AS-BUILT PLANS

FOR



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

> TOWN PROJECT NO. 2017-14 RACETRAC STORE NO. 64

> > SURVEYOR

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

JONES | CARTER TRAVIS BOUSQUET

4500 MERCANTILE PLAZA DRIVE, STE. 210 FORT WORTH, TX 76205 PHONE: (972) 488-3880 CELL: (972) 207-8077

LANDSCAPE ARCHITECT

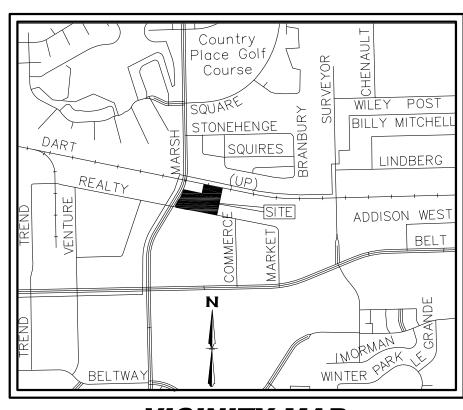
SMR LANDSCAPE ARCHITECTURE **BRIAN ADAMS** 1708 N. GRIFFIN ST. DALLAS, TX 75202 PHONE: (214) 871-0083

OWNER/DEVELOPER

RACETRAC PETROLEUM, INC. 200 GALLERIA PARKWAY, STE. 900 ATLANTA, GEORGIA 30339 STEPHANIE KOSHY (404) 694-3905 CONSTRUCTION PROJECT MANAGER (770) 431-7600 EXT 1674 MR. ED DOWNING



TEXAS EXCAVATION SAFETY SERVICES 1-800-344-8377



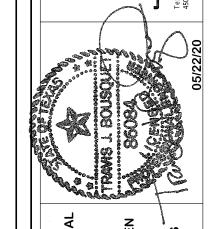
VICINITY MAP

SHEET	NAME	BY OTHERS	PLAN DATE	REVISION	PLAN DATE
C-0.0	COVER SHEET		08/23/19		DATE
S-1	ALTA SURVEY		_		
S-2	RECORDED PLAT		-		
S-3	PROPOSED REPLAT		-		
GN	GENERAL NOTES		08/23/19		
ES-0	EROSION CONTROL PLAN		08/23/19		
ES-DE	EROSION CONTROL DETAILS		08/23/19		
D-1	DEMOLITION PLAN		08/23/19		
C-1.1	SITE PLAN		08/23/19		
C-1.3	HORIZONTAL CONTROL		08/23/19		
C-1.4	PAVING PLAN		08/23/19		
C-1.5	JOINTING PLAN		08/23/19		
C-2.1	GRADING PLAN		08/23/19		
C-2.2	DRAINAGE PLAN (PRE DEVELOPED)		08/23/19		
C-2.3	DRAINAGE PLAN (POST DEVELOPED)		08/23/19		
C-2.4	STORM WATER PLAN		08/23/19		
C-2.5	STORM SEWER PROFILES		08/23/19		
C-3.1	UTILITY PLAN		08/23/19		
SD1	STANDARD DETAILS RACETRAC (PRIVATE)		08/23/19		
SD2	STANDARD DETAILS RACETRAC (PRIVATE)		08/23/19		
SD3	STANDARD DETAILS RACETRAC (PRIVATE)		08/23/19		
SD4	STANDARD DETAILS RACETRAC (PRIVATE)		08/23/19		
SD5	STANDARD DETAILS RACETRAC (PRIVATE)		08/23/19		
SD6	CONSTRUCTION DETAILS		08/23/19		
SD7	STANDARD DETAILS (TOWN OF ADDISON)		07/27/18		
L-1.0	TREE PRESERVATION PLAN		04/26/19		
L-1.1	LANDSCAPE PLAN		04/26/19		
L-1.2	LANDSCAPE DETAILS		04/26/19		
L-1.3	LANDSCAPE NOTES		04/26/19		
L-2.1	IRRIGATION PLAN		04/26/19		
L-2.2	IRRIGATION DETAILS		04/26/19		
L-2.3	IRRIGATION NOTES		04/26/19		

AS-BUILTS

Travis J. Bousquet, PE

Date

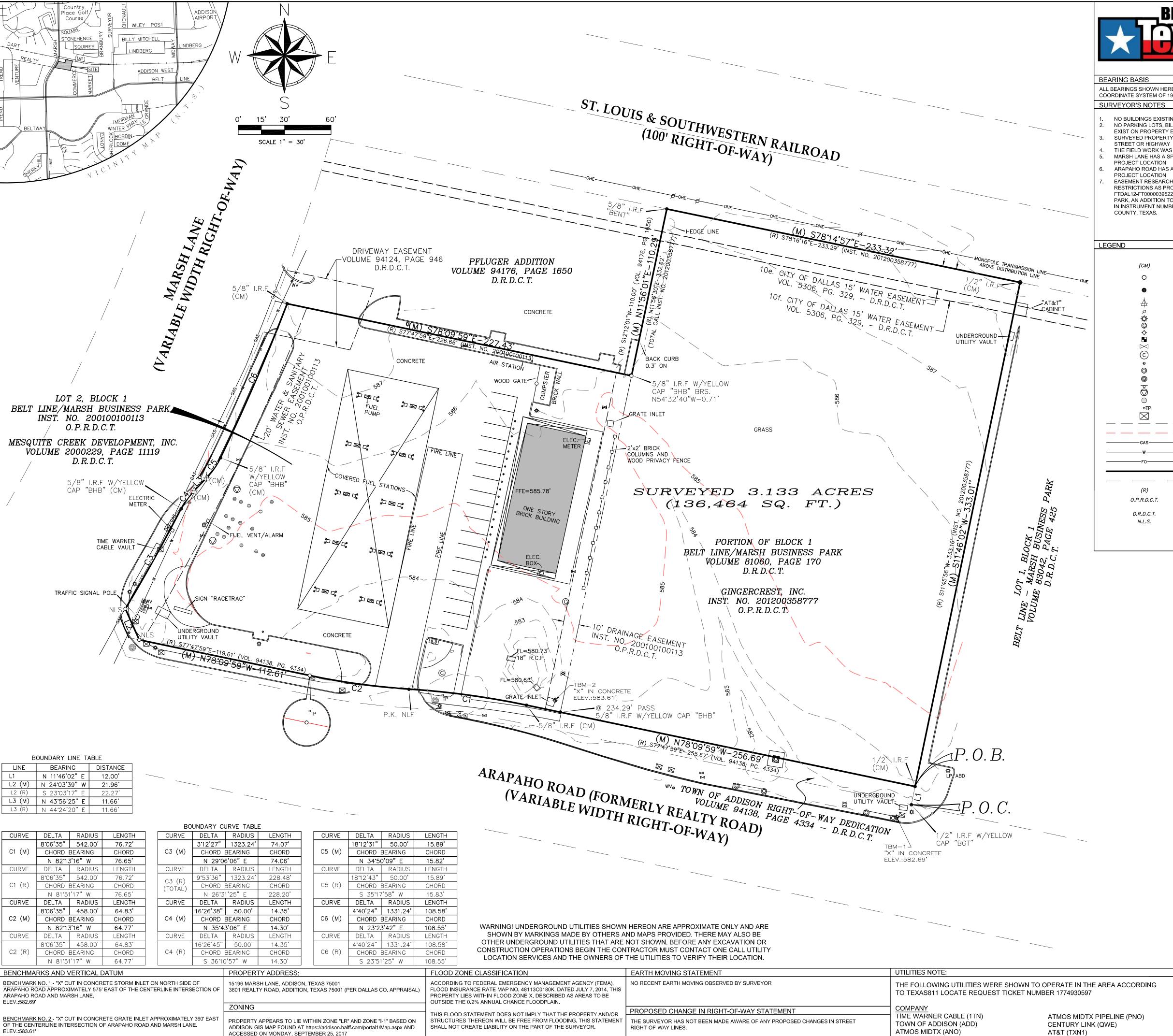




COVER SHEET

DATE May 22, '20 SCALE DRAWN-BY

SHEET NO. VERSION



SETBACK REQUIREMENTS: NOT PROVIDED BY INSURER

HEIGHT AND FLOOR SPACE AREA RESTRICTIONS: NOT PROVIDED BY

ELEVATIONS ARE NAVD88 BASED ON GPS OBSERVATIONS.

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

- 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
- THE FIELD WORK WAS COMPLETED ON SEPTEMBER 20, 2017 MARSH LANE HAS A SPEED LIMIT SIGN OF 40 MILES PER HOUR AT OR NEAR
- ARAPAHO ROAD HAS A SPEED LIMIT SIGN OF 40 MILES PER HOUR AT OR NEAR
- 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 200100100113, OFFICIAL PUBLIC RECORDS, DALLAS

CONTROLLING MONUMENT

(UNLESS NOTED)

POWER POLE

LIGHT POLE

GAS METER

FIRE HYDRANT

WATER METER

WATER VALVE

BOLLARD POST

MONITOR WELL

STORM MAN HOLE

SANITARY MAN HOLE

FUEL TANK FILL PIPE LID

TRAFFIC CONTROL BOX (UNLESS NOTED)

UNDERGROUND ATT FIBER LINE (APPROX.)

DEED RECORDS, DALLAS COUNTY, TEXAS

UNDERGROUND GAS LINE (APPROX.)

TELEPHONE PEDESTAL

MINOR CONTOUR LINE

MAJOR CONTOUR LINE

WATERLINE (APPROX.)

ADJOINER/R.O.W. LINE

RECORD BEARING & DISTANCE

OFFICIAL PUBLIC RECORDS DALLAS COUNTY, TEXAS

BOUNDARY LINE

MAG NAIL SET

FRONTIER COMMUNICATIONS (GTX)

CHARTER COMMUNICATIONS (MRC)

ONCOR ELECTRIC (IR4)

MCI (MCT)

SPRINT (USS)

EXPLORER PIPELINE COMPANY (XL6)

CL FANOUT

1/2" IRON ROD W/RED CAP

STAMPED "ONEAL 6570" SET

MONUMENT FOUND (AS NOTED

P.K. NAIL FOUND WITH WASHER

STAMPED "BHB" FOUND

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 200100100113, Official Public cords, Dallas County, Texas (O.P.R.D.C.T.) as conveyed to Mesquite Creek Development, Inc. by deed recorded in Volume 2000229, Page 11119, ed 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 D1200358777, (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 ral 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 iness 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 ne 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.);

ence 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 ove 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 ngercrest, Inc. tract, same being the northeast corner of said Town of Addison tract for the POINT OF BEGINNING of the herein described 3.133

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
- 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
- 82 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. 200100100113), same being

the most southerly southwest corner of said Lot 2, Block 1; HENCE 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

bears North 29 Degrees 06 Minutes 06 Seconds East, a distance of 74.06 feet HENCE 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)

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

- 1)Northeasterly, 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 Fast for a distance of 14.30 feet:
- (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

(2)Northeasterly, along the above mentioned non-tangent curve to the right, an arc length of 14.35 feet to a p.k. nail with washer

- Degrees 50 Minutes 09 Seconds East for a distance of 15.82 feet; 4)Northeasterly, 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)Northeasterly, 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;

St. Louis & Southwestern Railroad (100' right-of-way) at the northeast corner of said Pfluger Addition and the northwest corner of said Gingercrest, 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 $1/2^n$ 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);

HENCE 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

SCHEDULE B ITEMS FROM TITLE COMMITMENT GF. NO. FTDAL12-FT0000039522 1-10d. Intentionally omitted by surveyor

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

10e. 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 10f. Easement granted by Beltline/Marsh, Ltd. to Texas Power & Light Company, filed 01/09/1980, recorded in Volume 80006, Page 717, Deed

Records of Dallas County, Texas s 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

reek Development, Inc., filed 11/27/2000, recorded in Volume 2000229, Page 1130, Real Property Records, Dallas County, Texas.

10i. Terms, provisions and conditions, and lien, contained in Reservations, Restrictions, and Covenants executed by Beltline-Marsh, Ltd., dated 04/22/1978, recorded in Volume 78081, Page 150, Deed Records, Dallas County, Texas.

10h. Easement granted by J. E. Bush to the Texas Power & Light Company, filed 02/28/1952, recorded in Volume 3632, Page 329, Deed Records,

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.

SURVEYOR'S CERTIFICATE

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(a), 7(a), 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



REVISIONS

PREPARED FOR

O'NEAL SURVEYING CO. 3111 COLE AVE., STE 103 DALLAS, TX 75204 (903) 708-2891

TBPLS FIRM # 10194132 WWW.ONEALSURVEYING.COM

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

DATE: **SEPTEMBER 21, 2017** SHEET NO.

RACETRAC PETROLEUM, INC. 3225 CUMBERLAND BLVD., SUITE NO. 100 ATLANTA, GEORGIA 30339

(770) 431-7600

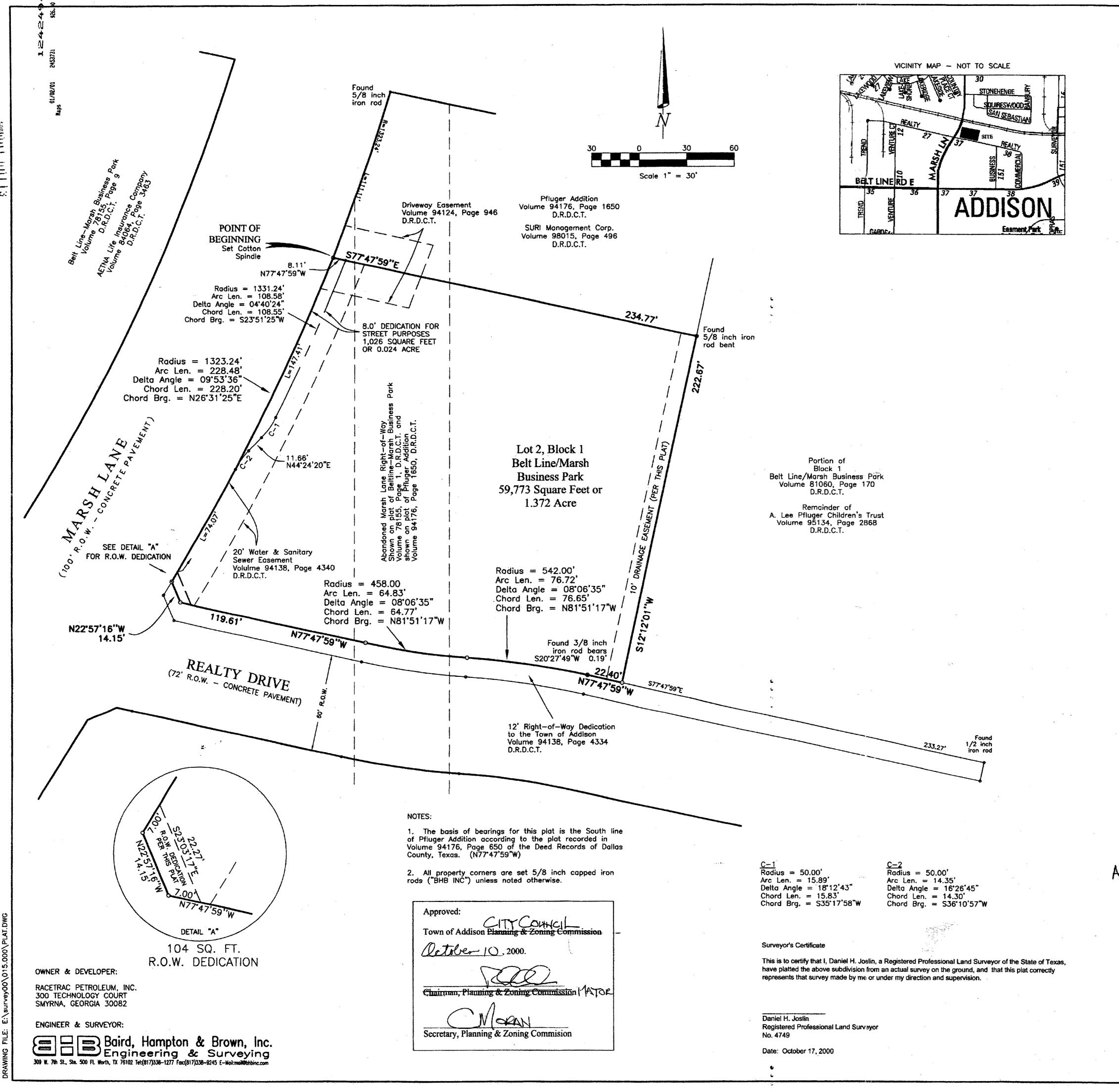
1 of 1

PROJECT NO. 17067.00

DRAWN BY: DCO

SCALE: 1"=30'

CHECKED BY: DCO



STATE OF TEXAS

COUNTY OF DALLAS

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

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

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

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

Addition:

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

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

degrees 27 minutes 49 seconds WEST, a distance of 0.19 feet; Westerly, along said curve, and along the North line of said 12 foot right-of-way dedication, an arc length of 76.72 feet to a set 5/8 inch capped iron rod ("BHB INC") at the beginning of a reverse curve, concave northerly, having a radius 458.00 feet, a delta angle of 08 degrees 06 minutes 35 seconds, a chord bearing of NORTH 81 degrees 51

minutes 16 seconds WEST, and a chord distance of 64.77 feet; Westerly, along said reverse curve, and along the North line of said 12 foot right-of-way dedication, an arc length of 64.83 feet to a set 5/8 inch capped iron rod ("BHB INC");

NORTH 77 degrees 47 minutes 59 seconds WEST, along the North line of said 12 foot

right-of-way dedication, a distance of 119.61 feet to a set 5/8 inch capped iron rod ("BHB

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

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

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

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

RaceTrac Petroleum, Inc

STATE OF

THENCE

THENCE

COUNTY OF

BEFORE ME, the undersigned authority, on this day personally appeared RaceTrac Petroleum, Inc., know to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed, in the capacity therein stated, and as the act and deed of said partnership. GIVEN UNDER MY HAND AND SEAL OF OFFICE on the day of Mental, 2000.

