



# MERITORIOUS EXCEPTION APPLICATION

To be completed by Town staff:  
Application date: 2-22-18 Application/Fee Received: 2-28-18 Fee paid: \$6000

## APPLICANT CONTACT

I hereby certify that the information in this application is true and correct to the best of my knowledge.

Name: (printed) Andrew Malzer  
Company name: Racetrac Petroleum, Inc.  
Address: 200 Galleria Pkwy SE, Suite 900, Atlanta, GA 30339  
Phone: 706 288 7672 Email: amalzer@racetrac.com  
Status of Applicant:  Owner  Tenant  Contractor  Other: \_\_\_\_\_  
Applicant's Signature: Andrew Malzer

## INFORMATION ABOUT THE REQUEST

Address or location: 15190 Marsh Lane, Addison, Tx 75001

Reasons for Meritorious Exception: \_\_\_\_\_  
- Location of LED price signs (canopy fascia)  
↳ visibility concerns, safety, reasonable.  
- Additional front-facade wall sign  
↳ under total allowable square footage.  
- ~~Maximum~~ MPD pump numbers. OMC

## SUBMITTAL REQUIREMENTS

You must submit 3 paper copies (11x17) and a PDF of plans showing:

- Lot Lines
- Names of Adjacent Streets
- Location of Existing Buildings and Signs
- Proposed Signs
- Sketch of the Sign with Scale, Dimensions, and Setbacks Indicated

1. Canopy fuel price signs:

Allowing our customers to more effectively identify the price of gas at our convenience store leads to a safer environment on the roadway. Obviously the safety of our customers is our #1 concern. These canopy price signs will be beneficial to not only the public, but also our internal business.

Ideally, we would like to be able to advertise the price of gas on the monument sign in front of our store – but code prohibits this. We feel this is a good and reasonable solution.

2. Additional wall sign

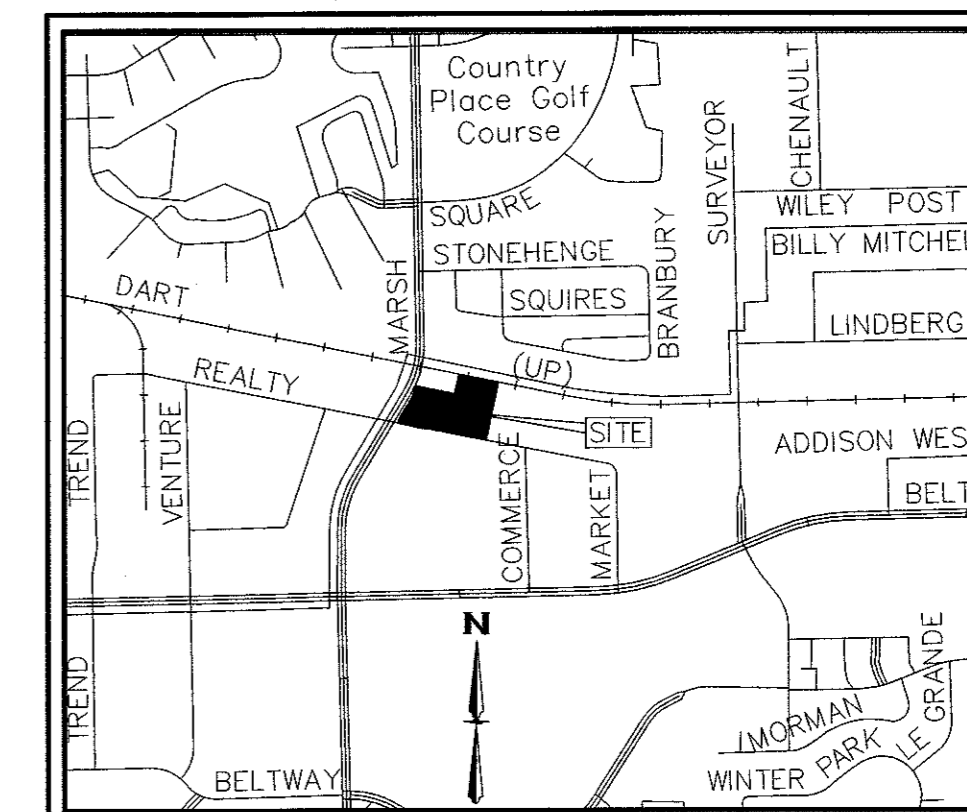
Being able to identify to potential customers the offerings that our brand brings is critical to our business. With this additional signage, we would be able to more effectively broadcast to the public what interior offerings are available inside our store. Additionally, I believe the combination of both wall signs on that façade is still under the total allowable square footage. We believe it is a high-quality sign that fits in well with the exterior of the building and does not negatively affect the public in any way.

