

GENERAL NOTES

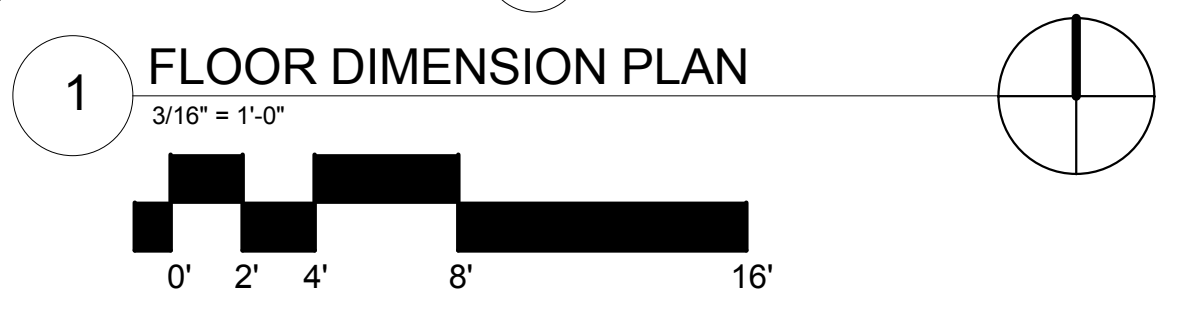
- ALL DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE (U.N.O) AN INDICATED WITH AN ASTERISK (*)
- ALL DIMENSIONS NOTED TO BE FIELD VERIFIED ARE CRITICAL TO THE FLOOR PLAN LAYOUT. G.C. TO FIELD VERIFY ALL DIMENSIONS AND NOTIFY ARCHITECT WITH ANY DISCREPANCIES.

FLOOR PLAN KEYNOTES

- REFER TO REFERENCE PLAN FOR DETAIL REFERENCES AND DETAIL SHEETS FOR DIMENSIONS.

FLOOR DIMENSION PLAN LEGEND

R.O. ROUGH OPENING

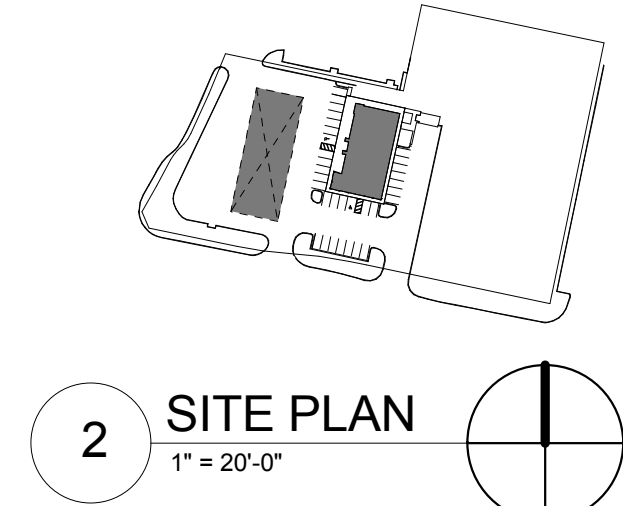


BUILDING AREA CALCULATIONS:

INTERIOR:	
CUSTOMER/RETAIL AREA:	2,754 SF
WORK ROOM/COOLER/FREEZER:	2,173 SF
CASH WRAP:	184 SF
FOOD AREA:	302 SF
EXTERIOR:	
PATIO EXTERIOR SEATING:	771 SF
TOTAL:	6,182 SF

PROPOSED SEATS:

INSIDE:	0
OUTSIDE:	23
TOTAL:	23



ISSUE/REVISION RECORD

DATE	DESCRIPTION
08.15.17	PRELIM. PACKAGE
12.07.17	PRELIM. PACKAGE

PROJECT NAME
MARSH LANE

ADDISON TEXAS
 15196 MARSH LANE

RACETRAC STORE NUMBER
#064

PROTOTYPE SERIES 5.5K
 2017 BR-RH-MO-M 0603

PLAN MODIFICATION NOTICE
 SPB NO. 0603 DATE 08.15.17

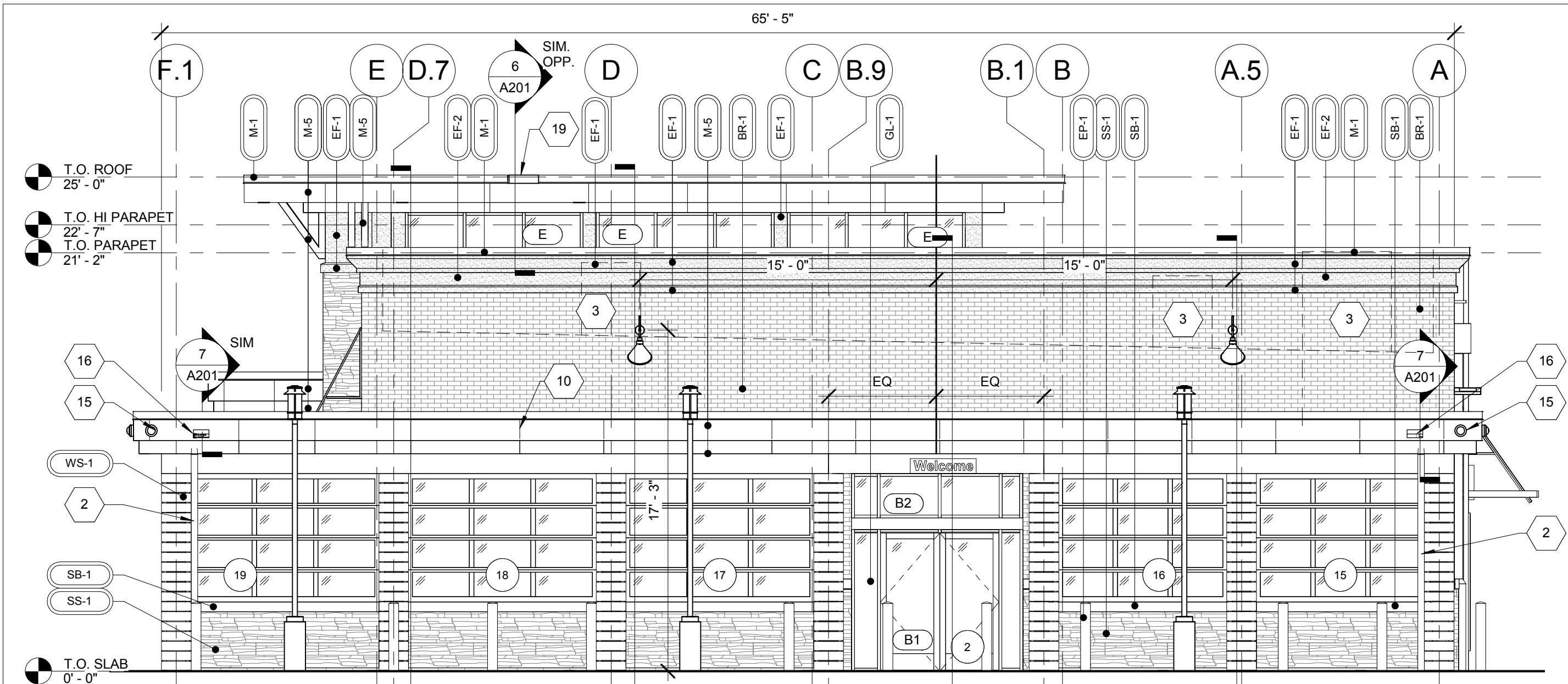
STANDARD PLAN BULLETINS (SPB) MODIFY THE PROTOTYPE SERIES SET NOTED ABOVE. THE LISTED SPB REPRESENTS THE LATEST MODIFICATION INCORPORATED TO THIS PROTOTYPE SERIES SET AT ORIGINAL RELEASE. THE ISSUE/REVISION RECORD COLUMN ABOVE LISTS ANY REVISIONS OR SPB INCORPORATED IN THIS SET AFTER THE ORIGINAL RELEASE. CONTACT RACETRAC ENGINEERING AND CONSTRUCTION FOR ANY SUBSEQUENT BULLETINS NOT INCORPORATED HEREIN.

