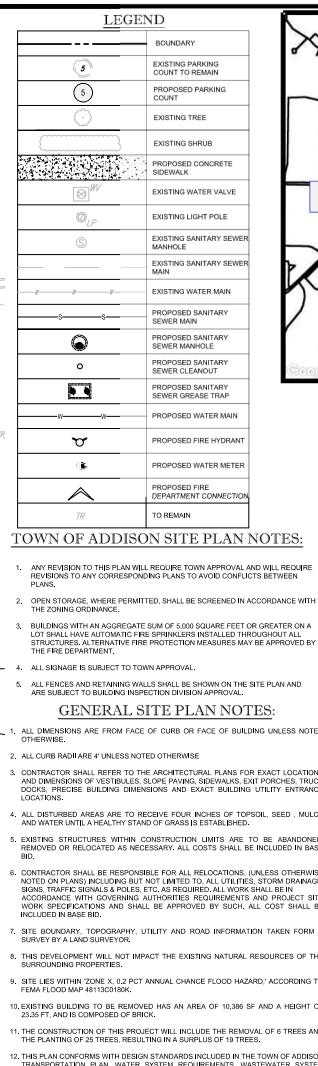


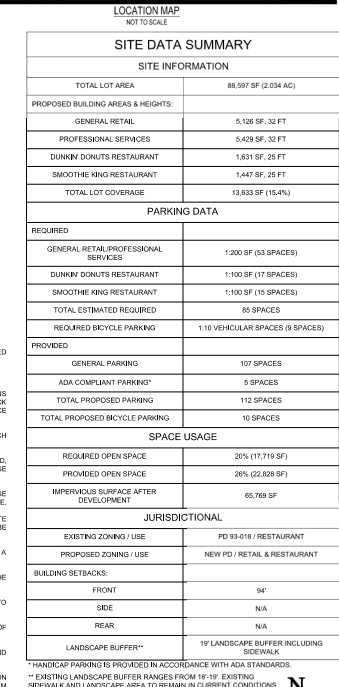


TOWN OF ADAMS SITE PLAN NOTES:

1. ANY REVISION TO THIS PLAN WILL REQUIRE TOWN APPROVAL AND WILL REQUIRE REVISIONS TO ANY CORRESPONDING PLANS TO AVOID CONFLICTS BETWEEN THE TWO.
2. OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
3. BUILDINGS WITH AN AGGREGATE SUD OF 5,000 SQUARE FEET OR GREATER OR A LOT AREA OF 10,000 SQUARE FEET SHALL HAVE AUTOMATIC FIRE 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/DIBION APPROVAL.

GENERAL SITE PLAN NOTES:

1. ALL DIMENSIONS ARE FROM FACE OF CURB OR FACE OF BUILDING UNLESS NOTED OTHERWISE.
2. ALL CURB ROAD RADIUS ARE UNLESS NOTED OTHERWISE
3. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATION OF ALL UTILITIES, A HEALTHY STRIP OF GRASS IS ESTABLISHED.
4. ALL DETURBED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH AND MULCH MULCH, A HEALTHY STRIP OF GRASS IS ESTABLISHED.
5. PRECISE BUILDING DIMENSIONS AND EXIST BUILDING UTILITY ENTRANCE LOCATIONS.
6. ALL DETURBED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH AND MULCH MULCH, A HEALTHY STRIP OF GRASS IS ESTABLISHED.
7. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COSTS SHALL BE INCLUDED IN BASE BID.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, UNLESS OTHERWISE NOTED ON PLANS INCLUDING BUT NOT LIMITED TO ALL UTILITIES, STORM DRAINAGE, AND ALL STRUCTURES SHALL BE REMOVED AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SPECIFICATIONS. ALL RELOCATIONS AND SHALL BE APPROVED BY SUCH, ALL COST SHALL BE INCLUDED IN BASE BID.
9. SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM SURVEY BY A LAND SURVEYOR.
10. THIS DEVELOPMENT WILL NOT IMPACT THE EXISTING NATURAL RESOURCES OF THE TOWN OF ADAMS.
11. THIS PLAN WITHIN ZONE "X" IS 6.2 PCT ANTI-CRASH FLOOD HAZARD, ACCORDING TO FEMA FLOOD MAP 48141C10318R.
12. EXISTING BUILDING TO BE REMOVED HAS AN AREA OF 10,368 SF. AND A HEIGHT OF 23.5 FT. WITH AN UNFINISHED GROUND FLOOR.
13. THE CONSTRUCTION OF THIS PROJECT WILL INCLUDE THE REMOVAL OF 7 TREES AND THE PLANTING OF 25 TREES, RESULTING IN A SURPLUS OF 19 TREES.
14. THIS PLAN CONFORMS WITH DESIGN STANDARDS INCLUDED IN THE TOWN OF ADAMS SUBCOMMITTEE REPORT.



REQUIRED LANDSCAPE BUFFER HAS BEEN CALCULATED AS 19' FROM THE BELT LINE DISTRICT THOROUGHFARE PLAN.

WATER METER TABLE

METER TYPE	AMOUNT
2" METER - PROPOSED	6

0' 10' 20' 30'

Scale 1" = 10'

ENGINEER:
BOWLER ENGINEERING
601 N. WILSON AVE.
FRESNO, TX 76704
PHONE: (817) 466-8687
CONTACT: MATHIAS HAUBERT

SUBCONTRACTOR:
AND SURVEYING
714 N. WILSON AVE.
WAXAHACH, TX 75166
PHONE: (972) 302-0020
CONTACT: SEAN BISHOP/SHANE

DISTRICT/PROJECT CONTACT:
ADDITION RETAIL, LLC
400 FISHCAMP RD. PARK
LEONISTON, MA 01533
PHONE: (978) 466-8687
CONTACT: GREG LUCK

WATER METER TABLE	
METER TYPE	AMOUNT
2" METER - PROPOSED	6

30 15 7.5 0 30
" 3"

W  **S**

11



NORTHEAST CORNER PERSPECTIVE

BUILDING PERSPECTIVES

1796-Z
ADDISON RETAIL LLC
3820 BELTLINE RD
ADDISON, TX 75001
DALLAS COUNTY
PRINTED 2 REP
BLOCK A, LOT 1R, 2.034 AC
DATE: 05.10.19

ARCHITECT

O'BRIEN ARCHITECTS
5310 HARVEST HILL RD.
SUITE 136, LB 161
DALLAS, TX 75230
PHONE: (972) 788.1010
CONTACT: GEOFFREY BROWN

OWNER AND APPLICANT

LISCIOTTI DEVELOPMENT
83 ORCHARD HILL PARK DRIVE
LEOMINSTER, MA 01453
PHONE: (978) 466.6661
CONTACT: GREGG LISCIOTTI

**BOHLER**
ENGINEERING

LAND SURVEYING • CIVIL AND CONSULTING ENGINEERING • SITE DESIGN • TRAFFIC ANALYSIS • TRANSPORTATION SERVICES • PERMITTING SERVICES • SUSTAINABLE DESIGN

◆ BALTIMORE, MD ◆ CHARLOTTE, NC
◆ BOSTON, MA ◆ DALLAS, TX
◆ CHICAGO, IL ◆ DALLAS, TX
◆ CINCINNATI, OH ◆ DALLAS, TX
◆ COLUMBUS, OH ◆ DALLAS, TX
◆ DENVER, CO ◆ DALLAS, TX
◆ DUBLIN, OH ◆ DALLAS, TX
◆ EL PASO, TX ◆ DALLAS, TX
◆ HOUSTON, TX ◆ DALLAS, TX
◆ KANSAS CITY, MO ◆ DALLAS, TX
◆ LOS ANGELES, CA ◆ DALLAS, TX
◆ MIAMI, FL ◆ DALLAS, TX
◆ MINNEAPOLIS, MN ◆ DALLAS, TX
◆ NEW YORK, NY ◆ DALLAS, TX
◆ PHILADELPHIA, PA ◆ DALLAS, TX
◆ PITTSBURGH, PA ◆ DALLAS, TX
◆ RICHMOND, VA ◆ DALLAS, TX
◆ SAN ANTONIO, TX ◆ DALLAS, TX
◆ SEATTLE, WA ◆ DALLAS, TX
◆ SIOUX FALLS, SD ◆ DALLAS, TX
◆ TAMPA, FL ◆ DALLAS, TX
◆ WASHINGTON, DC ◆ DALLAS, TX

REVISIONS			
REV	DATE	COMMENT	BY
1	4/30/19	FIRST CITY COMMENTS	MJH
1	5/07/19	SECOND CITY COMMENTS	MJH



**KNOW WHAT'S BELOW
ALWAYS CALL 811
BEFORE YOU DIG**

It's fast. It's free. It's the law.

