18(c), 29 T.A.C. 663.18(c) THIS IS A PRELIMINARY DOCUMENT AND SHALL NOT BE SIGNED OR SEALED.  
 "PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE."  
 BY: DANIEL CHASE O'NEAL  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 STATE OF TEXAS NO. 6570  
 daniel.oneal@onealsurveying.com

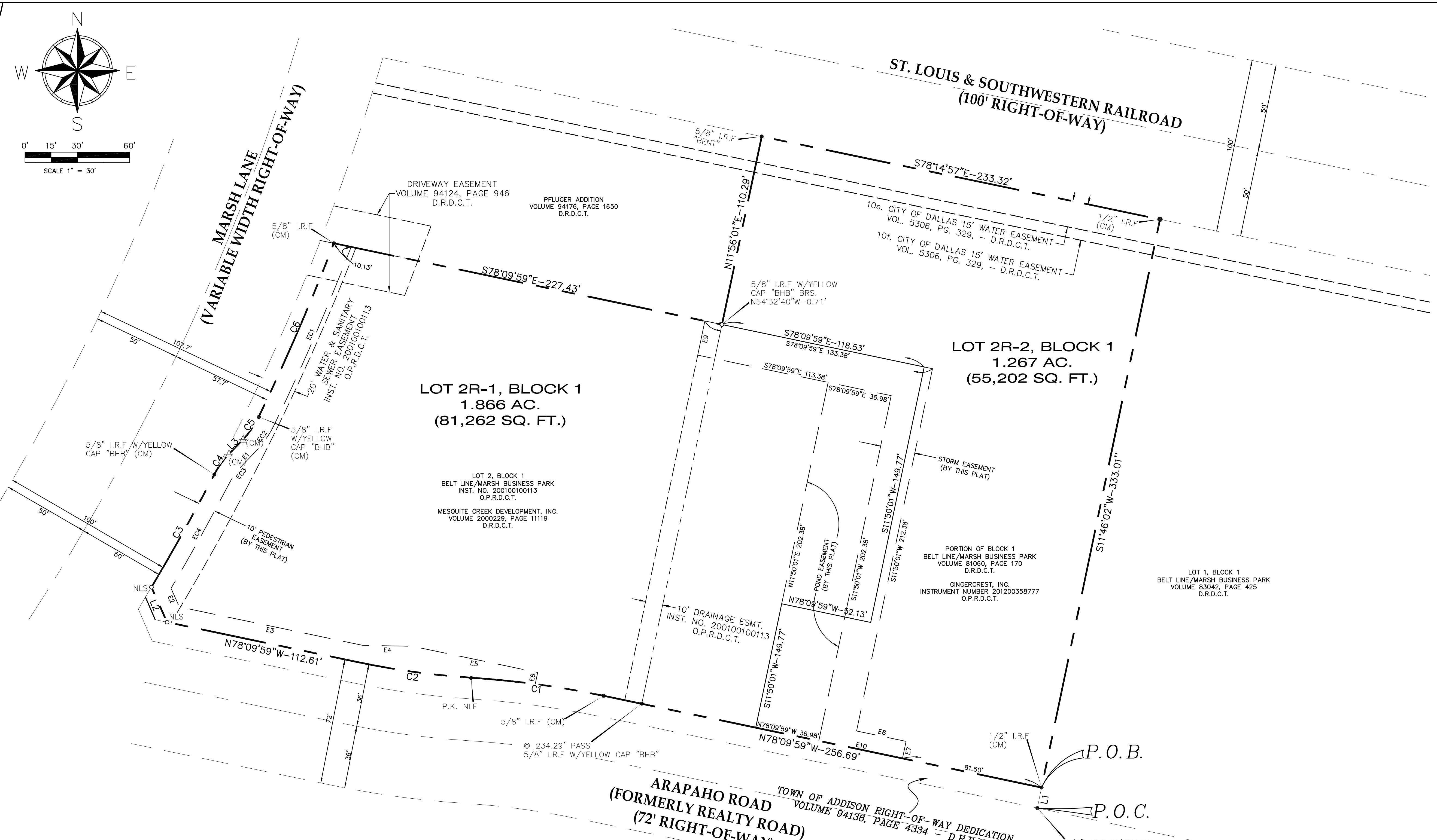
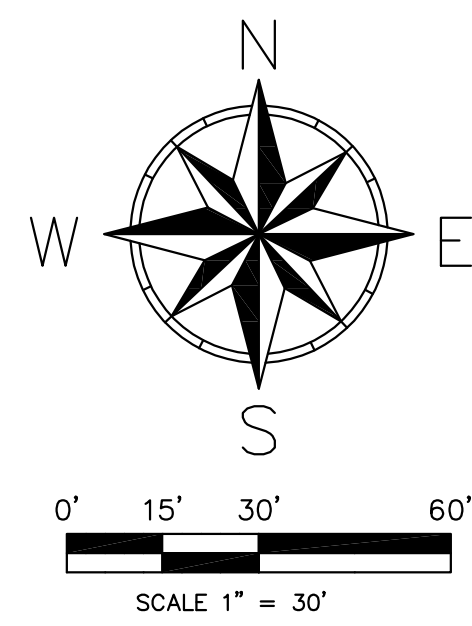
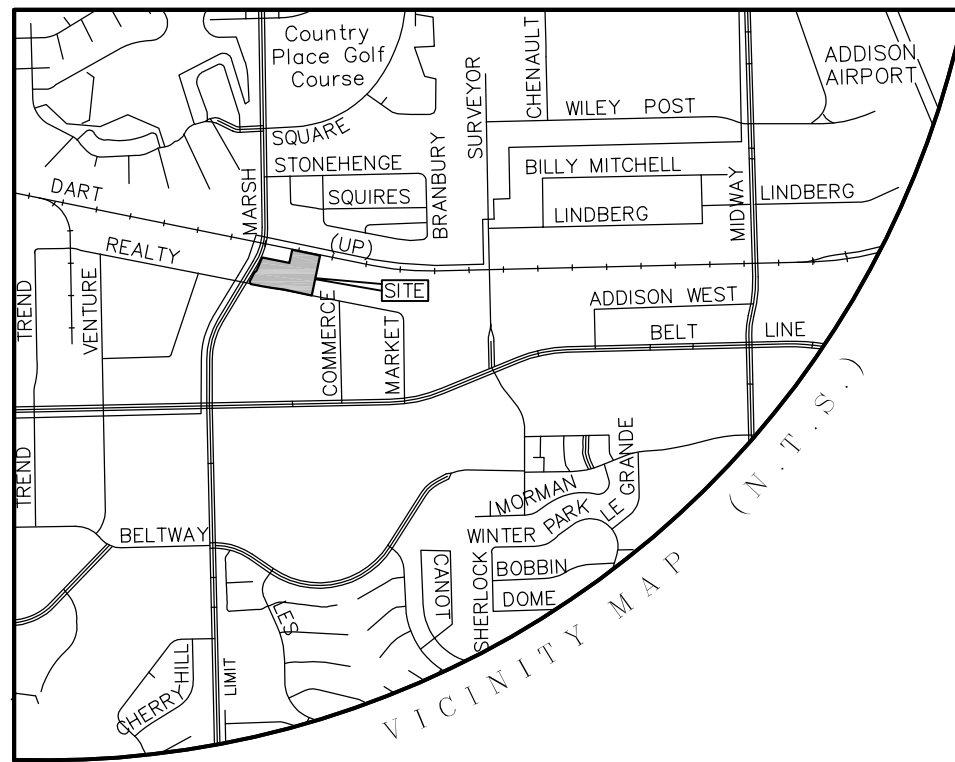
**O'NEAL SURVEYING CO.**  
 3111 COLE AVE., STE 103  
 DALLAS, TX 75204  
 (903) 708-2891  
 TBPLS FIRM # 10194132  
 WWW.ONEALSURVEYING.COM

**REVISIONS**

NO.	DATE	DESCRIPTION

**ALTA/NSPS LAND TITLE SURVEY**  
 SHOWING  
 3.133 ACRES IN THE  
 D. MYERS SURVEY, ABSTRACT NUMBER 923  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS





**ENGINEER:**  
 THE BOUSQUET GROUP, INC.  
 505 SIMMONS STREET  
 DENTON, TX 76205  
 PHONE: 940-566-0088

**OWNER/DEVELOPER:**  
 RACETRAC PETROLEUM, INC.  
 200 GALLERIA PARKWAY SE, STE. 900  
 ATLANTA, GEORGIA 30339  
 (770)431-7600

**OWNER:**  
 GINGERCREST, INC.  
 200 GALLERIA PARKWAY SE, STE. 900  
 ATLANTA, GEORGIA 30339  
 (770)431-7600

NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

PLACEMENT OF STREET TREES SHALL NOT INTERFERE WITH THE PLACEMENT OF TRAFFIC CONTROL DEVICES OR VISIBILITY AT INTERSECTIONS. EXISTING AND FUTURE TRAFFIC CONTROL DEVICES MAY REQUIRE THE REMOVAL OR PRECLUDE THE PLANTING OF STREET TREES.

DEVELOPMENT STANDARDS OF THIS PLAT SHALL COMPLY WITH ZONING ORD. 66 AS AMENDED.

GENERAL NOTES:

1. THE BEARINGS AND GRID COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE.

LINE	BEARING	DISTANCE
L1	N 11°46'02" E	12.00'
L2	N 24°03'39" W	21.96'
L3	N 43°56'25" E	11.66'

CURVE	DELTA	RADIUS	LENGTH
C1	8°06'35"	542.00'	76.72'
	CHORD BEARING CHORD		
C2	8°06'35"	458.00'	64.83'
	CHORD BEARING CHORD		

CURVE	DELTA	RADIUS	LENGTH
C3	3°12'27"	1323.24'	74.07'
	CHORD BEARING CHORD		
C4	16°26'38"	50.00'	14.35'
	CHORD BEARING CHORD		

CURVE	DELTA	RADIUS	LENGTH
C5	18°12'31"	50.00'	15.89'
	CHORD BEARING CHORD		
C6	4°40'24"	1331.24'	108.58'
	CHORD BEARING CHORD		

**LEGEND**

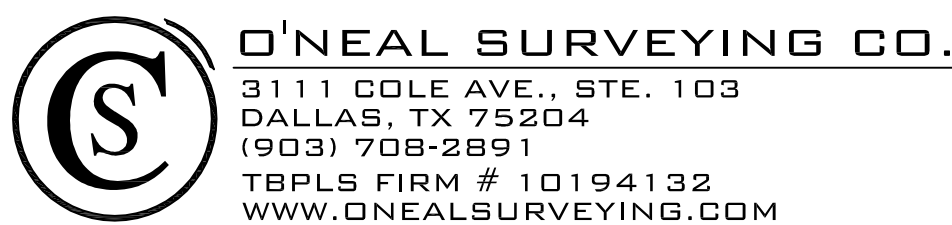
- (CM) CONTROLLING MONUMENT
- 1/2" IRON ROD W/RED CAP
- STAMPED "ONEAL 6570" SET (UNLESS NOTED)
- ▲ MONUMENT FOUND (AS NOTED)
- ▲ P.K. NAIL FOUND WITH WASHER STAMPED "BHB" FOUND
- P.O.R.D.C.T.
- D.R.D.C.T.
- N.L.S.

CONTROLLING MONUMENT  
 1/2" IRON ROD W/RED CAP  
 STAMPED "ONEAL 6570" SET  
 (UNLESS NOTED)  
 MONUMENT FOUND (AS NOTED)  
 P.K. NAIL FOUND WITH WASHER  
 STAMPED "BHB" FOUND  
 OFFICIAL PUBLIC RECORDS  
 DALLAS COUNTY, TEXAS  
 DEED RECORDS, DALLAS COUNTY, TEXAS  
 MAG NAIL SET

LINE	BEARING	LENGTH
E1	S43°56'25"W	11.66'
E2	S24°03'39"E	11.68'
E3	S78°09'59"E	107.50'
E4	S88°54'52"E	28.62'
E5	S78°09'59"E	73.23'
E6	S11°50'01"W	6.79'
E7	S11°50'01"W	10.00'
E8	S78°09'59"E	29.02'
E9	S11°50'01"W	20.00'
E10	S78°09'59"E	49.02'

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CH. BRG.	CHORD
EC1	4.7426	1341.24'	55.54'	111.02'	N23°21'37"E	110.99'
EC2	18.2086	60.00'	9.62'	19.07'	N34°50'09"E	18.99'
EC3	16.4439	40.00'	5.78'	11.48'	N35°43'05"E	11.44'
EC4	2.9845	1333.24'	34.73'	69.45'	N28°59'24"E	69.44'

REPLAT  
**LOT 2R, BLOCK 1**  
**BELT LINE/MARSH BUSINESS PARK**  
 BEING A REPLAT OF LOT 2, BLOCK 1  
 BELT LINE/MARSH BUSINESS PARK  
 AN ADDITION TO THE TOWN OF ADDISON,  
 ACCORDING TO THE PLAT RECORDED IN  
 INSTRUMENT NUMBER 200101242494 OF THE  
 OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS  
 AND  
 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  
 AND BEING  
 3.133 ACRES OF LAND OUT OF THE  
 D. MYERS SURVEY, ABSTRACT NUMBER 923  
 TOWN OF ADDISON, DALLAS COUNTY, TEXAS



OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, MESQUITE CREEK DEVELOPMENT, INC. AND GINGERCREST, INC. ARE THE OWNERS OF A TRACT OR PARCEL OF LAND SITUATED IN THE D. MYERS SURVEY, ABSTRACT NUMBER 923, TOWN OF ADDISON, DALLAS COUNTY, TEXAS, BEING ALL OF LOT 2, BLOCK 1, BELT LINE/MARSH BUSINESS PARK, AN ADDITION TO THE TOWN OF ADDISON BY PLAT THEREOF RECORDED IN INSTRUMENT NUMBER 200100100113, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS (O.P.R.D.C.T.) AS CONVEYED TO MESQUITE CREEK DEVELOPMENT, INC. BY DEED RECORDED IN VOLUME 2000229, PAGE 11119, DEED RECORDS, DALLAS COUNTY, TEXAS (D.R.D.C.T.) AND ALL OF THAT TRACT OF LAND CONVEYED TO GINGERCREST, INC. BY DEED RECORDED IN INSTRUMENT NUMBER 201200358777, (O.P.R.D.C.T.) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

Commencing at a 1/2" iron rod with yellow cap stamped "BGT" found at the southeast corner of a tract of land conveyed to Town of Addison for right-of-way dedication by instrument recorded in Volume 94138, Page 4334, (D.R.D.C.T.) at the southwest corner of Lot 1, Block 1, Belt Line - Marsh Business Park, an addition to the City of Addison by plat thereof recorded in Volume 83042, Page 425, (D.R.D.C.T.) and being in the original north line of Arapaho Road (60' right-of-way formerly known as Realty Road) as dedicated by Belt Line/Marsh Business Park, an addition to the City of Addison by plat thereof recorded in Volume 81060, Page 170, (D.R.D.C.T.);

Thence North 11 Degrees 46 Minutes 02 Seconds East, along the west line of the above mentioned Lot 1, Block 1 and the common east line of the above mentioned Town of Addison tract, a distance of 12.00 feet to a 1/2" iron rod found at the southeast corner of the above mentioned Gingercrest, Inc. tract, same being the northeast corner of said Town of Addison tract for the POINT OF BEGINNING of the herein described 3.133 acre tract;

THENCE along the south line of said Gingercrest, Inc. tract and the above mentioned Lot 2, Block 1, same being the common north line of said Town of Addison tract, the following four (4) courses and distances:

- (1) North 78 Degrees 09 Minutes 59 Seconds West, at a distance of 234.29 feet pass a 5/8" iron rod with yellow cap stamped "BHB" found at the southwest corner of said Gingercrest, Inc. tract, same being the southeast corner of said Lot 2, Block 1, and continuing for a total distance of 256.69 feet to a 5/8" iron rod found at the beginning of a tangent curve to the left having a delta angle of 8 Degrees 06 Minutes 35 Seconds, a radius of 542.00 feet and a long chord that bears North 82 Degrees 13 Minutes 16 Seconds West for a distance of 76.65 feet;
(2) Northwestery, along the above mentioned tangent curve to the left, an arc length of 76.72 feet to a p.k. nail found at the beginning of a reverse curve to the right having a delta angle of 8 Degrees 06 Minutes 35 Seconds, a radius of 458.00 feet and a long chord that bears North 82 Degrees 13 Minutes 16 Seconds West for a distance of 64.77 feet;
(3) Northwestery, along the above mentioned reverse curve to the right, an arc length of 64.83 feet to a 1/2" iron rod with red cap stamped "ONEAL 6570" set;
(4) North 78 Degrees 09 Minutes 59 Seconds West, a distance of 112.61 feet to a mag nail set at the south end of a corner clip for right-of-way dedication to City of Addison as shown on the above mentioned Belt Line/Marsh Business Park addition (Inst. No. 200100100113), same being the most southerly southwest corner of said Lot 2, Block 1;

THENCE North 24 Degrees 03 Minutes 39 Seconds West, a distance of 21.96 feet to a mag nail set at the north end of the above mentioned corner clip, same being the most northerly southwest corner of said Lot 2, Block 1 and being in the east right-of-way line of Marsh Lane and being at the beginning of a non-tangent curve to the left having a delta angle of 3 Degrees 12 Minutes 27 Seconds, a radius of 1323.24 feet and a long chord that bears North 29 Degrees 06 Minutes 06 Seconds East, a distance of 74.06 feet

THENCE along the above mentioned east right-of-way line of Marsh Lane and the common west line of said Lot 2, Block 1, the following five (5) courses and distances:

- (1) Northeastly, along the above mentioned non-tangent curve to the left, an arc length of 74.07 feet to a 5/8" iron rod with yellow cap stamped "BHB" found at the beginning of a non-tangent curve to the right having a delta angle of 16 Degrees 26 Minutes 38 Seconds East, a radius of 50.00 feet and a long chord that bears North 35 Degrees 43 Minutes 06 Seconds East for a distance of 14.30 feet;
(2) Northeastly, along the above mentioned non-tangent curve to the right, an arc length of 14.35 feet to a p.k. nail with washer stamped "BHB" found;
(3) North 43 Degrees 56 Minutes 25 Seconds East, a distance of 11.66 feet to a p.k. nail with washer stamped "BHB" found at the beginning of a tangent curve to the left having a delta angle of 18 Degrees 12 Minutes 31 Seconds, a radius of 50.00 feet and a long chord that bears North 34 Degrees 50 Minutes 09 Seconds East for a distance of 15.82 feet;
(4) Northeastly, along the above mentioned tangent curve to the left, an arc length of 15.89 feet to a 5/8" iron rod with yellow cap stamped "BHB" found at the beginning of a tangent curve to the left having a delta angle of 4 Degrees 40 Minutes 24 Seconds, a radius of 1331.24 feet and a long chord that bears North 23 Degrees 23 Minutes 42 Seconds East for a distance of 108.55 feet;
(5) Northeastly, along the above mentioned tangent curve to the left, an arc length of 108.58 feet to a 5/8" iron rod found at the northwest corner of said Lot 2, Block 1 and the southwest corner of the Pfluger Addition, an addition to the City of Addison by plat thereof recorded in Volume 94176, Page 1650, (D.R.D.C.T.);

THENCE South 78 Degrees 09 Minutes 59 Seconds East, a distance of 227.43 feet to a 1/2" iron rod with red cap stamped "ONEAL 6570" set in the west line of the above mentioned Gingercrest, Inc. tract and being at the northeast corner of said Lot 2, Block 1 and the southeast corner of the above mentioned Pfluger Addition, from which a 5/8" iron rod with yellow cap stamped "BHB" found bears North 54 Degrees 32 Minutes 40 Seconds West, a distance of 0.71 feet;

THENCE North 11 Degrees 56 Minutes 01 Seconds East, a distance of 110.29 feet to a 5/8" iron rod found (bent) in the south line of the St. Louis & Southwestern Railroad (100' right-of-way) at the northeast corner of said Pfluger Addition and the northwest corner of said Gingercrest, Inc. tract;

THENCE South 78 Degrees 14 Minutes 57 Seconds East, along the south line of said St. Louis & Southwestern Railroad right-of-way, a distance of 233.32 feet to a 1/2" iron rod found at the northeast corner of said Gingercrest, Inc., same being the northwest corner of the above mentioned Lot 1, Block 1 Belt Line - Marsh Business Park (Vol. 83042, Pg. 425);

THENCE South 11 Degrees 46 Minutes 02 Seconds West, along the west line of said Lot 1, Block 1 Belt Line - Marsh Business Park and the common east line of said Gingercrest, Inc. tract, a distance of 333.01 feet to the POINT OF BEGINNING and containing 3.133 acres (136,464 square feet) of land, more or less.

BY: <NAME>

BY: <NAME>

STATE OF §
COUNTY OF §

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS DAY OF, 20

NOTARY PUBLIC IN AND FOR THE STATE OF

STATE OF §
COUNTY OF §

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS DAY OF, 20

NOTARY PUBLIC IN AND FOR THE STATE OF

SURVEYOR'S CERTIFICATION

I, DANIEL CHASE O'NEAL, A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT I HAVE PREPARED THIS PLAT FROM AN ACTUAL ON THE GROUND SURVEY OF THE LAND, AND THE MONUMENTS SHOWN HEREON WERE FOUND AND PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE PLATTING RULES AND REGULATIONS OF THE CITY PLAN COMMISSION OF THE TOWN OF ADDISON.

"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE."

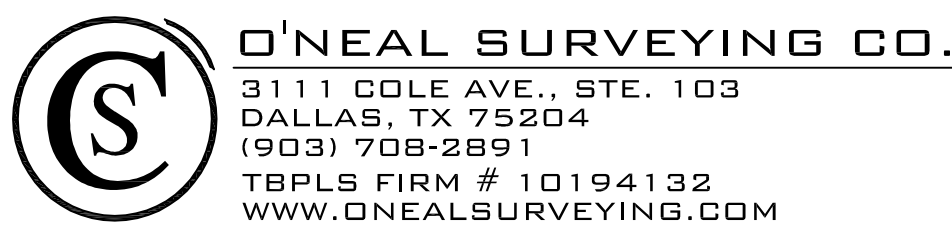
DANIEL CHASE O'NEAL
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6570
DATE:

STATE OF TEXAS §
COUNTY OF §

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED DANIEL CHASE O'NEAL, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS DAY OF, 20

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



REPLAT
LOT 2R, BLOCK 1
BELT LINE/MARSH BUSINESS PARK
ENGINEER: THE BOUSQUET GROUP, INC. 505 SIMMONS STREET DENTON, TX 76205 PHONE: 940-566-0088
OWNER/DEVELOPER: RACETRAC PETROLEUM, INC. 200 GALLERIA PARKWAY SE, STE. 900 ATLANTA, GEORGIA 30339 (770)431-7600
OWNER: GINGERCREST, INC. 200 GALLERIA PARKWAY SE, STE. 900 ATLANTA, GEORGIA 30339 (770)431-7600
BEING A REPLAT OF LOT 2, BLOCK 1 BELT LINE/MARSH BUSINESS PARK AN ADDITION TO THE TOWN OF ADDISON, ACCORDING TO THE PLAT RECORDED IN INSTRUMENT NUMBER 200101242494 OF THE OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS AND 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 AND BEING 3.133 ACRES OF LAND OUT OF THE D. MYERS SURVEY, ABSTRACT NUMBER 923 TOWN OF ADDISON, DALLAS COUNTY, TEXAS



## GENERAL NOTES:

- IT IS THE CONTRACTOR'S RESPONSIBILITY TO BECOME FAMILIAR WITH THE PERMIT AND INSPECTION REQUIREMENTS OF THE VARIOUS GOVERNMENTAL AGENCIES. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION, AND SCHEDULE INSPECTION ACCORDING TO AGENCY INSTRUCTION.
- ALL WORK PERFORMED SHALL COMPLY WITH THE REGULATIONS AND ORDINANCES OF THE VARIOUS GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THE WORK, INCLUDING LANDSCAPING.
- CONTRACTOR SHALL ADVISE THE OWNER'S CONSTRUCTION MANAGER SHORT SHOP DRAWINGS ON ALL PRECAST AND MANUFACTURED ITEMS TO USE ON THIS SITE. FAILURE TO OBTAIN APPROVAL BEFORE INSTALLATION MAY RESULT IN REMOVAL AND REPLACEMENT AT CONTRACTOR'S EXPENSE. CONSTRUCTION MANAGER'S APPROVAL OF A SHOP DRAWING DOES NOT RELIEVE CONTRACTOR'S RESPONSIBILITY FOR PERFORMANCE OF THE ITEM.
- WORK PERFORMED UNDER THIS CONTRACT SHALL INTERFACE SMOOTHLY WITH OTHER WORK BEING PERFORMED ON SITE BY OTHER CONTRACTORS AND UTILITY COMPANIES. IT IS NECESSARY FOR THE CONTRACTOR TO COORDINATE AND SCHEDULE HIS ACTIVITIES, WHERE NECESSARY WITH OTHER CONTRACTORS' AND UTILITY COMPANIES.
- MATERIALS AND CONSTRUCTION METHODS FOR STREETS AND STORM DRAINAGE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LOCAL REGULATORY AGENCY.
- CONTRACTOR SHALL REVIEW SOIL REPORTS AND BORINGS PRIOR TO BIDDING THE PROJECT AND COMMENCING CONSTRUCTION.
- AT LEAST 3 WORKING DAYS PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND APPROPRIATE AGENCIES AND SUPPLY THEM WITH ALL REQUIRED SHOP DRAWINGS, THE CONTRACTOR'S NAME, STARTING DATE, PROJECTED SCHEDULE, AND OTHER INFORMATION AS REQUIRED. ANY WORK PERFORMED PRIOR TO NOTIFYING THE ENGINEER OR WITHOUT AGENCY INSPECTOR PRESENT MAY BE SUBJECT TO REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL USE EACH PLAN IN CONJUNCTION WITH THE ENTIRE SET OF DRAWINGS AND JOB SPECIFICATIONS. DO NOT REMOVE OR DEMOLISH ANYTHING WITHOUT VERIFYING AND COORDINATING WITH ALL ELECTRICAL, PLUMBING, MECHANICAL, GENERAL TRADES, AND UTILITY COMPANIES AS THEY EFFECT THE OVERALL PROJECT.
- REFER TO ARCHITECTURAL DRAWINGS FOR BUILDING DIMENSIONS.

## DEMOLITION NOTES:

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DISCONNECTION OF UTILITY SERVICES TO THE EXISTING STRUCTURES PRIOR TO DEMOLITION OF THE BUILDINGS. THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES.
- THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S FORCES AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE CONTRACTOR IS NOT RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.
- THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION AND REMOVAL OF ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, PARKING, DRIVES, DRAINAGE STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THE REMAINING PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE, COMPACTED FILL MATERIAL PER THE SPECIFICATIONS. THE CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS INVOLVED AND IS RESPONSIBLE FOR REMOVING AND DUMPING THE DEBRIS IN AN APPROVED, LAWFUL MANNER.
- ALL EXISTING UTILITIES ARE TO BE REMOVED, TERMINATED AND CAPPED AT THE RIGHT-OF-WAY. ALL EXISTING METERS, VALVES, ETC. ARE TO BE REMOVED UNLESS OTHERWISE NOTED ON THE PLANS.
- ALL EXISTING SERVICE LINES FOR TELEPHONE, ELECTRIC, SEWER, AND CABLE T.V. SERVICES ARE TO BE REMOVED TO EXISTING TRUNK LINES.
- THE CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH APPLICABLE UTILITY COMPANIES. THE CONTRACTOR SHALL MAINTAIN ALL UTILITY SERVICES TO THE EXISTING ADJACENT BUSINESSES AT ALL TIMES. THE CONTRACTOR SHALL COORDINATE WITH THE TENANT AND UTILITY COMPANY FOR THE RELOCATION AND/OR REMOVAL OF UTILITIES IF NECESSARY. SERVICE SHALL NOT BE INTERRUPTED WITHOUT APPROVAL FROM THE TENANT.
- CONTRACTOR IS RESPONSIBLE FOR ALL COSTS INVOLVED IN THE REMOVAL OR RELOCATION OF ANY UTILITY. THE CONTRACTOR SHALL COORDINATE WITH APPLICABLE UTILITY COMPANIES.
- CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS REQUIRED TO CARRY OUT THE WORK AS SHOWN ON THIS PLAN.
- SITE IS OCCUPIED BY EXISTING STRUCTURES, STORM LINES, PAVEMENT, POWER POLES AND UTILITIES. IT IS CONTRACTOR'S RESPONSIBILITY TO CONTACT ALL UTILITY COMPANIES THAT MAY HAVE UTILITIES ON THE SITE TO GET A DETERMINATION IF ANY UTILITIES EXISTING WILL BE IMPACTED. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING IF THE UTILITIES SHOULD BE ABANDONED OR REMOVED.
- ALL AREAS WHERE PAVEMENT, STRUCTURE SLABS, FOUNDATIONS, UTILITIES, CONDUITS, AND/OR UTILITY STRUCTURES HAVE BEEN REMOVED SHALL BE BACKFILLED WITH SELECT BACKFILL MATERIAL. ALL SELECT BACKFILL MATERIAL SHALL BE PLACED AND COMPACTED PER THE REQUIREMENTS OF SPECIFICATIONS AND THE OWNERS GEOTECHNICAL ENGINEER.
- ALL EXISTING FENCES, SIGNS, POWER POLES, AND LIGHT POLES LOCATED ON-SITE SHALL BE DEMOLISHED AND REMOVED UNLESS OTHERWISE NOTED.
- EXISTING CAST IN PLACE SEPTIC TANKS (IF FOUND ON-SITE) SHALL BE PUMPED BY A LICENSED CONTRACTOR. THE SEPTIC TANK SHALL THEN BE REMOVED AND THE AREA BACKFILLED PER THE PROJECT SPECIFICATIONS. ALL WORK SHALL BE IN ACCORDANCE WITH HEALTH DEPARTMENT REQUIREMENTS.
- CONTRACTOR IS RESPONSIBLE FOR WALKING SITE AND DETERMINING EXTENTS OF DEMOLITION WORK PRIOR TO BID DATE.
- EXISTING MANHOLES AND VALVE BOXES TO REMAIN IN PLACE SHALL BE ADJUSTED TO FINAL GRADES.
- PRIOR TO THE ANY CALL SYSTEM. THE CONTRACTOR SHALL CONTACT THE ONE CALL SYSTEM. THE CONTRACTOR IS RESPONSIBLE FOR ALL UTILITY REMOVALS WHETHER LOCATED BY THE ONE CALL SYSTEM OR NOT.
- CONTRACTOR SHALL COORDINATE REMOVAL OF EXISTING ELECTRICAL SERVICES ON SITE WITH THE POWER COMPANY. POWER COMPANY IS RESPONSIBLE FOR THE DISCONNECTION AND REMOVAL OF EXISTING SERVICES.
- LIMITS OF PAVEMENT SHOWN TO BE APPROXIMATE AND FOR REFERENCE ONLY. CONTRACTOR SHALL FIELD VERIFY THE LIMITS OF PAVEMENT TO DETERMINE THE EXTENT OF THE EXISTING PAVEMENT TO BE REMOVED.

## SITE PLAN NOTES:

- CONTRACTOR SHALL REFER TO PLANS BY ARCHITECT FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULE, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, RAMPS, PRECISE BUILDING DIMENSIONS, AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
- PROPERTY & TOPOGRAPHIC SURVEY WAS PREPARED BY ONEAL SURVEYING COMPANY.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED FOR ALL SITE IMPROVEMENTS. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH.
- EXISTING UTILITY LINES SHOWN ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY LINE LOCATIONS PRIOR TO ANY CONSTRUCTION, ANY DEVIATIONS FROM THE DESIGN LOCATIONS SHALL BE REPORTED TO THE OWNER OR ENGINEER PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL REFER TO PLANS BY OTHERS FOR ENTRY LOCATION OF ALL WATER, SEWER SERVICE, ELECTRICAL, AND TELEPHONE SERVICE. CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO AVOID CONFLICTS AND ASSURE PROPER DEPTHS ARE ACHIEVED AS WELL AS COORDINATING WITH THE REGULATORY AGENCY AS TO THE LOCATION AND THE INS/CONNECTIONS TO THEIR FACILITIES.
- SEE COVER SHEET FOR LIST OF UTILITY COMPANIES AND CONTACT PERSONS.
- ALL DIMENSIONS SHOWN TO BUILDING ARE TO OUTSIDE FACE OF CMU.
- ALL NECESSARY PERMITS AND APPROVALS FROM AGENCIES GOVERNING THE CONSTRUCTION OF THIS WORK SHALL BE SECURED PRIOR TO BEGINNING CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL AREAS INDICATED TO REMAIN UNDISTURBED OR TO REMAIN AS BUFFERS, ALL PROPERTY CORNERS, AND REPLACING ALL PINS ELIMINATED OR DAMAGED DURING CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR REPAIRS OR DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC., REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.
- THE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF ALL UNDERGROUND UTILITIES WITH HIS WORK. ALL UNDERGROUND UTILITIES (WATER, SANITARY SEWER, STORM SEWER, ELECTRICAL CONDUIT, IRRIGATION SYSTEMS, AND ANY OTHER MISC. UTILITIES) SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF BASE COURSE MATERIAL, AND THE PLACEMENT OF ANY APPROPRIATE SOIL STABILIZATION TECHNIQUE.
- CONTRACTOR SHALL PROVIDE BOLLARDS FOR PROTECTION OF ALL ABOVE GROUND UTILITIES AND APPURTENANCES ADJACENT TO DRIVE AREAS.
- CONTRACTOR SHALL MATCH EXISTING PAVEMENT IN GRADE AND ALIGNMENT.
- CONSTRUCTION SHALL COMPLY WITH ALL GOVERNING CODES AND IMPROVEMENTS SHALL BE CONSTRUCTED TO THE SAME.
- ALL WORK SHOWN SHALL BE DONE IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS.

## GRADING NOTES:

- TOPOGRAPHIC INFORMATION WAS TAKEN FROM A TOPOGRAPHIC SURVEY BY ONEAL SURVEYING COMPANY IF CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, HE SHALL HAVE MADE, AT HIS EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR AND SUBMIT IT TO THE OWNER FOR REVIEW.
- EXISTING GRADE CONTOURS INTERVAL SHOWN AT ONE FOOT (1').
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
- CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING STORM SEWER STRUCTURES, PIPES, AND ALL UTILITIES PRIOR TO CONSTRUCTION.
- CLEARING AND GRUBBING LIMITS SHALL INCLUDE ALL AREAS DISTURBED BY GRADING OPERATIONS. CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL UNDISTURBED AREAS, ALL PROPERTY CORNERS, AND REPLACING ALL PINS ELIMINATED OR DAMAGED DURING CONSTRUCTION.
- FINISHED GRADE CONTOUR INTERVALS SHOWN AT ONE FOOT (1').
- CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURBS, ETC. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.
- ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE 4 INCHES OF TOPSOIL, SEED, MULCH, WATER, ETC. CONTRACTOR SHALL GRASS DISTURBED AREAS IN ACCORDANCE WITH THE LANDSCAPE PLAN SPECIFICATION UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.
- PROPOSED SPOT ELEVATIONS REPRESENT FINISHED PAVEMENT OR GROUND SURFACE GRADE UNLESS OTHERWISE NOTED ON DRAWINGS.
- CONTRACTOR SHALL TRIM, TACK, AND MATCH EXISTING PAVEMENT AT LOCATIONS WHERE NEW PAVEMENT MEETS EXISTING PAVEMENT.
- ALL GRADING OPERATIONS SHALL BE STAKED BY A REGISTERED CIVIL ENGINEER OR LICENSED LAND SURVEYOR APPROVED BY THE OWNER.
- REFERENCE STRUCTURAL SPECIFICATIONS AND GEOTECHNICAL REPORT FOR BUILDING PAD PREPARATION AND COMPACTION.

