

In response to the questions by Addison City Council at the July 12, 2022 meeting for Block D Zoning Approval.

- What is currently left to be completed for the park in Block B? Provide a schedule for completion and acceptance of the park by the Town.

RESPONSE:

- Irrigation is complete but waiting on the electric meter for permanent power for the controller – Complete by 9/1/22
  - Decomposed granite needs to be added to tree areas – Complete by 9/1/22
  - Two small areas of landscape planting need to be completed adjacent to Building 4 to be installed after the slab is poured – Complete by 11/1/22
  - Site Furnishings to be installed –waiting on delivery – Complete by 11/1/22
  - Park light poles to be installed – waiting on delivery - Complete by 11/1/22
  - Replacement of rejected, dead or dying plant material – Complete by 11/1/22.
- Will there still be a 4-foot-tall fence between the sidewalk and park in Block B? Does the fence present an ADA challenge?

RESPONSE: There will be steps added due to the lowering of the grade adjacent to Unit 3. In the diagram below, you will see the TAS/ADA required accessible route from the R.O.W. to the parks and other public areas in the site.

The sidewalk in question is a private sidewalk and is not part of the accessible route. In addition to the diagram below, the following is a snip from email correspondence with the Registered Texas Accessibility Specialist who did the Accessibility review on the site. Per the advice of the RAS, we have submitted a permit revision to the City of Addison with the handrail requirements met on the new stair.

***Hello Stephen :: You are correct - since the noted sidewalk located directly in front of the residential townhouse units are not considered a public accommodation sidewalk and the fact there is an accessible pedestrian circulation route from the other end, placement of the proposed set of architectural barrier steps in one location is okay - because of the significant terrain issues.***

***However, the steps must still fully comply with the Standards regarding compliant handrails / extensions etc.***

***Hope this helps !***

***Fred D. Cawyer AIA, NCARB, RID, RAS & APA  
State of Texas - Architect #008209 & Interior Designer #00614  
State of Florida - Architect #AR0091417 (currently in-active)***

***TDLR-AB - Texas Registered Accessibility Specialist - RAS #0086***

***APA - Accessibility Professional Association:  
APA/ADA Specialist Designation  
APA Transient Lodging Specialist Designation  
APA Assembly Specialist Designation***

***National Association of ADA Coordinators***

***ARS - Accessibility Resource Specialists PLLC  
and CAC - Cawyer & Associates Consulting LLP (Texas HUB #[1205788694200](#))***

***Mail correspondence address:  
2501 Harborview Blvd. / Rowlett, TX 75088***

***Construction Contract Document Delivery address:  
8301 Lakeview Parkway, Suite 111-303  
Rowlett, TX 75088***

*Office - [972.285.2445](tel:972.285.2445)  
Mobile - [214.505.3728](tel:214.505.3728)  
Web-site - [www.arsfirm.com](http://www.arsfirm.com)*

***The firm is "Centered" on Accessibility and "Centered" on Professional Service !***

***"I cannot do all the good that the world needs. But the world needs all the good that I can do" - Author Unknown***

***Great Video - "We are all People First" :  
[https://www.youtube.com/watch?v=3yo\\_ZOzqNwc](https://www.youtube.com/watch?v=3yo_ZOzqNwc)***

On Jul 18, 2022, at 3:49 PM, Stephen Klimas <[StephenK@lovettcommercial.com](mailto:StephenK@lovettcommercial.com)> wrote:

Fred,

I understand that you were the RAS who reviewed the Addison Grove townhome development for In-town Homes.

Please see the attached plan and note the following:

We had to adjust the grading adjacent to Block B, building 3 down 2 ft. The civil engineer added steps in the orange highlighted area. We had a question from the City as to whether that is an ADA issue. The yellow highlighted areas are the accessible routes from the street to the parks.

Since these are private sidewalks accessing residences with steps, I do not believe that it is an issue at that location.