**NOT APPROVED FOR
CONSTRUCTION**

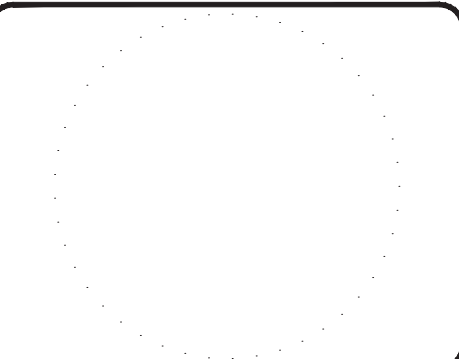
PROJECT No.: TD180002
DRAWN BY: MJH
CHECKED BY: MJH
DATE: 4/6/19
SCALE: CAD 1:1 D.

**PROPOSED
REZONING &
SUP PERMIT
FOR
ADDISON
RETAIL LLC**

LOCATION OF SITE
3820 BELTLINE RD
ADDISON, TX 75001
DALLAS COUNTY
THOMAS L. CHENOWITH ABST. 273
BLOCK A, LOT 1R, 2.034 AC

**BOHLER**
ENGINEERING

6017 MAIN STREET
FRISCO, TX 75034
Phone: (469) 458-7300
TX@BohlerEng.com



**BUILDING
PERSPECTIVES**

SHEET NUMBER:
3

TOWN PROJECT NUMBER 1796-Z



NORTH PERSPECTIVE

BUILDING PERSPECTIVES

1796-Z
ADDISON RETAIL LLC
3820 BELTLINE RD
ADDISON, TX 75001
DALLAS COUNTY
PRINTemps 2 REP
BLOCK A, LOT 1R, 2.034 AC
DATE: 05.10.19

ARCHITECT

O'BRIEN ARCHITECTS
5310 HARVEST HILL RD.
SUITE 136, LB 161
DALLAS, TX 75230
PHONE: (972) 788.1010
CONTACT: GEOFFREY BROWN

OWNER AND APPLICANT

LISCIOTTI DEVELOPMENT
83 ORCHARD HILL PARK DRIVE
LEOMINSTER, MA 01453
PHONE: (978) 466.6661
CONTACT: GREGG LISCIOTTI

**BOHLER**
ENGINEERING

LAND SURVEYING • CIVIL AND CONSULTING ENGINEERING
TRANSPORTATION SERVICES • PERMITTING SERVICES • TRANSPORTATION SERVICES
SUSTAINABLE DESIGN • PERMITTING SERVICES • TRANSPORTATION SERVICES

◆ UPR STATE NEW YORK ◆ BALTIMORE, MD ◆ CHARLOTTE, NC
◆ NEW ENGLAND ◆ PITTSBURGH, PA ◆ ATLANTA, GA
◆ BOSTON, MA ◆ SOUTHERN MARYLAND ◆ TAMPA, FL
◆ NEW YORK, NY ◆ SOUTH CAROLINA ◆ DALLAS, TX
◆ NEW YORK, NY ◆ SOUTHEASTERN PA ◆ WASHINGTON, DC
◆ NEW YORK, NY ◆ REHOBOTH BEACH, DE

THE INFORMATION ON THIS DRAWING IS THE PROPERTY OF BOHLER ENGINEERING, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF BOHLER ENGINEERING, INC.

REVISIONS			
REV	DATE	COMMENT	BY
1	4/30/19	FIRST CITY COMMENTS	MJH
1	5/07/19	SECOND CITY COMMENTS	MJH



KNOW WHAT'S BELOW
ALWAYS CALL 811
BEFORE YOU DIG
It's fast. It's free. It's the law.

NOT APPROVED FOR CONSTRUCTION

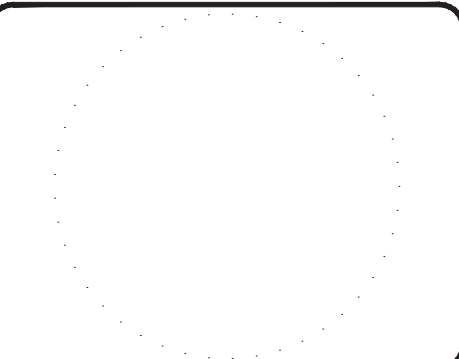
PROJECT No.: TD180002
DRAWN BY: MJH
CHECKED BY: MJH
DATE: 4/8/19
SCALE: CAD 1:1

PROJECT **PROPOSED**
REZONING & SUP PERMIT
FOR
ADDISON RETAIL LLC

LOCATION OF SITE
3820 BELTLINE RD
ADDISON, TX 75001
DALLAS COUNTY
THOMAS L. CHENOWITH ABST. 273
BLOCK A, LOT 1R, 2.034 AC

**BOHLER**
ENGINEERING

6017 MAIN STREET
FRISCO, TX 75034
Phone: (469) 458-7300
TX@BohlerEng.com



SHEET TITLE:
BUILDING PERSPECTIVES

SHEET NUMBER:
4

TOWN PROJECT NUMBER 1796-Z



NORTHWEST CORNER PERSPECTIVE

BUILDING PERSPECTIVES

1796-Z
ADDISON RETAIL LLC
3820 BELTLINE RD
ADDISON, TX 75001
DALLAS COUNTY
PRINTemps 2 REP
BLOCK A, LOT 1R, 2.034 AC
DATE: 05.10.19

ARCHITECT

O'BRIEN ARCHITECTS
5310 HARVEST HILL RD.
SUITE 136, LB 181
DALLAS, TX 75230
PHONE: (972) 788.1010
CONTACT: GEOFFREY BROWN

OWNER AND APPLICANT

LISCIOTTI DEVELOPMENT
83 ORCHARD HILL PARK DRIVE
LEOMINSTER, MA 01453
PHONE: (978) 466.6661
CONTACT: GREGG LISCIOTTI

**BOHLER**
ENGINEERING

LAND SURVEYING • CIVIL AND CONSULTING ENGINEERING
SURVEYING • EROSION CONTROL • PERMITTING SERVICES • TRANSPORTATION SERVICES
SUSTAINABLE DESIGN • PERMITTING SERVICES • TRANSPORTATION SERVICES

• UPR STATE NEW YORK • BALTIMORE, MD • CHARLOTTE, NC
• NEW ENGLAND • PITTSBURGH, PA • ATLANTA, GA
• BOSTON, MA • PHILADELPHIA, PA • TAMPA, FL
• NEW YORK CITY • NEW YORK, NY • RALEIGH, NC
• NEW YORK METRO • SOUTH EASTERN, PA • DALLAS, TX
• NORTH NEW JERSEY • REHOBOTH BEACH, DE • WASHINGTON, DC

THE INFORMATION ON THIS DRAWING IS THE PROPERTY OF BOHLER ENGINEERING. ANY REPRODUCTION OR USE OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF BOHLER ENGINEERING IS PROHIBITED. BOHLER ENGINEERING SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED.

© 2019 BOHLER ENGINEERING

REVISIONS			
REV	DATE	COMMENT	BY
1	4/30/19	FIRST CITY COMMENTS	MJH
1	5/07/19	SECOND CITY COMMENTS	MJH



**KNOW WHAT'S BELOW
ALWAYS CALL 811
BEFORE YOU DIG**

It's fast. It's free. It's the law.

**NOT APPROVED FOR
CONSTRUCTION**

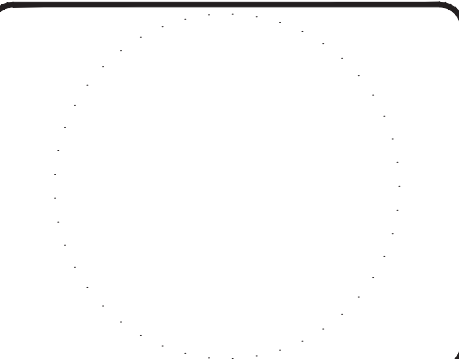
PROJECT No.: TD180002
DRAWN BY: MJH
CHECKED BY: MJH
DATE: 4/8/19
SCALE: CAD 1:1

**PROPOSED
REZONING &
SUP PERMIT
FOR
ADDISON
RETAIL LLC**

LOCATION OF SITE
3820 BELTLINE RD
ADDISON, TX 75001
DALLAS COUNTY
THOMAS L. CHENOWITH ABST. 273
BLOCK A, LOT 1R, 2.034 AC

**BOHLER**
ENGINEERING

6017 MAIN STREET
FRISCO, TX 75034
Phone: (469) 458-7300
TX@BohlerEng.com



SHEET TITLE:
**BUILDING
PERSPECTIVES**

SHEET NUMBER:
5

TOWN PROJECT NUMBER 1796-Z



SOUTHWEST CORNER PERSPECTIVE

BUILDING PERSPECTIVES

1796-Z
ADDISON RETAIL LLC
3820 BELTLINE RD
ADDISON, TX 75001
DALLAS COUNTY
PRINTED 2 REP
BLOCK A, LOT 1R, 2.034 AC
DATE: 05.10.19

ARCHITECT

O'BRIEN ARCHITECTS
5310 HARVEST HILL RD.
SUITE 136, LB 161
DALLAS, TX 75230
PHONE: (972) 788.1010
CONTACT: GEOFFREY BROWN

OWNER AND APPLICANT

LISCIOTTI DEVELOPMENT
83 ORCHARD HILL PARK DRIVE
LEOMINSTER, MA 01453
PHONE: (978) 466.6661
CONTACT: GREGG LISCIOTTI

**BOHLER**
ENGINEERING

SITE CIVIL AND CONSULTING ENGINEERING
LAND DEVELOPMENT ENGINEERING
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

◆ UPR STATE NEW YORK
◆ NEW ENGLAND
◆ BOSTON, MA
◆ NEW YORK CITY
◆ NEW YORK METRO
◆ NORTH NEW JERSEY
◆ NEW JERSEY
◆ PITTSBURGH, PA
◆ PHILADELPHIA, PA
◆ SOUTHERN NEW JERSEY
◆ BALTIMORE, MD
◆ SOUTHERN MARYLAND
◆ ATLANTA, GA
◆ TAMPA, FL
◆ MIAMI, FL
◆ PALM BEACH, FL
◆ WASHINGTON, DC
◆ DALLAS, TX

THE INFORMATION CONTAINED HEREIN IS THE PROPERTY OF BOHLER ENGINEERING, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF BOHLER ENGINEERING, INC.

