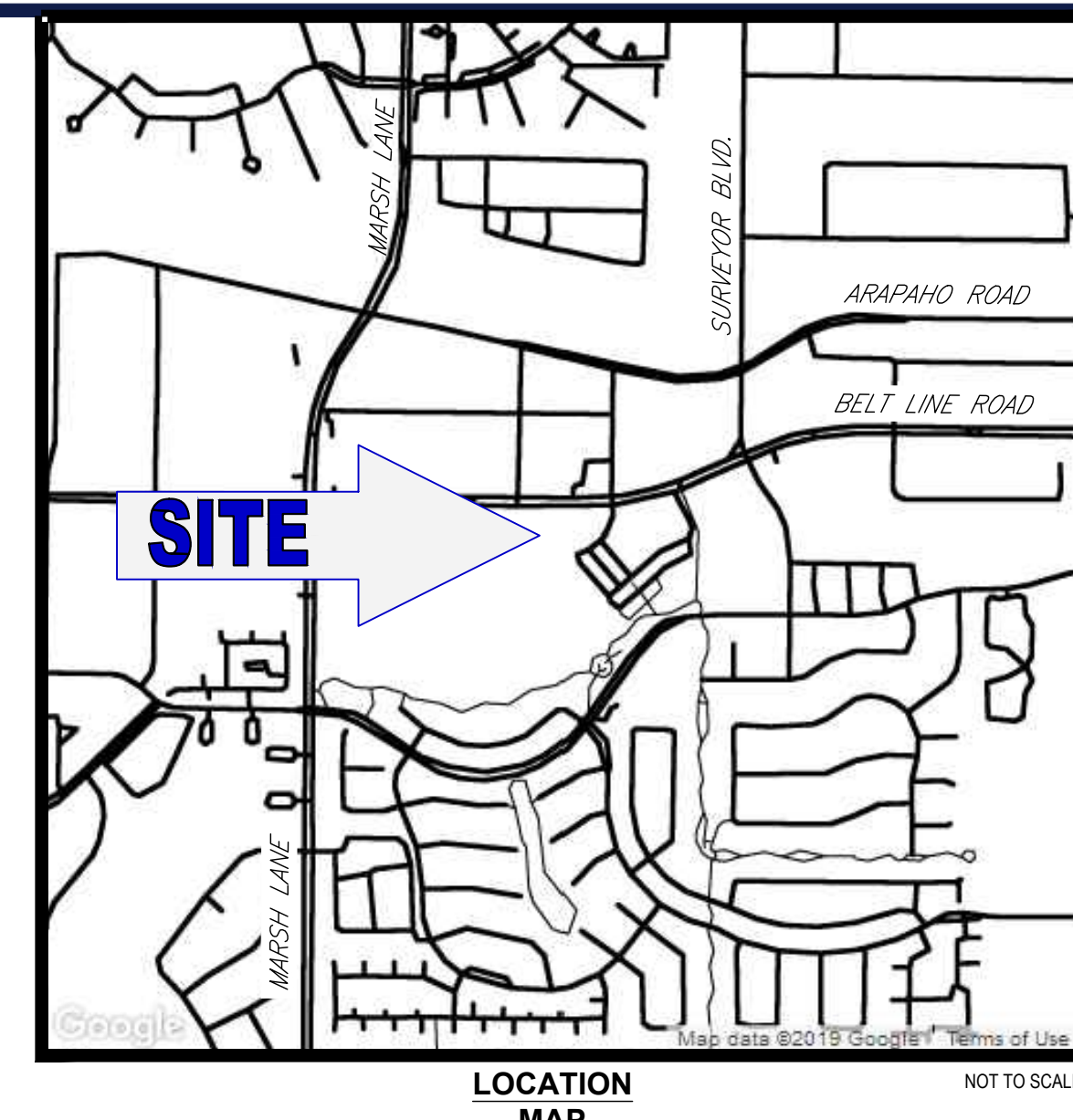


LEGEND

---	BOUNDARY
5	EXISTING PARKING COUNT TO REMAIN
5	PROPOSED PARKING COUNT
○	EXISTING TREE
○	EXISTING SHRUB
▨	PROPOSED CONCRETE SIDEWALK
WV	EXISTING WATER VALVE
LP	EXISTING LIGHT POLE
S	EXISTING SANITARY SEWER MANHOLE
S	EXISTING SANITARY SEWER MAIN
S	EXISTING WATER MAIN
S-S	PROPOSED SANITARY SEWER MAIN
S	PROPOSED SANITARY SEWER MANHOLE
○	PROPOSED SANITARY SEWER CLEANOUT
W-W	PROPOSED WATER MAIN
W	PROPOSED FIRE HYDRANT
M	PROPOSED WATER METER
△	PROPOSED FIRE DEPARTMENT CONNECTION
TR	TO REMAIN



SITE DATA SUMMARY

SITE INFORMATION	
TOTAL LOT AREA	88,597 SF (2.034 AC)
PROPOSED BUILDING AREAS & HEIGHTS:	3,223 SF, 25' HEIGHT (2,503 SF = RETAIL; 720 SF = OFFICE)
EXISTING BUILDING AREAS	10,382 SF, 1-STORY 760 SF PATIO
TOTAL LOT COVERAGE	13,645 SF (15.4%)
PARKING DATA	
REQUIRED	
GENERAL RETAIL/PROFESSIONAL SERVICES	1 SPACE / 200 SF
RETAIL REQUIRED	13 SPACES
OFFICE	1 SPACE / 300 SF
OFFICE REQUIRED	3 SPACES
RESTAURANT	1 SPACE / 100 SF
RESTAURANT REQUIRED	112 SPACES
TOTAL PARKING REQUIRED	128 SPACES
BIKE PARKING (1 / 10 SPACES)	13 SPACES
PROVIDED	
GENERAL PARKING	120 SPACES
ADA COMPLIANT PARKING*	8 SPACES
TOTAL PROPOSED PARKING	128 SPACES
PROPOSED BIKE PARKING	14 SPACES
SPACE USAGE	
REQUIRED OPEN SPACE	20% (17,719 SF)
PROVIDED OPEN SPACE	21.5% (19,123 SF) (INCLUDES OPEN SPACE IN ROW)
IMPERVIOUS SURFACE AFTER DEVELOPMENT	71,294 SF
JURISDICTIONAL	
EXISTING ZONING / USE	PD 93-018 / RESTAURANT
PROPOSED ZONING / USE	BELT LINE DISTRICT & RESTAURANT/RETAIL/OFFICE
BUILDING SETBACKS:	
FRONT	94'
SIDE	N/A
REAR	N/A
LANDSCAPE BUFFER**	19.6' LANDSCAPE BUFFER INCLUDING SIDEWALK

TOWN OF ADDISON 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 FIRE 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.

GENERAL SITE PLAN NOTES:

- ALL DIMENSIONS ARE FROM FACE OF CURB OR FACE OF BUILDING UNLESS NOTED OTHERWISE.
- ALL CURB RADII ARE 3' UNLESS NOTED OTHERWISE.
- CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
- ALL DISTURBED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
- EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COSTS SHALL BE INCLUDED IN BASE BID.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES' REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
- SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY A LAND SURVEYOR.
- THIS DEVELOPMENT WILL NOT IMPACT THE EXISTING NATURAL RESOURCES OF THE SURROUNDING PROPERTIES.
- SITE LIES WITHIN ZONE X, 0.2 PCT ANNUAL CHANCE FLOOD HAZARD, ACCORDING TO FEMA FLOOD MAP 48113C0180K.
- THE CONSTRUCTION OF THIS PROJECT WILL INCLUDE THE REMOVAL OF 6 TREES AND THE PLANTING OF 25 TREES, RESULTING IN A SURPLUS OF 19 TREES.
- THIS PLAN CONFORMS WITH DESIGN STANDARDS INCLUDED IN THE TOWN OF ADDISON TRANSPORTATION PLAN, WATER SYSTEM REQUIREMENTS, WASTEWATER SYSTEM REQUIREMENTS, AND DRAINAGE CRITERIA MANUAL.
- REFER TO ARCHITECTURAL PLANS FOR EXACT DIMENSIONS OF PROPOSED BUILDINGS. ONLY THE OVERALL FOOTPRINTS HAVE BEEN OUTLINED IN THIS SITE PLAN.
- REFERENCE APPROVED CONSTRUCTION DOCUMENTS TITLED BELT LINE 1.5 PREPARED BY PACHECO KOCH DATED 01/02/2020 SIGNED BY AMBER M. DAVIS.
- ANY PAVEMENT REPLACEMENT SHALL BE IN ACCORDANCE WITH THE TOWN OF ADDISON'S PAVEMENT SECTION SPECIFICATIONS, OR MATCH EXISTING SECTIONS WHICHEVER IS GREATER.

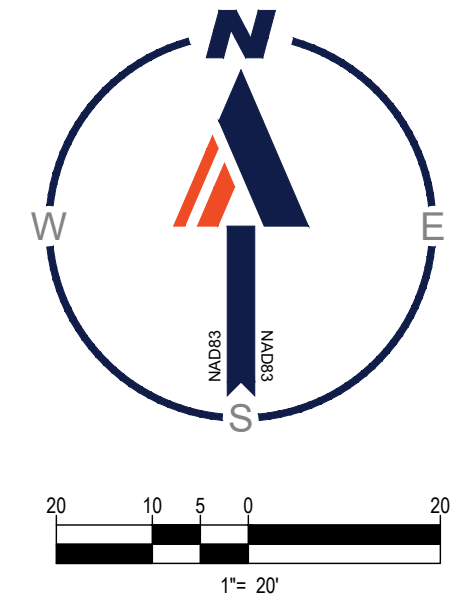
WATER METER TABLE

METER TYPE	AMOUNT
1.5" METER - PROPOSED	1

ENGINEER: BOHLER ENGINEERING 6017 MAIN STREET FRISCO, TX 75034 PHONE:(469) 458-7300 CONTACT: MATHIAS HAUBERT	SURVEYOR: AXIS SURVEYING 714 FERRIS AVE E WAXAHACHIE, TX 75168 PHONE: (214) 903-8200 CONTACT: SEAN SHROPSHIRE	OWNER/APPLICANT: ADDISON RETAIL, LLC 83 ORCHARD HILL PARK DR LEOMINSTER, MA 01453 PHONE: (978) 466-6661 CONTACT: GREGG LISCIOTTI
--	---	--

* HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS.

** EXISTING LANDSCAPE BUFFER RANGES FROM 18'-19'. EXISTING SIDEWALK AND LANDSCAPE AREA TO REMAIN IN CURRENT CONDITIONS. REQUIRED LANDSCAPE BUFFER HAS BEEN CALCULATED AS 19' FROM THE BELT LINE DISTRICT THOROUGHFARE PLAN.



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 THE PROJECT

04.02.2020
H:\1818\18002\DRAWINGS\PLAN SET\18002_SPO_1-KAYOUT-SITE

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY

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PROJECT No.:	TD180002
DRAWN BY:	JJB
CHECKED BY:	MJM
DATE:	10/7/2020
CAD I.D.:	SP0

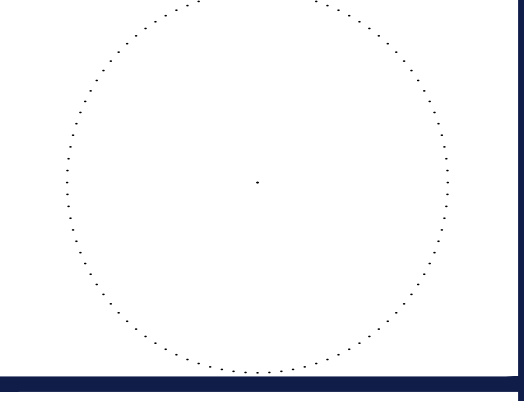
SITE DEVELOPMENT PLANS FOR

ADDISON RETAIL LLC

3820 BELT LINE ROAD
ADDISON, TX 75001
DALLAS COUNTY
THOMAS L CHINOWITH ABST. 273
BLOCK A, LOT 1R, 2.034 AC

BOHLER

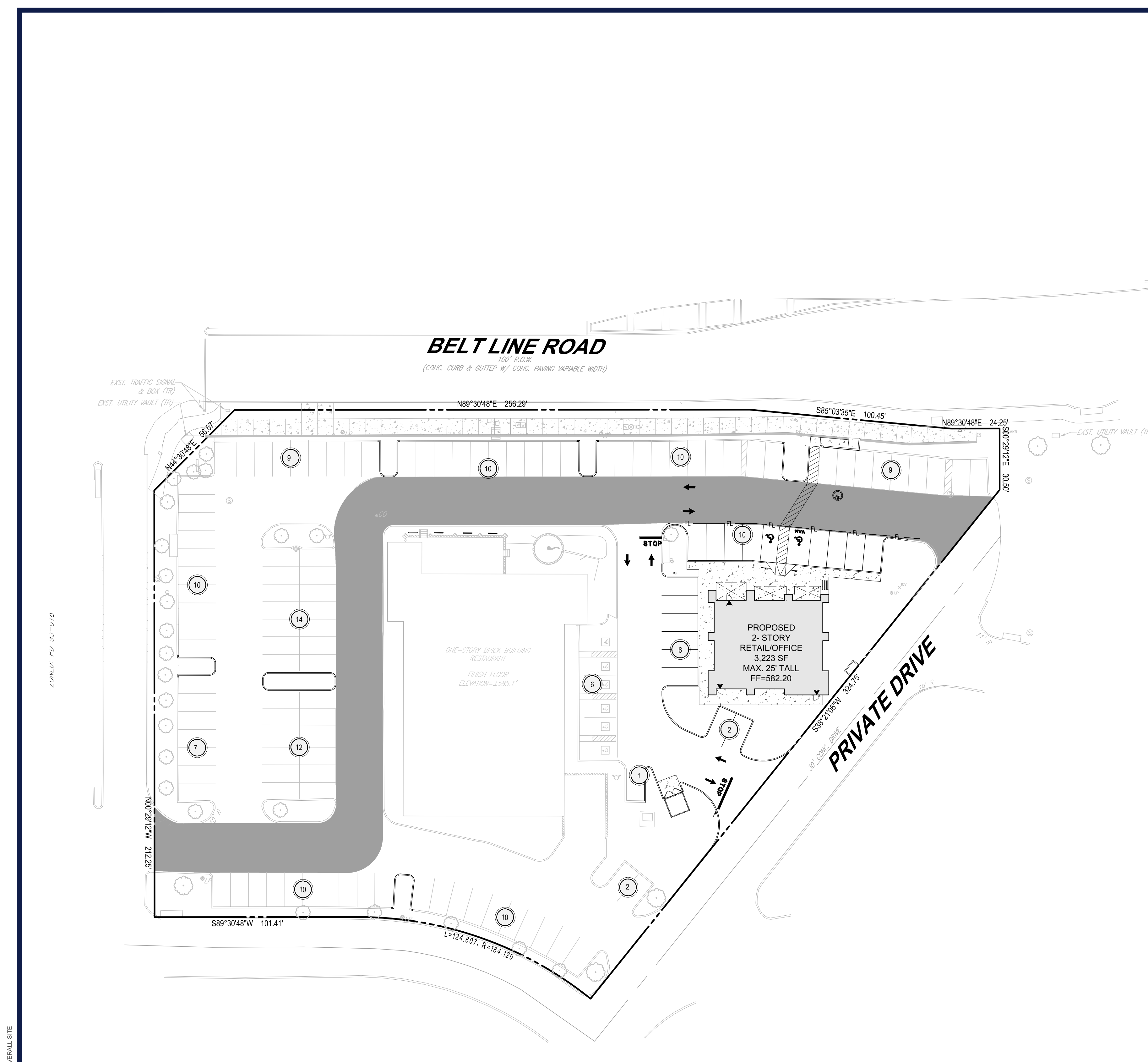
6017 MAIN STREET
FRISCO, TX 75034
Phone: (469) 458-7300
TX@BohlerEng.com
TBPE No. 18065 | TBPLS No. 10194413



