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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

**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: 1.506 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, 2/5/2018, 2/27/2018, 3/9/2018

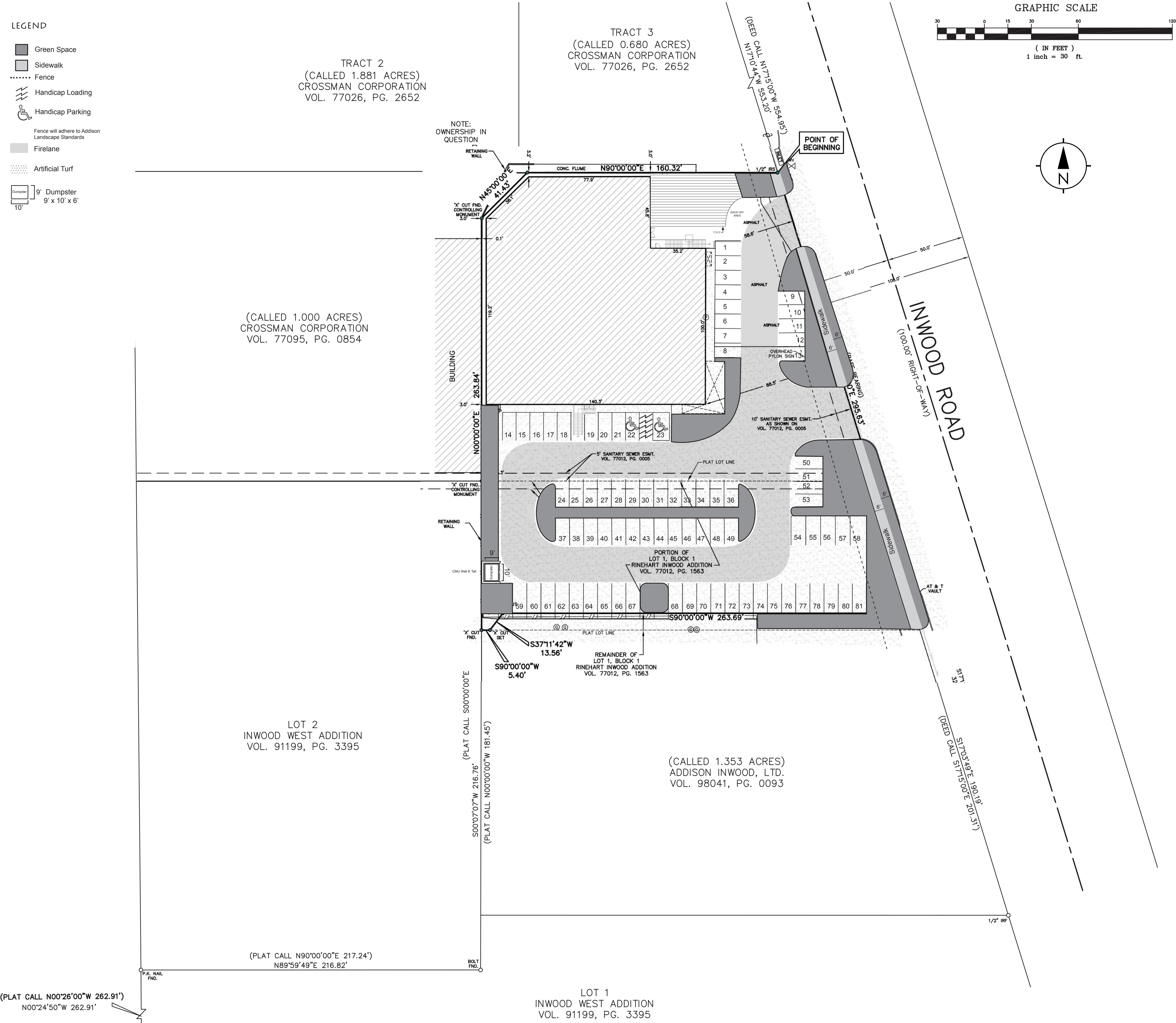
VICINITY MAP
NOT TO SCALE

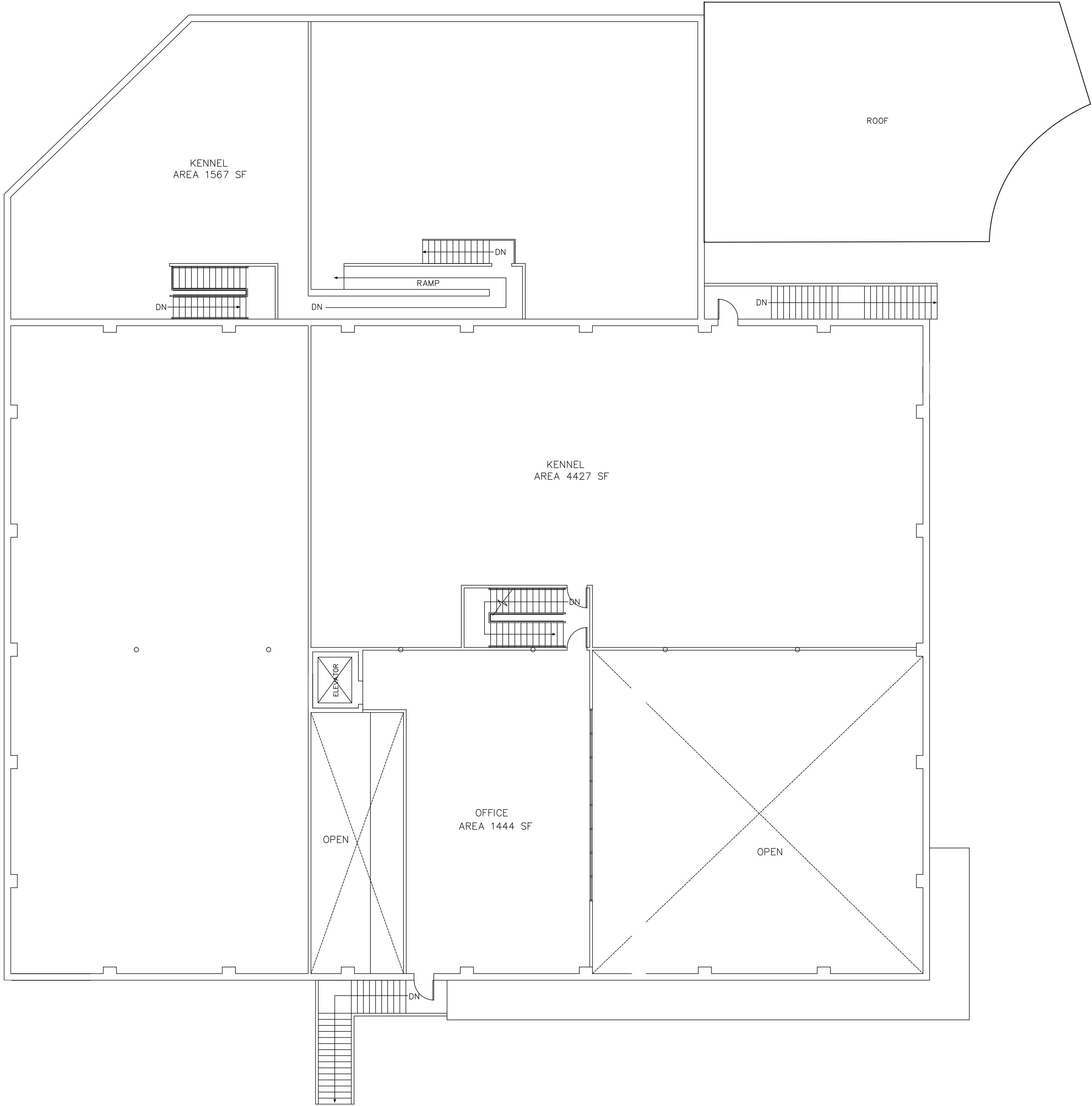
| <u>ACTION</u> | | |
|----------------------|---------------|----------|
| APPROVED | DENIED | |
| STAFF | _____ | _____ |
| | Date | Initials |
| COUNCIL | _____ | _____ |
| | Date | Initials |

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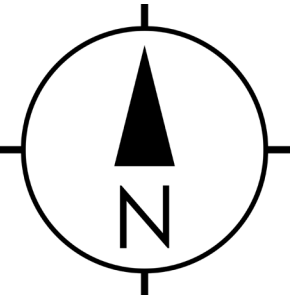
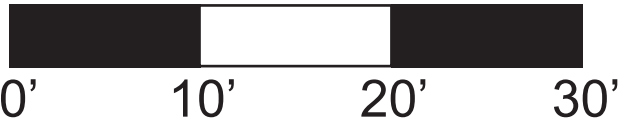
OWNER:
JOE C. THOMPSON JR.
3322 SHORECREST DRIVE #235
DALLAS, TX, 75235
214-707-6463

