



MERITORIOUS EXCEPTION APPLICATION

To be completed by Town staff:
Application date: 07-21-20 Application/Fee Received: 07-21-20 Fee paid: \$300.00

APPLICANT CONTACT

I hereby certify that the information in this application is true and correct to the best of my knowledge.
Name: (printed) Ryan Muscott
Company name: Northwood Retail LLC
Address: 8080 Park Lane Suite 600, Dallas, TX 75231
Phone: [REDACTED] Email: [REDACTED]
Status of Applicant: Property Owner Tenant Contractor Other: _____
Applicant's Signature: _____

INFORMATION ABOUT THE REQUEST

Address or location: Prestonwood Place, 5290 Belt Line Road, Addison, TX

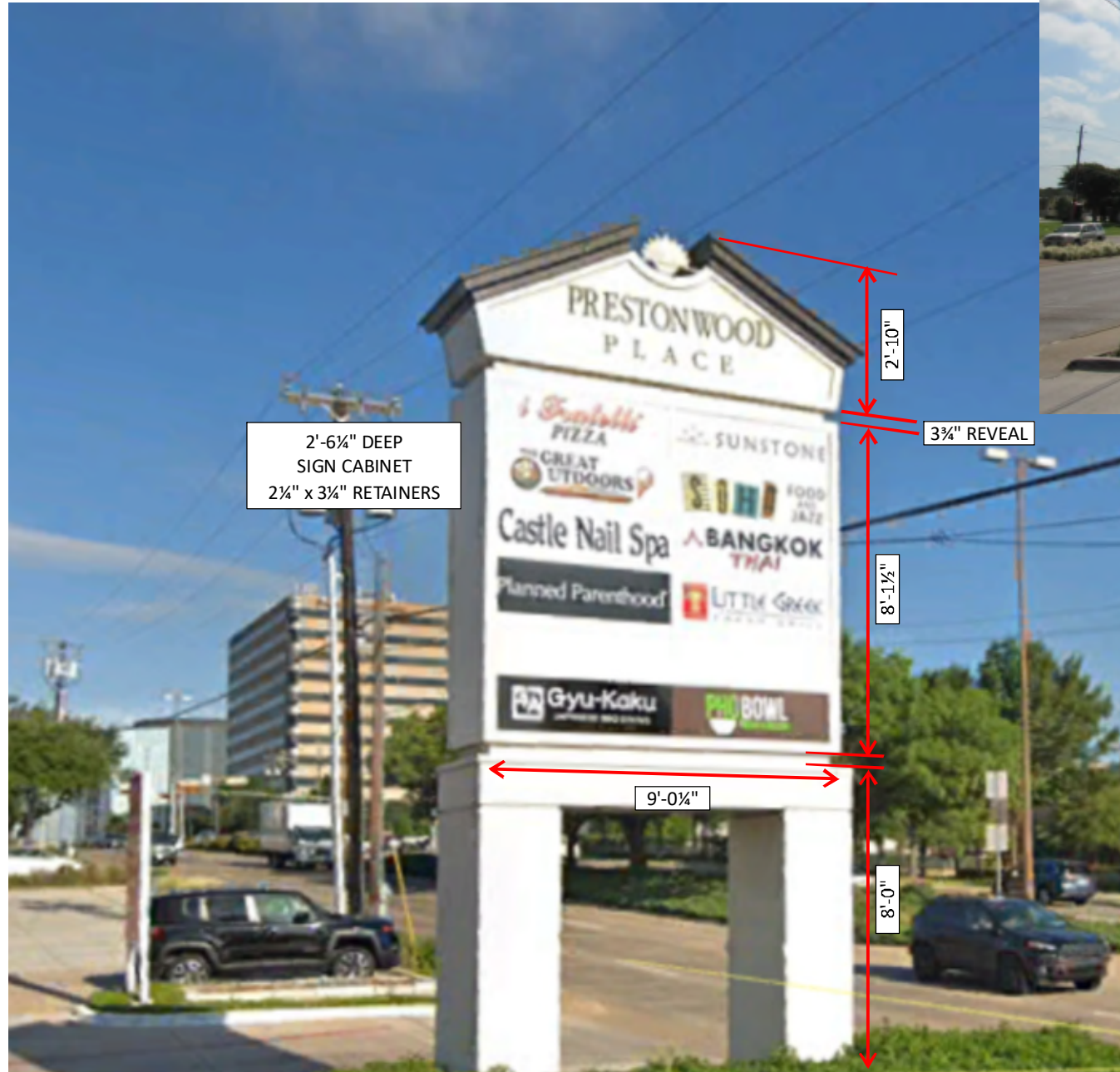
Reasons for Meritorious Exception: _____