PROFESSIONAL SEAL

PROJECT NUMBER
 2017157.69

SHEET TITLE
FLOOR DIMENSION PLAN

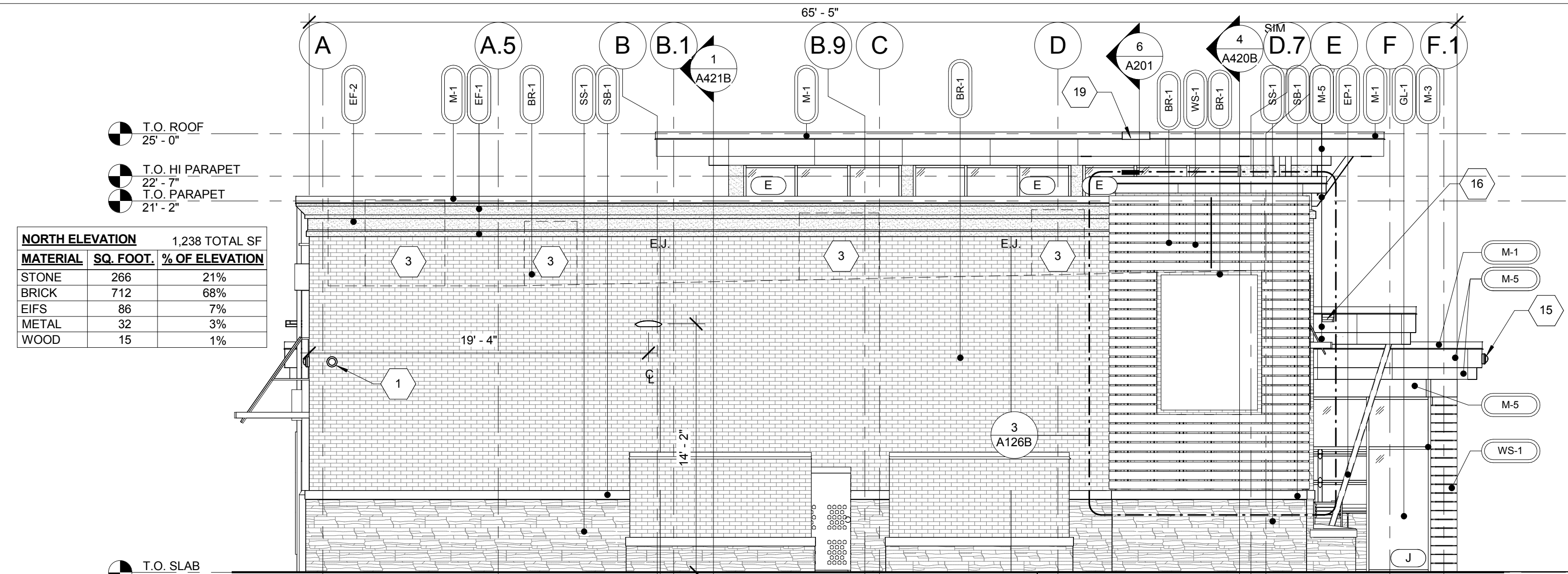
SHEET NUMBER
A120



4 SOUTH ELEVATION (RIGHT)
3/16" = 1'-0"

SOUTH ELEVATION 949 TOTAL SF

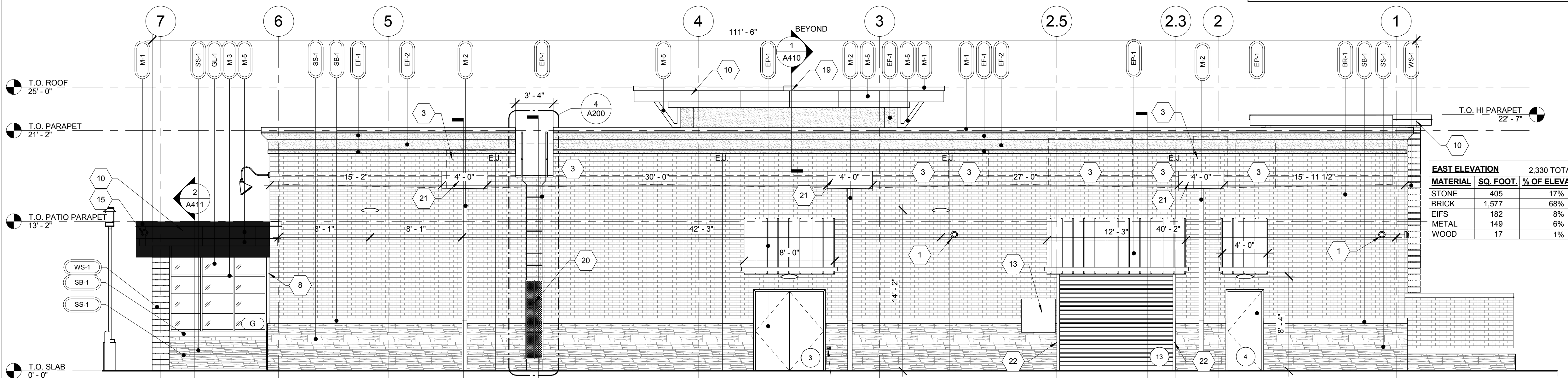
MATERIAL	SQ. FOOT.	% OF ELEVATION
STONE	163	17%
BRICK	596	63%
EIFS	104	11%
METAL	60	6%
WOOD	26	3%