## PAVING AND STRIPING NOTES:

- STANDARD DUTY PAVEMENT AREAS SHALL BE PORTLAND CEMENT CONCRETE. DETAILS OF THE STANDARD DUTY CONCRETE PAVEMENT ARE PROVIDED ON DETAIL SHEETS.
- AREA OVER TANKS AND DUMPSTER PAD TO BE 8" THICK 4000 PSI W/ FIBER MESH AND #5 REBAR PLACED 18 INCHES ON CENTER EACH WAY. APPROACH IN FRONT OF DUMPSTER TO BE 8" THICK 4000 PSI W/ FIBER MESH AND #5 REBAR PLACED 18 INCHES ON CENTER EACH WAY.
- NOTIFY OWNER 3 DAYS PRIOR TO POUR OF INITIAL SECTION OF DRIVEWAY PAVING. RACETRAC REPRESENTATIVE TO APPROVE INITIAL POUR.
- TESTING OF MATERIALS REQUIRED FOR THE CONSTRUCTION OF THE PAVING IMPROVEMENTS SHALL BE PERFORMED BY AN AGENCY, APPROVED BY THE OWNER. FOR TESTING MATERIALS, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE, BY THE STANDARD TESTING PROCEDURES, THAT THE WORK CONSTRUCTED MEETS THE REQUIREMENTS OF THE PROJECT SPECIFICATIONS.
- ALL SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" LATEST EDITION.
- TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE STATE DOT STANDARD SPECIFICATIONS FOR ROADS AND BRIDGES. CONTRACTOR SHALL REVIEW ALL TRAFFIC CONTROL DEVICES WITH DOT PRIOR TO INSTALLATION.
- CONTRACTOR SHALL FURNISH AND INSTALL ALL PAVEMENT MARKINGS FOR PARKING STALLS, HANDICAPPED PARKING SYMBOLS, AND MISCELLANEOUS STRIPING WITHIN PARKING LOT, AND AROUND BUILDING.
- SEE IRRIGATION PLAN AND MEP PLANS PRIOR TO PAVING FOR LOCATION OF PROPOSED SLEEVING AND CONDUITS. EXTRA CONDUIT SHALL BE PLACED UNDER DRIVEWAYS FOR FUTURE USE.
- ALL HANDICAP RAMPING, STRIPING, AND PAVEMENT MARKINGS SHALL CONFORM TO THE AMERICANS WITH DISABILITIES ACT OF 1990.
- CONTRACTOR SHALL INSTALL CONSTRUCTION/EXPANSION JOINTS AT THE END OF A DAYS POUR AT ALL RADIIUS POINTS, OR MAXIMUM 30' O.C. SPACING. CONTROL JOINTS SHALL BE PLACED AT MAXIMUM 15' IN BOTH DIRECTIONS.
- CONTRACTOR TO SUBMIT A JOINTING PLAN TO THE CONSTRUCTION MANAGER PRIOR TO THE BEGINNING OF ANY PAVING WORK.
- PAVING CONTRACTOR TO COORDINATE WITH BUILDING CONTRACTOR ON THE CONSTRUCTION AND PAVING NEAR THE SCREENING WALLS AND THE DUMPSTER PAD.
- ALL DISCREPANCIES FOUND BY CONTRACTOR RELATED TO UNDERGROUND UTILITIES OR OTHER APPURTENANCES SHALL BE RESOLVED TO THE SATISFACTION OF OWNER AND ENGINEER PRIOR TO PLACEMENT OF ANY PAVING. CONTRACTOR TO ENSURE POSITIVE DRAINAGE FROM THE PROPOSED BUILDINGS AND NO PONDING IN SUBGRADE OF AREAS TO BE PAVED, AND NOTIFY OWNER AND ENGINEER IF ANY DISCREPANCIES ARE FOUND PRIOR TO INSTALLATION OF ANY PAVING.
- EXISTING MANHOLE TOPS, VALVE BOXES, ETC. ARE TO BE ADJUSTED AS REQUIRED TO MATCH PROPOSED GRADES. IF NECESSARY, RE-ADJUSTMENTS SHALL BE PERFORMED UPON COMPLETION OF PAVING AND FINE GRADING TO ENSURE A SMOOTH TRANSITION.
- ALL JOINTS SHALL EXTEND THROUGH THE CURB.
- COMPACTION SHALL BE DONE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT.
- ALL PAVEMENT TO BE SLOPED FOR POSITIVE DRAINAGE.

## EROSION CONTROL NOTES:

- CONTRACTOR SHALL MAINTAIN EROSION CONTROL FACILITIES DURING THE ENTIRE CONSTRUCTION PERIOD. FACILITIES ARE NOT TO BE REMOVED UNTIL COMPLETION OF THE PROJECT AND THE SITE IS STABILIZED.
- ADDITIONAL DEVICES MAY BE REQUIRED AS DEEMED NECESSARY BY GOVERNING AUTHORITIES.
- SILT FENCES SHALL BE CLEANED OR REPLACED WHEN TRAPPED SEDIMENT REACHES 50 PERCENT OF THE ABOVE GROUND FENCE HEIGHT OR A LOWER HEIGHT BASED ON MANUFACTURER'S SPECIFICATIONS.
- SEDIMENT AND EROSION CONTROL MEASURES WILL BE INSPECTED ON A DAILY BASIS AND REPAIRED, ADJUSTED AND MAINTAINED AS NEEDED OR REQUIRED BY GOVERNING AGENCIES AT NO ADDITIONAL EXPENSE TO THE OWNER TO PROVIDE EROSION AND SEDIMENT CONTROL FOR THE DURATION OF CONSTRUCTION AND UNTIL ALL DISTURBED AREAS ARE STABILIZED.
- ALL GRADED AREAS SHALL BE STABILIZED WITH A PERMANENT FAST GROWING COVER AND/OR MULCH UPON COMPLETION OF GRADING OPERATIONS. COMPLETION OF GRADING OPERATIONS DOES NOT MEAN AT THE END OF THE PROJECT, AS SOON AS FINAL GRADES ARE ESTABLISHED IN AN UNPAVED AREA, THE CONTRACTOR SHALL STABILIZE WITH A TEMPORARY GRASS OR PERMANENT SOIL. IF A TEMPORARY GRASS IS APPLIED, IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO APPLY A PERMANENT SEED OR SOIL AT THE PROPER TIME OF YEAR.
- SEDIMENT BARRIERS SHOULD BE PLANTED AS SOON AS AN AREA OF THE SITE IS BROUGHT TO FINAL GRADE. SURFACE RUNOFF SHALL BE INTERCEPTED AT THE TOP OF TEMPORARY AND PERMANENT SLOPES DURING CONSTRUCTION SO THAT WATER IS NOT ALLOWED TO FLOW OVER THE SLOPE FACE.
- THE GENERAL CONTRACTOR AND THE GRADING CONTRACTOR SHALL REVIEW THEIR PROPOSED GRADING SEQUENCE TO INSURE THAT THE LEAST AMOUNT OF LAND POSSIBLE AT ANY ONE TIME IS DISTURBED WITHOUT PERMANENT STABILIZATION.
- CONTRACTOR SHALL INSTALL TEMPORARY CONSTRUCTION ENTRANCES PRIOR TO ANY EARTHWORK OPERATIONS.
- CONTRACTOR SHALL MAINTAIN SILT FENCES FOR THE DURATION OF THE PROJECT UNTIL ACCEPTED BY THE OWNER AT NO EXPENSE TO OWNER.
- LAND DISTURBING ACTIVITIES BE KEPT TO A MINIMUM AND WILL NOT EXTEND BEYOND THE LIMITS SHOWN.
- THE CONTRACTOR SHALL CONSTRUCT THE SILT FENCING AS SHOWN AT THE PERIMETER OF THE SITE PLAN PRIOR TO LAND CLEARING ACTIVITIES.
- CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE COMPLIANCE WITH THE NPDES STORMWATER REQUIREMENTS. THIS INCLUDES, BUT IS NOT LIMITED TO, INSPECTION REQUIREMENTS.
- ALL FILLED PER THE REQUIRED RIP RAP ARE TEMPORARY DEVICES. THESE TEMPORARY DEVICES SHALL BE REMOVED PRIOR TO COMPLETION OF CONSTRUCTION ONCE STABILIZATION OF ALL GRASSED AREAS ARE COMPLETE.
- CONTRACTOR SHALL INSPECT ON A DAILY BASIS FOR NEEDED REMOVAL OF ANY ACCUMULATED SILTS, DEBRIS, OR REPAIR OF DAMAGED SILT FENCE AT NO ADDITIONAL EXPENSE TO OWNER.
- PRIOR TO CONSTRUCTION, THE EROSION AND SEDIMENT CONTROL MEASURES SHOWN HEREON SHALL BE IN PLACE. CLEARING AND GRUBBING OPERATIONS WILL BE ENGAGED IN ONLY AS NECESSARY TO ALLOW THE PLACEMENT OF EROSION AND SEDIMENT CONTROL MEASURES AS SHOWN HEREON UNTIL ALL SUCH MEASURES ARE IN PLACE.

## STORM DRAINAGE NOTES:

- ALL PIPES ENTERING STORM SEWER STRUCTURES SHALL BE SEALED TO ASSURE CONNECTION AT STRUCTURE IS WATER TIGHT.
- REFERENCE DETAIL SHEETS FOR STORM WATER DETAILS.
- THE CONTRACTOR SHALL SUBMIT BUOYANCY CALCULATIONS ON ALL RUNS OF PIPE THAT DO NOT UTILIZE CONCRETE PIPE. BUOYANCY CALCULATIONS SHALL BE PREPARED, SIGNED, AND SEALED BY A REGISTERED ENGINEER. SHALL REPRESENT ACTUAL FIELD CONDITIONS, AND SHALL DEMONSTRATE THAT THE PIPE UTILIZED WILL NOT BECOME BUOYANT UNDER ANY CONDITIONS. THE CONTRACTOR MAY ELECT TO PROVIDE A RESTRAINING SYSTEM, DESIGNED BY A REGISTERED ENGINEER, ADEQUATE TO RESIST BUOYANT FORCES WHERE NECESSARY.

## STRUCTURE TYPES:

DRAINAGE STRUCTURES SHALL BE PRECAST OR CAST-IN-PLACE CONCRETE IN ACCORDANCE WITH DOTD REQUIREMENTS AS FOLLOWS:

- AREA INLETS - C8-01 OR PC-01 (PIPE SIZE 36" AND SMALLER)  
ALL RECT FRAMES AND COATES SHALL BE VULCAN FOUNDRY CORP. CATALOG # V-4863 OR EQUAL.
- TRENCH DRAINS - SHALL BE AQUADUCT, PROVIDED BY RACETRAC AND INSTALLED BY GENERAL CONTRACTOR.

## SITE SPECIFIC NOTES:

- CONTRACTOR TO INCLUDE FOR ALL SECONDARY CONDUITS (CONDUIT ONLY) DEPICTED ON UTILITY PAGE IN BASE BID. INCLUDE FOR LENGTH UP POLE APPROX 30FT. WIRE IS ASSUMED TO BE BY UTILITY DEPARTMENT.
  - SECONDARY WIRE WILL BE PROVIDED IN BID AS AN ALTERNATE PRICE IN L.F. AND HANDLED AS A CHANGE ORDER IF REQUIRED.
- CONTRACTOR TO INCLUDE TWO (2) 1" CONDUIT TO BOTH SIGN LOCATIONS.
  - ONE (1) 1" CONDUITS FOR ELECTRICAL. ONE (1) 1" CPNDUIT IS FOR COMMUNICATION.
  - CONTRACTOR IS RESPONSIBLE TO PROVIDE CAT 5 HOME-RUN BETWEEN PRICE SIGN AND FINAL DESTINATION INSIDE THE BUILDING. FINAL DESTINATION TO BE DETERMINED BY RACETRAC CONSTRUCTION MANAGER DURING CONSTRUCTION.
- CONTRACTOR TO SEE SHEET SD-2 FOR AIR WATER STATION ELECTRICAL REQUIREMENTS.
  - AIR AND WATER STATION AND PAY PHONE - CONTRACTOR TO PROVIDE SMALL CONCRETE UTILITY VAULTS AT BOTH LOCATIONS. CONCRETE VAULT TO BE FINISHED WITH CONCRETE OR LANDSCAPING.
  - AIR AND WATER STATION - ELECTRICAL CONDUITS TO BE 1". AIR AND WATER STATION - INCLUDE A WEATHER PROOF JUNCTION BOX INSIDE OF THE CONCRETE VAULT. LEAVE THREE (3) PULL STRINGS INSIDE CONDUIT FOR FUTURE USE.
  - AIR AND WATER STATION - WATER PIPE TO BE 1/2" ENDOPURE (200PSI - PE3408). INCLUDE A SHUT OFF VALVE INSIDE THE CONCRETE VAULT.

## TANK NOTES:

- TOP OF TANK ELEVATION= XXX.XX' CONTRACTOR SHALL MAINTAIN A MINIMUM GROUND COVER OF 3' OVER UNDERGROUND STORAGE TANKS.

## DIMENSION NOTES:

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

## CANOPY NOTES:

- ELEVATION AT BOTTOM OF FASCIA T.B.D.
- TOP OF COL. FOOTING ELEV.= T.B.D.

## UTILITY NOTES:

- CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL UTILITIES AND NOTIFYING THE APPROPRIATE UTILITY COMPANY PRIOR TO BEGINNING CONSTRUCTION.
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
- CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING STORM SEWER STRUCTURES, PIPES, AND ALL UTILITIES PRIOR TO CONSTRUCTION.
- CONTRACTOR TO REMOVE OR RELOCATE WHEN APPLICABLE, ALL EXISTING BUILDINGS, FOUNDATIONS, EASEMENTS, AND CONNECTING IMPROVEMENTS, DRAIN PIPES, SANITARY SEWER PIPE, POWER POLES AND GUY WIRES, WATER METERS AND WATER LINES, WELLS, SIDEWALKS, SIGN POLES, UNDERGROUND GAS, SEPTIC TANKS, AND ASPHALT, SHOWN AND NOT SHOWN, WITHIN CONSTRUCTION LIMITS AND WHERE NEEDED, TO ALLOW FOR FILL MATERIAL, UNLESS OTHERWISE DENOTED, TO BE REMOVED AS UNCLASSIFIED EXCAVATION.
- CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, UTILITIES, PAVEMENT, STRIPING, CURBS, ETC. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.
- CONTRACTOR SHALL REFER TO ARCHITECTS PLANS AND SPECIFICATIONS FOR ACTUAL LOCATION OF ALL UTILITY ENTRANCES TO INCLUDE SANITARY SEWER LATERALS, DOMESTIC AND FIRE PROTECTION WATER SERVICE, ELECTRICAL, AND TELEPHONE. CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO AVOID CONFLICTS AND ASSURE PROPER DEPTHS ARE ACHIEVED AS WELL AS COORDINATING WITH CITY UTILITY REQUIREMENTS AS TO LOCATIONS AND SCHEDULING FOR THE INS/CONNECTIONS PRIOR TO CONNECTING EXISTING FACILITIES.
- CONTRACTOR SHALL COORDINATE WITH ARCHITECTURAL PLANS, POWER COMPANY, & TELEPHONE COMPANY FOR ACTUAL ROUTING OF POWER AND TELEPHONE SERVICE TO BUILDING.
- SEE DETAIL SHEETS FOR BACKFILLING AND COMPACTION REQUIREMENTS ON UTILITY TRENCHES.
- CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH THE LATEST STANDARD OF OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING OPERATIONS. THIS INCLUDES BUT NOT LIMITED TO, ACCESS AND EGRESS FROM ALL EXCAVATION AND TRENCHING. CONTRACTOR IS RESPONSIBLE TO COMPLY WITH PERFORMANCE CRITERIA FOR OSHA.
- CONTRACTOR SHALL COORDINATE WITH OTHER UTILITIES TO ASSURE PROPER DEPTH AND PREVENT ANY CONFLICT OF UTILITIES.
- THE MINIMUM HORIZONTAL SEPARATION BETWEEN THE CLOSEST TWO POINTS OF THE WATER AND SEWER LINE IS TEN (10) FEET, OR MINIMUM VERTICAL SEPARATION BETWEEN THE CLOSEST TWO POINTS OF THE WATER AND SEWER LINE IS EIGHTEEN (18) INCHES.
- CONTRACTOR SHALL GROUT AROUND ALL PIPE ENTRANCES TO SANITARY SEWER MANHOLES WITH NON-SHRINKING GROUT TO ASSURE CONNECTION IS WATER TIGHT.
- CONTRACTOR SHALL ON ALL UTILITIES. COORDINATE INSPECTION WITH THE APPROPRIATE AUTHORITIES PRIOR TO COVERING TRENCHES AT INSTALLATION.
- THE CONTRACTOR SHALL CONDUCT ALL REQUIRED TESTS TO THE SATISFACTION OF THE RESPECTIVE UTILITY COMPANIES AND OWNERS INSPECTING AUTHORITIES.
- SITE CONTRACTOR TO COORDINATE PROPOSED RECONNECTION OF ALL UTILITIES WITH ARCHITECTURAL PLANS AS WELL AS UTILITY COMPANIES AND BUILDING CONTRACTOR. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ANY AND ALL EXPENSES THAT RESULT FROM DELAYED OR FAILED TEST DURING ANY PHASE OF THE CONSTRUCTION PROCESS. THIS INCLUDES FEES INCURRED THROUGH RESCHEDULING OF ANY RACETRAC VENDORS OR EQUIPMENT TO ACCOMMODATE.
- ALL WATER AND SANITARY SEWER CROSSINGS TO BE PERPENDICULAR WITH A FULL STICK OF DUCTILE IRON PIPE IN THE SEWER LINES AT THE CROSSING.
- CONTRACTOR TO COORDINATE WITH SIGNAGE CONTRACTOR AND ARCHITECT FOR EXACT LOCATION OF SIGNAGE, REQUIRED ELECTRICAL CONDUITS, FOUNDATIONS, ETC.

## WATER NOTES:

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE UTILITY COMPANY STANDARDS.
- REFERENCE ARCHITECT'S PLANS FOR ALL BUILDING FIRE SERVICE AND DOMESTIC SERVICE CONNECTION LOCATIONS.
- CONTRACTOR SHALL CONSTRUCT WATER SERVICES AS SHOWN, AND CONSTRUCT METERS, PITS, AND INSTALL CHECK VALVE.
- ALL VERTICAL BENDS ON WATER MAIN SHALL BE RESTRAINED WITH A MECHANICAL JOINT FITTING SUPPLIED WITH THE RETAINER GLANDS. ANY JOINTS 25 FEET OR LESS FROM EITHER SIDE OF VERTICAL BEND SHALL BE RESTRAINED WITH A RETAINER GLAND.
- DIMENSIONS SHOWN ARE TO CENTERLINE OF PIPE OR FITTING.
- ALL VALVES SHALL BE INSTALLED IN A CAST IRON VALVE BOX WITH COVER.
- THRUST BLOCKS SHALL BE PROVIDED AT ALL HORIZONTAL BENDS, TEES, AND FIRE HYDRANTS. SEE DETAIL.
- THE MINIMUM COVER ON WATER MAINS SHALL BE 3 FEET.
- PIPE MATERIAL SHALL BE "ENDOPURE" PE 3408 - 200PSI FOR SERVICE LINES & AWWA C-900 FOR WATER MAINS.
- PLUMBING CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF IRRIGATION TAP, METER, AND BACKFLOW PREVENTER INSTALLATION PRIOR TO INSTALLATION. GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATE THE IRRIGATION SYSTEM REQUIREMENTS BETWEEN THE IRRIGATION CONTRACTOR AND PLUMBING CONTRACTOR, IRRIGATION TAP, METERS, ETC. SHALL BE INCLUDED IN GENERAL CONTRACTOR'S BASE BID.

## POWER NOTES:

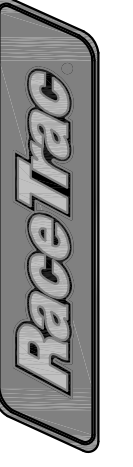

- REFERENCE ARCHITECT'S PLANS FOR ALL BUILDING SERVICE CONNECTIONS.
- ALL PRIMARY AND SECONDARY SERVICE LOCATIONS ARE APPROXIMATE AND ARE SHOWN FOR COORDINATION PURPOSES ONLY. CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH THE POWER COMPANY, TO DETERMINE EXACT LOCATION AND RESPONSIBILITIES INCLUDING COST.
- CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL NECESSARY CONDUIT AND PULL WIRE ON-SITE UP TO PROPERTY. CONTRACTOR SHALL COORDINATE THE INSTALLATION OF THE SERVICE LINES WITH THE POWER COMPANY.
- CONTRACTOR SHALL PROVIDE TRANSFORMER PAD (UNLESS TRANSFORMER IS POLE MOUNTED) TO ALLOW FOR INSTALLATION OF TRANSFORMER BY POWER COMPANY.

## TELEPHONE NOTES:

- ALL PHONE LINE LOCATIONS ARE APPROXIMATE AND SHOWN FOR COORDINATION PURPOSES ONLY. REFERENCE ARCHITECT'S PLANS FOR ALL BUILDING SERVICE CONNECTIONS.
- CONTRACTOR IS RESPONSIBLE FOR INSTALLING THE PVC CONDUIT INCLUDING TRENCHING BEDDING, PULL WIRE, AND BACKFILLING. CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE TELEPHONE COMPANY TO SCHEDULE AND COORDINATE WORK PRIOR TO INSTALLING CONDUIT.

## SANITARY SEWER NOTES:

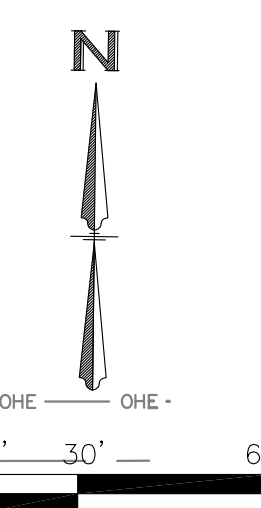
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE UTILITY COMPANY STANDARDS.
- REFERENCE ARCHITECT'S PLANS FOR ALL BUILDING SERVICE CONNECTIONS.
- ALL STUB-OUTS AND WYE LATERALS SHALL BE PLUGGED WITH A STANDARD TYPE PLUG.
- SANITARY SEWER PIPE OF DIFFERENT MATERIAL SHALL BE JOINED BY A RUBBER SLEEVE WITH STAINLESS STEEL COUPLING, MADE FOR TRANSITIONS FROM ONE MATERIAL TO ANOTHER.
- DIMENSIONS SHOWN ARE TO CENTERLINE OF PIPE OR TO CENTERLINE OF MANHOLE.
- THE SANITARY SEWER PIPE MATERIAL SHALL BE PVC, SCHEDULE 40. SEWER PIPE UNLESS OTHERWISE NOTED ON PLAN.
- INSTALL CLEANOUTS EVERY 50' FOR 3" PIPE OR LESS AND EVERY 80' FOR 4" AND 6" PIPE AS PER PLUMBING CODE.
- ALL SANITARY SEWER COVERS SHALL BE TRAFFIC RATED FOR H-20 LOADING.

DATE	Feb 09, 2018	SCALE	1"=30'	DRAWN-BY	TJB	DRAWING NAME:		NO.	1	DATE	-/-
<b>GENERAL NOTES</b>											
<b>RACETRAC</b>											
Belltime/Marsh Business Park Lot 2, Block 1 3.133 Ac. - Zoned: Light Retail Addison, Texas											
											
RACETRAC PETROLEUM, INC. 3225 CUMBERLAND BOULEVARD SUITE 100 ATLANTA, GA 30339 (770) 431-7600											
											
The Bousquet Group, Inc. 501 S. Carroll Blvd. Ste. 201 Denon, TX 76201 940.566.0088 940.566.0088 fax Texas Firm No. F-9842											
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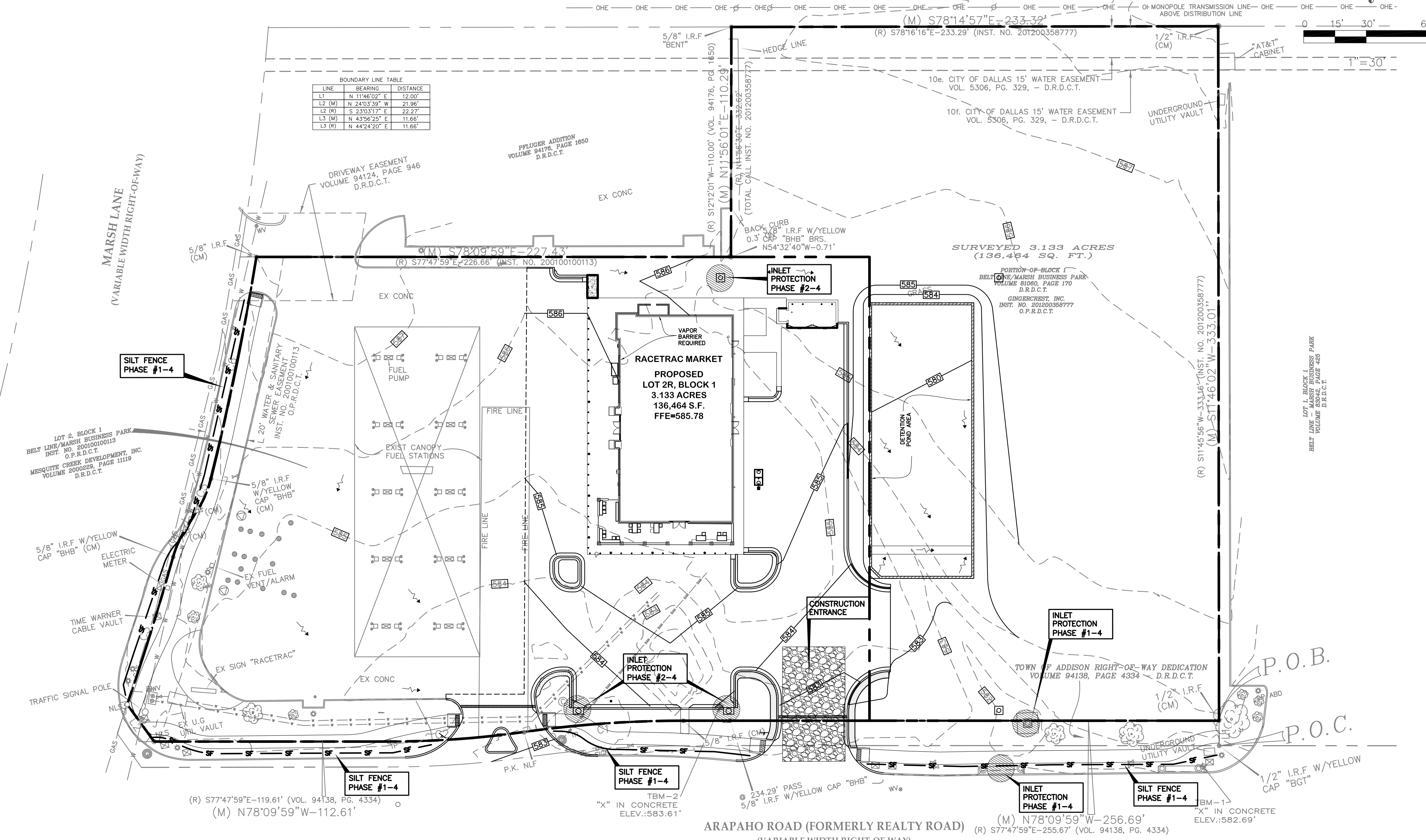


BOUNDARY CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1 (M)	8'06.35"	542.00'	76.72'
CHORD BEARING CHORD			
N 82°31'6" W 76.85'			
C1 (R)	8'06.35"	542.00'	76.72'
CHORD BEARING CHORD			
N 81°51'17" W 76.85'			
C2 (M)	8'06.35"	458.00'	64.77'
CHORD BEARING CHORD			
N 82°31'6" W 64.77'			
C2 (R)	8'06.35"	458.00'	64.77'
CHORD BEARING CHORD			
N 81°51'17" W 64.77'			

**ST. LOUIS & SOUTHWESTERN RAILROAD**  
(100' RIGHT-OF-WAY)



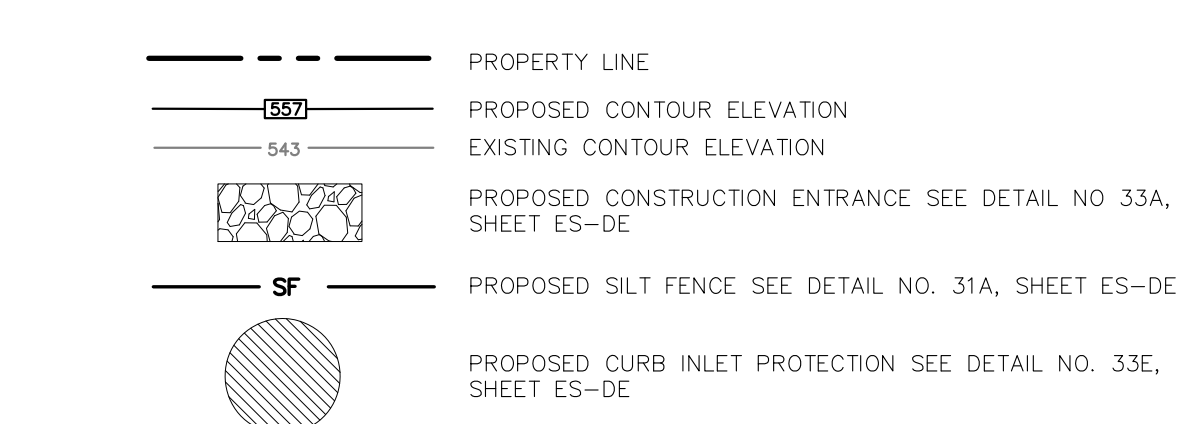
BOUNDARY LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 11°46'02" E	12.00'
L2 (M)	N 24°33'39" W	21.96'
L2 (R)	S 23°33'17" E	22.27'
L3 (M)	N 43°56'25" E	11.66'
L3 (R)	N 44°24'20" E	11.66'



**EROSION CONTROL GENERAL NOTES:**

- CONTRACTOR TO REFER TO "INTEGRATED STORM WATER MANAGEMENT - DESIGN MANUAL FOR CONSTRUCTION", DECEMBER 2003, BY THE NORTH TEXAS COUNCIL OF GOVERNMENTS (NCTCOG) FOR ADDITIONAL REQUIREMENTS AND SPECIFICATIONS.
- ALL PERIMETER EROSION CONTROL MEASURES AND ROCK STABILIZED ENTRANCE/EXIT MUST BE INSTALLED PRIOR TO ANY EARTHMOVING ACTIVITIES. SEE TYPICAL CONSTRUCTION SCHEDULE BELOW.
- PRIOR TO STARTING CONSTRUCTION, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION SHALL BEGIN UNTIL ALL PERMITS HAVE BEEN RECEIVED.
- CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT WORKMEN AND PUBLIC SHALL BE PROTECTED FROM INJURY, AND ADJOINING PROPERTY PROTECTED FROM DAMAGE. CONTRACTOR SHALL REPAIR ANY DAMAGE DONE TO PRIVATE OR PUBLIC PROPERTY.
- THE GENERAL CONTRACTOR SHALL INSPECT EROSION CONTROL MEASURES AT LEAST ONCE A WEEK AND WITHIN 24 HOURS AFTER A STORM EVENT OF 0.5 INCH OR GREATER IN ORDER TO MAINTAIN EFFICIENT FUNCTION OF THE CONTROLS. EROSION CONTROL MEASURES THAT PROVE TO BE INEFFECTIVE SHALL BE REPLACED WITH ADDITIONAL MEASURES.
- CONTRACTOR SHALL TAKE ANY AND ALL AVAILABLE PRECAUTIONS TO CONTROL DUST DURING THE CONSTRUCTION LIFE OF THIS PROJECT. DUST CONTROL TO BE ACCOMPLISHED BY SPR.
- INKLING WATER, OR BY OTHER MEANS APPROVED BY THE CITY AND ENGINEER.
- CONTRACTOR TO ENSURE COMPLIANCE WITH ANY AND ALL LAND DISTURBANCE NOTIFICATIONS REQUIREMENTS, AND THAT ALL REQUIRED EROSION CONTROL MEASURES ARE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE STATE, LOCAL, OR FEDERAL REQUIREMENTS.
- CONTRACTOR IS RESPONSIBLE FOR PREVENTING THE FLOW OF OR OFF-SITE TRACKING OF SEDIMENT AND OTHER POLLUTANTS ONTO ADJACENT STREETS OR PROPERTIES.
- CONTRACTOR TO MAINTAIN ADEQUATE SITE DRAINAGE DURING ALL PHASES OF THE CONSTRUCTION.
- CONTRACTOR TO REMOVE ALL TEMPORARY EROSION CONTROL DEVICES UPON COMPLETION OF PERMANENT DRAINAGE FACILITIES AND/OR THE ESTABLISHMENT OF A HARDY GRASS COVER.
- PERMANENT SOIL EROSION CONTROL MEASURES SHALL BE INSTALLED WITHIN 14 DAYS OF COMPLETION OF FINISHED GRADING FOR ANY DISTURBED AREA.
- ALL DISTURBED SOIL MUST BE STABILIZED WITHIN FOURTEEN (14) DAYS IN AREAS WHERE GRADING IS TEMPORARILY OR PERMANENTLY STOPPED FOR MORE THAN TWENTY ONE (21) DAYS. IN THE EVENT THAT FINAL EROSION CONTROL MEASURES CANNOT BE COMPLETED, TEMPORARY MEASURES SHALL BE INSTALLED AND MAINTAINED AT NO EXTRA COST TO THE OWNER. AREAS DISTURBED SHALL BE SEEDED, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS COVER IS ESTABLISHED IN ALL DENUDED AREAS. SEEDING SHALL BE BROADCAST SEEDING (BERMUDA GRASS) IN ACCORDANCE WITH NTCOG SPECIFICATIONS ITC 3.10 SEEDING.

**EROSION CONTROL LEGEND:**



**CONSTRUCTION PHASING:**

- PHASE 1 - SITE DEMO AND GRADING  
 PHASE 2 - UTILITY INSTALLATION  
 PHASE 3 - PAVING OF SITE  
 PHASE 4 - LANDSCAPING / SOIL STABILIZATION
- TOTAL SITE = 3.133 ACRES  
 TOTAL AREA DISTURBED = 2.35 ACRES
- TYPES GENERAL NOTES:  
 1. CONTRACTOR MUST DEVELOP AND IMPLEMENT A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND SUBMIT TO CITY PRIOR TO CONSTRUCTION.  
 2. CONTRACTOR MUST POST A SIGNED COPY OF THE TCEQ CONSTRUCTION SITE NOTICE AT THE SITE AT ALL TIMES DURING CONSTRUCTION.  
 3. CONTRACTOR MUST PROVIDE A COPY OF THE SIGNED CONSTRUCTION SITE NOTICE TO THE CITY AT LEAST 2 DAYS PRIOR TO BEGINNING CONSTRUCTION.

**BENCHMARK**

**BENCHMARK NO. 1** - "X" CUT IN CONCRETE STORM INLET ON NORTH SIDE OF ARAPAHO ROAD APPROXIMATELY 575' EAST OF THE CENTERLINE INTERSECTION OF ARAPAHO ROAD AND MARSH LANE. ELEV.: 582.69'

**BENCHMARK NO. 2** - "X" CUT IN CONCRETE GRATE INLET APPROXIMATELY 360' EAST OF THE CENTERLINE INTERSECTION OF ARAPAHO ROAD AND MARSH LANE. ELEV.: 583.61'

ELEVATIONS ARE NAVD88 BASED ON GPS OBSERVATIONS.



