



**REGULAR MEETING OF THE
PLANNING AND ZONING COMMISSION**

TUESDAY, SEPTEMBER 21, 2021

**ADDISON TREEHOUSE
14681 MIDWAY ROAD, SUITE 200, ADDISON, TX 75001**

6:00 PM REGULAR MEETING

The Planning and Zoning Commission meeting and public hearing will be held at the Addison Tree House, 14681 Midway Road, Suite 200, Addison, Texas 75001 on Tuesday, September 21, 2021 at 6PM. Seating for the public will be available using CDC recommended social distancing measures. Telephonic or videoconferencing capabilities will be utilized to allow individuals to address the Commission. For more information on meeting location and ways to view and/or present comments, please contact Jennifer Tedrick prior to 3:00 pm on day of meeting at 972-450-2823 or by emailing jtedrick@addisontx.gov. Members of the public are entitled to participate remotely via Toll-Free Dial-in Number: 877.853.5247; Meeting ID: 409.327.0683; Participant ID: #. For more detailed instructions on how to participate in this meeting visit our Agenda Page. The meeting will be live streamed on Addison's website at www.addisontexas.net.

Call Meeting to Order

Pledge of Allegiance

Regular Agenda:

1. Consider Action on the **Minutes from the August 17, 2021 Planning and Zoning Commission Meeting.**

2. Hold a Public Hearing, Present, Discuss, and Consider Action on a **Recommendation regarding an Ordinance Amending Planned Development (PD) District Ordinance O20-54 for a 2.034-Acre Property Located at 3820 Belt Line Road, to Modify Minimum Lot Size Requirements and to Establish Future Cross-Access Requirements**. Case 1838-Z/3820 Belt Line Road.

3. Hold a Public Hearing, Present, Discuss, and Consider Action on a **Recommendation regarding an Ordinance Changing the Zoning on a 2.99-Acre Properties Located at 4150 Kellway Circle, from Industrial-1 (I-1) to Planned Development (PD) District with Modified I-1 District Regulations**. Case 1831-Z/4150 Kellway Circle.

Adjourn Meeting

NOTE: The Planning & Zoning Commission reserves the right to meet in Executive Session closed to the public at any time in the course of this meeting to discuss matters listed on the agenda, as authorized by the Texas Open Meetings Act, Texas Government Code, Chapter 551, including §551.071 (private consultation with the attorney for the City). Any decision held on such matters will be taken or conducted in Open Session following the conclusion of the Executive Session.

THE TOWN OF ADDISON IS ACCESSIBLE TO PERSONS WITH DISABILITIES. PLEASE CALL (972) 450-7017 AT LEAST 48 HOURS IN ADVANCE IF YOU NEED ASSISTANCE.

POSTED BY: _____
 Irma G. Parker, City Secretary

DATE POSTED: _____

TIME POSTED: _____

DATE REMOVED FROM BULLETIN BOARD: _____

REMOVED BY: _____

Planning & Zoning Commission
Meeting Date: 09/21/2021

2.

Agenda Caption:

Consider Action on the **Minutes from the August 17, 2021 Planning and Zoning Commission Meeting.**

Staff Report:

The minutes from the August 17, 2021 Planning and Zoning Commission Meeting have been prepared for consideration.

Recommendation:

Administration recommends approval.

Attachments

Minutes of the August 17, 2021 Planning and Zoning Commission Meeting

DRAFT

OFFICIAL ACTIONS OF THE ADDISON PLANNING AND ZONING COMMISSION

August 17, 2021
6:00 P.M. - Council Chambers
Addison Town Hall, 5300 Belt Line Road

Present: Chair Eileen Resnik; Vice Chair Tom Souers; Commissioner Robert Catalani;
Commissioner Nancy Craig; Commissioner Denise Fansler; Commissioner John Meleky
Absent: Commissioner Chris DeFrancisco

Call Meeting to Order

Pledge of Allegiance

Regular Agenda:

1. Consider Action on the **Minutes from the July 20, 2021 Planning and Zoning Commission Meeting.**

Motion: Approval of the minutes as presented.

Moved by Commissioner Nancy Craig, Seconded by Vice Chair Tom Souers

AYE: Chair Eileen Resnik, Vice Chair Tom Souers, Commissioner Robert Catalani, Commissioner Nancy Craig, Commissioner Denise Fansler, Commissioner John Meleky

Passed

2. Hold a Public Hearing, Present, Discuss, and Consider Action on a **Recommendation Regarding an Ordinance Changing the Zoning on Property Located at 5290 Belt Line Road, Suite 104, which Property is Currently Zoned PD, Planned Development, through Ordinance O19-22, by Approving a Special Use Permit for a New Restaurant.**

Case 1835-SUP/Pressed Juicery.

Discussion:

Ken Schmidt, Director of Development Services, presented the staff report.

Commissioner Catalani inquired when the restaurant is anticipated to open. Mr. Schmidt shared that there were some internal challenges with the review process that resulted in Pressed opening under a Temporary Certificate of Occupancy, subject to successful completion of the SUP review process.

Chair Resnik opened the meeting as a public hearing.

Public Hearing: There were no speakers on this item.

Chair Resnik closed the public hearing.

Motion: Recommend approval of the request without conditions.

Moved by Commissioner John Meleky, Seconded by Commissioner Robert Catalani

AYE: Chair Eileen Resnik, Vice Chair Tom Souers, Commissioner Robert Catalani, Commissioner Nancy Craig, Commissioner Denise Fansler, Commissioner John Meleky

Passed

3. Hold a Public Hearing, Present, Discuss, and Consider Action on a **Recommendation Regarding an Ordinance Changing the Zoning on Property Located at 3765 Belt Line Road, which Property is Currently Zoned PD, Planned Development, through Ordinance O92-037, by Approving a Special Use Permit for a New Restaurant with the Sale of Alcoholic Beverages for On-Premises Consumption Only.** Case 1834-SUP/Wing Boss.

Discussion:

Ken Schmidt, Director of Development Services, presented the staff report.

Commissioner Meleky inquired about the patio/outdoor seating not being shown on the applicant's plan. Mr. Schmidt noted that outdoor seating was part of the previous tenant's concept. This applicant does not

anticipate providing patio seating; however, staff found that it would be an appropriate option to carry forward given the ongoing pandemic conditions.

Commissioner Catalani asked when the anticipated date of opening would be and what are the planned hours of operation. The applicant, Louis D'Ambrosia, of Dickey's Capital Group, confirmed that they intend to open as soon as possible and typical hours would result in the restaurant not being open past 10 pm.

Chair Resnik opened the meeting as a public hearing.

Public Hearing: There were no speakers on this item.

Chair Resnik closed the public hearing.

Motion: Recommend approval of the request with the following conditions:

- The applicant shall not use any terms or graphic depictions that relate to alcoholic beverages in any exterior signage; and
- The Duck Donuts SUP Ordinance (O20-034) is repealed concurrent to the adoption of this SUP Ordinance.

Moved by Commissioner John Meleky, Seconded by Commissioner Denise Fansler

AYE: Chair Eileen Resnik, Vice Chair Tom Souers, Commissioner Robert Catalani, Commissioner Nancy Craig, Commissioner Denise Fansler, Commissioner John Meleky

Passed

4. Hold a Public Hearing, Present, Discuss, and Consider Action on a **Recommendation Regarding an Ordinance Changing the Zoning on a 1.24 Acre Property Located at 14999 Montfort Drive, from Local Retail (LR) to a Planned Development (PD) District with modified LR District Standards, and Approving a Special Use Permit for a Restaurant with the Sale of Alcoholic Beverages for On-Premises Consumption Only.** Case 1832-Z/Loro Asian Smokehouse.

Discussion:

Ken Schmidt, Director of Development Services, presented the staff report.

Commissioner Meleky asked about the width of the proposed sidewalk on Montfort Drive. Mr. Schmidt confirmed the the proposed sidewalk is six feet in width.

Commissioner Craig requested information on the screening for the proposed smokers and wood stacks. Mr. Schmidt confirmed that the smokers would be screened by a CMU block facade and the smoker wood would be fully screened by a horizontal wood panel fence. Mr. Schmidt also confirmed that the smoker vent pipes would protrude above the CMU block facade.

Chair Resnik inquired if the primary entrance of the restaurant is on the north side. Mr. Schmidt responded that the entry is on the west side of the building.

Commissioner Catalani requested information on the square footage of the current building and construction timeline. Mr. Schmidt confirmed that the proposed restaurant will have more exterior space and comparable interior space to the previous restaurant use. Mr. Schmidt also confirmed that construction is planned to be completed in the late Spring of 2022.

Vice Chair Souers inquired about the ownership of the parking located to the north of the proposed restaurant. Mr. Schmidt confirmed that the same owner owns this lot and the lots to the north.

Chair Resnik opened the meeting as a public hearing.

Public Hearing:

Randy Barnett, representing the architect of the project, addressed the Commission.

Chair Resnik closed the public hearing.

Motion: Recommend approval of the request with the following conditions:

- The applicant shall not use any terms or graphic depictions that relate to alcoholic beverages in any exterior signage; and
- SUP Ordinances 430 and 095-062, which are associated with former restaurant uses at this property, are repealed concurrent to the adoption of this PD rezoning and SUP Ordinance.

Moved by Commissioner John Meleky, Seconded by Commissioner Denise Fansler

AYE: Chair Eileen Resnik, Vice Chair Tom Souers, Commissioner Robert Catalani, Commissioner Nancy Craig, Commissioner Denise Fansler, Commissioner John Meleky

Passed

5. Present, Discuss, and Consider Action on **Proposed Updates to the Planning and Zoning Commission Rules, Regulations, and Procedures.**

Discussion:

Ken Schmidt, Director of Development Services, stated that the changes that were requested by the Commission were made as discussed.

Motion: Approve the updates to the Planning and Zoning Commission Rules, Regulation, and Procedures.

Moved by Commissioner John Meleky, Seconded by Commissioner Denise Fansler

AYE: Chair Eileen Resnik, Vice Chair Tom Souers, Commissioner Robert Catalani, Commissioner Nancy Craig, Commissioner Denise Fansler, Commissioner John Meleky

Passed

There being no further business before the Commission, the meeting was adjourned.

Planning & Zoning Commission

3.

Meeting Date: 09/21/2021

Agenda Caption:

Hold a Public Hearing, Present, Discuss, and Consider Action on a **Recommendation regarding an Ordinance Amending Planned Development (PD) District Ordinance O20-54 for a 2.034-Acre Property Located at 3820 Belt Line Road, to Modify Minimum Lot Size Requirements and to Establish Future Cross-Access Requirements.** Case 1838-Z/3820 Belt Line Road.

Attachments

1838-Z Staff Report

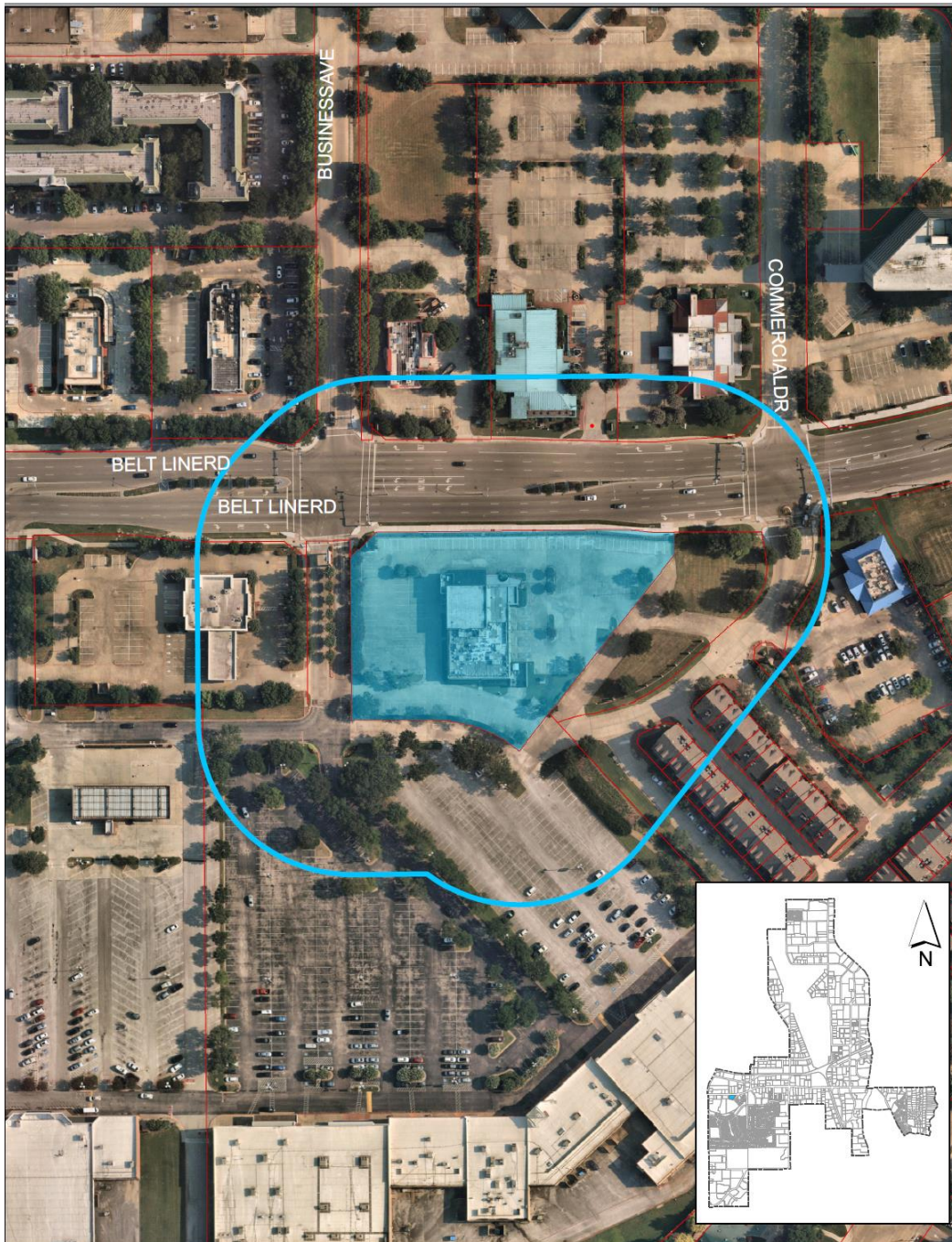
1838-Z Ordinance O20-54 - Proposed Revisions