Can you provide a letter to that effect to attach to our resubmittal to the city for these changes?

Thank you,

**Stephen Klimas**

Project Manager

2410 Polk Street

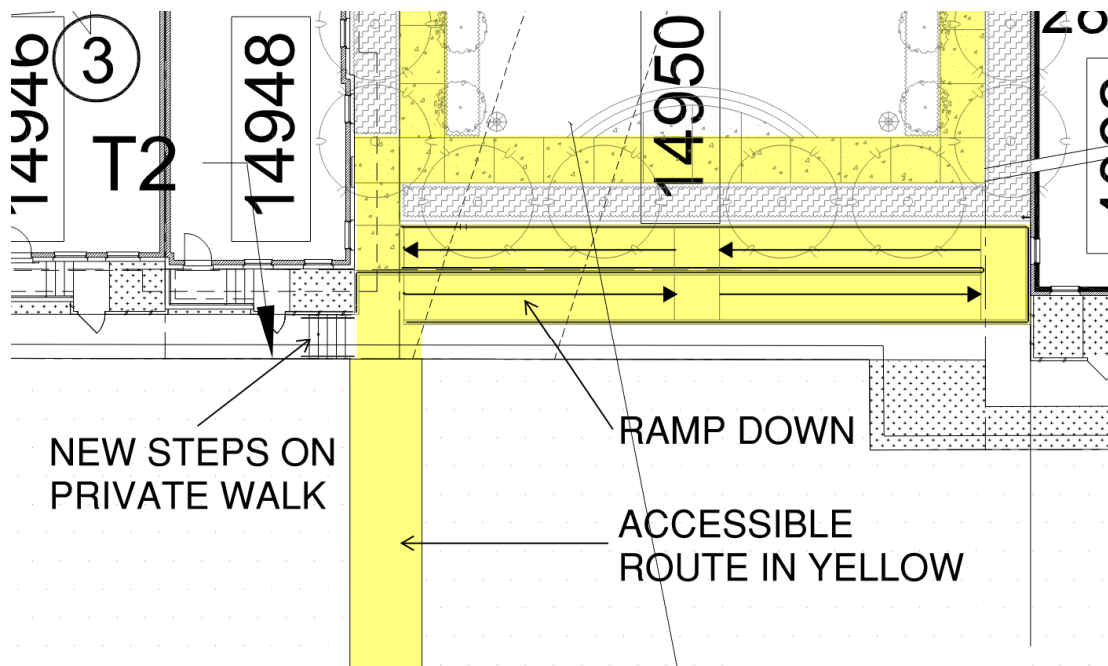
Suite 200

Houston, Texas 77003

Main: 713-961-3877

Mobile: 713-876-0277

[stephenk@lovetcommercial.com](mailto:stephenk@lovetcommercial.com)



- Would you consider constructing the north part of Block C before Block D to help create a sense of community and clean up the construction area?

RESPONSE: We have no objection to doing this. Block C has not yet been submitted for zoning approval. We would request that if we change our development phasing that Block D Zoning be approved at this time with the stipulation that we move to block C upon approval of that zoning plan. We have commenced the drawings for Block C zoning and anticipate submittal in the first week of October 2022.

See the proposed phasing plan (Exhibit A) and overall development schedule (Exhibit B).

- Is there anything that would preclude starting on the north end of Block D rather than the south end (leaving the screening wall as long as possible)?

RESPONSE: We have no objection to doing this.

See our proposed phasing plan (Exhibit A) and overall development schedule (Exhibit B).

- Provide general construction timeline and estimated completion dates for project and for specific phases/projects, such as water main installation, Block D, etc.

RESPONSE: See our proposed phasing plan (Exhibit A) and overall development schedule (Exhibit B).

- Is there sufficient water on site to service Block C without the construction of the 8-inch water main in Block D?