The existing pylon sign cabinet along Belt Line Road nearest Shake Shack was damaged beyond repair in the wind storm of June 2019. The pylon sign base and structure were left intact and can be reused, but the tenant signage panel cabinet will need to be refabricated. The existing pylon signs currently do not conform with the Town of Addison's signage ordinance regarding height, setback, and effective area requirements, but due to tenant lease obligations the sign needs to be reconstructed in its same location and the tenant panels need to be of equal size as the original sign. As the shopping center is currently under a major renovation, Northwood Retail would like to use this time as an opportunity to reface all the pylon and monument signs on the property to be more in line with the new architecture of the renovation. Each pylon and monument sign will meet the height and effective area requirements of the signage ordinance. Northwood Retail is requesting a meritorious exception only to the setback requirement as moving the signs further in to the property would place them in the parking lot drive aisles.

SUBMITTAL REQUIREMENTS

You must submit 2 paper copies (11x17) and a PDF of the following items:

- Site Plan showing:
 - Lot Lines
 - Names of Adjacent Streets
 - Location of Existing Buildings and Signs
 - Setbacks from the Proposed Sign/s
- Sign Plans of All Proposed Signs with:
 - Scales
 - Dimensions
 - All Letter/Logo Heights
 - Total Square Footage



CURRENT STATUS OF D/F PYLON SIGN - EXISTING I-BEAM STEEL SUPPORTS TO BE RE-USED w/ NEW SIGN CABINET

A1 EXISTING D/F M/T PYLON SIGN
 EXISTING PYLON SIGN DAMAGED BY STORM - TOPPER/HEADER CABINET & TENANT CABINET BEING STORED IN CHANDLER WAREHOUSE - CABINETS TO BE DISCARDED AS REQ'D

Design #	
0404597Ar9	
Sheet 1 of 9	
Client	
PRESTONWOOD PLACE	
Address	
5290 BELT LINE ROAD ADDISON, TEXAS	
Account Rep.	MSW/JAA
Designer	RFF
Date	7/8/19
Approval / Date	
Client	
Sales	
Estimating	
Art	
Engineering	
Landlord	
Revision/Date	
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r7-RFF-10/7/19: Rev. sizes per survey	
r8-MAB-1/13/20: Reduce "A1" & "A2" M/T cabinet sizes	
R9 KMc 7/15/20: added city code notes	

CHANDLER SIGNS
 chandlersigns.com

National Headquarters	14201 Sovereign Road #101 Fort Worth, TX 76155 (214) 902-2888 Fax (214) 902-2844
San Antonio	17319 San Pedro Ave. Ste 200 San Antonio, TX 78232 (210) 349-3804 Fax (210) 349-8721
West Coast	32711 Veritree Ridge Dr Suite 250 Vista, CA 92082 (760) 734-1708 Fax (760) 734-3757
Northeast US	2301 River Road Suite 201 Louisville, KY 40206 (502) 897-9800 Cell (502) 554-2575
Georgia	111 Woodstone Place Decaturville, GA 30514 (678) 725-8852 Fax (210) 349-8721
South Texas	PO BOX 175 206 Doral Drive Port Aransas, TX 78371 (361) 568-5599 Fax (361) 648-0599

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FINAL ELECTRICAL CONNECTION BY CUSTOMER

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING & BONDING OF THE SIGN. SIGN WILL BEAR UL LABEL(S).

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Sheet 2 of 9

Client

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Address

5290 BELT LINE ROAD
ADDISON, TEXAS

Account Rep. MSW/JAA

Designer RFF

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A1 PROPOSED NEW D/F PYLON SIGN CABINET

TOWN OF ADDISON ORDINANCE			
HEIGHT	20'-0" max	PROPOSED	19'-3 3/4"
TENANT AREA	72 sq ft max	PROPOSED	71.3 SQ FT
SETBACK	20'-0"	PROPOSED	14'-5"



A2 EXISTING D/F M/T PYLON SIGN

REMOVE EXISTING TOPPER/HEADER CABINET & TENANT CABINET - DISCARD AS REQ'D

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TENANT AREA	72 sq ft max	PROPOSED	71.3 SQ FT
SETBACK	20'-0"	PROPOSED	20'-6"