1838-Z Previously Approved PD Site Plan

1838-Z

PUBLIC HEARING Case 1838-Z/3820 Belt Line Road. Hold a Public Hearing, Present, Discuss, and Consider Action on a Recommendation regarding an Ordinance Amending Planned Development (PD) District Ordinance O20-54 for a 2.034-Acre Property Located at 3820 Belt Line Road, to Modify Minimum Lot Size Requirements and to Establish Future Cross-Access Requirements.

LOCATION MAP





September 16, 2021

STAFF REPORT

RE: 1838-Z/3820 Belt Line Road

LOCATION: 3820 Belt Line Road

REQUEST: Approval to amend Planned Development (PD) District Ordinance O20-54 to modify minimum lot size requirements and establish future cross-access requirements.

APPLICANT: Gregg Lisciotti, Addison Retail LLC

DISCUSSION:

Background: This request is specific to the 2.034-acre property located at 3820 Belt Line Road. The property is currently occupied by a vacant restaurant building and associated parking, formerly known as Humperdink's Restaurant and Brewpub.

On November 10, 2020, City Council approved the rezoning of the property to Planned Development (PD) District, through Ordinance O20-54. This rezoning allowed for the development of a new two-story retail and office building on the eastern portion of the site and maintaining the existing restaurant building on the western portion. This PD District (Ordinance O20-54) is based on the Belt Line (BL) District standards with modifications to block length requirements, established a minimum lot size of 2.034 acres, and allowing the south façade of the new building to have only 73% brick or stone and 17% glazing.

The property owner, Addison Retail LLC, is now requesting to amend this PD in order to allow the subdivision of the property so each building is on its own individual lot. The previous rezoning action effectively prohibited the subdivision of the property due to the minimum lot size established in the PD zoning district. The minimum required lot size, 2.034 acres, is the entire parcel encompassing the entire development.

Proposed Amendment: This request is to amend the PD by removing the minimum lot size and establishing a requirement for cross access. The PD site plan adopted with Ordinance O20-54 is not intended to be modified with this request.

The intent of the Belt Line District standards is to promote a pedestrian friendly environment, where buildings frame the public space. Therefore, the standards call for a block length minimum of 200 feet and maximum of 600 feet. The established minimum lot size was intended to maintain the block length of approximately 420 feet. However, subdivision of the property and allowing a reduction to the lot size would not alter the physical length of the block along Belt Line Road, as block length is dictated by the intersection of streets and/or private access drives, not lot boundaries.

To ensure that access is adequately provided and available, if the property were to be subdivided, the Town should require that cross access is provided between all lots. The site currently has access to Belt Line Road via a shared driveway to the west and a private drive that connects to Commercial Drive to the east, through an adjacent property.

Additional driveways would not be appropriate along Belt Line Road given the close proximity to existing access drives at signalized intersections. Therefore, this amendment would require that a cross access easement be provide with the subdivision of the property to maintain the existing driveway connections to the east and west.

If this lot were to be subdivided in the future, any lots established by that action would need to comply with this PD zoning district and all other Town regulations.

RECOMMENDATION: APPROVAL

The proposed amendment does not materially alter the intent of the previously approved zoning district (O20-54) and associated PD site plan. This modification would allow for the property to be subdivided and require that cross access is provided to ensure that access and circulation between the future lots is appropriately addressed.

Staff recommends approval of the request.

ORDINANCE NO. O20-54

AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE TO REZONE 2.034 ACRES OF PROPERTY LOCATED AT 3820 BELT LINE ROAD FROM PLANNED DEVELOPMENT DISTRICT O93-018, AS AMENDED BY ORDINANCE O15-030, TO PLANNED DEVELOPMENT DISTRICT O20-54 BASED ON BELT LINE (BL) DISTRICT REGULATIONS WITH MODIFIED DEVELOPMENT STANDARDS; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF A FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000) FOR EACH OFFENSE; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town of Addison, Texas (the “City”) is a home rule municipality having full power of local self-government pursuant to Article 11, Section 5 of the Texas Constitution and its Home Rule Charter; and

WHEREAS, at its regular meeting held on October 20, 2020 the Planning & Zoning Commission considered and made recommendations on a request for a Planned Development District (Case No.1818-Z); and

WHEREAS, this change of zoning is in accordance with the adopted Comprehensive Plan of the Town of Addison, as amended; and

WHEREAS, after due deliberations and consideration of the recommendation of the Planning and Zoning Commission, the information received at the public hearing, and other relevant information and materials, the City Council of the Town of Addison, Texas finds that this ordinance promotes the general welfare and safety of this community.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE TOWN OF ADDISON, TEXAS THAT:

SECTION 1. The recitals and findings set forth above are hereby found to be true and correct and incorporated as if fully set forth herein.

SECTION 2. Planned Development District O20-54 is hereby established for the 2.034 acres of land located at 3820 Belt Line Road, and more specifically described in **Exhibit A** attached hereto and incorporated herein (the “Property”), in accordance with all Belt Line (BL) zoning district development regulations contained in the Town of Addison, Code of Ordinances, as amended, with the following modifications:

A. The property may be developed with modifications to the BL (BL) design standards for block length and external façade glazing as shown in **Exhibit B** attached hereto and incorporated herein.

B. ~~The minimum lot size for this Planned Development shall be 2.034 acres.~~

In the event of future subdivision of land within this PD zoning district, easements shall be provided to allow for cross-access between lots.

C. The south facade of the proposed new commercial building shall be 73% brick or stone and 17% glazing.

SECTION 3. The property shall be improved in accordance with the site plan, floor plans, landscape plans, and building elevations set forth in **Exhibit B**.

SECTION 4. Any person, firm, or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the city, as heretofore amended, and upon conviction shall be punished by a fine set in accordance with Chapter 1, General Provisions, Section 1.10, General penalty for violations of Code; continuing violations, of the Code of Ordinances for the Town of Addison.

SECTION 5. The provisions of this Ordinance are severable, and should any section, subsection, paragraph, sentence, phrase or word of this Ordinance, or application thereof to any person, firm, corporation or other business entity or any circumstance, be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of the remaining or other parts or portions of this Ordinance, and the City Council hereby declares that it would have passed such remaining parts or portions of this Ordinance despite such unconstitutionality, illegality, or invalidity, which remaining portions shall remain in full force and effect.


SECTION 6. All ordinances of the City in conflict with the provisions of this ordinance be, and the same are hereby repealed and all other ordinances of the City not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 7. This Ordinance shall become effective from and after its passage and approval and after publication as may be required by law or by the City Charter or ordinance.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE TOWN OF ADDISON, TEXAS, on this the 10th day of NOVEMBER 2020.



ATTEST:


Irma G. Parker, City Secretary

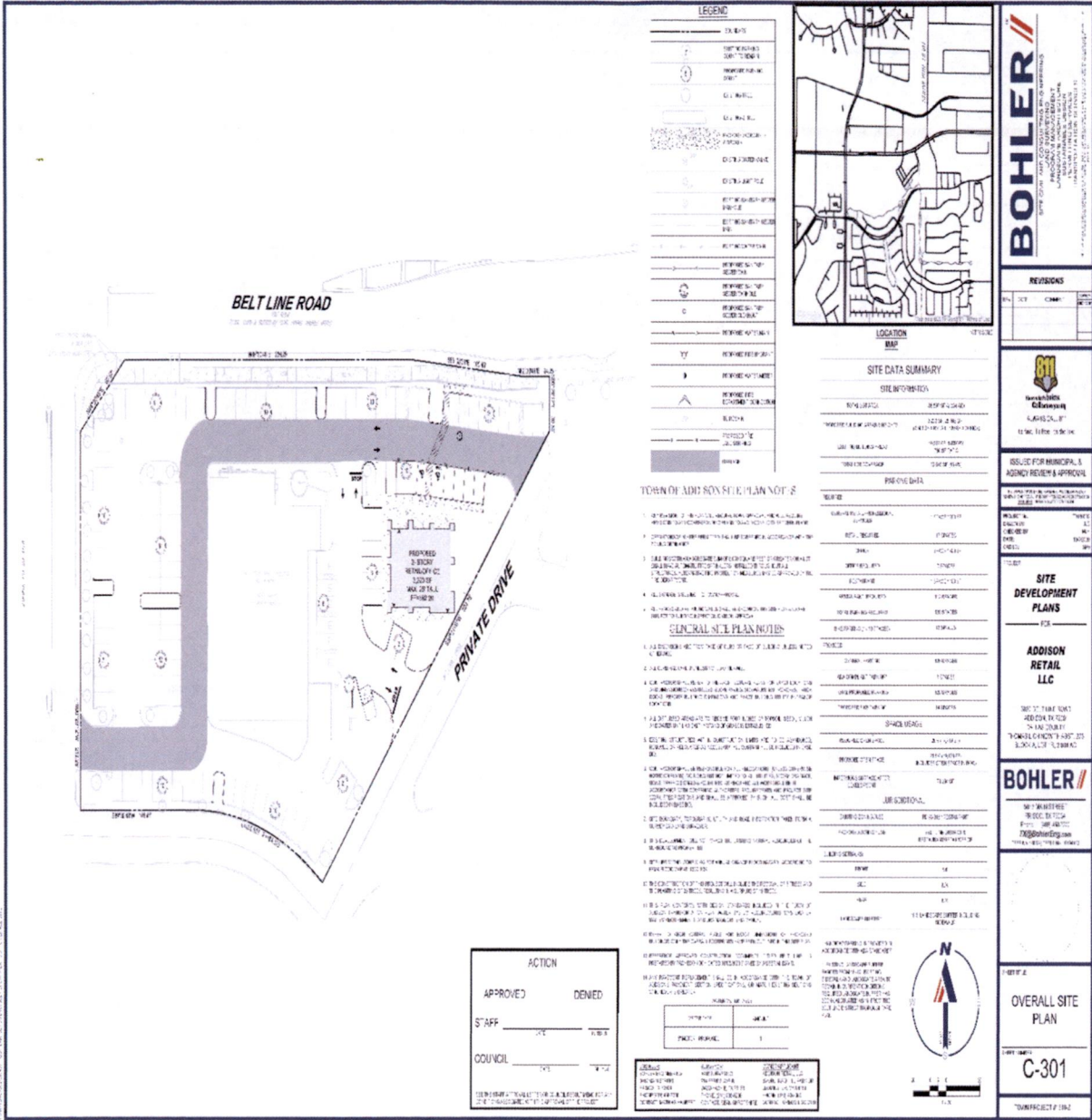
TOWN OF ADDISON, TEXAS


Joe Chow, Mayor

APPROVED AS TO FORM:

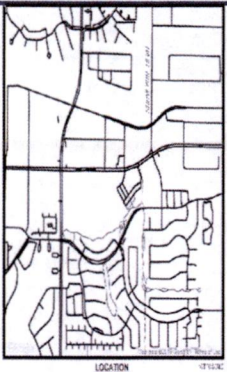

Brenda N. McDonald, City Attorney

EXHIBIT A



LEGEND

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SITE DATA SUMMARY

SITE INFORMATION

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| PROJECT NO. | 2023-001 |
| PROJECT NAME | ADDISON RETAIL LLC |
| OWNER | ADDISON RETAIL LLC |
| DESIGNER | BOHLER ENGINEERING |
| DATE | 08/2023 |

TOWN OF ADDISON SITE PLAN NOTES

- THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.
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ACTION

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| APPROVED | _____ | DATE | _____ |
| DENIED | _____ | DATE | _____ |

REVISIONS

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|-----|---------|--------------------------|
| NO. | DATE | DESCRIPTION |
| 1 | 08/2023 | ISSUED FOR PERMIT REVIEW |

BOHLER ENGINEERING
 1500 W. UNIVERSITY BLVD., SUITE 200, FORT WORTH, TEXAS 76104
 TEL: 817.335.1111 FAX: 817.335.1112
 WWW.BOHLENGENR.COM

REVISIONS

| NO. | DATE | DESCRIPTION |
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ISSUED FOR MUNICIPAL AGENCY REVIEW & APPROVAL

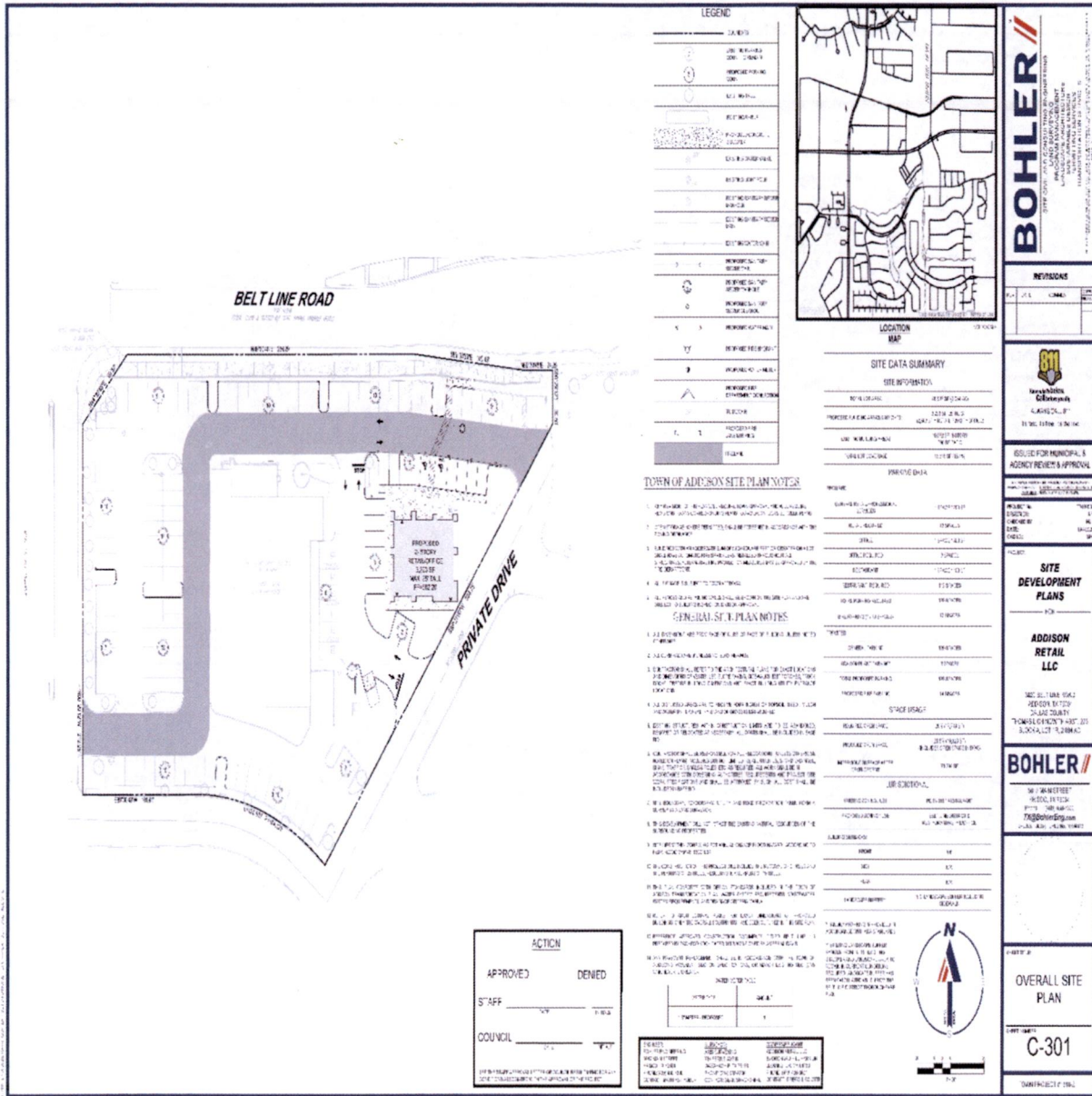
ADDISON RETAIL LLC
 1500 W. UNIVERSITY BLVD., SUITE 200, FORT WORTH, TEXAS 76104
 TEL: 817.335.1111 FAX: 817.335.1112
 WWW.BOHLENGENR.COM

BOHLER ENGINEERING
 1500 W. UNIVERSITY BLVD., SUITE 200, FORT WORTH, TEXAS 76104
 TEL: 817.335.1111 FAX: 817.335.1112
 WWW.BOHLENGENR.COM

OVERALL SITE PLAN

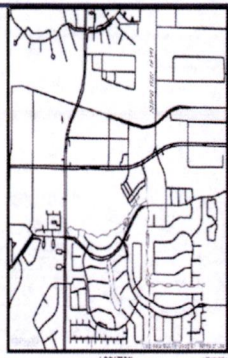
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TOWN FACILITY 1882



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SITE DATA SUMMARY

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| SITE INFORMATION | |
| PROJECT NO. | ADDISON 020 |
| PROJECT ADDRESS | 12345 BELT LINE RD, ADDISON, TX 75001 |
| USE | RETAIL |
| OWNER | ADDISON RETAIL LLC |
| DATE | 12/15/2024 |
| PERMITTED DATA | |
| OWNER | ADDISON RETAIL LLC |
| PROJECT NO. | ADDISON 020 |
| PROJECT ADDRESS | 12345 BELT LINE RD, ADDISON, TX 75001 |
| USE | RETAIL |
| OWNER | ADDISON RETAIL LLC |
| DATE | 12/15/2024 |

TOWN OF ADDISON SITE PLAN NOTES

1. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE TOWN OF ADDISON.
2. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE TOWN OF ADDISON.
3. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE TOWN OF ADDISON.
4. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE TOWN OF ADDISON.
5. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE TOWN OF ADDISON.
6. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE TOWN OF ADDISON.
7. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE TOWN OF ADDISON.
8. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE TOWN OF ADDISON.
9. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE TOWN OF ADDISON.
10. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE TOWN OF ADDISON.

GENERAL SITE PLAN NOTES

1. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE TOWN OF ADDISON.
2. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE TOWN OF ADDISON.
3. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE TOWN OF ADDISON.
4. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE TOWN OF ADDISON.
5. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE TOWN OF ADDISON.
6. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE TOWN OF ADDISON.
7. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE TOWN OF ADDISON.
8. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE TOWN OF ADDISON.
9. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE TOWN OF ADDISON.
10. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE TOWN OF ADDISON.

ACTION

APPROVED _____ DENIED _____

STAFF _____

COUNCIL _____



BOHLER

REVISIONS

| | | |
|-----|------|-------------|
| NO. | DATE | DESCRIPTION |
| 1 | | |
| 2 | | |
| 3 | | |
| 4 | | |
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| 6 | | |
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| 8 | | |
| 9 | | |
| 10 | | |

