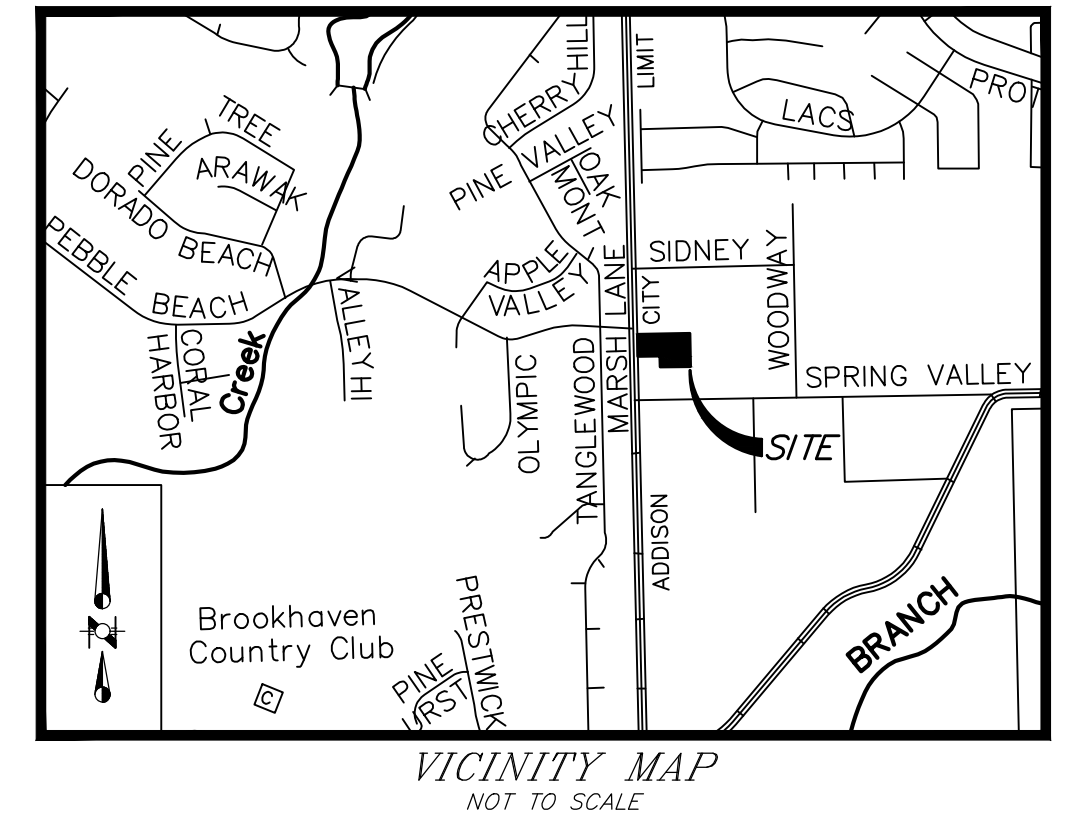
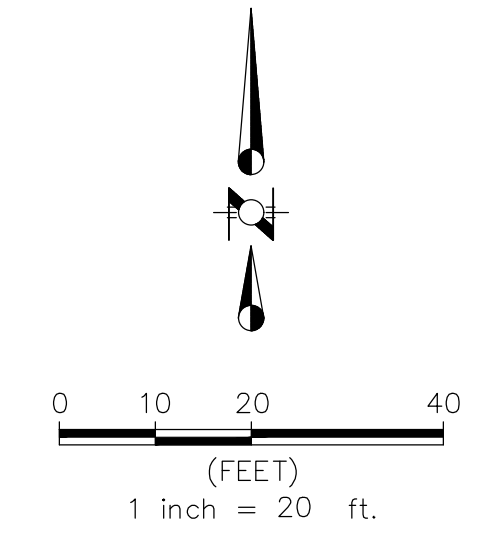
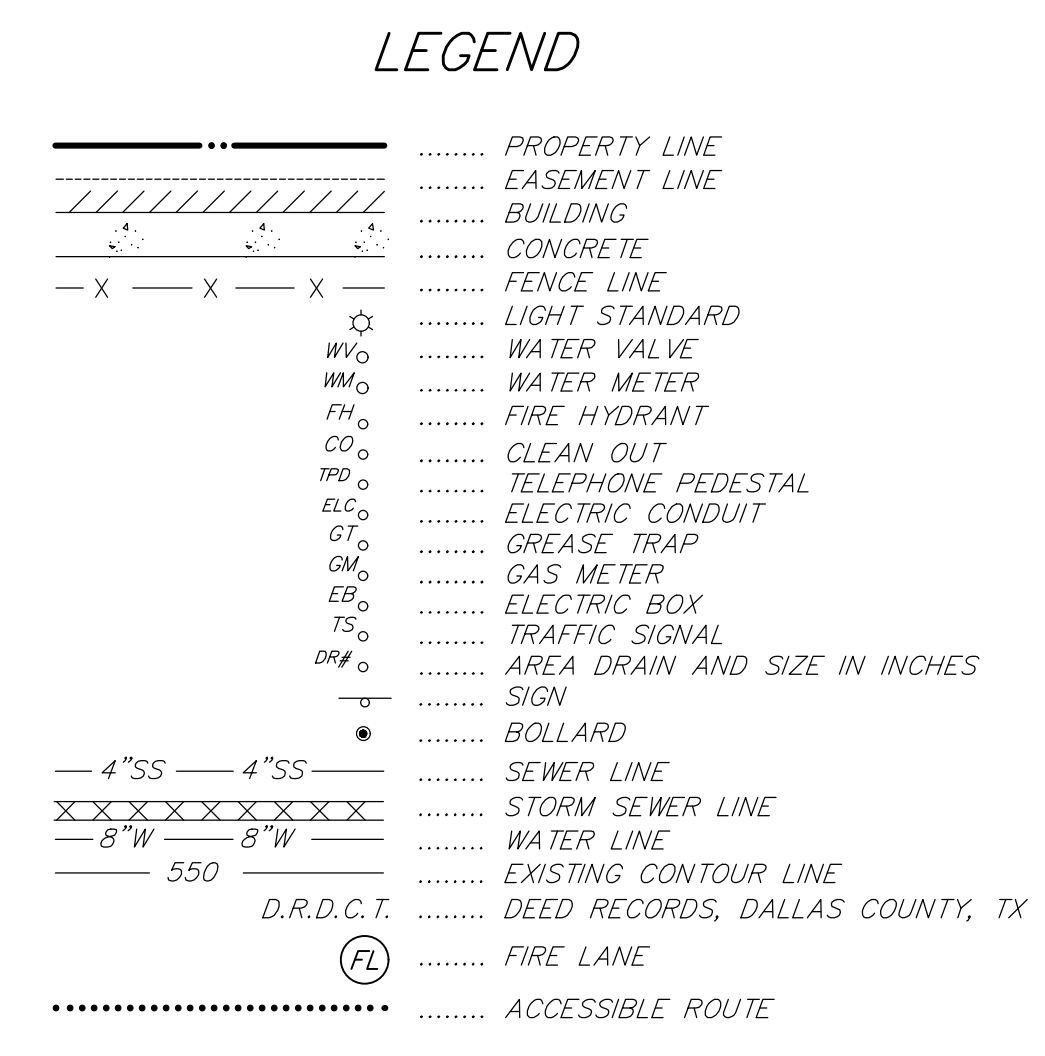