ROGER DEGREGORI
2909 FOUNTAIN VIEW DRIVE
HOUSTON TX, 77057





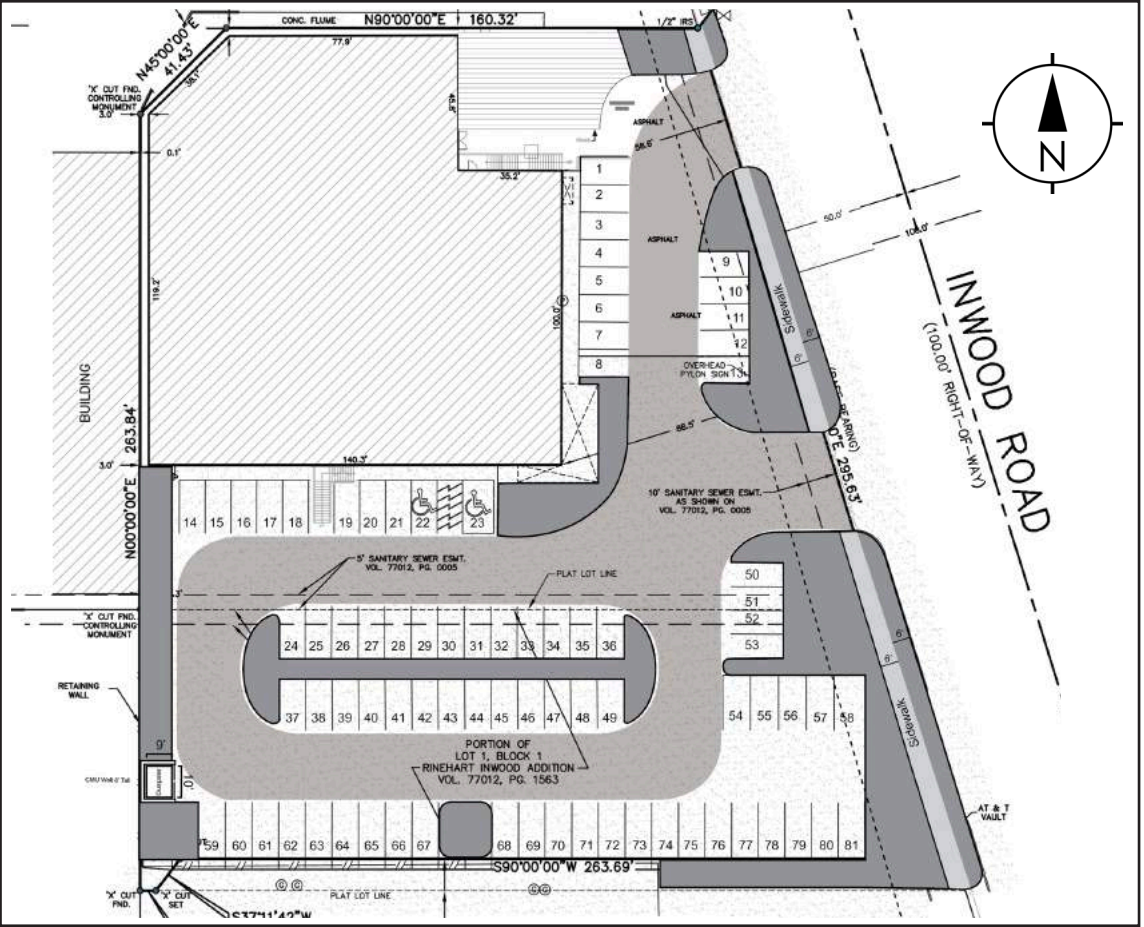
SCALE 1" = 10' 0"



Total Square Footage: 25,938
Retail: 10,108 SF (40%)
Kennel/Dog Run: 9,683 SF (37%)
Office: 5,980 SF (23%)

SUP SF: 10,464
Retail: 781 SF (7%)
Kennel/Dog Run: 9,683 SF (93%)
Office: 0 SF (0%)

LOCATION KEY



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15003 INWOOD ROAD ADDISON, TX 75001

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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, 2/5/2018, 2/27/2018, 3/9/2018