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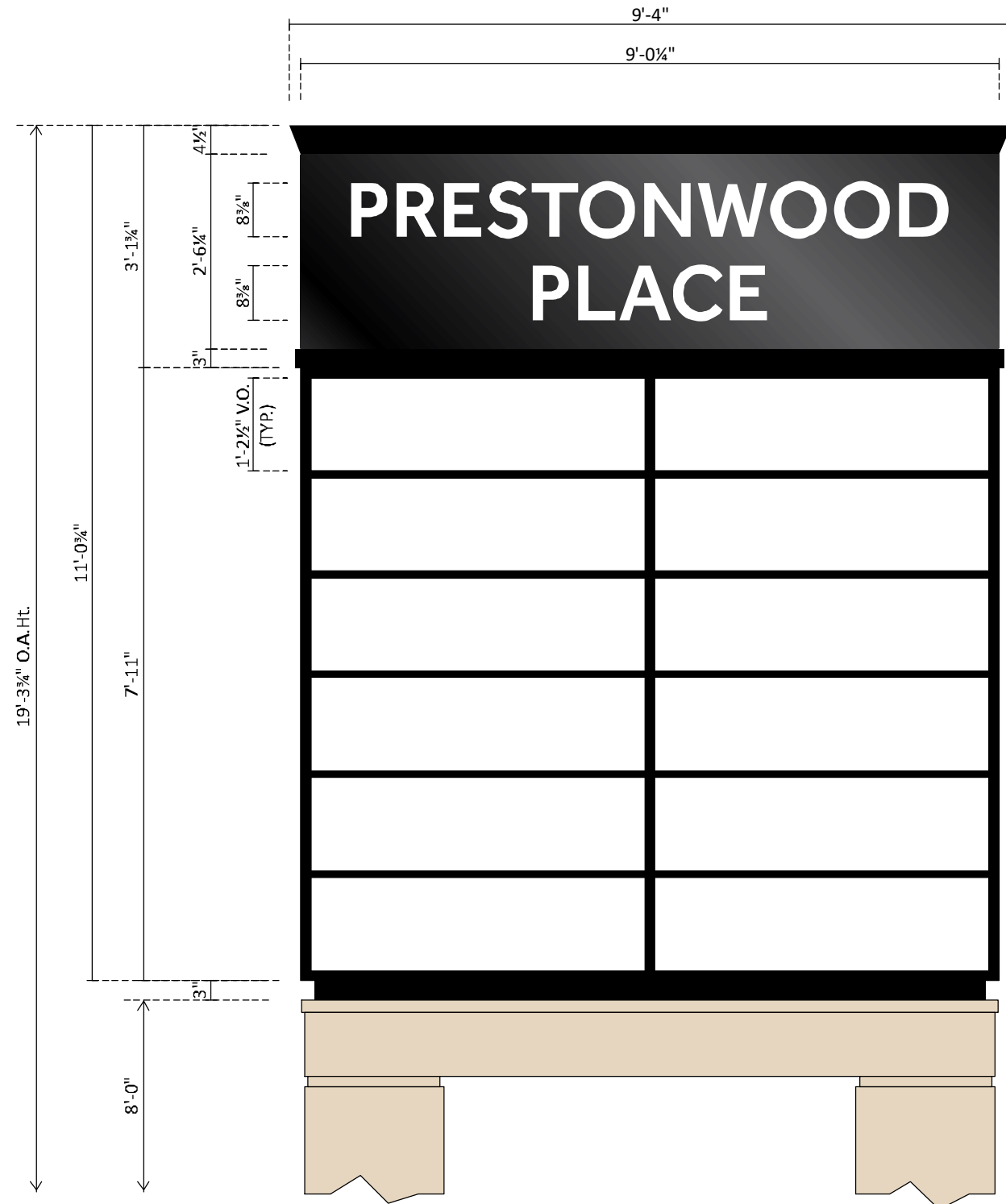
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ALUMINUM SIGN TOPPER CABINET PAINTED SATIN BLACK - INTERNALLY ILLUMINATED w/ WHITE LED's - COPY TO BE 1" THICK ROUT-OUT/ PUSH-THRU CLEAR ACRYLIC 3/4" PROJECTION w/ 1st SURFACE TRANSLUCENT VINYL OVERLAYS & 2nd SURFACE WHITE DIFFUSER

