

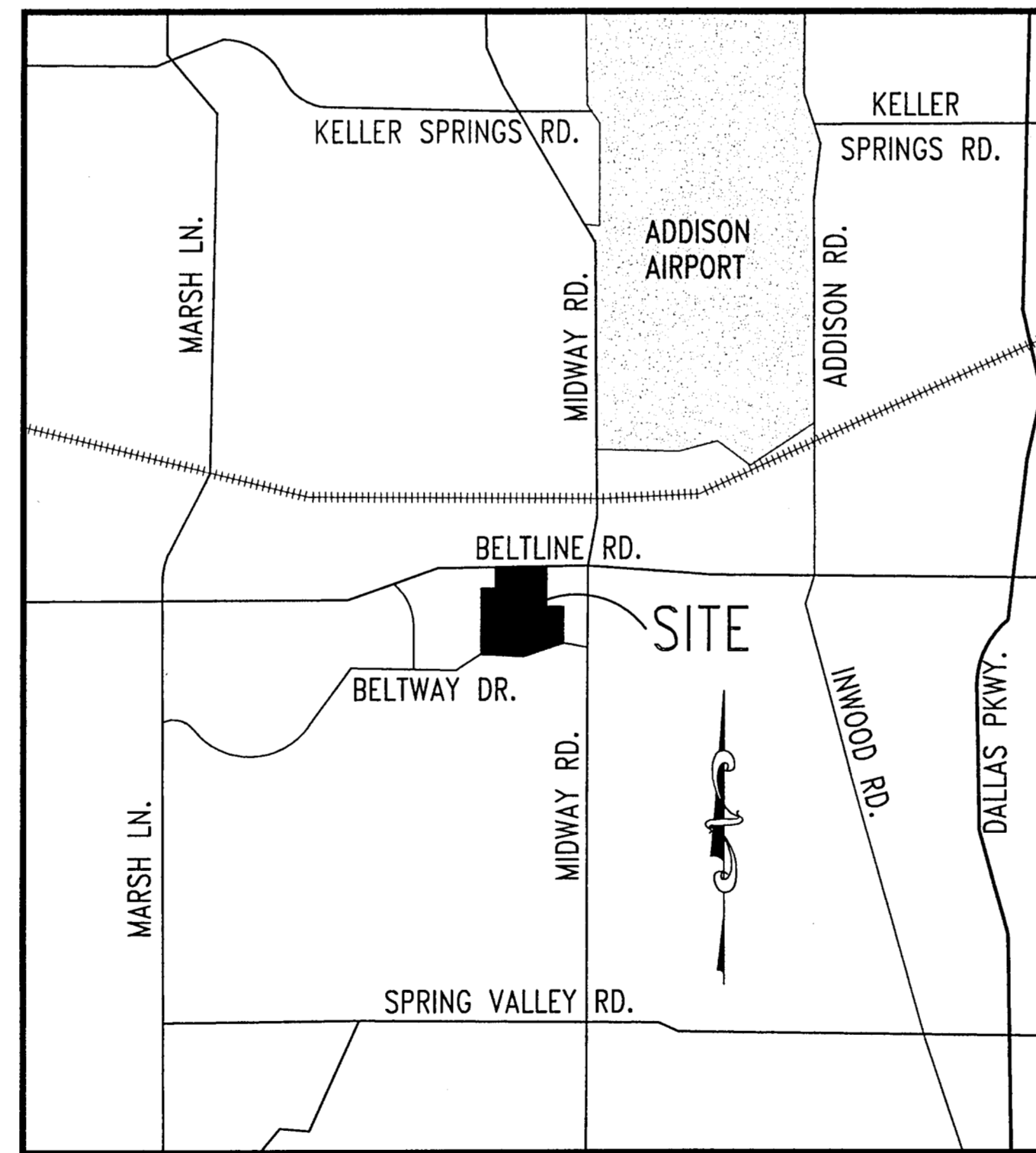
# SITE DEVELOPMENT PLANS FOR SAM'S CLUB # 6376 PROPOSED BUILDING REMODEL ADDISON, DALLAS COUNTY, TEXAS 4150 BELTLINE ROAD

**ENGINEER:** ADAMS CONSULTING ENGINEERS, INC.  
2445 E. SOUTHLAKE BLVD., SUITE 100  
SOUTHLAKE, TEXAS 76092  
PHONE: (817) 329-6990  
FAX: (817) 329-7671  
CONTACT: MR. JIM LOPEZ

**ARCHITECT:** RAYMOND HARRIS & ASSOCIATES ARCHITECTS  
211 N. RECORD STREET, SUITE 222  
DALLAS, TEXAS 75202  
PHONE: (214) 749-0626  
FAX: (214) 748-0656  
CONTACT: MR. BEN BELL

**GOVERNING AGENCIES**

<b>ELECTRIC</b>	TXU (972) 791-2888	<b>BUILDING INSPECTION</b>	CITY OF ADDISON 16801 WESTGROVE DRIVE ADDISON, TEXAS 75001 (972) 450-2889 CONTACT: MR. LYNN CHANDLER
<b>WATER BILLING</b>	CITY OF ADDISON 5350 BELTLINE RD. ADDISON, TEXAS 75001 (972) 450-7081	<b>SAM'S CLUB REPRESENTATIVE</b>	WAL-MART STORE PLANNING DEPT. 2001 S.E. 10TH STREET BENTONVILLE, ARKANSAS 72716-0550 (501) 273-4909 CONTACT: MR. TY HOFFINE
<b>GAS</b>	TXU (972) 791-2888	<b>CABLE T.V.</b>	CHARTER CABLE (800) 477-0887
<b>SEWER BILLING</b>	CITY OF ADDISON 5350 BELTLINE RD. ADDISON, TEXAS 75001 (972) 450-7081	<b>TELEPHONE</b>	SOUTHWESTERN BELL (214) 948-4811
<b>WATER/SEWER</b>	UTILITIES OPERATIONS TOWN OF ADDISON PUBLIC WORKS/ENGINEERING 16801 WESTGROVE RD. ADDISON, TEXAS 75001 CONTACT: STEVE CHUTCHION ASST. CITY ENGINEER PHONE: (972) 450-2871		



**VICINITY MAP**

**N.T.S.**

**\*\*NOTICE TO BIDDERS\*\***

ALL QUESTIONS REGARDING THE GENERAL CONTRACTOR'S PREPARATION OF HIS BID SHALL BE DIRECTED TO THE WAL-MART STORE PLANNING DEPARTMENT. SUBCONTRACTORS MUST DIRECT THEIR QUESTIONS THROUGH THE GENERAL CONTRACTOR ONLY. THE CONSULTING ARCHITECT AND/OR ENGINEER SHALL NOT BE DIRECTLY CONTACTED WITHOUT PRIOR AUTHORIZATION FROM WAL-MART.

**RECORD DRAWINGS**

The intent of the owner and engineer was to construct these facilities according to these plans as approved by the Town of Addison. The lines and grades were set on the ground for construction according to said plans. The Town of Addison inspected the construction. Neither the owner nor the engineer verified lines or grades after construction. We are not aware of any changes or revisions to these plans during construction except as noted.

**INDEX TO SHEETS**

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	BOUNDARY/TOPO SURVEY
3	DEMOLITION PLAN
4	UTILITY PLAN
5	SITE, GRADING & STRIPING PLAN
6	TOWN OF ADDISON DETAILS
L1	OVERALL SITE LAYOUT
L2	LANDSCAPE PLAN
L3	LANDSCAPE PLAN
L4	IRRIGATION PLAN
L5	IRRIGATION PLAN

THESE PLANS SUBJECT TO REVIEW BY JURISDICTIONAL ENTITIES

**BENCHMARK**  
SQUARE CUT ON HEADWALL NORTH OF RAILROAD, EAST SIDE OF MIDWAY.  
ELEVATION=617.77

**\*\*NOTICE TO CONTRACTOR\*\***

TOPOGRAPHIC INFORMATION TAKEN FROM A TOPOGRAPHIC SURVEY BY A-1 SURVEYS, INC. THE CONTRACTOR(S) SHALL BE RESPONSIBLE FOR CONFIRMING THE LOCATION (HORIZONTAL AND VERTICAL) OF ANY BURIED CABLES, CONDUITS, PIPES AND STRUCTURES (STORM SEWER, SANITARY SEWER, WATER, GAS, TELEVISION, TELEPHONE, ETC.) WHICH IMPACT THE CONSTRUCTION SITE. THE CONTRACTOR(S) SHALL NOTIFY THE OWNER OF ANY DISCREPANCIES FOUND BETWEEN THE ACTUAL CONDITIONS VERSUS THE DATA CONTAINED IN THE CONSTRUCTION PLANS. ANY COSTS INCURRED AS THE RESULT OF NOT CONFIRMING THE ACTUAL LOCATION (HORIZONTAL AND VERTICAL) OF SAID CABLES, CONDUITS, PIPES, AND STRUCTURES SHALL BE BORNE BY THE CONTRACTOR. IF THE CONTRACTOR(S) DOES NOT ACCEPT THE EXISTING TOPOGRAPHY AS SHOWN ON THESE PLANS, WITHOUT EXCEPTION, HE SHALL HAVE MADE AT HIS EXPENSE A TOPOGRAPHIC SURVEY BY A REGISTERED PROFESSIONAL ENGINEER OR A REGISTERED PROFESSIONAL LAND SURVEYOR AND SUBMIT IT TO THE OWNER FOR REVIEW.

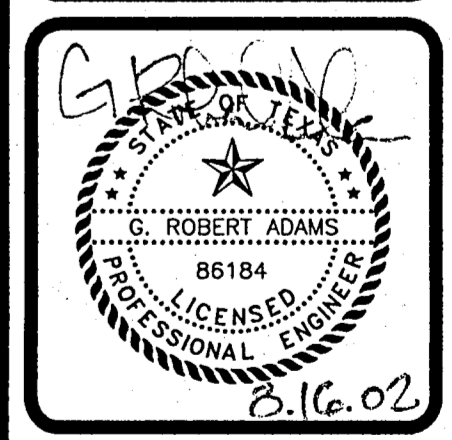
REVISIONS	DATE	BY	J.L.
AS-BUILTS	8/16/02		

**ADAMS CONSULTING ENGINEERS, INC.**  
CIVIL - ENVIRONMENTAL ENGINEERS  
2445 E. Southlake Blvd., Suite 100 • Southlake, Texas 76092  
Phone: (817) 329-6990 • Fax: (817) 329-7671

The drawings and all related documents (including those in electronic media), were prepared by Adams Consulting Engineers, Inc. (ACEI) under the supervision of J. Lopez, a Professional Engineer in the State of Texas. The drawings and all related documents are the property of Adams Consulting Engineers, Inc. and shall remain the property of Adams Consulting Engineers, Inc. Any other use of said documents, including but not limited to reproduction, distribution, or alteration, without the written consent of Adams Consulting Engineers, Inc. is strictly prohibited. The user of these drawings and all related documents shall be held responsible for any errors or omissions and shall indemnify and hold Adams Consulting Engineers, Inc. harmless from any and all claims, damages, or expenses, including reasonable attorneys' fees, that may be incurred by Adams Consulting Engineers, Inc. as a result of any such unauthorized use or change.

**RAYMOND HARRIS AND ASSOCIATES ARCHITECTS**  
PROPOSED SAM'S CLUB BUILDING REMODEL  
4150 BELTLINE ROAD  
ADDISON, TEXAS

**COVER SHEET**



<b>PROJECT MGR.</b>	J.L.
<b>PROJECT TECH.</b>	J.S.H.
<b>CHECKED BY</b>	J.L.
<b>JOB NO.</b>	2001.189
<b>SHEET NO.</b>	1

4150 BELTLINE SAMS  
AUG 2002 B26-4  
SAMS CLUB REMODEL  
SA-1'S CLUB REMODEL 08/02

B26-4 4150 BELTLINE  
SAMS CLUB REMODEL  
AUG 2002 SEWER/SITE

POINT OF BEGINNING

BELTLINE ROAD

(A VARIABLE WIDTH R.O.W.)

D=11°45'03"  
L=65.01'  
R=317.00'  
Chd Brg=S 76°03'12" E  
Chd=64.90'

OWNER'S CERTIFICATE

STATE OF TEXAS

COUNTY OF DALLAS

WHEREAS Sam's Real Estate Business Trust is the owner of a tract of land situated in the THOMAS L. CHENOWETH SURVEY ABSTRACT NO. 273 in the Town of Addison, Dallas County, Texas and being all of Replat of Lot 1, Block A, Sam's Club Addition, an Addition to the Town of Addison according to the Plat recorded in Volume 92109, Page 3696 of the Map Records of Dallas County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod set for corner at the intersection of the South line of Beltline Road (a variable width right-of-way) also being the Northeast corner of Lot 4, Block A of Sam's Club Addition.

THENCE South 89°25'00" East along the South line of said Beltline Road a distance of 171.87 feet to a 1/2 inch iron rod set for corner;

THENCE North 00°35'00" East continuing along said south line a distance of 15.00 feet to a 1/2 inch iron rod set for corner;

THENCE South 89°25'00" East along the said South line of Beltline Road for a distance of 202.08 feet to a 1/2 inch iron rod set for corner at the beginning of a non-tangent curve to the left having a radius of 317.00 feet, a central angle of 11°45'03", and a chord which bears of South 76°03'12" East 64.90 feet;

THENCE in a Southeasterly direction along the said South line of Beltline Road and said curve to the left for an arc distance of 65.01 feet to a 1/2-inch iron rod set at the end of said curve;

THENCE South 89°25'00" East along the said South line of Beltline Road for a distance of 312.32 feet to a 1/2 inch iron rod set for corner in the West line of Lot 2, Block A of said Sam's Club Addition;

THENCE South 00°01'18" West along West line of said Lot 2, Block A of said Sam's Club Addition a distance of 352.96 feet to a 1/2 inch iron rod set for corner;

THENCE North 89°57'48" East along South line of said Lot 2, a distance of 203.47 feet to a 1/2 inch iron rod set for corner;

THENCE South 01°18'15" East along the West line of said Sam's Club Addition a distance of 110.86 feet to a 1/2 inch iron rod set for corner;

THENCE West along the North line of Lot 3, Block A of said Sam's Club Addition a distance of 95.80 feet to a 1/2 inch iron rod set of a corner;

THENCE South 00°01'18" West along the West line of said Lot 3 a distance of 305.57 feet to a 1/2 inch iron rod set for corner in the North line of Beltway Road (a 60 foot right-of-way) for the beginning of a non-tangent curve to the left having a radius of 1005.00 feet, a central angle of 11°12'48", a chord which bears of South 78°06'24" West 196.38 feet;

THENCE in a Southwesterly direction along North line of said Beltway Drive and said to the left for an arc distance of 196.69 feet to a 1/2 inch iron rod set for corner at the end of said curve;

THENCE South 72°30'00" West along the North line of said Beltway Drive a distance of 100.00 feet to a 1/2 inch iron rod set for corner at the beginning of a curve to the right having a radius of 945.00 feet, a central angle of 17°29'59", a chord of 287.51 feet, a chord bearing of South 81°15'00" West;

THENCE in a Westerly direction along the North line of said Beltway Drive and said to the right for an arc distance of 288.63 feet to a 1/2 inch iron rod set for corner at the end of said curve;

THENCE West along the North line of said Beltway Drive a distance of 113.25 feet to a 1/2 inch iron rod set for corner at the beginning of a curve to the left having a radius of 1080.00 feet, a central angle of 18°53'36", a chord which bears of South 80°33'12" West 287.51 feet;

THENCE in a Southwesterly direction along the North line of said Beltway Drive and said to the left for an arc distance of 356.13 feet to a 1/2 inch iron rod set for corner at the end of said curve;

THENCE North 00°01'18" East along the West line of said Sam's Club Addition a distance of 966.11 feet to a 1/2 inch iron rod set for corner in the South line of Lot 4, Block A of said Sam's Club Addition;

THENCE South 89°25'00" East along the South line of said Lot 4 a distance of 175.00 feet to a 1/2 inch iron rod set for corner;

THENCE North 00°01'18" East along the East line of said Lot 4 a distance of 230.00 feet to the POINT OF BEGINNING and Containing 19.088 acres or 831,479.29 square feet of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Sam's Real Estate Business Trust ("Owner") does hereby adopt this plat designating the hereinabove property as Sam's Club Addition, an addition to the Town of Addison, Texas, and, subject to the conditions, restrictions and reservations stated hereinafter, owner dedicates to the public use forever the streets and alleys shown thereon.

The easements shown on this plat are hereby reserved for the purposes as indicated, including, but not limited to, the installation and maintenance of water, sanitary sewer, storm sewer, drainage, electric, telephone, gas and cable television. Owner shall have the right to use these easements, provided, however, that it does not unreasonably interfere or impede with the provision of the services to others. Said utility easements are hereby being reserved by mutual use and accommodation of all public utilities using or desiring to use the same. An express easement of ingress and egress is hereby expressly granted on, over and across all such easements for the benefit of the provider of services for which easements are granted.

Any drainage and floodway easement shown hereon is hereby dedicated to the public's use forever, but including the following covenants with regards to maintenance responsibilities. The existing channels or creeks traversing the drainage and floodway easement will remain as an open channel, unless required to be enclosed by ordinance, at all times and shall be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage and floodway easement. The town will not be responsible for the maintenance and operation of said creek or creeks or for any damage or injury of private property or person that results from the flow of water along said creek, or for the control of erosion. No obstruction to the natural flow of water runoff shall be permitted by construction of any type building, fence or any other structure within the drainage and floodway easement. Provided, however, that in the event it becomes necessary for the town to channelize or consider erecting any type of drainage structure in order to improve the storm drainage, then in such event, the town shall have the right, but not the obligation, to enter upon the drainage and floodway easement at any point, or points, with all rights of ingress and egress to investigate, survey, erect, construct or maintain any drainage facility deemed necessary by the town for maintenance or efficiency of its respective system or service.

Water main and sanitary sewer easements shall also include additional area of working space for construction and maintenance of the systems. Additional area of working space for construction and maintenance of manholes, cleanouts, fire hydrants, water service and sewer services from the main to curb or pavement line, and the descriptions of such additional easements herein granted shall be determined by their locations as installed.

This plat is approved subject to all platting ordinances, rules, regulations and resolutions of the Town of Addison, Texas.

FOR SAM'S REAL ESTATE BUSINESS TRUST:

Sam's Real Estate Business Trust

Approved by the Addison City Council on the \_\_\_ day of \_\_\_, 2002.

Mayor

City Secretary

REPLAT OF LOT 1, BLOCK A SAM'S CLUB ADDITION

ADDITION TO THE TOWN OF ADDISON DALLAS COUNTY, TEXAS SITUATED IN THOMAS L. CHENOWETH SURVEY ABSTRACT NO. 273

SAM'S CLUB ADDITION LOT 1, BLOCK A

19.088 ACRES

BELTWAY ROAD

(60' R.O.W.)

STATE OF TEXAS

COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public, in and for said County and State on this day personally appeared Sam's Real Estate Business Trust, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed and I the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_ day of \_\_\_, 2002.

SURVEYING CERTIFICATE

THAT I, James P. Keene, do hereby certify that I prepared this plat from an actual and accurate survey on the land and that all block monuments and corners were placed under my personal supervision in accordance with the platting rules and regulations of the City Planning and Zoning Commission of the Town of Addison.

James P. Keene Registered Professional Land Surveyor No. 5100



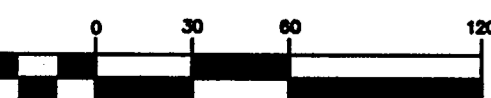
STATE OF TEXAS

COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public, in and for said County and State on this day personally appeared James P. Keene, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed and I the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_ day of \_\_\_, 2002.

GRAPHIC SCALE



( IN FEET ) 1 inch = 60 ft.