3 NORTH ELEVATION (LEFT)
3/16" = 1'-0"

NORTH ELEVATION 1,238 TOTAL SF

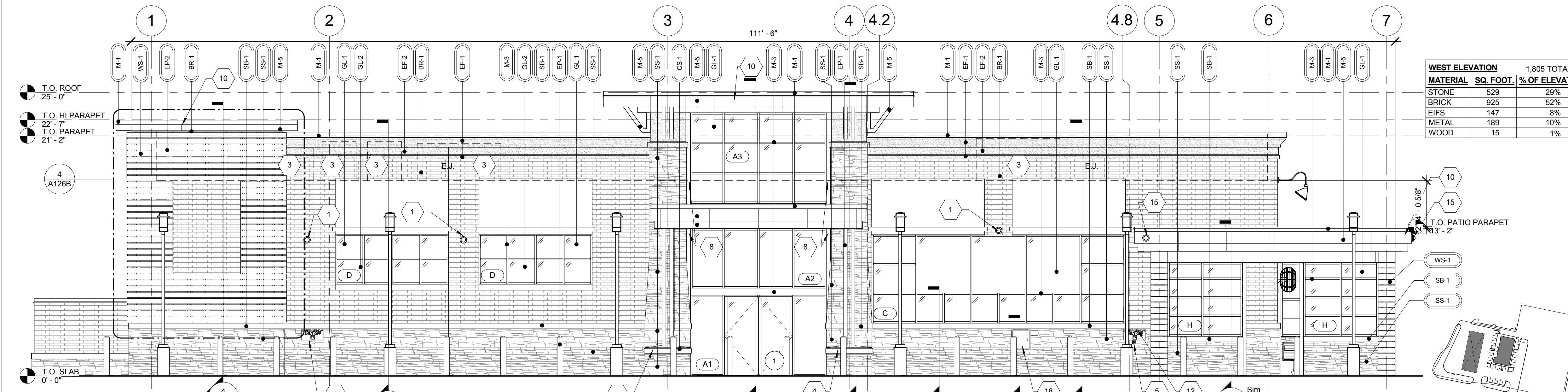
MATERIAL	SQ. FOOT.	% OF ELEVATION
STONE	266	21%
BRICK	712	68%
EIFS	86	7%
METAL	32	3%
WOOD	15	1%



2 EAST ELEVATION (REAR)
3/16" = 1'-0"

EAST ELEVATION 2,330 TOTAL SF

MATERIAL	SQ. FOOT.	% OF ELEVATION
STONE	405	17%
BRICK	1,577	68%
EIFS	182	8%
METAL	149	6%
WOOD	17	1%



1 WEST ELEVATION (FRONT)
3/16" = 1'-0"

WEST ELEVATION 1,805 TOTAL SF

MATERIAL	SQ. FOOT.	% OF ELEVATION
STONE	529	29%
BRICK	925	52%
EIFS	147	8%
METAL	189	10%
WOOD	15	1%

- FACADE PLAN NOTES**
- THIS FACADE PLAN IS FOR CONCEPTUAL PURPOSES ONLY. ALL BUILDING PLANS REQUIRE REVIEW AND APPROVAL BY DEVELOPMENT SERVICES.
 - ALL MECHANICAL UNITS SHALL BE SCREENED FROM PUBLIC VIEW AS REQUIRED BY THE ZONING ORDINANCE.
 - WHEN PERMITTED, EXPOSED UTILITY BOXES AND CONDUITS SHALL BE PAINTED TO MATCH THE BUILDING.
 - ALL SIGNAGE AREAS AND LOCATIONS ARE SUBJECT TO APPROVAL BY DEVELOPMENT SERVICES.
 - ROOF ACCESS SHALL BE PROVIDED INTERNALLY, UNLESS OTHERWISE PERMITTED BY THE CHIEF BUILDING OFFICIAL.

- GENERAL NOTES**
- CONTRACTOR SHALL VERIFY ALL EXTERIOR MATERIAL COLORS AND FINISHES WITH THE ARCHITECT. ANY DISCREPANCIES NOTED SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATION.
 - PROVIDE EXPANSION JOINTS (EJ) AT ALL LOCATIONS WHERE EIFS ABUTS A DISSIMILAR MATERIAL OR WHERE OTHERWISE REQUIRED BY MANUFACTURER.
 - PROVIDE EXPANSION JOINTS (EJ) AS LOCATED ON EXTERIOR ELEVATIONS. SPECIFICATION FOR JOINT SEALANT SHALL BE ADOBE TAN SL-2 BY TREMCO.
 - MAXIMUM SPACING OF CONTROL JOINTS SHALL BE 20'-0" O.C.
 - REFER TO LIGHTING PLANS FOR FUTURE LOCATION AND SCHEDULE.
 - REFER TO STRUCTURAL DRAWINGS FOR JOIST AND BEAM BEARING AND FOR FOUNDATIONS.
 - REFER TO REFLECTED CEILING PLANS FOR COMPLETE DIMENSIONS OF ACM JOINT LOCATIONS.

- ELEVATION KEY NOTES**
REFER TO SHEET A301 FOR KEYNOTES NOT SHOWN ON THIS SHEET.
- WALL MOUNTED SECURITY CAMERA
 - 3" SQUARE DOWNSPOUT. REFER TO CIVIL DRAWINGS FOR CONNECTIONS.
 - MECHANICAL EQUIPMENT BEYOND
 - REFER TO DETAILS FOR CAST STONE SHAPES.
 - HOSE BIBB; REFER TO PLUMBING DRAWINGS.
 - CEILING FAN; REFER TO SPECIFICATIONS.
 - NOT USED.
 - BRONZE BREAK METAL WRAP AT WINDOW JAMB, TYPICAL.
 - ROOFING MEMBRANE TO BE RUN UP CLERESTORY TO UNDERSIDE OF WINDOW. REFER TO WALL SECTIONS.
 - ACM PANEL REVEAL LINE. REFER TO REFLECTED CEILING PLAN FOR DIMENSIONS. NOT USED.
 - EMERGENCY FUEL SHUT OFF SWITCH. MOUNT TOP OF SIGN AT 50" A.F.F.
 - LOCATION OF ELECTRICAL SERVICE C/T AND METER.
 - GENERATOR TAP BOX - SEE ELECTRICAL FOR LOCATION.
 - SECURITY CAMERA MOUNTED TO PATIO FASCIA
 - OVERFLOW SPILL SCUPPER.
 - PACKAGE PASSER. REFER TO EQUIPMENT PLAN.
 - SPILL SCUPPER. REFER TO DETAIL.
 - PROVIDE METAL GUARD GATE AT LADDER TO 8' AFF WITH LOCKING HASP.
 - 4'-0" WIDE x 1'-7" HIGH SCUPPER. REFER TO DETAILS 9 AND 10 ON SHEET A201.
 - STOP STONE 6" BEFORE ROUGH OPENING