BOHLER CONSULTANTS

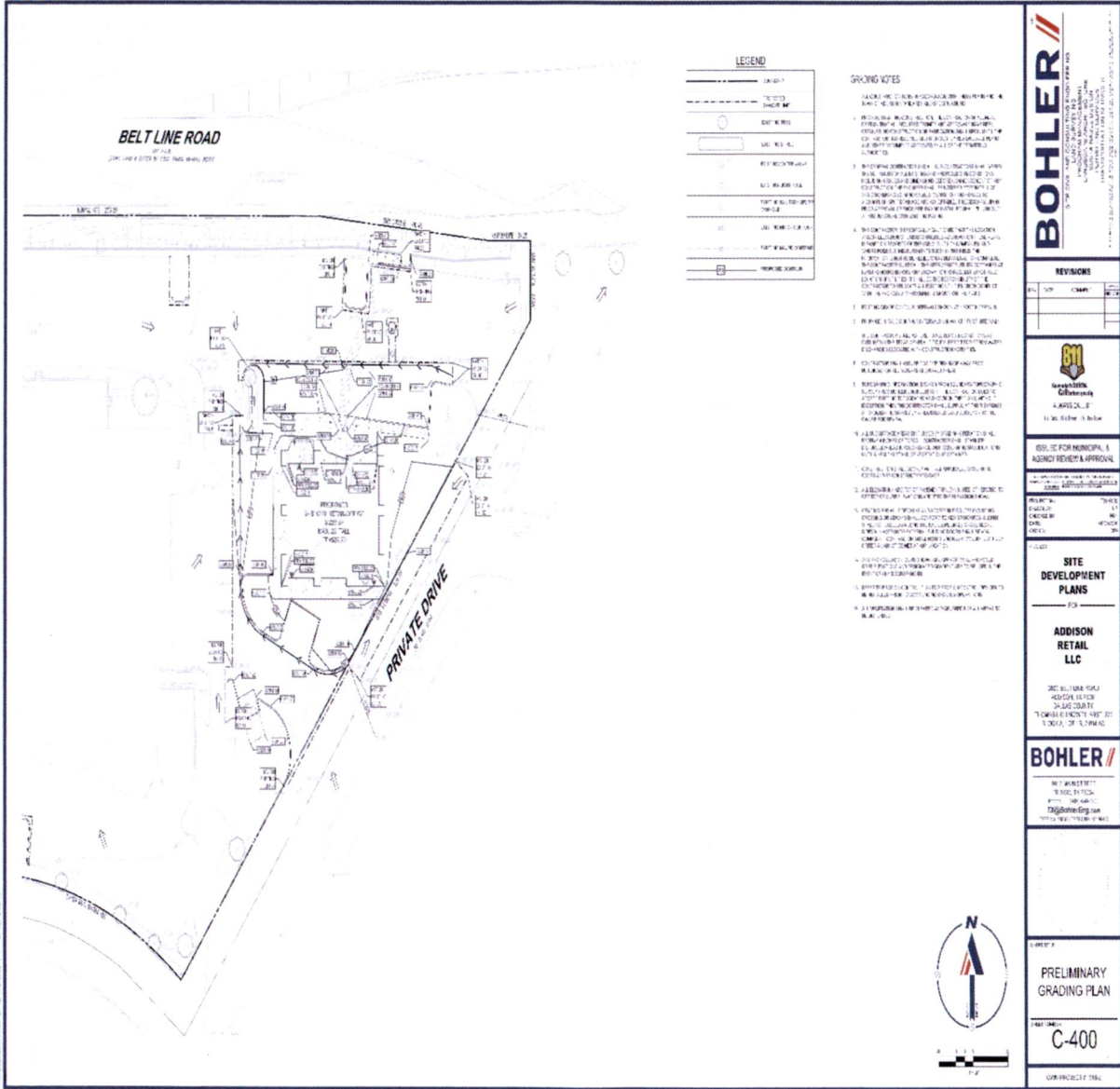
SITE DEVELOPMENT PLANS

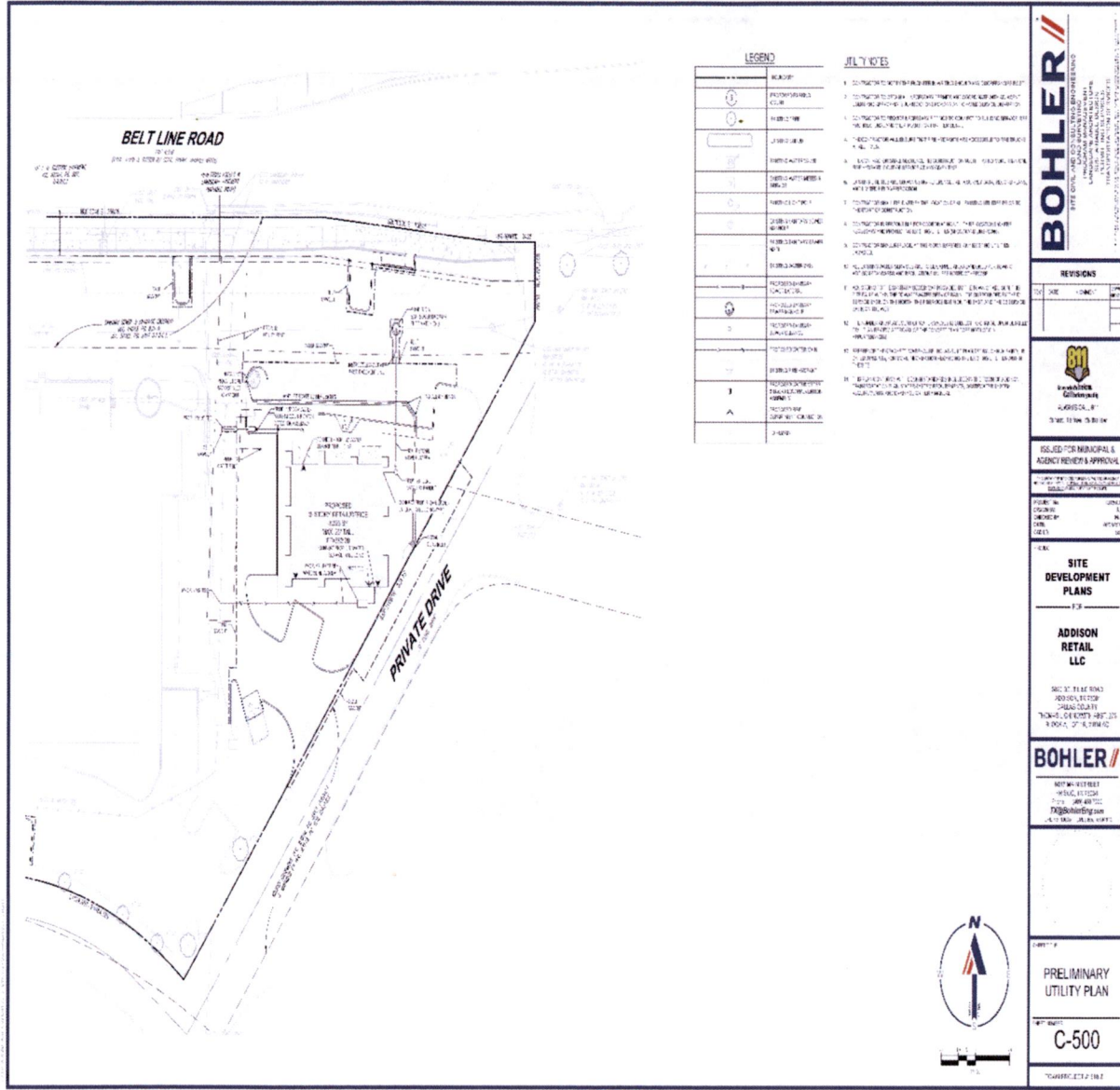
ADDISON RETAIL LLC

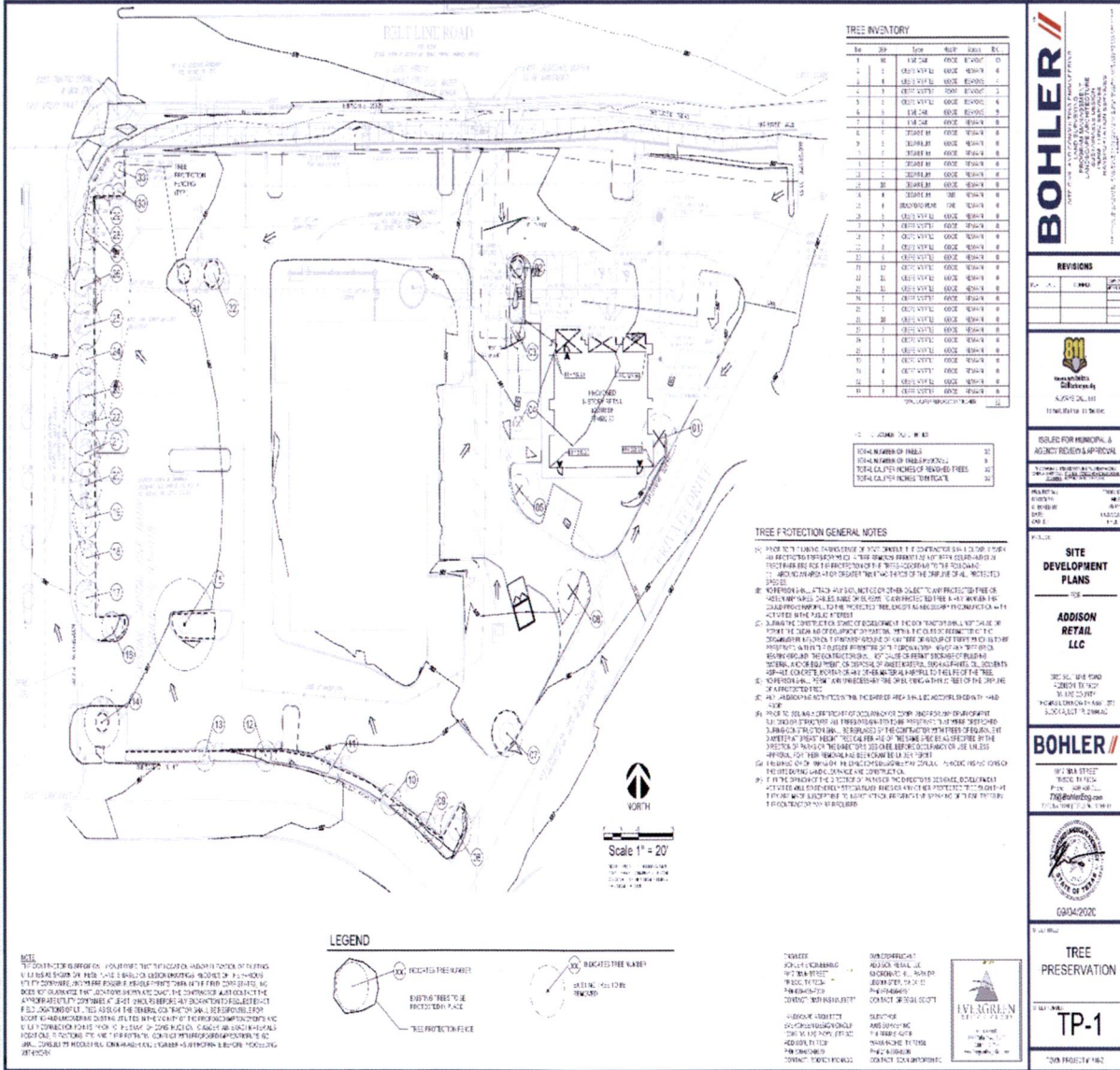
BOHLER

OVERALL SITE PLAN

C-301





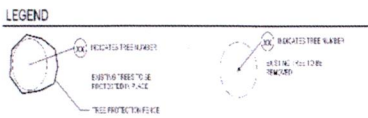


TREE INVENTORY

| ID | DBH | Sp. C. | DBH | DBH | DBH |
|-----|-----|----------|------|------|------|
| 1 | 8 | Q. VIRG. | 6.00 | 8.00 | 8.00 |
| 2 | 8 | Q. VIRG. | 6.00 | 8.00 | 8.00 |
| 3 | 8 | Q. VIRG. | 6.00 | 8.00 | 8.00 |
| 4 | 8 | Q. VIRG. | 6.00 | 8.00 | 8.00 |
| 5 | 8 | Q. VIRG. | 6.00 | 8.00 | 8.00 |
| 6 | 8 | Q. VIRG. | 6.00 | 8.00 | 8.00 |
| 7 | 8 | Q. VIRG. | 6.00 | 8.00 | 8.00 |
| 8 | 8 | Q. VIRG. | 6.00 | 8.00 | 8.00 |
| 9 | 8 | Q. VIRG. | 6.00 | 8.00 | 8.00 |
| 10 | 8 | Q. VIRG. | 6.00 | 8.00 | 8.00 |
| 11 | 8 | Q. VIRG. | 6.00 | 8.00 | 8.00 |
| 12 | 8 | Q. VIRG. | 6.00 | 8.00 | 8.00 |
| 13 | 8 | Q. VIRG. | 6.00 | 8.00 | 8.00 |
| 14 | 8 | Q. VIRG. | 6.00 | 8.00 | 8.00 |
| 15 | 8 | Q. VIRG. | 6.00 | 8.00 | 8.00 |
| 16 | 8 | Q. VIRG. | 6.00 | 8.00 | 8.00 |
| 17 | 8 | Q. VIRG. | 6.00 | 8.00 | 8.00 |
| 18 | 8 | Q. VIRG. | 6.00 | 8.00 | 8.00 |
| 19 | 8 | Q. VIRG. | 6.00 | 8.00 | 8.00 |
| 20 | 8 | Q. VIRG. | 6.00 | 8.00 | 8.00 |
| 21 | 8 | Q. VIRG. | 6.00 | 8.00 | 8.00 |
| 22 | 8 | Q. VIRG. | 6.00 | 8.00 | 8.00 |
| 23 | 8 | Q. VIRG. | 6.00 | 8.00 | 8.00 |
| 24 | 8 | Q. VIRG. | 6.00 | 8.00 | 8.00 |
| 25 | 8 | Q. VIRG. | 6.00 | 8.00 | 8.00 |
| 26 | 8 | Q. VIRG. | 6.00 | 8.00 | 8.00 |
| 27 | 8 | Q. VIRG. | 6.00 | 8.00 | 8.00 |
| 28 | 8 | Q. VIRG. | 6.00 | 8.00 | 8.00 |
| 29 | 8 | Q. VIRG. | 6.00 | 8.00 | 8.00 |
| 30 | 8 | Q. VIRG. | 6.00 | 8.00 | 8.00 |
| 31 | 8 | Q. VIRG. | 6.00 | 8.00 | 8.00 |
| 32 | 8 | Q. VIRG. | 6.00 | 8.00 | 8.00 |
| 33 | 8 | Q. VIRG. | 6.00 | 8.00 | 8.00 |
| 34 | 8 | Q. VIRG. | 6.00 | 8.00 | 8.00 |
| 35 | 8 | Q. VIRG. | 6.00 | 8.00 | 8.00 |
| 36 | 8 | Q. VIRG. | 6.00 | 8.00 | 8.00 |
| 37 | 8 | Q. VIRG. | 6.00 | 8.00 | 8.00 |
| 38 | 8 | Q. VIRG. | 6.00 | 8.00 | 8.00 |
| 39 | 8 | Q. VIRG. | 6.00 | 8.00 | 8.00 |
| 40 | 8 | Q. VIRG. | 6.00 | 8.00 | 8.00 |
| 41 | 8 | Q. VIRG. | 6.00 | 8.00 | 8.00 |
| 42 | 8 | Q. VIRG. | 6.00 | 8.00 | 8.00 |
| 43 | 8 | Q. VIRG. | 6.00 | 8.00 | 8.00 |
| 44 | 8 | Q. VIRG. | 6.00 | 8.00 | 8.00 |
| 45 | 8 | Q. VIRG. | 6.00 | 8.00 | 8.00 |
| 46 | 8 | Q. VIRG. | 6.00 | 8.00 | 8.00 |
| 47 | 8 | Q. VIRG. | 6.00 | 8.00 | 8.00 |
| 48 | 8 | Q. VIRG. | 6.00 | 8.00 | 8.00 |
| 49 | 8 | Q. VIRG. | 6.00 | 8.00 | 8.00 |
| 50 | 8 | Q. VIRG. | 6.00 | 8.00 | 8.00 |
| 51 | 8 | Q. VIRG. | 6.00 | 8.00 | 8.00 |
| 52 | 8 | Q. VIRG. | 6.00 | 8.00 | 8.00 |
| 53 | 8 | Q. VIRG. | 6.00 | 8.00 | 8.00 |
| 54 | 8 | Q. VIRG. | 6.00 | 8.00 | 8.00 |
| 55 | 8 | Q. VIRG. | 6.00 | 8.00 | 8.00 |
| 56 | 8 | Q. VIRG. | 6.00 | 8.00 | 8.00 |
| 57 | 8 | Q. VIRG. | 6.00 | 8.00 | 8.00 |
| 58 | 8 | Q. VIRG. | 6.00 | 8.00 | 8.00 |
| 59 | 8 | Q. VIRG. | 6.00 | 8.00 | 8.00 |
| 60 | 8 | Q. VIRG. | 6.00 | 8.00 | 8.00 |
| 61 | 8 | Q. VIRG. | 6.00 | 8.00 | 8.00 |
| 62 | 8 | Q. VIRG. | 6.00 | 8.00 | 8.00 |
| 63 | 8 | Q. VIRG. | 6.00 | 8.00 | 8.00 |
| 64 | 8 | Q. VIRG. | 6.00 | 8.00 | 8.00 |
| 65 | 8 | Q. VIRG. | 6.00 | 8.00 | 8.00 |
| 66 | 8 | Q. VIRG. | 6.00 | 8.00 | 8.00 |
| 67 | 8 | Q. VIRG. | 6.00 | 8.00 | 8.00 |
| 68 | 8 | Q. VIRG. | 6.00 | 8.00 | 8.00 |
| 69 | 8 | Q. VIRG. | 6.00 | 8.00 | 8.00 |
| 70 | 8 | Q. VIRG. | 6.00 | 8.00 | 8.00 |
| 71 | 8 | Q. VIRG. | 6.00 | 8.00 | 8.00 |
| 72 | 8 | Q. VIRG. | 6.00 | 8.00 | 8.00 |
| 73 | 8 | Q. VIRG. | 6.00 | 8.00 | 8.00 |
| 74 | 8 | Q. VIRG. | 6.00 | 8.00 | 8.00 |
| 75 | 8 | Q. VIRG. | 6.00 | 8.00 | 8.00 |
| 76 | 8 | Q. VIRG. | 6.00 | 8.00 | 8.00 |
| 77 | 8 | Q. VIRG. | 6.00 | 8.00 | 8.00 |
| 78 | 8 | Q. VIRG. | 6.00 | 8.00 | 8.00 |
| 79 | 8 | Q. VIRG. | 6.00 | 8.00 | 8.00 |
| 80 | 8 | Q. VIRG. | 6.00 | 8.00 | 8.00 |
| 81 | 8 | Q. VIRG. | 6.00 | 8.00 | 8.00 |
| 82 | 8 | Q. VIRG. | 6.00 | 8.00 | 8.00 |
| 83 | 8 | Q. VIRG. | 6.00 | 8.00 | 8.00 |
| 84 | 8 | Q. VIRG. | 6.00 | 8.00 | 8.00 |
| 85 | 8 | Q. VIRG. | 6.00 | 8.00 | 8.00 |
| 86 | 8 | Q. VIRG. | 6.00 | 8.00 | 8.00 |
| 87 | 8 | Q. VIRG. | 6.00 | 8.00 | 8.00 |
| 88 | 8 | Q. VIRG. | 6.00 | 8.00 | 8.00 |
| 89 | 8 | Q. VIRG. | 6.00 | 8.00 | 8.00 |
| 90 | 8 | Q. VIRG. | 6.00 | 8.00 | 8.00 |
| 91 | 8 | Q. VIRG. | 6.00 | 8.00 | 8.00 |
| 92 | 8 | Q. VIRG. | 6.00 | 8.00 | 8.00 |
| 93 | 8 | Q. VIRG. | 6.00 | 8.00 | 8.00 |
| 94 | 8 | Q. VIRG. | 6.00 | 8.00 | 8.00 |
| 95 | 8 | Q. VIRG. | 6.00 | 8.00 | 8.00 |
| 96 | 8 | Q. VIRG. | 6.00 | 8.00 | 8.00 |
| 97 | 8 | Q. VIRG. | 6.00 | 8.00 | 8.00 |
| 98 | 8 | Q. VIRG. | 6.00 | 8.00 | 8.00 |
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| 100 | 8 | Q. VIRG. | 6.00 | 8.00 | 8.00 |