ZONING: LR-72  
 LOCAL RETAIL DISTRICT  
 LOTS 11-21 & PLOT 22, BLOCK 1  
 McNEIL REAL ESTATES FUND IX  
 VOL. 80010, PG. 2766



SITE DATA SUMMARY TABLE	
<b>GENERAL SITE DATA</b>	
LOT AREA	1.72 ACRES (74,672 SF)
CURRENT ZONING	LR-2
BUILDING USE	1-4 DAYCARE FACILITY
BUILDING HEIGHT	APPROX 19'-0"
TOTAL BUILDING SF	10,599 SF
IMPERVIOUS SURFACE	57,317 SF
<b>PARKING SUMMARY</b>	
EXISTING SPACES	90
RATIO REQUIRED	1:120
SPACES REMOVED	1
SPACES PROVIDED	89
STALL SIZE	9'x18.0'
aisle WIDTH	22.0' MIN
USEABLE OPEN SPACE REQUIRED	14,934 SF
USEABLE OPEN SPACE PROVIDED	21,480 SF
LOT COVERAGE	0.14



WATER METER TABLE			
ID	TYPE	SIZE	REMARK
1	DOM	2"	EXIST
2	IRR	1.5"	EXIST

- 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.

**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.

14430 MARSH LANE-GOLDEN CHICK PARKING SUMMARY	
EXISTING SPACES	22
RATIO REQUIRED	1:70
SPACES PROVIDED	22

NOTE: Handicap parking is provided in accordance with ADA standards.

NO FLOODPLAIN EXISTS ON THIS SITE

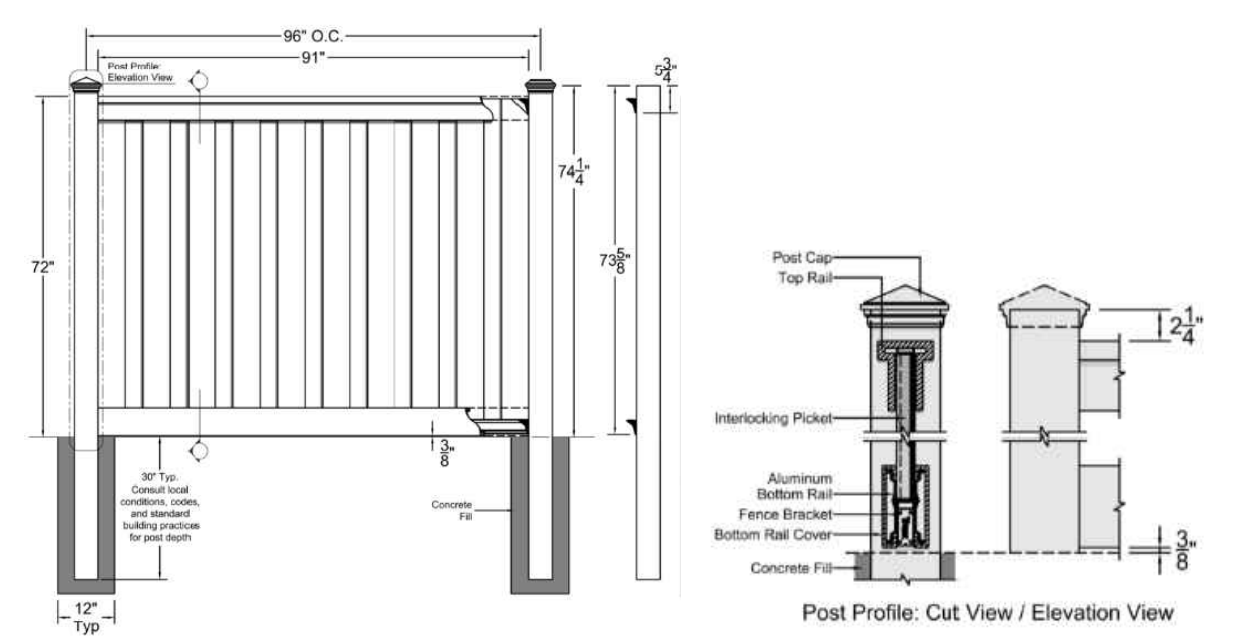
This plan conforms with design standards included in the Town of Addison Transportation Plan, Water System Requirements, Waste Water System Requirements, and Drainage Criteria Manual.

**OWNER:**  
 TERRA ENCANTADA  
 KRISTEN DENZER  
 2700 30TH AVE S  
 MINNEAPOLIS, MN 55406  
 (612)398-7479

**ARCHITECT:**  
 M+A ARCHITECTS  
 AMANDA BOCCCHINFUSO, PMP  
 775 YARD STREET  
 SUITE 325  
 COLUMBUS, OH 43212  
 (614)764-0407

**CIVIL ENGINEER:**  
 RLG CONSULTING ENGINEERS  
 PHILLIP BRUGGER, PE  
 12001 N. CENTRAL EXP.  
 SUITE 300  
 DALLAS, TEXAS 75243  
 (214)739-8100

**BENCHMARKS:**  
 BM#1: SQUARE CUT ON THE WEST END OF A MEDIAN NOSE, CENTER OF BELT LINE ROAD, 50'± EAST OF BELT LINE ROAD, AS SHOWN. ELEVATION=620.16'  
 BM#2: SQUARE CUT ON THE WEST END OF A MEDIAN NOSE, CENTER OF BELT LINE ROAD, DIRECTLY NORTH OF "LA MADRINE" AT PRESTONWOOD PLACE DRIVEWAY, 550'± EAST OF MONFORT DRIVE, AS SHOWN. ELEVATION=598.79'



**RLG CONSULTING ENGINEERS**  
 12001 N. CENTRAL EXPRESSWAY #300 DALLAS, TX 75243  
 5601 BRIDGE STREET #420 FORT WORTH, TX 76112  
 WWW.RLGINC.COM TPBE FIRM REG. F-493