My Commission Expires: MacL 19 2001

AFTER RECORDING PLEASE RETURN To:

Notary Public in and for . the State of Toxas Gonga

CARMEN MORAN

TOWN OF ADDISON P.O. Box 9010 ADDISON, TX 75001

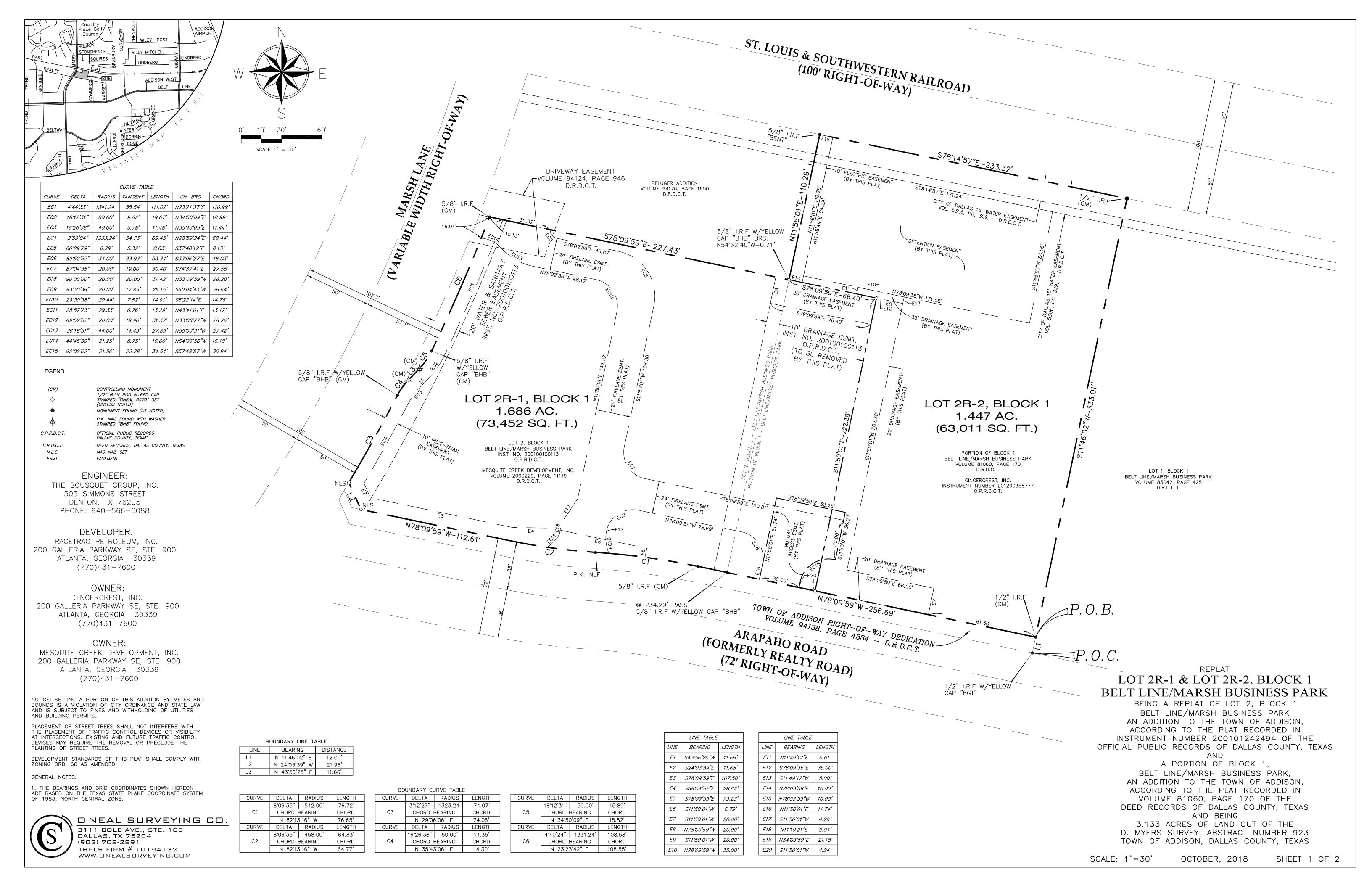
Final Plat of Lot 2, Block 1

Belt Line/Marsh Business Park 1.372 Acre

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

DALLYS COUNTY

CLERK SAILS COUNTY



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, glong 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 82 Degrees 13 Minutes 16 Seconds West for a distance of
- (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. 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) Northeasterly, 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) Northeasterly, 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
- (4) Northeasterly, along the above mentioned tangent curve to the left, an arc length of 15.89 feet to a 5/8" iron rod with vellow 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) Northeasterly, 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,

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.

Y: GINGERCREST, INC.	BY: MESQUITE CREEK	DEVELOPMENT, INC.		
RIAN THORTON ICE PRESIDENT	BRIAN THORTON VICE PRESIDENT			
STATE OF				
REFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DA OREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME TO				SCRIBED TO THE
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS	DAY OF	, 2018		
IOTARY PUBLIC IN AND FOR THE STATE OF	<u>.</u>			
STATE OF \$ COUNTY OF \$				
REFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DA FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME T				SCRIBED TO THE
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS	DAY OF	, 2018		
IOTARY PUBLIC IN AND FOR THE STATE OF	<u>.</u>			
SURVEYOR'S CERTIFICATION				
DANIEL CHASE O'NEAL, A REGISTERED PROFES PLAT FROM AN ACTUAL ON THE GROUND SURVE PERSONAL SUPERVISION IN ACCORDANCE WITH T	Y OF THE LAND, AND THE	MONUMENTS SHOWN HEREON	I WERE FOUND AND PLACED UN	IDER MY

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS §

COUNTY OF ___



TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6570

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS _____ DAY OF _____, 2018

DETENTION AREA EASEMENT STATEMENT

THIS PLAT IS APPROVED BY THE TOWN OF ADDISON AND ACCEPTED BY THE OWNER(S). SUBJECT TO THE FOLLOWING CONDITIONS WHICH SHALL BE BINDING UPON THE OWNER(S), HIS HEIRS, GRANTEES AND SUCCESSORS, AND ASSIGNS:

THE PROPOSED DETENTION AREA EASEMENT(S) WITHIN THE LIMITS OF THIS ADDITION, WILL REMAIN AS DETENTION AREA(S) TO THE LINE AND GRADE SHOWN ON THE PLANS AT ALL TIMES AND WILL BE MAINTAINED BY THE INDIVIDUAL OWNER(S) OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO THE DETENTION AREA(S). THE TOWN OF ADDISON WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SAID DETENTION AREA(S) OR ANY DAMAGE OR INJURY TO PRIVATE PROPERTY OR PERSON THAT RESULTS FROM THE FLOW OF WATER ALONG, INTO OR OUT OF SAID DETENTION AREA(S), OR FOR THE CONTROL OF EROSION.

NO OBSTRUCTION TO THE NATURAL FLOW OF STORM WATER RUN-OFF SHALL BE PERMITTED BY FILLING OR CONSTRUCTION OF ANY TYPE OF DAM, BUILDING, BRIDGE, FENCE, WALKWAY OR ANY OTHER STRUCTURE WITHIN THE DESIGNATED DETENTION ARE(S) UNLESS APPROVED BY THE DIRECTOR OF PUBLIC WORKS, PROVIDED: HOWEVER, IT IS UNDERSTOOD THAT IN THE EVENT IT BECOMES NECESSARY FOR THE TOWN OF ADDISON TO ERECT ANY TYPE OF DRAINAGE STRUCTURE IN ORDER TO IMPROVE THE STORM DRAINAGE THAT MAY BE OCCASIONED BY THE STREETS AND ALLEYS IN OR ADJACENT TO THE SUBDIVISIONS, THEN, IN SUCH EVENT, THE TOWN OF ADDISON SHALL HAVE THE RIGHT TO ENTER UPON THE DETENTION AREA(S) AT ANY POINT, OR POINTS, TO ERECT, CONSTRUCT AND MAINTAIN ANY DRAINAGE FACILITY DEEMED NECESSARY FOR DRAINAGE PURPOSES. EACH PROPERTY OWNER SHALL KEEP THE DETENTION AREA(S) TRAVERSING OR ADJACENT TO HIS PROPERTY CLEAN AND FREE OF DEBRIS, SILT AND ANY SUBSTANCE WHICH WOULD RESULT ÌN UNSANITARY CONDITIONS OR BLOCKAGE OF THE DRAINAGE. THE TOWN OF ADDISON SHALL HAVE THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSE OF INSPECTION AND SUPERVISION OF MAINTENANCE WORK BY THE PROPERTY OWNER(S), OR TO ALLEVIATE ANY UNDESIRABLE CONDITIONS, WHICH MAY OCCUR.

THE DETENTION AREA(S) AS IN THE CASE OF ALL DETENTION AREAS ARE SUBJECT TO STORM WATER OVERFLOW(S) TO AN EXTENT WHICH CANNOT BE CLEARLY DEFINED. THE TOWN OF ADDISON SHALL NOT BE HELD LIABLE FOR ANY DAMAGES OF ANY NATURE RESULTING FROM THE OCCURRENCES OF THESE NATURAL PHENOMENA, NOR RESULTING FROM THE FAILURE OF ANY STRUCTURE OR STRUCTURES, WITHIN THE DETENTION AREA(S) OR SUBDIVISION STORM DRAINAGE SYSTEM.

THE DETENTION AREA EASEMENT LINE IDENTIFIED ON THIS PLAT SHOWS THE DETENTION AREA(S) SERVING THIS ADDITION.

CERTIFICATE OF APPROVAL

CITY SECRETARY

CHAIR OF THE PLANNING AND ZONING COMMISSION

APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF ADDISON, TEXAS

ON THIS THE ______, 2018

ENGINEER:

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

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

OWNER:

MESQUITE CREEK DEVELOPMENT, INC. 200 GALLERIA PARKWAY SE, STE. 900 ATLANTA, GEORGIA 30339 (770)431 - 7600

REPLAT LOT 2R-1 & LOT 2R-2, 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

> 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

SCALE: 1"=30'

OCTOBER, 2018

SHEET 2 OF 2

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. 2. ALL WORK PERFORMED SHALL COMPLY WITH THE REGULATIONS AND ORDINANCES OF THE VARIOUS
- GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THE WORK, INCLUDING LANDSCAPING.
- CONTRACTOR SHALL SUBMIT FOR REVIEW TO THE OWNER'S CONSTRUCTION MANAGER 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
- 4. 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 CONTRACTOR'S AND UTILITY
- 5. MATERIALS AND CONSTRUCTION METHODS FOR STREETS AND STORM DRAINAGE CONSTRUCTION SHALL BE IN
- ACCORDANCE WITH THE LOCAL REGULATORY AGENCY. 6. CONTRACTOR SHALL REVIEW SOIL REPORTS AND BORINGS PRIOR TO BIDDING THE PROJECT AND COMMENCING
- 7. 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.
- 8. 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
- 9. REFER TO ARCHITECTURAL DRAWINGS FOR BUILDING DIMENSIONS.

DEMOLITION NOTES:

- 1. 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.
- 2. 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 PAYED TO THE UTILITY COMPANY FOR THEIR SERVICES. THE CONTRACTOR IS NOT RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.
- 3. 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. 5. ALL EXISTING SERVICE LINES FOR TELEPHONE, ELECTRIC, SEWER, AND CABLE T.V. SERVICES ARE TO BE REMOVED TO
- 6. 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 IS RESPONSIBLE FOR COORDINATION WITH APPLICABLE UTILITY COMPANIES.
- CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS REQUIRED TO CARRY OUT THE WORK AS SHOWN ON THIS PLAN. 9. SITE IS OCCUPIED BY EXISTING STRUCTURES, STORM LINES, PAVEMENT, POWER POLES AND UTILITIES. IT IS CONTRACTORS 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.
- 10. 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
- 11. ALL EXISTING FENCES, SIGNS, POWER POLES, AND LIGHT POLES LOCATED ON-SITE SHALL BE DEMOLISHED AND REMOVED UNLESS OTHERWISE NOTED.
- 12. 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.
- 13. CONTRACTOR IS RESPONSIBLE FOR WALKING SITE AND DETERMINING EXTENTS OF DEMOLITION WORK PRIOR TO BID
- 14. EXISTING MANHOLES AND VALVE BOXES TO REMAIN IN PLACE SHALL BE ADJUSTED TO FINAL GRADES. 15. PRIOR TO ANY WORK ONSITE, 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.
- 16. 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.
- 17. LIMITS OF PAVEMENT SHOWN TO BE REMOVED ARE 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:

- 1. 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.
- 4. 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 TIE-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.
- 8. 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, 10. 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 11. 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. 12. CONTRACTOR SHALL PROVIDE BOLLARDS FOR PROTECTION OF ALL ABOVE GROUND UTILITIES AND APPURTENANCES ADJACENT TO DRIVE AREAS.
- 13. CONTRACTOR SHALL MATCH EXISTING PAVEMENT IN GRADE AND ALIGNMENT.
- 14. CONSTRUCTION SHALL COMPLY WITH ALL GOVERNING CODES AND IMPROVEMENTS SHALL BE CONSTRUCTED TO THE SAME.
- 15. 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. 4. CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING STORM SEWER
- STRUCTURES, PIPES, AND ALL UTILITIES PRIOR TO CONSTRUCTION.
- 5. 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 8. 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.
- 9. PROPOSED SPOT ELEVATIONS REPRESENT FINISHED PAVEMENT OR GROUND SURFACE GRADE UNLESS OTHERWISE NOTED ON DRAWINGS.
- 10. CONTRACTOR SHALL TRIM, TACK, AND MATCH EXISTING PAVEMENT AT LOCATIONS WHERE NEW
- PAVEMENT MEETS EXISTING PAVEMENT. 11. ALL GRADING OPERATIONS SHALL SHALL BE STAKED BY A REGISTERED CIVIL ENGINEER OR LICENSED
- LAND SURVEYOR APPROVED BY THE OWNER. 12. 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
- 4. 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 M.E.P. 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 2010. 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. 11. 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
- 13. 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.
- 14. 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 90°. 16. COMPACTION SHALL BE DONE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEO-TECHNICAL REPORT.
- 17. 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 SOD. IF A EMPORARY GRASS IS APPLIED, IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO APPLY A PERMANENT SEED OR SOD AT THE PROPER 6. FILL SLOPES 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
- 10. LAND DISTURBING ACTIVITIES BE KEPT TO A MINIMUM AND WILL NOT EXTEND BEYOND THE LIMITS SHOWN. 11. THE CONTRACTOR SHALL CONSTRUCT THE SILT FENCING AS SHOWN AT THE PERIMETER OF THE SITE PLAN PRIOR TO LAND CLEARING
- 12. CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE COMPLIANCE WITH THE NPDES STORMWATER REQUIREMENTS. THIS INCLUDES, BUT IS NOT LIMITED TO, INSPECTION REQUIREMENTS.
- 13. ALL EROSION CONTROL MEASURES EXCEPT 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. 14. 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. 15. 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

STRUCTURE TYPES:

- DRAINAGE STRUCTURES SHALL BE PRECAST OR CAST-IN-PLACE CONCRETE IN
- ACCORDANCE WITH DOTD REQUIREMENTS AS FOLLOWS AREA INLETS - CB-01 OR PC-01 (PIPE SIZE 36" AND SMALLER)
- ALL INLET FRAMES AND GRATES SHALL BE VULCAN FOUNDRY CORP. CATALOG # V-4863 OR FOLIAL
- 2. 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 A. 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. B. ONE (1) 1" CONDUITIS FOR ELECTRICAL. ONE (1) 1" CONDUIT IS FOR COMMMUNICATION. C.CONTRACTOR IS RESPONSBILE 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. A. AIR AND WATER STATION AND PAY PHONE - CONTRACTOR TO PROVIDE SMALL CONCRETE UTILITY VAULTS FOR UTILITY JUNCTIONS AT BOTH LOCATIONS. CONCRETE VAULT TO BE FLUSH WITH CONCRETE OR LANDSCAPING.
- B. 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.
- C.AIR AND WATER STATION WATER PIPE TO BE ¾" ENDOPURE (200PSI PE3408). INCLUDE A SHUT OFF VALVE INSIDE THE CONCRETE VAULT.

TANK NOTES:

EXISTING CONCRETE ABOVE AND AROUND TANKS WILL NOT BE DISTURBED DURING DEMO OR

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:

1. EXISTING CONCRETE AROUND CANOPY WILL NOT BE DISTURBED DURING DEMO OR CONSTRUCTION

UTILITY NOTES:

- CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL UTILITIES AND NOTIFYING THE APPROPRIATE UTILITY COMPANY PRIOR TO
- 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.
- 5. 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 TIE-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 PROCEDURES. THE CONTRACTOR SHALL USE SUPPORT SYSTEMS, SLOPING, BENCHING, AND OTHER MEANS OF PROTECTION. THIS TO INCLUDE BUT NOT LIMITED TO, ACCESS AND EGRESS FROM ALL EXCAVATION AND TRENCHING. CONTRACTOR IS RESPONSIBLE TO COMPLY WITH PERFORMANCE CRITERIA
- 10. CONTRACTOR SHALL COORDINATE WITH OTHER UTILITIES TO ASSURE PROPER DEPTH AND PREVENT ANY CONFLICT OF
- 11. THE MINIMUM HORIZONTAL SEPARATION BETWEEN THE CLOSEST TWO POINTS OF THE WATER AND SEWER LINE IS TEN (10) FEET AND MINIMUM VERTICAL SEPARATION BETWEEN THE CLOSEST TWO POINTS OF THE WATER AND SEWER LINE IS EIGHTEEN (18) INCHES.
- 12. CONTRACTOR SHALL GROUT AROUND ALL PIPE ENTRANCES TO SANITARY SEWER MANHOLES WITH NON-SHRINKING GROUT TO ASSURE CONNECTION IS WATER TIGHT. 13. CONTRACTOR SHALL ON ALL UTILITIES, COORDINATE INSPECTION WITH THE APPROPRIATE AUTHORITIES PRIOR TO COVERING
- TRENCHES AT INSTALLATION. 14. THE CONTRACTOR SHALL CONDUCT ALL REQUIRED TESTS TO THE SATISFACTION OF THE RESPECTIVE UTILITY COMPANIES AND OWNERS INSPECTING AUTHORITIES.

15. 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. 16. ALL WATER AND SANITARY SEWER CROSSINGS TO BE PERPENDICULAR WITH A FULL STICK OF DUCTILE IRON PIPE IN THE
- SEWER LINES AT THE CROSSING. 17. 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. 3. 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 TO BE INSTALLED PER TOWN OF ADDISION STANDARD DETAIL. 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. 8. PIPE MATERIAL SHALL BE "ENDOPURE" PE 3408 - 200PSI FOR SERVICE LINES & AWWA C-900 FOR WATER
- 9. PLUMBING CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF IRRIGATION TAP, METER, AND BACKFLOW DEVICES PRIOR TO INSTALLATION. GENERAL CONTRACTOR IS RESPONSIBLE TO 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.

- REFERENCE ARCHITECT'S PLANS FOR ALL BUILDING SERVICE CONNECTIONS. 2 ALL PRIMARY AND SECONDARY SERVICE LOCATIONS ARE APPROXIMATE AND ARE SHOWN FOR COORDINATION PURPOSES ONLY. CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH THE POWEI
- COMPANY, TO DETERMINE EXACT LOCATION AND RESPONSIBILITIES INCLUDING COST. 3. 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
- 4. CONTRACTOR SHALL PROVIDE TRANSFORMER PAD (UNLESS TRANSFORMER IS POLE MOUNTED) TO ALLOW FOR INSTALLATION OF TRANSFORMER BY POWER COMPANY

TELEPHONE NOTES:

- 1. 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.