FIRST NATIONAL BANK OF LUBBOCK VOL. 8216, PG. 3147

PECAN SQUARE CONDOMINIUMS VOL. 8216, PG. 1772

McCUTCHIN JV TO GULF OIL CORPORATION 01-11-78 (LEASE)

WEST 95.80' 305.57' S 00°01'18" W 110.86' N 11°13'42" W 18.13' N 40°31'54" W 15.85' S 63°12'23" E 133.72' N 63°12'23" W 132.71' N 27°51'11" E 15.10' W 27°51'11" N 15.10' E 18.13' W 27°51'11" N 15.10' E

R = 1005.00'  
δ = 11°12'48"  
CB = S 78°06'24" W  
CH = 196.38'  
L = 196.69'

R = 945.00'  
δ = 17°29'59"  
CB = N 81°15'00" E  
CH = 287.51'  
L = 288.63'

R = 1080.00'  
δ = 18°53'36"  
CB = S 80°33'12" W  
CH = 354.52'  
L = 356.13'

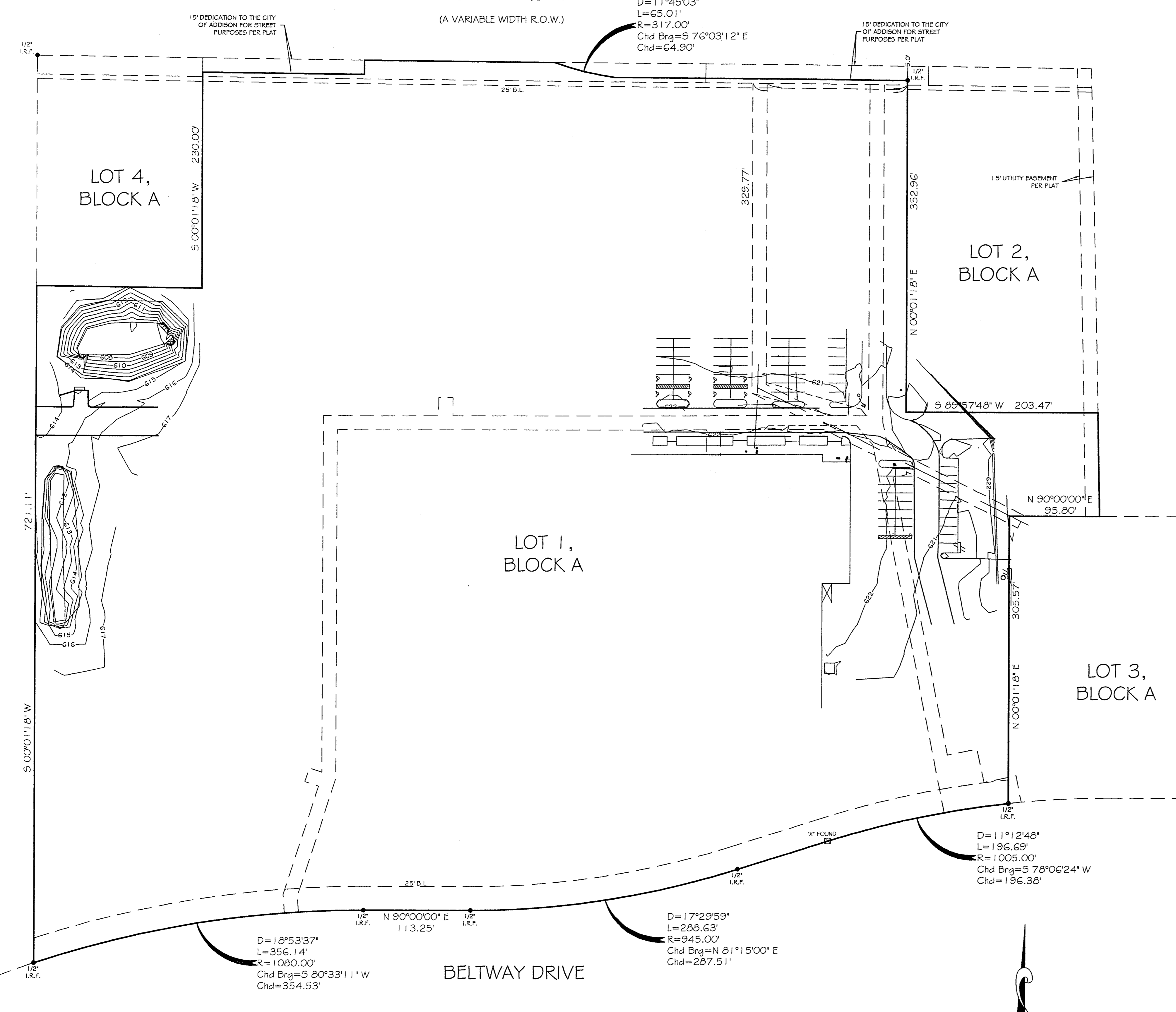
BELTLINE ROAD

(A VARIABLE WIDTH R.O.W.)

D=11°45'03"  
L=65.01'  
R=317.00'  
Chd Brg=S 76°03'12" E  
Chd=64.90'

15' DEDICATION TO THE CITY OF ADDISON FOR STREET PURPOSES PER PLAT

BEING Lot 1, Block A, Sam's Club Addition, an addition to the City of Addison, Dallas County, Texas, according to the Plat thereof recorded in Volume 92109, Page 3687, of the Deed Records of Dallas County, Texas.



LOT 4, BLOCK A

LOT 2, BLOCK A

LOT 1, BLOCK A

LOT 3, BLOCK A

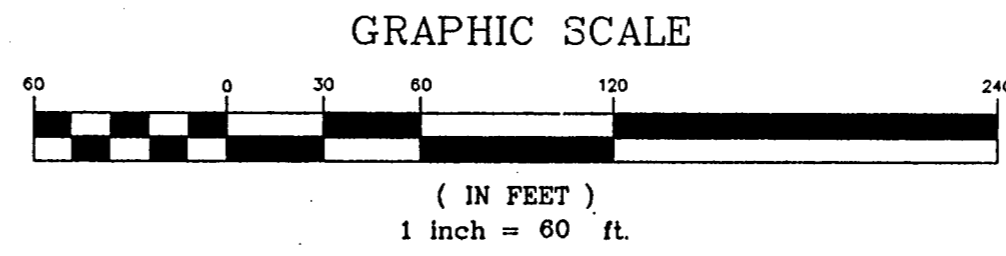
BELTWAY DRIVE

D=18°53'37"  
L=356.14'  
R=1080.00'  
Chd Brg=S 80°33'11" W  
Chd=354.53'

D=17°29'59"  
L=288.63'  
R=945.00'  
Chd Brg=N 81°15'00" E  
Chd=287.51'

D=11°12'48"  
L=196.69'  
R=1005.00'  
Chd Brg=S 78°06'24" W  
Chd=196.38'

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT AT THE CLIENTS REQUEST.



THIS SURVEY WAS PERFORMED FOR:  
ADAMS CONSULTING ENGINEERS  
USE OF THIS SURVEY BY ANY OTHER PARTY SHALL BE AT THEIR OWN RISK, AND THE UNDERSIGNED IS NOT RESPONSIBLE TO OTHERS FOR ANY LOSS RESULTING THEREFROM.

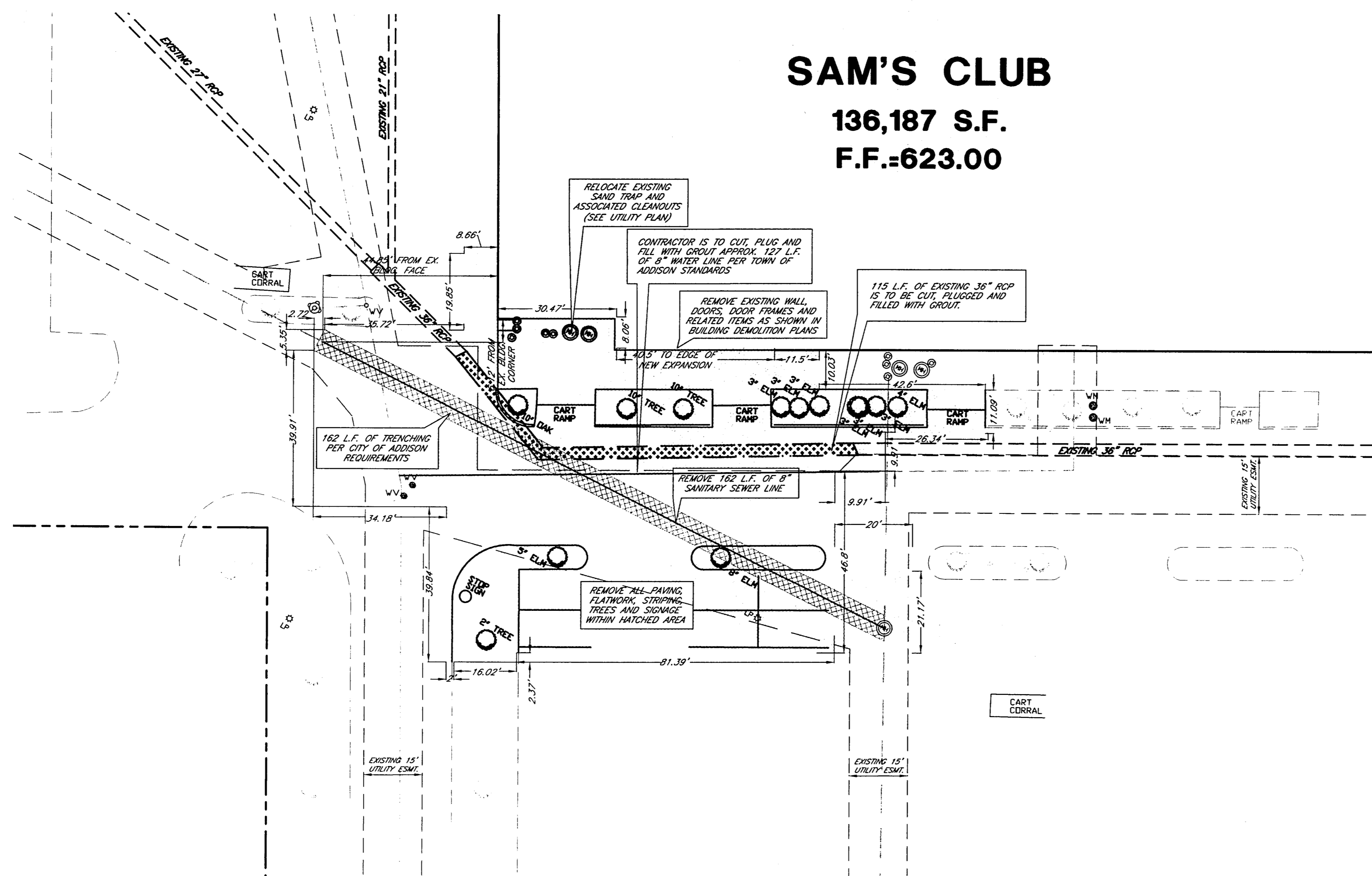
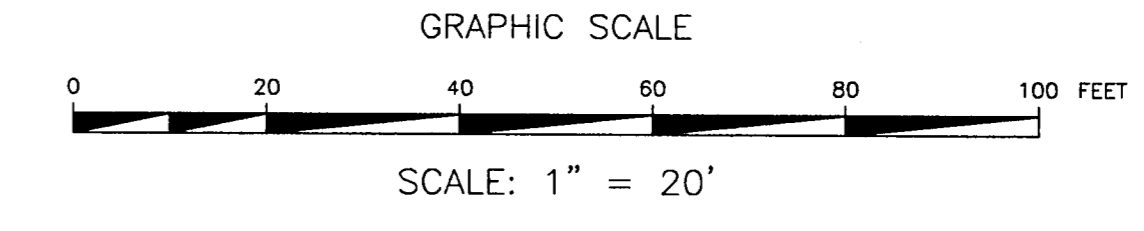
LEGEND  
AC = AIR CONDITIONING PAD  
E = ELECTRIC METER  
B.L. = BUILDING LINE  
U.E. = UTILITY EASEMENT  
I.R.F. = IRON ROD FOUND  
I.R.S. = IRON ROD SET  
W.F. = WOOD FENCE  
W.I.F. = WROUGHT IRON FENCE  
C.L.F. = CHAIN LINK FENCE  
B.W.F. = BARB WIRE FENCE  
CONCRETE PAVING  
POWER LINE  
ASPHALT  
GAS METER

NAME: ???????  
JOB NO.: 2K1-1397  
DATE: 1/29/02  
CF#: N/A  
DRN. BY: CONNER  
SCALE: 1" = 60'

JAMES P. KEENE  
REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS  
NO. 5100  
A-1 SURVEYS, INC.  
2734 KINGSLEY PL., GARLAND, TEXAS 75041  
(972) 278-6299 VOICE  
(972) 278-6293 FAX

# SAM'S CLUB

**136,187 S.F.**  
**F.F.=623.00**



**RECORD DRAWINGS**  
The intent of the owner and engineer was to construct these facilities according to these plans as approved by the Town of Addison. The lines and grades were set on the ground for construction according to said plans. The Town of Addison inspected the construction. Neither the owner nor the engineer verified lines or grades after construction. We are not aware of any changes or revisions to these plans during construction except as noted.

**\*\*CAUTION-NOTICE TO CONTRACTOR\*\***  
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE 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 THESE PLANS.

THESE PLANS SUBJECT TO REVIEW BY JURISDICTIONAL ENTITIES

**BENCHMARK**  
SQUARE CUT ON HEADWALL NORTH OF RAILROAD, EAST SIDE OF MIDWAY.  
ELEVATION=617.77

**\*\*\* STOP! CALL BEFORE YOU DIG! \*\*\***  
AS REQUIRED BY "THE TEXAS UNDERGROUND FACILITY DAMAGE PREVENTION AND SAFETY ACT" TEXAS ONE CALL SYSTEM MUST BE CONTACTED (800-245-4545) AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION OPERATIONS BEING PERFORMED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT TEXAS ONE CALL SYSTEM.

**\*\*NOTICE TO CONTRACTOR\*\***  
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LEGEND	
	LIMITS OF EXTERIOR DEMOLITION
	LIMITS OF SEWER TRENCHING
	TREE
	WATER VALVE
	LIGHT POLE
	MANHOLE
	WATER METER
	CLEANOUT
	FIRE HYDRANT
	EXISTING UTILITY EASEMENT TO BE ABANDONED BY SEPARATE INSTRUMENT

- DEMOLITION NOTES**
- CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL PROPERTY CORNERS AND PINS.
  - CONTRACTOR SHALL REMOVE PAVEMENT IN ACCORDANCE WITH SPECIFICATIONS.
  - CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.
  - ALL WORK ON THIS PLAN SHALL BE DONE IN STRICT ACCORDANCE WITH SITEMARK SPECIFICATIONS.
  - CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH THE LATEST STANDARDS OF OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURE. CONTRACTOR SHALL USE SUPPORT SYSTEMS, SLOPING, BENCHING OR OTHER MEANS OF PROTECTION. THIS IS TO INCLUDE, BUT NOT LIMITED, FOR ACCESS AND EGRESS FROM ALL EXCAVATION AND TRENCHING. CONTRACTOR IS RESPONSIBLE TO COMPLY WITH PERFORMANCE CRITERIA FOR OSHA.
  - CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING THE PUBLIC DURING CONSTRUCTION, WHICH INCLUDES, BUT IS NOT LIMITED TO CONSTRUCTION FENCING, BARRICADES, SIGNAGE, ETC.
  - CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL UTILITIES AND NOTIFYING THE APPROPRIATE UTILITY COMPANY PRIOR TO BEGINNING CONSTRUCTION.
  - CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
  - ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH TOWN OF ADDISON SPECIFICATIONS.

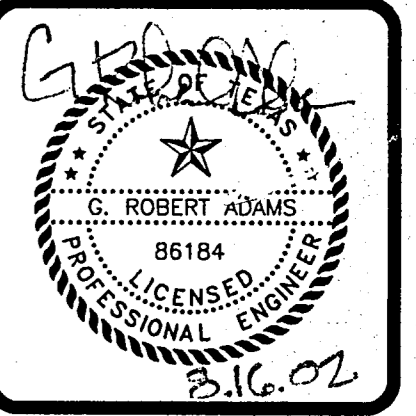
REVISIONS	DATE	BY
AS-BUILTS	8/16/02	JL

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**RAYMOND HARRIS AND ASSOCIATES ARCHITECTS**  
PROPOSED SAM'S CLUB BUILDING REMODEL  
4150 BELTLINE ROAD  
ADDISON, TEXAS

**DEMOLITION PLAN**

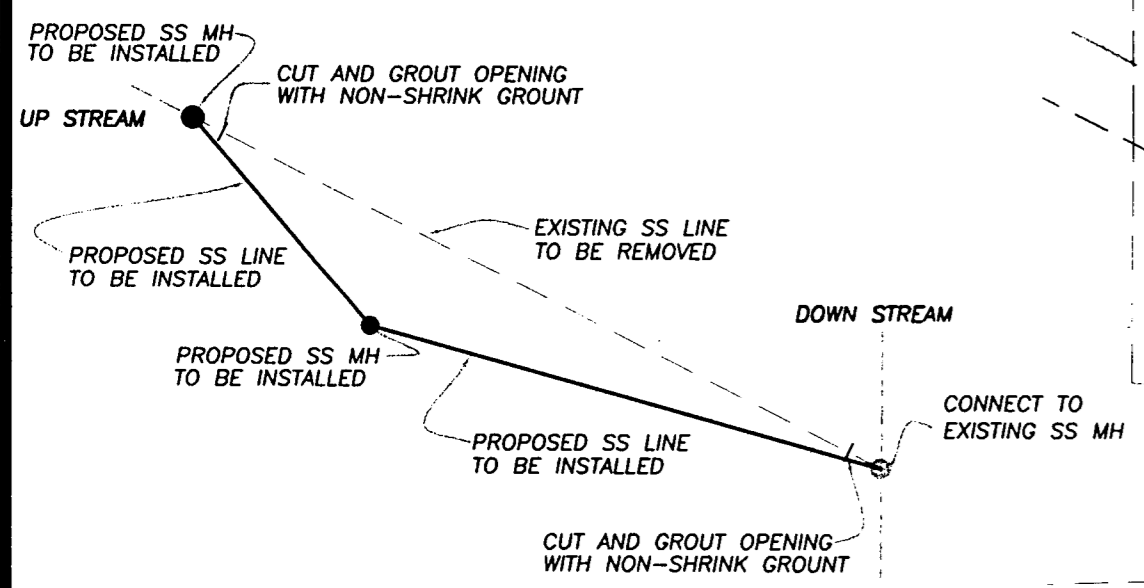


PROJECT MGR.	J.L.
PROJECT TECH.	J.S.H.
CHECKED BY	
JOB NO.	2001.189
SHEET NO.	3

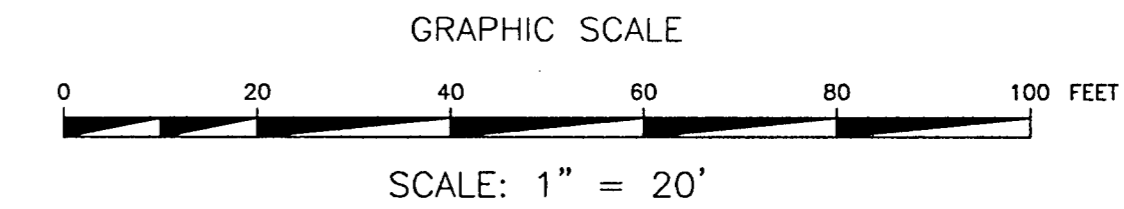
**SANITARY SEWER CONSTRUCTION SEQUENCE:**

1. TRENCH AND INSTALL NEW SANITARY SEWER LINE AND MANHOLES LEAVING EXISTING LINE IN PLACE.
2. CONNECT THE PROPOSED SANITARY SEWER LINE TO THE EXISTING SANITARY MH ON THE DOWN STREAM END AND TO THE PROPOSED SANITARY SEWER MH ON THE UPSTREAM END, ALLOWING THE SEWER TO TEMPORARILY FLOW THROUGH BOTH THE OLD AND THE NEW SS LINES.
3. CUT AND REMOVE EXISTING SANITARY SEWER LINE ON BOTH ENDS. GROUT THE OPENINGS ON BOTH ENDS WITH NON-SHRINKING GROUT.

\*\*\* REFER TO SKETCH BELOW\*\*\*



**SAM'S CLUB**  
136,187 S.F.  
F.F.=623.00



**RECORD DRAWINGS**

The intent of the owner and engineer was to construct these facilities according to these plans as approved by the Town of Addison. The lines and grades were set on the ground for inspection according to said plans. The Town of Addison inspected the construction. Neither the owner nor the engineer are responsible for any changes or revisions to these plans during construction except as noted.