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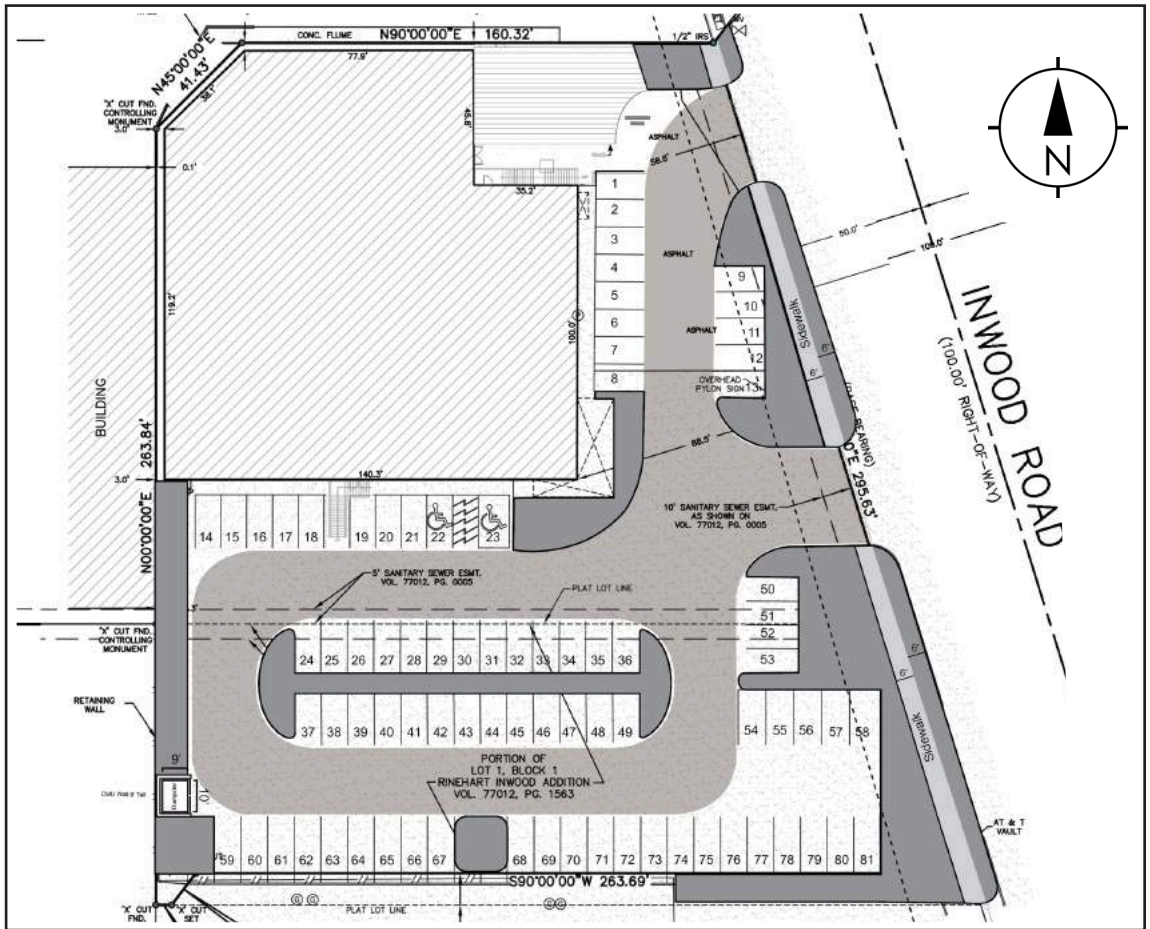
APPLICANT:
ROGER DEGREGORI
2909 FOUNTAIN VIEW DRIVE
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15003 INWOOD ROAD ELEVATION

FACADE PLAN NOTES

- This Facade Plan is for conceptual purposes only. All building plans require review and approval by Development Services.
- All mechanical units shall be screened from public view as required by the Zoning Ordinance.
- When permitted, exposed utility boxes and conduits shall be painted to match the building.
- All signage areas and locations are subject to approval by Development Services.
- Roof access shall be provided internally, unless otherwise permitted by the Chief Building Official.

