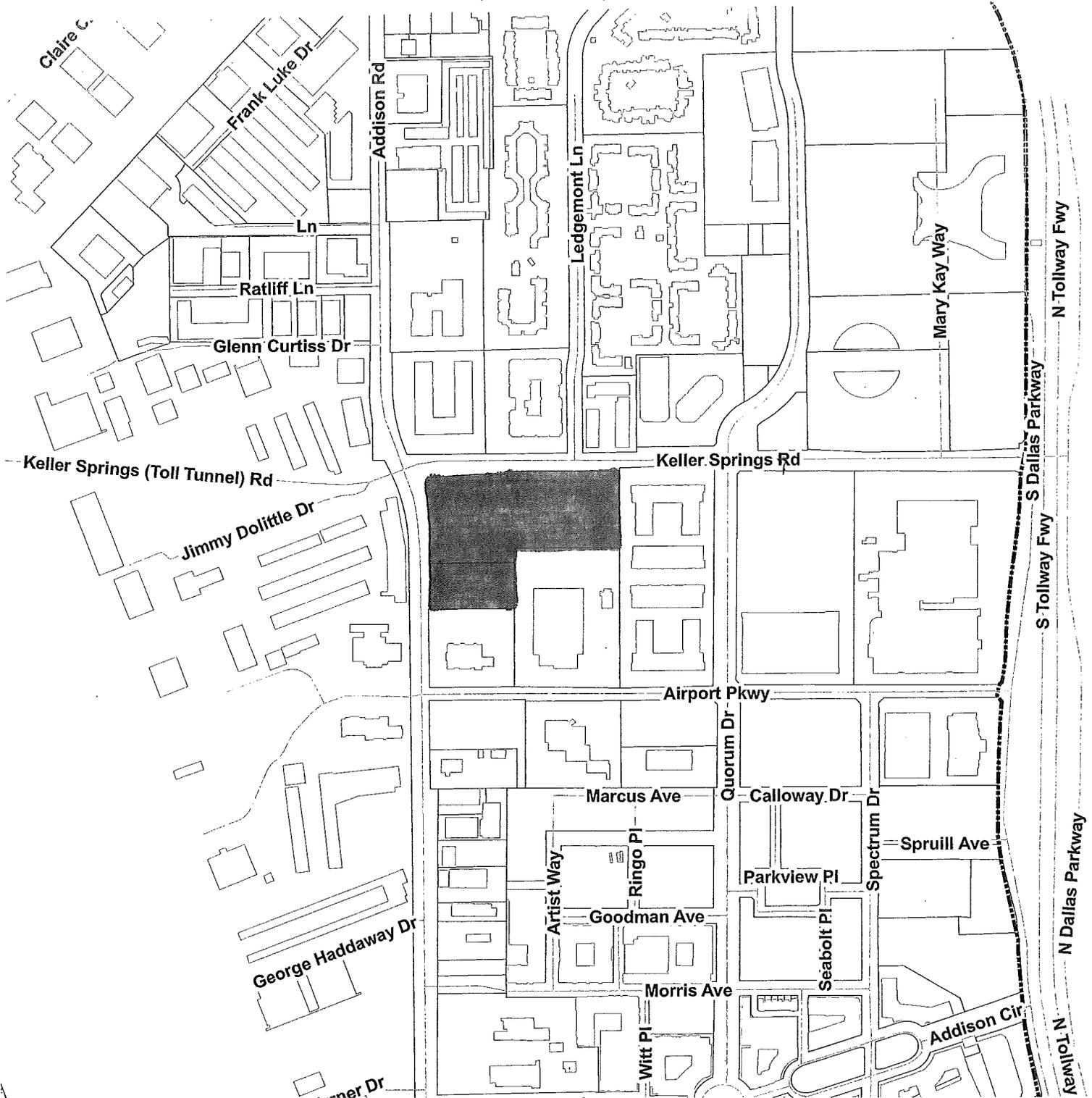
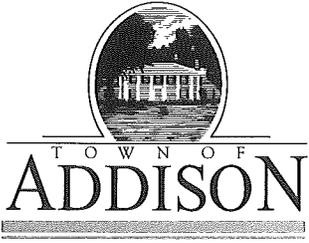


1673-Z

PUBLIC HEARING. 1673-Z/The Lofts at Addison Place. Public hearing, discussion, and consideration of approval of an ordinance changing the zoning on property located at 4800 Keller Springs Road, which property is currently zoned PD – Planned Development, Ordinance 006-047, as amended by Ordinance 011-044, by amending the currently approved development plans to add carports to parking spaces located around the storm water detention area on the applicant's property, on application from The Lofts at Addison Place, Ltd., represented by Mr. Erik Earnshaw of BGO Architects.





August 15, 2013

STAFF REPORT FOR REVISED REQUEST

RE: Case 1673-Z/The Lofts at Addison Place

LOCATION: 4800 Keller Springs Road, a parcel of 7.37 acres at the southeast corner of Addison Road and Keller Springs Road

REQUEST: Approval of an amendment to a previously-approved Planned Development zoning ordinance (006-047, amended by 011-044) in order to provide for revised development plans for a multi-family project of approximately 353 multi-family units

APPLICANT: The Lofts at Addison Place, represented by Mr. Erik Earnshaw of BGO Architects

DISCUSSION:

Background. The Planning and Zoning Commission reviewed this request at the July 25th meeting. After the public hearing, the Commission voted to table the item.

At the July meeting, the applicant requested that he be allowed to add 31, flat-roofed, metal carports to the parking spaces in the detention area. The developer felt that carport-covered spaces would make it easier to lease the spaces on the west end of the project to residents who want a covered space, but do not want to park on the second floor of the garage.

After some discussion, the Commission tabled the item to allow the applicant to return to the Commission with a plan that would screen the carports so that they were not visible from Addison Road.

The applicant realized that he could not feasibly screen the carports on the northern side of the detention pond and has eliminated them from the revised plan. The applicant felt that he could feasibly screen the carports on the east side of the detention pond and has revised the request to provide 13 carports along the east property line.

In addition, the applicant has modified the landscaping plan for the detention area to include 12 Nellie R Stevens Hollies (an evergreen shrub) on the east end of the detention pond, between the 13 carports and the street. The plan specifies the Hollies will be between 6 and 8 feet in height at installation. The landscaping plan also shows 8 Bald Cypress trees and three Red Oak trees in the detention pond, but those were already on the plan. The Nellie R Stevens hollies are the only addition to the original landscaping plan.

RECOMMENDATION:

The staff is pleased that the applicant has removed the 18 carports that were the most visible from Addison Road. The staff also feels that the screening solution proposed by the applicant for the 13 carports against the east property line is feasible and will be effective.

Staff recommends approval of an ordinance changing the zoning on property located at 4800 Keller Springs Road, which property is currently zoned PD – Planned Development, Ordinance 006-047, as amended by Ordinance 011-044, by amending the currently approved development plans to add 13 carports along the east property line, in accordance with the plans submitted by the applicant.