**\*\*CAUTION-NOTICE TO CONTRACTOR\*\***

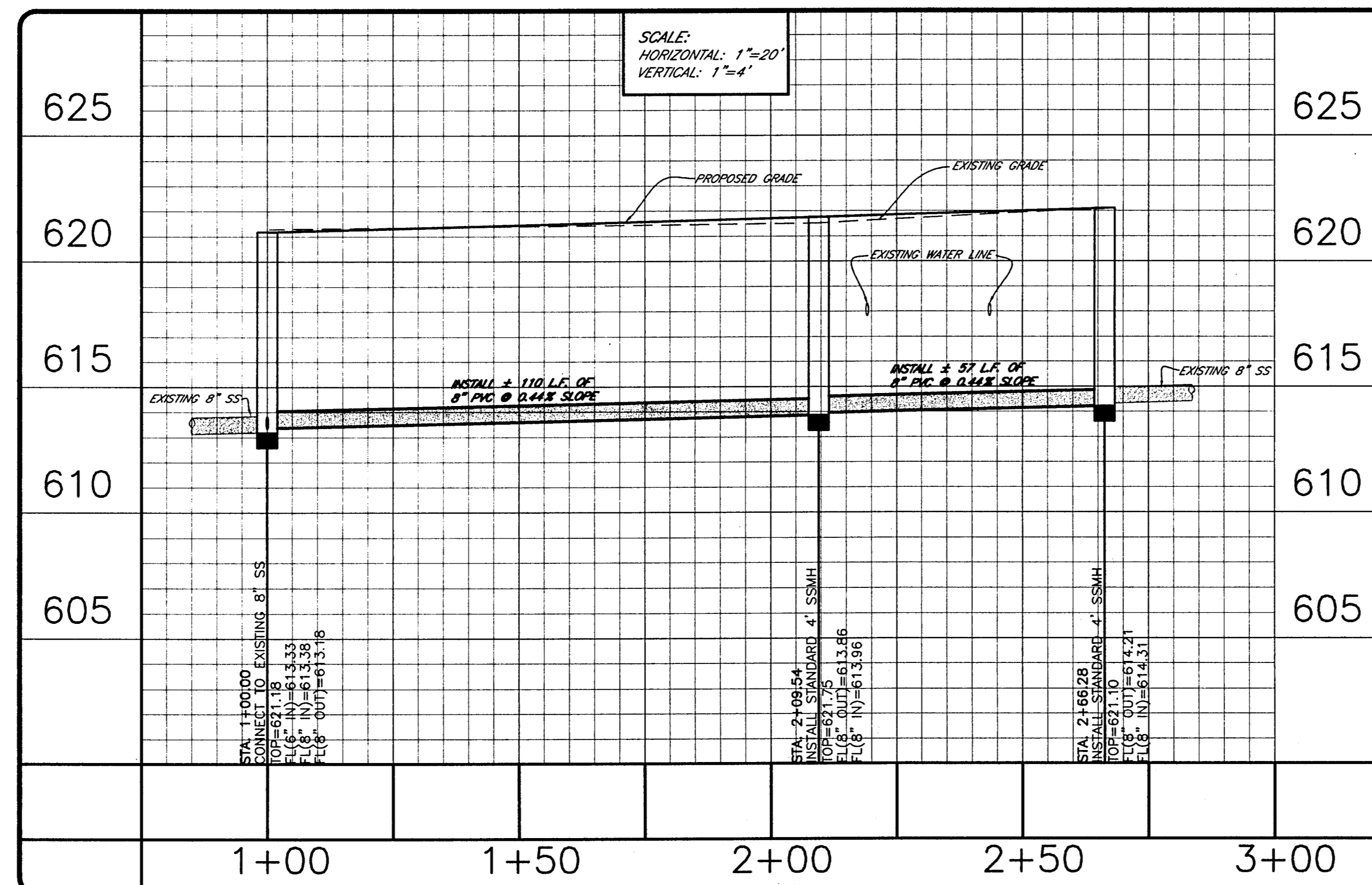
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE 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 THESE PLANS.

**LEGEND**

- LIMITS OF NEW PAVING
- LIMITS OF SEWER TRENCHING
- TREE
- WATER VALVE
- LIGHT POLE
- EXIST. MANHOLE
- PROP. MANHOLE
- WATER METER
- CLEANOUT
- FIRE HYDRANT
- EXISTING 15' UTILITY EASEMENT
- PROPOSED 15' UTILITY EASEMENT

**UTILITY NOTES:**

1. CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, SIDEWALKS, DRIVEWAYS, FENCES, ETC. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.
2. CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH THE LATEST STANDARDS OF OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURE. CONTRACTOR SHALL USE SUPPORT SYSTEMS, SLOPING, BENCHING, AND OTHER MEANS OF PROTECTION. THIS IS TO INCLUDE, BUT NOT LIMITED TO, ACCESS AND EGRESS FROM ALL EXCAVATION AND TRENCHING. CONTRACTOR IS RESPONSIBLE TO COMPLY WITH PERFORMANCE CRITERIA FOR OSHA.
3. ALL WORK ON THIS PLAN SHALL BE DONE IN STRICT ACCORDANCE WITH THE CITY OF ADDISON SPECIFICATIONS.
4. CONTRACTOR SHALL, ON ALL UTILITIES, COORDINATE INSPECTION WITH APPROPRIATE AUTHORITIES PRIOR TO COVERING TRENCHES.
5. CONSTRUCTION SHALL COMPLY WITH GOVERNING CODES AND REQUIREMENTS. CONTRACTOR SHALL CONDUCT ALL REQUIRED TESTS TO THE SATISFACTION OF THE UTILITY COMPANIES AND OWNERS INSPECTING AUTHORITIES.
6. ALL UTILITY CONSTRUCTION AND MATERIALS SHALL CONFORM TO THE CITY OF ADDISON APPROVED PRODUCTS LIST.
7. ADJUST PAVEMENT AND/OR CURB ELEVATIONS AS NECESSARY TO ASSURE A SMOOTH FIT & CONTINUOUS GRADE WITH EXISTING.
8. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL UTILITIES AND NOTIFYING THE APPROPRIATE UTILITY COMPANY PRIOR TO BEGINNING CONSTRUCTION.
9. CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING STORM SEWER STRUCTURES, PIPES, AND ALL UTILITIES PRIOR TO CONSTRUCTION.
10. CONSTRUCTION SHALL COMPLY WITH ALL GOVERNING CODES AND BE CONSTRUCTED TO SAME.



THESE PLANS SUBJECT TO REVIEW BY JURISDICTIONAL ENTITIES

**BENCHMARK**  
SQUARE CUT ON HEADWALL NORTH OF RAILROAD, EAST SIDE OF MIDWAY.  
ELEVATION=617.77

**\*\*\* STOP! CALL BEFORE YOU DIG! \*\*\***  
AS REQUIRED BY "THE TEXAS UNDERGROUND FACILITY DAMAGE PREVENTION AND SAFETY ACT" TEXAS ONE CALL SYSTEM MUST BE CONTACTED (800-245-4545) AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION OPERATIONS BEING PERFORMED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT TEXAS ONE CALL SYSTEM.

**\*\*NOTICE TO CONTRACTOR\*\***

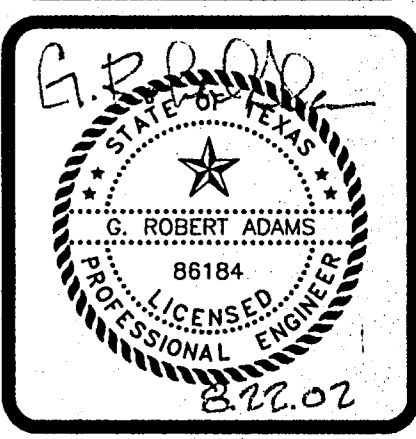
TOPOGRAPHIC INFORMATION TAKEN FROM A TOPOGRAPHIC SURVEY BY A-1 SURVEYS, INC. THE CONTRACTOR(S) SHALL BE RESPONSIBLE FOR CONFIRMING THE LOCATION (HORIZONTAL AND VERTICAL) OF ANY BURIED CABLES, CONDUITS, PIPES AND STRUCTURES (STORM SEWER, SANITARY SEWER, WATER, GAS, TELEVISION, TELEPHONE, ETC.) WHICH IMPACT THE CONSTRUCTION SITE. THE CONTRACTOR(S) SHALL NOTIFY THE OWNER OF ANY DISCREPANCIES FOUND BETWEEN THE ACTUAL CONDITIONS VERSUS THE DATA CONTAINED IN THE CONSTRUCTION PLANS. ANY COSTS INCURRED AS THE RESULT OF NOT CONFIRMING THE ACTUAL LOCATION (HORIZONTAL AND VERTICAL) OF SAID CABLES, CONDUITS, PIPES, AND STRUCTURES SHALL BE BORNE BY THE CONTRACTOR. IF THE CONTRACTOR(S) DOES NOT ACCEPT THE EXISTING TOPOGRAPHY AS SHOWN ON THESE PLANS, WITHOUT EXCEPTION, HE SHALL HAVE MADE AT HIS EXPENSE A TOPOGRAPHIC SURVEY BY A REGISTERED PROFESSIONAL ENGINEER OR A REGISTERED PROFESSIONAL LAND SURVEYOR AND SUBMIT IT TO THE OWNER FOR REVIEW.

REVISIONS	DATE	BY
AS-BUILTS	8/15/02	JL
AS-BUILTS (REVISIONS PER CITY)	8/22/02	JL

**ADAMS CONSULTING ENGINEERS, INC.**  
CIVIL - ENVIRONMENTAL ENGINEERS  
2448 E. Southlake Blvd., Suite 100 • Southlake, Texas 76092  
Phone: (817) 328-6980 • Fax: (817) 328-7671

**RAYMOND HARRIS AND ASSOCIATES ARCHITECTS**  
PROPOSED SAM'S CLUB BUILDING REMODEL  
4150 BELTLINE ROAD  
ADDISON, TEXAS

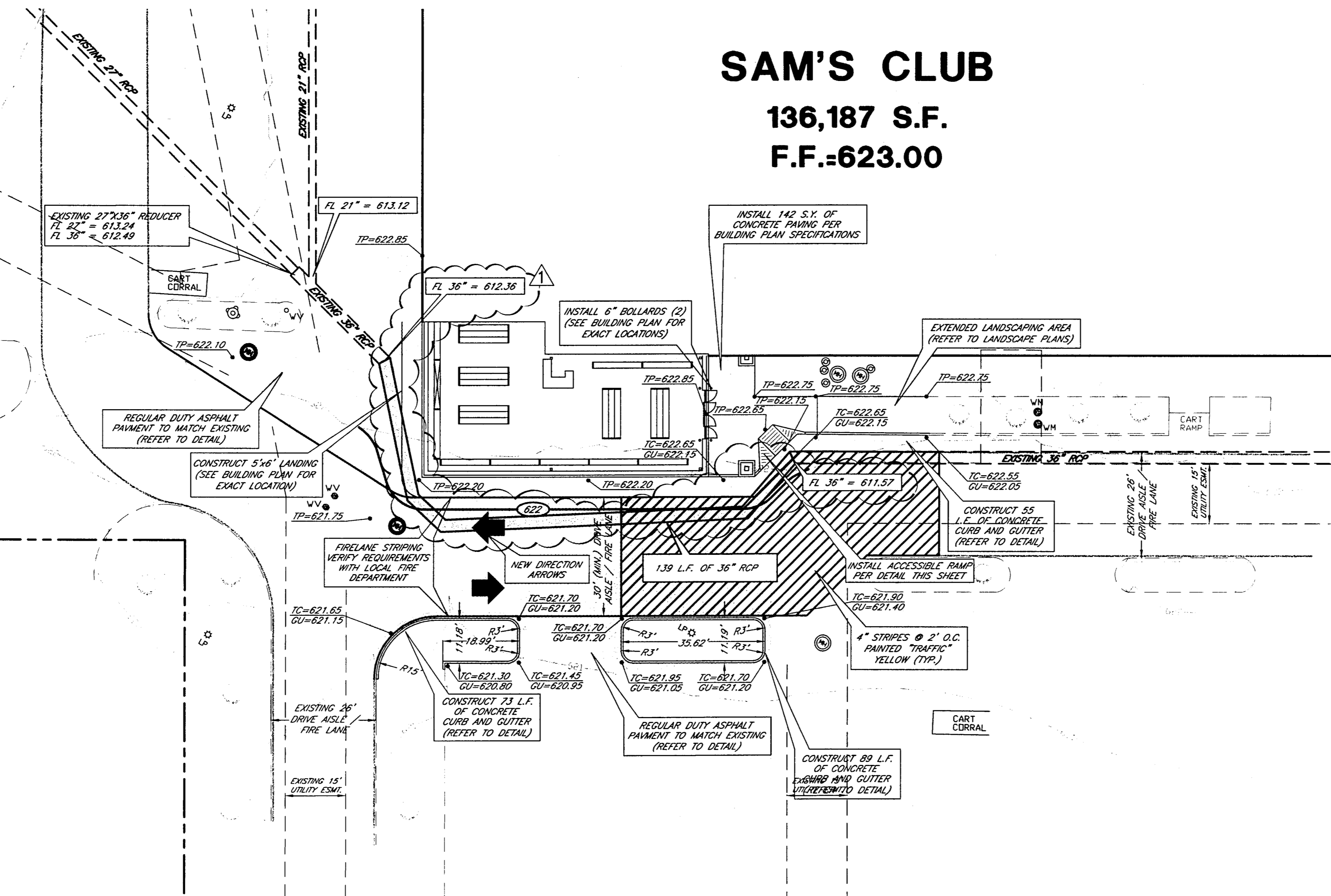
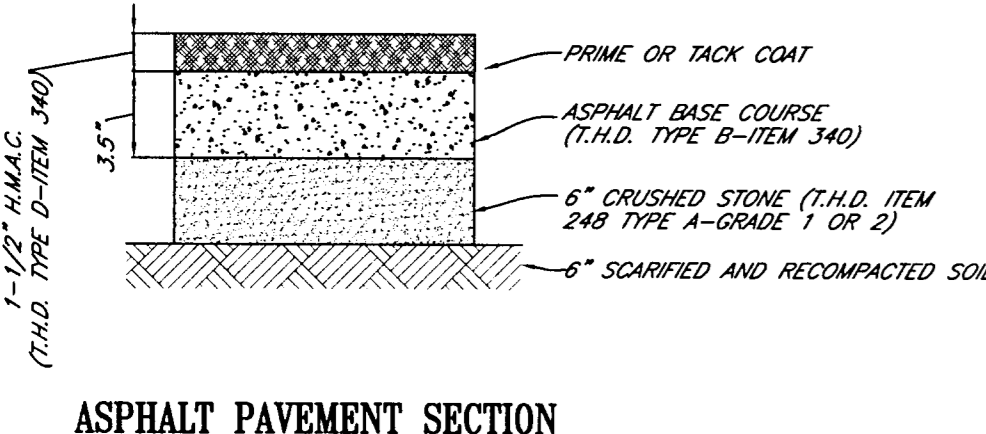
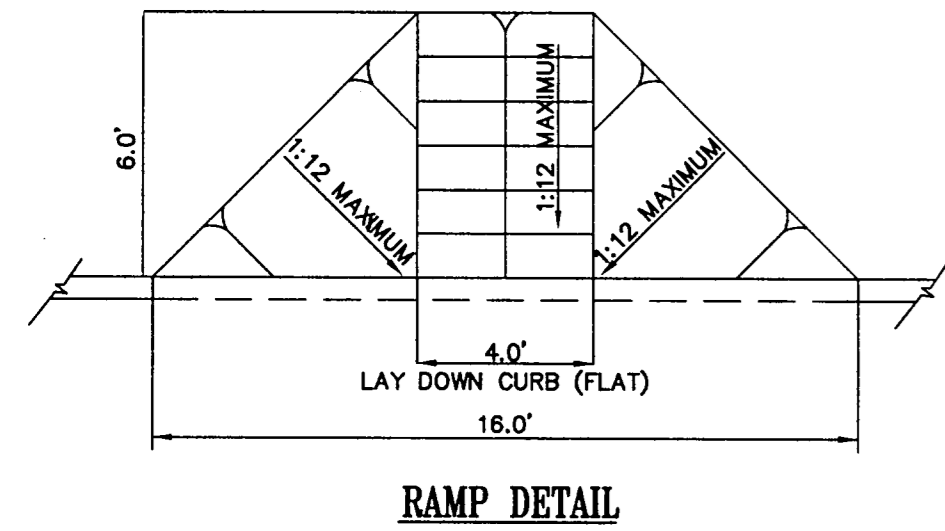
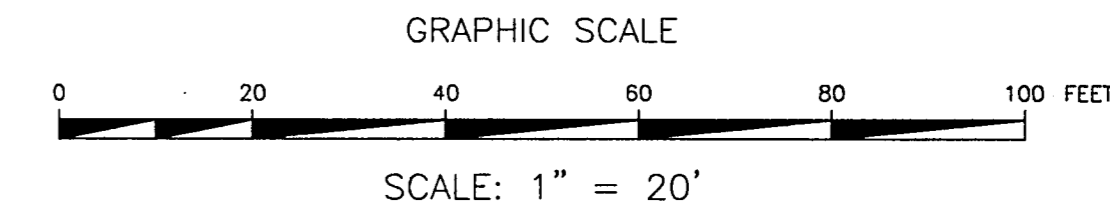
**UTILITY PLAN**