REVISIONS			
REV	DATE	COMMENT	BY
1	4/30/19	FIRST CITY COMMENTS	MJH
1	5/07/19	SECOND CITY COMMENTS	MJH



**KNOW WHAT'S BELOW
ALWAYS CALL 811
BEFORE YOU DIG**

It's fast. It's free. It's the law.

**NOT APPROVED FOR
CONSTRUCTION**

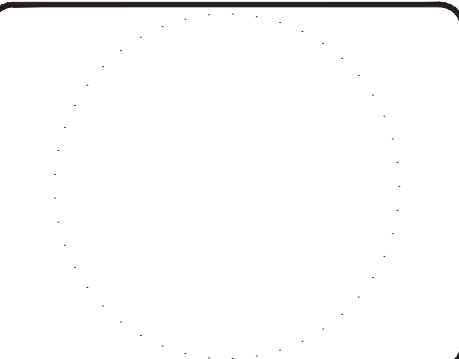
PROJECT No.: TD180002
DRAWN BY: MJH
CHECKED BY: MJH
DATE: 4/8/19
SCALE: CAD 1:1

PROJECT **PROPOSED
REZONING &
SUP PERMIT**
FOR
**ADDISON
RETAIL LLC**

LOCATION OF SITE
3820 BELTLINE RD
ADDISON, TX 75001
DALLAS COUNTY
THOMAS L. CHENOWITH ABST. 273
BLOCK A, LOT 1R, 2.034 AC

**BOHLER**
ENGINEERING

6017 MAIN STREET
FRISCO, TX 75034
Phone: (469) 458-7300
TX@BohlerEng.com



SHEET TITLE:
**BUILDING
PERSPECTIVES**

SHEET NUMBER:
6

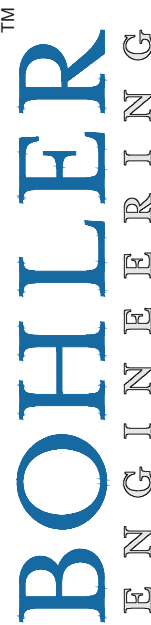
TOWN PROJECT NUMBER 1796-Z



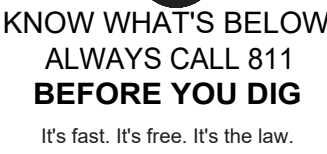
1796-Z
ADDISON RETAIL LLC
3820 BELTLINE RD
ADDISON, TX 75001
DALLAS COUNTY
PRINTEMPS 2 REP
BLOCK A, LOT 1R, 2.034 AC
DATE: 05.10.19

O'BRIEN ARCHITECTS
5310 HARVEST HILL RD.
SUITE 136, LB 161
DALLAS, TX 75230
PHONE: (972) 788.1010
CONTACT: GEOFFREY BROWN

LISCIOTTI DEVELOPMENT
83 ORCHARD HILL PARK DRIVE
LEOMINSTER, MA 01453
PHONE: (978) 466.6661
CONTACT: GREGG LISCIOTTI

[illegible]

REV	DATE	COMMENT	BY
1	4/30/19	FIRST CITY COMMENTS	MJH
1	5/07/19	SECOND CITY COMMENTS	MJH



PROJECT No.:	TD180002
DRAWN BY:	MJH
CHECKED BY:	MJH
DATE:	4/8/19
SCALE:	
CAD I.D.:	

ADDISON
RETAIL LLC

LOCATION OF SITE
3820 BELTLINE RD
ADDISON, TX 75001
DALLAS COUNTY
THOMAS L. CHENOWITH ABST. 273
BLOCK A, LOT 1R, 2.034 AC

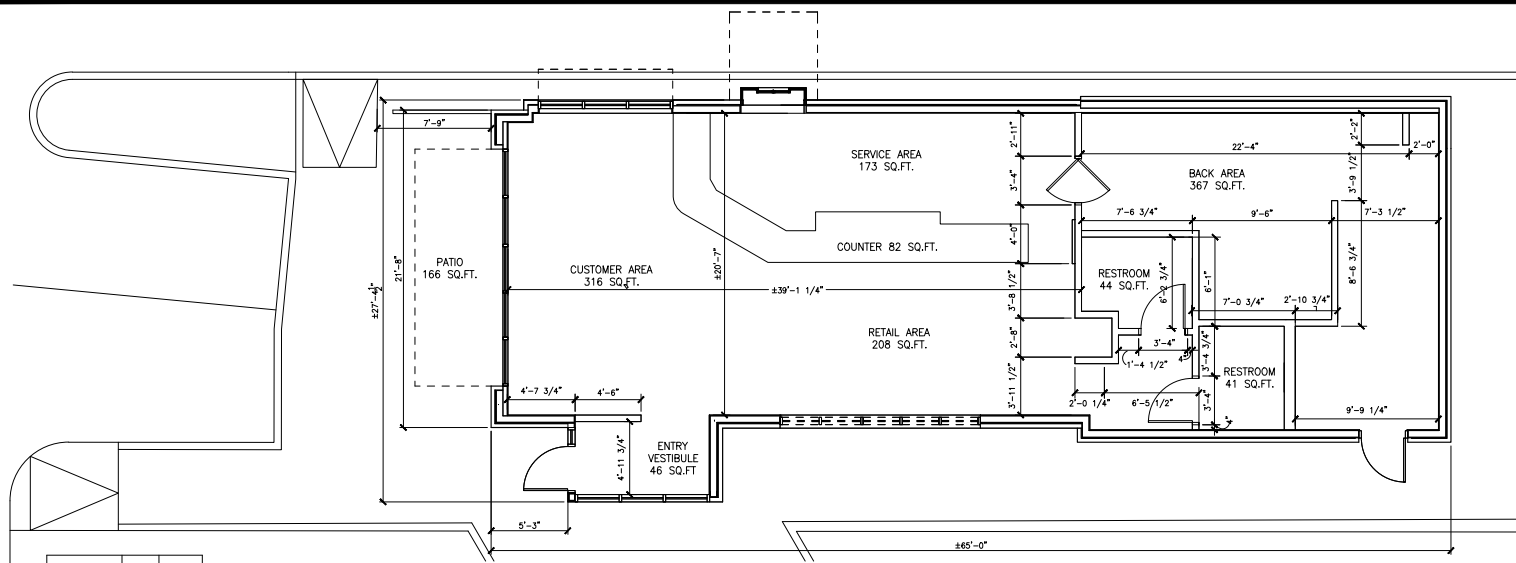


**6017 MAIN STREET
FRISCO, TX 75034**
Phone: (469) 458-7300
TX@BohlerEng.com

SHEET NUMBER

7

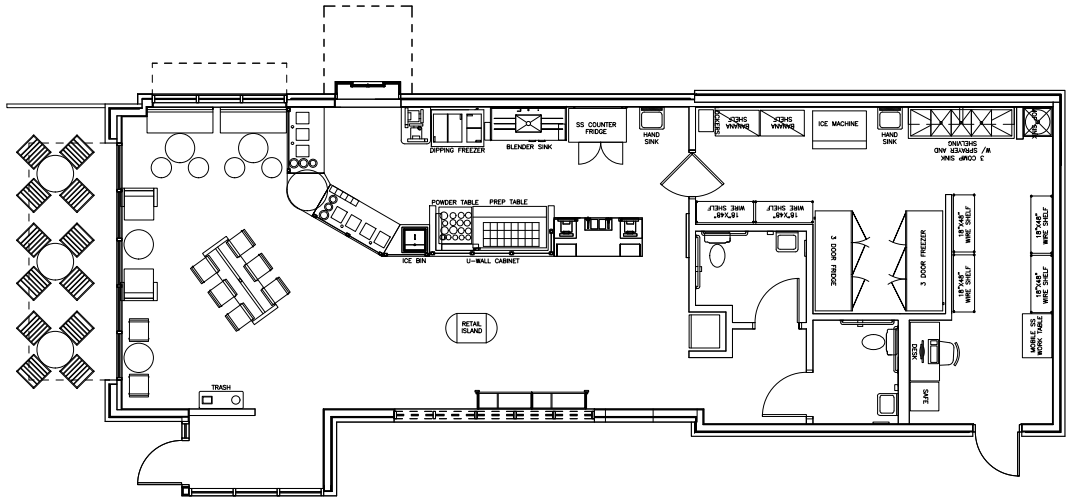
TOWN PROJECT NUMBER 1796-Z



FLOOR PLAN 1/4" = 1'-0"

