



## REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION

TUESDAY, AUGUST 16, 2022

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 TreeHouse, 14681 Midway Road, Suite 200, Addison, Texas 75001 on Tuesday, August 16, 2022 at 6 pm. 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 the meeting location and ways to view and/or present comments, please contact Lesley Nyp prior to 3:00 pm on the day of the meeting at 972-450-2823 or by emailing [zoninginput@addisontx.gov](mailto:zoninginput@addisontx.gov). Members of the public are entitled to participate remotely via Dial-in Number: 346.248.7799; Meeting ID: 319 628 1637; 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](http://www.addisontexas.net).

Call Meeting to Order

Pledge of Allegiance

**Consent Agenda:** *All items listed under the Consent Agenda are considered routine by the Planning and Zoning Commission and will be enacted by one motion with no individual consideration. If individual consideration of an item is requested, it will be pulled from the Consent Agenda and discussed separately.*

1. Consider Action on the **Minutes from the July 19, 2022 Planning and Zoning Commission Meeting.**

Regular Agenda:

2. Present, Discuss, and Consider Action on a **Site Plan for 6.054 acres within the William Lomax Survey, Abstract No. 792, all Located on the Addison Airport, for Six Airport Hangars, Located on the North Side of the Westernmost Segment of Claire Chennault Drive.** Case SP2022-05/4505 Claire Chennault Drive (Sky Harbour Hangars).
3. Hold a Public Hearing, Present, Discuss, and Consider Action on a **Recommendation regarding an Ordinance Rezoning a 2.034 Acre Property Located at 3820 Belt Line Road from the Planned Development District (PD) with Modified Belt Line District (BL) Standards to a New Planned Development District (PD) with Modified Local Retail District (LR) Standards and a Special Use Permit (SUP) to Allow the Development of a Drive-Thru Only Restaurant.** Case 1850-Z/3820 Belt Line Road (Salad & Go).
4. Hold a Public Hearing, Present, Discuss, and Consider Action on a **Recommendation regarding an Ordinance Approving a Special Use Permit (SUP) for Property Located at 4580 Belt Line Road that is currently zoned Local Retail (LR), to allow a Restaurant with the Sale of Alcoholic Beverages for On-Premises Consumption.** Case 1853-SUP/4580 Belt Line Road (Toasted Yolk Cafe).
5. Hold a Public Hearing, Present, Discuss, and Consider Action on a **Recommendation regarding an Ordinance Approving a Special Use Permit (SUP) for Property Located at 3855 Belt Line Road that is currently zoned Planned Development (PD), Ordinance No. 094-037, to allow a Restaurant.** Case 1854-SUP/3855 Belt Line Road (La Pasha).

## 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.**

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POSTED BY: \_\_\_\_\_

Lesley Nyp, Planning & Development Manager

DATE POSTED: \_\_\_\_\_

TIME POSTED: \_\_\_\_\_

DATE REMOVED FROM BULLETIN BOARD: \_\_\_\_\_

REMOVED BY: \_\_\_\_\_

**Planning & Zoning Commission**  
**Meeting Date: 08/16/2022**

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**2.**

**Agenda Caption:**

Consider Action on the **Minutes from the July 19, 2022 Planning and Zoning Commission Meeting.**

**Staff Report:**

The minutes from the July 19, 2022 Planning and Zoning Commission Meeting have been prepared for consideration.

**Recommendation:**

Administration recommends approval.

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**Attachments**

Minutes of the July 19, 2022 Planning and Zonign Commission Meeting

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# DRAFT

## OFFICIAL ACTIONS OF THE ADDISON PLANNING AND ZONING COMMISSION

July 19, 2022

6:00 P.M. - Addison Treehouse  
14681 Midway Road, Suite 200

Present: Chair Tom Souers; Vice Chair Chris DeFrancisco; Commissioner Juli Branson;  
Commissioner Robert Catalani; Commissioner Nancy Craig; Commissioner Denise  
Fansler; Commissioner John Meleky

### Call Meeting to Order

Chair Souers called the meeting to order.

### Pledge of Allegiance

Chair Souers led the Pledge of Allegiance.

**Consent Agenda:** *All items listed under the Consent Agenda are considered routine by the Planning and Zoning Commission and will be enacted by one motion with no individual consideration. If individual consideration of an item is requested, it will be pulled from the Consent Agenda and discussed separately.*

1. Consider Action on the **Minutes from the June 21, 2022 Planning and Zoning Commission Meeting.**
2. Consider Action on a **Replat of Lot 1R, Block 1 of the Greenhill School Addition, comprising 72.972 Acres situated in the Thomas L. Chenoweth Survey, Abstract No. 273, and located at the northwest corner of Midway Road and Spring Valley Road.** Case R2022-02/Greenhill School Addition (4141 Spring Valley Road).

Motion: Recommend approval of the Consent Agenda as presented.

Moved by Commissioner Nancy Craig, Seconded by Commissioner John Meleky

AYE: Chair Tom Souers, Vice Chair Chris DeFrancisco,  
Commissioner Juli Branson, Commissioner Robert Catalani,  
Commissioner Nancy Craig, Commissioner Denise Fansler,  
Commissioner John Meleky

Passed

Regular Agenda:

3. Hold a Public Hearing, Present, Discuss, and Consider Action on the **Sam's Club Special Area Study, a Long-Range Planning Policy Guiding Future Development and the Provision of Infrastructure and Social Amenities within a 79+/- Acre Area Bounded by Belt Line Road to the North, Hornet Road to the South, Midway Road to the East, and existing residential neighborhoods to the West.**

Ken Schmidt, Director of Development Services, presented the Sam's Club Special Area Study.

Vice Chair DeFrancisco stated that he appreciates the way the Town developed the study. He added that it is an important area of Addison, and the report was very thorough and detailed. He enjoys the trails, landscape buffer, and the multiple types of housing identified. He thanked those that were apart of the process.

Commissioner Catalani commented that there were a lot of people from the community that spent a lot of time and effort to create this study. He emphasized that the study is not perfect, but he does not think that long range plans can accommodate everything that may occur. The plan has a broad scope that provides room to maneuver as needed.

Commissioner Craig asked staff if the road connections to Proton Road and Hornet Road were removed from the report, would it make the study stronger or weaker or take away from the intent of the report. Mr. Schmidt responded that the Study functions well as is, but sometimes the intent of a large, broad study is difficult to identify. The intent of the study can be achieved with or without the graphic depicting additional roadway connections, but a note should be added that new connections should be thoughtfully considered when they make sense for the community.

Commissioner Craig stated that there could be language added to the report to communicate that it serves as a guideline. She asked staff if that language would also apply to the roadway connections. Mr. Schmidt responded that it does, but it can be a nuanced issued. It is a policy and guideline, but the Town should always consider the safety and mobility of our transportation network regardless of what is in the plan.

Chair Souers stated that the study is a guide but if you remove items, the Town will have more difficulty proposing it later. If it is included, it will force the debate on the merits of the project and what is in the study. He would like the study to remain as is with guidelines to show future connections. He does believe the terms major and minor are misleading and suggests that the terminology should be changed.

Chair Souers opened the public hearing for Item 3.

Public Hearing:

Chair Souers stated that the following individuals would like to state their position for the record but did not wish to speak:

For: None

On: None

Against:

Virginia Waytena, 3752 Park Place, Addison, TX 75001

Kathy Moore, 3729 Chatham Court Drive, Addison, TX 75001

Debby Casad, 4105 Rush Circle, Addison, TX 75001

Kristen Wallach, 14669 Wayside Court, Addison, TX 75001

Ronald Wallach, 14669 Wayside Court, Addison, TX 75001

Burk Burkhalter, 3824 Waterford Drive, Addison, TX 75001

The following individuals spoke during the public hearing.

For:

Paul Walden, 14806 Le Grande Drive, Addison, TX 75001, stated that he was in favor of the study. As a resident of Midway Meadows, he is vested in the 100-foot buffer, and it ensures that the single-family neighborhood is respected.

Against:

David Collins, 14668 Wayside Court, Addison, TX 75001, commented that a lot of work went into the process but wanted to acknowledge that Addison has the highest ratio of apartments to homes in the State.

Residences have asked for a moratorium on apartment development. In 2017 there was a resolution passed acknowledging that. His understanding is that the resident representatives of the Sam's Club Study Committee expressed their opinion to not have more apartments. Mr. Collins expressed concern with the apartment development proposed concurrently with the study. He stated that the Town has acknowledged that apartments are an issue and the first project in the Sam's Club Study area is for apartments. He added that the Town states that fee-simple projects are not possible due to cost, but he suggests the Town develop an incentive program to assist fee-simple developers. Mr. Collins recommends the Town put a moratorium on apartments.

On:

Marlin Willesen, 4100 Juliard Drive, Addison, TX 75001, thanked the committee and citizens for their participation in the study. He asked the commission to make a minor change to the study. While he agrees with most of the study, he has concerns with the major new vehicle connections. He stated that on page 30 of the study, the physical development framework illustrates a street connection to Hornet Road. He has concerns with traffic as it relates to the adjacent school. He also has concerns about another major vehicle connection across Redding Trail that will lead to traffic cutting through residential neighborhoods. He suggests considering a traffic signal on Midway Road across from Beltwood Parkway. Additionally, there is a 4 to 5 foot tall wall that separates the Townhomes of Addison and La Mirada Condominium from Midway Atriums. This is not currently an issue but if there is a residential transition zone, he suggests adding a wall or buffer, similar to Town Lake, to provide privacy.

Liz Oliphant, 14700 Marsh Lane, Addison, TX 75001, stated that this is a long-range plan that will affect the future of the Town. She stated that she has experience working with various developers, cities, and the property appraisal board. Ms. Oliphant stated she is an apartment resident and has been living in Addison for 20 years. She added that she is there by choice because she does not want the responsibility of owning a home. The income level of apartment residents is considerably higher than one would expect. She stated that concerns with property values related to proximity to multifamily are not the reality. These decisions regarding housing can have great affect on the Town's tax base and they should not be taken lightly.

Chair Souers read comments sent to staff into the record and announced they will be made available on the Town's website.



Mr. Schmidt commented that he received feedback from a committee member regarding language updates related to Beltway Drive. It does not impact the intent of the study, however, if approved, Staff will take this item to City Council with the updated language.

Chair Souers closed the public hearing for Item 3.

Motion: Recommend approval of Item 3 as presented.

Moved by Vice Chair Chris DeFrancisco, Seconded by Commissioner Robert Catalani

AYE: Chair Tom Souers, Vice Chair Chris DeFrancisco, Commissioner Juli Branson, 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 Rezoning a 13.78+/- Acre Property Located on the West Side of Midway Road, Approximately 1,000 Feet South of Beltway Drive and Immediately North of the Redding Trail Dog Park, from Planned Development District (PD) to a new Planned Development District (PD) to Allow for the Development of 405 Multifamily Dwelling Units with Permitted Ground Floor Retail, Restaurant, Office, Co-Working, and Live/Work Uses, 30 Townhome Fee Simple Lots, 14 Townhome Rental Dwelling Units, and Associated Public and Private Open Space and Common Areas, Through the Approval of Development Plans and Standards. Case 1851-Z/AMLI Midway.

Ken Schmidt, Director of Development Services, presented the staff report for Item 4.

Commissioner Meleky asked what consideration was given to traffic that will be accessing the site from Midway Road.

Mr. Schmidt replied that there will be a dedicated left turn lane on Midway Road for northbound traffic. The TIA demonstrated that northbound and southbound traffic performed well entering the site. There were no issues identified on the roadway. The TIA did identify a need for dedicated left and right turn lanes exiting the site to prevent delays getting onto Midway Road.

Commissioner Fansler asked staff to clarify the density of Addison Grove. Mr. Schmidt replied that the density figure for Addison Grove included both the townhomes and multifamily units.

Commissioner Branson asked if the Town requires LEED Certification. Mr. Schmidt replied that the Town does not require it through zoning, however, it has become an expectation for new development.

Commissioner Branson asked for clarification regarding LEED Certification levels. Mr. Schmidt responded that the top level is Platinum, followed by Gold at the mid-level.

Commissioner Branson stated that she is against the vehicle connection across Redding Trail. She does not like the idea of vehicles crossing at locations where pedestrian activity is encouraged. Mr. Schmidt clarified that the proposal does not include a vehicle connection across Redding Trail. There is a note on the plans that states if the Town desires to, a vehicle connection could be made, however the TIA does not consider a connection at this location.

Commissioner Catalani commented that, similar to what the Sam's Club Study Committee did, he invited staff to walk the entire Sam's Club Study Area. The tour was helpful to gain a complete understanding of the area and the impact of a 100-foot buffer.

Vice Chair DeFrancisco asked if northbound traffic on Midway Road would be able to enter either access point and gain access to the townhomes and apartments. Mr. Schmidt replied yes, the only gate on site is internal to the parking structure.

Vice Chair DeFrancisco asked if the dog park improvements would be open to the public. Mr. Schmidt replied yes.

Vice Chair DeFrancisco asked if the LEED Certification included recycling. Mr. Schmidt said yes, the applicant is proposing dedicated recycling facilities.

Vice Chair DeFrancisco asked if the applicant will be providing vehicle charging stations. Mr. Schmidt responded that they will have a minimum of 20 stations on site.

Vice Chair DeFrancisco asked if the applicant will develop the townhome lots. Mr. Schmidt said they will develop the infrastructure for the lots and have them prepared for a townhome builder.

Vice Chair DeFrancisco asked if staff could share any deed restrictions proposed for the townhome lots. Mr. Schmidt replied that staff would have to review any restrictions if the project moved forward. Staff will review the HOA agreement as the Town wants to ensure the proper maintenance of common property. There would need to be a separate agreement between the Town and AMLI to apply performance standards related to phasing and timing of construction for the fee-simple townhomes.

Vice Chair DeFrancisco asked if the Town would have the authority to dictate the height of the townhomes. Mr. Schmidt responded that height can be restricted through zoning.

Vice Chair DeFrancisco asked what the fee would be for tree mitigation for the project. Mr. Schmidt replied that unlike other similar projects, a mitigation fee will not be required as the applicant is able to mitigate all trees on site through relocation or planting new trees.

Chair Souers commented that interior traffic congestion is a concern, especially when residents are not using the provided parking garage and instead parking on the street. He asked what conditions the Town is including on this project to mitigate these issues.

Mr. Schmidt replied that the street infrastructure is private but publicly accessible. The parking is also private to give the property management the authority to enforce parking restrictions on site. A property manager is much better situated to regulate these issues. The parking structure is proposed to be centrally located to make it more convenient to all areas.

Chair Souers asked what would prevent residents from parking in the parking spaces reserved for the public dog park. Mr. Schmidt said that it is something that the Town could enforce but he would like to give the property management team from AMLI the opportunity to enforce this policy as they have the greatest ability to impact their residents that are not following policies.

Commissioner Fansler asked if there is any public parking provided at the dog park currently. Janna Tidwell, Director of Parks and Recreation, commented that there are 8 reserved public parking spaces provided for the dog park.

Chair Souers asked what the trail connects to on the north end of the site. Mr. Schmidt responded that it terminates at the McCutchin property. It is staff's hope that, due to redevelopment to the

north and south, there will be future reinvestment to connect the trail all the way to Beltway Drive.

Chair Souers asked if the TIA indicated a need for a traffic signal at the access points. Mr. Schmidt said no, it did not.

Chair Souers commented that the Midway Road improvements will add additional traffic, making turning left out of this development difficult, which could create issues. He asked if the need would arise, would the Town be responsible for installing a new traffic signal.

Mr. Schmidt said that when a development changes conditions and creates a new demand, the developer is responsible for the roadway improvements, however, their TIA did not indicate a need. Additionally, the Town's Traffic Engineer did not express a need. There are several existing traffic signals between Belt Line Road and Proton Road and an additional signal may not be in the best interest of the corridor. Another future consideration is a pedestrian crossing immediately south of the area.

Chair Souers commented he would rather the townhomes on the west side be constructed earlier to provide screening for the single-family homes. He asked how staff would be addressing the phasing of construction. Mr. Schmidt responded that the applicant has engaged townhome builders and concluded that it will be difficult to market the townhome units prior to the multifamily structure being completed. The applicant has proposed installing the open space and trail first, including trees, to provide additional screening.

Vice Chair DeFrancisco asked who is responsible to enforce the Town's noise ordinance during construction. Mr. Schmidt replied that Development Services and Public Works staff would enforce regulations. He added that the applicant has developed in Addison before and understands what is expected. There is going to be noise related to construction, however, they will be required to follow the Town's requirements.

Commissioner Craig asked staff, in their professional opinion, if this project is the best use for this site.

Mr. Schmidt said that there could be several appropriate uses on this site, both residential and nonresidential. This site is the most appropriate area in the Sam's Club Study Area for medium density residential when considering screening and buffering opportunities. He does not believe this should be the prevailing land use within the study

area, however, having it as a component reflects the highest and best use of this site.

Chair Souers opened the public hearing for Item 4.

The applicant, Taylor Bowen, President of AMLI Development Company, 5057 Keller Spring Road, Suite 250, Addison, TX 75001, shared a presentation and project video with the Commission.

Chair Souers stated that the following individuals would like to state their position for the record but did not wish to speak:

For:

Katharine Liscio, 14825 Le Grande Drive, Addison, TX 75001  
Dan Liscio, 14825 Le Grande Drive, Addison, TX 75001  
Hunter Bailey, 15250 Quorum Drive, Addison, TX 75001  
Robbie Fletcher, 15250 Quorum Drive, Addison, TX 75001

On:

Charles Hopkins, 4156 Towne Green Circle, Addison, TX 75001  
Liz Oliphant, 14700 Marsh Lane, Addison, TX 75001

Against:

Pik Yi Lai, 4126 Eastman Way, Addison, TX 75001  
Debby Casad, 4105 Rush Circle, Addison, TX 75001  
Virginia Waytena, 3752 Park Place, Addison, TX 75001  
Kathy Moore, 3729 Chatham Court Drive, Addison, TX 75001  
Alicia McCone, 4003 Rive Lane, Addison, TX 75001  
Larry Makel, 4109 Leadville Place, Addison, TX 75001  
David Collins, 14668 Wayside Court, Addison, TX 75001  
Kristin Wallach, 14669 Wayside Court, Addison, TX 75001  
Ronald Wallach, 14669 Wayside Court, Addison, TX 75001

The following individuals spoke during the public hearing.

For:

Ron Whitehead, 4100 Leadville Place, Addison, TX 75001, stated he is in favor of the request. Mr. Whitehead said he was on the Sam's Club Study Committee and reviewed the development potential of this area. The opinion of the committee is that the form of development is just as important as the land use. Addison is an urban community and has benefited from diverse and relatively dense residential development. He stated he was opposed to the Addison Grove project; however, this project does a better job of being sensitive to the neighborhood. Mr. Whitehead stated this appears to be a

reasonable location and configuration for this proposed density.

Paul Walden, 14806 Le Grande Drive, Addison, TX 75001, commented that a 100-foot buffer is substantial and will protect Midway Meadows, regardless of what is developed along Midway Road. The development that is proposed will protect the sightlines of the residential homes. Mr. Walden stated that the residents of this project are those that choose to be renters. He added that AMLI is a known quantity and has adjusted the project based upon the community's requests.

Dan Stansbury, 3504 McFarlin Boulevard, Dallas, TX 75205, stated he is part owner of Office in the Park. He commented that the need for office space has changed, and office is no longer a viable use at this site. He commented that he is in favor of the request.

On:

Melanie Mitro, 4113 Leadville Place, Addison, TX 75001, said she is concerned about this vision for the residential transition zone, the hours of construction, the duration of the project, and the fencing that is along the west property line.

Mr. Bowen responded that AMLI will follow Town noise requirements and will financially contribute to the existing HOA's to find a solution for the adjoining fence. Additionally, AMLI will ensure drainage and security is improved in that area. The applicant anticipates construction to be completed in early 2025.

Marlin Willesen, 4100 Juliard Drive, Addison, TX 75001, commented that he hopes, if approved, the Commission would not allow a cut through street to Proton Road.

Tony Radoszewski, 14612 Heritage Lane, Addison, TX 75001, commented that the Police Department should assess crime for multifamily and make sure additional police officers are provided as needed.

Paul Spencer, Chief of Police, stated that the Town is consistently monitoring service requirements for Addison. He stated that he has not been in contact regarding this specific project, but he is frequently in contact with staff regarding potential issues.

Jimmy Barker, 3905 Rive Lane, Addison, TX 75001, said he agrees that Office in the Park needs improvement and this project has the potential to encourage new development in the area. Mr. Barker

stated that at the Sam's Club Special Area Study community meetings, only 1 of 178 respondents felt this area was appropriate for high density. Land uses suggested included medium density fee-simple residential and senior housing. He suggested increasing the number of fee-simple townhomes on the site.

Mr. Bowen stated that he would prefer to keep some of the townhomes as rental products because the AMLI management team would have more control over maintenance.

Against:

Bill Lamoreaux, 3883 Les Lacs Avenue, Addison, TX 75001, stated he is opposed to this project because it is apartments. He strongly believes there should be more single-family homes in Addison. Mr. Lamoreaux added that there were other areas of Addison that individuals indicated would not be developed as single-family but eventually they did. He stated that there are other appropriate uses for this site besides apartments. Mr. Lamoreaux added that he is concerned about traffic and would like consideration for senior housing.

Jon Birney, 4043 Rive Lane, Addison, TX 75001, stated that he feels that considering the Sam's Club Special Area Study concurrently with the project is inappropriate. Mr. Birney added he does not support letting a multifamily developer drive the redevelopment. He stated that this project does not appear to be aligned with the Sam's Club Area Study as it does not provide flexibility. Mr. Birney said it is clear the community is opposed to multifamily.

John Price, 4114 Leadville Place, Addison, TX 75001, stated that there are ten homes that have backyards along Office in the Park. He stated that he usually cannot see the Office in the Park buildings when the trees are full, but he can during the winter months. He is concerned with the privacy of his back yard and the applicant's commitment to contribute to new fencing. He encourages the commission to require the developer to retain the large trees and fund, in full or in part, new consistent fencing along the rear of the single-family homes.

Commissioner Branson asked if Mr. Price had an HOA. Mr. Price replied yes, he feels that AMLI needs to discuss the fencing materials with the HOA.

Burk Burkhalter, 3824 Waterford Drive, Addison, TX 75001, commented that he does not dislike renters, but he dislikes the traffic.

He is concerned with apartments because it is his experience that renters don't participate in the community or vote. Additionally, he is concerned about what will happen to the apartment in the future. Mr. Burkhalter commented that there is no senior housing in Addison and the developer should consider low-rent options for senior housing.

Robert Jacoby, 4016 Rive Lane, Addison, TX 75001, stated that the project is aggressive. He is concerned that the rest of the Sam's Club Study Area will become multifamily and does not support apartments adjacent to single-family.

Commissioner Fansler asked what the average front yard setback is for a single-family home in Addison. Mr. Schmidt stated that Addison has a unique density for single-family homes. For the Midway Meadows neighborhood, the average front setback is 20-30 feet.

Commissioner Fansler asked how far the trail would be setback from the rear property line of the single-family homes. Mr. Schmidt replied that the trail should generally be centered within the 100-foot buffer and be setback of approximately 45-50 feet from the property line.

Chair Souers asked what staff representatives are typically involved in the review process. Mr. Schmidt said the Town uses a comprehensive, multidisciplinary review process with several Town departments. He added that the first project in this area was Cobalt Homes, a fee-simple infill townhome project at the former Super 8 Motel site.

Chair Souers read comments sent to staff for the record and announced they will be made available on the Town's website.

Commissioner Fansler asked staff to speak to the amount of time the Town has been working with AMLI on this project. Mr. Schmidt replied that AMLI has been working on this project for more than 18 months.

Vice Chair DeFrancisco asked if this development includes the cut through street. Mr. Schmidt responded that no connection is provided. A note was provided that a connection could be made if the Town desired.

Chair Souers asked if staff felt the developer has had adequate time to digest all the comments received from the community. Mr. Schmidt replied that, if approved, AMLI should continue to work towards addressing the comments they received tonight. He feels AMLI would have adequate time but they will need to address as many concerns



as possible before City Council.

Chair Souers asked if there would be an issue with delaying this item to allow time for concerns to be addressed. Mr. Schmidt stated that it would not be an issue for staff, but the applicant could have contractual obligations.

Mr. Bowen stated that AMLI has been working on the project for over 1.5 years. They have been incorporating ideas and addressing concerns from the community and staff. He stated that they have contractual obligations for the land and asked the Commission to proceed on schedule.

Commissioner Branson asked what aspects of the development are senior friendly. Mr. Bowen said the amenities, unit size and configurations are senior friendly. Additionally, there is an elevator in the three-story building and tuck under garages, which is atypical for that kind of development.

Commissioner Branson asked staff if the Commission needs to specify that the townhomes are rental or fee-simple in their recommendation. Mr. Schmidt replied that if the Commission wants additional townhomes as fee simple, it should be included in the recommendation. He added that staff does not have an opinion between rental or fee simple.

Commissioner Fansler asked the applicant to address the revenue associated with changing the 14 townhomes from rental to fee simple. Mr. Bowen said the feedback from the townhome builders was that they would be difficult to sell due to the proximity to the retail service areas. Mr. Schmidt added that Cobalt Homes has a similar condition, and the townhomes are fee simple.

Chair Souers closed the public hearing for Item 4.

Motion: Recommend approval of Item 4 as presented, including staff's recommended conditions.

Moved by Vice Chair Chris DeFrancisco, Seconded by Commissioner Robert Catalani

AYE: Chair Tom Souers, Vice Chair Chris DeFrancisco,  
Commissioner Juli Branson, Commissioner Robert Catalani,  
Commissioner Nancy Craig, Commissioner Denise Fansler,  
Commissioner John Meleky

Passed

## Adjourn Meeting

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

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.

**Agenda Caption:**

Present, Discuss, and Consider Action on a **Site Plan for 6.054 acres within the William Lomax Survey, Abstract No. 792, all Located on the Addison Airport, for Six Airport Hangars, Located on the North Side of the Westernmost Segment of Claire Chennault Drive.** Case SP2022-05/4505  
Claire Chennault Drive (Sky Harbour Hangars).

**Recommendation:**

Staff recommends approval of the site plan.

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**Attachments**

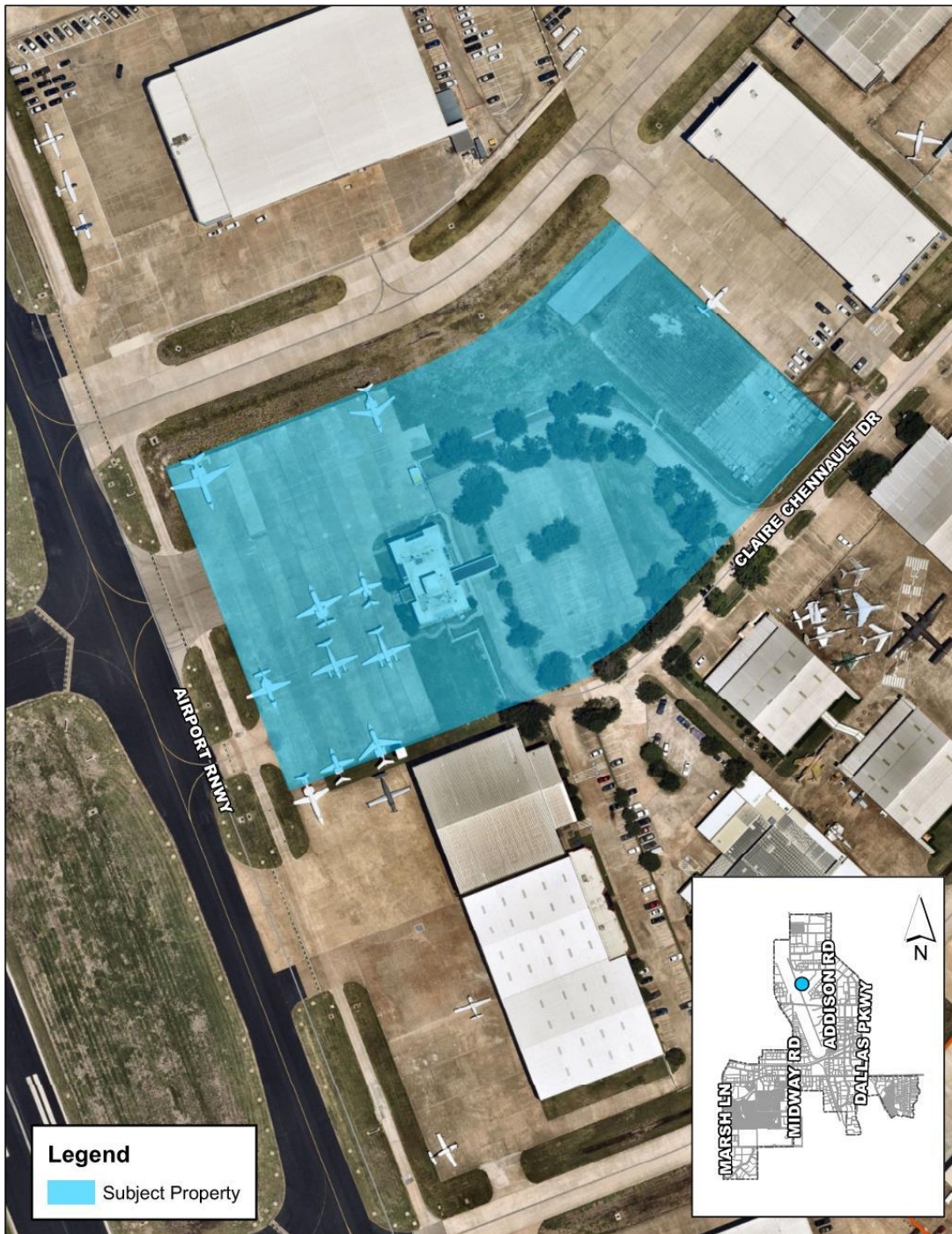
SP2022-05 Staff Report  
SP2022-05 Plans

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# SP2022-05

**Case SP2022-05/4505 Claire Chennault Drive.** Present, Discuss, and Consider Action on a Site Plan for 6.054 acres within the William Lomax Survey, Abstract No. 792, all Located on the Addison Airport, for Six Airport Hangars, Located on the North Side of the Westernmost Segment of Claire Chennault Drive.

## LOCATION MAP





August 16, 2022

**STAFF REPORT**

RE: SP2022-05/4505 Claire Chennault Drive

LOCATION: 4505 Claire Chennault Drive

REQUEST: Approval of a site plan for six airport hangars on 6.054-acre of land, located on the north side of the westernmost segment of Claire Chennault Drive, all on the Addison Airport.

APPLICANT: Jeff Colasanti, ADS Hangers LLC

DISCUSSION:

Background: The applicant submitted an application for the review of a site plan for four structures, totaling 104,600 square feet. The structures will be used for six new airplane hangars at the Addison Airport. The site includes 6.054 acres and is zoned Industrial 3 (I-3). A ground lease for the site was approved by City Council on June 28, 2022. The site is located on the north side of the westernmost segment of Claire Chennault Drive.

Proposed Plan: The proposed site plan includes four, single-story structures. The three westernmost buildings are intended to be used for single-tenant airplane hangar space (A11, V2, and V4 as shown on the site plan). The fourth structure (V6) will be used as a private airplane hangar that may have multiple users storing aircraft. In addition to the hangar space, the structures are proposed to include restroom facilities, garages, lounge areas, and office space. The site includes two aprons. The west apron, which serves hangar A11, has direct access to Taxiway A. The east apron, that serves hangars V2, V4, and V6, utilizes Taxi Lane V to the north of the site for access to the taxiway. The site has vehicular and emergency service access at two points on the north side of Claire Chennault Drive.

Parking: The I-3 zoning district requires one parking space per each five employees based upon the maximum number of employees on duty at any given time. The applicant stated the maximum number of employees would be 40 per hangar, therefore requiring 8 parking spaces per hangar, or 48 spaces total. The site plan exceeds the requirements by providing 76 parking spaces on site. The parking provided is equivalent to 1 space for each 1,400 square feet of floor area.

Exterior Facades: The single-story hangar buildings will achieve a maximum height of 40.5 feet. The primary exterior materials for the public facing (landside) facades will include brick, along the building base, and prefabricated metal above. The airside facades will consist of prefabricated metal. The primary building facades will provide canopies over the primary pedestrian entrances, windows into interior lounge areas, clerestory windows, and glass panel garage doors. The primary façade for building V6 will provide additional windows into the interior office space and clerestory windows. All roof mounted mechanical equipment will be screened from all sides of the

building. Additionally, screening for the solid waste enclosure will be required. The solid waste enclosure will be reviewed with the Building Permit and materials used will be consistent with the building façade.

Landscaping and Streetscape: For development on and around the Addison Airport, Town staff takes special consideration during the site plan process to ensure that both Town and Federal Aviation Administration (FAA) regulations are considered.

The Town's Landscape Ordinance requires that properties developed under the I-3 zoning district provide 10 percent of the site as landscaped area. Other requirements include a 20-foot landscape buffer along the street frontage, 5 percent of interior landscape planting in the parking lot, and parking lot screening. The landscape plan was able to meet or exceed Staff's requests. To ensure the safety of the aircraft, the landscaping on site has been concentrated near the Claire Chennault right-of-way frontage. Due to site constraints and the nature of the use, tree mitigation was not applied to this site.

**RECOMMENDATION: APPROVAL**

The overall design and scale of the airport hangars is compatible with the existing built environment of the Addison Airport, and it complies with the I-3 zoning district and applicable Town development standards, where feasible.

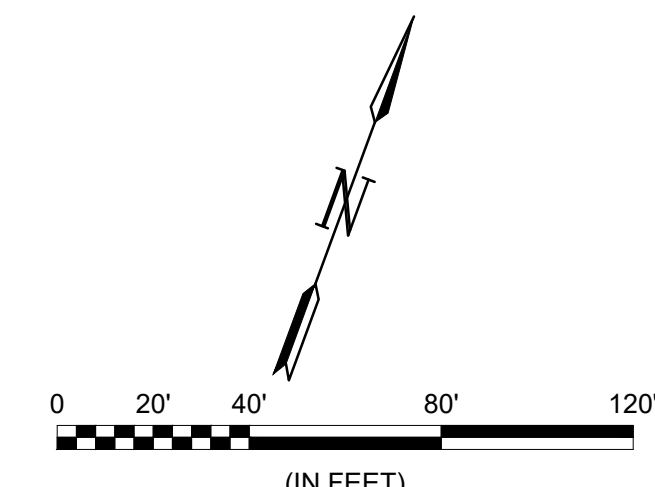
Staff recommends approval of the site plan.



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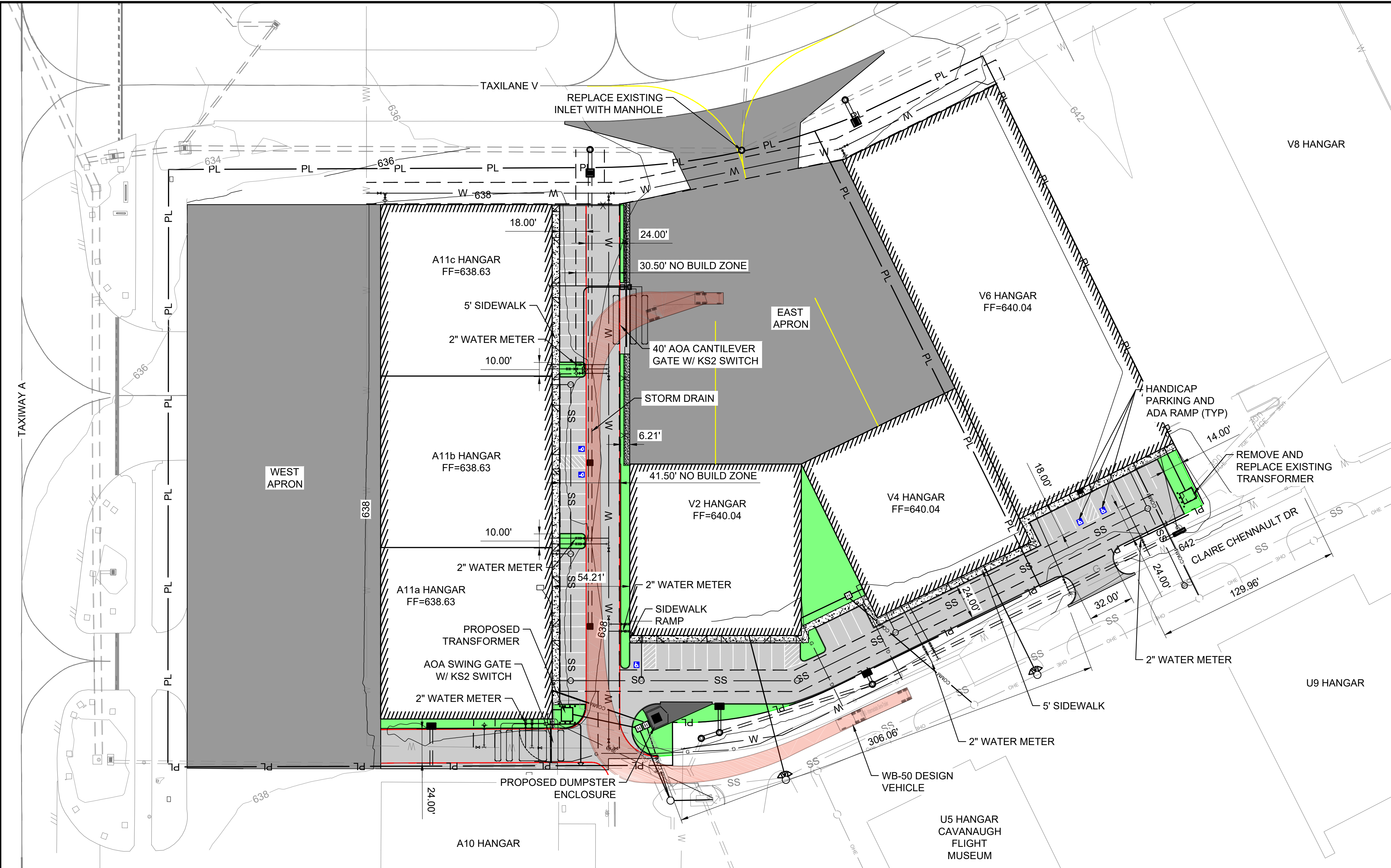


**TOWN OF ADDISON SITE PLAN NOTES:**

1. ANY REVISION TO THIS PLAN WILL REQUIRE TOWN APPROVAL AND WILL REQUIRE REVISIONS TO ANY CORRESPONDING PLANS TO AVOID CONFLICTS BETWEEN PLANS.
2. OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
3. BUILDINGS WITH AN AGGREGATE SUM OF 500 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.
4. ALL SIGNAGE IS SUBJECT TO TOWN APPROVAL.
5. ALL FENCES AND RETAINING WALLS SHALL BE SHOWN ON THE SITE PLAN AND ARE SUBJECT TO BUILDING INSPECTION DIVISION APPROVAL.

**LEGEND**

	PROPOSED LANDSIDE PAVEMENT
	PROPOSED AIRSIDE PAVEMENT
	PROPOSED GRASS AREA
	PROPOSED PARKING STRIPE MARKING
	PROPOSED TAXIWAY CENTERLINE MARKING
	EXISTING CONTOUR
	PROPOSED CONTOUR
	PROPERTY LINE
	EXISTING WATER LINE
	PROPOSED WATER LINE
	EXISTING SANITARY SEWER
	PROPOSED SANITARY SEWER
	EXISTING STORM DRAIN
	PROPOSED STORM DRAIN
	UTILITY NO BUILD ZONE
	FIRE LANE
	FENCE
	PROPOSED FENCE
	EXISTING GAS LINE
	PROPOSED GAS LINE
	EXISTING OVERHEAD ELECTRIC LINE
	EXISTING UNDERGROUND ELECTRIC LINE
	PROPOSED UNDERGROUND ELECTRIC LINE



**KEYMAP**



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.

- PARKING NOTES:**
1. CODE OF ORDINANCES, APPENDIX A, ARTICLE XIII, SECTION 4.B - PARKING REGULATIONS, WHICH PROVIDES PARKING RATIOS.
  2. PARKING SPACES INTERNAL TO IMPROVEMENTS (2 PER HANGAR) WILL HAVE TWO POINTS OF EGRESS (BOTH AIRSIDE AND LANDSIDE).
  3. HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS.

<b>OWNER</b>	<b>ENGINEERING/APPLICANT</b>
ADS HANGARS LLC 136 TOWER ROAD, SUITE 205 WESTCHESTER COUNTY AIRPORT WHITE PLAINS, NY 10604	GARVER, LLC (REGISTRATION NO. 5713) SARA ANDREWS, PE (TEXAS PE NO. 126832) 3010 GAYLORD PARKWAY, SUITE 190 FRISCO, TX 75077 (972) 377-7480
PROPOSED SUBDIVISION NAME:	SKY HARBOUR HANGAR DEVELOPMENT
BLOCK DESIGNATION:	NA
LOT NUMBER:	NA
ACREAGE:	6.05 ACRES
ABSTRACT/SURVEY NAME AND NUMBER:	FA COMMERCIAL DUE DILIGENCE SERVICES CO. (405) 253-2444
TOWN OF ADDISON CASE NO.	SP2022-05
PREPARATION DATE:	7/19/22

**FLOOD PLAIN NOTE:**  
NO FLOODPLAIN EXISTS ON SITE. PER FEMA FIRM 47813C0180K, DATE 07/07/2014, THIS SITE IS ZONE X UNSHADED, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANGE FLOOD PLAIN.

\*SOLID WASTE ENCLOSURE WILL BE REVIEWED WITH BUILDING PERMIT.