PROJECT MGR.	J.L.
PROJECT TECH.	J.S.H.
CHECKED BY	
JOB NO.	2001.189
SHEET NO.	4

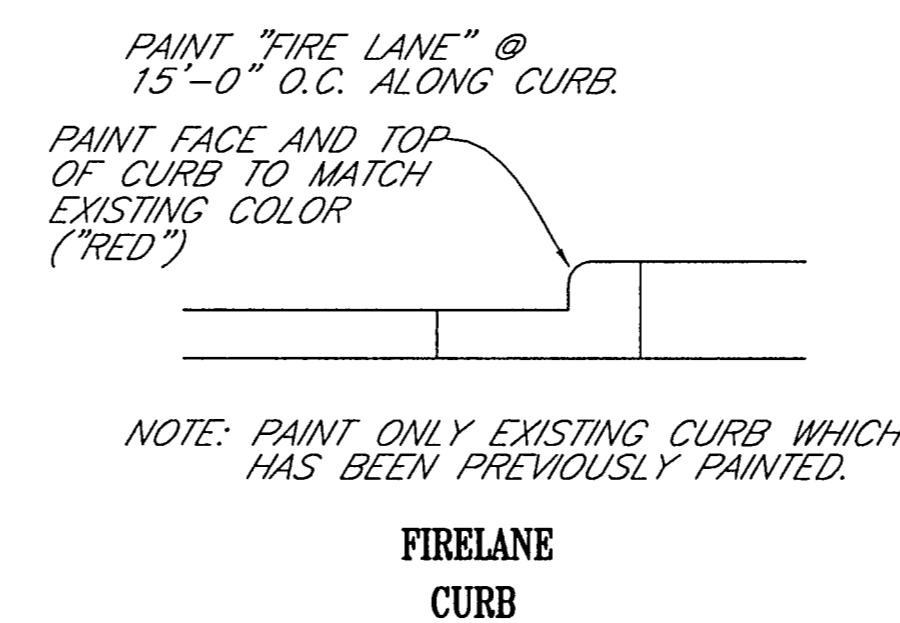
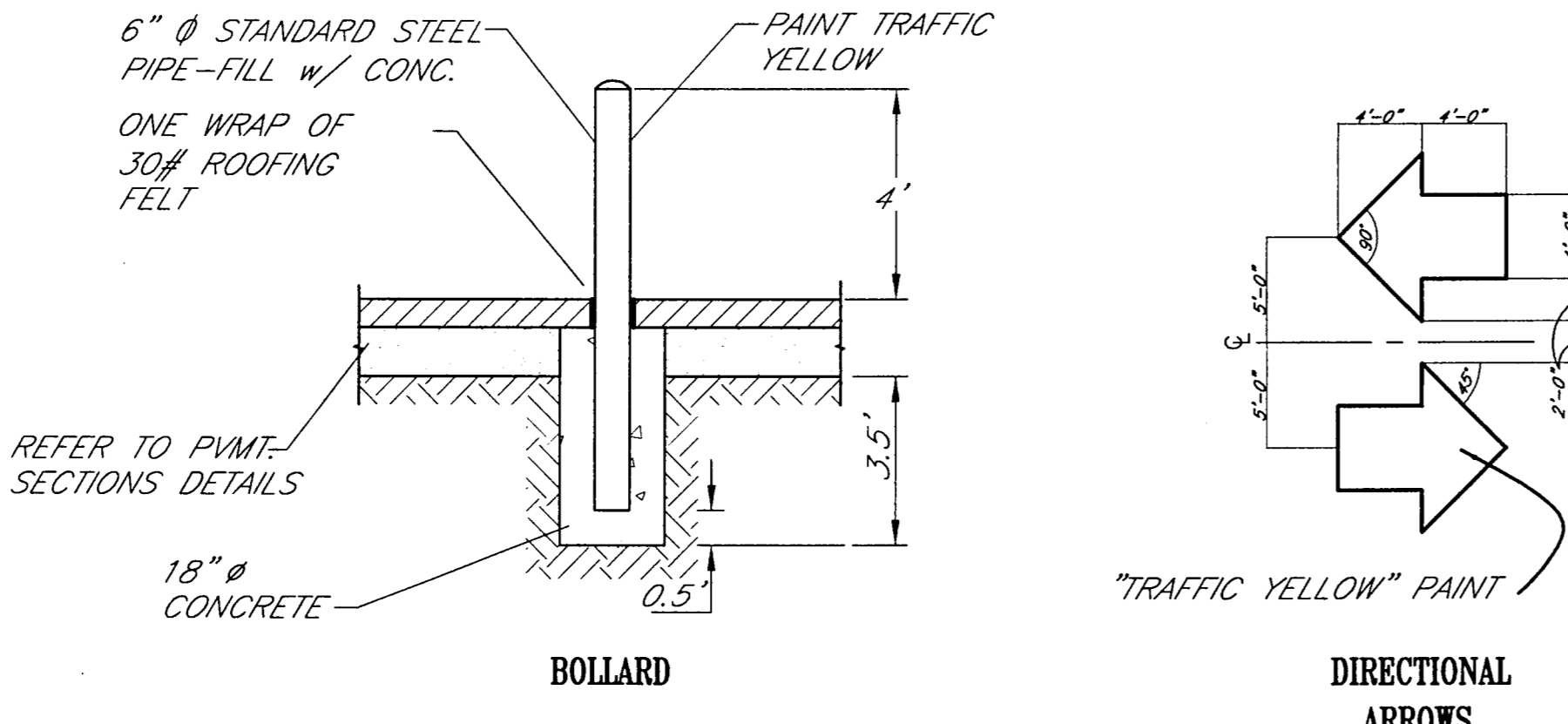
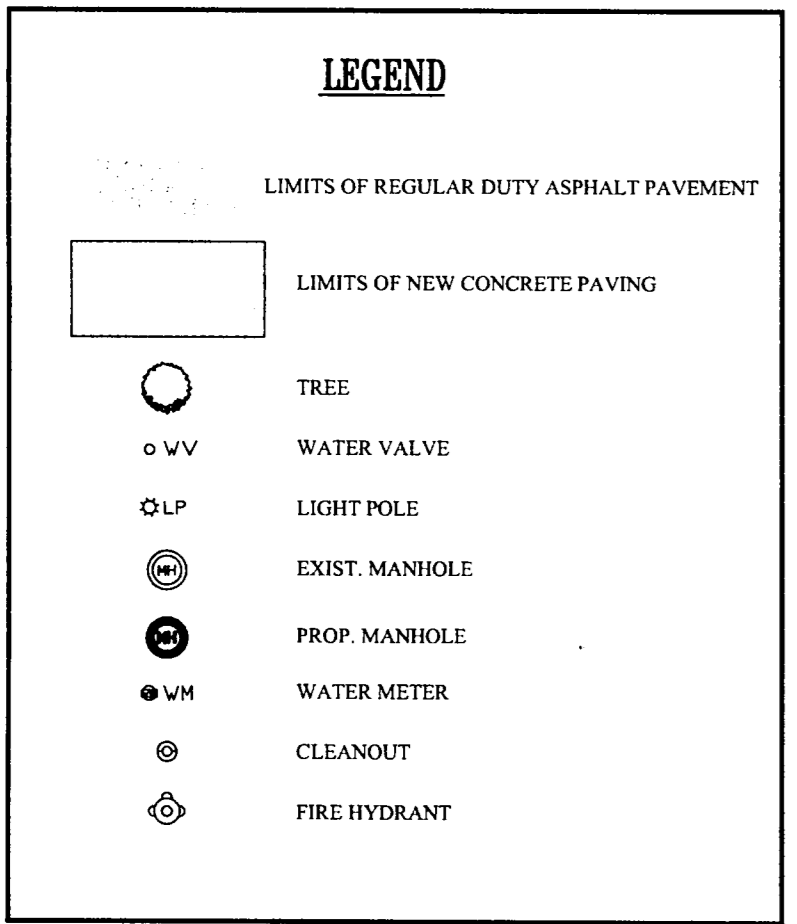
# SAM'S CLUB

136,187 S.F.  
F.F.=623.00



**RECORD DRAWINGS**  
The intent of the owner and engineer was to construct these facilities according to these plans as approved by the Town of Addison. The lines and grades were set on the ground for construction according to said plans. The Town of Addison inspected the construction. Neither the owner nor the engineer verified lines or grades after construction. We are not aware of any changes or revisions to these plans during construction except as noted.

**\*\*CAUTION-NOTICE TO CONTRACTOR\*\***  
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE 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 THESE PLANS.



THESE PLANS SUBJECT TO REVIEW BY JURISDICTIONAL ENTITIES

**BENCHMARK**  
SQUARE CUT ON HEADWALL NORTH OF RAILROAD, EAST SIDE OF MIDWAY.  
ELEVATION=617.77

- CONSTRUCTION NOTES:**
1. THE EARTHWORK FOR ALL BUILDING FOUNDATIONS AND SLABS SHALL BE IN ACCORDANCE WITH ARCHITECTURAL BUILDING PLANS AND SPECIFICATIONS.
  2. ADJUST PAVEMENT ELEVATIONS AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE WITH EXISTING.
  3. PROPOSED SPOT GRADES SHOWN ARE TO TOP OF PAVEMENT UNLESS OTHERWISE NOTED.
  4. EXISTING AND PROPOSED GRADE CONTOUR INTERVALS SHOWN AT ONE FOOT (1').
  5. CONSTRUCTION SHALL COMPLY WITH ALL GOVERNING CODES AND BE CONSTRUCTED TO SAME.
  6. PAVING IS 6" CONCRETE UNLESS OTHERWISE NOTED (REFER TO ARCHITECTURAL PLANS).
  7. CONTRACTOR TO REFERENCE BUILDING PLANS FOR EXACT DIMENSIONS OF BUILDING FOUNDATION.
  8. CONTRACTOR TO REFERENCE MEP (PLUMBING) PLANS FOR EXACT LOCATIONS AND SIZES OF SEWER AND WATER TAPS.
  9. REFER TO ORIGINAL CIVIL CONSTRUCTION PLANS FOR ASPHALT PAVING SECTION AND REQUIREMENTS.

- NOTE:**
1. ALL DIAGONAL PAINT STRIPING SHALL BE 6" WIDE "TRAFFIC YELLOW" STRIPES @ 2'-0" O.C. UNLESS NOTED OTHERWISE.
  2. NEW "FIRE LANE" STRIPING CONSIST OF A RED STRIPE NOT LESS THAN 6" WIDE ALONG BOTH BORDERS OF A FIRE APPARATUS ACCESS ROAD. THE WORDS "FIRE LANE NO PARKING" SHALL BE MARKED ON THE STRIPES IN WHITE LETTERS NOT LESS THAN 4" HIGH AT INTERVALS OF NOT MORE THAN 15'. THE STRIPES AND WORDS SHALL CONSIST OF TRAFFIC PAINT. THE MARKINGS SHALL BE APPLIED TO THE VERTICAL FACE OF CURBS IF ADJACENT TO THE FIRE APPARATUS ACCESS ROAD.
  3. WHERE THE ABOVE MARKINGS ARE DETERMINED TO BE INADEQUATE IN CONTROLLING TRAFFIC, THE PROPERTY OWNER WILL BE REQUIRED TO POST FIRE LANE SIGNS IN ADDITION TO OTHER FIRE LANE MARKINGS.

PARKING SUMMARY	
EXISTING BUILDING AREA:	136,187 S.F.
EXISTING PARKING SPACES:	830
EXISTING PARKING RATIO:	6.09/1000
AFTER REMODEL	
NEW BUILDING AREA:	138,527 S.F.
EXISTING PARKING SPACES:	830
PARKING SPACES REMOVED:	6
SPACES AFTER REMODEL:	824
PARKING RATIO AFTER REMODEL:	5.95/1000
PARKING CALCULATIONS	
BUILDING AREA:	138,527 S.F.
REQUIRED PARKING SPACES: (1 PER 200 S.F.)	693
PARKING SPACES PROVIDED:	824
REQUIRED HANDICAP SPACES: (2% OF REQ'D.)	17
HANDICAP PARKING PROVIDED:	22

NOTE: EXISTING PARKING SPACE INFORMATION AND LAYOUT AS PER DOCUMENTS PROVIDED BY HARRISON FRENCH ARCHITECTURE DATED 07-12-01

**\*\*\* STOP! CALL BEFORE YOU DIG! \*\*\***  
AS REQUIRED BY "THE TEXAS UNDERGROUND FACILITY DAMAGE PREVENTION AND SAFETY ACT" TEXAS ONE CALL SYSTEM MUST BE CONTACTED (800-245-4545) AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION OPERATIONS BEING PERFORMED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT TEXAS ONE CALL SYSTEM.

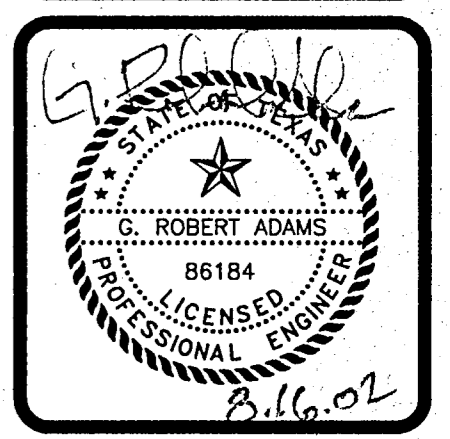
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REVISIONS	DATE	BY
AS-BUILTS	8/16/02	J.L.

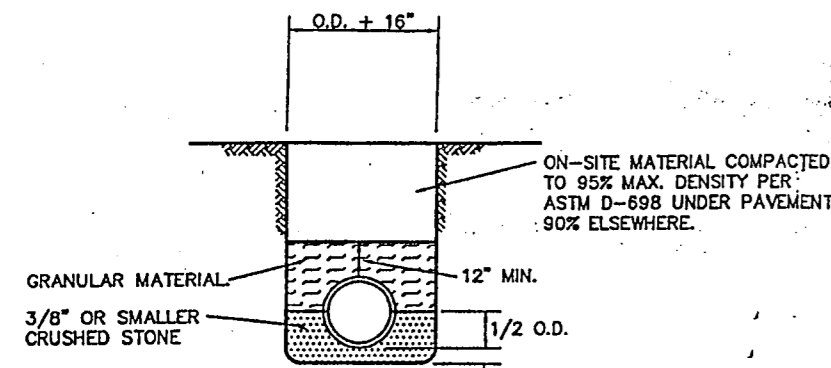
**ADAMS CONSULTING ENGINEERS, INC.**  
CIVIL - ENVIRONMENTAL ENGINEERS  
2445 E. Southlake Blvd., Suite 100 • Southlake, Texas 76082  
Phone: (817) 328-8980 • Fax: (817) 328-7671

**RAYMOND HARRIS AND ASSOCIATES ARCHITECTS**  
PROPOSED SAM'S CLUB BUILDING REMODEL  
4150 BELTLINE ROAD  
ADDISON, TEXAS

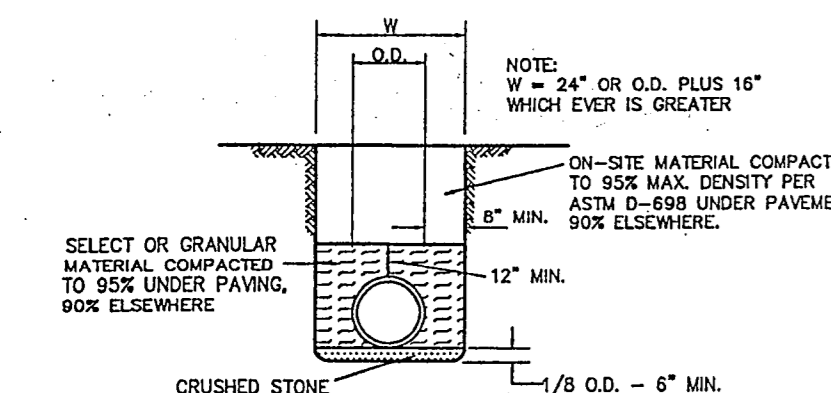
**SITE, GRADING & STRIPING PLAN**



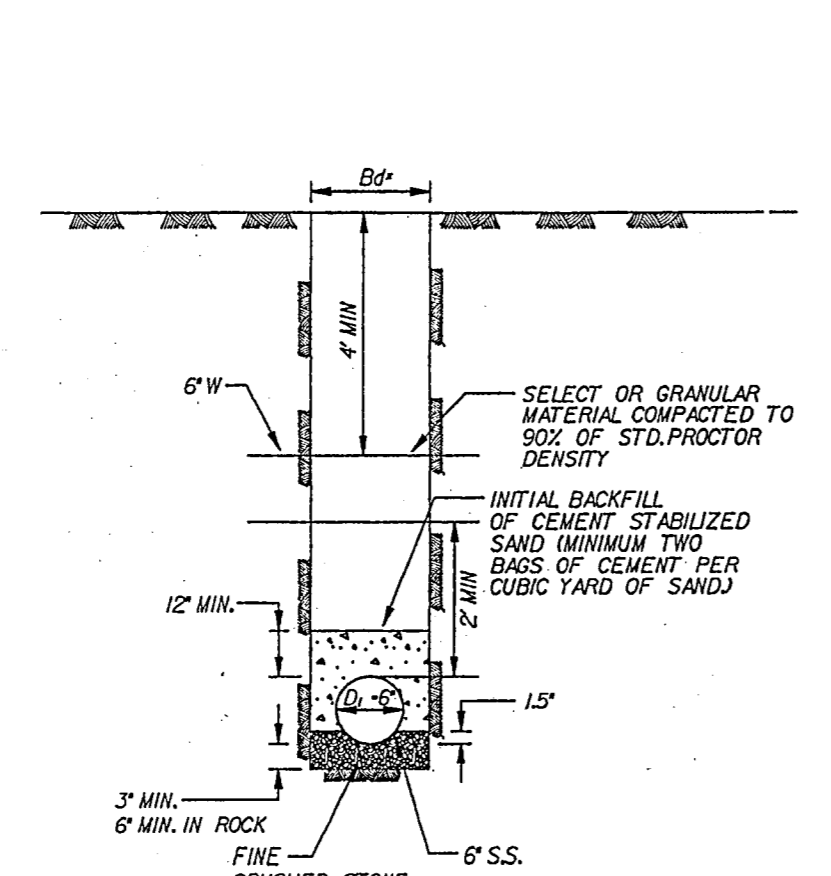
PROJECT MGR.	J.L.
PROJECT TECH.	J.S.H.
CHECKED BY	
JOB NO.	2001.189
SHEET NO.	5



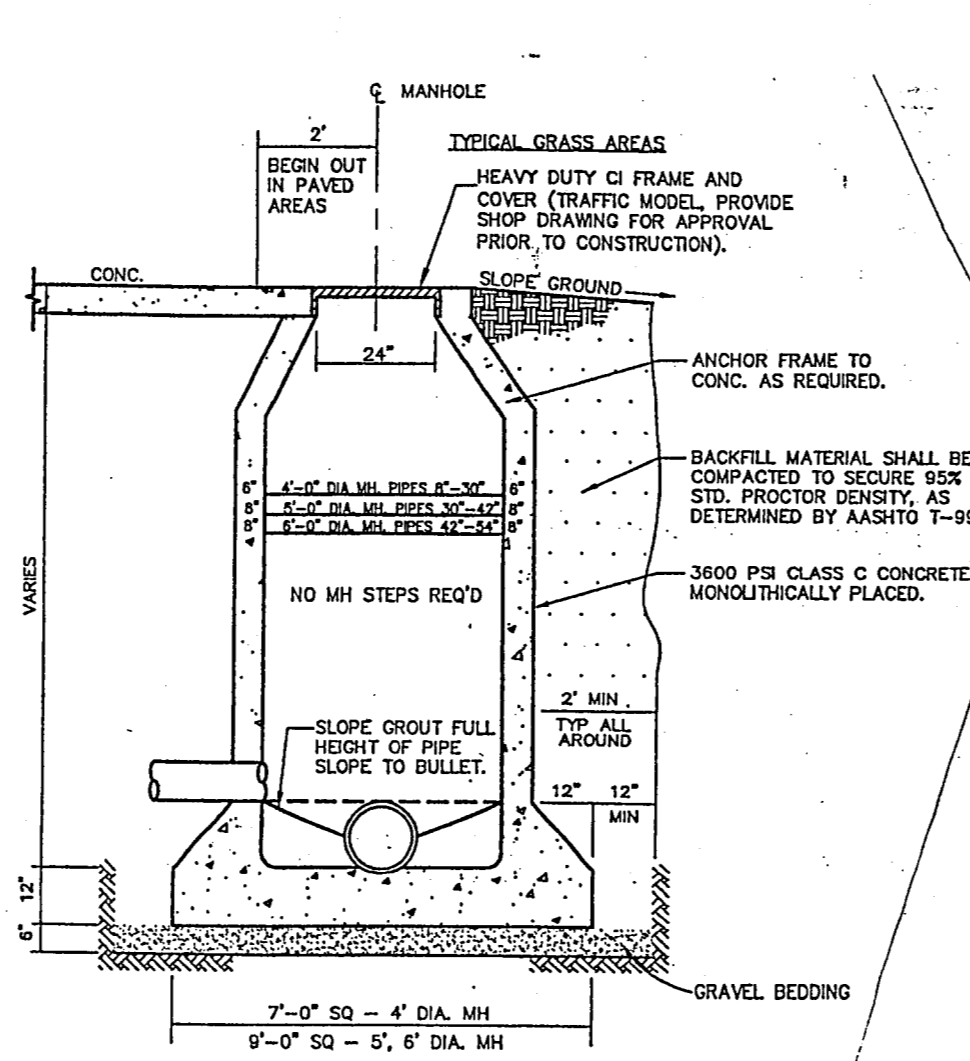
**STORM AND SANITARY SEWER PIPE EMBEDMENT-PVC AND POLYETHYLENE**  
N.T.S.



