

LANDSCAPE TABULATIONS

SITE REQUIREMENTS
 Requirements: 20% of gross site to be landscape
 Total Site: 259,052.8 s.f.
 Required: 51,810.56 s.f. (20%)
 Provided: 100,754 s.f. (24.9%)

STREET FRONTAGE
 Requirements: 20' buffer along street frontage
 (1) tree 4" cal. per 30 l.f., (8) shrubs per 20 l.f.

Belt Line Road: 700.00 l.f.
 Required: (23) trees, 4" cal. (16) ex. trees, 3.5" cal. - 8" cal. (280) shrubs, 5 gal. (13) new trees 2.5" / 3.5" (167) new shrubs, 5 gal. /

Centurion Way: 675.36 l.f.
 Required: (23) trees, 4" cal. (14) ex. trees, 4"-12" cal. (270) shrubs, 5 gal. (9) new trees, 3.5" cal. (270) shrubs, 5 gal. **FUTURE**

PARKING LOT SCREEN
 Requirements: 20' ht., 3" o.c. linear row
 Provided: 36" ht., 3" o.c. linear row

PARKING LOT PERIMETER LANDSCAPE
 Requirements: 5' wide buffer, (1) 4" cal. tree per 35 l.f. and (1) shrub per 3 l.f.

West Property Line: 248 l.f.
 Required: (6) trees, 4" cal. (0) trees, 0" cal. (83) shrubs, 5 gal. (48) shrubs, 5 gal.

East Property Line: 63 l.f.
 Required: (2) trees, 4" cal. (3) trees, 8" cal. (2) shrubs, 5 gal. (0) shrubs, 5 gal.

PARKING LOT - INTERIOR LANDSCAPE
 Requirement: 5% of the parking area must be landscape
 Parking lot: 103,018 s.f.
 Required: 5,151 s.f. (5%)
 Provided: 5,484 s.f. (5.3%)

PARKING LOT
 Requirement: (1) tree per 10 regular spaces
 Total Parking: 304 spaces
 Required: (30) trees
 Provided: (14) ex. trees, 3"-30" cal. (16) new trees, 2.5"-3.5" cal.

LEGAL DESCRIPTION
 BEING LOT 3 AND LOT 3A OF SURVEYOR ADDITION, IN ADDISON WEST INDUSTRIAL PARK, AN ADDITION TO THE CITY OF ADDISON, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 93212, PAGE 6350, MAP RECORDS OF DALLAS COUNTY, TEXAS