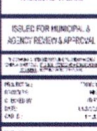
TREE PROTECTION GENERAL NOTES

1. IN ORDER TO PROTECT AND PRESERVE EXISTING TREES ON THE PROPERTY, THE DEVELOPER SHALL PROVIDE AND MAINTAIN A TREE PROTECTION FENCE AROUND ALL PROTECTED TREES TO BE IDENTIFIED BY THE TREE INVENTORY AND MARKED BY THE TREE PROTECTION FENCE. THE FENCE SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD AND SHALL BE REMOVED IMMEDIATELY AFTER COMPLETION OF CONSTRUCTION.
2. THE TREE PROTECTION FENCE SHALL BE CONSTRUCTED AND MAINTAINED TO PROTECT THE TRUNK OF THE TREE FROM DAMAGE BY CONSTRUCTION EQUIPMENT, VEHICLES, OR OTHER OBSTRUCTIONS. THE FENCE SHALL BE MAINTAINED AT ALL TIMES AND SHALL BE REPAIRED IMMEDIATELY IN THE EVENT OF DAMAGE.
3. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES, INCLUDING THE TOWN OF ADDISON, TEXAS, AND SHALL BE RESPONSIBLE FOR OBTAINING AND MAINTAINING ACCESS TO ALL PROTECTED TREES.
4. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING AND MAINTAINING ACCESS TO ALL PROTECTED TREES.
5. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING AND MAINTAINING ACCESS TO ALL PROTECTED TREES.
6. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING AND MAINTAINING ACCESS TO ALL PROTECTED TREES.
7. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING AND MAINTAINING ACCESS TO ALL PROTECTED TREES.
8. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING AND MAINTAINING ACCESS TO ALL PROTECTED TREES.
9. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING AND MAINTAINING ACCESS TO ALL PROTECTED TREES.
10. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING AND MAINTAINING ACCESS TO ALL PROTECTED TREES.



REVISIONS

| No. | Date | Description |
|-----|------|-------------|
| | | |
| | | |



SITE DEVELOPMENT PLANS

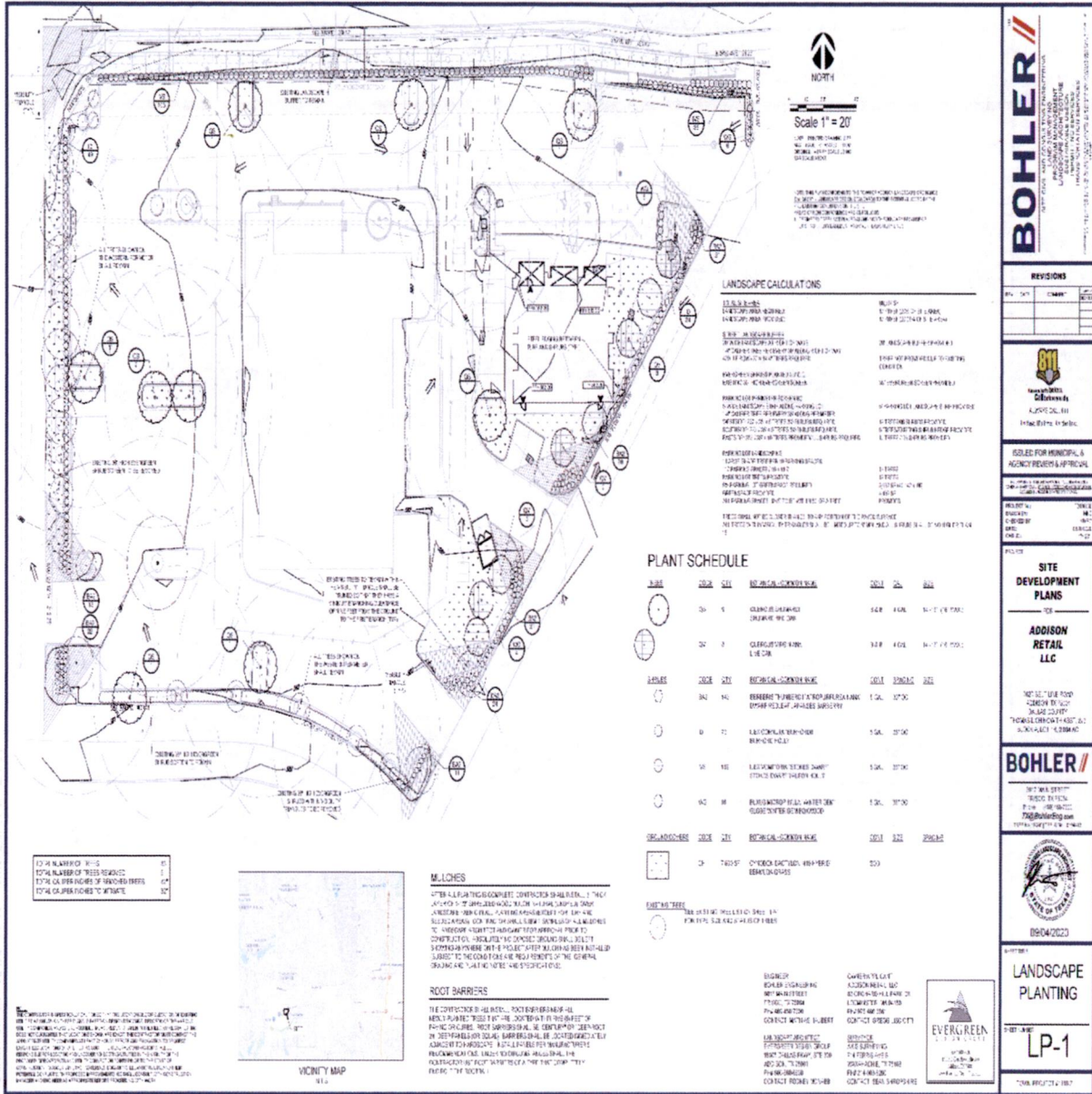
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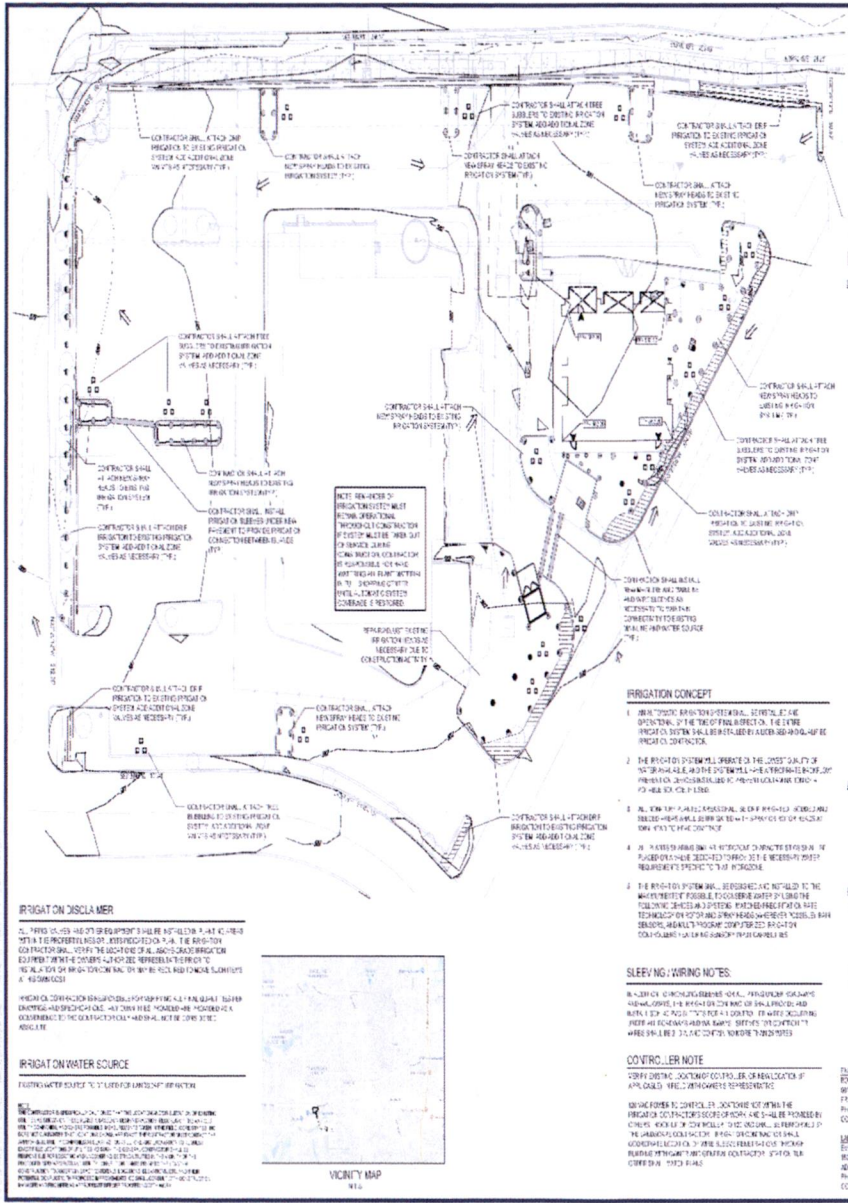
ADDISON RETAIL LLC