SHEET TITLE:
SITE PLAN

SHEET NUMBER:
C-300

TOWN PROJECT #1818-Z



LEGEND

	BOUNDARY
	EXISTING PARKING COUNT TO REMAIN
	PROPOSED PARKING COUNT
	EXISTING TREE
	EXISTING SHRUB
	PROPOSED CONCRETE SIDEWALK
	EXISTING WATER VALVE
	EXISTING LIGHT POLE
	EXISTING SANITARY SEWER MANHOLE
	EXISTING SANITARY SEWER MAIN
	EXISTING WATER MAIN
	PROPOSED SANITARY SEWER MAIN
	PROPOSED SANITARY SEWER MANHOLE
	PROPOSED SANITARY SEWER CLEANOUT
	PROPOSED WATER MAIN
	PROPOSED FIRE HYDRANT
	PROPOSED WATER METER
	PROPOSED FIRE DEPARTMENT CONNECTION
	TO REMAIN
	PROPOSED FIRE LANE STRIPING
	FIRELANE



SITE DATA SUMMARY

SITE INFORMATION	
TOTAL LOT AREA	88,597 SF (2.034 AC)
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EXISTING BUILDING AREAS	10,382 SF, 1-STORY 760 SF PATIO
TOTAL LOT COVERAGE	13,645 SF (15.4%)

PARKING DATA

REQUIRED	
GENERAL RETAIL/PROFESSIONAL SERVICES	1 SPACE / 200 SF
RETAIL REQUIRED	13 SPACES
OFFICE	1 SPACE / 300 SF
OFFICE REQUIRED	3 SPACES
RESTAURANT	1 SPACE / 100 SF
RESTAURANT REQUIRED	112 SPACES
TOTAL PARKING REQUIRED	128 SPACES
BIKE PARKING (1 / 10 SPACES)	13 SPACES

SPACE USAGE

REQUIRED OPEN SPACE	
REQUIRED OPEN SPACE	20% (17,719 SF)
PROVIDED OPEN SPACE	21.5% (19,123 SF) (INCLUDES OPEN SPACE IN ROW)
IMPERVIOUS SURFACE AFTER DEVELOPMENT	71,294 SF

JURISDICTIONAL

EXISTING ZONING / USE	PD 93-018 / RESTAURANT
PROPOSED ZONING / USE	BELT LINE DISTRICT & RESTAURANT/RETAIL/OFFICE

BUILDING SETBACKS:	
FRONT	94'
SIDE	N/A
REAR	N/A
LANDSCAPE BUFFER**	19.6' LANDSCAPE BUFFER INCLUDING SIDEWALK

TOWN OF ADDISON SITE PLAN NOTES:

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WATER METER TABLE

METER TYPE	AMOUNT
1.5" METER - PROPOSED	1

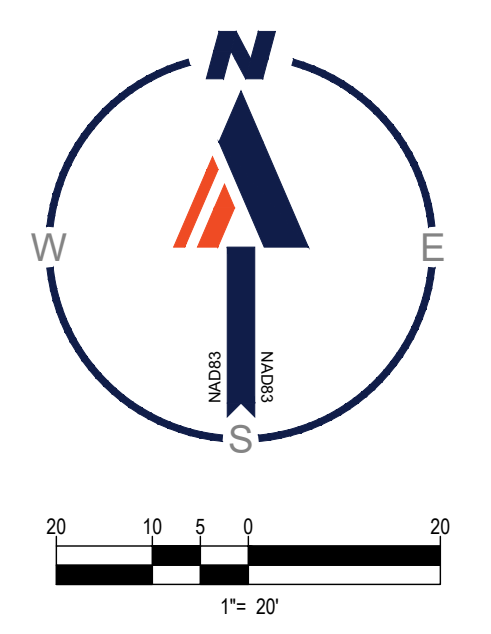
ENGINEER:	SURVEYOR:	OWNER/APPLICANT:
BOHLER ENGINEERING 6017 MAIN STREET FRISCO, TX 75034 PHONE: (469) 458-7300 CONTACT: MATHIAS HAUBERT	AXIS SURVEYING 714 FERRIS AVE B WAXAHACHIE, TX 75168 PHONE: (214) 903-8200 CONTACT: SEAN SHROPSHIRE	ADDISON RETAIL, LLC 83 ORCHARD HILL PARK DR LECOMINSTER, MA 04153 PHONE: (978) 456-6861 CONTACT: GREGG LISCIOTTI

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 THE PROJECT

* HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS.

** EXISTING LANDSCAPE BUFFER RANGES FROM 18'-19'. EXISTING SIDEWALK AND LANDSCAPE AREA TO REMAIN IN CURRENT CONDITIONS. REQUIRED LANDSCAPE BUFFER HAS BEEN CALCULATED AS 19' FROM THE BELT LINE DISTRICT THOROUGHFARE PLAN.



SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY

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PROJECT No.:	TD180002
DRAWN BY:	JJB
CHECKED BY:	MJH
DATE:	10/7/2020
CAD I.D.:	SP0

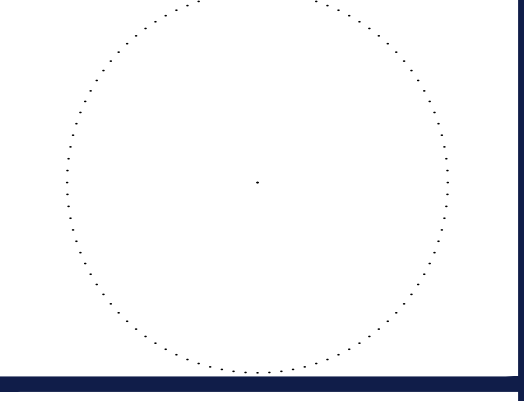
SITE DEVELOPMENT PLANS

FOR

ADDISON RETAIL LLC

3820 BELT LINE ROAD
ADDISON, TX 75001
DALLAS COUNTY
THOMAS L CHINOWITH ABST. 273
BLOCK A, LOT 1R, 2.034 AC

6017 MAIN STREET
FRISCO, TX 75034
Phone: (469) 458-7300
Belt Line District &
Restaurant/Retail/Office
TX@BohlerEng.com
TBPE No. 18065 | TBPLS No. 10194413



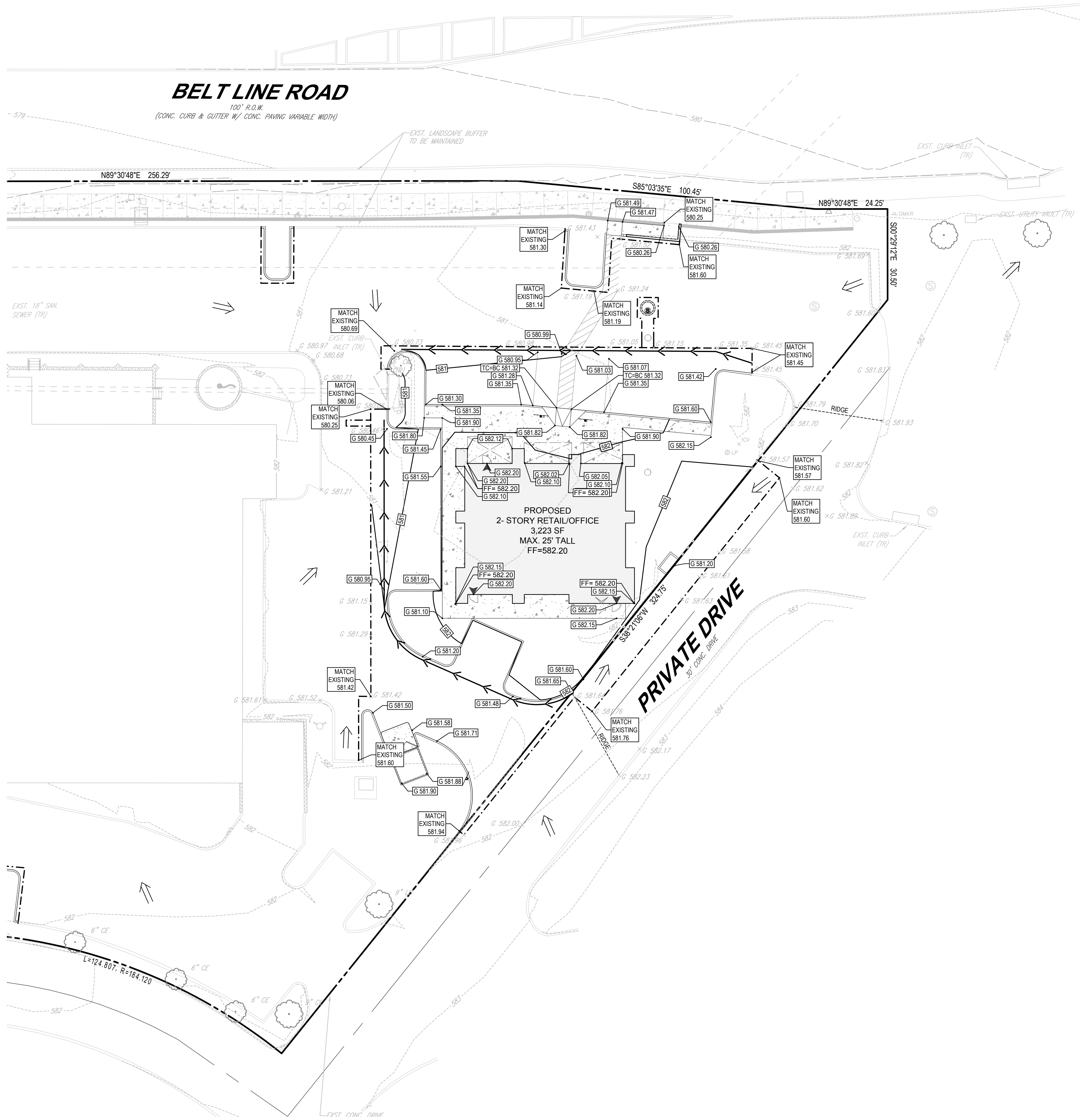
SHEET TITLE:
OVERALL SITE PLAN

SHEET NUMBER:
C-301

TOWN PROJECT #1818-Z

BELT LINE ROAD

100' R.O.W.
(CONC. CURB & CUTTER W/ CONC. PAVING VARIABLE WIDTH)



LEGEND

	BOUNDARY
	PROPOSED SAWCUT LIMIT
	EXISTING TREE
	EXISTING SHRUB
	EXISTING WATER VALVE
	EXISTING LIGHT POLE
	EXISTING SANITARY SEWER MANHOLE
	EXISTING MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	PROPOSED CONTOUR

GRADING NOTES:

- ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THESE PLANS AND THE TOWN OF ADDISON STANDARDS AND SPECIFICATIONS.
- PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL MAKE CERTAIN THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
- THE GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS SHALL VERIFY THE SUITABILITY OF ALL EXISTING AND PROPOSED SITE CONDITIONS INCLUDING GRADES AND DIMENSIONS BEFORE COMMENCEMENT OF ANY CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES. MINOR ADJUSTMENTS TO FINISH GRADE TO ACCOMPLISH SPOT DRAINAGE ARE ACCEPTABLE. IF NECESSARY, UPON PRIOR APPROVAL OF ENGINEER, PAVING INSTALLED SHALL "FLUSH OUT" AT ANY JUNCTURE WITH EXISTING PAVING.
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
- EXISTING GRADE CONTOUR INTERVALS SHOWN AT 1 FOOT INTERVALS.
- PROPOSED GRADE CONTOUR INTERVALS SHOWN AT 1 FOOT INTERVALS.
- THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN THE TEXAS GENERAL T.P.D.E.S. PERMIT FOR STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
- CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
- TOPOGRAPHIC INFORMATION IS TAKEN FROM BOUNDARY/TOPOGRAPHIC SURVEY FROM BOHLER ENGINEERING. IF THE CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN THE CONTRACTOR SHALL SUPPLY, AT THEIR EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR TO THE OWNER FOR REVIEW.
- ALL SUBSURFACE AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE 4 INCHES OF TOPSOIL. CONTRACTOR SHALL STABILIZE DISTURBED AREAS IN ACCORDANCE WITH GOVERNING SPECIFICATIONS UNTIL A HEALTHY STAND OF VEGETATION IS OBTAINED.
- CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
- ALL ELEVATIONS ARE TOP OF PAVEMENT UNLESS NOTED OTHERWISE. TO GET TOP OF CURB ELEVATIONS ADD 6" TO THE ELEVATION SHOWN.
- GRADING FOR ALL SIDEWALKS AND ACCESSIBLE ROUTES INCLUDING CROSSING DRIVEWAYS SHALL CONFORM TO ADA STANDARDS. SLOPES SHALL NOT EXCEED 5% LONGITUDINAL SLOPE OR 2% CROSS SLOPE. SIDEWALK ACCESS TO EXTERNAL BUILDING DOORS SHALL BE ADA COMPLIANT. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF ADA CRITERIA CANNOT BE MET AT ANY LOCATION.
- ANY PROPOSED CONTOURS SHOWN ARE APPROXIMATE. PROPOSED SPOT ELEVATIONS AND DESIGNATED GRADIENT ARE TO BE USED IN THE EVENT OF ANY DISCREPANCIES.
- REFER TO EROSION CONTROL PLAN FOR EROSION CONTROL DEVICES TO BE INSTALLED PRIOR TO COMMENCING GRADING OPERATIONS.
- ALL VEGETATION SHALL BE CLEARED AND GRUBBED FOR ALL AREAS TO BE DISTURBED.