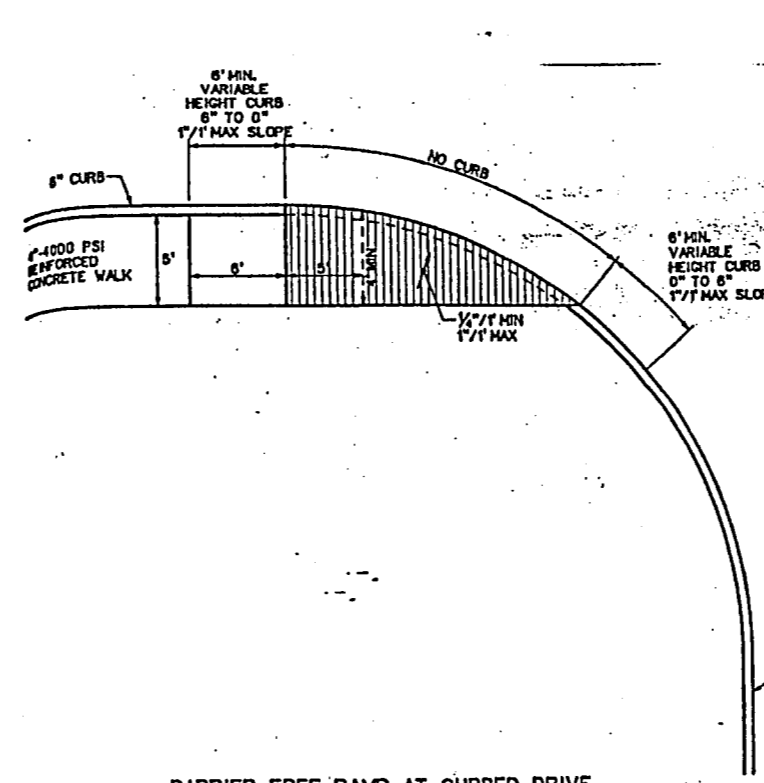
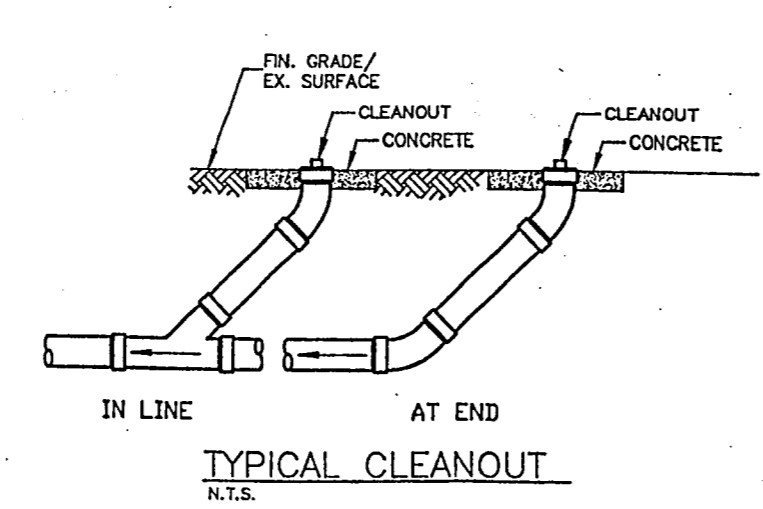
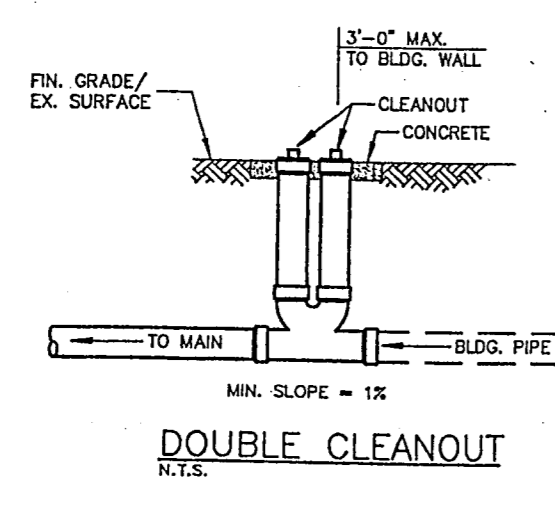
**RCP & PVC 6\"/>**



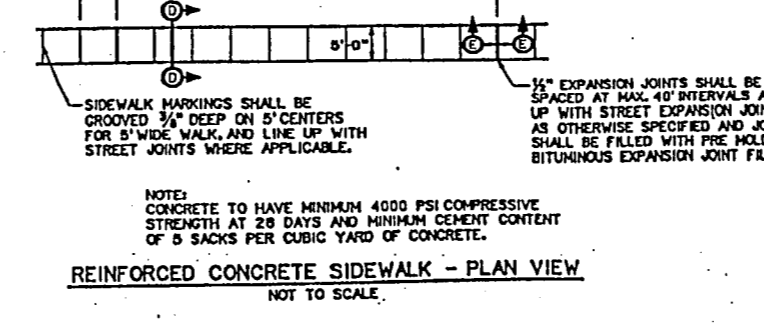
**WATER - SANITARY SEWER CROSSING DETAIL (NTS)**



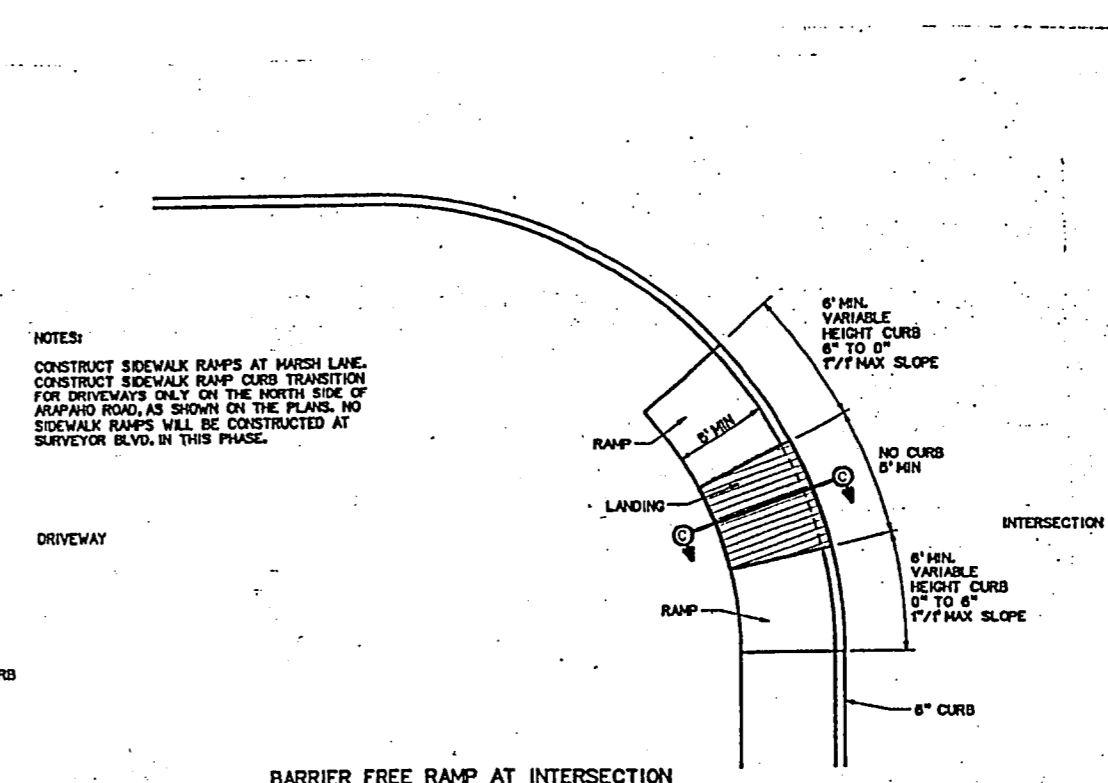
**CAST IN PLACE MANHOLE**  
N.T.S.



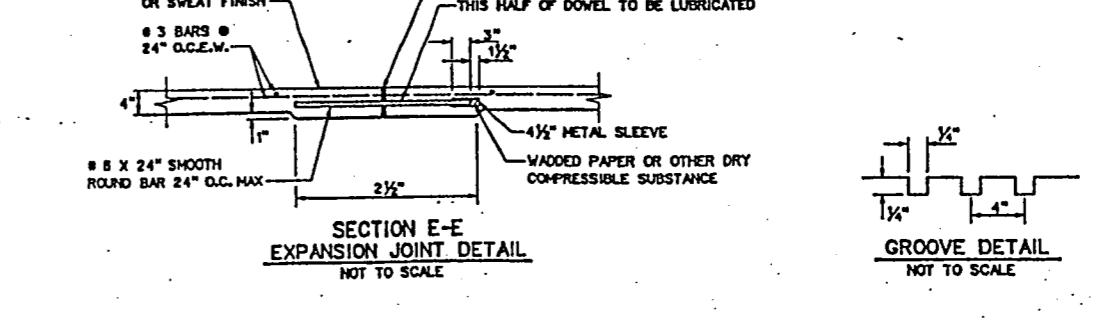
**REINFORCED CONCRETE SIDEWALK - PLAN VIEW**  
NOT TO SCALE



**SECTION D-D TYPICAL SECTION**  
NOT TO SCALE

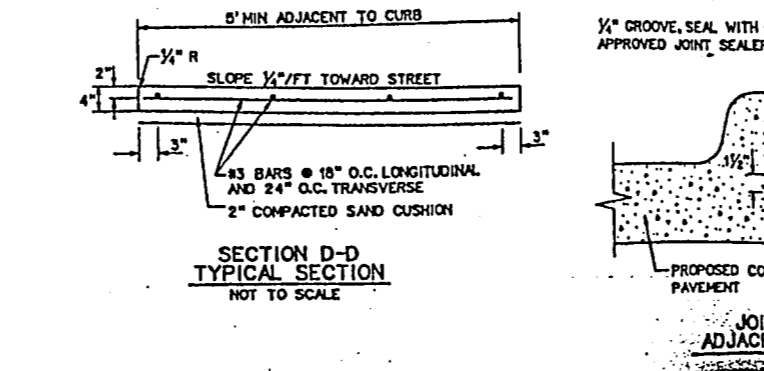


**BARRIER FREE RAMP AT CURBED DRIVE**  
NOT TO SCALE

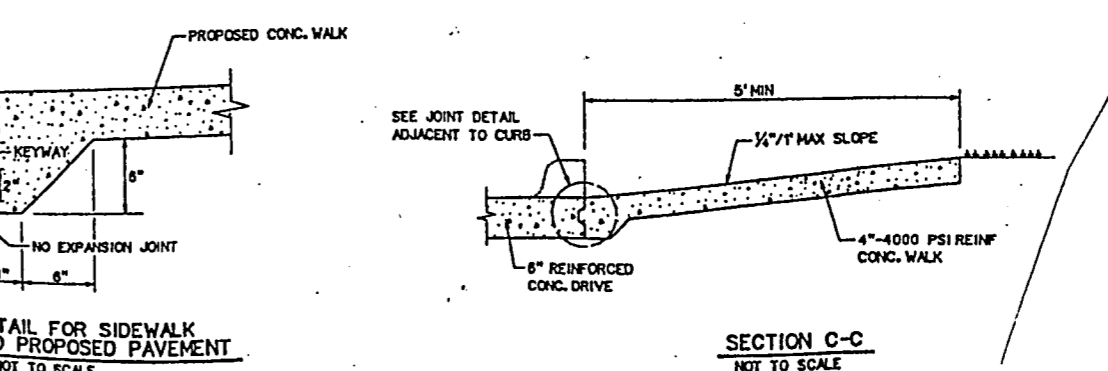


**BARRIER FREE RAMP AT INTERSECTION**  
NOT TO SCALE

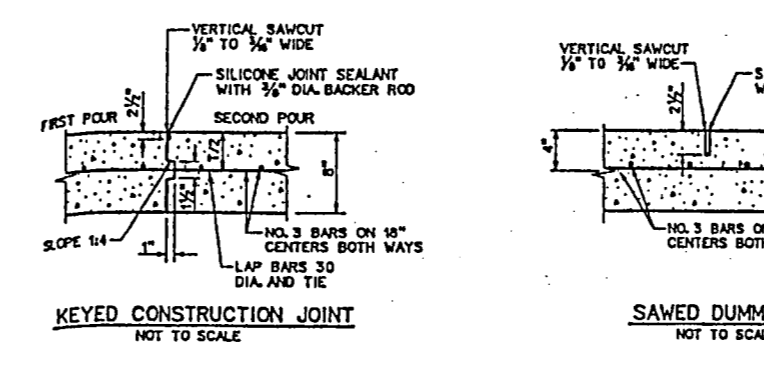
- BARRIER FREE RAMP GENERAL NOTES**
1. MAXIMUM SLOPE ON BARRIER FREE RAMPS MUST NOT EXCEED ONE INCH PER FOOT AT ANY LOCATION.
  2. DESIGN SHALL BE FOR 8\"/>



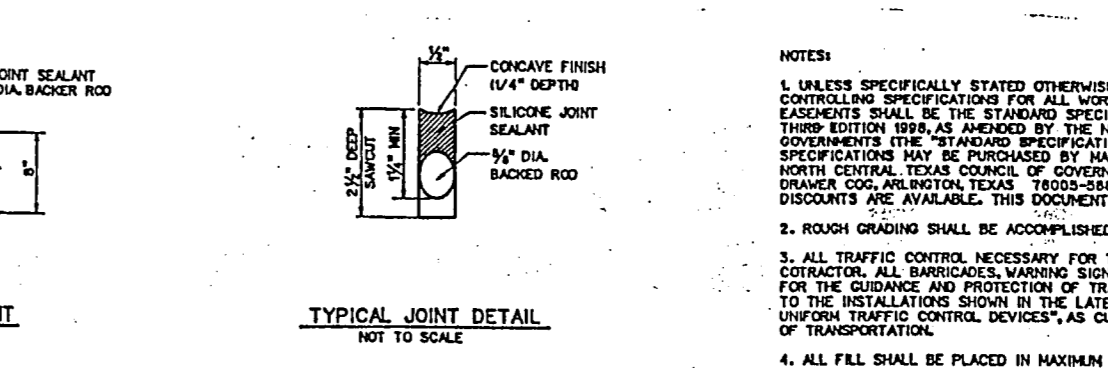
**JOINT DETAIL FOR SIDEWALK ADJACENT TO PROPOSED PAVEMENT**  
NOT TO SCALE



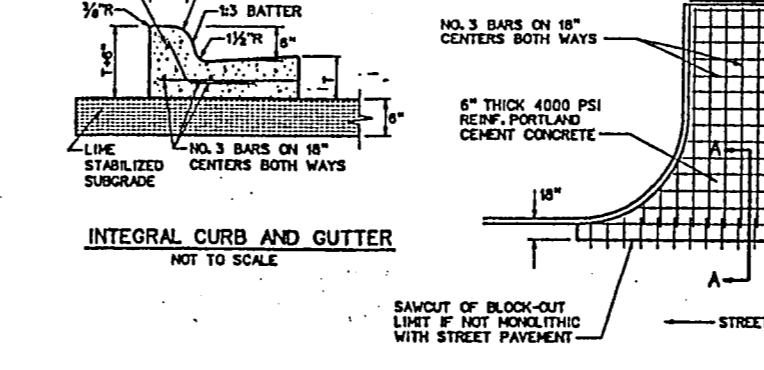
**SECTION C-C**  
NOT TO SCALE



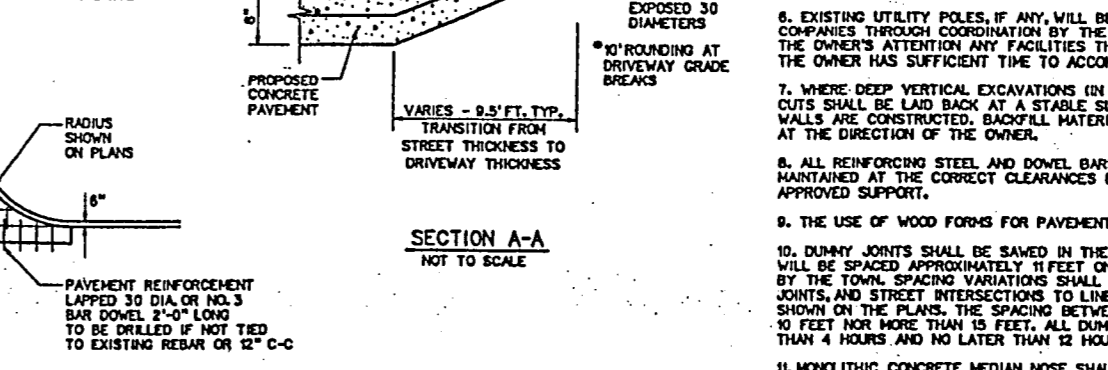
**KEYED CONSTRUCTION JOINT**  
NOT TO SCALE



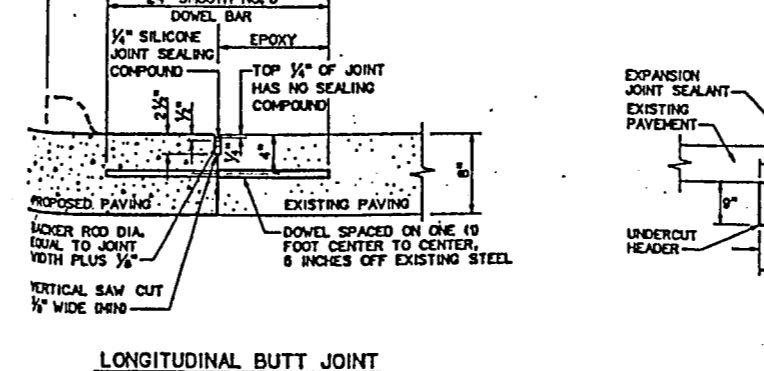
**TYPICAL JOINT DETAIL**  
NOT TO SCALE



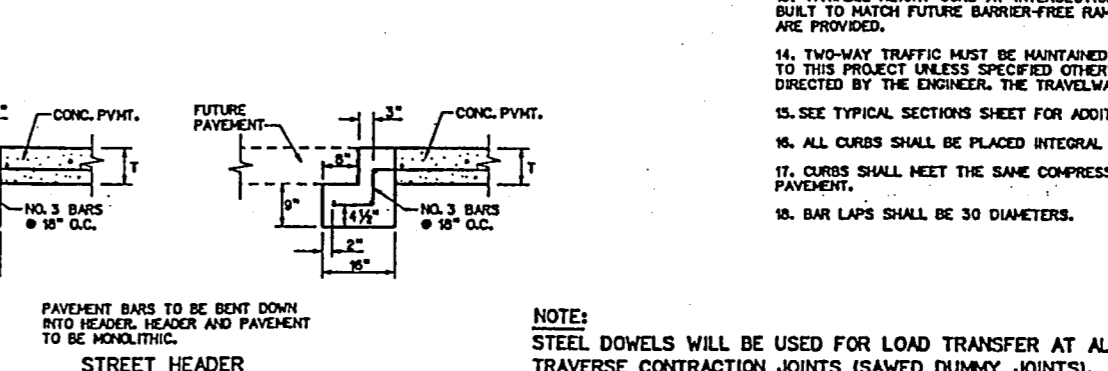
**INTEGRAL CURB AND GUTTER**  
NOT TO SCALE



**SECTION A-A**  
NOT TO SCALE



**DRIVE APPROACH**  
NOT TO SCALE



**STREET HEADER**  
NOT TO SCALE



**LONGITUDINAL BUTT JOINT**  
NOT TO SCALE



**SECTION E-E EXPANSION JOINT DETAIL**  
NOT TO SCALE

- NOTES:**
1. UNLESS SPECIFICALLY STATED OTHERWISE IN PLANS OR CONTRACT DOCUMENTS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE TOWN OF ADDISON.
  2. ALL TRAFFIC CONTROL DEVICES SHALL BE PROVIDED BY THE CONTRACTOR.
  3. ALL TRAFFIC CONTROL DEVICES SHALL BE PROVIDED BY THE CONTRACTOR.
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  20. ALL TRAFFIC CONTROL DEVICES SHALL BE PROVIDED BY THE CONTRACTOR.

**RECORD DRAWINGS**

The intent of the owner and engineer was to construct these facilities according to these plans as approved by the Town of Addison. The lines and grades were set on the ground for construction according to said plans. The Town of Addison inspected the construction. Neither the owner nor the engineer verified lines or grades after construction. We are not aware of any changes or revisions to these plans during construction except as noted.