ALUMINUM MULTI-TENANT CABINET PAINTED SATIN BLACK w/BLACK ALUMINUM RETAINERS - INTERNALLY ILLUMINATED w/ WHITE LED's - TENANT SIGN FACES TO BE REMOVABLE #7328 WHITE ACRYLIC w/ 1st SURFACE VINYL GRAPHICS - **NOTE: TENANT GRAPHICS & COLORS TO BE DETERMINED - CUSTOMER TO PROVIDE COMPATIBLE VECTOR GRAPHICS & PMS/VINYL COLORS PRIOR TO MANUFACTURE**

REPAINT EXISTING BOTTOM ALUMINUM REVEAL TO MATCH SATIN BLACK

NEW SIGN CABINETS TO BE MOUNTED ON [2] EXISTING 5 1/4" WIDE x 8 3/4" DEEP I-BEAM STEEL SUPPORTS AS REQ'D (EXACT METHOD T.B.D.)



END VIEW

A1 A2 D/F SIGN CABINETS SCALE: 1/2" = 1'-0"
TWO [2] SETS REQUIRED - MANUFACTURE & INSTALL

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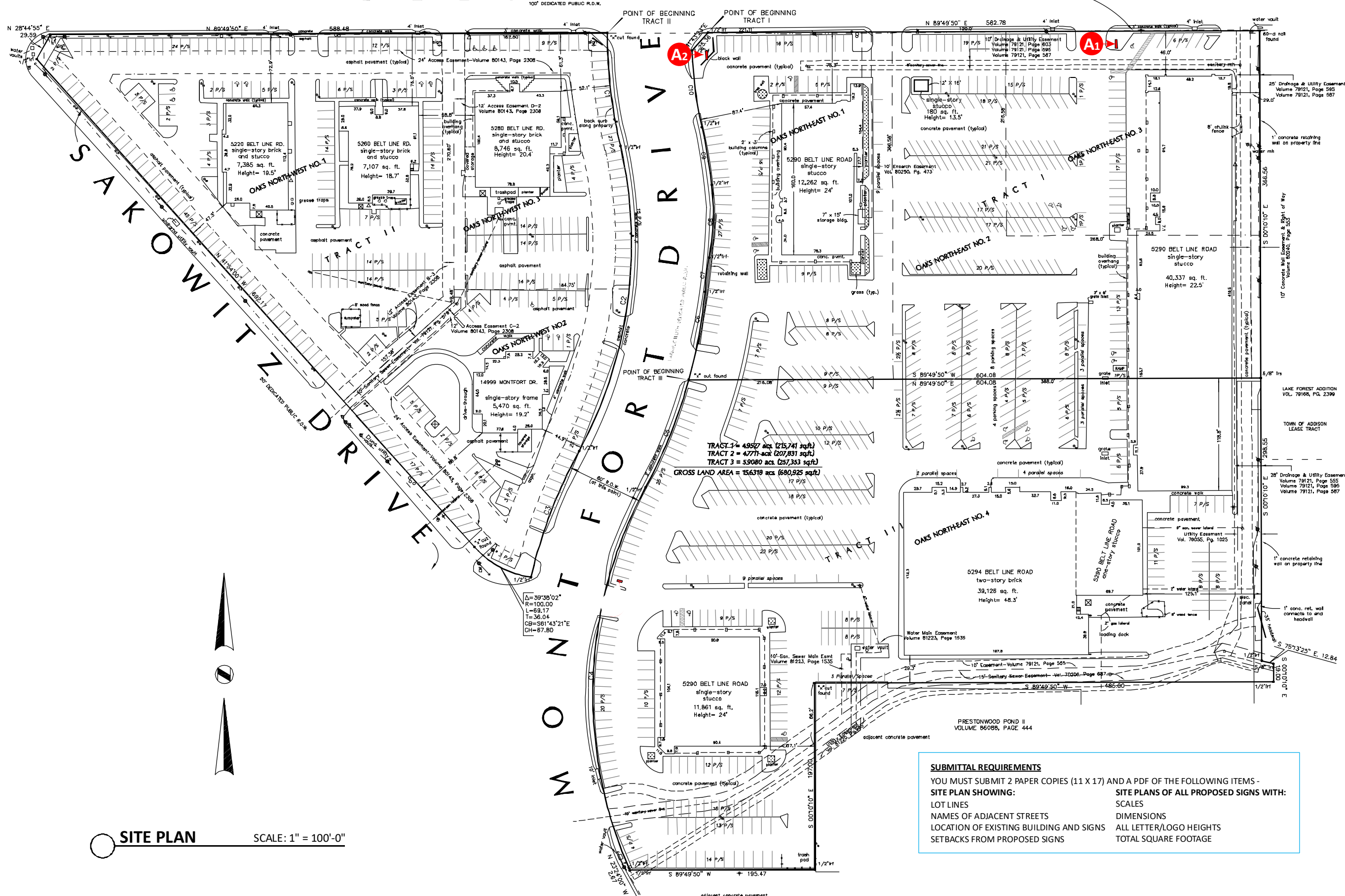
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BELT LINE ROAD