TEXAS EXCAVATION  
SAFETY SERVICES  
1-800-344-8377

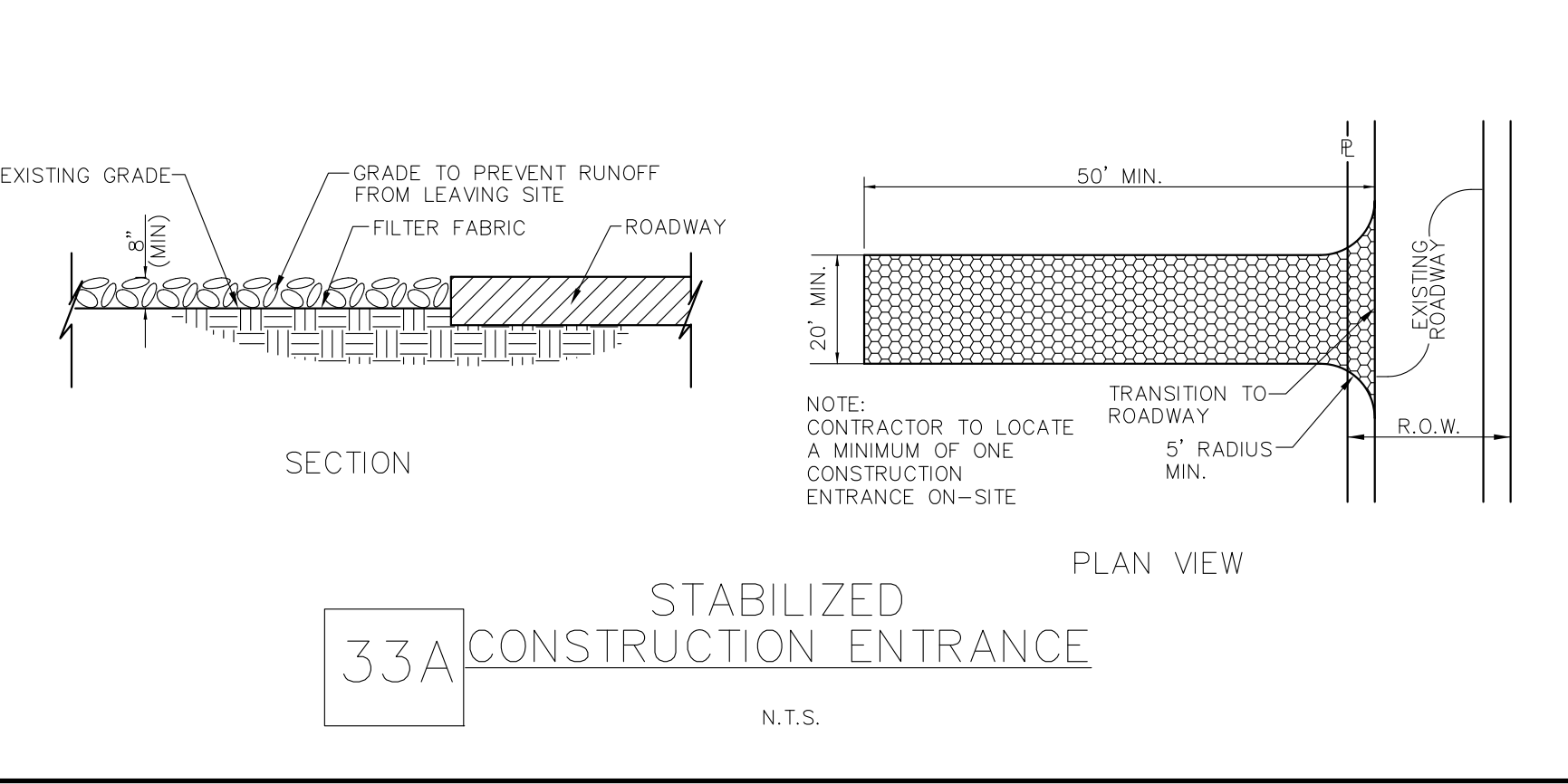
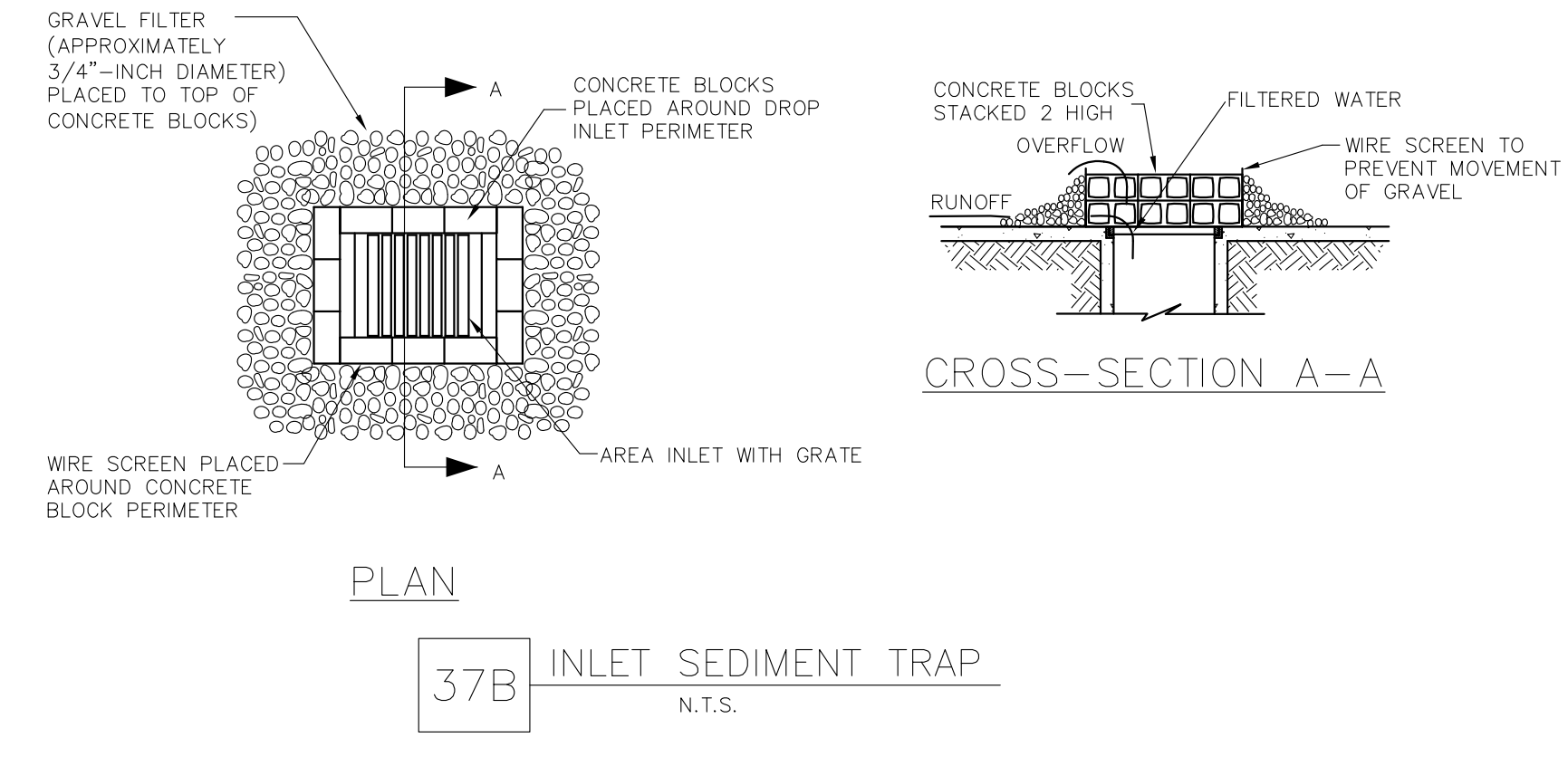
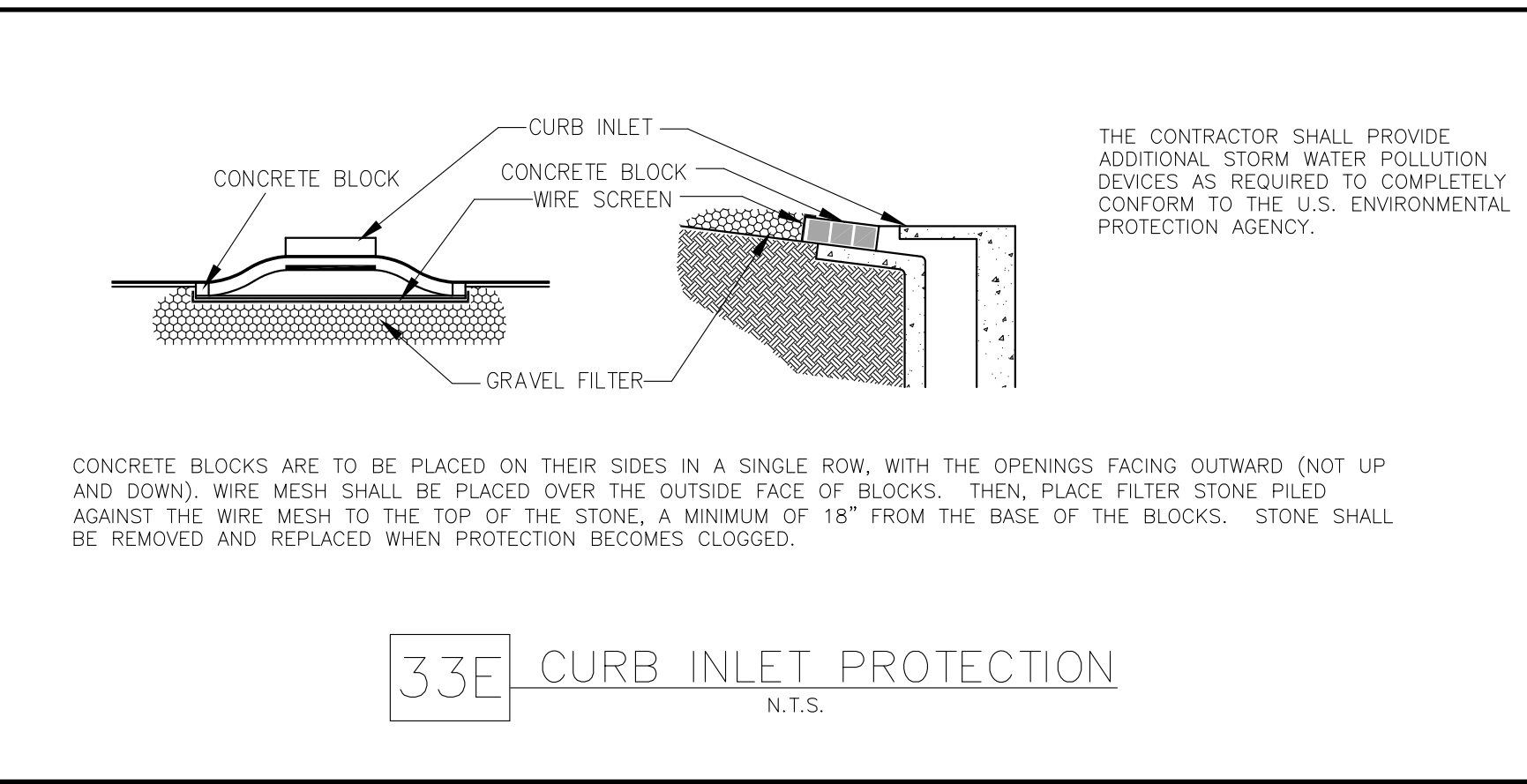
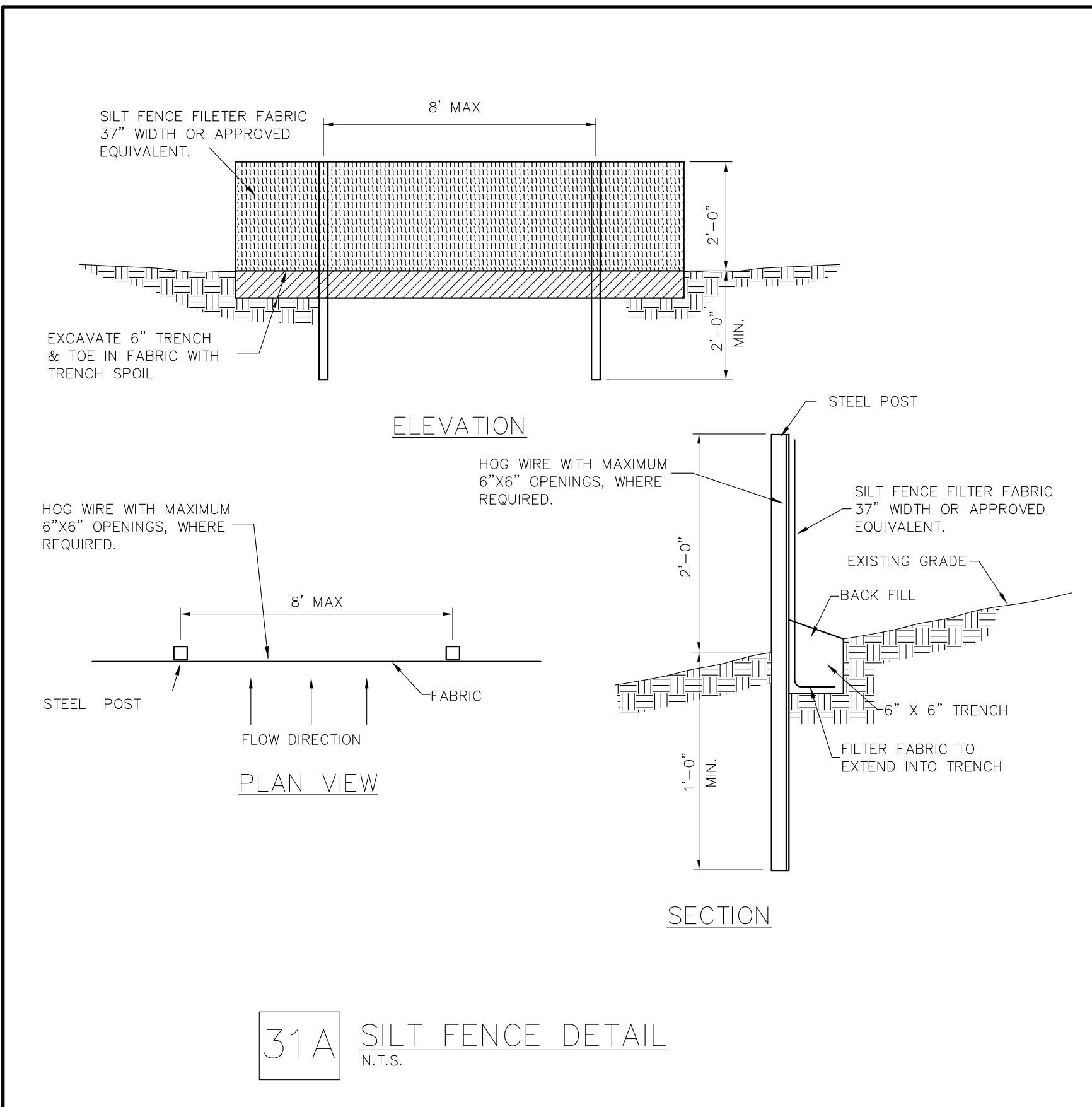
DATE	Feb 09, 2018
SCALE	1"=30'
DRAWN-BY	TJB
DRAWING NAME:	
<b>ES-0</b>	-
SHEET NO.	VERSION

**EROSION CONTROL PLAN**  
**RACETRAC**  
Belltime/Marsh Business Park  
Lot 2, Block 1  
3.133 Ac. - Zoned: Light Retail  
Addison, Texas

**The Bousquet Group, Inc.**  
501 S. Carroll Blvd.  
Ste. 201  
Denison, TX 76201  
940.566.0088  
940.566.0088 fax  
Texas Firm No. F-9842

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





DATE	Feb 09, 2018
SCALE	1"=30'
DRAWN-BY	TJB
DRAWING NAME:	
<b>ES-DE</b>	-
SHEET NO.	VERSION

NO.	1	DATE	
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(770) 431-7600

**RACETRAC**  
Belltime/Marsh Business Park  
Lot 2, Block 1  
3.133 Ac. - Zoned: Light Retail  
Addison, Texas

**The Bousquet Group, Inc.**  
501 S. Carroll Blvd.  
Ste. 201  
Denison, TX 76201  
940.566.0088  
940.566.0088 fax  
Texas Firm No. F-8942

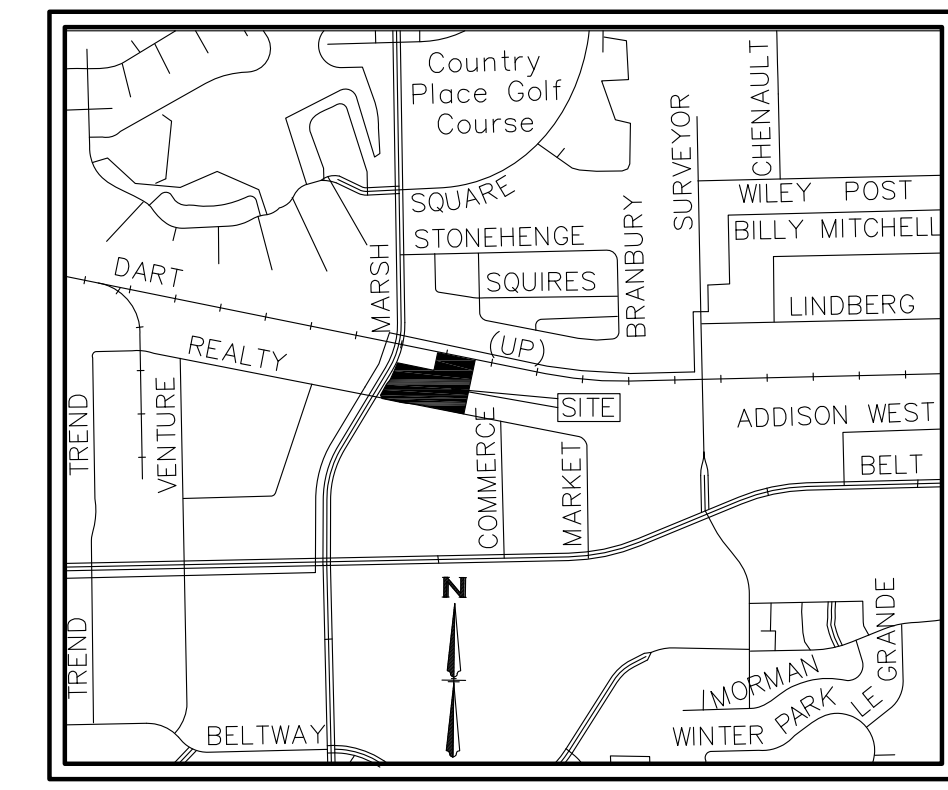
**BOUSQUET GROUP**  
Professional Seal: FRANCIS J. BOUSQUET, P.E., No. 88094, State of Texas, Exp. 02/09/18





**SITE LEGEND (PROPOSED):**

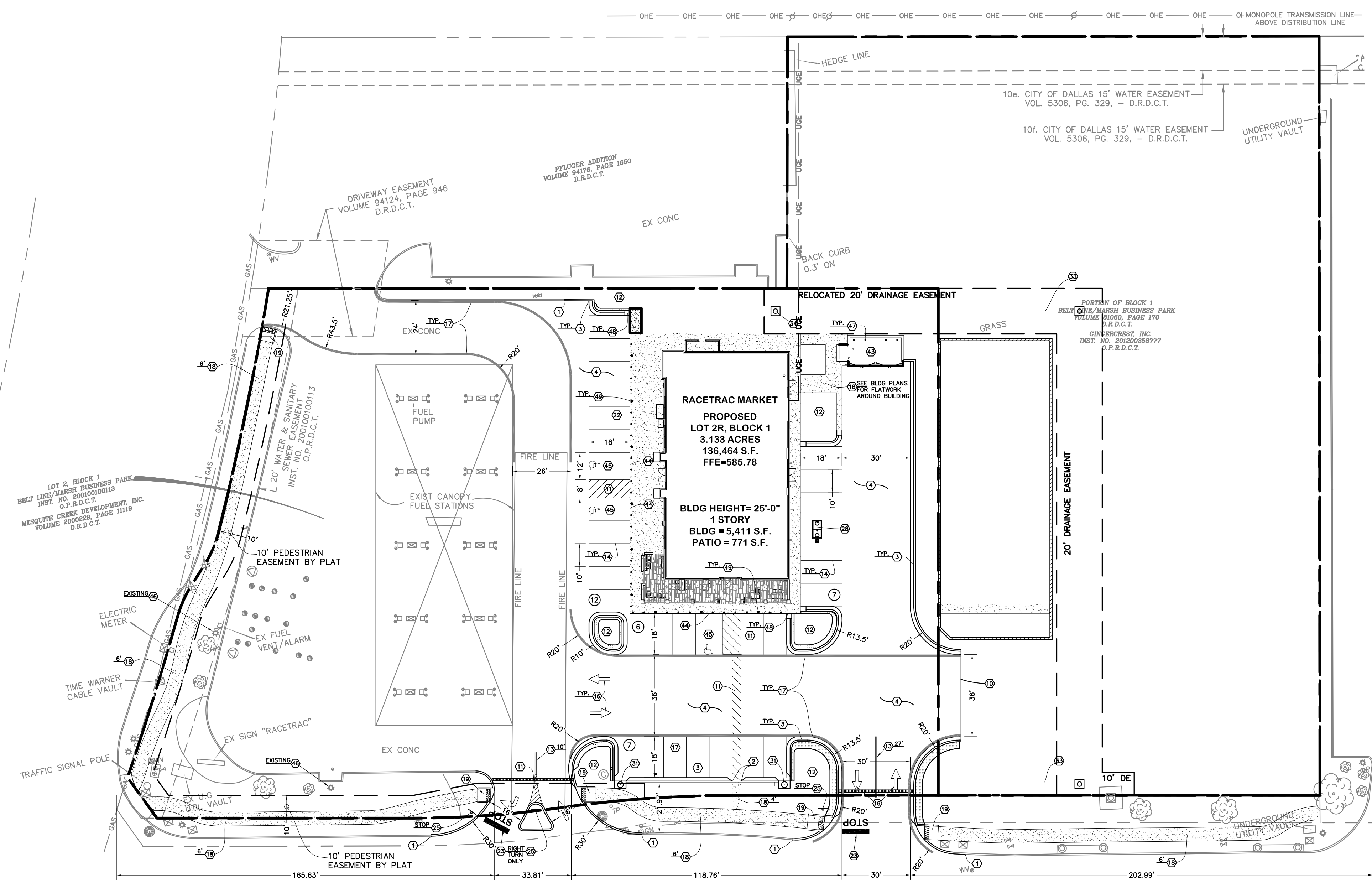
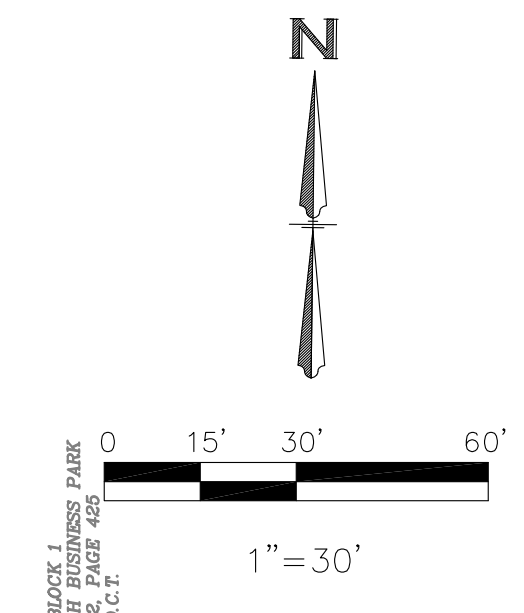
- PROPERTY LINE
- PROPOSED PARKING STALLS
- BUILDING CORNER
- NEW FIRE LANE (PER LOCAL CODES)
- FIRE TRUCK PATH
- ELECTRIC TRANSFORMER PAD (PER LOCAL CODES)
- SIGNAGE
- PAINTED SOLID TRAFFIC FLOW ARROWS
- NEW CURB AND GUTTER
- STOP BAR
- CONCRETE BACKING ON CURBS. SEE PAVING PLAN
- PROPOSED LIGHTING



**VICINITY MAP**  
N.T.S.

**SITE NOTES AND DETAILS:**

NOTE NUMBER	DESCRIPTION	COORDINATING DETAIL NUMBER (SEE DETAIL SHEETS)
1	TIE IN NEW CURB TO MATCH EXISTING CURB	N/A
2	TRANSITION CURB FROM 6" TO 0" OVER 2' HORIZONTALLY	N/A
3	NEW CONCRETE CURB AND GUTTER - SEE PAVING PLAN FOR DETAILS	C-1.2
4	NEW CONCRETE PAVING - SEE PAVING PLAN FOR DETAILS	C-1.2
10	THICKENED EDGE PAVING	1G/SD-5
11	4" WIDE PAINTED STRIPING @ 2' O.C. AND 45°	N/A
12	LANDSCAPE AREA - SEE LANDSCAPE PLAN L-1.0	N/A
13	2-4" WIDE PAINTED YELLOW TRAFFIC STRIPES (SEE LENGTH THIS SHEET)	N/A
14	4" WIDE PAINTED WHITE TRAFFIC STRIPE (SEE LENGTH THIS SHEET)	N/A
16	TRAFFIC FLOW ARROWS (TYP) - WHITE REFLECTIVE PAINT	4D/SD-5
17	FIRE LANE-SEE SHEET C-1.7 FIRE SITE PLAN	N/A
18	SIDEWALK (SEE WIDTH THIS SHEET)	7A/SD-5
19	BARRIER FREE RAMP - SEE DETAIL SHEETS	7C
23	PAINTED STOP BAR	4E/SD-5
25	TRAFFIC CONTROL SIGN - SEE TYPE THIS SHEET	6C/SD-5
27	PROPOSED TRANSFORMER - SEE UTILITY PLAN	C-3.1
28	PROPOSED GREASE INTERCEPTOR	9/SD-2
31	CURB INLET - SEE STORM SEWER PLAN	C-2.4
33	JUNCTION BOX - SEE STORM SEWER PLAN	C-2.4
34	4"x4" WYE INLET - SEE GRADING PLAN C-2.1	N/A
43	DUMPSTER ENCLOSURE - SEE ARCH PLANS	N/A
44	H/C PARKING SIGNAGE	2/SD-2
45	H/C PARKING SPACE	8A/SD1
46	SITE LIGHTING - SEE SHEET SD4	SD-4
47	CONCRETE BOLLARD	1/SD-2
48	CURB TRANSITION	5/SD-1
49	DECORATIVE LIGHTING	SD-4



**BENCH MARK**

**BENCHMARK NO. 1** - "X" CUT IN CONCRETE STORM INLET ON NORTH SIDE OF ARAPAHO ROAD APPROXIMATELY 575' EAST OF THE CENTERLINE INTERSECTION OF ARAPAHO ROAD AND MARSH LANE. ELEV.: 582.69'

**BENCHMARK NO. 2** - "X" CUT IN CONCRETE GRATE INLET APPROXIMATELY 360' EAST OF THE CENTERLINE INTERSECTION OF ARAPAHO ROAD AND MARSH LANE. ELEV.: 583.61'

ELEVATIONS ARE NAVD88 BASED ON GPS OBSERVATIONS.

TEXAS EXCAVATION SAFETY SERVICES  
1-800-344-8377



SEE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS. ANY DIFFERENCES SHALL BE REPORTED TO CIVIL ENGINEER PRIOR TO BUILDING LAYOUT.

THE AGGREGATE TOTAL OF ALL EXTERIOR WALL ELEVATIONS SHALL CONSIST OF NOT LESS THAN 80% BRICK VENEER.

**SITE DATA TABLE**

LAND AREA	3.133 ACRES, 136,464 S.F.
ZONING	LR AND I-1
BUILDING AREA	5,413 S.F.
BLDG. LOT COVERAGE	4%
PATIO AREA	771 S.F.
PARKING REQUIRED	
BUILDING (RETAIL 5,111 SF)	26 SPACES
BUILDING (RESTAURANT 302 SF)	5 SPACES
771 s.f. PATIO @ 1/70 s.f.	11 SPACES
TOTAL REQUIRED PARKING	42 SPACES
PARKING PROVIDED	
STANDARD PARKING SPACES	30 SPACES
HC PARKING PROVIDED	2 SPACES
PARKING PROVIDED (NO. OF PUMPS)	20 SPACES
TOTAL PARKING PROVIDED	52 SPACES

<p><b>SITE PLAN</b></p> <p><b>RACETRAC</b></p> <p>Beltline/Marsh Business Park Lot 2, Block 1 3.133 Ac. - Zoned: Light Retail Addison, Texas</p>	<p>DATE: Feb 09, 2018</p> <p>SCALE: 1"=30'</p> <p>DRAWN-BY: TJB</p> <p>DRAWING NAME:</p> <p><b>C-1.1</b></p> <p>SHEET NO. VERSION</p>
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THESE PLANS ARE SUBJECT TO FEDERAL COPYRIGHT LAWS. ANY USE OF SAME WITHOUT THE EXPRESS WRITTEN PERMISSION OF RACETRAC PETROLEUM, INC. IS PROHIBITED.

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

The Bousquet Group, Inc.  
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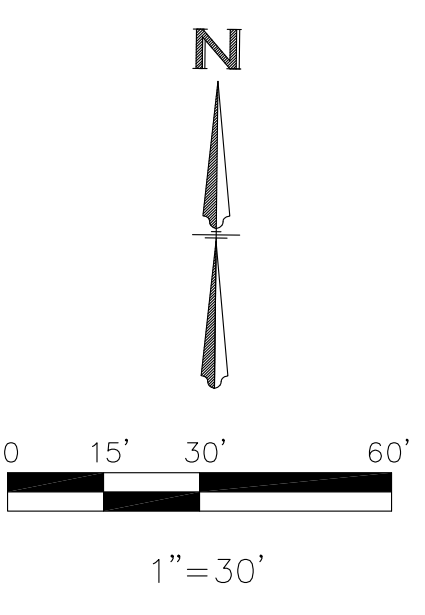


CURVE	DELTA	RADIUS	LENGTH
C1 (M)	8'08"35"	542.00'	76.72'
CHORD BEARING CHORD			
N 82°31'16" W 76.65'			
C1 (R)	8'08"35"	542.00'	76.72'
CHORD BEARING CHORD			
N 81°51'17" W 76.65'			
C2 (M)	8'08"35"	458.00'	64.83'
CHORD BEARING CHORD			
N 82°31'16" W 64.77'			
C2 (R)	8'08"35"	458.00'	64.83'
CHORD BEARING CHORD			
N 81°51'17" W 64.77'			

ST. LOUIS & SOUTH  
(100' RIGHT)

**SITE NOTES AND DETAILS:**

NOTE NUMBER	DESCRIPTION	COORDINATING DETAIL NUMBER (SEE DETAIL SHEETS)
1	NEW CONCRETE CATCH CURB	1/SD-1
2	NEW CONCRETE SHED CURB	2/SD-1
3	NEW CONCRETE CURB AT TANKS	3/SD-1
5	CONCRETE SIDEWALK AT BUILDING	SEE ARCH PLANS
6	CONCRETE BACKING FOR CURB	4/SD-1
7	HEAVY DUTY CONCRETE PAVING SEE DETAIL THIS SHEET	1D/C-1.4
8	CONCRETE PAVING AT TANK	1D/C-1.4
9	CONCRETE PAVING AT DUMPSTER	1D/C-1.4
10	TYPICAL CONCRETE AT AQUADUCT TRENCH	5/SD-2



**PAVING PLAN NOTES:**

STANDARD DUTY PAVEMENT AREAS SHALL BE PORTLAND CEMENT CONCRETE. DETAILS OF THE STANDARD DUTY CONCRETE PAVEMENT ARE PROVIDED ON DETAIL SHEETS.

NOTIFY OWNER 3 DAYS PRIOR TO POUR OF INITIAL SECTION OF DRIVEWAY PAVING. RACETRAC REPRESENTATIVE TO APPROVE INITIAL POUR.

TESTING OF MATERIALS REQUIRED FOR THE CONSTRUCTION OF THE PAVING IMPROVEMENTS SHALL BE PERFORMED BY AN AGENCY, APPROVED BY THE OWNER, FOR TESTING MATERIALS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE, BY THE STANDARD TESTING PROCEDURES, THAT THE WORK CONSTRUCTED MEETS THE REQUIREMENTS OF THE PROJECT SPECIFICATIONS.

ALL SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" LATEST EDITION.

TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE STATE DOT STANDARD SPECIFICATIONS FOR ROADS AND BRIDGES. CONTRACTOR SHALL REVIEW ALL TRAFFIC CONTROL DEVICES WITH DOT PRIOR TO INSTALLATION.

CONTRACTOR SHALL FURNISH AND INSTALL ALL PAVEMENT MARKINGS FOR PARKING STALLS, HANDICAPPED PARKING SYMBOLS, AND MISCELLANEOUS STRIPING WITHIN PARKING LOT AND AROUND BUILDING.

SEE IRRIGATION PLAN AND MEP PLANS PRIOR TO PAVING FOR LOCATION OF PROPOSED SLEEVING AND CONDUITS. EXTRA CONDUIT SHALL BE PLACED UNDER DRIVEWAYS FOR FUTURE USE.

ALL HANDICAP RAMPING, STRIPING, AND PAVEMENT MARKINGS SHALL CONFORM TO THE AMERICANS WITH DISABILITIES ACT OF 1990.

CONTRACTOR SHALL INSTALL CONSTRUCTION/EXPANSION JOINTS AT THE END OF A DAYS POUR AT ALL RADIUS POINTS, OR MAXIMUM 30' O.C. SPACING. CONTROL JOINTS SHALL BE PLACED AT MAXIMUM 15' IN BOTH DIRECTIONS.

CONTRACTOR TO SUBMIT A JOINTING PLAN TO THE CONSTRUCTION MANAGER PRIOR TO THE BEGINNING OF ANY PAVING WORK.

PAVING CONTRACTOR TO COORDINATE WITH BUILDING CONTRACTOR ON THE CONSTRUCTION AND PAVING NEAR THE SCREENING WALLS AND THE DUMPSTER PADS.

ALL DISCREPANCIES FOUND BY CONTRACTOR RELATED TO UNDERGROUND UTILITIES OR OTHER APPURTENANCES SHALL BE RESOLVED TO THE SATISFACTION OF OWNER AND ENGINEER PRIOR TO PLACEMENT OF ANY PAVING. CONTRACTOR TO ENSURE POSITIVE DRAINAGE FROM THE PROPOSED BUILDINGS AND NO PONDING IN SUBGRADE OF AREAS TO BE PAVED, AND NOTIFY OWNER AND ENGINEER IF ANY DISCREPANCIES ARE FOUND PRIOR TO INSTALLATION OF ANY PAVING.

EXISTING MANHOLE TOPS, VALVE BOXES, ETC. ARE TO BE ADJUSTED AS REQUIRED TO MATCH PROPOSED GRADES. IF NECESSARY, RE-ADJUSTMENTS SHALL BE PERFORMED UPON COMPLETION OF PAVING AND FINE GRADING TO ENSURE A SMOOTH TRANSITION.

ALL JOINTS SHALL EXTEND THROUGH THE CURB.

COMPACTION SHALL BE DONE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT.

ALL PAVEMENT TO BE SLOPED FOR POSITIVE DRAINAGE.

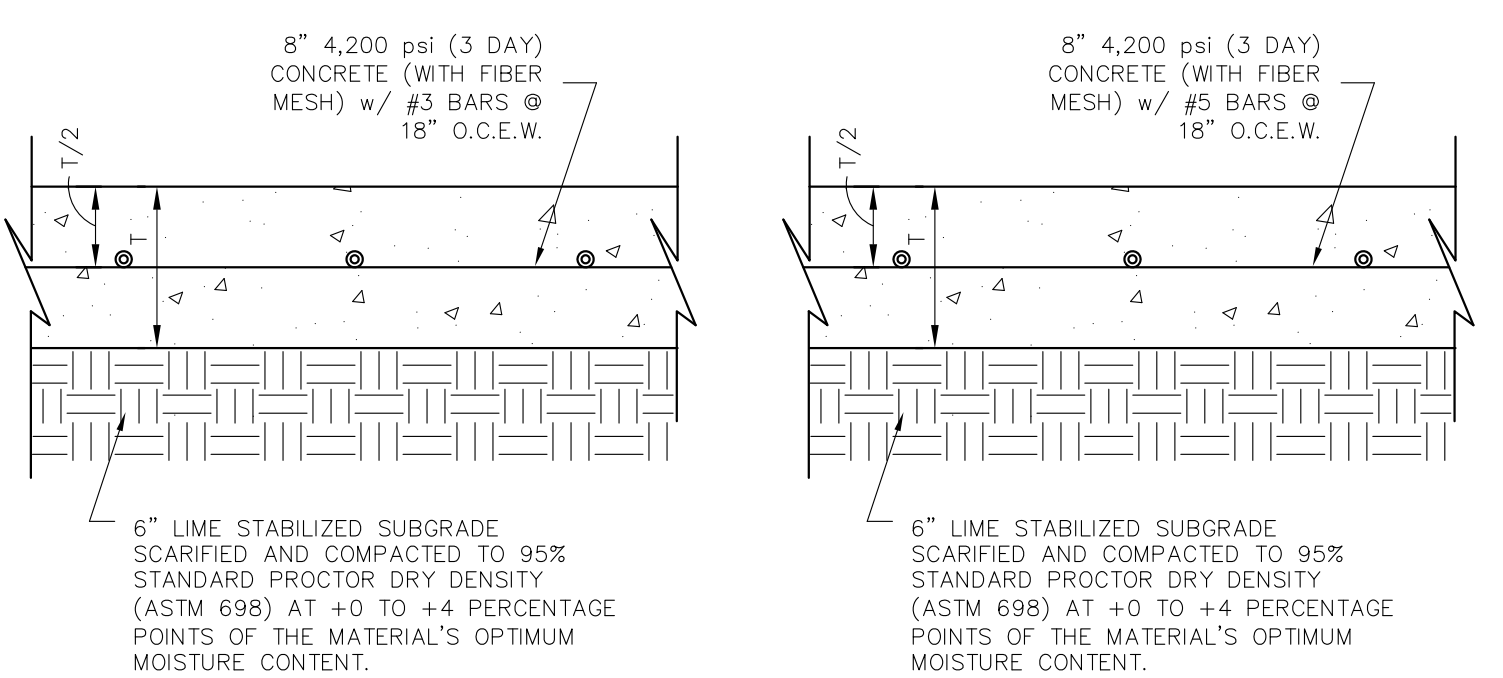
**PAVING LEGEND :**

- 6" REGULAR DUTY CONCRETE PAVING SEE DETAIL 1C THIS SHEET
- 8" HEAVY DUTY CONCRETE PAVING SEE DETAIL 1D THIS SHEET
- CONCRETE CURB BACKING
- 4" CONCRETE SIDEWALK
- 9" CONCRETE PAVEMENT PER TxDOT SPECIFICATIONS. SEE DETAIL 1E THIS SHEET.