8. ALL SANITARY SEWER COVERS SHALL BE TRAFFIC RATED FOR H-20 LOADING.

- 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

AS-BUILTS

Travis J. Bousquet, PE

May 22, '20 Date

SHEET NO. VERSION

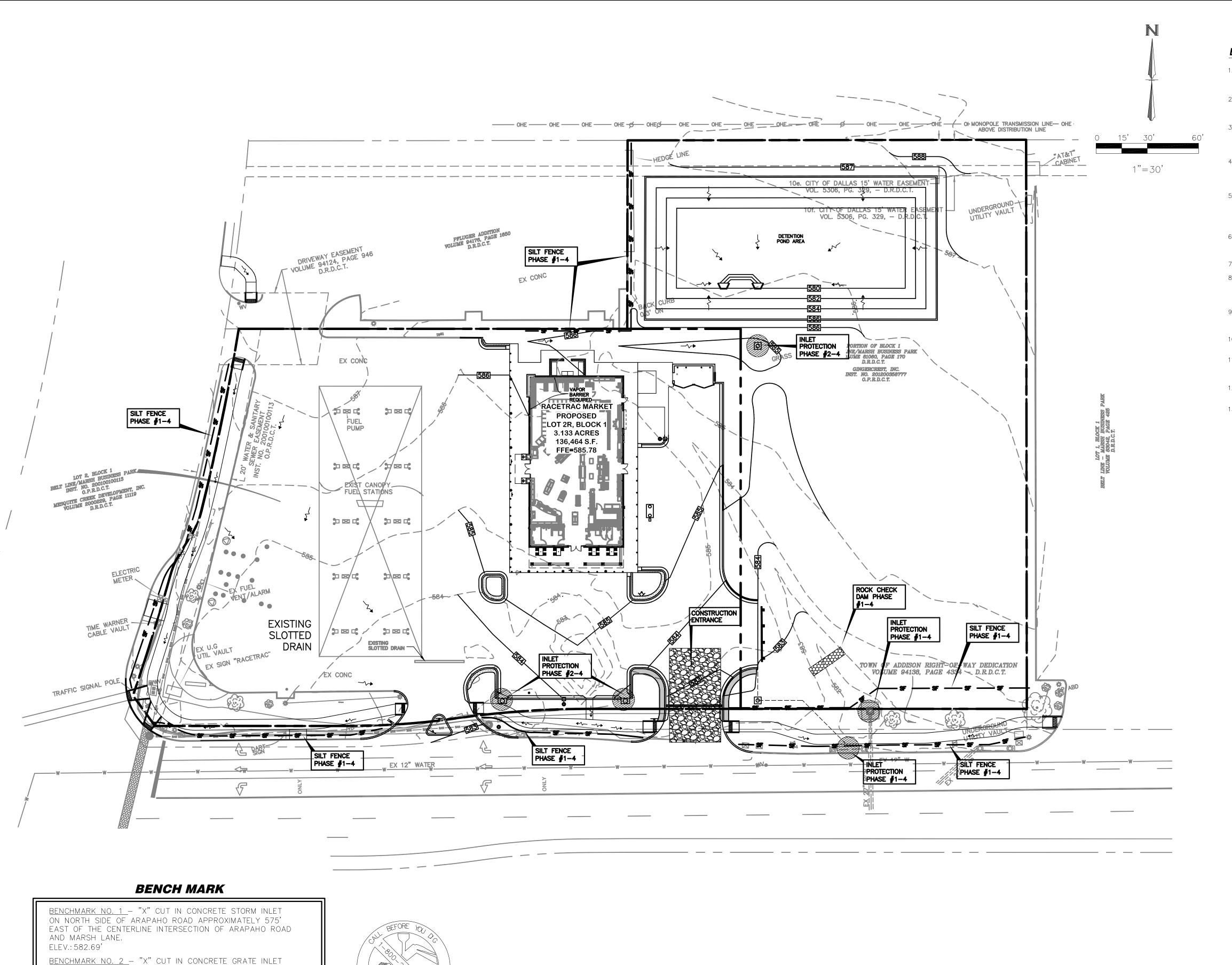
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TJB

NOTE ENERAL NO RACETRAC 5

DATE May 22, '20 SCALE DRAWN-BY

DRAWING NAME:



TEXAS EXCAVATION

SAFETY SERVICES 1-800-344-8377

APPROXIMATELY 360' EAST OF THE CENTERLINE

ELEV.: 583.61'

INTERSECTION OF ARAPAHO ROAD AND MARSH LANE.

ELEVATIONS ARE NAVD88 BASED ON GPS OBSERVATIONS.

EROSION CONTROL GENERAL NOTES:

- 1. CONTRACTOR TO REFER TO "INTEGRATED STORM WATER MANAGEMENT DESIGN MANUAL FOR CONSTRUCTION", DECEMBER 2003, BY THE NORTH TEXAS COUNCIL OF GOVERNMENTS (NCTCOG) FOR ADDITIONAL REQUIMRENTS AND SPECIFICATIONS.
- 2. ALL PERIMETER EROSION CONTROL MEASURES AND ROCK STABALIZED ENTRANCE/EXIT MUST BE INSTALLED PRIOR TO ANY EARTHMOVING ACTIVITIES. SEE TYPICAL CONSTRUCTION SCHEDULE BELOW.
- 3. 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
- 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
- 5. 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.
- 6. CONTRACTOR SHALL TAKE ANY AND ALL AVAILABLE PRECAUTIONS TO CONTROL DUST DURING THE CONSTRUCTION LIFE OF THIS PROJECT. DUST CONTROL TO BE
- 7. INKLING WATER, OR BY OTHER MEANS APPROVED BY THE CITY AND ENGINEER.
- 8. 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.
- 9. CONTRACTOR IS RESPONSIBLE FOR PREVENTING THE FLOW OF OR OFF-SITE TRACKING OF SEDIMENT AND OR OTHER POLLUTANTS ONTO ADJACENT STREETS OR
- 10. CONTRACTOR TO MAINTAIN ADEQUATE SITE DRAINAGE DURING ALL PHASES OF THE CONSTRUCTION.
- 11. CONTRACTOR TO REMOVE ALL TEMPORARY EROSION CONTROL DEVICES UPON COMPLETION OF PERMANENT DRAINAGE FACILITIES AND/OR THE ESTABLISHMENT OF A HARDY GRASS COVER.
- 12. PERMANENT SOIL EROSION CONTROL MEASURES SHALL BE INSTALLED WITHIN 14 DAYS OF COMPLETION OF FINISHED GRADING FOR ANY DISTURBED AREA.
- 13. 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 ITE 3.10 SEEDING.

EROSION CONTROL LEGEND:

PROPERTY LINE

PROPOSED CONTOUR ELEVATION

PROPOSED CONSTRUCTION ENTRANCE SEE DETAIL ON SHEET

PROPOSED CURB INLET PROTECTION SEE DETAIL ON SHEET

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 = 2.43 ACRES

- TPDES GENERAL NOTES:

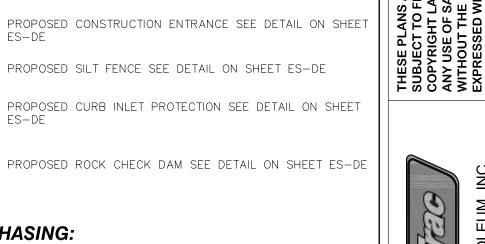
 1. CONTRACTOR MUST DEVELOP AND IMPLEMENT A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND SUBMIT TO CITY PRIOR TO CONSTRUCTION. CONTRACTOR MUST POST A SIGNED COPY OF THE TCEQ CONSTRUCTION SITE NOTICE AT THE SITE AT ALL TIMES DURING CONSTRUCTION.
- 3. CONTRACTOR MUST PROVIDE A COPY OF THE SIGNED CONSTRUCTION SITE NOTICE TO THE CITY AT LEAST 2 DAYS PRIOR TO BEGINNING CONSTRUCTION.

SHEET NO. VERSION

AS-BUILTS

Travis J. Bousquet, PE

May 22, '20 Date



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PLAN

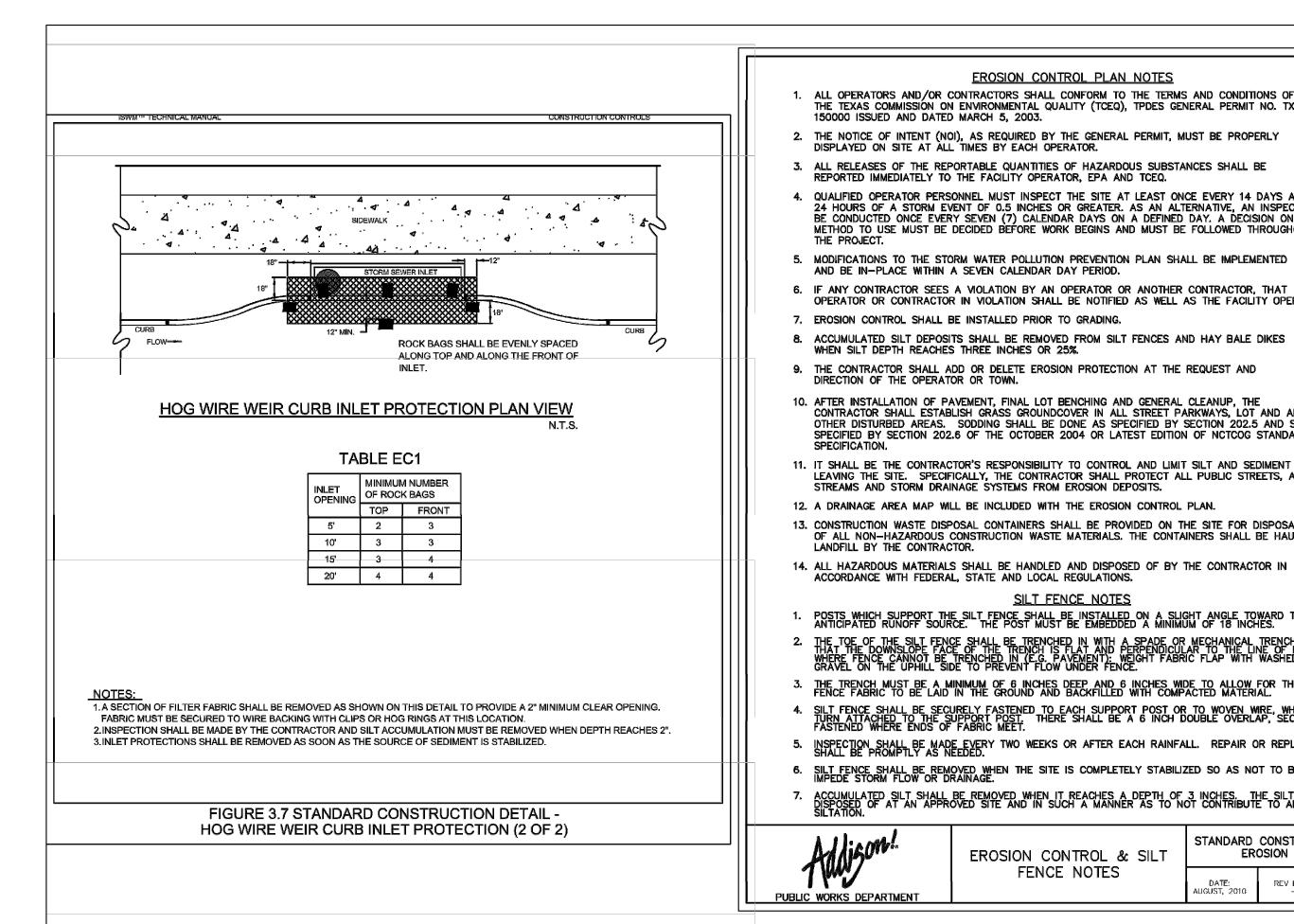
EROSION CONTROL RACETRAC

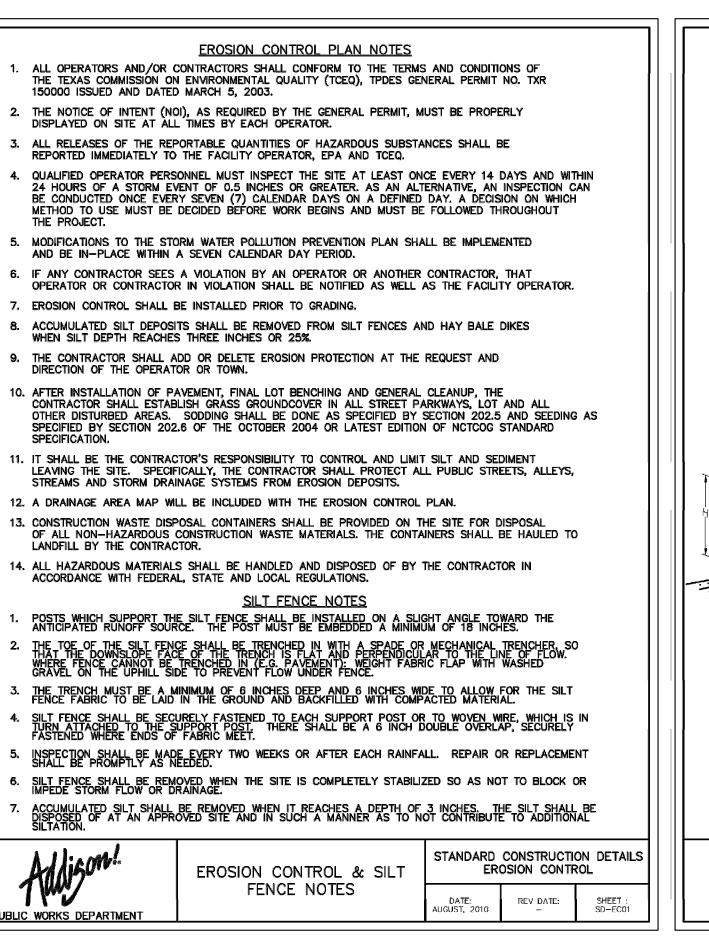
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Lot 2, Block 1

Ac. - Zoned: Light
Addison, Texas

DATE May 22, '20 SCALE DRAWN-BY





PUBLIC WORKS DEPARTMENT

EROSION CONTROL PLAN NOTES

AND BE IN-PLACE WITHIN A SEVEN CALENDAR DAY PERIOD.

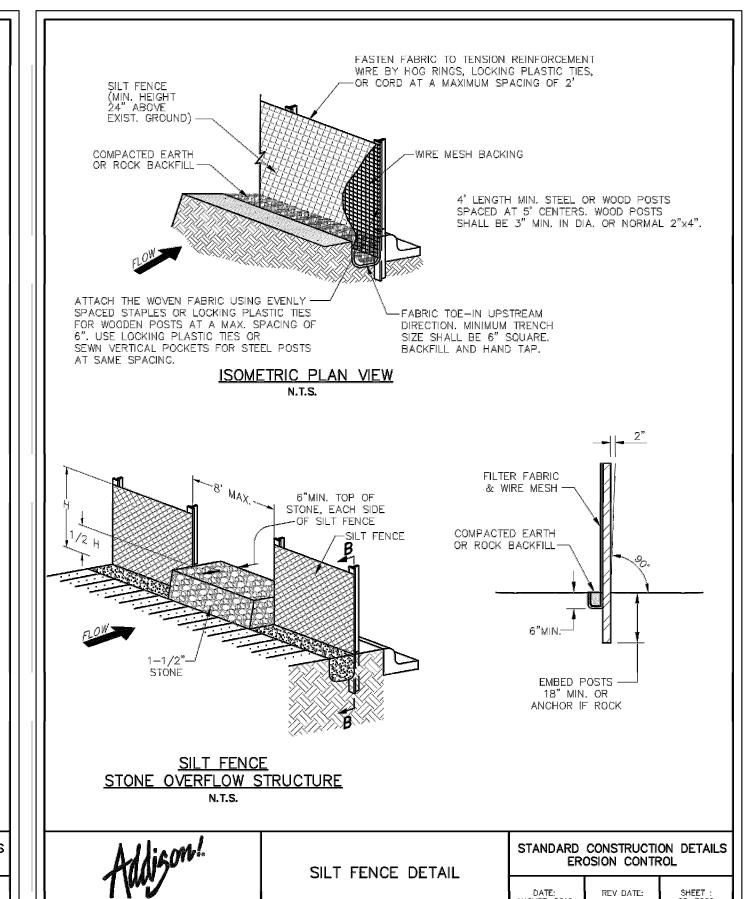
STREAMS AND STORM DRAINAGE SYSTEMS FROM EROSION DEPOSITS.

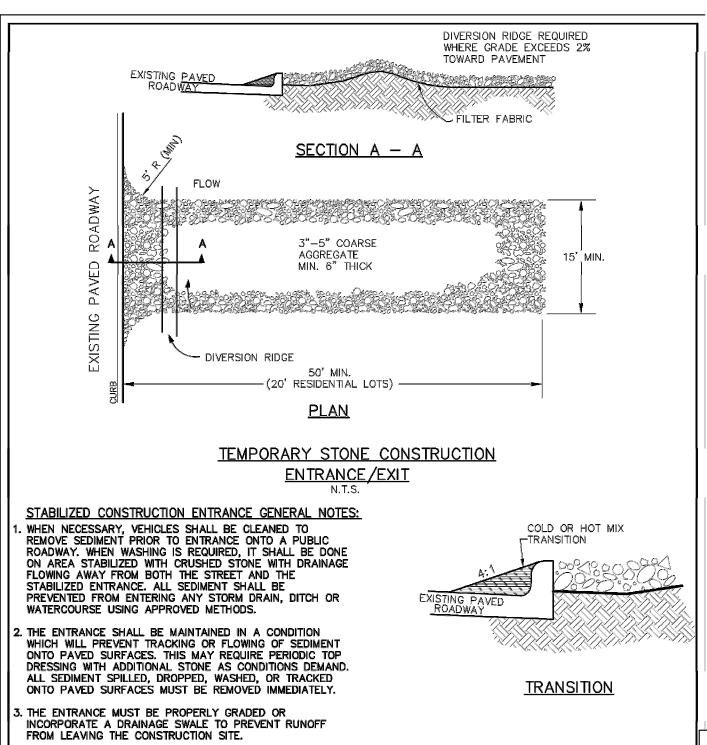
SILT FENCE NOTES

EROSION CONTROL & SILT

FENCE NOTES

WHEN SILT DEPTH REACHES THREE INCHES OR 25%.