	A11 HANGAR	V2 HANGAR	V4 HANGAR	V6 HANGAR	TOTAL
GFA AREA (SF)	42,600	14,200	14,200	33,600	104,600
OVERALL HEIGHT	40'-6"				
OCCUPANCY CLASS	4F				
PARKING REQUIREMENT	BASED UPON # OF EMPLOYEES (1 SPACE PER EACH 5 EMPLOYEES)				
PARKING REQUIRED	24	8	8	8	48
PARKING PROVIDED	1/1,400 SF				
ADA SPACES REQUIRED	4				
ADA SPACES PROVIDED	5				
DOMESTIC WATER METER	2" DOMESTIC WATER METER				
IRRIGATION WATER METER	2" IRRIGATION WATER METER				
FIRE SERVICE LINE	6" FIRE SERVICE				
PROPERTY USE	PRIVATE APRON AND HANGAR				
ZONING CLASS	I-3				
ZONING CLASS DESCRIPTION	INDUSTRIAL-3 DISTRICT				
PROPERTY AREA	6.05 ACRES / 263,538 SF				
IMPERVIOUS AREA (SF)	240,703				
PERVIOUS AREA (SF)	22,835				
OPEN SPACE (SF)	7,112				
LOT COVERAGE	40%				

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Last plotted by: Muller, Adam J. Plot Size: AECmono.ctb Plot Scale: 1:1 Plot Date: 8/9/2022 3:23 PM Plotter used: DWG To PDF.pc3

BY:				
DESCRIPTION:				
DATE:				
REV:				
<b>ADDISON AIRPORT (ADS) ADDISON, TEXAS</b> CASE NO. SP2022-05				
<b>SKY HARBOUR HANGAR DEVELOPMENT</b> 4505 CLAIRE CHENNAULT DR ADDISON, TX				
<b>SITE PLAN</b>				
JOB NO.: 22A11111				
DATE: AUGUST 2022				
DESIGNED BY: AJM				
DRAWN BY: JAH				
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DRAWING NUMBER <b>GI-101</b>				
SHEET NUMBER <b>5</b>				

**PLANT SCHEDULE**

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE
LW	1	Lagerstroemia indica 'Whit II' TM	Dynamite Crape Myrtle	30 gal		6'- 8' Tall
PC	4	Pistacia chinensis	Chinese Pistache	B & B	4"Cal	
QS	1	Quercus shumardii	Shumard Oak	B & B	4"Cal	
UE	12	Ulmus parvifolia 'Emer II' TM	Allee Lacebark Elm	B & B	4"Cal	

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	FIELD2	FIELD3	SPACING
AE	20	Abelia x 'Edward Goucher'	Edward Goucher Abelia	5 gal			48" o.c.
CS	14	Chaenomeles speciosa	Flowering Quince	5 gal			48" o.c.
JW	112	Juniperus horizontalis 'Wiltonii'	Blue Rug Juniper	5 gal			24" o.c.
PS	14	Panicum virgatum 'Shenandoah'	Shenandoah Switch Grass	5 gal			36" o.c.
RI	108	Rhaphiolepis indica	Indian Hawthorn	5 gal			36" o.c.

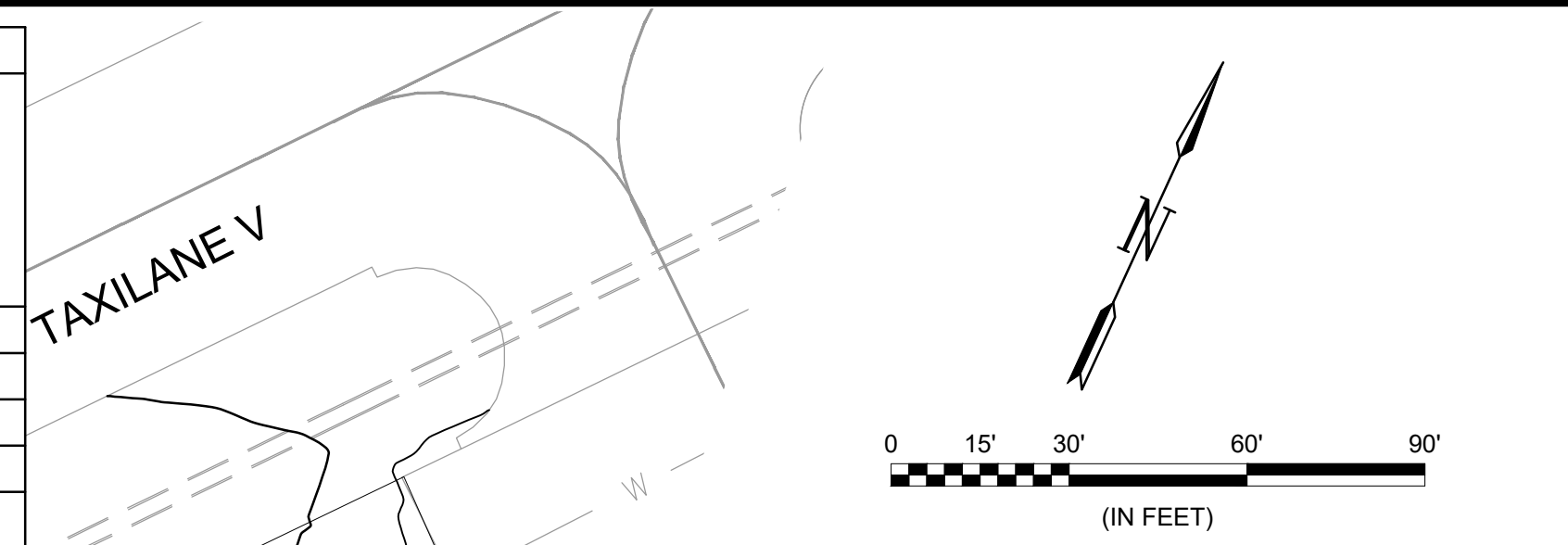
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME
	12,445 sf	Zoysia x 'Zorro'	Zorro Zoysia

**CITY OF ADDISON LANDSCAPE REQUIREMENTS**

ITEM	REQUIRED	PROVIDED
Total Pkg. Landscape Area (5% of 31,410 SF):	1,571 LF	3,773 SF
Tree Removal:	37 Trees (569" Cal)	18 Trees, (7 in ROW) (70.5" Cal*)
Parking Lot Trees (1 tree per 10 stalls)	8 Trees	8 Trees
Parking Lot Screening	42" wide	60" Provided
Street Landscape Buffer	20' wide	20.72' wide
Parking Lot Screening (Perimeter) (400 LF/40 = 10 Trees)	60" wide Shrubs 3' o.c. Trees 1 per 40 LF	60" wide Shrubs 3' o.c. Trees (10 total)
Open Space	10% Req'd	Site =263,458.91 SF Open Space= 28,428 SF (10.8%)

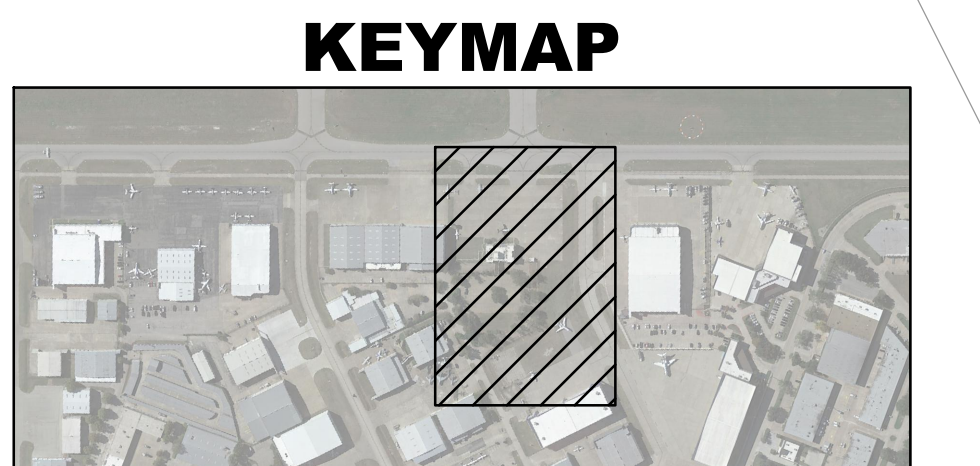
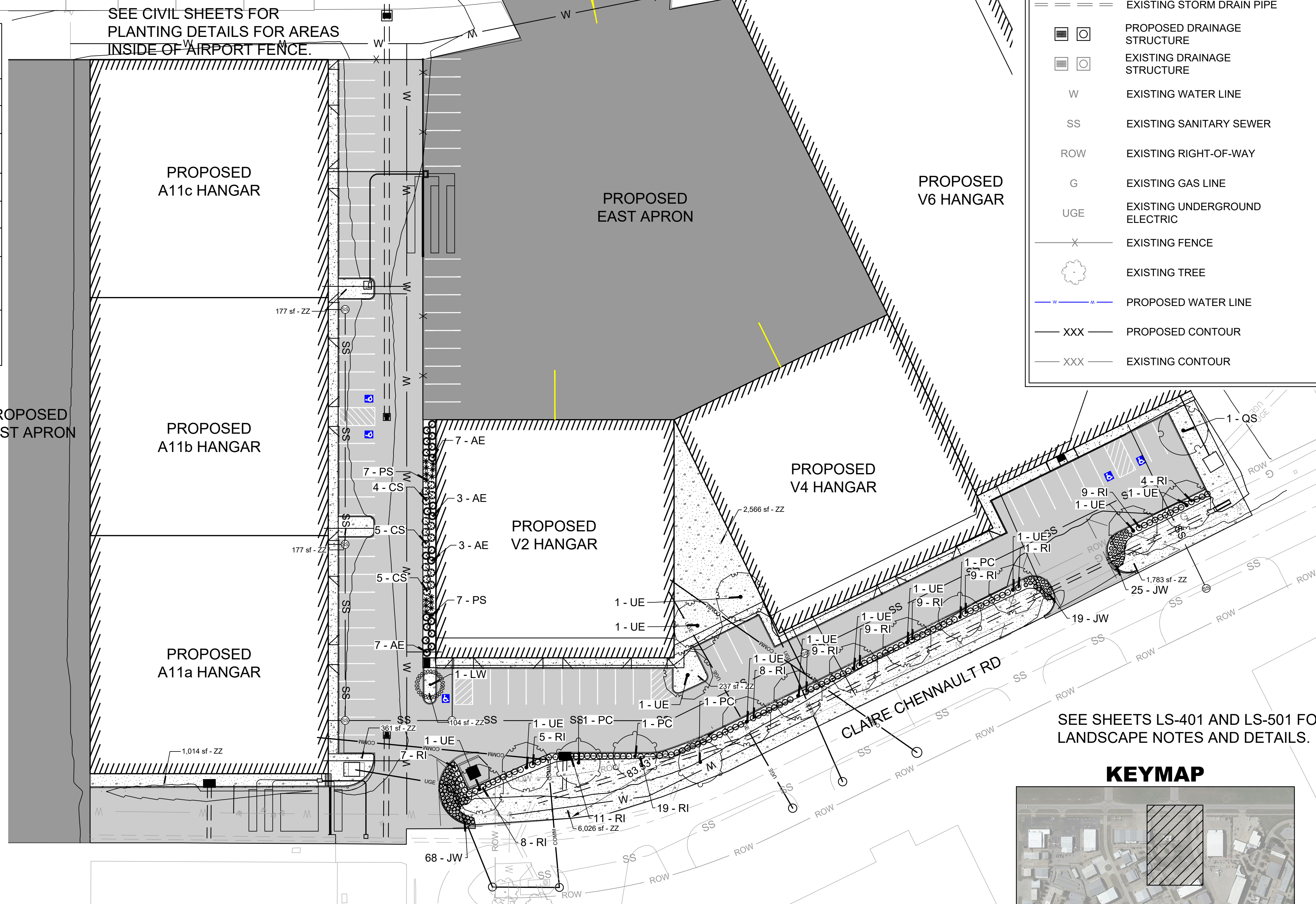
\*Crape Myrtles assumed at 2.5" Cal.

OWNER	LANDSCAPE ARCHITECT/APPLICANT
ADS HANGARS LLC 136 TOWER ROAD, SUITE 205 WESTCHESTER COUNTY AIRPORT WHITE PLAINS, NY 10604	GARVER, LLC (REGISTRATION NO. 5713) BRENT THOMAS, PLA, ASLA (TEXAS LA NO. 3324) 3010 GAYLORD PARKWAY, SUITE 190 FRISCO, TX 75077 (972) 377-7480
PROPOSED SUBDIVISION NAME:	SKY HARBOUR HANGAR DEVELOPMENT
BLOCK DESIGNATION:	NA
LOT NUMBER:	NA
ACREAGE:	6.05 ACRES
ABSTRACT/SURVEY NAME AND NUMBER:	FA COMMERCIAL DUE DILIGENCE SERVICES CO. (405) 253-2444
TOWN OF ADDISON NUMBER:	
PREPARATION DATE:	6/13/22



**LEGEND**

- PROPOSED ASPHALT PAVEMENT
- PROPOSED STORM DRAIN PIPE
- EXISTING STORM DRAIN PIPE
- PROPOSED DRAINAGE STRUCTURE
- EXISTING DRAINAGE STRUCTURE
- EXISTING WATER LINE
- EXISTING SANITARY SEWER
- EXISTING RIGHT-OF-WAY
- EXISTING GAS LINE
- EXISTING UNDERGROUND ELECTRIC
- EXISTING FENCE
- EXISTING TREE
- PROPOSED WATER LINE
- PROPOSED CONTOUR
- EXISTING CONTOUR



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REV.	DATE	DESCRIPTION

ADDISON AIRPORT (ADS)  
ADDISON, TEXAS

ADDISON AIRPORT

SKY HARBOUR HANGAR DEVELOPMENT  
4505 CLAIRE CHENNAULT RD  
ADDISON, TX

LANDSCAPE PLAN

JOB NO.: 22A11111  
DATE: JUNE 2022  
DESIGNED BY: DPJ  
DRAWN BY: DPJ

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**LS-101**

SHEET NUMBER  
**75**



**GENERAL PLANTING NOTES**

1. PRIOR TO BEGINNING ANY WORK ON THE SITE, THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT TO ADDRESS ANY QUESTIONS.
2. LANDSCAPE CONTRACTOR SHALL PROVIDE LABOR, MATERIALS AND SERVICE NECESSARY TO FURNISH AND INSTALL MATERIALS AS SPECIFIED HEREIN AND SHOWN ON THE PLANS.
3. ALL PLANT MATERIAL SELECTIONS WILL BE REVIEWED AND APPROVED BY OWNERS' REPRESENTATIVES PRIOR TO PURCHASE AND INSTALLATION.
4. NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT LANDSCAPE ARCHITECT'S WRITTEN APPROVAL. ALTERNATE MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CANNOT BE OBTAINED. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REVISE THE PLANT LIST AS DEEMED NECESSARY.
5. QUANTITIES OF PLANT MATERIALS SHOWN ON THE PLAN TAKE PRECEDENCE OVER THE QUANTITIES SHOWN ON THE PLANT SCHEDULE. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES ON THE PLANTING PLAN.
6. REPORT DISCREPANCIES IN THE PLANTING PLAN TO THE LANDSCAPE ARCHITECT PRIOR TO PURCHASING MATERIALS OR COMMENCING CONSTRUCTION.
7. REVIEW THE LANDSCAPE SPECIFICATION SECTION LOCATED IN THE PROJECT MANUAL FOR ADDITIONAL PROJECT RESPONSIBILITIES AND INSTRUCTIONS.

SITE PREPARATION AND EARTHWORK

8. TOPSOIL HAULED TO THE SITE SHALL BE FERTILE, FRIABLE, NATURAL LOAM SOIL OF UNIFORM QUALITY CHARACTERISTIC OF REPRESENTATIVE LOCAL SOILS WHICH PRODUCE HEAVY GROWTH OF CROP GRASSES, OR OTHER VEGETATION. SOIL SHALL BE FREE OF SUBSOIL, CLAY LUMPS, BRUSH WEEDS ROOTS, STONES, TRASH, OR ANY OTHER DELETERIOUS MATERIALS.
9. TOPSOIL SHALL BE DELIVERED IN AN UNFROZEN AND NON-MUDDY CONDITION AND SHALL BE SUBJECT TO APPROVAL OF THE LANDSCAPE ARCHITECT. SOLUBLE SALTS SHALL NOT EXCEED 500 ppm AND ORGANIC MATTER SHALL BE NO LESS THAN 1.5% BY WEIGHT. pH SHALL RANGE BETWEEN 6.0 AND 7.5.
10. LANDSCAPE CONTRACTOR SHALL HAVE TOPSOIL TESTED BY A CERTIFIED TESTING LABORATORY AND OBTAIN RECOMMENDATIONS FOR SOIL AMENDMENT TYPE(S) AND QUANTITIES. SUBMIT A COPY OF THIS REPORT TO THE LANDSCAPE ARCHITECT FOR THEIR RECORDS. RECOMMENDATIONS SHALL BE SPECIFIC TO THE TOPSOIL USED AND THE PLANT MATERIALS SPECIFIED IN THE PLANS. A SAMPLE OF THE TOPSOIL TO BE USED SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.

PLANTING PREPARATION

12. REMOVE ALL SOD FROM PLANTING BEDS PRIOR TO AMENDING SOIL.
13. OVEREXCAVATE PLANTING BEDS TO A DEPTH OF 24" BELOW FINISH GRADE. AMEND NATIVE SOIL WITH ORGANIC MATERIAL, SUCH AS COMPOST, AT A RATIO OF 50% NATIVE SOIL AND 50% ORGANIC MATERIAL. PLACE IN 6" LIFTS AND LIGHTLY TAMP. DO NOT OVERCOMPACT OR ALLOW HEAVY EQUIPMENT TO DRIVE OVER BACKFILLED PLANTING AREAS .
14. BACKFILL: FOR PLANT EXCAVATIONS, BACKFILL SHALL BE CLEAN, NATURAL TOPSOIL, MIXED WITH AMENDMENTS AT THE RATIOS SPECIFIED BY A CERTIFIED TOPSOIL ANALYSIS.

PLANTING MATERIALS

15. PLANT MATERIALS SHALL BE WELL FORMED AND DEVELOPED IN GOOD CONDITIONS, HEALTHY AND DISEASE-FREE, AND BE TYPICAL OF THE SPECIES. PLANTS SHALL COMPLY IN ALL APPLICABLE RESPECTS WITH ACCEPTABLE STANDARDS AS SET FORTH IN THE AMERICAN ASSOCIATION OF NURSERYMAN'S "AMERICAN STANDARD OF NURSERY STOCK". HEIGHT OF PLANT MATERIALS SHALL BE MEASURED FROM EXISTING SOIL LINE AT TOP OF ROOTBALL TO TOP OF CROWN.
16. PLANT MATERIALS SHALL BE PROTECTED BY THE DRYING ACTION OF THE SUN AND WIND AFTER BEING DUG, WHILE BEING TRANSPORTED, AND WHILE AWAITING PLANTING. BALLS OF PLANTS WHICH CANNOT BE PLANTED IMMEDIATELY SHALL BE PROTECTED FROM DRYING ACTION BY COVERING THEM WITH MOIST MULCH. PERIODICALLY, APPLY WATER TO MULCH-COVERED ROOT BALLS TO KEEP MOIST. IF PLANTING SHOULD OCCUR DURING GROWING SEASON, APPLY ANTI-DESSICANT BEFORE TRANSPORT TO REDUCE THE LIKELIHOOD OF WIND BURN. REAPPLY ANTI-DESSICANT AFTER PLANTING TO REDUCE TRANSPIRATION.
17. PLANTS DESIGNATED "CONTAINER GROWN" SHALL HAVE BEEN GROWN IN POTS, CANS OR BOXES FOR A MINIMUM OF SIX MONTHS AND A MAXIMUM OF TWO YEARS. THESE PLANTS SHALL BE REMOVED FROM CONTAINERS BEFORE PLANTING. PLANTS THAT APPEAR ROOT-BOUND SHALL BE REJECTED.
18. PLANT LOCATIONS ARE APPROXIMATE. ADJUST AS NECESSARY TO AVOID CONFLICTS.
19. USE TRIANGULAR SPACING ON ALL NATIVE FORBES, PERENNIALS, AND ANNUALS.
20. PLANT SUBSTITUTIONS WILL ONLY BE ALLOWED UNDER THE FOLLOWING CIRCUMSTANCES: LANDSCAPE CONTRACTOR SHALL SUBMIT A WRITTEN SUBSTITUTION REQUEST TO THE LANDSCAPE ARCHITECT STATING WHAT PLANTS TO BE SUBSTITUTED AND THE REQUESTED SUBSTITUTION PLANT ALONG WITH EXPLANATION OF SUBSTITUTION REQUEST. NO SUBSTITUTION

SHALL CONSTITUTE AN INCREASE IN THE COST FROM THE ORIGINAL CONTRACT AMOUNT. ANY PLANT SUBSTITUTIONS MADE WITHOUT APPROVAL SHALL BE REPLACED BY THE LANDSCAPE CONTRACTOR AT THE TIME OF INSPECTION AT NO COST TO THE PROJECT.

21. PLACE 3" OF HARDWOOD MULCH IN ALL PLANTING BEDS SHOWN ON THE PLAN IN ORDER TO COVER BARE SOIL.
22. PLANTING BEDS RECEIVING MULCH SHALL BE FREE OF WEEDS, GRASS AND DEBRIS. TREAT BEDS WITH A PRE-EMERGENT WITH TREFLAN, SUCH AS PREEN, PRIOR TO PLANTING AND MULCH PLACEMENT. A SECOND APPLICATION SHOULD BE APPLIED IF WEEDS EMERGE PRIOR TO COMPLETION OF WORK. APPLY IN ACCORDANCE WITH STANDARD TRADE PRACTICE AND MANUFACTURER'S PRODUCT LABELING.

MAINTENANCE AND CLEAN-UP

23. PROVIDE TEMPORARY WATER FOR PLANT MATERIALS DURING THE ESTABLISHMENT PERIOD.
24. REMOVE ALL RUBBISH, EQUIPMENT, AND MATERIAL AND LEAVE THE AREA IN A NEAT, CLEAN CONDITION EACH DAY. MAINTAIN PAVED AREAS UTILIZED FOR HAULING EQUIPMENT AND MATERIALS BY OTHER TRADES IN A CLEAN AND UNOBSTRUCTED CONDITION AT ALL TIMES.
25. REMOVE SOIL OR DIRT THAT HAS ACCUMULATED ON PAVED SURFACES DURING OR AS A RESULT OF PLANTING OPERATIONS EACH DAY.
26. FERTILIZE ALL PLANTS WITH A 10-20-10 COMMERCIAL, SLOW-RELEASE FERTILIZER AS DIRECTED BY INSTRUCTIONS ON PRODUCT LABEL.
27. LIMIT AMOUNT OF PRUNING TO A MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES. PRUNE IN SUCH A MANNER AS NOT TO CHANGE NATURAL HABIT OR SHAPE OF PLANT. MAKE CUTS FLUSH, LEAVING NO STUBS. CENTRAL LEADERS SHALL NOT BE REMOVED.
28. LANDSCAPE CONTRACTOR TO REMOVE ALL DEAD WOOD ON TREES AND SHRUBS ONE YEAR AFTER PROVISIONAL ACCEPTANCE.
29. CONTRACTOR IS RESPONSIBLE TO MOW ALL SEEDED AND SODDED AREAS A MINIMUM OF TWO (2) TIMES AT A HEIGHT OF NO MORE THAN 1-1/2" PRIOR TO TURNING OVER TO THE CITY.



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REV.	DATE	DESCRIPTION	BY

ADDISON AIRPORT (ADS)  
ADDISON, TEXAS  
ADDISON, TEXAS

SKY HARBOUR HANGAR DEVELOPMENT

LANDSCAPE NOTES

JOB NO.: 22A11111  
DATE: MAY 2022  
DESIGNED BY: DPJ  
DRAWN BY: DPJ

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**LS-401**

SHEET NUMBER **77**

REV.	DATE	DESCRIPTION	BY

ADDISON AIRPORT (ADS)  
 ADDISON, TEXAS  
 ADDISON, TEXAS

SKY HARBOUR HANGAR DEVELOPMENT

LANDSCAPE DETAILS

JOB NO.: 22A11111  
 DATE: MAY 2022  
 DESIGNED BY: DPJ  
 DRAWN BY: DPJ

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DRAWING NUMBER  
**LS-501**  
 SHEET NUMBER **78**

- TREE INSTALLATION NOTES:**
1. INSTALLATION INCLUDES REMOVAL OF STAKES ONE YEAR AFTER INSTALLATION
  2. SHAPE SOIL SURFACE TO PROVIDE 3' DIAMETER WATERING RING
  3. BACKFILL TREE PIT IN 6" LIFTS, COMPACTING EACH LIFT TO REMOVE ANY AIR POCKETS.
  4. AFTER BACKFILLING, REMOVE REMAINING DIRT AND DEBRIS FROM SITE.

"CHAINLOCK" OR EQUAL TREE TIE MATERIAL (1" WIDTH) TIE OFF TREE TIE MATERIAL TO WOOD TREE STAKE OR METAL T-POST TO HOLD VERTICALLY. LOOP EACH TIE AROUND HALF TREE LOOSELY TO PROVIDE 1" SLACK FOR TRUNK GROWTH

3" MULCH DEPTH (TAPERED AT TRUNK)  
 MULCH TREE PIT MIN 5'-0" LENGTH X FULL PLANTING STRIP WIDTH BETWEEN CURB AND SIDEWALK (FOR PLANTING STRIPS LESS THAN 6'-0" WIDE.) PROVIDE 5'-0" Ø MULCH RING FOR PLANTING STRIPS WIDER THAN 6'-0"

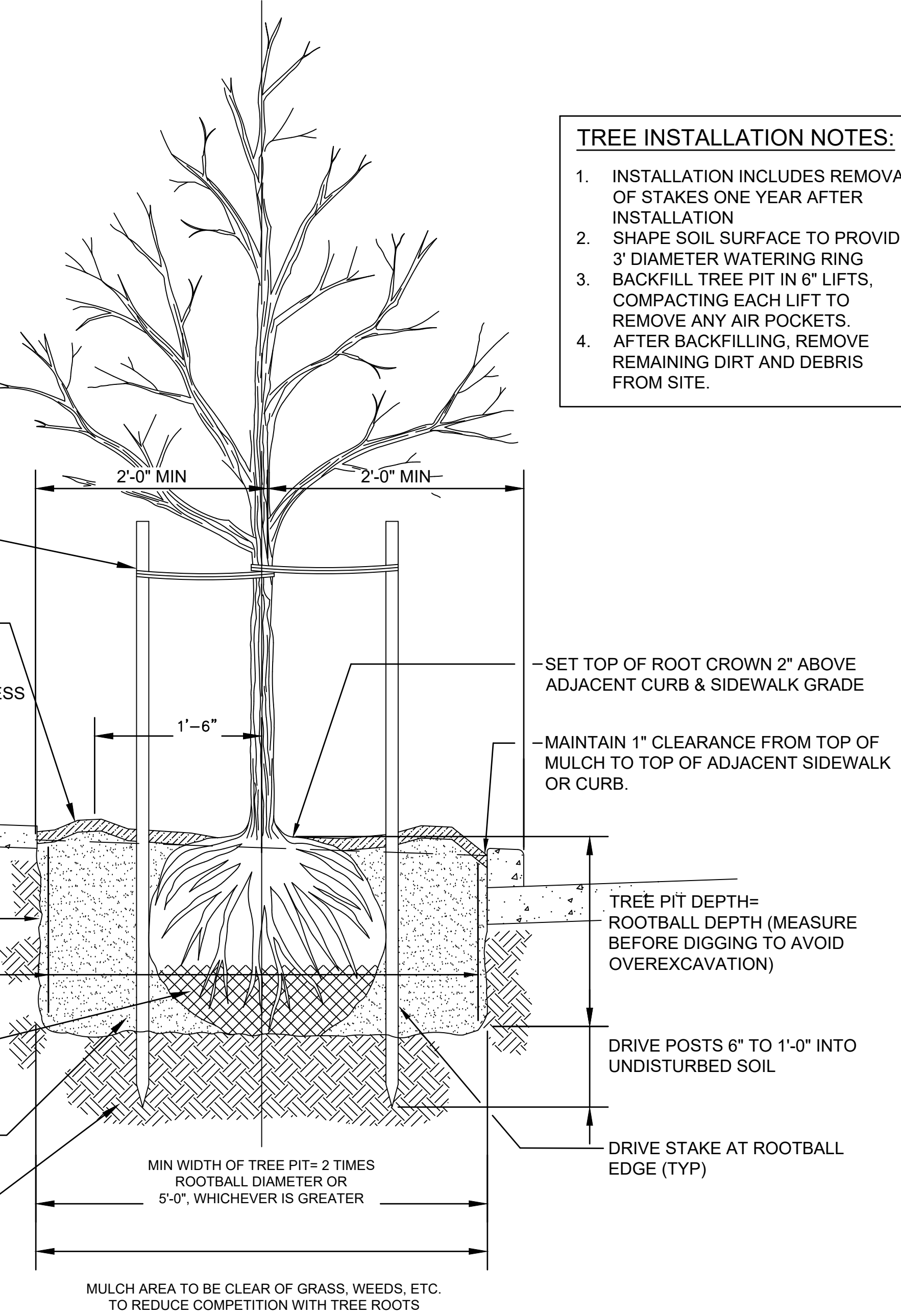
ROUGHEN SIDES OF PLANTING HOLE MAXIMIZE EXCAVATED AREA WITHOUT UNDERMINING ADJACENT PAVING/CURB

18" DEEP ROOT BARRIER (TYP. WITHIN 10' OF PAVING)

REMOVE ALL WIRE & STRING, AND REMOVE ALL BURLAP FROM TOP 2/3 OF ROOTBALL

NATIVE BACKFILL SOIL AMENDMENT WITH 25% DECOMPOSED ORGANIC MULCH AMENDMENT FOR ENTIRE TREE PIT AREA X ROOTBALL DEPTH

UNDISTURBED SUBGRADE (PROVIDES FIRM BASE SO THAT ROOTBALL WILL NOT SINK)



**1 DECIDUOUS TREE PLANTING DETAIL**  
 SCALE: NONE

CONTAINERIZED SHRUB (TYP)

SET ALL PLANTS AT NURSERY LEVEL (TYP)

MIN 2"-3" OF MULCH

SHRUB PLANTING PIT PREPARATION = ROOTBALL DEPTH & WIDTH PLUS 1'-0" ADDITIONAL ALL SIDES

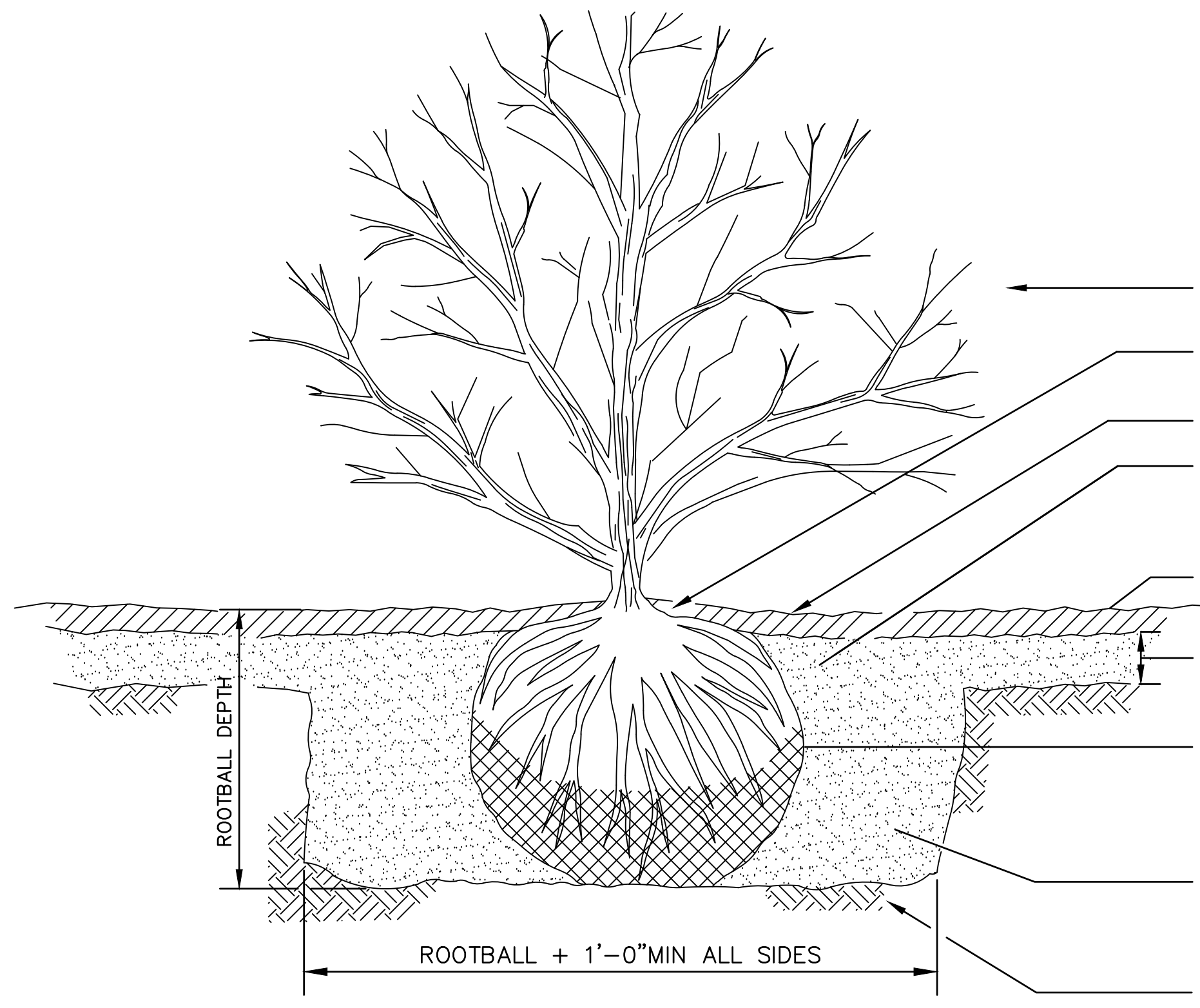
FINISH GRADE

ADDITIONAL PLANTING AREA PREPARATION PER DRAWINGS

REMOVE CONTAINER COMPLETELY

NATIVE BACKFILL SOIL AMENDED WITH 25% DECOMPOSED ORGANIC MULCH AMMENDMENT

UNDISTURBED SUBGRADE (PROVIDES FIRM BASE SO THAT ROOTBALL WILL NOT SINK)

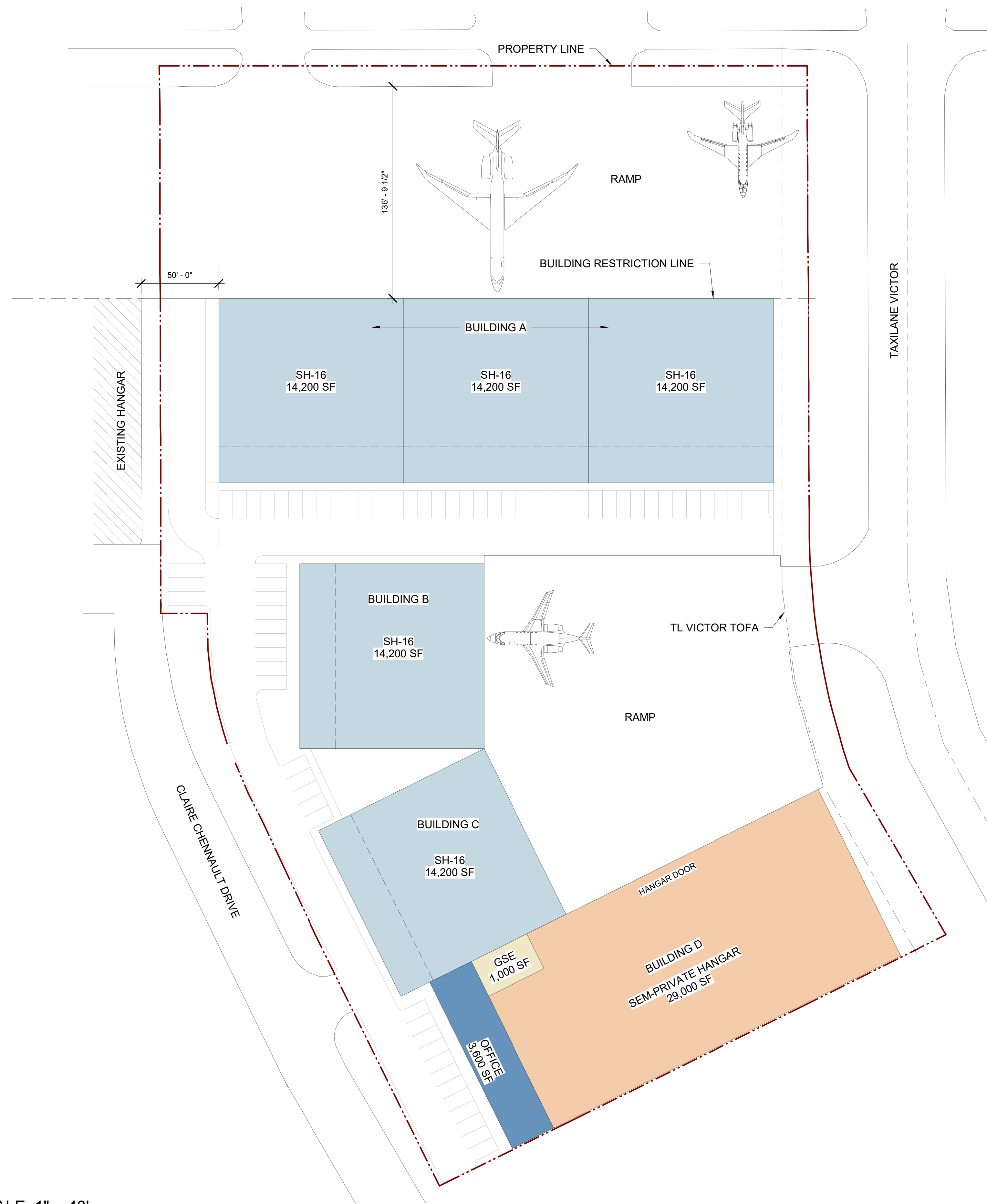


**2 SHRUB PLANTING DETAIL**  
 SCALE: NONE

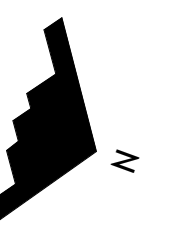
# CONCEPTUAL SITE STUDY

NEW HANGAR DEVELOPMENT - ADS

CASE #SP2022-05



SCALE: 1" = 40'

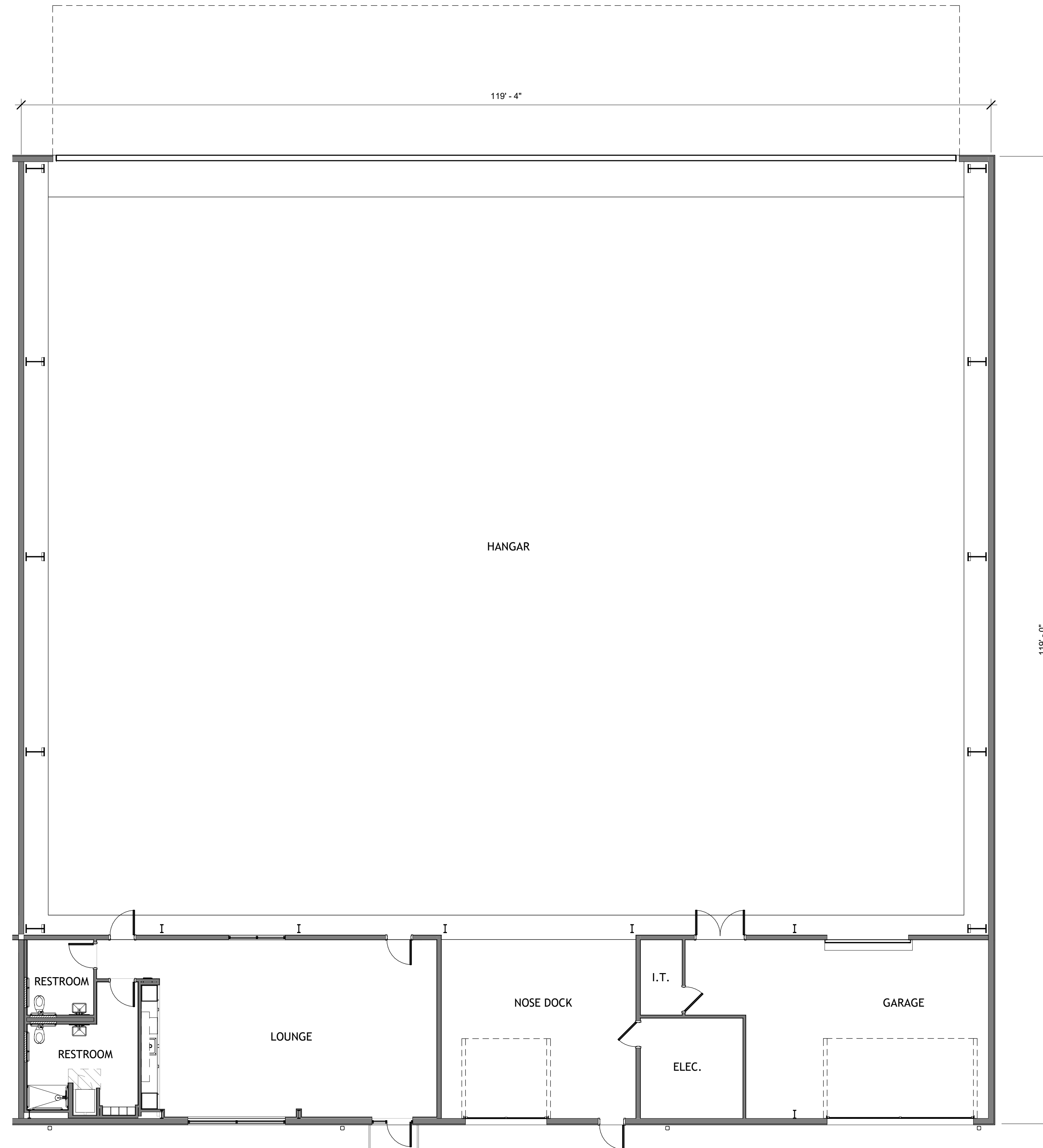


1.