Respectfully submitted,

A handwritten signature in black ink that reads "C MORAN". The "C" is large and loops around the "M". The "MORAN" is written in a slightly slanted, blocky font.

Carmen Moran
Director of Development Services

Case 1673-SUP/The Lofts at Addison Place
August 26, 2013

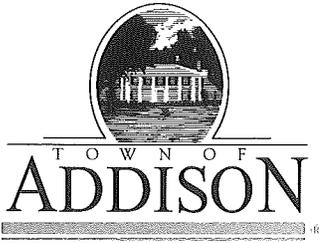
COMMISSION FINDINGS:

The Addison Planning and Zoning Commission, meeting in regular session on August 22, 2013, voted to recommend approval of an ordinance changing the zoning on property located at 4800 Keller Springs Road, which property is currently zoned PD – Planned Development, Ordinance 006-047, as amended by Ordinance 011-044, by amending the currently approved development plans to add carports to parking spaces located around the storm water detention area on the applicant's property, on application from The Lofts at Addison Place, Ltd., represented by Mr. Erik Earnshaw of BGO Architects.

Voting Aye: Doherty, Groce, Hughes, Oliver, Stockard, Wheeler

Voting Nay: none

Absent: Hewitt



July 17, 2013

STAFF REPORT

RE: Case 1673-Z/The Lofts at Addison Place

LOCATION: 4800 Keller Springs Road, a parcel of 7.37 acres at the southeast corner of Addison Road and Keller Springs Road

REQUEST: Approval of an amendment to a previously-approved Planned Development zoning ordinance (006-047, amended by 011-044) in order to provide for revised development plans for a multi-family project of approximately 353 multi-family units

APPLICANT: The Lofts at Addison Place, represented by Mr. Erik Earnshaw of BGO Architects

DISCUSSION:

Background. In 2006, this site was zoned Commercial-2. It was rezoned to Planned Development District #006-047, and development plans were approved for a multi-family development of 341 units and 13,415 square feet of retail space. The plans for the development were approved through Ordinance 006-047 (attached).

The project was advanced all the way through building permit, and all landscaping and engineering issues were resolved. The site was platted and the plans were put on the Building Inspection counter – ready for the developer to pick up and pay the building permit fee. The plans were on the counter for six months, and finally we got word from the developer that he was not going to build the project.

As the Commission and Council are aware, a development plan is tied to a site, not to an applicant. Any developer who wants to build the exact project that has been approved can pick up the project and build it. BGO Architects was the architecture firm on the project, and it contacted one of its clients, Embrey Partners out of San Antonio, to let them know that a project in Addison had gone through the entitlement and permitting process, and was ready to build. Embrey examined the plans and the site, and decided it would like to pick up the project and construct it.

In July of 2011, Embrey requested an amendment to the existing PD to revise the elevations and make some other minor changes. It decided to remove the retail space shown on the approved plans and replace it with additional residential units. Embrey also wanted to remove the majority of the sub-grade portion of the parking garage by continuing the upper level of the garage to provide for a completed upper deck (it had been a half deck in the approved plans). It also made some minor changes to the elevations that included changing CMU (concrete masonry units) to brick. The project went through the P&Z and Council process, and the changes were approved through Ordinance 011-044 (attached).

Proposed Plan. The project is nearing completion and leasing is underway. Some units in the project are occupied, even though parts of the project are still under construction. During the construction process, the developer determined that there were not enough spaces in the first floor of the garage to provide every first floor unit with a parking space on the first floor. The developer feared that would hamper his ability to lease ground floor units on the east and west ends of the project, far from the garage, and decided to add more surface spaces to the site, even though the project met and even exceeded the Town's parking requirement of one space per bedroom.

The developer requested that he be allowed to add additional parking spaces in the detention area, which is required for the project's on-site detention of storm water. The detention area was required by the Town to allow for the detention and slow release of storm water. It is to be grassed and provided with trees on the south, east, and west sides, but it is not part of the project's required landscaping. The developer may use it to provide a residents' only dog park, but it is not dedicated public open space. The staff worked with the applicant to add the spaces and still detain the required amount of storm water by making the detention area deeper, and the plan to add parking spaces was administratively approved by the staff.

At this point, the developer now wants to add 31, flat-roofed, metal carports to the spaces in the detention area. The developer feels that carport-covered spaces will make it easier to lease the spaces on the west end of the project to

residents who want a covered space, but do not want to park on the second floor of the garage.

RECOMMENDATION:

The Town does not regulate the location of parking spaces on a site. The staff checks to see that the gross amount of required parking is provided, but does not determine where on the site it has to be provided (with the exception of handicapped spaces). Developers in all types of projects often struggle with the "location – not supply" problem. The site may provide ample parking, but customers are unhappy if they can't find a space next to the door of the business they want to patronize. The developer in this request has more than the required number of spaces, but is struggling to provide them in a location that will help him lease units.

The staff is not insensitive to that concern, as evidenced by the staff's willingness to work with the developer to add spaces in the detention area. However, the staff feels that flat-roofed, metal carports will detract from the attractiveness and urban feel of the project that the Town bought into when it initially approved the development plans. They will be clearly visible from Addison Road and will detract from the appearance of the project. In addition, carports are more vulnerable to wind storms, and the staff feels they will deteriorate faster than the apartment building. The staff feels that the carports will give the project a "garden apartment" look and feel, and had they been included in the project when it was initially presented, regardless of where on the site they were located, the staff would not have been in favor of them.

The staff does not support the request to add metal carports to the surface parking spaces in this project, and recommends denial of the request.

Respectfully submitted,

A handwritten signature in black ink that reads "C. MORAN". The signature is written in a cursive, slightly stylized font.

Carmen Moran
Director of Development Services

ORDINANCE NO. 006-047

AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING FROM COMMERCIAL-2 (C-2) TO PLANNED DEVELOPMENT (PD), IN ORDER TO PROVIDE FOR RESIDENTIAL AND LOCAL RETAIL USES, ON 7.37 ACRES AT THE SOUTHEAST CORNER OF ADDISON ROAD AND KELLER SPRINGS ROAD, ON APPLICATION FROM WOODMONT DEVELOPMENT, AND BEING MORE PARTICULARLY DESCRIBED IN THE BODY OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY CLAUSE; PROVIDING FOR A NO SEVERABILITY CLAUSE; AND PROVIDING FOR A REPEAL CLAUSE.