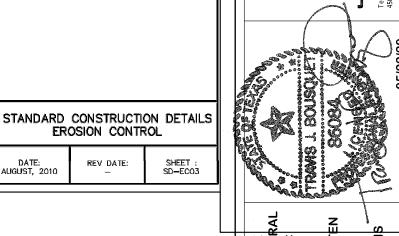
TEMPORARY STONE

CONSTRUCTION

ENTRANCE/EXIT

WHEN SEDIMENT HAS SUBSTANTIALLY CLOGGED THE VOID AREA BETWEEN THE ROCKS, THE AGGREGATE MAT MUST BE WASHED DOWN OR REPLACED. PERIODIC RE—GRADING AND TOP DRESSING WITH ADDITIONAL STONE MUST BE DONE TO

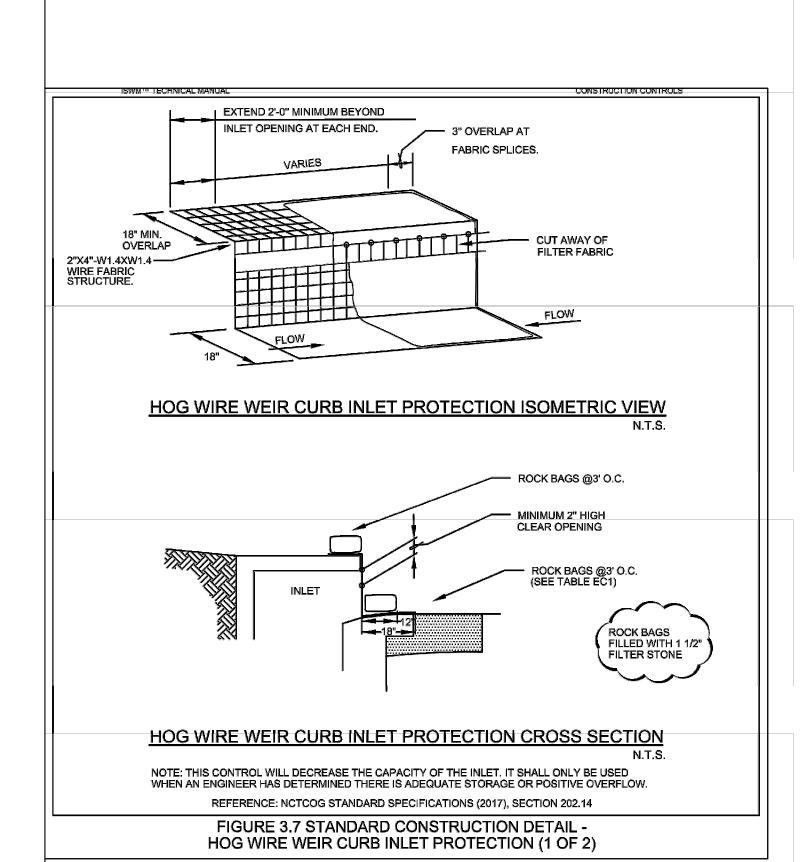
KEEP THE EFFICIENCY OF THE ENTRANCE FROM DIMINISHING.

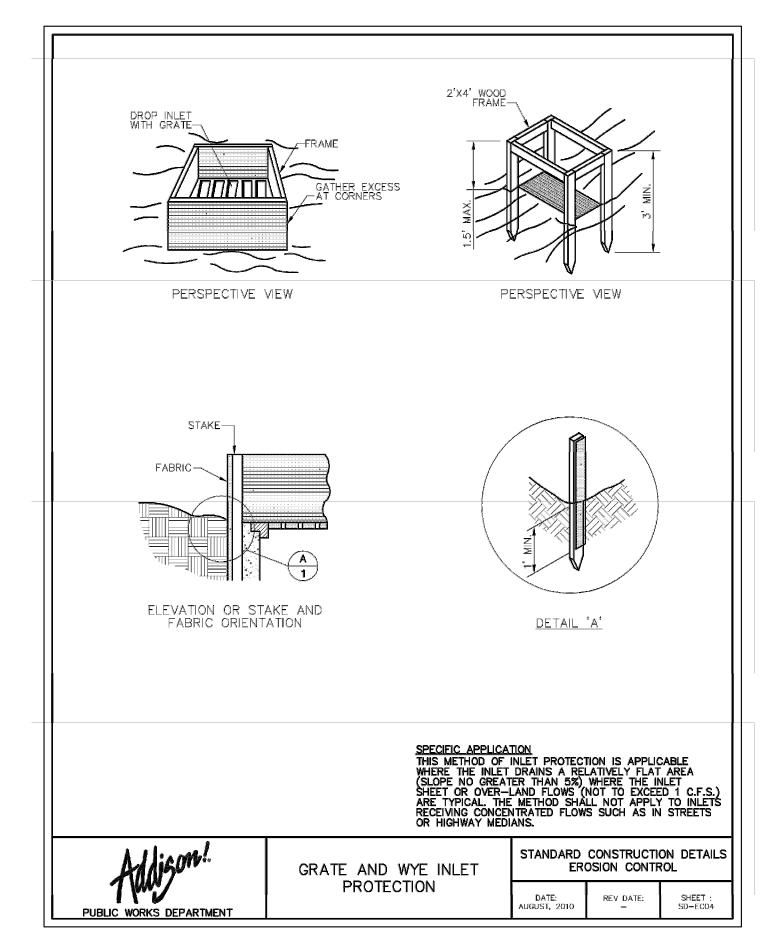


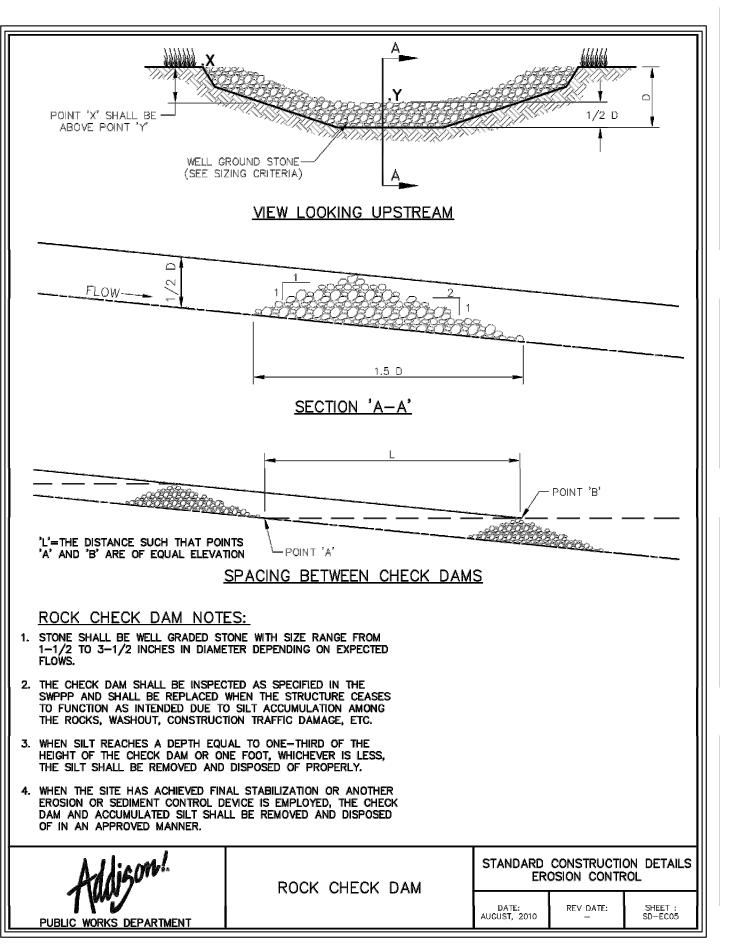
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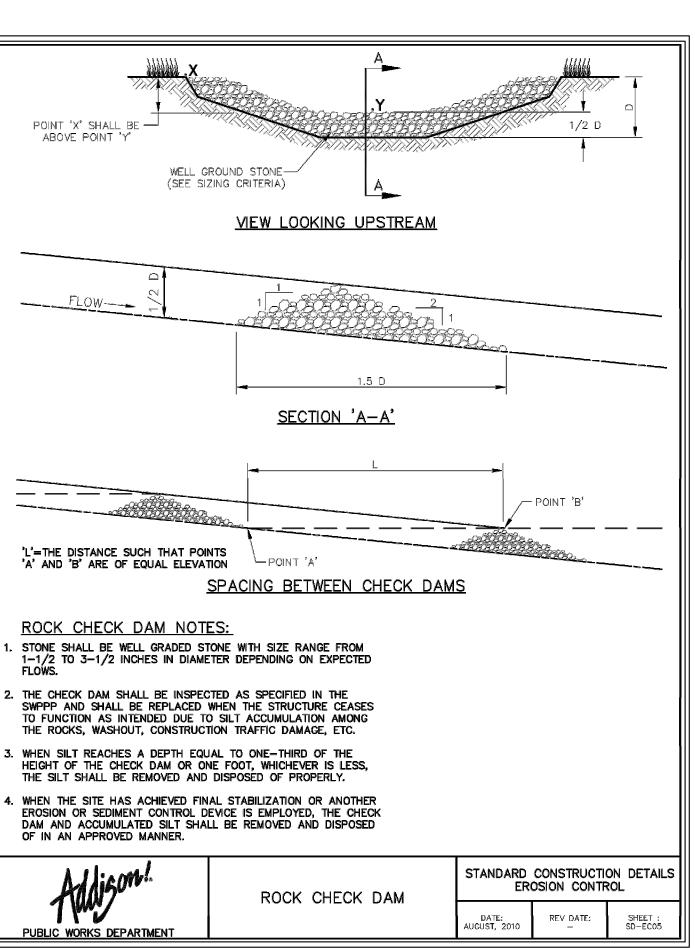
Travis J. Bousquet, PE

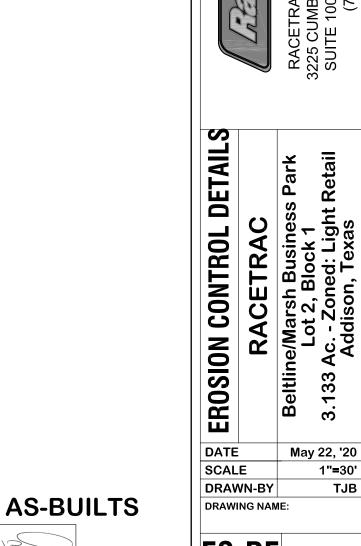
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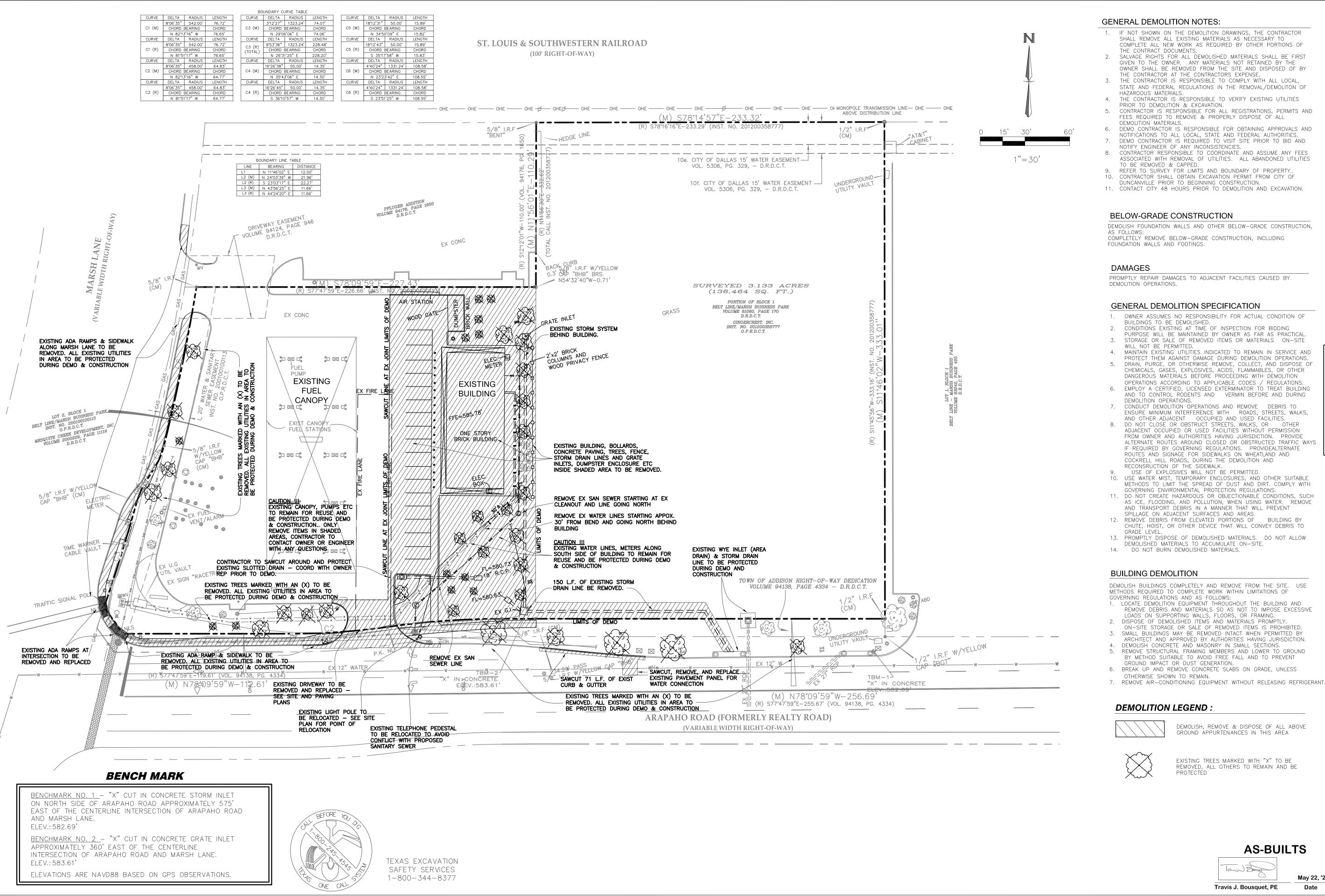






SHEET NO. VERSION

Date



1. IF NOT SHOWN ON THE DEMOLITION DRAWINGS, THE CONTRACTOR COMPLETE ALL NEW WORK AS REQUIRED BY OTHER PORTIONS OF

2. SALVAGE RIGHTS FOR ALL DEMOLISHED MATERIALS SHALL BE FIRST GIVEN TO THE OWNER. ANY MATERIALS NOT RETAINED BY THE OWNER SHALL BE REMOVED FROM THE SITE AND DISPOSED OF BY

3. THE CONTRACTOR IS RESPONSIBLE TO COMPLY WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS IN THE REMOVAL/DEMOLITON OF

4. THE CONTRACTOR IS RESPONSIBLE TO VERIFY EXISTING UTILITIES

5. CONTRACTOR IS RESPONSIBLE FOR ALL REGISTRATIONS, PERMITS AND

6. DEMO CONTRACTOR IS RESPONSIBLE FOR OBTAINING APPROVALS AND NOTIFICATIONS TO ALL LOCAL, STATE AND FEDERAL AUTHORITIES.

DEMO CONTRACTOR IS REQUIRED TO VISIT SITE PRIOR TO BID AND

REFER TO SURVEY FOR LIMITS AND BOUNDARY OF PROPERTY ..

DEMOLISH FOUNDATION WALLS AND OTHER BELOW-GRADE CONSTRUCTION,

PURPOSE WILL BE MAINTAINED BY OWNER AS FAR AS PRACTICAL. STORAGE OR SALE OF REMOVED ITEMS OR MATERIALS ON-SITE

PROTECT THEM AGAINST DAMAGE DURING DEMOLITION OPERATIONS. DRAIN, PURGE, OR OTHERWISE REMOVE, COLLECT, AND DISPOSE OF CHEMICALS, GASES, EXPLOSIVES, ACIDS, FLAMMABLES, OR OTHER

EMPLOY A CERTIFIED, LICENSED EXTERMINATOR TO TREAT BUILDING AND TO CONTROL RODENTS AND VERMIN BEFORE AND DURING

7. CONDUCT DEMOLITION OPERATIONS AND REMOVE DEBRIS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS,

DO NOT CLOSE OR OBSTRUCT STREETS, WALKS, OR OTHER ADJACENT OCCUPIED OR USED FACILITIES WITHOUT PERMISSION FROM OWNER AND AUTHORITIES HAVING JURISDICTION. PROVIDE ALTERNATE ROUTES AROUND CLOSED OR OBSTRUCTED TRAFFIC WAYS IF REQUIRED BY GOVERNING REGULATIONS. PROVIDEALTERNATE ROUTES AND SIGNAGE FOR SIDEWALKS ON WHEATLAND AND

METHODS TO LIMIT THE SPREAD OF DUST AND DIRT. COMPLY WITH 11. DO NOT CREATE HAZARDOUS OR OBJECTIONABLE CONDITIONS, SUCH AS ICE, FLOODING, AND POLLUTION, WHEN USING WATER. REMOVE

12. REMOVE DEBRIS FROM ELEVATED PORTIONS OF BUILDING BY CHUTE, HOIST, OR OTHER DEVICE THAT WILL CONVEY DEBRIS TO

13. PROMPTLY DISPOSE OF DEMOLISHED MATERIALS. DO NOT ALLOW

DEMOLISH BUILDINGS COMPLETELY AND REMOVE FROM THE SITE. USE METHODS REQUIRED TO COMPLETE WORK WITHIN LIMITATIONS OF

1. LOCATE DEMOLITION EQUIPMENT THROUGHOUT THE BUILDING AND REMOVE DEBRIS AND MATERIALS SO AS NOT TO IMPOSE EXCESSIVE

ON-SITE STORAGE OR SALE OF REMOVED ITEMS IS PROHIBITED. SMALL BUILDINGS MAY BE REMOVED INTACT WHEN PERMITTED BY

REMOVE STRUCTURAL FRAMING MEMBERS AND LOWER TO GROUND

6. BREAK UP AND REMOVE CONCRETE SLABS ON GRADE, UNLESS

SETRAC
sh Business Park
', Block 1
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AS-BUILTS