TRACT 1 = 4.9527 acs (215,741 sqft)
 TRACT 2 = 4.7711 acs (207,831 sqft)
 TRACT 3 = 5.9080 acs (257,353 sqft)
 GROSS LAND AREA = 15.6318 acs (680,925 sqft)

SUBMITTAL REQUIREMENTS
 YOU MUST SUBMIT 2 PAPER COPIES (11 X 17) AND A PDF OF THE FOLLOWING ITEMS -
SITE PLAN SHOWING:
 LOT LINES
 NAMES OF ADJACENT STREETS
 LOCATION OF EXISTING BUILDING AND SIGNS
 SETBACKS FROM PROPOSED SIGNS

SITE PLANS OF ALL PROPOSED SIGNS WITH:
 SCALES
 DIMENSIONS
 ALL LETTER/LOGO HEIGHTS
 TOTAL SQUARE FOOTAGE

SITE PLAN SCALE: 1" = 100'-0"

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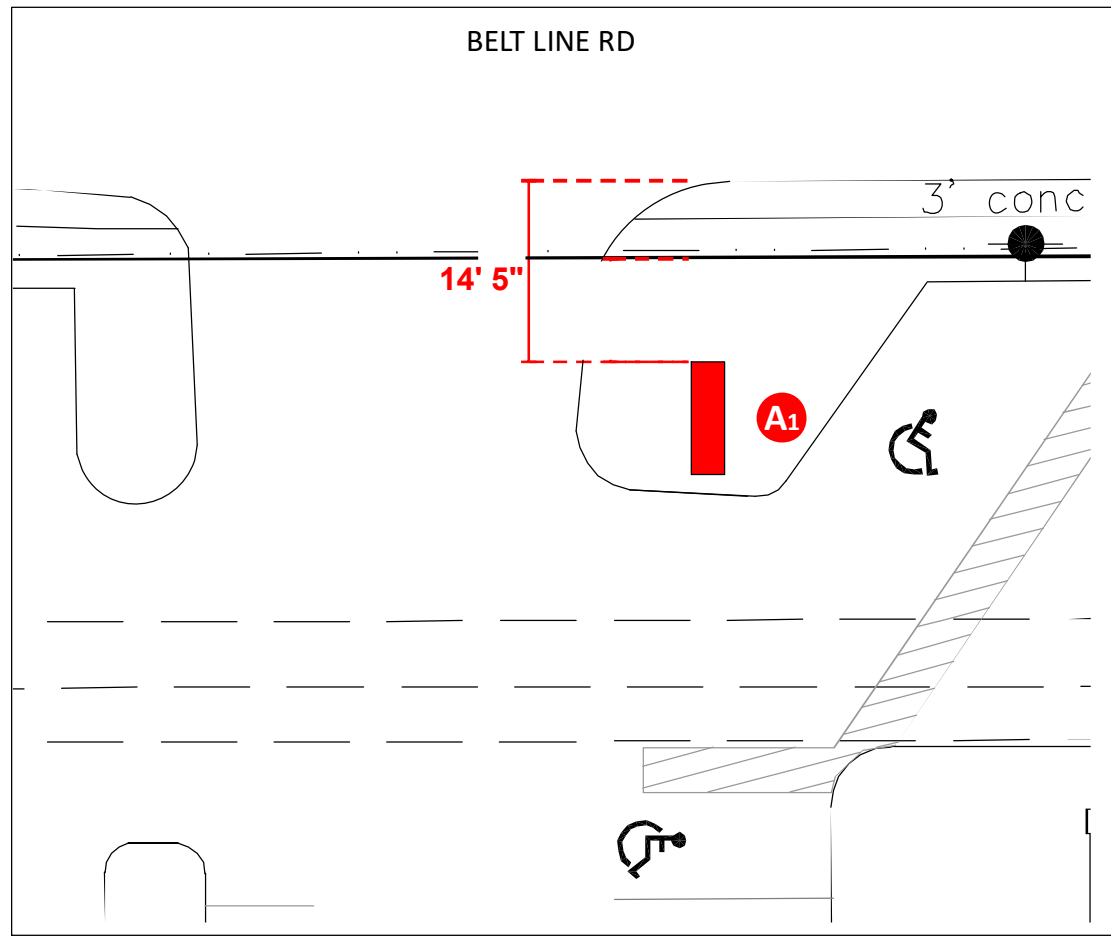
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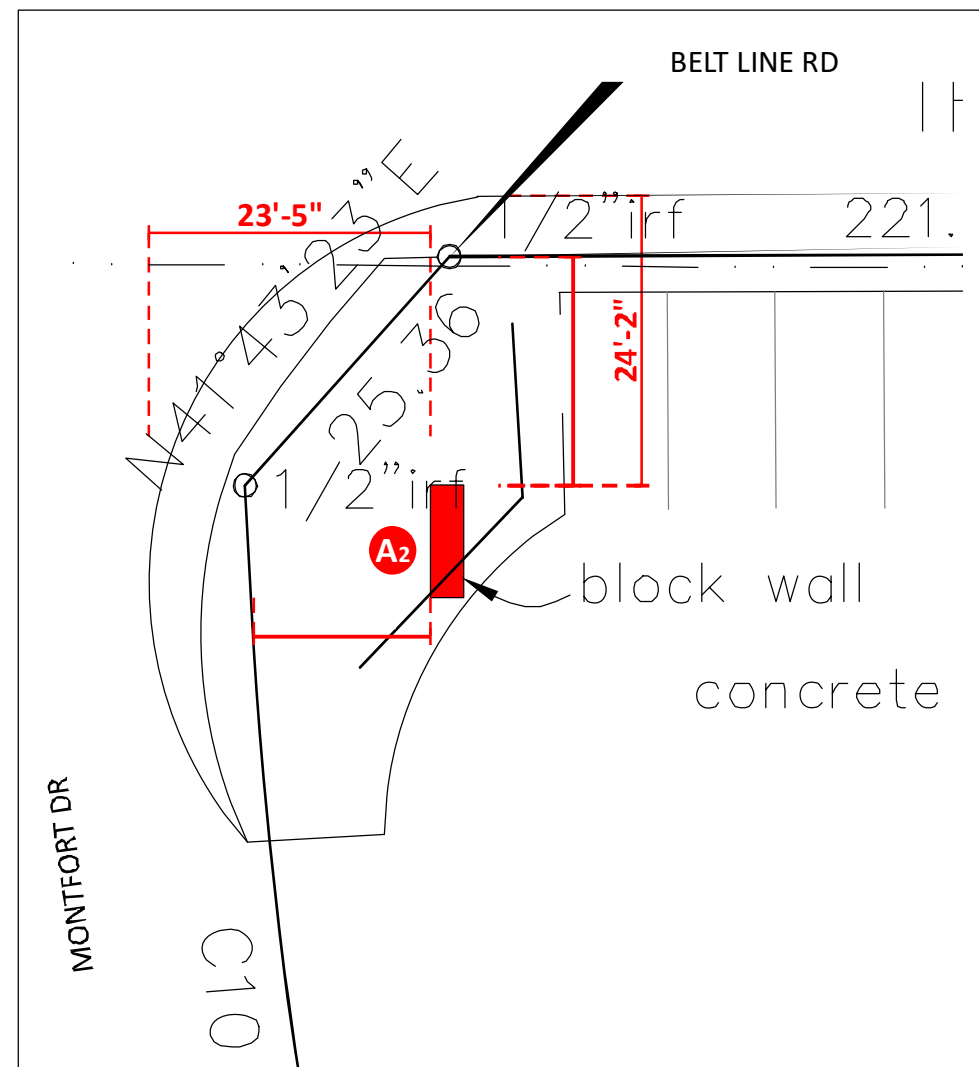
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SIGN LOCATION DETAIL

SCALE: 1/16" = 1'-0"



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