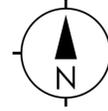
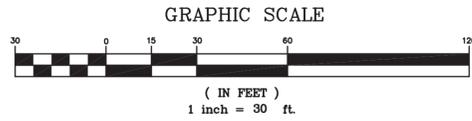


LEGEND

-  Repl. 3' Hedges
-  Replacement Trees
(Will adhere to Addison Landscape Standards)
-  New Road
-  Green Space
-  Sidewalk
-  Fence
-  Handicap Loading
-  Handicap Parking
-  Fence will adhere to Addison Landscape Standards
-  Firelane



SITE PLAN

SITE PLAN NOTES

1. Any revision to this plan will require Town approval and will require revisions to any corresponding plans to avoid conflicts between plans.
2. Open storage, where permitted, shall be screened in accordance with the zoning Ordinance.
3. Buildings with an aggregate sum of 5,000 square feet or greater on a lot shall have automatic sprinklers installed throughout all structures.
Alternative fire protection measures may be approved by the Fire Department.
4. All signage is subject to town approval.
5. All fences and retaining walls shall be shown on the site plan and are subject to building Inspection Division approval.
6. No existing trees will be preserved

Current Zoning: Commercial 1
 Proposed Zoning: PD
 Proposed Use: Office/Warehouse/Retail/Assembly
 Total LOT area: 50,221 SQ. FT (1.153 Acres)
 Building area: 18,500 Sq. ft
 Required Greenspace: 20%/10,044 Sq. ft
 Greenspace Provided: 23%/11,380 Sq. ft
 Height: 27 Ft., 1 story
 lot coverage: 37%
 Sq. Ft. of impervious surface: 38,841 Sq. Ft
 Total Parking: 5/per 1,000 Retail
 1 per/Thousand warehouse (Est. 44 needed)
 Current number of parking: 44
 Handicap parking is provided in accordance with ada standards
 Planter Dimensions: 20'x4'x3'

**THE FISH GALLERY -
15003 INWOOD ROAD ADDISON, TX 75001**

LEGAL 1: JOSIAH PANCOAST ABST 1146 PG 536
 LEGAL 4: VOL87001/3230 EX122986 CO-DALLAS
 Lot Number: Lot 1 Block 1
 Acreage: 1.153 Acres
 Survey number: P-3670
 Prep. Dates: 9/8/2017, 10/9/2017, 10/14/2017, 10/21/2017, 10/27/2017, 11/3/2017, 11/8/2017