WHEREAS, application was made to amend the Comprehensive Zoning Ordinance of the Town of Addison, Texas, by making application for the same with the Planning and Zoning Commission of the Town of Addison, Texas, as required by State Statutes and the zoning ordinance of the Town of Addison, Texas, and all the legal requirements, conditions and prerequisites having been complied with, the case having come before the City Council of Addison, Texas, after all legal notices, requirements, conditions and prerequisites having been complied with; and

WHEREAS, the City Council of the Town of Addison, Texas, does find that there is a public necessity for the zoning change, that the public demands it, that the public interest clearly requires the amendment, and it is in the best interest of the public at large, the citizens of the Town of Addison, Texas, and helps promote the general welfare and safety of this community, now, therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE TOWN OF ADDISON, TEXAS:

SECTION 1. That the Comprehensive Zoning Ordinance of the Town of Addison, Texas, be, and the same is hereby amended by amending the zoning map of the Town of Addison, Texas, so as to give the hereinafter described property the zoning district classification, to-wit: Planned Development. Said property being in the Town of Addison, Texas, and being described as follows:

WHEREAS Stonemason Partners, Ltd., is the owner of a 7.766 acre tract of land situated in the G.W. Fisher Survey, Abstract No. 482, in the Town of Addison, as recorded in Volume 98160, Page 1730, of the Deed Records of Dallas County, Texas (D.R.D.C.T.), and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found for corner in the east right of way line of Addison Road (a 60' right of way at this point) said iron being N89°37'15" W, 12.00 feet from the northwest corner of Lot 1, Block A, State Farm Service Center Addition, an addition to the Town of Addison, as recorded in Volume 97077, Page 3143, M.R.D.C.T.;

THENCE N 00°26'35" W, 569.96 feet along said east right of way line of Addison Road to an "X" cut in concrete set for corner at the right of way intersection with the south right of way line of Keller Springs Road (a 60' right of way);

THENCE S 89°37'15" E, 780.24 feet along the said south right of way line of Keller Springs Road to a ½ inch iron rod found for corner, said corner also being the northwest corner of Lot 1, Block A, Parkway Business Center 1, an addition to the Town of Addison, Texas, as recorded in Volume 81237, Page 1939, M.R.D.C.T.,

THENCE S 00°22'45" W, 323.90 feet along the west line of said Parkway Business Center 1 to a ½ inch iron rod set for corner, said point also being the northeast of Lot 1, Federal Express Addition, an addition to the Town of Addison as recorded in Volume 94226, Page 3552, M.R.D.C.T.,

THENCE N89°37'15" W, 423.00 feet along the north line of said Federal Express Addition to a ½ inch iron rod set for corner, said corner being the northwest corner of said Federal Express Addition,

THENCE S00°22'45" W, 246.00 feet along the west line of said Federal Express Addition to a ½ inch iron rod found for corner, said corner being the northeast corner of aforesaid State Farm Addition,

THENCE N89°37'15" W, 349.06 feet along the north line of said State Farm Addition to the PLACE OF BEGINNING and containing 7.766 acres of land (338,270 square feet).

SECTION 2. Uses allowed: The uses allowed on the above described property shall be: apartment, condominium, and all uses allowed in the LR – Local Retail zoning district.

SECTION 3. As provided in Planned Development District Article of the Comprehensive Zoning Ordinance, said property shall be improved in accordance with the development plans which are attached hereto and made a part hereof for all purposes.

SECTION 4. The following special conditions are placed on the above described property:

1. In addition, the fire lane on the east side shall be moved to the east to be flush against the property line. The trees shall be shifted to the west side of the fire lane, in front of the units. The fire lane against the south property (on the east end) shall also be moved to be flush against the south. The fire lanes shall be configured so that they can be converted to either R-streets, or Mews streets in the future .
2. Fire hydrants shall be installed at 300-foot intervals along the fire lane.
3. The site must be platted, and complete engineering drawings, including all drainage calculations, must be submitted with the final plat.

SECTION 5. That any person, firm, or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the city, as heretofore amended, and upon conviction shall be punished by a fine set in accordance with Chapter 1, General Provisions, Section 1.10, General penalty for violations of Code; continuing violations, of the Code of Ordinances for the Town of Addison.

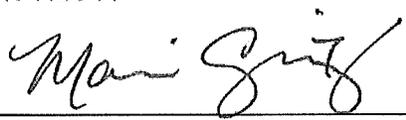
SECTION 6. It is the intention of the City Council that this ordinance be considered in its entirety, as one ordinance, and should any portion of this ordinance be held to be void or unconstitutional, then said ordinance shall be void in its entirety, and the City Council would not have adopted said ordinance if any part or portion of said ordinance should be held to be unconstitutional or void.

SECTION 7. That all ordinances of the City in conflict with the provisions of this ordinance be, and the same are hereby repealed and all other ordinances of the City not in conflict with the provisions of this ordinance shall remain in full force and effect.

DULY PASSED BY THE CITY COUNCIL OF THE TOWN OF ADDISON,
TEXAS, on this the 10th day of October, 2006.

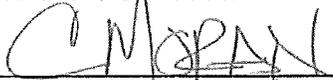

MAYOR

ATTEST:

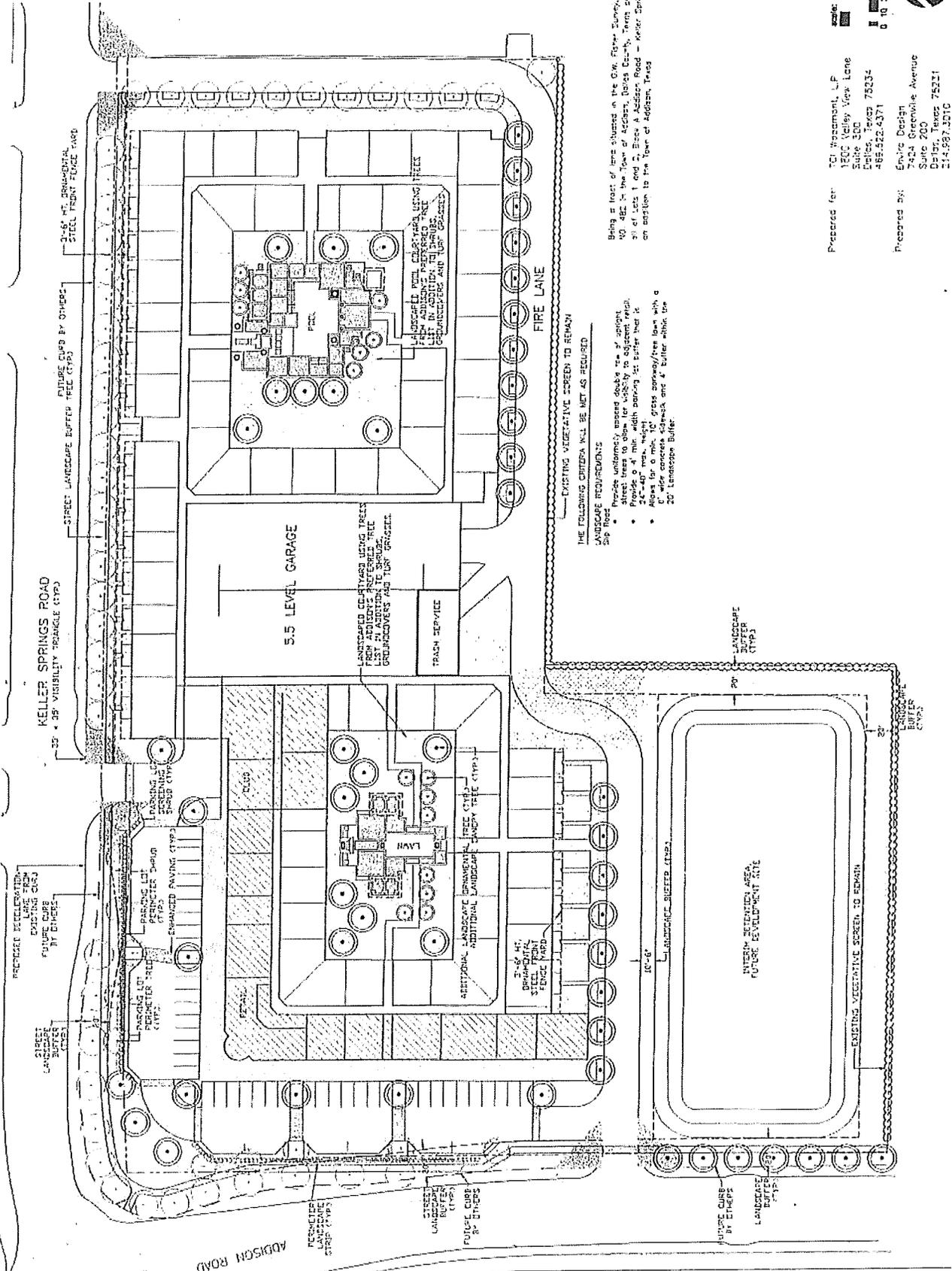

CITY SECRETARY

CASE NO: 1524-Z/Woodmont Development

APPROVED AS TO FORM:


DIRECTOR OF DEVELOPMENT SERVICES

PUBLISHED ON: 2/26/07



Being at least 6 feet above the ground surface, and not less than 10 feet in the case of trees to be planted in the future, and being on a section to the Town of Addison, Texas.

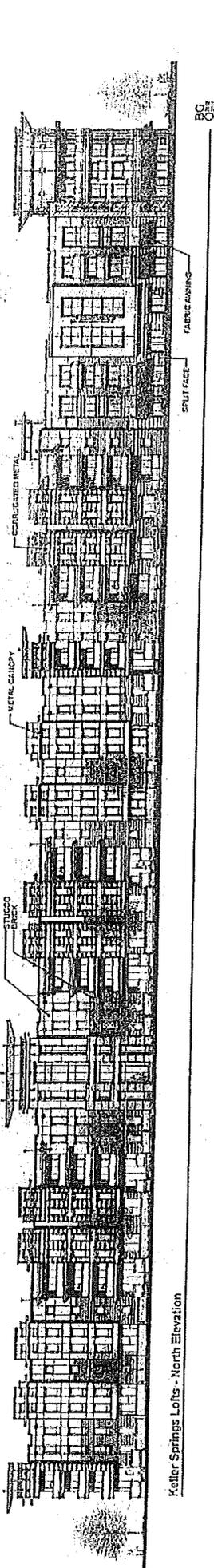
THE FOLLOWING CRITERIA WILL BE MET AS REQUIRED
LANDSCAPE REQUIREMENTS

- Provide minimum 6" diameter trees to be planted in the future.
- Provide 0.4' min. width parking as noted on plan.
- All trees to be planted in the future shall be listed in Addison's Referred Tree List in addition to the trees, shrubs, groundcovers and turf grasses.
- All trees to be planted in the future shall be a minimum of 6" caliper at the time of planting.
- All trees to be planted in the future shall be a minimum of 20' landscape buffer.

Prepared for:
TCL Woodmont, L.P.
1200 Valley View Lane
Suite 300
Dallas, Texas 75234
469.522.4371

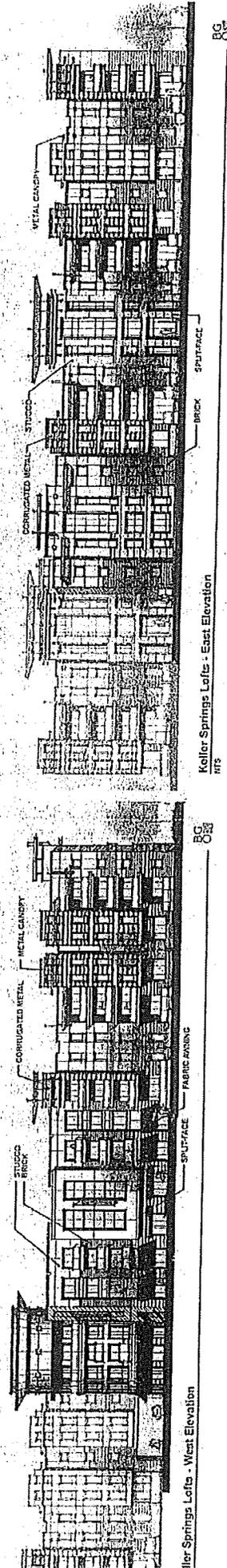
Prepared by:
Enviro Design
7503 Greenville Avenue
Suite 200
Dallas, Texas 75231
214.597.3010

Scale: 1" = 30'-0"



Keller Springs Lofts - North Elevation

RG
05/11

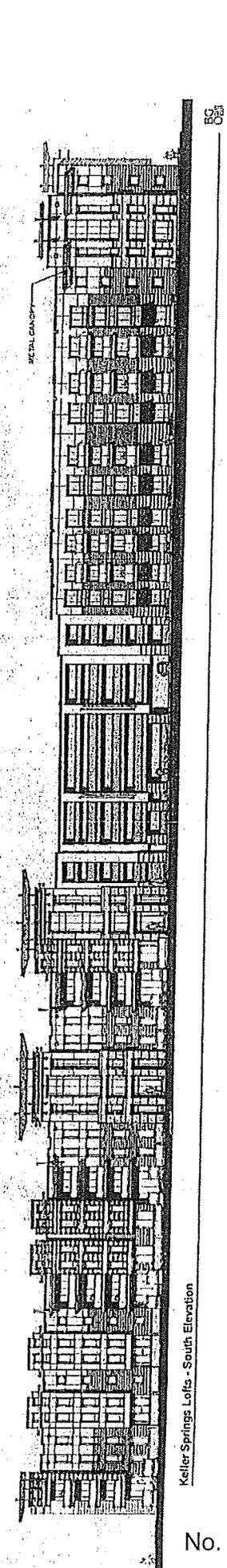


Keller Springs Lofts - West Elevation

RG
05/11

Keller Springs Lofts - East Elevation

RG
05/11



Keller Springs Lofts - South Elevation

RG
05/11



DRAWN
REVISED

KELLER SPRINGS LOFTS
 LOT 14, BLOCK 10, ADAMS, TEXAS 75707
TGI-WOODMONT, L.P.