# SH-16 ENLARGED FLOOR PLAN

NEW HANGAR DEVELOPMENT - ADS

CASE #SP2022-05

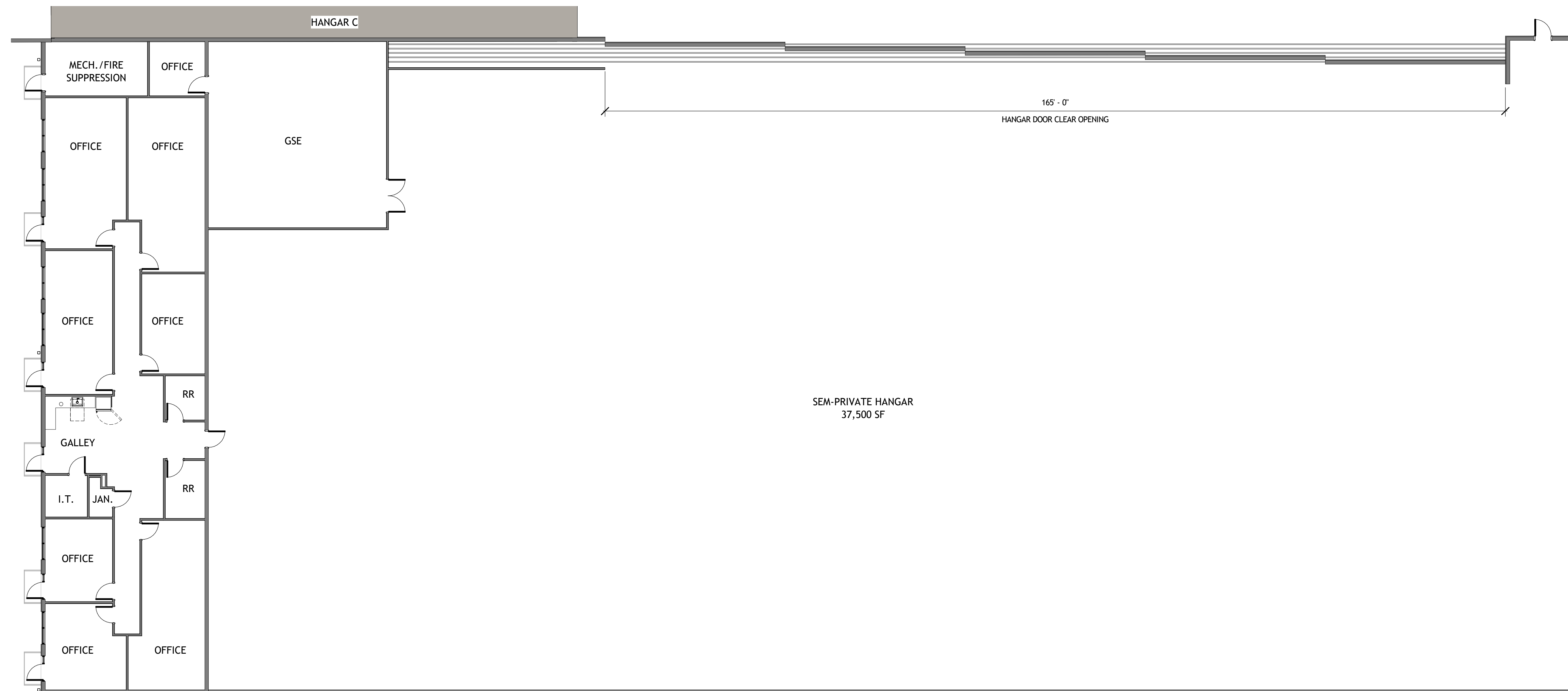


1 Floor Plan  
1/8" = 1'-0"

# SH-30 ENLARGED FLOOR PLAN

NEW HANGAR DEVELOPMENT - ADS

CASE #SP2022-05

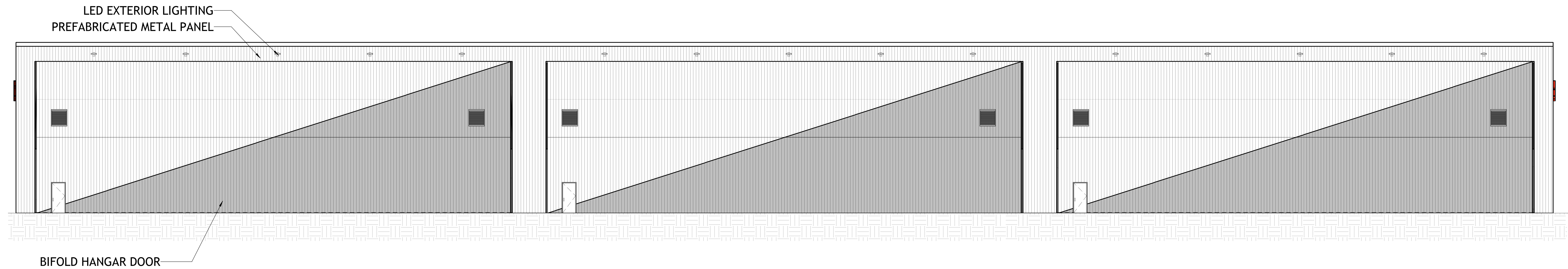


① Floor Plan  
3/32" = 1'-0"

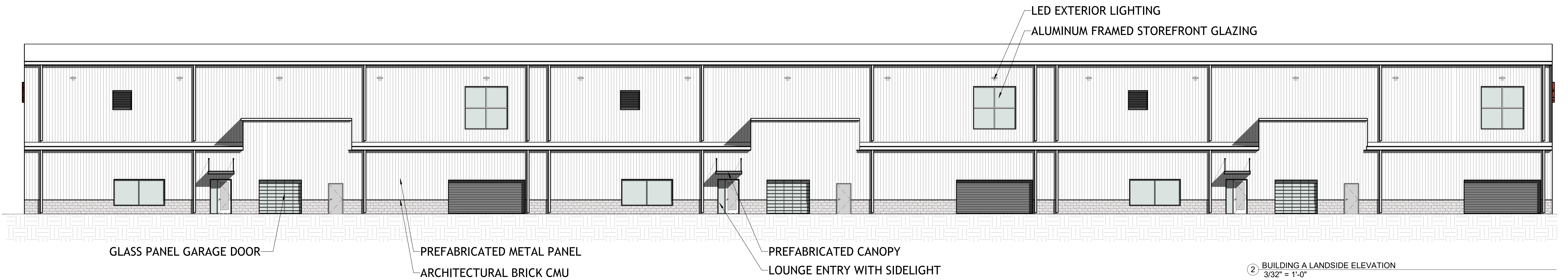
# BUILDING A ELEVATIONS

NEW HANGAR DEVELOPMENT - ADS

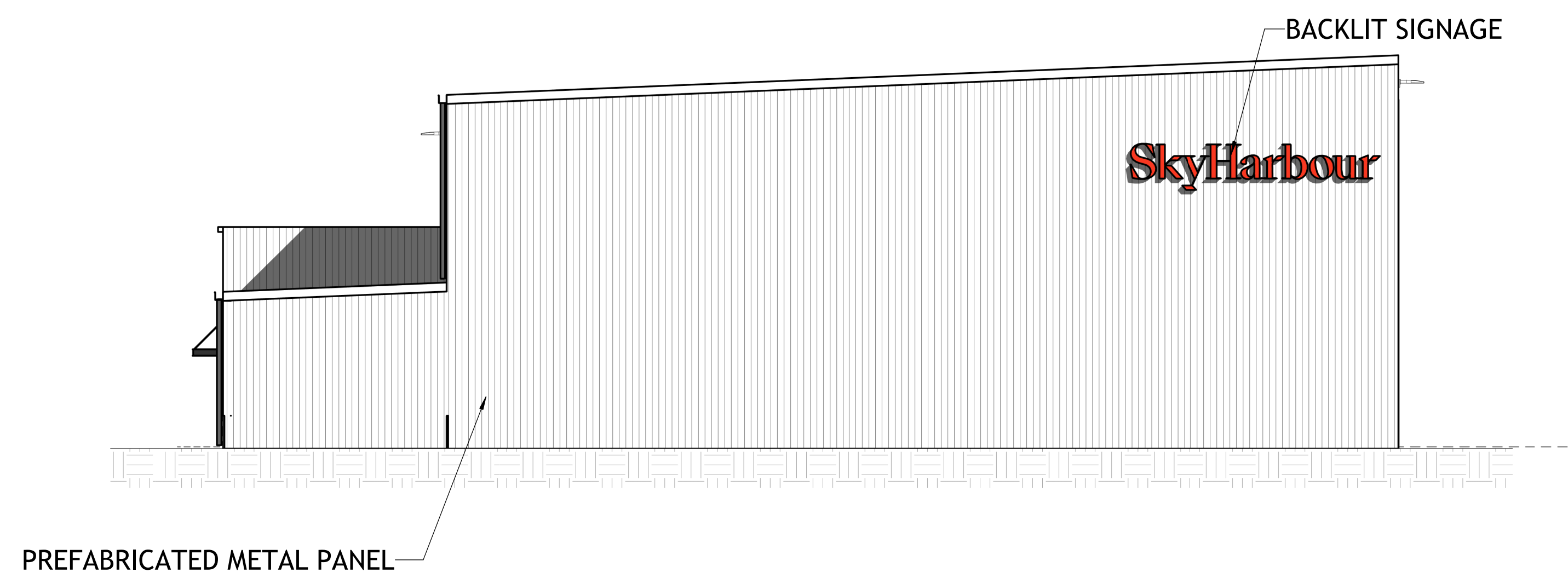
CASE #SP2022-05



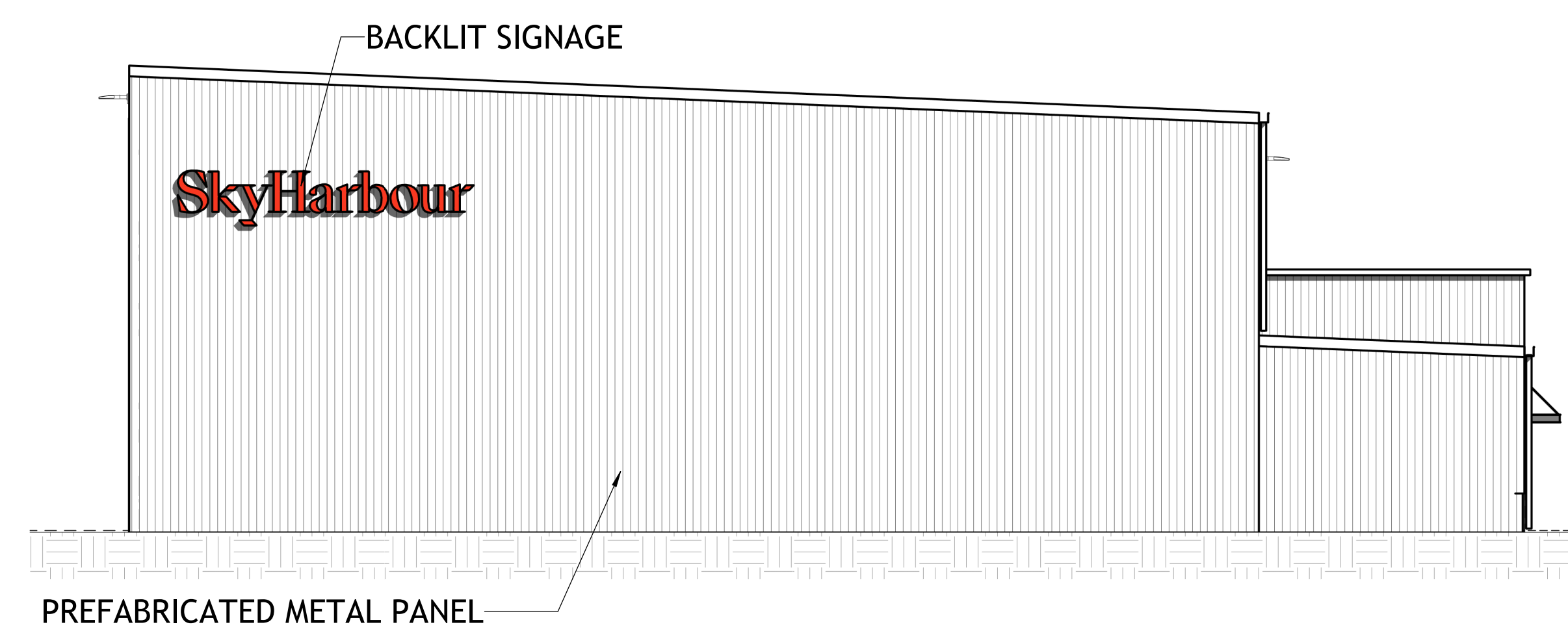
① BUILDING A AIRSIDE ELEVATION  
3/32" = 1'-0"



② BUILDING A LANDSIDE ELEVATION  
3/32" = 1'-0"



④ BUILDING A EAST  
3/32" = 1'-0"

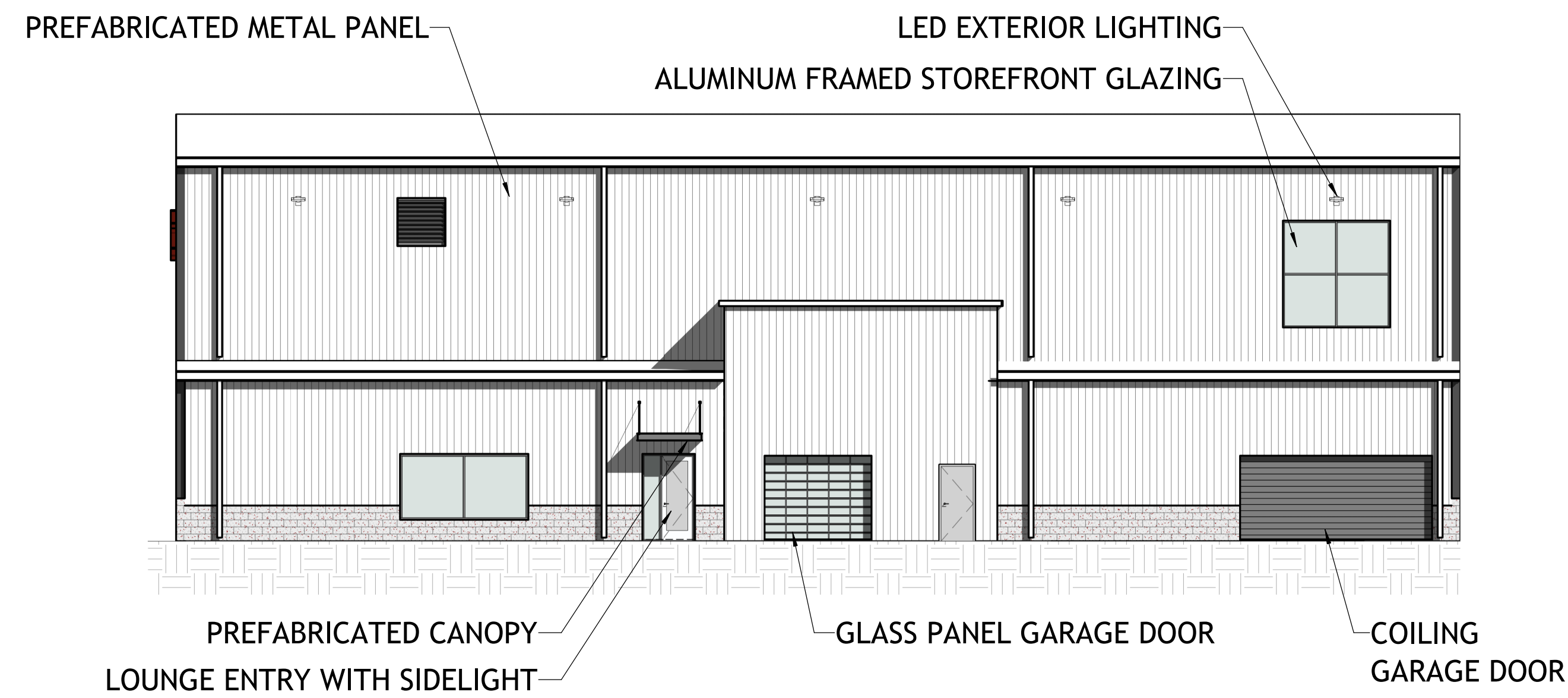


③ BUILDING A WEST  
3/32" = 1'-0"

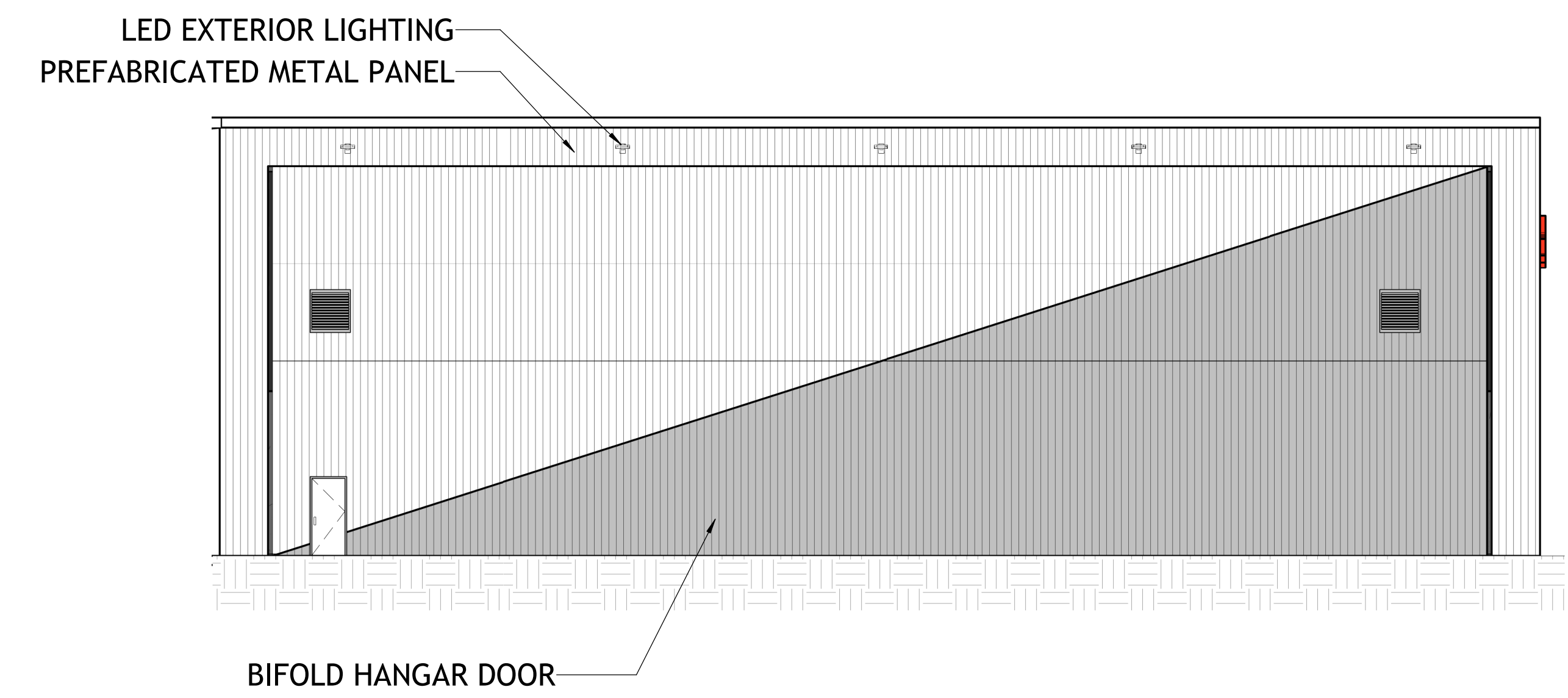
# BUILDING B ELEVATIONS

NEW HANGAR DEVELOPMENT - ADS

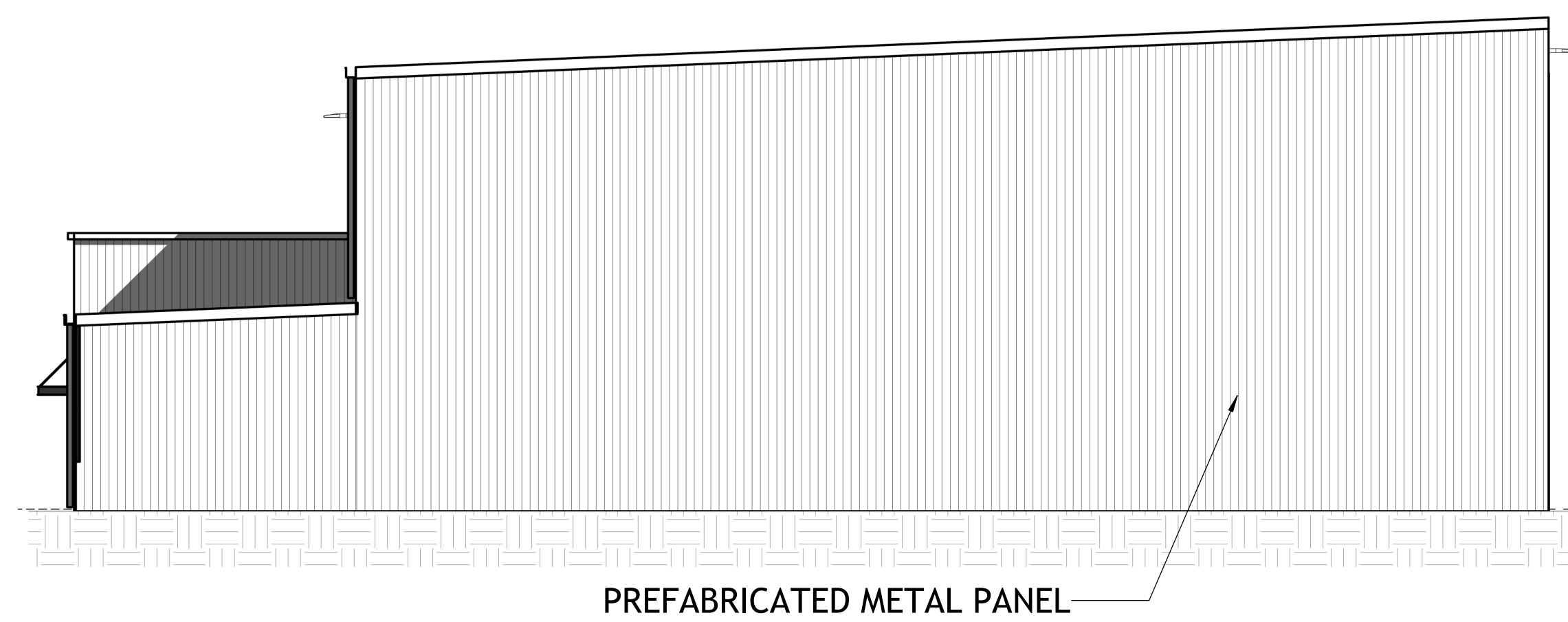
CASE #SP2022-05



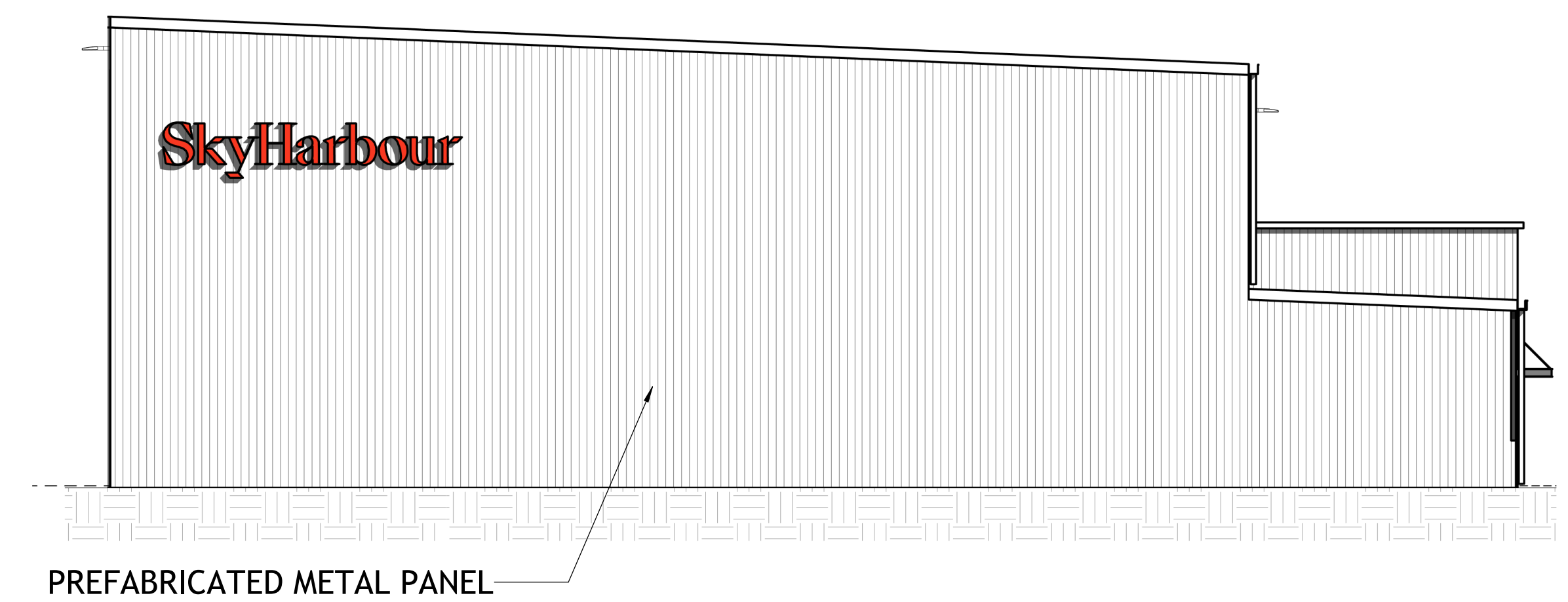
④ BUILDING B LANDSIDE  
3/32" = 1'-0"



② BUILDING B AIRSIDE  
3/32" = 1'-0"



③ BUILDING B SOUTH  
3/32" = 1'-0"



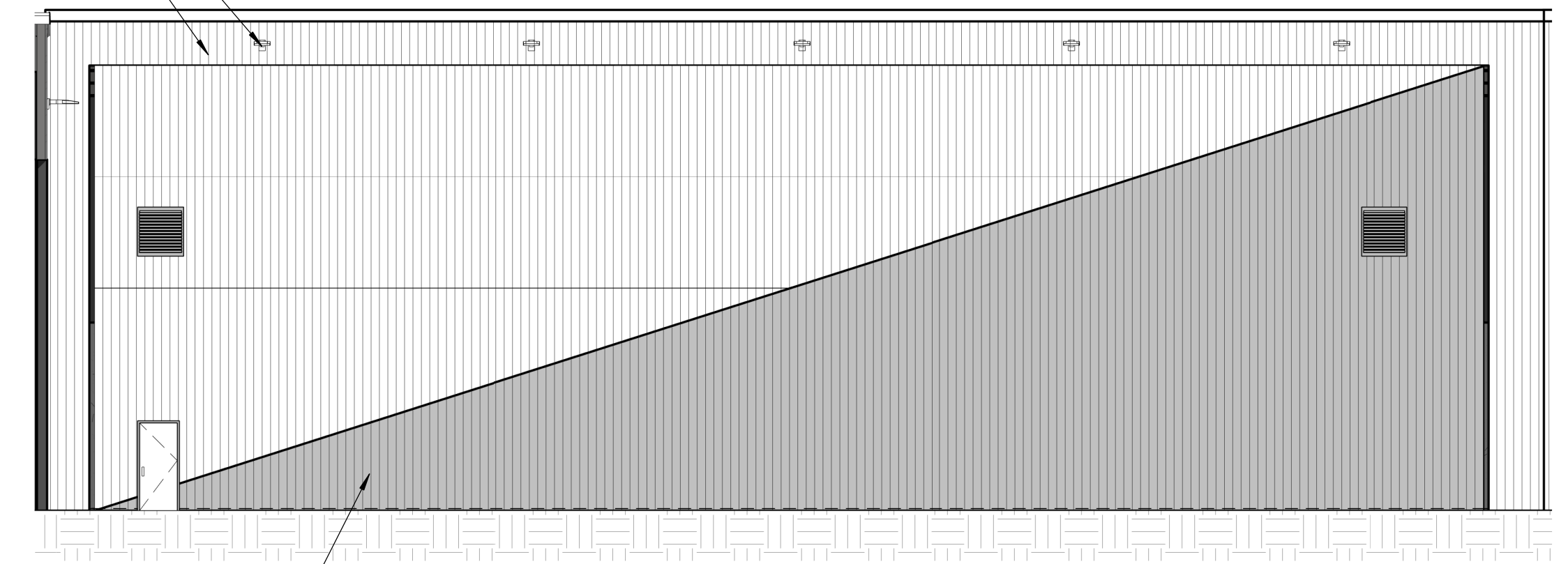
① BUILDING B NORTH  
3/32" = 1'-0"

# BUILDING C ELEVATIONS

NEW HANGAR DEVELOPMENT - ADS

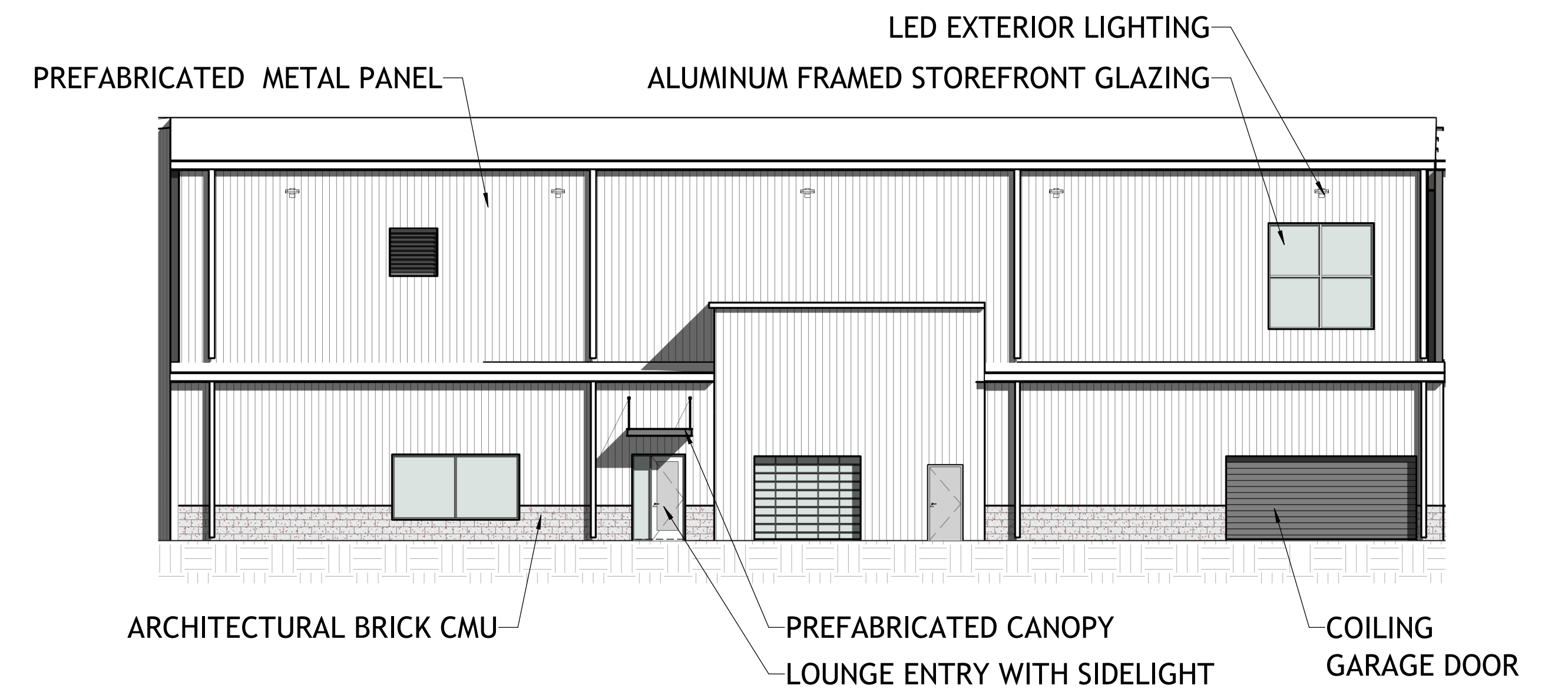
CASE #SP2022-05

LED EXTERIOR LIGHTING  
PRFABRICATED METAL PANEL

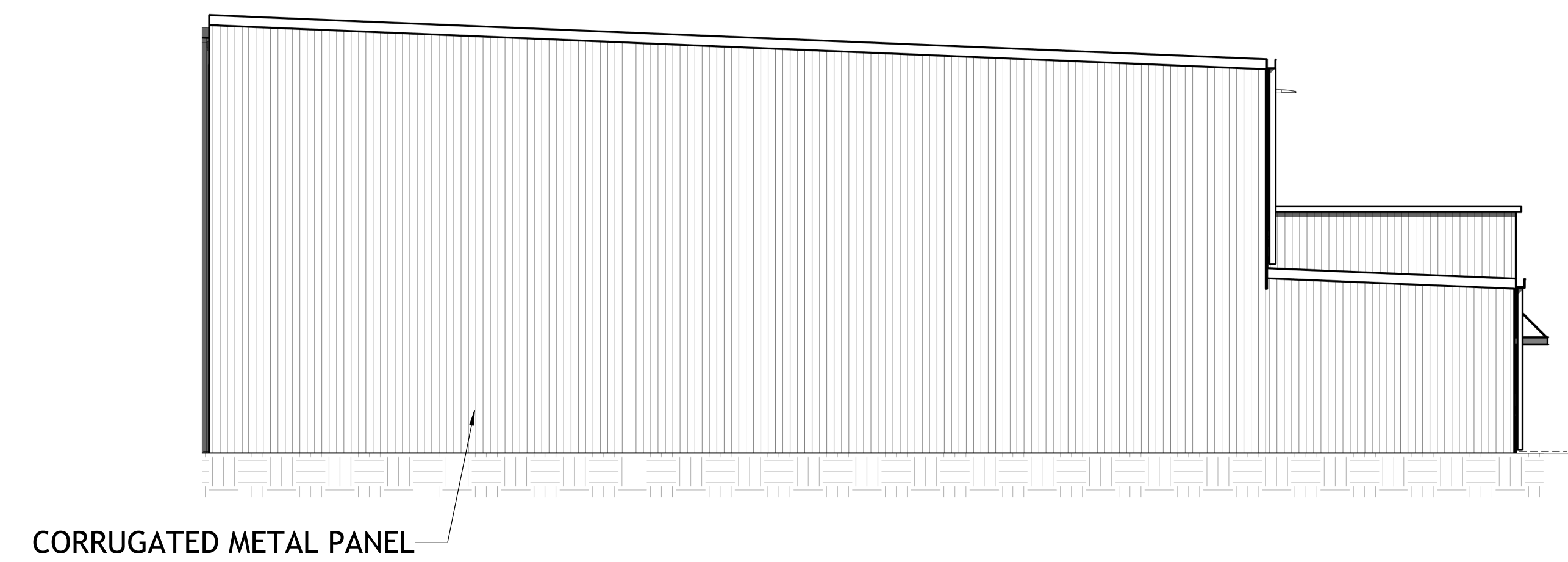


BIFOLD HANGAR DOOR

③ BUILDING C AIRSIDE  
3/32" = 1'-0"



② BUILDING C LAND SIDE  
3/32" = 1'-0"



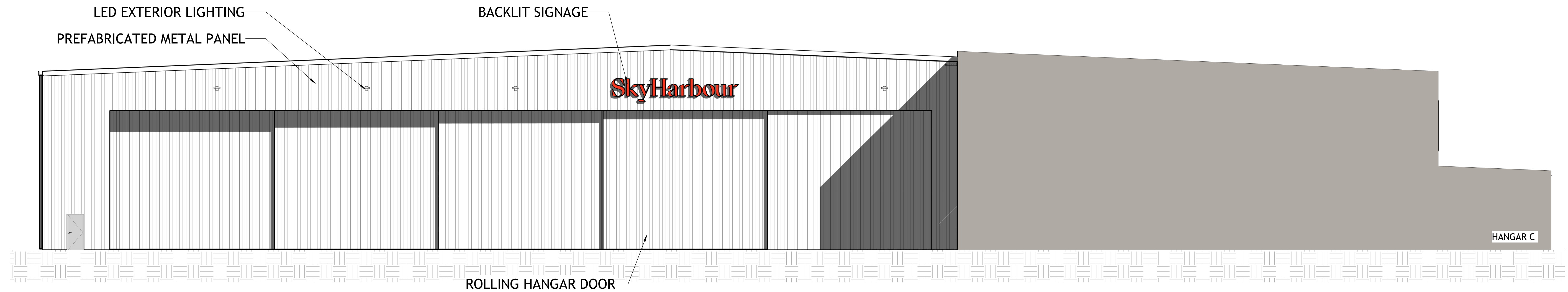
① BUILDING C NORTH  
3/32" = 1'-0"



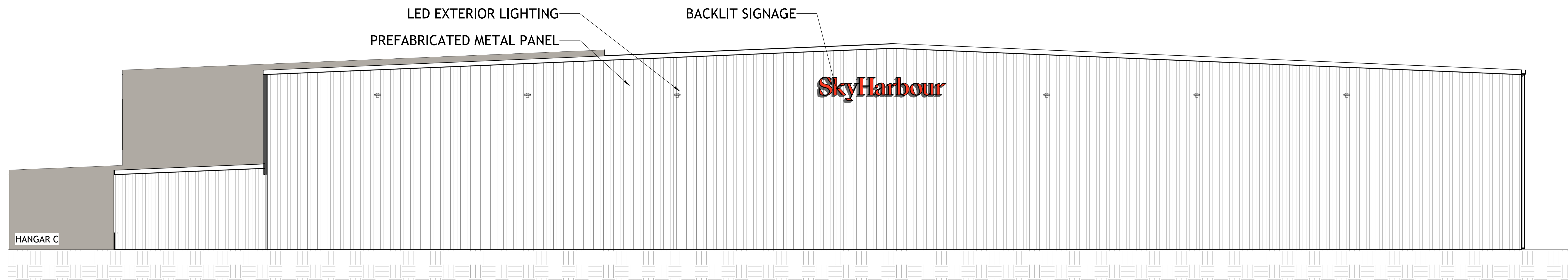
# BUILDING D ELEVATIONS

NEW HANGAR DEVELOPMENT - ADS

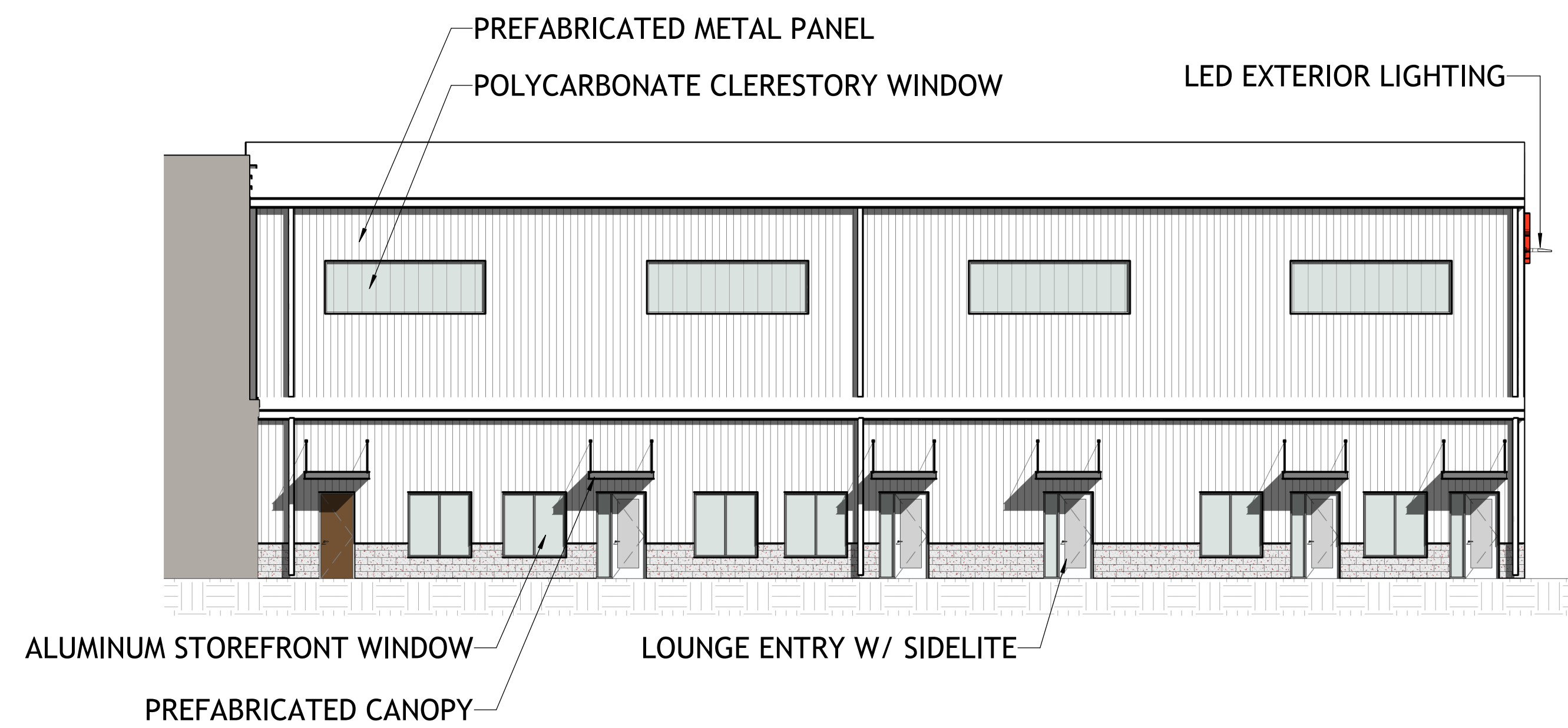
CASE #SP2022-05



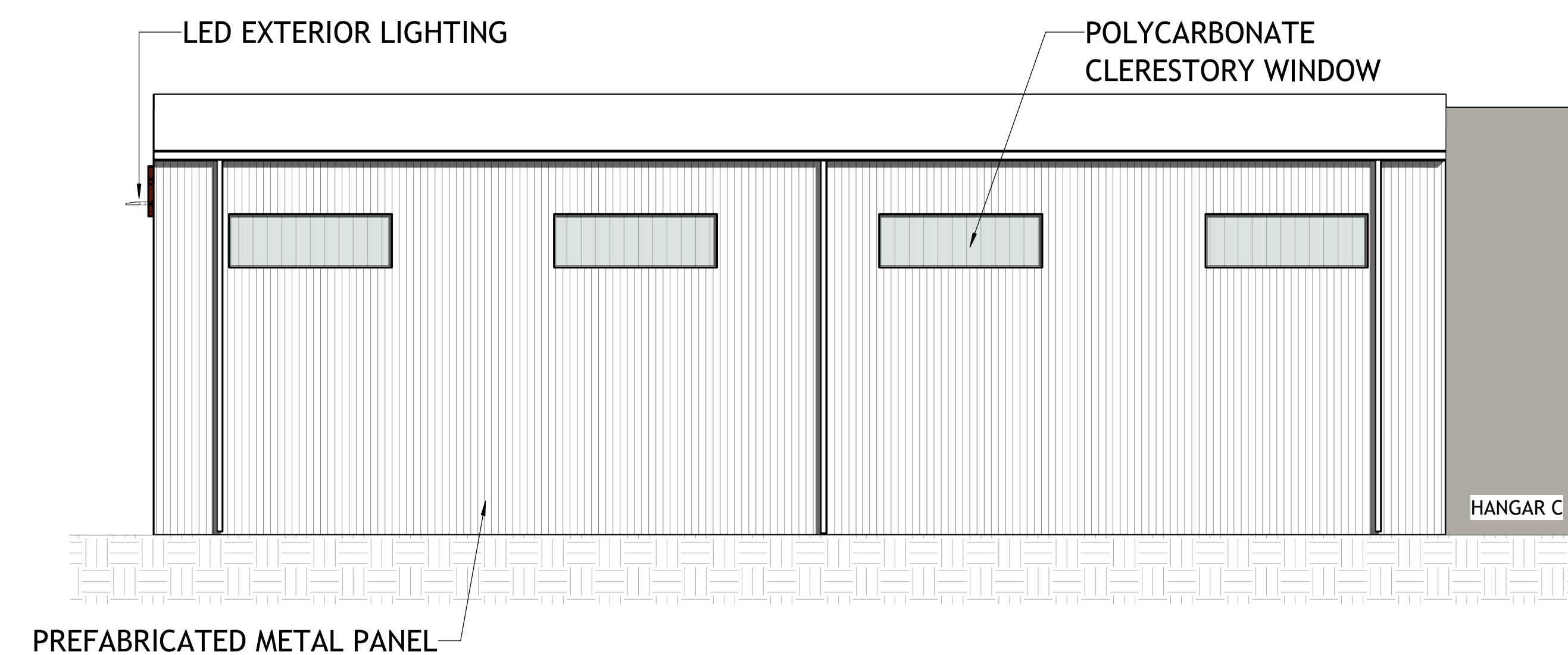
① BUILDING D AIRSIDE  
3/32" = 1'-0"



③ BUILDING D LANDSIDE  
3/32" = 1'-0"



④ BUILDING D WEST  
3/32" = 1'-0"



② BUILDING D EAST  
3/32" = 1'-0"

# EXTERIOR FINISHES

NEW HANGAR DEVELOPMENT - ADS

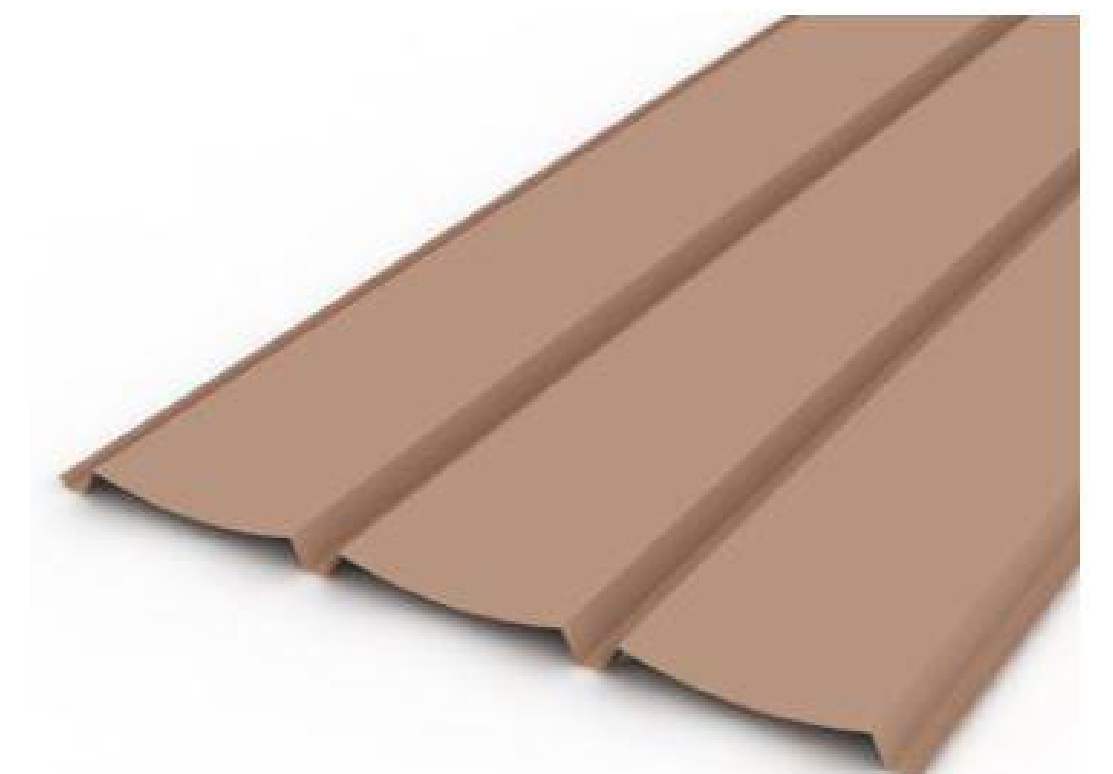
CASE #SP2022-05



**ARCHITECTURAL BRICK CMU**  
OLDCASTLE - PEARL WHITE



Polar White



**PREFABRICATED METAL PANEL**  
KIRBY BUILDING SYSTEMS SEMI CONCEALED PANEL  
COLOR: POLAR WHITE

## **FACADE PLAN NOTES**

THE 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.