REVISIONS	DATE	BY
1ST SUBMITTAL TO ARCHITECT	1/10/02	JST
2-REVISIONS PER CITY	3/20/02	LWK

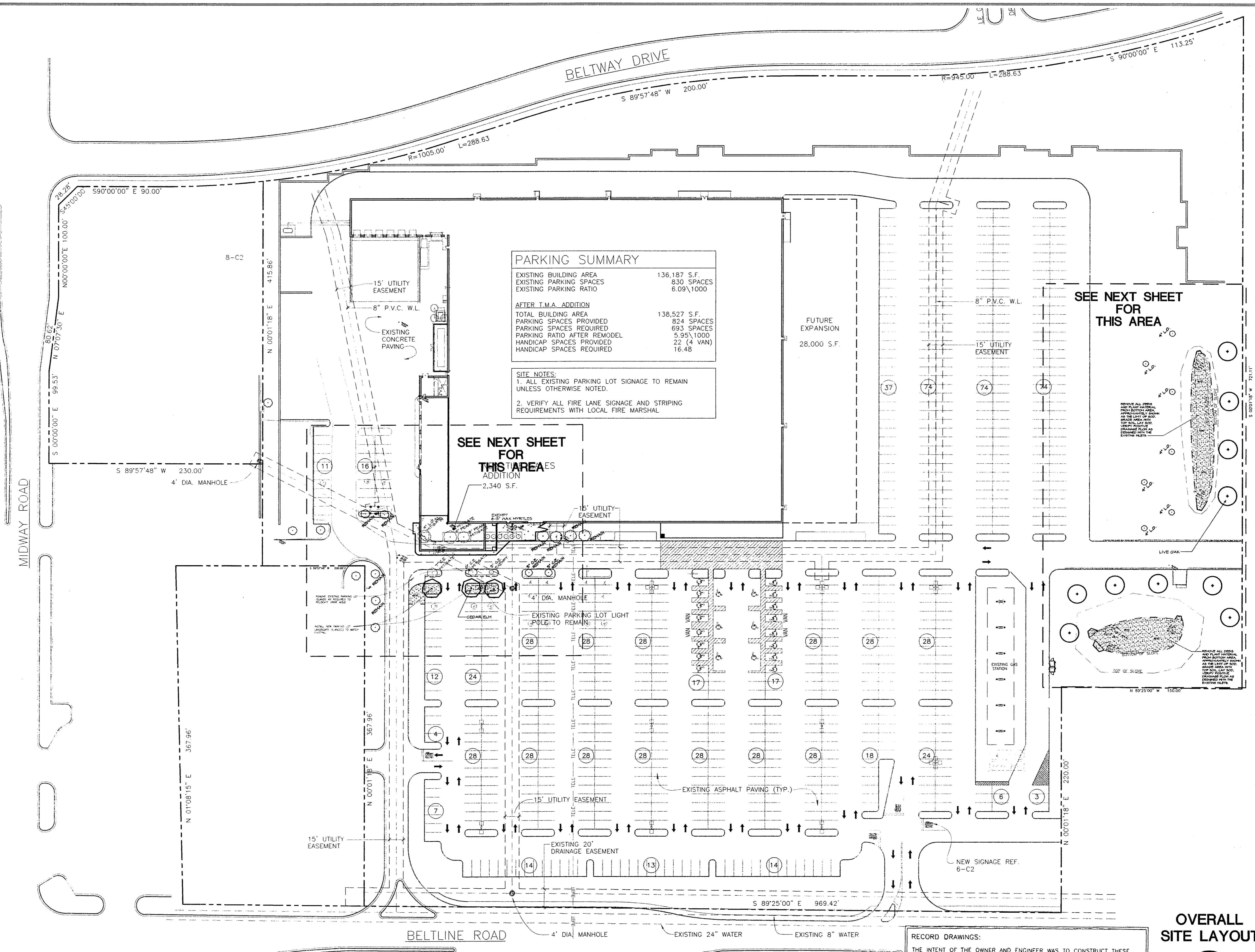
**ADAMS CONSULTING ENGINEERS, INC.**  
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 2445 E. Southlake Blvd., Suite 100 • Southlake, Texas 76082  
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**RAYMOND HARRIS AND ASSOCIATES ARCHITECTS**  
**PROPOSED SAM'S CLUB BUILDING REMODEL**  
 4150 BELTLINE ROAD  
 ADDISON, TEXAS

**TOWN OF ADDISON DETAILS**

**G. ROBERT ADAMS**  
 86184  
 LICENSED PROFESSIONAL ENGINEER

PROJECT MGR.	J.L.
PROJECT TECH.	J.S.H.
CHECKED BY	J.H.W.
JOB NO.	2001.189
SHEET NO.	6



**PARKING SUMMARY**

EXISTING BUILDING AREA	136,187 S.F.
EXISTING PARKING SPACES	830 SPACES
EXISTING PARKING RATIO	6.09/1000
<b>AFTER T.M.A. ADDITION</b>	
TOTAL BUILDING AREA	138,527 S.F.
PARKING SPACES PROVIDED	824 SPACES
PARKING SPACES REQUIRED	693 SPACES
PARKING RATIO AFTER REMODEL	5.95/1000
HANDICAP SPACES PROVIDED	22 (4 VAN)
HANDICAP SPACES REQUIRED	16.48

**SITE NOTES:**

1. ALL EXISTING PARKING LOT SIGNAGE TO REMAIN UNLESS OTHERWISE NOTED.
2. VERIFY ALL FIRE LANE SIGNAGE AND STRIPING REQUIREMENTS WITH LOCAL FIRE MARSHAL

**SEE NEXT SHEET FOR THIS AREA'S ADDITION**  
2,340 S.F.

**SEE NEXT SHEET FOR THIS AREA**

**RECORD DRAWINGS:**

THE INTENT OF THE OWNER AND ENGINEER WAS TO CONSTRUCT THESE FACILITIES ACCORDING TO THESE PLANS AS APPROVED BY THE CITY OF ADDISON. THE LINES AND GRADES WERE SET ON THE GROUND FOR CONSTRUCTION ACCORDING TO SAID PLANS. THE CITY OF ADDISON INSPECTED THE CONSTRUCTION. NEITHER THE OWNER NOR THE ENGINEER VERIFIED LINES OR GRADES AFTER CONSTRUCTION. WE ARE NOT AWARE OF ANY CHANGES OR REVISIONS TO THESE PLANS DURING CONSTRUCTION EXCEPT AS NOTED.

BY: *Michael Ramsey* DATE: 8/16/02  
MICHAEL RAMSEY, R.L.A.

**OVERALL SITE LAYOUT**

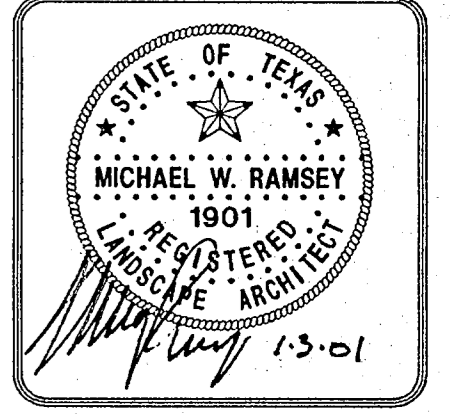
SCALE: 1" = 50'-0"  
JAN 3, 2002

REVISIONS	DATE	BY

**GRUBBS RAMSEY, INC.**  
17311 DALLAS PARKWAY, STE 220  
DALLAS, TEXAS 75248  
PHONE (972) 261-2314  
FAX (972) 267-2474

**RAYMOND HARRIS AND ASSOCIATES ARCHITECTS**  
PROPOSED SAM'S CLUB BUILDING REMODEL  
BELTLINE ROAD  
ADDISON, TEXAS

**OVERALL SITE LAYOUT**



PROJECT MGR.	GRI
PROJECT TECH.	GRI
CHECKED BY	GRI
JOB NO.	
SHEET NO.	L1
OF 5	

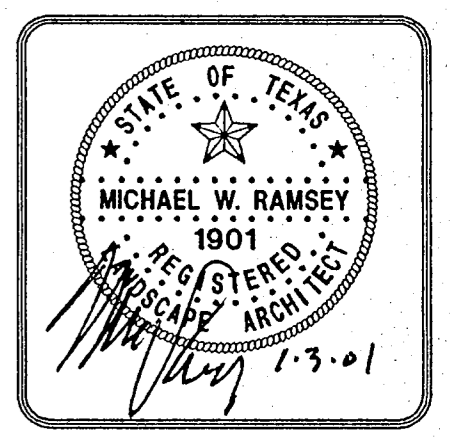


REVISIONS	DATE	BY

**GRUBBS RAMSEY, INC.**  
 17311 DALLAS PARKWAY, STE 220  
 DALLAS, TEXAS 75248  
 PHONE (972) 261-2314  
 FAX (972) 261-2474

**RAYMOND HARRIS AND ASSOCIATES ARCHITECTS**  
 PROPOSED SAM'S CLUB BUILDING REMODEL  
 BELTLINE ROAD  
 ADDISON, TEXAS

**LANDSCAPE PLAN**

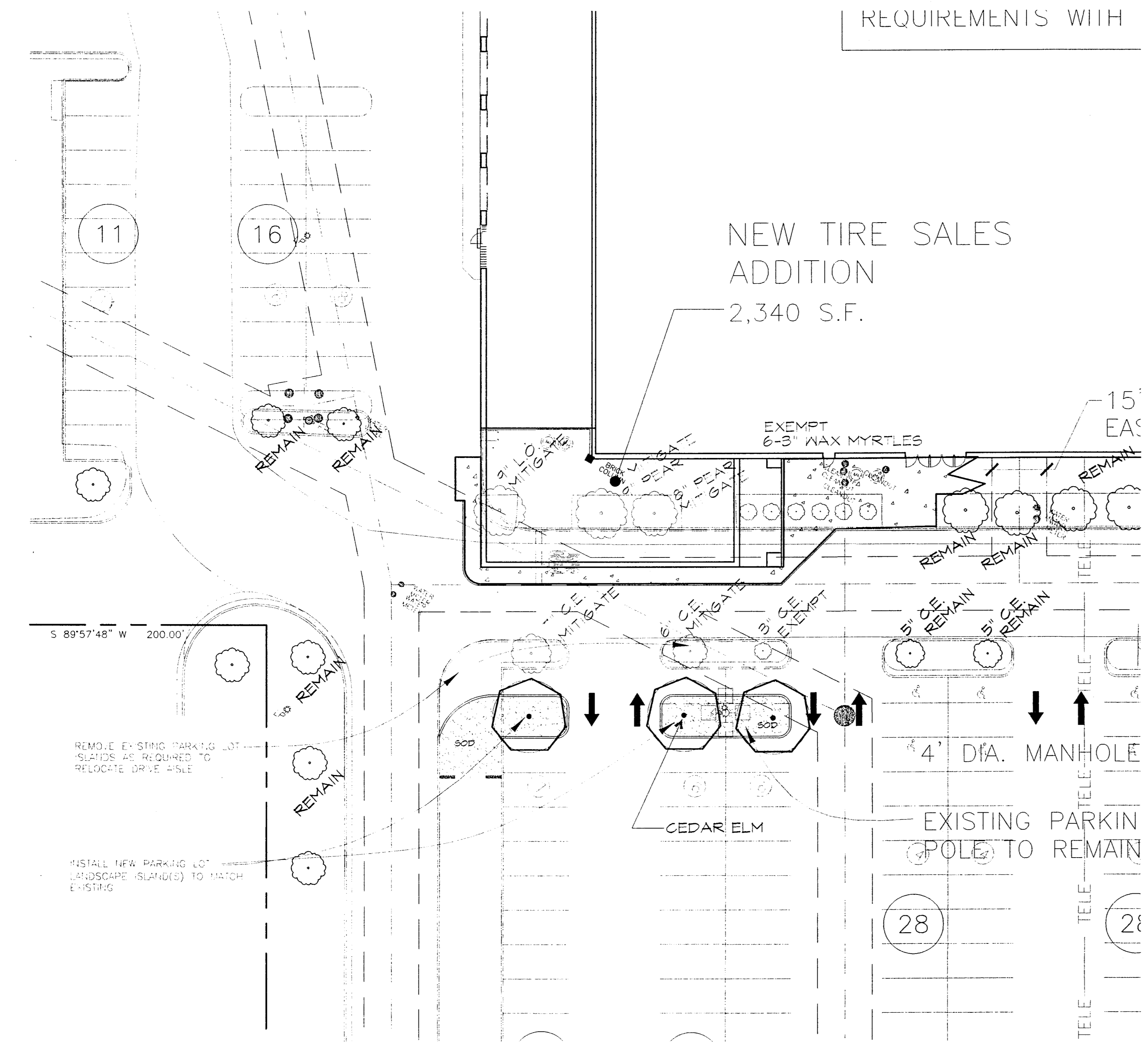


PROJECT MGR. GRI
PROJECT TECH. GRI
CHECKED BY GRI
JOB NO.
SHEET NO. <b>L2</b>
OF 5

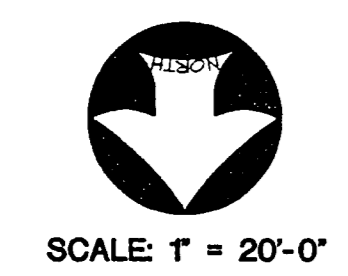
**RECORD DRAWINGS:**  
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 BY: *Michael Ramsey* MICHAEL RAMSEY, R.L.A. DATE: 8/14/02

REQUIREMENTS WITH

**NEW TIRE SALES ADDITION**  
 2,340 S.F.



**TIRE SALES ADDITION**

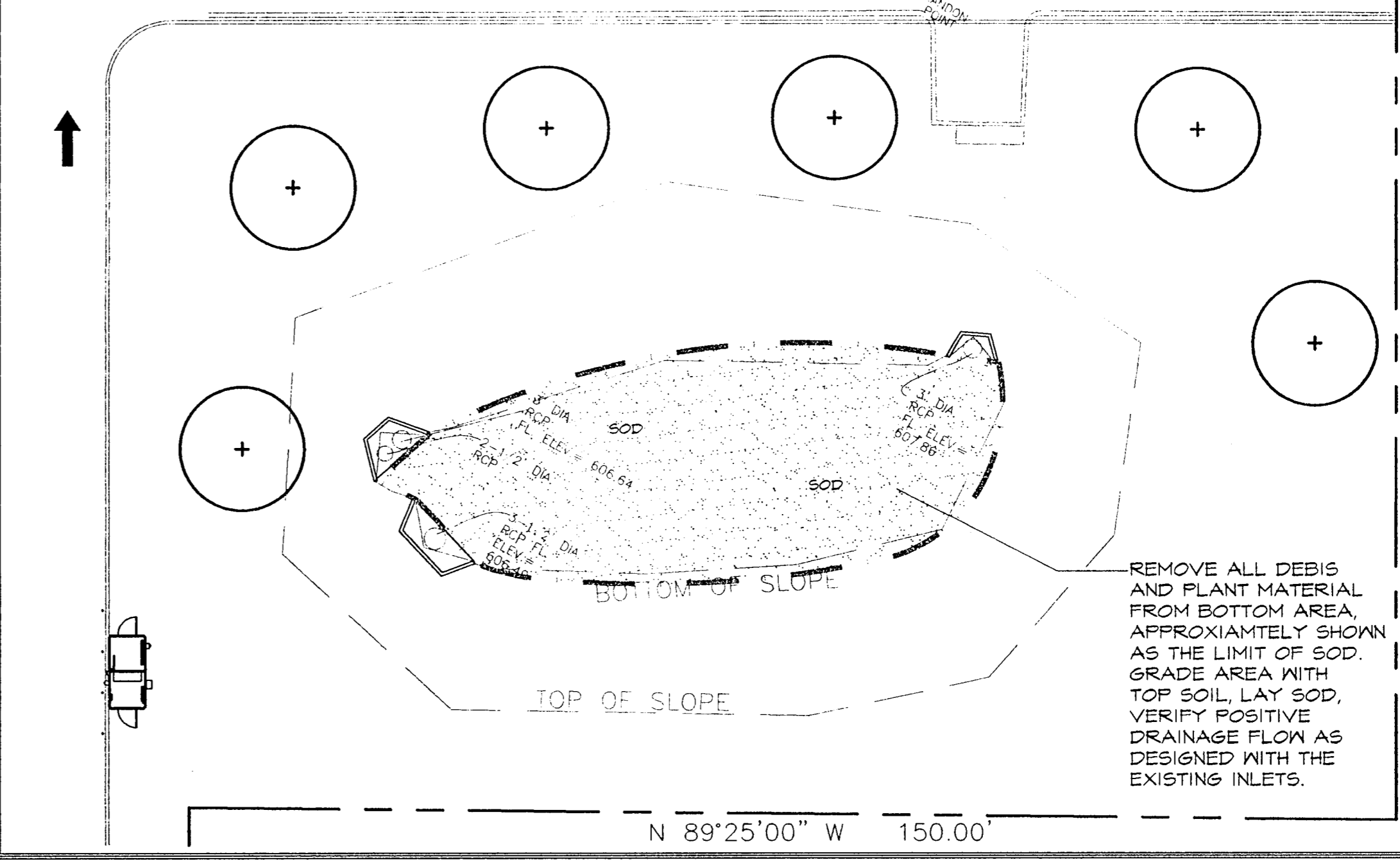
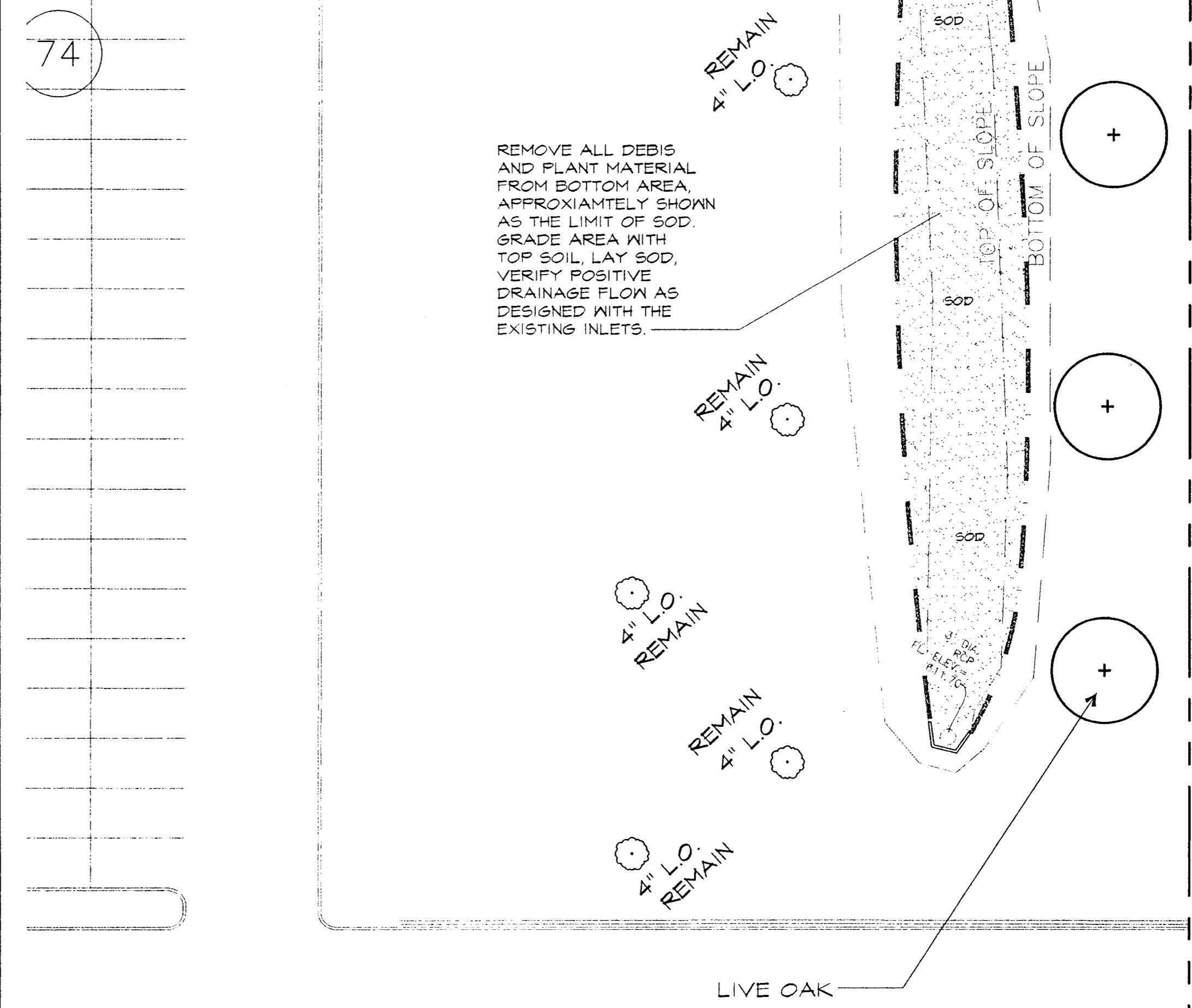


LARGE TREES					
QUANTITY	SYMBOL	CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE & CONDITION
10	+	LIVE OAK	Live Oak	<i>Quercus virginiana</i>	3" caliper, 10'-12' Ht./ 4'-5' spread, D&B straight trunk
3	•	CEDAR ELM	Cedar Elm	<i>Ulmus crassifolia</i>	3" caliper, 10'-12' Ht./ 4'-5' spread, D&B straight trunk
GROUNDCOVER / VINES					
QUANTITY	SYMBOL	CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
AS SHOWN	▨	SOD	Common Bermuda Grass	<i>Cynodon dactylon</i>	Sod refer to specifications

LANDSCAPE CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES

TABULATIONS	
TREE MITIGATION PROTECTED TREES REMOVED (4" L.O., 8" & 9" PEAR, 6", 7" C.E.)	39 CAL. INCHES
TREES TO BE PLANTED (13-3")	39 CAL. INCHES

REMOVE ALL DEBRIS AND PLANT MATERIAL FROM BOTTOM AREA, APPROXIMATELY SHOWN AS THE LIMIT OF SOD. GRADE AREA WITH TOP SOIL, LAY SOD, VERIFY POSITIVE DRAINAGE FLOW AS DESIGNED WITH THE EXISTING INLETS.



S 00°01'18" W 721.11'

**DETONATION PONDS**

JAN 3, 2002

F:\JOB\01262 AD\_sams\_addison\WRB\ASL.dwg Thu Jun 03 08:33:19 2002 GRI

LANDSCAPING  
PART I - GENERAL

- 1.1 SCOPE: Provide all labor, materials and equipment for complete installation of landscaping, as indicated on the drawings and specified herein.
1.2 RELATED WORK SPECIFIED ELSEWHERE: A. Irrigation System B. Lawns
1.3 QUALITY ASSURANCE: A. Provide plant materials in compliance with applicable State and Federal laws relating to inspection for diseases and insect infestation at growing site.
1.4 REFERENCED STANDARDS: A. American Standard for Nursery Stock, approved 1986 by American National Standards Institute, Inc. - Plant materials.
1.5 PRODUCT DELIVERY, STORAGE AND HANDLING: A. Delivery: 1. Deliver packaged materials in sealed containers showing weight, analysis and name of manufacturer.
1.6 JOB CONDITIONS: A. Planting Restrictions: Perform actual planting only when weather and soil conditions are suitable in accordance with locally accepted practice.
1.7 WARRANTY: A. Warranty for plants and trees shall be for one year after final acceptance.
1.8 MAINTENANCE: A. Water: Will be available on site. Provide necessary hoses and other watering equipment required to complete work.