LOCATION KEY



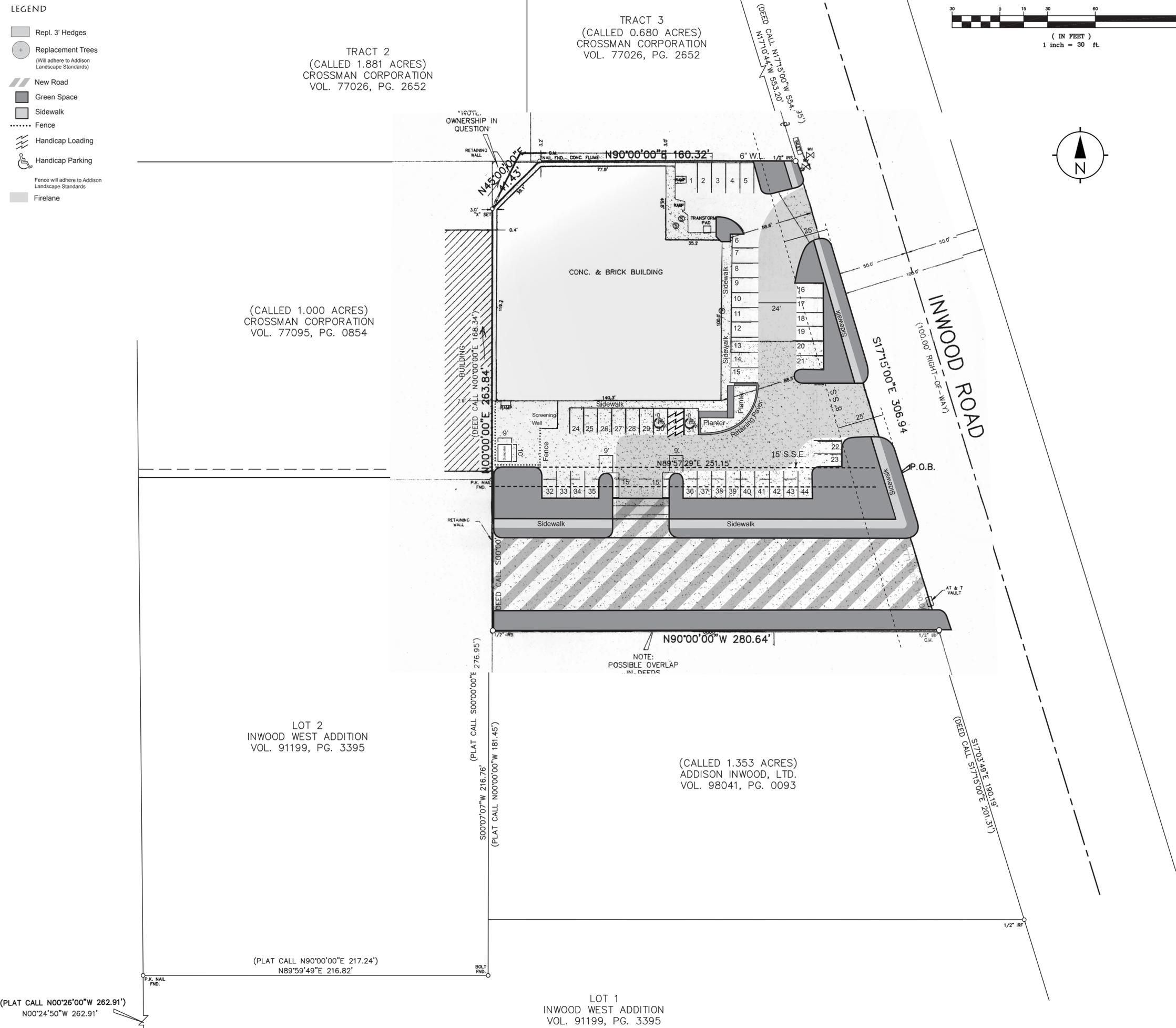
VICINITY MAP
NOT TO SCALE

ACTION	
APPROVED	DENIED
STAFF _____	_____
Date _____	Initials _____
COUNCIL _____	_____
Date _____	Initials _____

See the Staff Approval Letter or Council Result Memo for any conditions associated with the approval of this project.

OWNER:
 JOE C. THOMPSON JR.
 3322 SHORECREST DRIVE #2335
 DALLAS, TX, 75235
 214-707-6463

APPLICANT:
 ROGER DEGREGORI
 2909 FOUNTAIN VIEW DRIVE
 HOUSTON TX, 77057



NOTE:
POSSIBLE OVERLAP
IN DEEDS

(PLAT CALL N00°26'00"W 262.91')
N00°24'50"W 262.91'

(PLAT CALL N90°00'00"E 217.24')
N89°59'49"E 216.82'

LOT 1
INWOOD WEST ADDITION
VOL. 91199, PG. 3395

(CALLED 1.353 ACRES)
ADDISON INWOOD, LTD.
VOL. 98041, PG. 0093

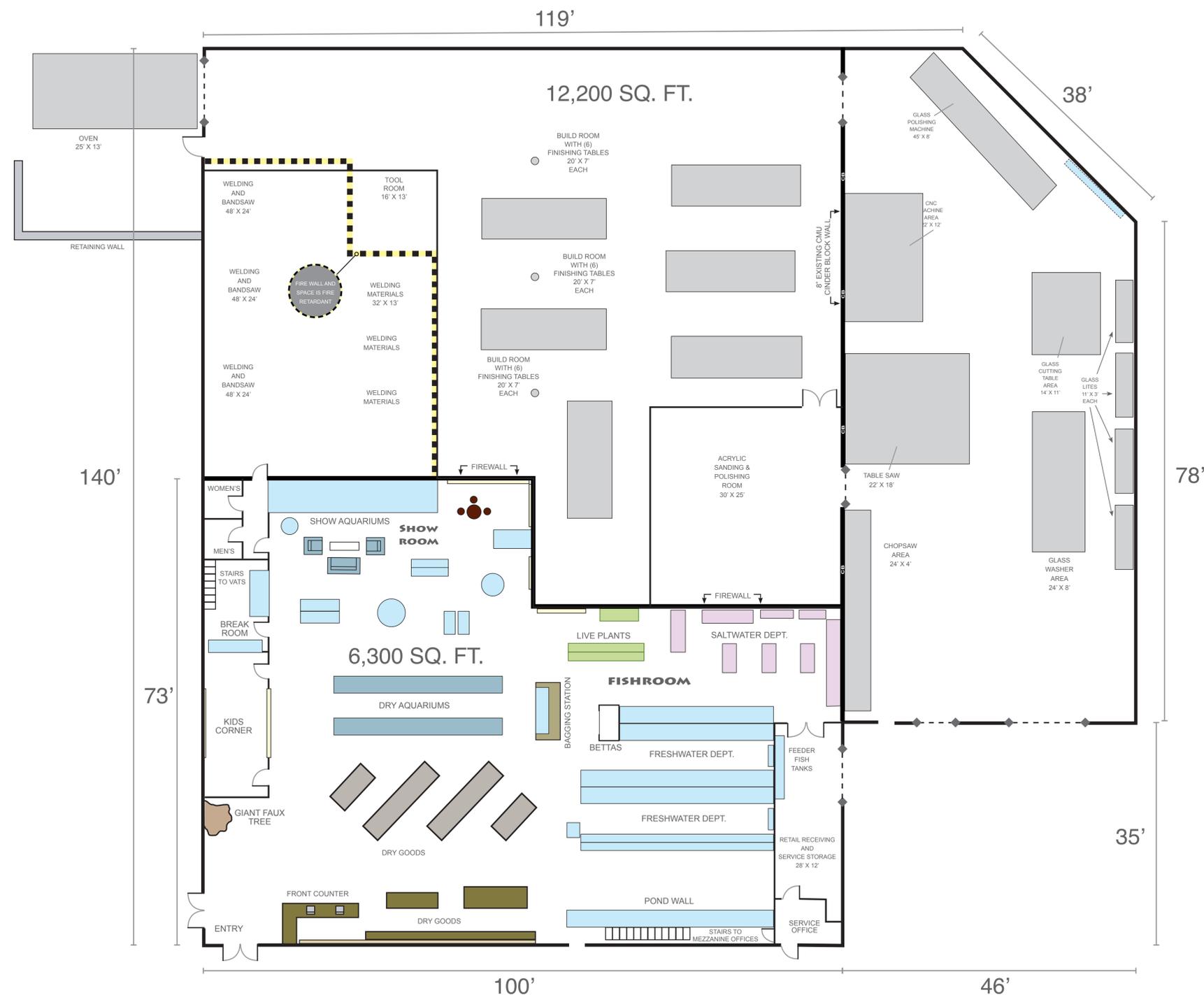
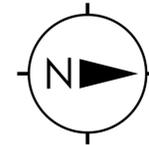
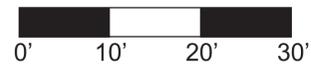
LOT 2
INWOOD WEST ADDITION
VOL. 91199, PG. 3395