**Agenda Caption:**

Hold a Public Hearing, Present, Discuss, and Consider Action on a Recommendation regarding an Ordinance Rezoning a 2.034 Acre Property Located at 3820 Belt Line Road from the Planned Development District (PD) with Modified Belt Line District (BL) Standards to a New Planned Development District (PD) with Modified Local Retail District (LR) Standards and a Special Use Permit (SUP) to Allow the Development of a Drive-Thru Only Restaurant. Case 1850-Z/3820 Belt Line Road (Salad & Go).

**Recommendation:**

Staff recommends approval of these requests, subject to the following conditions:

- The 2.034 acre subject property shall be developed in accordance with the LR district standards with the following exceptions:
  - Minimum Building Height = 20 feet.
  - Minimum Landscape Buffer = 19 feet, due to the existing setback from Belt Line Road.
  - The previously approved retail building shall be developed in accordance with standards established by Ordinance O21-37.
- No additional driveway connections to Belt Line Road from the 2.034 acre subject property are permitted.
- If the 2.034 acre subject property was to be subdivided in the future, an easement or private agreement shall be established to allow for cross-access through the subject property to existing and future points of access on Business Avenue and Commercial Drive.
- SUP Ordinance No. 2005-036 (Humperdink's) and all preceding restaurant SUPs shall be repealed upon approval of this ordinance.

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**Attachments**

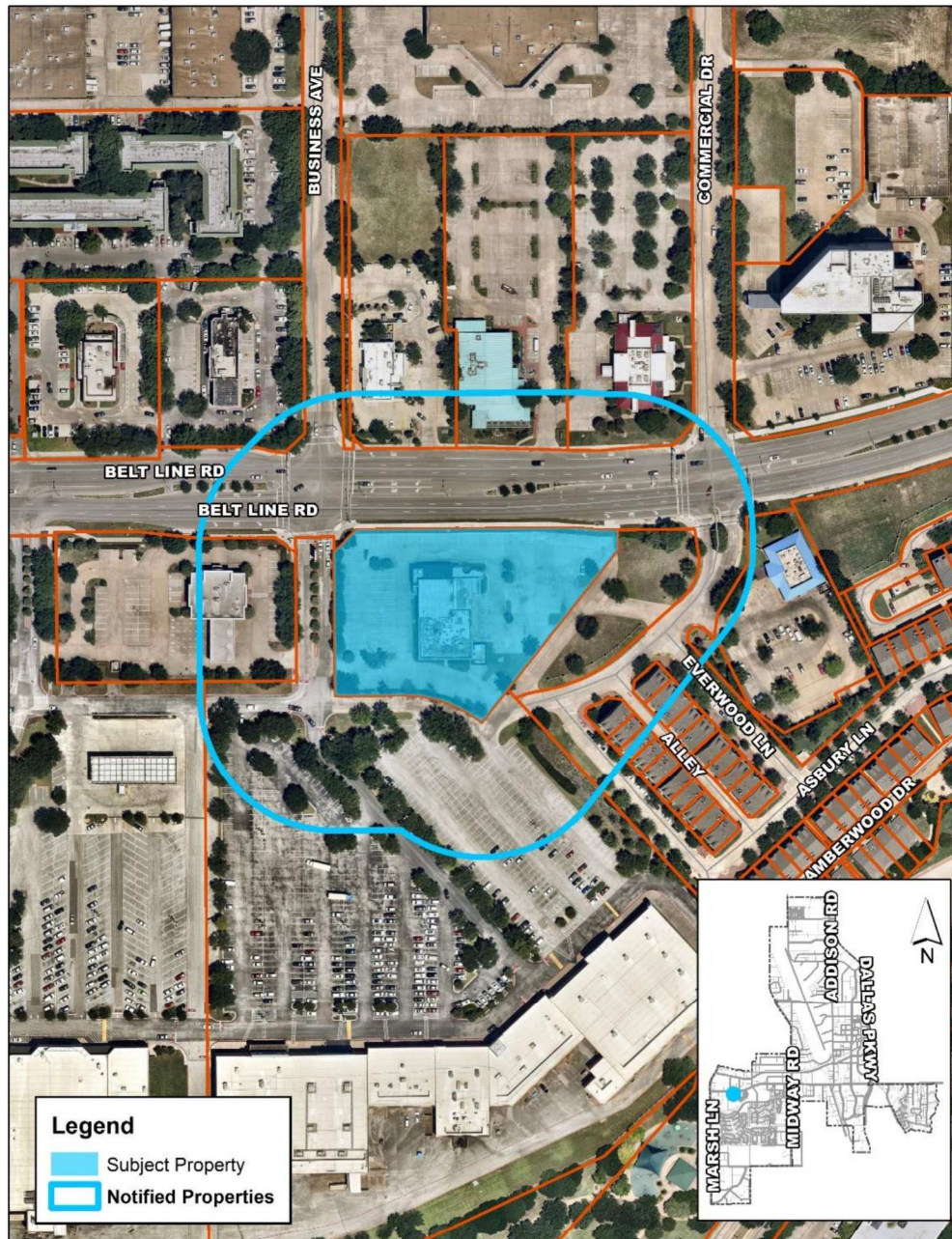
1850-Z Staff Report  
1850-Z Plans  
1850-Z Letter of Intent  
1850-Z Public Comment

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# 1850-Z

**PUBLIC HEARING** Case 1850-Z/3820 Belt Line Road (Salad & Go). Hold a Public Hearing, Present, Discuss, and Consider Action on a Recommendation regarding an Ordinance Rezoning a 2.034 Acre Property Located at 3820 Belt Line Road from the Planned Development District (PD) with Modified Belt Line District (BL) Standards to a New Planned Development District (PD) with Modified Local Retail District (LR) Standards and a Special Use Permit (SUP) to Allow the Development of a Drive-Thru Only Restaurant.

## LOCATION MAP





August 16, 2022

## STAFF REPORT

RE: 1850-Z/3820 Belt Line Road (Salad & Go)

LOCATION: 3820 Belt Line Road

REQUEST: Approval to rezone 2.034 acres from Planned Development (PD) with modified Belt Line District (BL) standards to a new Planned Development District (PD) with modified Local Retail District (LR) standards and approval of a Special Use Permit (SUP) for a new drive-thru only restaurant.

APPLICANT: Christopher Zamora, Quiddity Engineering

## 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 Humpertink'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 while maintaining the existing restaurant building on the western portion. This PD District (Ordinance O20-54) was 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.

On October 12, 2021, City Council approved an amendment to this PD, through Ordinance O21-37, to eliminate a previously adopted minimum lot size requirement that would have prohibited subdivision of the subject property.

The applicant, Salad & Go, proposes to rezone this site to a Planned Development (PD) District, based on modified Local Retail (LR) District standards, and has requested approval of a Special Use Permit (SUP) in order to facilitate the development of a drive-thru only restaurant at the western edge of the subject property, immediately adjacent to Business Avenue.

Salad & Go is an Arizona-based fast food concept focused on healthy meal options in the form of salads, wraps, soups, specialty teas and lemonades, and breakfast options. Ordering may be carried out through drive thru, walk up, and app based options, with most activity occurring via drive thru. Onsite dining options are not offered by Salad & Go. This proposed location would be the first and likely only Addison location, as Salad & Go has recently established locations at Belt

Line and Coit, and at Trinity Mills, just west of Westgrove Drive. Salad & Go has also recently established a corporate office in Addison.

Proposed Plan: With this request, Salad & Go proposes to construct a 916 square foot single-story drive thru only restaurant on a 0.562 acre segment of land at the western edge of the subject property. Improvements to the site will include pavement and curbing for the parking, drive-thru lanes, and site access, a dumpster enclosure at the rear of the property, pedestrian connectivity to the existing sidewalk on Belt Line Road, and new landscape to support the site. The interior floor plan is comprised entirely of service area, with window service provided for drive-thru and walk up customers. The drive-thru layout provides two lanes leading up to the menu boards, and necks down to a single lane following placement of an order. The site can be accessed from Business Avenue to the west and Commercial Drive to the east. Both of these site access points are private driveways that provide connectivity to signalized intersections at Belt Line Road.

This request to rezone to a PD with modified LR district standards was made in order to facilitate zoning that best fits the context of Salad & Go, any future re-use or redevelopment of the Humperdink's building, and the proposed two-story retail and office building at the eastern edge of the subject property. This proposed zoning is more reflective of the proposed suburban development context exhibited here. Application of the Belt Line District standards is best suited for transformational redevelopment projects like Addison Grove, where urban block patterns with urban buildings are established to promote a pedestrian friendly environment, where buildings frame the streetscape. Transformational redevelopment to an urban development context is challenging at this location due to the shape and size of the lot.

Parking: In accordance with the concept plan prepared for the subject property and the development plan submitted for Salad & Go, 84 parking spaces are required for the overall concept plan, based on the desire of the owner of the subject property to remove restaurant use as a programming option for the existing Humperdink's building. With this transition in use and the proposed parking modifications achieved by Salad & Go, this site exceeds this parking requirement by providing for 85 total parking spaces, with 14 parking spaces provided for Salad & Go, exceeding the 13 space minimum parking requirement.

Exterior Facades: The proposed facades are comprised primarily of masonry materials and colors and signage consistent with the Salad & Go brand. Each elevation reflects a stone base, with brick comprising much of the remainder of the façade. Color is introduced through accent segments of EIFS painted orange and green. Aluminum awnings cover the drive-thru and walk-up ordering windows. At 20 feet, the building achieves a more prominent scale than what is typically achieved for a single-story building, which is a desirable treatment at the Belt Line Road frontage.

Landscaping and Open Space: With this request, landscape compliance was only evaluated for Salad & Go, as landscape compliance was previously determined for the proposed two-story office and retail building, and when future re-use or redevelopment of the existing Humperdink's building occurs, landscape compliance will be evaluated for that site at the time of that request.

Salad & Go has met or exceeded Town requirements for the provision of landscape area, a landscape buffer, tree plantings, and parking lot interior landscaping. It was not possible for Salad & Go to plant required street trees at the Belt Line frontage due to the presence of public drainage and sewer lines at the front of the subject property. Those required plantings were achieved at other locations on the property.

**Public Outreach:** Due to this site being situated adjacent to the Asbury Circle neighborhood, Salad & Go conducted a neighborhood meeting via Zoom with members of the Asbury Circle HOA. Following that meeting, the Asbury Circle HOA President, Elisca Hicks, shared that the vast majority of residents who participated in that meeting were supportive of the use. Ms. Hicks shared that the few concerns that were raised were possible noise from delivery vehicles during early morning hours and signage to direct customers to exit onto Business Ave.

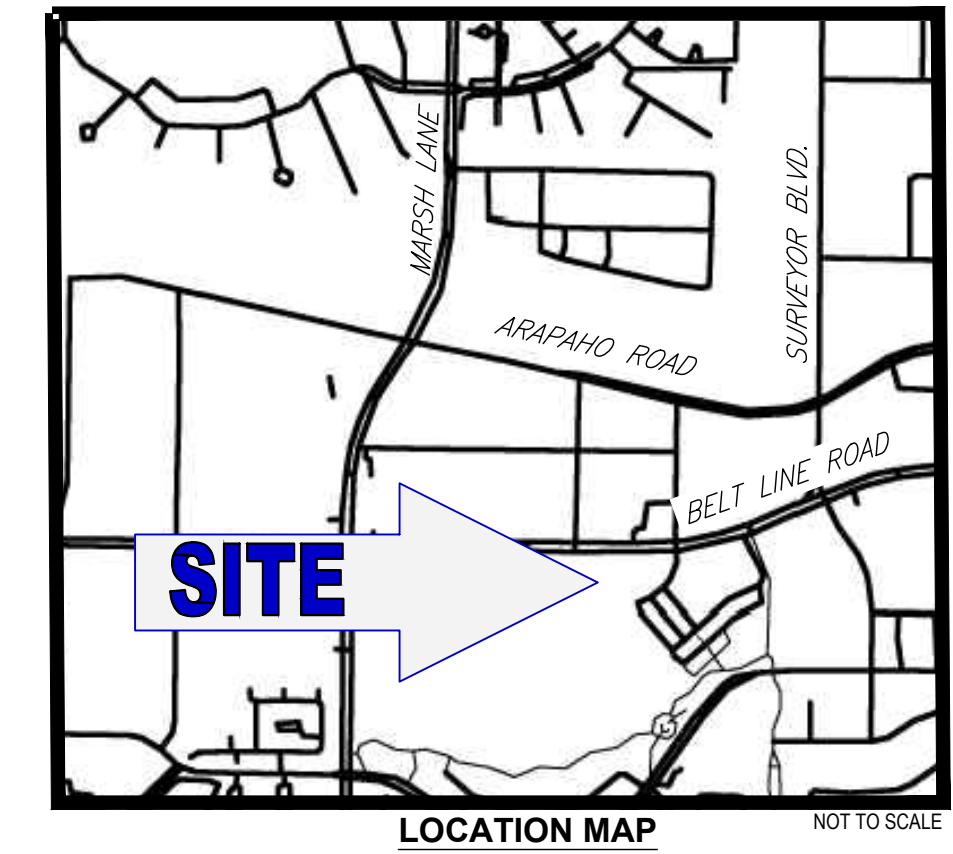
**RECOMMENDATION: APPROVAL WITH CONDITIONS**

The proposed rezoning and SUP to facilitate the development of Salad & Go will add a popular restaurant concept to a declining site and will serve as a catalyst for redevelopment of the remainder of the site. This change will help eliminate a nuisance condition for the Asbury Circle neighborhood and surrounding businesses. The proposed PD with modified LR district standards is the best fit for this development context.

Staff recommends approval of these requests, subject to the following conditions:

- The 2.034 acre subject property shall be developed in accordance with the LR district standards with the following exceptions:
  - Minimum Building Height = 20 feet.
  - Minimum Landscape Buffer = 19 feet, due to the existing setback from Belt Line Road.
  - The previously approved retail building shall be developed in accordance with standards established by Ordinance O21-37.
- No additional driveway connections to Belt Line Road from the 2.034 acre subject property are permitted.
- If the 2.034 acre subject property was to be subdivided in the future, an easement or private agreement shall be established to allow for cross-access through the subject property to existing and future points of access on Business Avenue and Commercial Drive.
- SUP Ordinance No. 2005-036 (Humperdink's) and all preceding restaurant SUPs shall be repealed upon approval of this ordinance.

LEGEND	
	EXISTING PROPERTY BOUNDARY
	PROPOSED PROPERTY BOUNDARY
	PROPOSED SAWCUT
	PROPOSED PARKING COUNT
	EXISTING TREE
	EXISTING SHRUB
	PROPOSED CONCRETE SIDEWALK
	PROPOSED FIRE LANE
	PROPOSED FIRE HYDRANT
	EXISTING FIRE HYDRANT
	EXISTING SANITARY SEWER MANHOLE
	PROPOSED BIKE RACK



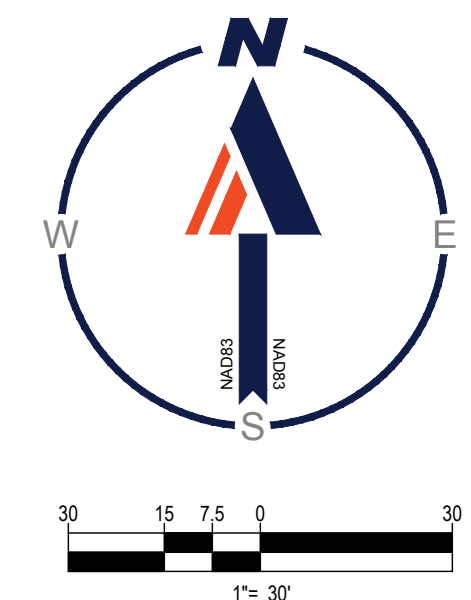
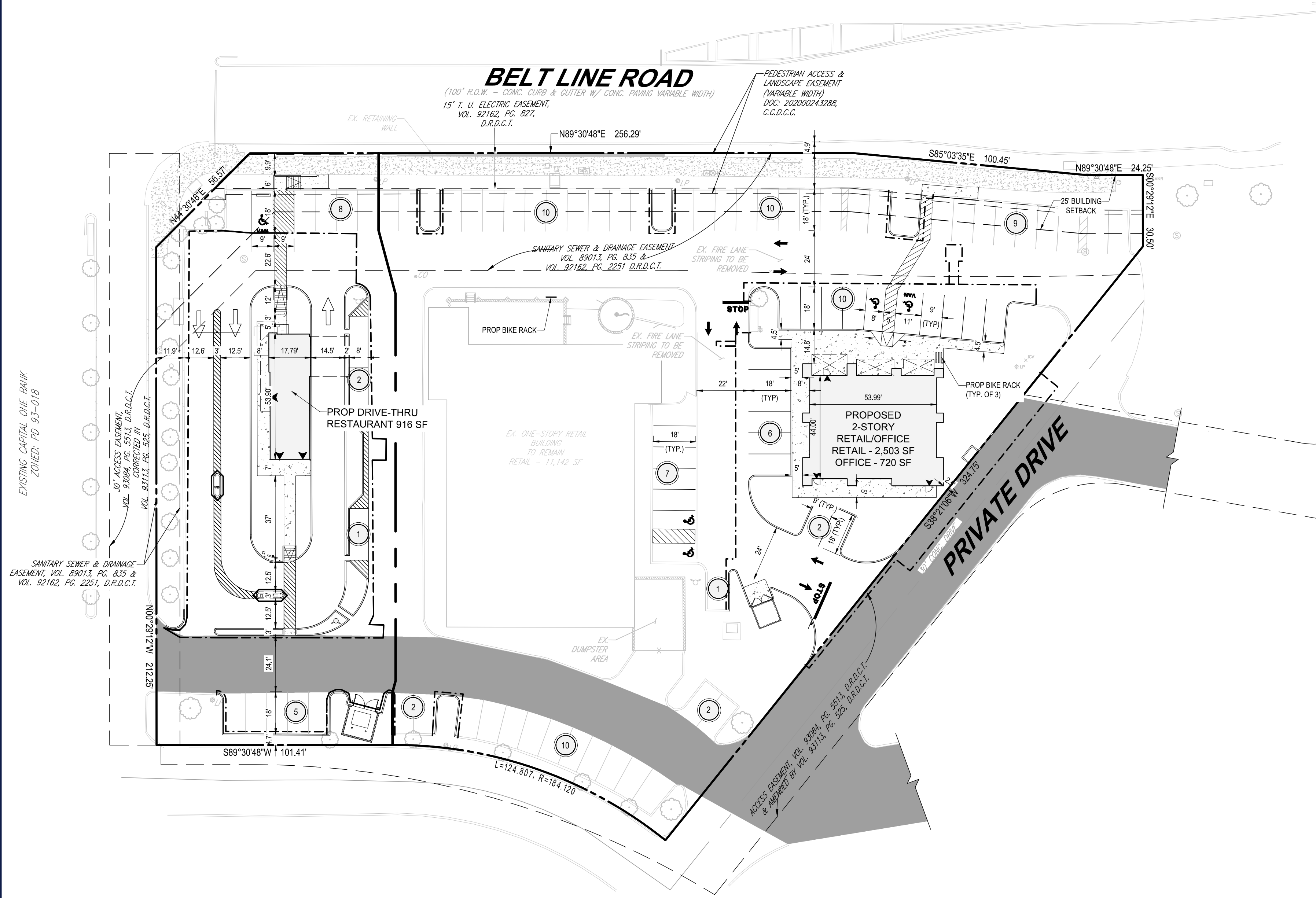
SITE DATA SUMMARY	
SITE INFORMATION	
TOTAL LOT AREA	88,597 SF (2.034 AC)
PROPOSED BUILDING AREAS:	2-STORY RETAIL: 3,223 SF (2,503 SF = RETAIL; 720 SF = OFFICE) DRIVE-THRU RESTAURANT: 916 SF
EXISTING BUILDING AREAS	10,382 SF, 1-STORY 760 SF PATIO (11,142 SF = RETAIL)
TOTAL LOT COVERAGE	14,521 SF (16.4%)
PARKING DATA	
REQUIRED	
RETAIL RATIO	1 SPACE / 200 SF
RETAIL REQUIRED (INCLUDING 2-STORY RETAIL AND EXISTING BUILDING)	68 SPACES
OFFICE RATIO	1 SPACE / 300 SF
OFFICE REQUIRED	3 SPACES
DRIVE-THRU RESTAURANT RATIO	1 SPACE / 70 SF
DRIVE-THRU RESTAURANT REQUIRED	13 SPACES
TOTAL PARKING REQUIRED	84 SPACES
BIKE PARKING (1 / 10 SPACES)	8 SPACES
REQUIRED ADA SPACES	4 SPACES (1 VAN SPACE)
PROVIDED	
TOTAL PROVIDED PARKING	85 SPACES
PROVIDED ADA SPACES	5 SPACES
PROVIDED BIKE PARKING	8 SPACES
SPACE USAGE	
REQUIRED LANDSCAPE AREA	20% (17,719 SF)
PROVIDED LANDSCAPE AREA	21.7% (19,243 SF) (INCLUDES LANDSCAPE AREA IN ROW)
IMPERVIOUS SURFACE AFTER DEVELOPMENT	80.5% (71,294 SF)
JURISDICTIONAL	
EXISTING ZONING / USE	PD 93-018 / RESTAURANT
PROPOSED ZONING / USE	PD - LOCAL RETAIL
BUILDING SETBACKS:	
FRONT	25'
SIDE	25' ADJ. TO R.O.W.; 0' ADJ. TO NON-RESIDENTIAL
REAR	0'
LANDSCAPE BUFFER	19' 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 500 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.
- 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.
- 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.
- EXISTING FIRE LANE MARKING TO BE REMOVED TO ALLOW FOR THE PROPOSED FIRE LANE CIRCULATION AS SHOWN IN THIS PLAN.
- CROSS ACCESS AND UTILITY EASEMENT FOR ADJACENT DEVELOPMENT TO THE WEST OF THIS PROPERTY TO BE DEDICATED BY SEPARATE PRIVATE AGREEMENT.



<b>ENGINEER:</b> BOHLER ENGINEERING 6017 MAIN STREET FRISCO, TX 75034 PHONE: (469) 458-7300 CONTACT: MATHIAS HAUBERT	<b>SURVEYOR:</b> AXIS SURVEYING 714 FERRIS AVE B WAXAHACHIE, TX 75088 PHONE: (214) 903-8200 CONTACT: SEAN SHROPSHIRE	<b>OWNER/APPLICANT:</b> ADDISON RETAIL, LLC 83 ORCHARD HILL PARK DR LECOMINSTER, MA 04153 PHONE: (978) 466-6861 CONTACT: GREGG LISCIOTTI
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**BOHLER**

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

REVISIONS			
REV	DATE	COMMENT	DRAWN BY

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**ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL**

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	TD210002
DRAWN BY:	MG
CHECKED BY:	MJH
DATE:	8/12/2022
CAD I.D.:	SPD

**CONCEPT PLAN**

**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**

2600 NETWORK BLVD, STE 310  
 FRISCO, TX 75034  
 Phone: (469) 458-7300  
 TX@BohlerEng.com  
 TBPE No. 18065 | TBPLS No. 10194413

**BOHLER**

FOR REVIEW PURPOSES ONLY

MATHIAS HAUBERT  
LICENSE NUMBER: 138306

SHEET TITLE:

**CONCEPT PLAN**

SHEET NUMBER:

**C-301**

CASE #1850-Z



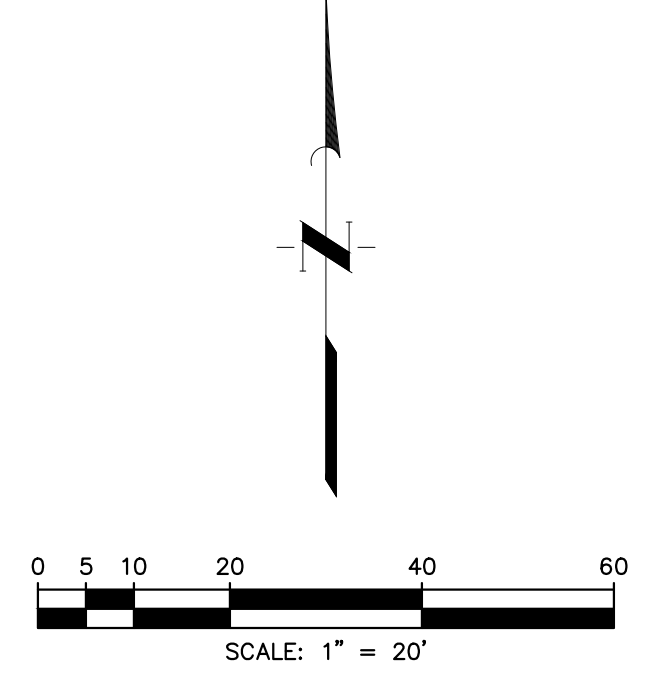
SITE DATA BASED ON SALAD AND GO PROPOSED DEVELOPMENT MARSH/BELT LINE PRINTEMPS ADDITION LOT 1-R BLOCK A		
<b>GENERAL</b>		
EXISTING ZONING:	PLANNED DEVELOPMENT (PD) ORDINANCE #093-018	
PROPOSED ZONING:	PLANNED DEVELOPMENT (PD) - LOCAL RETAIL	
CURRENT USE:	PARKING LOT TO VACANT BUILDING	
PROPOSED USE:	DRIVE-THRU RESTAURANT W/ NO DINE IN	
<b>OVERALL SITE</b>		
GROSS SITE AREA:	0.562 ACRES (24,553 SQUARE FEET)	
SITE FRONTAGE:	256 FEET	
SITE WIDTH:	101 FEET	
SITE DEPTH:	252 FEET	
IMPERVIOUS COVER:	18,937 SQUARE FEET (0.433 ACRES)	
PERVIOUS COVER:	5,616 SQUARE FEET (0.128 ACRES)	
<b>BUILDING DATA</b>		
BUILDING AREA:	915 SQUARE FEET	
BUILDING HEIGHT:	20 FEET (1 STORY)	
BUILDING COVERAGE:	3.72%	
FLOOR:AREA RATIO	0.03 : 1	
<b>PROPERTY DEVELOPMENT REGULATIONS</b>		
	REQUIRED	PROPOSED
FRONT SETBACK:	20 FEET	77 FEET
SIDE SETBACK:	0 FEET	48 FEET
REAR SETBACK:	0 FEET	122 FEET
LANDSCAPE AREA:	0.056 ACRES (10%)	0.128 ACRES (22.8%)
PARKING SPACE RATIO:	1/70 SF	1/65 SF
PARKING SPACE:	14 SPACES	14 SPACES
ADA PARKING SPACES:	1 SPACE	1 SPACES

**BENCHMARK**  
ALL ELEVATIONS AND BEARINGS SHOWN HEREON ARE BASED ON GPS OBSERVATIONS UTILIZING THE ALLTERA RTK NETWORK. (GEOID 12A)

**TBM A**  
BEING AN "X" IN THE CONCRETE SIDEWALK LOCATED ON THE EAST SIDE OF THE EXISTING PRIVATE DRIVE, APPROXIMATELY 33 FEET NORTH AND 19 FEET EAST OF THE NORTHWEST CORNER OF THE SUBJECT TRACT.  
ELEVATION 578.54, GEOID 12A (1988).

**TBM B**  
BEING AN "X" CUT ON TOP OF NORTH WIDE OF THE SOUTHERN MOST PRIVATE DRIVE, APPROXIMATELY 62 FEET EAST OF SOUTHWEST CORNER ALONG PROPERTY LINE OF SUBJECT TRACT.  
ELEVATION 581.63 FEET, GEOID 12A (1988).

**100-YEAR FLOOD PLAIN**  
ACCORDING TO MAP NO. 4813C0180K OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS FOR DALLAS COUNTY DATED JULY 7, 2014 AND IS LOCATED IN COMMUNITY NUMBER 481089, THE SUBJECT TRACT IS SITUATED WITHIN: NON-SHADED ZONE "X" AND SHADED ZONE "X".



**LEGEND**

- PROPERTY LINE
- PROP. GRADE BREAK
- PROPOSED SAWCUT/DEMOLITION LIMITS
- PROP. BARRIER FREE RAMP
- PARKING COUNT
- ADA ROUTE
- EXIST. TREE
- EXIST. CONCRETE PAVEMENT
- PROP. SIDEWALK
- PROP. LANDSCAPE AREA
- PROP. MENU BOARD
- PROP. PREVIEW BOARD
- SEE ARCH PLANS FOR DETAILS

**NOTES**

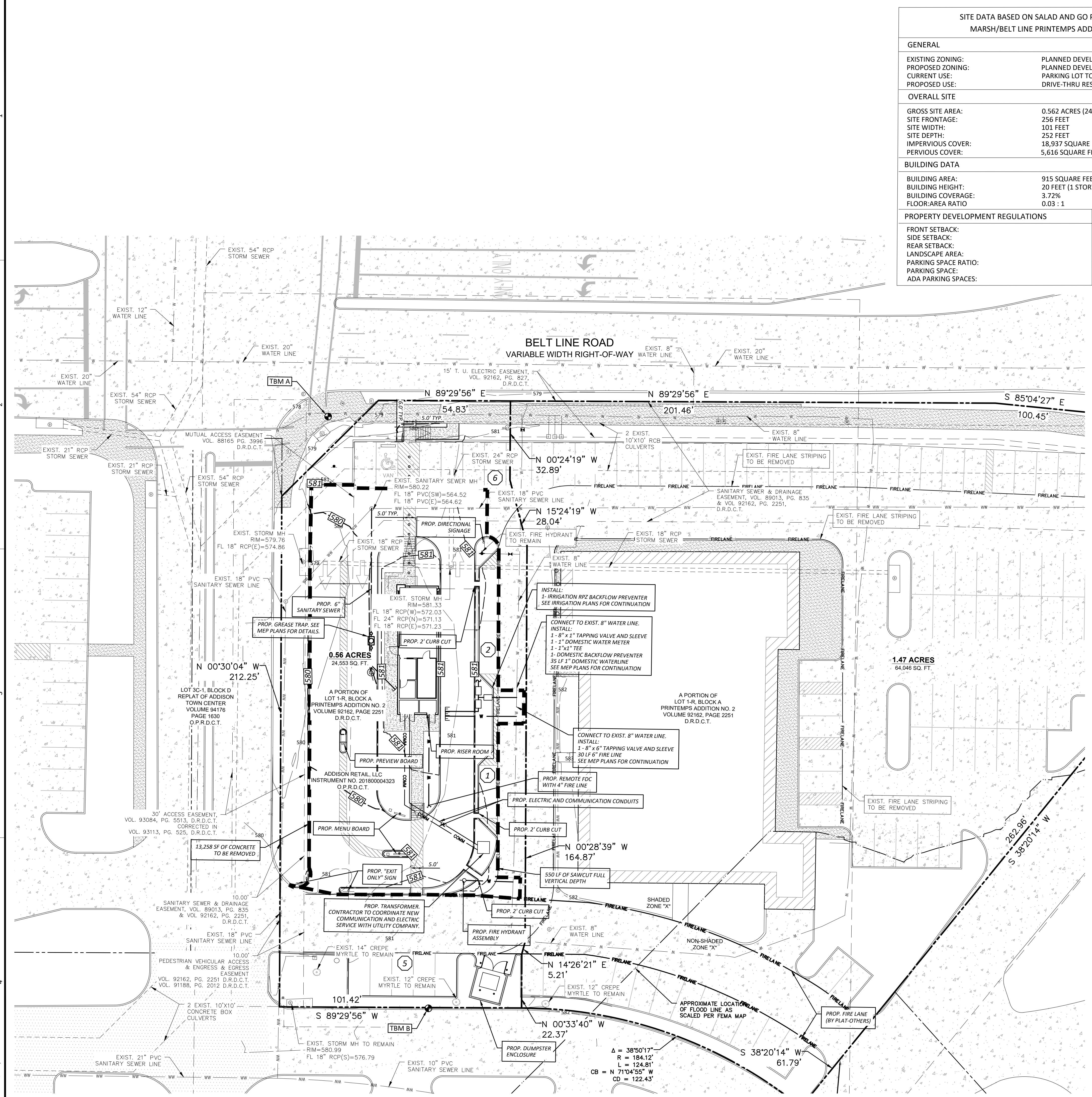
1. ALL DIMENSIONS ARE SHOWN PERPENDICULAR AND TO THE FRONT OF THE CURB UNLESS OTHERWISE NOTED.
2. ALL CURB IS PERMANENT UNLESS NOTED OTHERWISE.
3. SEE ARCH. PLANS FOR EXACT BUILDING DIMENSIONS. CONTRACTOR TO NOTIFY ENGINEER OF ANY DISCREPANCIES.
4. CONTRACTOR TO USE CARE NOT TO DISTURB EXISTING LANDSCAPING OUTSIDE DISTURBED AREA. IF DISTURB CONTRACTOR TO RESTORE TO ORIGINAL CONDITIONS OR BETTER.
5. CONTRACTOR TO VERIFY THE LOCATION OF EXISTING UTILITIES.
6. HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS

**CASE #1850-Z**

<b>DEVELOPER</b>	<b>OWNER</b>	<b>APPLICANT</b>
AND GO CONCEPTS, LLC dba SALAD AND GO 5555 EAST VAN BUREN STREET PHOENIX, ARIZONA 85008 TEL (410) 371-1563 CONTACT: MATTHEW COPENHAVER	ADDISON RETAIL, LLC 83 ORCHARD HILL PARK DRIVE LEOMINSTER, MASSACHUSETTS 01453 TEL (978) 466-6661 CONTACT: GREGG LISCIOTTI	QUIDDITY ENGINEERING 4500 MERCANTILE PLAZA DRIVE SUITE 210 FORT WORTH, TEXAS 76137 TEL (972) 265-7190 CONTACT: RYAN ALCALA, PE

CONTRACTOR TO VERIFY ELEVATION AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY NEW CONSTRUCTION

TEXAS811 NOTIFICATION SYSTEM  
**CALL BEFORE YOU DIG!!!**  
www.texas811.org  
Texas811 or 1-800-545-6005



No.	Date	REVISIONS

**QUIDDITY**  
4500 Mercantile Plaza Drive, Suite 210, Fort Worth, TX 76137  
P: 972.265.7190 | F: 972.265.7191 | www.quiddity.com

SCALE: AS SHOWN  
DESIGNED BY: ACH  
CHECKED BY: RJA  
DATE: AUGUST 2022  
JOB NO.: 17007-0059-00  
DRAWN BY: CPZ

**INTERIM REVIEW**  
Not intended for construction, bidding or permit purposes.  
Engineer: RYAN J. ALCALA  
P.E. Serial No.: 137832  
Date: AUGUST 2022

**SALAD AND GO - ADDISON - MARSH LANE AND BELT LINE ROAD**  
3820 BELT LINE ROAD, ADDISON, TEXAS, 75001

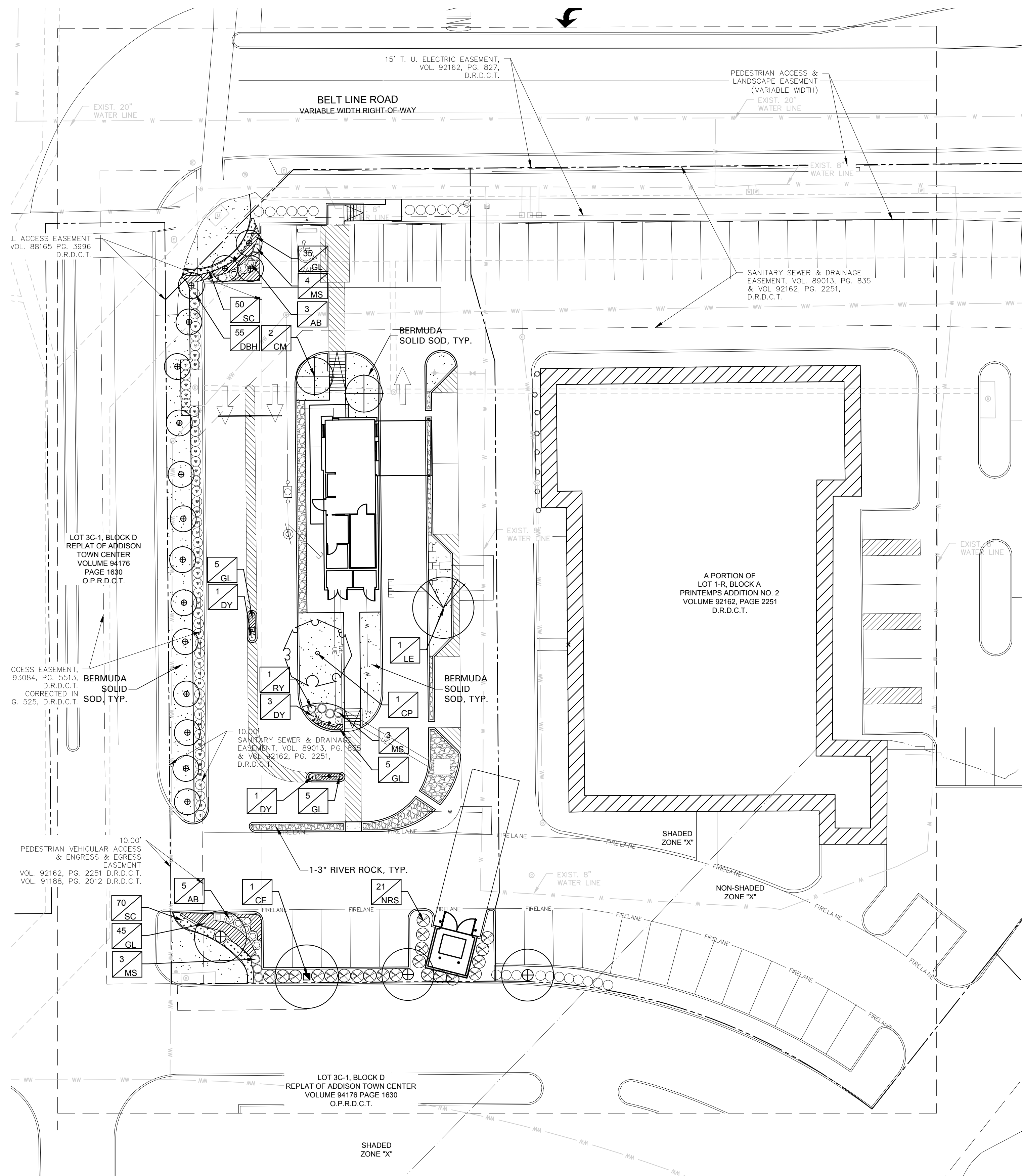
**CONCEPT PLAN**  
PORTION OF LOT 1-R, BLOCK A  
PRINTEMPS ADDITION NO. 2  
VOLUME 92162, PAGE 2251  
3820 BELT LINE ROAD  
ADDISON, TX 75001

SHEET NO. **C-14** **C-4**









**GENERAL LAWN NOTES**

- CONTRACTOR SHALL COORDINATE OPERATIONS AND AVAILABILITY OF EXISTING TOPSOIL, WITH ON-SITE CONSTRUCTION MANAGER.
- LAWN AREAS SHALL BE LEFT 1" BELOW FINAL FINISHED GRADE PRIOR TO TOPSOIL INSTALLATION.
- CONTRACTOR TO FIND GRADE AREAS TO ACHIEVE FINAL CONTOURS AS SHOWN ON CIVIL DRAWINGS. POSITIVE DRAINAGE SHALL BE PROVIDED AWAY FROM ALL BUILDINGS. ROUNDING AT TOP AND BOTTOM OF SLOPES SHALL BE PROVIDED AND IN OTHER BREAKS IN GRADE. CORRECT AREAS WHERE STANDING WATER MAY OCCUR.
- ALL LAWN AREAS SHALL BE FINE GRADED. IRRIGATION TRENCHES COMPLETELY SETTLED AND FINISH GRADE APPROVED BY THE OWNERS CONSTRUCTION MANAGER OR LANDSCAPE ARCHITECT PRIOR TO LAWN INSTALLATION.
- CONTRACTOR SHALL REMOVE ALL ROCKS 3/4" IN DIAMETER AND LARGER. REMOVE ALL DIRT CLODS, STICKS, CONCRETE SPOILS, TRASH ETC PRIOR TO PLACING TOPSOIL AND GRASS INSTALLATION.
- CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE.
- CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT IF NECESSARY.