INDOOR	SQ.FT	SEATS
CUSTOMER	316	18
RETAIL	208	0
ENTRY	46	0
COUNTER	82	0
BACK	367	0
RESTROOM	89	0
SERVICE	173	0
TOTAL INT.	1281	18

OUTDOOR	SF	SEATS
PATIO	166	12
TOTAL EXT.	166	12
TOTAL	1447	30



EQUIPMENT PLAN 1/4" = 1'-0"

1/4"=1'-0" 0' 1' 2' 3'

SMOOTHIE KING

9797 ROMBAUER RD., STE. 150
DALLAS, TX 75219
PH (214)935-8800 FAX (214)432-5732

ARCHITECT
WEXUS ARCHITECTS
13 NORTH AVE. N.
HOPKINS, TX 75043
PHONE: (972) 441-8660
CONTACT: EMILY FORUM

NOT APPROVED FOR CONSTRUCTION

PROJECT NO. 1796-2
DRAWN BY: PMF
CHECKED BY: SKP
DATE: 05/10/19
SCALE:

PROJECT: PROPOSED
REZONING &
SUP PERMIT

ADDISON
RETAIL LLC

LOCATION OF SITE
3809 BELLVIEW RD
ADDISON, TX 75001
DALLAS COUNTY
THOMAS L. CHENOWETH
ABST. 273
BLOCK A, LOT 1B, 2, 204 AC

THESE DRAWINGS ARE GIVEN IN CONFIDENCE AND SHALL BE USED ONLY UPON THE EXPRESS WRITTEN CONSENT OF SMOOTHIE KING FRANCHISES INC. NO OTHER USE, DISSEMINATION OR DUPLICATION MAY BE MADE WITHOUT THE WRITTEN CONSENT OF SMOOTHIE KING FRANCHISES, INC. ALL COMMON RIGHTS OF COPYRIGHT AND OTHERWISE ARE HEREBY SPECIFICALLY RESERVED.

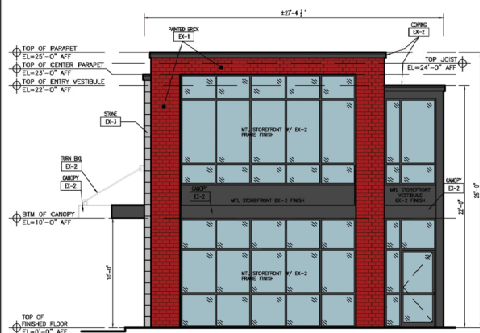
SHEET TITLE:

FLOORPLAN/
EQUIPMENT

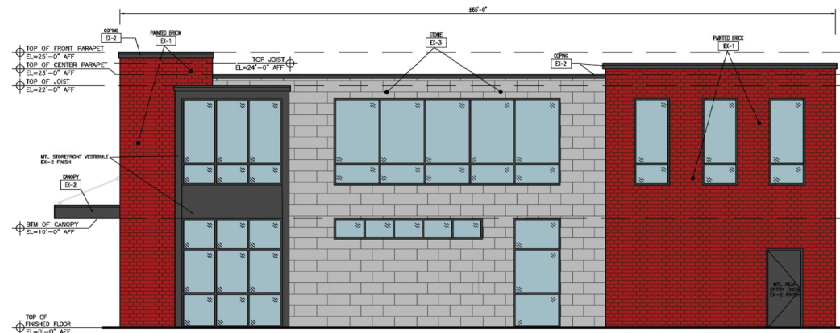
SHEET NUMBER:

1

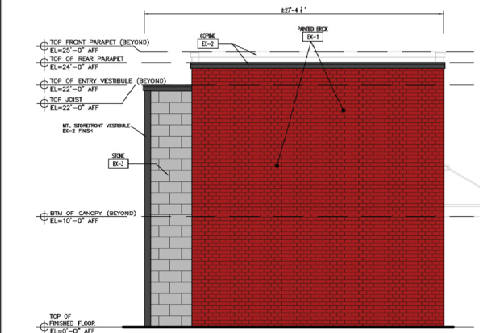
TOWN PROJECT NUMBER 1796-2



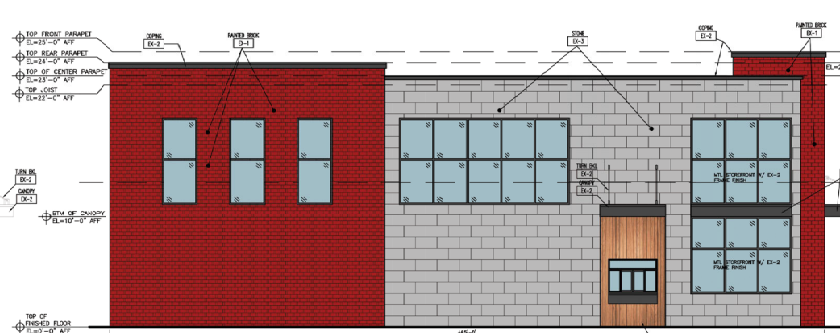
North Elevation 3/4" = 1'-0"



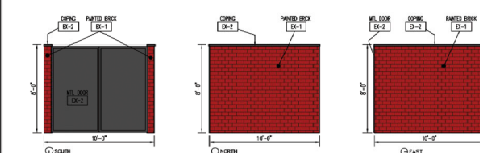
West Elevation 3/4" = 1'-0"



South Elevation 3/4" = 1'-0"



East Elevation 3/4" = 1'-0"



DUMPSTER ENCLOSURE 3/4" = 1'-0"

	North Store Front		East Drive Thru		South Rear		West Entry		Total	
	North Store Front		East Drive Thru		South Rear		West Entry		Total	
	sq	%	sq	%	sq	%	sq	%	sq	%
Brick	131	67%	727	53%	549	67%	597	46%	2024	56%
Stone	34	5%	588	43%	88	1%	826	43%	1365	37%
Metal	77	26%	28	1%	0	0%	79	5%	386	5%
Comp IPE	9	6%	42	3%	0	0%	0	0%	42	1%
Totals	272	100%	1365	100%	929	100%	1362	100%	3568	100%

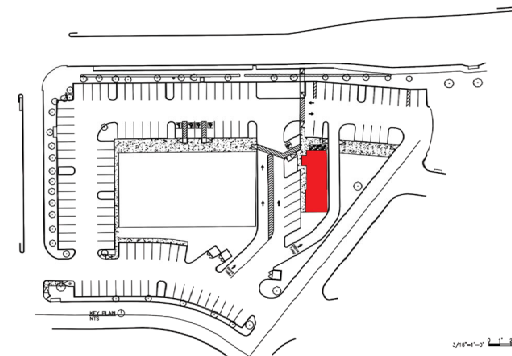
	North Store Front		East Drive Thru		West Entry		Total	
	sq	%	sq	%	sq	%	sq	%
Glazing	410	60%	345	20%	480	22%	1235	36%

	North Store Front		East Drive Thru		West Entry		Total	
	SF	%	SF	%	SF	%	SF	%
Glazing	410	60%	345	20%	480	27%	1235	36%

EXTERIOR MATERIAL SCHEDULE:
 EX-1 SOLID CITY BRICK - VENEER BRICK - PAINTED P-25 (RED BRICK)
 STANDARD BRICK PATTERN
 EX-2 PRE-FINISHED BRICK METAL, EXTRA DARK BRONZE FINISH
 1/4" X 1/2" X 1/2" THICK COORDINATE SMOOTH LAMINATE (BRAND NEW)
 EX-4 FIBERGLASS COMPOSITE, CLADDING VERTICAL PANEL SCREEN (ON CONCRETE COMPOSITE)
 5/8" X 1/2" X 1/2" COLORED PE
 SLEWET SAMPLES OF ALL EXTERIOR MATERIAL & PAINT FINISHES TO
 BE SUBMITTED AT SMOOTHE KING CORP. FOR APPROVAL.
 PAINT APPLICATION NOTES: USE SM BAYO GREY MOLT SURFACE PRIMER
 FOLLOWED BY SURFACE PAINT SELECTION.
 THE SM FRESH COLORED TO BE MIXED FROM SM RESILIENCE BASE PAINT,
 MIXED TO COLOR SPECIFIED.