**SITE PLAN**

**TIERRA ENCANTADA**

**14450 MARSH LANE**

**BLOCK 1, LOT 1RA, 1.72 ACRES**

**RYAN'S FAMILY STEAK HOUSE-ADDISON**  
 SURVEY ABSTRACT NO. 2001134

**CITY OF ADDISON, DALLAS COUNTY, TEXAS**

REVIEW	DRAWN	DATE	FILE	NUMBER	SHEET
RLG	RLG	12/02/21	2113	083	C0.01

P:\CWA\2021\1711\083 TE Addison Zoning Assistance 16 - Project Drawings\CD01 SITE PLAN.dwg 12/2/2021 8:52:37 AM Cconroy, Edger



**B PLANT LISTING**

ALL SIZES SHOWN ARE MINIMUM. SMALLER CONTAINERS MEETING THE SPECIFIED HEIGHT AND SPREAD WILL NOT BE ACCEPTED.

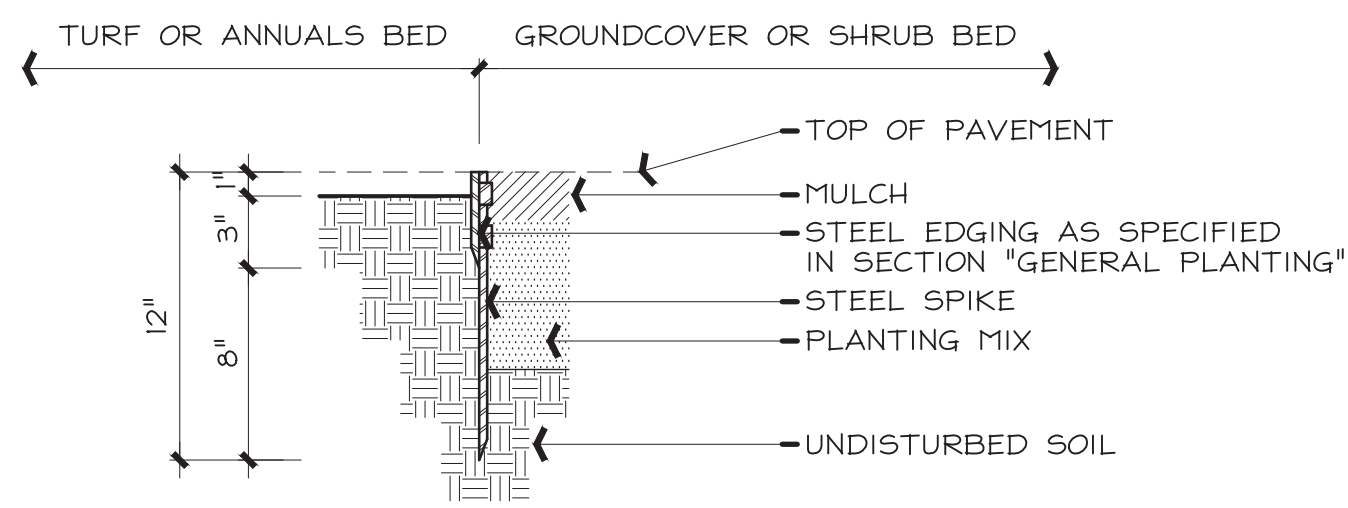
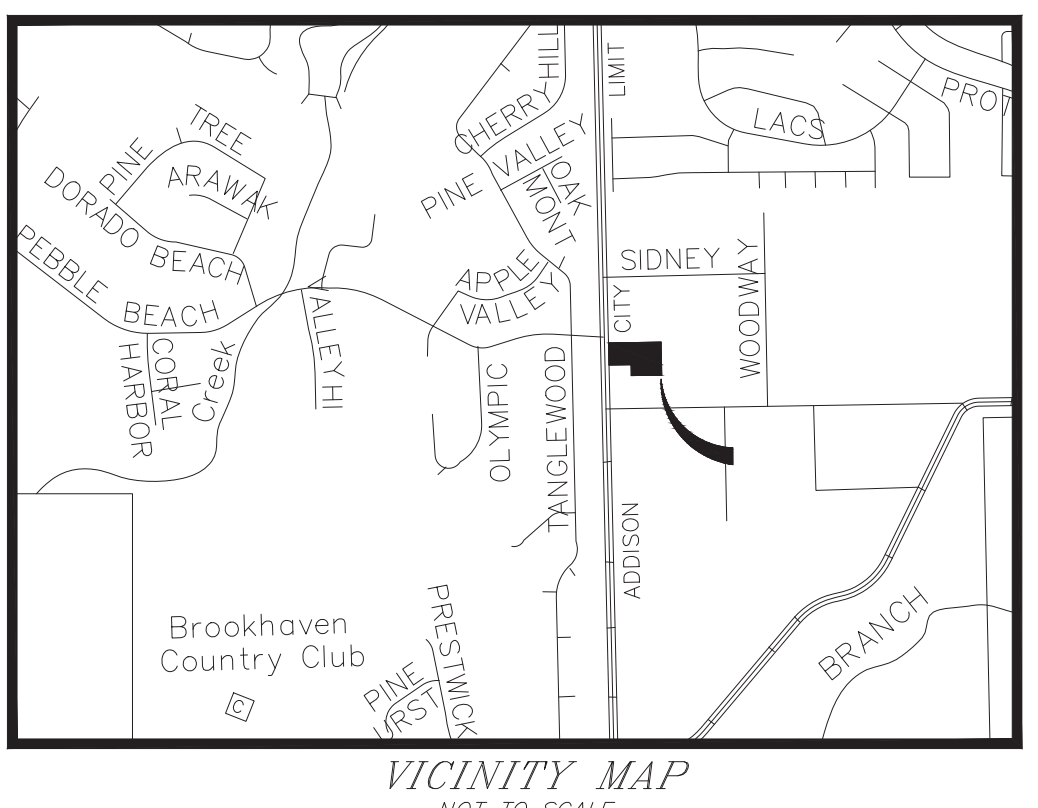
BOTANIC NAME	COMMON NAME	SIZE	DESCRIPTION	QTY.
QUERCUS VIRGINIANA	LIVE OAK	4"-4 1/2" CALIPER, 14' - 16' HEIGHT, 5'-6' SPREAD	SINGLE STRAIGHT LEADER.	1
ULMUS CRASSIFOLIA	CEDAR ELM	4"-4 1/2" CALIPER, 14' - 16' HEIGHT, 5'-6' SPREAD	SINGLE STRAIGHT LEADER.	6
ILEX BURFORDII 'NANA'	DWARF BURFORD HOLLY	3 GALLON	24" ON CENTER	10
ABELIA GRANDIFLORA	ABELIA	5 GALLON	36" ON CENTER	71
CYNODON SPP.	BERMUDA GRASS - SOLID SOD			