- SOLID SOD:**
- SOLID SOD SHALL BE PLACED ALONG ALL IMPERVIOUS EDGES, AT A MINIMUM THIS SHALL INCLUDE CURBS, WALKS, INLETS, MANHOLES AND PLANTING BED AREAS. SOD SHALL COVER OTHER AREAS COMPLETELY AS INDICATED BY PLAN.
  - SOD SHALL BE STRONGLY ROOTED DROUGHT RESISTANT SOD, NOT LESS THAN 2 YEARS OLD, FREE OF WEEDS AND UNDESIRABLE NATIVE GRASS AND MACHINE CUT TO PAD THICKNESS OF 3/4" (+/-1/4"), EXCLUDING TOP GROWTH AND THATCH.
  - LAY SOD BY HAND TO COVER INDICATED AREAS COMPLETELY, ENSURING EDGES ARE TOUCHING WITH TIGHTLY FITTING JOINTS, NO OVERLAPS WITH STAGGERED STRIPS TO OFFSET JOINTS.
  - TOP DRESS JOINTS IN SOD BY HAND WITH TOPSOIL TO FILL VOIDS IF NECESSARY.
  - SOD SHALL BE ROLLED TO CREATE A SMOOTH EVEN SURFACE. SOD SHOULD BE WATERED THOROUGHLY DURING INSTALLATION PROCESS.
  - SHOULD INSTALLATION OCCUR BETWEEN OCTOBER 1ST AND MARCH 1ST, OVERSEED BERMUDA GRASS SOD WITH WINTER RYEGRASS AT A RATE OF 4 POUNDS PER 1000 S.F.

**LANDSCAPE NOTES**

- CONTRACTOR TO VERIFY AND LOCATE ALL PROPOSED AND EXISTING ELEMENTS. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE FOR ANY LAYOUT DISCREPANCIES OR ANY CONDITION THAT WOULD PROHIBIT THE INSTALLATION AS SHOWN. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
- CONTRACTOR SHALL CALL 811 TO VERIFY AND LOCATE ANY AND ALL UTILITIES ON SITE PRIOR TO COMMENCING WORK. LANDSCAPE ARCHITECT SHALL BE NOTIFIED OF ANY CONFLICTS. CONTRACTOR TO EXERCISE EXTREME CAUTION WHEN WORKING NEAR UNDERGROUND UTILITIES.
- A MINIMUM OF 2% SLOPE SHALL BE PROVIDED AWAY FROM ALL STRUCTURES.
- CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL FINISHED GRADE IN PLANTING AREAS AND 1" BELOW FINAL FINISHED GRADE IN LAWN AREAS.
- LANDSCAPE ISLANDS SHALL BE CROWNED, AND UNIFORM THROUGHOUT THE SITE.
- PLANTING AREAS AND SOD TO BE SEPARATED BY STEEL EDGING. NO STEEL EDGING SHALL BE INSTALLED ADJACENT TO BUILDINGS, WALKS OR CURBS. EDGING NOT TO BE MORE THAN 1/2" ABOVE FINISHED GRADE. EDGING SHALL BE CUT AT 45 DEGREE ANGLE WHERE IT INTERSECTS WALKS AND/OR CURBS.
- MULCH SHALL BE INSTALLED AT 1/2" BELOW THE TOPS OF SIDEWALKS AND CURBING.
- QUANTITIES ON THESE PLANS ARE FOR REFERENCE ONLY. THE SPACING OF PLANTS SHOULD BE AS INDICATED ON PLANS OR OTHERWISE NOTED. ALL TREES AND SHRUBS SHALL BE PLANTED PER DETAILS.
- CONTAINER GROWN PLANT MATERIAL IS PREFERRED HOWEVER BALL AND BURLAP PLANT MATERIAL CAN BE SUBSTITUTED IF NEEDED AND IS APPROPRIATE TO THE SIZE AND QUALITY INDICATED ON THE PLANT MATERIAL LIST.
- TREES SHALL BE PLANTED AT A MINIMUM OF 5' FROM ANY UTILITY LINE, SIDEWALK OR CURB. TREES SHALL ALSO BE 10' CLEAR FROM FIRE HYDRANTS.
- 4" OF SHREDDED HARDWOOD MULCH (2" SETTLED THICKNESS) SHALL BE PLACED OVER WEED BARRIER FABRIC. MULCH SHALL BE SHREDDED HARDWOOD MULCH OR APPROVED EQUAL. PINE STRAW MULCH IS PROHIBITED.
- WEED BARRIER FABRIC SHALL BE USED IN PLANT BEDS AND AROUND ALL TREES AND SHALL BE MIRAFIX 1405 WEED BARRIER OR APPROVED EQUAL.
- CONTRACTOR TO PROVIDE UNIT PRICING OF LANDSCAPE MATERIALS AND BE RESPONSIBLE FOR OBTAINING ALL LANDSCAPE AND IRRIGATION PERMITS.

**IRRIGATION:**

- ALL REQUIRED LANDSCAPE AREAS SHALL HAVE AN AUTOMATIC IRRIGATION SYSTEM WITH A FREEZE-RAIN SENSOR. SYSTEM SHALL ALSO HAVE AN ET WEATHER BASED CONTROLLER AND BE DESIGNED AND INSTALLED BY A LICENSED IRRIGATOR.

**MAINTENANCE REQUIREMENTS:**

- VEGETATION SHOULD BE INSPECTED REGULARLY TO ENSURE THAT PLANT MATERIAL IS ESTABLISHING PROPERLY AND REMAINS IN A HEALTHY GROWING CONDITION APPROPRIATE FOR THE SEASON. IF DAMAGED OR REMOVED, PLANTS MUST BE REPLACED BY A SIMILAR VARIETY AND SIZE.
- MOWING, TRIMMING, EDGING AND SUPERVISION OF WATER APPLICATIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNTIL THE OWNER OR OWNER'S REPRESENTATIVE ACCEPTS AND ASSUMES REGULAR MAINTENANCE.
- ALL LANDSCAPE AREAS SHOULD BE CLEANED AND KEPT FREE OF TRASH, DEBRIS, WEEDS AND OTHER MATERIAL.

**MISCELLANEOUS MATERIALS:**

- STEEL EDGING SHALL BE 3/16" X 4 X 16" DARK GREEN DURAEDGE STEEL LANDSCAPE EDGING UNLESS NOTED OTHERWISE ON PLANS/DETAILS.
- RIVER ROCK SHALL BE ARIZONA RIVER ROCK, 2" - 4" DIAMETER. RIVER ROCK SHALL BE COMPACTED TO A MINIMUM OF 3" DEPTH OVER FILTER FABRIC.

**PRUNING AND TRIMMING NOTES**

- CONTRACTOR SHALL PRUNE ALL EXISTING TREES ON-SITE USING STANDARD GUIDELINES IN THE INDUSTRY.
- ALL TREES SHALL BE TRIMMED SO THAT NATURAL SHAPES OF THE PLANTS ARE RETAINED.
- DO NOT "TOP" OR "HEAD" TREES.
- IF BOLLING OR SHEARING OF TREES HAS OCCURRED IN THE PAST, DISCONTINUE THIS PRACTICE AND ALLOW PLANTS TO GROW INTO NATURAL SHAPE.
- REMOVE SUCKERS, DEAD, DYING, DISEASED, BROKEN AND / OR WEAK BRANCHES FROM ALL TREES ALONG THE MAIN TRUNK STRUCTURE AND WITHIN THE BRANCHING AREA.
- CONTRACTOR SHALL PRUNE EXISTING DECIDUOUS HARDWOOD BY REMOVING LOWER LIMBS TO RAISE THE CANOPY. THE BOTTOM OF THE CANOPY SHALL BE RAISED TO 12'-0" ABOVE GRADE FOR DECIDUOUS HARDWOOD TREES, WHEN POSSIBLE. THE INTEGRITY OF THE CANOPY AND STRUCTURE OF THE TREE SHALL BE MAINTAINED. DO NOT CUT OR PRUNE CENTRAL LEADERS.
- CONTRACTOR SHALL THIN THE CANOPY BY ONE-FOURTH. PRUNE TREE TO EVENLY SPACE BRANCHES WITHIN THE CANOPY WHENEVER POSSIBLE. REMOVE THOSE LIMBS THAT CROSS OTHERS, DOUBLE LEADERS AND THOSE THAT EXCESSIVELY EXTEND BEYOND THE NATURAL CROWN OF THE TREE.
- CONTRACTOR SHALL PROVIDE DEEP ROOT FEEDING AND INVOGATION OF EXISTING TREES. THIS SHALL BE ORGANIC BASED NUTRIENTS BASED FOR ROOT GROWTH AND LEAF GROWTH STIMULATION.
- CONTRACTOR SHALL BE REQUIRED TO CHIP ALL REMOVED BRANCHES, LEAFS, ETC.

**LANDSCAPE TABULATIONS for ADDISON, TEXAS SITE LANDSCAPE**

1. 10% of the total site area to be landscaped  
 Total Site Area: 24,458 s.f.  
 REQUIRED PROVIDED  
 2,446 (10%) 5,597 s.f. (22.8%)

**LANDSCAPE BUFFER**

- A 20' landscape buffer is required
  - 1 shade tree, 4 inches in caliper is required per ever 30 linear feet of street frontage
- Beltline - 95 l.f.  
 20' buffer 20' buffer  
 3 shade trees, 4" cal. 3 trees have been placed elsewhere on property due to easements along Beltline

**PARKING LOT PERIMETER LANDSCAPE**

- One 4" cal. Tree shall be provided for each 35 l.f. of perimeter and one shrub planted for every 3-3.5' on center.
- 5' buffer 5' buffer  
 8 shade trees, 4" cal. existing trees on site, 1 additional shade tree  
 shrubs shrub screen - 36" height and width

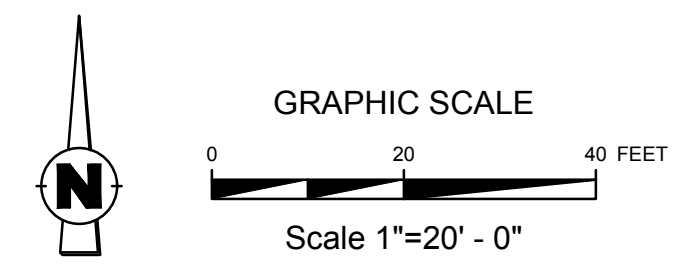
**PARKING LOT INTERIOR LANDSCAPE**

- 5% of the interior parking lot to be landscaped.
  - One shade tree for each 10 spaces.
- REQUIRED PROVIDED  
 638 s.f. (10%) 885 s.f.  
 2 shade trees, 4" cal. 3 existing crepe myrtles and 1 proposed shade trees, 4" cal.

**PLANT SCHEDULE**

QTY	LABEL	COMMON NAME	SCIENTIFIC NAME	SIZE	NOTES
<b>TREES</b>					
1	CE	Cedar Elm	<i>Ulmus crassifolia</i>	3" cal.	12' ht., 4' spread, matching
2	CM	Crepe Myrtle 'Tuscarora'	<i>Lagerstromia indica 'Tuscarora'</i>	30 gal.	8' ht. 3' spread, matching
1	CP	Fruitless Chinese Pistache - Male	<i>Pistachia chinensis 'Keith Davey'</i>	4" cal.	12' ht., 4' spread
1	LE	Lacebark Elm	<i>Ulmus parvifolia 'Sempervirens'</i>	4" cal.	12' ht., 4' spread
<b>SHRUBS</b>					
8	AB	Glossy Abelia	<i>Abelia grandiflora</i>	5 gal.	full, 24" spread, 36" o.c.
55	DBH	Dwarf Burford Holly	<i>Ilex cornuta 'Burford Nana'</i>	3" ht X 3" wt	full, 3' spread, 36" o.c.
5	DY	Dwarf Yaupon Holly	<i>Ilex vomitoria 'Condeaux'</i>	5 gal.	full, 24" sprd, 24" o.c.
10	MS	Morning Light Miscanthus	<i>Miscanthus sinensis 'Morning Light'</i>	5 gal.	full, 20" spread, 36" o.c.
21	NRS	Nellie R Stevens Holly	<i>Ilex x 'Nellie R. Stevens'</i>	7 gal.	full, 40" o.c.
1	RY	Red Yucca	<i>Hesperaloe parvifolia</i>	5 gal.	full, 24" sprd, 30" o.c.
<b>GROUNDCOVER/VINES/GRASS</b>					
15	GL	Giant Liriope	<i>Liriope gigantea</i>	1 gal.	full, 18" o.c.
120	SC	Seasonal Color Bermuda Solid Sod	<i>Cynodon dactylon</i>	4" pots	full, 12" o.c.

Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. Trees shall have a strong central leader and be of matching specimens. All plant material shall meet or exceed remarks as indicated.



Case #: SUP-0052



No.	Date	Revisions

**QUIDDITY**  
 4000 West Loop South, Suite 1000, Houston, Texas 77027  
 (713) 865-1100  
 www.quiddity.com

SCALE: AS SHOWN  
 DATE: JULY 2022  
 JOB NO.:  

DESIGNED BY:    
 CHECKED BY:    
 DRAWN BY:  



SECTION 32 9300 - LANDSCAPE  
PART 1 - GENERAL

1.1 QUALIFICATIONS OF THE LANDSCAPE CONTRACTOR

A. ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE PLANTING

1.2 REFERENCE DOCUMENTS

A. REFER TO LANDSCAPE PLANS, NOTES, SCHEDULES AND DETAILS FOR ADDITIONAL REQUIREMENTS

1.3 SCOPE OF WORK / DESCRIPTION OF WORK

A. WORK COVERED BY THESE SECTIONS INCLUDES: FURNISH ALL SUPERVISORS, LABOR, MATERIALS, SERVICES, EQUIPMENT AND APPLIANCES REQUIRED TO COMPLETE THE WORK COVERED IN CONJUNCTION WITH THE LANDSCAPING COVERED IN LANDSCAPE PLANS AND SPECIFICATIONS INCLUDING:

1. PLANTING (TREES, SHRUBS, GRASSES)
2. BED PREP AND FERTILIZATION
3. NOTIFICATION OF SOURCES
4. WATER AND MAINTENANCE UNTIL ACCEPTANCE
5. GUARANTEE

B. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS.

C. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC) PRIOR TO THE START OF ANY WORK

1.4 REFERENCES

A. AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY AMERICAN ASSOCIATION OF NURSERYMEN, 27 OCTOBER 1980, EDITION; BY AMERICAN NATIONAL STANDARDS INSTITUTE (Z90.1) - PLANT MATERIAL

B. AMERICAN JOINT COMMITTEE ON HORTICULTURE NOMENCLATURE, 1942 EDITION OF STANDARDIZED PLANT NAMES

C. TEXAS ASSOCIATION OF NURSERYMEN, GRADES AND STANDARDS

1.5 SUBMITTALS

A. PROVIDE REPRESENTATIVE QUANTITIES OF EACH SOIL, MULCH, BED MIX, GRAVEL AND STONE BEFORE INSTALLATION. SAMPLES TO BE APPROVED BY OWNERS REPRESENTATIVE BEFORE USE.

B. SOIL AMENDMENTS AND FERTILIZERS SHOULD BE RESEARCHED AND BASED ON THE SOIL'S ANALYSIS

C. BEFORE INSTALLATION, SUBMIT DOCUMENTATION THAT PLANT MATERIALS ARE AVAILABLE AND HAVE BEEN RESERVED. FOR ANY PLANT MATERIAL NOT AVAILABLE, SUBMIT REQUEST FOR SUBSTITUTION.

1.6 JOB CONDITIONS, DELIVERY, STORAGE AND HANDLING

A. GENERAL CONTRACTOR TO COMPLETE WORK BEFORE LANDSCAPE CONTRACTOR TO COMMENCE.

B. ALL PLANTING BED AREAS SHALL BE LEFT THREE INCHES BELOW FINAL GRADE OF SIDEWALKS, DRIVES AND CURBS. ALL AREAS TO RECEIVE SOLID SOIL SHALL BE LEFT ONE INCH BELOW THE FINAL GRADE OF WALKS, DRIVES AND CURBS. CONSTRUCTION DEBRIS SHALL BE REMOVED PRIOR TO LANDSCAPE CONTRACTOR BEGINNING WORK.

C. STORAGE OF MATERIALS AND EQUIPMENT AT THE JOB SITE WILL BE AT THE RISK OF THE LANDSCAPE CONTRACTOR. THE OWNER CANNOT BE HELD RESPONSIBLE FOR THEFT OR DAMAGE.

1.7 SEQUENCING

A. INSTALL TREES, SHRUBS, AND LINER STOCK PLANT MATERIALS PRIOR TO INSTALLATION OF LAWN/SOLID SOIL.

B. WHERE EXISTING TURF AREAS ARE BEING CONVERTED TO PLANTING BEDS, THE TURF SHALL BE CHEMICALLY ERADICATED TO MINIMIZE RE-GROWTH IN THE FUTURE. AREAS SHALL BE PROPERLY PREPARED WITH AMENDED ORGANIC MATTER.

1.8 MAINTENANCE AND GUARANTEE

A. THE LANDSCAPE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK FROM THE TIME OF PLANTING UNTIL FINAL ACCEPTANCE BY THE OWNER.

B. NO TREES, GRASS, GROUND COVER OR GRASS WILL BE ACCEPTED UNLESS THEY SHOW HEALTHY GROWTH AND SATISFACTORY FOLIAGE CONDITIONS.

C. MAINTENANCE SHALL INCLUDE WATERING OF TREES AND PLANTS, CULTIVATION, WEED SPRAYING, EDGING, PRUNING OF TREES, MOWING OF GRASS, CLEANING UP AND ALL OTHER WORK NECESSARY FOR MAINTENANCE.

D. A WRITTEN NOTICE REQUESTING FINAL INSPECTION AND ACCEPTANCE

SHOULD BE SUBMITTED TO THE OWNER AT LEAST 7 DAYS PRIOR TO COMPLETION, AN ON SITE INSPECTION BY THE OWNERS AUTHORIZED REPRESENTATIVE WILL BE COMPLETED PRIOR TO WRITTEN ACCEPTANCE.

E. NOTIFY OWNER OR OWNERS REPRESENTATIVE SEVEN DAYS PRIOR TO THE EXPIRATION OF THE WARRANTY PERIOD.

F. REMOVE DEAD, UNHEALTHY AND UNSIGHTLY PLANTS DURING WARRANTY PERIOD

G. REMOVE SLUDDY AND STANKY MATERIALS AFTER ONE YEAR

H. ALL LANDSCAPE MUST BE MAINTAINED AND GRASS MOWED/EDGED ON A WEEKLY SCHEDULE UNTIL ACCEPTANCE BY OWNER. REMOVE CLIPPINGS AND DEBRIS FROM SITE PROMPTLY.

I. REMOVE TRASH, DEBRIS, AND LITTER WATER, PRUNE RESTAKE TREES, FERTILIZE, WEED AND APPLY HERBICIDES AND FUNGICIDES AS REQUIRED.

J. COORDINATE THE OPERATION OF IRRIGATION SYSTEM TO ENSURE THAT PLANTS ARE ADEQUATELY WATERED. HAND WATER AREAS NOT RECEIVING ADEQUATE WATER FROM AN IRRIGATION SYSTEM.

K. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN ACCORDANCE TO THE MAINTENANCE SERVICE TO ENSURE THE SYSTEM IS IN PROPER WORKING ORDER WITH SCHEDULING ADJUSTMENTS BY SECTION TO MAXIMIZE WATER CONSERVATION.

L. REAPPLY MULCH TO BARE AND THIN AREAS.

M. SHOULD SEEDED AND/OR SOODED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL HEALTHY STAND OF GRASS AT NO ADDITIONAL COST TO THE OWNER.

N. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:

a. THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY. ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.

b. ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.

c. SOODED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESEED OR RESEEDED (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SOODED TURF SHALL BE NEATLY MOWED.

d. THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY. ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.

e. ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.

f. SOODED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESEED OR RESEEDED (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SOODED TURF SHALL BE NEATLY MOWED.

g. THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY. ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.

h. ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.

i. SOODED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESEED OR RESEEDED (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SOODED TURF SHALL BE NEATLY MOWED.

j. THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY. ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.

k. ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.

l. SOODED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESEED OR RESEEDED (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SOODED TURF SHALL BE NEATLY MOWED.

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n. ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.

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p. THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY. ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.

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D. DEVELOP A PROGRAM OF MAINTENANCE (PRUNING AND FERTILIZATION) WHICH WILL ENSURE THE PURCHASED MATERIALS WILL MEET AND/OR EXCEED PRODUCT SPECIFICATIONS.

E. DO NOT MAKE PLANT MATERIAL SUBSTITUTIONS. IF THE LANDSCAPE MATERIAL SPECIFIED IS NOT READILY AVAILABLE, SUBMIT PROOF TO LANDSCAPE ARCHITECT ALONG WITH THE PROPOSED MATERIAL TO BE USED IN LIEU OF THE SPECIFIED PLANT.

F. AT THE TIME BIDS ARE SUBMITTED, THE CONTRACTOR IS ASSUMED TO HAVE LOCATED THE MATERIALS NECESSARY TO COMPLETE THE JOB AS SPECIFIED.

G. OWNERS REPRESENTATIVE SHALL INSPECT ALL PLANT MATERIAL AND RETAINS THE RIGHT TO INSPECT MATERIALS UPON ARRIVAL TO THE SITE AND DURING INSTALLATION. THE OWNERS REPRESENTATIVE MAY ALSO REQUEST ANY MATERIALS BE REJECTED IF UNSATISFACTORY OR DEFECTIVE DURING THE WORK PROCESS. ALL PLANTS DAMAGED IN TRANSIT OR AT THE JOB SITE SHALL BE REJECTED.

H. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN ACCORDANCE TO THE MAINTENANCE SERVICE TO ENSURE THE SYSTEM IS IN PROPER WORKING ORDER WITH SCHEDULING ADJUSTMENTS BY SECTION TO MAXIMIZE WATER CONSERVATION.

I. REAPPLY MULCH TO BARE AND THIN AREAS.

J. SHOULD SEEDED AND/OR SOODED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL HEALTHY STAND OF GRASS AT NO ADDITIONAL COST TO THE OWNER.

K. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:

a. THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY. ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.

b. ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.

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ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS J-SHAPED ROOTS).

J. ALL TREES SHALL BE STANDARD IN FORM, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED.

K. TREE TRUNKS TO BE STURDY, EXHIBIT HARDENED SYSTEMS AND VIGOROUS AND FIBROUS ROOT SYSTEMS. NOT ROOT OR POT BOUND.

L. TREES WITH DAMAGED OR CROOKED LEADERS, BARK ABRASIONS, SUNSCALD, DISFIGURING KNOTS, OR INSECT DAMAGE WILL BE REJECTED.

M. CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER.

N. MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL.

O. ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED.

P. SOIL: PROVIDE WELL-ROOTED SOIL OF THE VARIETY NOTED ON THE PLANS. SOIL SHALL BE CUT FROM HEALTHY MATURE TURF WITH SOIL THICKNESS OF 3/4" TO 1" EACH PALLET OF SOIL SHALL BE ACCOMPANIED BY A CERTIFICATE FROM SUPPLIER STATING THE COMPOSITION OF THE SOIL.

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4500 Mercantile Plaza Drive, Suite 210  
Fort Worth, Texas 76137  
Tel: 682.268.2200  
Fax: 972.488.3882  
[www.jonescarter.com](http://www.jonescarter.com)

June 22, 2022  
Planning Division  
Town of Addison  
16801 Westgrove Drive  
Addison, TX 75001

**Salad and Go – Addison – Marsh and Beltline  
Letter of Intent**

Planning Division,

This document shall serve as the Letter of Intent to the Town of Addison for the Special Use Permit Application submitted by Quddity Civil Engineering acting as applicant on behalf of the developer of And Go Concepts, LLC dba Salad And Go. The current site is a parking lot for a vacant Humperdink's with zoning designation PD Ordinance #093-018 (Planned Development). We are proposing to construct a new drive thru restaurant. The proposed restaurant will include an, approximately, 915 square foot building, canopy, drive thru lanes, along with associated parking and utilities.

The goal of Salad and Go is to provide better, healthier, and affordable food. The product is a small (~915 Square Foot) drive-thru with no dine in restaurant serving made to order salads, wraps, breakfast burritos, cold brew coffee and juices.

The operations of the development includes a delivery of fresh ingredients every morning outside of business hours. This delivery from local warehouses prevents the need for cooking in store which reduces the amount of waste produced on site. The meals are merely assembled on site.

Salad and Go operates with a maximum of nineteen employees with four working at any given time. Hours of operation are 6 a.m. - 9 p.m. every day. This development will not require outdoor storage or have other outdoor activities.

Overall, we believe this development will be a beneficial and exciting addition to the community.

Thank you for your consideration in the matter. Should you have any questions or require additional information, please call me.

Sincerely,

A handwritten signature in blue ink that reads 'Aaron Hawkins'.

Aaron Hawkins, EIT

## Lesley Nyp

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**From:** Lesley Nyp  
**Sent:** Friday, August 12, 2022 4:40 PM  
**To:** Lesley Nyp  
**Subject:** FW: Asbury Circle Support for Salad and Go

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**From:** Elisca Hicks [REDACTED]  
**Sent:** Sunday, July 10, 2022 3:27 PM  
**To:** Ken Schmidt <[kschmidt@addisontx.gov](mailto:kschmidt@addisontx.gov)>; David Grates [REDACTED]  
**Subject:** Re: Asbury Circle Support for Salad and Go

Ken and David,

I wanted to follow up on the concerns that I mentioned in the previous email, and upon re-visiting the site, the need for screening/landscaping really doesn't make sense due to the angle of the site.

Thank you both for your work and keeping us informed.

Sincerely,  
Elisca Hicks

On Thu, Jul 7, 2022 at 3:00 PM Ken Schmidt <[kschmidt@addisontx.gov](mailto:kschmidt@addisontx.gov)> wrote:

Thank you, Elisca!

We discussed this project earlier today and have incorporated your feedback into our review comments.



**Ken Schmidt, AICP**

**Director of Development Services**

Town of Addison | 16801 Westgrove Dr, Addison, TX 75001

**office:** (972) 450-7027

**[ADDISONTEXAS.NET](http://ADDISONTEXAS.NET)**

—

**IT ALL COMES TOGETHER.**



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**From:** Elisca Hicks [REDACTED]  
**Sent:** Saturday, July 2, 2022 6:38 AM  
**To:** Ken Schmidt <[kschmidt@addisontx.gov](mailto:kschmidt@addisontx.gov)>  
**Subject:** Asbury Circle Support for Salad and Go

Mr. Schmidt,

I am sending this email to inform you that Mr. David Grates and the Asbury Circle community met on June 28, 22 to discuss the plans for Salad and Go to build on a portion of the property located at 3820 Belt Line Rd.

I feel that this project would be beneficial to the area and fully support Salad and Go in this location. The vast majority of those residents in attendance were also in support of the Salad and Go. The few concerns that were raised were possible noise from delivery vehicles during early morning hours, possible need for screening/landscaping, and signage to direct customers to exit onto Business Ave. Mr. Grates explained that Salad and Go could address all of these concerns.

Sincerely,

Elisca Hicks

--

Elisca Hicks

3916 Asbury Lane

Asbury Circle HOA President

281-639-6196  
[REDACTED]

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**Agenda Caption:**

Hold a Public Hearing, Present, Discuss, and Consider Action on a **Recommendation regarding an Ordinance Approving a Special Use Permit (SUP) for Property Located at 4580 Belt Line Road that is currently zoned Local Retail (LR), to allow a Restaurant with the Sale of Alcoholic Beverages for On-Premises Consumption.** Case 1853-SUP/4580 Belt Line Road (Toasted Yolk Cafe).

**Recommendation:**

Staff recommends approval of these requests, subject to the following condition:

- The applicants shall not use any terms or graphic depictions that relate to alcoholic beverages in any exterior signage.
- Upon approval of a Certificate of Occupancy (CO) for Toasted Yolk, SUP Ordinance No. O20-02 (Remington's) shall be repealed.
- If any change in occupancy occurs at the retail space (FedEx) prior to the adoption of the UDC, a use that requires less parking would be required for the Town to approve re-occupancy of that space.

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**Attachments**

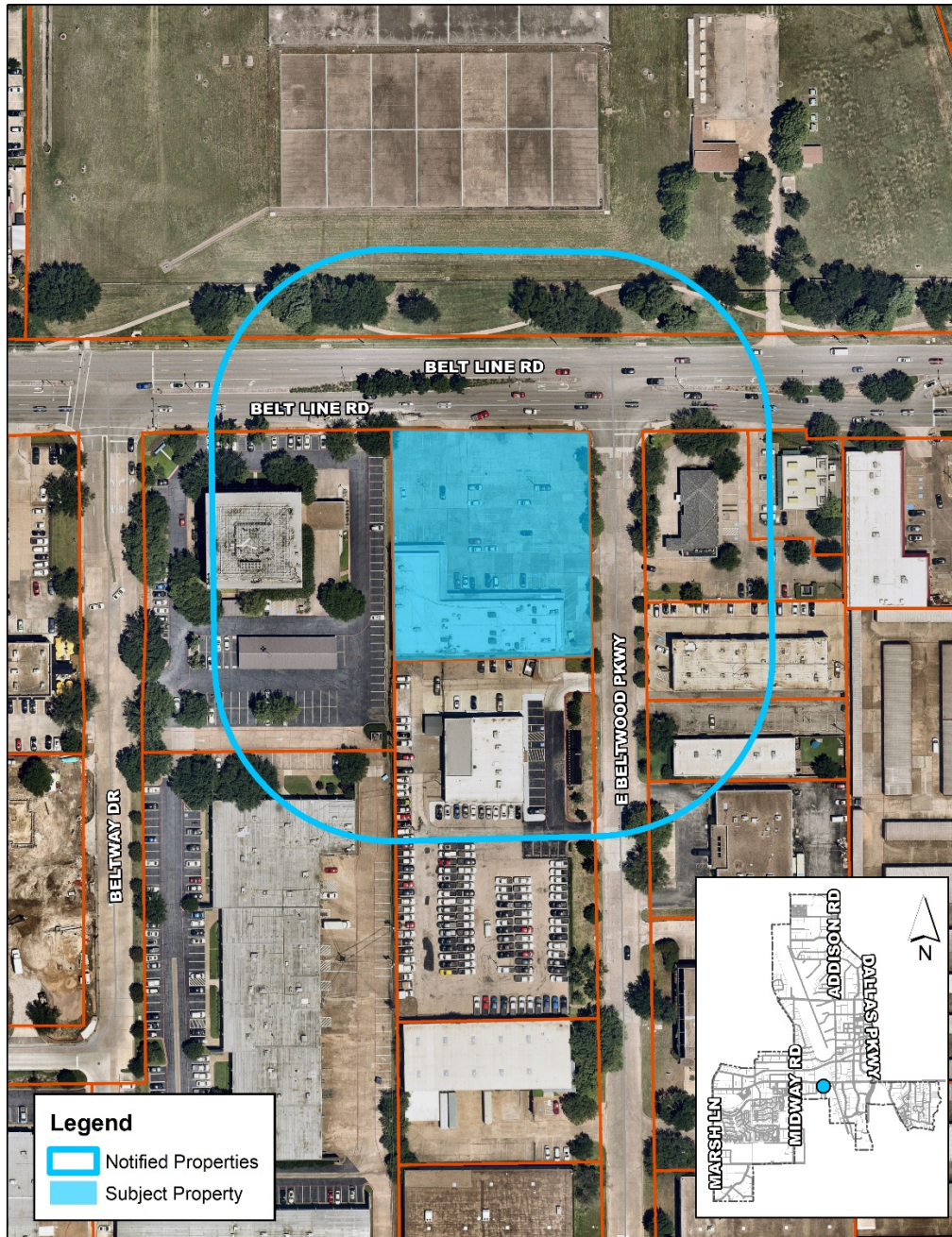
1853-SUP Staff Report  
1853-SUP Plans  
1853-SUP Letter of Intent

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# 1853-SUP

**PUBLIC HEARING** Case 1853-SUP/4580 Belt Line Road (Toasted Yolk Café). Hold a Public Hearing, Present, Discuss, and Consider Action on a Recommendation regarding an Ordinance Approving a Special Use Permit (SUP) for Property Located at 4580 Belt Line Road that is currently zoned Local Retail (LR), to allow a Restaurant with the Sale of Alcoholic Beverages for On-Premises Consumption.

## LOCATION MAP





August 16, 2022

**STAFF REPORT**

RE: 1853-SUP/Toasted Yolk Cafe  
LOCATION: 4580 Belt Line Road  
REQUEST: Approval of a Special Use Permit for a restaurant and approval of a Special Use Permit for the sale of alcoholic beverages for on-premises consumption.  
APPLICANT: Mark Albert, AFS Beltline LP

**DISCUSSION:**

Background: The subject property is located at 4580 Belt Line Road, which is the at the southwest corner of Belt Line Road and Beltwood Parkway. The site was developed in the late 1970's with a 13,859 square foot multitenant structure. There are currently two businesses operating at the subject property, FedEx and Addison Point. The applicant, Toasted Yolk Café, is proposing to be located in the third, currently vacant, suite. This site is zoned Local Retail (LR) with a Special Use Permit (SUP) for a restaurant with the sale of alcohol for on-premises consumption. The vacant tenant space was formerly Remington's Seafood Grill, however, the business closed mid-2020.

Toasted Yolk Café is a casual sit-down restaurant serving breakfast and lunch. Indoor and outdoor seating will be provided. The restaurant will also offer alcohol sales for on-premises consumption. Toasted Yolk Café currently has 22 operational locations, with two being within the DFW area (other locations include Southlake and Highland Village). In addition to the existing locations, there are 16 locations coming soon, with six anticipated within DFW. The proposed operating hours for the Addison location will be 7:00 am – 3:00 pm, seven days a week.

The proposed restaurant requires an SUP due to the proposed addition of a patio dining area and due to the request to sell alcoholic beverages for on-premises consumption.

Proposed Plan: With this request, Toasted Yolk Café proposes to occupy the existing 3,961 square foot tenant space at the east side of the parcel. Improvements to the site include the addition of an outdoor patio, façade updates, the addition of a solid waste enclosure, increased landscaping, and parking lot modifications. The proposed restaurant provides seating for 144 individuals (100 indoor and 44 patio seats). The interior floor plan is predominately comprised of kitchen and service area, with table, booth, and bar seating in the dining area. This proposed plan will not add any additional interior floor area; however, a 632 square foot dining patio is proposed to be constructed along the building frontage within the existing parking lot.

Given the existing site constraints, there was a challenge to achieve a balance of improvements without detrimentally impacting the economic viability of the property.

**Parking:** The site currently has a shared parking lot between the three tenant spaces. There are currently 114 parking spaces, including 4 accessible spaces. Due to proposed alterations, 17 parking spaces are proposed to be removed. This would result in 97 parking spaces remaining on site. As provided in the table below, the required number of parking spaces on site is 116.

<b><u>Land Use</u></b>	<b><u>Hours of Operation</u></b>	<b><u>Parking Ratio</u></b>	<b><u>Square Footage</u></b>	<b><u>Required Parking</u></b>
Retail (FedEx)	8:00AM – 7:00 PM	1 per 200 s.f.	5,900 s.f.	30
Restaurant (Addison Point)	11:00AM – 2:00AM	1 per 100 s.f.	3,990 s.f.	40
Restaurant (Toasted Yolk Café)	7:00AM – 3:00PM	1 per 100 s.f.	4,593 s.f.	46
<b>Total Required Parking Spaces</b>				116

The proposed site plan is deficient 19 spaces, however, given the existing mix of land uses and business hours, staff believes the proposed parking would adequately serve the site. The most intensive parking demand will be created by the restaurant uses, Addison Point and Toasted Yolk Café. The two restaurants have different peak hours as Addison Point primarily serves lunch and dinner, while the Toasted Yolk Café specializes in breakfast items.

In addition to the parking alterations, major improvements have been made to the drive aisles and access. In its current condition, the parking spaces and drive aisles do not meet the minimum requirements and could not support the maneuvers necessary for a fire engine to navigate the site. The proposed parking lot improvements will improve the functionality and safety of the site.

When the Unified Development Code is adopted, it is anticipated that this site configuration will fully comply with the Town's parking requirements. If any change in occupancy occurs at the retail space (FedEx) in the interim, a use that requires less parking would be required for the Town to approve re-occupancy of that space.

**Exterior Facades:** The façade plans reflect modifications to the primary façade, facing Belt Line Road, with the addition of three bays of floor to ceiling windows and two new entrances for the restaurant and patio. The applicant is also proposing a 632 square foot dining patio along the front façade. The patio is not proposed to be covered by a permanent structure. The applicant is also proposing a solid waste enclosure at the southeast corner of the site. There currently is no solid waste enclosure provided. The existing material palette will remain the same on the exterior of the structure.

**Landscaping and Open Space:** Since this property was developed in the late 1970s, it is far below the current landscaping requirements. The proposed plan provides more than double the amount of total landscaped area. While this is still well below the 20% required, it is a substantial improvement. The plan also does not meet the twenty-foot street landscape buffer standard but was able to increase the current buffer from 3-feet to 11-feet. All plant material requirements, including interior parking lot landscaping and screening, are met.

There is an existing five-foot sidewalk located immediately at the back of curb along Belt Line Road. Staff worked with the applicant in effort to provide a landscape buffer between the curb and sidewalk, however, this would have significantly reduced the number of parking spaces on site.