EXTERIOR MATERIAL SCHEDULE

AWNING	ALUMINUM AWNING	SELECTED BY RACETRAC
BRICK	BORAL LAREDO BRICK	MORTAR COLOR "LIGHT BUFF"
CAST STONE	CONTINENTAL CAST STONE OR APPROVED OTHER	COLOR 1102 NATURAL STONE; MORTAR COLOR "LIGHT BUFF"
EIFS	STO	STO THERM CI "FINE FINISH" APPLICATION; COLOR TO MATCH SW #6113 "INTERACTIVE CREAM"
EIFS	STO	STO THERM CI "FINE FINISH" APPLICATION; COLOR TO MATCH SW #6094 "SENSATIONAL SAND"
GLAZING	GL-1	1" NON-IMPACT RATED INSULATED GLAZING CLIMATE ZONES 2 OR 3. IGU AT STOREFRONT 0.28 U-FACTOR, SHGC PF=0.25+0.27 (1/4" PPG SOLARBAN 70-XL LOW-E #2 +1/2" AIR + 1/4" CLEAR) OR APPROVED ALTERNATE
GLAZING	GL-2	1" NON-IMPACT RATED ACID ETCHED INSULATED GLAZING CLIMATE ZONES 2 OR 3. IGU AT STOREFRONT 0.28 U-FACTOR, SHGC PF=0.25+0.27 (1/4" PPG SOLARBAN 70-XL LOW-E #2 +1/2" AIR + 1/4" CLEAR SATIN ETCH #3) OR APPROVED ALTERNATE
METAL	M-1	PREFINISHED* 2-PIECE COMPRESSION METAL COVER METAL TO MATCH STOREFRONT COLOR DARK BRONZE
METAL	M-2	COLOR DARK BRONZE METAL TO MATCH STOREFRONT COLOR DARK BRONZE
METAL	M-3	VISTAWALL (OR APPROVED ALTERNATE) FG-3000 STOREFRONT SYSTEM DARK BRONZE (OR APPROVED ALTERNATE) PREFINISHED DARK BRONZE ANNOXIDIZED ALUMINUM AA-MI2C22A44
METAL	M-5	REYNOBOND METAL TO MATCH STOREFRONT COLOR DARK BRONZE
METAL	M-7	BORAL TRUXTERIOR DOUBLE-4 BEADBOARD PAINT INTERACTIVE CREAM
PAINT	EP-1	SHERWIN WILLIAMS EXTERIOR PAINT TO MATCH DARK BRONZE
PAINT	EP-2	SHERWIN WILLIAMS EXTERIOR PAINT AS SELECTED BY RACETRAC FOR SLAT WALL METAL SUPPORTS
ROOFING	DURO DUROLAST	50 MIL MEMBRANE ROOFING SYSTEM WHITE; MECHANICALLY FASTENED
STACKED STONE	SS-1	BORAL ASPEN COUNTRY LEDGESTONE WET STACK APPLICATION. MORTAR COLOR "LIGHT BUFF"
STONE BAND	SB-1	BORAL TUSCAN LINTEL CHAMPAGNE MORTAR COLOR "LIGHT BUFF"
WOOD SLATS	WS-1	COMPACTWOOD 1/2" THICKNESS WALNUT QC "SW-QCVAL-S-0410-12"

5 SITE PLAN
1" = 20'-0"

ISSUE/REVISION RECORD

DATE	DESCRIPTION
08.15.17	PRELIM. PACKAGE
12.07.17	PRELIM. PACKAGE

PROJECT NAME
MARSH LANE

ADDISON TEXAS
 15196 MARSH LANE

RACETRAC STORE NUMBER
#064

PROTOTYPE SERIES 5.5K
 2017 BR-RH-MO-M 0603

PLAN MODIFICATION NOTICE
 SPB NO. 0603 DATE 08.15.17

STANDARD PLAN BULLETINS (SPB) MODIFY THE PROTOTYPE SERIES SET NOTED ABOVE. THE LISTED SPB REPRESENTS THE LATEST MODIFICATION INCORPORATED TO THIS PROTOTYPE SERIES SET AT ORIGINAL RELEASE. THE ISSUE/REVISION RECORD COLUMN ABOVE LISTS ANY REVISIONS OR SPB INCORPORATED IN THIS SET AFTER THE ORIGINAL RELEASE. CONTACT RACETRAC ENGINEERING AND CONSTRUCTION FOR ANY SUBSEQUENT BULLETINS NOT INCORPORATED HEREIN.

PROFESSIONAL SEAL

PROJECT NUMBER
 2017157.69

SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NUMBER
A300B

SOLID SOD NOTES

1. Fine grade areas to achieve final contours indicated. Leave areas to receive topsoil 3" below final desired grade in planting areas and 1" below final grade in turf areas.
2. Adjust contours to achieve positive drainage away from buildings. Provide uniform rounding at top and bottom of slopes and other breaks in grade. Correct irregularities and areas where water may stand.
3. All lawn areas to receive solid sod shall be left in a maximum of 1" below final finish grade. Contractor to coordinate operations with on-site Construction Manager.
4. Contractor to coordinate with on-site Construction Manager for availability of existing topsoil.
5. Plant sod by hand to cover indicated area completely. Insure edges of sod are touching. Top dress joints by hand with topsoil to fill voids.
6. Roll grass areas to achieve a smooth, even surface, free from unnatural undulations.
7. Water sod thoroughly as sod operation progresses.
8. Contractor shall maintain all lawn areas until final acceptance. This shall include, but not limited to: mowing, watering, weeding, cultivating, cleaning and replacing dead or bare areas to keep plants in a vigorous, healthy condition.
9. Contractor shall guarantee establishment of an acceptable turf area and shall provide replacement from local supply if necessary.
10. If installation occurs between September 1 and March 1, all sod areas to be over-seeded with Winter Ryegrass, at a rate of (4) pounds per one thousand (1000) square feet.