**C ORDINANCE REQUIREMENTS - ADDISON**

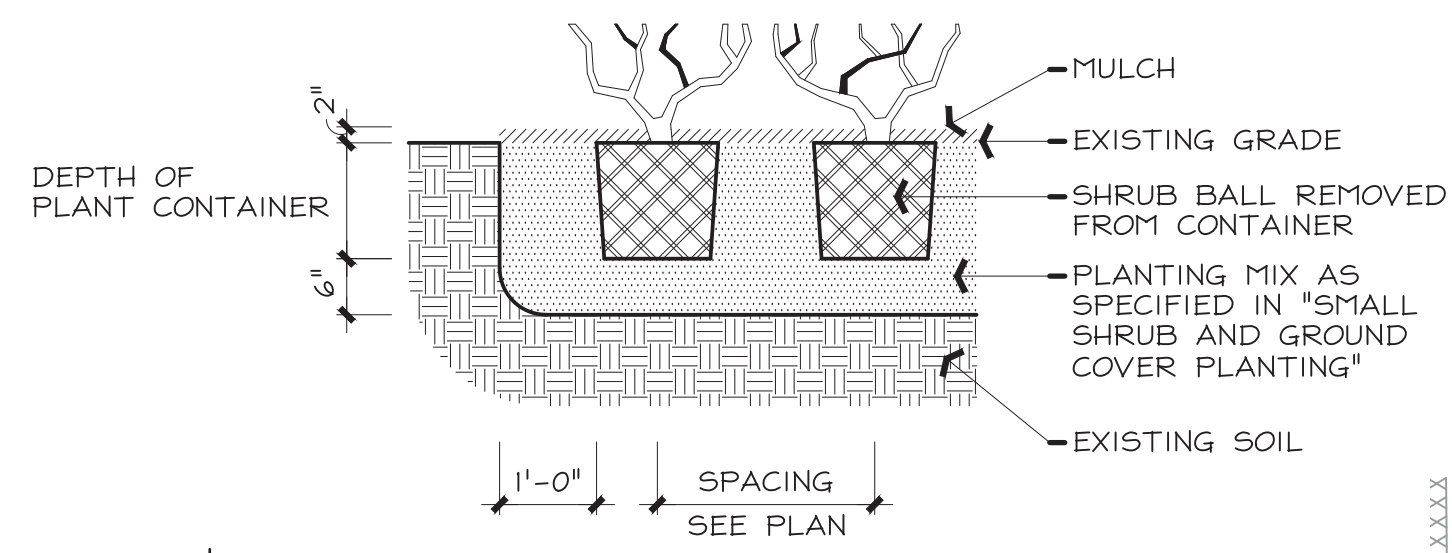
1. 20% OPEN SPACE	74,672	* .20	14,934	50. FT. REQUIRED
			21,480	50. FT. PROVIDED
			28%	TOTAL OPEN SPACE
2. STREET BUFFER			4	3" CALIPER TREE REQUIRED
MARSH LANE - 1 TREE PER 30 LINEAR FEET	135	/ 30'	4	EXISTING TREE < 3" CALIPER
20' BUFFER PROVIDED				
3. PARKING LOT SCREENING			10	SHRUBS REQUIRED
MARSH LANE - 3 1/2 SHRUB PER 30 LINEAR FEET	20	/ 30'	10	NEW SHRUBS PROVIDED
4. INTERIOR PARKING ALL PARKING SPACES WITHIN 50' OF TREE	6		6	TREES REQUIRED
			6	TREES PROVIDED
5. PERIMETER PLANTING			37,500	SQUARE FEET OF PARKING
NORTH - 1 TREE PER 40 LINEAR FEET	90	/ 40'	4,895	OPEN SPACE WITHIN PARKING
			13%	PARKING LOT OPEN SPACE
EAST - 1 TREE PER 40 LINEAR FEET	230	/ 40'	2	3" CALIPER TREE REQUIRED
			2	EXISTING TREE < 3" CALIPER
			6	3" CALIPER TREE REQUIRED
			6	EXISTING TREE < 3" CALIPER