REFER TO DETAIL SHEETS FOR ALL PAVING SECTIONS

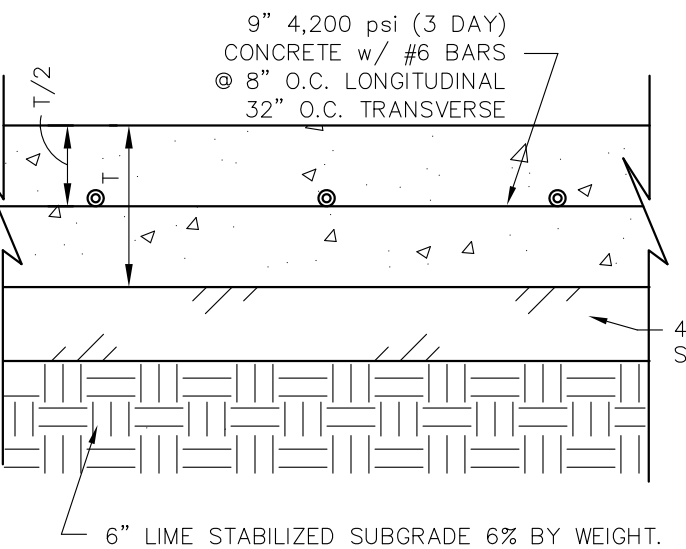
--- CONTROL JOINT  
SEE GENERAL CONTRACTOR POURING PLAN FOR EXACT LOCATION

--- EXPANSION JOINT - DETAIL 10/SD-1  
SEE GENERAL CONTRACTOR POURING PLAN FOR EXACT LOCATION



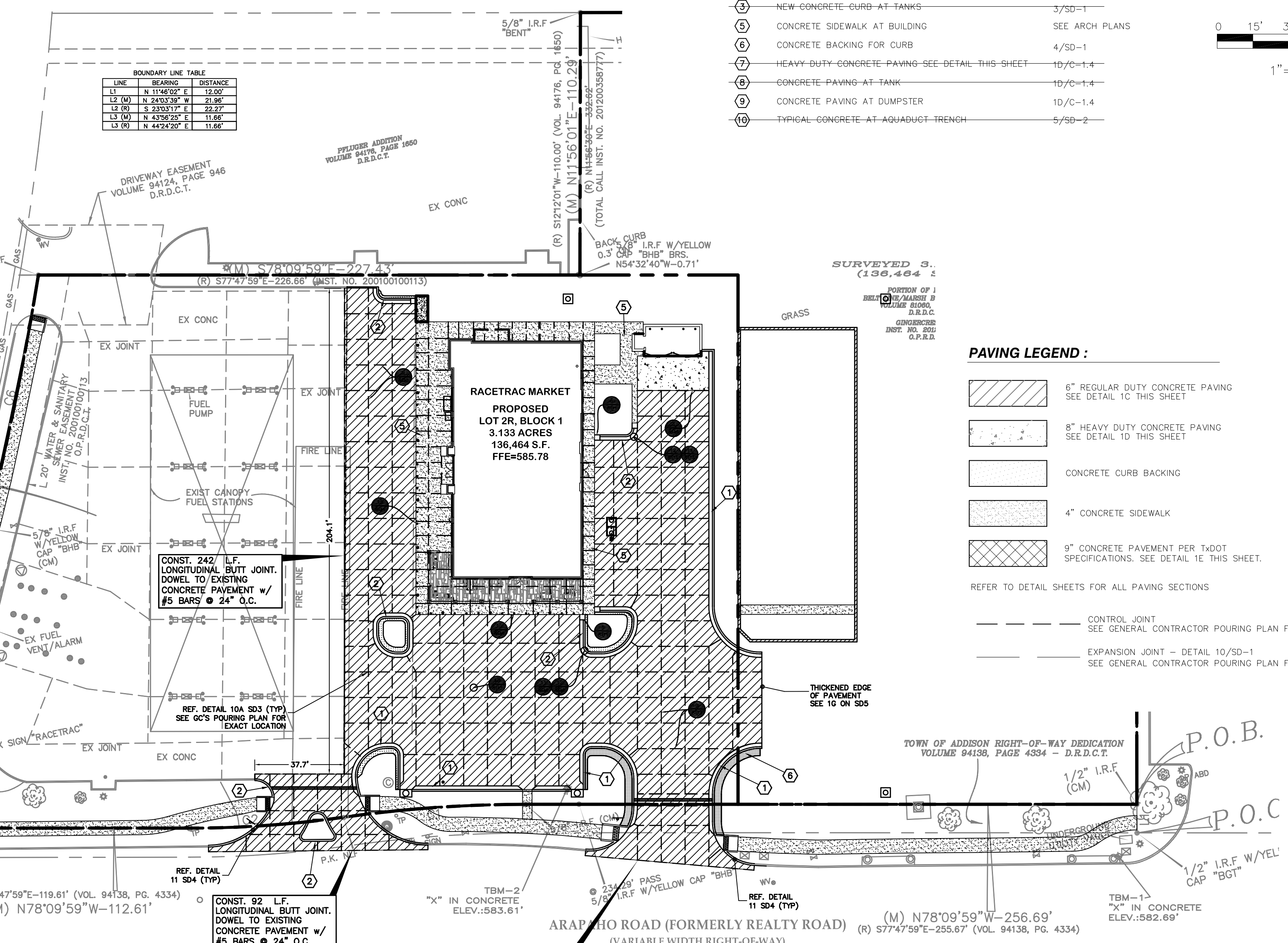
1C REINFORCED REGULAR DUTY CONCRETE PAVING N.T.S.

1D REINFORCED HEAVY DUTY CONCRETE PAVING N.T.S.



1E REINFORCED R.O.W. CONCRETE PAVING N.T.S.

- REFER TO GEOTECHNICAL REPORT BY PSI ENGINEERING, DATED MAY 31, 2012 FOR ADDITIONAL RECOMMENDATIONS AND REQUIREMENTS. IF ANY CONFLICTS WITH THIS REPORT AND THESE DETAILS, THE MORE STRINGENT SPECIFICATION SHALL APPLY.
- CONCRETE TO HAVE 5% (+/- 1%) AIR ENTRAINMENT
- AREAS OF CONCRETE IN THE FIRELANE SHALL MEET OR EXCEED THE MINIMUM REQUIREMENTS OF THE GOVERNING JURISDICTION.
- SUBGRADE TO BE TREATED WITH LIME AT A RATE OF 6% DRY WEIGHT AND BE IN ACCORDANCE WITH TxDOT ITEM NO 260 SPECIFICATIONS.
- NO SAND IS ALLOWED UNDER PAVEMENT.
- REF TxDOT CRCP-17 FOR REINFORCING.



**BENCH MARK**

BENCHMARK NO. 1 - "X" CUT IN CONCRETE STORM INLET ON NORTH SIDE OF ARAPAHO ROAD APPROXIMATELY 575' EAST OF THE CENTERLINE INTERSECTION OF ARAPAHO ROAD AND MARSH LANE. ELEV.: 582.69'

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TEXAS EXCAVATION SAFETY SERVICES  
1-800-344-8377

DATE	Feb 09, 2018
SCALE	1"=30'
DRAWN-BY	TJB
DRAWING NAME:	
<b>C-1.3</b>	
SHEET NO.	VERSION

**PAVING PLAN**  
**RACETRAC**  
Belltime/Marsh Business Park  
Lot 2, Block 1  
Ac. - Zoned: Light Retail  
Addison, Texas

**RaceTrac**  
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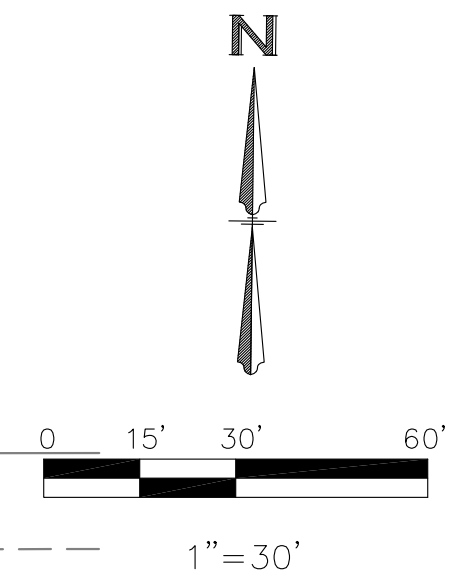
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BOUNDARY CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1 (M)	87°08'35"	542.00'	76.72'
CHORD BEARING CHORD			
N 82°13'16" W 76.65'			
C1 (R)	87°08'35"	542.00'	76.72'
CHORD BEARING CHORD			
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N 82°13'16" W 64.77'			
C2 (R)	87°08'35"	548.00'	64.83'
CHORD BEARING CHORD			
N 81°51'17" W 64.77'			

BOUNDARY LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 11°46'02" E	12.00'
L2 (M)	N 24°03'39" W	21.96'
L2 (R)	S 23°03'17" E	22.22'
L3 (M)	N 43°56'25" E	11.66'
L3 (R)	N 44°24'20" E	11.66'

ST. LOUIS & SOUTHWESTERN RAILROAD  
(100' RIGHT-OF-WAY)



GRADING NOTES:

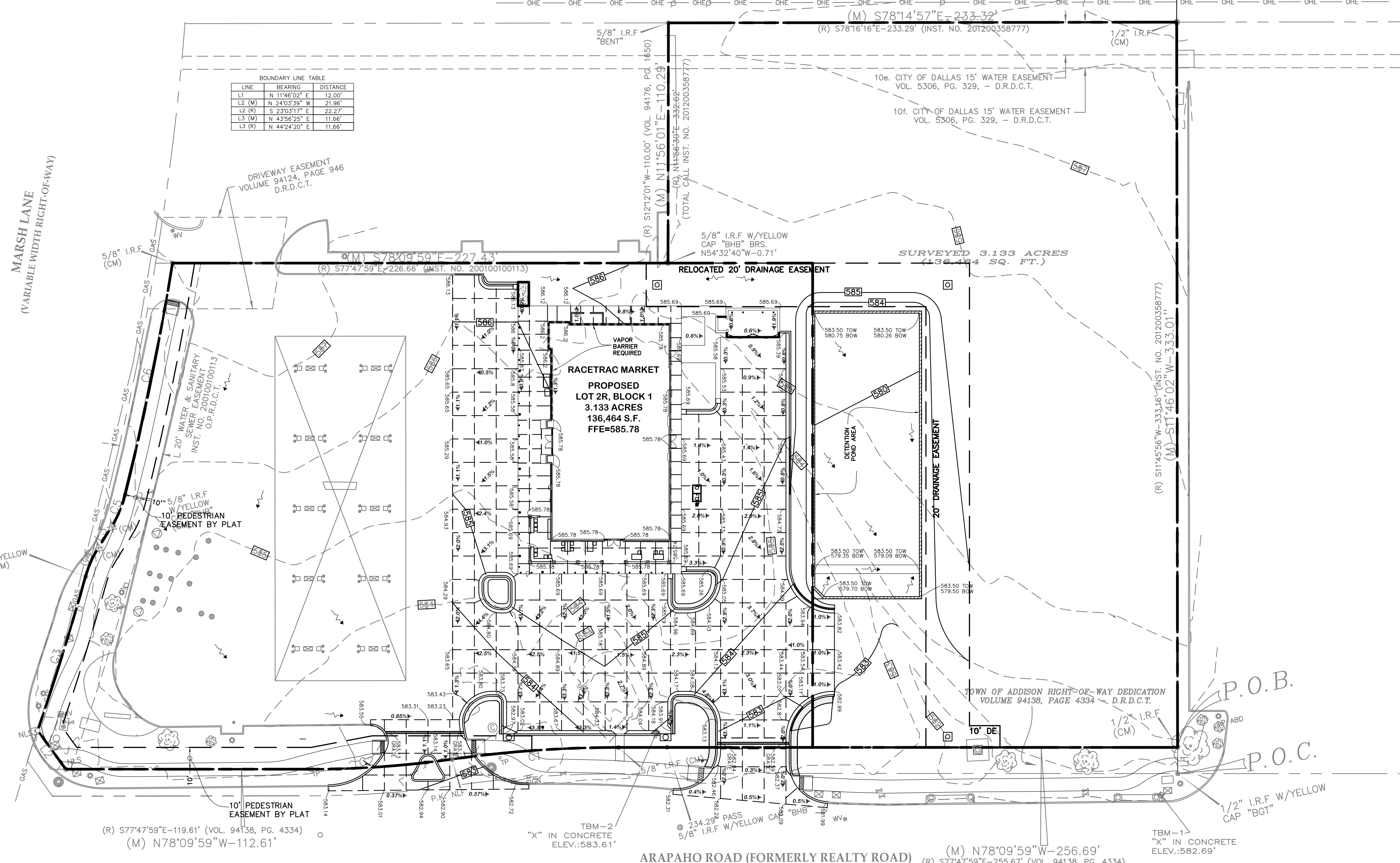
- GRADES SHOWN ARE PROPOSED FINISHED GRADES.
- THE INFORMATION PERTAINING TO EXISTING CONDITIONS WAS TAKEN FROM A SURVEY PROVIDED BY ONEAL SURVEYING COMPANY, INC.
- THE LOCATION OF ALL EXISTING UTILITIES WERE OBTAINED FROM AVAILABLE INFORMATION. THE CONTRACTOR SHALL VERIFY EXACT LOCATION AND DEPTH OF UTILITY PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
- ANY DISCREPANCIES IN THIS PLAN AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER AND ENGINEER PRIOR TO THE START OF CONSTRUCTION. PRIOR TO STARTING CONSTRUCTION, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION SHALL BEGIN UNTIL ALL PERMITS HAVE BEEN RECEIVED.
- CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT WORKMEN AND PUBLIC SHALL BE PROTECTED FROM INJURY, AND ADJOINING PROPERTY PROTECTED FROM DAMAGE. CONTRACTOR SHALL REPAIR ANY DAMAGE DONE TO PRIVATE OR PUBLIC PROPERTY.
- ACCESS TO UTILITIES, FIRE HYDRANTS, ETC. SHALL REMAIN UNDISTURBED AT ALL TIMES, UNLESS COORDINATED OTHERWISE.
- CONTRACTOR SHALL REMOVE ALL TRASH AND DEBRIS FROM THE SITE UPON COMPLETION OF THE PROJECT.
- ALL SUBGRADE PREPARATION, PAVING, AND UTILITY TRENCHING MUST BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE SOILS INVESTIGATION. IF THERE IS A CONFLICT BETWEEN THE SOILS REPORT AND THE PLANS, THE MORE PROHIBITIVE OF THE TWO SHALL TAKE PRECEDENCE.
- CONTRACTOR TO ENSURE COMPLIANCE WITH ANY AND ALL LAND DISTURBANCE NOTIFICATION REQUIREMENTS, AND THAT ALL REQUIRED EROSION CONTROL MEASURES ARE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE STATE, LOCAL, OR FEDERAL REQUIREMENTS.
- REMOVE EXISTING TOPSOIL IN ACCORDANCE WITH THE GEOTECHNICAL REPORT, PRIOR TO PLACEMENT OF ANY FILL MATERIAL.
- CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING TRENCH SAFETY REQUIREMENTS IN ACCORDANCE WITH CITY STANDARDS, TEXAS STATE LAW, AND O.S.H.A. STANDARDS FOR ALL EXCAVATION IN EXCESS OF FIVE FEET IN DEPTH.
- DRAINAGE SHOULD BE MAINTAINED AWAY FROM THE FOUNDATIONS, BOTH DURING AND AFTER CONSTRUCTION.

GRADING LEGEND (PROPOSED):

- 543 EXISTING CONTOUR
- 654.78 EXISTING SPOT ELEVATION
- 555 PROPOSED CONTOUR
- PROPOSED SPOT ELEVATIONS
  - G=GUTTER
  - TC=TOP OF CURB
  - P=TOP OF PAVEMENT OR SIDEWALK
  - TI=TOP OF ISLAND
  - TW=TOP OF WALL
  - BW=BOTTOM OF WALL, WHICH IS THE PROPOSED GRADE ON THE LOW SIDE OF THE WALL. SEE WALL DETAIL FOR ADDITIONAL INFORMATION.
- 3:1 GROUND SLOPE 3' HORIZ. TO 1' VERTICAL
- DRAINAGE SLOPE
- PROPOSED STORM SEWER PIPE
- PROPOSED DITCH-LINE
- AQUADUCT TRENCH DRAIN
- RETAINING WALL - SEE ASSOCIATED PLANS

- BOTTOM OF CANOPY FASCIA: FINISHED FLOOR ELEVATION +18' (MINIMUM OF 18' ABOVE FINISHED GRADE)
- TOP OF UST'S: FC-3' (MIN)
- CEMENT STABILIZED SAND BEDDING REQUIRED FOR STORM DRAIN INLET STRUCTURES AND JUNCTION BOXES.

MARSH LANE  
(VARIABLE WIDTH RIGHT-OF-WAY)



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DATE	Feb 09, 2018
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DRAWN-BY	TJB
DRAWING NAME:	
<b>C-2.1</b>	-
SHEET NO.	VERSION

PRELIMINARY GRADING AND DRAINAGE PLAN

**RACETRAC**

Beltline/Marsh Business Park  
Lot 2, Block 1  
3.133 Ac. - Zoned: Light Retail  
Addison, Texas

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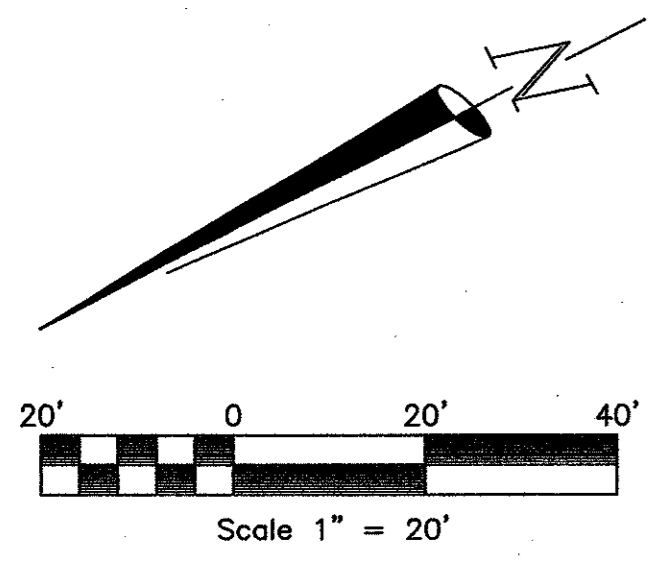
**Racetrac**

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Texas Firm No. F-8942

02/09/18





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.

**LEGEND**

—	EXISTING	—	PROPOSED
---	PROPERTY LINE	---	PROPOSED
---	DRAINAGE BOUNDARY	---	PROPOSED
→	FLOW DIRECTION	→	PROPOSED

**CALCULATION FOR C**

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

$C = (AP) * 0.35 + (AI) * 1.00 / 1.372 = 0.81$

Drainage Area	Design Storm (yr)	Area (Acres)	Runoff Coefficient 'C'	Time to Concentration (Tc)	Storm Intensity (q)	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

**DRAINAGE AREA MAP & CALCULATIONS**

**Detention Basin Calculations Basin Inlet Calculation**

**Existing Conditions**

C<sub>PRE</sub> = 0.35  
T<sub>c</sub> = 10 MIN  
I<sub>100</sub> = 8.74  
AREA = 1.4 ACRE  
Q<sub>EXIST</sub> = 4.28 CFS

18" RCP @ 0.5%  
Q<sub>QAP</sub> = 7.43 CFS  
n = 0.013  
Q<sub>100</sub> = 7.15 CFS  
V = 4.8 FPS

**Proposed Conditions**

C<sub>PROP</sub> = 0.81  
T<sub>c</sub> = 10 MIN  
I<sub>100</sub> = 8.74  
AREA 'A' = 0.1 ACRE  
AREA 'B' = 1.0 ACRE  
AREA 'C' = 0.2 ACRE

**Basin Outlet Calculation**

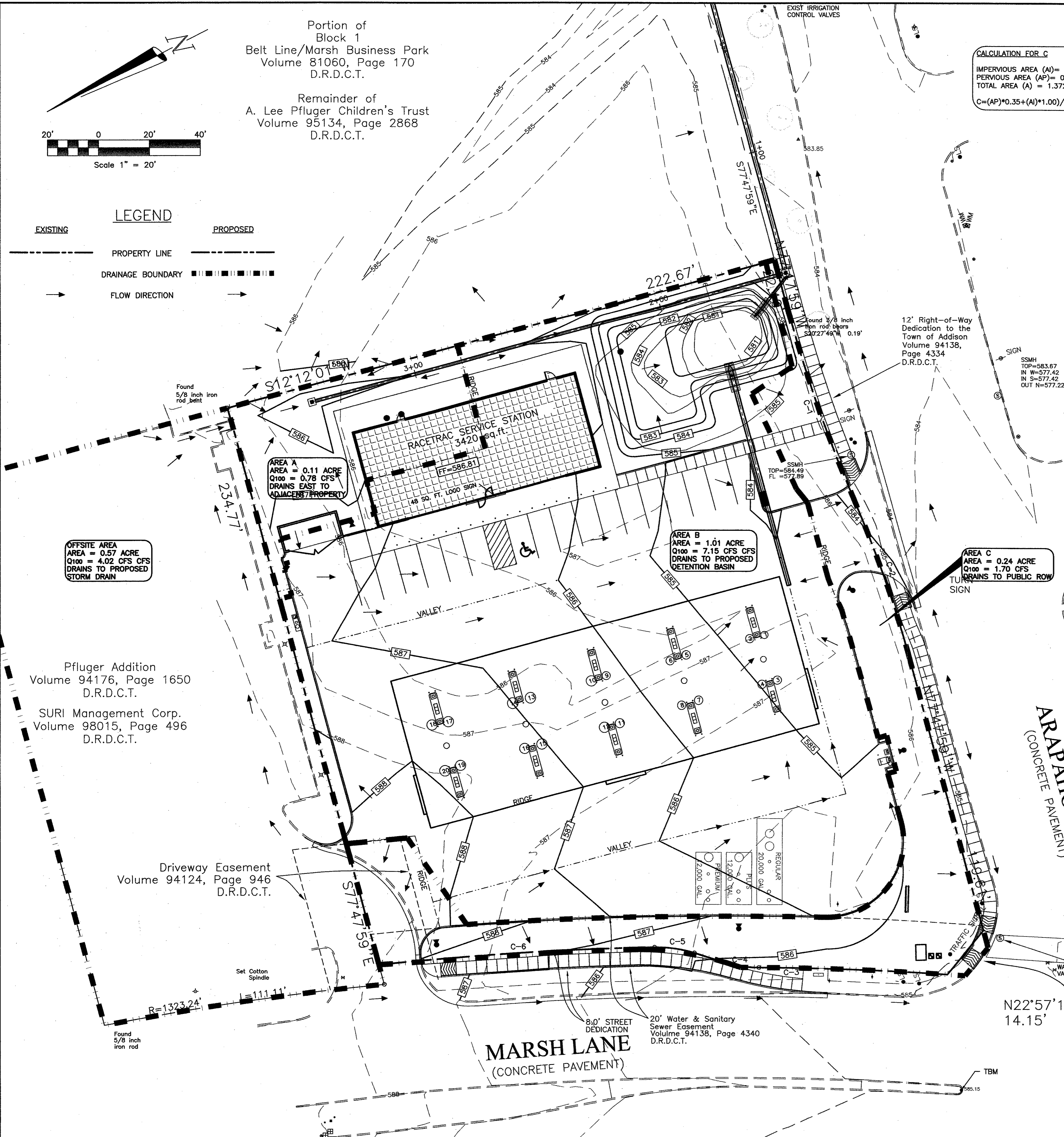
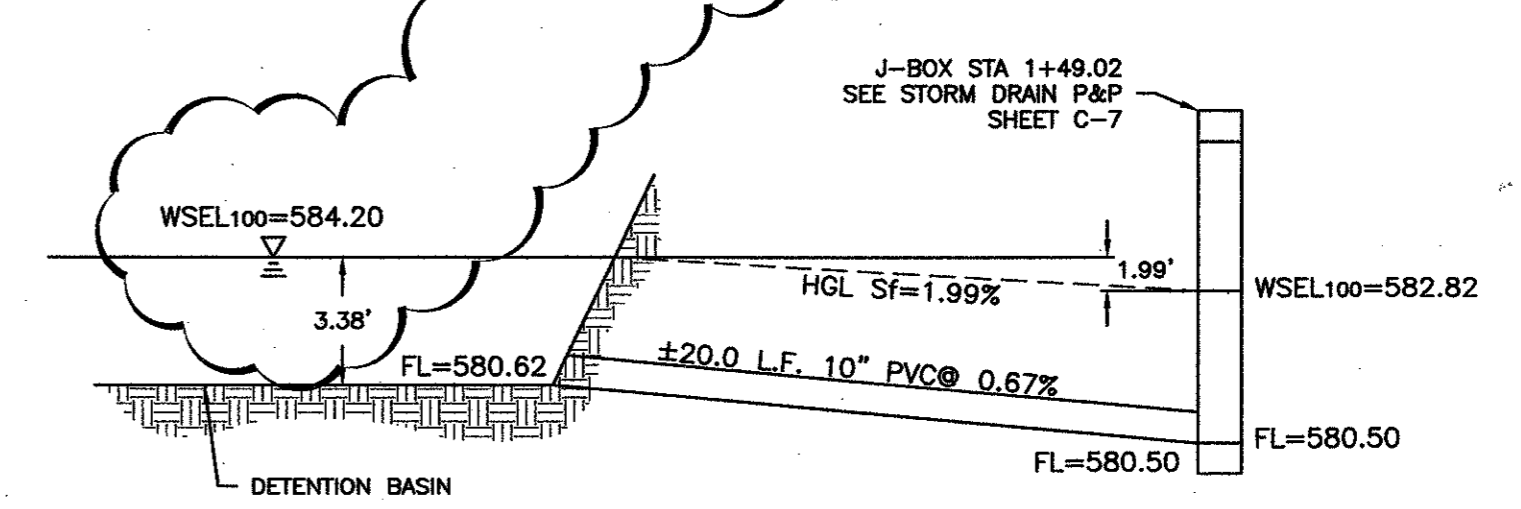
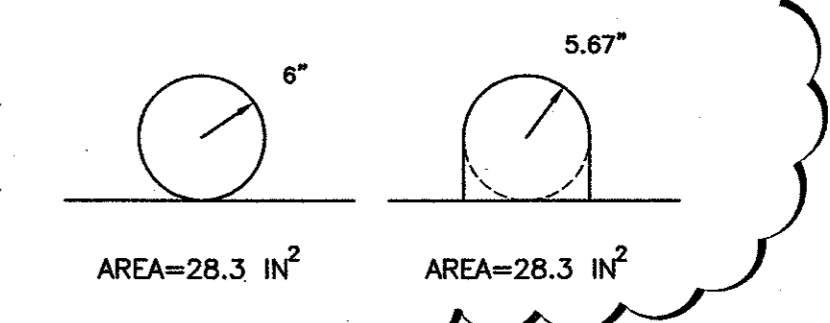
Q<sub>ALLOW</sub> = 1.80 CFS  
FL AT BASIN = 580.62  
WSEL AT J-BOX = 582.82  
BASIN WSEL<sub>100</sub> = 584.20  
h = 3.38'  
Q<sub>outfall</sub> = 1.80 CFS  
CALCULATED ORIFICE  $\phi$  = 6.0"  
EQUIVALENT AREA ORIFICE  $\phi$  = 5.67"

**Allowable Flow from Basin**

Q<sub>ALLOW</sub> = Q<sub>PROP</sub> - Q<sub>A</sub> - Q<sub>C</sub>  
Q<sub>ALLOW</sub> = 4.28 - 0.78 - 1.7 = 1.8 CFS

**Detention Volume**

VOL = (Q<sub>PRE</sub> - Q<sub>ALLOW</sub>) \* T<sub>c</sub>  
VOL = (9.63 - 4.3) CFS \* 10 MIN \* (60 SEC/MIN)  
VOL = 3,210 FT<sup>3</sup>



**OFFSITE AREA**

AREA = 0.57 ACRE  
Q<sub>100</sub> = 4.02 CFS CFS  
DRAINS TO PROPOSED STORM DRAIN

**AREA A**

AREA = 0.11 ACRE  
Q<sub>100</sub> = 0.78 CFS  
DRAINS EAST TO ADJACENT PROPERTY

**AREA B**

AREA = 1.01 ACRE  
Q<sub>100</sub> = 7.15 CFS CFS  
DRAINS TO PROPOSED DETENTION BASIN

**AREA C**

AREA = 0.24 ACRE  
Q<sub>100</sub> = 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  
Volume 94124, Page 946  
D.R.D.C.T.

**MARSH LANE**  
(CONCRETE PAVEMENT)

20' STREET DEDICATION  
Sewer Easement  
Volume 94138, Page 4340  
D.R.D.C.T.

**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.  
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 x129

**Baird, Hampton & Brown, Inc.**  
Engineering & Surveying

309 W. 7th St., Ste. 300 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	REALITY DRIVE CHANGED TO ARAPAHO ROAD	02/03/03

DESIGNED: DAH  
DRAWN: DAH  
CHECKED: KB  
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**

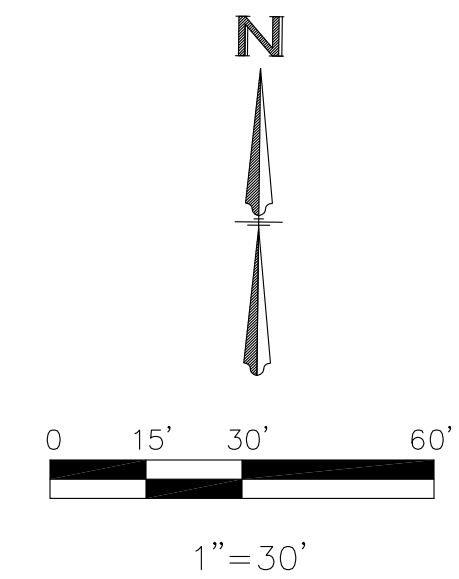
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NO.	BEARING	RADIUS	LENGTH	NO.	BEARING	RADIUS	LENGTH	NO.	BEARING	RADIUS	LENGTH
C1 (M)	87°08'35" E	542.00'	76.72'	C3 (M)	312°27'13"	1323.24'	74.07'	C5 (M)	181°21'31" E	50.00'	15.89'
C1 (R)	CHORD BEARING	CHORD		C3 (R)	CHORD BEARING	CHORD		C5 (R)	CHORD BEARING	CHORD	
C1 (M)	N 82°13'16" W	76.65'		C3 (M)	N 29°06'06" E	74.06'		C5 (M)	N 34°09'09" E	15.82'	
C1 (R)	CHORD BEARING	CHORD		C3 (R)	CHORD BEARING	CHORD		C5 (R)	CHORD BEARING	CHORD	
C2 (M)	87°08'35" E	542.00'	76.72'	C4 (M)	312°27'13"	1323.24'	74.07'	C6 (M)	181°21'31" E	50.00'	15.89'
C2 (R)	CHORD BEARING	CHORD		C4 (R)	CHORD BEARING	CHORD		C6 (R)	CHORD BEARING	CHORD	
C2 (M)	N 81°51'17" W	76.65'		C4 (M)	N 26°31'28" E	228.20'		C6 (M)	N 23°03'42" E	108.55'	
C2 (R)	CHORD BEARING	CHORD		C4 (R)	CHORD BEARING	CHORD		C6 (R)	CHORD BEARING	CHORD	
C2 (M)	87°08'35" E	548.00'	64.83'	C4 (M)	N 35°45'06" E	14.30'		C6 (M)	44°02'24" E	1331.24'	108.58'
C2 (R)	CHORD BEARING	CHORD		C4 (R)	CHORD BEARING	CHORD		C6 (R)	CHORD BEARING	CHORD	
C2 (M)	N 82°13'16" W	64.77'		C4 (M)	16°26'46" S	50.00'	14.35'	C6 (M)	44°02'24" E	1331.24'	108.58'
C2 (R)	CHORD BEARING	CHORD		C4 (R)	CHORD BEARING	CHORD		C6 (R)	CHORD BEARING	CHORD	
C2 (M)	87°08'35" E	458.00'	64.83'	C4 (M)	16°26'46" S	50.00'	14.35'	C6 (M)	44°02'24" E	1331.24'	108.58'
C2 (R)	CHORD BEARING	CHORD		C4 (R)	CHORD BEARING	CHORD		C6 (R)	CHORD BEARING	CHORD	
C2 (M)	N 81°51'17" W	64.77'		C4 (M)	S 36°10'57" W	14.30'		C6 (M)	S 23°01'25" W	108.55'	
C2 (R)	CHORD BEARING	CHORD		C4 (R)	CHORD BEARING	CHORD		C6 (R)	CHORD BEARING	CHORD	

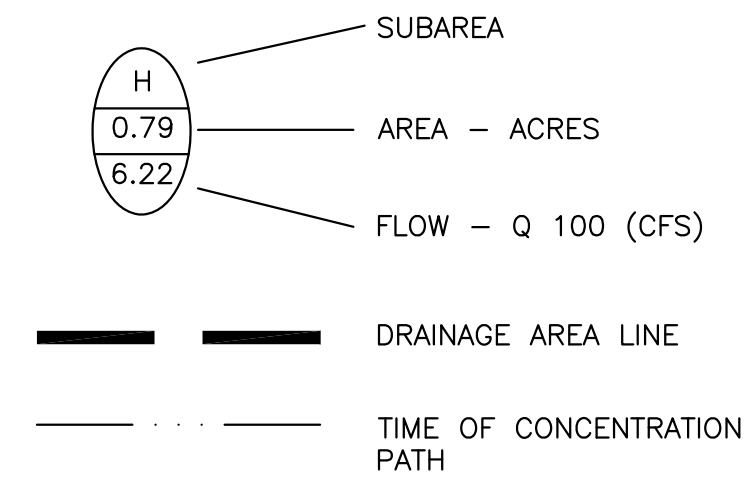
**ST. LOUIS & SOUTHWESTERN RAILROAD**  
(100' RIGHT-OF-WAY)

**DRAINAGE NOTES:**

- THE DEVELOPER, THROUGH HIS ENGINEER OR AUTHORIZED REPRESENTATIVE, SHALL ACQUIRE ALL REQUIRED NATIONWIDE PERMITS, SUCH AS CWA 401, 402 AND/OR 404 PERMITS, AS APPROPRIATE, FROM THE USEPA, TCEQ, AND/OR USACE.
- TOPOGRAPHICAL INFORMATION IS PRESENTED FOR DRAINAGE ANALYSIS PURPOSES ONLY AND IS NOT TO BE USED FOR CONSTRUCTION.
- TOPOGRAPHICAL INFORMATION PRESENTED HEREIN IS DERIVED FROM SURVEY AS PROVIDED BY ONEAL SURVEYING, INC.