BO
 BUILDING DESIGN GROUP
 1001 BAYVIEW, SUITE 1000, HOUSTON, TEXAS 77025
 GUEST OPENINGS APPLICANTS
 1001 BAYVIEW, SUITE 1000, HOUSTON, TEXAS 77025

DATE **10-05-06**
 PROJECT **05156**

DATE **10-05-06**
 SHEET NUMBER **5**
 ELEVATIONS

ORDINANCE NO. 011-044

AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE, AS HERETOFORE AMENDED, SO APPROVE AN AMENDMENT TO ORDINANCE 006-047, SECTION 3, IN ORDER TO PROVIDE FOR REVISED DEVELOPMENT PLANS FOR A PROJECT OF 353 MULTI-FAMILY UNITS, LOCATED ON 7.76 ACRES AT THE SOUTHEAST CORNER OF ADDISON ROAD AND KELLER SPRINGS ROAD, ON APPLICATION FROM EMBREY PARTNERS, AND BEING MORE PARTICULARLY DESCRIBED IN THE BODY OF THIS ORDINANCE; PROVIDING FOR A PENALTY CLAUSE; PROVIDING FOR A NO SEVERABILITY CLAUSE; AND PROVIDING FOR A REPEAL CLAUSE.

WHEREAS, application was made to amend the Comprehensive Zoning Ordinance of the Town of Addison, Texas, by making application for the same with the Planning and Zoning Commission of the Town of Addison, Texas, as required by State Statutes and the zoning ordinance of the Town of Addison, Texas, and all the legal requirements, conditions and prerequisites having been complied with, the case having come before the City Council of Addison, Texas, after all legal notices, requirements, conditions and prerequisites having been complied with; and

WHEREAS, the City Council of the Town of Addison, Texas, does find that there is a public necessity for the zoning change, that the public demands it, that the public interest clearly requires the amendment, and it is in the best interest of the public at large, the citizens of the Town of Addison, Texas, and helps promote the general welfare and safety of this community, now, therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE TOWN OF ADDISON,
TEXAS:

SECTION 1. That Section 3 of Ordinance 006-047 shall be revised to read as follows:

SECTION 3. As provided in Planned Development District Article of the Comprehensive Zoning Ordinance, said property shall be improved in accordance with the revised development plans which are attached hereto and made a part hereof for all purposes.

SECTION 2. That any person, firm, or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the city, as heretofore amended, and upon conviction shall be punished by a fine set in accordance with Chapter 1, General Provisions, Section 1.10, General penalty for violations of Code; continuing violations, of the Code of Ordinances for the Town of Addison.

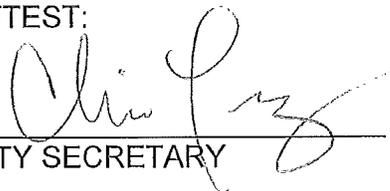
SECTION 3. It is the intention of the City Council that this ordinance be considered in its entirety, as one ordinance, and should any portion of this ordinance be held to be void or unconstitutional, then said ordinance shall be void in its entirety, and the City Council would not have adopted said ordinance if any part or portion of said ordinance should be held to be unconstitutional or void.

SECTION 4. That all ordinances of the City in conflict with the provisions of this ordinance be, and the same are hereby repealed and all other ordinances of the City not in conflict with the provisions of this ordinance shall remain in full force and effect.

DULY PASSED BY THE CITY COUNCIL OF THE TOWN OF ADDISON,
TEXAS, on this the 9th day of August, 2011.


MAYOR

ATTEST:

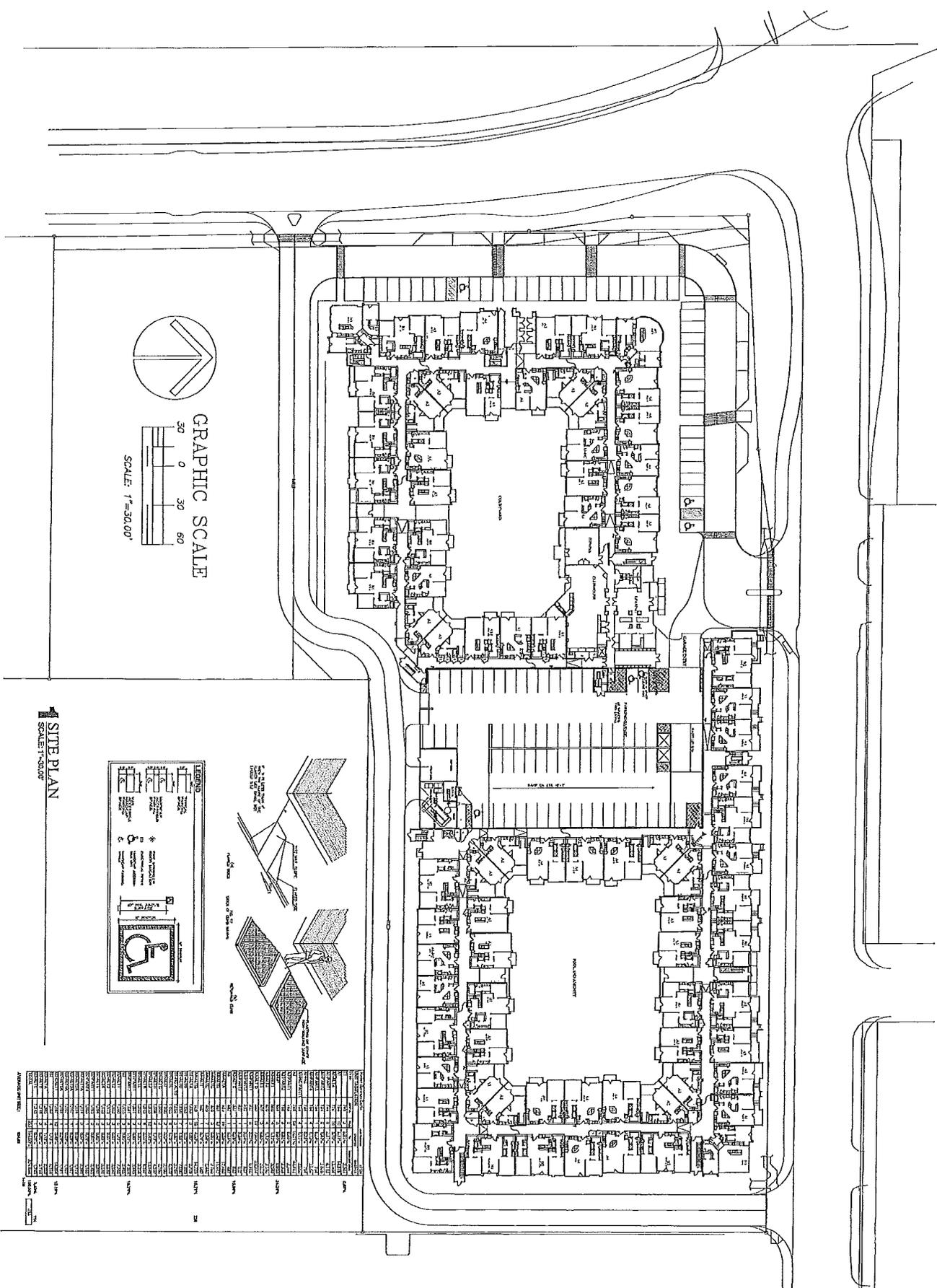

CITY SECRETARY

CASE NO: 1640-Z/Embrey Partners

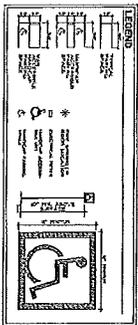
APPROVED AS TO FORM:


DIRECTOR OF DEVELOPMENT SERVICES

PUBLISHED ON: 1-29



SITE PLAN
SCALE: 1"=30.00'



NO.	DESCRIPTION	DATE	BY	CHKD.
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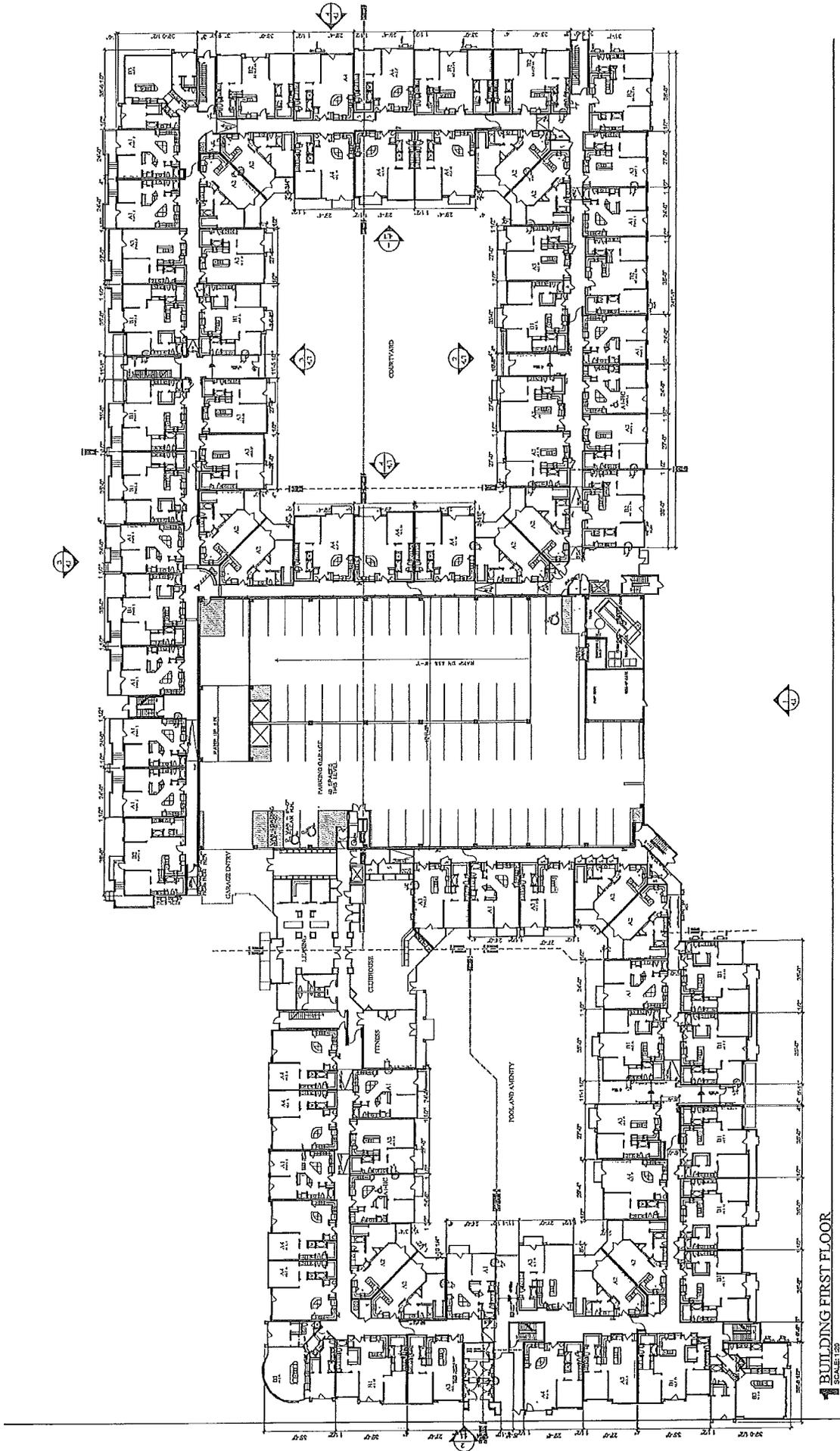
BGD
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 Suite 200
 Irving, TX 75038
 (972) 251-1111
 www.bgd.com

KELLER SPRINGS LOFTS
 LOFT APARTMENTS IN ADDISON, TEXAS

DATE: 07-11-11
 PROJECT: 111129
 SHEET NUMBER: 11

REVISIONS

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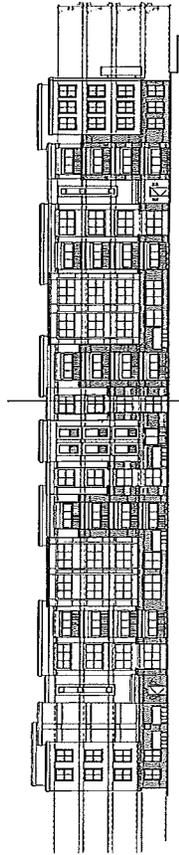


1 BUILDING FIRST FLOOR
SCALE: 1/8" = 1'-0"

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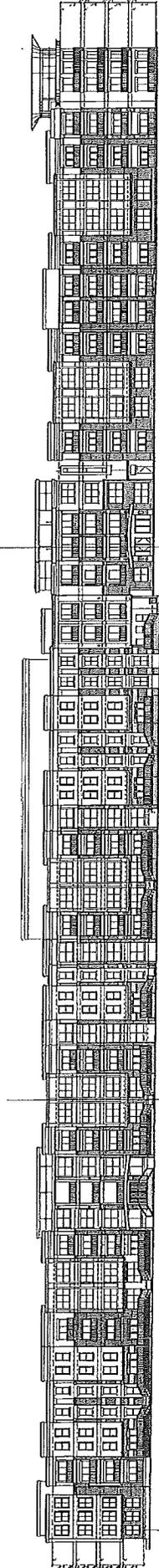
 <p>BGO Architects 4744 N. Central Exp. Dallas, TX 75204 214.250.6878 bgoarchitects.com</p>	<p>REVISIONS</p>	<p>DATE 07-11-11</p>	<p>SHEET NUMBER 3 of 1</p>
	<p>REVIEW PRINTS NOT TO BE USED FOR PERMITS OR CONSTRUCTION</p>	<p>PROJECT 11129</p>	<p>BLDG PLAN</p>