Date

SHEET NO. VERSION

May 22, '20

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EMOLITION

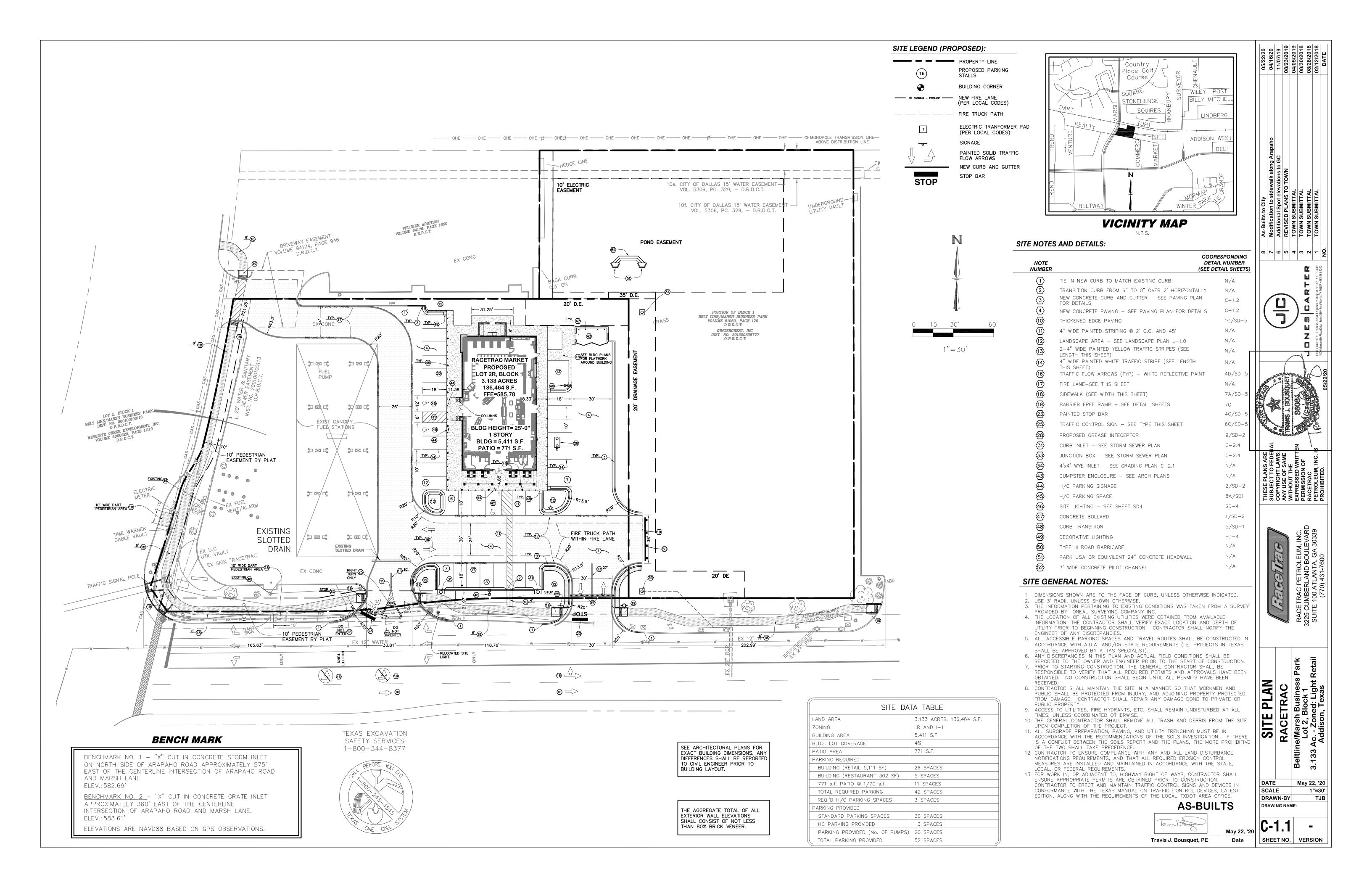
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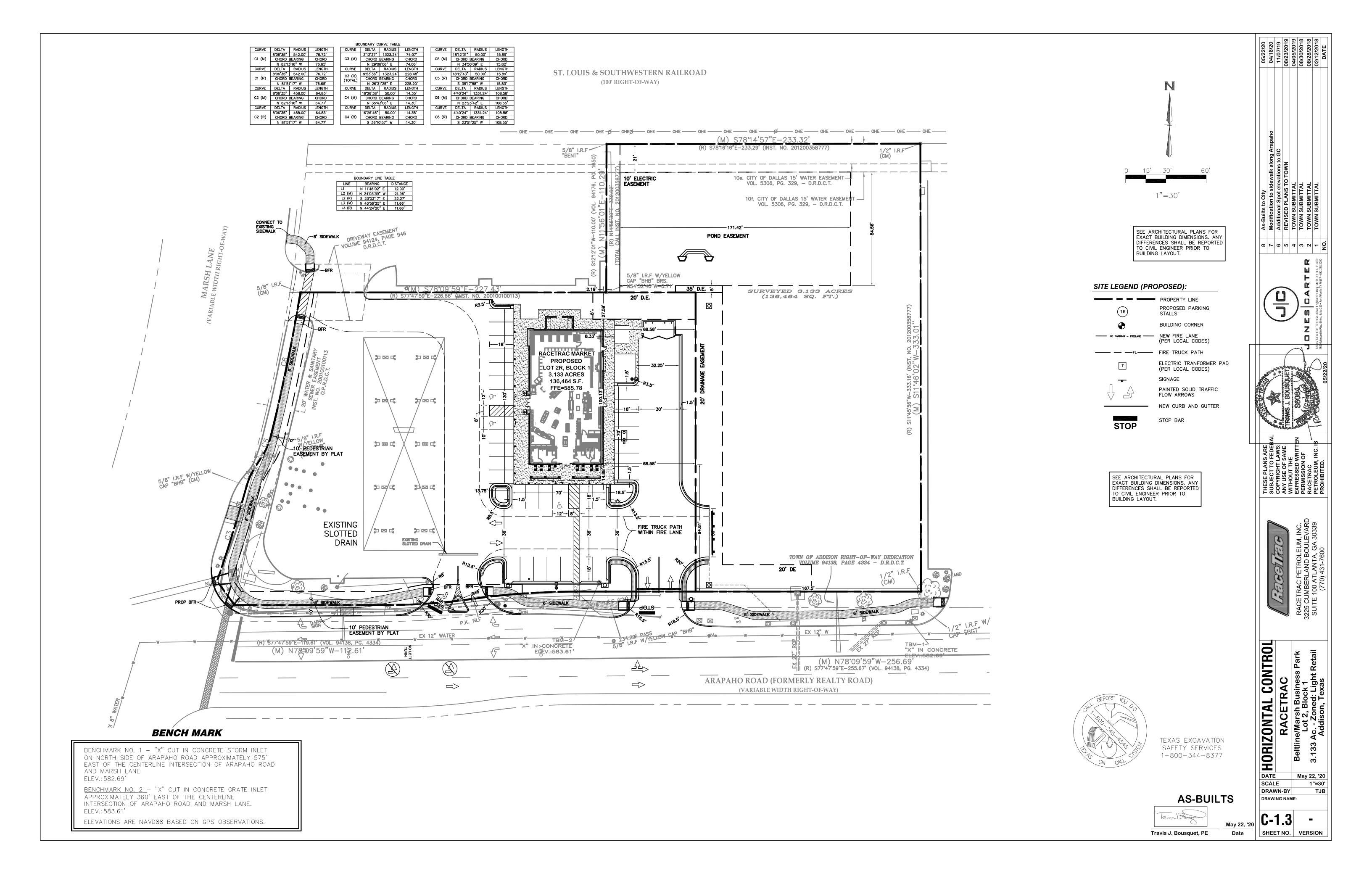
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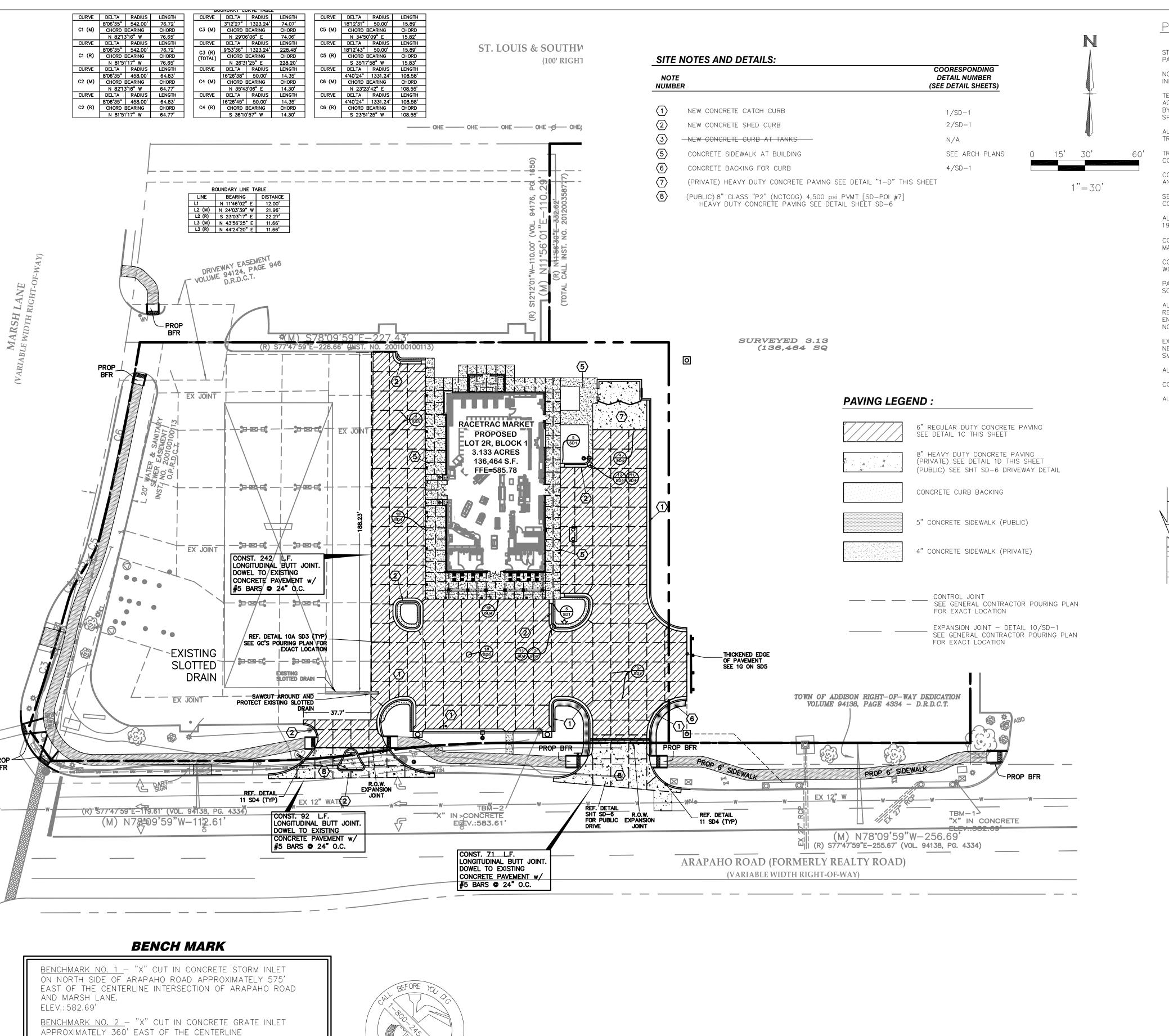
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TEXAS EXCAVATION

SAFETY SERVICES 1-800-344-8377

INTERSECTION OF ARAPAHO ROAD AND MARSH LANE.

ELEVATIONS ARE NAVD88 BASED ON GPS OBSERVATIONS.

ELEV.: 583.61'

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

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

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

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

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

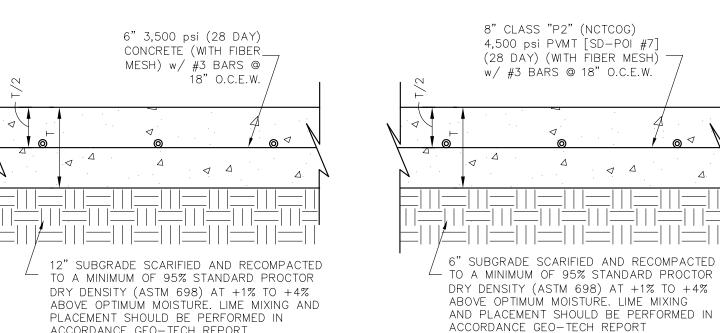
ALL DISCREPANCIES FOUND BY CONTRACTOR RELATED TO UNDERGROUND UTILITIES OR OTHER APPURTENANCES SHALL BE RESOLVED TO THE SATISFACTION OF OWNER AND ENGINEER PRIOR TO PLACEMENT OF ANY PAVING. CONTRACTOR TO ENSURE POSITIVE DRAINAGE FROM THE PROPOSED BUILDINGS AND NO PONDING IN SUBGRADE OF AREAS TO BE PAVED,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





ACCORDANCE GEO-TECH REPORT

REINFORCED HEAVY DUTY CONCRETE PAVING

REFER TO GEO-TECHNICAL REPORT #03421480 BY PSI ENGINEERING DATED 02/12/2018 FOR ADDITIONAL RECOMMENDATIONS AND REQUIREMENTS. IF ANY CONFLICTS WITH THIS REPORT AND THESE DETAILS, THE MORE STRINGENT SPECIFICATION SHALL APPLY.

CONCRETE TO HAVE 2% TO 4% (+/-1%) AIR ENTRAINMENT NO SAND WILL BE ALLOWED UNDER CONCRETE

AREAS OF CONCRETE IN THE FIRE LANE SHALL MEET OR EXCEED THE MINIMUM REQUIREMENTS OF THE TOWN OF ADDISON.

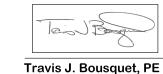
<u>Lime Treated Soils:</u>

he lime treated soils are soils that are treated with 6 to 8% of lime expressed as percent of the dry weight of the soil to be treated. In order to determine the percentage of lime addition, lime series testing should be performed in accordance with ASTM D6276 or TxDOT test method TEX-112-E (pH-Series). In addition, the soils should be checked for sulfates (TEX-145-E) prior to the use of lime. Lime treatment should be performed in accordance with the applicable provisions of Item 260 of the TxDOT Specification. Lime Treated soils can be used as Select Fill materials. Lime treated soil should be placed and compacted to the specifications as shown in Table 3.1.

Subgrade Soil Preparation

Based on subsurface soil information, PSI recommends that at least the upper 8 inches of these clays be lime stabilized. Lime treatment should extend at least one foot outside the perimeter of the pavement. Lime treatment of subgrade soils is described in Section 3.3 Earthwork and Fill Materials In Geo-Tech report. In lieu of 8 inches of lime stabilization, 12 inches of select fill can be provided below the pavement materials. Lime stabilized subgrade should be compacted as provided in Section 3.3 Earthwork and Fill Materials of this





SHEET NO. VERSION

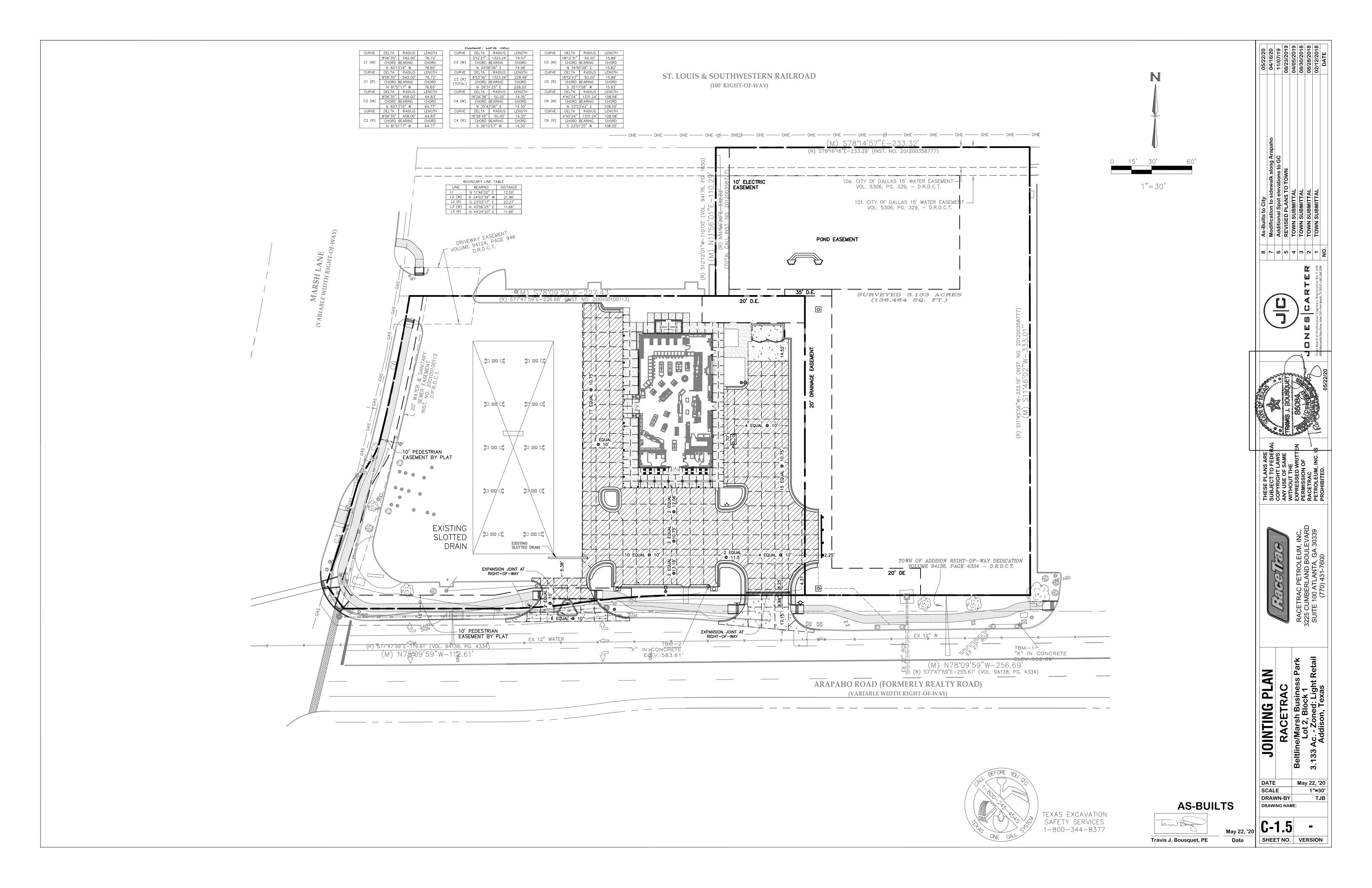
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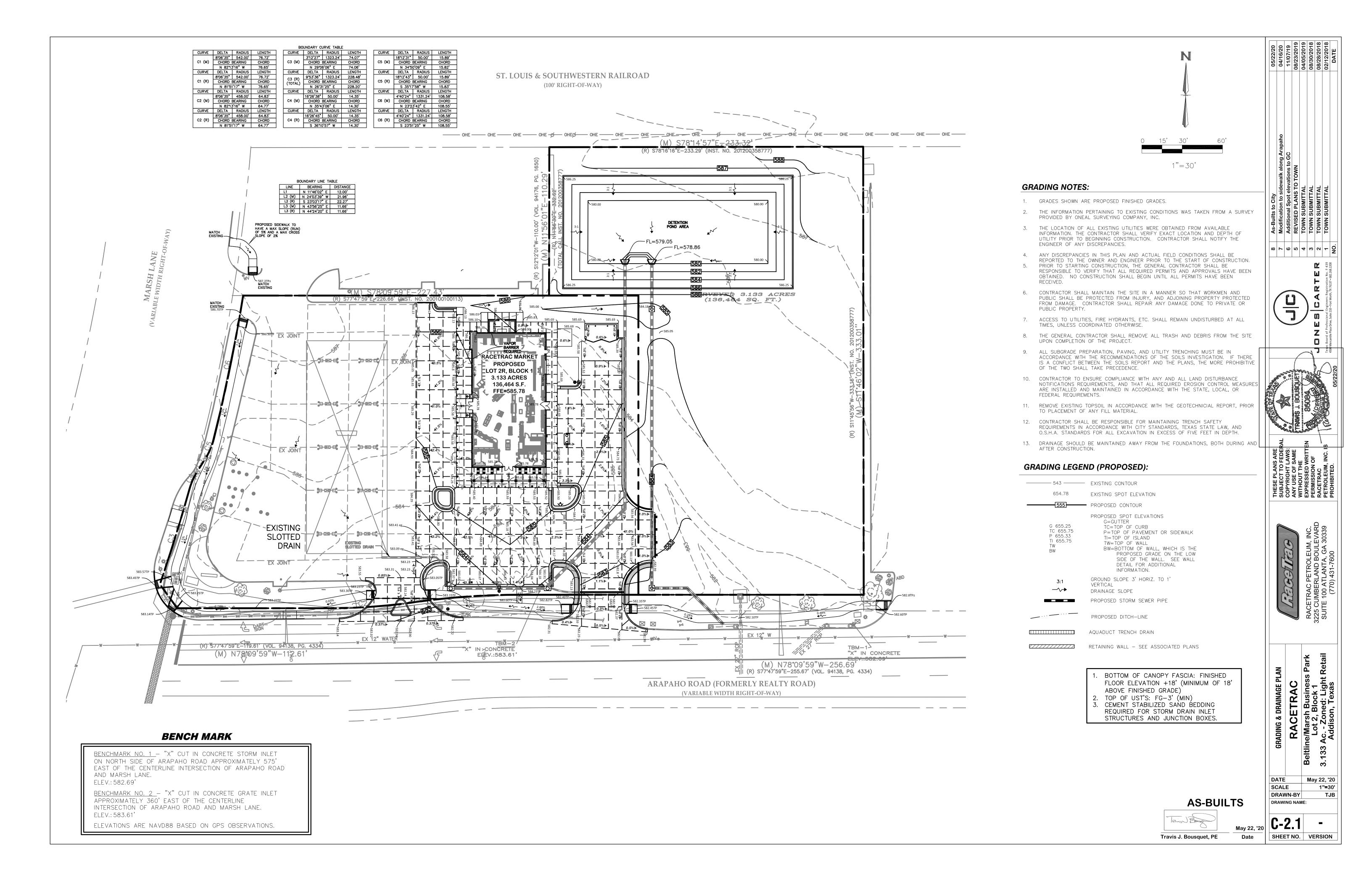
ss Park PLAN RACETRAC