(CALLED 1.000 ACRES)
CROSSMAN CORPORATION
VOL. 77095, PG. 0854

TRACT 2
(CALLED 1.881 ACRES)
CROSSMAN CORPORATION
VOL. 77026, PG. 2652

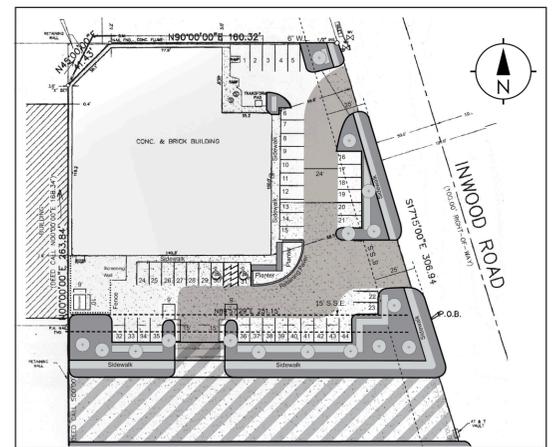
TRACT 3
(CALLED 0.680 ACRES)
CROSSMAN CORPORATION
VOL. 77026, PG. 2652

SCALE 1" = 10' 0"



Total Square Footage 18,500
 Retail 6,300 SQ. FT. (34%)
 Warehouse/Fabrication 12,200 SQ. Ft. (66%)

LOCATION KEY



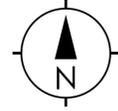
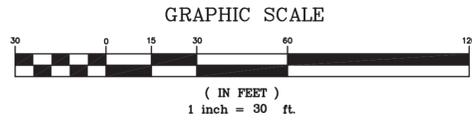
THE FISH GALLERY -
15003 INWOOD ROAD ADDISON, TX 75001
 LEGAL 1: JOSIAH PANCOAST ABST 1146 PG 536
 LEGAL 4: VOL87001/3230 EX122986 CO-DALLAS
 LOT NUMBER: LOT 1 BLOCK 1
 ACREAGE: 1.153 ACRES
 SURVEY NUMBER: P-3670
 Prep. Dates: 9/8/2017, 10/9/2017, 10/14/2017, 10/21/2017, 10/27/2017, 11/3/2017, 11/8/2017

OWNER:
 JOE C. THOMPSON JR.
 3322 SHORECREST DRIVE #235
 DALLAS, TX, 75235
 214-707-6463

APPLICANT:
 ROGER DEGREGORI
 2909 FOUNTAIN VIEW DRIVE
 HOUSTON TX, 77057

LEGEND

-  Repl. 3' Hedges
-  Replacement Trees
(Will adhere to Addison Landscape Standards)
-  New Road
-  Green Space
-  Sidewalk
-  Fence
-  Handicap Loading
-  Handicap Parking
-  Fence will adhere to Addison Landscape Standards
-  Firelane



LANDSCAPE PLAN

SITE PLAN NOTES

1. Any revision to this plan will require Town approval and will require revisions to any corresponding plans to avoid conflicts between plans.
2. Open storage, where permitted, shall be screened in accordance with the zoning Ordinance.
3. Buildings with an aggregate sum of 5,000 square feet or greater on a lot shall have automatic sprinklers installed throughout all structures.
Alternative fire protection measures may be approved by the Fire Department.
4. All signage is subject to town approval.
5. All fences and retaining walls shall be shown on the site plan and are subject to building Inspection Division approval.
6. No existing trees will be preserved