KELLER SPRINGS LOFTS
LOFT APARTMENTS IN ADDISON, TEXAS



4 EAST ELEVATION

REFER TO SHEET 4.5

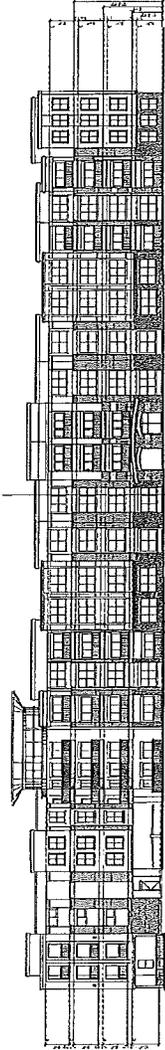


3 NORTH ELEVATION

REFER TO 24.4 FOR DIVISION C ENLARGEMENT

REFER TO 34.4 FOR DIVISION A ENLARGEMENT

REFER TO SHEET 4.4

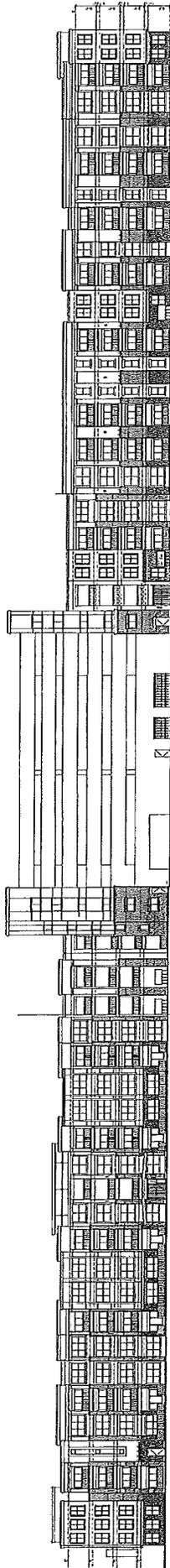


2 WEST ELEVATION

REFER TO 14.3 FOR DIVISION A ENLARGEMENT

REFER TO 24.3 FOR DIVISION B ENLARGEMENT

REFER TO SHEET 4.5



1 SOUTH ELEVATION

REFER TO 14.2 FOR DIVISION B ENLARGEMENT

REFER TO 24.2 FOR DIVISION D ENLARGEMENT

REFER TO 34.2 FOR DIVISION F ENLARGEMENT

REFER TO SHEET 4.2

BGO architects
 4144 N. Central Exp.
 Dallas, TX 75244
 214.352.5879
 bgo@bgoarch.com

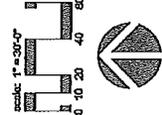
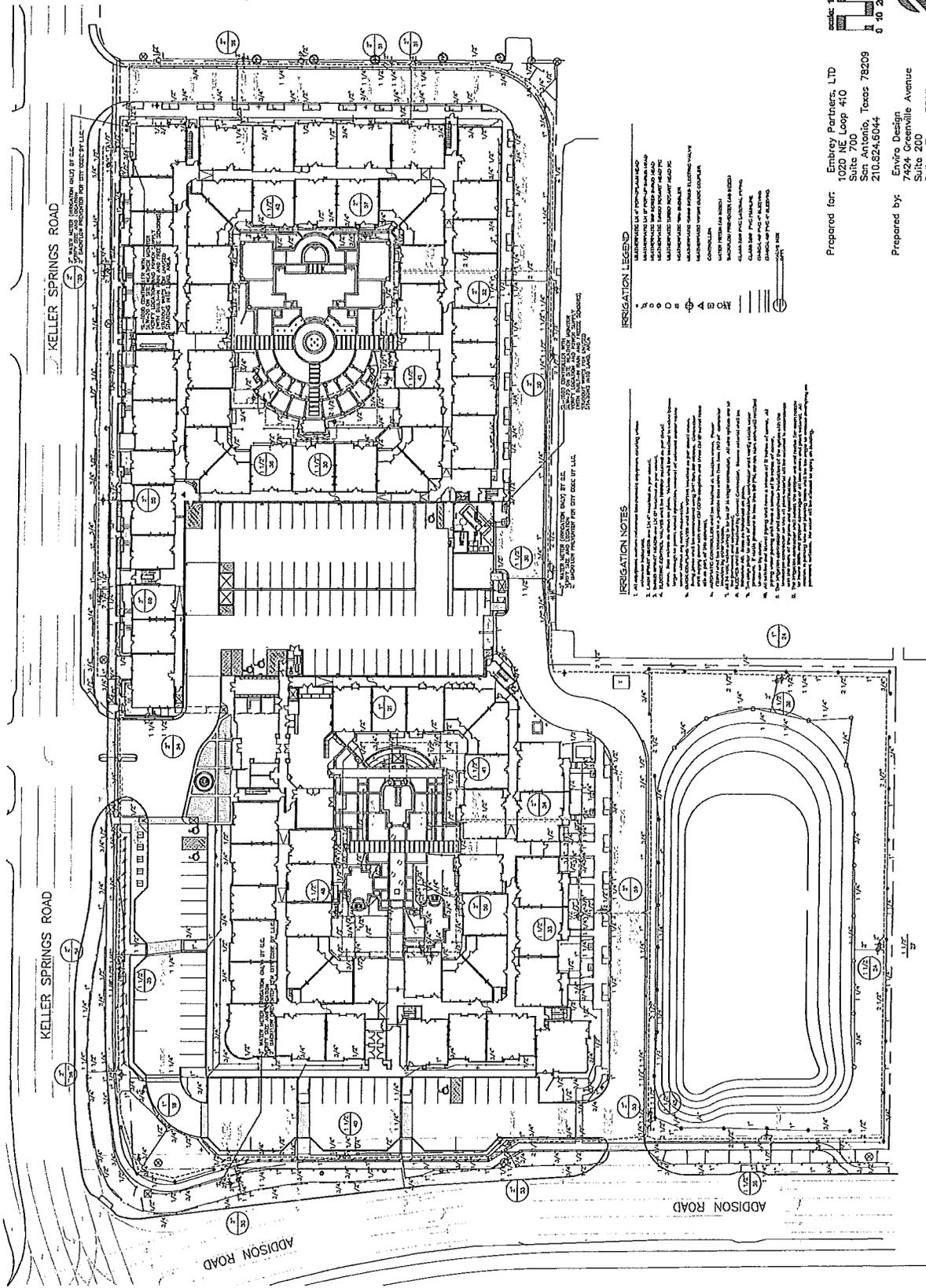
REVISIONS NOT TO BE USED FOR CONSTRUCTION

REVISIONS

KELLER SPRINGS LOFTS
 LOFT APARTMENTS IN ADDISON, TEXAS

DATE	SHEET NUMBER
07-11-11	4-1
PROJECT	ELEVATIONS
11129	

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Suite 700
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210.824.6044

Prepared by: Enviro Design
7424 Greenville Avenue
Suite 200
Dallas, Texas 75231
214.987.3010

- IRRIGATION LEGEND**
- 1. IRRIGATION MAIN
 - 2. IRRIGATION SUBMAIN
 - 3. IRRIGATION LATERAL
 - 4. IRRIGATION VALVE
 - 5. IRRIGATION CONTROL VALVE
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IRRIGATION NOTES

1. All irrigation systems shall be designed, installed, and maintained in accordance with the National Fire Protection Association (NFPA) 13, Code for Automatic Sprinkler Systems, 2007 Edition, and the International Fire Code (IFC), 2006 Edition, and the International Building Code (IBC), 2006 Edition.
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DATE: FEBRUARY 26, 2013
DESIGNER: KHA
CHECKED: KHA
KHA NO. 084392003
CITY NO.