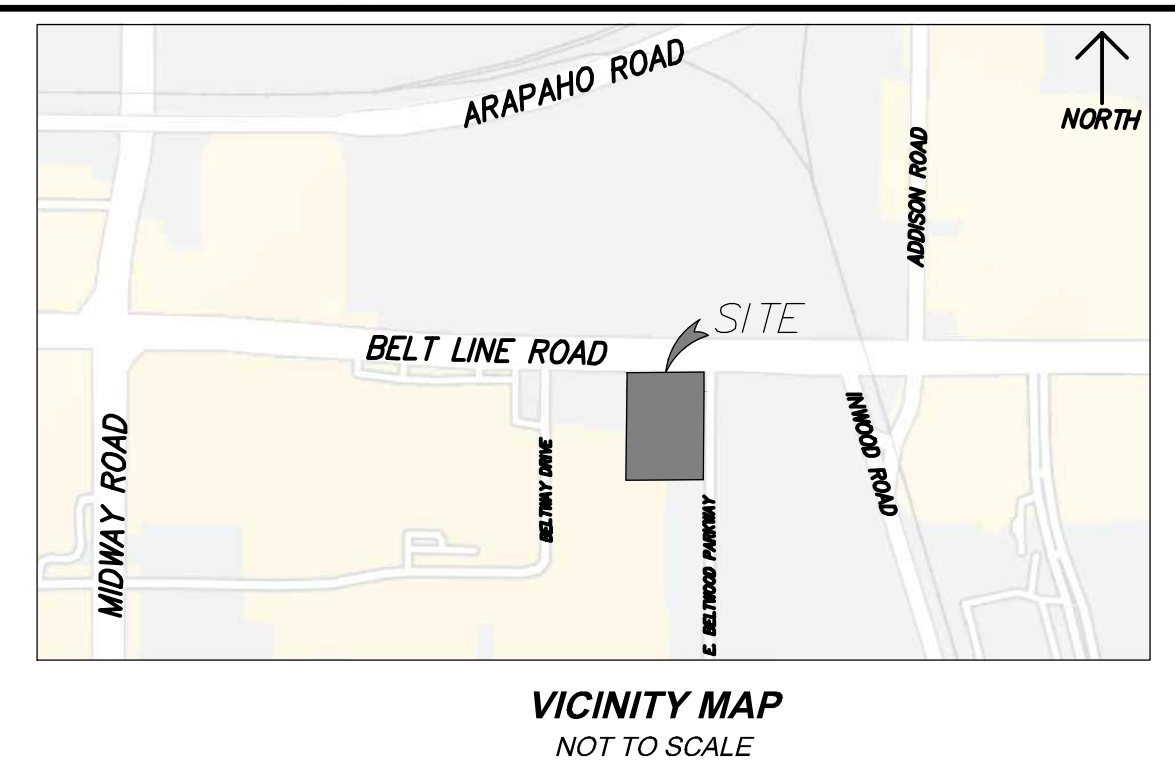
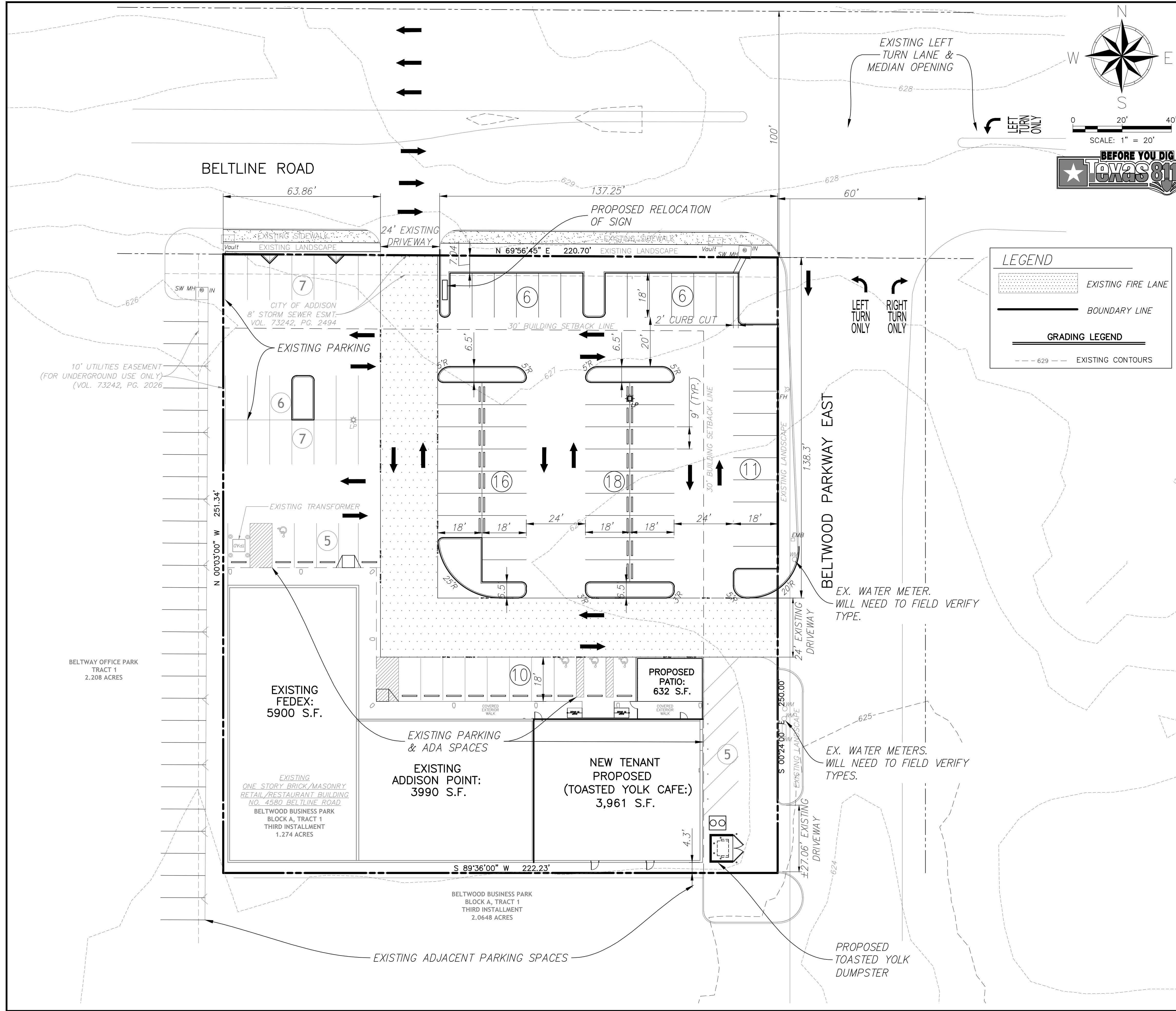
Unfortunately, absent a complete redevelopment of this site, it would be impossible to comply with the current standards. Staff has worked with the applicant to maximize the amount of landscaping provided within the site without detrimentally impacting other site features. Staff believes that the proposed landscaping gets the property as close as possible to current requirements under the existing site configuration.

**RECOMMENDATION: APPROVAL WITH CONDITIONS**

Staff supports the reinvestment efforts in the existing multitenant building to bring the site closer into compliance with Town regulations. The Toasted Yolk Café will significantly enhance this prominently situated retail center. While the applicant is unable to meet all requirements, this application has significantly improved the existing nonconformities on the site.

Staff recommends approval of these requests, subject to the following condition:

- The applicants shall not use any terms or graphic depictions that relate to alcoholic beverages in any exterior signage.
- Upon approval of a Certificate of Occupancy (CO) for Toasted Yolk, SUP Ordinance No. O20-02 (Remington's) shall be repealed.
- If any change in occupancy occurs at the retail space (FedEx) prior to the adoption of the UDC, a use that requires less parking would be required for the Town to approve re-occupancy of that space.



- NOTES:**
1. TYPICAL PARKING SPACES ARE 9'x18' UNLESS OTHERWISE NOTED.
  2. DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
  3. ALL PROPOSED RADII ARE 2' UNLESS OTHERWISE NOTED.
  4. EXISTING ITEMS TO BE DEMOLISHED WITH THE NEW SITE LAYOUT ARE NOT SHOWN ON THIS PLAN.
  5. THERE ARE NO EXISTING FLOODPLAINS, DRAINAGE WAYS OR CREEKS WITHIN THE AREA OF THIS PLAN.
  6. REFER TO LANDSCAPE PLANS FOR MORE INFORMATION.
  7. ALL SIGNAGE IS SUBJECT TO TOWN APPROVAL.

**SITE DATA TABLE**

BLOCK A, TRACT 1	
LOT SIZE	1.274 ACRES
	55,512.86 SF
EXISTING ZONING	LR
EXISTING BUILDING HEIGHT	1 SINGLE STORY
USE / BUILDING AREA	
RETAIL	5,900 SF - 40.7%
RESTAURANT	8,583 SF - 59.3%
TOTAL	14,483 SF
REQUIRED PARKING	
RETAIL (1 PER 200 S.F.)	30 SPACES
RESTAURANT (1 PER 100 S.F.)	86 SPACES
TOTAL	116 SPACES
PARKING PROVIDED	97 SPACES
PROVIDED PARKING RATIO	1/150
HANDICAP REQUIRED	4 SPACES
HANDICAP PROVIDED	4 SPACES
COVERAGE	26.09%
LANDSCAPE AREA	REFER TO LANDSCAPE PLAN

\* PARKING PROVIDED TOTAL INCLUDES HC PARKING  
\* TOTAL BUILDING AREA INCLUDES PROPOSED PATIO ADDITION

**CONCEPT PLAN**  
TOASTED YOLK  
4580 BELT LINE ROAD  
ADDISON, TEXAS

**CASE #1853-SUP**

**CONCEPT PLAN**  
**BLOCK A, TR 1**  
**BELTWOOD BUSINESS PARK**  
**THIRD INSTALLMENT**

BEING 1.274 ACRES IN  
THE TOWN OF ADDISON, TEXAS  
DALLAS COUNTY, TEXAS  
ADDISON PROJECT NUMBER:  
DATE PREPARED: AUGUST 12, 2022

**Winkelmann & Associates, Inc.**  
CONSULTING CIVIL ENGINEERS ■ SURVEYORS  
6750 HILDBRETT PLAZA DR., SUITE 215 (972) 486-7999 FAX (972) 486-1999 FAX  
Texas Engineers Registration No. 89 Texas Surveyors Registration No. 10886-01  
CCE#00001853-00000000-00000000

No.	DATE	REVISION	APPROV.
6.			
5.			
4.			
3.			
2.			
1.			

**8.12.2022**

**CONCEPT PLAN**  
TOASTED YOLK  
4580 BELT LINE ROAD  
ADDISON, TEXAS

**CP1**

81601  
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LAST SAVED BY: CCA/USA August 12, 2022









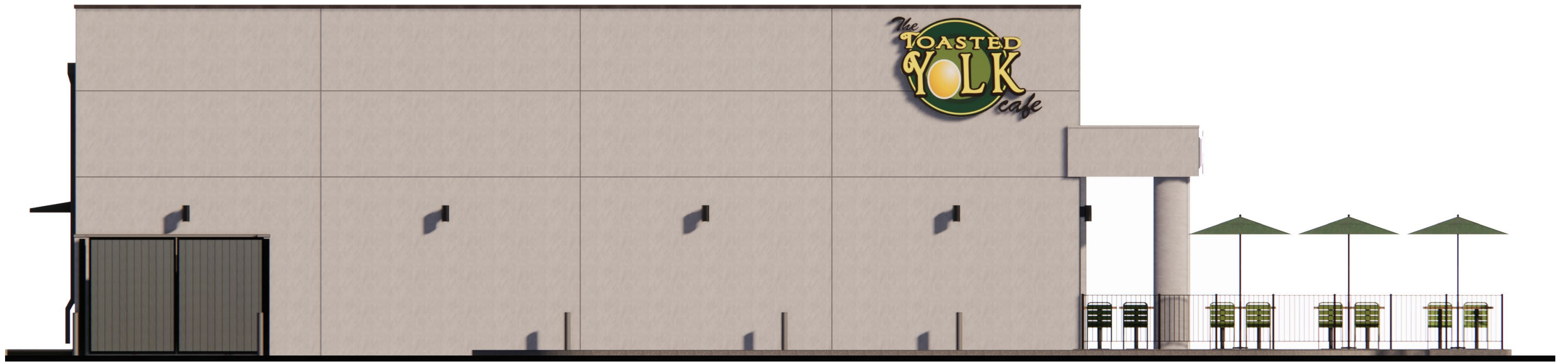
# The Toasted Yolk Café

*Patio rendering revision*













May 26, 2022

Ken Schmidt, Director of Development Services  
Town of Addison  
16801 Westgrove  
Addison TX 75001

**Re: Project Description, The Toasted Yolk Café, 4580 Belt Line Rd.**

**The Location**

The Toasted Yolk Café is leasing 3,961 square feet at 4580 Belt Line Road, the former Remington's Seafood Grill, from AFS Beltline, who has owned the property since 1998 and has maintained during that entire period the same stable set of tenants, until, sadly, Remington's was forced to close early last year, a result of the COVID-19 pandemic. The Toasted Yolk Café, especially in light of the arrival of the Silver Line train service and the just announced neighboring transit project, is excited about capitalizing on Addison's new energy. The Toasted Yolk Café, just now breaking into the DFW market, believes this location is a prime opportunity for a quality breakfast/lunch concept.

**The Look & Feel**

With a newly remodeled exterior, The Toasted Yolk Café will present an attractive appearance with its bright yellow signage and inviting patio. As shown on the renderings, the building's south and east concrete walls will be opened up with a new expansive glass storefront, a similar look as the neighboring FedEx space. The new storefront will not only modernize the building façade, it will also open up the interior to the street and brighten the interior with an abundance of natural light.

**The Site**

Beyond the four walls of the restaurant, the parking lot will be reconfigured to allow for the addition of several new generous planting areas: deeper landscape areas along Belt Line Road, four new islands, and enhanced planting areas at the entrances. There will be a total of eight new trees added property. One of the interior planting islands will allow for an increased radius for the fire lane. Additionally, a new dumpster screen will be added discretely behind the new patio area. To accomplish all these improvements there will be a net loss of just nine parking spaces.

**The Company**

This Toasted Yolk Café is owned and will be operated by an experienced operator who has assembled a well-seasoned team, who have a collective restaurant tenure/ownership in excess of 70 years with well-established operations, including Luby's Cafeteria and Wingstop. This team is perfectly positioned to create a stable, responsible, and responsive addition to the Addison restaurant experience. Our team is eager and excited about the opportunity to enter this thriving marketplace.

**Operations**

Operating seven days a week from 7 AM until 3 PM, The Toasted Yolk Café will offer a broad range of breakfast and lunch menu options, including both traditional and its signature items, complemented by a full bar.

The Toasted Yolk Café will employ, overall, approximately 27 team members.

Kitchen deliveries are anticipated to be six days per week through the rear kitchen door.

The Toasted Yolk Café

Rex Heckelman

AFS Beltline

Mark Albert

Meeting Date: 08/16/2022

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**Agenda Caption:**

Hold a Public Hearing, Present, Discuss, and Consider Action on a **Recommendation regarding an Ordinance Approving a Special Use Permit (SUP) for Property Located at 3855 Belt Line Road that is currently zoned Planned Development (PD), Ordinance No. 094-037, to allow a Restaurant.**  
Case 1854-SUP/3855 Belt Line Road (La Pasha).

**Recommendation:**

Staff recommends approval of this request with the following conditions:

- Operating hours that result in venue closure at 12 am, Sunday – Wednesday, and 2 am, Thursday – Saturday.
- Prohibition on the use of speakers/sound systems and live music on the patio any time after 10 pm.
- Prohibition on the use of BYOB service.

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**Attachments**

1854-SUP Staff Report

1854-SUP Plans

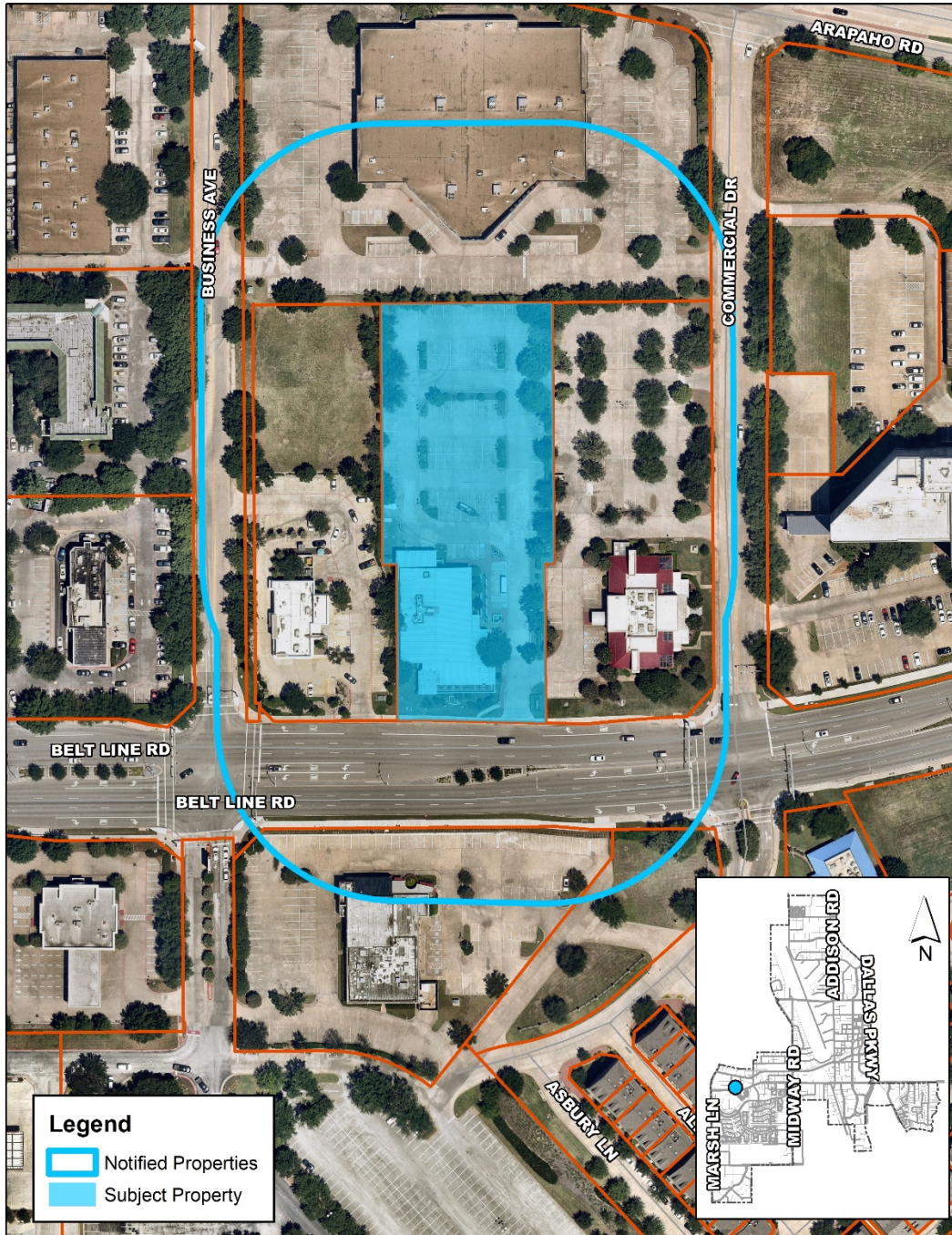
1854-SUP Letter of Intent

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# 1854-SUP

**PUBLIC HEARING** Case 1854-SUP/3855 Belt Line Road (La Pasha). Hold a Public Hearing, Present, Discuss, and Consider Action on a Recommendation regarding an Ordinance Approving a Special Use Permit (SUP) for Property Located at 3855 Belt Line Road that is currently zoned Planned Development (PD), Ordinance No. 094-037, to allow a Restaurant.

## LOCATION MAP





August 16, 2022

**STAFF REPORT**

RE: 1854-SUP/La Pasha  
LOCATION: 3855 Belt Line Road  
REQUEST: Approval of a Special Use Permit for a restaurant  
APPLICANT: Kenieth LaForest, Heights Venture Architecture & Design

**DISCUSSION:**

Background: The subject property is located at 3855 Belt Line Road, which is north of Belt Line Road, between Business Avenue and Commercial Drive. The site was developed in the mid-1990's as a 12,552 square foot restaurant. The restaurant included 9,332 square feet indoors and a 3,220 square foot patio at the south end of the building. The subject property is zoned Planned Development (PD), [Ordinance No. 092-037](#), which was later amended by [Ordinance No. 094-066](#) to allow a bowling alley as a permitted use. Adjacent businesses include the Hawaiian Bros Island Grill to the west and Al-Amir to the east.

This location was previously the site for Los Lupes Addison and prior to that was a Joe's Crab Shack. Both restaurants utilized SUP, [Ordinance No. 094-044](#), which permitted a restaurant and the sale of alcohol for on-premises consumption. The applicant, La Pasha Lounge and Grill, is proposing to use the existing site for a restaurant with modifications to expand the patio dining area. The proposed restaurant requires a new SUP due to the proposed building alterations and patio expansion.

[La Pasha Lounge and Grill](#) is a full-service restaurant specializing in Mediterranean cuisine and handcrafted drinks, smoothies, coffees, and teas. Hookah is also proposed to be available. No alcohol is proposed to be served. Indoor and outdoor seating will be provided. The applicant has indicated a complementary play area will be provided to promote a family-friendly experience. La Pasha currently has one location operating in Houston, TX (opened May 2020), the Addison location would be La Pasha's second restaurant. The proposed operating hours for the Addison location will vary by weekday; Monday-Wednesday: 11:00 am – 1:00 am, Thursday and Sunday: 11:00 am – 2:00 am, Friday and Saturday: 11:00 am – 3:00 am.

Proposed Plan: With this request, La Pasha proposes to modify the existing structure to decrease the amount of indoor dining area from 9,332 to 6,987 square feet and increase the covered patio area from 3,220 to 4,940 square feet. This will decrease the overall square footage of the structure from 12,552 to 11,928 square feet. Improvements to the site include façade updates, a new solid waste enclosure, increased landscaping, and parking lot modifications. The proposed restaurant provides seating for 209 individuals (105 indoor and 104 patio seats). The patio space is proposed to include a play area with limited equipment to promote a family-friendly environment. The interior

floor plan is predominately comprised of kitchen, service, and circulation areas, with table, booth, and bar seating in the dining area.

Given the existing site constraints, there was a challenge to achieve a balance of improvements without detrimentally impacting the economic viability of the property.

Parking: The site currently has 132 parking spaces, including 4 accessible spaces. Due to proposed alterations, 3 parking spaces are to be removed. This results in 129 parking spaces remaining on site. Since this business is a freestanding restaurant, the ratio of 1 space per 70 square feet applies. The proposed 11,928 square foot structure would require 171 parking spaces.

When the SUP for a restaurant was approved in 1994, it appears that the parking ratio of 1 space per 70 square feet was applied to the interior dining area only and did not include the patio. The current practice of the Town is to include both indoor and outdoor dining areas within the parking ratio. This resulted in a significant parking shortage for the current proposal. Staff also believes that an additional parking reduction occurred since 1994 to accommodate updated parking standards to the Americans with Disabilities Act (ADA) Standards for Accessible Design. Staff cannot confirm this conclusion as a permit is not required for parking lot striping.

The proposed site plan is deficient 42 spaces of the 171 space requirement, however, given that this site has operated as a restaurant since 1994 and has not had parking difficulties, staff believes the proposed parking would adequately serve the site.

Major improvements are proposed to the drive aisles, access, and parking lot landscaping. In its current condition, the fire lane could not support the maneuvers necessary for a fire engine to navigate the site. The proposed parking lot improvements will improve the functionality and safety of the site.

Exterior Facades: The façade plans reflect modifications to the building façade, including changes to the color scheme (painted white brick), the replacement of windows, and the expansion and screening of the patio. The applicant is proposing the 4,940 square foot patio along the Belt Line Road frontage. The patio is proposed to be covered partially with a permanent roof and partially with a retractable awning system (white in color) and a new privacy screening fence along the patio edge (constructed of composite decking). Updated guardrails at building access points are proposed to match the patio screening fence. A solid waste enclosure is located at the northwest corner of the building, screening from the public rights-of-way. It will be constructed of brick and composite decking to match the material palette of the restaurant.

Landscaping and Open Space: Since this property was developed in the mid-1990s, it is far below the current landscaping requirements. The proposed plan provides a significant increase in the total amount of landscaped area. While the provided 18.2% does not achieve the 20% required, it is a substantial improvement. The plan also does meet the twenty-foot street landscape buffer standard. Nearly all plant material requirements, including interior parking lot landscaping and screening, are met. The site is deficient twelve trees along the north and west property line due to parking constraints.

There is an existing seven-foot sidewalk located immediately at the back of curb along Belt Line Road. The applicant has proposed add an eight-foot concrete sidewalk and to relocate the sidewalk to provide a 16-foot landscape buffer between the curb and sidewalk. In addition to the sidewalk, the applicant is significantly increasing the landscaping along the Belt Line Road

frontage with five trees and various shrubs and will provide a pedestrian connection to the restaurant patio.

Unfortunately, absent a complete redevelopment of this site, it would be impossible to comply with the current standards. Staff has worked with the applicant to maximize the amount of landscaping provided within the site without detrimentally impacting other site features. Staff believes that the proposed landscaping gets the property as close as possible to current requirements under the existing site configuration.

**RECOMMENDATION: APPROVAL WITH CONDITIONS**

Staff supports the reinvestment efforts to bring the site closer into compliance with Town regulations. La Pasha will be a unique addition to the existing restaurant base along Belt Line Road. While the applicant is unable to meet all requirements, this application has significantly improved the existing nonconformities on the site.

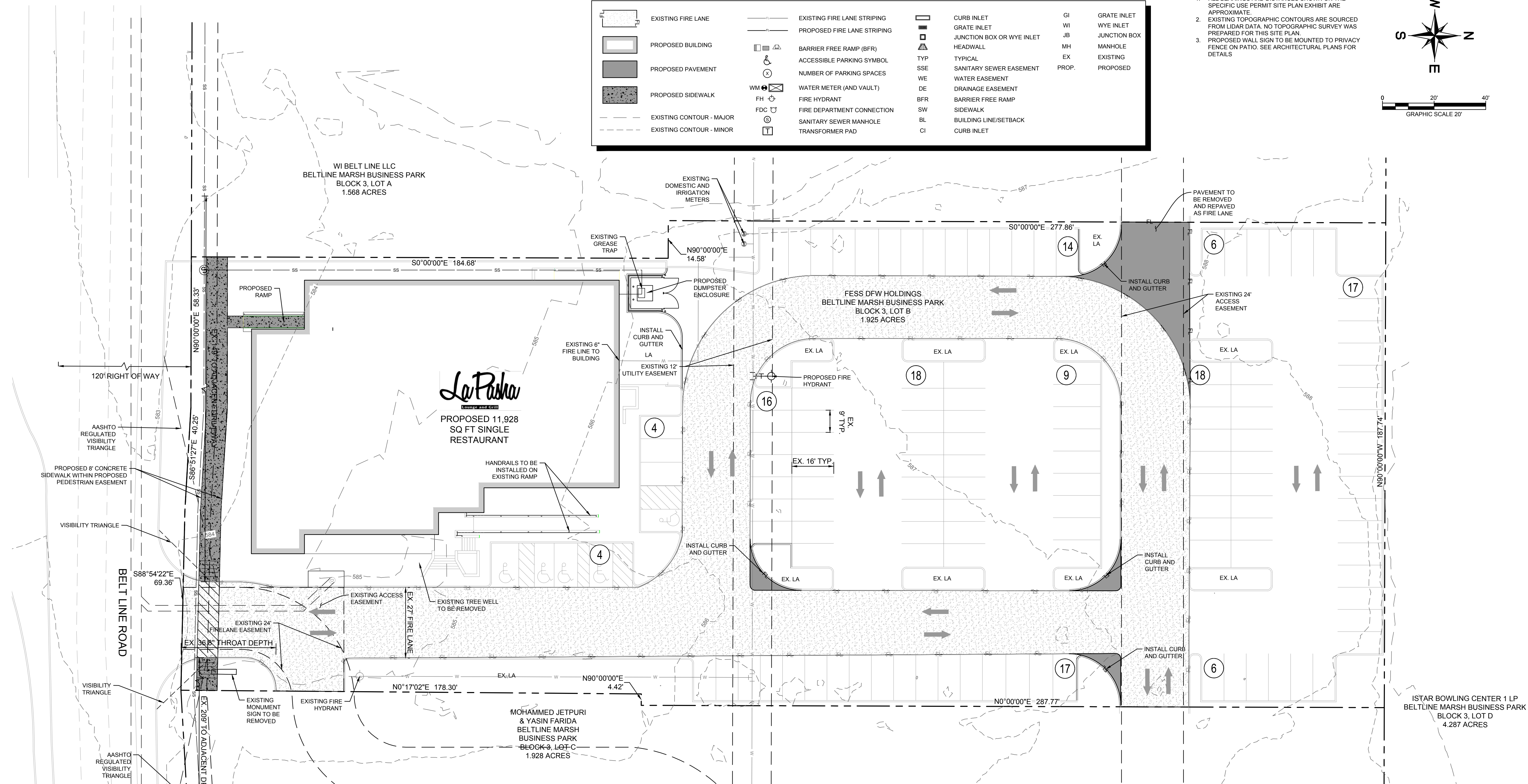
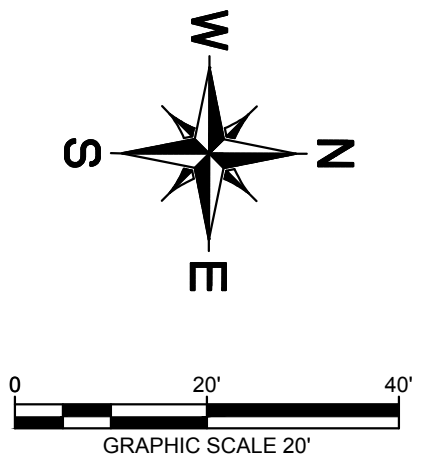
Staff recommends approval of this request with the following conditions:

- Operating hours that result in venue closure at 12 am, Sunday – Wednesday, and 2 am, Thursday – Saturday.
- Prohibition on the use of speakers/sound systems and live music on the patio any time after 10 pm.
- Prohibition on the use of BYOB service.

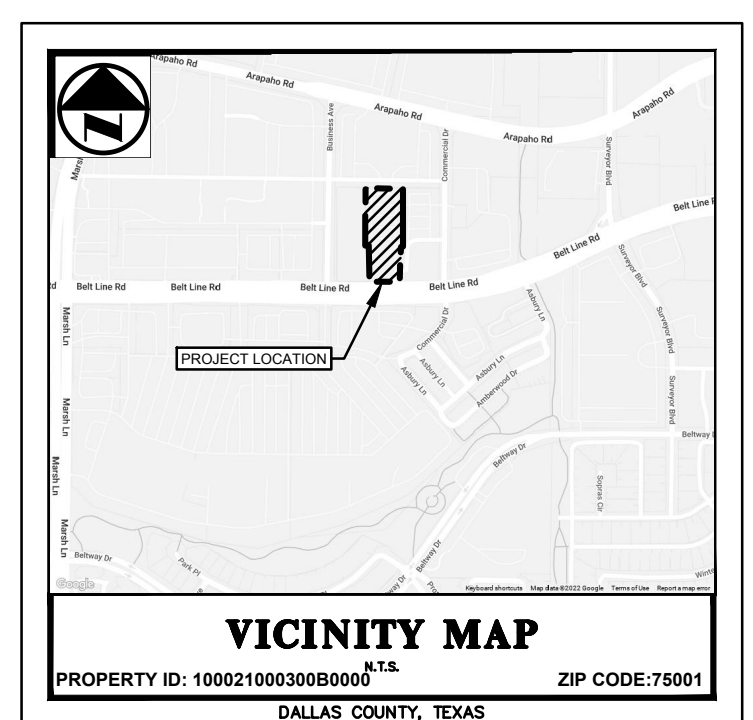
LEGEND

	EXISTING FIRE LANE		EXISTING FIRE LANE STRIPING		CURB INLET		GI GRATE INLET
	PROPOSED BUILDING		BARRIER FREE RAMP (BFR)		GRATE INLET		WI WYE INLET
	PROPOSED PAVEMENT		ACCESSIBLE PARKING SYMBOL		JUNCTION BOX OR WYE INLET		JB JUNCTION BOX
	PROPOSED SIDEWALK		NUMBER OF PARKING SPACES		MANHOLE		EX EXISTING
	EXISTING CONTOUR - MAJOR		WATER METER (AND VAULT)		PROP. PROPOSED		
	EXISTING CONTOUR - MINOR		FIRE HYDRANT				
			FIRE DEPARTMENT CONNECTION				
			SANITARY SEWER MANHOLE				
			TRANSFORMER PAD				
					SSE SANITARY SEWER EASEMENT		
					WE WATER EASEMENT		
					DE DRAINAGE EASEMENT		
					BFR BARRIER FREE RAMP		
					SW SIDEWALK		
					BL BUILDING LINE/SETBACK		
					CI CURB INLET		

- NOTES:
- ALL BEARINGS AND DISTANCES SHOWN ON THE SPECIFIC USE PERMIT SITE PLAN EXHIBIT ARE APPROXIMATE.
  - EXISTING TOPOGRAPHIC CONTOURS ARE SOURCED FROM LIDAR DATA. NO TOPOGRAPHIC SURVEY WAS PREPARED FOR THIS SITE PLAN.
  - PROPOSED WALL SIGN TO BE MOUNTED TO PRIVACY FENCE ON PATIO. SEE ARCHITECTURAL PLANS FOR DETAILS.



SITE DATA TABLE	
GENERAL SITE DATA	LOT B, BLOCK 3, BELTLINE MARSH BUSINESS PARK
ZONING PD ORD. NO.	PD-92-037
EXISTING LAND USE	RESTAURANT
PROPOSED LAND USE	RESTAURANT
LOT AREA (SQ. FT)	83,853 SF
LOT AREA (ACRES)	1.925 AC
EXISTING 1 STY BUILDING AREA (SQ. FT)	12,552 SF
PROPOSED 1 STY BUILDING AREA (SQ. FT)	11,928 SF (6,987.6 SF INTERIOR, 4,940 SF EXTERIOR UNCONDITIONED PATIO)
PROPOSED LOT COVERAGE	14.22%
FLOOR AREA RATIO	0.1422
REQUIRED PARKING	1 PARKING SPACE / 70 SQ. FT BLDG
REQUIRED PARKING RATIO	171
TOTAL PARKING REQUIRED	129
PARKING PROVIDED	5
HANDICAP PARKING REQUIRED	5
HANDICAP PARKING PROVIDED	5



FLOODPLAIN NOTE:  
 ACCORDING TO FIRM PANEL 48113C0180K, EFFECTIVE DATE July 7, 2014, OBTAINED ON JUNE 8, 2022, THE SITE IS WITHIN 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE

**ARCHITECT:**  
 Heights Venture, LLC  
 5741 Legacy Drive, Suite 320  
 Plano, Texas 75024  
 Phone: 281-854-6135  
 Contact: Robert Holton

**ENGINEER:**  
 Kimley-Horn and Associates, Inc.  
 260 East Davis Street, Suite 100  
 McKinney, Texas 75069  
 Tel. No. 469-301-2580  
 Contact: Michael T. Doggett, P.E.

**OWNER:**  
 Fess DFW Holdings, LLC  
 10190 Katy Freeway, Suite 350  
 Houston, Texas 77043  
 Phone: 832-638-2305  
 Contact: Saad Jawad

**CONCEPT PLAN**  
 CASE#1854-SUP  
 BLK 3, LT B  
 BELTLINE & MARSH BUSINESS PARK  
 REPLAT  
 ±1.925 ACRES  
 3855 Belt Line Road, Addison, TX 75001  
 Town of Addison, Dallas County, Texas  
 Submitted: 06/17/2022  
 Resubmitted: 07/28/2022  
 Resubmitted: 08/09/2022

BY \_\_\_\_\_ DATE \_\_\_\_\_

REVISIONS \_\_\_\_\_

No. \_\_\_\_\_

© 2022 KIMLEY-HORN AND ASSOCIATES, INC.  
 260 EAST DAVIS STREET, SUITE 100, MCKINNEY, TX 75069  
 PHONE: 469-301-2580 FAX: 972-239-3820  
 WWW.KIMLEY-HORN.COM TX F-928

FOR REVIEW ONLY  
 Not for construction, bidding, or permit purposes.

Engineer: MICHAEL T. DOGGETT  
 P.E. No. 58628 Date: JUNE 2022

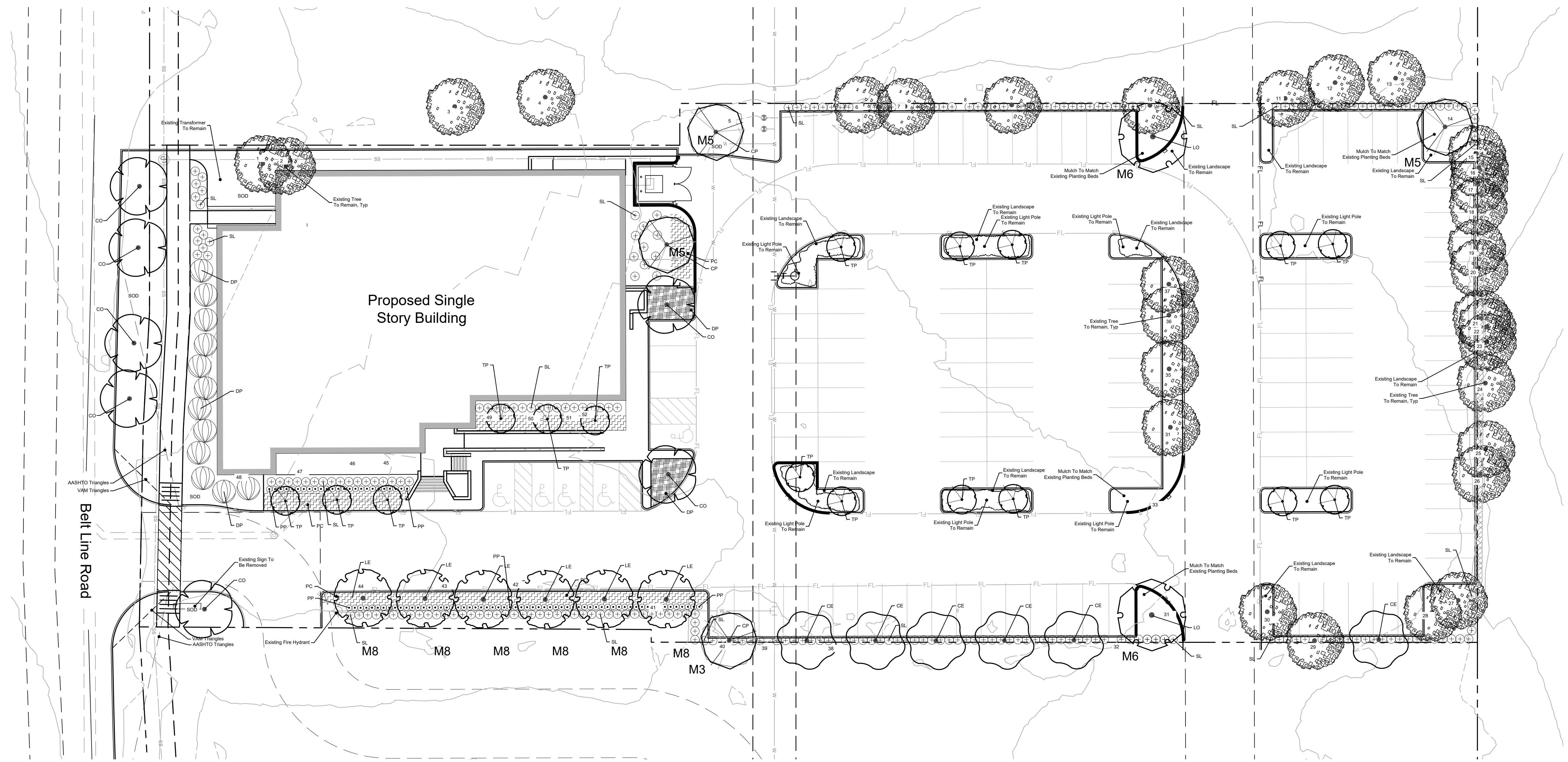
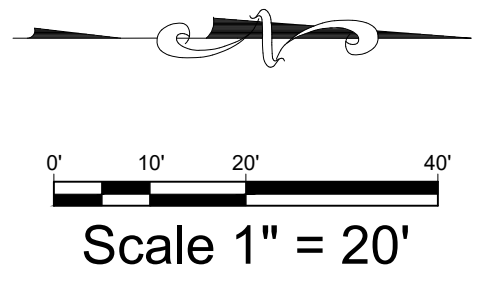
KHA PROJECT	061276511
DATE	JUNE 2022
SCALE	AS SHOWN
DESIGNED BY	ST
DRAWN BY	ST
CHECKED BY	MD

LA PASHA  
 ADDISON  
 ADDISON, TX

SPECIAL USE  
 PERMIT EXHIBIT

SHEET NUMBER  
 SUP-1





Plant Material List										
SYM.	KEY	QTY.	COMMON NAME	SCIENTIFIC NAME	O.C.	ROOT	SIZE	HEIGHT	SPREAD	COMMENT
CO	7		Chinquapin Oak	<i>Quercus muhlenbergii</i>	N/A	B&B	4" cal.	12' min.	8' min.	Full Canopy, Healthy, Good Form Strong Central Leader
CE	6		Cedar Elm	<i>Ulmus crassifolia</i>	N/A	B&B	4" cal.	12' min.	8' min.	Full Canopy, Healthy, Good Form Strong Central Leader
LE-M8	6		Lacobark Elm	<i>Ulmus parvifolia</i> 'Allee'	N/A	B&B	8" cal.	14' min.	8' min.	Full Canopy, Healthy, Good Form Strong Central Leader
CP-M8	3		Chinese Pistache	<i>Pistacia chinensis</i>	N/A	B&B	5" cal.	12' min.	8' min.	Full Canopy, Healthy, Good Form Strong Central Leader
LO-M8	2		Live Oak	<i>Quercus virginiana</i>	N/A	B&B	6" cal.	12' min.	8' min.	Full Canopy, Healthy, Good Form Strong Central Leader
CP-M8	1		Chinese Pistache	<i>Pistacia chinensis</i>	N/A	B&B	3" cal.	12' min.	8' min.	Full Canopy, Healthy, Good Form Strong Central Leader
TP	17		Texas Sabal Palm	<i>Sabal mexicana</i>	N/A	Cont.	30 gal.	8' min.	4' min.	Strong Central Leader, Healthy, Good Form
DP	12		Dwarf Palmetto	<i>Sabal minor</i>	N/A	Cont.	30 gal.	4' min.	4' min.	Multi-trunk, Healthy, Good Form
SL	251		'Sunshine' Ligustrum	<i>Ligustrum sinense</i> 'Sunshine'	36"	Cont.	5 gal.	36" min.	24" min.	Full, Healthy, Even Growth
PP	85		Purple Poinsett Dwarf Weeping Loropetalum	<i>Loropetalum chinense</i> 'Peack'	30"	Cont.	5 gal.	18" min.	18" min.	Full, Healthy, Even Growth
PC	1,363	sf	Powis Castle Artemisia	<i>Artemisia x 'Powis Castle'</i>	24"	Cont.	1 gal.	12" min.	12" min.	Full, Healthy, Even Growth
DP	35	sf	Dwarf Plumbago	<i>Ceratostigma plumbaginoides</i>	18"	Cont.	1 gal.	8" min.	10" min.	Full, Healthy, Even Growth
SOD	3,436	sf	Tifway 419 Hybrid Bermuda	<i>Cynodon 'Tifway 419'</i>	-	-	-	-	-	Locally Available

In accordance to the Current Edition of The American Standard for Nursery Stock

### GENERAL PLANTING NOTES

- BY SUBMITTING A PROPOSAL FOR THE LANDSCAPE PLANTING SCOPE OF WORK, THE CONTRACTOR CONFIRMS THAT HE HAS READ, AND WILL COMPLY WITH, THE ASSOCIATED NOTES, SPECIFICATIONS, AND DETAILS WITH THIS PROJECT, INCLUDING ALL APPLICABLE JURISDICTION REQUIREMENTS.
- THE CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY THE OWNER OF ANY DISCREPANCIES.
- THE CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY OWNER OF ANY CONFLICTS. UTILITY LOCATIONS SHOWN ARE APPROXIMATE AND THE DESIGNER DOES NOT GUARANTEE THAT LOCATIONS SHOWN ARE EXACT. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN).
- ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE OWNER OR OWNER'S REPRESENTATIVE PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.)
  - THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES; PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUNDCOVER PATTERNS) SHALL TAKE PRECEDENCE.
  - NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT. IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE OWNER OR OWNER'S REPRESENTATIVE IN WRITING (VIA PROPER CHANNELS).
  - THE CONTRACTOR SHALL, AT A MINIMUM, PROVIDE REPRESENTATIVE PHOTOS OF ALL PLANTS PROPOSED FOR THE PROJECT. THE CONTRACTOR SHALL ALLOW THE OWNER OR OWNER'S REPRESENTATIVE TO INSPECT, AND APPROVE OR REJECT, ALL PLANTS DELIVERED TO THE JOBSITE. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR SUBMITTALS.
  - THE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A HEALTHY CONDITION FOR 90 DAYS AFTER ACCEPTANCE BY THE OWNER. REFER TO SPECIFICATIONS FOR CONDITIONS OF ACCEPTANCE FOR THE START OF THE MAINTENANCE PERIOD, AND FOR FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD.
  - PROVIDE AND INSTALL HYDROMULCH IN ALL DISTURBED AREAS OUTSIDE OF PROPERTY LIMITS (UNLESS SHOWN AS SOD).
  - SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.