Current Zoning: Commercial 1
 Proposed Zoning: PD
 Proposed Use: Office/Warehouse/Retail/Assembly
 Total LOT area: 50,221 SQ. FT (1.153 Acres)
 Building area: 18,500 Sq. ft
 Required Greenspace: 20%/10,044 Sq. ft.
 Greenspace Provided: 23%/11,380 Sq. ft
 Height: 27 Ft., 1 story
 lot coverage: 37%
 Sq. Ft. of impervious surface: 38,841 Sq. Ft
 Total Parking: 5/per 1,000 Retail
 1 per/Thousand warehouse (Est. 44 needed)
 Current number of parking: 44
 Handicap parking is provided in accordance with ada standards
 Planter Dimensions: 20'x4'x3'

**THE FISH GALLERY -
15003 INWOOD ROAD ADDISON, TX 75001**

LEGAL 1: JOSIAH PANCOAST ABST 1146 PG 536
 LEGAL 4: VOL87001/3230 EX122986 CO-DALLAS
 Lot Number: Lot 1 Block 1
 Acreage: 1.153 Acres
 Survey number: P-3670
 Prep. Dates: 9/8/2017, 10/9/2017, 10/14/2017, 10/21/2017, 10/27/2017, 11/3/2017, 11/8/2017

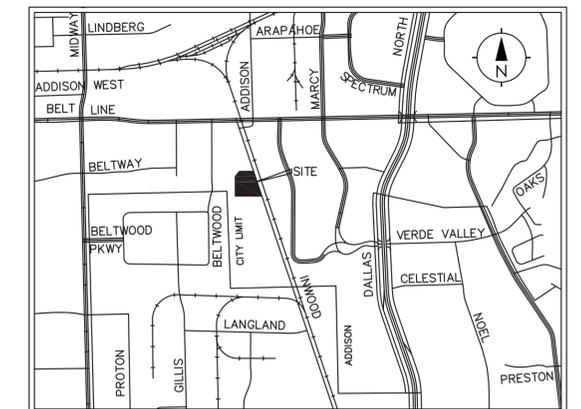
Tree Requirement

- 1 tree per 30 feet of linear frontage.
- Trees needed on east side (8)
- Trees proved on east side (8)
- Trees needed on south side (8.8)
- Trees provided on south side (9)

Shrubbery Requirement

One shrub planted Three to Three and one half feet on center - will comply with Addison Landscape Code.