RESPONSE: The approved water utility civil plan is being constructed before any vertical construction is commenced in Blocks C or D. Current completed development has adequate coverage, but the connection at Beltway is required for the entire development to function and is scheduled for September 2022 construction. See attached Exhibit C for scope of work completed and proposed.

Attachments:

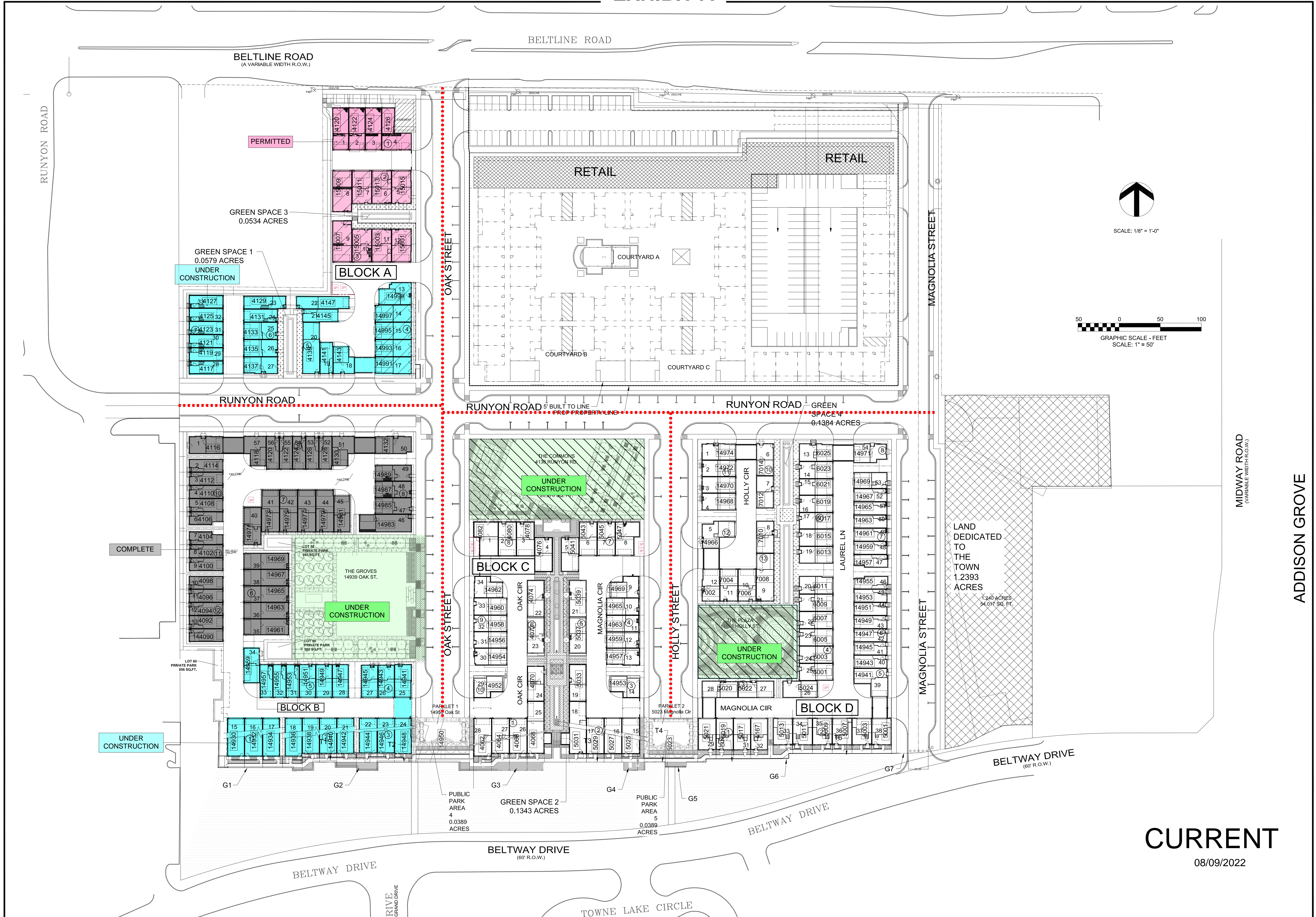
Exhibit A – Development Phasing Plan

Exhibit B - Overall Development Schedule

Exhibit C – Water Protection plan



# EXHIBIT A



REVISIONS:

1.	
----	--

URBANTOWNHOMES

2410 Polk St, Ste. 200  
Houston, TX 77003  
(713) 961-3877

**ADDISON**  
**SITE PLAN**

DATE: July 07, 2022  
SCALE: 1" = 50'-0"  
DRAWN BY: \_\_\_\_\_ CHECKED BY: \_\_\_\_\_  
PROJECT NUMBER: \_\_\_\_\_

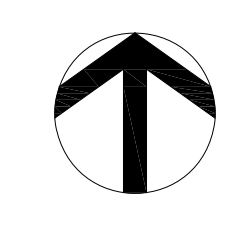
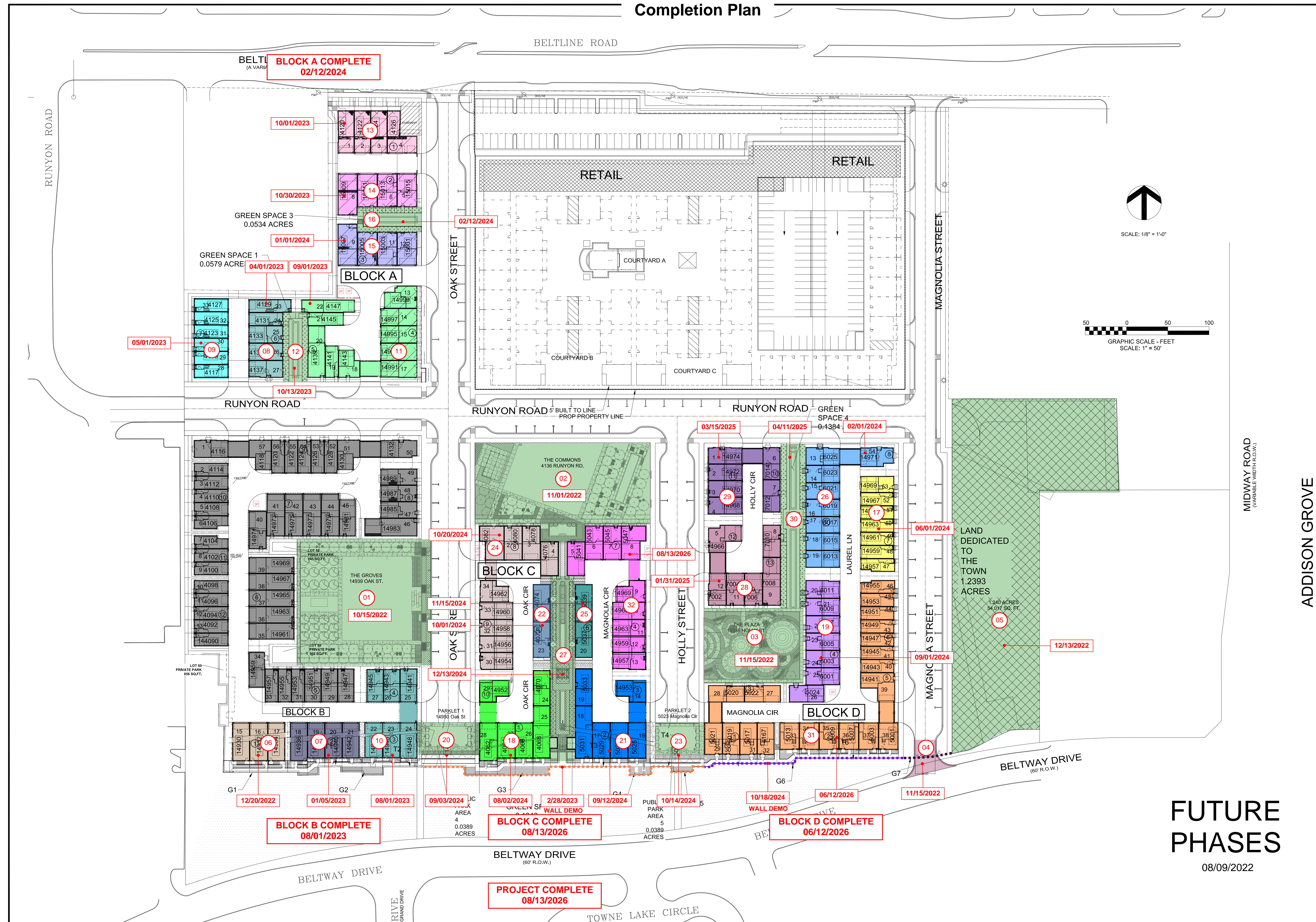
**A-1**