**DRAINAGE LEGEND:**



**PRE-DEVELOPED DRAINAGE SUMMARY**  
100 YR STORM

DRAINAGE AREA	AREA (AC)	Tc (MIN)	C-VALUE	I (100 yr) (in/hr)	Q (100 yr) (cfs)	REMARKS
E1	1.36	10	0.81	8.74	4.28	THIS IS THE DETAINED TOTAL CFS FROM THE SITE AS IT EXISTS. SEE ATTACHED DRAINAGE ANALYSIS BY OTHERS
E2	1.77	13	0.25	8.30	3.67	GRASS AREA TO DESIGN POINT
O1	0.57	10	0.80	8.74	4.02	OFF-SITE AREA THROUGH THE SITE
<b>TOTAL</b>	<b>3.70</b>				<b>14.23</b>	<b>TOTAL FLOWS TO DESIGN POINT</b>

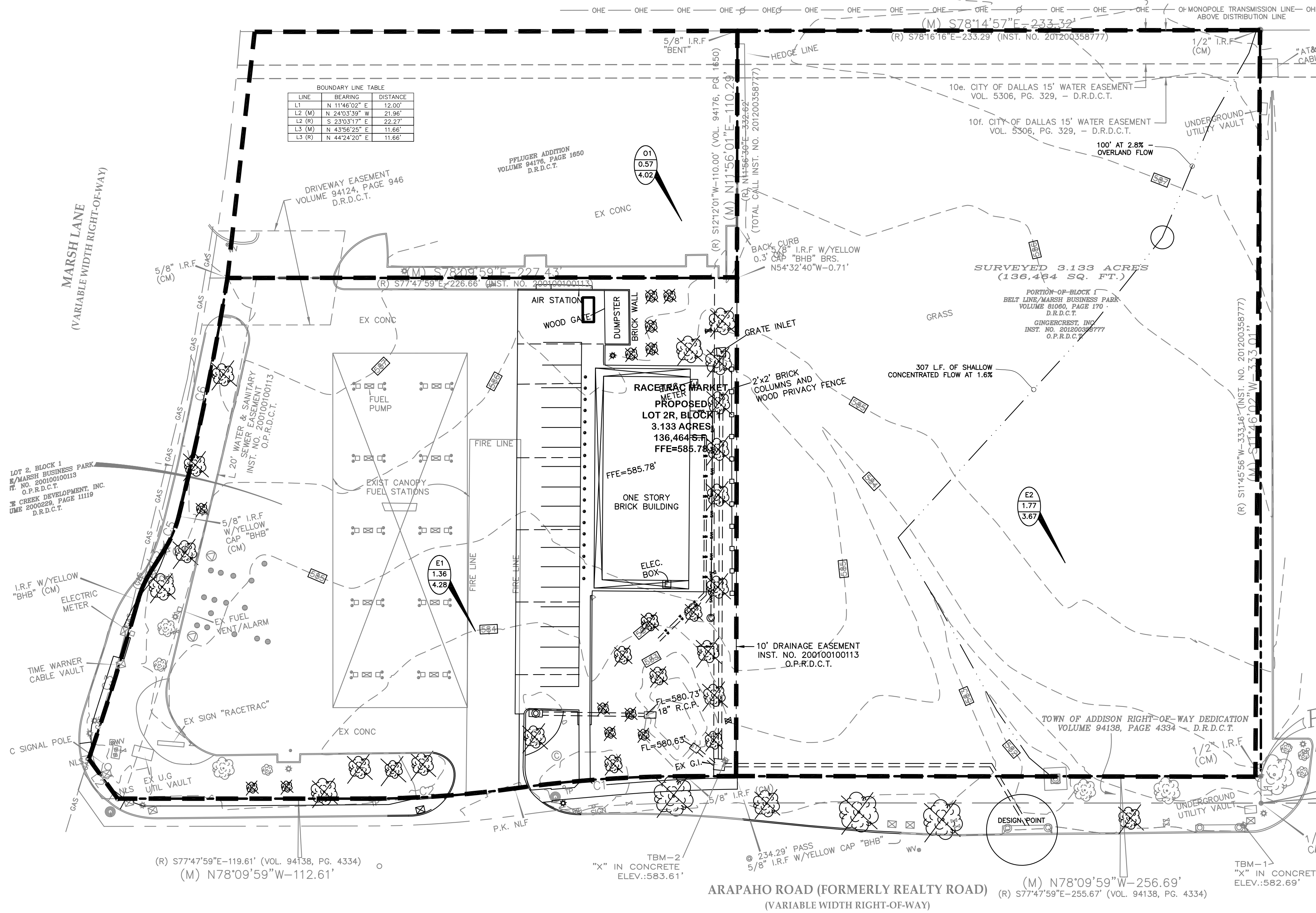
**PRE-DEVELOPED DRAINAGE MAP NOTE:**

THE EXISTING STORE AND OFF-SITE AREA WERE DESIGNED WITH A DIFFERENT DRAINAGE CRITERIA MANUAL. IT HAS BEEN UPDATED SINCE THE TIME OF THE COMPLETION OF THESE PROJECTS. SO, THE OLD INFORMATION IS USED FOR THOSE AREAS AND THE NEW GRASS AREA IS DESIGNED FOR PER THE NEW CRITERIA MANUAL ADOPTED IN JULY OF 2011. SEE ATTACHED POST DEVELOPED FLOWS BY BAIRD HAMPTON BROWN FOR ADDITIONAL INFORMATION TO SUPPORT THE PRE-DEVELOPED FLOWS SHOWN FOR E1 AND O1.

FROM FIGURE 3 IN THE DRAINAGE CRITERIA MANUAL, THE TIME OF OVERLAND FLOW IS 11 MINUTES (100 FT AT 2.8%).

FROM FIGURE 4 IN THE DRAINAGE CRITERIA MANUAL, AVG VELOCITY IS 2.2 FT/SEC, WHICH EQUALS 2.3 MINUTES (307 FT AT 1.6%).

TOTAL PRE-DEVELOPED TIME OF CONCENTRATION IS 13 MINUTES



**BOUNDARY LINE TABLE**

LINE	BEARING	DISTANCE
L1	N 11°46'02" E	12.00'
L2 (M)	N 24°03'09" W	21.96'
L2 (R)	S 23°03'17" E	22.22'
L3 (M)	N 43°56'25" E	11.66'
L3 (R)	N 44°24'20" E	11.66'

**PRE-DEVELOPED D.A.M.**

**RACETRAC**  
Beltline/Marsh Business Park  
Lot 2, Block 1  
3.133 Ac. - Zoned: Light Retail  
Addison, Texas

DATE: Feb 09, 2018  
SCALE: 1"=30'  
DRAWN-BY: TJB  
DRAWING NAME:

**C-2.3**

SHEET NO. VERSION

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

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

The Boisquet Group, Inc.  
501 S. Carroll Blvd.  
Ste. 201  
Denton, TX, 76201  
940.566.0088  
940.566.0008 fax  
Texas Firm No. F-8942

02/09/18

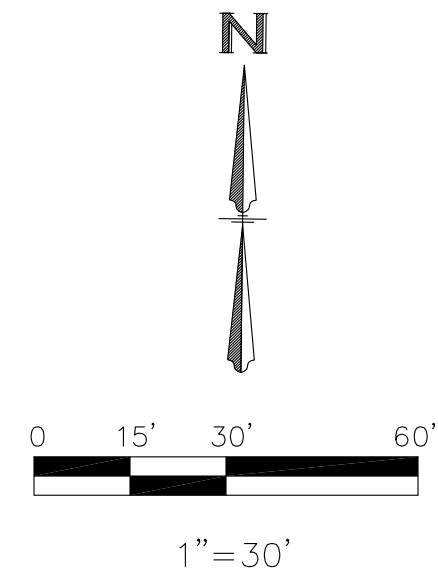
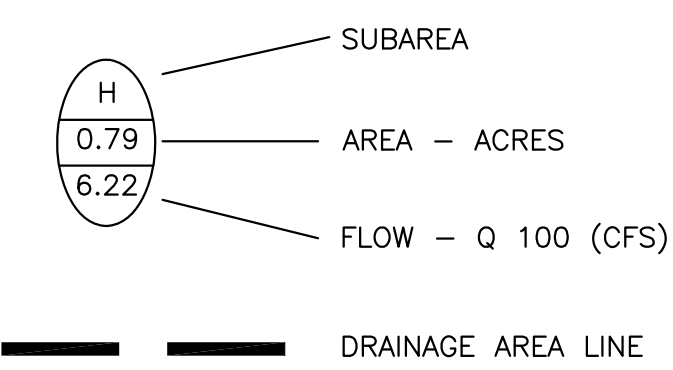


CURVE	DELTA	RADIUS	LENGTH
C1 (M)	8'08"35"	542.00'	76.72'
CHORD BEARING CHORD			
N 82°13'16" W 76.65'			
C1 (R)	8'08"35"	542.00'	76.72'
CHORD BEARING CHORD			
N 81°51'17" W 76.65'			
C2 (M)	8'08"35"	548.00'	64.83'
CHORD BEARING CHORD			
N 82°13'16" W 64.77'			
C2 (R)	8'08"35"	458.00'	64.83'
CHORD BEARING CHORD			
N 81°51'17" W 64.77'			

LINE	BEARING	DISTANCE
L1	N 11°46'02" E	12.00'
L2 (M)	N 24°03'09" W	21.96'
L2 (R)	S 23°03'17" E	22.22'
L3 (M)	N 43°36'25" E	11.66'
L3 (R)	N 44°24'20" E	11.66'

ST. LOUIS & SOUTHWESTERN RAILROAD  
(100' RIGHT-OF-WAY)

DRAINAGE LEGEND:



ULTIMATE DEVELOPMENT DRAINAGE SUMMARY  
100 YR STORM

DRAINAGE AREA	AREA (AC)	Tc (MIN)	C-VALUE	I (100 yr) (in/hr)	Q (100 yr) (cfs)	REMARKS
P1	0.84	10	0.90	9.27	7.01	EXISTING SITE INTO SLOTTED DRAIN
P2	0.08	10	0.90	9.27	0.67	5' CURB INLET
P3	0.05	10	0.90	9.27	0.42	5' CURB INLET
P4	0.26	10	0.90	9.27	2.17	SHEET FLOW INTO SLOTTED DRAIN
P5	0.13	10	0.90	9.27	1.08	BLDG ROOF DRAINAGE TO POND
F1	1.29	10	0.90	9.27	10.76	FUTURE COLLECTION AND DISCHARGE
<b>TOTAL</b>	<b>2.65</b>				<b>22.11</b>	<b>TOTAL INFLOW INTO POND</b>
P6	0.23	10	0.25	9.27	0.53	SITE BYPASS POND
P7	0.18	10	0.25	9.27	0.42	SITE BYPASS POND
F2	0.09	10	0.25	9.27	0.21	FUTURE BY PASS POND
<b>TOTAL</b>	<b>0.50</b>				<b>1.16</b>	<b>TOTAL SITE FLOWS - BYPASS POND</b>
<b>01</b>	<b>0.57</b>	<b>13</b>	<b>0.90</b>	<b>8.3</b>	<b>4.28</b>	<b>OFF-SITE DRAINAGE - BYPASS</b>

Q ALLOWABLE DISCHARGE FROM THE POND = PRE-DEVELOPED FLOWS - FLOWS THAT BYPASS THE POND. THE POND IS DESIGNED FOR THE ENTIRE 3.133 ACRES.

PRE-DEVELOPED FLOWS FOR THE SITE IS 7.95 CFS - SEE PRE DEV DRAINAGE MAP BY-PASS AMOUNT IS FROM SUBAREAS P6, P7 AND F2, WHICH EQUALS 1.16 CFS. THEREFORE, THE ALLOWABLE DISCHARGE FROM THE POND IS 6.79 CFS.

TOTAL FLOW INTO THE POND IS 22.11 CFS, SO DETENTION WILL BE FOR THE DIFFERENCE IN THESE VOLUMES USING MODIFIED RATIONAL METHOD.

		MODIFIED RATIONAL METHOD 100 YEAR STORM EVENT CONVENIENCE STORE - MARSH AND ARAPAHO - ADDISON TX								
		10	20	30	40	50	60	70	80	90
2										
10										
25										
100		9.27	7.05	5.77	4.99	4.50	3.86	3.65	3.25	3.00
Maximum Release Rate:		6.79 cfs								
Post Developed Conditions										
Area Draining into Pond										
				Tc	2.65					
				I 100	9.27					
				A	2.65					
				C	0.9					
				Q 100	22.11					
				<b>Total Q</b>	<b>22.11</b>					
				Q 100	Offsite					
10 minutes	Intensity	9.27	22.11	0	22.11					
20 minutes		7.05	16.81	0	16.81					
30 minutes		5.77	13.76	0	13.76					
40 minutes		4.99	11.90	0	11.90					
50 minutes		4.50	10.73	0	10.73					
60 minutes		3.86	9.21	0	9.21					
70 minutes		3.65	8.71	0	8.71					
80 minutes		3.25	7.75	0	7.75					
90 minutes		3	7.16	0	7.16					
10 minute Storm	INFLOW	13265.37		CF						
	OUTFLOW	4074.00		CF						
	STORAGE	9191.37		CF						
20 minute Storm	INFLOW	20177.10		CF						
	OUTFLOW	6111.00		CF						
	STORAGE	14066.10		CF						
30 minute Storm	INFLOW	24770.61		CF						
	OUTFLOW	8148.00		CF						
	STORAGE	16622.61		CF						
40 minute Storm	INFLOW	28562.76		CF						
	OUTFLOW	10185.00		CF						
	STORAGE	18377.76		CF						
50 minute Storm	INFLOW	32197.50		CF						
	OUTFLOW	12222.00		CF						
	STORAGE	19975.50		CF						
60 minute Storm	INFLOW	33141.96		CF						
	OUTFLOW	14259.00		CF						
	STORAGE	18882.96		CF						
70 minute Storm	INFLOW	36562.05		CF						
	OUTFLOW	16296.00		CF						
	STORAGE	20266.05		CF	Volume Needed					
80 minute Storm	INFLOW	37206.00		CF						
	OUTFLOW	18333.00		CF						
	STORAGE	18873.00		CF						

ORIFICE DESIGN:

BOTTOM OF POND ELEV=579.09  
WSEL OF 100 YR STORM EVENT IS 582.41  
HEAD OF 3.41'  
Cd=0.62

$$Q=(Cd)(A)(2gh)^{0.5}$$

SOLVING FOR AREA (A), AS Q ALLOWABLE IS 6.79 CFS

AREA OF OPENING = 0.739 SF

OR AN ORIFICE OF 11.6" ø

NO. 1

DATE

The Bousquet Group, Inc.  
501 S. Carroll Blvd.  
Denton, TX 76201  
940.566.0088  
940.566.0088 fax  
Texas Firm No. F-8942

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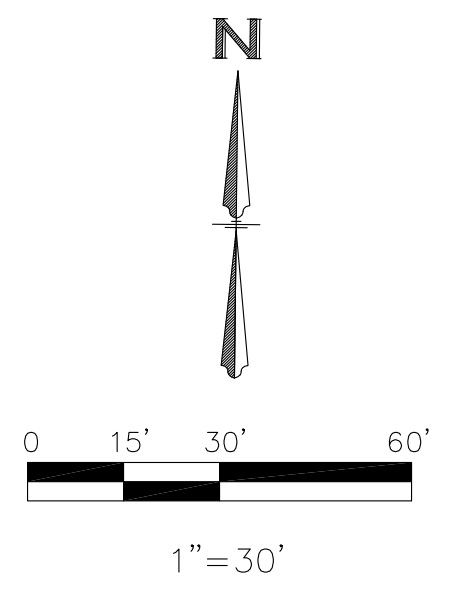
RACETRAC PETROLEUM, INC.  
3225 CUMBERLAND BOULEVARD  
SUITE 100 ATLANTA, GA 30339  
(770) 431-7600

POST DEVELOPED D.A.M.  
**RACETRAC**  
Beltline/Marsh Business Park  
Lot 2, Block 1  
3.133 Ac. - Zoned: Light Retail  
Addison, Texas

DATE Feb 09, 2018  
SCALE 1"=30'  
DRAWN-BY TJB  
DRAWING NAME:  
**C-2.4**  
SHEET NO. VERSION

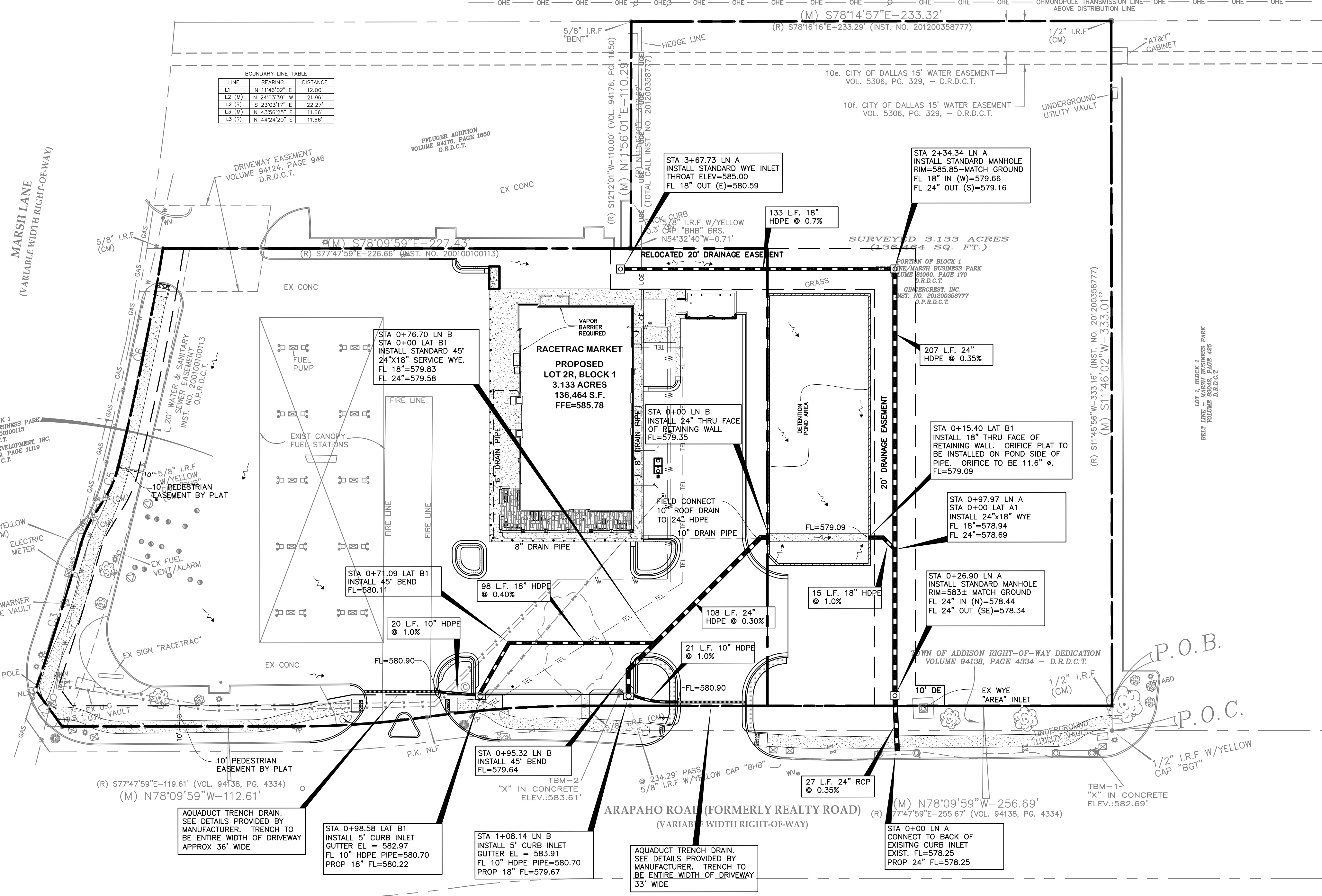
BOUNDARY CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1 (M)	87°06'35"	542.00'	76.72'
CHORD BEARING CHORD			
N 82°13'16" W 76.65'			
C1 (R)	87°06'35"	542.00'	76.72'
CHORD BEARING CHORD			
N 81°51'17" W 76.65'			
C2 (M)	87°06'35"	548.00'	64.83'
CHORD BEARING CHORD			
N 82°13'16" W 64.77'			
C2 (R)	87°06'35"	548.00'	64.83'
CHORD BEARING CHORD			
N 81°51'17" W 64.77'			

ST. LOUIS & SOUTHWESTERN RAILROAD  
(100' RIGHT-OF-WAY)



**STORM SEWER LEGEND AND NOTES:**

- PROPOSED STORM SEWER PIPE
- PROPOSED CURB INLET
- PROPOSED GRATE INLET
- CONNECT 6" ROOF DRAIN. SEE MEP PLANS FOR CONTINUATION OF SERVICE



TEXAS EXCAVATION  
SAFETY SERVICES  
1-800-344-8377

**BENCH MARK**

Benchmark # 1  
CITY OF LEWISVILLE BENCH MARK #30, FOUND BRASS DISK IN CONCRETE 350' +/- WESTERLY OF THE INTERSECTION OF DENTON TAP ROAD AND WEST VISTA RIDGE MALL DRIVE.  
PUBLISHED ELEVATION = 544.62'

TEMPORARY BENCHMARK #2  
SET MAG NAIL WITH WASHER STAMPED "JPH LAND SURVEYING" ON THE CURB INLET  
NEAR THE SOUTHWEST CORNER OF THE SUBJECT PROPERTY.  
ELEVATION=550.94'

<p><b>STORM SEWER PLAN</b></p> <p><b>RACETRAC</b></p> <p>Beltline/Marsh Business Park Lot 2, Block 1 3.133 Ac. - Zoned: Light Retail Addison, Texas</p>	<p>THESE PLANS ARE SUBJECT TO FEDERAL COPYRIGHT LAWS. NO PART OF THESE PLANS MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT THE EXPRESS WRITTEN PERMISSION OF RACETRAC PETROLEUM, INC. IS PROHIBITED.</p> <p><b>Racetrac</b></p> <p>RACETRAC PETROLEUM, INC. 3225 CUMBERLAND BOULEVARD SUITE 100 ATLANTA, GA 30339 (770) 431-7600</p>
<p>DATE: Feb 09, 2018</p> <p>SCALE: 1"=30'</p> <p>DRAWN-BY: TJB</p> <p>DRAWING NAME:</p>	<p>NO. 1</p> <p>DATE</p>
<p><b>C-2.5</b></p> <p>SHEET NO. VERSION</p>	<p>NO. 1</p> <p>DATE</p>

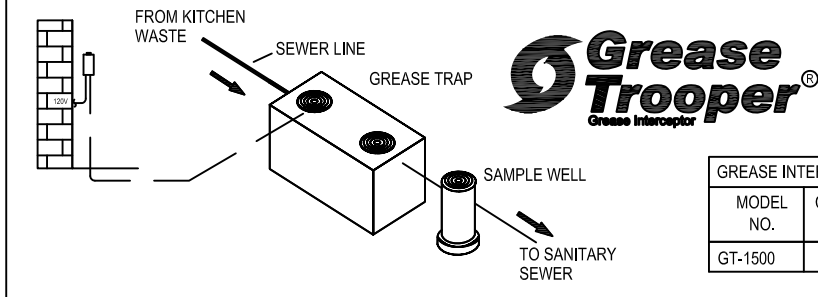
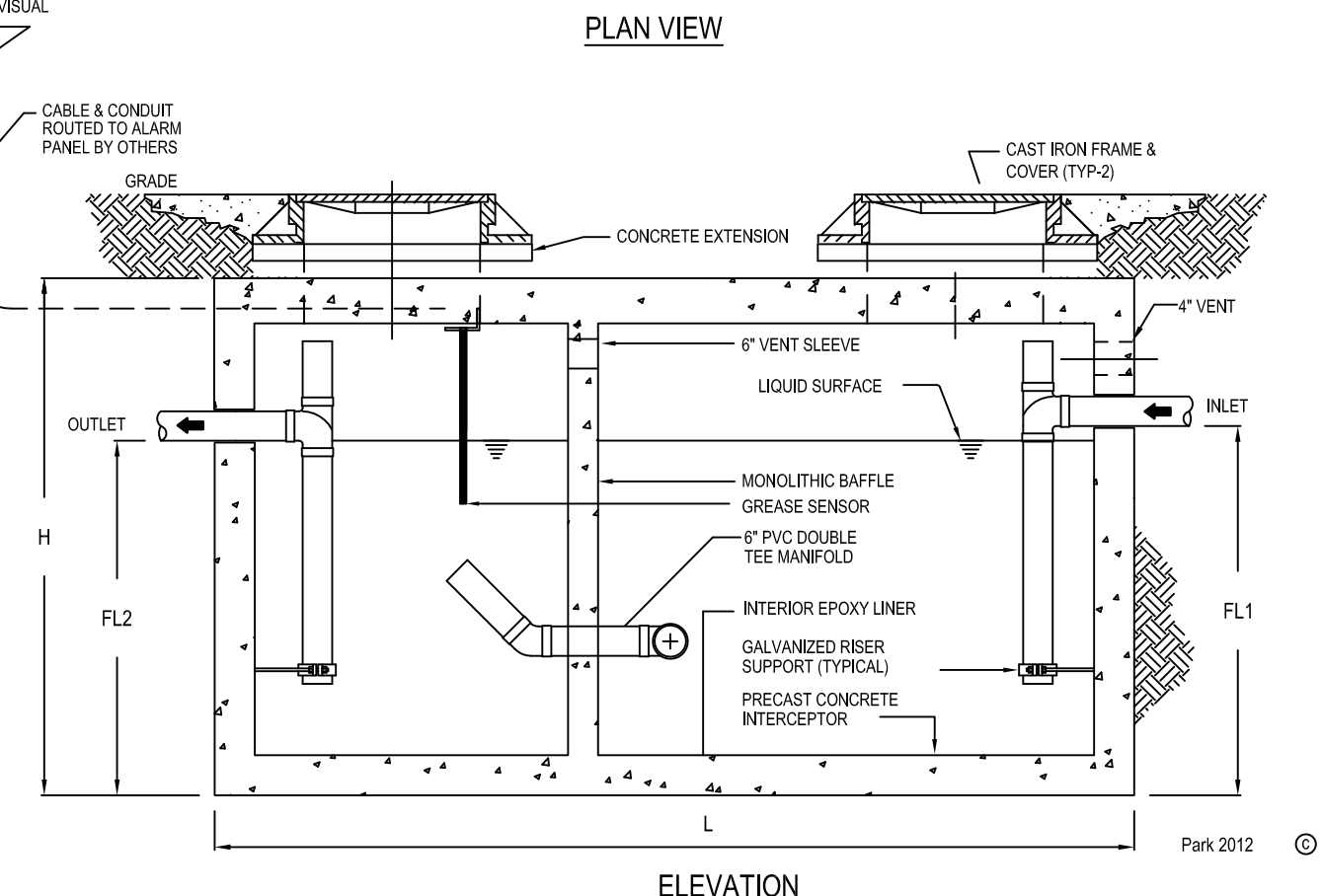
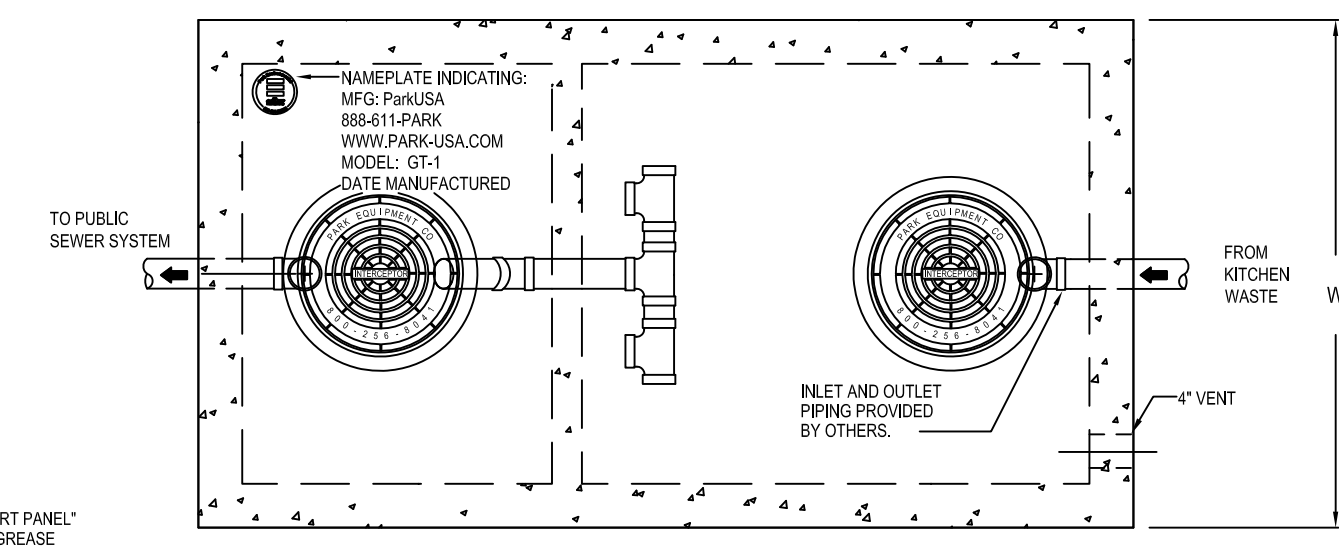








**DETAIL 1**  
**SD2**  
**SELECT APPROPRIATE**  
**PUMP ISLAND DETAIL**



GREASE INTERCEPTOR SCHEDULE								
MODEL NO.	CAPACITY US/GAL	GREASE CAP. (LBS)	EMPTY WT (LBS)	LENGTH L	WIDTH W	HEIGHT H	INLET FL1	OUTLET FL2
GT-1500	1,500	3,500	16,050	9'-2"	5'-4"	7'-0"	5'-0"	5'-4"

OTHER SIZES ARE AVAILABLE. CONTACT US FOR MORE INFORMATION.

Typical applications include commercial and industrial food service facilities where excessive grease may interfere with the proper drainage of the sewer system. This grease interceptor is generally buried below grade for gravity flow sewer systems. A sample well is utilized on the outlet side for sampling by the local water authority.

**Specifications**

**CONCRETE:** Class II concrete with design strength of 4500 PSI at 28 days. Unit is of monolithic construction in floor, first stage of wall and baffle with vertical riser to required depth. (Monolithic baffle required, slide-in type is not acceptable)

**REINFORCEMENT:** Grade 60 reinforced with steel rebar conforming to ASTM A615 as required centers or equal.

**C.I. CASTINGS:** Manhole frames, covers or grates are manufactured of gray cast iron conforming to ASTM A48-76 Class 30. Manhole shall be nominal 24 inch diameter and be traffic duty.

**Engineering Data**

The grease interceptor is structurally & hydraulically engineered to conform to regional plumbing codes recommended in most cities. Consult with local authorities for specific application requirements.

Shop drawings shall include complete structural & buoyancy calculations certified by a licensed professional engineer.

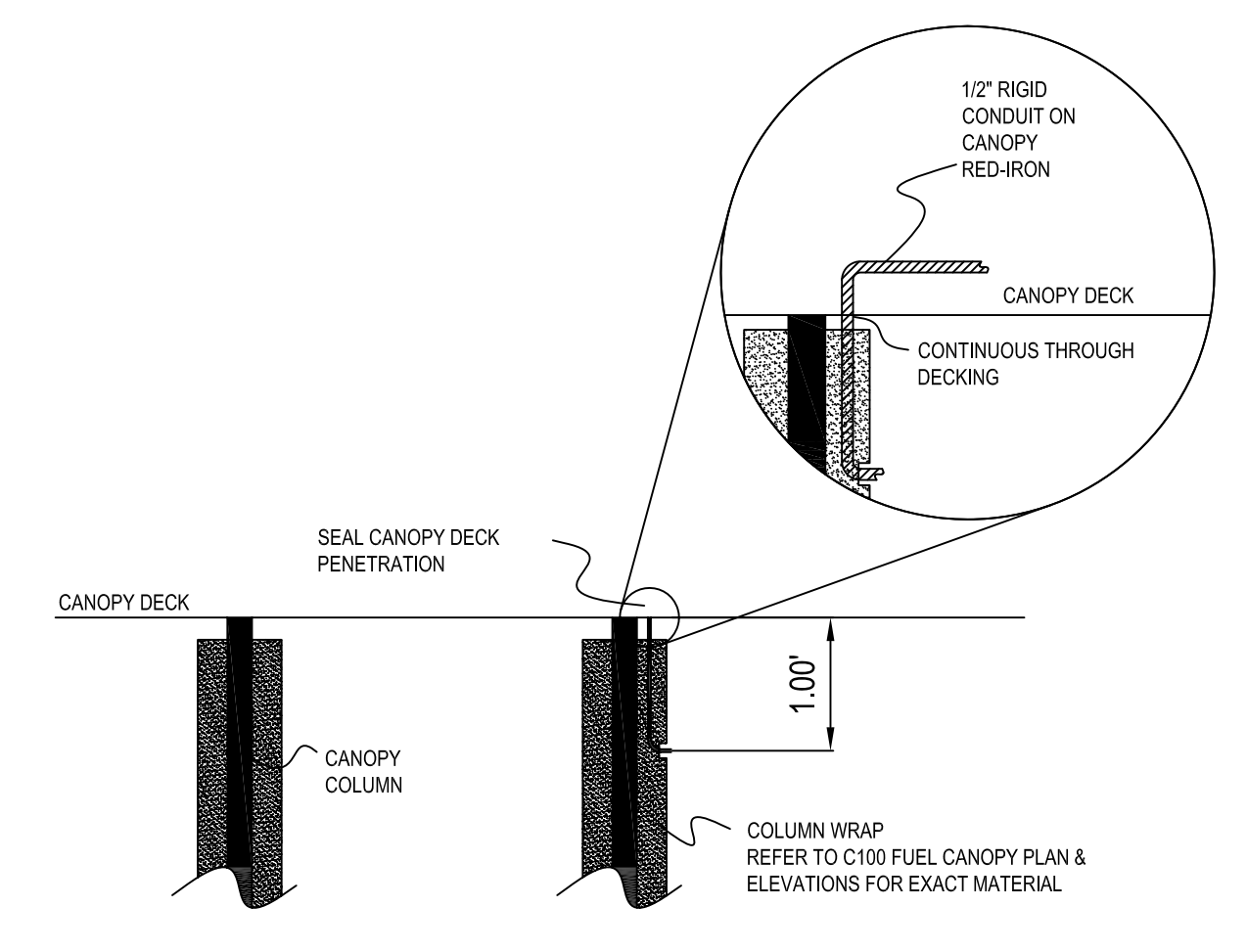
Consult with Park Equipment Company for exact excavation dimensions & shipping information.