EXTERIOR PAINT FINISH SCHEDULE:
 P-1 PAINT: SM 7000 ALUMINUM, SEMI GLOSS
 P-2 PAINT: SM 6000 RED BRICK, SEMI GLOSS
 P-3 PAINT: SM 6015 TOTALY TAN, SEMI GLOSS
 P-4 PAINT: SM 7000 VERTICAL BRICK, SEMI GLOSS
 P-5 PAINT: SM 6015 HYPERACTIVE BRICK, SEMI GLOSS
 P-6 PAINT: SM 6015 TAYLOR TAN, SEMI GLOSS

FINISHES FIELD NOTES:
 THIS FINISH PLAN IS FOR CONSTRUCTION PURPOSES ONLY. ALL BUILDING
 FINISHES SHALL BE APPROVED BY DEVELOPMENT SERVICES.
 ALL MECHANICAL UNITS SHALL BE SERVICED FROM PUBLIC VIEW AS
 REQUIRED BY THE ZONING ORDINANCE.
 WHEN PROPOSED EXPOSED UTILITY BOXES AND CONDUITS SHALL BE
 FINISHED TO MATCH THE SURROUND.
 ALL STORAGE AREAS AND BOOTHS ARE SUBJECT TO APPROVAL BY
 DEVELOPMENT SERVICES.
 ROOF ACCESS SHALL BE PROVIDED INTERNALLY UNLESS OTHERWISE
 PERMITTED BY THE CHIEF BUILDING OFFICIAL.



SMOOTHE KING
 9757 POMEROY RD., STE. 150
 DALLAS, TX 75249
 PH (214) 355-8800 FAX (214) 352-5732

ARCHITECT
 WELLS ARCHITECTS
 LUNNEY ARCH.
 BIRMINGHAM, AL 35244
 PHONE (205) 980-1100
 CONTACT: EVELYN BOKAN

NOT APPROVED FOR CONSTRUCTION

PROJECT NO.: 1796-2
 DRAWN BY: JWC
 CHECKED BY: JWC
 DATE: 05/10/16
 SCALE:

**PROPOSED
 REZONING &
 SUP PERMIT
 FOR
 ADDISON
 RETAIL LLC**

LOCATION OF SITE:
 3000 BENTLEY RD.
 ADDISON, TX 75001
 BALLANTINE
 THOMAS L. CHENOWETH
 ABET 273
 BLOCK A LOT 16, 2024 AC

THESE DRAWINGS ARE GIVEN IN CONFORMANCE AND SHALL BE USED ONLY UPON THE EXPRESS WRITTEN CONSENT OF SMOOTHE KING FRANCHISE, INC. NO OTHER USE, REPRODUCTION OR DUBLICATION MAY BE MADE WITHOUT THE WRITTEN CONSENT OF SMOOTHE KING FRANCHISE, INC. ALL COMMON RIGHTS OF COPYRIGHT AND OTHERWISE ARE HEREBY SPECIFICALLY RESERVED.

SHEET TITLE:
**ELEVATIONS/
 KEY PLAN**
 SHEET NUMBER:
2
 TOWN PROJECT NUMBER 1796-2



SCENE 1 ^{1/8"}



SCENE 2 ^{1/8"}

SMOOTHIE KING

9797 ROMBAUER RD., STE. 150
DALLAS, TX 75019
PH (214) 935-8900 FAX (214) 432-5732

ARCHITECT
WELLS ARCHITECTS
15 NORTH AVENUE
ROPER, MN 55345
PHONE: 952-341-0460
CONTACT: BRIAN BORUM

**NOT APPROVED FOR
CONSTRUCTION**

PROJECT NO. 1796-2
DRAWN BY: PMF
CHECKED BY: SKP
DATE: 05/10/19
SCALE:

**PROPOSED
REZONING &
SUP PERMIT**
FOR
**ADDISON
RETAIL LLC**

LOCATION OF SITE
3809 BILLYE RD
ADDISON, TX 75001
DALLAS COUNTY
THOMAS L. CHENOWETH
ABST. 273
BLOCK & LOT 18, 2.234 AC

THESE DRAWINGS ARE GIVEN IN
CONFIDENCE AND SHALL BE USED
ONLY UPON THE EXPRESS
WRITTEN CONSENT OF SMOOTHIE
KING FRANCHISES, INC. NO
OTHER USE, DISSEMINATION OR
DUPLICATION MAY BE MADE
WITHOUT THE WRITTEN CONSENT
OF SMOOTHIE KING FRANCHISES,
INC. ALL COMMON RIGHTS OF
COPYRIGHT AND OTHERWISE ARE
HEREBY SPECIFICALLY RESERVED.



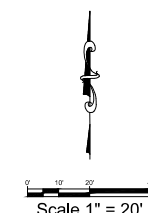
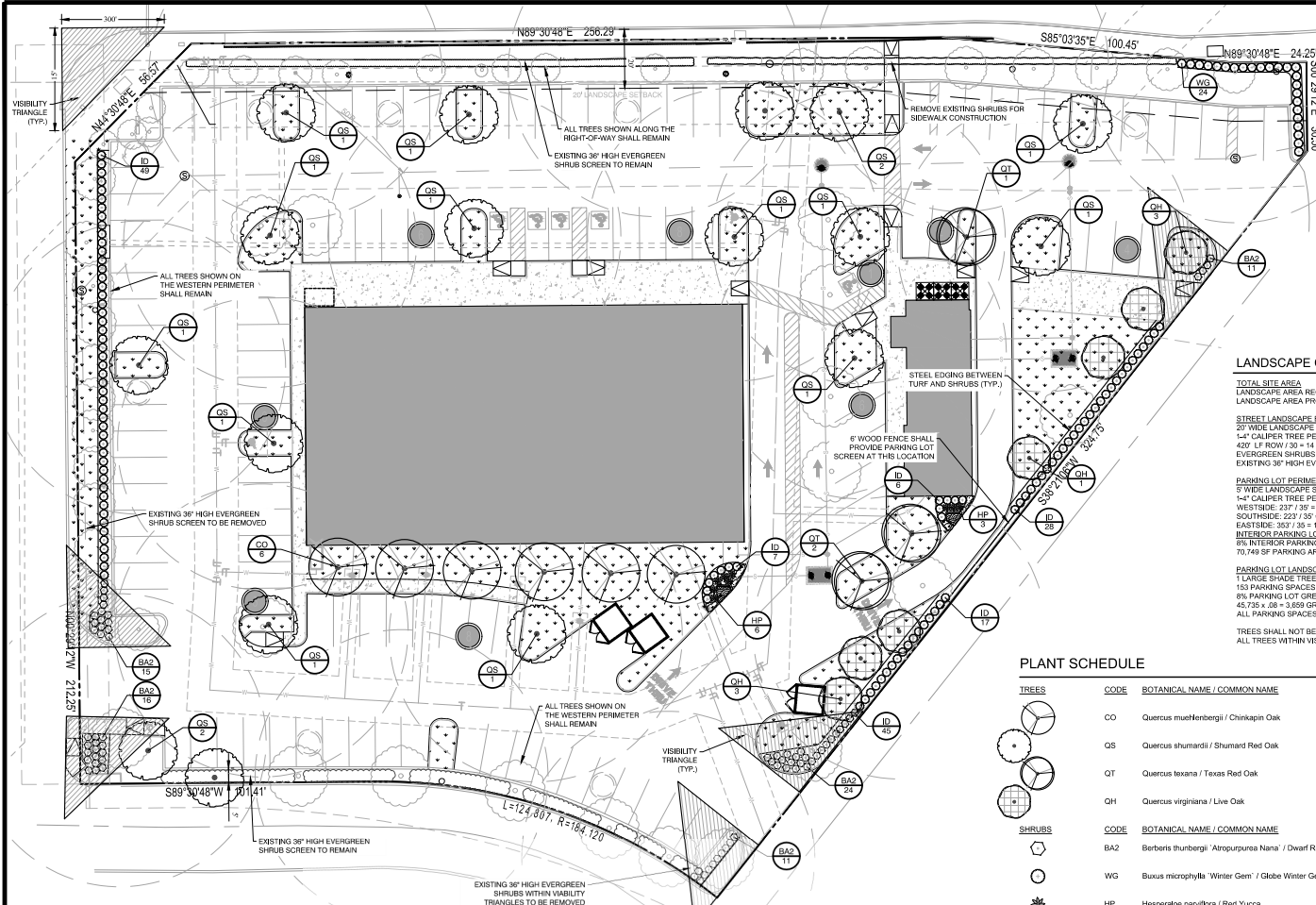
SHEET TITLE:

RENDERINGS

SHEET NUMBER:

3

TOWN PROJECT NUMBER 1796-2



TOTAL NUMBER OF TREES	49
TOTAL NUMBER OF TREES REMOVED	9
TOTAL CALIPER INCHES OF REMOVED TREES	50"
TOTAL CALIPER INCHES TO MITIGATE	50"

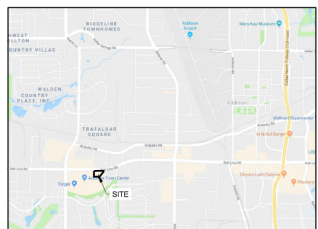
NOTE: ALL MITIGATION TREES ARE DESIGNATED WITH A 'M' AT THE TREE SYMBOL.

MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 2" TO 4" BULK ROCK MULCH OVER LANDSCAPE FABRIC IN ALL PLANTING AREAS. CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND/OR OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED.