### LANDSCAPE CALCULATIONS

TOTAL SITE AREA:	83,853 SF
LANDSCAPE AREA REQUIRED:	16,770 SF (20% OF SITE AREA)
LANDSCAPE AREA PROVIDED:	15,254 SF (18.2% OF SITE AREA)*
*REQUIRED LANDSCAPE AREA RESTRICTED DUE TO REQUIRED FIRE LANE ACCESS REQUIREMENT AND REQUIRED PARKING SPACES LIMITING AREA AVAILABLE FOR OPEN LANDSCAPE.	
<b>STREET BUFFER</b>	
FRONTAGE LENGTH:	167.9 LF
STREET TREES REQUIRED:	5 TREES (1 PER 30 LF OF FRONTAGE)
STREET TREES PROVIDED:	5 TREES
<b>PARKING SCREENING</b>	
PARKING IS NOT ADJACENT TO STREET FRONTAGE.	N/A
<b>PARKING PERIMETER</b>	
NORTH	N/A
PROPERTY LINE IS <1' FROM BACK OF CURB. EXISTING LANDSCAPE MATERIAL FROM ADJACENT PROPERTY PROVIDES SCREENING AS REQUIRED.	
<b>EAST</b>	
TREES REQUIRED:	466 LF
TREES PROVIDED:	13 TREES (1 TREE PER 35 LF) 13 TREES - 3 EXISTING, 10 PROPOSED
<b>WEST</b>	
TREES REQUIRED:	277.9 LF
TREES PROVIDED:	13 TREES (1 TREE PER 35 LF) 9 TREES - EXISTING
<b>PARKING INTERIOR</b>	
LANDSCAPE AREA REQUIRED:	132 SPACES, 53,020 SF
LANDSCAPE AREA PROVIDED:	4,241 SF (8%)
TREES REQUIRED:	5,504 SF (10.3%)
TREES PROVIDED:	13 TREES (1 TREE PER 10 SPACES) 14 TREES - 1 EXISTING, 5 PROPOSED

### 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 HARDCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

### MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 2" LAYER OF DOUBLE SHREDDDED HARDWOOD MULCH, NATURAL (UNDYED), IN ALL PLANTING AREAS (EXCEPT FOR TURF AREAS). 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).

- 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.

**OWNER**  
FESS DFW HOLDINGS LLC  
10190 KATY FRWY STE 350  
HOUSTON, TX 77043  
SAAD JAWAD  
832.638.2305

**APPLICANT**  
HEIGHTS VENTURE ARCHITECTS LLP  
5741 LEGACY DR STE 320  
PLANO, TX 75024  
KENNY LAFOREST  
281.854.6140

**ARCHITECT**  
HEIGHTS VENTURE ARCHITECTS LLP  
5741 LEGACY DR STE 320  
PLANO, TX 75024

**SUBDIVISION NAME**  
BELT LINE MARSH BUSINESS PARK SUBDIVISION

**BLOCK, LOT NUMBER**  
BLK 3 LOT B

**CITY OF ADDISON PROJECT NUMBER**

**PREPARATION DATE**  
06.17.2022



**LA PASHA**

3855 BELT LINE RD, ADDISON, TX 75001

Project Number:	22007	Sheet Size:	30 x 42
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### LANDSCAPE PLANTING PLAN

LP-1

**PLANTING SPECIFICATIONS**

**GENERAL**

- A. QUALIFICATIONS OF LANDSCAPE CONTRACTOR**
1. ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE PLANTING.
  2. A LIST OF SUCCESSFULLY COMPLETED PROJECTS OF THIS TYPE, SIZE AND NATURE MAY BE REQUESTED BY THE OWNER FOR FURTHER QUALIFICATION MEASURES.
  3. THE LANDSCAPE CONTRACTOR SHALL HOLD A VALID NURSERY AND FLORAL CERTIFICATE ISSUED BY THE TEXAS DEPARTMENT OF AGRICULTURE / APPROPRIATE LOCAL JURISDICTION, AS WELL AS OPERATE UNDER A COMMERCIAL PESTICIDE APPLICATOR LICENSE ISSUED BY EITHER THE TEXAS DEPARTMENT OF AGRICULTURE OR THE TEXAS STRUCTURAL PEST CONTROL BOARD.
- B. SCOPE OF WORK**
1. WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES AND ANY OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION, INSTALLATION AND COMPLETION OF ALL WORK, SPECIFIED HEREIN AND / OR SHOWN ON THE LANDSCAPE PLANS, NOTES, AND DETAILS.
  2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS.
  3. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK.

**PRODUCTS**

- A. ALL MANUFACTURED PRODUCTS SHALL BE NEW:**
- B. CONTAINER AND BALLED-AND-BURLAPED PLANTS**
1. FURNISH NURSERY-GROWN PLANTS COMPLYING WITH THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2014). PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK FREE OF DISEASE, INSECTS, EGGS, LARVAE AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISTORTION. ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE, AND WITH SIMILAR CLIMATIC CONDITIONS.
  2. ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED ROOT SYSTEMS, NON-POT-BOUND, FREE FROM ENCIRCLING AND/OR GIRDLING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS JOINTED ROOTS).
  3. TREES MAY BE PLANTED FROM CONTAINERS OR BALLED-AND-BURLAPED (B&B), UNLESS SPECIFIED ON THE PLANTING LEGEND. BARE-ROOT TREES ARE NOT ACCEPTABLE.
  4. ANY PLANT DEEMED UNACCEPTABLE BY THE OWNER OR OWNER'S REPRESENTATIVE SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTABLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING DEAD OR UNHEALTHY, EVEN IF THEY ARE NOT YET DEAD, SHALL NOT BE ACCEPTED. THE OWNER OR OWNER'S REPRESENTATIVE SHALL BE THE SOLE JUDGES AS TO THE ACCEPTABILITY OF PLANT MATERIAL.
  5. ALL TREES SHALL BE STANDARD IN FORM UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
  6. CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER.
  7. MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL, WHERE CALIPER MEASUREMENTS ARE USED, THE CALIPER SHALL BE CALCULATED AS ONE-HALF OF THE SUM OF THE CALIPER OF THE THREE LARGEST TRUNKS.
  8. ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED.
- C. SOIL**
1. PROVIDE WELL-SODDED SOIL OF THE VARIETY NOTED ON THE PLANS. SOIL SHALL BE CUT FROM HEALTHY, MATURE TURF WITH SOIL THICKNESS OF 3/4" TO 1". EACH PALLET OF SOIL SHALL BE ACCOMPANIED BY A CERTIFICATE FROM SUPPLIER STATING THE COMPOSITION OF THE SOIL.
- D. TOPSOIL**
1. SANDY TO CLAY LOAM TOPSOIL, FREE OF STONES LARGER THAN 3/8" INCH, FOREIGN MATTER, PLANTS, ROOTS, AND SEEDS.
- E. COMPOST**
1. WELL-COMPOSTED, STABLE, AND WEED-FREE ORGANIC MATTER, pH RANGE OF 5.5 TO 6.5, MOISTURE CONTENT 35 TO 45 PERCENT BY WEIGHT, 100 PERCENT PASSING THROUGH 3/8-INCH SIEVE, SOLUBLE SALT CONTENT OF 5 TO 10 DECISEMENSUM, NOT EXCEEDING 0.5 PERCENT NITRAT, CONTAMINANTS AND FREE OF SUBSTANCES TOXIC TO PLANTINGS, NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED.
- F. FERTILIZER**
1. GRANULAR, RELEASE RATE, CONSISTING OF NITROGEN, PHOSPHORUS, POTASSIUM, AND OTHER NUTRIENTS IN PROPORTIONS, AMOUNTS, AND FERTILIZER RATES RECOMMENDED IN A SOIL REPORT FROM A QUALIFIED SOIL-TESTING AGENCY (SEE BELOW).
- G. MULCH**
1. SIZE AND TYPE AS INDICATED ON PLANS, FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS.
- H. TREE STAKING AND CULMING**
1. STAKES: 1/2" LONG GREEN METAL T-POSTS.
  2. GUY AND WIRE: ASTM A161 CLASS 1 GALVANIZED STEEL WIRE, 2-STRAND, TWISTED, 0.106 INCH DIAMETER.
  3. STRAP CHAFING GUARD: REINFORCED NYLON OR CANVAS AT LEAST 1-1/2 INCH WIDE, WITH GROMMETS TO PROTECT TREE TRUNKS FROM DAMAGE.
- I. STEEL EDGING**
1. PROFESSIONAL STEEL EDGING, 1/4 GAUGE THICK X 4 INCHES WIDE, FACTORY PAINTED DARK GREEN, ACCEPTABLE MANUFACTURERS INCLUDE COL-MET OR APPROVED EQUAL.
- J. PRE-EMERGENT HERBICIDES**
1. ANY GRANULAR, NON-STANNING, PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES ARE APPLIED PER THE MANUFACTURER'S LABELED RATES.

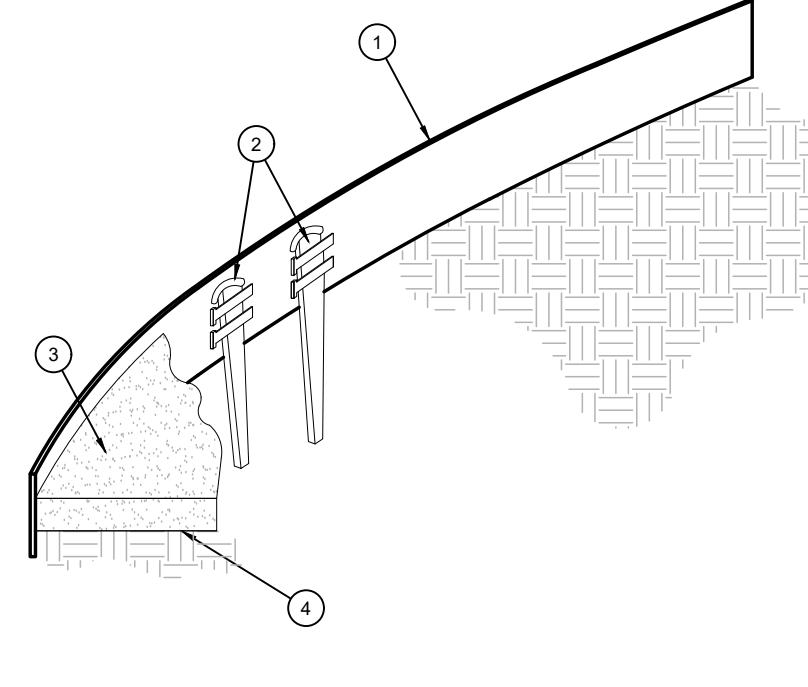
**METHODS**

- A. SOIL PREPARATION**
1. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +0.1' OF FINISH GRADE. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST.
  2. SOIL TESTING:
    - a. AFTER FINISH GRADES HAVE BEEN ESTABLISHED, CONTRACTOR SHALL HAVE SOIL SAMPLES FROM THE PROJECT'S LANDSCAPE AREAS TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY. EACH SAMPLE SUBMITTED TO THE LAB SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL, TAKEN FROM BETWEEN THE SOIL SURFACE AND 6" DEPTH. IF NO SAMPLE LOCATIONS ARE INDICATED ON THE PLANS, THE CONTRACTOR SHALL TAKE A MINIMUM OF THREE SAMPLES FROM VARIOUS REPRESENTATIVE LOCATIONS FOR TESTING.
    - b. THE CONTRACTOR SHALL HAVE THE SOIL TESTING LABORATORY PROVIDE RESULTS FOR THE FOLLOWING: SOIL TEXTURAL CLASS, GENERAL SOIL FERTILITY, pH, ORGANIC MATTER CONTENT, SALTY (CEC), LIME, SODIUM ABSORPTION RATIO (SAR) AND BICARBON CONTENT.
    - c. THE CONTRACTOR SHALL ALSO SUBMIT THE LABORATORY PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES.
    - d. THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): SEPARATE SOIL PREPARATION AND BACKFILL MIX RECOMMENDATIONS FOR GENERAL ORNAMENTAL PLANTS, XERIC PLANTS, TURF, AND NATIVE SEED, AS WELL AS PRE-PLANT FERTILIZER APPLICATIONS AND RECOMMENDATIONS FOR ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
    - e. THE CONTRACTOR SHALL INSTALL SOIL AMENDMENTS AND FERTILIZERS PER THE SOIL'S REPORT RECOMMENDATIONS, ANY CHANGE IN COST DUE TO THE SOIL REPORT RECOMMENDATIONS, EITHER INCREASE OR DECREASE, SHALL BE SUBMITTED TO THE OWNER WITH THE REPORT.
  3. FOR BIDDING PURPOSES ONLY, THE SOIL PREPARATION SHALL CONSIST OF THE FOLLOWING:
    - a. TURF: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 6" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
      - i. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
      - ii. PREPLANT TURF FERTILIZER (10-20-10 OR SIMILAR, SLOW RELEASE, ORGANIC) - 15 LBS. PER 1,000 S.F.
      - iii. "CLAY BUSTER" OR EQUAL - USE MANUFACTURER'S RECOMMENDED RATE
    - b. TREES, SHRUBS, AND PERENNIALS: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 6" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
      - i. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
      - ii. 12-12-12 FERTILIZER (OR SIMILAR, ORGANIC, SLOW RELEASE) - 10 LBS. PER CU. YD.
      - iii. "CLAY BUSTER" OR EQUAL - USE MANUFACTURER'S RECOMMENDED RATE
    - c. IRON SULFATE - 2 LBS. PER CU. YD.
  4. IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
    - a. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
    - b. CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMAL SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
    - c. THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (BASED ON A SOIL TEST, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
    - d. ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
    - e. ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH SURFACE OF THE WALKS, TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
    - f. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE GENERAL CONTRACTOR, OWNER, OR OWNER'S REPRESENTATIVE.
  5. ONCE SOIL PREPARATION IS COMPLETE, THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT THERE ARE NO DEBRIS, TRASH, OR STONES LARGER THAN 1" REMAINING IN THE TOP 6" OF SOIL.

- B. SUBMITTALS**
1. THE CONTRACTOR SHALL PROVIDE SUBMITTALS AND SAMPLES, IF REQUIRED, TO THE OWNER OR OWNER'S REPRESENTATIVE, AND RECEIVE APPROVAL IN WRITING FOR SUCH SUBMITTALS BEFORE WORK COMMENCES.
  2. SUBMITTALS SHALL INCLUDE PHOTOS OF PLANTS WITH A RULER OR MEASURING STICK FOR SCALE, PHOTOS OR SAMPLES OF ANY REQUIRED MULCHES, AND SOIL TEST RESULTS AND PREPARATION RECOMMENDATIONS FROM THE TESTING LAB (INCLUDING COMPOST AND FERTILIZER RATES AND TYPES, AND OTHER AMENDMENTS FOR TREES, SHRUB, TURF, AND SEED AREAS AS MAY BE APPROPRIATE).
  3. SUBMITTALS SHALL ALSO INCLUDE MANUFACTURER CUT SHEETS FOR PLANTING ACCESSORIES SUCH AS TREE STAKES AND TIES, EDGING, AND LANDSCAPE FABRICS (IF ANY).
  4. WHERE MULTIPLE ITEMS ARE SHOWN ON A PAGE, THE CONTRACTOR SHALL CLEARLY INDICATE THE ITEM BEING CONSIDERED.
- C. GENERAL PLANTING**
1. REMOVE ALL NURSERY TAGS AND STAKES FROM PLANTS.
  2. EXCEPT IN AREAS TO BE PLANTED WITH ORNAMENTAL GRASSES, APPLY PRE-EMERGENT HERBICIDES AT THE MANUFACTURER'S RECOMMENDED RATE.
  3. POSITION THE TREES AND SHRUBS IN THEIR INTENDED LOCATION AS PER THE PLAN. NOTIFY THE OWNERS

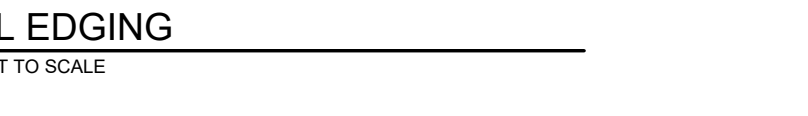
- REPRESENTATIVE FOR INSPECTION AND APPROVAL OF ALL POSITIONING OF PLANT MATERIALS.**
- 4. TRENCHING NEAR EXISTING TREES**
- a. CONTRACTOR SHALL NOT DISTURB ROOTS 1-1/2" AND LARGER IN DIAMETER WITHIN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES, AND SHALL EXERCISE ALL POSSIBLE CARE AND PRECAUTIONS TO AVOID INJURY TO TREE ROOTS, TRUNKS, AND BRANCHES. THE CRZ IS DEFINED AS A CIRCULAR AREA EXTENDING OUTWARD FROM THE TREE TRUNK, WITH A RADIUS EQUAL TO 1" FOR EVERY 1" OF TRUNK DIAMETER AT BREAST-HIGHT (4.5' ABOVE THE AVERAGE GRADE AT THE TRUNK).
  - b. ALL EXCAVATION WITHIN THE CRZ SHALL BE PERFORMED USING HAND TOOLS. NO MACHINE EXCAVATION OR TRENCHING OF ANY KIND SHALL BE ALLOWED WITHIN THE CRZ.
  - c. ALTER ALIGNMENT OF PIPE TO AVOID TREE ROOTS 1-1/2" AND LARGER IN DIAMETER. WHERE TREE ROOTS 1-1/2" AND LARGER IN DIAMETER ARE ENCOUNTERED IN THE FIELD, TUNNEL UNDER SUCH ROOTS. WRAP EXPOSED ROOTS WITH SEVERAL LAYERS OF BURLAP AND KEEP MOIST. CLOSE ALL TRENCHES WITHIN THE CANOPY DRIP LINES WITHIN 24 HOURS.
  - d. ALL SEVERED ROOTS SHALL BE HAND PRUNED WITH SHARP TOOLS AND ALLOWED TO AIR-DRY. DO NOT USE ANY SORT OF SEALERS OR WOUND PAINTS.
- D. TREE PLANTING**
1. TREE PLANTING HOLES SHALL BE EXCAVATED TO MINIMUM WIDTH OF TWO TIMES THE WIDTH OF THE ROOTBALL AND TO A DEPTH EQUAL TO THE DEPTH OF THE ROOTBALL LESS TWO TO FOUR INCHES.
  2. SCARIFY THE SIDES AND BOTTOM OF THE PLANTING HOLE PRIOR TO THE PLACEMENT OF THE TREE. REMOVE ANY GLAZING THAT MAY HAVE BEEN CAUSED DURING THE EXCAVATION OF THE HOLE.
  3. FOR CONTAINER AND B&B TREES, TO REMOVE ANY POTENTIALLY GIRDLING ROOTS AND OTHER ROOT DEFECTS, THE CONTRACTOR SHALL SHAVE A 1" LAYER OFF OF THE SIDES AND BOTTOM OF THE ROOTBALL OF ALL TREES JUST BEFORE PLACING INTO THE PLANTING PIT. DO NOT "TEASE" ROOTS OUT FROM THE ROOTBALL.
  4. INSTALL THE TREE ON UNDISTURBED SUBGRADE SO THAT THE TOP OF THE ROOTBALL IS TWO TO FOUR INCHES ABOVE THE SURROUNDING GRADE.
  5. BACKFILL THE TREE HOLE UTILIZING THE EXISTING TOPSOIL FROM ON-SITE. ROCKS LARGER THAN 1" DIA. AND ALL OTHER DEBRIS SHALL BE REMOVED FROM THE SOIL PRIOR TO THE BACKFILL. SHOULD ADDITIONAL SOIL BE REQUIRED TO ACCOMPLISH THIS TASK, USE STORED TOPSOIL FROM ON-SITE OR IMPORT ADDITIONAL TOPSOIL FROM OFF-SITE AT NO ADDITIONAL COST TO THE OWNER. IMPORTED TOPSOIL SHALL BE OF SIMILAR TEXTURAL CLASS AND COMPOSITION IN THE ON-SITE SOIL.
  6. TREES SHALL NOT BE STAKED UNLESS THE JURISDICTION OR LOCAL CONDITIONS (SUCH AS HEAVY WINDS OR SOLOPS) REQUIRE IT. SHOULD STAKING BE REQUIRED, THE TOTAL NUMBER OF TREE STAKES (BEYOND THE MINIMUM LISTED BELOW) WILL BE LEFT TO THE LANDSCAPE CONTRACTOR'S DISCRETION. SHOULD ANY TREES FALL OR LEAN, THE LANDSCAPE CONTRACTOR SHALL STRAIGHTEN THE TREE, OR REPLACE IT. FOR CONTAINER AND B&B TREES, TREE STAKING SHALL ADHERE TO THE FOLLOWING GUIDELINES:
    - a. 1"-2" TREES (OR #16 GAL - 24" BOX): TWO STAKES PER TREE
    - b. 2"-4" TREES (OR #16 GAL - 48" BOX): THREE STAKES PER TREE
    - c. TREES OVER 4" CALIPER (OR #48" BOX): GUY AS NEEDED
    - d. MULTI-TRUNK TREES: THREE STAKES PER TREE MINIMUM, QUANTITY AND POSITIONS AS NEEDED TO STABILIZE THE TREE.
  7. UPON COMPLETION OF PLANTING, CONSTRUCT AN EARTH WATERING BASIN AROUND THE TREE. COVER THE INTERIOR OF THE TREE RING WITH MULCH (TYPE AND DEPTH PER PLANS).
  8. FOR TREES IN TURF AREAS, DO NOT PLANT GRASS ALL THE WAY TO THE TRUNK OF THE TREE. LEAVE THE AREA OVER THE ROOT BALL AND INSTALL MULCH WITH AT LEAST 2" OF SPECIFIED MULCH. SEE MULCH SPECIFICATION FOR ADDITIONAL INFORMATION.
- D. PALM PLANTING**
1. PALM PLANTING HOLES SHALL BE EXCAVATED TO MINIMUM WIDTH OF TWO TIMES THE WIDTH OF THE ROOTBALL AND TO A DEPTH EQUAL TO THE DEPTH OF THE ROOTBALL.
  2. SCARIFY THE SIDES AND BOTTOM OF THE PLANTING HOLE PRIOR TO THE PLACEMENT OF THE PALM. REMOVE ANY GLAZING THAT MAY HAVE BEEN CAUSED DURING THE EXCAVATION OF THE HOLE.
  3. USE BANK SAND MIXED WITH THE EXISTING SOIL (70% BANK SAND AND 30% EXISTING SOIL) AS THE BACKFILL. ROCKS LARGER THAN 1" DIA. AND ALL OTHER DEBRIS SHALL BE REMOVED FROM THE SOIL PRIOR TO THE BACKFILL. SHOULD ADDITIONAL SOIL BE REQUIRED TO ACCOMPLISH THIS TASK, IMPORT ADDITIONAL TOPSOIL FROM OFF-SITE AT NO ADDITIONAL COST TO THE OWNER.
  4. BACKFILL AROUND THE ROOTBALL WITH AMENDED SOIL TO TWO-THIRDS OF THE DEPTH OF THE ROOTBALL, AND APPLY THE PALM MAINTENANCE SPRINKLER MANUFACTURER'S DIRECTIONS. BACKFILL THE REST OF THE PLANTING HOLE, TAMPING FIRMLY TO REMOVE AIR POCKETS.
  5. BRACE THE PALMS USING PALM BRACES (PER PLANTING DETAILS). DO NOT SECURE BRACES TO THE PALM ITSELF.
  6. UPON COMPLETION OF PLANTING, CONSTRUCT AN EARTH WATERING BASIN AROUND THE TREE. TOPDRESS WITH MULCH (TYPE AND DEPTH PER PLANS).
- E. SHRUB, PERENNIAL, AND GROUNDCOVER PLANTING**
1. DIG THE PLANTING HOLES TWICE AS WIDE AND 2" LESS DEEP THAN EACH PLANT'S ROOTBALL. INSTALL THE PLANT IN THE HOLE. BACKFILL AROUND THE PLANT WITH SOIL AMENDED PER SOIL TEST RECOMMENDATIONS.
  2. INSTALL THE WEED BARRIER CLOTH, OVERLAPPING IT AT THE ENDS. UTILIZE STEEL STAKES TO KEEP THE WEED BARRIER CLOTH IN PLACE.
  3. WHEN PLANTING IS COMPLETE, INSTALL MULCH (TYPE AND DEPTH PER PLANS) OVER ALL PLANTING BEDS, COVERING THE ENTIRE PLANTING AREA.
- F. SODDING**
1. SOO VARIETY TO BE AS SPECIFIED ON THE LANDSCAPE PLAN.
  2. LAY SOO WITHIN 24 HOURS FROM THE TIME OF STRIPPING. DO NOT LAY IF THE GROUND IS FROZEN.
  3. LAY THE SOO TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. BUTT ENDS AND SIDES OF SOO STRIPS - DO NOT OVERLAP. STAGGER STRIPS TO OPPOSITE JOINTS IN ADJACENT COURSES.
  4. ROLL THE SOO TO ENSURE GOOD CONTACT OF THE SOO'S ROOT SYSTEM WITH THE SOIL UNDERNEATH.
  5. WATER THE SOO WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING TO OBTAIN AT LEAST SIX INCHES OF PENETRATION INTO THE SOIL BELOW THE SOO.
- G. HYDROMULCHING**
1. TURF HYDROMULCH MIX (PER 1,000 SF) SHALL BE AS FOLLOWS:
    - a. WINTER MIX (OCTOBER 1 - MARCH 31)
      - i. 50# CELLULOSE FIBER MULCH
      - ii. 2# UNMULLED BERBERDA SEED
      - iii. 2# ANNUAL RYE SEED
      - iv. 15# 15-15-15 WATER SOLUBLE FERTILIZER
    - b. SUMMER MIX (APRIL 1 - SEPTEMBER 30)
      - i. 50# CELLULOSE FIBER MULCH
      - ii. 2# HULLED BERBERDA SEED
      - iii. 15# 15-15-15 WATER SOLUBLE FERTILIZER
  2. SEED HYDROMULCH MIX (PER 1,000 SF) SHALL BE AS FOLLOWS:
    - a. GENERAL
      - i. 50# CELLULOSE FIBER MULCH
      - ii. 15# 15-15-15 WATER SOLUBLE FERTILIZER
      - iii. SEED RATE PER LEGEND
  3. ALL HARDSCAPE ELEMENTS ADJACENT TO HYDROMULCH APPLICATION SHALL BE PROTECTED FROM OVSERSPRAY DURING INSTALLATION.
- H. DRILL SEEDING**
1. SEED SHALL BE DRILL SEEDED AT THE RATES SHOWN ON THE PLANS, WITH A HYDROMULCH MIX APPLIED AFTER SEEDING.
    - a. THE HYDROMULCH MIX (PER 1,000 SF) SHALL BE AS FOLLOWS:
      - i. 50# CELLULOSE FIBER MULCH
      - ii. 15# 15-15-15 WATER SOLUBLE FERTILIZER

- I. MULCH**
1. INSTALL MULCH TOPDRESSING, TYPE AND DEPTH PER MULCH NOTE, IN ALL PLANTING AREAS AND TREE RINGS. DO NOT INSTALL MULCH WITHIN 6" OF TREE ROOT FLARE. MULCH AT THE BASE OF SHRUBS SHALL BE A MAXIMUM 1" DEPTH OVER ROOT BALL.
  2. MULCH COVER WITHIN 6" OF CONCRETE WALKS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. FINISH GRADE OF MULCH AT CURBS AND SIDEWALKS SHALL BE 1" LOWER THAN THE TOP OF ADJACENT CURB OR SIDEWALK. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALL.
- J. CLEAN UP**
1. DURING LANDSCAPE PREPARATION AND PLANTING, KEEP ALL PAVEMENT CLEAN AND ALL WORK AREAS IN A NEAT, ORDERLY CONDITION.
  2. DISPOSED LEGALLY OF ALL EXCAVATED MATERIALS OFF THE PROJECT SITE.
- K. INSPECTION AND ACCEPTANCE**
1. UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE LANDSCAPE CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY.
  2. WHEN THE INSPECTED PLANTING WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE LANDSCAPE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNERS SATISFACTION WITHIN 24 HOURS.
  3. THE LANDSCAPE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE LANDSCAPE WORK HAS BEEN INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE.
- L. LANDSCAPE MAINTENANCE**
1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS BEYOND FINAL ACCEPTANCE OF ALL LANDSCAPE WORK BY THE OWNER. LANDSCAPE MAINTENANCE SHALL INCLUDE WEEKLY SITE VISITS FOR THE FOLLOWING ACTIONS (AS APPROPRIATE): PROPER PRUNING, RESTAKING OF TREES, RESETTling OF PLANTS THAT HAVE SETTLED, MOWING AND AERATION OF LAWNS, WEEDING, TREATING FOR INSECTS AND DISEASES, REPLACEMENT OF MULCH, REMOVAL OF LITTER, REPAIRS TO THE IRRIGATION SYSTEM DUE TO FAULTY PARTS AND/OR WORKMANSHIP, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.
  2. SHOULD SEEDING AND/OR SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL, HEALTHY STAND OF PLANTS AT NO ADDITIONAL COST TO THE OWNER.
  3. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:
    - i. THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.
    - ii. ALL HARDSCAPES SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.
    - iii. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESODED (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDING WORK SHALL BE NEATLY MOWED.
- M. WARRANTY PERIOD, PLANT GUARANTEE AND REPLACEMENTS**
1. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOO, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNERS' FINAL ACCEPTANCE (90 DAYS FOR ANNUAL PLANTS). THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE AND TO THE SATISFACTION OF THE OWNER, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY.
  2. AFTER THE INITIAL MAINTENANCE PERIOD AND DURING THE GUARANTEE PERIOD, THE LANDSCAPE CONTRACTOR SHALL ONLY BE RESPONSIBLE FOR REPLACEMENT OF PLANTS WHEN PLANT DEATH CANNOT BE ATTRIBUTED DIRECTLY TO OVERWATERING OR OTHER DAMAGE BY HUMAN ACTIONS.
- N. PROVIDE A MINIMUM OF 12 COPIES OF RECORD DRAWINGS TO THE OWNER UPON COMPLETION OF WORK. A RECORD DRAWING IS A RECORD OF ALL CHANGES THAT OCCURRED IN THE FIELD AND THAT ARE DOCUMENTED THROUGH CHANGE ORDERS, ADDENDA, OR CONTRACTOR/CONSULTANT DRAWING MARKUPS.**



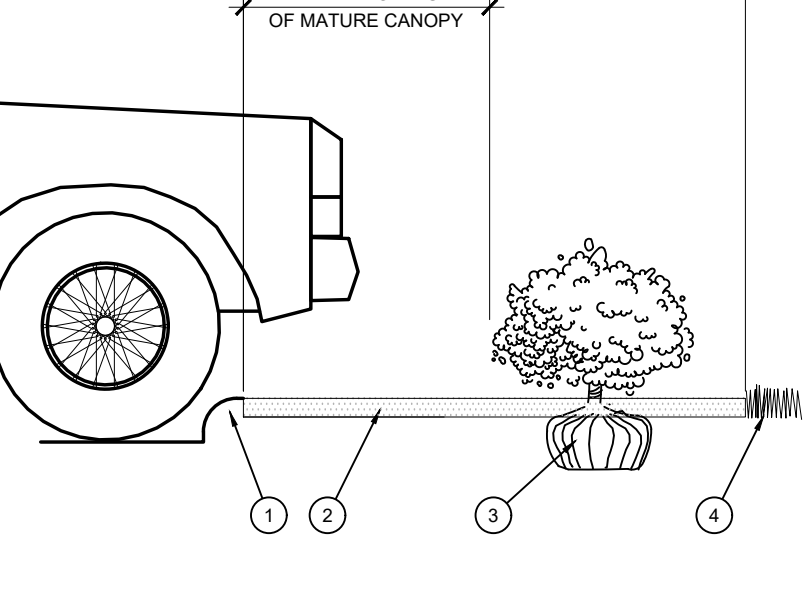
- 1 TREE CANOPY
- 2 2" X 4" X 4" SUPPORT, TOENAILED TO BRACE SYSTEM (3) - DO NOT NAIL TO PALM
- 3 2" X 4" X 4" DECKMAN, BURIED 12" MIN. BELOW GRADE
- 4 ROOT BALL
- 5 4" HIGH TEMPORARY WATERING BASIN
- 6 MULCH PER PLANS. DO NOT ALLOW MORE THAN 1" OF INSTALLED MULCH WITHIN 6" OF TRUNK
- 7 2" X 4" X 12" DECKMAN, BURIED 12" MIN. BELOW GRADE
- 8 BACKFILL MIX PER SPECIFICATIONS AND SOIL TEST RECOMMENDATIONS
- 9 4" PERFORATED PVC WATER MONITORING TUBE WRAPPED IN FILTER FABRIC (ANY APPROVED) - TWO PLACES AROUND PALM
- 10 UNDISTURBED SUBGRADE
- 11 FINISH GRADE

- NOTES:**
1. SCARIFY SIDES OF PLANTING PIT PRIOR TO SETTING TREE.
  2. REMOVE EXCESS SOIL APPLIED ON TOP OF THE ROOTBALL THAT COVERS THE ROOT FLARE. THE PLANTING HOLE DEPTH SHALL BE SUCH THAT THE ROOTBALL RESTS ON UNDISTURBED SOIL, AND THE ROOT FLARE IS 2" ABOVE FINISH GRADE.
  3. FOR B&B TREES, CUT OFF BOTTOM 1/3 OF WIRE BASKET BEFORE PLACING TREE IN HOLE. REMOVE EXCESS WIRE REMAINDER OF BASKET AFTER TREE IS SET IN HOLE. REMOVE ALL NYLON TIES, TWINE, ROPE, AND OTHER MATERIALS. REMOVE AS MUCH BURLAP FROM AROUND ROOTBALL AS IS PRACTICAL.
  4. REMOVE EXCESS STAKES AFTER PLANTING.
  5. FOR TREES 3" B&B 22" CAL. AND LARGER, USE THREE STAKES OR DECKMANS AS APPROPRIATE. STAKES SHOULD BE PLACED AS MUCH AS POSSIBLE TO PREVENT TRUNK FROM MOVING, BUT LOOSE ENOUGH TO ALLOW SOME TRUNK MOVEMENT IN WIND.



- 1 ROLLED-TOP STEEL EDGING PER PLANS
- 2 TAPERED STEEL STAKES
- 3 MULCH, TYPE AND DEPTH PER PLANS
- 4 FINISH GRADE

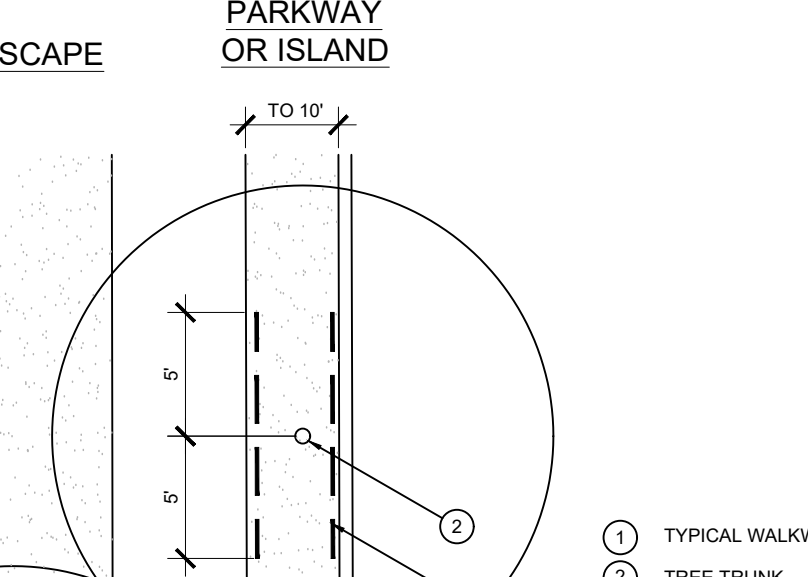
- NOTES:**
1. INSTALL EDGING SO THAT STAKES WILL BE ON INSIDE OF PLANTING BED.
  2. BOTTOM OF EDGING SHALL BE BURIED A MINIMUM OF 1" BELOW FINISH GRADE.
  3. TOP OF MULCH SHALL NOT BE LOWER THAN TOP OF EDGING.



- 1 SHRUB, PERENNIAL, OR ORNAMENTAL GRASS
- 2 MULCH, TYPE AND DEPTH PER PLANS. PLACE NO MORE THAN 1" OF MULCH WITHIN 6" OF PLANT CENTER
- 3 FINISH GRADE
- 4 ROOT BALL
- 5 BACKFILL, AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS
- 6 UNDISTURBED NATIVE SOIL
- 7 3" HIGH EARTHEN WATERING BASIN
- 8 WEED FABRIC UNDER MULCH



- 1 CURB
- 2 MULCH LAYER
- 3 PLANT
- 4 TURF (WHERE SHOWN ON PLAN)



- 1 TYPICAL WALKWAY OR PAVING
- 2 TREE TRUNK
- 3 LINEAR ROOT BARRIER MATERIAL, SEE PLANTING NOTES FOR TYPE AND MANUFACTURER. INSTALL PER MANUFACTURER'S SPECIFICATIONS
- 4 TREE CANOPY
- 5 TYPICAL PLANTING AREA
- 6 TYPICAL CURB AND GUTTER

- NOTES:**
1. INSTALL ROOT BARRIERS NEAR ALL NEWLY PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS.
  2. BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.



- 1 TYPICAL WALKWAY OR PAVING
- 2 TREE TRUNK
- 3 LINEAR ROOT BARRIER MATERIAL, SEE PLANTING NOTES FOR TYPE AND MANUFACTURER. INSTALL PER MANUFACTURER'S SPECIFICATIONS
- 4 TREE CANOPY

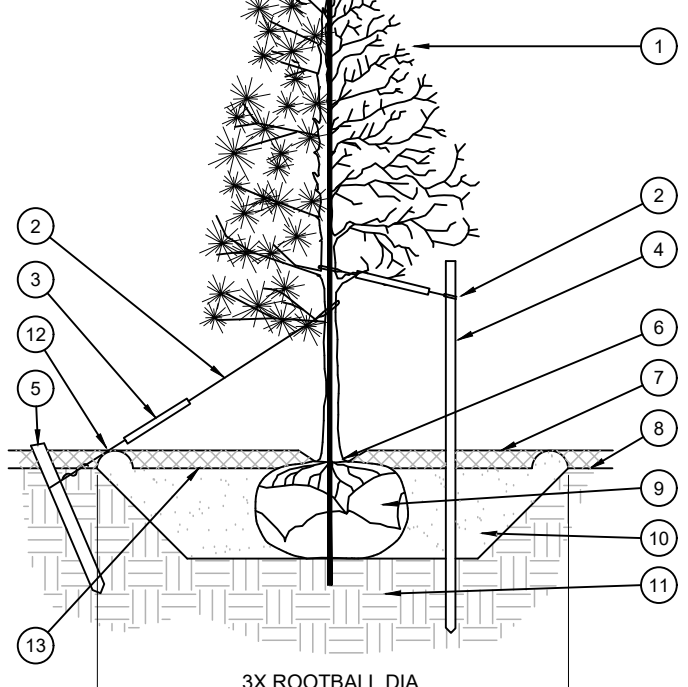


- 1 BIDIRECTIONAL TIE
- 2 PALM BRACE SYSTEM
- 3 2" X 4" SUPPORT, TOENAILED TO BRACE SYSTEM (3) - DO NOT NAIL TO PALM
- 4 ROOT BALL
- 5 4" HIGH TEMPORARY WATERING BASIN
- 6 MULCH PER PLANS. DO NOT ALLOW MORE THAN 1" OF INSTALLED MULCH WITHIN 6" OF TRUNK
- 7 2" X 4" X 12" DECKMAN, BURIED 12" MIN. BELOW GRADE
- 8 BACKFILL MIX PER SPECIFICATIONS AND SOIL TEST RECOMMENDATIONS
- 9 4" PERFORATED PVC WATER MONITORING TUBE WRAPPED IN FILTER FABRIC (ANY APPROVED) - TWO PLACES AROUND PALM
- 10 UNDISTURBED SUBGRADE

- NOTES:**
1. SCARIFY SIDES OF PLANTING PIT PRIOR TO SETTING TREE.
  2. THE PLANTING HOLE DEPTH SHALL BE SUCH THAT THE ROOTBALL RESTS ON UNDISTURBED SOIL, AND THE ZONE OF ROOT INITIATION IS 2" BELOW FINISH GRADE.
  3. DO NOT REMOVE ANY LIVE FRONDS PRIOR TO DIGGING AT THE NURSERY.
  4. AFTER PLANTING, LOCATE THE TIE TWINE SO THAT THE FRONDS MAY MOVE, BUT THE TERMINAL BUD IS PROTECTED.