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
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REVISIONS

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DRAWN BY:	JMB
CHECKED BY:	MJH
DATE:	08/03/2020
CAD I.D.:	GPD

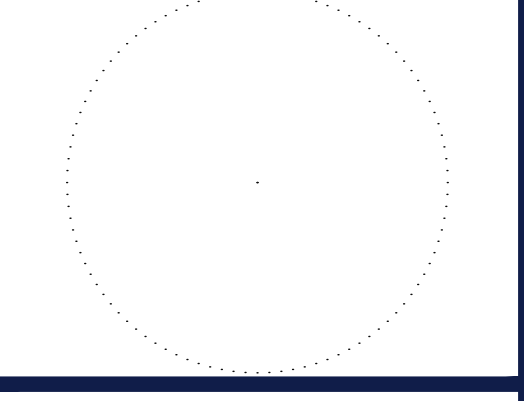
SITE DEVELOPMENT PLANS

FOR

ADDISON RETAIL LLC

3820 BELT LINE ROAD
ADDISON, TX 75001
DALLAS COUNTY
THOMAS L CHINOWITH ABST. 273
BLOCK A, LOT 1R, 2.034 AC

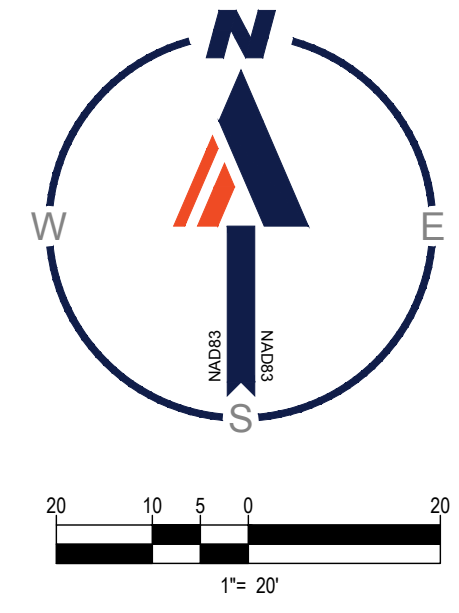
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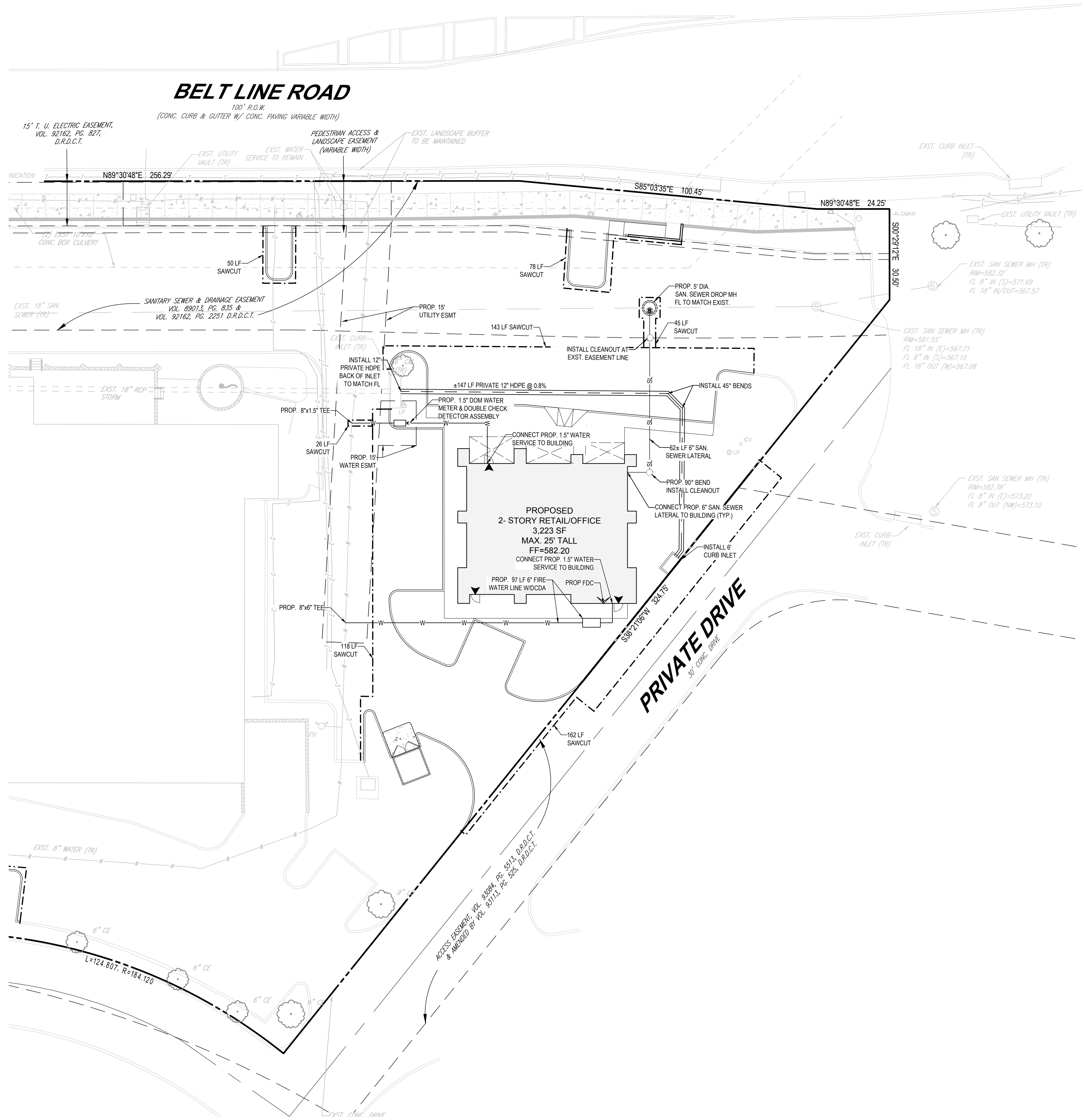


SHEET TITLE:
PRELIMINARY GRADING PLAN

SHEET NUMBER:
C-400

TOWN PROJECT #1818-Z





LEGEND

	BOUNDARY
	PROPOSED PARKING COUNT
	EXISTING TREE
	EXISTING SHRUB
	EXISTING WATER VALVE
	EXISTING WATER METER & SERVICE
	EXISTING LIGHT POLE
	EXISTING SANITARY SEWER MANHOLE
	EXISTING SANITARY SEWER MAIN
	EXISTING WATER MAIN
	PROPOSED SANITARY SEWER LATERAL
	PROPOSED SANITARY SEWER MANHOLE
	PROPOSED SANITARY SEWER CLEANOUT
	PROPOSED WATER MAIN
	EXISTING FIRE HYDRANT
	PROPOSED WATER METER & BACK FLOW PREVENTION ASSEMBLY
	PROPOSED FIRE DEPARTMENT CONNECTION
	TO REMAIN

- UTILITY NOTES:**
- CONTRACTOR TO NOTIFY THE ENGINEER IN WRITING SHOULD ANY DISCREPANCIES EXIST.
 - CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS AND COORDINATE WITH ADJACENT USERS AND APPROPRIATE JURISDICTIONS FOR ANY ANTICIPATED SERVICE DISRUPTION.
 - CONTRACTOR TO PROVIDE NECESSARY FITTINGS TO CONNECT TO BUILDING SERVICE. SEE ARCHITECTURAL AND M.E.P. PLANS FOR FURTHER DETAIL.
 - THE CONTRACTOR WILL ENSURE THAT FIRE HYDRANTS ARE ACCESSIBLE TO FIRE TRUCKS AT ALL TIMES.
 - THE CONTRACTOR SHALL SEQUENCE HIS CONSTRUCTION SUCH THAT NO MORE THAN ONE FIRE HYDRANT IS OUT OF SERVICE AT ANY GIVEN TIME.
 - EXISTING UTILITIES ARE SHOWN USING REFERENCED ALTA SURVEY DATA, RECORD PLANS, AND LIMITED FIELD VERIFICATION.
 - CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO THE START OF CONSTRUCTION.
 - CONTRACTOR IS RESPONSIBLE FOR COORDINATING UTILITY RELOCATIONS WHERE NECESSARY AND PROTECTING EXISTING UTILITIES (SHOWN AND UNSHOWN).
 - CONTRACTOR SHALL REPLACE, AT THEIR OWN EXPENSE, ANY EXISTING UTILITIES DAMAGED.
 - ALL EXISTING WATER SERVICES ARE TO BE CAPPED AND ABANDONED PER TOWN OF ADDISON STANDARDS AND REGULATIONS UNLESS NOTED OTHERWISE.
 - ACCORDING TO THE SANITARY SEWER MAP PROVIDED BY THE TOWN OF ADDISON, THIS SITE FALLS WITHIN THE D2 WASTEWATER SERVICE BASIN. IT IS SURROUNDED BY THE D1 SERVICE BASIN ON THE NORTH, THE F SERVICE BASIN ON THE EAST, AND THE D3 SERVICE BASIN ON THE WEST.
 - THE NUMBER AND PLACEMENT OF WATER VALVES IS SUBJECT TO CHANGE UPON DETAILED CIVIL PLAN REVIEW. APPROVAL OF THE CONCEPT PLAN DOES NOT LOCK IN APPURTENANCES.
 - REFERENCE THE SPAGHETTI WAREHOUSE, INC. AS-BUILT PLAN SET BY JOHN W. BAIRD, JR., DATED 01/12/1993, FOR MORE INFORMATION REGARDING THE EXISTING UTILITIES WITHIN THE SITE.
 - THIS PLAN CONFORMS WITH DESIGN STANDARDS INCLUDED IN THE TOWN OF ADDISON TRANSPORTATION PLAN, WATER SYSTEM REQUIREMENTS, WASTEWATER SYSTEM REQUIREMENTS, AND DRAINAGE CRITERIA MANUAL.

BOHLER
 SITE CIVIL AND CONSULTING ENGINEERING
 LAND SURVEYING
 PROGRAM MANAGEMENT
 LANDSCAPE ARCHITECTURE
 SUSTAINABLE DESIGN
 PERMITTING SERVICES
 TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY

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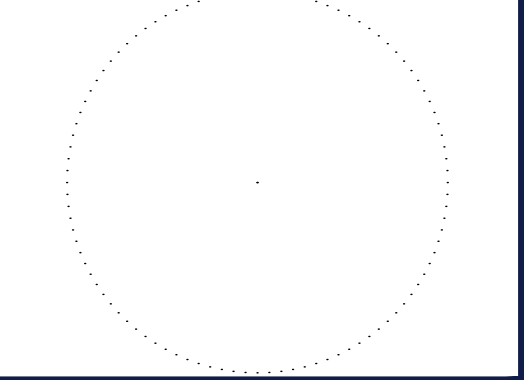
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PROJECT No.: TD180002
 DRAWN BY: JJB
 CHECKED BY: MJH
 DATE: 08/03/2020
 CAD I.D.: SSO

PROJECT: **SITE DEVELOPMENT PLANS** FOR **ADDISON RETAIL LLC**

3820 BELT LINE ROAD
 ADDISON, TX 75001
 DALLAS COUNTY
 THOMAS L CHINOWITH ABST. 273
 BLOCK A, LOT 1R, 2.034 AC

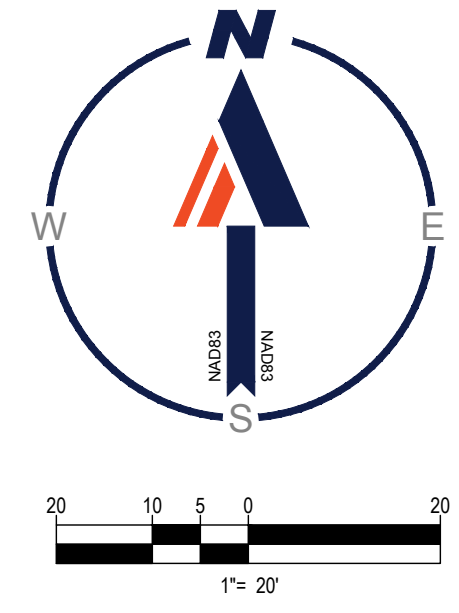
BOHLER
 6017 MAIN STREET
 FRISCO, TX 75034
 Phone: (469) 458-7300
 TX@BohlerEng.com
 TBPE No. 18065 | TBPLS No. 10194413