**SWIRL WORLD  
ATTACHED SIGN**

**GASOLINE PRICE  
PER GALLON  
SIGNS**

**SITE LEGEND (PROPOSED):**

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



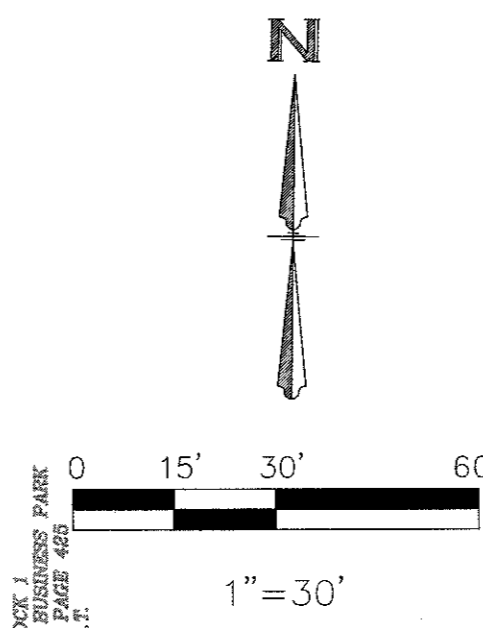
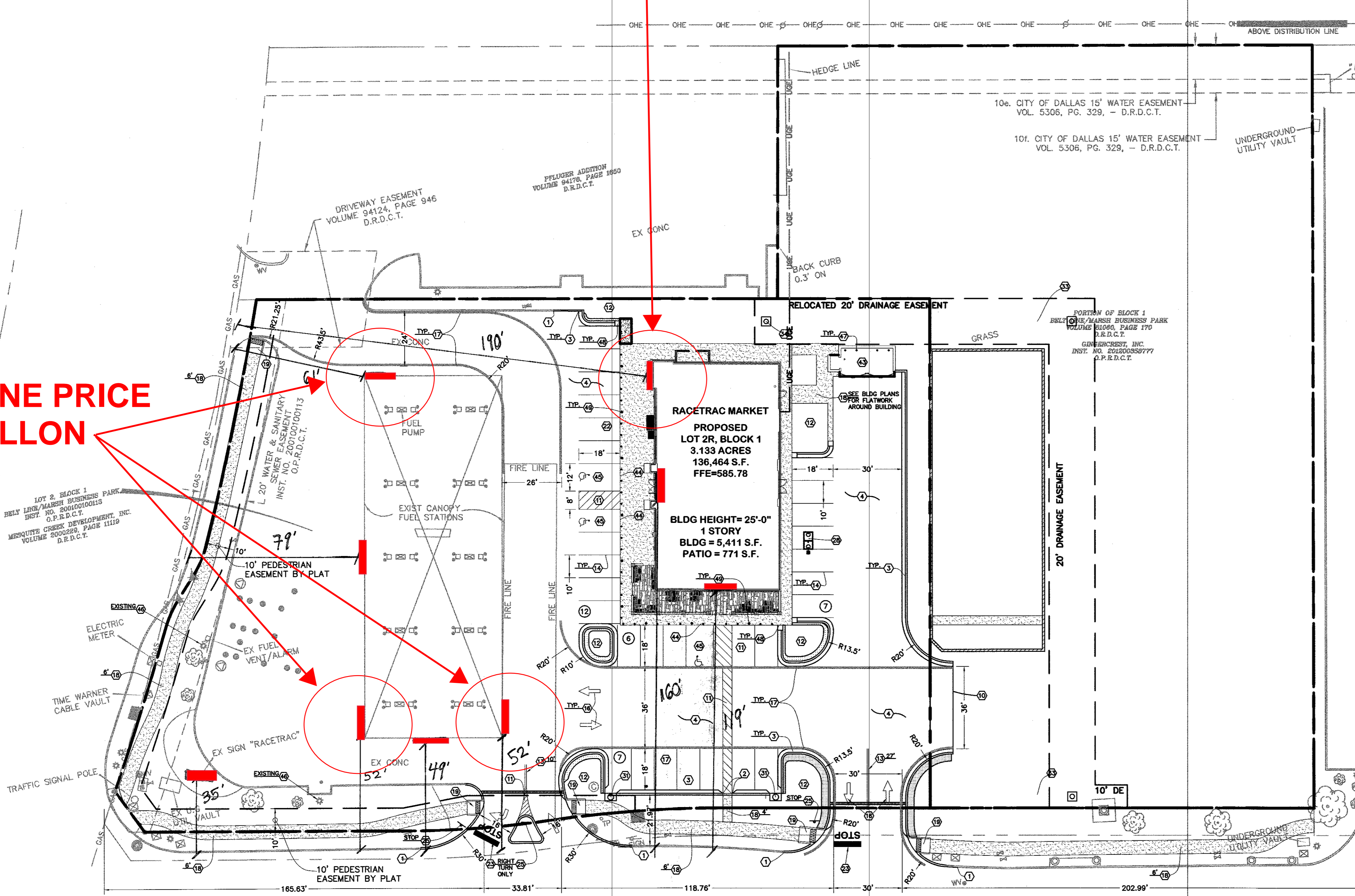
**VICINITY MAP**  
N.T.S.