TREE PRESERVATION

TP-1





IRRIGATION SCHEDULE

| ZONE | WATERING FREQUENCY | WATERING RATE |
|------|--------------------|------------------|
| 1 | 1x/week | 1.0 gpm/100sqft |
| 2 | 2x/week | 1.5 gpm/100sqft |
| 3 | 3x/week | 2.0 gpm/100sqft |
| 4 | 4x/week | 2.5 gpm/100sqft |
| 5 | 5x/week | 3.0 gpm/100sqft |
| 6 | 6x/week | 3.5 gpm/100sqft |
| 7 | 7x/week | 4.0 gpm/100sqft |
| 8 | 8x/week | 4.5 gpm/100sqft |
| 9 | 9x/week | 5.0 gpm/100sqft |
| 10 | 10x/week | 5.5 gpm/100sqft |
| 11 | 11x/week | 6.0 gpm/100sqft |
| 12 | 12x/week | 6.5 gpm/100sqft |
| 13 | 13x/week | 7.0 gpm/100sqft |
| 14 | 14x/week | 7.5 gpm/100sqft |
| 15 | 15x/week | 8.0 gpm/100sqft |
| 16 | 16x/week | 8.5 gpm/100sqft |
| 17 | 17x/week | 9.0 gpm/100sqft |
| 18 | 18x/week | 9.5 gpm/100sqft |
| 19 | 19x/week | 10.0 gpm/100sqft |
| 20 | 20x/week | 10.5 gpm/100sqft |
| 21 | 21x/week | 11.0 gpm/100sqft |
| 22 | 22x/week | 11.5 gpm/100sqft |
| 23 | 23x/week | 12.0 gpm/100sqft |
| 24 | 24x/week | 12.5 gpm/100sqft |
| 25 | 25x/week | 13.0 gpm/100sqft |
| 26 | 26x/week | 13.5 gpm/100sqft |
| 27 | 27x/week | 14.0 gpm/100sqft |
| 28 | 28x/week | 14.5 gpm/100sqft |
| 29 | 29x/week | 15.0 gpm/100sqft |
| 30 | 30x/week | 15.5 gpm/100sqft |

IRRIGATION CONCEPT

1. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE SUFFICIENT WATER TO ALL PLANTS AND TREES IN THE LANDSCAPE. THE SYSTEM SHALL BE DESIGNED TO PROVIDE SUFFICIENT WATER TO ALL PLANTS AND TREES IN THE LANDSCAPE.

2. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE SUFFICIENT WATER TO ALL PLANTS AND TREES IN THE LANDSCAPE. THE SYSTEM SHALL BE DESIGNED TO PROVIDE SUFFICIENT WATER TO ALL PLANTS AND TREES IN THE LANDSCAPE.

SLEEPING/WORKING NOTES

1. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE SUFFICIENT WATER TO ALL PLANTS AND TREES IN THE LANDSCAPE. THE SYSTEM SHALL BE DESIGNED TO PROVIDE SUFFICIENT WATER TO ALL PLANTS AND TREES IN THE LANDSCAPE.

COVER LETTER NOTE

1. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE SUFFICIENT WATER TO ALL PLANTS AND TREES IN THE LANDSCAPE. THE SYSTEM SHALL BE DESIGNED TO PROVIDE SUFFICIENT WATER TO ALL PLANTS AND TREES IN THE LANDSCAPE.

IRRIGATION DISCLAIMER

1. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE SUFFICIENT WATER TO ALL PLANTS AND TREES IN THE LANDSCAPE. THE SYSTEM SHALL BE DESIGNED TO PROVIDE SUFFICIENT WATER TO ALL PLANTS AND TREES IN THE LANDSCAPE.

IRRIGATION WATER SOURCE

1. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE SUFFICIENT WATER TO ALL PLANTS AND TREES IN THE LANDSCAPE. THE SYSTEM SHALL BE DESIGNED TO PROVIDE SUFFICIENT WATER TO ALL PLANTS AND TREES IN THE LANDSCAPE.



BOHLER

LANDSCAPE IRRIGATION

12345 MAIN STREET
SUITE 100
DALLAS, TX 75201
PHONE: 214-555-1234
FAX: 214-555-5678
WWW.BOHLER.COM

DATE: 08/04/2023

PROJECT: LI-1

12345 MAIN STREET
SUITE 100
DALLAS, TX 75201
PHONE: 214-555-1234
FAX: 214-555-5678
WWW.BOHLER.COM

DATE: 08/04/2023

PROJECT: LI-1

12345 MAIN STREET
SUITE 100
DALLAS, TX 75201
PHONE: 214-555-1234
FAX: 214-555-5678
WWW.BOHLER.COM

DATE: 08/04/2023

PROJECT: LI-1

12345 MAIN STREET
SUITE 100
DALLAS, TX 75201
PHONE: 214-555-1234
FAX: 214-555-5678
WWW.BOHLER.COM

DATE: 08/04/2023

PROJECT: LI-1

BOHLER

LANDSCAPE IRRIGATION

12345 MAIN STREET
SUITE 100
DALLAS, TX 75201
PHONE: 214-555-1234
FAX: 214-555-5678
WWW.BOHLER.COM

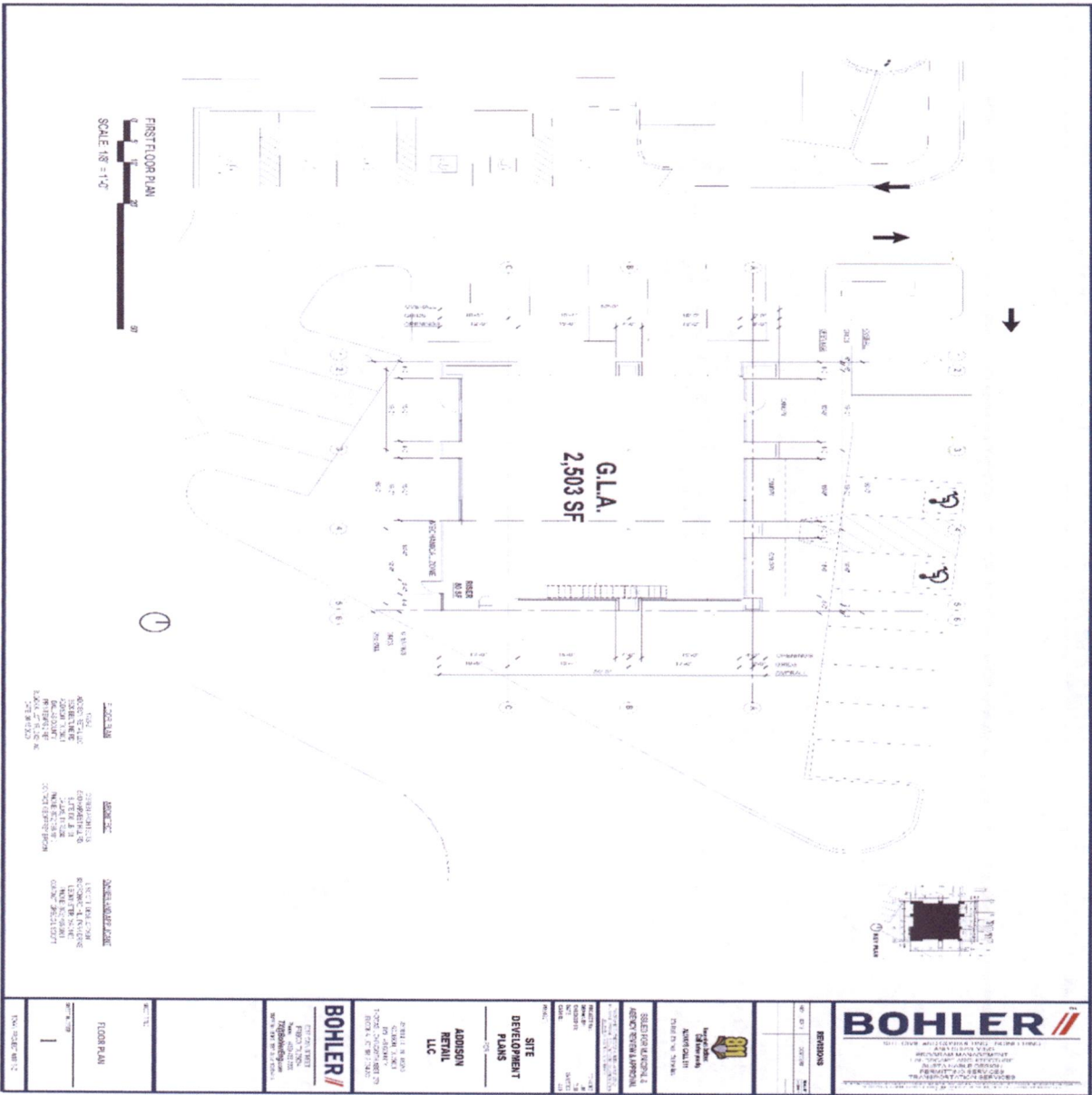
DATE: 08/04/2023

PROJECT: LI-1

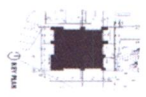
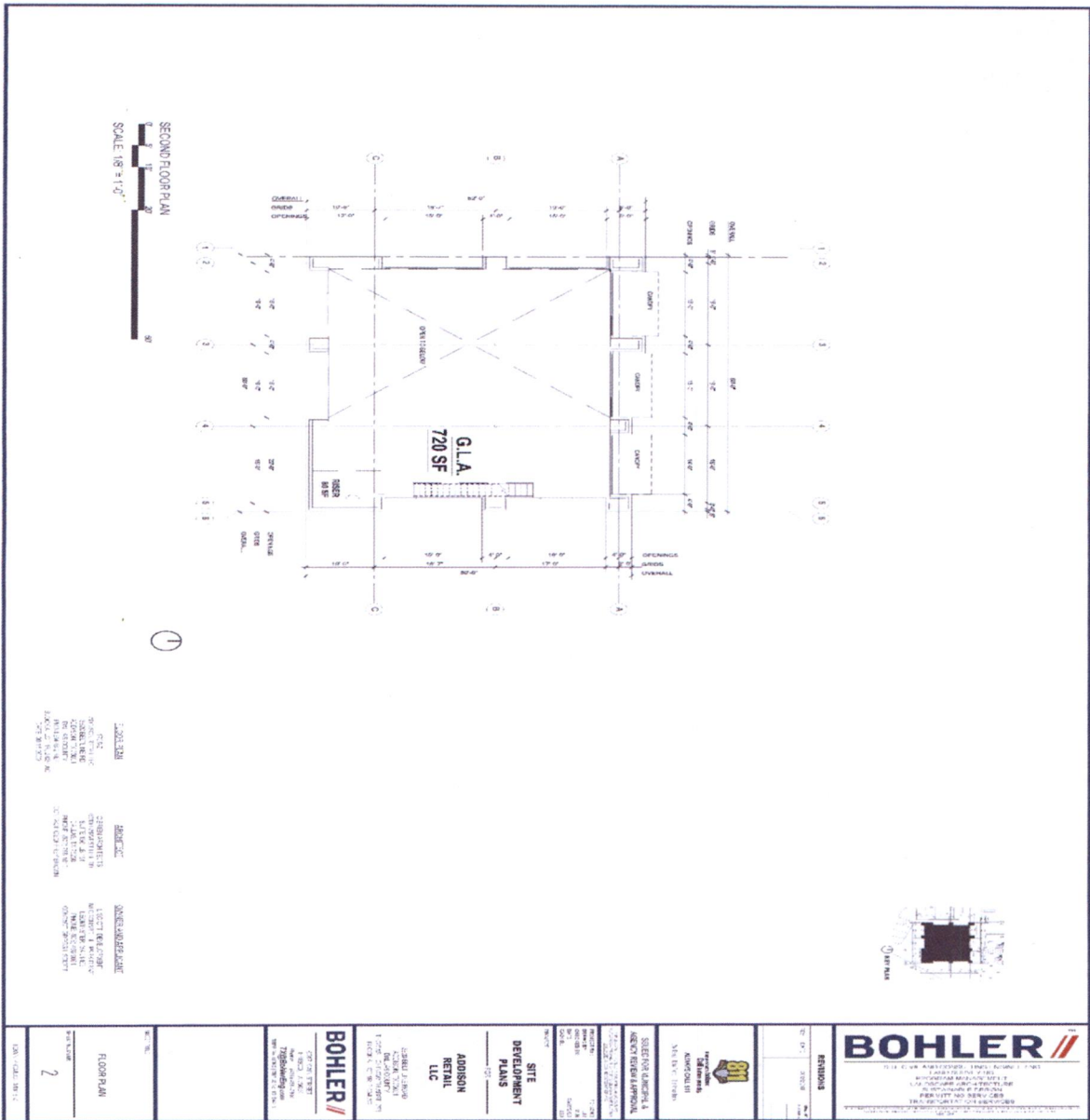
12345 MAIN STREET
SUITE 100
DALLAS, TX 75201
PHONE: 214-555-1234
FAX: 214-555-5678
WWW.BOHLER.COM