GREASE INTERCEPTOR SERIES GT 1,500 GALLON CAPACITY			
SCALE	NONE	DWG. NO.	REV.
DATE	2012	GT-1	A

**GREASE TRAP**  
**(1,500 GALLON CAPACITY)**  
**& SAMPLE WELL DETAILS**  
**"OR APPROVED EQUAL"**

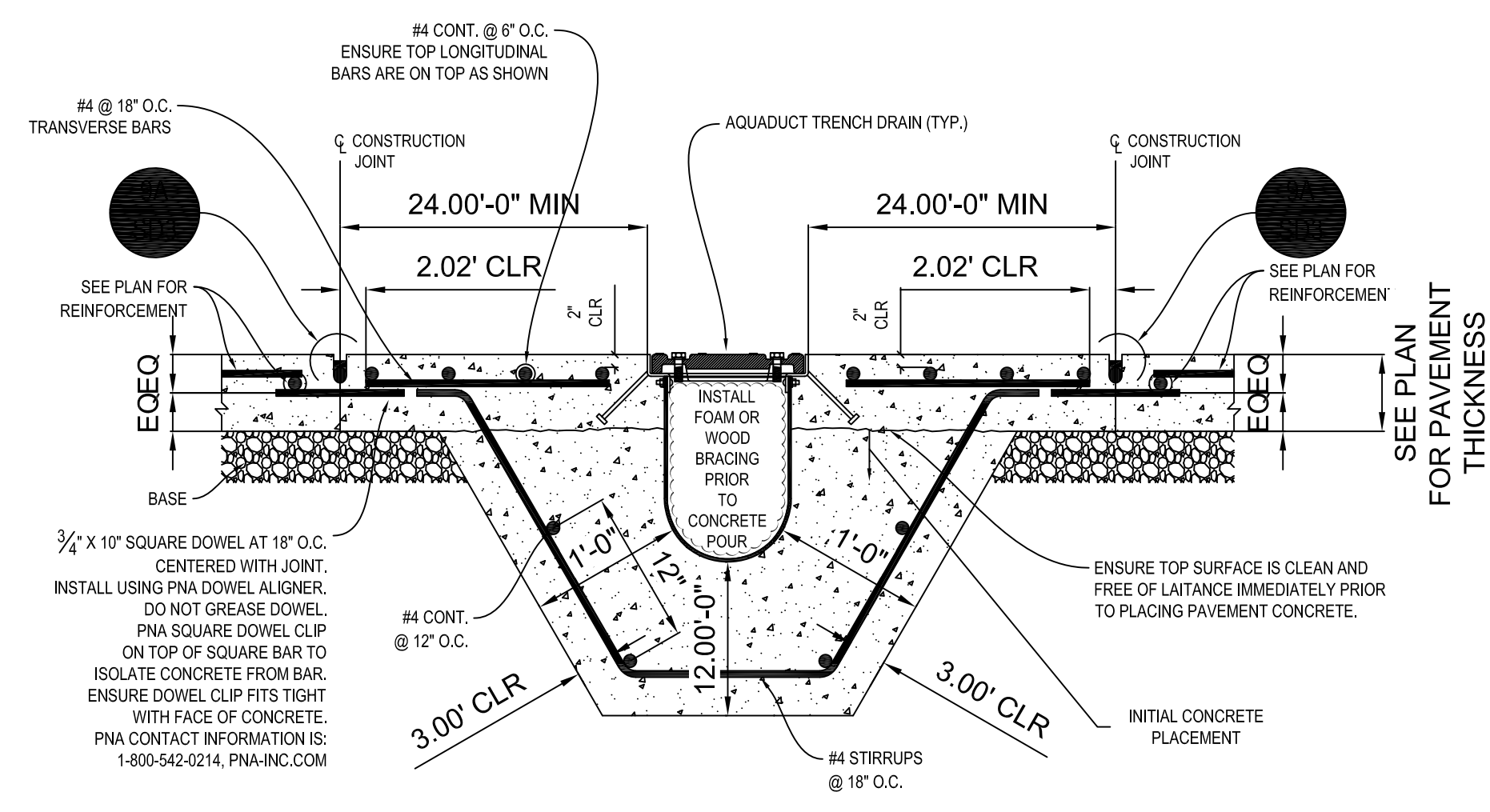
**4**  
**SD2** 1. ENGINEER OF RECORD APPROVAL REQUIRED FOR "APPROVED EQUAL" N.T.S.

**DETAIL 2**  
**SD2**  
**SELECT APPROPRIATE**  
**CANOPY ACCESSORY LAYOUT DETAIL**



**3**  
**SD2**  
**CONDUIT ATTACHMENT & PENETRATION DETAILS** N.T.S.

PNA SQUARE DOWEL CLIP ON TOP OF SQUARE BAR TO ISOLATE CONCRETE FROM BAR. ENSURE DOWEL CLIP FITS TIGHT WITH FACE OF CONCRETE. PNA CONTACT INFORMATION IS: 1-800-542-0214, PNA-INC.COM

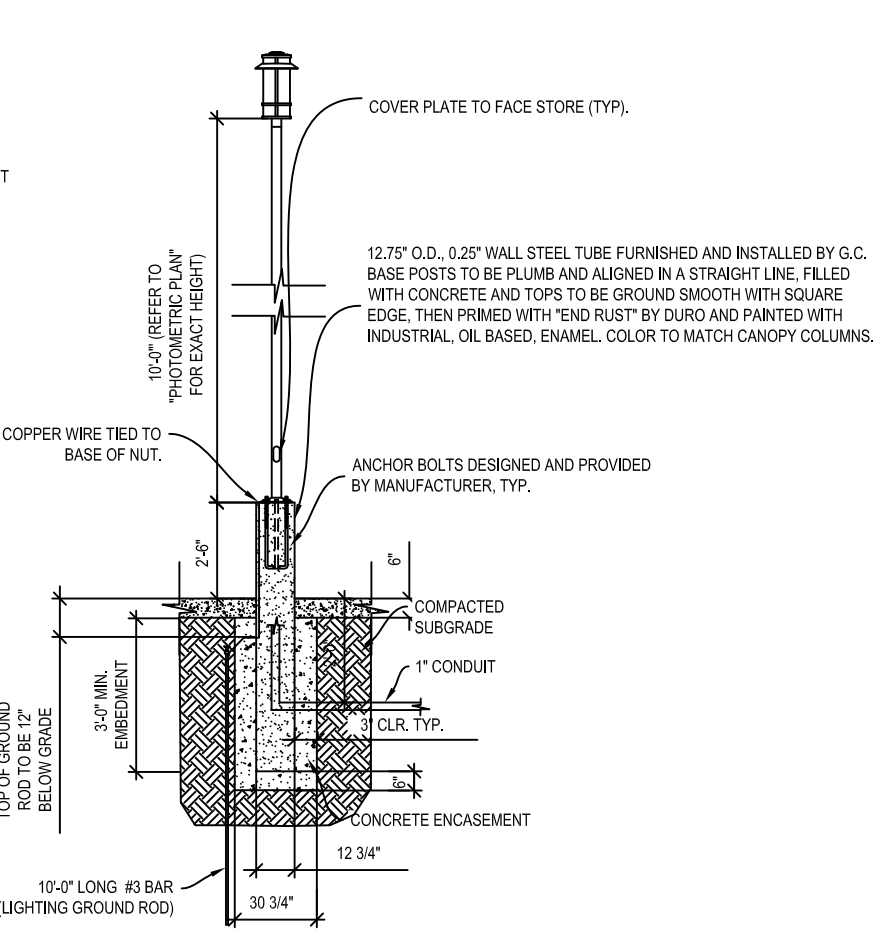


**5**  
**SD2**  
**TYP. CONCRETE DETAIL @ CANOPY AQUADUCT TRENCH DRAIN** N.T.S.

- G.C. MUST READ INSTALLATION INSTRUCTIONS PRIOR TO INSTALLATION OF AQUADUCT TRENCH DRAIN.
- REFER TO DETAIL FOR BRACING RECOMMENDATIONS.
- EACH TRENCH DRAIN IS INDIVIDUALLY DESIGNED AND SIZED BY AQUADUCT, INC. (REFER TO DESIGN SPECS FOR EXACT SIZING.)
- SOME PROJECTS MAY HAVE MULTIPLE TRENCH DRAINS ON SITE. (REFER TO "GRADING PLAN" FOR EXACT LOCATIONS.)

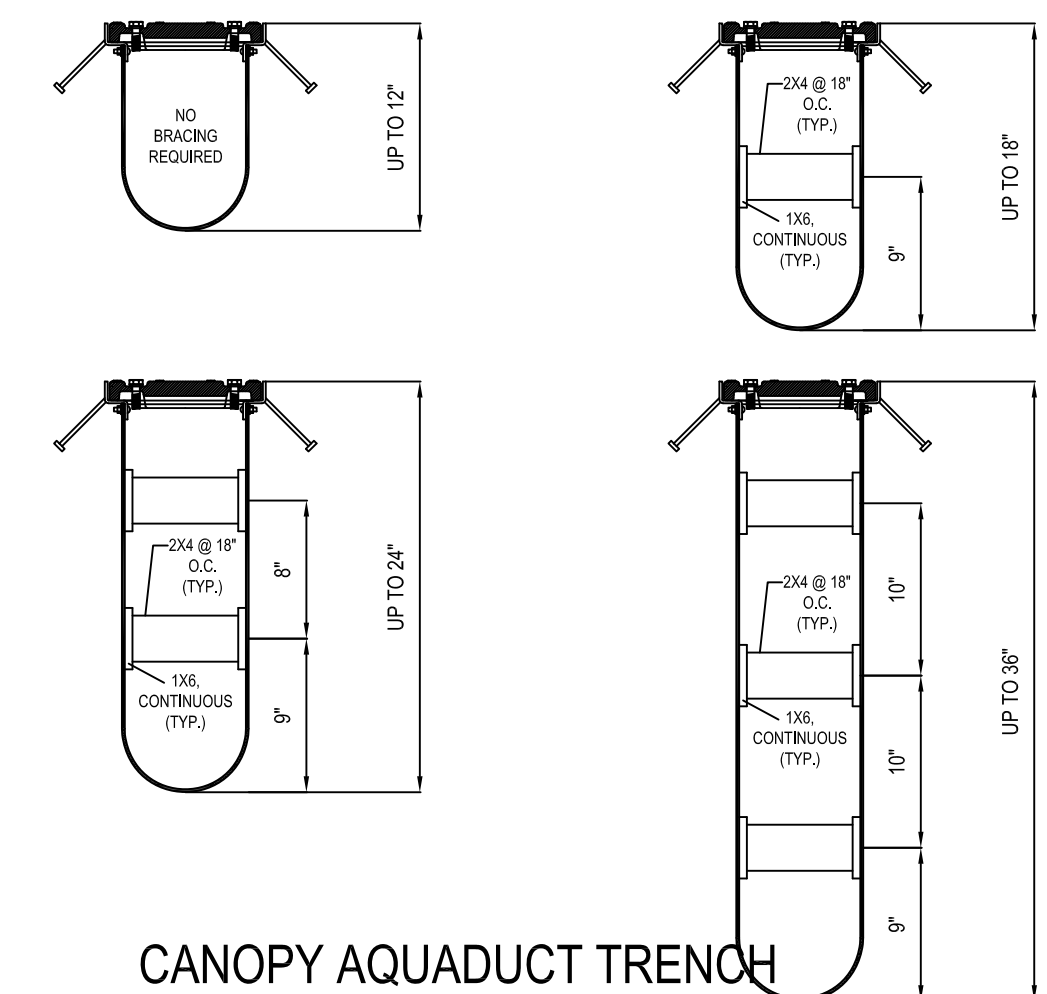
NOTES:

- LIGHT POLES TO BE BEACON PROVIDED BY RACETRAC AND TO BE INSTALLED BY GENERAL CONTRACTOR. SEE SITE PLAN FOR POLE LOCATIONS.
- LIGHT FIXTURES TO BE AXL SPECTRA SP7 AREA LIGHTING MODEL. ANS-SLA-18-LED-BY-08-POST TOP MOUNT WITH A MAXIMUM EFFECTIVE AREA OF 0.63 S.F. (REFER TO "PHOTOMETRIC PLAN" FOR FIXTURE PER POLE. PROJECTED DETAILS, ONE LIGHT FIXTURE PER POLE.
- WIND DESIGN CRITERIA BASED ON THE FOLLOWING:  
A. ASCE 7-10  
B. V<sub>w</sub>=120 MPH WITH EXPOSURE C RISK CATEGORY II  
C. V<sub>w</sub>=93 MPH  
D. IMPORTANCE FACTOR I = 1.0  
E. DESIGN WIND PRESSURE = 19.2 PSF



**7**  
**SD2**  
**TYP. DECORATIVE LIGHTING SECTION 120 MPH WIND (Vult)** N.T.S.

- LIGHT POLES SHALL MEET 93 MPH WIND (V<sub>w</sub>sd): 120 MPH (V<sub>ult</sub>).
- CONCRETE SHALL HAVE A 28 DAY COMPRESSIVE STRENGTH (F'<sub>c</sub>) OF 3,500 PSI FOR ALL LIGHT POLE FOOTINGS.
- ALL REINFORCING STEEL SHALL BE NEW DOMESTIC DEFORMED BILLET STEEL CONFORMING TO ASTM A-615 GRADE 60.

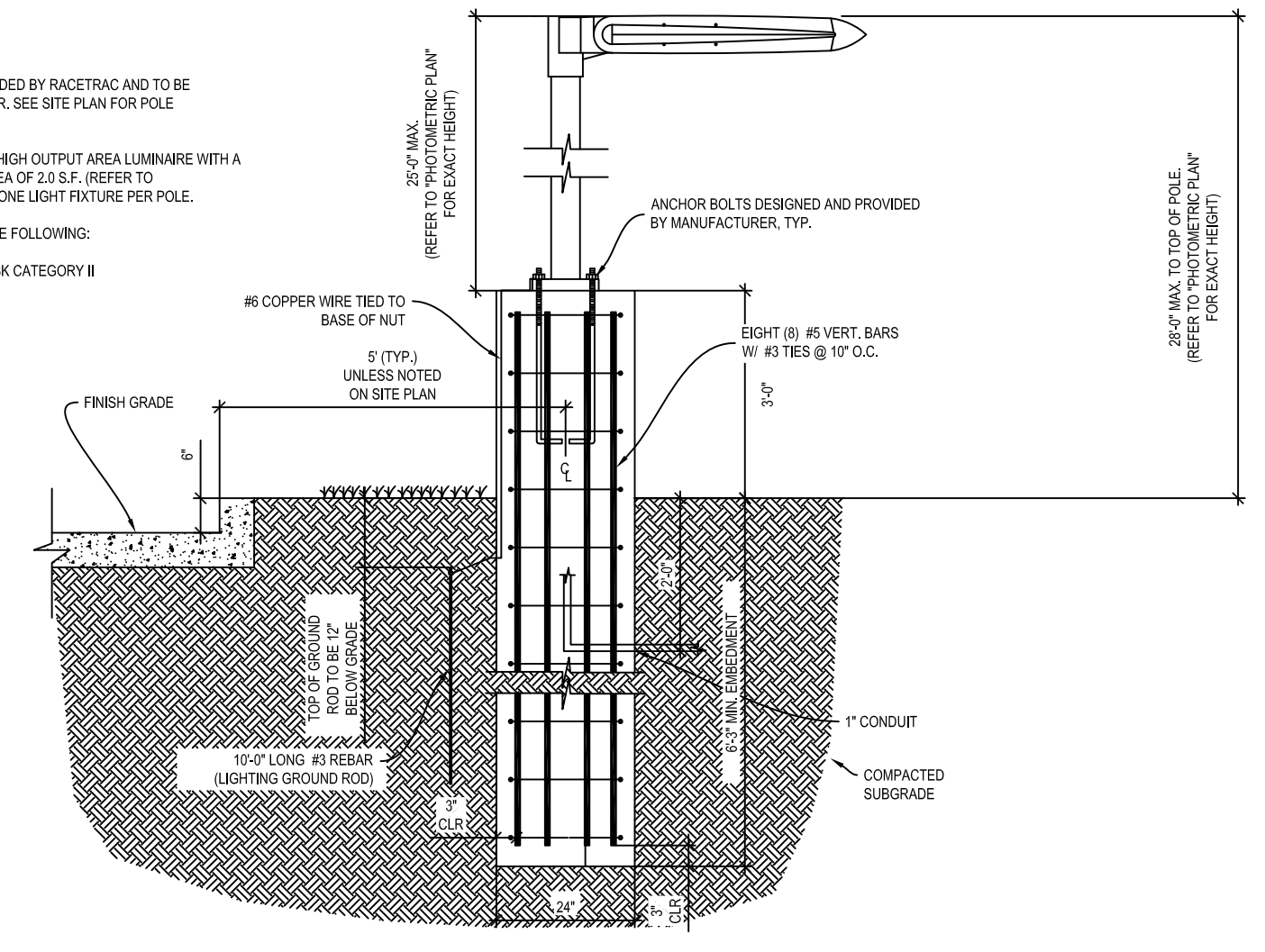


**6**  
**SD2**  
**CANOPY AQUADUCT TRENCH DRAIN BRACING LAYOUT DETAILS** N.T.S.

- OVER 36" ADD AN ADDITIONAL LEVEL OF BRACING FOR EACH ADDITIONAL 12" OF DEPTH.

NOTES:

- LIGHT POLES TO BE SPALDING, PROVIDED BY RACETRAC AND TO BE INSTALLED BY GENERAL CONTRACTOR. SEE SITE PLAN FOR POLE LOCATIONS.
- LIGHT FIXTURES TO BE CREE "EDGE" HIGH OUTPUT AREA LUMINAIRE WITH A MAXIMUM EFFECTIVE PROJECTED AREA OF 2.0 S.F. (REFER TO "PHOTOMETRIC PLAN" FOR DETAILS). ONE LIGHT FIXTURE PER POLE.
- WIND DESIGN CRITERIA BASED ON THE FOLLOWING:  
A. ASCE 7-10  
B. V<sub>w</sub>=120 MPH WITH EXPOSURE C RISK CATEGORY II  
C. V<sub>w</sub>=93 MPH  
D. IMPORTANCE FACTOR I = 1.0  
E. DESIGN WIND PRESSURE = 36.6 PSF

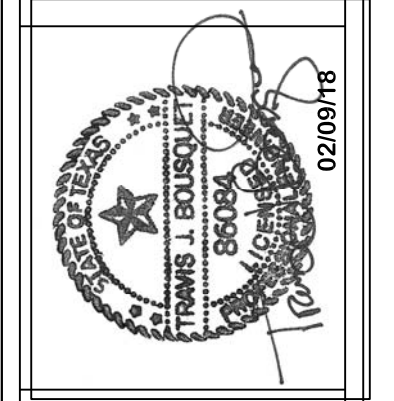


**8**  
**SD2**  
**TYP. SITE LIGHTING SECTION 120 MPH WIND (Vult)** N.T.S.

- LIGHT POLES SHALL MEET 93 MPH WIND (V<sub>w</sub>sd): 120 MPH (V<sub>ult</sub>).
- CONCRETE SHALL HAVE A 28 DAY COMPRESSIVE STRENGTH (F'<sub>c</sub>) OF 3,500 PSI FOR ALL LIGHT POLE FOOTINGS.
- ALL REINFORCING STEEL SHALL BE NEW DOMESTIC DEFORMED BILLET STEEL CONFORMING TO ASTM A-615 GRADE 60.
- CONCRETE ABOVE FINISH GRADE TO BE SMOOTH WITH RUBBED FINISH.
- CONCRETE LIGHT POLE BASES TO BE PAINTED TO MATCH BOLLARD.

NO.	DATE
1	-/-

The Bousquet Group, Inc.  
501 S. Carroll Blvd.  
Site 201  
Denton, TX 76201  
940.566.0088  
940.566.0088 fax  
Texas Firm No. F-8942



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

RACETRAC STANDARD DETAILS  
**RACETRAC**  
Bellline/Marsh Business Park  
Lot 2, Block 1  
3.133 Ac. - Zoned: Light Retail  
Addison, Texas

DATE	Feb 09, 2018
SCALE	1"=30'
DRAWN-BY	TJB
DRAWING NAME:	RT Standard Details.dwg
<b>SD2</b>	-
SHEET NO.	VERSION

- GENERAL CONCRETE PAVEMENT NOTES**
- REVIEW AND VERIFY ALL AS-BUILT CONDITIONS WHICH AFFECT NEW CONSTRUCTION PRIOR TO SUBMISSION OF SHOP DRAWINGS AND ANY FABRICATION.
  - INDUSTRY STANDARDS GOVERNING THIS WORK ARE OF THE LATEST ISSUE AT THE DATE OF THIS DRAWING RELEASE.
  - ENSURE STORAGE HANDLING, PREPARATION, INSTALLATION, ETC. OF ALL MATERIALS ARE IN ACCORDANCE WITH MANUFACTURER'S / VENDOR'S PRINTED RECOMMENDATIONS AND INSTRUCTIONS.

**PAVEMENT SUBGRADE AND BASE NOTES**

- ENSURE TESTING AGENCY VERIFIES THE SUBGRADE IS COMPACTED TO THE SPECIFIED MAXIMUM DRY DENSITY AS DETERMINED BY THE GEOTECHNICAL ENGINEER. RECOMMENDATION FOR TESTING AGENCY TO PROVIDE LETTER REPORT TO THE OWNER'S REPRESENTATIVE STATING THAT THE SUBGRADE HAS BEEN PROPERLY COMPACTED.
- ENSURE TESTING AGENCY EVALUATES THE SUBGRADE BY PROOF-ROLLING. PROOF-ROLLING TO BE DONE BY A FULLY LOADED TANKER/DUMP TRUCK OR OTHER EQUIVALENTLY WHENEVER ACCEPTABLE TO THE TESTING AGENCY. REPAIR SOFT SPOTS THAT DEPRESS DEEPER THAN 1/2 IN. AS DIRECTED BY THE TESTING AGENCY. TESTING AGENCY TO PROVIDE LETTER REPORT TO THE OWNER'S REPRESENTATIVE STATING THE SUBGRADE HAS BEEN PROOF-ROLLED AND IS ACCEPTABLE. PROVIDE LOCATION AND COORDINATE OF SOFT SPOTS FROM THE EDGE OF THE UNDERGROUND STORAGE TANK LOCATIONS.

**AGGREGATE BASE MATERIAL:**

- COARSE AGGREGATE BASE: CRUSHER RUN WITH ROCK FINES. USE ASTM D 448, NO. 457, 57 OR E1 BLEND ONLY IF NOTED OR ALLOWED.
- FINE AGGREGATE BASE: CLEAN SCREENINGS ASTM D 448, NO. 10 WITH 8% TO 12% PASSING NO. 200 SIEVE.

**AGGREGATE BASE MATERIAL INSTALLATION**

- COMPACT COARSE AGGREGATE BASE TO FINAL THICKNESS SHOWN IN LAYERS NOT EXCEEDING 8 INCHES WITH MINIMUM OF 3 PASSES PER LAYER WITH VIBRATORY COMPACTOR.
- COMPACT FINE AGGREGATE BASE TO SPECIFIED MAXIMUM DRY DENSITY AS DETERMINED BY THE GEOTECHNICAL ENGINEER.
- CHISEL OFF TOP SURFACE OF COARSE AGGREGATE BASE WITH FINE AGGREGATE BASE MATERIAL DUE TO THE FOLLOWING:
  - IS REQUIRED TO MEET FINE AGGREGATE ELEVATION TOLERANCES SPECIFIED.
  - WHERE COARSE AGGREGATE BASE MATERIAL DOES NOT HAVE SUFFICIENT FINE PARTICLES TO PROVIDE A SURFACE THAT IS FREE OF EXPOSED AGGREGATE OR SURFACE Voids IMMEDIATELY PRIOR TO PAVEMENT INSTALLATION.
- COMPACT FINE AGGREGATE BASE CHISEL OFF LAYER WITH A MINIMUM OF 2 PASSES WITH A VIBRATORY COMPACTOR.
- TOP SURFACE OF BASE MATERIAL TO BE DRY, SMOOTH, FLAT, DENSE SURFACE IMMEDIATELY BEFORE PLACING CONCRETE.

- ENSURE TESTING AGENCY VERIFIES AGGREGATE BASE IS COMPACTED TO THE SPECIFIED MAXIMUM DRY DENSITY AS DETERMINED BY THE GEOTECHNICAL ENGINEER IMMEDIATELY PRIOR TO PLACING PAVEMENT. TESTING AGENCY TO PROVIDE LETTER REPORT TO OWNER'S REPRESENTATIVE STATING THE BASE IS ACCEPTABLE.
- NOTIFY THE OWNER'S REPRESENTATIVE IMMEDIATELY IF UNUSUAL SOIL CONDITIONS ARE FOUND.

- PROTECT EXISTING STRUCTURES, UTILITIES, PROPERTY, ETC. RESTORE ALL ITEMS DAMAGED AS REQUIRED BY OWNER, AT NO COST TO OWNER OR WITHOUT EXTENSION OF CONTRACT TIME.
- DO NOT ALLOW STORED EXCAVATION MATERIAL TO DISRUPT PROPER DRAINAGE OF AREA. DAMAGE TO SURROUNDING AREAS OR STRAIN ADJACENT CONCRETE.
- DEPTH OF EXCAVATED MATERIAL AS REQUIRED BY OWNERS REPRESENTATIVE.

**CONCRETE PAVEMENT NOTES**

- CONFORM TO ACI 318 AND 117 FOR THE DESIGN AND PLACEMENT OF CONCRETE, REINFORCING, AND RELATED ITEMS.
- CONFORM TO ACI 308.1 FOR COLD WEATHER CONCRETING AND ACI 308R WHEN ANY COMBINATION OF HIGH TEMPERATURE, LOW RELATIVE HUMIDITY, AND WIND VELOCITY TEND TO IMPAIR THE QUALITY OF THE CONCRETE. SELECT CONCRETE IF ITS TEMPERATURE AT TIME OF PLACEMENT IS 90 DEG. FAHRENHEIT (F) OR ABOVE. PROTECT SURFACES OF EXPOSED CONCRETE FROM PRECIPITATION DAMAGE UNTIL ADEQUATE STRENGTHS GAINED TO PREVENT DAMAGE.

- CONFORM TO ACI 302.1R, 308R, 308R, 308R AND 347R FOR CONCRETE FORMWORK, CURING, AND RELATED ITEMS. CONFORM TO CRSI MANUAL OF STANDARD PRACTICE AND CRSI PLACING REINFORCING BARS FOR PLACING REINFORCING.

- THE GEOTECHNICAL ENGINEERING REPORT INDICATES THAT THE SOILS ON-SITE HAVE A  $\times \times \times \times \times \times \times$  SULFATE EXPOSURE. WHERE IMPORTED FILL OR BASE MATERIALS ARE IN CONTACT WITH CONCRETE, THE SULFATE CONTENT AND EXPOSURE OF THESE MATERIALS SHALL BE ACCURATELY TESTED. SUBMIT ALL TEST RESULTS WITH CONCRETE IN DESIGN. FAILURE TO PROVIDE SUPPORTING TEST RESULTS FROM AN ACCREDITED TESTING LABORATORY WILL REQUIRE THE CONCRETE MIX TO BE PROPORTIONED FOR VERY SEVERE SULFATE EXPOSURE AT NO ADDITIONAL COST OR DELAY IN THE PROJECT SCHEDULE.

- CONCRETE SHALL BE PROPORTIONED TO MEET THE PROJECT SPECIFICATIONS AND THE MINIMUM CRITERIA ESTABLISHED IN "TABLE A" (THIS SHEET) BASED ON THE SULFATE EXPOSURE FROM ANY ADJACENT SOILS OR FILL MATERIALS.

- ADDITIONALLY, EXTERIOR CONCRETE EXPOSED TO FREEZING TEMPERATURES AND/OR SALT OR DEICING CHEMICALS SHALL HAVE AN ENTRAINMENT AND THE CEMENT CONTENT APPROPRIATE FOR THE EXPECTED EXPOSURE. SEE SPECIFICATIONS FOR MORE INFORMATION.

- CONCRETE TO MEET DURABILITY REQUIREMENTS OF ACI 301, FREEZING AND THAWING EXPOSURE CATEGORY TO BE [F0] [F1] [F2] [F3], SULFATE EXPOSURE CATEGORY TO BE [S0] [S1] [S2] [S3], AND CORROSION PROTECTION EXPOSURE CATEGORY TO BE [C0] [C1] [C2]. PROVIDE A MINIMUM CONCRETE COMPRESSIVE STRENGTH AT 28 DAYS OF [5000 psi] [4000 psi] [4000 psi] [5000 psi] WITH MAXIMUM WATER/CEMENT RATIO OF [0.55] [0.55] [0.45] [0.40].

- ENSURE REINFORCING BARS CONFORM TO ASTM A615 GRADE 60, DEFORMED.

- PROVIDE CLASS B TENSION LAP SPLICES PER ACI 318, FOR CONCRETE STRENGTH AND BAR LOCATIONS NOTED.

- MAINTAIN FULL THICKNESS FOR DEPRESSED OR SLOPED PAVEMENTS.

- DO NOT ADD WATER OR PLAIN CEMENT TO ANY PAVEMENT DURING FINISHING OPERATIONS.

- PERFORM NO FINISHING OPERATION WHILE WATER IS PRESENT ON PAVEMENT SURFACE.

- STRIKE OFF CONCRETE TO REQUIRED ELEVATIONS AND IMMEDIATELY START FINISHING/FLATTENING OPERATIONS. ENSURE FINISHING OPERATIONS ARE NO MORE THAN NECESSARY TO REMOVE IRREGULARITIES AND MEET SPECIFIED TOLERANCES. USE A HIGHWAY STRAIGHTEDGE 10 FT. WIDE MINIMUM UNLESS OTHERWISE ALLOWED BY OWNER'S REPRESENTATIVE. IN ORDER TO CUT OFF HIGH SPOTS AND FILL IN LOW SPOTS, PERFORM FINISHING OPERATIONS AS NECESSARY TO ENSURE PAVEMENT WILL DRAIN WELL. UNIFORMLY FINISH SURFACE TO TEXTURE PROVIDED, APPROVED BY OWNER'S REPRESENTATIVE. DO NOT ALLOW SURFACE TO DRY DURING FINISHING OPERATIONS AND BEFORE CURING COMPOUND IS APPLIED. USE EVAPORATION RETARDANT AS NECESSARY TO PREVENT SURFACE DRYING AND PLASTIC SHRINKAGE CRACKS.

- FOR TOLERANCES CONFORM TO ACI 117 AND ACI 347R, EXCEPT AS NOTED BELOW.

- PAVEMENT AGGREGATE BASE FINE GRADE:  $\leq$  .34 INCH.
- MINIMUM PAVEMENT THICKNESS TOLERANCE: .34 INCH.
- WHEN COMPUTING THE AVERAGE OF ALL SAMPLES, SAMPLES WITH A THICKNESS MORE THAN 3/4 IN. ABOVE THE SPECIFIED THICKNESS SHALL BE ASSIGNED TO HAVE A THICKNESS 3/4 IN. MORE THAN THE SPECIFIED THICKNESS.
- AVERAGE PAVEMENT THICKNESS TOLERANCE: 0.
- THICKNESS SAMPLES ARE TO BE RANDOMLY LOCATED FROM EACH PAVEMENT PLACEMENT AND NOT EXCEED 1000 SQUARE FEET OF PAVEMENT SURFACE AREA.

- START SAWING PAVEMENT CONTRACTION JOINTS USING A "SOFF-CUT" SAW. BLADES AND SKID PLATES AS SOON AS CONCRETE HAS HARDENED SUFFICIENTLY TO PREVENT RAVELING OR DISLODGING OF AGGREGATES. UNLESS RAVELING OR DISLODGING OCCURS, COMPLETE SAWING OF JOINTS WITH THE MAXIMUM ELAPSED TIME LIMIT NOTED BELOW, BUT PREFERABLY LESS. THE SPECIFIED TIME FOR ANY ONE LOCATION STARTS WHEN FINISHING OPERATIONS ARE COMPLETE FOR THAT LOCATION. THE SPECIFIED TEMPERATURE IS THE MAXIMUM AIR TEMPERATURE IN DEGREES FAHRENHEIT THAT OCCURS WITHIN THE SPECIFIED TIME LIMIT. THE ELAPSED TIME MAY NEED TO BE SHORTENED EVEN MORE IF DRY AND WINDY CONDITIONS ARE PRESENT. ENSURE JOINTS ARE CLEANED AFTER SAWING AND REMAIN CLEAN UNTIL SEALED.

MAX DEG F	MAX ELAPSED HOURS
85 AND ABOVE	1
80-84	2
75-79	3
70-74	4

- START CURING AS SOON AS CONCRETE SURFACE WILL NOT BE DAMAGED BY CURING OPERATIONS. CURE CONCRETE CONTINUOUSLY FOR A MINIMUM OF SEVEN CONSECUTIVE DAYS.

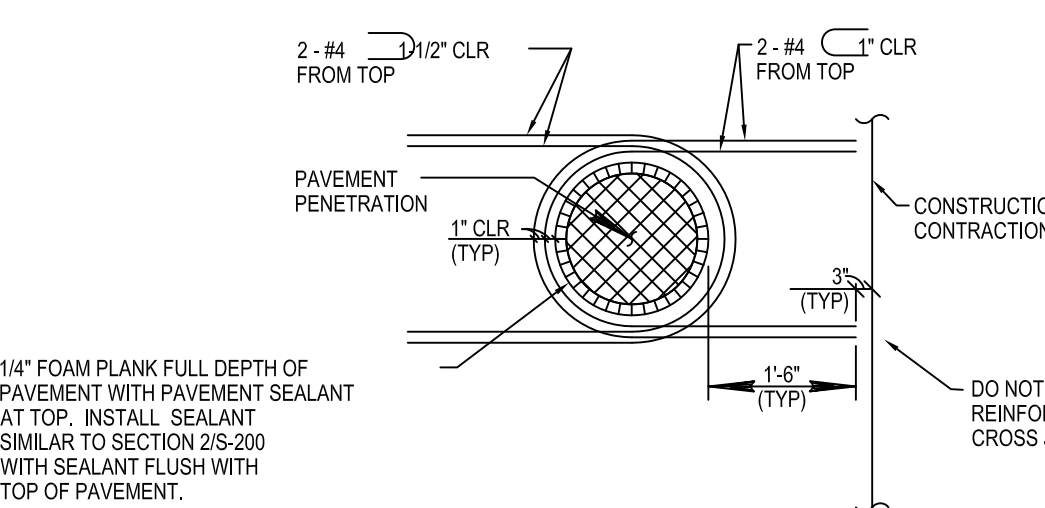
- ENSURE PAVEMENT SURFACE IS PROTECTED FROM EQUIPMENT SCRAPES, IMPACT ABRASIONS, STAINS, ETC. REPAIR PAVEMENT SURFACE AS DIRECTED BY OWNER'S REPRESENTATIVE. VEHICLES AND EQUIPMENT TRAFFIC IS PROHIBITED UNTIL THE COMPLETION OF PAVEMENT CURING PERIOD. ENSURE VEHICLES AND EQUIPMENT ARE COVERED TO PREVENT OIL OR OTHER FLUID LEAKS FROM STAINING THE PAVEMENT.

- REFER TO ARCHITECTURAL, MECHANICAL, ELECTRICAL, PROCESS, CIVIL, AND VENDOR'S DRAWINGS FOR EMBEDDED ITEMS NOT SHOWN. COORDINATE AND PLACE ALL EMBEDDED ITEMS SHOWN ON THE DRAWINGS OR REQUIRED BY ALL TRADES.

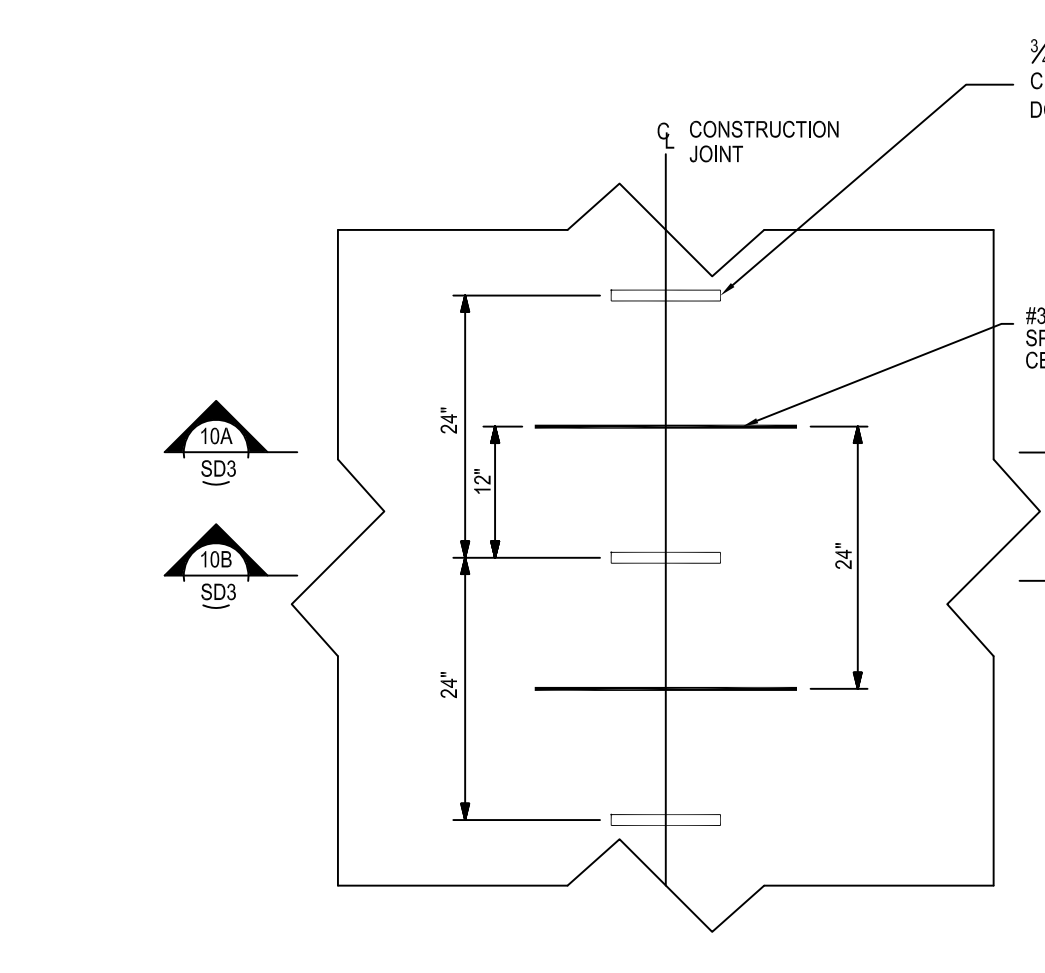
- PRE-CONSTRUCTION MEETINGS:
  - ATTEND PRE-CONSTRUCTION MEETING TO BE SCHEDULED AT LEAST 7 DAYS BEFORE STARTING MAIN CONCRETE PAVEMENT.
  - ATTENDANCE DESIGNATED BY THE OWNER'S REPRESENTATIVE AND THE FOLLOWING: STRUCTURAL SERVICES INC. REPRESENTATIVE, TESTING AGENCY, CONTRACTOR, CONCRETE SUPPLIER (INCLUDING QUALITY CONTROL PERSONNEL), AND SUBCONTRACTORS FOR SUBGRADE AND BASE PREPARATION, REINFORCEMENT, PUMPING OR OTHER MEANS OF CONVEYING, PLACEMENT, FINISHING, SAWING, FORMWORK, AND OTHER PERTINENT PORTIONS OF WORK.
  - REPRESENTATIVES ARE TO BE PERSONNEL WHO ARE DIRECTLY INVOLVED IN PROJECT AND WHO HAVE AUTHORITY TO CONTROL WORK.