LOCATION KEY

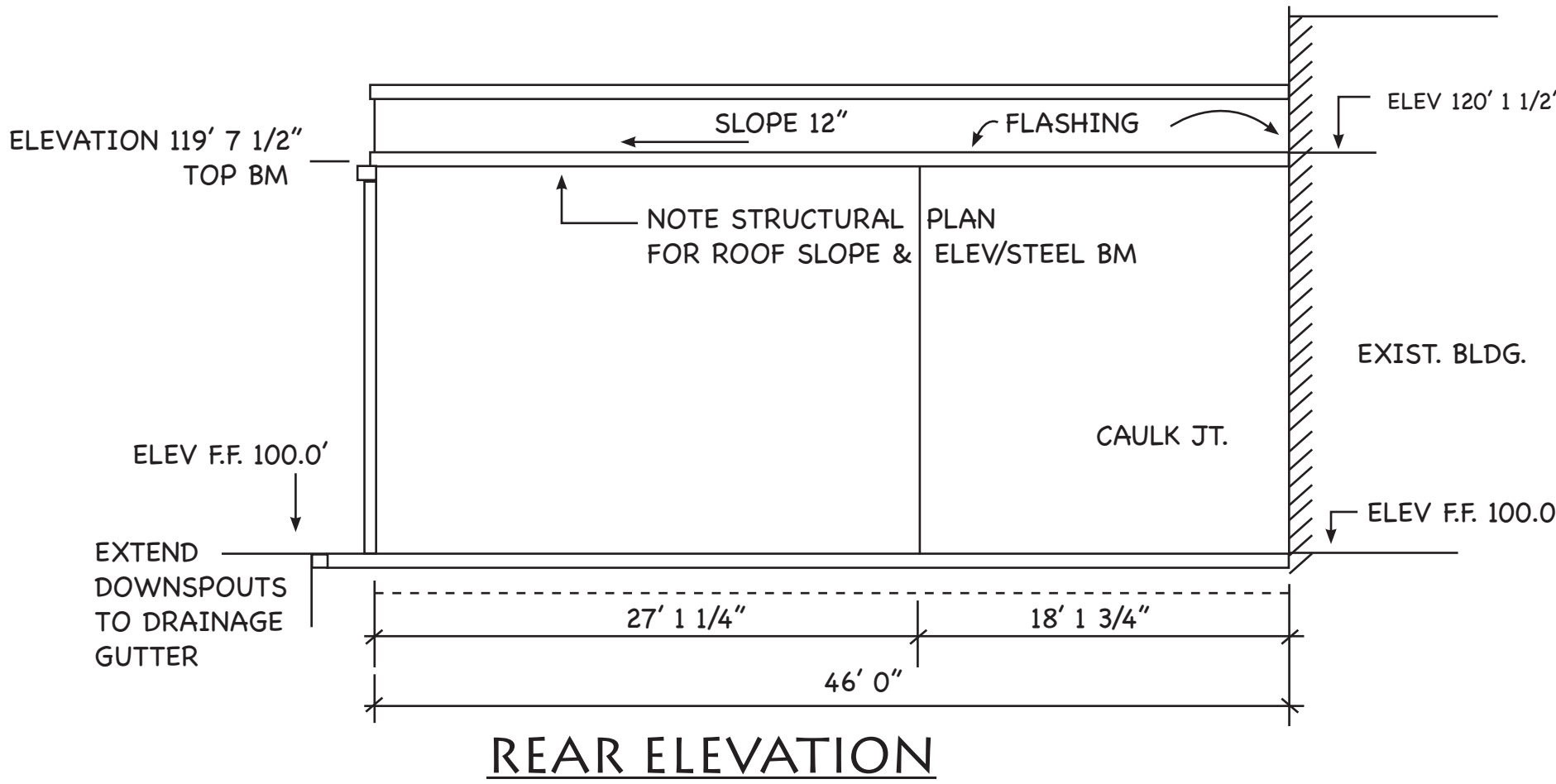
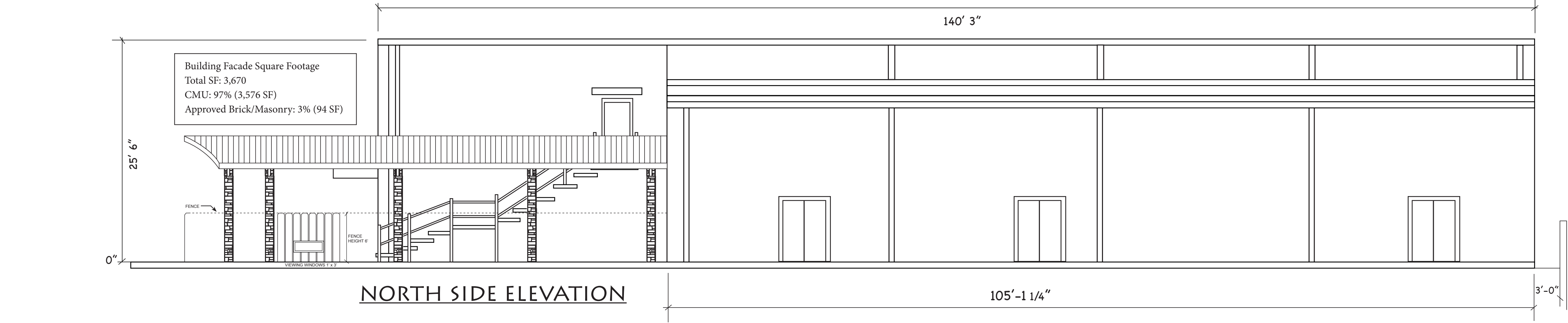
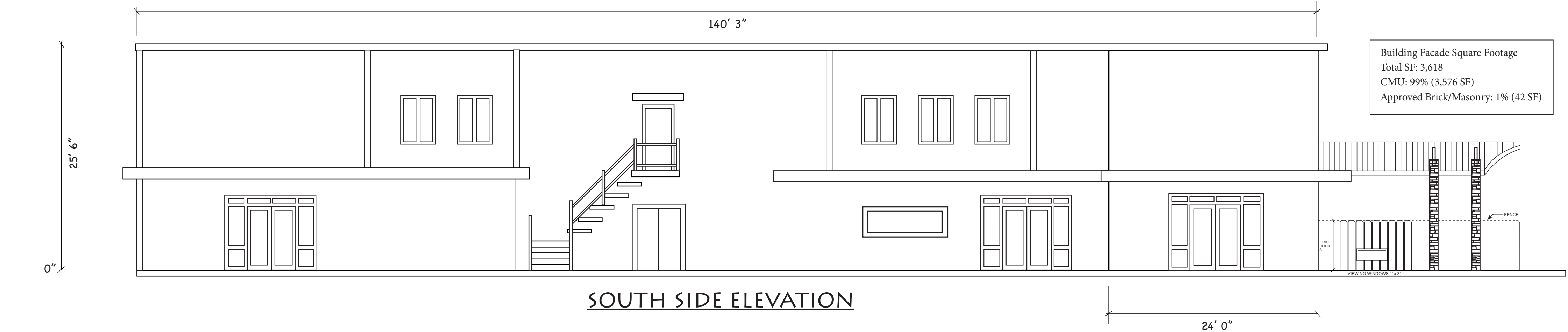
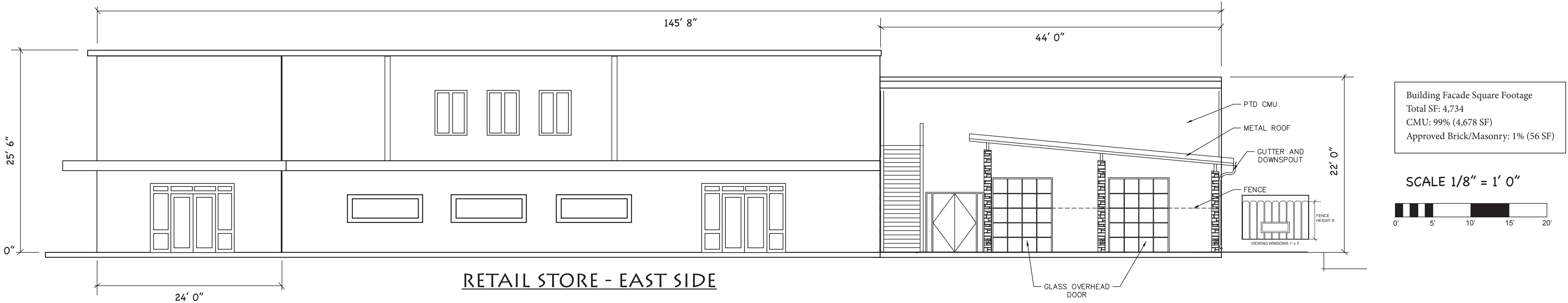