DATE: 08/04/2023

PROJECT: LI-1



| | | | | | |
|---|--|--|--|---|---|
| BOHLER ARCHITECTURE 1100 WEST 11TH STREET FORT WORTH, TEXAS 76102 TEL: 817.335.1100 WWW.BOHLERARCHITECT.COM | | ADDISON RETAIL LLC 1100 WEST 11TH STREET FORT WORTH, TEXAS 76102 TEL: 817.335.1100 | SITE DEVELOPMENT PLANS ADDISON RETAIL LLC 1100 WEST 11TH STREET FORT WORTH, TEXAS 76102 TEL: 817.335.1100 | REVISIONS NO. 01 DATE: 11/11/2020 BY: JLM DESCRIPTION: | BOHLER ARCHITECTURE 1100 WEST 11TH STREET FORT WORTH, TEXAS 76102 TEL: 817.335.1100 WWW.BOHLERARCHITECT.COM |
|---|--|--|--|---|---|



OWNER:
 ADDISON RETAIL LLC
 10000 W. ADDISON ROAD
 SUITE 100
 ADDISON, TEXAS 75001

ARCHITECT:
 BOHLER
 10000 W. ADDISON ROAD
 SUITE 100
 ADDISON, TEXAS 75001

DATE:
 08/20/2014

PROJECT:
 ADDISON RETAIL CENTER

BOHLER

ARCHITECTS

10000 W. ADDISON ROAD, SUITE 100
 ADDISON, TEXAS 75001
 TEL: 972.382.1000
 FAX: 972.382.1001
 WWW.BOHLERARCHITECTS.COM

ADDISON RETAIL LLC

10000 W. ADDISON ROAD
 SUITE 100
 ADDISON, TEXAS 75001
 TEL: 972.382.1000
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 WWW.BOHLERARCHITECTS.COM

BOHLER

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 WWW.BOHLERARCHITECTS.COM

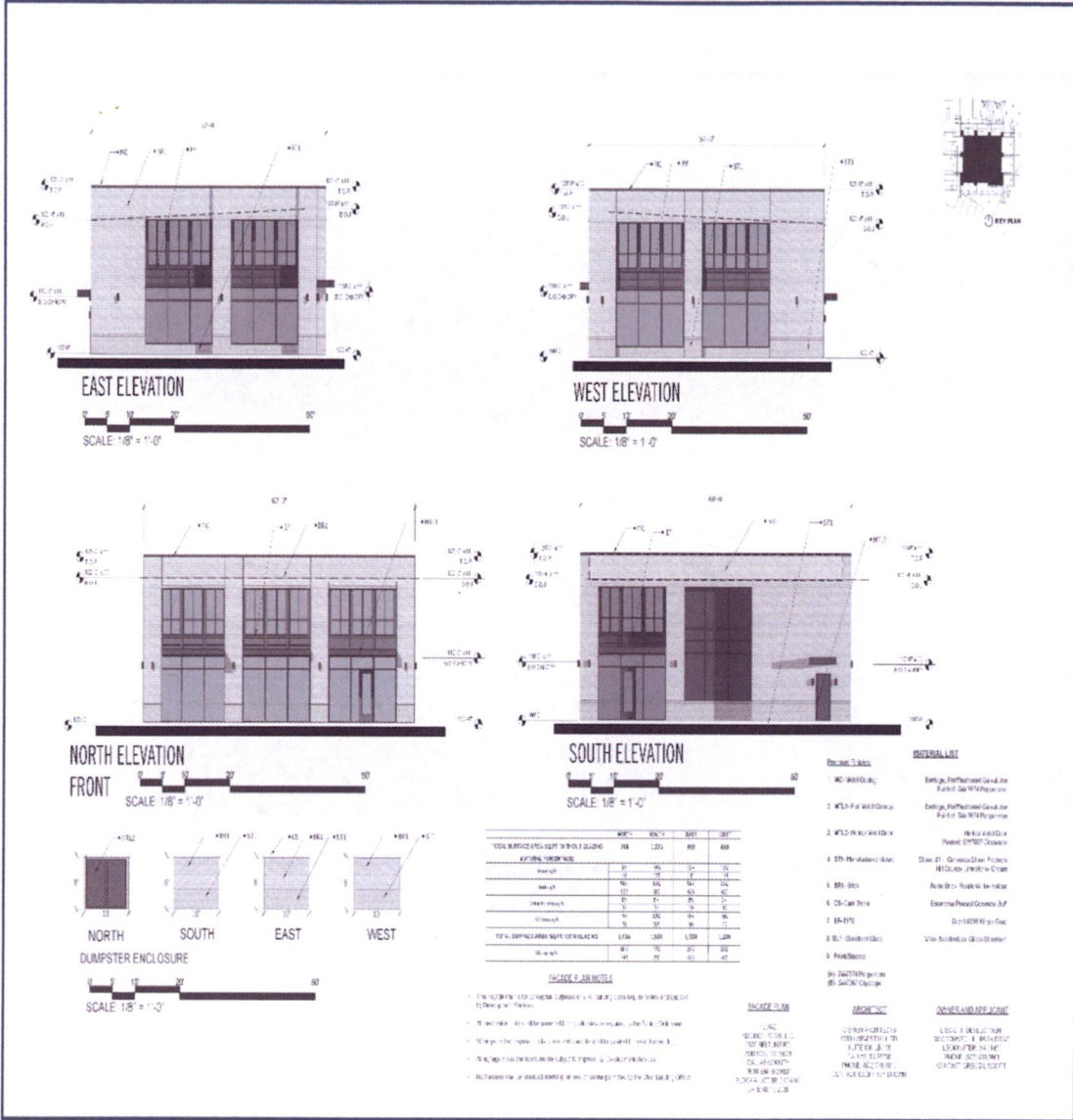
BOHLER

ARCHITECTS

10000 W. ADDISON ROAD
 SUITE 100
 ADDISON, TEXAS 75001
 TEL: 972.382.1000
 FAX: 972.382.1001
 WWW.BOHLERARCHITECTS.COM

ADDISON RETAIL LLC

10000 W. ADDISON ROAD
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 ADDISON, TEXAS 75001
 TEL: 972.382.1000
 FAX: 972.382.1001
 WWW.BOHLERARCHITECTS.COM



BOHLER
 ARCHITECTURAL
 10000 W. 10th Street, Suite 100
 Irving, TX 75039
 (972) 251-1111
 www.bohlerarchitect.com

| REVISIONS | |
|-----------|------|
| NO. | DATE |
| | |

601
 The Addicks
 Development
 ADDITION
 6010 S. 10th St. #100
 Irving, TX 75039

ISSUED FOR CITY REVIEW & AGENCY REVIEW & APPROVAL

| NO. | DATE | BY | CHKD. |
|-----|------|----|-------|
| | | | |

SITE DEVELOPMENT PLANS
 1/18/2024

ADDISON RETAIL LLC

PROJECT: 6010 S. 10th St. #100
 ADDITION TO EXISTING
 CHANGELINE
 6010 S. 10th St. #100
 IRVING, TX 75039

BOHLER
 ARCHITECTURAL
 10000 W. 10th Street, Suite 100
 Irving, TX 75039
 (972) 251-1111
 www.bohlerarchitect.com

FAÇADE PLAN

3

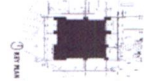
THANK YOU FOR YOUR BUSINESS

| | NO. | AREA | PERMITS |
|---|-----|-------|---------|
| TOTAL WAREHOUSE (150,000 SQ FT) IN BUILT BUILDING | 308 | 1,225 | 888 |
| ADDITIONS (ADDITIONS) | | | |
| Warehouse | 80 | 46 | 26 |
| Warehouse | 76 | 42 | 24 |
| Warehouse | 101 | 57 | 32 |
| Warehouse | 15 | 8 | 4 |
| Warehouse | 7 | 4 | 2 |
| Warehouse | 7 | 4 | 2 |
| TOTAL ADDITIONS (ADDITIONS) PERMITS | 173 | 109 | 60 |
| Warehouse | 80 | 46 | 26 |
| Warehouse | 76 | 42 | 24 |

- FAÇADE PLAN NOTES**
- 1. THE FACADE PLAN SHALL BE SUBMITTED TO THE CITY OF ADDISON FOR REVIEW AND APPROVAL.
 - 2. THE FACADE PLAN SHALL BE SUBMITTED TO THE CITY OF ADDISON FOR REVIEW AND APPROVAL.
 - 3. THE FACADE PLAN SHALL BE SUBMITTED TO THE CITY OF ADDISON FOR REVIEW AND APPROVAL.
 - 4. THE FACADE PLAN SHALL BE SUBMITTED TO THE CITY OF ADDISON FOR REVIEW AND APPROVAL.
- OWNER AND CONTRACTOR**
- OWNER: ADDISON RETAIL LLC
 CONTRACTOR: BOHLER ARCHITECTURAL



NORTHWEST CORNER



PREPARED BY:
 BOHLER ARCHITECTS
 1501 BELLEVILLE
 SUITE 100
 ADDISON, TEXAS 75001
 TEL: 972.382.1111
 WWW.BOHLERARCHITECTS.COM

DATE:
 08/14/2024

PROJECT:
 ADDISON RETAIL LLC
 1501 BELLEVILLE
 SUITE 100
 ADDISON, TEXAS 75001

SCALE:
 AS SHOWN

BOHLER ARCHITECTS
 1501 BELLEVILLE, SUITE 100, ADDISON, TEXAS 75001
 TEL: 972.382.1111 | WWW.BOHLERARCHITECTS.COM

PERMITS
 CITY OF ADDISON
 1501 BELLEVILLE, SUITE 100, ADDISON, TEXAS 75001

ADDISON RETAIL LLC
 1501 BELLEVILLE, SUITE 100, ADDISON, TEXAS 75001

SITE DEVELOPMENT PLANS
 1501 BELLEVILLE, SUITE 100, ADDISON, TEXAS 75001

BOHLER ARCHITECTS
 1501 BELLEVILLE, SUITE 100, ADDISON, TEXAS 75001

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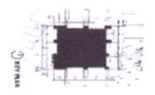
BOHLER ARCHITECTS
 1501 BELLEVILLE, SUITE 100, ADDISON, TEXAS 75001

BOHLER ARCHITECTS
 1501 BELLEVILLE, SUITE 100, ADDISON, TEXAS 75001



NORTHEAST CORNER

- | | | |
|-----------------|-----------------|-----------------|
| EXTERIOR | EXTERIOR | INTERIOR |
| BRICK | BRICK | BRICK |
| WOOD | WOOD | WOOD |
| GLASS | GLASS | GLASS |
| PAINT | PAINT | PAINT |
| CONCRETE | CONCRETE | CONCRETE |
| STAINLESS STEEL | STAINLESS STEEL | STAINLESS STEEL |
| ... | ... | ... |



| | | | | |
|---|---------------------------------|---------------|---|---|
| BOHLER SITE CHART AND DEVELOPMENT PLAN BOHLER AND ASSOCIATES, INC. 1000 WEST STREET ADDISON, TEXAS 75001 TEL: 972.818.5000 FAX: 972.818.5001 WWW.BOHLER.COM | ADDISON RETAIL LLC | BOHLER | 5 | BOHLER SITE CHART AND DEVELOPMENT PLAN BOHLER AND ASSOCIATES, INC. 1000 WEST STREET ADDISON, TEXAS 75001 TEL: 972.818.5000 FAX: 972.818.5001 WWW.BOHLER.COM |
|---|---------------------------------|---------------|---|---|

REVISIONS

| REV | DATE | COMMENT | DESIGNED BY |
|-----|------|---------|-------------|
| | | | |

811
 Know what's below.
 Call before you dig.
 ALWAYS CALL 811
 It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

PROJECT No.: TD180002
 DRAWN BY: JTB
 CHECKED BY: MSH
 DATE: 10/27/2020
 CAD ID: 593

SITE DEVELOPMENT PLANS

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
 TBP No. 10051 TRPLS No. 10194413



OVERALL SITE PLAN

C-301
 TOWN PROJECT #1818-Z



LOCATION MAP NOT TO SCALE

SITE DATA SUMMARY

| SITE INFORMATION | |
|--|---|
| TOTAL LOT AREA | 88,597 SF (2.034 AC) |
| PROPOSED BUILDING AREAS & HEIGHTS (2,503 SF = RETAIL; 720 SF = OFFICE) | 3,223 SF, 20' HEIGHT |
| EXISTING BUILDING AREAS | 10,382 SF - 1-STORY 700 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 | 21,516 (123 SF) (INCLUDES OPEN SPACE IN ROW) |
| IMPERVIOUS SURFACE AFTER DEVELOPMENT | 71,284 SF |
| JURISDICTIONAL | |
| EXISTING ZONING / USE | PD 93-018 / RESTAURANT |
| PROPOSED ZONING / USE | BELT LINE DISTRICT & RESTAURANT/RETAIL/OFFICE |
| BUILDING SETBACKS: | |
| FRONT | 34' |
| SIDE | N/A |
| REAR | N/A |
| LANDSCAPE BUFFER** | 19.6' LANDSCAPE BUFFER INCLUDING SIDEWALK |

* HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS.
 ** EXISTING LANDSCAPE BUFFER RANGES FROM 18'-10" EXISTING SIDEWALK AND LANDSCAPE AREA TO REMAIN IN CURRENT CONDITIONS. REQUIRED LANDSCAPE BUFFER HAS BEEN CALCULATED AS 19' FROM THE BELT LINE DISTRICT THROUGHFARE PLAN.