SULFATE EXPOSURE	WATER SOLUBLE SULFATE (SO4 IN WATER) PPM	SULFATE (SO4 IN WATER) PPM	PORTLAND CEMENT TYPE	MAXIMUM W/C RATIO	CONCRETE PAVEMENTS
NEGLECTABLE	0.00 < SO4 < 0.10	0 < SO4 < 150	I	0.55	3500
MODERATE	0.10 < SO4 < 0.10	150 < SO4 < 1500	II	0.50	4000
SEVERE	0.20 < SO4 < 0.10	1500 < SO4 < 10,000	V	0.45	4500
VERY SEVERE	SO4 > 2.00	SO4 > 10,000	V PLUS POZZOLAN	0.45	4500

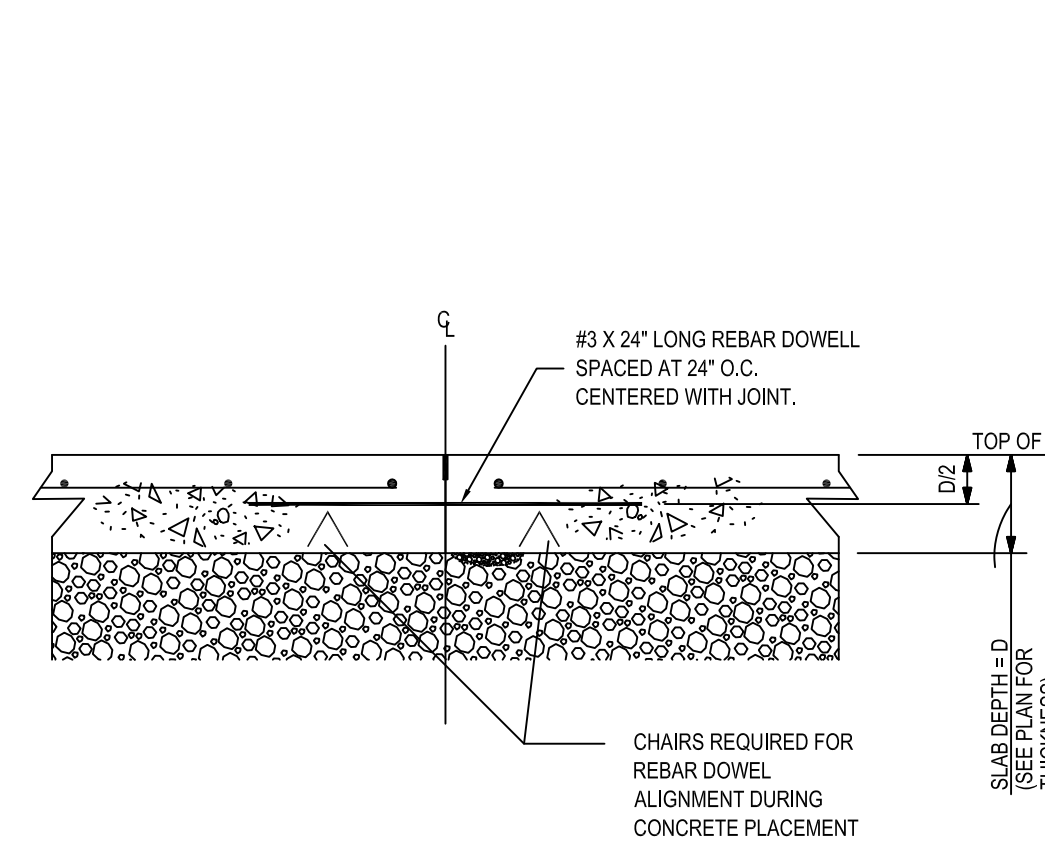
**NOTE TO CIVIL ENGINEERING COMPANY**  
TYPICALLY USE "MODERATE" EXPOSURE. CONTACT EPM IF EXPOSURE CLASS SHOULD BE CHANGED.



**SLAB PENETRATIONS DETAIL**  
NTS

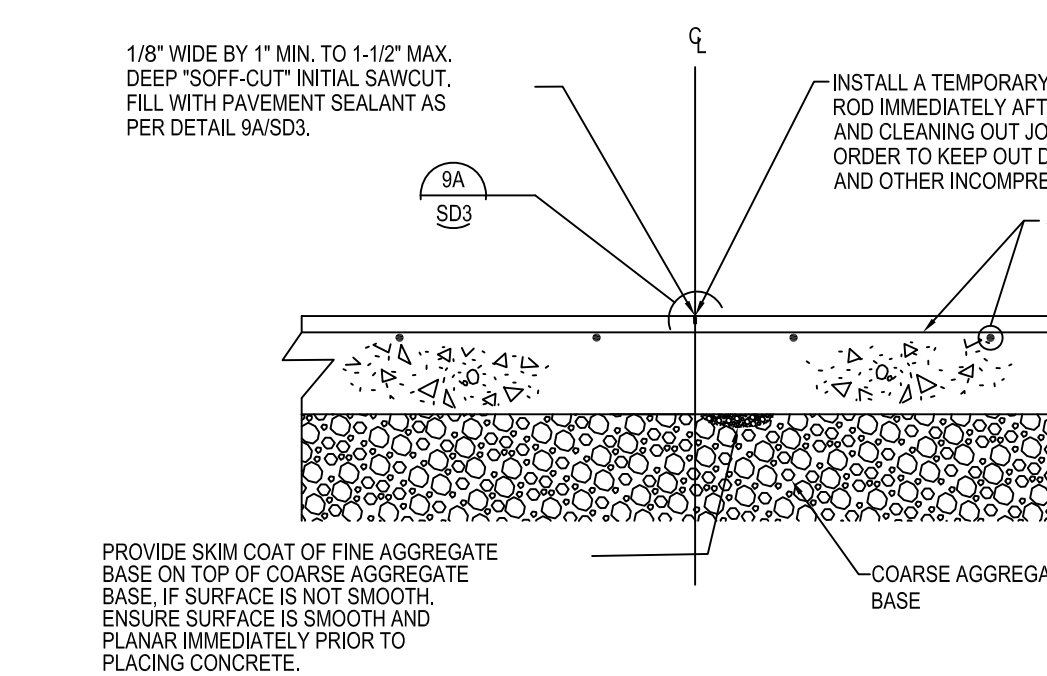


**CONSTRUCTION JOINT PARTIAL PLAN DETAIL**  
NTS

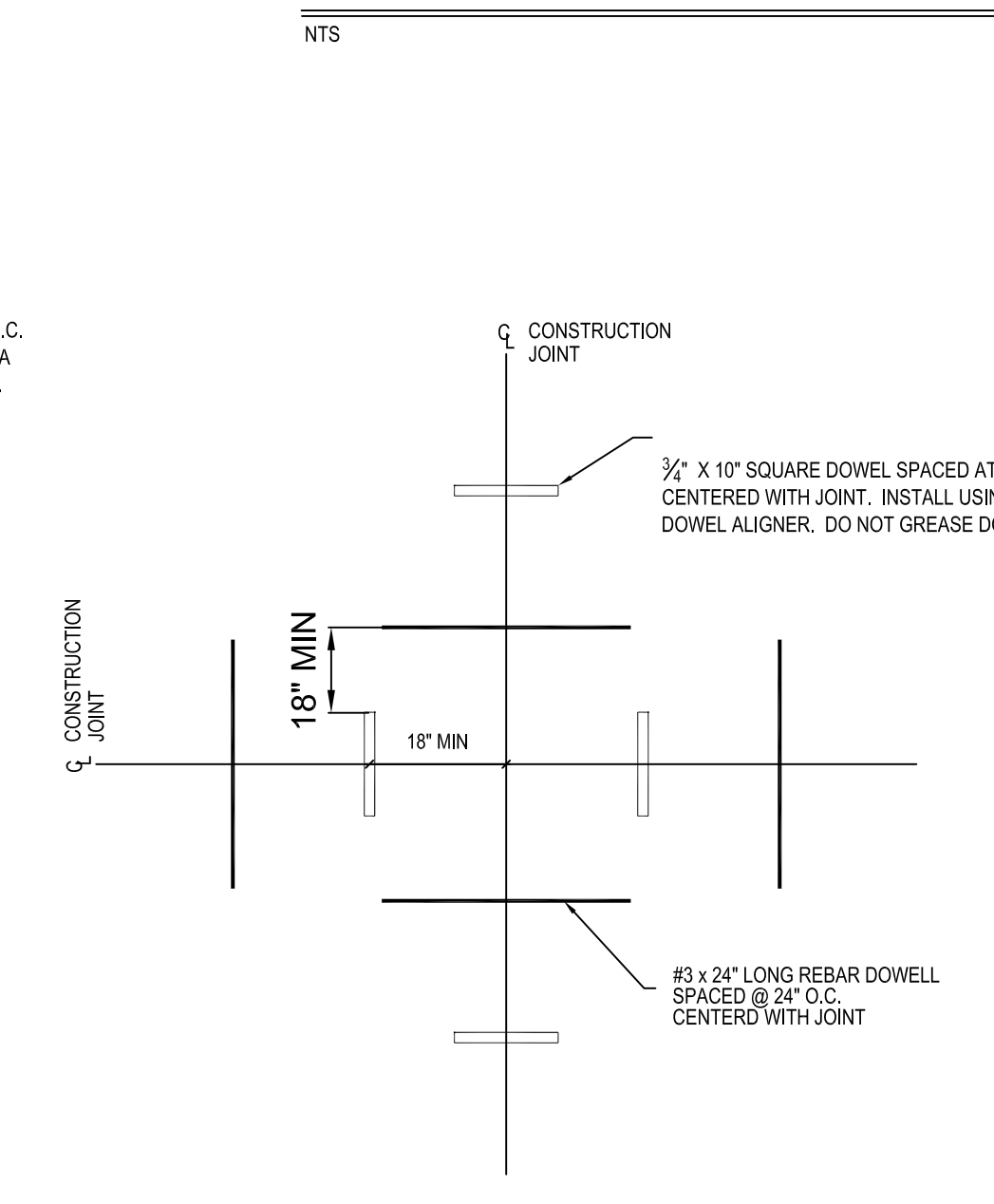


**SLAB CONSTRUCTION JOINT SECTION**  
NTS

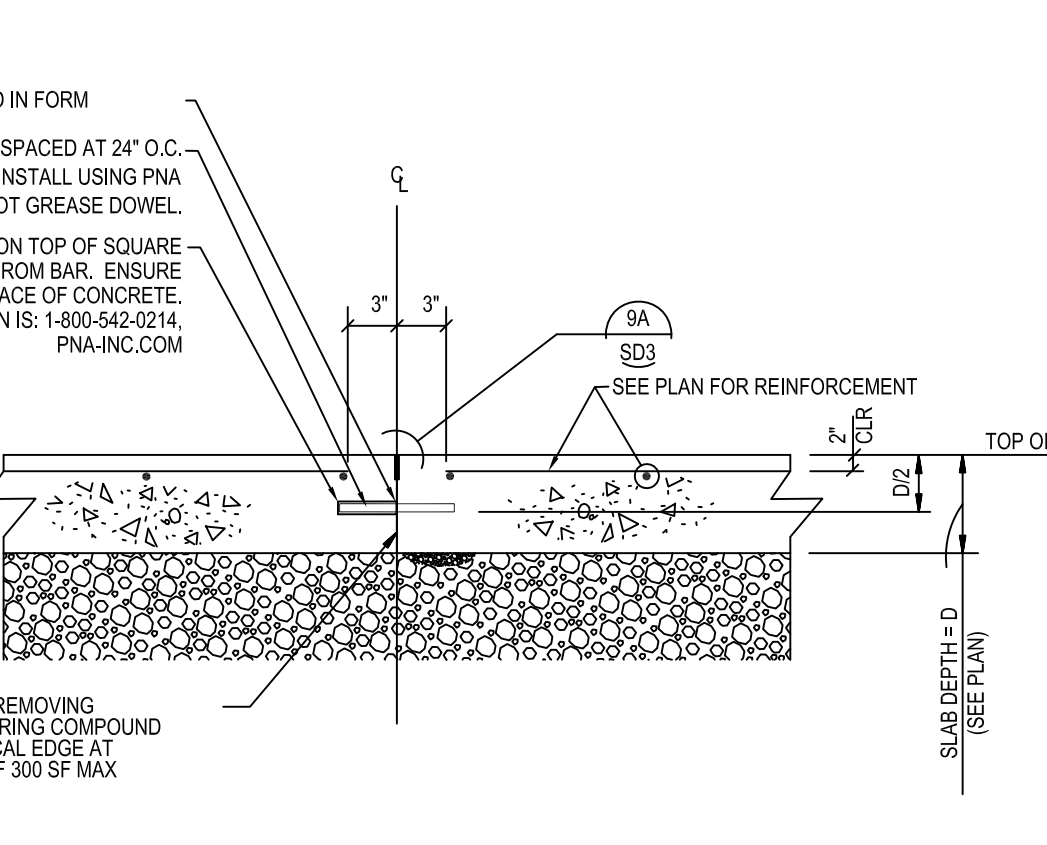
- NOTES:
- SEE CONTRACTION JOINT FOR INFO NOT SHOWN



**SLAB CONTRACTION JOINT SECTION**  
NTS

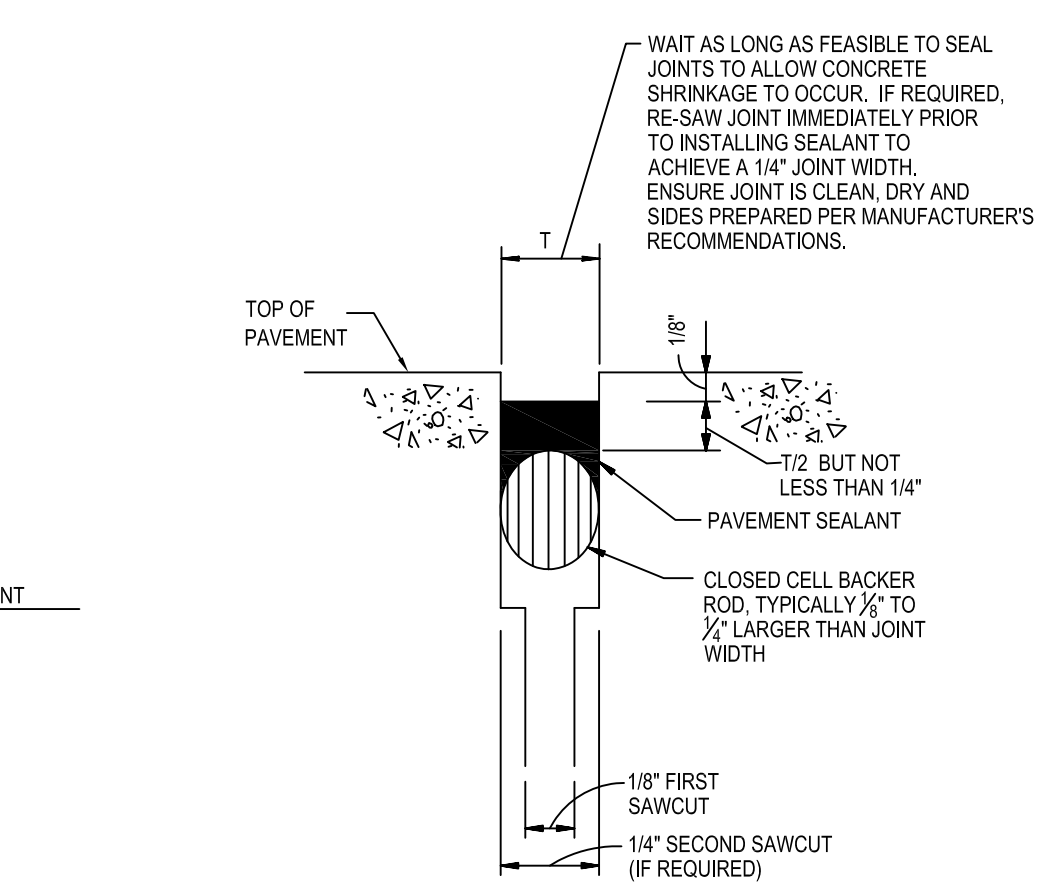


**CONSTRUCTION JOINT INTERSECTION PARTIAL PLAN DETAIL**  
NTS



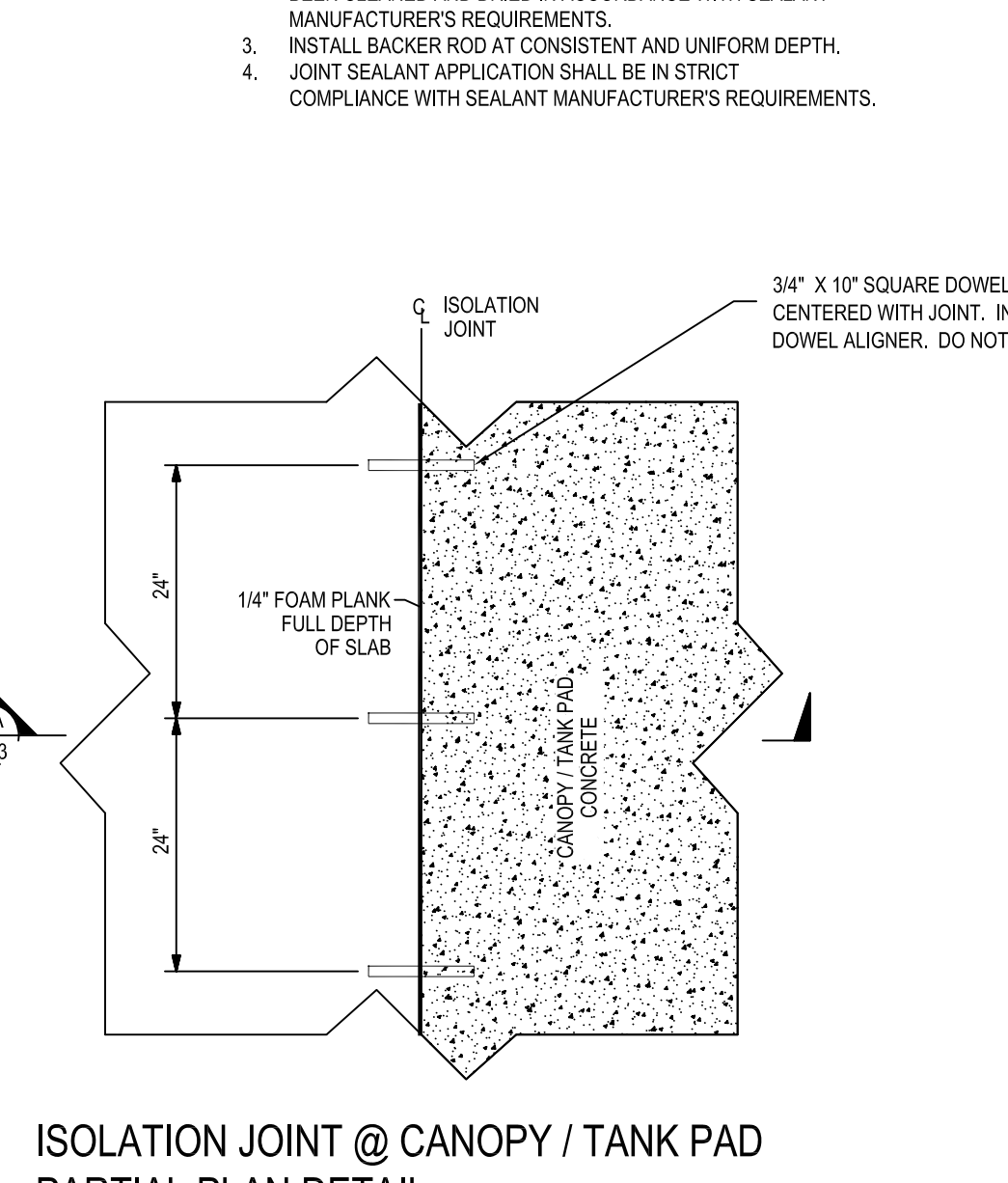
**SLAB CONSTRUCTION JOINT SECTION**  
NTS

- NOTES:
- SEE CONTRACTION JOINT FOR INFO NOT SHOWN

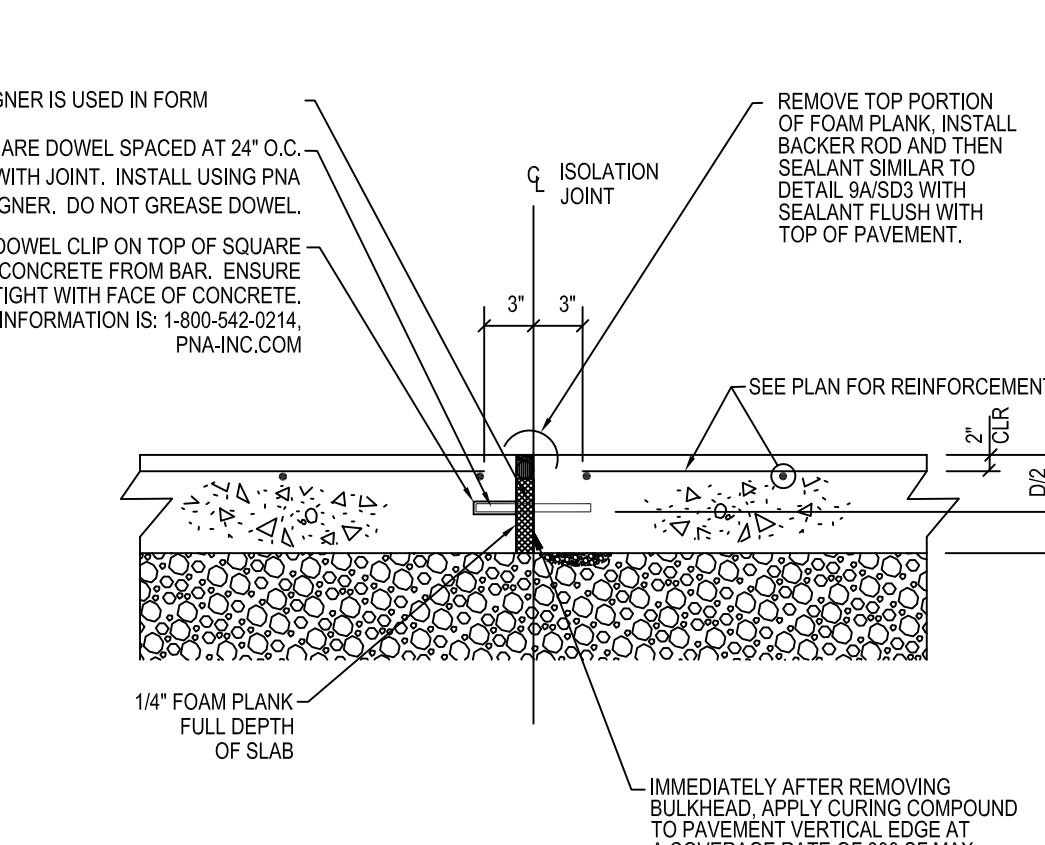


**PCC JOINT DETAIL BLOW-UP**  
NTS

- NOTES:
- ENSURE JOINTS ARE CLEAN AND DRY PRIOR TO THE APPLICATION OF THE JOINT SEALANT.
  - INSTALL CLOSED CELL BACKER ROD AFTER JOINTS HAVE BEEN CLEANED AND DRIED IN ACCORDANCE WITH SEALANT MANUFACTURER'S REQUIREMENTS.
  - INSTALL BACKER ROD AT CONSISTENT AND UNIFORM DEPTH.
  - JOINT SEALANT APPLICATION SHALL BE IN STRICT COMPLIANCE WITH SEALANT MANUFACTURER'S REQUIREMENTS.



**ISOLATION JOINT @ CANOPY / TANK PAD PARTIAL PLAN DETAIL**  
NTS



**ISOLATION JOINT @ CANOPY SECTION**  
NTS

- NOTES:
- SEE CONTRACTION JOINT FOR INFO NOT SHOWN

DATE	Feb 09, 2018
SCALE	1"=30'
DRAWN BY	TJB
DRAWING NAME:	RT Standard Details.dwg
<b>SD3</b>	-
SHEET NO.	VERSION

**RACETRAC STANDARD DETAILS**

**RACETRAC**  
Bellline/Marsh Business Park  
Lot 2, Block 1  
3.133 Ac. - Zoned: Light Retail  
Addison, Texas

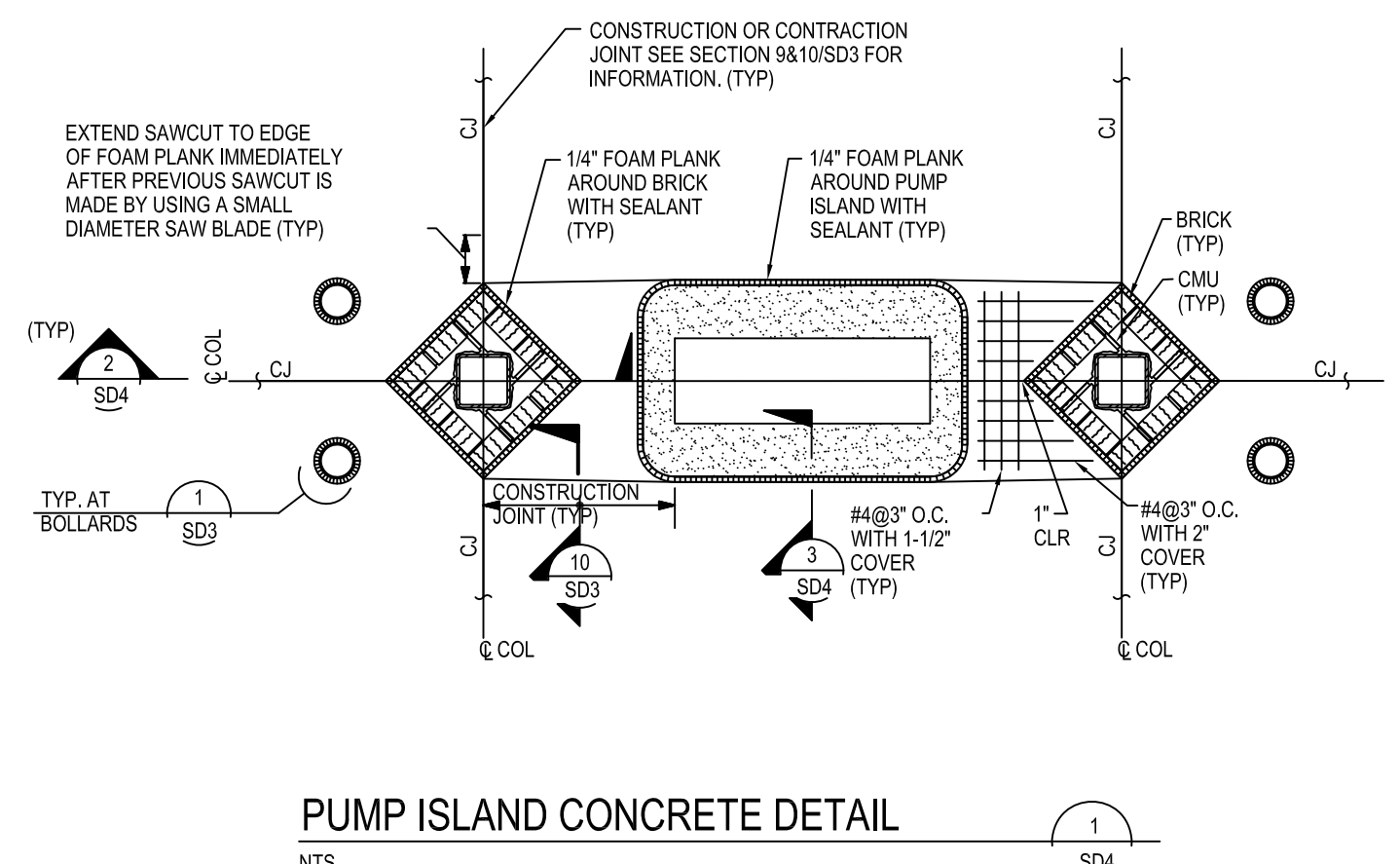
**RACETRAC PETROLEUM, INC.**  
3225 CUMBERLAND BOULEVARD  
SUITE 100 ATLANTA, GA 30339  
(770) 431-7600

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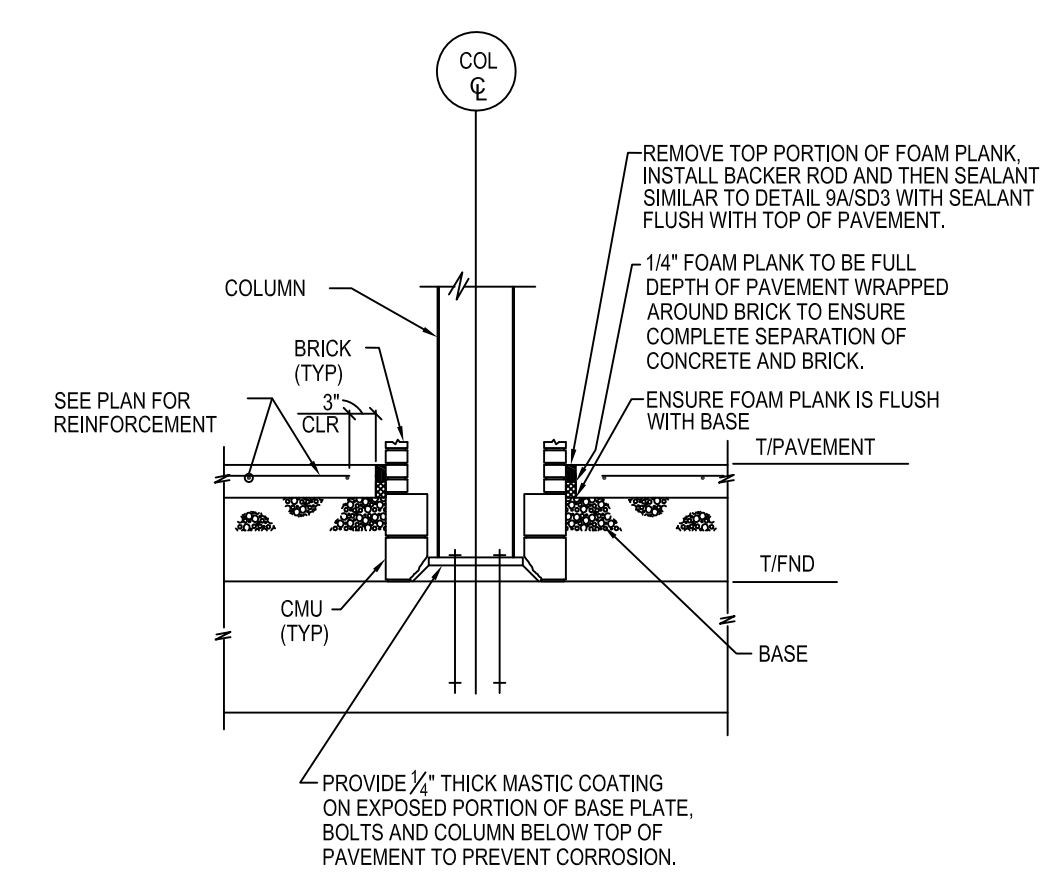
The Bousquet Group, Inc.  
501 S. Carroll Blvd.  
Site 201 Denton, TX 76201  
940.566.0088  
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02/09/18