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LEGAL 1: JOSIAH PANCOAST ABST 1146 PG 536
LEGAL 4: VOL87001/3230 EX122986 CO-DALLAS
LOT NUMBER: LOT 1 BLOCK 1
ACREAGE: 1.506 ACRES
SURVEY NUMBER: P-3670
Prep. Dates: 9/8/2017, 10/9/2017, 10/14/2017, 10/21/2017, 10/27/2017, 11/3/2017, 11/8/2017, 2/5/2018, 2/27/2018, 3/9/2018

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LANDSCAPE PLAN

SITE PLAN NOTES

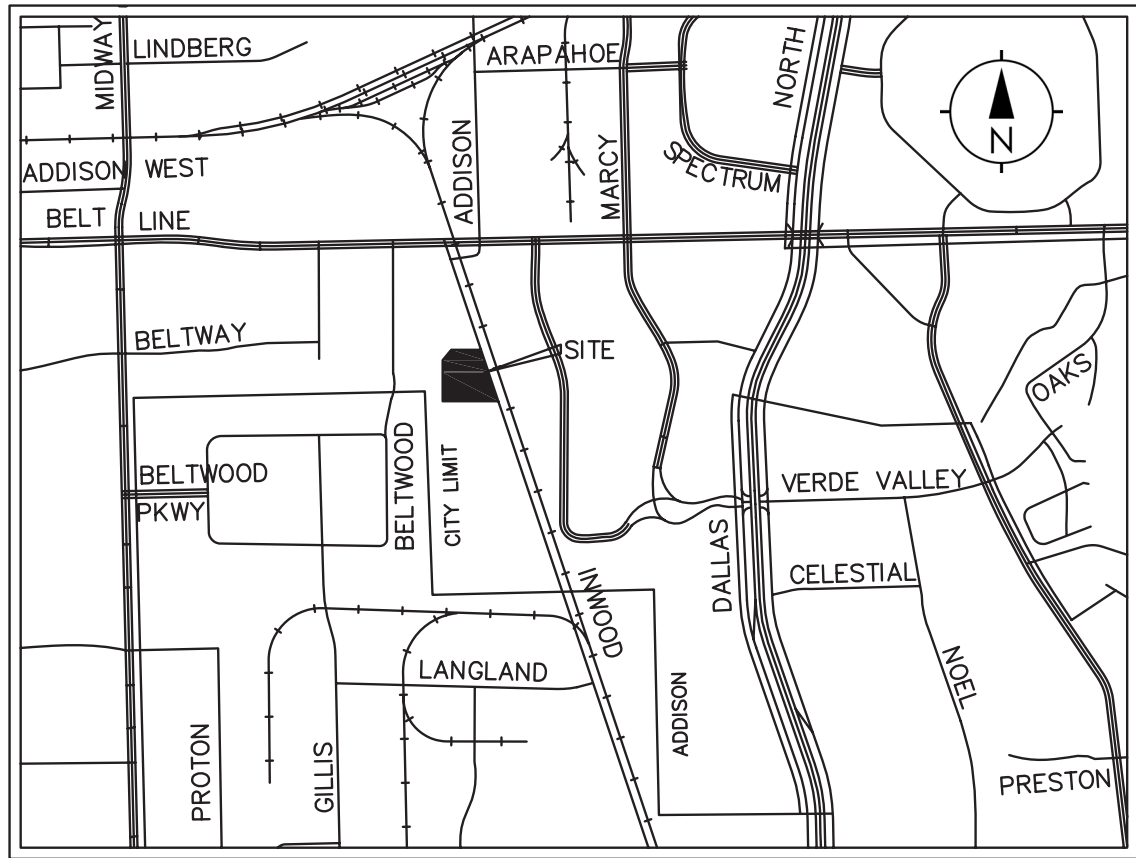
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- No existing trees will be preserved