**SITE NOTES AND DETAILS:**

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

**SITE GENERAL NOTES:**

- DIMENSIONS SHOWN ARE TO THE FACE OF CURB, UNLESS OTHERWISE INDICATED.
- USE 3' RADII, UNLESS SHOWN OTHERWISE.
- THE INFORMATION PERTAINING TO EXISTING CONDITIONS WAS TAKEN FROM A SURVEY PROVIDED BY: ONEAL SURVEYING COMPANY INC.
- THE LOCATION OF ALL EXISTING UTILITIES WERE OBTAINED FROM AVAILABLE INFORMATION. THE CONTRACTOR SHALL VERIFY EXACT LOCATION AND DEPTH OF UTILITY PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
- ALL ACCESSIBLE PARKING SPACES AND TRAVEL ROUTES SHALL BE CONSTRUCTED IN ACCORDANCE WITH A.D.A. AND/OR STATE REQUIREMENTS (I.E. PROJECTS IN TEXAS SHALL BE APPROVED BY A T&S SPECIALIST).
- ANY DISCREPANCIES IN THIS PLAN AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER AND ENGINEER PRIOR TO THE START OF CONSTRUCTION. PRIOR TO STARTING CONSTRUCTION, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION SHALL BEGIN UNTIL ALL PERMITS HAVE BEEN RECEIVED.
- CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT WORKMEN AND PUBLIC SHALL BE PROTECTED FROM INJURY, AND ADJOINING PROPERTY PROTECTED FROM DAMAGE. CONTRACTOR SHALL REPAIR ANY DAMAGE DONE TO PRIVATE OR PUBLIC PROPERTY.
- ACCESS TO UTILITIES, FIRE HYDRANTS, ETC. SHALL REMAIN UNDISTURBED AT ALL TIMES, UNLESS COORDINATED OTHERWISE.
- THE GENERAL CONTRACTOR SHALL REMOVE ALL TRASH AND DEBRIS FROM THE SITE UPON COMPLETION OF THE PROJECT.
- ALL SUBGRADE PREPARATION, PAVING, AND UTILITY TRENCHING MUST BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE SOILS INVESTIGATION. IF THERE IS A CONFLICT BETWEEN THE SOILS REPORT AND THE PLANS, THE MORE PROHIBITIVE OF THE TWO SHALL TAKE PRECEDENCE.
- CONTRACTOR TO ENSURE COMPLIANCE WITH ANY AND ALL LAND DISTURBANCE NOTIFICATION REQUIREMENTS, AND THAT ALL REQUIRED EROSION CONTROL MEASURES ARE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE STATE, LOCAL, OR FEDERAL REQUIREMENTS.
- FOR WORK IN, OR ADJACENT TO, HIGHWAY RIGHT OF WAYS, CONTRACTOR SHALL ENSURE APPROPRIATE PERMITS ARE OBTAINED PRIOR TO CONSTRUCTION. CONTRACTOR TO ERECT AND MAINTAIN TRAFFIC CONTROL SIGNS AND DEVICES IN CONFORMANCE WITH THE TEXAS MANUAL ON TRAFFIC CONTROL DEVICES, LATEST EDITION, ALONG WITH THE REQUIREMENTS OF THE LOCAL TxDOT AREA OFFICE.



**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 GRADE INLET APPROXIMATELY 360' EAST OF THE CENTERLINE INTERSECTION OF ARAPAHO ROAD AND MARSH LANE. ELEV.: 583.61'

ELEVATIONS ARE NAVD88 BASED ON GPS OBSERVATIONS.