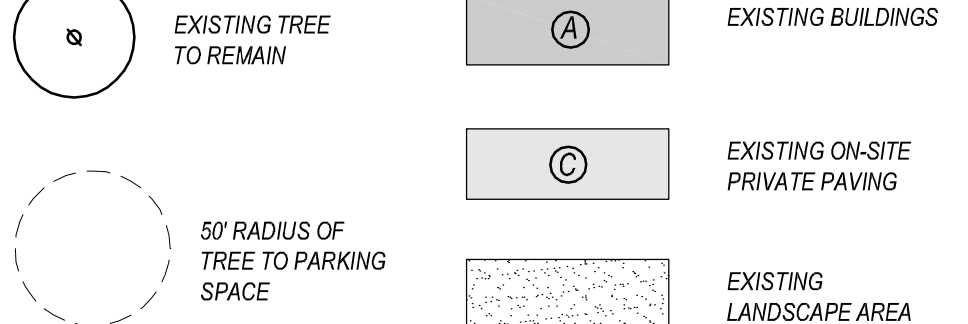
EXISTING TREE CHART

NO.	SIZE	SPECIES (COMMON NAME)	REMARKS
01	10' cal.	LIVE OAK	TO REMAIN
02	16' ht./4"	CREPE MYRTLE	TO REMAIN
03	16' ht./4"	CREPE MYRTLE	TO REMAIN
04	8' cal.	LIVE OAK	TO REMAIN
05	6' cal.	RED OAK	TO REMAIN
06	30' cal.	LIVE OAK	TO REMAIN
07	10' cal.	CEDAR ELM	TO REMAIN
08	12' cal.	LIVE OAK	TO REMAIN
09	8' cal.	CEDAR ELM	TO REMAIN
10	10' cal.	CEDAR ELM	TO REMAIN
11	10' cal.	CEDAR ELM	TO REMAIN
12	7' cal.	CEDAR ELM	TO REMAIN
13	12' cal.	LIVE OAK	TO REMAIN
14	10' cal.	LIVE OAK	TO REMAIN
15	12' cal.	LIVE OAK	TO REMAIN
16	7' cal.	LIVE OAK	TO REMAIN
17	16' ht./4"	CREPE MYRTLE	TO REMAIN
18	16' ht./4"	CREPE MYRTLE	TO REMAIN
19	16' ht./4"	CREPE MYRTLE	TO REMAIN
20	8' cal.	RED OAK	TO REMAIN
21	8' cal.	RED OAK	TO REMAIN
22	8' cal.	RED OAK	TO REMAIN
23	10' cal.	LIVE OAK	TO REMAIN
24	8' cal.	RED OAK	TO REMAIN
25	10' cal.	RED OAK	TO REMAIN
26	6' cal.	LIVE OAK	TO REMAIN: in patio
27	6' cal.	LIVE OAK	TO REMAIN: in patio

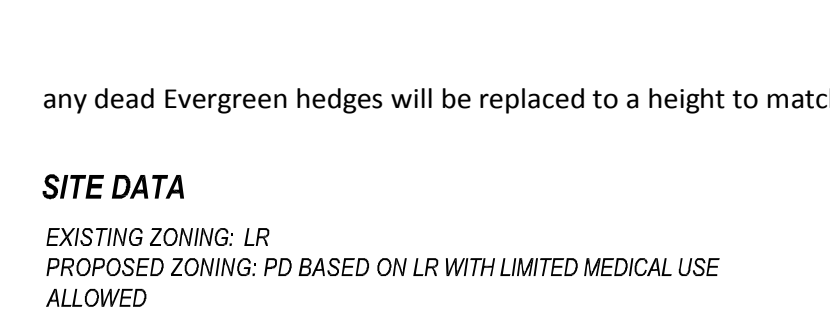
EXISTING TREE CHART

NO.	SIZE	SPECIES (COMMON NAME)	REMARKS
28	6' cal.	LIVE OAK	TO REMAIN
29	9' cal.	RED OAK	TO REMAIN
30	6' cal.	LIVE OAK	TO REMAIN
31	6' cal.	LIVE OAK	TO REMAIN
32	6' cal.	LIVE OAK	TO REMAIN
33	3' cal.	RED OAK	TO REMAIN
34	18' cal.	HOLLY	TO REMAIN
35	10' ht.	HOLLY	TO REMAIN
36	16' ht./4"	CREPE MYRTLE	TO REMAIN
37	10' cal.	RED OAK	TO REMAIN
38	3' cal.	LIVE OAK	TO REMAIN
39	3' cal.	LIVE OAK	TO REMAIN
40	3.5' cal.	RED OAK	TO REMAIN
41	3.5' cal.	RED OAK	TO REMAIN
42	3.5' cal.	RED OAK	TO REMAIN
43	3.5' cal.	RED OAK	TO REMAIN
44	3.5' cal.	RED OAK	TO REMAIN
45	3.5' cal.	RED OAK	TO REMAIN
46	3' cal.	RED OAK	TO REMAIN
47	3' cal.	RED OAK	TO REMAIN
48	14' ht./4"	CREPE MYRTLE	TO REMAIN
49	14' ht./4"	CREPE MYRTLE	TO REMAIN
50	16' ht./4"	CREPE MYRTLE (2)	TO REMAIN
51	8' cal.	LIVE OAK	TO REMAIN
52	3' cal.	LIVE OAK	TO REMAIN
53	8' cal.	HOLLY	TO REMAIN
54	8' ht.	HOLLY	DEAD: REMOVE TO REMAIN
55	8' cal.	LIVE OAK	TO REMAIN

EXISTING TREE LEGEND



GRAPHIC LEGEND



any dead Evergreen hedges will be replaced to a height to match the other existing Evergreen hedges

SITE DATA
 EXISTING ZONING: LR
 PROPOSED ZONING: PD BASED ON LR WITH LIMITED MEDICAL USE ALLOWED

SETBACKS
 FRONT: 25 FEET
 SIDE: 25 CORNER LOT, 10 FEET WEN ADJOINING SINGLE-FAMILY OR APARTMENT DISTRICT
 REAR: 0 FEET, 10 FEET WEN ADJOINING SINGLE-FAMILY OR APARTMENT DISTRICT