Current Zoning: Commercial 1
Proposed SUP: DOG KENNEL (10,464 sq ft)
Proposed Uses: Office/KENNEL/Retail
Total LOT area: 65,583 SQ. FT (1.506 Acres)
Building Area: 25,938 sq ft
Required Greenspace: 20%/13,117 Sq. ft.
Greenspace Provided: 20%/13,203 Sq. ft
Height: 27 Ft., 1 story
Lot coverage: 30%
Sq. Ft. of impervious surface: 52,380 Sq. Ft

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LOCATION KEY



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214-707-6463

APPLICANT:
ROGER DE'GREGORI
2909 FOUNTAIN VIEW DRIVE
HOUSTON TX, 77057

LEGEND

- Green Space
- Sidewalk
- Fence
- Handicap Loading
- Handicap Parking
- Fence will adhere to Addison Landscape Standards
- Firelane
- Artificial Turf
- Dumpster
9' Dumpster
9' x 10' x 6'

(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

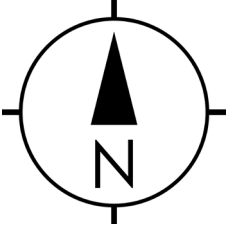
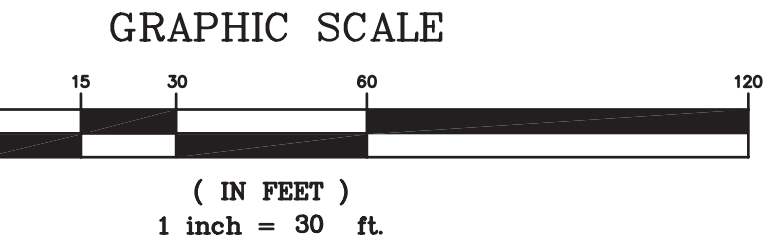
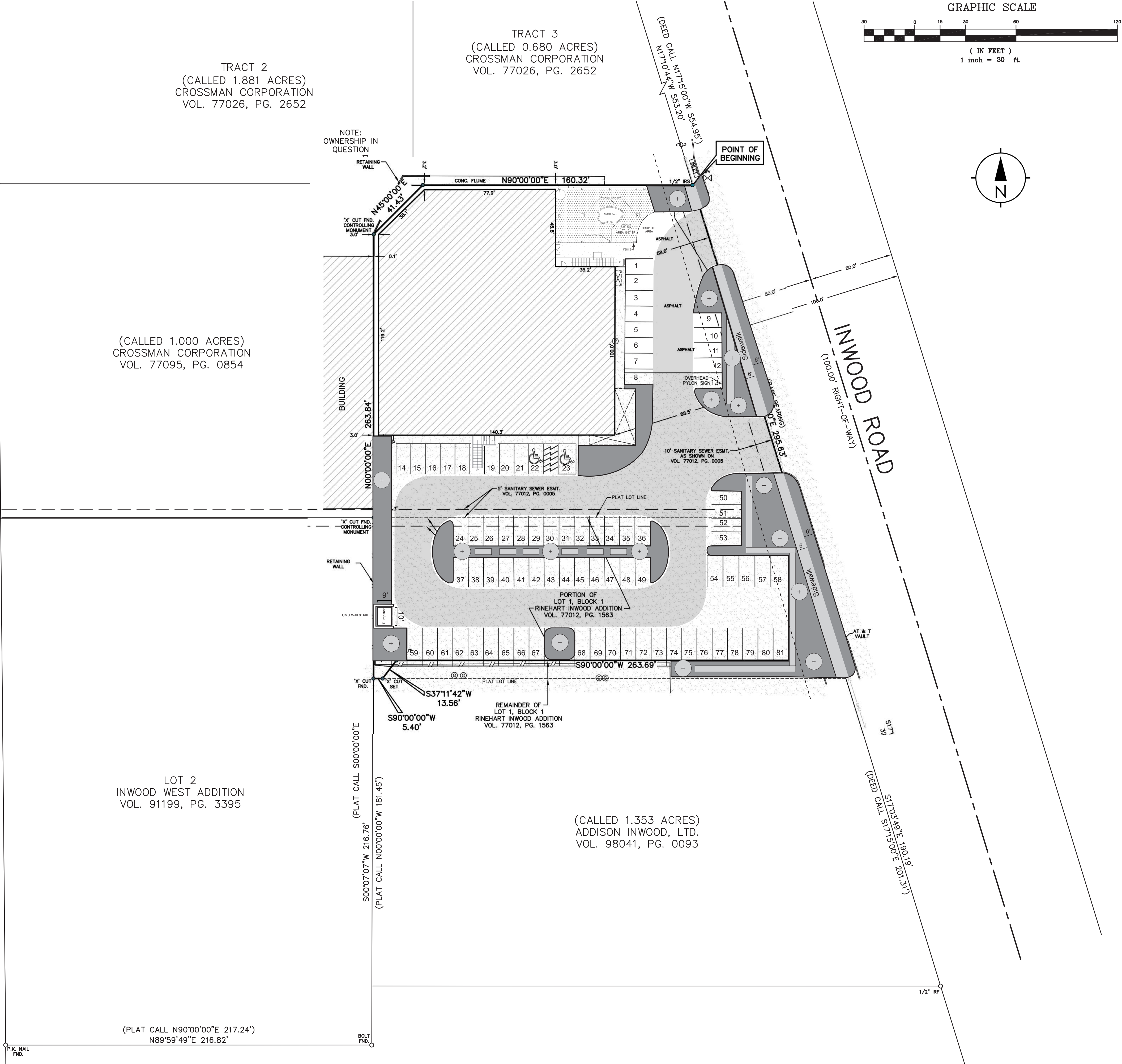
(CALLED 1.353 ACRES)
ADDISON INWOOD, LTD.
VOL. 98041, PG. 0093