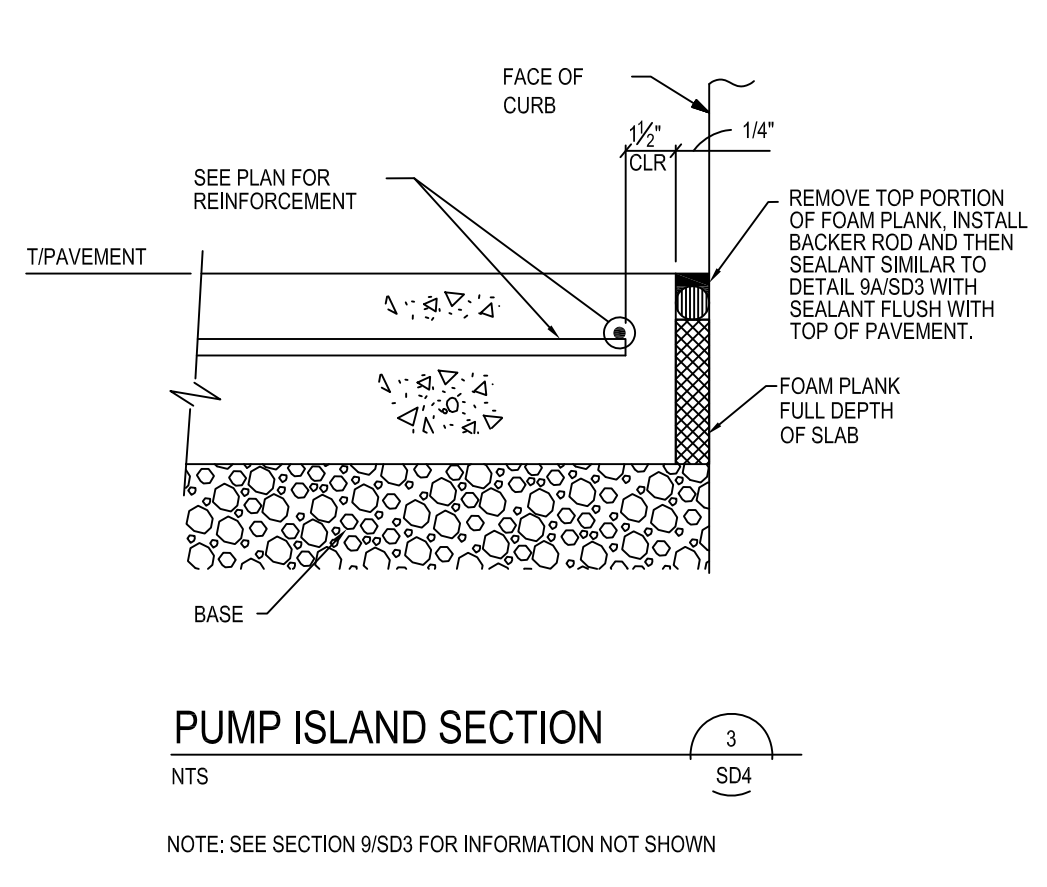




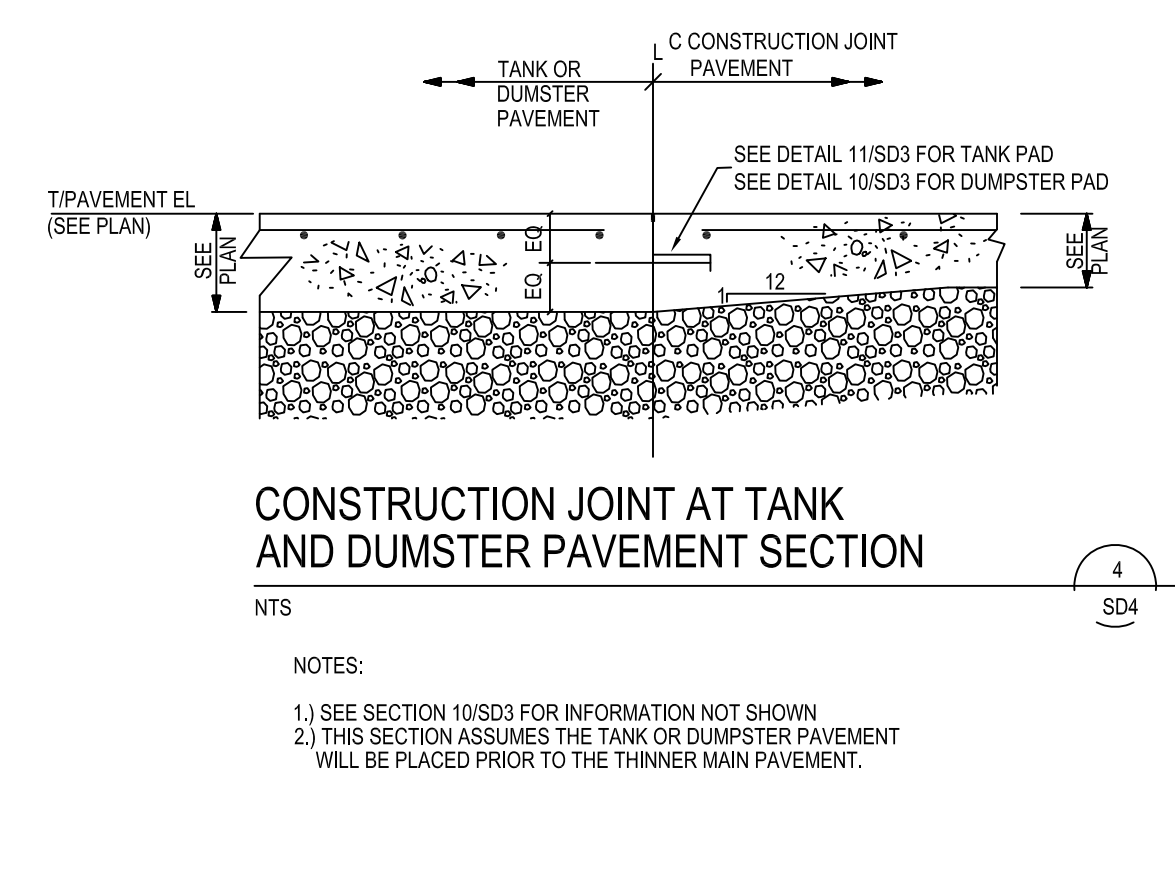
**PUMP ISLAND CONCRETE DETAIL**  
NTS



**COLUMN SECTION**  
NTS

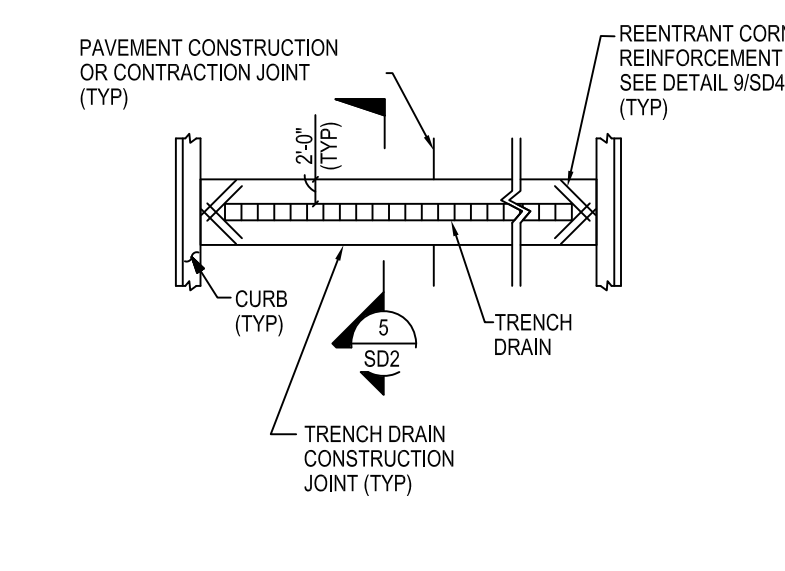


**PUMP ISLAND SECTION**  
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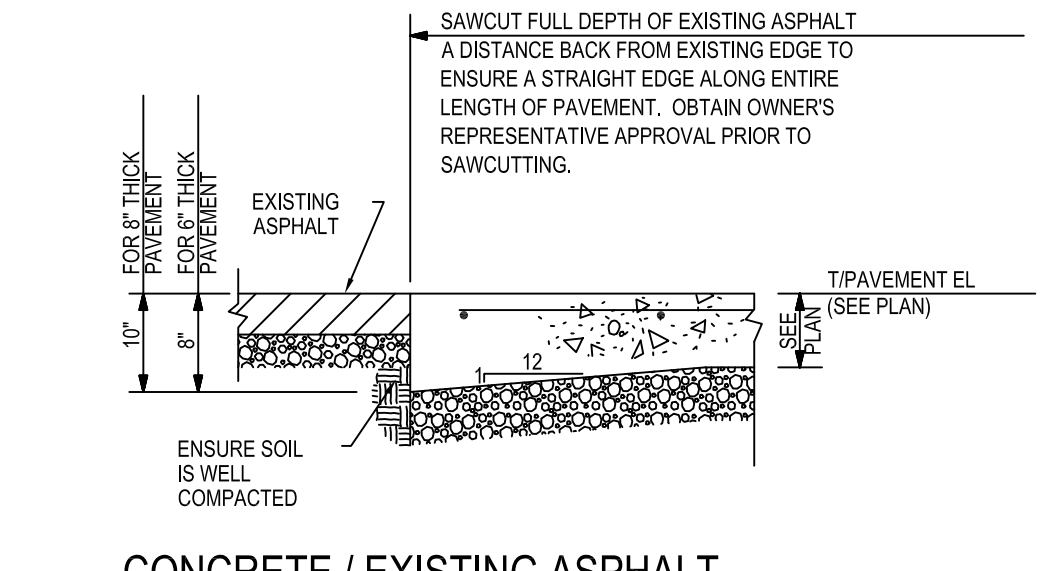


**CONSTRUCTION JOINT AT TANK AND DUMSTER PAVEMENT SECTION**  
NTS

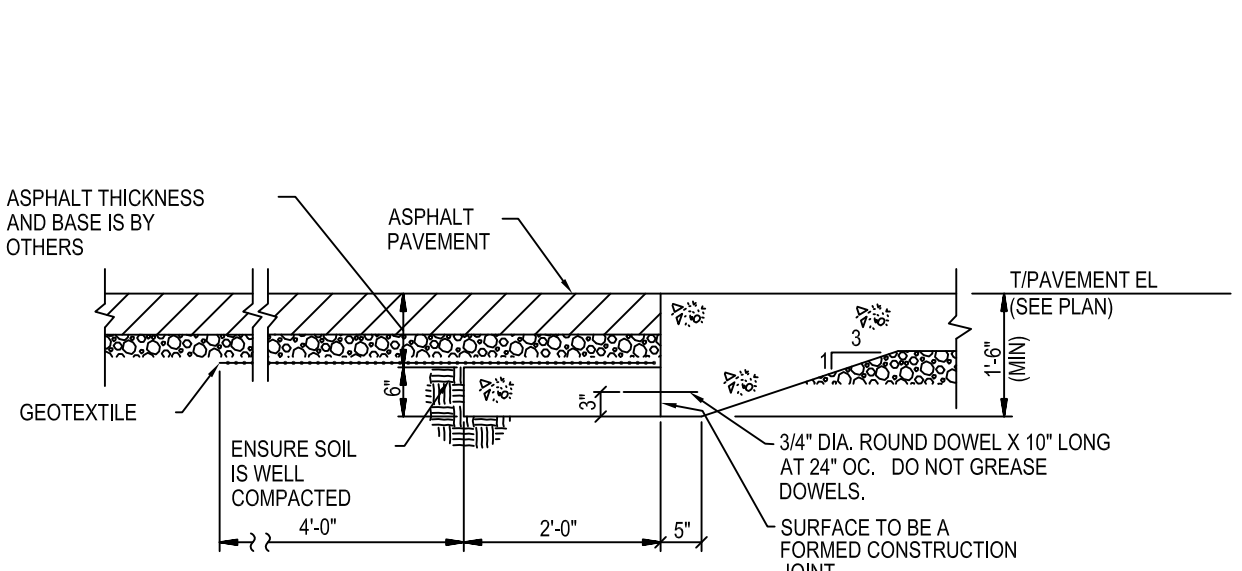
- NOTES:  
 1.) SEE SECTION 10/SD3 FOR INFORMATION NOT SHOWN  
 2.) THIS SECTION ASSUMES THE TANK OR DUMSTER PAVEMENT WILL BE PLACED PRIOR TO THE THINNER MAIN PAVEMENT.



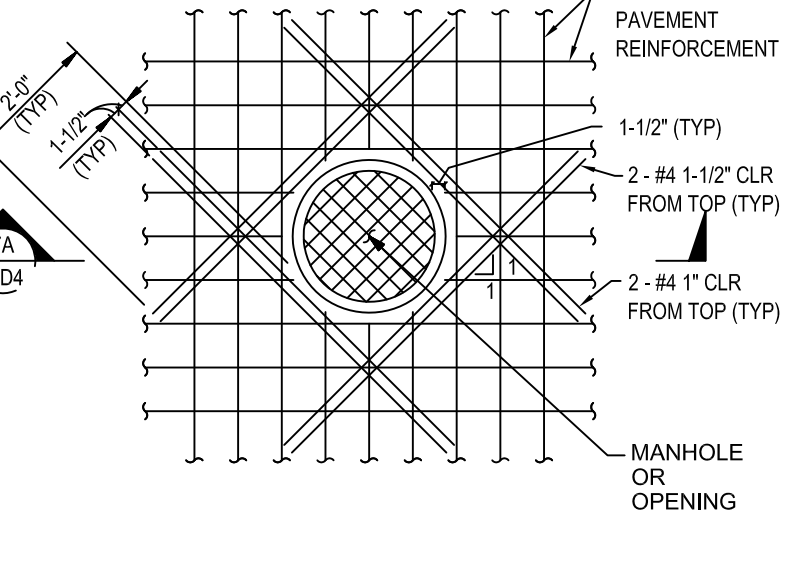
**TRENCH PLAN DETAIL**  
NTS



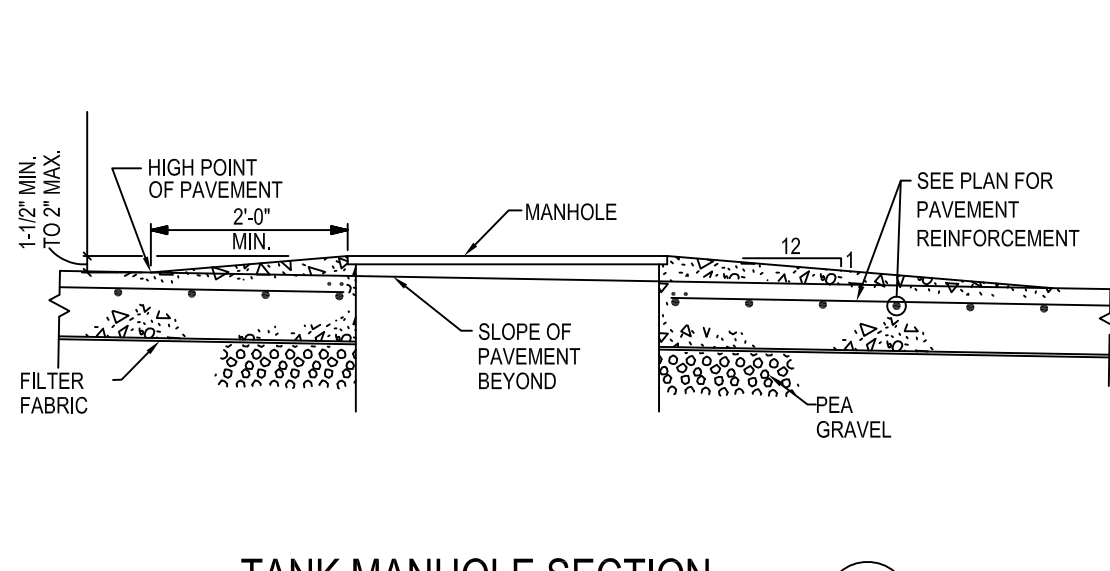
**CONCRETE / EXISTING ASPHALT SECTION**  
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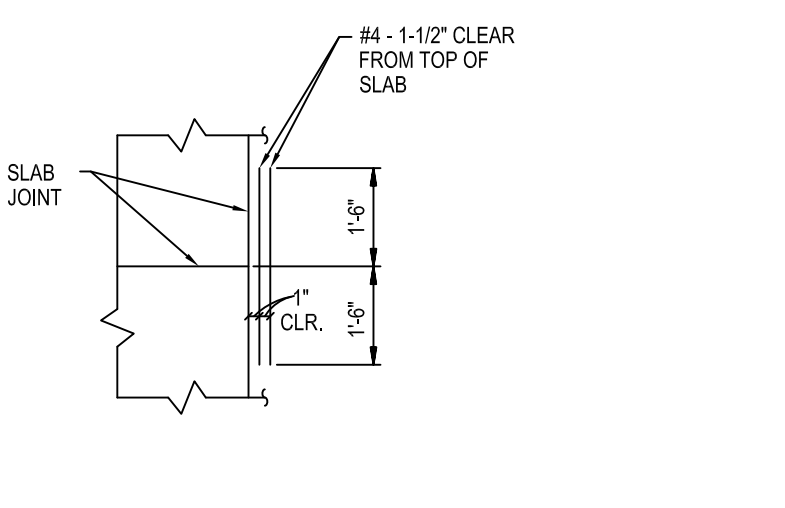
**CONCRETE / NEW ASPHALT SECTION**  
NTS



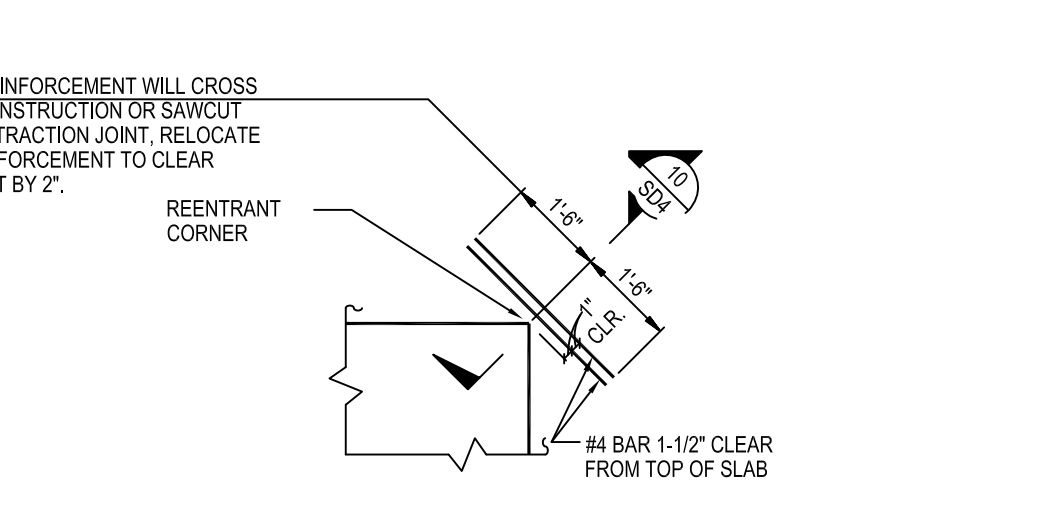
**TANK MANHOLE DETAIL**  
NTS



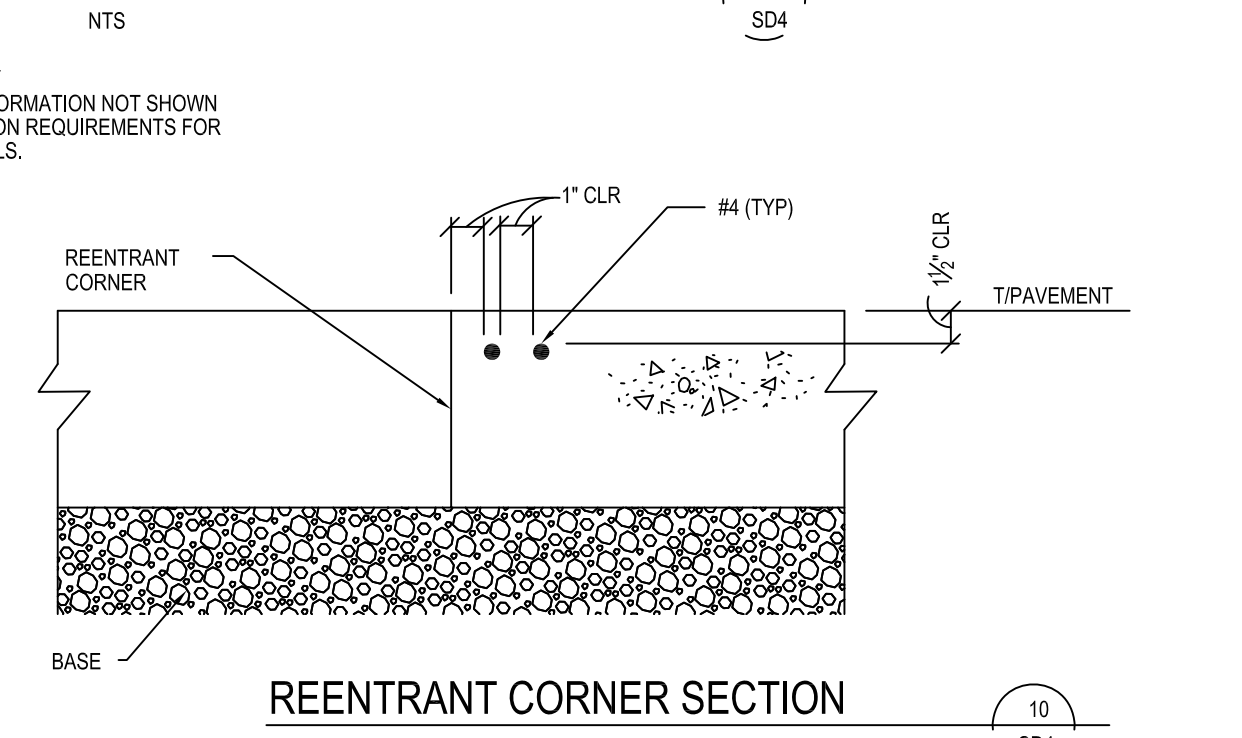
**TANK MANHOLE SECTION**  
NTS



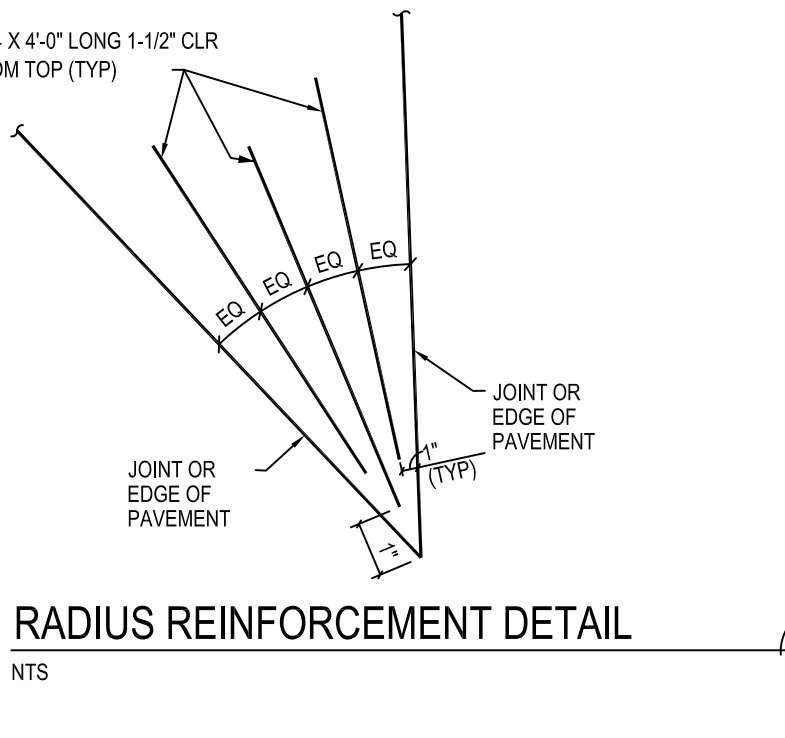
**DISCONTINUOUS SLAB REINFORCEMENT JOINT DETAIL**  
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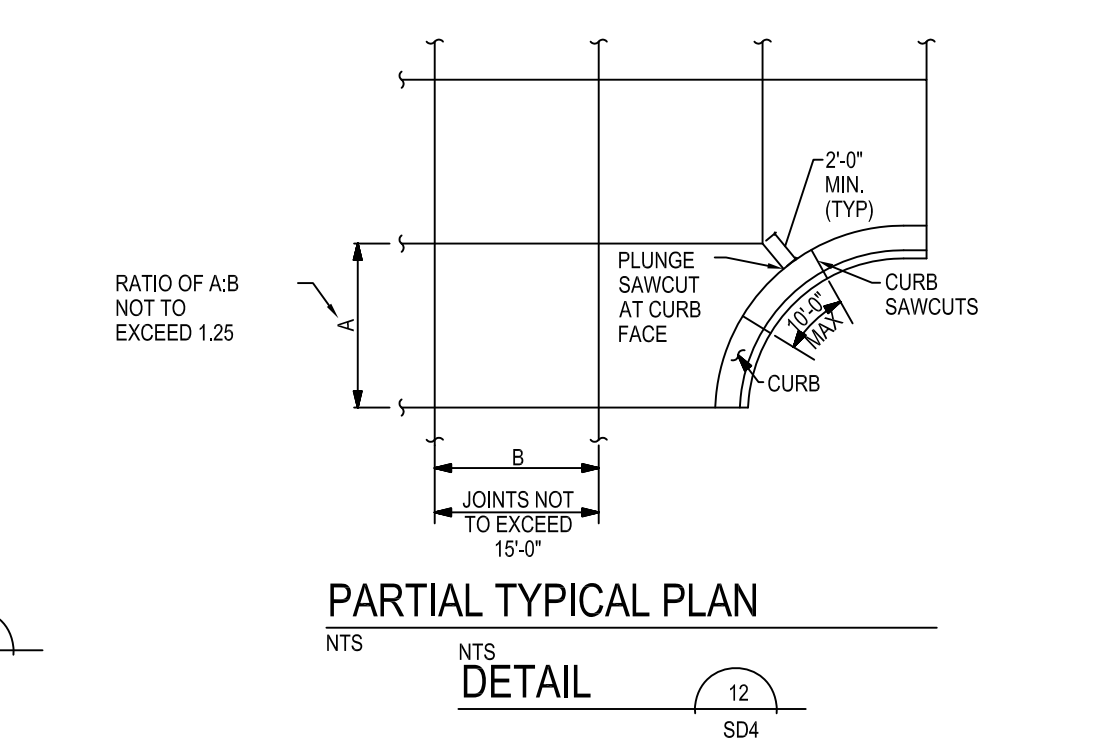
**TYPICAL REENTRANT CORNER DETAIL**  
NTS



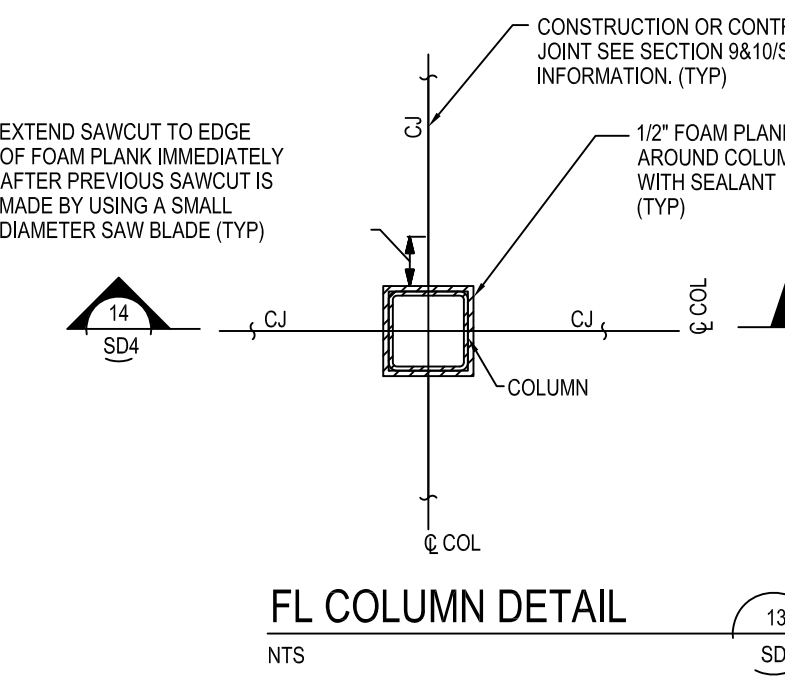
**REENTRANT CORNER SECTION**  
NTS



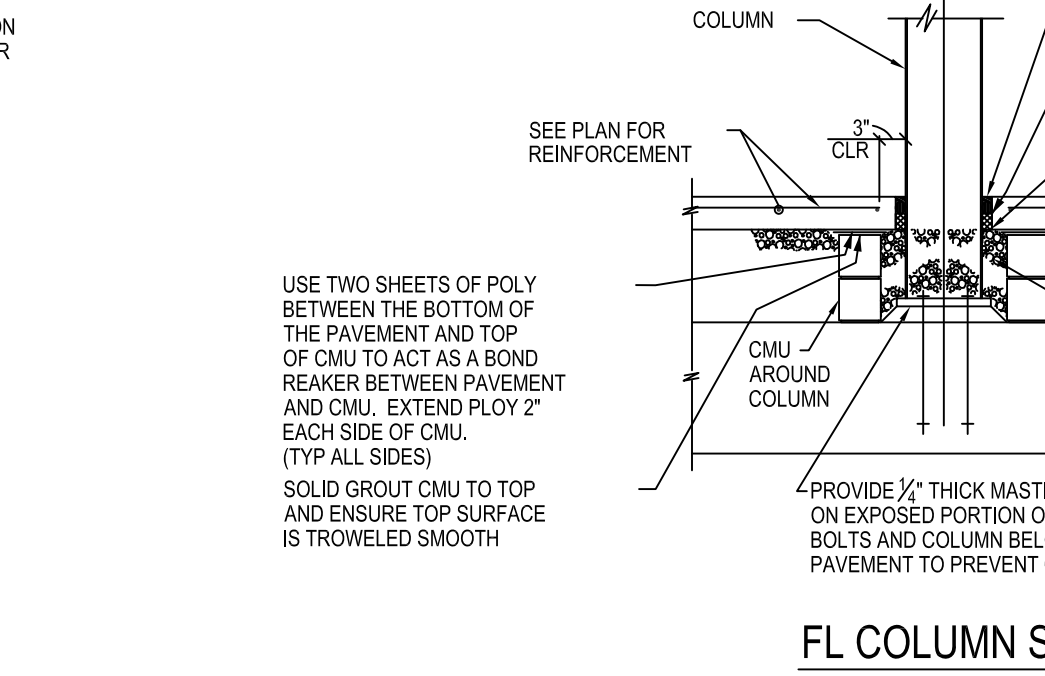
**RADIUS REINFORCEMENT DETAIL**  
NTS



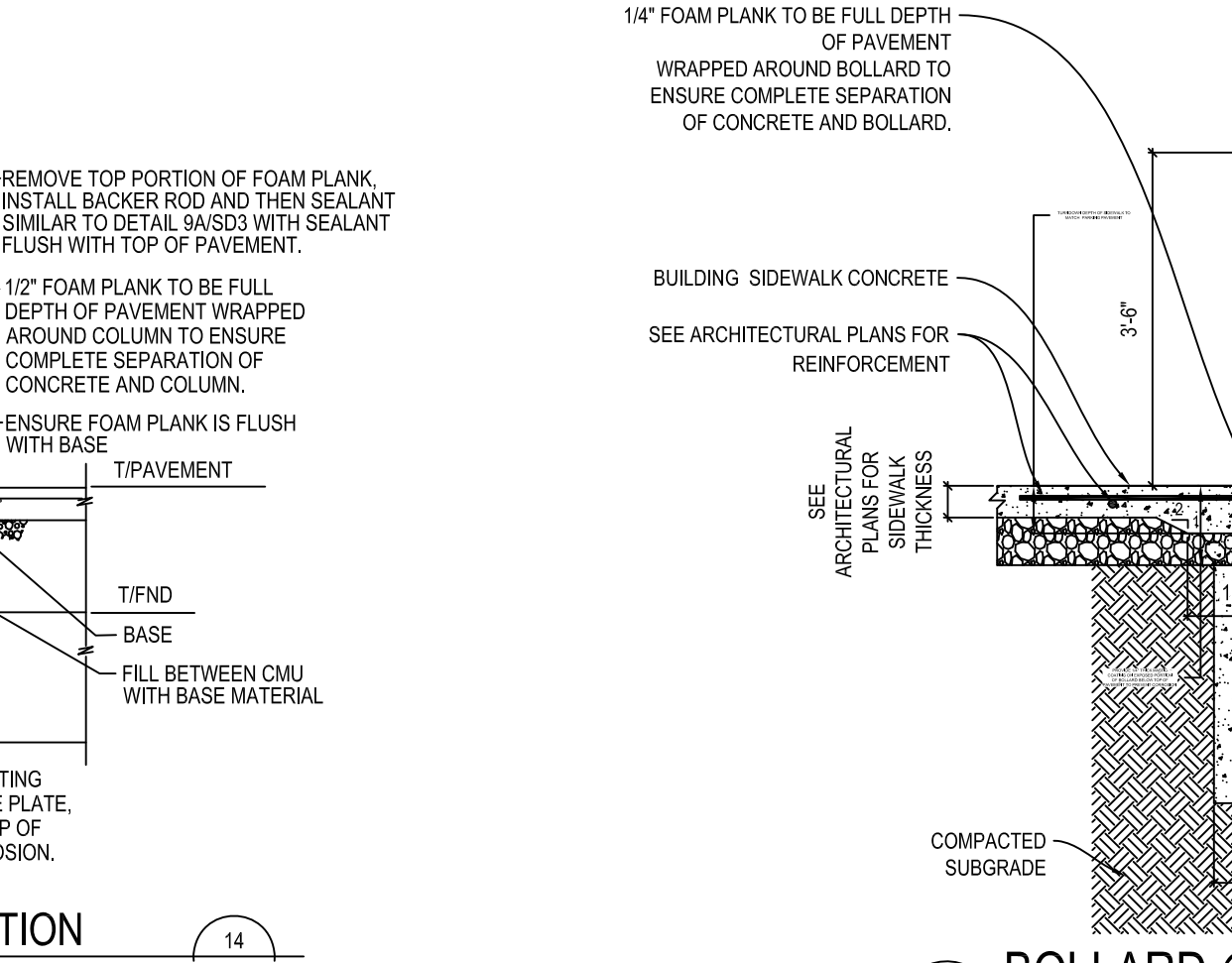
**PARTIAL TYPICAL PLAN DETAIL**  
NTS



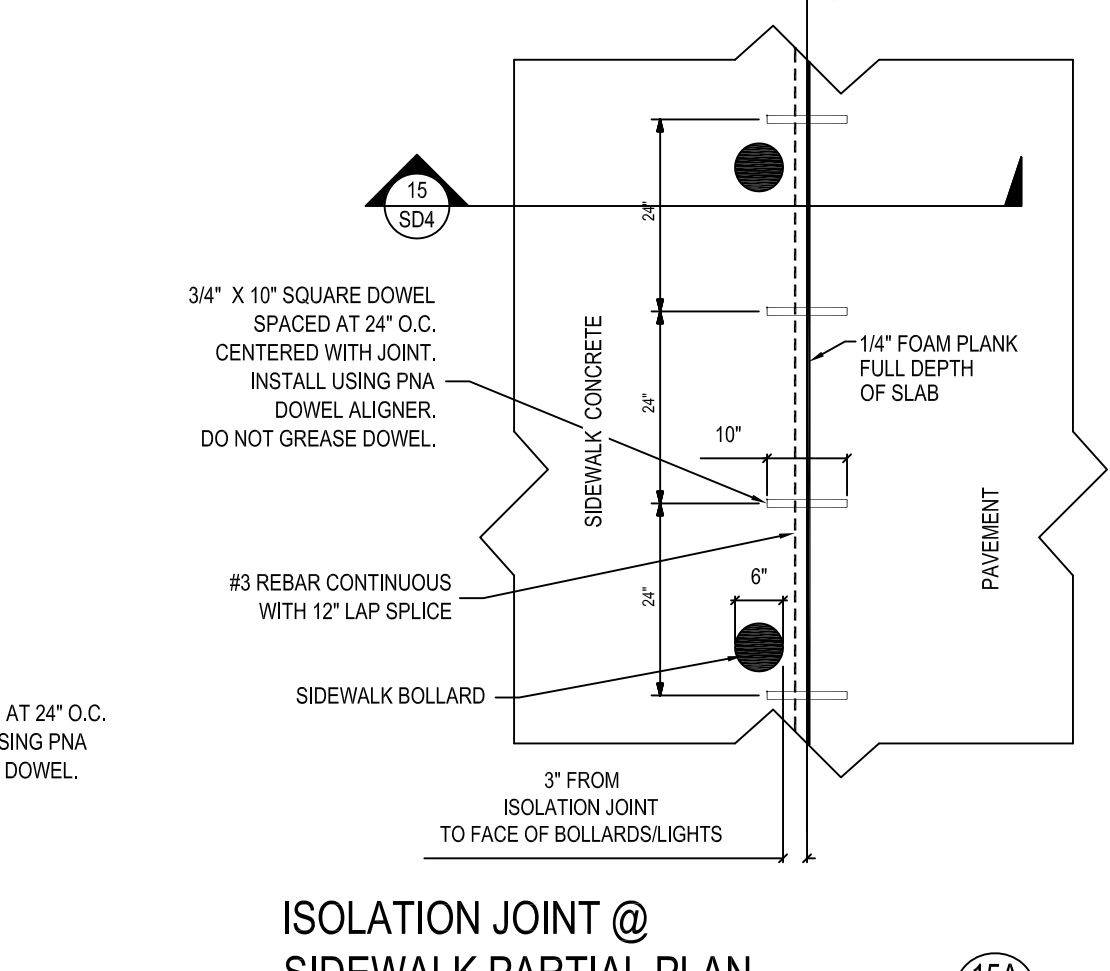
**FL COLUMN DETAIL**  
NTS



**FL COLUMN SECTION**  
NTS



**BOLLARD @ SIDEWALK SECTION**  
NTS



**ISOLATION JOINT @ SIDEWALK PARTIAL PLAN**  
NTS

- NOTES FOR 6A AND 6A:  
 1.) SEE SECTION 10/SD3 FOR INFORMATION NOT SHOWN  
 2.) REFER TO LOCAL JURISDICTION REQUIREMENTS FOR SPECIFIC CONNECTION DETAILS.

NOTE: SEE SECTION 9/SD3 FOR INFORMATION NOT SHOWN

NO.	1	DATE	
NO.	1	DATE	
<p>The Bousquet Group, Inc.          501 S. Carroll Blvd.          Denton, TX 76201          940.566.0088          940.566.0088 fax          Texas Firm No. F-8942</p>			
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<p>RACETRAC PETROLEUM, INC.          3225 CUMBERLAND BOULEVARD          SUITE 100 ATLANTA, GA 30339          (770) 431-7600</p>			
<p>RACETRAC SITE LIGHTING DETAILS</p>			
<p><b>RACETRAC</b>          Beltline/Marsh Business Park          Lot 2, Block 1          3.133 Ac. - Zoned: Light Retail          Addison, Texas</p>			
DATE	Feb 09, 2018	SCALE	1"=30'
DRAWN BY	TJB	DRAWING NAME	RT Standard Details.dwg
<b>SD4</b>		-	
SHEET NO.	VERSION		