NOTE:

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON DESIGN DRAWINGS, RECORD OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. CORE STATES, INC. DOES NOT GUARANTEE THAT LOCATIONS SHOWN ARE EXACT. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES AS SUCH. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND UNCOVERING EXISTING UTILITIES IN THE VICINITY OF THE PROPOSED IMPROVEMENTS AND UTILITY CONNECTION POINTS PRIOR TO THE START OF CONSTRUCTION TO ASCERTAIN EXACT MATERIALS, LOCATIONS, ELEVATIONS, ETC. AND THEIR POTENTIAL CONFLICT WITH PROPOSED IMPROVEMENTS. GC SHALL CONSULT WITH CONSTRUCTION MANAGER AND ENGINEER AS APPROPRIATE BEFORE PROCEEDING WITH WORK.



VICINITY MAP
N.T.S.



LANDSCAPE CALCULATIONS

TOTAL SITE AREA	88,597 SF
LANDSCAPE AREA REQUIRED:	17,719 SF (20% OF SITE AREA)
LANDSCAPE AREA PROVIDED:	20,888 SF (23.5% OF SITE AREA)
STREET LANDSCAPE BUFFER	
20' WIDE LANDSCAPE AT RIGHT OF WAYS	20' LANDSCAPE BUFFER PROVIDED
1-4" CALIPER TREE PER EVERY 30' ALONG RIGHT OF WAY	20 TREES PROVIDED
400' LF ROW / 30' = 14.4" TREES REQUIRED	36" EVERGREEN SCREEN PROVIDED
EVERGREEN SHRUBS PLANTED 3.8' O.C.	
EXISTING 36" HIGH EVERGREEN SCREEN	
PARKING LOT PERIMETER SCREENING	
5' WIDE LANDSCAPE STRIP ALONG PARKING LOT	9' PARKING LOT LANDSCAPE STRIP PROVIDED
1-4" CALIPER TREE PER EVERY 30' ALONG PERIMETER	
WESTSIDE: 237' / 30' = 8 TREES / 80 SHRUBS REQUIRED	12 TREES/80+ SHRUBS PROVIDED
EASTSIDE: 223' / 30' = 6 TREES / 60 SHRUBS REQUIRED	6 TREES/60+ SHRUBS PROVIDED
100' LF ROW / 30' = 10 TREES PROVIDED / 100 SHRUBS REQUIRED	10 TREES / 100 SHRUBS PROVIDED
INTERIOR PARKING LOT LANDSCAPING	
8% INTERIOR PARKING LOT LANDSCAPING REQUIRED	
70,749 SF PARKING AREA x .08 = 5,660 SF LANDSCAPING REQUIRED	6,803 INTERIOR LANDSCAPING PROVIDED
PARKING LOT LANDSCAPING	
1 LARGE SPACE TREE PER 10 PARKING SPACES	
153 PARKING SPACES / 10 = 11.7 (12 TREES) REQUIRED	12 TREES PROVIDED
6% PARKING LOT GREENSPACE REQUIRED	
45,736 x .06 = 3,659 GREENSPACE REQUIRED	11,438 PROVIDED
ALL PARKING SPACES HAVE TO BE WITHIN 30' OF A TREE	PROVIDED
TREES SHALL NOT BE CLOSER THAN 30' TO ANY PORTION OF THE PAVED SURFACE	
ALL TREES WITHIN VISIBILITY TRIANGLES SHALL BE LIMBED UP TO 6' MIN. AND ALL SHRUBS SHALL BE NO HIGHER THAN 18"	

PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME / COMMON NAME	CONT	CAL	HEIGHT	QTY
	CO	Quercus muhlenbergii / Chinkapin Oak	B & B	4"Cal	14'-16" (16' max.)	6
	QS	Quercus shumardi / Shumard Red Oak	B & B	4"Cal	14'-16" (16' max.)	17
	QT	Quercus texana / Texas Red Oak	B & B	4"Cal	14'-16" (16' max.)	3
	QH	Quercus virginiana / Live Oak	B & B	4"Cal	14'-16" (16' max.)	7
SHRUBS	CODE	BOTANICAL NAME / COMMON NAME	SIZE		SPACING	QTY
	BA2	Berberis thunbergii 'Atropurpurea Nana' / Dwarf Redleaf Japanes Barberry	5 gal		30" o.c.	70
	WG	Buxus microphylla 'Winter Gem' / Globe Winter Gem Boxwood	5 gal		36" o.c.	24
	HP	Hesperaloe parviflora / Red Yucca	5 gal		36" o.c.	9
	ID	Ilex cornuta 'Burfordii' / Burford Holly 36" at time of planting	-		36" o.c.	107
GROUND COVERS	CODE	BOTANICAL NAME / COMMON NAME	CONT		SPACING	QTY
	CH	Cynodon dactylon '419 Hybrid' / Bermuda Grass	sod			11,127 sf
	HA2	Hemerocallis x 'Asteric Gold' / Dwarf Evergreen Day Lily	1 gal		15" o.c.	24
	LQ	Santolina chamaecyparissus 'Lemon Queen' / Lemon Queen Lavender Cotton	1 gal		16" o.c.	28

EXISTING TREES



SEE EXISTING TREE LIST ON SHEET TP-1 FOR TYPE, SIZE AND STATUS OF TREES

PROPOSED SUBDIVISION NAME: N/A
LEGAL DESCRIPTION: PRINTemps 2 REP BLOCK A LOT 1R
SURVEY NAME: THOMAS L. CHENOWETH SURVEY ABST. 273

LANDSCAPE ARCHITECT
EVERGREEN DESIGN GROUP
15305 DALLAS PKWY, STE 300
ADDISON, TX 75001
PH: 972-668-6630
Rodney@LandscapeConsultants.net

APPLICANT
HWK, INC. AND
ADDISON SUNBELT, LLC
15842 ADDISON RD.
ADDISON, TX 75001
PHONE: (972) 239-1325
mike@hwktx.com

OWNER
HWK, INC. AND
ADDISON SUNBELT, LLC
15842 ADDISON RD.
ADDISON, TX 75001
PHONE: (972) 239-1325
mike@hwktx.com

BOHLER ENGINEERING

LAND SURVEYING • CIVIL ENGINEERING • LANDSCAPE ARCHITECTURE
PROJECT MANAGER • PROJECT ENGINEER • PROJECT ARCHITECT
• FORT WORTH, TEXAS • DALLAS, TEXAS • AUSTIN, TEXAS
• DENTON, TEXAS • FARMERSVILLE, TEXAS • WAXAHACH, TEXAS
• WICKLIFFE, TEXAS • MIDLAND, TEXAS • SAN ANGELO, TEXAS
• NORTHERN NEW ABERY • SAN ANGELO, TEXAS

REVISIONS

REV	DATE	COMMENT	BY
1	4/30/19	FIRST CITY COMMENTS	MJH
1	5/07/19	SECOND CITY COMMENTS	MJH

811

KNOW WHAT'S BELOW
ALWAYS CALL 811
BEFORE YOU DIG

It's Not Just Free, It's the Law.

NOT APPROVED FOR CONSTRUCTION

PROJECT NO. 1900000
DRAWN BY: JWG
CHECKED BY: JWG
DATE: 5/9/19
SCALE: 1" = 20'

PROPOSED REZONING & SUP PERMIT FOR ADDISON RETAIL LLC

LOCATION OF SITE
3820 BELTLINE RD
ADDISON, TX 75001
DALLAS COUNTY
THOMAS L. CHENOWETH ABST. 273
BLOCK A, LOT 1R, 2.034 AC

BOHLER ENGINEERING

6017 MAIN STREET
FRISCO, TX 75034
Phone: (469) 458-7300
TX@BohlerEng.com

LANDSCAPE PLANTING

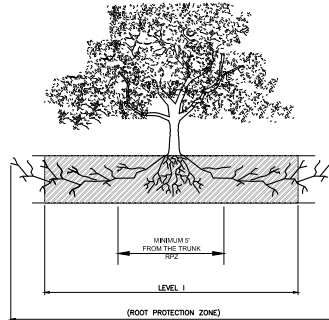
SHEET TITLE: LP-1
SHEET NUMBER: LP-1
TOWN PROJECT NUMBER 1796-2

MATERIALS

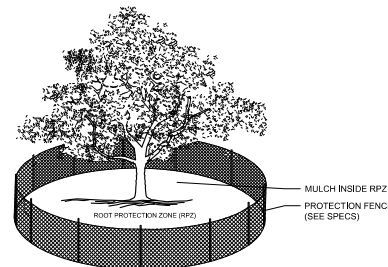
2. FABRIC: 4 FOOT HIGH ORANGE PLASTIC FENCING AS SHOWN ON THE PLANS AND SHALL BE WOVEN WITH 2 INCH MESH OPENINGS SUCH THAT IN A VERTICAL DIMENSION OF 23 INCHES ALONG THE DIAGONALS OF THE OPENINGS THERE SHALL BE AT LEAST 7 MESHES.
3. POSTS: POSTS SHALL BE A MINIMUM OF 72 INCHES LONG AND STEEL "T" SHAPED WITH A MINIMUM WEIGHT OF 10 POUNDS PER LINEAL FOOT.
4. TIE WIRE: WIRE FOR ATTACHING THE FABRIC TO THE T-POSTS SHALL BE NOT LESS THAN NO. 12 GAUGE GALVANIZED WIRE.
5. USED MATERIALS: PREVIOUSLY-USED MATERIALS, MEETING THE ABOVE REQUIREMENTS AND WHEN APPROVED BY THE OWNER, MAY BE USED.