DIMENSION CONTROL PLAN

Keller Springs Lofts
Loft Apartments in Addison

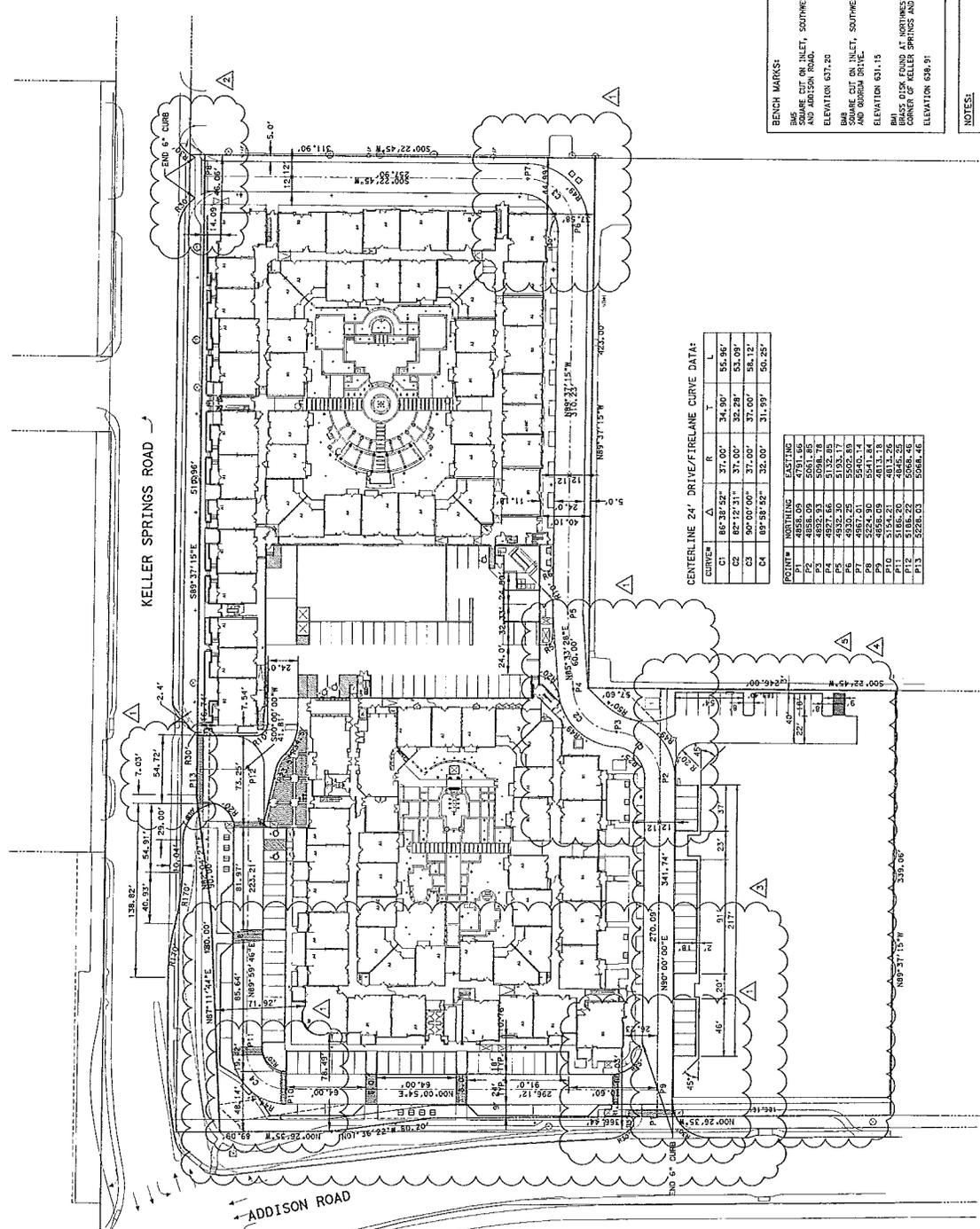
Town of Addison, Texas



NO.	DATE	DESCRIPTION
1	9/14/11	REVISED FIRE LANE FOR WB-50
2	10/27/11	REVISED DRIVEWAY
3	2/6/12	REVISED PARKING
4	2/28/13	ADDED PARKING

Kimley-Horn and Associates, Inc.

4/18/13



BENCH MARKS:
 BENCH MARK AT INLET, SOUTHWEST CORNER OF PATLIFE LANE AND ADDISON ROAD. ELEVATION 631.20
 BENCH MARK AT INLET, SOUTHWEST CORNER OF AIRPORT PKWY. AND GORHAM DRIVE. ELEVATION 631.15
 BENCH MARK AT INTERSECTION CORNER OF INLET, SOUTHWEST CORNER OF KELLER SPRINGS AND ADDISON ROAD. ELEVATION 630.91

CENTERLINE 24' DRIVE/FIRELANE CURVE DATA:

CURVE#	Δ	R	T	L
C1	85°33'52"	37.00'	34.90'	55.96'
C2	82°12'31"	37.00'	32.28'	53.09'
C3	90°00'00"	37.00'	37.00'	56.12'
C4	89°59'52"	32.00'	31.99'	50.25'

PROPERTY	DESCRIPTION	VALUE
P1	4056.00	4741.86
P2	4856.09	5061.85
P3	4835.93	5026.78
P4	4332.30	5133.17
P5	4332.29	5132.89
P6	5224.90	5814.44
P7	4656.09	4813.18
P8	5154.20	4813.26
P9	5166.22	5068.46
P10	5166.22	5068.46
P11	5226.03	5068.46
P12	5226.03	5068.46
P13	5226.03	5068.46

NOTES:
 1. THIS PLAN IS FOR CITY REVIEW PURPOSES ONLY. CONTRACTOR SHALL COORDINATE WITH THE OWNER, ENGINEER, ARCHITECT AND SURVEYOR PRIOR TO STAKING BUILDING CORNERS.
 2. ALL DIMENSIONS ARE FROM BACK OF CURB UNLESS NOTED OTHERWISE.
 3. ALL PARKING SPOTS TO BE 2' MINIMUM WHEELSPREAD UNLESS OTHERWISE NOTED.