**D PREPARATION GENERAL NOTES**

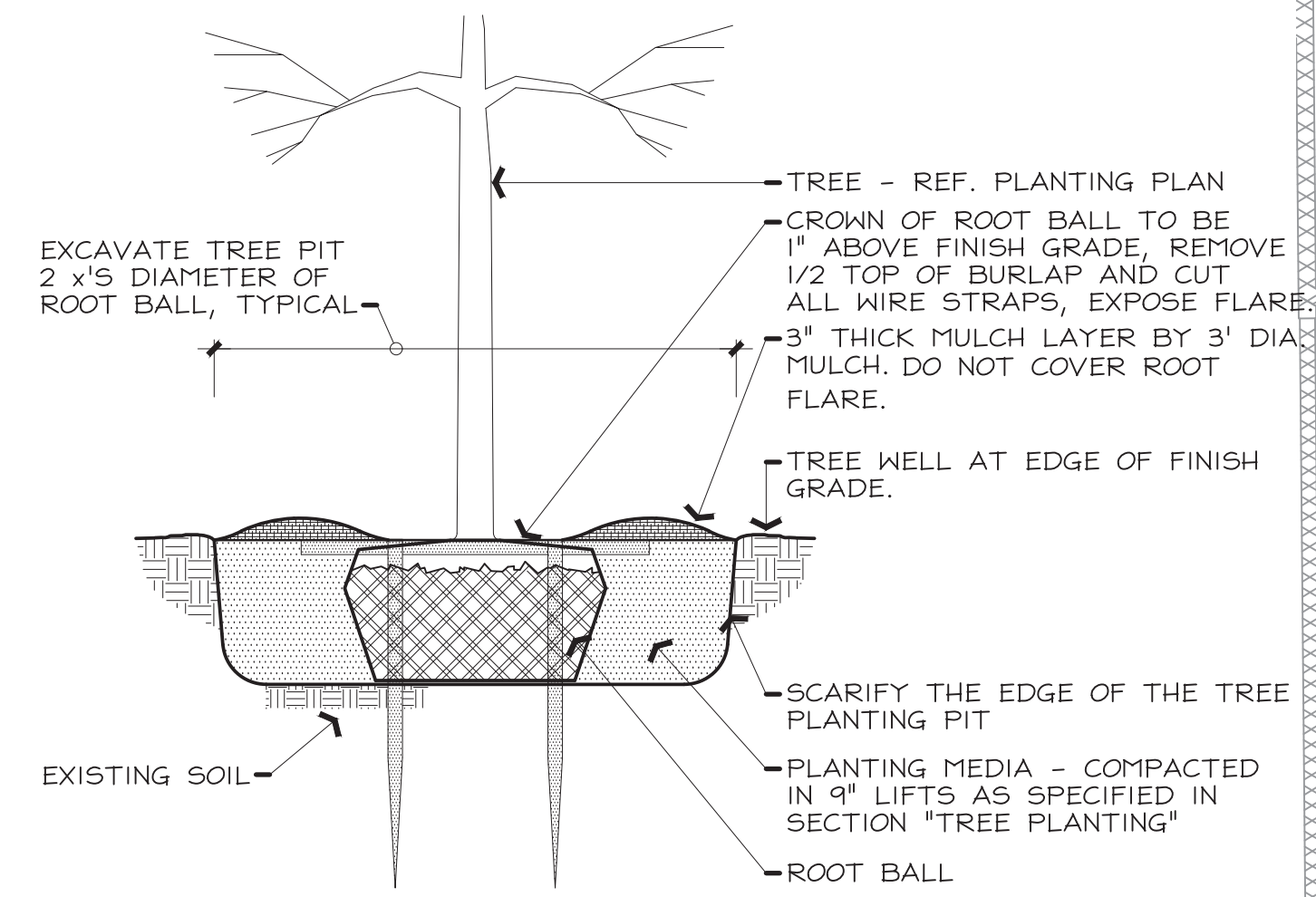
- PLAN PREPARED BY:  
MICHAEL S. KENDALL  
KENDALL + LANDSCAPE ARCHITECTURE  
6976 SANTA BARBARA  
DALLAS, TEXAS 75214  
PHONE: (214) 739-3226  
E-MAIL: MIKE@KENDALL7.COM  
TEXAS LANDSCAPE ARCHITECT LICENSE NO. 1127
- ALL AREAS SHALL BE IRRIGATED BY A LICENCED IRRIGATOR WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM PROVIDING 100% COVERAGE.
- NO EXISTING TREES TO BE REMOVED.



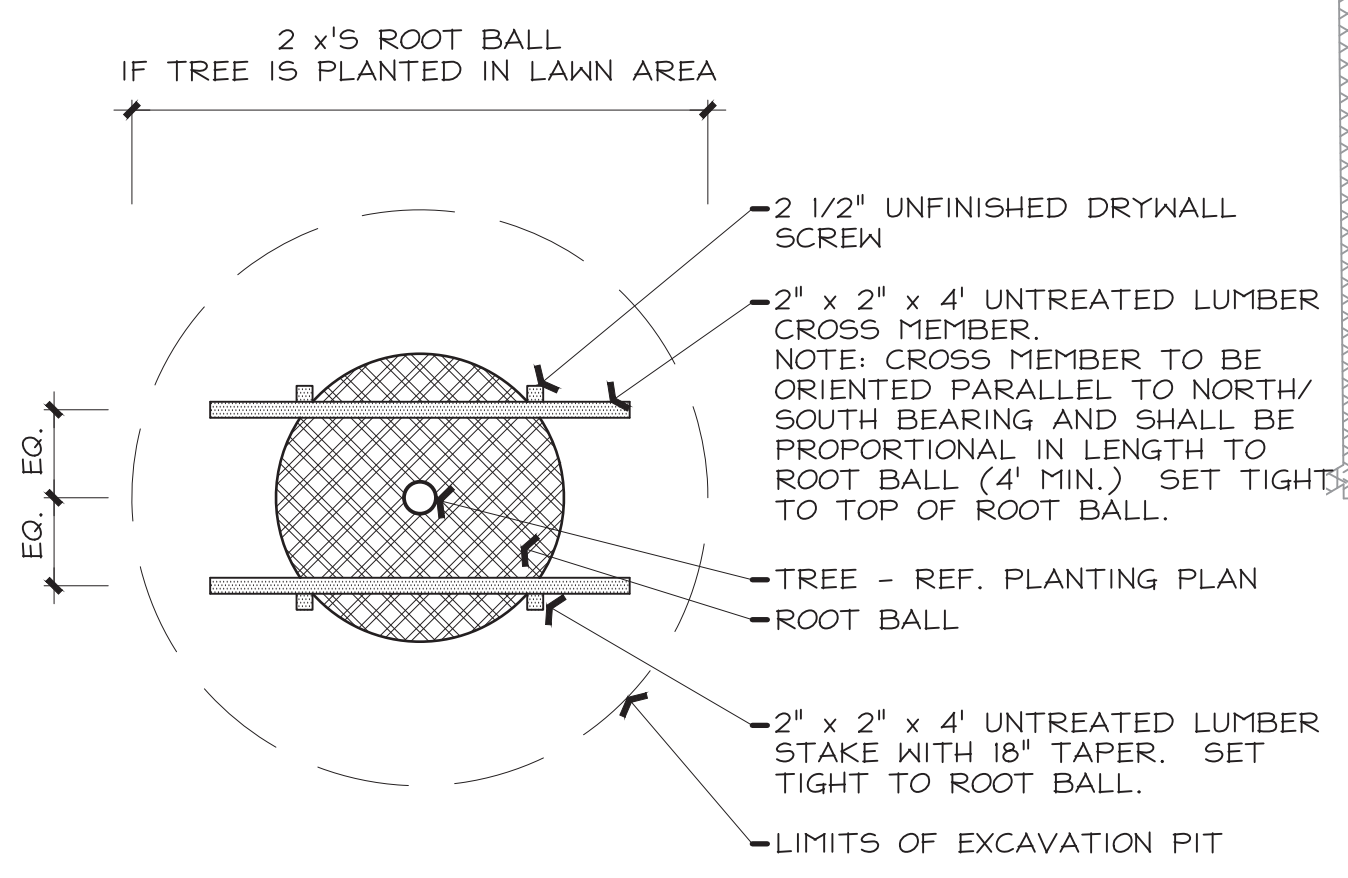
**E STEEL EDGING - SECTION**  
1 1/2" = 1'-0"