DEMOLITION NOTES

1. Provide demolition, salvage and protection of existing structures, surfaces and trees as shown on the drawings.
2. Before submitting proposal, visit and examine site to determine actual nature and scope of demolition and salvage work. Claims for extra compensation on account of additional labor materials or equipment required for difficulties encountered in demolition and salvage will not be recognized.
3. Prior to demo, disconnect and cap off utilities and services lines not required for new construction in accordance with requirements of governing authorities ordinances and regulations.
4. Erect necessary barricades, storing and protective measures as required.
5. Materials and debris resulting from demolition operations become the property of the Contractor. Please remove from site.
6. Remove pavements, and structures to the depths of their sub-structure.
7. Leave construction area clean and ready to use by other trades.
8. Remove pavement sub-base to the depth of the base materials.
9. Do not remove or damage trees unless noted to be removed. All tree protection devices shall be in place prior to demolition activities. Any demolition activities required within the dripline of trees to be saved shall be carefully removed by hand labor. Report any tree damage to the Landscape Architect.
10. Prior to beginning demolition, Contractor shall provide coverings for existing site elements remaining to prevent damage. Any site elements scheduled to remain which are damaged by the Contractor's activities shall be required at the Contractor's expense.
11. Provide demolition of existing site items as shown on the drawings. Completely remove items to 8" below grade and haul away all refuse.

EXISTING TREE PRUNING NOTES

1. Contractor shall provide a Class 'B' pruning on all existing trees.
2. This shall include at a minimum: removal of dead, dying, diseased weak branches, along main trunk structure and within branching area.
3. Contractor shall include deep root feeding and invigoration of existing trees. This shall be organic based nutrients based for root growth and leaf growth stimulation.
4. Contractor shall be required to chip all removed branches, leaves, etc.

IRRIGATION REPAIR SPECIFICATIONS

1. Contractor shall perform site visit prior to bidding and construction, to review extent of existing irrigation system.
2. Contractor shall be responsible for verifying conditions of existing irrigation system. Contractor shall be responsible for maintaining the integrity of existing irrigation where possible, and if not, repair as needed, including but not limited to irrigation controller, meter, steering, etc.

MAINTENANCE NOTES

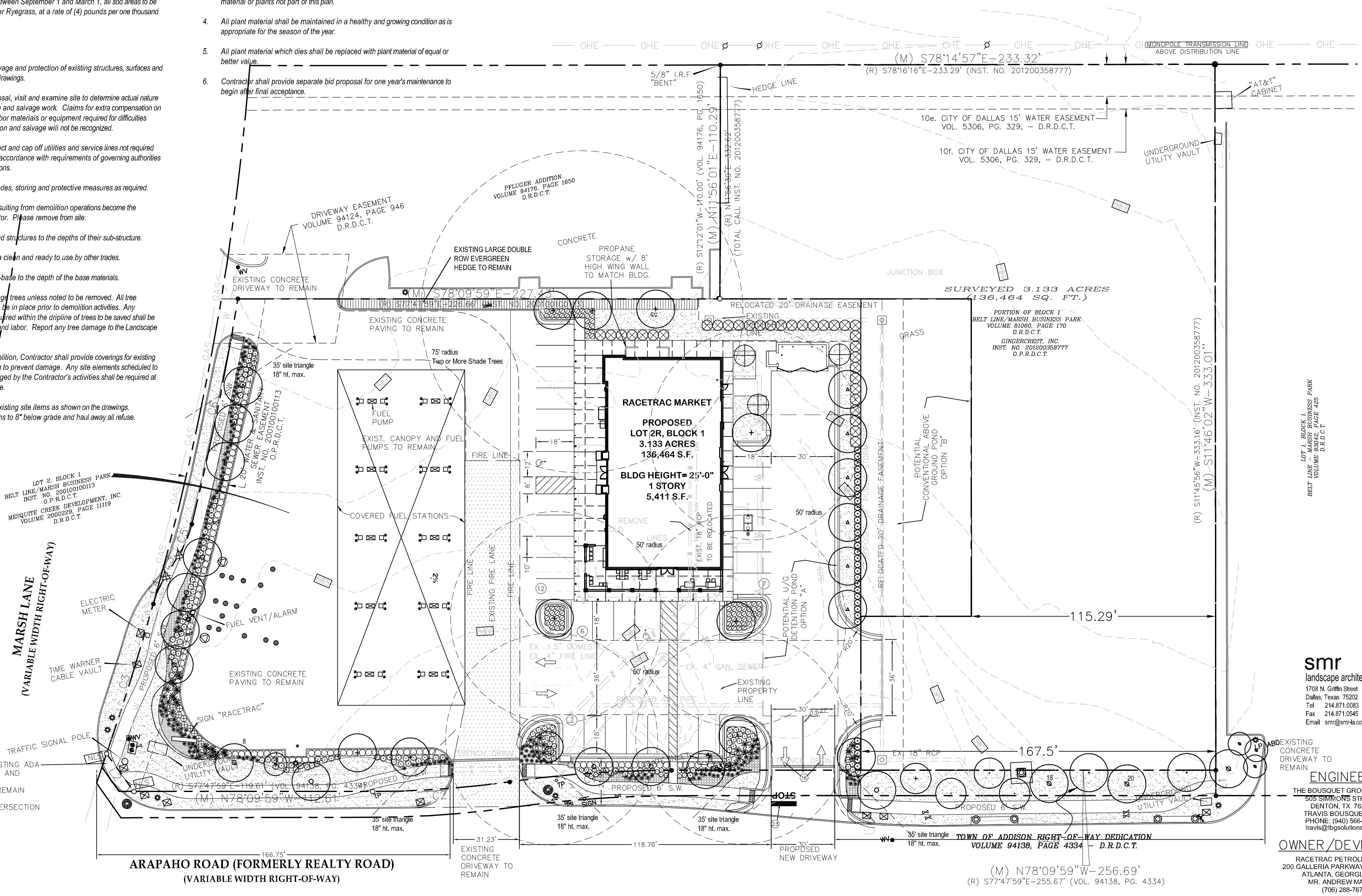
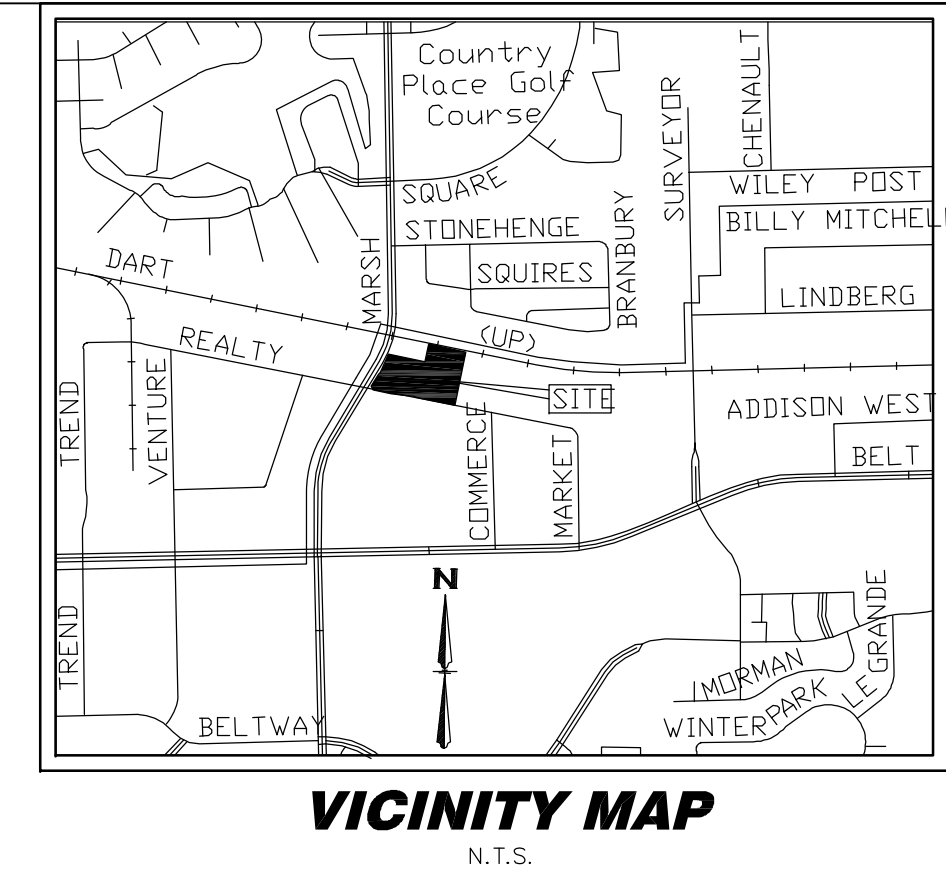
1. The Owner, tenant and their agent, if any, shall be jointly and severally responsible for the maintenance of all landscape.
2. All landscape shall be maintained in a neat and orderly manner at all times. This shall include mowing, edging, pruning, fertilizing, watering, weeding and other such activities common to landscape maintenance.
3. All landscape areas shall be kept free of trash, litter, weeds and other such material or plants not part of this plan.
4. All plant material shall be maintained in a healthy and growing condition as is appropriate for the season of the year.
5. All plant material which dies shall be replaced with plant material of equal or better value.
6. Contractor shall provide separate bid proposal for one year's maintenance to begin after final acceptance.