CONSTRUCTION METHODS

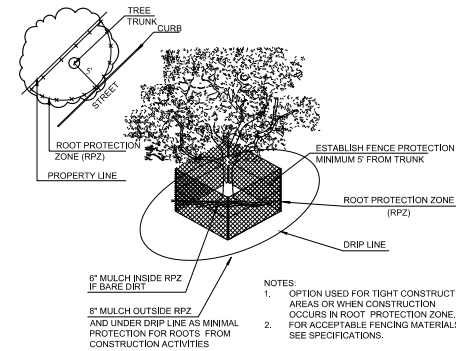
1. ALL TREES AND SHRUBS SHOWN TO REMAIN WITHIN THE FOOTPRINT OF THE CONSTRUCTION SITE SHALL BE PROTECTED AND MAINTAINED THROUGHOUT CONSTRUCTION.
2. EMPLOY THE SERVICES OF AN ISA (INTERNATIONAL) SOCIETY OF ARBORICULTURISTS (CERTIFIED ARBORIST) AND OBTAIN ALL REQUIRED PERMITS TO PRUNE THE EXISTING TREES FOR CLEANING, RASING AND THINNING. AS REQUIRED.
3. PROTECTED FENCING SHALL BE ERECTED OUTSIDE THE CRITICAL ROOT ZONE, EQUAL TO 1" FROM THE TRUNK FOR EVERY 1" OF DBH AT LOCATIONS SHOWN IN THE PLANS OR AS DIRECTED BY THE LANDSCAPE CONSULTANT AND CITY OF LOS ANGELES. THE FENCING SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION. FENCING SHALL BE REMOVED AND REPAIRED BY THE CONTRACTOR DURING SITE CONSTRUCTION. TREES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
4. PROTECTED FENCE LOCATIONS IN CLOSE PROXIMITY TO STREET INTERSECTIONS OR DRIVES SHALL ADHERE TO THE APPLICABLE JURISDICTIONS STOP DISTANCE CRITERIA.
5. THE PROTECTED FENCING SHALL BE ERECTED BEFORE SITE WORK COMMENCES AND SHALL REMAIN IN PLACE DURING THE ENTIRE CONSTRUCTION PERIOD.
6. THE INSTALLATION POSTS SHALL BE PLACED EVERY 6 FEET ON CENTER AND EMBEDDED TO 18 INCHES DEPTH. MEAN FENCE SHALL BE ATTACHED TO THE INSTALLATION POSTS BY THE USE OF SUFFICIENT WIRE OR CABLE TO FASTEN THE FENCING TO THE POSTS. THE FENCING SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION PERIOD.
7. WITHIN THE CRITICAL ROOT ZONE:
 - A. DO NOT CLEAR, RILL OR GRADE IN OR ON ANY TREE.
 - B. DO NOT STORE, STOCKPILE OR DUMP ANY SOIL, MATERIAL, SOIL OR RUBBER UNDER THE SPREAD OF CANOPY.
 - C. DO NOT PARK OR STORE ANY EQUIPMENT OR SUPPLIES UNDER THE TREE CANOPY.
 - D. DO NOT CUT, TRIM, OR REMOVE ANY BRANCHES OR LIMBS OF ANY TREE SUCH AS PIPE CUTTING AND TRIMMING, OR ANY OTHER MAINTENANCE, PAINTING OR LABELING.
 - E. DO NOT ALLOW ANY MATERIALS, DEBRIS, OR OTHER OBJECTS TO ACCUMULATE, BRACING OR ANY OTHER DAMAGE TO THE TREE.
 - F. DO NOT PERMIT RUNOFF FROM WASTE MATERIALS INCLUDING SOLIDS, CONCRETE WASHOUTS, PAINTS, OILS, OR OTHER LIQUIDS TO ENTER THE CRITICAL ROOT ZONE.
 - G. DO NOT ALLOW ANY RUNOFF FROM THE CRITICAL ROOT ZONE TO ENTER THE CRITICAL ROOT ZONE. PREVENT SUCH RUNOFF SUBSTANCES FROM ENTERING THE CRITICAL ROOT WHENEVER POSSIBLE. IF INCLUDED IN THE CRITICAL ROOT ZONE, RUNOFF OR SURFACE WATER COULD CAUSE DAMAGE TO THE ROOT SYSTEM OF THE TREE.
8. ROUTE UNDERDRAIN UTILITIES TO AVOID THE CRITICAL ROOT ZONE. IF A DRAINING IS UNAVOIDABLE, BORE UNDER THE CRITICAL ROOT ZONE AND ROUTE TO THE STREET.
9. PRIOR TO EXCAVATION IN THE VICINITY OF TREES MUST OCCUR, SUCH AS FIRMIFICATION INSTALLATION, PROCEED WITH CAUTION, AND USING HAND TOOLS ONLY.
10. THE CONTRACTOR SHALL NOT CUT TREES LARGER THAN ONE INCH IN DIAMETER WHEN EXCAVATION IS REQUIRED NEAR OR WITHIN THE CRITICAL ROOT ZONE. TREES WITHIN CRITICAL ROOT ZONE ARE TO BE CUT CLEANLY, FOR CASKS ONLY. ALL WOUNDS SHALL BE PAINTED WITH WOUND SEALER WITHIN 30 MINUTES.
11. REMOVE ALL TREES, SHRUBS OR BUSHES TO BE CLEARED FROM PROTECTED ROOT ZONE AREA BY HAND.
12. TREES DAMAGED OR KILLED DUE TO CONTRACTORS NEGLIGENCE DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTORS EXPENSE AND TO THE PROJECT OWNERS AND LOCAL JURISDICTION SATISFACTION.
13. ANY TREE REMOVAL SHALL BE APPROVED BY THE OWNER AND LOCAL JURISDICTION PRIOR TO REMOVAL, AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPLACEMENT OF ANY REMOVED TREES.
14. COVER EXPOSED ROOTS AT THE END OF EACH DAY WITH SOIL, MULCH OR WET BURLAP.
15. IN CRITICAL ROOT ZONE AREAS THAT CANNOT BE PROTECTED DURING CONSTRUCTION AND WHERE HEAVY TRAFFIC IS ANTICIPATED, COVER THE SOIL WITH EIGHT INCHES OF ORGANIC MULCH TO MINIMIZE SOIL LOSS. THEREAFTER, THE EIGHT INCHES OF MULCH SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
16. WATER ALL TREES IMPACTED BY CONSTRUCTION ACTIVITIES, DEEPLY ONCE A WEEK DURING PERIODS OF HOT DRY WEATHER. SPRAY TREES CROWNS WITH WATER PERIODICALLY TO REDUCE SOIL DUST ACCUMULATION ON THE LEAVES.
17. WHEN INSTALLING CONCRETE ADJACENT TO THE ROOT ZONE OF A TREE, USE A PLASTIC VAPOR BARRIER BEFORE THE CONCRETE TO PREVENT LEACHING OF LIME INTO THE SOIL.
18. CONTRACTOR SHALL REMOVE AND DEPOSE OF ALL TREE PROTECTION FENCING WHEN ALL TREES HAVE BEEN PROTECTED AND PROTECTED FENCING SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.



A TREE PROTECTION FENCE - ELEVATION
SCALE: NOT TO SCALE



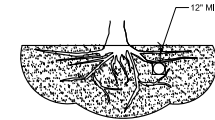
B TREE PROTECTION FENCE
SCALE: NOT TO SCALE



C TREE PROTECTION FENCE - LEVEL 2
SCALE: NOT TO SCALE

TREES THAT ARE MARKED TO BE PRESERVED ON A SITE PLAN AND FOR WHICH UTILITIES MUST PASS THROUGH THEIR ROOT PROTECTION ZONES MAY REQUIRE TUNNELING AS OPPOSED TO OPEN TRENCHES. THE DECISION TO TUNNEL WILL BE DETERMINED ON A CASE BY CASE BASIS BY THE ENGINEER.

TUNNELS SHALL BE DUG THROUGH THE ROOT PROTECTION ZONE IN ORDER TO MINIMIZE ROOT DAMAGE.



TUNNEL TO MINIMIZE ROOT DAMAGE (TOP) AS OPPOSED TO SURFACE-DUG TRENCHES IN ROOT PROTECTION ZONE WHEN THE 5' MINIMUM DISTANCE FROM TRUNK CAN NOT BE ACHIEVED.



OPEN TRENCHING MAY BE USED IF EXPOSED TREE ROOTS DO NOT EXCEED 3" OR ROOTS CAN BE BENT BACK.