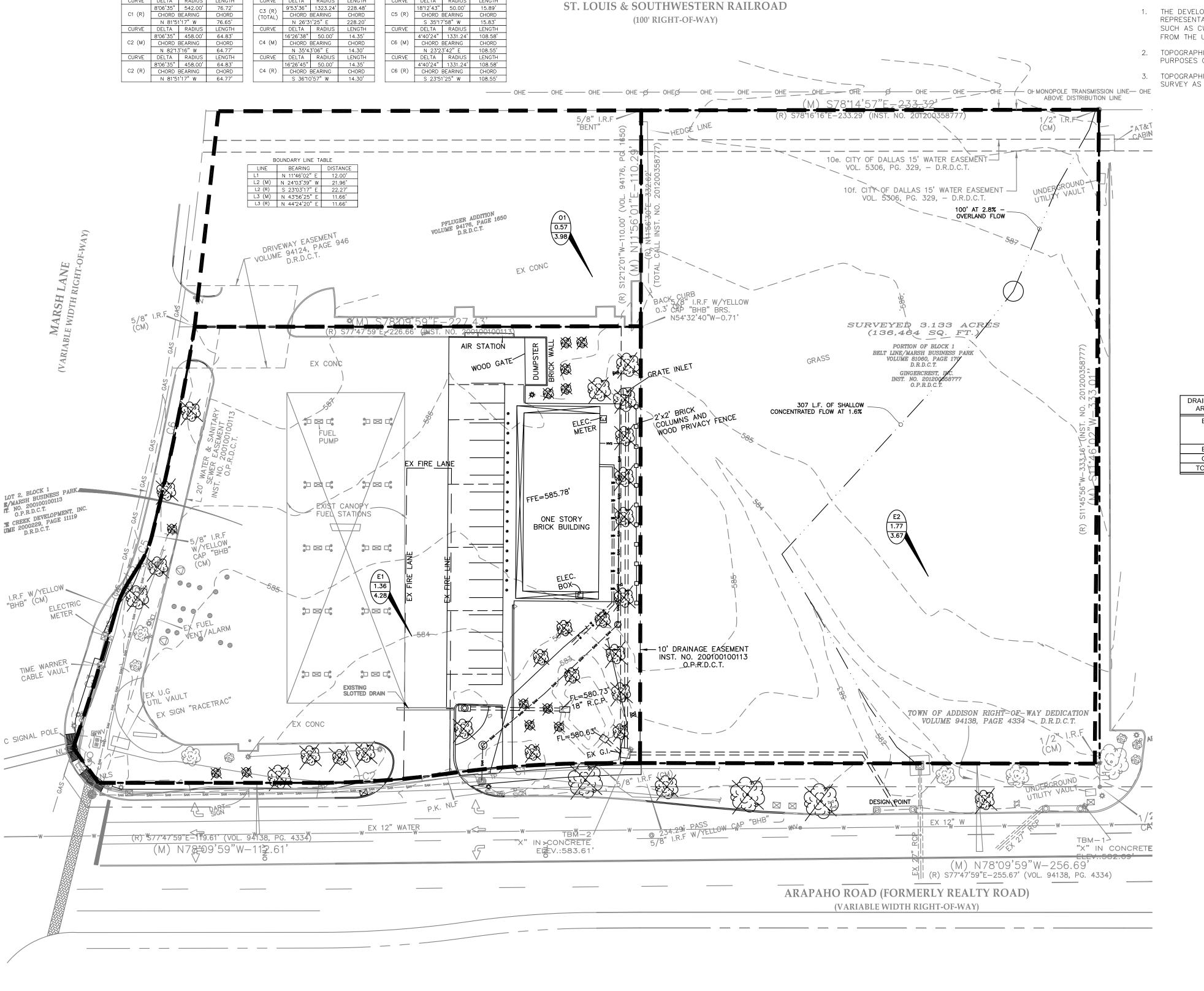
ie/Marsh Business
Lot 2, Block 1
Ac. - Zoned: Light
Addison, Texas

PAVING

May 22, '20 DATE SCALE 1"=30' DRAWN-BY TJB

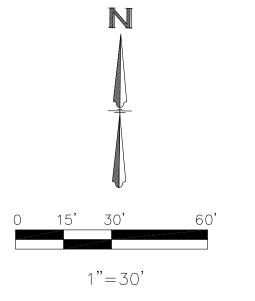




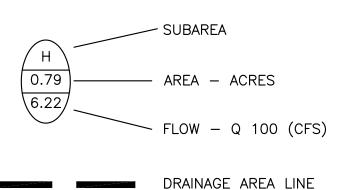


DRAINAGE NOTES:

- 1. 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.
- 2. TOPOGRAPHICAL INFORMATION IS PRESENTED FOR DRAINAGE ANALYSIS PURPOSES ONLY AND IS NOT TO BE USED FOR CONSTRUCTION.
- 3. TOPOGRAPHICAL INFORMATION PRESENTED HEREIN IS DERIVED FROM SURVEY AS PROVIDED BY ONEAL SURVEYING, INC.



DRAINAGE LEGEND:



TIME OF CONCENTRATION PATH

PRE - DEVELOPED DRAINAGE SUMMARY 100 YR STORM

DRAINAGE AREA	AREA (AC)	Tc (MIN)	C-VALUE	l (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
01	0.57	10	0.80	8.74	4.02	OFF-SITE AREA THROUGH THE SITE (BYPASS)
TOTAL	3.70				11.97	TOTAL FLOWS TO DESIGN POINT

TOTAL (NOT INCLUDING BYPASS) = 7.95

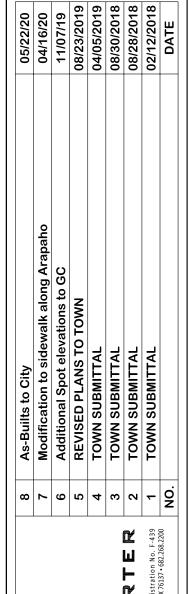
PRE-DEVELOPED DRAINAGE MAP NOTE:

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

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



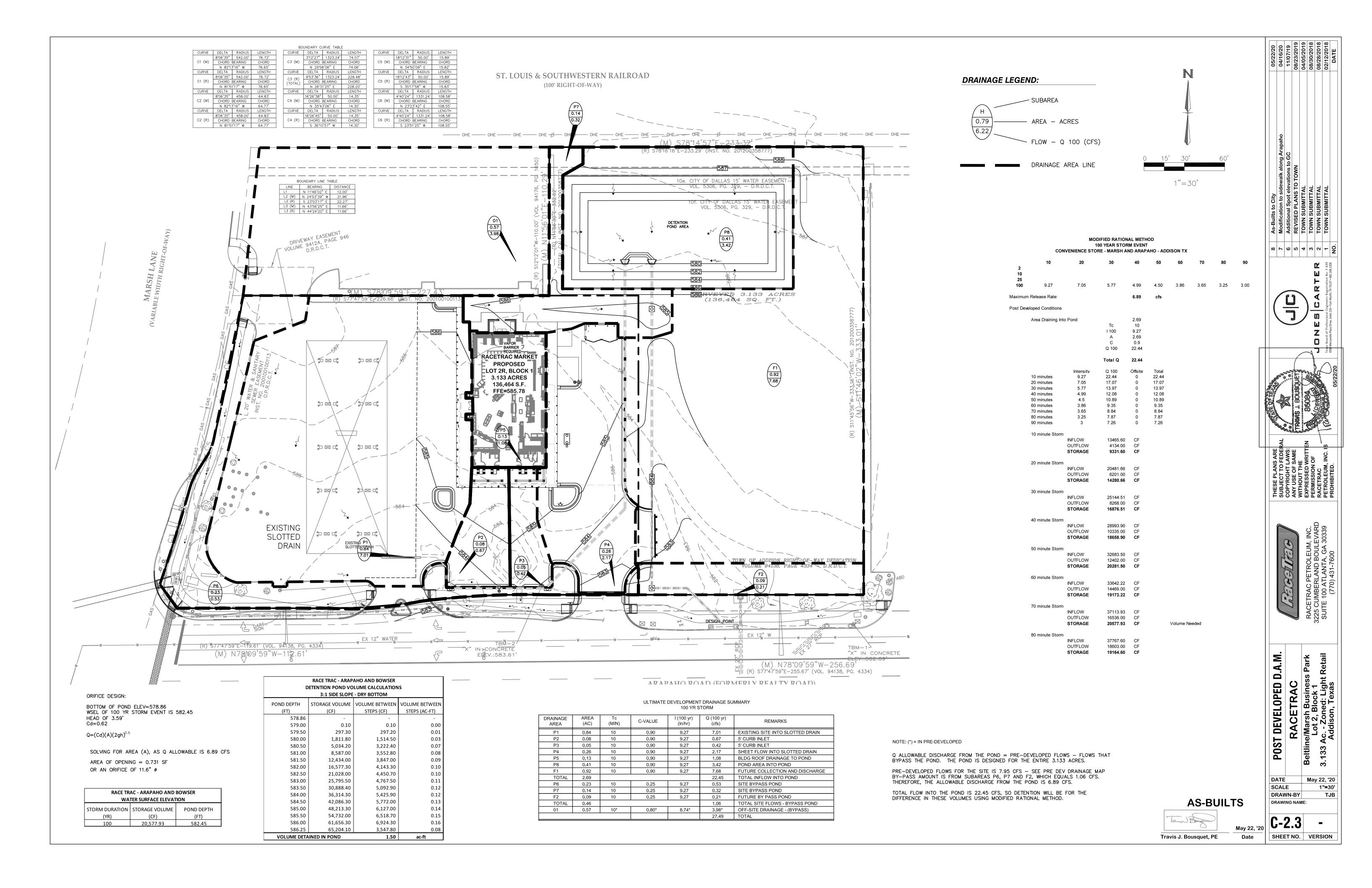
PRE-DEVELOPED D.A.M.