TEXAS EXCAVATION  
SAFETY SERVICES  
1-800-344-8377



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

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

**SITE DATA TABLE**

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

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

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

**C-1.1**  
**SHEET NO.** -  
**VERSION**

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

**RACETRAC**  
RACETRAC PETROLEUM, INC.  
3225 CUMBERLAND BOULEVARD  
SUITE 100 ATLANTA, GA 30339  
(770) 431-7800

THESE PLANS ARE FOR FEDERAL CONSTRUCTION ONLY. ANY USE OF SAME WITHOUT THE EXPRESSED WRITTEN PERMISSION OF RACETRAC PETROLEUM, INC. IS PROHIBITED.

NO. 1  
DATE -/-

# FRONT ELEVATION



# LEFT ELEVATION



# RIGHT ELEVATION

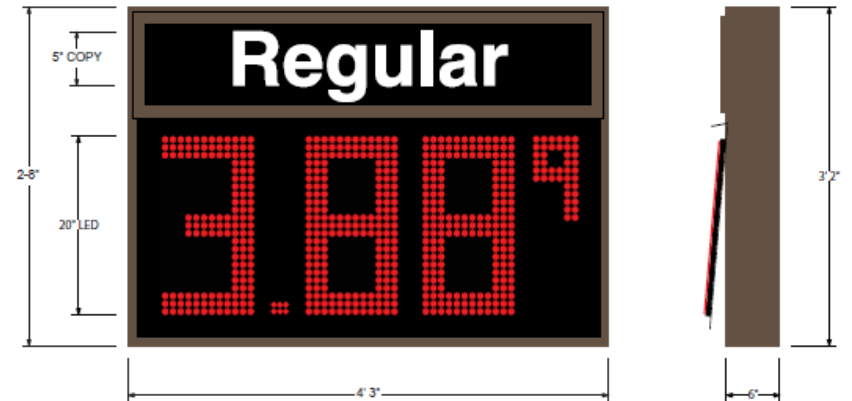
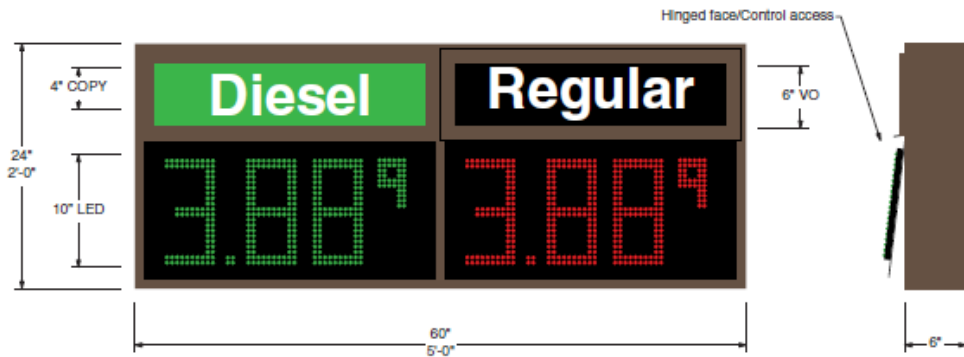


# REAR ELEVATION



<p>316 S. 6TH ST. • SAINT JOSEPH, MISSOURI 64501 800-821-9013 • (F) 816-232-5915 • SUNSHINE.US.COM</p>	Client: RaceTrac	Sales Rep: Mark Allaman	
	Client Contact Info: 3225 Cumberland Blvd. Suite 100 Atlanta, GA 30339	Ship To Location:	Install Location:
	Customer Approval:	Date:	

<p>316 S. 6TH ST. • SAINT JOSEPH, MISSOURI 64501 800-821-9013 • (F) 816-232-5915 • SUNSHINE.US.COM</p>	Client: RaceTrac	Sales Rep: Mark Allaman	
	Client Contact Info: 3225 Cumberland Blvd. Suite 100 Atlanta, GA 30339	Ship To Location:	Install Location:
	Customer Approval:	Date:	



\* Optimum digit spacing  
\* 1.33 sq ft

5.5K 1.0 VERSION



**EVERYTHING NEEDS TO BE CONFIRMED WITH CPM AND GC DURING PRE-CONSTRUCTION OR SIGN SPOTTING**

Store No. 2345 2205 Ridge Rd  
Rockwall, TX 75032



See Color Schedule on Page 2

GENERAL NOTE: ALL WORK SHALL BE IN COMPLIANCE WITH RECOGNIZED INDUSTRY STANDARDS, MANUFACTURER'S RECOMMENDATIONS AND ALL APPLICABLE STATE AND LOCAL CODES. NO SUBSTITUTIONS ALLOWED.

5'-6"

7'-7 1/16"