HEIGHT RESTRICTIONS: NOT TO EXCEED 2.5 STORIES OR 29 FEET

PARKING REQUIRED:
 1 SPACE PER 200 SFT. RETAIL USE PER APPROVED SITE PLAN
 1 SPACE PER 100 SFT RESTAURANT USE PER APPROVED SITE PLAN

PARKING PROVIDED
 REGULAR = 294 SPACES
 HANDICAP = 10 SPACES
 TOTAL SPACES PROVIDED: 304

SITE DATA
 NOTES REGARDING TABLE A ITEM 18:
 NO WETLAND AREAS DELINEATED BY APPROPRIATE AUTHORITIES AT TIME OF SURVEY

SQUARE FOOTAGE BREAKDOWN:
 LANDSCAPE: 100,759.04 S.F. / 2.313 ACRES
 NON-LANDSCAPE: 77,487.25 S.F. / 1.779 ACRES

BELT LINE ROAD AND CENTURION WAY ARE BOTH CONTIGUOUS TO THE PROPERTY WITH NO GAPS OR GORES PRESENT

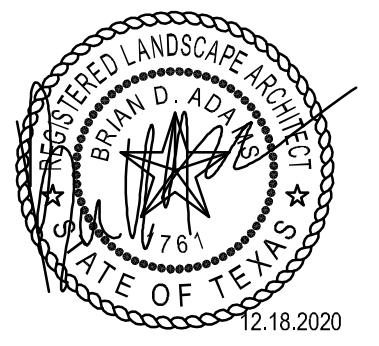
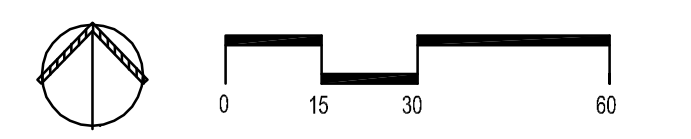
UNDERGROUND WATER AND SEWER LINES ARE SHOWN AS PER PLANS PROVIDED BY DAVID WILDE, INSPECTOR, INFRASTRUCTURE & DEVELOPMENT SERVICES, TOWN OF ADDISON, 214-215-6528

UNDERGROUND GAS LINES: L.J. ROBINSON OF ATMOS ENERGY 214-206-2941 HAS BEEN CALLED. NO PLANS HAVE BEEN PROVIDED AT THE TIME OF THIS REVISION

APPLICANT:
 RICHARD MOTYCKA
 BELT LINE REALTY PARTNERS, LTD.
 P.O. BOX 24942
 Midlan, Texas 75702
 (432) 693 8484
 rickm@midwayrealestate.net

OWNER:
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01 LANDSCAPE SITE PLAN



REV.	DATE	REMARKS

LANDSCAPE SITE PLAN
 4135 - 4145 BELT LINE ROAD
 LOT 3 AND 3A, BLOCK A - Addison West Industrial
 TOWN OF ADDISON, TEXAS

smr landscape architects, inc. 1708 NORTH GRIFFIN
 Dallas, Texas 75302 Office: 214 871 0083

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
BDA	BDA	12.18.2020	1"=40'			LSP.1



A EXISTING SOUTH FACADE: 4145 BELT LINE
Scale: NONE



B EXISTING WEST FACADE: 4145 BELT LINE
Scale: NONE



C EXISTING SOUTH FACADE: 4135 BELT LINE
Scale: NONE



D EXISTING EAST FACADE: 4135 BELT LINE
Scale: NONE



E EXISTING WEST FACADE: 4135 BELT LINE
Scale: NONE

FACADE PLAN NOTES

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

NO FACADE CHANGES ARE BEING PROPOSED AS PART OF THIS REZONING REQUEST

APPLICANT:

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ACTION	
APPROVED	DENIED
STAFF	INITIALS
Date	
COUNCIL	INITIALS
Date	

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

REV.	DATE	REMARKS				
EXISTING FACADES						
4135 - 4145 BELT LINE ROAD						
LOT 3 AND 3A, BLOCK A - Addison West Industrial						
TOWN OF ADDISON, TEXAS						
smr landscape architects, inc.		1708 NORTH GRIFFIN Dallas, Texas 75202 Office: 214 871 0083				
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
BDA	BDA	11.12.2020	NONE			FAC.1