PART 2 - PRODUCTS

- 2.1 PLANTS: A. Quantities: The drawings and specifications are complementary. Anything called for on one and not the other is to be omitted.
B. Plants shall be equal to well formed No. 1 grade or better, symmetrical, heavily branched with an even branch distribution, densely foliated and/or budded, and a strong, straight, distinct leader where this is characteristic of species.
C. Plants shall be healthy and vigorous, free of disease, insect pests and their eggs, and larvae.
D. Plants shall have a well-developed fibrous root system.
E. Plants shall be free of physical damage such as scrapes, broken or split branches, score, bark abrasions, sun scalds, fresh limb cuts, disfiguring knots, or other defects.
F. Plants shall meet the sizes indicated on the Plant List. Where a size or caliper range is stated, at least 50% of the material shall be closer in size to the top of the range stated.
G. Plants indicated "B&D" shall be balled and burlapped. Plants shall be nursery grown unless otherwise specified in plant list.
2.2 SOIL PREPARATION MATERIALS: A. Peat Moss: Commercial sphagnum moss or high peat, or decomposed gin trash with pH between 5 and 7.
2.3 COMMERCIAL FERTILIZER: A. Fertilizer shall be delivered in manufacturer's standard container printed with manufacturer's name, material weight, and guaranteed analysis.

- 2.4 MULCH AND WEED BARRIER MAT: Weed barrier mat shall be provided for full coverage of all shrub, groundcover, and bed areas. Bark mulch shall be hardwood mulch chips, ranging in size from 1/4-inch to 1-inch in size, medium fine texture, shredded.

PART 3 - EXECUTION

- 3.1 CONDITION OF SURFACES: A. New bed areas will be left within one tenth of a foot of finish grade by other trades.
3.2 SHRUB PLANTING: A. All shrubs to be pocket planted. Excavate planting hole 3" larger than the width and height of the root ball.
3.3 GROUNDCOVER PLANTING: A. Till 2 inches minimum of thoroughly mixed prepared soil or equal in all planting bed areas as follows: 1. 1 part sandy loam, 1 part peat moss, 1 part sharp sand.
3.4 TREE PLANTING: A. Plant ornamental trees in pits 12-inches larger than the root ball.
3.5 SEASONAL COLOR PLANTING: A. Beds shall be excavated to a depth of 2 inches.
3.6 CLEANUP: During work, keep premises neat and orderly including organization of storage areas. Remove trash, including debris resulting from removing weeds or rocks from planting areas.

END OF LANDSCAPING SECTION

LAWNS

PART I - GENERAL

- 1.1 SCOPE: Furnish all labor, tools, transportation, materials, equipment, supervision, etc., required to adequately establish a dense lawn of permanent grasses, free from lumps and depressions as indicated by plans and specifications.
1.2 RELATED WORK SPECIFIED ELSEWHERE: A. Irrigation System B. Landscaping
1.3 MAINTENANCE OF GRASS: The contractor shall maintain the grass until final acceptance. Such maintenance shall include spraying, weeding, cultivation, fertilizing, watering, disease and insect control, top dressing (low spots), plus any procedures consistent with horticultural practice necessary to keep a normal, vigorous, and healthy grass.
1.4 JOB CONDITIONS: A. Water: Will be available on site. Provide necessary hoses and other watering equipment required to complete work.
1.5 SCHEDULE: A. Seeding/hydr mulching - Bermuda grass: Complete only between May 1 to August 31 under favorable conditions, (warm season)
1.6 ACCEPTANCE: The work will be accepted when a completed, undamaged stand of grass is achieved, as approved by the Owner's Representative.

PART 2 - MATERIALS

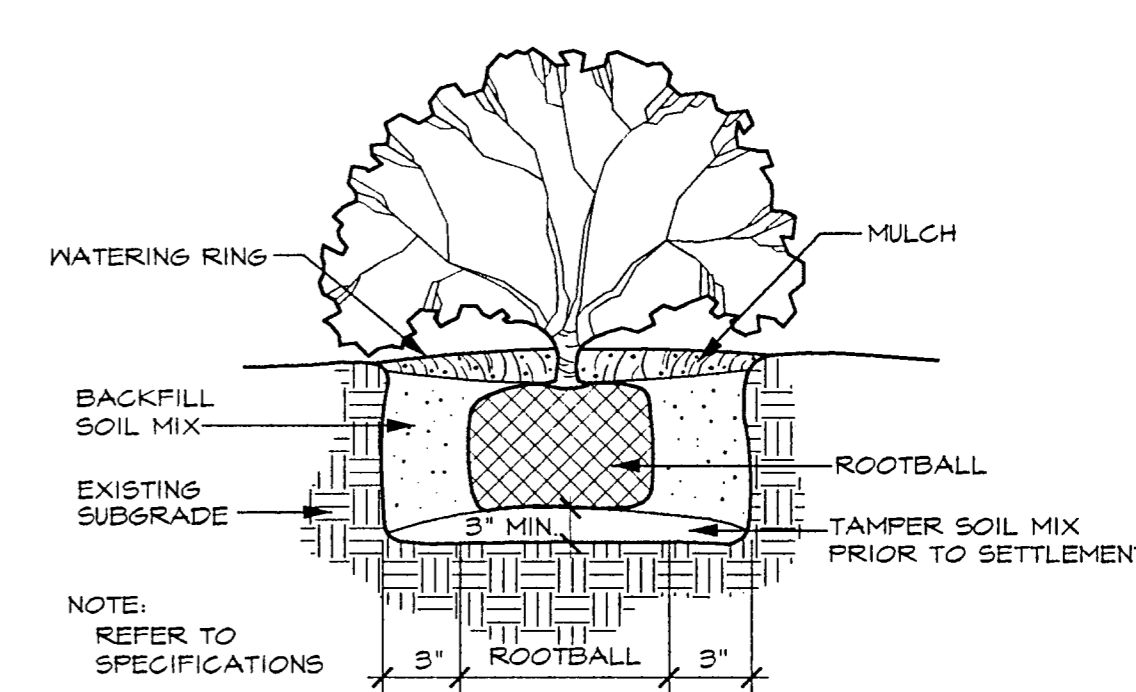
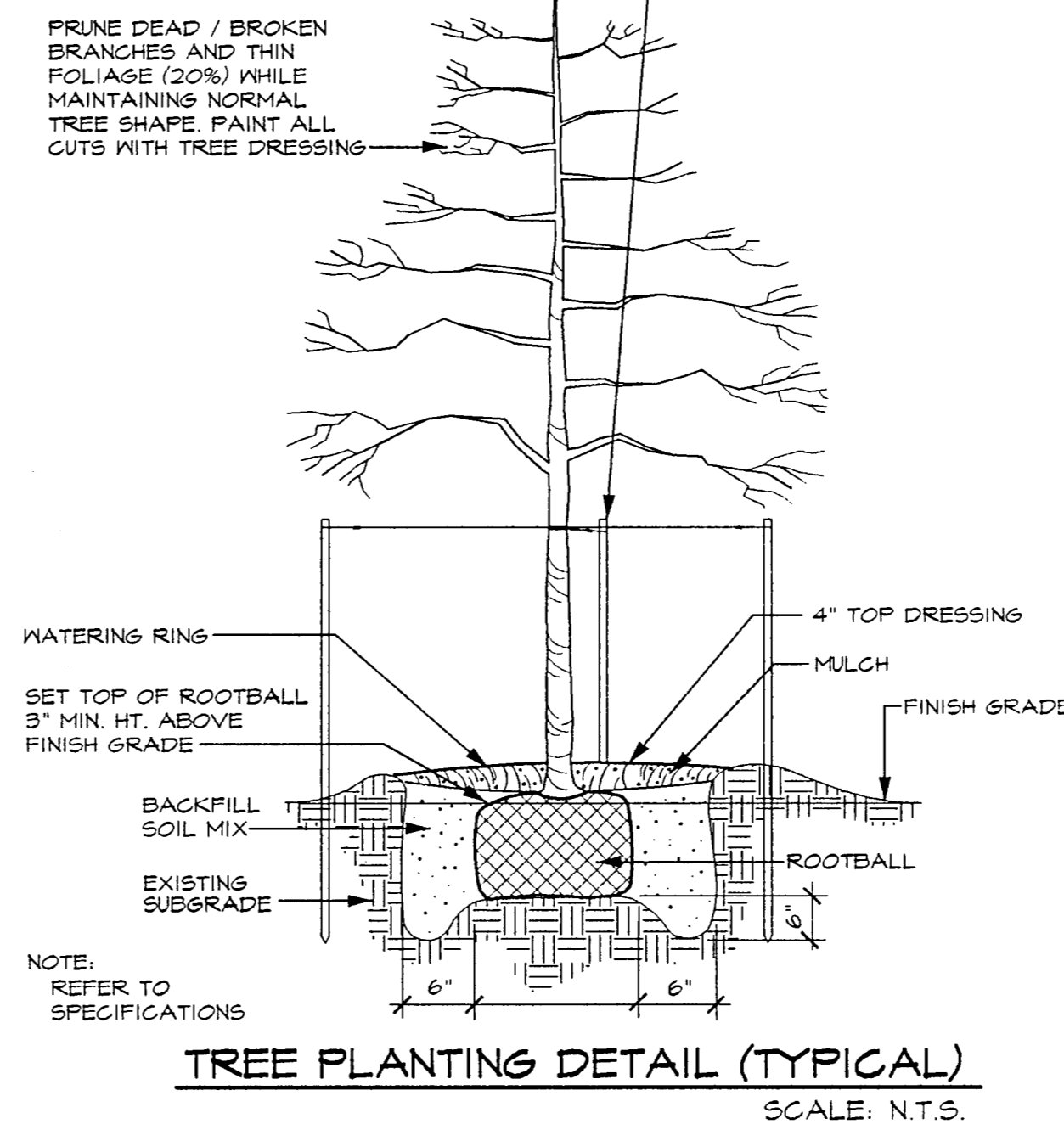
- 2.1 GRASS: A. Bermuda Grass: Extra fancy hulled and treated, lawn type seed, delivered to site in original, unopened containers meeting requirements of Texas State Seed Law.
B. Annual Ryegrass: Extra fancy hulled and treated, lawn type seed, delivered to site in original, unopened containers meeting requirements of Texas State Seed Law.
2.2 FERTILIZER: Fertilizer shall be organic base, uniform in composition, dry and free flowing. Deliver fertilizer to site in original, unopened containers, each bearing manufacturer's guaranteed statement of analysis.

PART 3 - EXECUTION

- 3.1 PREPARATION: A. Scarify lawn areas where excessive compaction is greater than 85% Standard Proctor to a depth of 4-inches by disking or rototilling.
3.2 FINAL GRADING: A. Remove from site and legally dispose of stones 3/4-inch and larger, sticks and other debris exposed during this operation.
3.3 HERBICIDE: Apply herbicide to remove any remaining weeds. This work is to be performed by a licensed applicator following the manufacturer's recommendations.
3.4 FERTILIZER: A. Place first application with hydromulch at rate of 12 pounds per 1,000 square feet.
3.5 HYDROMULCH/SEEDING: A. At the time of hydromulch/seeding, soil shall be moist but not muddy, and wind velocity shall not exceed ten (10) miles per hour.
3.6 MECHANICAL SEEDING: Seed uniformly at a rate of 125 pounds of Bermuda grass seed per acre or 250 pounds of Ryegrass per acre.
3.7 SOLID SOD: A. Solid Sod: Plant grass by hand, edge to edge with staggered joints.
3.8 ESTABLISHMENT AND MAINTENANCE OF LAWN AREAS: A. Watering: 1. Water lawn areas immediately after grassing operation.
3.9 CLEANUP: During work, keep premises neat and orderly, including organization of storage areas. Remove trash, including debris resulting from removing weeds and rocks from site daily.

END OF LAWN SECTION

- (3) PRESSURE TREATED HARDWOOD STAKES (2" X 2" X 8') WITH 12 GAUGE (5) STRAND GALV. STEEL CABLE AND 3" TURNBUCKLE. ENCASE LOOP IN REIN. RUBBER HOSE. CANOPY TREES: SECURE AT LOWEST BRANCH. EVERGREEN / ORNAMENTAL TREES: SECURE AT TOP OF STAKE HEIGHT.



SHRUB PLANTING DETAIL (TYPICAL) SCALE: N.T.S.

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Table with columns for DATE and REVISIONS.

GRUBBS RAMSEY, INC. 1781 DALLAS PARKWAY, STE 220 DALLAS, TEXAS 75248 PHONE (972) 267-2319 FAX (972) 267-2474

RAYMOND HARRIS AND ASSOCIATES ARCHITECTS PROPOSED SAM'S CLUB BUILDING REMODEL BELTLINE ROAD ADDISON, TEXAS LANDSCAPE PLAN

Professional seal for MICHAEL W. RAMSEY, LICENSED PROFESSIONAL ARCHITECT, STATE OF TEXAS, No. 1301.

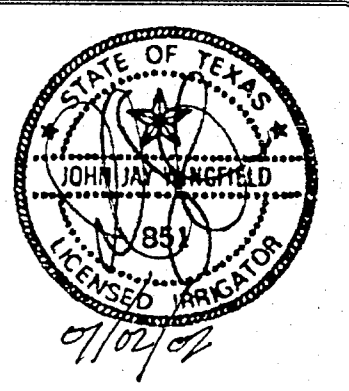
PROJECT MGR. GRI PROJECT TECH. GRI CHECKED BY GRI JOB NO. SHEET NO. L3 OF 5

BY	
DATE	
REVISIONS	

IRRIGATION SPECIALIST  
JOHN WINGFIELD - (972) 601-3816

RAYMOND HARRIS AND ASSOCIATES ARCHITECTS  
PROPOSED SAM'S CLUB BUILDING REMODEL  
BELTLINE ROAD  
ADDISON, TEXAS

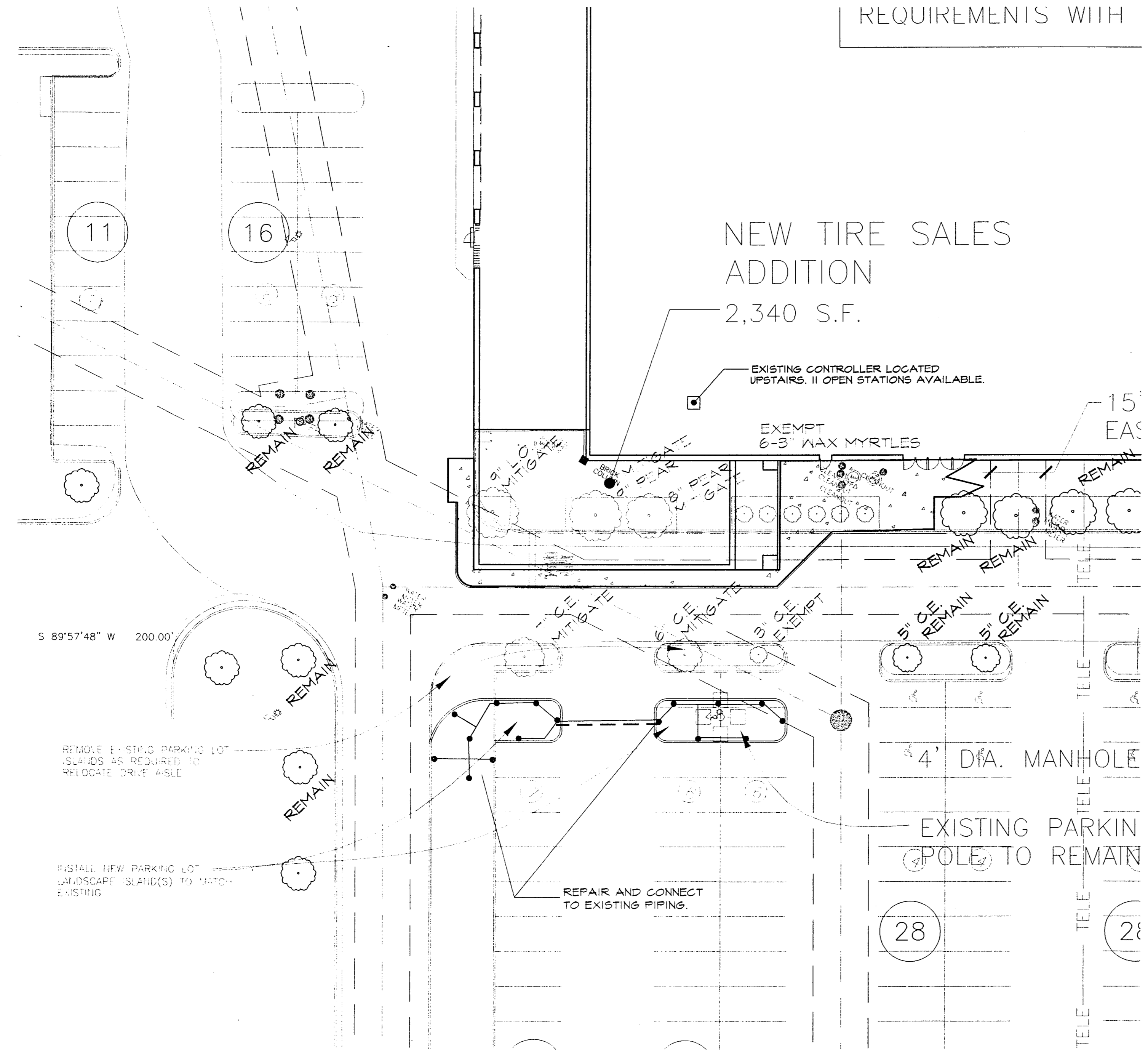
**IRRIGATION PLAN**



PROJECT MGR.  
JW  
PROJECT TECH.  
JW  
CHECKED BY  
JW  
JOB NO.