LOCATION KEY



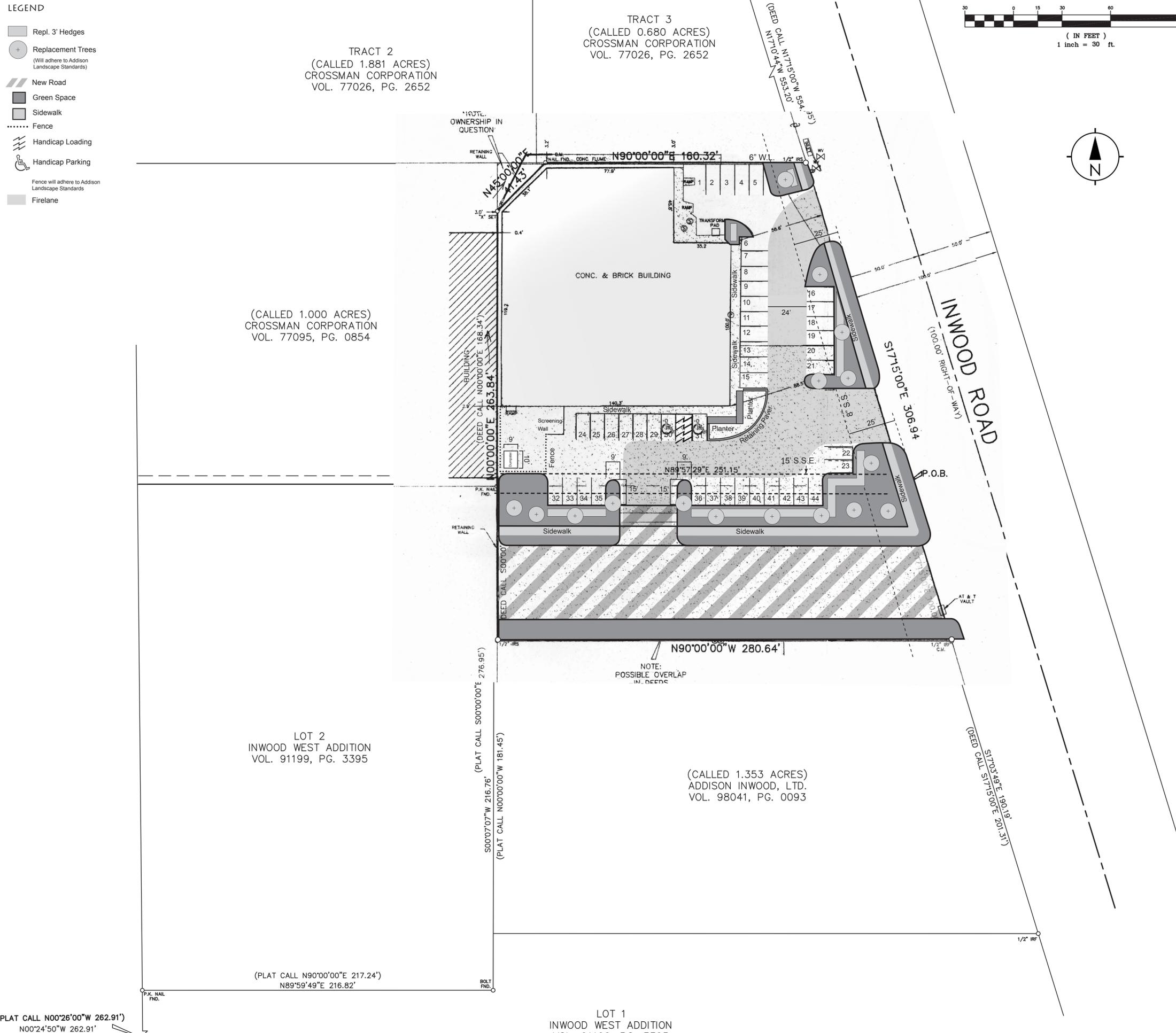
VICINITY MAP
NOT TO SCALE

ACTION	
APPROVED	DENIED
STAFF _____	_____
Date _____	Initials _____
COUNCIL _____	_____
Date _____	Initials _____

See the Staff Approval Letter or Council Result Memo for any conditions associated with the approval of this project.

OWNER:
 JOE C. THOMPSON JR.
 3322 SHORECREST DRIVE #2335
 DALLAS, TX, 75235
 214-707-6463

APPLICANT:
 ROGER DEGREGORI
 2909 FOUNTAIN VIEW DRIVE
 HOUSTON TX, 77057



(PLAT CALL N00°26'00"W 262.91')
 N00°24'50"W 262.91'

(PLAT CALL N90°00'00"E 217.24')
 N89°59'49"E 216.82'

LOT 1
 INWOOD WEST ADDITION
 VOL. 91199, PG. 3395

(CALLED 1.353 ACRES)
 ADDISON INWOOD, LTD.
 VOL. 98041, PG. 0093

LOT 2
 INWOOD WEST ADDITION
 VOL. 91199, PG. 3395

(CALLED 1.000 ACRES)
 CROSSMAN CORPORATION
 VOL. 77095, PG. 0854

TRACT 2
 (CALLED 1.881 ACRES)
 CROSSMAN CORPORATION
 VOL. 77026, PG. 2652

TRACT 3
 (CALLED 0.680 ACRES)
 CROSSMAN CORPORATION
 VOL. 77026, PG. 2652

NOTE:
 POSSIBLE OVERLAP
 IN DEEDS

DRAINAGE PLAN

SITE PLAN NOTES

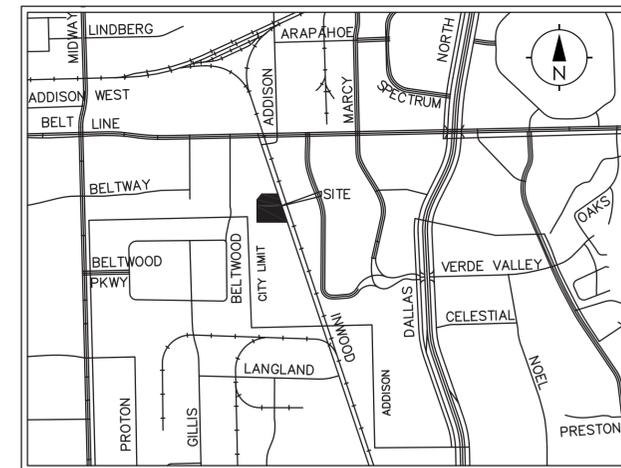
- Any revision to this plan will require Town approval and will require revisions to any corresponding plans to avoid conflicts between plans.
- Open storage, where permitted, shall be screened in accordance with the zoning Ordinance.
- Buildings with an aggregate sum of 5,000 square feet or greater on a lot shall have automatic sprinklers installed throughout all structures. Alternative fire protection measures may be approved by the Fire Department.
- All signage is subject to town approval.
- All fences and retaining walls shall be shown on the site plan and are subject to building Inspection Division approval.
- No existing trees will be preserved

Current Zoning: Commercial 1
 Proposed Zoning: PD
 Proposed Use: Office/Warehouse/Retail/Assembly
 Total LOT area: 50,221 SQ. FT (1.153 Acres)
 Building area: 18,500 Sq. ft
 Required Greenspace: 20%/10,044 Sq. ft.
 Greenspace Provided: 23%/11,380 Sq. ft
 Height: 27 Ft., 1 story
 lot coverage: 37%
 Sq. Ft. of impervious surface: 38,841 Sq. Ft
 Total Parking: 5/per 1,000 Retail
 1 per/Thousand warehouse (Est. 44 needed)
 Current number of parking: 44
 Handicap parking is provided in accordance with ada standards
 Planter Dimensions: 20'x4'x3'