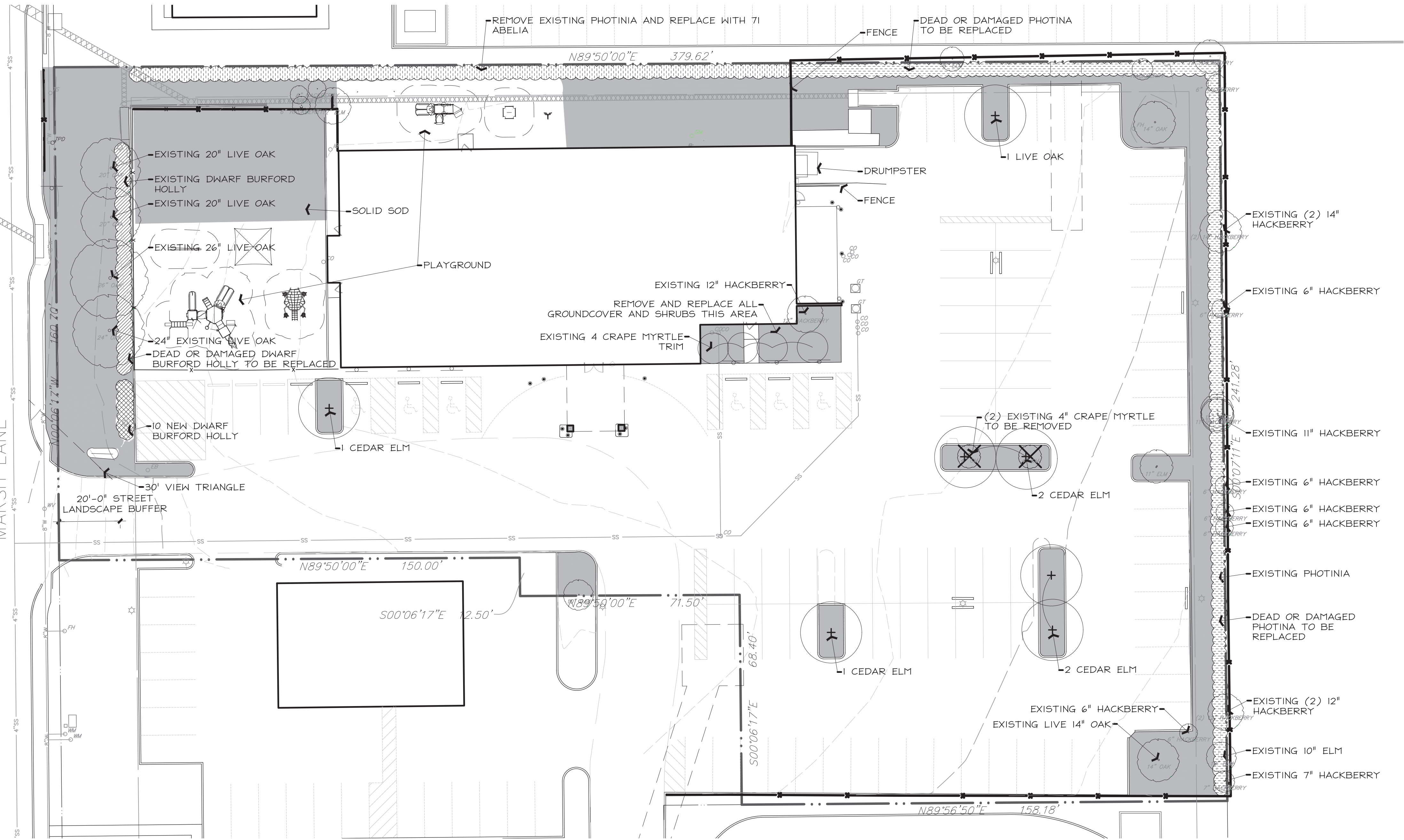
**F SHRUB PLANTING - SECTION**  
1/2" = 1'-0"