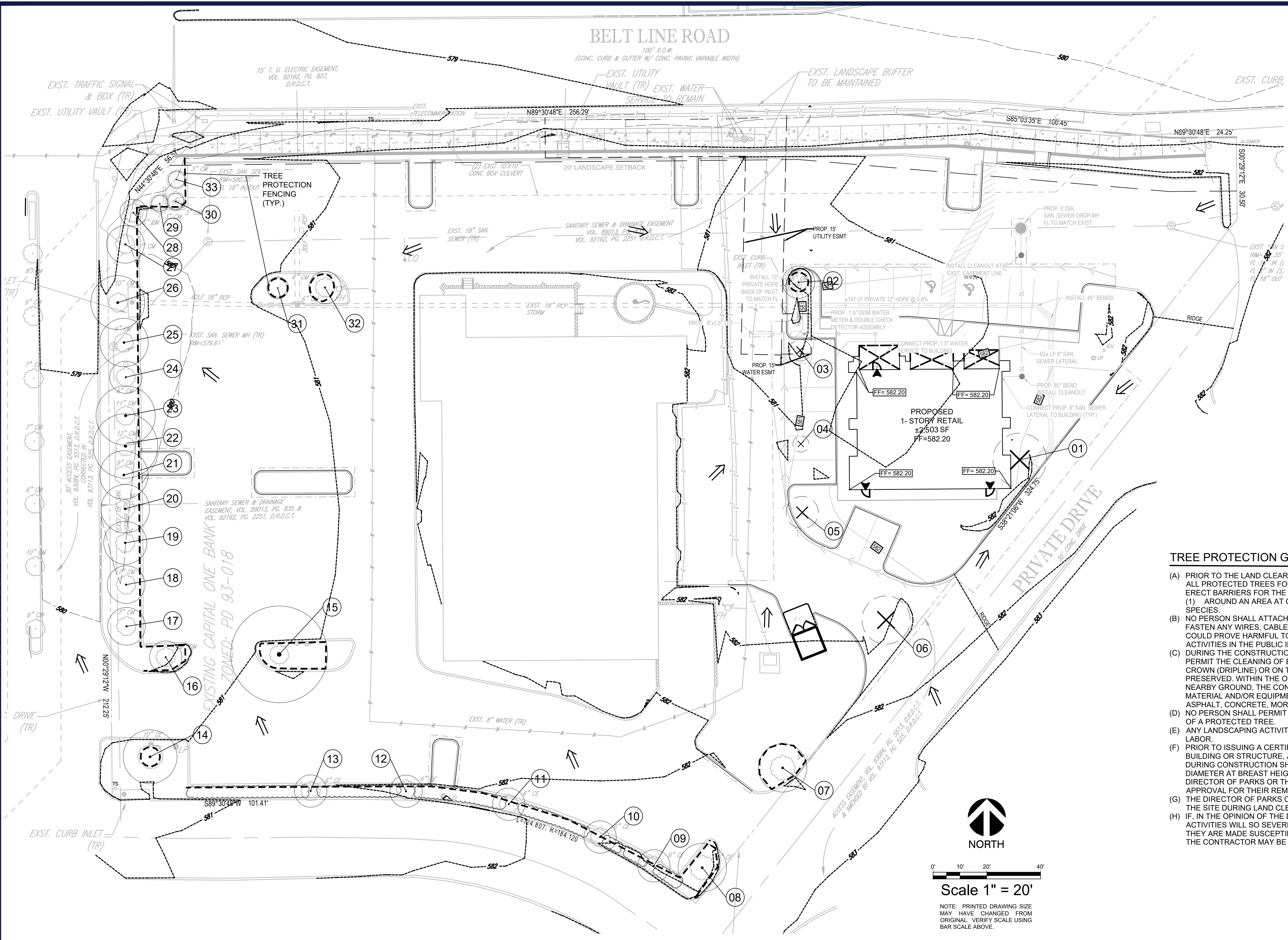


SHEET TITLE: **PRELIMINARY UTILITY PLAN**

SHEET NUMBER: **C-500**

TOWN PROJECT #181Z





TREE INVENTORY

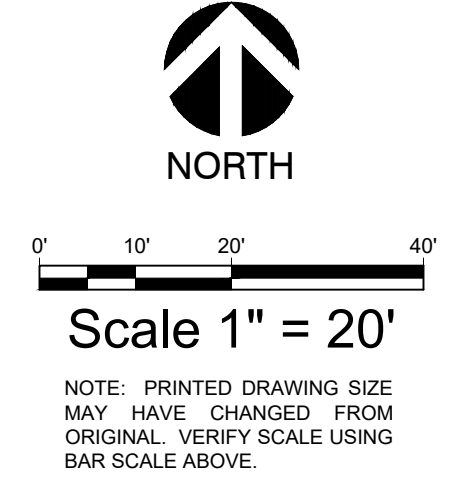
No	DBH	Type	Health	Status	R.C.I.
1	10	LIVE OAK	GOOD	REMOVE	10
2	6	CREPE MYRTLE	GOOD	REMAIN	0
3	4	CREPE MYRTLE	GOOD	REMOVE	4
4	3	CREPE MYRTLE	POOR	REMOVE	3
5	6	CREPE MYRTLE	GOOD	REMOVE	6
6	9	LIVE OAK	GOOD	REMOVE	9
7	9	LIVE OAK	GOOD	REMAIN	0
8	9	CEDAR ELM	GOOD	REMAIN	0
9	6	CEDAR ELM	GOOD	REMAIN	0
10	6	CEDAR ELM	GOOD	REMAIN	0
11	6	CEDAR ELM	GOOD	REMAIN	0
12	C	CEDAR ELM	GOOD	REMAIN	0
13	10	CEDAR ELM	GOOD	REMAIN	0
14	4	CEDAR ELM	FAIR	REMAIN	0
15	8	BRADFORD PEAR	FAR	REMAIN	0
16	6	CREPE MYRTLE	GOOD	REMAIN	0
17	7	CREPE MYRTLE	GOOD	REMAIN	0
18	7	CREPE MYRTLE	GOOD	REMAIN	0
19	8	CREPE MYRTLE	GOOD	REMAIN	0
20	9	CREPE MYRTLE	GOOD	REMAIN	0
21	12	CREPE MYRTLE	GOOD	REMAIN	0
22	11	CREPE MYRTLE	GOOD	REMAIN	0
23	11	CREPE MYRTLE	GOOD	REMAIN	0
24	6	CREPE MYRTLE	GOOD	REMAIN	0
25	9	CREPE MYRTLE	GOOD	REMAIN	0
26	10	CREPE MYRTLE	GOOD	REMAIN	0
27	7	CREPE MYRTLE	GOOD	REMAIN	0
28	5	CREPE MYRTLE	GOOD	REMAIN	0
29	3	CREPE MYRTLE	GOOD	REMAIN	0
30	3	CREPE MYRTLE	GOOD	REMAIN	0
31	4	CREPE MYRTLE	GOOD	REMAIN	0
32	6	CREPE MYRTLE	GOOD	REMAIN	0
33	3	CREPE MYRTLE	GOOD	REMAIN	0
TOTAL CALIPER REPLACEMENT INCHES					32

R.C.I. = REPLACEMENT CALIPER INCHES

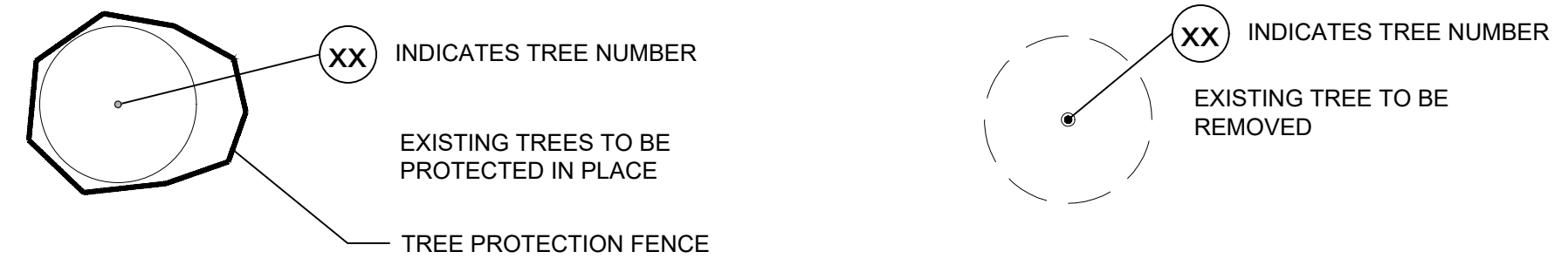
TOTAL NUMBER OF TREES	33
TOTAL NUMBER OF TREES REMOVED	5
TOTAL CALIPER INCHES OF REMOVED TREES	32"
TOTAL CALIPER INCHES TO MITIGATE	32"

TREE PROTECTION GENERAL NOTES

- (A) PRIOR TO THE LAND CLEARING STAGE OF DEVELOPMENT, THE CONTRACTOR SHALL CLEARLY MARK ALL PROTECTED TREES FOR WHICH A TREE REMOVAL PERMIT HAS NOT BEEN ISSUED AND SHALL ERECT BARRIERS FOR THE PROTECTION OF THE TREES ACCORDING TO THE FOLLOWING:
 - (1) AROUND AN AREA AT OR GREATER THAN TWO-THIRDS OF THE DRIPLINE OF ALL PROTECTED SPECIES.
- (B) NO PERSON SHALL ATTACH ANY SIGN, NOTICE OR OTHER OBJECT TO ANY PROTECTED TREE OR FASTEN ANY WIRES, CABLES, NAILS OR SCREWS TO ANY PROTECTED TREE IN ANY MANNER THAT COULD PROVE HARMFUL TO THE PROTECTED TREE, EXCEPT AS NECESSARY IN CONJUNCTION WITH ACTIVITIES IN THE PUBLIC INTEREST.
- (C) DURING THE CONSTRUCTION STAGE OF DEVELOPMENT, THE CONTRACTOR SHALL NOT CAUSE OR PERMIT THE CLEANING OF EQUIPMENT OR MATERIAL WITHIN THE OUTSIDE PERIMETER OF THE CROWN (DRIPLINE) OR ON THE NEARBY GROUND OF ANY TREE OR GROUP OF TREES WHICH IS TO BE PRESERVED. WITHIN THE OUTSIDE PERIMETER OF THE CROWN (DRIPLINE) OF ANY TREE OR ON NEARBY GROUND, THE CONTRACTOR SHALL NOT CAUSE OR PERMIT STORAGE OF BUILDING MATERIAL AND/OR EQUIPMENT, OR DISPOSAL OF WASTE MATERIAL SUCH AS PAINTS, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR OR ANY OTHER MATERIAL HARMFUL TO THE LIFE OF THE TREE.
- (D) NO PERSON SHALL PERMIT ANY UNNECESSARY FIRE OR BURNING WITHIN 30 FEET OF THE DRIPLINE OF A PROTECTED TREE.
- (E) ANY LANDSCAPING ACTIVITIES WITHIN THE BARRIER AREA SHALL BE ACCOMPLISHED WITH HAND LABOR.
- (F) PRIOR TO ISSUING A CERTIFICATE OF OCCUPANCY OR COMPLIANCE FOR ANY DEVELOPMENT, BUILDING OR STRUCTURE, ALL TREES DESIGNATED TO BE PRESERVED THAT WERE DESTROYED DURING CONSTRUCTION SHALL BE REPLACED BY THE CONTRACTOR WITH TREES OF EQUIVALENT DIAMETER AT BREAST HEIGHT TREE CALIPER AND OF THE SAME SPECIES AS SPECIFIED BY THE DIRECTOR OF PARKS OR THE DIRECTOR'S DESIGNEE, BEFORE OCCUPANCY OR USE, UNLESS APPROVAL FOR THEIR REMOVAL HAS BEEN GRANTED UNDER PERMIT.
- (G) THE DIRECTOR OF PARKS OR THE DIRECTOR'S DESIGNEE MAY CONDUCT PERIODIC INSPECTIONS OF THE SITE DURING LAND CLEARANCE AND CONSTRUCTION.
- (H) IF, IN THE OPINION OF THE DIRECTOR OF PARKS OR THE DIRECTOR'S DESIGNEE, DEVELOPMENT ACTIVITIES WILL SO SEVERELY STRESS SLASH PINES OR ANY OTHER PROTECTED TREE SUCH THAT THEY ARE MADE SUSCEPTIBLE TO INSECT ATTACK, PREVENTATIVE SPRAYING OF THESE TREES BY THE CONTRACTOR MAY BE REQUIRED.



LEGEND



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, RECORDS 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.

ENGINEER
 BOHLER ENGINEERING
 6017 MAIN STREET
 FRISCO, TX 75034
 PH# 469-458-7300
 CONTACT: MATHIAS HAUBERT

LANDSCAPE ARCHITECT
 EVERGREEN DESIGN GROUP
 15305 DALLAS PKWY, STE 300
 ADDISON, TX 75001
 PH# 800-680-6630
 CONTACT: RODNEY MCNABB

OWNER/APPLICANT
 ADDISON RETAIL, LLC
 83 ORCHARD HILL PARK DR.
 LEOMINSTER, MA 04153
 PH# 978-466-6661
 CONTACT: GREGG LISCIOTTI

SURVEYOR
 AXIS SURVEYING
 714 FERRIS AVE B
 WAXAHACHIE, TX 75168
 PH# 214-903-8200
 CONTACT: SEAN SHROPSHIRE



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 SITE CIVIL AND CONSULTING ENGINEERING
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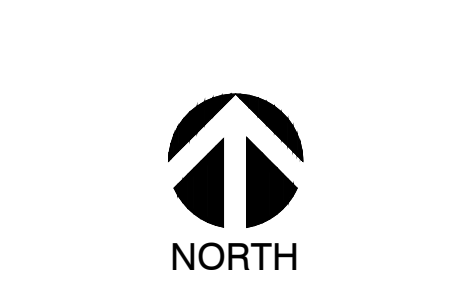
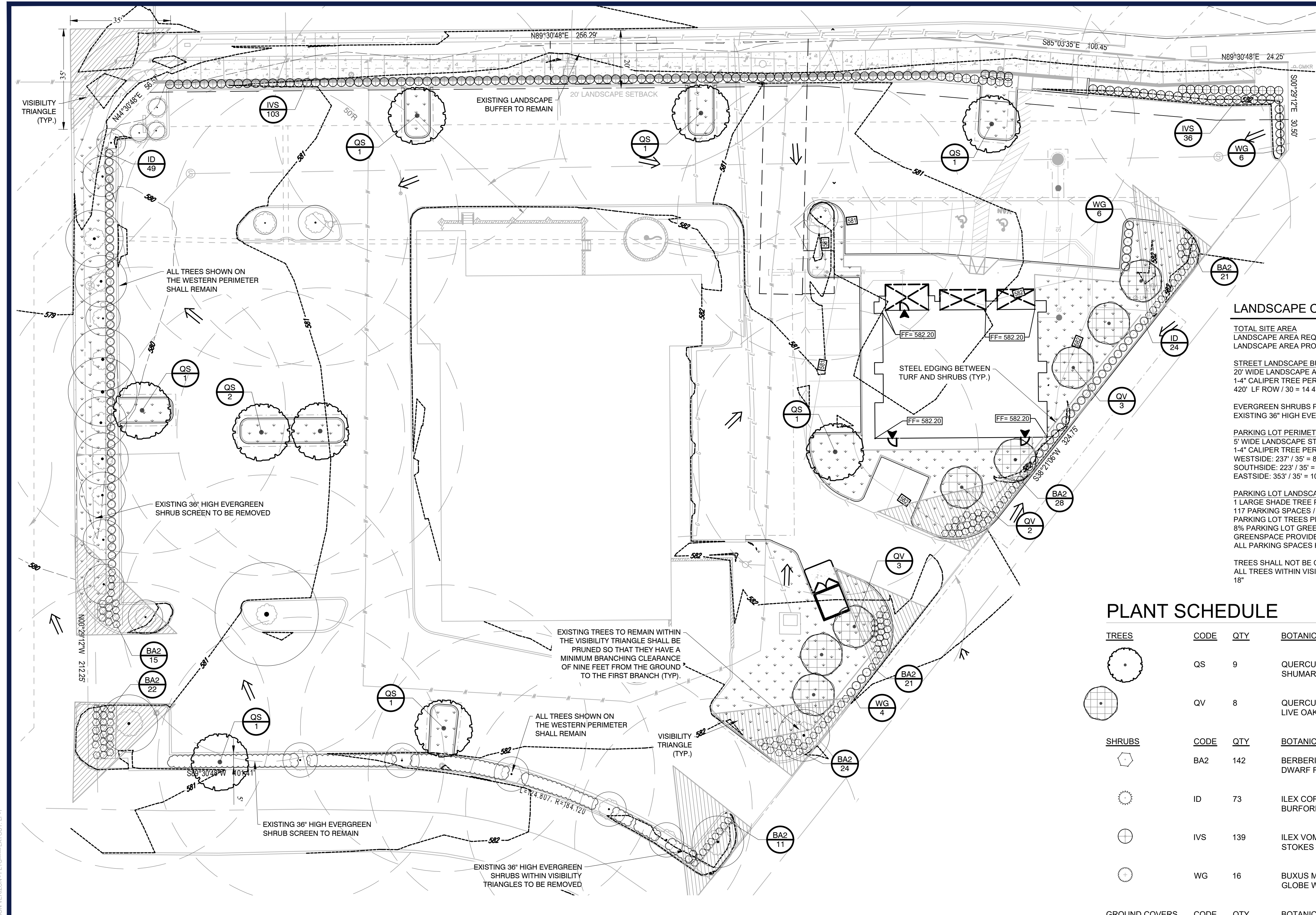
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PROJECT No.: TD180002
 DRAWN BY: MNB
 CHECKED BY: KB/RM
 DATE: 08/28/2020
 CAD I.D.: 1"= 20'

SITE DEVELOPMENT PLANS
 FOR
ADDISON RETAIL LLC
 3820 BELT LINE ROAD
 ADDISON, TX 75001
 DALLAS COUNTY
 THOMAS L CHINOWITH ABST. 273
 BLOCK A, LOT 1R, 2.034 AC

BOHLER
 6017 MAIN STREET
 FRISCO, TX 75034
 Phone: (469) 458-7300
TK@BohlerEng.com
 TBPE No. 18085 | TBPLS No. 10194413

09/04/2020
 SHEET TITLE:
TREE PRESERVATION
 SHEET NUMBER:
TP-1
 TOWN PROJECT #181R-Z



Scale 1" = 20'

NOTE: PRINTED DRAWING SIZE MAY HAVE CHANGED FROM ORIGINAL. VERIFY SCALE USING BAR SCALE ABOVE.