SHEET NO.  
**L4**  
OF 5

REQUIREMENTS WITH



**TIRE SALES ADDITION**

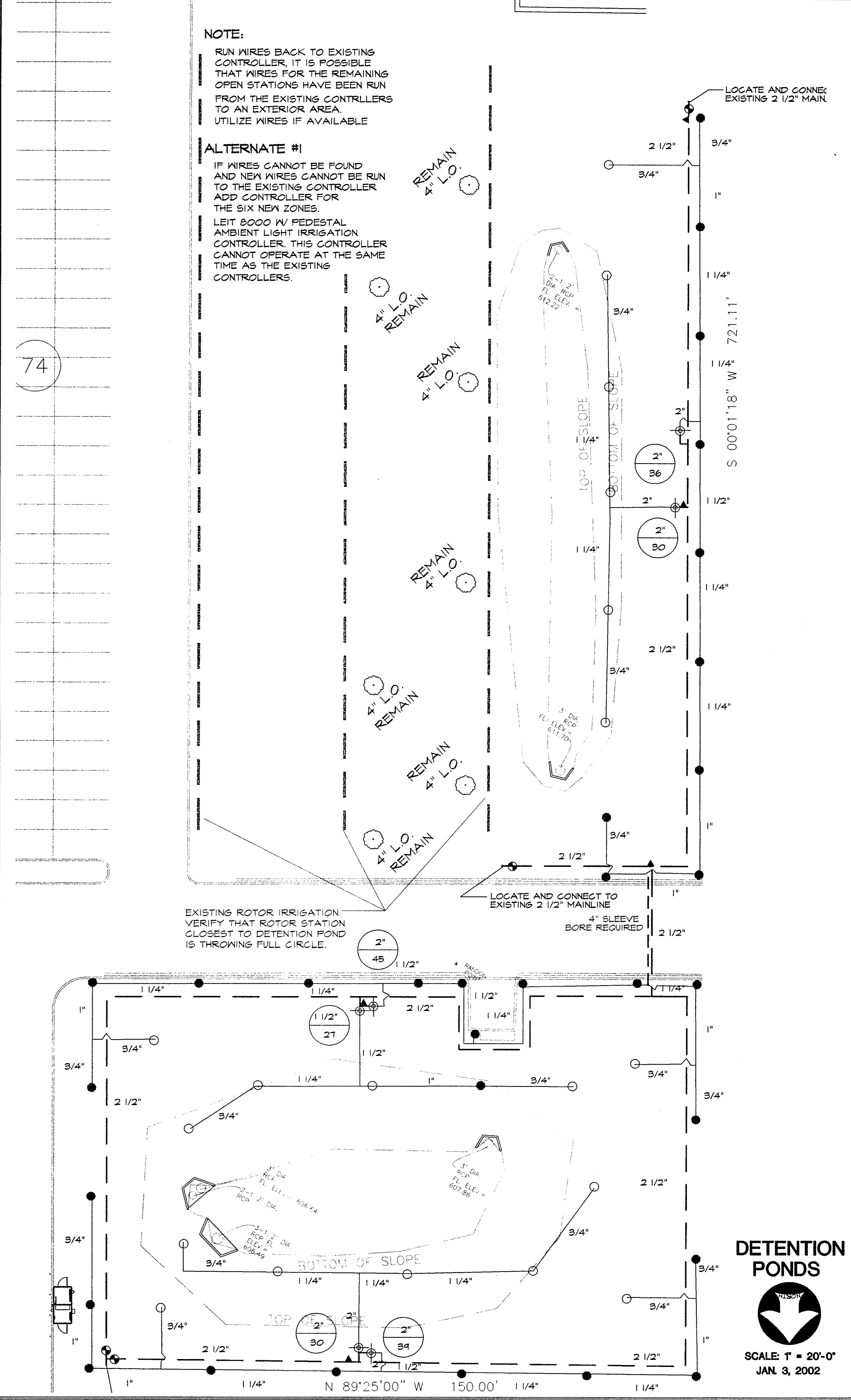
SCALE: 1" = 20'-0"

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BY: *Michael Ramsey*  
MICHAEL RAMSEY, R.L.A. DATE: 8/16/02

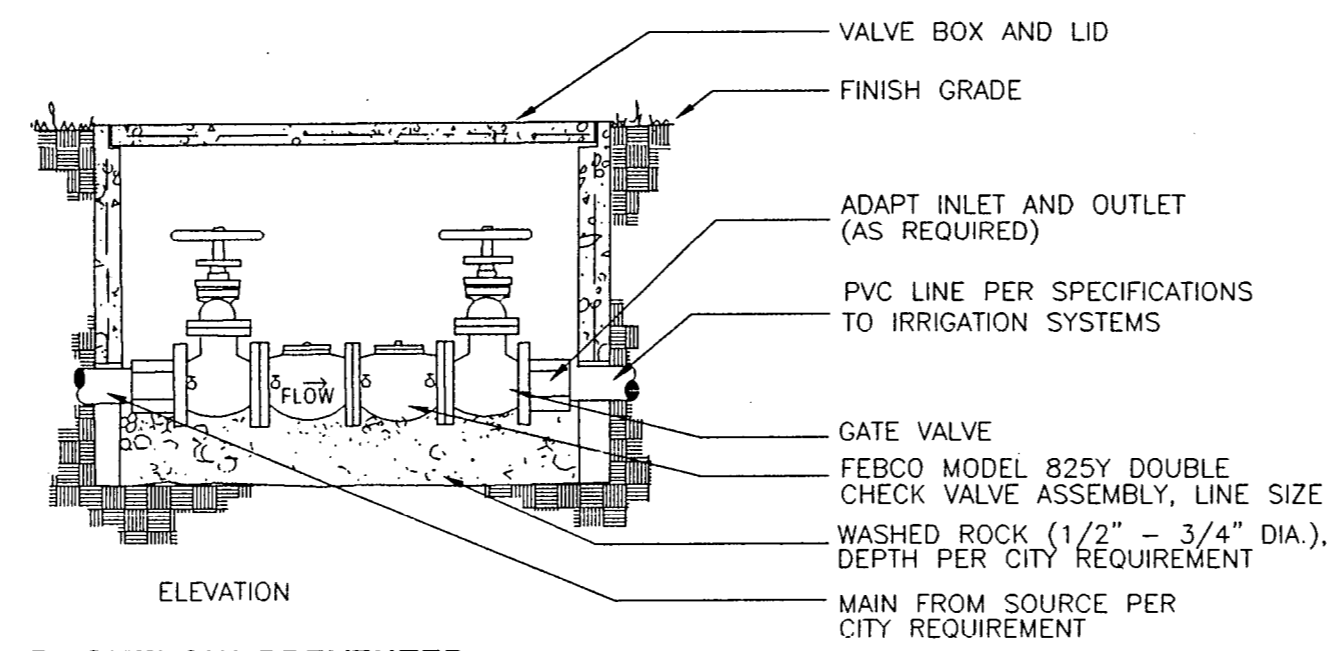
NOTE:  
RUN WIRES BACK TO EXISTING CONTROLLER, IT IS POSSIBLE THAT WIRES FOR THE REMAINING OPEN STATIONS HAVE BEEN RUN FROM THE EXISTING CONTROLLERS TO AN EXTERIOR AREA. UTILIZE WIRES IF AVAILABLE.

ALTERNATE #1  
IF WIRES CANNOT BE FOUND AND NEW WIRES CANNOT BE RUN TO THE EXISTING CONTROLLER ADD CONTROLLER FOR THE SIX NEW ZONES. LEIT 2000 W/ PEDESTAL AMBIENT LIGHT IRRIGATION CONTROLLER. THIS CONTROLLER CANNOT OPERATE AT THE SAME TIME AS THE EXISTING CONTROLLERS.

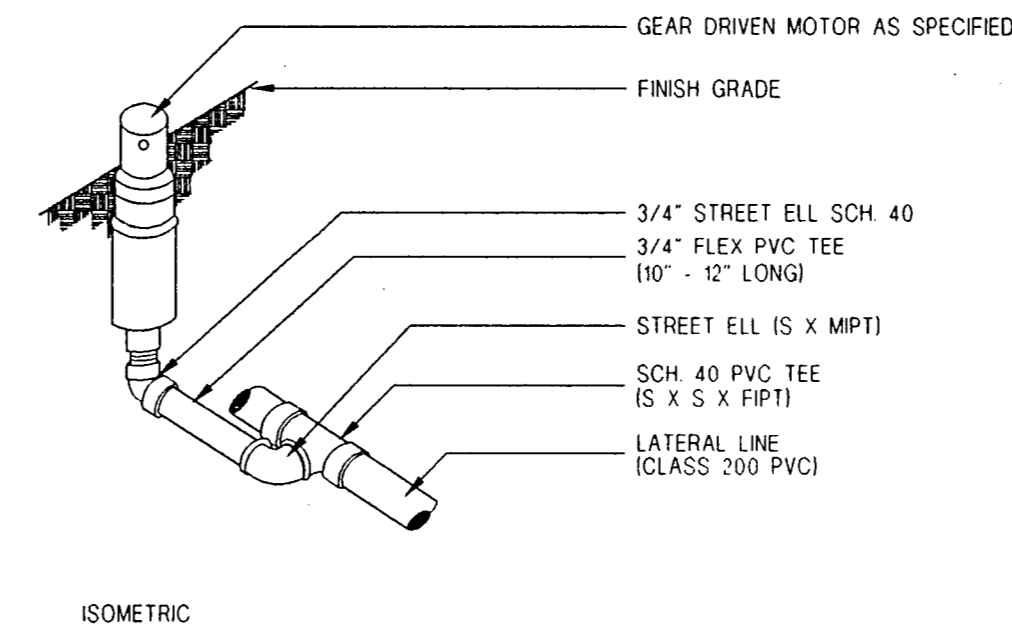


**DETENTION PONDS**

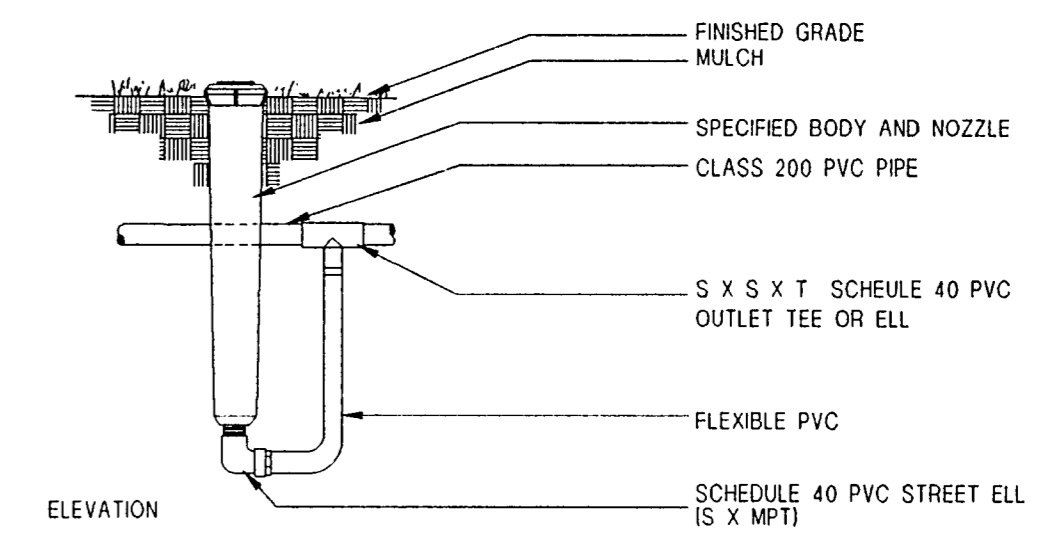
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JAN 3, 2002



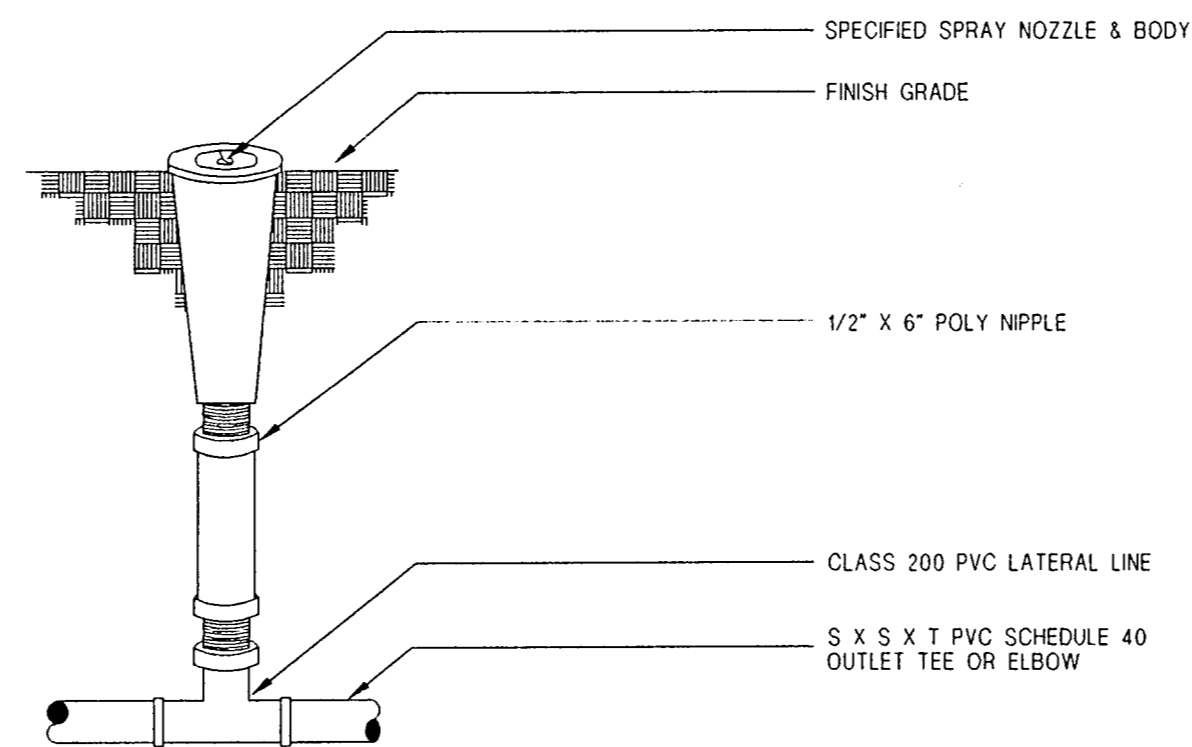
**BACKFLOW PREVENTER**  
DOUBLE CHECK VALVE ASSEMBLY  
not to scale



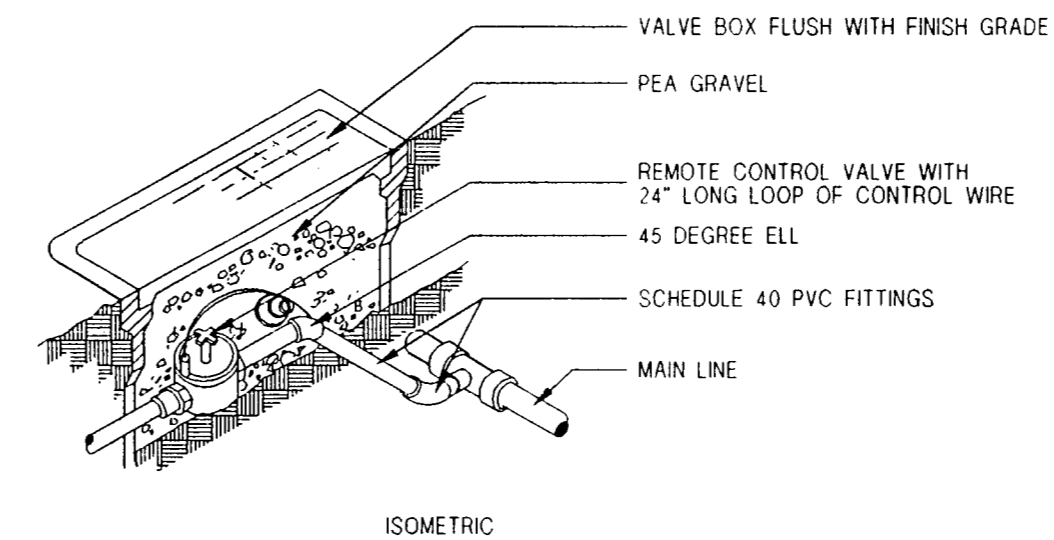
**GEAR DRIVEN ROTARY**  
ROTARY HEAD  
not to scale



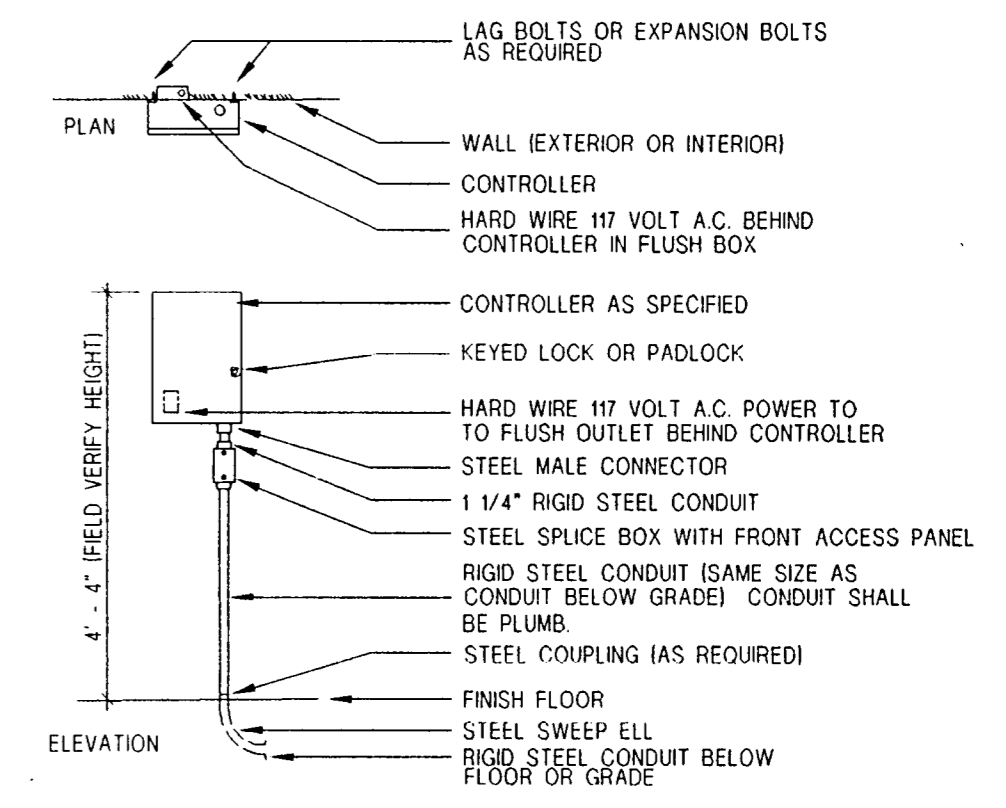
**HIGH RISER ASSEMBLY**  
12" POP-UP  
not to scale



**POP - UP RISER ASSEMBLY**  
4" POP-UP  
not to scale



**REMOTE CONTROL VALVE**  
ELECTRIC VALVE  
not to scale



**WALL MOUNTED CONTROLLER**  
CONTROLLER  
not to scale

**IRRIGATION NOTES**

- All equipment numbers reference Rainbird equipment catalog unless otherwise indicated.
- LAWN SPRAY HEADS are 1804 sam installed as per detail.
- SHRUB SPRAY HEADS are 1812 sam installed as per detail.
- ELECTRIC CONTROL VALVES shall be PGA SERIES installed as per detail shown. Size valves as shown on plans. Valves shall be installed in valve boxes large enough to permit manual operation, removal of solenoid and/or valve cover without any earth excavation.
- QUICK COUPLING VALVES shall be #33RC installed as per detail shown. Swing joints shall be constructed using 3/4" Sch 80 elbows. Contractor shall supply owner with three (3) couplers and three (3) swivel hose ends as part of this contract.
- AUTOMATIC CONTROLLER shall be installed at location shown. Power (120V) shall be located in a junction box within five feet (5') of controller location by other trades.
- All 24 volt valve wiring is to be UF 14 single conductor. All wire splices are to be permanent and waterproof.
- SLEEVES shall be installed by General Contractor. Sleeve material shall be Schedule 40. Sizes as indicated on plans.
- Ten days prior to start of construction, contractor shall verify static water pressure. If static pressure is less than 50 PSI, do not start work until notified to do so by owner.
- All mainline and lateral piping shall have a minimum of 12 inches of cover. All piping under paving shall have a minimum of 18 inches of cover.
- The irrigation contractor shall coordinate installation of the system with the landscape contractor so that all plant material will be watered in accordance with the intent of the plans and specifications.
- The irrigation contractor shall select the proper arc and radius for each nozzle to insure 100% and proper coverage of all lawn areas and plant material. All nozzles in parking lots and planting beds shall be low angle to minimize overspray on pavement surfaces. No water will be allowed to spray on building.

**IRRIGATION LEGEND**

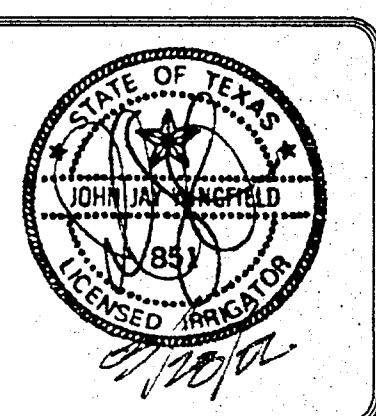
- RAINBIRD 1804SAM WITH FR8 NOZZLE
- RAINBIRD 1812SAM WITH FR8 NOZZLE
- HUNTER ROTARY HEAD FC
- HUNTER ROTARY HEAD FC
- RAINBIRD FEB SERIES ELECTRIC VALVE
- ▲ RAINBIRD 3/4" QUICK COUPLER
- CONTROLLER
- WATER METER (AS SIZED)
- BACKFLOW PREVENTER (AS SIZED)
- CLASS 200 PVC LATERAL PIPING
- CLASS 200 PVC MAINLINE
- SCH 40 PVC SLEEVING (AS SIZED)
- VALVE SIZE
- GPM

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BY: *Michael Ramsey* DATE: 8/16/02  
MICHAEL RAMSEY, R.L.A.

REVISIONS	DATE	BY

**IRRIGATION SPECIALIST**  
JOHN WINGFIELD - (972) 601-3819

**RAYMOND HARRIS AND ASSOCIATES ARCHITECTS**  
PROPOSED SAM'S CLUB BUILDING REMODEL  
BELTLINE ROAD  
ADDISON, TEXAS  
**IRRIGATION PLAN**



PROJECT MGR.  
**JW**  
PROJECT TECH.  
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CHECKED BY  
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JOB NO.  
SHEET NO.  
**L5**