LANDSCAPE NOTES

1. Contractor shall verify all existing and proposed site elements and notify Architect of any discrepancies. Survey data of existing conditions was supplied by others.
2. Contractor shall locate all existing underground utilities and notify Architect of any conflicts. Contractor shall exercise caution when working in the vicinity of underground utilities.
3. Contractor is responsible for obtaining all required landscape and irrigation permits.
4. Contractor to provide a minimum 2% slope away from all structures.
5. All planting beds and lawn areas to be separated by steel edging. No steel to be installed adjacent to sidewalks or curbs.
6. All landscape areas to be 100% irrigated with an underground automatic irrigation system and shall include rain and freeze sensors.
7. All lawn areas to be Solid Sod Bermudagrass, unless otherwise noted on the drawings.

GENERAL LAWN NOTES

1. Fine grade areas to achieve final contours indicated on civil plans.
2. Adjust contours to achieve positive drainage away from buildings. Provide uniform rounding at top and bottom of slopes and other breaks in grade. Correct irregularities and areas where water may stand.
3. All lawn areas to receive solid sod shall be left in a maximum of 1" below final finish grade. Contractor to coordinate operations with on-site Construction Manager.
4. Imported topsoil shall be natural, friable soil from the region, known as bottom and soil, free from lumps, clay, toxic substances, roots, debris, vegetation, stones, containing no salt and black to brown in color.
5. All lawn areas to be fine graded, irrigation trenches completely settled, and finish grade approved by the Owner's Construction Manager or Architect prior to installation.
6. All rocks 3/4" diameter and larger, dirt clods, sticks, concrete spoils, etc. shall be removed prior to placing topsoil and any lawn installation.
7. Contractor shall provide (1") inch of imported topsoil on all areas to receive lawn.