D BORING THROUGH ROOT PROTECTION ZONE
SCALE: NOT TO SCALE



LANDSCAPE ARCHITECT
EVERGREEN DESIGN GROUP
15305 DALLAS PKWY, STE 300
ADDISON, TX 75001
PH# 800-680-6630
Rodney@Landscape-Consultants.net

PROPOSED SUBDIVISION NAME: N/A
LEGAL DESCRIPTION: PRINTEMPS 2 REP BLOCK A LOT 1R
SURVEY NAME: THOMAS L. CHENOWITH SURVEY ABST. 273

APPLICANT
HWK, INC. AND
ADDISON SUNBELT, LLC
15842 ADDISON RD.
ADDISON, TX 75001
PHONE: (972) 239-1325
mike@hwktx.com

OWNER
HWK, INC. AND
ADDISON SUNBELT, LLC
15842 ADDISON RD.
ADDISON, TX 75001
PHONE: (972) 239-1325
mike@hwktx.com

BOHLER ENGINEERING

CIVIL AND CONSULTING ENGINEERING
ARCHITECTURAL DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

SOUTH WEST ARIZONA • BALTIMORE, MD • CHARLOTTE, NC
PHILADELPHIA, PA • BIRMINGHAM, AL • ATLANTA, GA
PITTSBURGH, PA • SOUTHERN MICHIGAN • TAMPA, FL
SOUTHEASTERN, VA • NORTHERN VIRGINIA • WASHINGTON, DC
KEY • HONOLULU BEACH, HI • RICHMOND, VA • DALLAS, TX

THE BOHLER GROUP OF COMPANIES HAS BEEN A LEADER IN THE CONSTRUCTION INDUSTRY SINCE 1960.

REVISIONS

REV	DATE	COMMENT	BY
1	4/30/19	FIRST CITY COMMENTS	MJH
1	5/07/19	SECOND CITY COMMENTS	MJH



KNOW WHAT'S BELOW
ALWAYS CALL 811

It's fast. It's free. It's the law.

NOT APPROVED FOR
CONSTRUCTION

PROJECT No.:	TD180002
DRAWN BY:	JWG
CHECKED BY:	JWG
DATE:	5/9/10
SCALE:	1"= 20'
CAD I.D.:	

PROJECT PROPOSED
REZONING &
SUP PERMIT
— FOR —
ADDISON
RETAIL LLC

LOCATION OF SITE
3820 BELTLINE RD
ADDISON, TX 75001
DALLAS COUNTY
THOMAS L. CHENOWITH ABST. 273
BLOCK A, LOT 1R, 2.034 AC



**6017 MAIN STREET
FRISCO, TX 75034**
Phone: (469) 458-7300
TX@BohlerEng.com

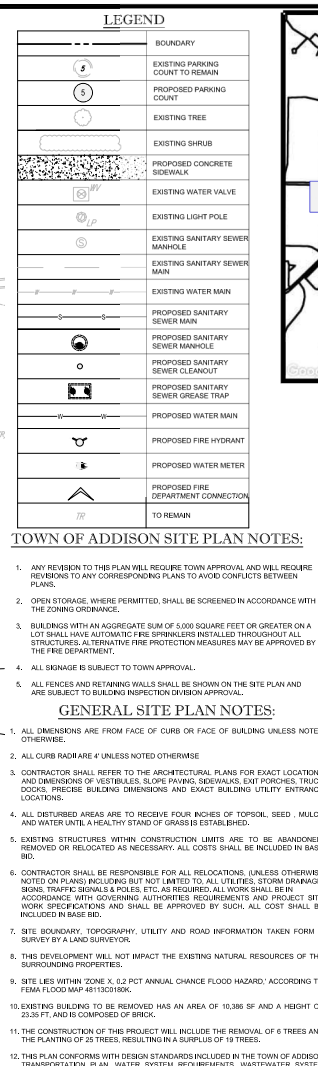


SHEET TITLE:

**TREE PROTECTION
DETAILS AND
SPECIFICATIONS**

SHEET NUMBER:
TP-2

TOWN PROJECT NUMBER 1796-Z

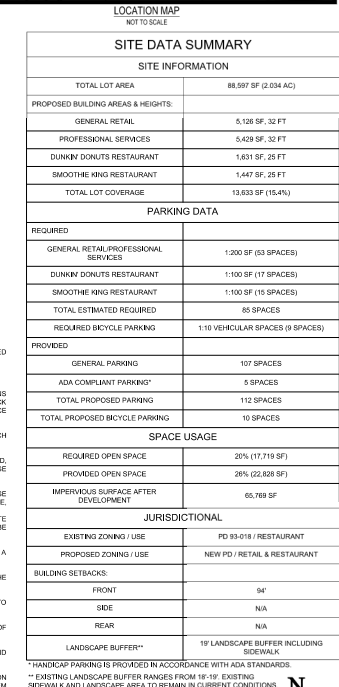


TOWN OF ADAMS SITE PLAN NOTES:

1. ANY REVISION TO THIS PLAN WILL REQUIRE TOWN APPROVAL AND WILL REQUIRE REVISIONS TO ANY CORRESPONDING PLANS TO AVOID CONFLICTS BETWEEN THE TWO.
2. OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
3. BUILDINGS WITH AN AGGREGATE SUD OF 5,000 SQUARE FEET OR GREATER OR A LOT AREA OF 10,000 SQUARE FEET SHALL HAVE AUTOMATIC FIRE 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/DIBION APPROVAL.

GENERAL SITE PLAN NOTES:

1. ALL DIMENSIONS ARE FROM FACE OF CURB OR FACE OF BUILDING UNLESS NOTED OTHERWISE.
2. ALL CURB ROAD RADIUS ARE UNLESS NOTED OTHERWISE
3. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATION OF ALL UTILITIES, A HEALTHY STRIP OF GRASS IS ESTABLISHED.
4. ALL DETURBED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH AND MULCH MULCH, A HEALTHY STRIP OF GRASS IS ESTABLISHED.
5. PRECISE BUILDING DIMENSIONS AND EXIST BUILDING UTILITY ENTRANCE LOCATIONS.
6. ALL DETURBED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH AND MULCH MULCH, A HEALTHY STRIP OF GRASS IS ESTABLISHED.
7. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COSTS SHALL BE INCLUDED IN BASE BID.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, UNLESS OTHERWISE NOTED ON PLANS INCLUDING BUT NOT LIMITED TO ALL UTILITIES, STORM DRAINAGE, AND ALL STRUCTURES SHALL BE AS NECESSARY. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SPECIFICATIONS. ALL RELOCATIONS SHALL BE APPROVED BY SUCH, ALL COST SHALL BE INCLUDED IN BASE BID.
9. SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM SURVEY BY A LAND SURVEYOR.
10. THIS DEVELOPMENT WILL NOT IMPACT THE EXISTING NATURAL RESOURCES OF THE TOWN OF ADAMS.
11. FLOOD MAP WITHIN ZONE "X" 6.2 PCT ANNUAL FLOOD HAZARD, ACCORDING TO FEMA FLOOD MAP 44113C10318R.
12. EXISTING BUILDING TO BE REMOVED HAS AN AREA OF 10,368 SF. AND A HEIGHT OF 23.5 FT. WITH AN UNFINISHED GROUND.
13. THE CONSTRUCTION OF THIS PROJECT WILL INCLUDE THE REMOVAL OF 7 TREES AND THE PLANTING OF 25 TREES, RESULTING IN A SURPLUS OF 19 TREES.
14. THIS PLAN CONFORMS WITH DESIGN STANDARDS INCLUDED IN THE TOWN OF ADAMS SUBCOMMITTEE REPORT.



REQUIRED LANDSCAPE BUFFER HAS BEEN CALCULATED AS 19' FROM THE BELT LINE DISTRICT THOROUGHFARE PLAN.

WATER METER TABLE

METER TYPE	AMOUNT
2" METER - PROPOSED	6

0' 10' 20' 30'

Scale 1" = 10'

ENGINEER:
BOWLER ENGINEERING
601 N. WILSON AVE.
FRESNO, TX 76704
PHONE: (817) 466-8687
CONTACT: MATHIAS HAUBERT

SUBCONTRACTOR:
AND SURVEYING
714 N. WILSON AVE.
WAXAHACHIE, TX 75166
PHONE: (972) 302-0020
CONTACT: SEAN BISHOP/SHANE

DISTRICT OFFICE CONTACT:
ADDITION RETAIL, LLC
400 FISHBACH AVE. PARK
LEONISTON, MA 01543
PHONE: (978) 466-8687
CONTACT: GREG LUCK

WATER METER TABLE	
METER TYPE	AMOUNT
2" METER - PROPOSED	6

30 15 7.5 0 30
" 3"

ENGINEER:
BOLDER ENGINEERING
6017 MAIN STREET
FIRESCO, TX 75054
PHONE: (800) 459-7200
CONTACT: TASHA HAUERT

SURVEYOR:
AGUE SURVEYING
714 TERRACE AVE. N
WAKAHACHE, TX 75168
PHONE: (214) 304-8220
CONTACT: SEAN SHROPSHIRE

OWNER/APPLICANT:
ADDISON REALT, LLC
81 ORCHARD HILL PARK
LEONMETER, MA 04153
PHONE: (617) 694-6651
CONTACT: GREGG LISKAC

11