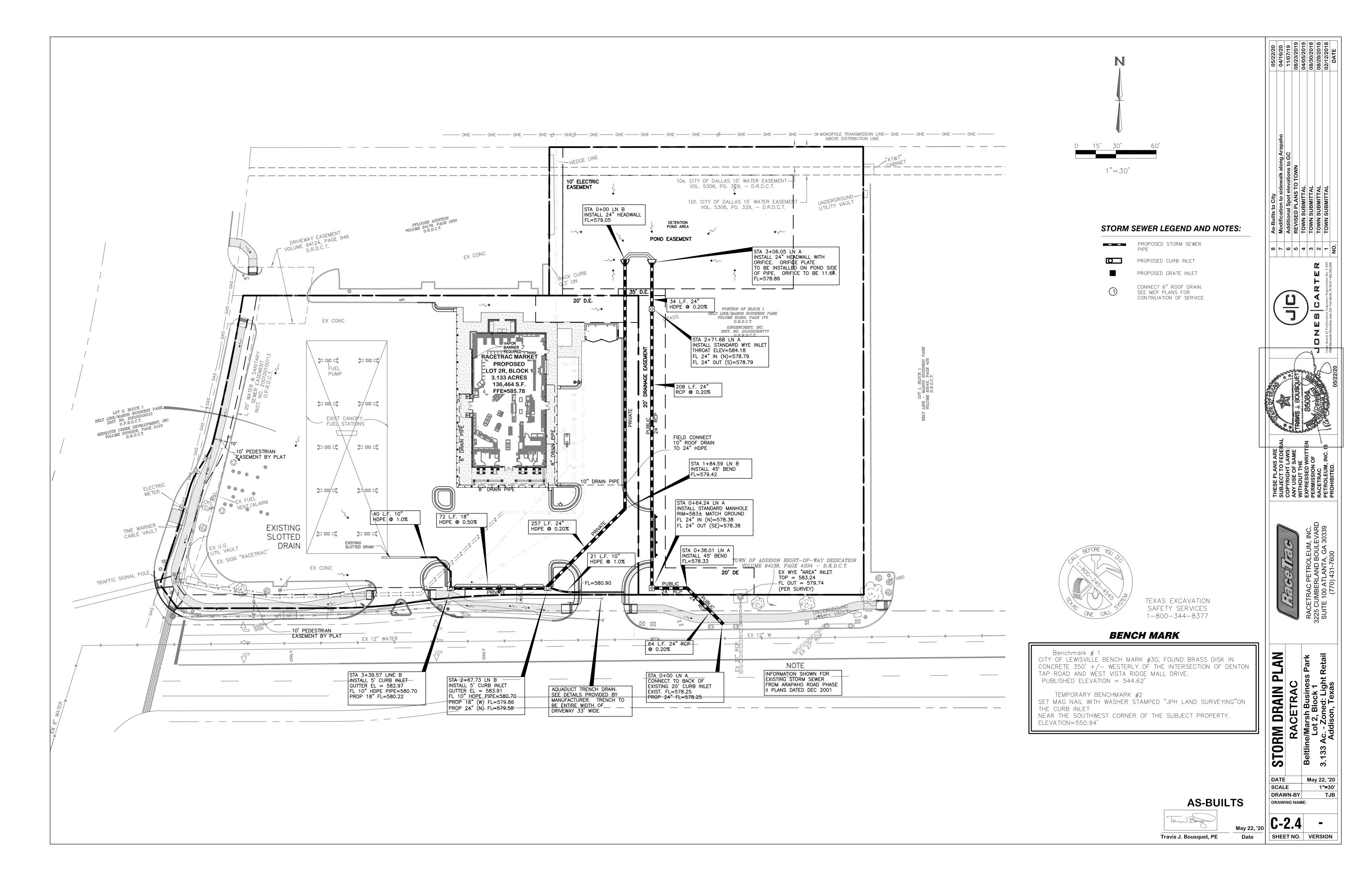
DATE May 22, '20 SCALE DRAWN-BY

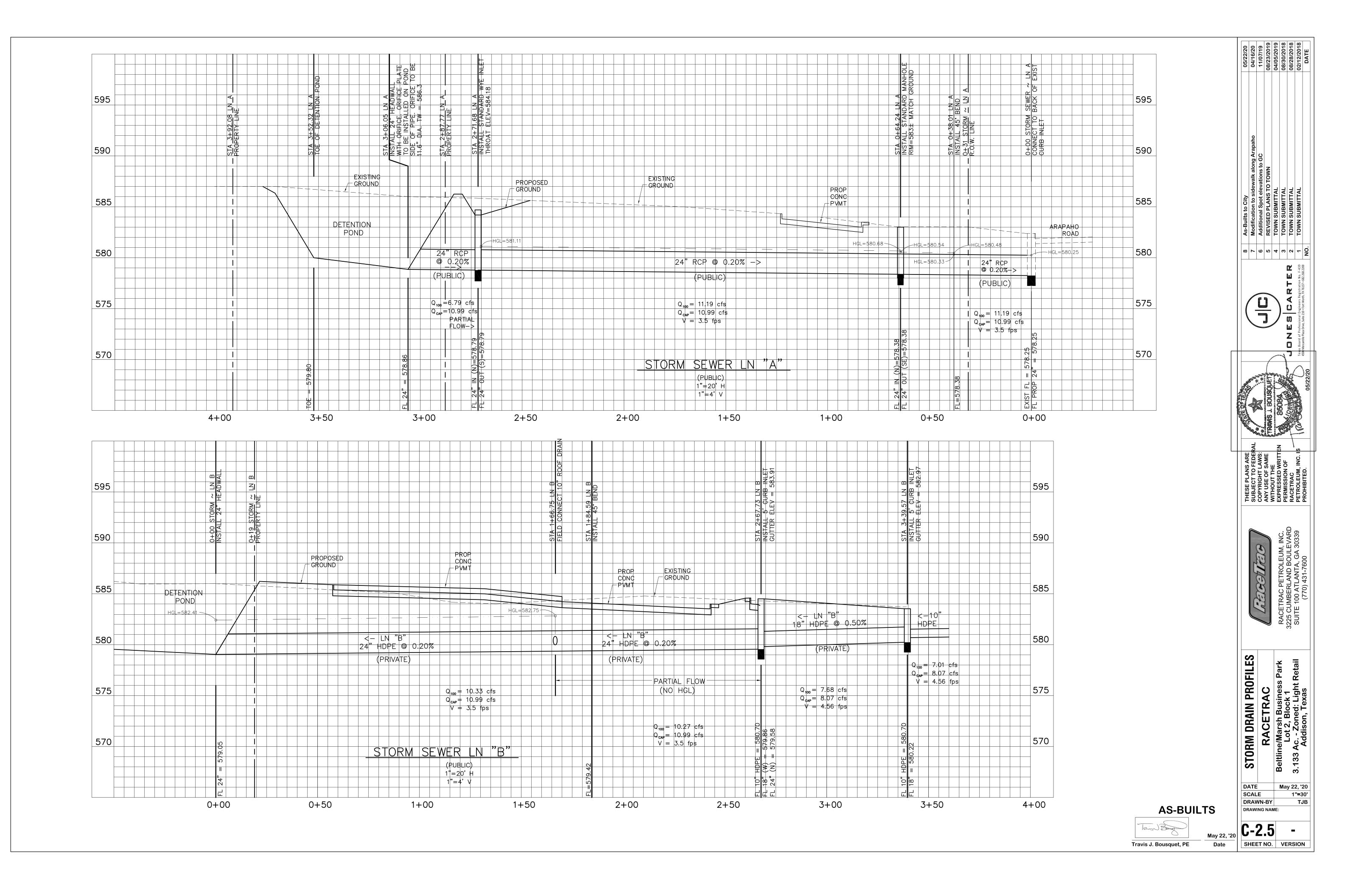
DRAWING NAME: SHEET NO. VERSION

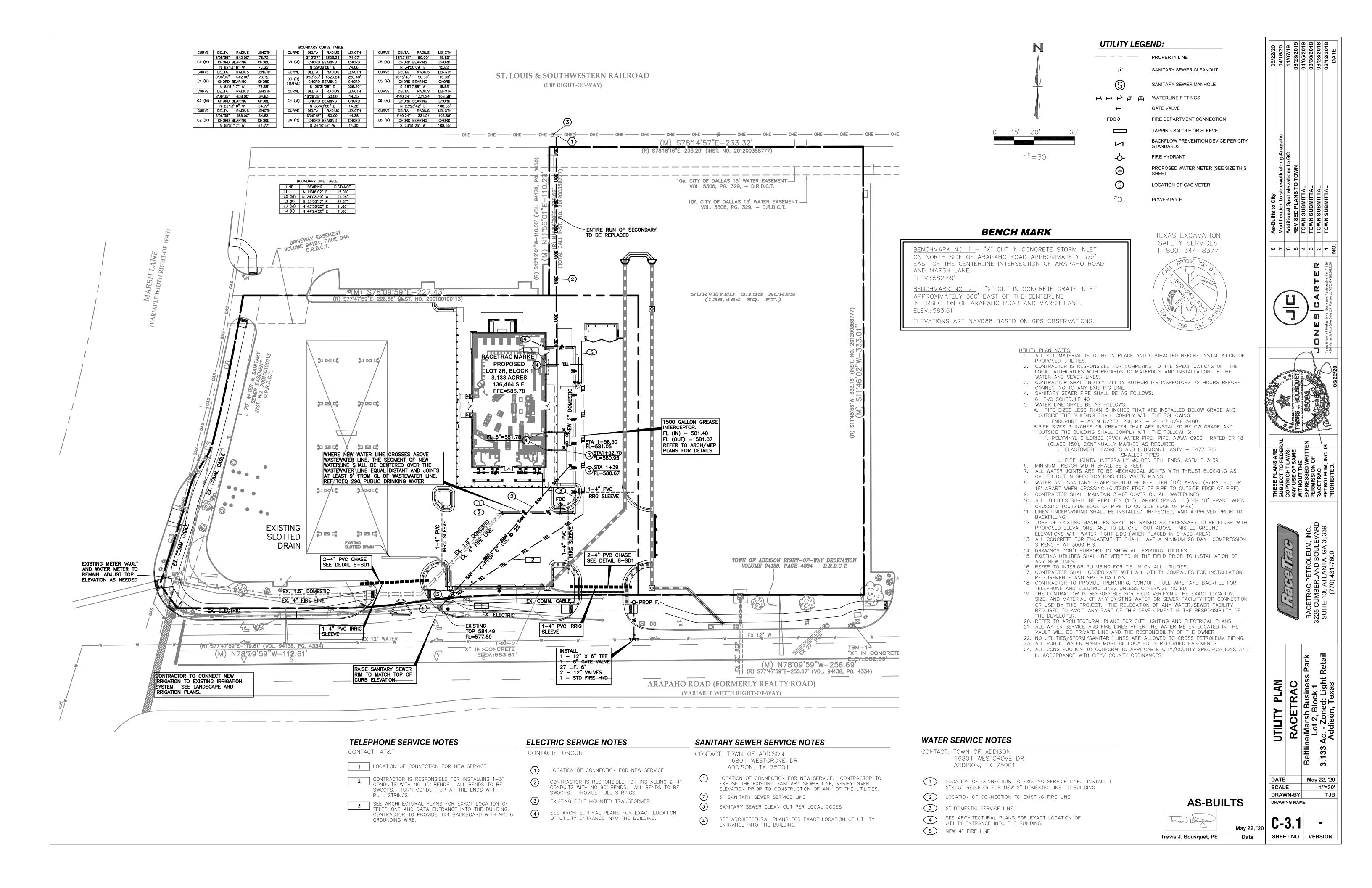
AS-BUILTS

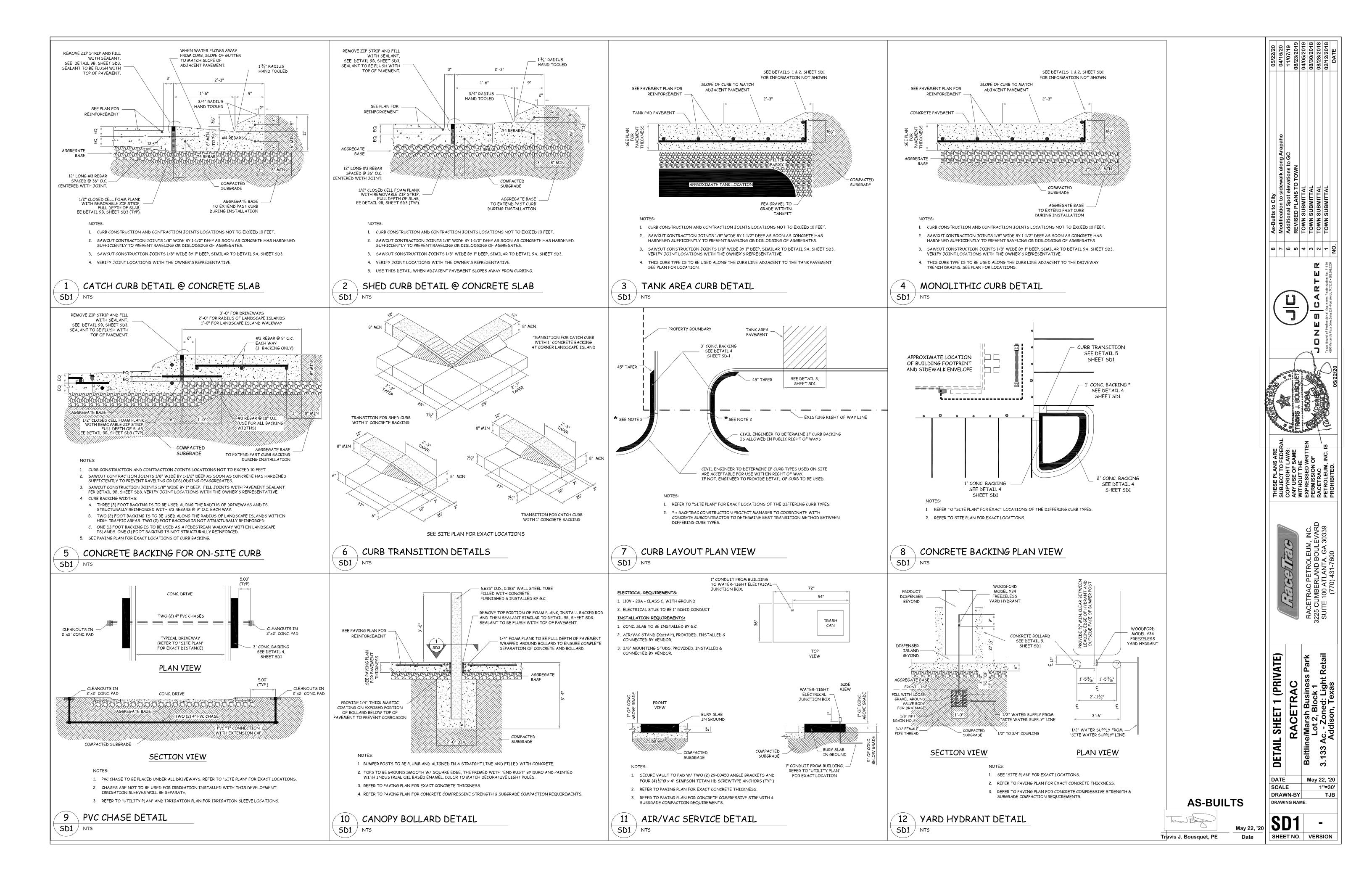
Travis J. Bousquet, PE

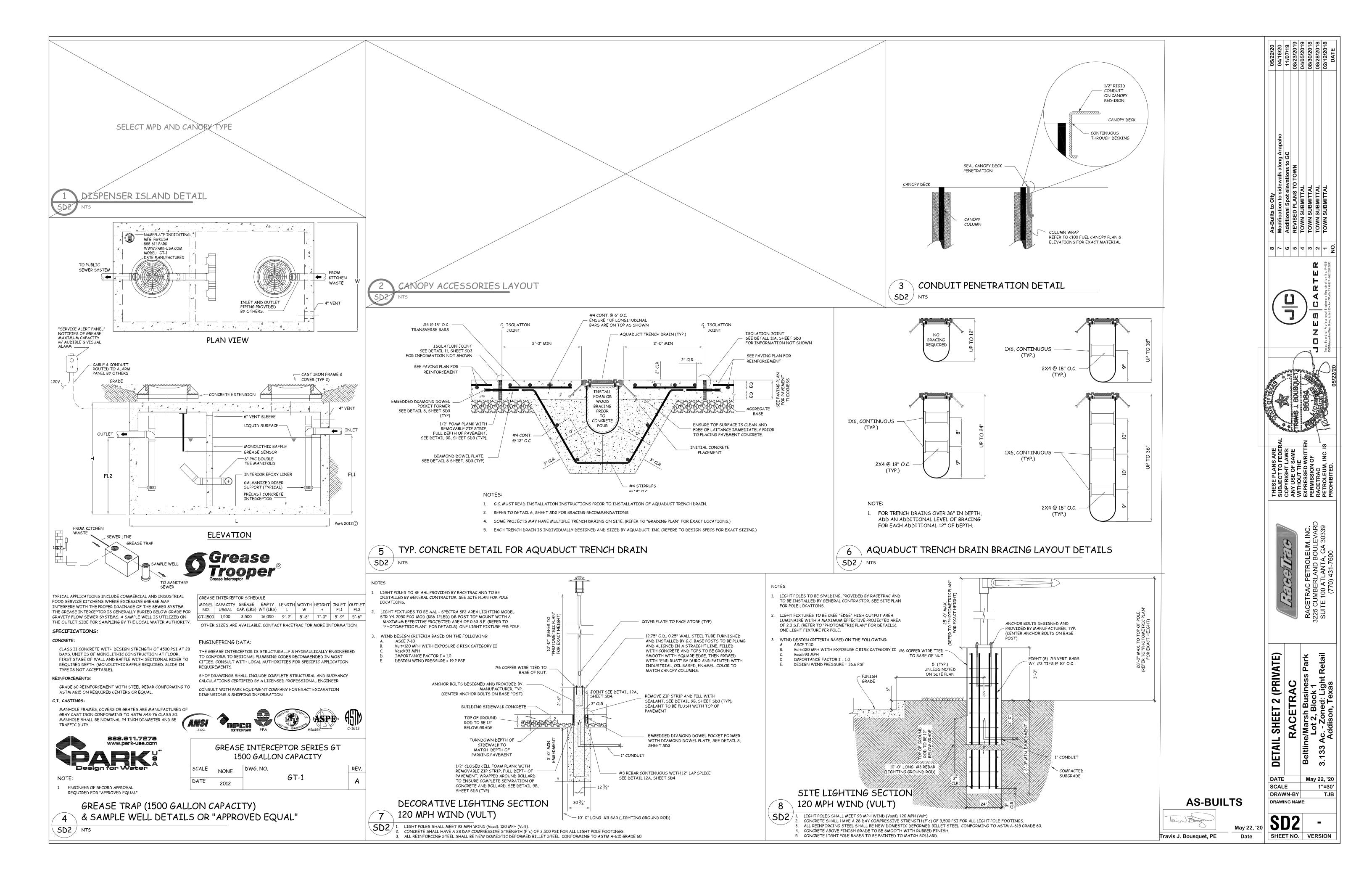


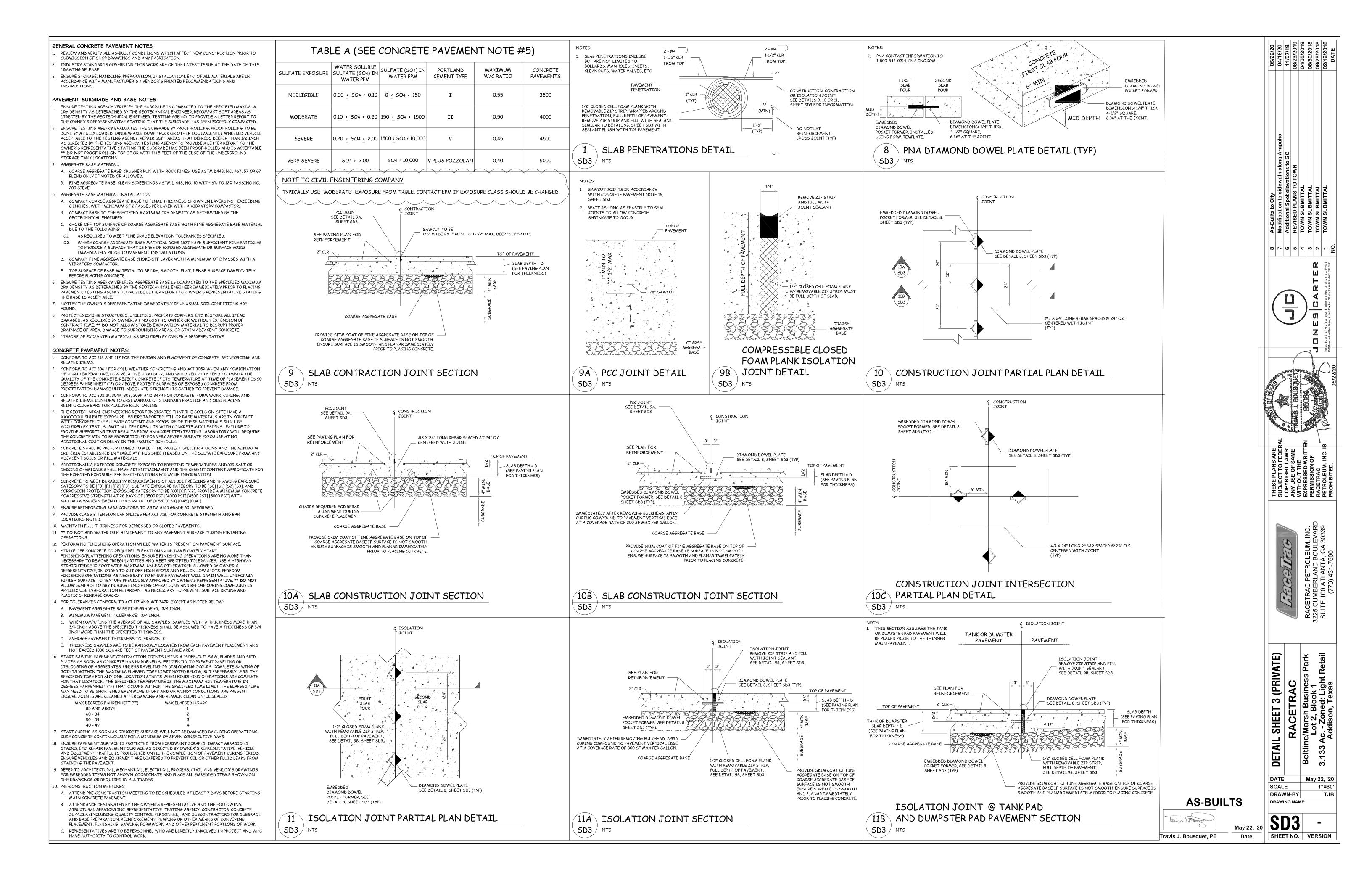


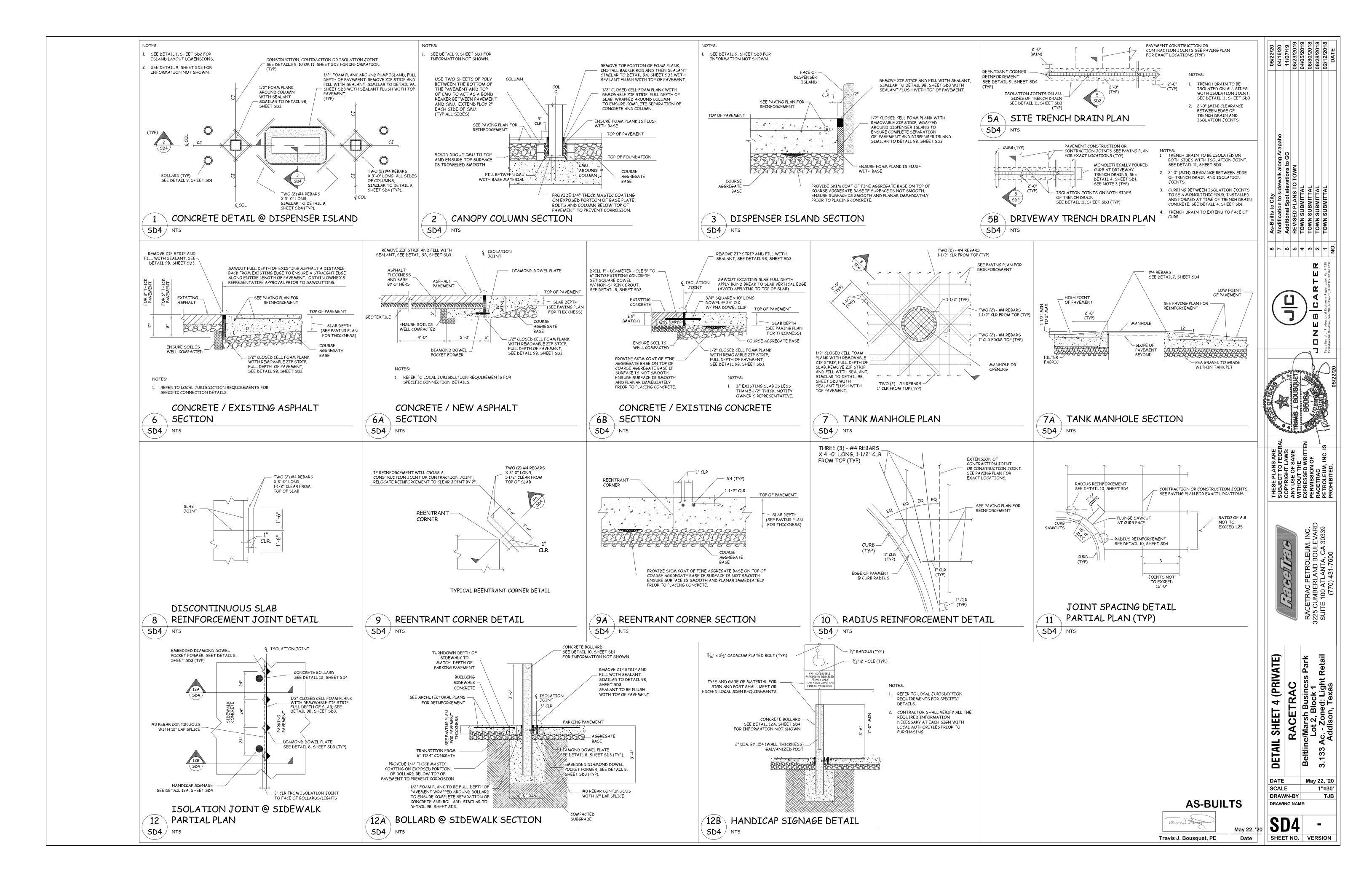