**G TREE PLANTING IN LAWN - SECTION**  
1/2" = 1'-0"



**H TYPICAL TREE STAKING - PLAN**  
1/2" = 1'-0"

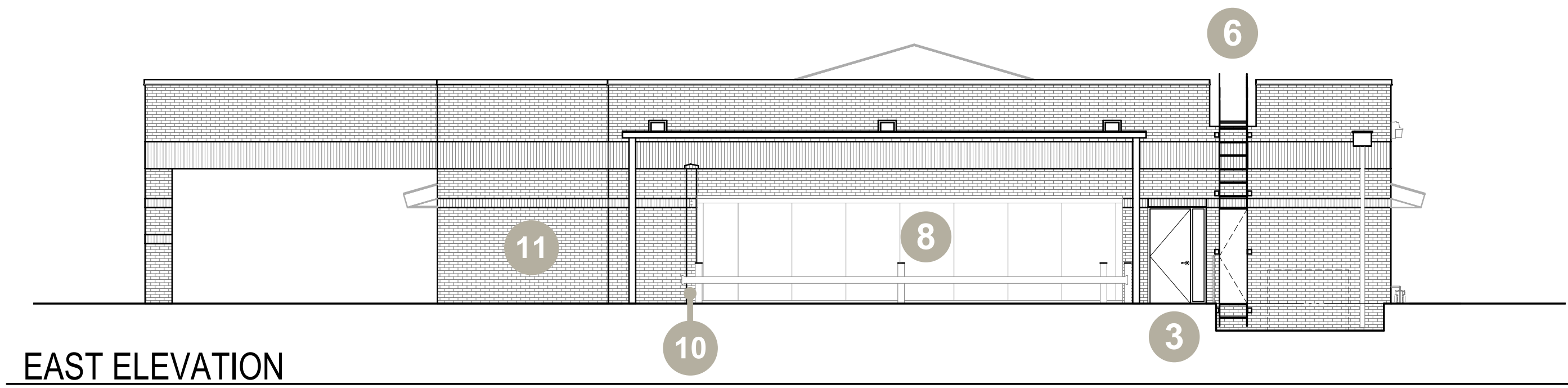


**A LANDSCAPE PLAN**  
1" = 20'-0"



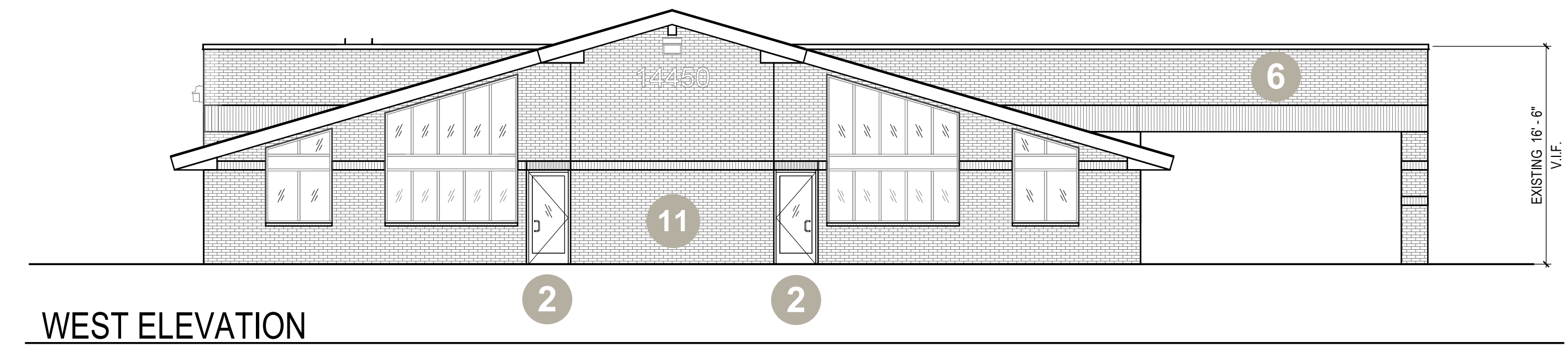
## FACADE PLAN NOTES

- A. THIS FACADE PLAN IS FOR CONCEPTUAL PURPOSE ONLY. ALL BUILDING PLANS REQUIRE REVIEW AND APPROVAL BY DEVELOPMENT SERVICES..
- B. ALL MECHANICAL UNITS SHALL BE SCREENED FROM PUBLIC VIEW AS REQUIRED BY THE ZONING ORDINANCE.
- C. WHEN PERMITTED, EXPOSED UTILITY BOXES AND CONDUITS SHALL BE PAINTED TO MATCH THE BUILDING.
- D. ALL SIGNAGE AREAS AND LOCATIONS ARE SUBJECT TO APPROVAL BY DEVELOPMENT SERVICES.
- E. ROOF ACCESS SHALL BE PROVIDED PER 2018 IBC 1011.12, EXCEPTION 1.



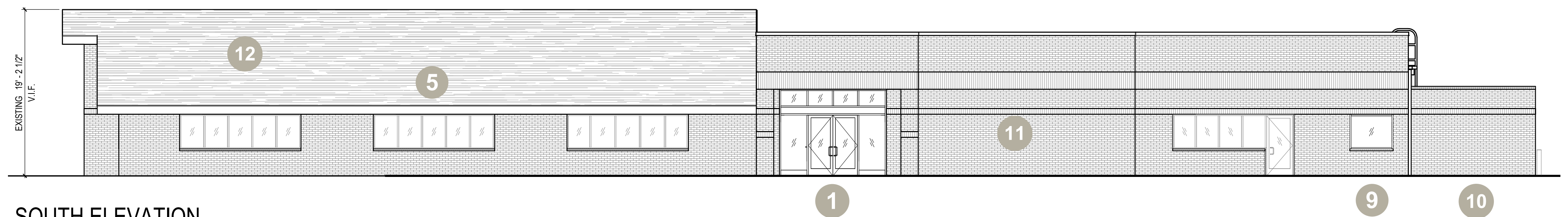
EAST ELEVATION

1/8" = 1'-0"



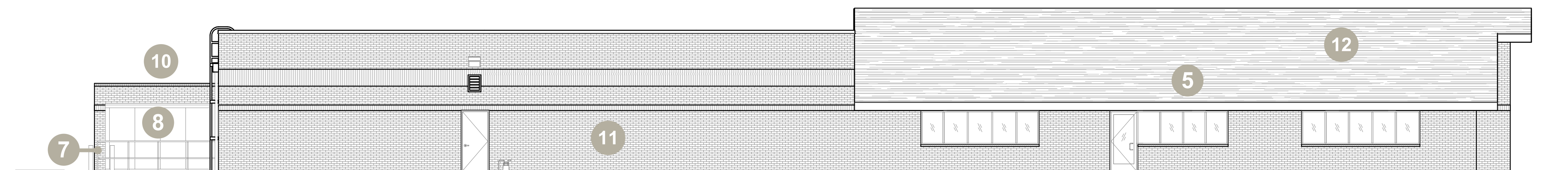
WEST ELEVATION

1/8" = 1'-0"



SOUTH ELEVATION

1/8" = 1'-0"



NORTH ELEVATION

1/8" = 1'-0"

## EXTERIOR ELEVATION NOTES

1. NEW STOREFRONT WITH CENTERED DOUBLED DOOR IN EXISTING OPENING, TO MATCH EXISTING STOREFRONT.
2. NEW STOREFRONT DOORS TO REPLACE EXISTING.
3. EXISTING SERVICE DOOR TO BE REPLACED WITH HOLLOW METAL DOOR WITH GLASS SIDELITE.
4. EXISTING LIGHT FIXTURES ALONG ROOF LINE TO BE REMOVED.
5. NEW EXTERIOR ILLUMINATED CHANNEL LETTER SIGN TO BE PROVIDED.
6. EXISTING EXTERIOR MOUNTED ROOF LADDER TO BE REPLACED WITH NEW GATE PROTECTED ROOF LADDER, IN PLACE OF EXISTING.
7. EXISTING RAILING TO REMAIN AND BE REPAINTED.
8. EXISTING WALK-IN COOLER TO REMAIN AND BE REPAINTED.
9. ALTERNATE OPTION FOR ADDITIONAL STOREFRONT GLAZING TO MATCH EXISTING.
10. EXISTING BRICK SCREEN WALL TO REMAIN
11. EXISTING BRICK FACADE TO REMAIN.
12. EXISTING SHINGLED ROOF TO REMAIN.



**APPLICANT:** TIERRA ENCANTADA  
KRISTEN DENZER, OWNER & CEO  
2700 30TH AVE. S.  
MINNEAPOLIS, MN 55406  
P: 612-398-7479

**PROPERTY OWNER:** SM&RG, LLC  
SADRUDDIN GILLANI  
2221 GATSBY WAY  
CARROLLTON, TX 75010  
P: 469-939-4188

**ARCHITECT:** M+A ARCHITECTS  
AMANDA BOCHINFUSO, PMP (PROJECT MGR)  
775 YARD ST., STE 325  
COLUMBUS, OH 43212  
P: 614-764-0407