**THE FISH GALLERY -
 15003 INWOOD ROAD ADDISON, TX 75001**

LEGAL 1: JOSIAH PANCOAST ABST 1146 PG 536
 LEGAL 4: VOL87001/3230 EX122986 CO-DALLAS
 Lot Number: Lot 1 Block 1
 Acreage: 1.153 Acres
 Survey number: P-3670
 Prep. Dates: 9/8/2017, 10/9/2017, 10/14/2017, 10/21/2017, 10/27/2017, 11/3/2017, 11/8/2017

LOCATION KEY



VICINITY MAP
 NOT TO SCALE

ACTION	
APPROVED	DENIED
STAFF _____	Date _____ Initials _____
COUNCIL _____	Date _____ Initials _____

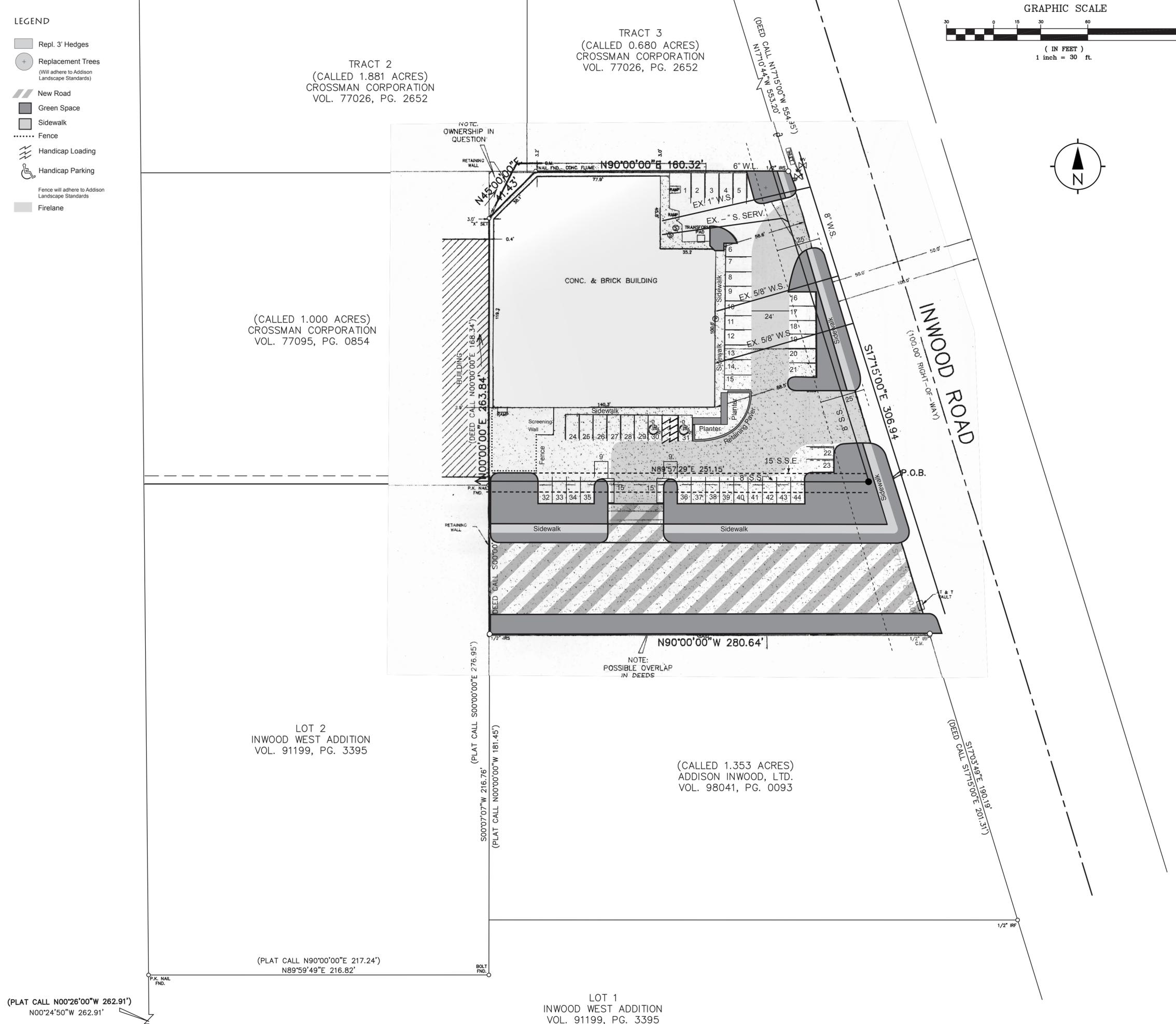
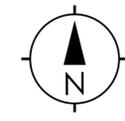
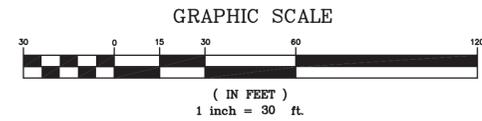
See the Staff Approval Letter or Council/Resolutions Memo for any conditions associated with the approval of the project.