NOTE: THIS PLAN CONFORMS TO THE TOWN OF ADDISON LANDSCAPE ORDINANCE Sec. 34-207 - LANDSCAPE DESIGN STANDARDS TO THE EXTENT ALLOWED BY THE PRE-EXISTING CONDITIONS ON THE SITE. AREAS OF NON-CONFORMANCE ARE AS FOLLOWS:
 1. PERIMETER TREES NOT PLACED ALONG NORTH BOUNDARY BECAUSE OF EXISTING UTILITY EASEMENT AND OVERHEAD UTILITY LINES

LANDSCAPE CALCULATIONS

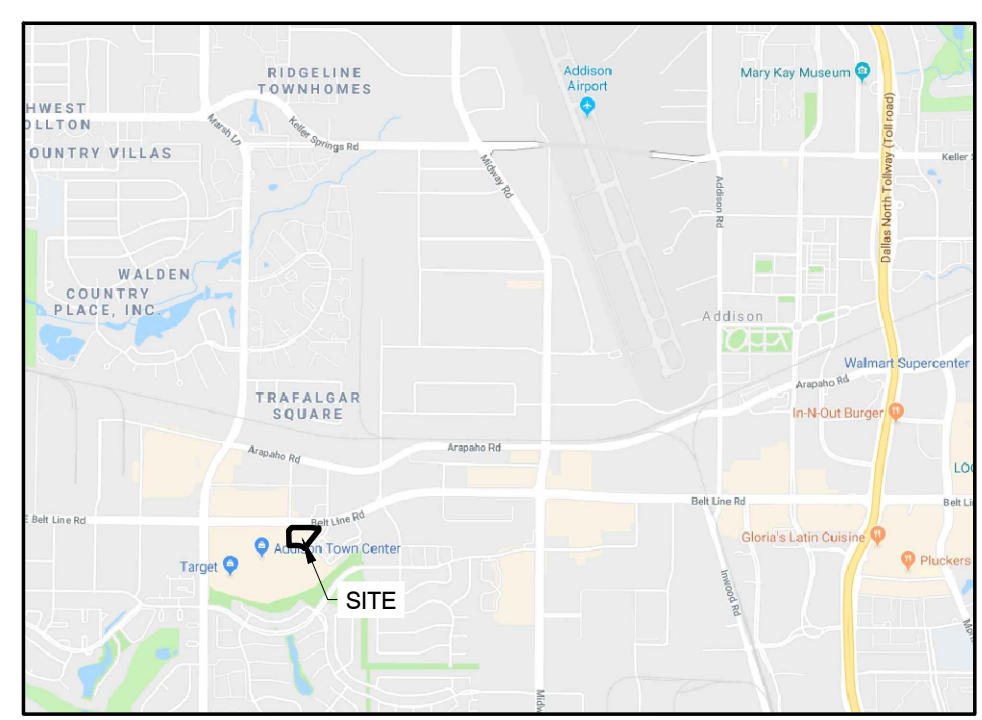
TOTAL SITE AREA	88,597 SF
LANDSCAPE AREA REQUIRED:	17,719 SF (20% OF SITE AREA)
LANDSCAPE AREA PROVIDED:	17,789 SF (20.08% OF SITE AREA)
STREET LANDSCAPE BUFFER	
20' WIDE LANDSCAPE AT RIGHT OF WAYS	20' LANDSCAPE BUFFER PROVIDED
1-4" CALIPER TREE PER EVERY 35' ALONG PERIMETER	TREES NOT PROVIDED DUE TO EXISTING CONDITION
420' LF ROW / 30 = 14.4 TREES REQUIRED	
EVERGREEN SHRUBS PLANTED 3.5' O.C.	
EXISTING 36" HIGH EVERGREEN SCREEN	36" EVERGREEN SCREEN PROVIDED
PARKING LOT PERIMETER SCREENING	
5' WIDE LANDSCAPE STRIP ALONG PARKING LOT	5' PARKING LOT LANDSCAPE STRIP PROVIDED
1-4" CALIPER TREE PER EVERY 35' ALONG PERIMETER	
WESTSIDE: 237 / 35 = 8 TREES / 80 SHRUBS REQUIRED	12 TREES/86 SHRUBS PROVIDED
SOUTH SIDE: 223 / 35 = 6 TREES / 60 SHRUBS REQUIRED	6 TREES/EXISTING SHRUB HEDGE PROVIDED
EAST SIDE: 353 / 35 = 10 TREES PROVIDED / 100 SHRUBS REQUIRED	10 TREES / 139 SHRUBS PROVIDED
PARKING LOT LANDSCAPING	
1 LARGE SHADE TREE PER 10 PARKING SPACES	12 TREES
117 PARKING SPACES / 10 = 11.7	12 TREES
PARKING LOT TREES PROVIDED	3,692 SF (46,142 x .08)
8% PARKING LOT GREENSPACE REQUIRED	4,482 SF
GREENSPACE PROVIDED	PROVIDED
ALL PARKING SPACES HAVE TO BE WITHIN 50' OF A TREE	
TREES SHALL NOT BE CLOSER THAN 36" TO ANY PORTION OF THE PAVED SURFACE	
ALL TREES WITHIN VISIBILITY TRIANGLES SHALL BE LIMBED UP TO 9' MIN. AND ALL SHRUBS SHALL BE NO HIGHER THAN 18"	

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
	QS	9	QUERCUS SHUMARDII SHUMARD RED OAK	B & B	4" CAL	14'-16" (16" MAX.)
	QV	8	QUERCUS VIRGINIANA LIVE OAK	B & B	4" CAL	14'-16" (16" MAX.)
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPACING	SIZE
	BA2	142	BERBERIS THUNBERGII 'ATROPURPUREA NANA' DWARF REDLEAF JAPANESE BARBERRY	5 GAL	30" OC	
	ID	73	ILEX CORNUTA 'BURFORDII' BURFORD HOLLY	5 GAL	36" OC	
	IVS	139	ILEX VOMITORIA 'STOKES DWARF' STOKES DWARF YAUPON HOLLY	5 GAL	36" OC	
	WG	16	BUXUS MICROPHYLLA 'WINTER GEM' GLOBE WINTER GEM BOXWOOD	5 GAL	36" OC	
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	SPACING
	CH	7,690 SF	CYNODON DACTYLON '419 HYBRID' BERMUDA GRASS	SOD		

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

TOTAL NUMBER OF TREES	33
TOTAL NUMBER OF TREES REMOVED	5
TOTAL CALIPER INCHES OF REMOVED TREES	32"
TOTAL CALIPER INCHES TO MITIGATE	32"



VICINITY MAP N.T.S.

MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH, NATURAL (UNDYED), OVER LANDSCAPE FABRIC IN ALL PLANTING AREAS (EXCEPT FOR TURF AND SEEDED AREAS). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED (SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE "GENERAL GRADING AND PLANTING NOTES" AND SPECIFICATIONS).

ROOT BARRIERS

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

ENGINEER
BOHLER ENGINEERING
6017 MAIN STREET
FRISCO, TX 75034
PH# 469-458-7300
CONTACT: MATHIAS HAUBERT

LANDSCAPE ARCHITECT
EVERGREEN DESIGN GROUP
15305 DALLAS PKWY, STE 300
ADDISON, TX 75001
PH# 800-680-6630
CONTACT: RODNEY MCNABB

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CONTACT: SEAN SHROPSHIRE



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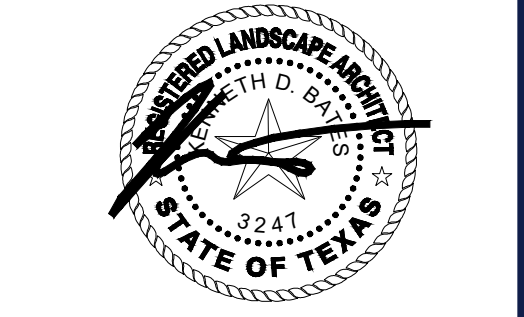
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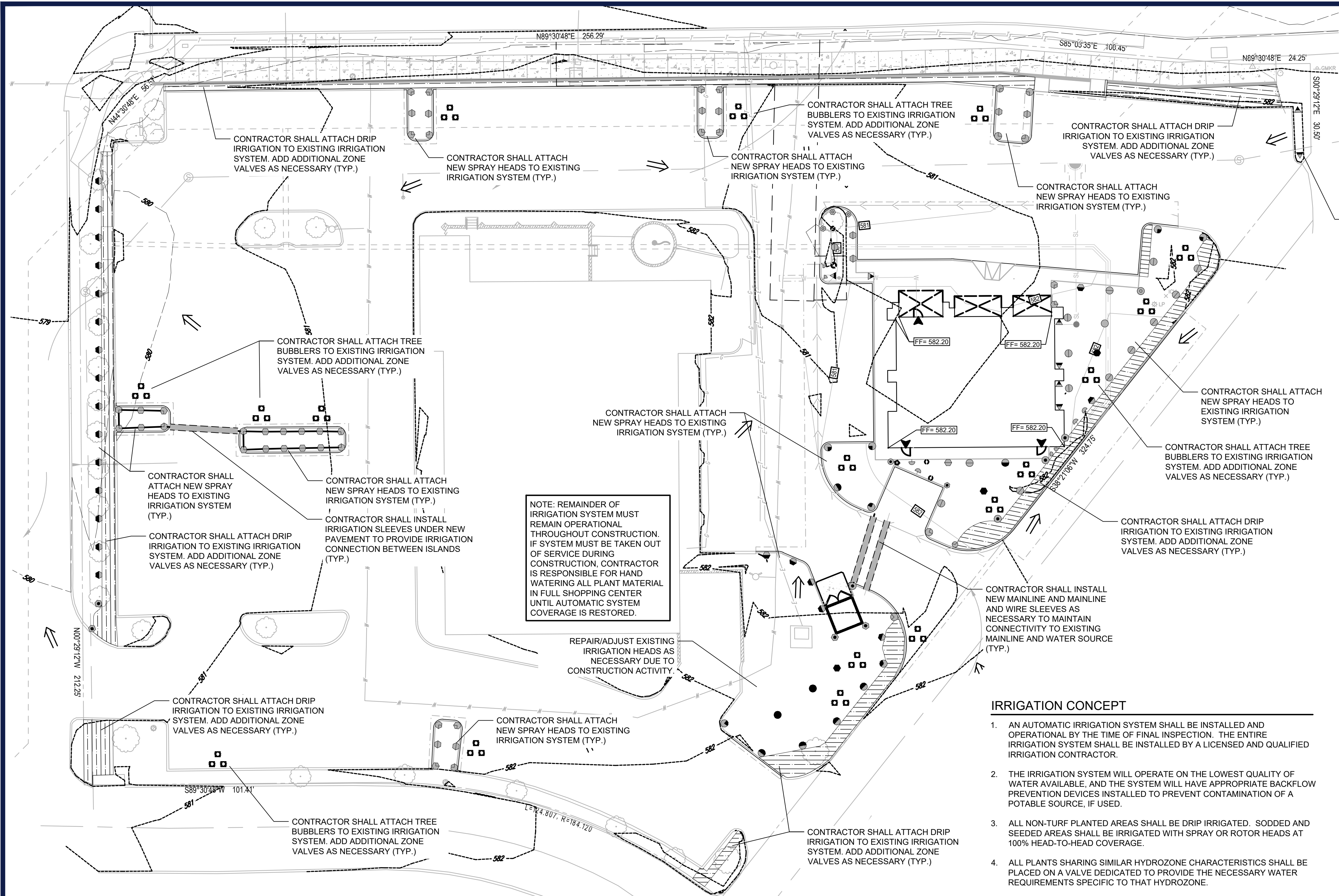
PROJECT No.:	TD180002
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PROJECT:
SITE DEVELOPMENT PLANS
FOR
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THOMAS L CHINOWITH ABST. 273
BLOCK A, LOT 1R, 2.034 AC

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TBPE No. 18085 | TBPLS No. 10194413



09/04/2020
SHEET TITLE:
LANDSCAPE PLANTING
SHEET NUMBER:
LP-1
TOWN PROJECT #181Z



Scale 1" = 20'
 NOTE: PRINTED DRAWING SIZE MAY HAVE CHANGED FROM ORIGINAL. VERIFY SCALE USING BAR SCALE ABOVE.

A FULLY FUNCTIONAL AUTOMATED IRRIGATION SYSTEM, THAT HAS HEAD TO HEAD COVERAGE AND INCLUDE RAIN FREEZE SENSORS IS REQUIRED FOR THE FULL SITE. CONTRACTOR TO ENSURE THAT THE REMAINING AREAS NOT AFFECTED BY CONSTRUCTION ARE OPERATIONAL. PROVIDE HEAD TO HEAD COVERAGE AND THAT THE RAIN FREEZE SENSOR IS CONNECTED AND OPERATIONAL.

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI
20 2H 2F 40 4H 4F	RAIN BIRD 1806-PRS SQ SERIES TURF SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. SIDE AND BOTTOM INLET. 1/2" NPT FEMALE THREADED INLET. PRESSURE REGULATING.	30
EST LCS RCS CST SST	RAIN BIRD 1806-PRS 15 STRIP SERIES TURF SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. SIDE AND BOTTOM INLET. 1/2" NPT FEMALE THREADED INLET. PRESSURE REGULATING.	30
Q H F	RAIN BIRD 1806-PRS 5 SERIES MPR TURF SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. SIDE AND BOTTOM INLET. 1/2" NPT FEMALE THREADED INLET. PRESSURE REGULATING.	30
Q T H F	RAIN BIRD 1806-PRS 8 SERIES MPR TURF SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. SIDE AND BOTTOM INLET. 1/2" NPT FEMALE THREADED INLET. PRESSURE REGULATING.	30
Q T H F	RAIN BIRD 1806-PRS 10 SERIES MPR TURF SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. SIDE AND BOTTOM INLET. 1/2" NPT FEMALE THREADED INLET. PRESSURE REGULATING.	30
Q T H TO F	RAIN BIRD 1806-PRS 12 SERIES MPR TURF SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. SIDE AND BOTTOM INLET. 1/2" NPT FEMALE THREADED INLET. PRESSURE REGULATING.	30
Q T H TO F	RAIN BIRD 1806-PRS 15 SERIES MPR TURF SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. SIDE AND BOTTOM INLET. 1/2" NPT FEMALE THREADED INLET. PRESSURE REGULATING.	30
4V 6V 18V	RAIN BIRD 1806-PRS ADJ TURF SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. SIDE AND BOTTOM INLET. 1/2" NPT FEMALE THREADED INLET. PRESSURE REGULATING.	30
08HE-VAN 12HE-VAN 10HE-VAN 15HE-VAN	RAIN BIRD 1806-PRS HE-VAN SERIES TURF SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. SIDE AND BOTTOM INLET. 1/2" NPT FEMALE THREADED INLET. PRESSURE REGULATING.	30
1402 1408 1401 1404	RAIN BIRD 1806-PRS-1400 FLOOD FLOOD BUBBLER 6.0" POPUP WITH PRESSURE REGULATING DEVICE.	30

IRRIGATION CONCEPT

1. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY A LICENSED AND QUALIFIED IRRIGATION CONTRACTOR.
2. THE IRRIGATION SYSTEM WILL OPERATE ON THE LOWEST QUALITY OF WATER AVAILABLE, AND THE SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF A POTABLE SOURCE, IF USED.
3. ALL NON-TURF PLANTED AREAS SHALL BE DRIP IRRIGATED. SODDED AND SEEDED AREAS SHALL BE IRRIGATED WITH SPRAY OR ROTOR HEADS AT 100% HEAD-TO-HEAD COVERAGE.
4. ALL PLANTS SHARING SIMILAR HYDROZONE CHARACTERISTICS SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDROZONE.
5. THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED, TO THE MAXIMUM EXTENT POSSIBLE, TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND SYSTEMS: MATCHED PRECIPITATION RATE TECHNOLOGY ON ROTOR AND SPRAY HEADS (WHEREVER POSSIBLE), RAIN SENSORS, AND MULTI-PROGRAM COMPUTERIZED IRRIGATION CONTROLLERS FEATURING SENSORY INPUT CAPABILITIES.