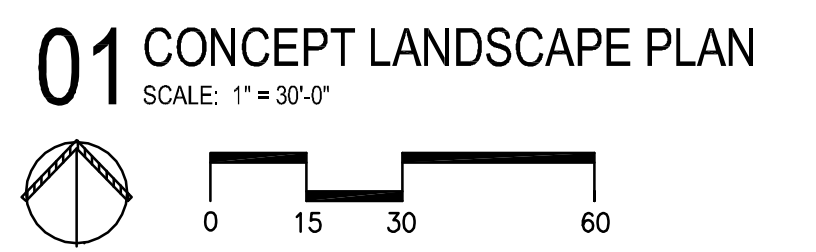


LANDSCAPE TABULATIONS

REQUIREMENTS	PROVIDED
SITE REQUIREMENTS Requirements: 20% of gross site to be landscape Total Site: 81,266 s.f. Required: 16,253 s.f. (20%)	Provided: 20,315 s.f. (24.9%)
STREET FRONTAGE Requirements: 20' buffer along street frontage (1) tree 4" cal. per 30 l.f., (8) shrubs per 20 l.f.	Provided: (2) ex. trees, 3" cal.- 8" cal. (5) new trees, 6" cal. (93) shrubs, 5 gal.
Marsh Lane: 224.63 l.f. Required: (7) trees, 4" cal. (90) shrubs, 5 gal.	Provided: (2) ex. trees, 3" cal.- 8" cal. (5) new trees, 6" cal. (93) shrubs, 5 gal.
Arapaho Road: 532.94 l.f. Required: (12) trees, 4" cal. (146) shrubs, 5 gal.	Provided: (2) ex. trees, 3" cal.- 8" cal. / (10) new trees, 6" cal. (146) shrubs, 5 gal.
PARKING LOT SCREEN Requirements: 20" ht., 3" o.c. Provided: 36" ht., 3" o.c. linear row	
PARKING LOT PERIMETER LANDSCAPE Requirements: 5' wide buffer, (1) 4" cal. tree per 35 l.f. and (1) shrub per 3 l.f.	
East Property Line: 195 l.f. Required: (6) trees, 4" cal. (65) shrubs, 5 gal.	Provided: (6) tree, 6" cal. (68) shrubs, 5 gal.
North Property Line: 33 l.f. Required: (1) trees, 4" cal. (11) shrubs, 5 gal.	Provided: (2) trees, 6" cal. (20) shrubs, 5 gal.
PARKING LOT - INTERIOR LANDSCAPE Requirement: 5% of the parking area must be landscape Parking lot: 19,072 s.f. Required: 954 s.f. (5%)	Provided: 1,215 s.f. (4.3%)
PARKING LOT Requirement: (1) tree per 10 regular spaces Total Parking: 26 spaces Required: (3) trees	Provided: (4) trees, 4" cal.

GRAPHIC PLANT LEGEND

- EXISTING TREE TO REMAIN
- CEDAR ELM, 6" cal.
- BALD CYPRESS, 6" cal.
- HIGH RISE LIVE OAK, 6" cal.
- CHINESE PISTACHE, 6" cal.
- CREPE MYRTLE, 2" cal.
- CREPE MYRTLE, 5" cal.
- TREE YAUPON HOLLY, 2" cal.
- NELLIE R. STEVENS HOLLY, 7" ht.
- Japanese Ligustrum, 5 gal.
- Dwarf Abelia, 5 gal.
- Gulf Muhly, 5 gal.
- Red Yucca, 3 gal.
- Needpoint Holly, 5 gal.
- Dwarf Texas Sage, 5 gal.
- Indian Hawthorne, 5 gal.
- Rosemary, 3 gal.
- Salvia 'Navajo White', 3 gal.
- Little Bunny Grass, 3 gal.
- LAWN, BERMUDAGRASS, SOLID SOD
- SEASONAL COLOR
- WEDELIA



CONCEPT LANDSCAPE PLAN

LOT 2, BLOCK 1 OF THE BELTLINE/MARSH BUSINESS PARK ADDITION D. MYERS SURVEY, ABSTRACT 923 TOWN OF ADDISON DALLAS COUNTY, TEXAS 3.133 ACRES - 136,464 S.F. TOWN PROJECT #17-14

DATE	Dec 14, 2017
SCALE	1"=30'
DRAWN-BY	BDA
DRAWING NAME:	LANDSCAPE PLAN
CLP.1	-
SHEET NO.	VERSION

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

ENGINEER
THE BOUSQUET GROUP, INC.
505 SIMMONS STREET
DENTON, TX 76205
TRAVIS BOUSQUET, P.E.
PHONE: (940) 566-0088
travis@bgsolutions.com

OWNER/DEVELOPER
RACETRAC PETROLEUM, INC.
200 GALLERIA PARKWAY SE, STE. 900
ATLANTA, GEORGIA 30339
MR. ANDREW MALZER
(770) 288-7672

THE BOUSQUET GROUP, Inc.
501 S. Carroll Blvd.
Ste. 201
Denton, TX 76201
940.566.0088
940.566.0088 fax
Texas Firm No. F-8942

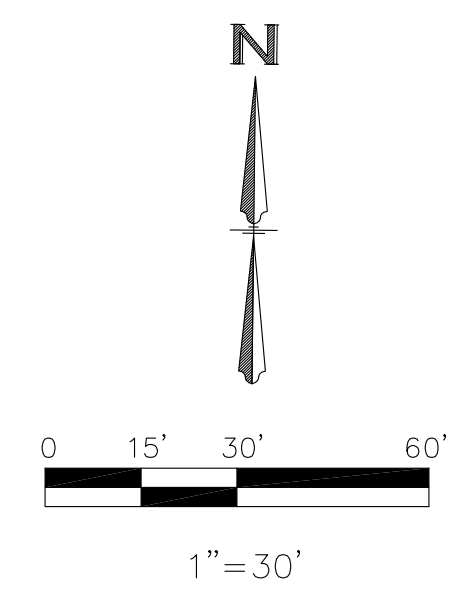
THESE PLANS ARE SUBJECT TO FEDERAL COPYRIGHT LAWS: ANY USE OF SAME WITHOUT THE EXPRESSED WRITTEN PERMISSION OF RACETRAC PETROLEUM, INC. IS PROHIBITED.

CURVE	DELTA	RADIUS	LENGTH
C1 (M)	8'06"35"	542.00'	76.72'
CHORD BEARING CHORD			
N 82°13'16" W 76.65'			
CURVE	DELTA	RADIUS	LENGTH
C1 (R)	8'06"35"	542.00'	76.72'
CHORD BEARING CHORD			
N 81°51'17" W 76.65'			
CURVE	DELTA	RADIUS	LENGTH
C2 (M)	8'06"35"	458.00'	64.83'
CHORD BEARING CHORD			
N 82°13'16" W 64.77'			
CURVE	DELTA	RADIUS	LENGTH
C2 (R)	8'06"35"	458.00'	64.83'
CHORD BEARING CHORD			
N 81°51'17" W 64.77'			

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

UTILITY LEGEND:

- PROPERTY LINE
- SANITARY SEWER CLEANOUT
- SANITARY SEWER MANHOLE
- ⊥ WATERLINE FITTINGS
- ⊥ GATE VALVE
- ⊥ FDC
- ⊥ FIRE DEPARTMENT CONNECTION
- ⊥ TAPPING SADDLE OR SLEEVE
- ⊥ BACKFLOW PREVENTION DEVICE PER CITY STANDARDS
- FIRE HYDRANT
- PROPOSED WATER METER (SEE SIZE THIS SHEET)
- LOCATION OF GAS METER
- POWER POLE