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



DRAINAGE PLAN

SITE PLAN NOTES

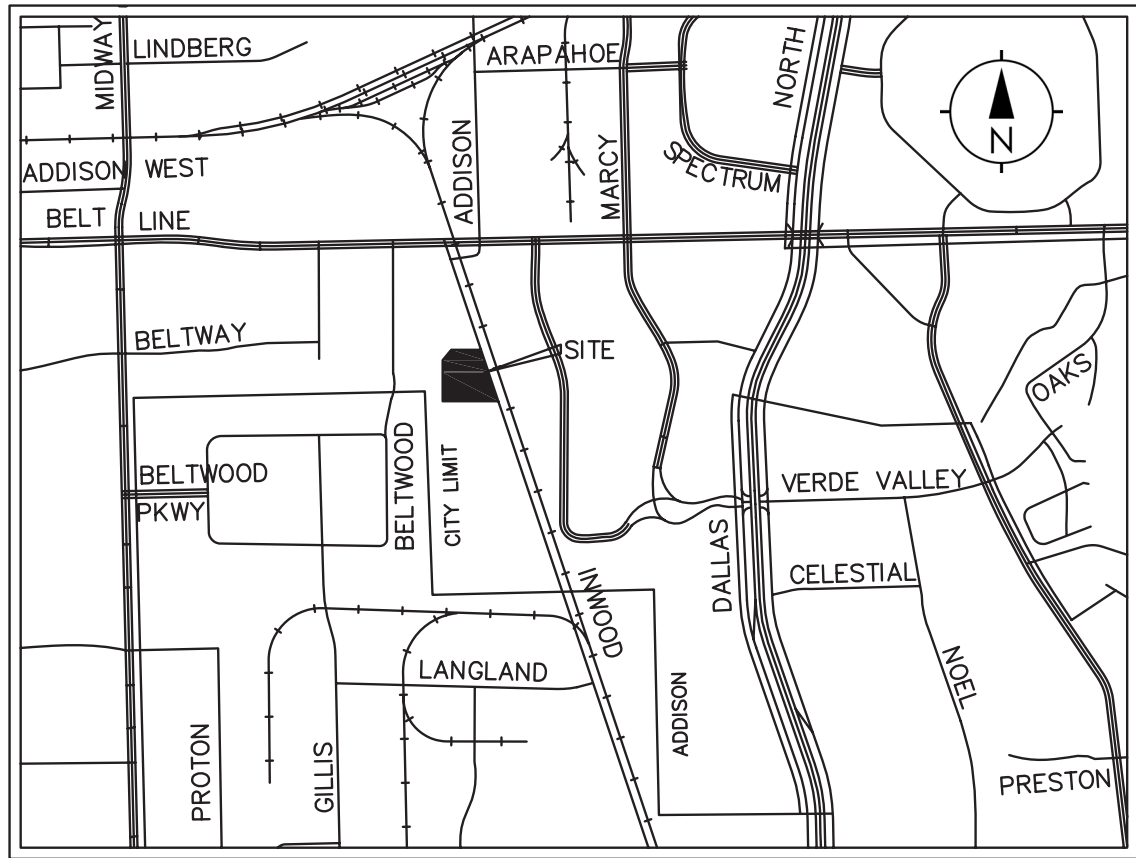
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Height: 27 Ft., 1 story
Lot coverage: 30%
Sq. Ft. of impervious surface: 52,380 Sq. Ft
Total Parking: 1/per 200 Retail,
1 per/300 Office, 1 per/1,000 warehouse (Est. 81 needed)
Current number of parking: 81
i. Retail: 1/200 = 51 spaces
ii. Kennel: 1/1,000 = 10 spaces
iii. Office: 1/300= 20 spaces
Handicap parking is provided in accordance with ada standards

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INWOOD WEST ADDITION
VOL. 91199, PG. 3395

LOT 2
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