SLEEVING / WIRING NOTES:

IN ADDITION TO PROVIDING SLEEVES FOR ALL PIPING UNDER ROADWAYS AND WALKWAYS, THE IRRIGATION CONTRACTOR SHALL PROVIDE AND INSTALL SCH. 40 PVC SLEEVES FOR ALL CONTROLLER WIRES OCCURRING UNDER ALL ROADWAYS AND WALKWAYS. SLEEVES FOR CONTROLLER WIRES SHALL BE 2" DIA. AND CONTAIN NO MORE THAN 25 WIRES.

CONTROLLER NOTE

VERIFY EXISTING LOCATION OF CONTROLLER, OR NEW LOCATION (IF APPLICABLE), IN FIELD WITH OWNER'S REPRESENTATIVE.

120 VAC POWER TO CONTROLLER LOCATION IS NOT WITHIN THE IRRIGATION CONTRACTOR'S SCOPE OF WORK, AND SHALL BE PROVIDED BY OTHERS. HOOK-UP OF CONTROLLER TO 120 VAC SHALL BE PERFORMED BY THE LANDSCAPE CONTRACTOR. IRRIGATION CONTRACTOR SHALL COORDINATE LOCATION OF WIRE SLEEVE PENETRATIONS THROUGH BUILDING WITH OWNER AND GENERAL CONTRACTOR. STATION RUN ORDER SHALL MATCH PLANS.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
[Symbol]	AREA TO RECEIVE DRIPLINE
[Symbol]	RAIN BIRD XFS 06-18 XFS SUB-SURFACE PRESSURE COMPENSATING DRIPLINE W/COPPER SHIELD TECHNOLOGY. 0.6 GPH EMITTERS AT 18" O.C. LATERALS SPACED AT 18" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. UV RESISTANT. SPECIFY XF INSERT FITTINGS.
[Symbol]	IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21 PVC CLASS 200 IRRIGATION PIPE. ONLY LATERAL TRANSITION PIPE SIZES 1" AND ABOVE ARE INDICATED ON THE PLAN, WITH ALL OTHERS BEING 3/4" IN SIZE.
[Symbol]	IRRIGATION MAINLINE: PVC SCHEDULE 40
[Symbol]	PIPE SLEEVE: PVC SCHEDULE 40

IRRIGATION DISCLAIMER

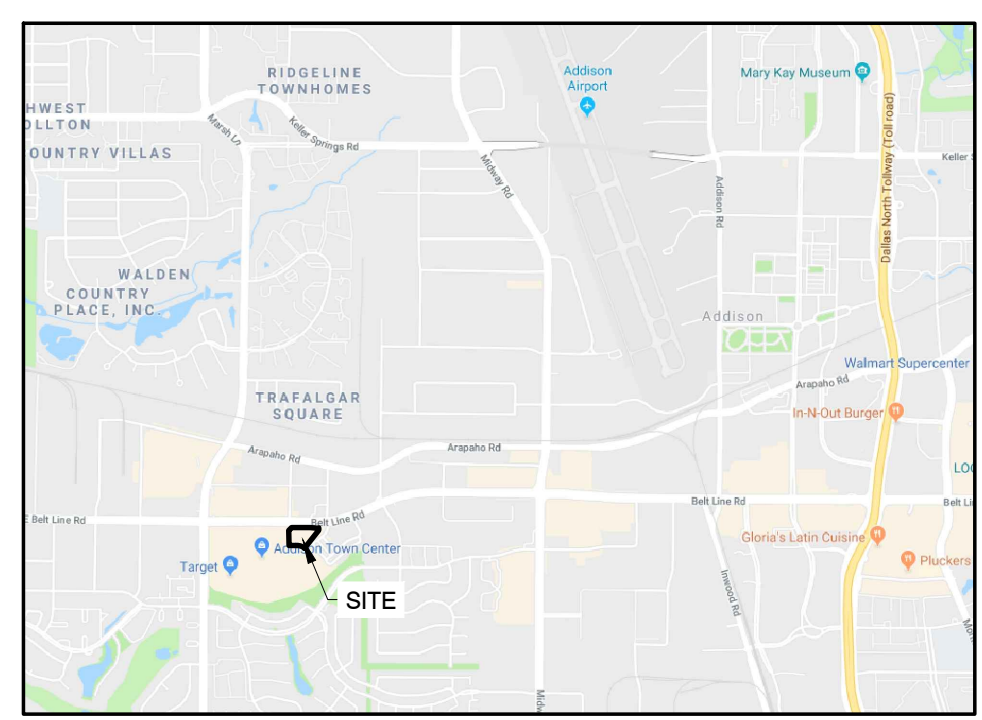
ALL PIPING, VALVES, AND OTHER EQUIPMENT SHALL BE INSTALLED IN PLANTING AREAS WITHIN THE PROPERTY LINES OR LIMITS INDICATED ON PLAN. THE IRRIGATION CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL ABOVE-GRADE IRRIGATION EQUIPMENT WITH THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION, OR IRRIGATION CONTRACTOR MAY BE REQUIRED TO MOVE SUCH ITEMS AT HIS OWN COST.

IRRIGATION CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL FINAL QUANTITIES PER DRAWINGS AND SPECIFICATIONS. ANY QUANTITIES PROVIDED ARE PROVIDED AS A CONVENIENCE TO THE CONTRACTOR ONLY AND SHALL NOT BE CONSIDERED ABSOLUTE.

IRRIGATION WATER SOURCE

EXISTING WATER SOURCE TO BE USED FOR LANDSCAPE IRRIGATION.

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, RECORDS 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.



NOTE: REMAINDER OF IRRIGATION SYSTEM MUST REMAIN OPERATIONAL THROUGHOUT CONSTRUCTION. IF SYSTEM MUST BE TAKEN OUT OF SERVICE DURING CONSTRUCTION, CONTRACTOR IS RESPONSIBLE FOR HAND WATERING ALL PLANT MATERIAL IN FULL SHOPPING CENTER UNTIL AUTOMATIC SYSTEM COVERAGE IS RESTORED.

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PROJECT No.:	TD180002
DRAWN BY:	MNB
CHECKED BY:	KB/RM
DATE:	08/28/2020
CAD I.D.:	1" = 20'

SITE DEVELOPMENT PLANS

FOR

ADDISON RETAIL LLC

3820 BELT LINE ROAD
 ADDISON, TX 75001
 DALLAS COUNTY
 THOMAS L CHINOWITH ABST. 273
 BLOCK A, LOT 1R, 2.034 AC

6017 MAIN STREET
 FRISCO, TX 75034
 Phone: (469) 458-7300
 TK@BohlerEng.com
 TBPE No. 18085 | TBPLS No. 10194413

09/04/2020

SHEET TITLE:

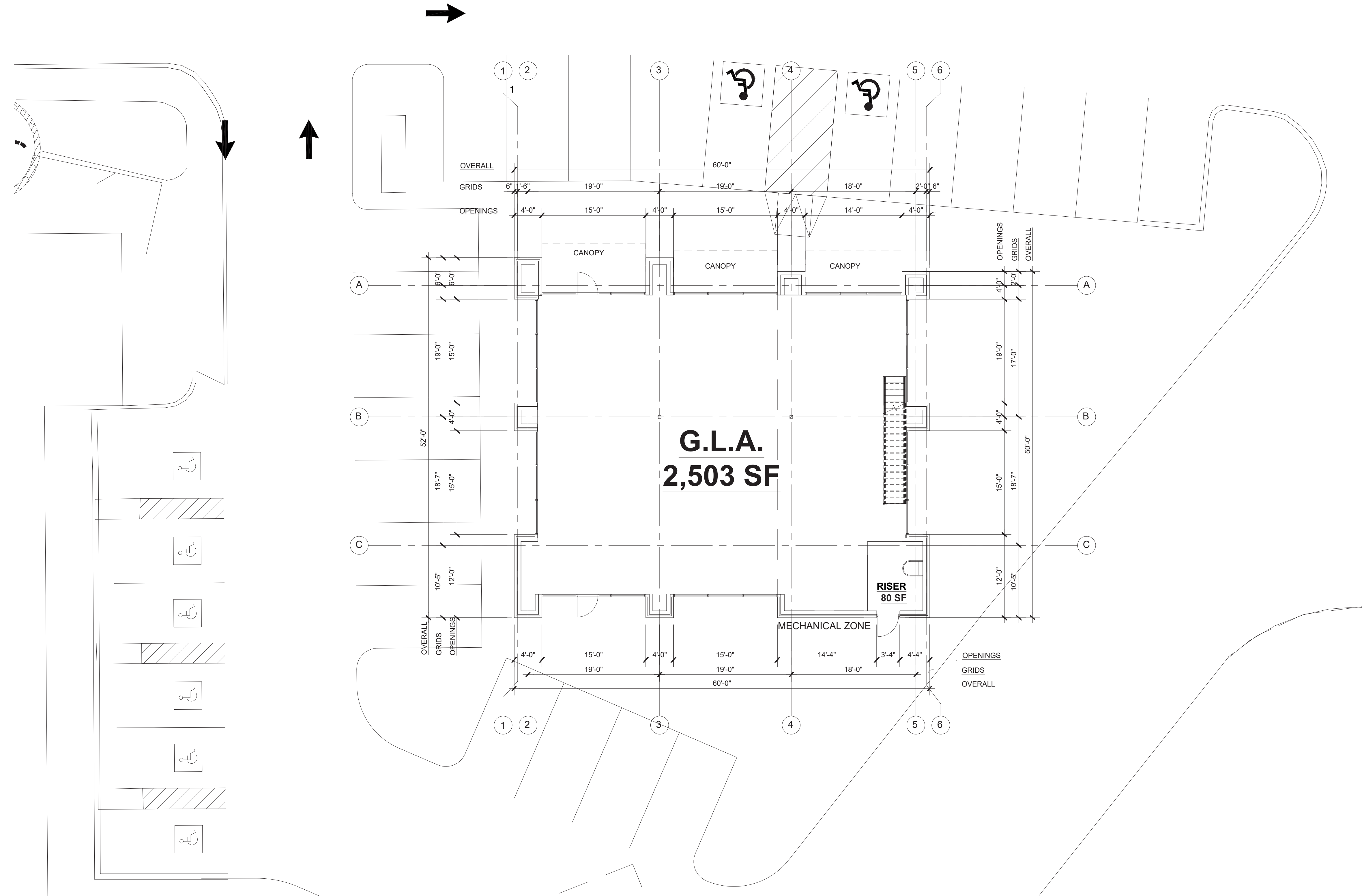
LANDSCAPE IRRIGATION

SHEET NUMBER:

LI-1

TOWN PROJECT #1818-Z

Sep 04, 2020 C:\SERV\MAR\TDR\PROJECTS\ADDISON_VERTICZON_STORE_ADDISON_VERTICZON_IRRIG_LAYOUT.LI1

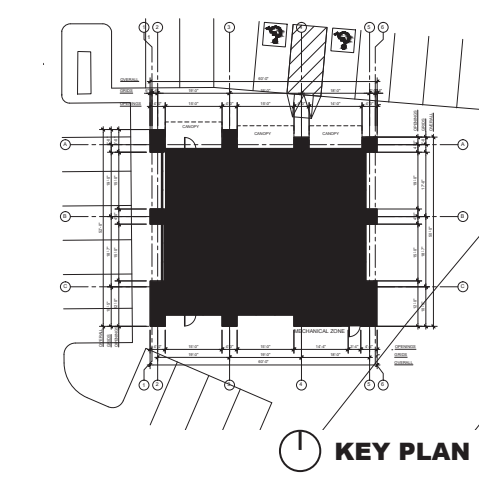


FIRST FLOOR PLAN
 0' 5' 10' 20' 50'
 SCALE: 1/8" = 1'-0"

FLOOR PLAN
 1796-Z
 ADDISON RETAIL LLC
 3820 BELTLINE RD
 ADDISON, TX 75001
 DALLAS COUNTY
 PRINTEMPS 2 REP
 BLOCK A, LOT 1R, 2.034 AC
 DATE: 09.15.2020

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



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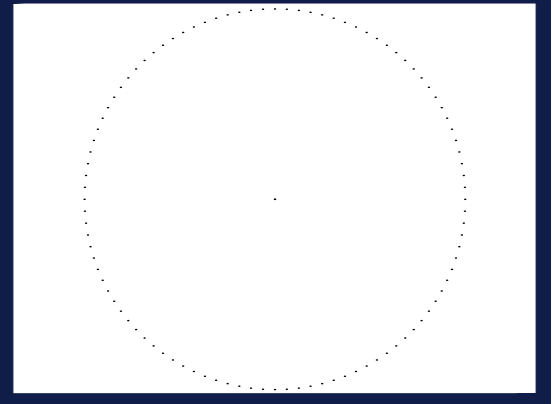
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PROJECT No.: TD180002
 DRAWN BY: JJB
 CHECKED BY: MJH
 DATE: 08/03/2020
 CAD I.D.: SSO

PROJECT:
SITE DEVELOPMENT PLANS
 FOR
ADDISON RETAIL LLC
 3820 BELT LINE ROAD
 ADDISON, TX 75001
 DALLAS COUNTY
 THOMAS L CHINOWITH ABST. 273
 BLOCK A, LOT 1R, 2.034 AC