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



UTILITY PLAN NOTES

- ALL FILL MATERIAL IS TO BE IN PLACE AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
- CONTRACTOR IS RESPONSIBLE FOR COMPLYING TO THE SPECIFICATIONS OF THE LOCAL AUTHORITIES WITH REGARDS TO MATERIALS AND INSTALLATION OF THE WATER AND SEWER LINES.
- CONTRACTOR SHALL NOTIFY UTILITY AUTHORITIES INSPECTORS 72 HOURS BEFORE CONNECTING TO ANY EXISTING LINE.
- SANITARY SEWER PIPE SHALL BE AS FOLLOWS:
6" PVC SCHEDULE 40
- WATER LINE SHALL BE AS FOLLOWS:
A. PIPE SIZES LESS THAN 3-INCHES THAT ARE INSTALLED BELOW GRADE AND OUTSIDE THE BUILDING SHALL COMPLY WITH THE FOLLOWING:
1. ENDOPURE - ASTM D2737, 200 PSI - PE 4710/PE 3408
B. PIPE SIZES 3-INCHES OR GREATER THAT ARE INSTALLED BELOW GRADE AND OUTSIDE THE BUILDING SHALL COMPLY WITH THE FOLLOWING:
1. POLYVINYL CHLORIDE (PVC) WATER PIPE, AWWA C900, RATED DR 18 (CLASS 150), CONTINUALLY MARKED AS REQUIRED
a. ELASTOMERIC GASKETS AND LUBRICANT: ASTM - F477 FOR SMALLER PIPES
b. PIPE JOINTS: INTEGRALLY MOLDED BELL ENDS, ASTM D 3139
2. MINIMUM TRENCH WIDTH SHALL BE 2 FEET.
3. ALL WATER JOINTS ARE TO BE MECHANICAL JOINTS WITH THRUST BLOCKING AS CALLED OUT IN SPECIFICATIONS FOR WATER MAINS.
4. WATER AND SANITARY SEWER SHOULD BE KEPT TEN (10') APART (PARALLEL) OR 18" APART WHEN CROSSING (OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE)
5. CONTRACTOR SHALL MAINTAIN 3'-0" COVER ON ALL WATERLINES.
6. ALL UTILITIES SHALL BE KEPT TEN (10') APART (PARALLEL) OR 18" APART WHEN CROSSING (OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE)
7. LINES UNDERGROUND SHALL BE INSTALLED, INSPECTED, AND APPROVED PRIOR TO BACKFILLING.
8. TOPS OF EXISTING MANHOLES SHALL BE RAISED AS NECESSARY TO SHOW ALL EXISTING UTILITIES. ELEVATIONS, AND TO BE ONE FOOT ABOVE FINISHED GROUND (ELEVATIONS WITH WATER TIGHT LIDS (WHEN PLACED IN GRASS AREA)).
9. ALL CONCRETE FOR ENCASEMENTS SHALL HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH AT 3000 P.S.I.
10. DRAWINGS DON'T PURPORT TO SHOW ALL EXISTING UTILITIES.
11. EXISTING UTILITIES SHALL BE VERIFIED IN THE FIELD PRIOR TO INSTALLATION OF ANY NEW LINES.
12. REFER TO INTERIOR PLUMBING FOR TIE-IN ON ALL UTILITIES.
13. CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.
14. CONTRACTOR TO PROVIDE TRENCHING, CONDUIT, PULL WIRE, AND BACKFILL FOR TELEPHONE AND ELECTRIC LINES UNLESS OTHERWISE NOTED.
15. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING THE EXACT LOCATION, SIZE, AND MATERIAL OF ANY EXISTING WATER OR SEWER FACILITY FOR CONNECTION OR USE BY THIS PROJECT. THE RELOCATION OF ANY WATER/SEWER FACILITY REQUIRED TO AVOID ANY PART OF THIS DEVELOPMENT IS THE RESPONSIBILITY OF THE DEVELOPER.
16. REFER TO ARCHITECTURAL PLANS FOR SITE LIGHTING AND ELECTRICAL PLANS.
17. ALL WATER SERVICE AND FIRE LINES AFTER THE WATER METER LOCATED IN THE VAULT WILL BE PRIVATE LINE AND THE RESPONSIBILITY OF THE OWNER.
18. NO UTILITIES/STORM/SANITARY LINES ARE ALLOWED TO CROSS PETROLEUM PIPING.
19. ALL PUBLIC WATER MAINS MUST BE LOCATED IN RECORDED EASEMENTS. AND IN ACCORDANCE WITH CITY/COUNTY ORDINANCES.
20. GENERAL CONTRACTOR TO PROVIDE ALTERNATE BID FOR OVERHEAD ELECTRIC AND TELEPHONE SERVICE LINES TO BE MINIMUM 16' CLEAR ABOVE FINISHED GRADE.

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



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

DATE: Dec 14, 2017
SCALE: 1"=30'
DRAWN-BY: TJB
DRAWING NAME:

C-3.1 -
SHEET NO. VERSION

LINE	BEARING	DISTANCE
L1	N 31°46'02" E	12.00'
L2 (M)	N 24°03'30" W	21.06'
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'

**SURVEYED 3.133 ACRES
(136,464 SQ. FT.)**

PORTION OF BLOCK 1
BELT LINE/MARSH BUSINESS PARK
VOLUME 8100, PAGE 170
D.R.D.C.T.
GINGERCREST, INC.
INST. NO. 201200358777
O.P.R.D.C.T.

(R) S11°45'56"W-333.16' (INST. NO. 201200358777)
(M) S11°46'02"W-333.01'

MARSH LANE
(VARIABLE WIDTH RIGHT-OF-WAY)

ARAPAHO ROAD (FORMERLY REALTY ROAD)
(VARIABLE WIDTH RIGHT-OF-WAY)

(M) N78°09'59"W-256.69'
(R) S77°47'59"E-255.67' (VOL. 94138, PG. 4334)

TBM-2
"X" IN CONCRETE
ELEV.: 583.61'

TBM-1
"X" IN CONCRETE
ELEV.: 582.69'

(R) S77°47'59"E-119.61' (VOL. 94138, PG. 4334)
(M) N78°09'59"W-112.61'

LOT 2, BLOCK 1
BELT LINE/MARSH BUSINESS PARK
INST. NO. 20010010113
O.P.R.D.C.T.
MESQUITE CREEK DEVELOPMENT, INC.
VOLUME 2000204, PAGE 11119
D.R.D.C.T.

DRIVEWAY EASEMENT
VOLUME 94124, PAGE 946
D.R.D.C.T.

PFLUGER ADDITION
VOLUME 94176, PAGE 1650
D.R.D.C.T.

10e. CITY OF DALLAS 15' WATER EASEMENT
VOL. 5306, PG. 329, - D.R.D.C.T.

10f. CITY OF DALLAS 15' WATER EASEMENT
VOL. 5306, PG. 329, - D.R.D.C.T.

TOWN OF ADDISON RIGHT-OF-WAY DEDICATION
VOLUME 94138, PAGE 4334 - D.R.D.C.T.