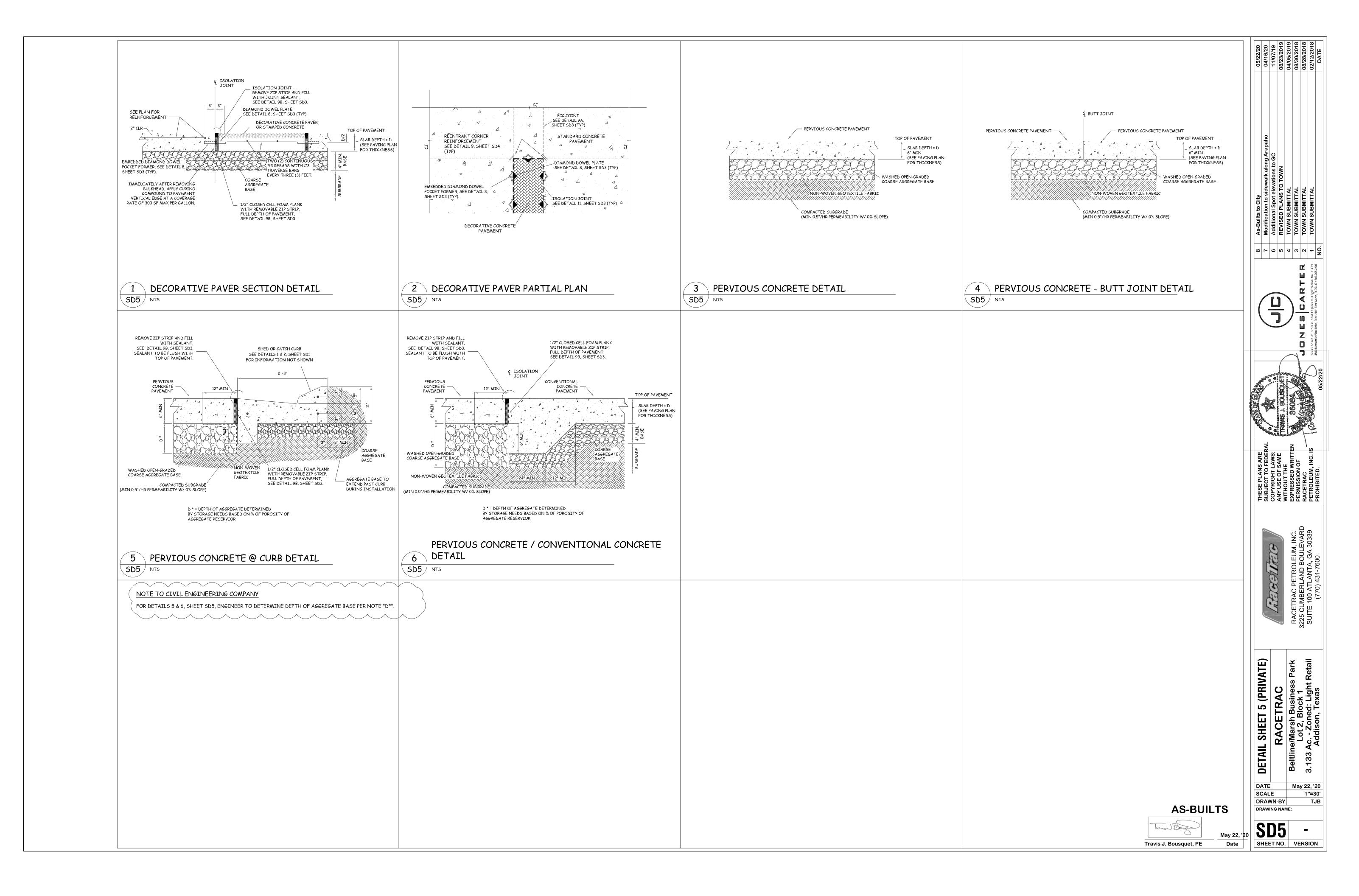


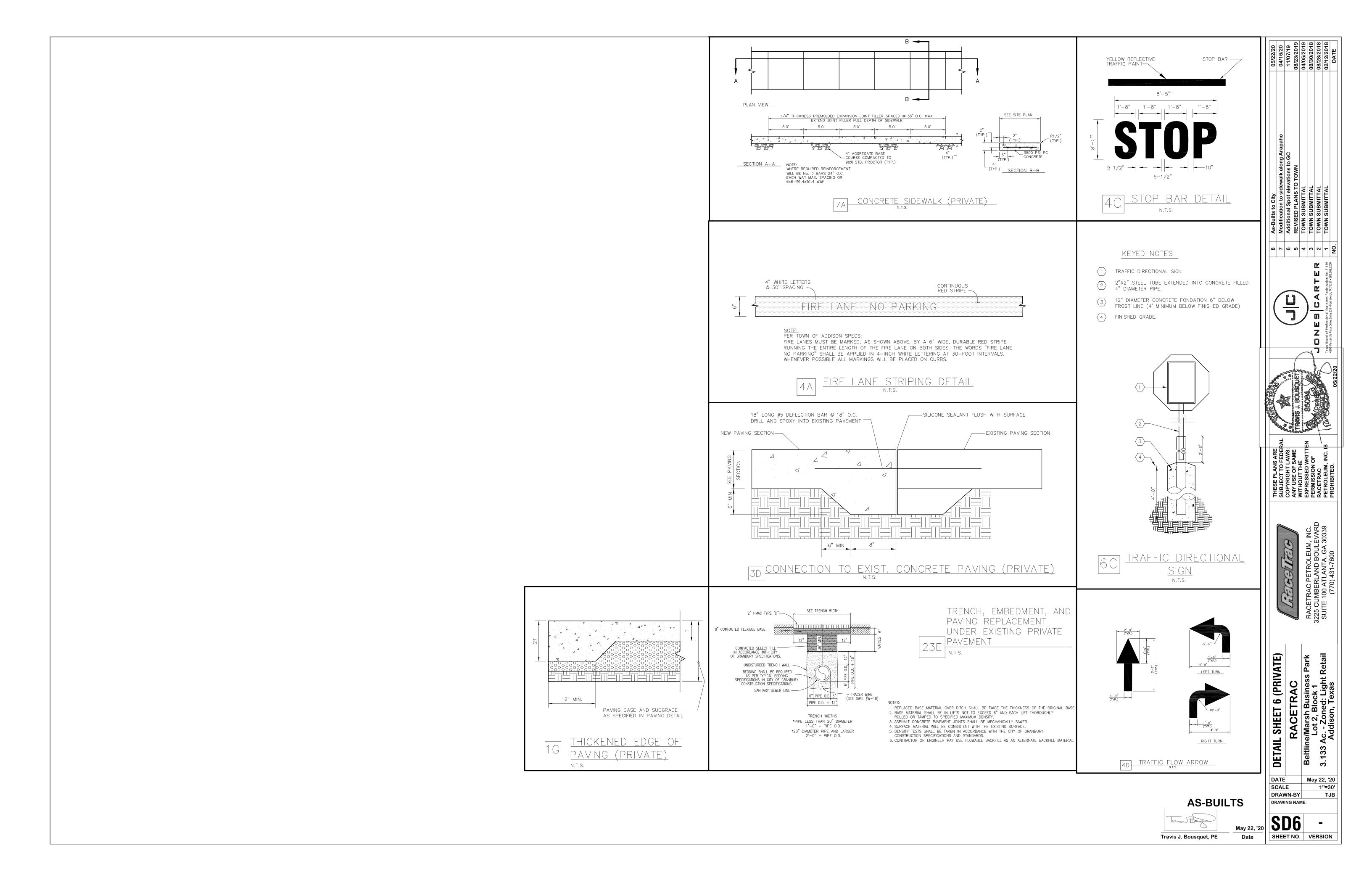


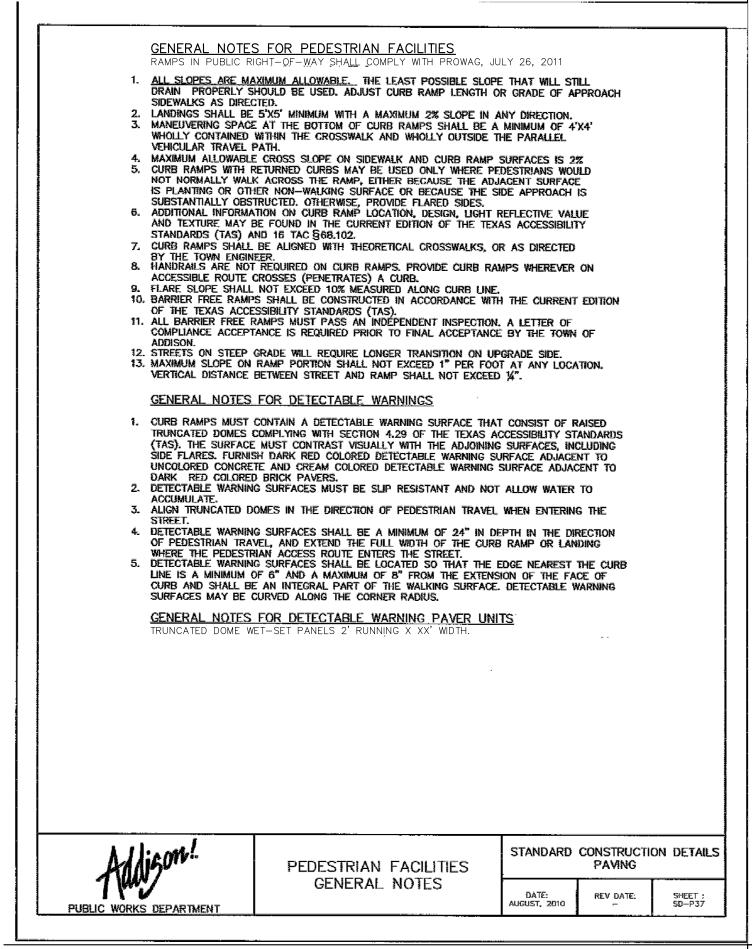


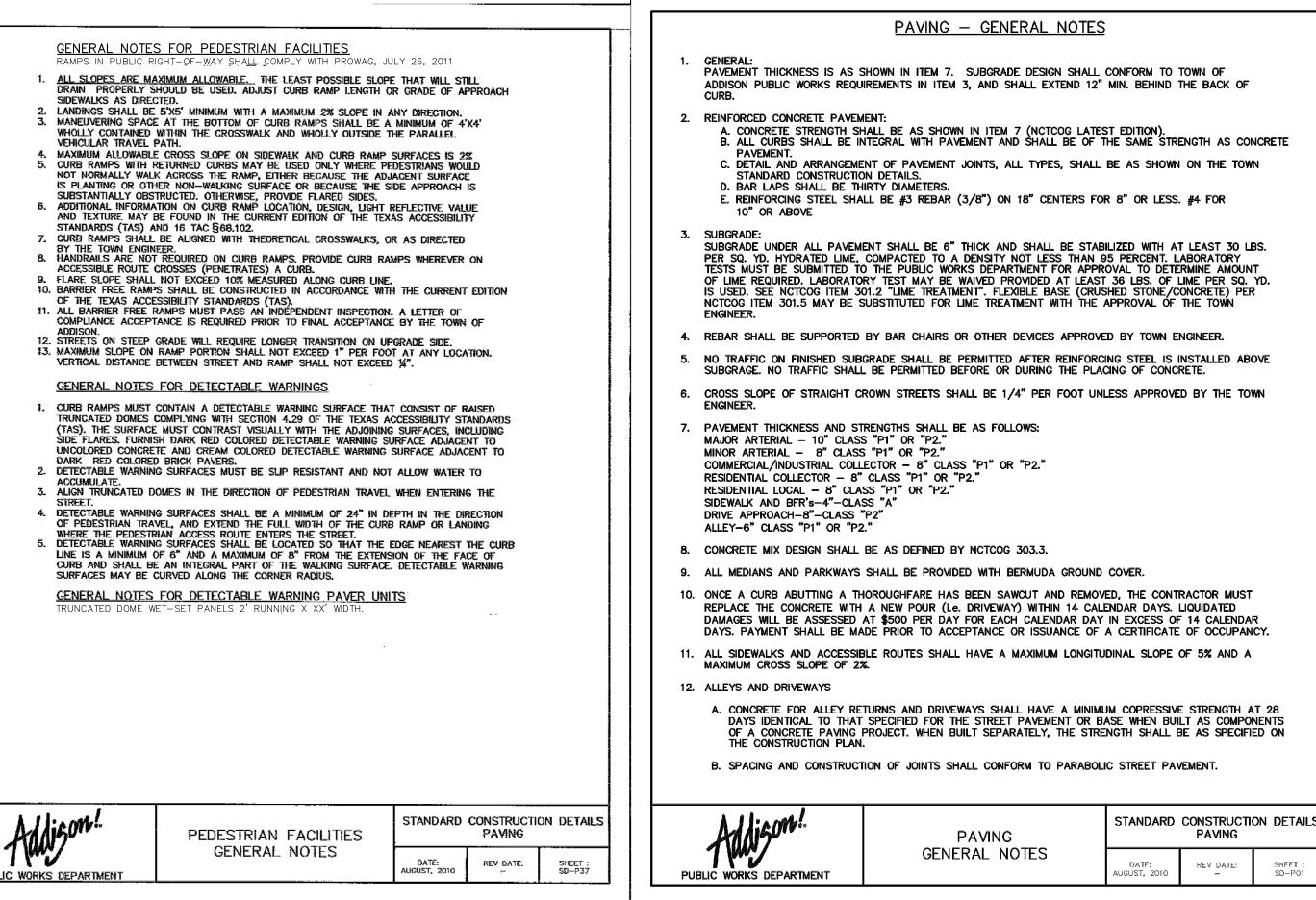


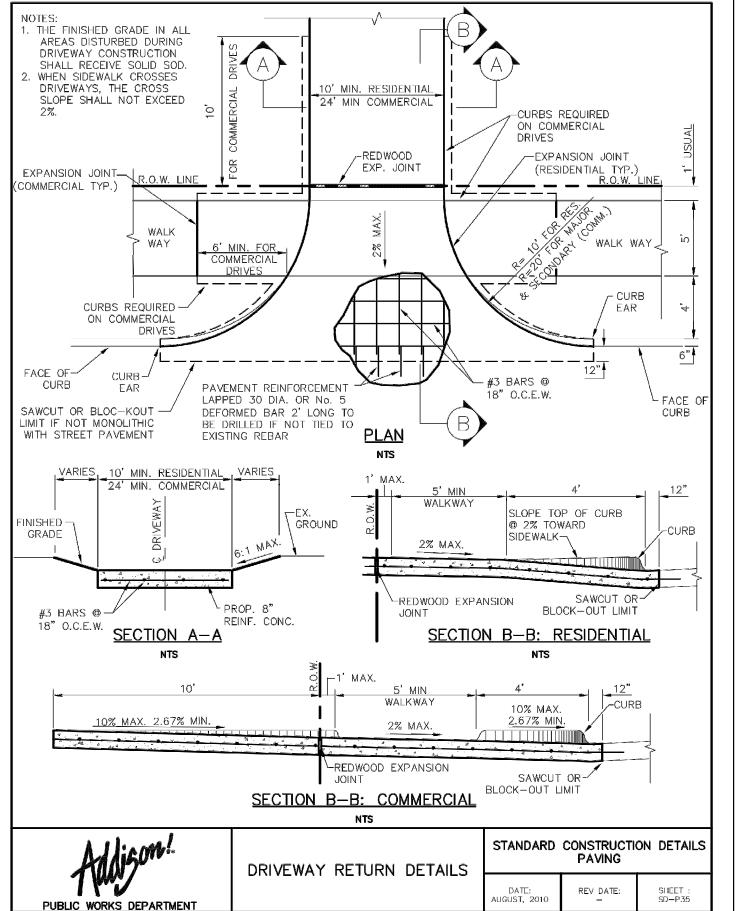


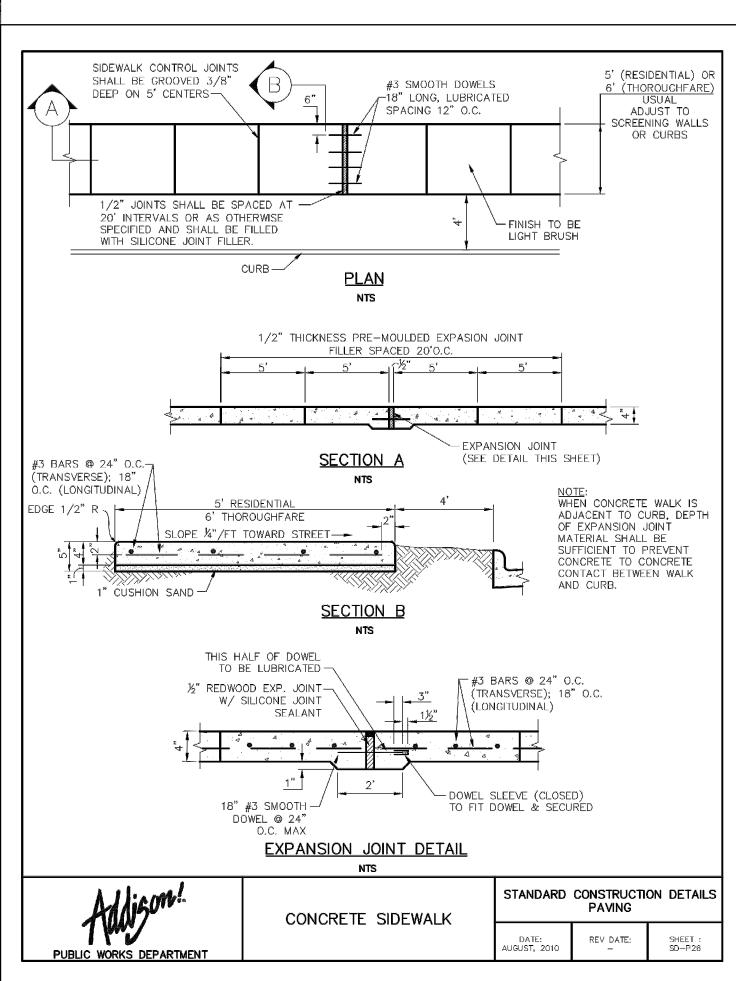


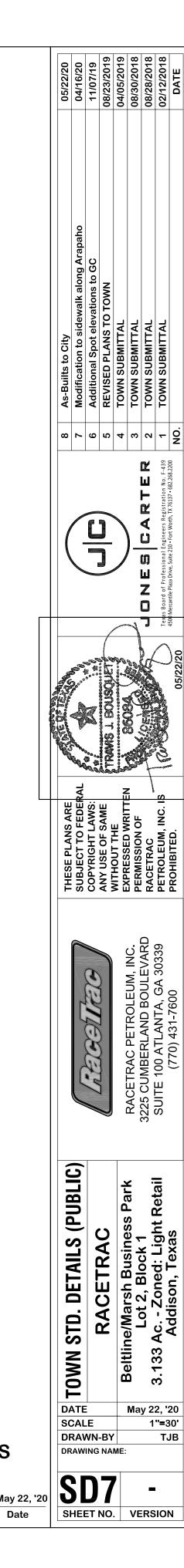












AS-BUILTS

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