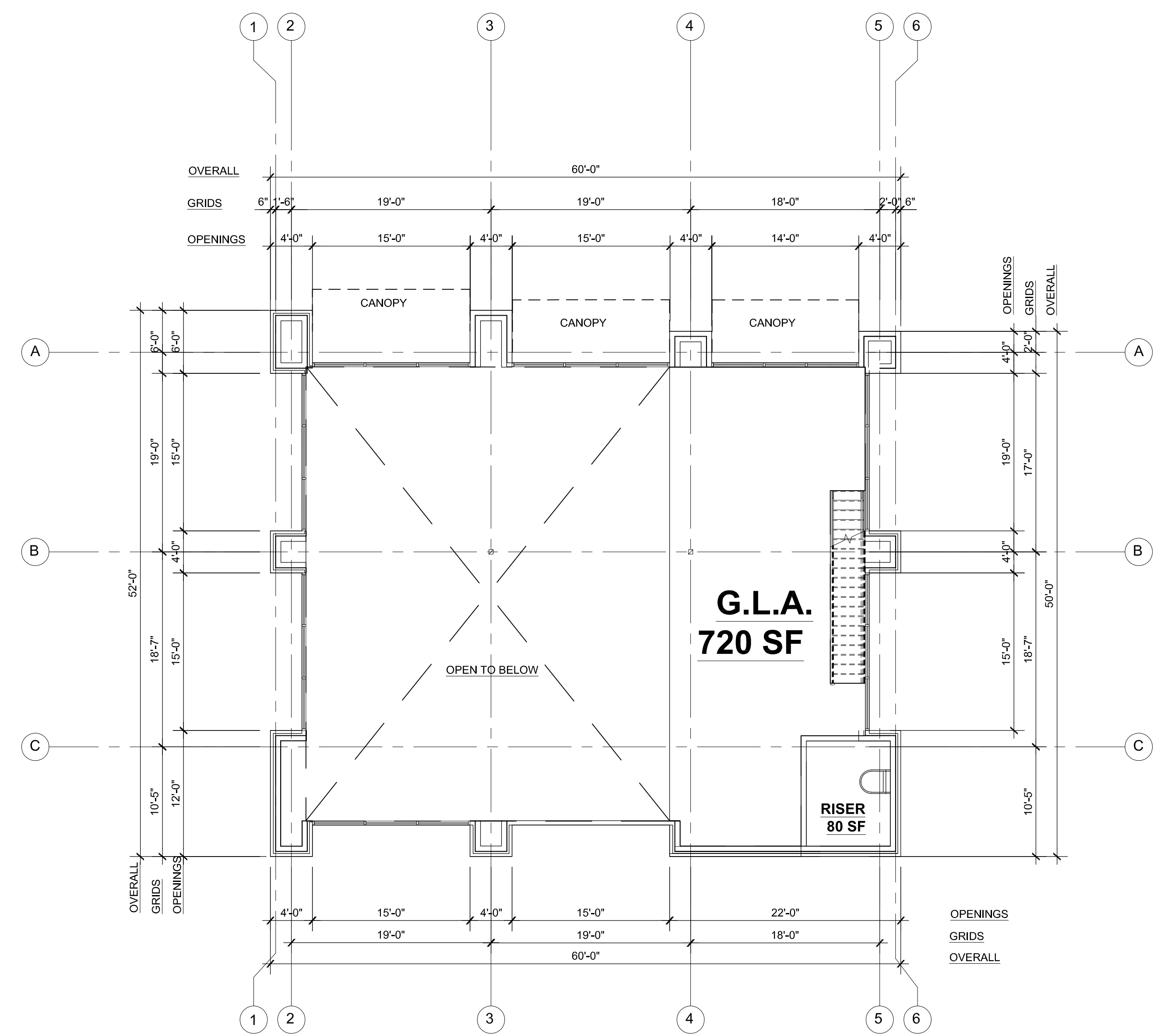
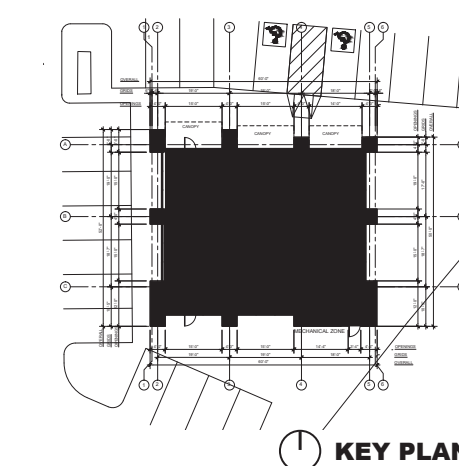
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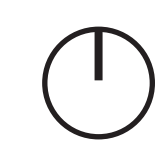
SHEET TITLE:
FLOOR PLAN

SHEET NUMBER:
1

TOWN PROJECT #1818-Z



SECOND FLOOR PLAN
 0' 5' 10' 20' 50'
 SCALE: 1/8" = 1'-0"



FLOOR PLAN

1796-Z
 ADDISON RETAIL LLC
 3820 BELTLINE RD
 ADDISON, TX 75001
 DALLAS COUNTY
 PRINTemps 2 REP
 BLOCK A, LOT 1R, 2.034 AC
 DATE: 09.15.2020

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

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 DRAWN BY: JLB
 CHECKED BY: MJH
 DATE: 08/03/2020
 CAD I.D.: SSO

PROJECT:

SITE DEVELOPMENT PLANS

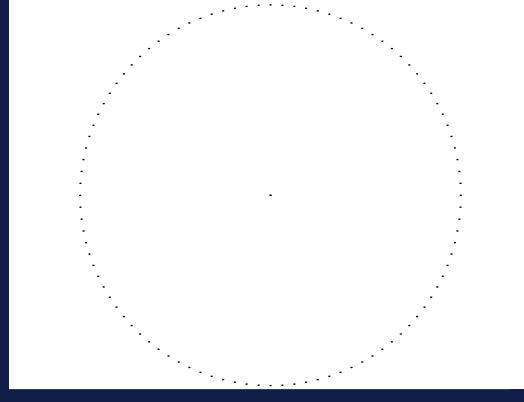
FOR

ADDISON RETAIL LLC

3820 BELT LINE ROAD
 ADDISON, TX 75001
 DALLAS COUNTY
 THOMAS L CHINOWITH ABST. 273
 BLOCK A, LOT 1R, 2.034 AC

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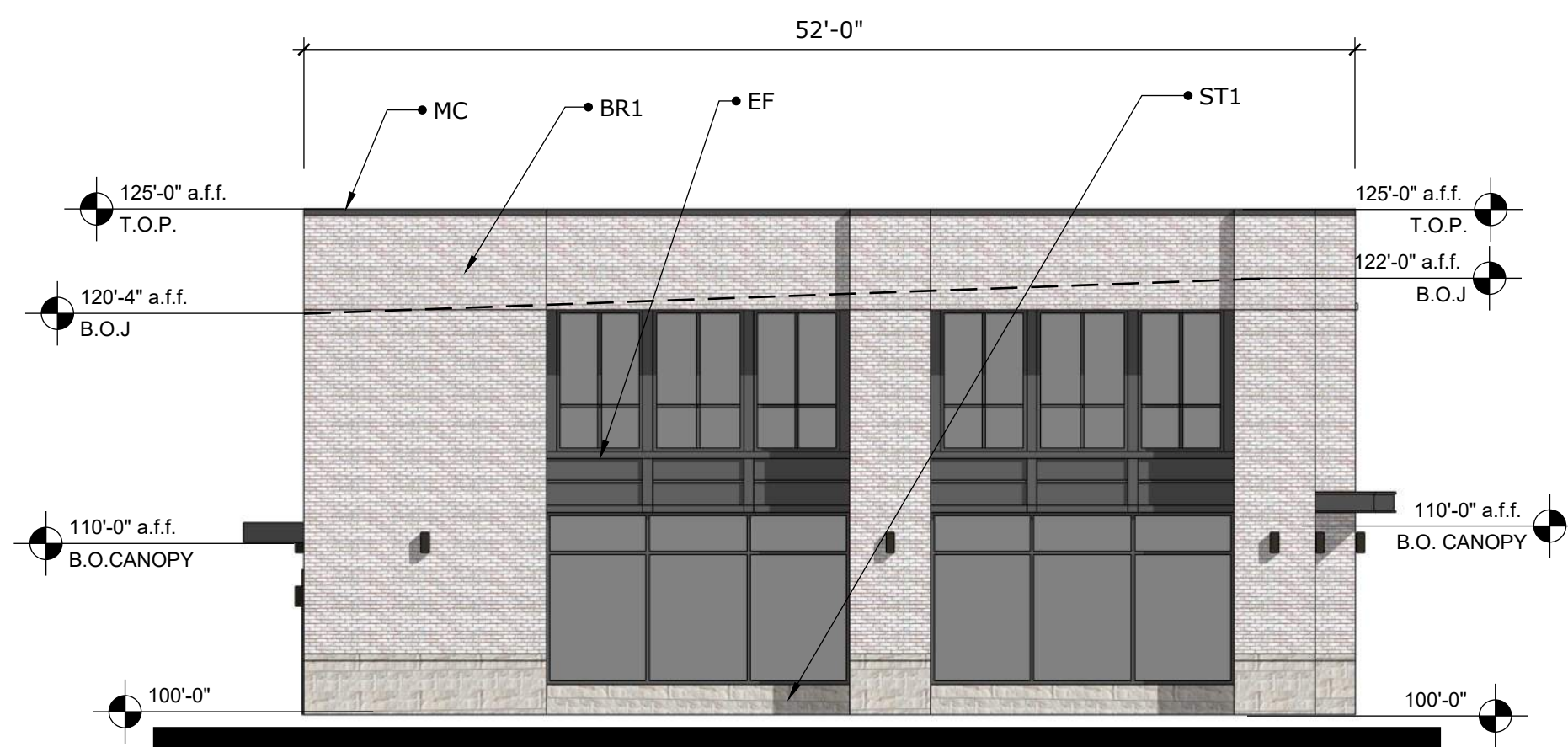
SHEET TITLE:

FLOOR PLAN

SHEET NUMBER:

2

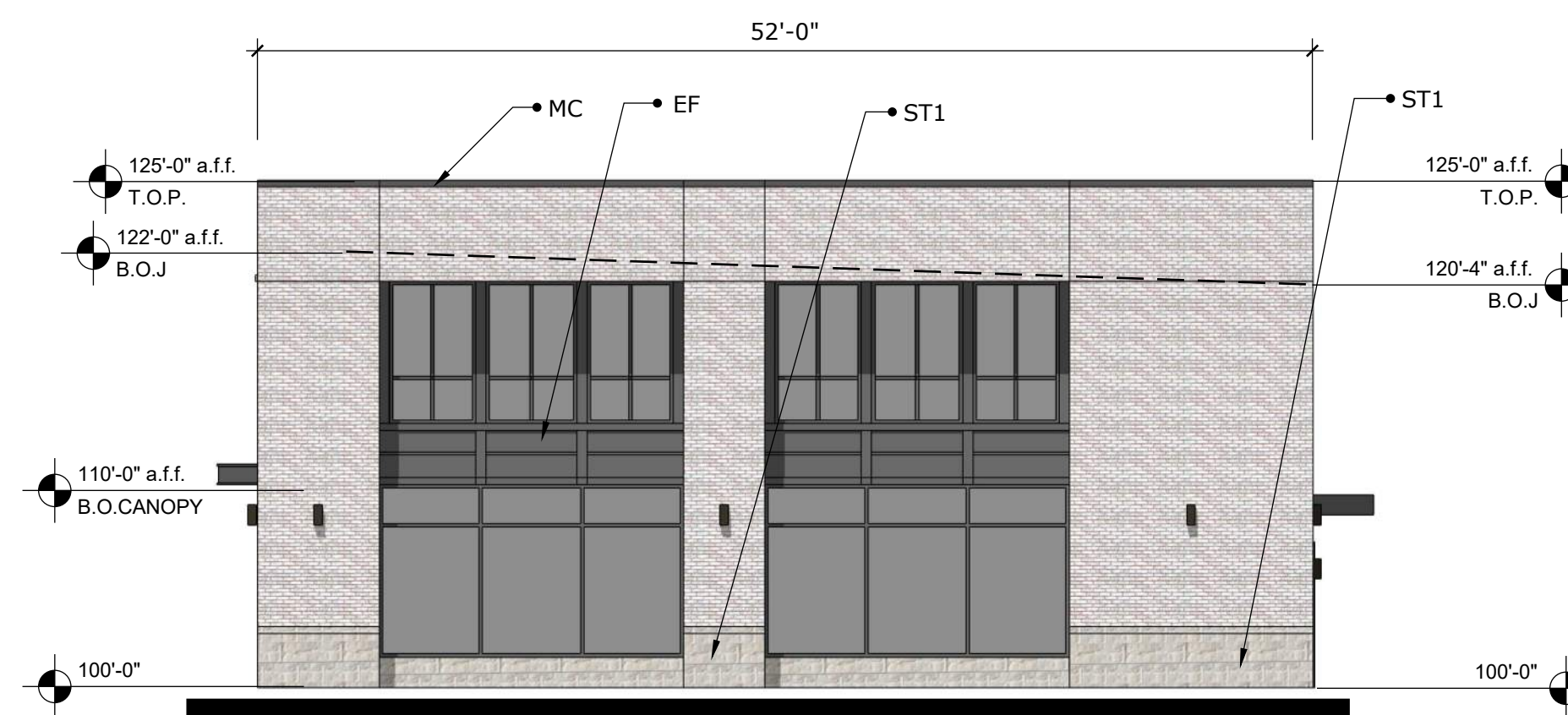
TOWN PROJECT #1818-Z



EAST ELEVATION



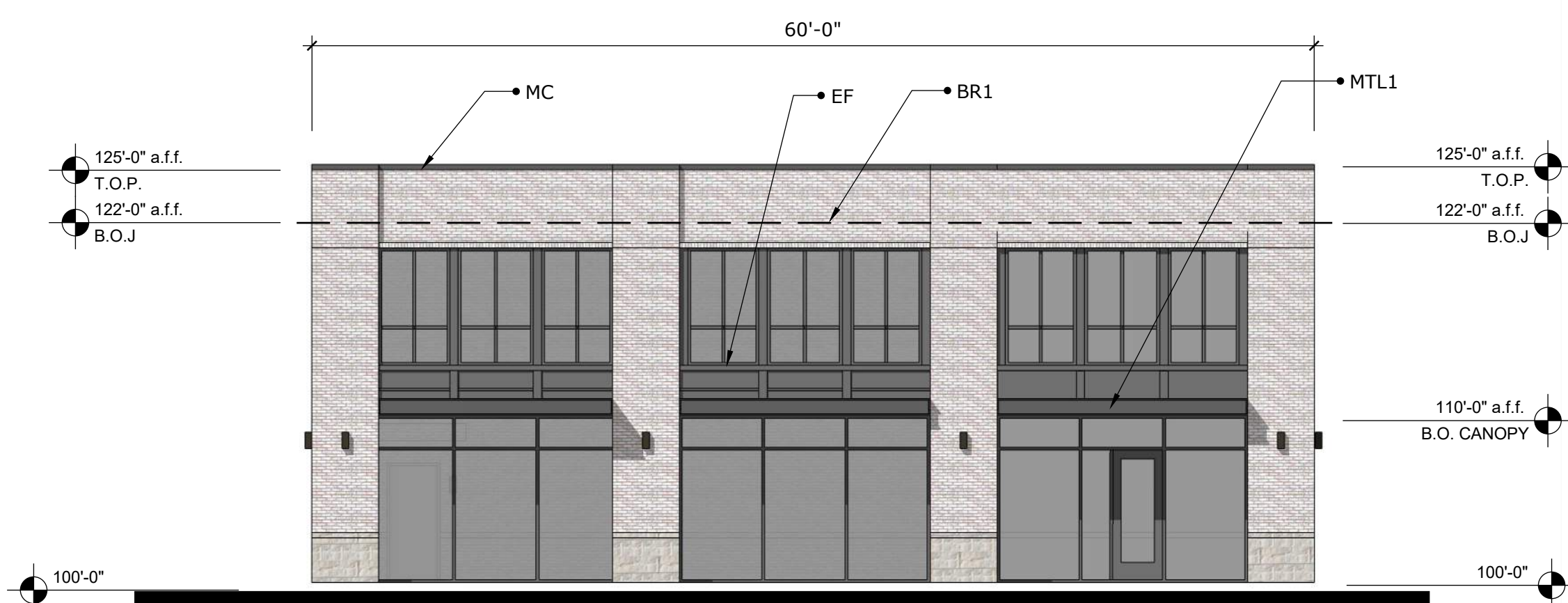
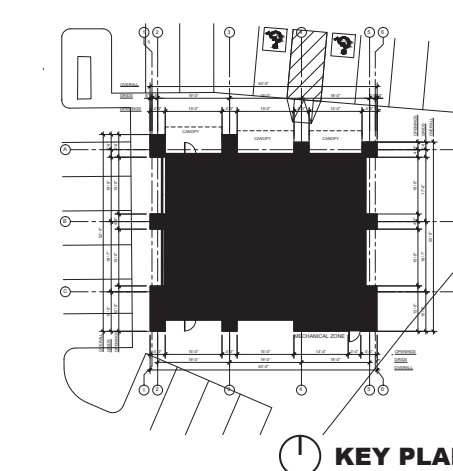
SCALE: 1/8" = 1'-0"