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 |

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 THEM.
- 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 RADI ARE 3' UNLESS NOTED OTHERWISE.
- CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXT 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 20 TREES, RESULTING IN A NET LOSS 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 15 PREPARED BY PACIFIC ROCK 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 | SURVEYOR | OWNER/APPLICANT |
|--|---|---|
| BOHLER ENGINEERING 6017 MAIN STREET FRISCO, TX 75034 PHONE: (469) 458-7300 CONTACT: MATTHIAS HALBERT | BOHLER SURVEYING 714 FERRISS AVE B WAKAHACHE, TX 75168 PHONE: (214) 903-8200 CONTACT: SEAN SHROPSHIRE | ADDISON RETAIL LLC 83 ORCHARD HILL PARK DR LEWENSTON, MA 01919 PHONE: (375) 555-6961 CONTACT: GREGG LICOTTI |

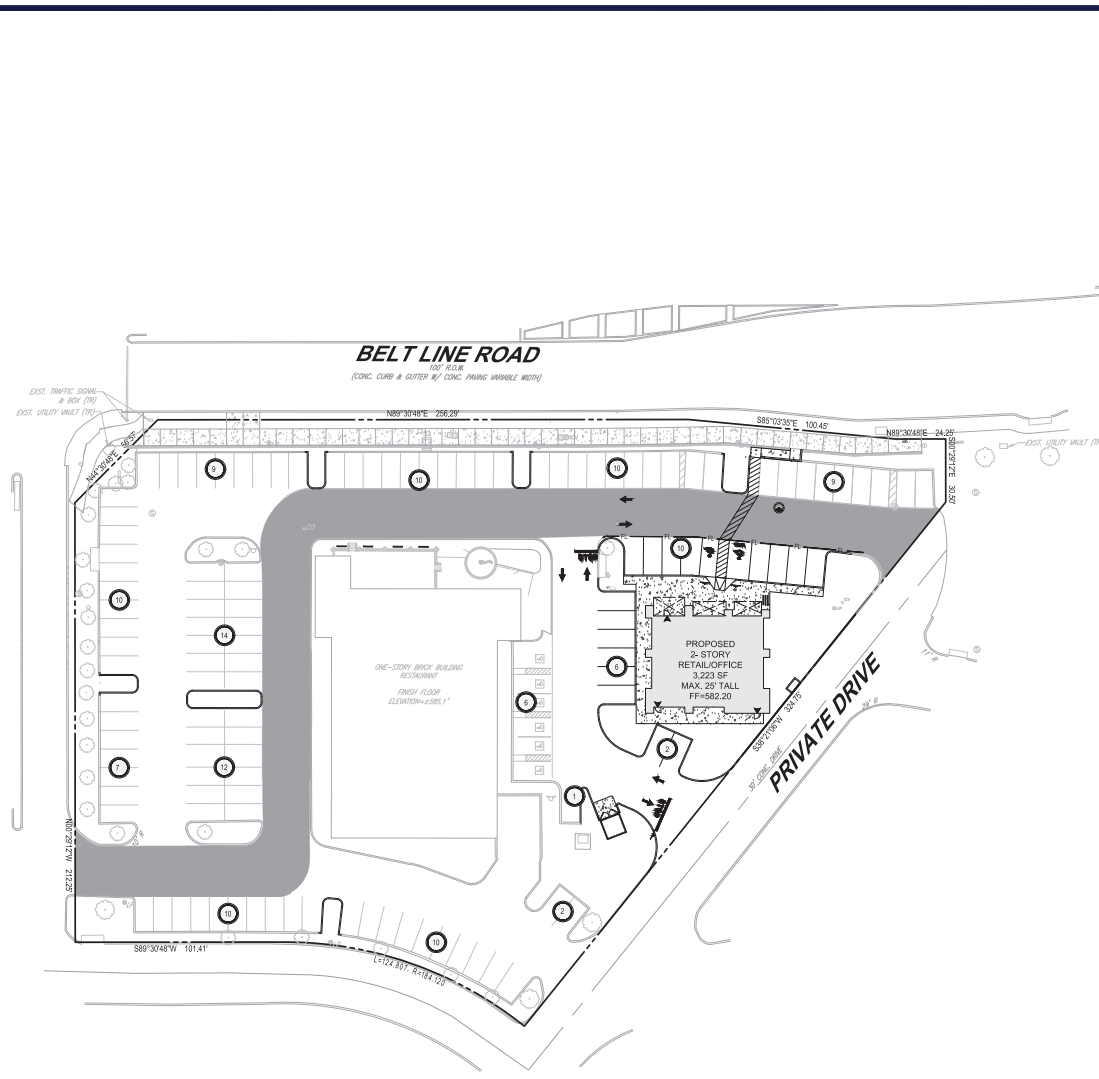
ACTION

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



Planning & Zoning Commission

4.

Meeting Date: 09/21/2021

Agenda Caption:

Hold a Public Hearing, Present, Discuss, and Consider Action on a **Recommendation regarding an Ordinance Changing the Zoning on a 2.99-Acre Properties Located at 4150 Kellway Circle, from Industrial-1 (I-1) to Planned Development (PD) District with Modified I-1 District Regulations.** Case 1831-Z/4150 Kellway Circle.

Attachments

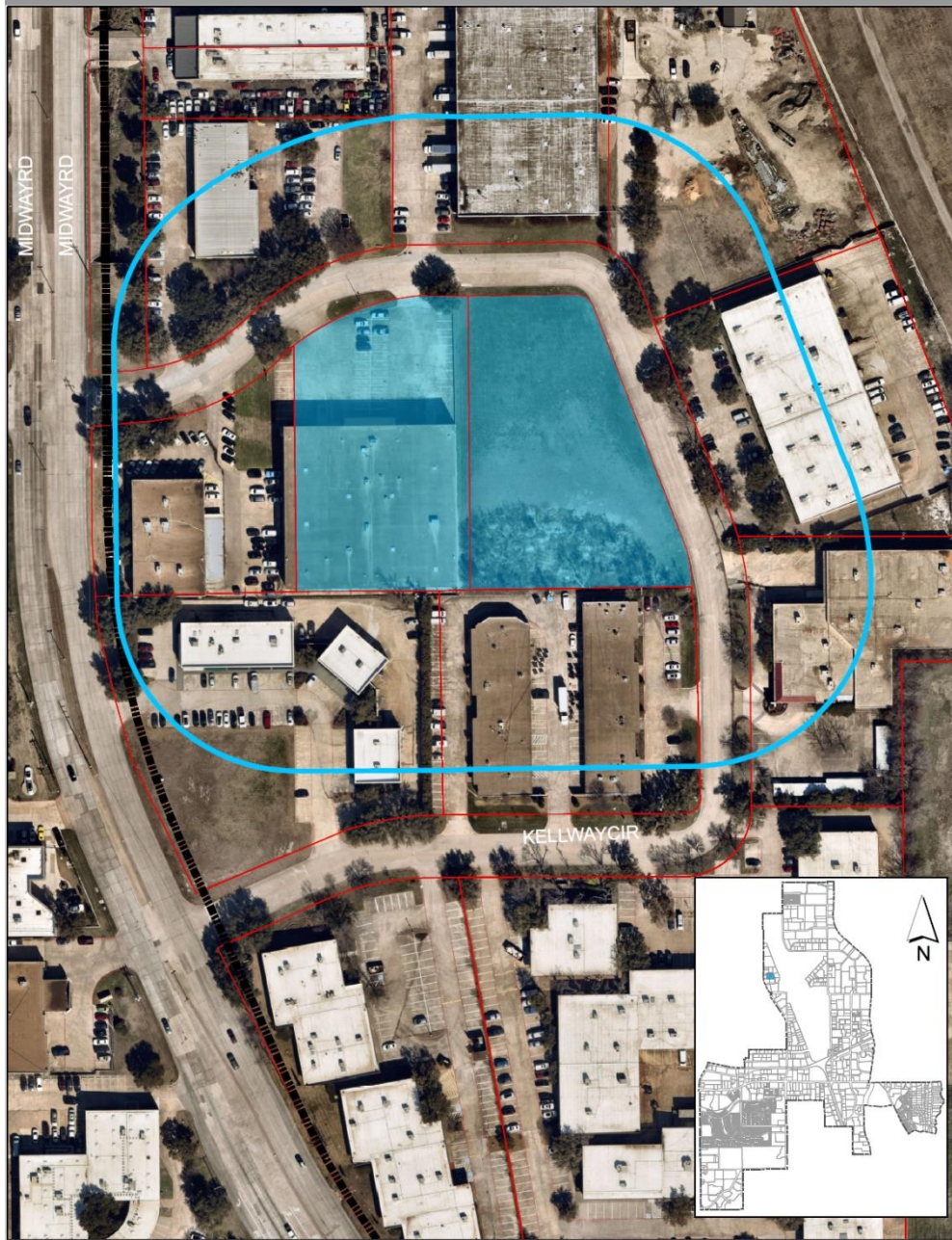
1831-Z Staff Report

1831-Z Request to Table

1831-Z

PUBLIC HEARING Case 1831-Z/4150 Kellway Circle. Hold a Public Hearing, Present, Discuss, and Consider Action on a Recommendation regarding an Ordinance Changing the Zoning on a 2.99-Acre Properties Located at 4150 Kellway Circle, from Industrial-1 (I-1) to Planned Development (PD) District with Modified I-1 District Regulations.

LOCATION MAP





September 16, 2021

STAFF REPORT

RE: 1831-Z/4150 Kellway Circle

LOCATION: 4150 and 4230 Kellway Circle

REQUEST: Approval to rezone the properties from Industrial-1 (I-1) to a Planned Development District (PD) with modified I-1 District Standards.

APPLICANT: Dean Cardwell, Bohler Engineering Texas, LLC

DISCUSSION:

Background: The applicant is requesting to table this application to the October 19, 2021 Planning and Zoning Commission meeting, per the attached letter.

Additionally, the review of this case would benefit from re-noticing the request, allowing staff to provide a more accurate locational description of the lots that are the subject of this request. As the notice was drafted, only one of the two lot addresses is included in the caption, and there is also a typo. An added benefit of re-noticing is that adjacent property owners will be made aware of any future public hearing addressing this item. This notice was provided to nine adjacent property owners and the owners of the two properties that are the subject of the request.

RECOMMENDATION: APPROVE REQUEST TO TABLE AND RENOTICE THE CASE

Staff recommends approval of the request to table to the October 19, 2021 Planning and Zoning Commission meeting and re-noticing the case to correct deficiencies with the agenda item caption.



6017 Main Street
Frisco, Texas 75034
(469) 458-7300
bohlerengineering.com

09/16/2021

Town of Addison
Jenifer Tedrick
Planning and Development Manager
16801 Westgrove Dr.
Addison, TX 75001

Re: UDA1 Kellway Circle Rezoning Submittal (TD213002)

Ms. Tedrick,
We are respectfully requesting that this project be tabled to the October 19th Planning and Zoning Commission hearing.

Should you have any questions regarding this, please do not hesitate to contact me at (469) 458-7300.

Sincerely,

A handwritten signature in blue ink, appearing to read "D. Cardwell". The signature is stylized and fluid.

Dean Cardwell, PE
Associate