OWNER:
 JOE C. THOMPSON JR.
 3322 SHORECREST DRIVE #235
 DALLAS, TX, 75235
 214-707-6463

APPLICANT:
 ROGER DEGREGORI
 2909 FOUNTAIN VIEW DRIVE
 HOUSTON TX, 77057

LEGEND

- Repl. 3' Hedges
- Replacement Trees
(Will adhere to Addison Landscape Standards)
- New Road
- Green Space
- Sidewalk
- Fence
- Handicap Loading
- Handicap Parking
- Fence will adhere to Addison Landscape Standards
- Firelane



(PLAT CALL N00°26'00"W 262.91')
 N00°24'50"W 262.91'

LOT 2
 INWOOD WEST ADDITION
 VOL. 91199, PG. 3395

(CALLED 1.353 ACRES)
 ADDISON INWOOD, LTD.
 VOL. 98041, PG. 0093

LOT 1
 INWOOD WEST ADDITION
 VOL. 91199, PG. 3395

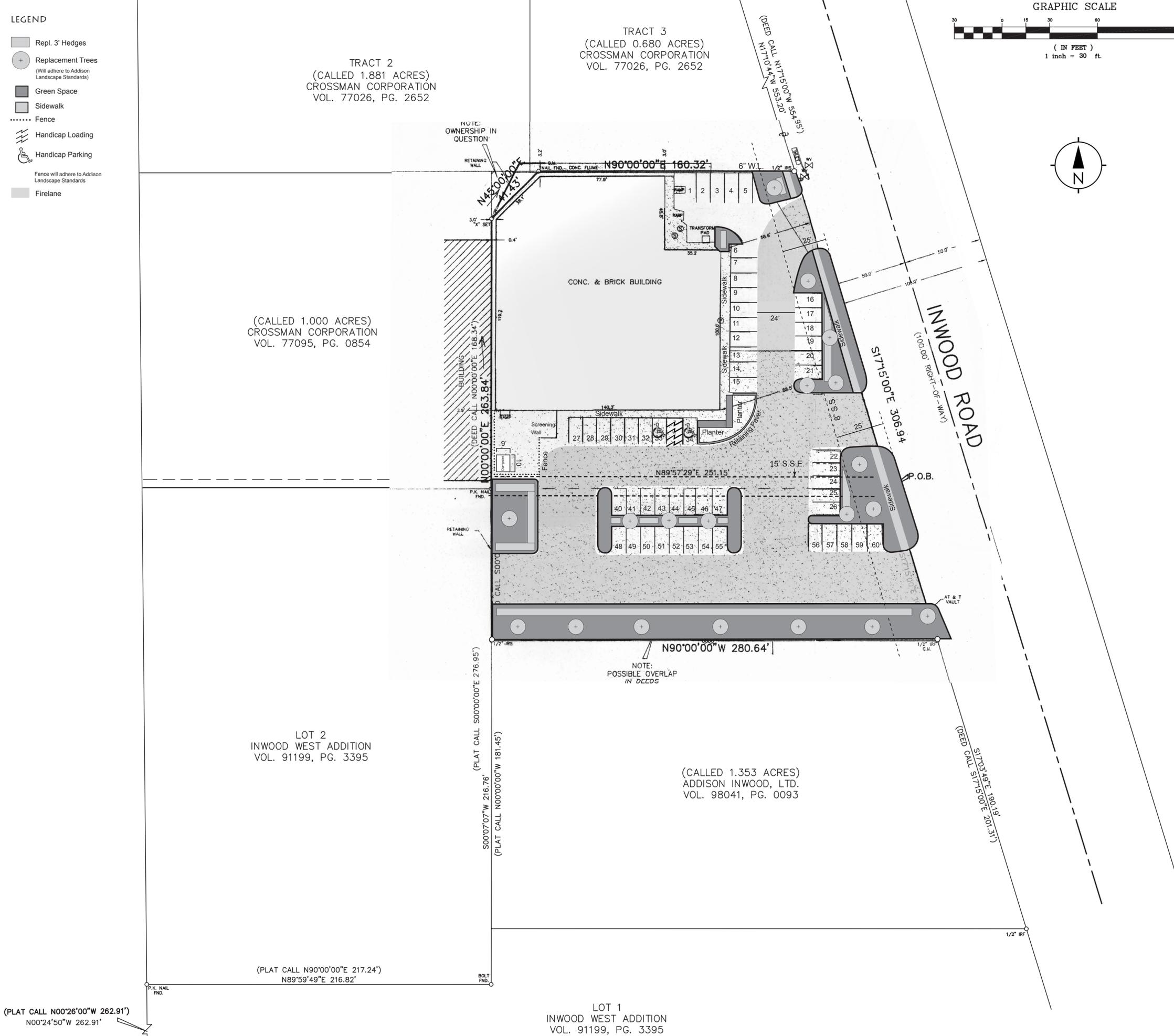
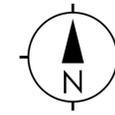
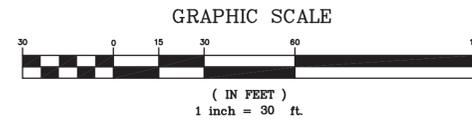
(PLAT CALL N90°00'00"E 217.24')
 N89°59'49"E 216.82'