WEST ELEVATION



SCALE: 1/8" = 1'-0"

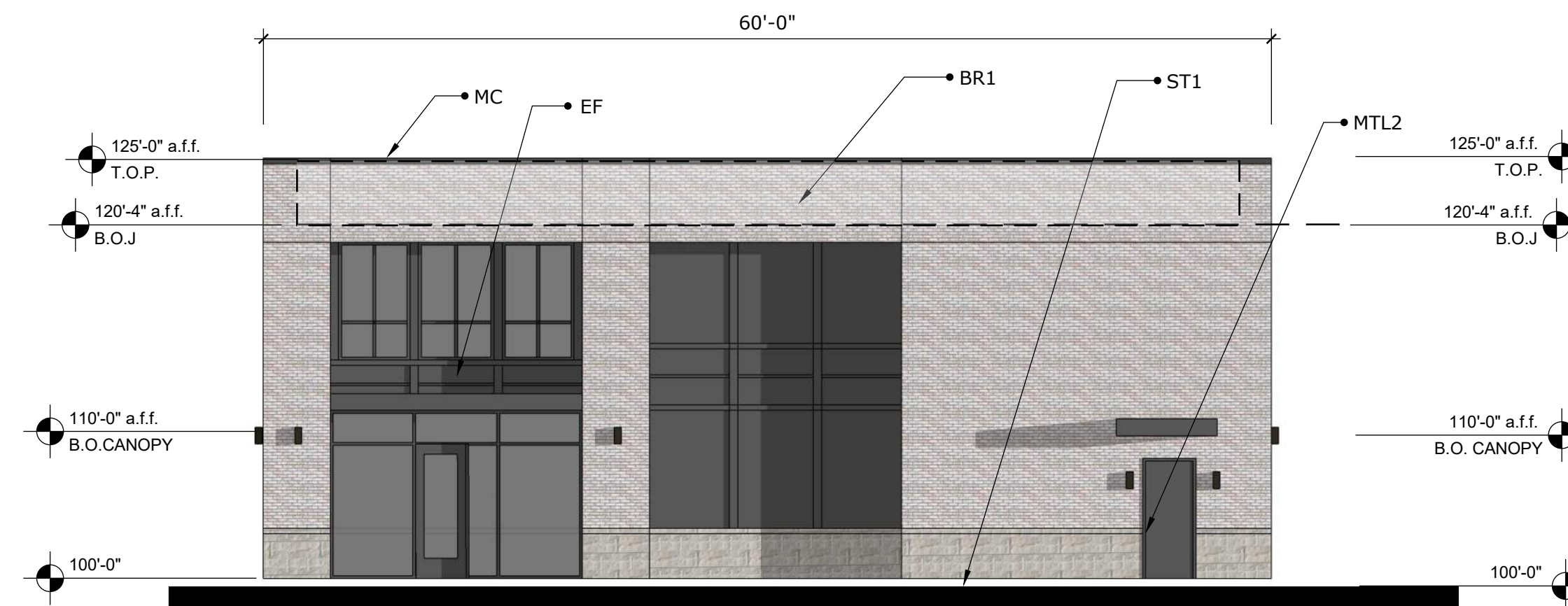


NORTH ELEVATION

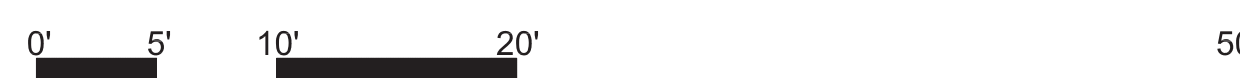
FRONT



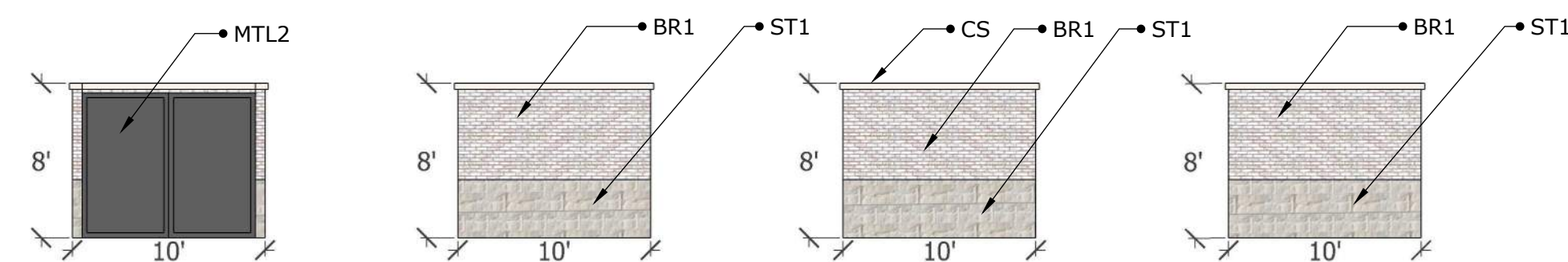
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION



SCALE: 1/8" = 1'-0"



NORTH

SOUTH

EAST

WEST

DUMPSTER ENCLOSURE



SCALE: 1/8" = 1'-0"

	NORTH	SOUTH	EAST	WEST
TOTAL SURFACE AREA SQ.FT. WITHOUT GLAZING	768	1,275	859	859
MATERIAL PERCENTAGES				
Stone sq.ft.	6%	10%	13%	13%
Brick sq.ft.	48	126	111	111
Metal Accents sq. ft.	74%	63%	74%	74%
EIFS trim sq. ft.	568	800	639	639
	8%	5%	2%	2%
	64	64	19	19
	11%	22%	10%	10%
	88	285	90	90
TOTAL SURFACE AREA SQ.FT. WITH GLAZING	1,516	1,530	1,324	1,324
Glazing sq.ft.	49%	17%	35%	35%
	748	255	465	465

FACADE PLAN NOTES

- This Façade 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

FACADE PLAN

1796-Z
ADDISON RETAIL LLC
3820 BELTLINE RD
ADDISON, TX 75001
DALLAS COUNTY
PRINTEMPS 2 REP
BLOCK A, LOT 1R, 2.034 AC
DATE: 09.15.2020

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

Proposed Finishes:

- MC- Metal Coping: Berridge, PreWeathered Galvalume Painted: SW 7674 Peppercorn
- MTL1- Flat Metal Canopy: Berridge, PreWeathered Galvalume Painted: SW 7674 Peppercorn
- MTL2- Hollow Metal Door: Hollow Metal Door Painted: SW7067 Cityscape
- ST1- Manufactured stone: Stone: #1 - Coronado Stone Products Hill Country Limestone- Cream
- BR1- Brick: Acme Brick- Rustic White- Velour
- CS- Cast Stone: Enterprise Precast Concrete- Buff
- EF- EIFS: Dryvit #616 King's Gray
- GL1- Storefront Glass: Vitro- Architectural Glass-Storefront
- Paint/Stucco: (A) SW7674 Peppercorn (B) SW7067 Cityscape

MATERIAL LIST

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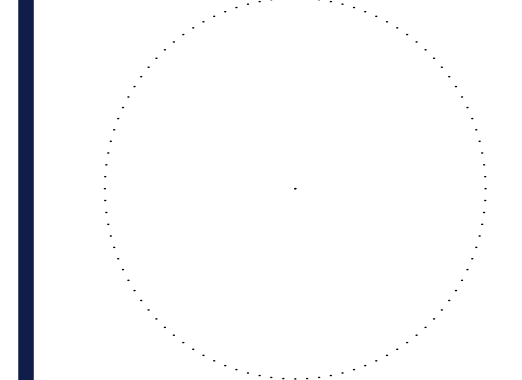
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DRAWN BY:	JUB
CHECKED BY:	MJH
DATE:	08/03/2020
CAD I.D.:	SS0

PROJECT: **SITE DEVELOPMENT PLANS** FOR **ADDISON RETAIL LLC**
3820 BELT LINE ROAD
ADDISON, TX 75001
DALLAS COUNTY
THOMAS L CHINOWITH ABST. 273
BLOCK A, LOT 1R, 2.034 AC

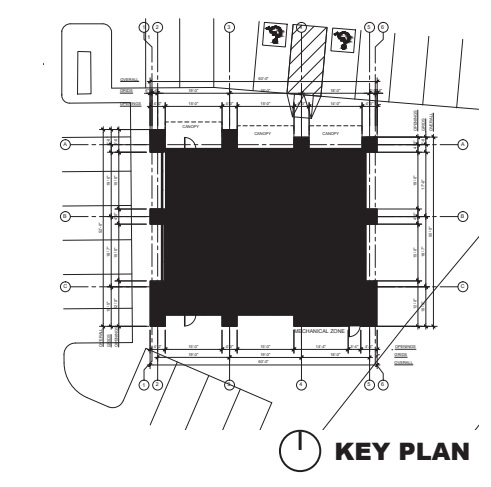
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SHEET TITLE: **FACADE PLAN**
SHEET NUMBER: **3**
TOWN PROJECT #1818-Z



NORTHWEST CORNER



FACADE PLAN

1796-Z
 ADDISON RETAIL LLC
 3820 BELTLINE RD
 ADDISON, TX 75001
 DALLAS COUNTY
 PRINTEMPS 2 REP
 BLOCK A, LOT 1R, 2.034 AC
 DATE: 09.15.2020

ARCHITECT

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 5310 HARVEST HILL RD.
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 DALLAS, TX 75230
 PHONE: (972) 788.1010
 CONTACT: GEOFFREY BROWN

OWNER AND APPLICANT

LISCIOTTI DEVELOPMENT
 83 ORCHARD HILL PARK DRIVE
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 PHONE: (978) 466.6661
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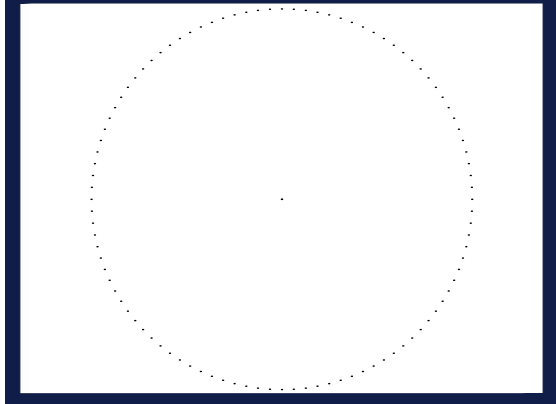
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CHECKED BY:	MJH
DATE:	08/03/2020
CAD I.D.:	SS0

PROJECT:
SITE DEVELOPMENT PLANS
 FOR
ADDISON RETAIL LLC
 3820 BELT LINE ROAD
 ADDISON, TX 75001
 DALLAS COUNTY
 THOMAS L CHINOWITH ABST. 273
 BLOCK A, LOT 1R, 2.034 AC

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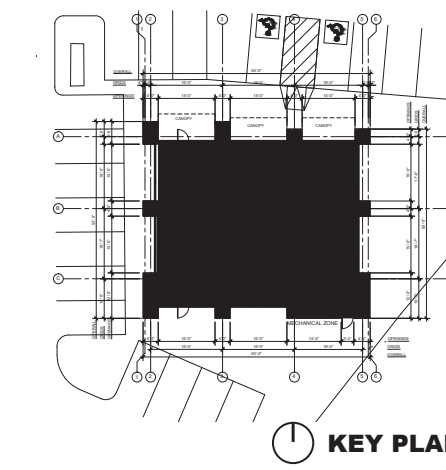
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SHEET TITLE:
BUILDING PERSPECTIVES
 SHEET NUMBER:
4
 TOWN PROJECT #1818-Z



NORTHEAST CORNER



FACADE PLAN

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

O'BRIEN ARCHITECTS
 5310 HARVEST HILL RD.
 SUITE 136, LB 161
 DALLAS, TX 75230
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PROJECT No.:	TD180002
DRAWN BY:	JUB
CHECKED BY:	MJH
DATE:	08/03/2020
CAD LD.:	SSO

PROJECT:

SITE DEVELOPMENT PLANS

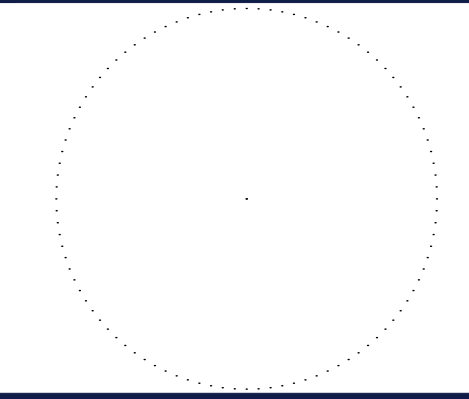
FOR

ADDISON RETAIL LLC

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 DALLAS COUNTY
 THOMAS L CHINOWITH ABST. 273
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BUILDING PERSPECTIVES

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TOWN PROJECT #1818-Z