**CIVIL:** RLG  
EDGAR CECENA, EIT (PROJECT MGR)  
12001 N. CENTRAL EXP, STE 300  
DALLAS, TX 75243  
P: 214-739-8100

# TIERRA ENCANTADA - ADDISON, TX

## EXTERIOR ELEVATIONS

14450 MARSH LANE  
ADDISON, TX 75001

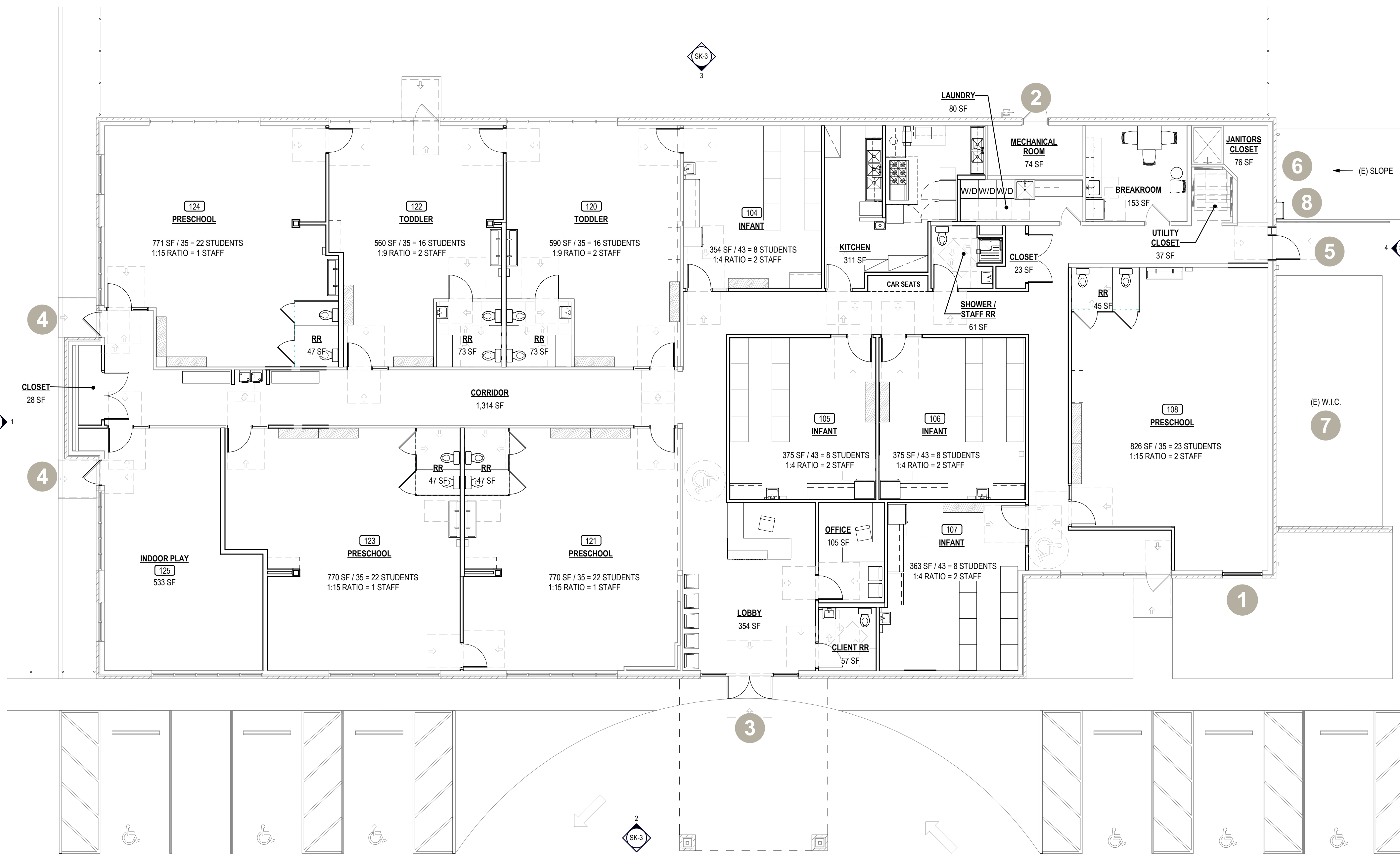
ma architects

2021.332

11/10/21

SK-3

PROJECT NUMBER: 1842-SUP



**FLOOR PLAN NOTES**

1. ALTERNATE OPTION FOR ADDITIONAL STOREFRONT GLAZING TO MATCH EXISTING.
2. NEW FIRE RISER TO BE LOCATED IN EXISTING MECHANICAL ROOM.
3. NEW STOREFRONT WITH CENTERED DOUBLED DOOR IN EXISTING OPENING. TO MATCH EXISTING STOREFRONT.
4. NEW STOREFRONT DOORS TO REPLACE EXISTING.
5. EXISTING SERVICE DOOR TO BE REPLACED WITH HOLLOW METAL DOOR WITH GLASS SIDELITE.
6. EXISTING TRASH COMPACTOR TO BE REMOVED AND REPLACED WITH DUMPSTER. EXISTING TRUCK WELL TO REMAIN.
7. EXISTING WALK-IN COOLER TO REMAIN AND BE REPAINTED.
8. EXISTING EXTERIOR MOUNTED ROOF LADDER TO BE REPLACED WITH NEW GATE PROTECTED ROOF LADDER, IN PLACE OF EXISTING.

floor plan  
1/8" = 1'-0"

**BUILDING GSF:** 10,150 SF\*  
\* REFER TO SK-2 FOR INFORMATION REGARDING AREA & DESIGN OCCUPANT LOAD  
**PLAYGROUND AREA:** 7,310 SF  
**TOTAL NUMBER OF CHILDREN:** 152 CHILDREN  
**TOTAL NUMBER OF STAFF:** 27 STAFF

© 2021, M+A Architects | artist: illustration only - not for construction

<p><b>APPLICANT:</b> TIERRA ENCANTADA          KRISTEN DENZER, OWNER &amp; CEO          2700 30TH AVE. S.          MINNEAPOLIS, MN 55406          P: 612-398-7479</p> <p><b>PROPERTY OWNER:</b> SM&amp;RG, LLC          SADRUDDIN GILLANI          2221 GATSBY WAY          CARROLLTON, TX 75010          P: 469-939-4188</p>	<p><b>ARCHITECT:</b> M+A ARCHITECTS          AMANDA BOCHINI-FUSO, PMP (PROJECT MGR)          775 YARD ST., STE 325          COLUMBUS, OH 43212          P: 614-764-0407</p> <p><b>CIVIL:</b> RLG          EDGAR OCEÑA, EIT (PROJECT MGR)          12001 N. CENTRAL EXP, STE 300          DALLAS, TX 75243          P: 214-739-8100</p>
---	--

# TIERRA ENCANTADA - ADDISON, TX

## FLOOR PLAN

14450 MARSH LANE  
 ADDISON, TX 75001

ma architects

2021.332  
 11/10/21  
 PROJECT NUMBER: 1842-SUP SK-1