**CURRENT**  
08/09/2022

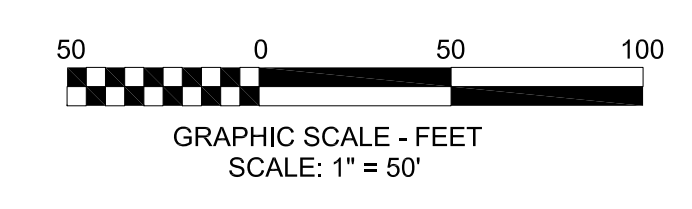
ADDISON GROVE



# EXHIBIT A Completion Plan



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



REVISIONS:

1.	
----	--

URBANTOWN HOMES  
2410 Polk St. Ste. 200  
Houston, TX 77003  
(713) 961-3877

**ADDISON**  
**SITE PLAN**

DATE	July 07, 2022
SCALE	1" = 50'-0"
DRAWN BY	CHECKED BY
PROJECT NUMBER	

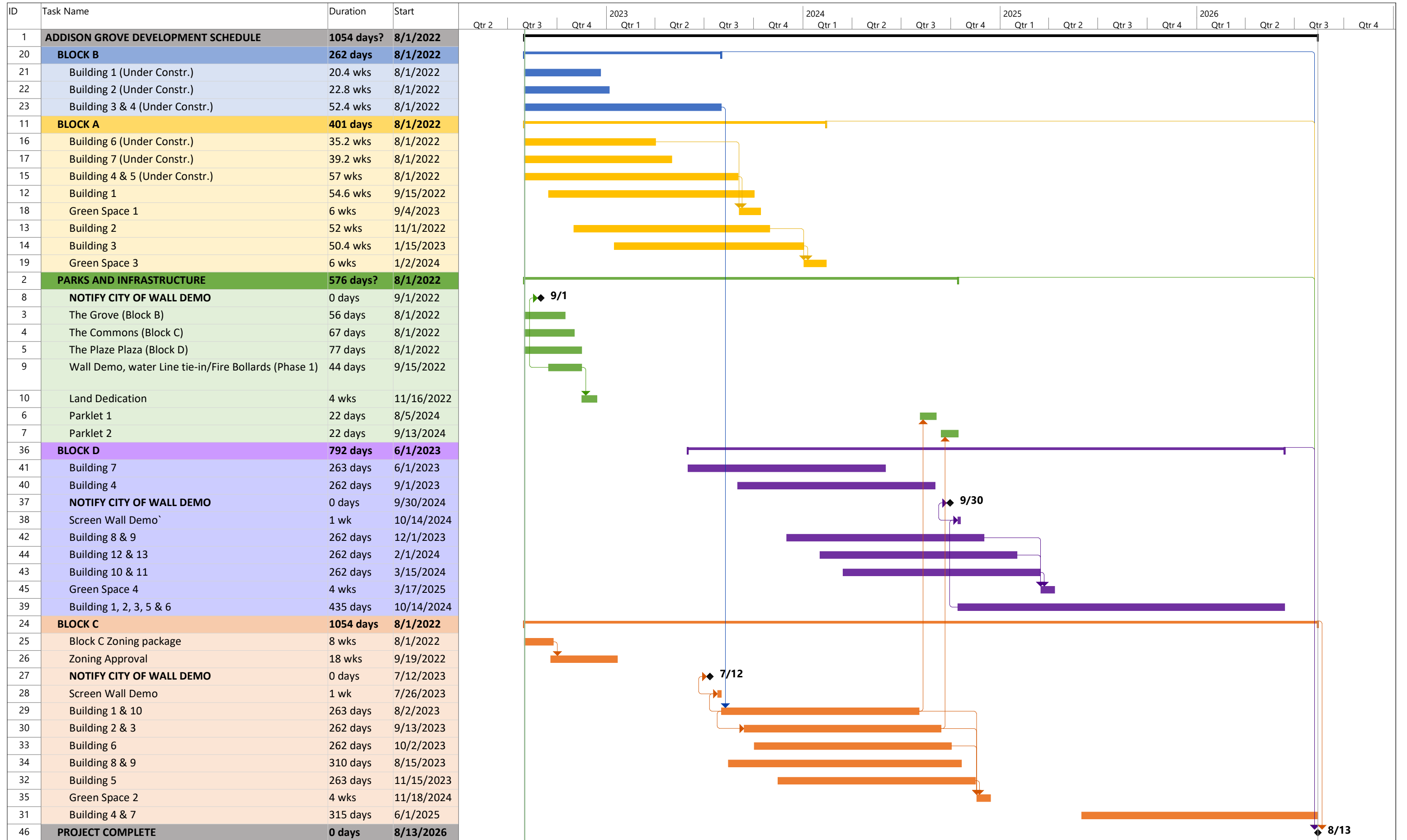
A-1

ADDISON GROVE

**FUTURE  
PHASES**  
08/09/2022

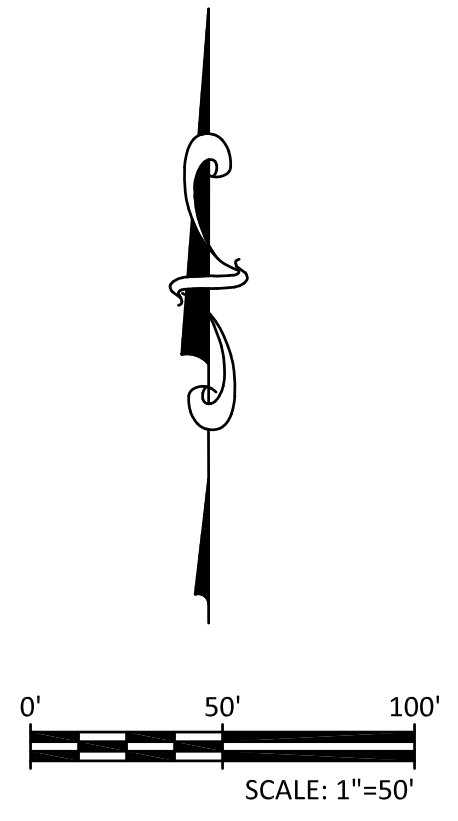
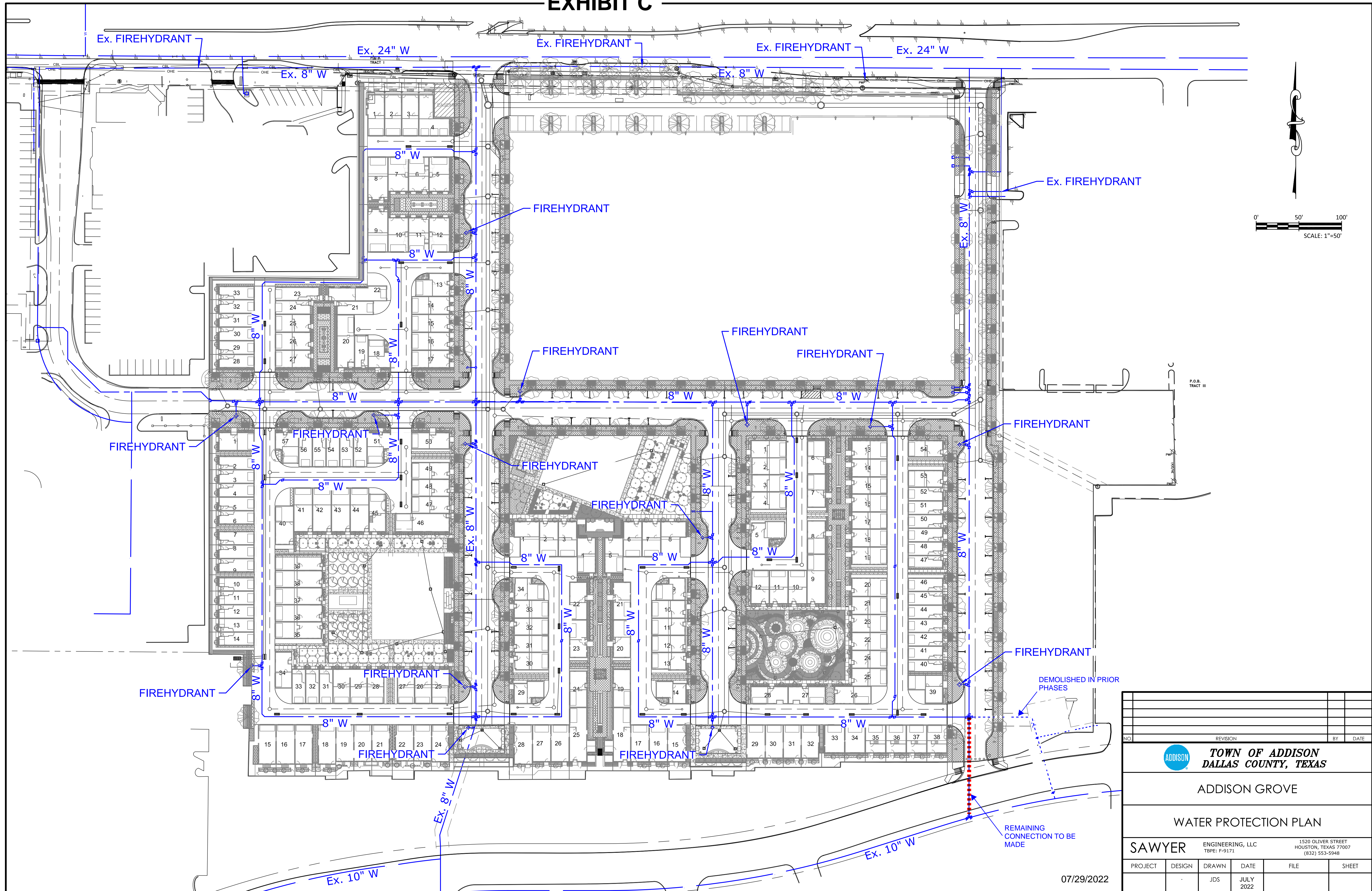



# EXHIBIT B





# EXHIBIT C



NO.	REVISION	BY	DATE
 <b>TOWN OF ADDISON</b> <b>DALLAS COUNTY, TEXAS</b>			
ADDISON GROVE			
WATER PROTECTION PLAN			
<b>SAWYER</b>		ENGINEERING, LLC TBP#: F-9171	1520 OLIVER STREET HOUSTON, TEXAS 77007 (832) 553-5948
PROJECT	DESIGN	DRAWN	DATE
		JDS	JULY 2022
			FILE
			SHEET

07/29/2022