NOTE:
 POSSIBLE OVERLAP
 IN DEEDS

PRELIMINARY LANDSCAPE PLAN

LEGEND

- Repl. 3' Hedges
- Replacement Trees
(Will adhere to Addison Landscape Standards)
- Green Space
- Sidewalk
- Fence
- Handicap Loading
- Handicap Parking
- Firelane



SITE PLAN NOTES

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5. All fences and retaining walls shall be shown on the site plan and are subject to building Inspection Division approval.
6. No existing trees will be preserved

Current Zoning: Commercial 1
 Proposed Zoning: PD
 Proposed Use: Office/Warehouse/Retail/Assembly
 Total LOT area: 65,538 SQ. FT (1.153 Acres)
 Building area: 18,500 Sq. ft
 Required Greenspace: 20%/13,107 Sq. ft.
 Greenspace Provided: 21%/14,070 Sq. ft
 Height: 27 Ft., 1 story
 Lot coverage: 28%
 Sq. Ft. of impervious surface: 51,513 Sq. Ft
 Total Parking: 5/per 1,000 Retail
 1 per/Thousand warehouse (Est. 44 needed)
 Current number of parking: 60
 Handicap parking is provided in accordance with ada standards
 Planter Dimensions: 20'x4'x3'

THE FISH GALLERY - 15003 INWOOD ROAD ADDISON, TX 75001

LEGAL 1: JOSIAH PANCOAST ABST 1146 PG 536
 LEGAL 4: VOL87001/3230 EX122986 CO-DALLAS
 Lot Number: Lot 1 Block 1
 Acreage: 1.153 Acres
 Survey number: P-3670
 Prep. Dates: 9/8/2017, 10/9/2017, 10/14/2017, 10/21/2017, 10/27/2017, 11/3/2017, 11/8/2017

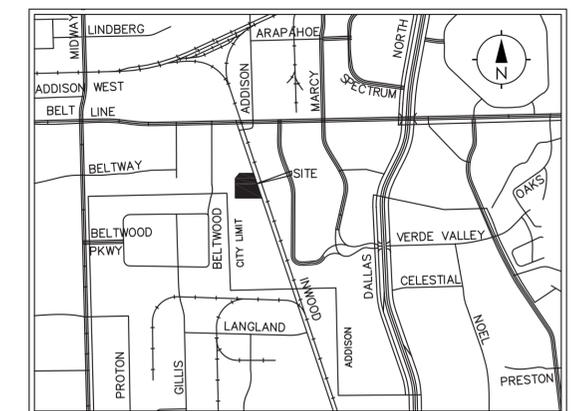
Tree Requirement

1 tree per 30 feet of linear frontage.
 Trees needed 10.2
 Trees provided 19
 Trees needed on south side (8.8)
 Trees provided on south side (9)

Shrubbery Requirement

One shrub planted Three to Three and one half feet on center - will comply with Addison Landscape Code.

LOCATION KEY



VICINITY MAP NOT TO SCALE

ACTION	
APPROVED	DENIED
STAFF _____	_____
Date _____	Initials _____
COUNCIL _____	_____
Date _____	Initials _____

See the Staff Approval Letter or Council Result Memo for any conditions associated with the approval of this project.

OWNER:
 JOE C. THOMPSON JR.
 3322 SHORECREST DRIVE #2335
 DALLAS, TX, 75235
 214-707-6463

APPLICANT:
 ROGER DEGREGORI
 2909 FOUNTAIN VIEW DRIVE
 HOUSTON TX, 77057

(PLAT CALL N00°26'00"W 262.91')
 N00°24'50"W 262.91'

(PLAT CALL N90°00'00"E 217.24')
 N89°59'49"E 216.82'

LOT 1
 INWOOD WEST ADDITION
 VOL. 91199, PG. 3395

(CALLED 1.353 ACRES)
 ADDISON INWOOD, LTD.
 VOL. 98041, PG. 0093

LOT 2
 INWOOD WEST ADDITION
 VOL. 91199, PG. 3395

(CALLED 1.000 ACRES)
 CROSSMAN CORPORATION
 VOL. 77095, PG. 0854

TRACT 2
 (CALLED 1.881 ACRES)
 CROSSMAN CORPORATION
 VOL. 77026, PG. 2652

TRACT 3
 (CALLED 0.680 ACRES)
 CROSSMAN CORPORATION
 VOL. 77026, PG. 2652

NOTE:
 POSSIBLE OVERLAP
 IN DEEDS

NOTE:
 OWNERSHIP IN
 QUESTION