- 1 BIDIRECTIONAL TIE
- 2 PALM BRACE SYSTEM
- 3 2" X 4" SUPPORT, TOENAILED TO BRACE SYSTEM (3) - DO NOT NAIL TO PALM
- 4 ROOT BALL

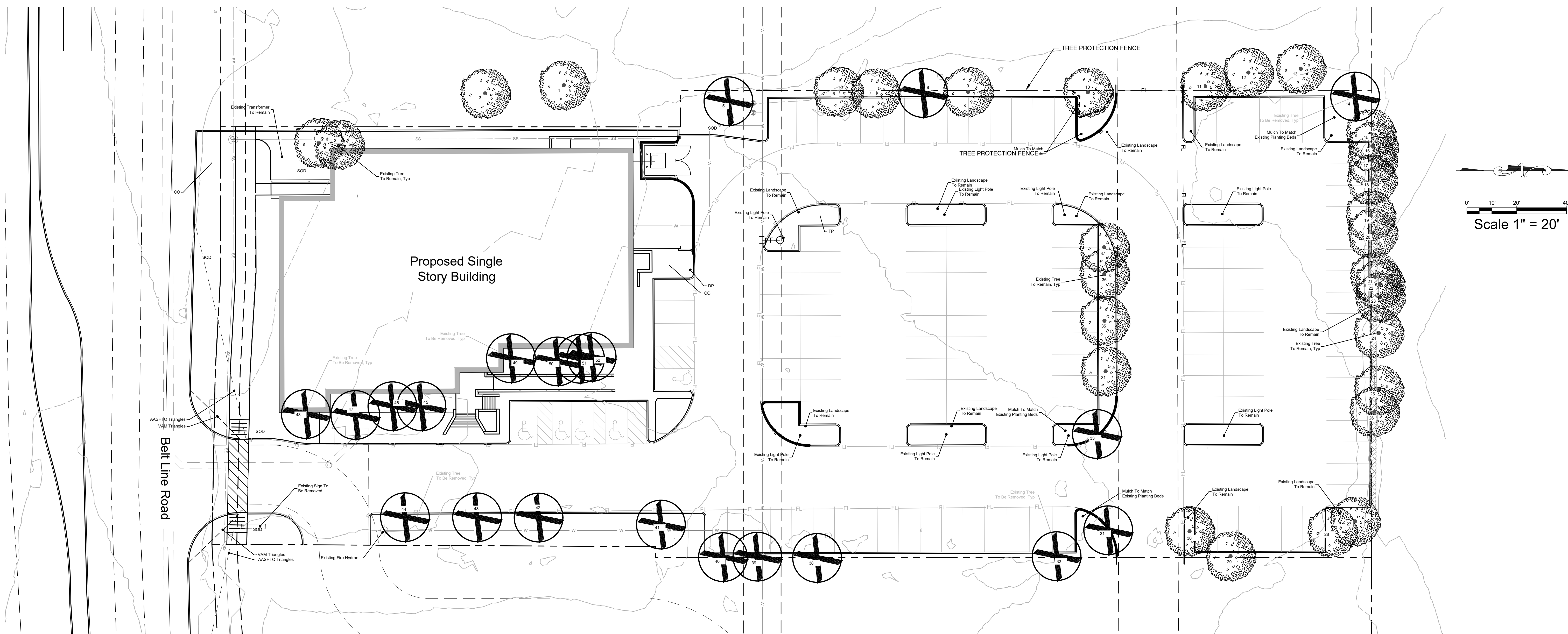


- 1 TREE CANOPY
- 2 2" X 4" X 4" SUPPORT, TOENAILED TO BRACE SYSTEM (3) - DO NOT NAIL TO PALM
- 3 2" X 4" X 4" DECKMAN, BURIED 12" MIN. INTO UNDISTURBED SOIL
- 4 GREEN STEEL T-POSTS, EXTEND TOPS 12" MIN. INTO UNDISTURBED SOIL
- 5 PRESSURE-TREATED WOOD DECKMAN, TWO PER TREE MIN. BURY OUTSIDE OF PLANTING PIT AND 12" MIN. INTO UNDISTURBED SOIL
- 6 TRUNK FLARE
- 7 MULCH, TYPE AND DEPTH PER PLANS. DO NOT PLACE MULCH WITHIN 6" OF TRUNK
- 8 FINISH GRADE
- 9 ROOT BALL
- 10 BACKFILL, AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS
- 11 UNDISTURBED NATIVE SOIL
- 12 4" HIGH EARTHEN WATERING BASIN
- 13 FINISH GRADE

- NOTES:**
1. SCARIFY SIDES OF PLANTING PIT PRIOR TO SETTING TREE.
  2. REMOVE EXCESS SOIL APPLIED ON TOP OF THE ROOTBALL THAT COVERS THE ROOT FLARE. THE PLANTING HOLE DEPTH SHALL BE SUCH THAT THE ROOTBALL RESTS ON UNDISTURBED SOIL, AND THE ROOT FLARE IS 2" ABOVE FINISH GRADE.
  3. FOR B&B TREES, CUT OFF BOTTOM 1/3 OF WIRE BASKET BEFORE PLACING TREE IN HOLE. REMOVE EXCESS WIRE REMAINDER OF BASKET AFTER TREE IS SET IN HOLE. REMOVE ALL NYLON TIES, TWINE, ROPE, AND OTHER MATERIALS. REMOVE AS MUCH BURLAP FROM AROUND ROOTBALL AS IS PRACTICAL.
  4. REMOVE EXCESS STAKES AFTER PLANTING.
  5. FOR TREES 3" B&B 22" CAL. AND LARGER, USE THREE STAKES OR DECKMANS AS APPROPRIATE. STAKES SHOULD BE PLACED AS MUCH AS POSSIBLE TO PREVENT TRUNK FROM MOVING, BUT LOOSE ENOUGH TO ALLOW SOME TRUNK MOVEMENT IN WIND.



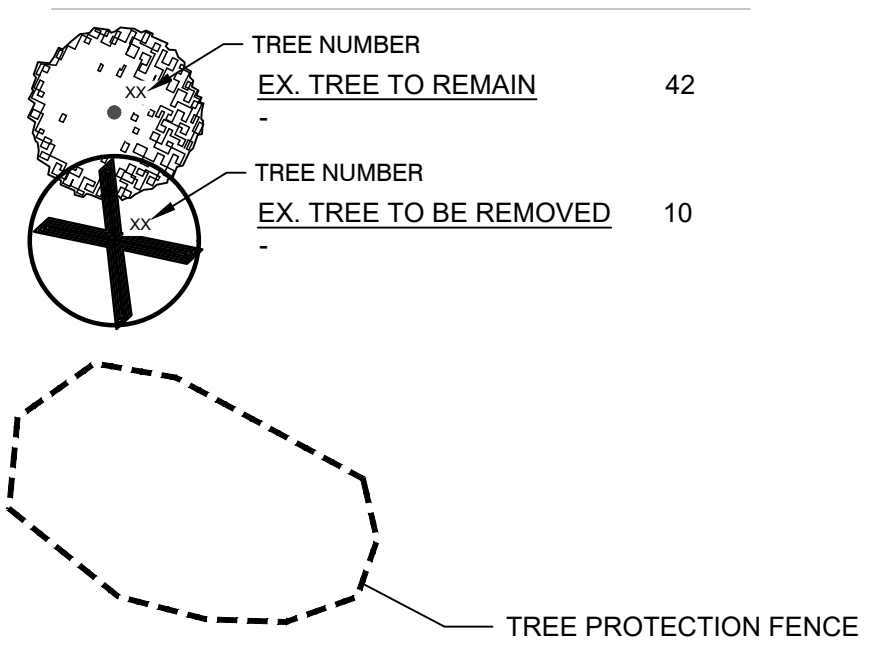
- 1 ROLLED-TOP STEEL EDGING PER PLANS
  - 2 TAPERED STEEL STAKES
  - 3 MULCH, TYPE AND DEPTH PER PLANS
  - 4 FINISH GRADE
- </



### TREE INVENTORY

TREE ID	SPECIES	DBH	CONDITION	COMMENT	STATUS
1	CRAPE MYRTLE LAGERSTROEMIA SP.	8	GOOD		REMAIN
2	RED OAK QUERCUS TEXANA	20	GOOD		REMAIN
3	RED OAK QUERCUS SHUMARDII	16	FAIR	TRUNK PRUNING WOUNDING	REMAIN
4	RED OAK QUERCUS SHUMARDII	13	FAIR	TRUNK PRUNING WOUNDING	REMAIN
5	RED OAK QUERCUS SHUMARDII	10	POOR	DISEASED	REMOVE
6	BRADFORD PEAR PYRUS CALLERYANA	13	GOOD		REMAIN
7	BRADFORD PEAR PYRUS CALLERYANA	13	FAIR	LIMB FAILURE	REMAIN
8	BRADFORD PEAR PYRUS CALLERYANA	10	POOR	TRUNK DECAY	REMOVE
9	BRADFORD PEAR PYRUS CALLERYANA	11	FAIR	LIMB FAILURE	REMAIN
10	LIVE OAK QUERCUS VIRGINIANA	14	FAIR	FROST CRACK ON TRUNK	REMAIN
11	LIVE OAK QUERCUS VIRGINIANA	14	FAIR	LIMITED ROOT VOLUME	REMAIN
12	SIBERIAN ELM ULMUS PUMILA	9	FAIR	LIMB DECAY	REMAIN
13	SIBERIAN ELM ULMUS PUMILA	12	FAIR	LIMB DECAY	REMAIN
14	ITALIAN CYPRESS CUPRESSUS SEMPERVIRENS	9	POOR	DISEASE	REMAIN
15	BALD CYPRESS TAXODIUM DISTICHUM	11	GOOD		REMAIN
16	ITALIAN CYPRESS CUPRESSUS SEMPERVIRENS	8	POOR	DISEASE	REMAIN
17	BALD CYPRESS TAXODIUM DISTICHUM	10	GOOD		REMAIN
18	ITALIAN CYPRESS CUPRESSUS SEMPERVIRENS	8	POOR	DISEASE	REMAIN
19	ITALIAN CYPRESS CUPRESSUS SEMPERVIRENS	8	POOR	DISEASE	REMAIN
20	BALD CYPRESS TAXODIUM DISTICHUM	8	FAIR	YELLOW FOLIAGE	REMAIN
21	ITALIAN CYPRESS CUPRESSUS SEMPERVIRENS	8	FAIR	DISEASE	REMAIN
22	BALD CYPRESS TAXODIUM DISTICHUM	8	GOOD		REMAIN
23	ITALIAN CYPRESS CUPRESSUS SEMPERVIRENS	10	FAIR	DISEASE	REMAIN
24	ITALIAN CYPRESS CUPRESSUS SEMPERVIRENS	8	POOR	DISEASE	REMAIN
25	ITALIAN CYPRESS CUPRESSUS SEMPERVIRENS	11	GOOD		REMAIN
26	BALD CYPRESS TAXODIUM DISTICHUM	9	POOR	BROKEN TOP	REMAIN
27	RED OAK QUERCUS TEXANA	14	GOOD		REMAIN
28	SIBERIAN ELM ULMUS PUMILA	9	FAIR	LIMB DECAY	REMAIN
29	SIBERIAN ELM ULMUS PUMILA	9	FAIR	LIMB DECAY	REMAIN
30	LIVE OAK QUERCUS VIRGINIANA	14	GOOD		REMAIN
31	LIVE OAK QUERCUS VIRGINIANA	19	GOOD		REMOVE
32	BRADFORD PEAR PYRUS CALLERYANA	10	POOR	TRUNK DECAY	REMOVE
33	EASTERN RED CEDAR JUNIPEROUS VIRGINIANA	8	GOOD		REMOVE
34	EASTERN RED CEDAR JUNIPEROUS VIRGINIANA	6	GOOD		REMAIN
35	EASTERN RED CEDAR JUNIPEROUS VIRGINIANA	6	GOOD		REMAIN
36	EASTERN RED CEDAR JUNIPEROUS VIRGINIANA	6	GOOD		REMAIN
37	SWEETGUM LIQUIDAMBER STRYACIFLUA	8	GOOD		REMAIN
38	BRADFORD PEAR PYRUS CALLERYANA	11	POOR	TRUNK DECAY	REMOVE
39	BRADFORD PEAR PYRUS CALLERYANA	12	POOR	TOPPED	REMOVE
40	BRADFORD PEAR PYRUS CALLERYANA	14	POOR	TRUNK DECAY	REMOVE
41	BRADFORD PEAR PYRUS CALLERYANA	16	POOR	TRUNK DECAY	REMOVE
42	BRADFORD PEAR PYRUS CALLERYANA	20	POOR	TRUNK DECAY	REMOVE
43	BRADFORD PEAR PYRUS CALLERYANA	20	POOR	TRUNK DECAY	REMOVE
44	BRADFORD PEAR PYRUS CALLERYANA	22	POOR	TRUNK DECAY	REMOVE
45	PALM WASHINGTONIA SP.	12	GOOD		REMOVE
46	RED OAK QUERCUS TEXANA	21	GOOD		REMOVE
47	PALM WASHINGTONIA SP.	6	GOOD		REMOVE
48	PALM WASHINGTONIA SP.	6	GOOD		REMOVE
49	JAPANESE MAPLE ACER PALMATUM	6	FAIR	SUNSCALD	REMOVE
50	YAUAPON ILEX VOMITORIA	8	GOOD		REMOVE
51	YAUAPON ILEX VOMITORIA	6	GOOD		REMOVE
52	YAUAPON ILEX VOMITORIA	6	GOOD		REMOVE

### EXISTING TREE LEGEND



### MITIGATION FOR REMOVAL OF EXISTING TREES

MITIGATION FOR REMOVAL OF 78" OF TREES SHALL BE ACHIEVED AS FOLLOWS:

PROPOSED TREE MITIGATION PROVIDED: 12 MITIGATION TREES

- 6 - 8" TREES
- 2 - 6" TREES
- 3 - 5" TREES
- 1 - 3" TREE

SEE PLANTING PLANS (LP-1) FOR PROPOSED TREE LOCATIONS MARKED WITH MXIX INDICATES DBH AS LISTED ABOVE).

NOTE: TREE PROTECTION FOR ANY PRESERVED OR RELOCATED TREES MUST BE PROVIDED PER DETAILS AND SPECIFICATIONS ON SHEET TD-2. THESE MUST BE UP PRIOR TO THE COMMENCEMENT OF ANY WORK AND MAINTAINED THROUGHOUT CONSTRUCTION.

NOTE: ALL TREE TRIMMING MUST BE APPROVED BY THE OWNER AND LOCAL JURISDICTION PRIOR TO COMMENCEMENT OF WORK. ALL TREE TRIMMING MUST BE DONE BY AN ISA CERTIFIED ARBORIST IN ACCORDANCE WITH LOCAL TREE PRESERVATION ORDINANCE.

**OWNER**  
FESS DFW HOLDINGS LLC  
10190 KATY FRWY STE 350  
HOUSTON, TX 77043  
SAAD JAWAD  
832.638.2305

**APPLICANT**  
HEIGHTS VENTURE ARCHITECTS LLP  
5741 LEGACY DR STE 320  
PLANO, TX 75024  
KENNY LAFOREST  
281.854.6140

**ARCHITECT**  
HEIGHTS VENTURE ARCHITECTS LLP  
5741 LEGACY DR STE 320  
PLANO, TX 75024

**SUBDIVISION NAME**  
BELTLINE MARSH BUSINESS PARK SUBDIVISION

**BLOCK, LOT NUMBER**  
BLK 3 LOT B

**CITY OF ADDISON PROJECT NUMBER**

**PREPARATION DATE**  
06.17.2022



**LA PASHA**

3855 BELT LINE RD, ADDISON, TX 75001

Project Number: 22007  
Date / Time Posted: 7/21/2022

Sheet Size: 30 x 42

Created By: EMS  
Checked By: EMS

**TREE DISPOSITION PLAN**

**TD-1**

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**TREE PROTECTION SPECIFICATIONS**

**MATERIALS**

- FABRIC: 4 FOOT HIGH ORANGE PLASTIC FENCING AS SHOWN ON THE PLANS AND SHALL BE WOVEN WITH 2 INCH MESH OPENINGS SUCH THAT IN A VERTICAL DIMENSION OF 23 INCHES ALONG THE DIAGONALS OF THE OPENINGS THERE SHALL BE AT LEAST 7 MESHES.
- POSTS: POSTS SHALL BE A MINIMUM OF 72 INCHES LONG AND STEEL T SHAPED WITH A MINIMUM WEIGHT OF 1.3 POUNDS PER LINEAR FOOT.
- TIE WIRE: WIRE FOR ATTACHING THE FABRIC TO THE T-POSTS SHALL BE NOT LESS THAN NO. 12 GAUGE GALVANIZED WIRE.
- USED MATERIALS: PREVIOUSLY-USED MATERIALS, MEETING THE ABOVE REQUIREMENTS AND WHEN APPROVED BY THE OWNER, MAY BE USED.

**CONSTRUCTION METHODS**

- ALL TREES AND SHRUBS SHOWN TO REMAIN WITHIN THE PROXIMITY OF THE CONSTRUCTION SITE SHALL BE PROTECTED PRIOR TO BEGINNING ANY DEVELOPMENT ACTIVITY.
- EMPLOY THE SERVICES OF AN ISA (INTERNATIONAL SOCIETY OF ARBORICULTURE) CERTIFIED ARBORIST AND OBTAIN ALL REQUIRED PERMITS TO PRUNE THE EXISTING TREES FOR CLEANING, RAISING AND THINNING, AS MAY BE REQUIRED.
- PROTECTIVE FENCING SHALL BE ERECTED OUTSIDE THE CRITICAL ROOT ZONE (CRZ, EQUAL TO 1" FROM THE TRUNK FOR EVERY 1" OF DBH) AT LOCATIONS SHOWN IN THE PLANS OR AS DIRECTED BY THE LANDSCAPE CONSULTANT AND/OR CITY ARBORIST, AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THE PLANS. FENCING SHALL BE MAINTAINED AND REPAIRED BY THE CONTRACTOR DURING SITE CONSTRUCTION. TREES IN CLOSE PROXIMITY SHALL BE FENCED TOGETHER, RATHER THAN INDIVIDUALLY.
- PROTECTIVE FENCE LOCATIONS IN CLOSE PROXIMITY TO STREET INTERSECTIONS OR DRIVES SHALL ADHERE TO THE APPLICABLE JURISDICTION'S SIGHT DISTANCE CRITERIA.
- THE PROTECTIVE FENCING SHALL BE ERECTED BEFORE SITE WORK COMMENCES AND SHALL REMAIN IN PLACE DURING THE ENTIRE CONSTRUCTION PHASE.
- THE INSTALLATION POSTS SHALL BE PLACED EVERY 6 FEET ON CENTER AND EMBEDDED TO 18 INCHES DEEP. MESH FABRIC SHALL BE ATTACHED TO THE INSTALLATION POSTS BY THE USE OF SUFFICIENT WIRE TIES TO SECURELY FASTEN THE FABRIC TO THE T-POSTS TO HOLD THE FABRIC IN A STABLE AND UPRIGHT POSITION.
- WITHIN THE CRZ:
  - DO NOT CLEAR, FILL OR GRADE IN THE CRZ OF ANY TREE.
  - DO NOT STORE, STOCKPILE OR DUMP ANY JOB MATERIAL, SOIL OR RUBBISH UNDER THE SPREAD OF THE TREE BRANCHES.
  - DO NOT PARK OR STORE ANY EQUIPMENT OR SUPPLIES UNDER THE TREE CANOPY.
  - DO NOT SET UP ANY CONSTRUCTION OPERATIONS UNDER THE TREE CANOPY (SUCH AS PIPE CUTTING AND THREADING, MORTAR MIXING, PAINTING OR LUMBER CUTTING).
  - DO NOT NAIL OR ATTACH TEMPORARY SIGNS, METERS, SWITCHES, WIRES, BRACING OR ANY OTHER ITEM TO THE TREES.
  - DO NOT PERMIT RUNOFF FROM WASTE MATERIALS INCLUDING SOLVENTS, CONCRETE WASHOUTS, ASPHALT TACK COATS (MC-30 OIL), ETC. TO ENTER THE CRZ. BARRIERS ARE TO BE PROVIDED TO PREVENT SUCH RUNOFF SUBSTANCES FROM ENTERING THE CRZ WHENEVER POSSIBLE, INCLUDING IN AN AREA WHERE RAIN OR SURFACE WATER COULD CARRY SUCH MATERIALS TO THE ROOT SYSTEM OF THE TREE.

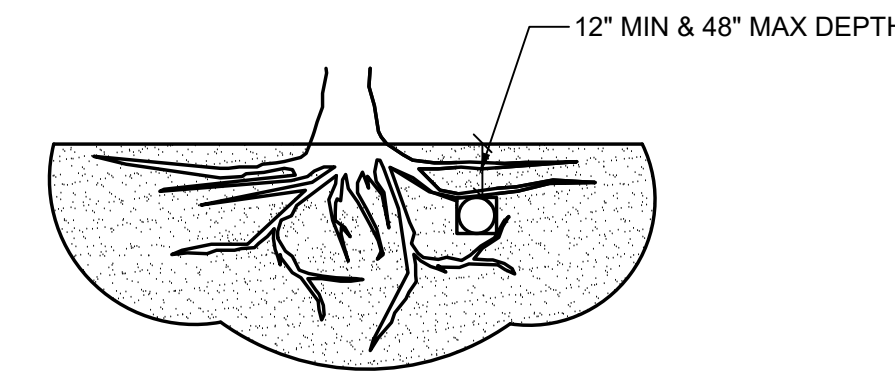
- ROUTE UNDERGROUND UTILITIES TO AVOID THE CRZ. IF DIGGING IS UNAVOIDABLE, BORE UNDER THE ROOTS, OR HAND DIG TO AVOID SEVERING THEM.
- WHERE EXCAVATION IN THE VICINITY OF TREES MUST OCCUR, SUCH AS FOR IRRIGATION INSTALLATION, PROCEED WITH CAUTION, AND USING HAND TOOLS ONLY.
- THE CONTRACTOR SHALL NOT CUT ROOTS LARGER THAN ONE INCH IN DIAMETER WHEN EXCAVATION OCCURS NEAR EXISTING TREES. ALL ROOTS LARGER THAN ONE INCH IN DIAMETER ARE TO BE CUT CLEANLY. FOR OAKS ONLY, ALL WOUNDS SHALL BE PAINTED WITH WOUND SEALER WITHIN 30 MINUTES.
- REMOVE ALL TREES, SHRUBS OR BUSHES TO BE CLEARED FROM PROTECTED ROOT ZONE AREAS BY HAND.
- TREES DAMAGED OR KILLED DUE TO CONTRACTOR'S NEGLIGENCE DURING CONSTRUCTION SHALL BE MITIGATED AT THE CONTRACTOR'S EXPENSE AND TO THE PROJECT OWNERS' AND LOCAL JURISDICTION'S SATISFACTION.
- ANY TREE REMOVAL SHALL BE APPROVED BY THE OWNER AND LOCAL JURISDICTION PRIOR TO ITS REMOVAL, AND THE CONTRACTOR SHALL HAVE ALL REQUIRED PERMITS FOR SUCH ACTIVITIES.
- COVER EXPOSED ROOTS AT THE END OF EACH DAY WITH SOIL, MULCH OR WET BURLAP.
- IN CRITICAL ROOT ZONE AREAS THAT CANNOT BE PROTECTED DURING CONSTRUCTION AND WHERE HEAVY TRAFFIC IS ANTICIPATED, COVER THE SOIL WITH EIGHT INCHES OF ORGANIC MULCH TO MINIMIZE SOIL COMPACTION. THIS EIGHT INCH DEPTH OF MULCH SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
- WATER ALL TREES IMPACTED BY CONSTRUCTION ACTIVITIES, DEEPLY ONCE A WEEK DURING PERIODS OF HOT DRY WEATHER. SPRAY TREE CROWNS WITH WATER PERIODICALLY TO REDUCE DUST ACCUMULATION ON THE LEAVES.
- WHEN INSTALLING CONCRETE ADJACENT TO THE ROOT ZONE OF A TREE, USE A PLASTIC VAPOR BARRIER BEHIND THE CONCRETE TO PROHIBIT LEACHING OF LIME INTO THE SOIL.
- CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL TREE PROTECTION FENCING WHEN ALL THREATS TO THE EXISTING TREES FROM CONSTRUCTION-RELATED ACTIVITIES HAVE BEEN REMOVED.

**TREE PROTECTION GENERAL NOTES**

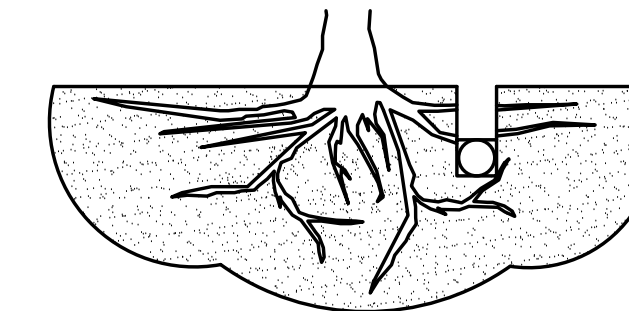
- PRIOR TO THE LAND CLEARING STAGE OF DEVELOPMENT, THE CONTRACTOR SHALL CLEARLY MARK ALL PROTECTED TREES FOR WHICH A TREE REMOVAL PERMIT HAS NOT BEEN ISSUED AND SHALL ERECT BARRIERS FOR THE PROTECTION OF THE TREES ACCORDING TO THE FOLLOWING:
  - AROUND AN AREA AT OR GREATER THAN A SIX-FOOT RADIUS OF ALL SPECIES OF MANGROVES AND PROTECTED CABBAGE PALMS;
  - AROUND AN AREA AT OR GREATER THAN THE FULL DRIPLINE OF ALL PROTECTED NATIVE PINES;
  - AROUND AN AREA AT OR GREATER THAN TWO-THIRDS OF THE DRIPLINE OF ALL OTHER PROTECTED SPECIES.
- 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.
- 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.
- NO PERSON SHALL PERMIT ANY UNNECESSARY FIRE OR BURNING WITHIN 30 FEET OF THE DRIPLINE OF A PROTECTED TREE.
- ANY LANDSCAPING ACTIVITIES WITHIN THE BARRIER AREA SHALL BE ACCOMPLISHED WITH HAND LABOR.
- 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 BRESTH HEIGHT TREE CALIPER AND OF THE SAME SPECIES AS SPECIFIED BY THE CITY REPRESENTATIVE, BEFORE OCCUPANCY OR USE, UNLESS APPROVAL FOR THEIR REMOVAL HAS BEEN GRANTED UNDER PERMIT.
- THE CITY REPRESENTATIVE MAY CONDUCT PERIODIC INSPECTIONS OF THE SITE DURING LAND CLEARANCE AND CONSTRUCTION.
- IF, IN THE OPINION OF THE CITY REPRESENTATIVE, 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.

TREES THAT ARE MARKED TO BE PRESERVED ON A SITE PLAN AND FOR WHICH UTILITIES MUST PASS THROUGH THEIR ROOT PROTECTION ZONES MAY REQUIRE TUNNELING AS OPPOSED TO OPEN TRENCHES. THE DECISION TO TUNNEL WILL BE DETERMINED ON A CASE BY CASE BASIS BY THE ENGINEER.

TUNNELS SHALL BE DUG THROUGH THE ROOT PROTECTION ZONE IN ORDER TO MINIMIZE ROOT DAMAGE.



TUNNEL TO MINIMIZE ROOT DAMAGE (TOP) AS OPPOSED TO SURFACE-DUG TRENCHES IN ROOT PROTECTION ZONE WHEN THE 5' MINIMUM DISTANCE FROM TRUNK CAN NOT BE ACHIEVED.

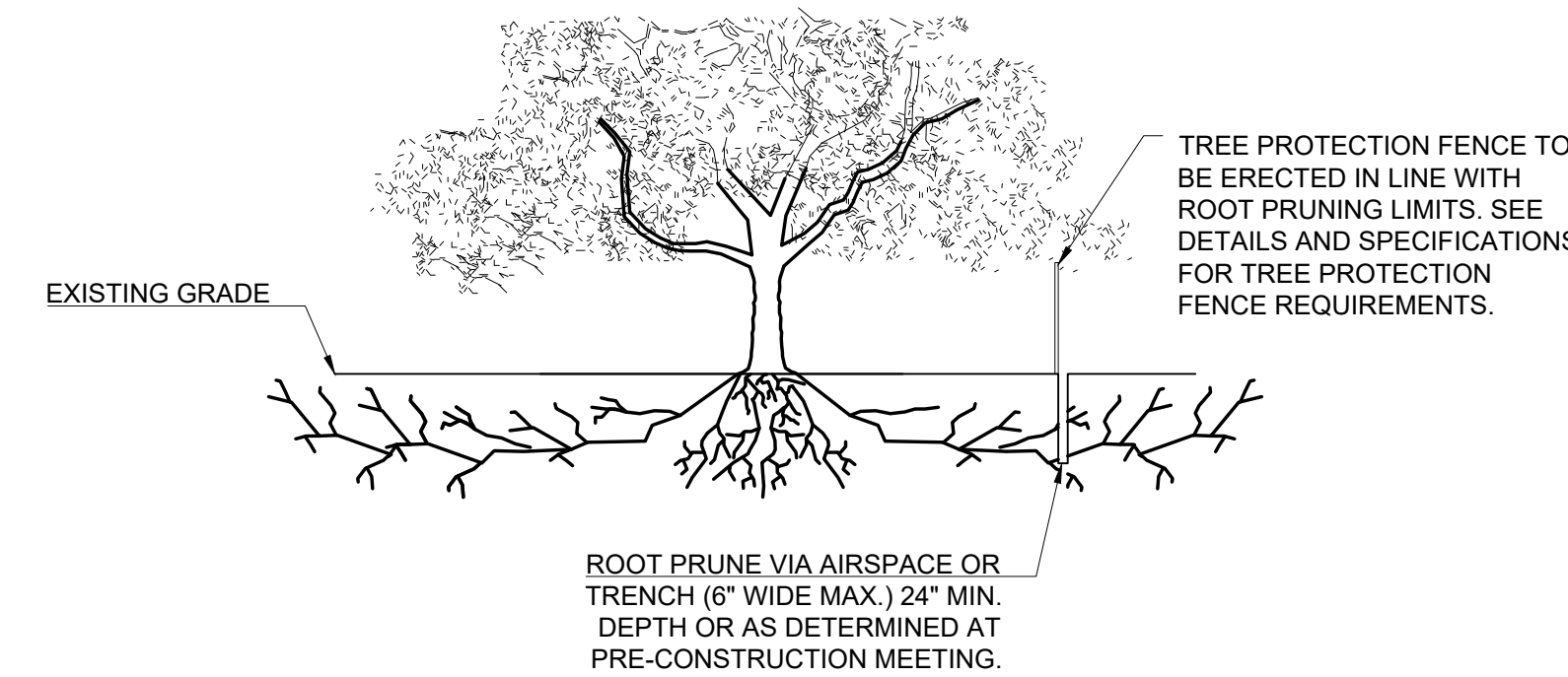


OPEN TRENCHING MAY BE USED IF EXPOSED TREE ROOTS DO NOT EXCEED 3" OR ROOTS CAN BE BENT BACK.

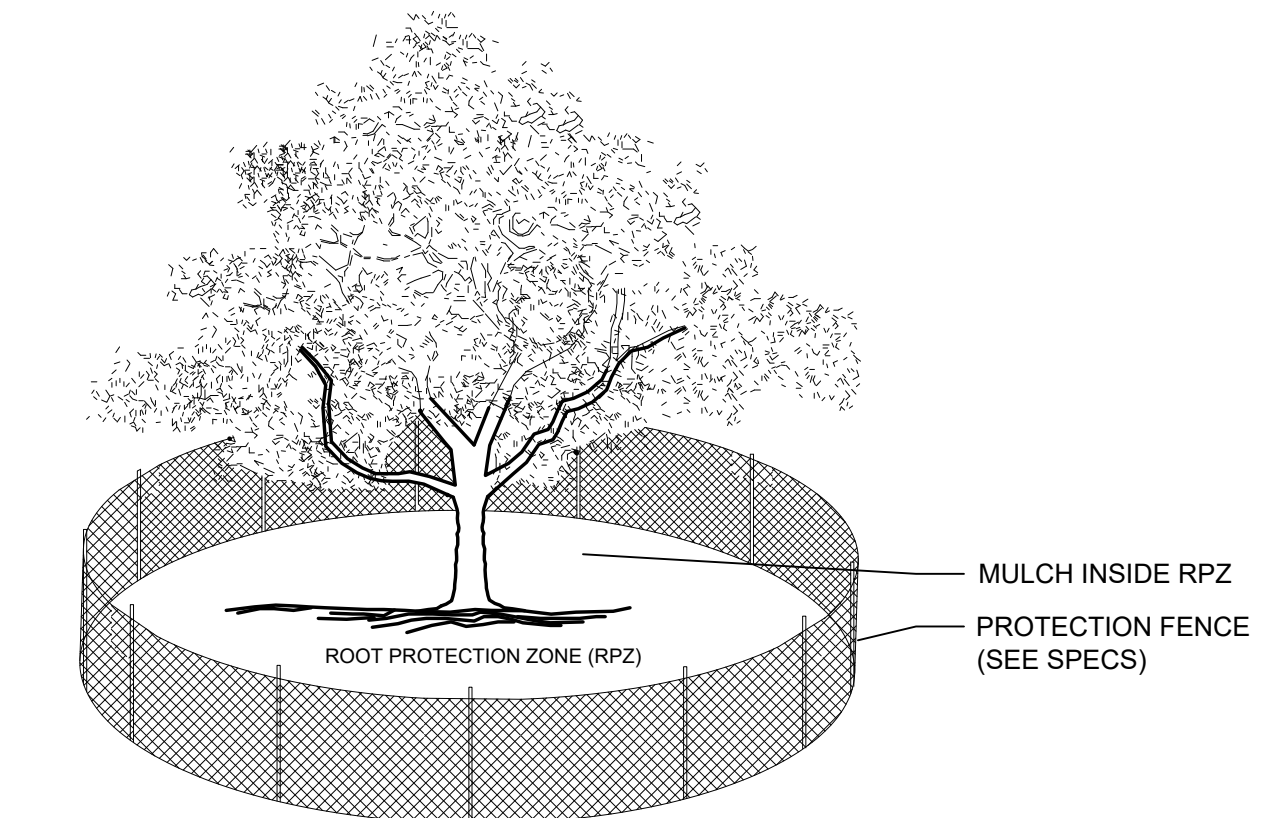
**C BORING THROUGH ROOT PROTECTION ZONE**  
SCALE: NOT TO SCALE

**NOTES**

- RETENTION AREAS WILL BE SET AS PART OF THE REVIEW PROCESS AND PRE-CONSTRUCTION MEETING.
- BOUNDARIES OF RETENTION AREAS MUST BE STAKED AT THE PRE-CONSTRUCTION MEETING AND FLAGGED PRIOR TO ROOT PRUNING.
- EXACT LOCATION OF ROOT PRUNING SHALL BE DETERMINED IN THE FIELD IN COORDINATION WITH THE FORESTRY INSPECTOR.
- TRENCH SHOULD BE IMMEDIATELY BACKFILLED WITH EXCAVATED SOIL OR OTHER ORGANIC SOIL AS SPECIFIED PER PLAN OR BY THE FORESTRY INSPECTOR.
- ROOTS SHALL BE CLEANLY CUT USING VIBRATORY KNIFE OR OTHER ACCEPTABLE EQUIPMENT. ROOT PRUNING METHODS AND MEANS MUST BE IN ACCORDANCE WITH ANSI STANDARD A3000.
- ALL PRUNING MUST BE EXECUTED AT LOD SHOWN ON PLANS OR AS AUTHORIZED IN WRITING BY THE FORESTRY INSPECTOR.
- SUPPLEMENTAL WATERING MAY BE REQUIRED FOR ROOT PRUNED TREES THROUGHOUT THE GROWING SEASON DURING CONSTRUCTION AND SUBSEQUENT WARRANTY AND MAINTENANCE PERIOD.



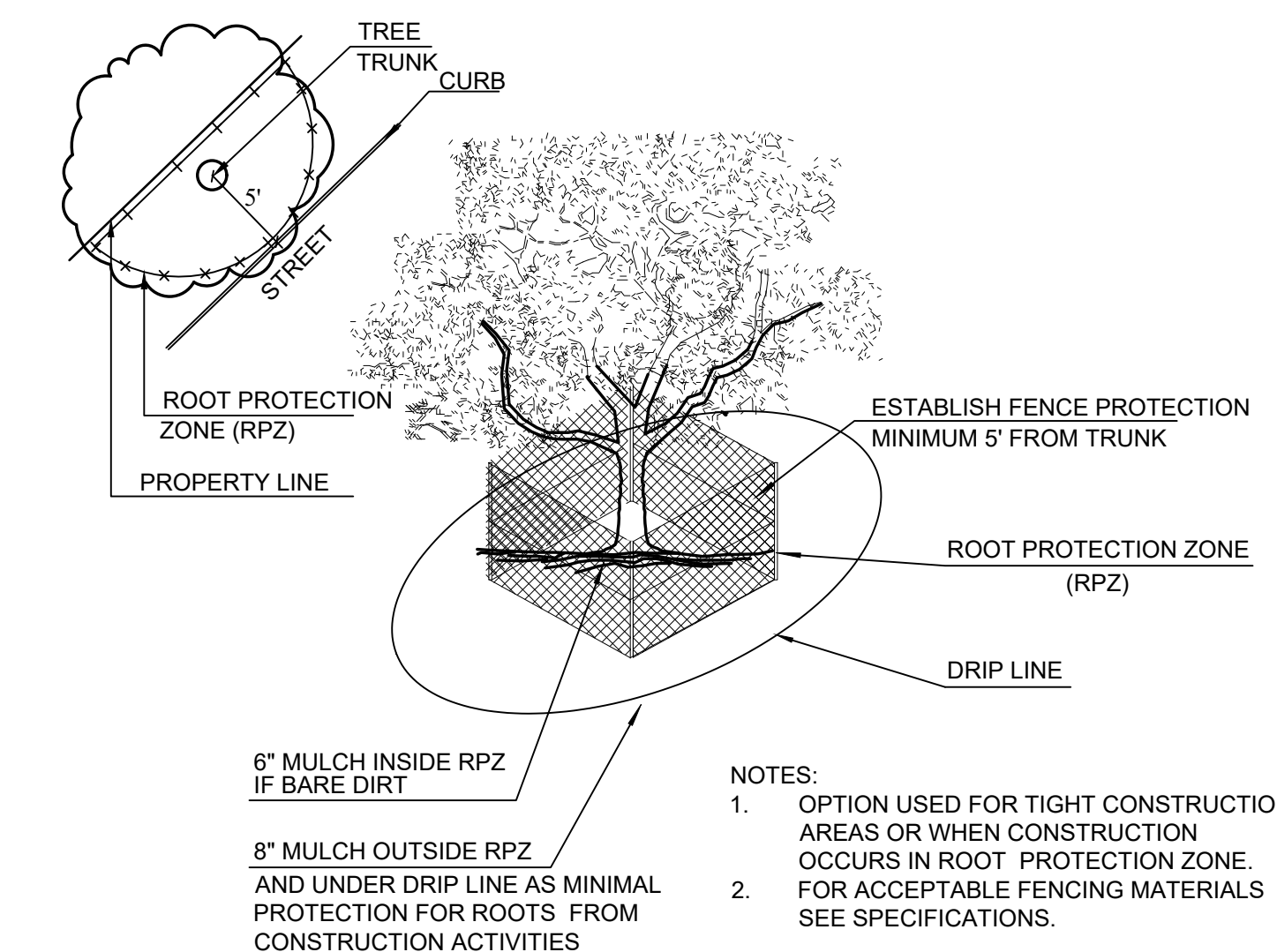
**D ROOT PRUNING DETAIL**  
SCALE: NOT TO SCALE



**NOTES:**

- THE FENCING LOCATION SHOWN ABOVE IS DIAGRAMATIC ONLY AND WILL CONFORM TO THE DRIPLINE AND BE LIMITED TO PROJECT BOUNDARY. WHERE MULTIPLE ADJACENT TREES WILL BE ENCLOSED BY FENCING, THE FENCING SHALL BE CONTINUOUS AROUND ALL TREES. FOR ACCEPTABLE FENCING MATERIALS SEE SPECIFICATIONS.

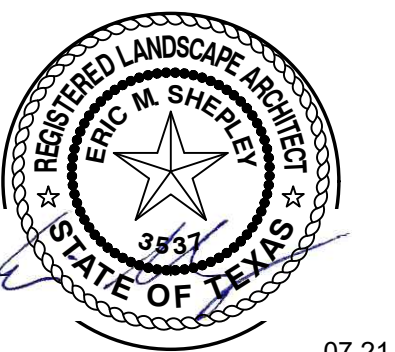
**A TREE PROTECTION FENCE**  
SCALE: NOT TO SCALE



**B TREE PROTECTION FENCE - TIGHT CONSTRUCTION**  
SCALE: NOT TO SCALE

**NOTES:**

- OPTION USED FOR TIGHT CONSTRUCTION AREAS OR WHEN CONSTRUCTION OCCURS IN ROOT PROTECTION ZONE. FOR ACCEPTABLE FENCING MATERIALS SEE SPECIFICATIONS.



07-21-2022



HOUSTON 1115 North Loop West, Suite 800 77043 SAAD JAWAD 832.638.2305  
DALLAS 5741 Legacy Drive, Suite 320 75024 KENNY LAFOREST 281.854.6140  
HOUSTON 713.869.1103 V DALLAS 972.490.7292 V

FESS DFW HOLDINGS LLC  
10190 KATY FRWY STE 350  
HOUSTON, TX 77043  
SAAD JAWAD  
832.638.2305

**APPLICANT**  
HEIGHTS VENTURE ARCHITECTS LLP  
5741 LEGACY DR STE 320  
PLANO, TX 75024  
DESIGNED BY:  
KENNY LAFOREST  
281.854.6140

**ARCHITECT**  
HEIGHTS VENTURE ARCHITECTS LLP  
5741 LEGACY DR STE 320  
PLANO, TX 75024

**SUBDIVISION NAME**  
BELTLINE MARSH BUSINESS PARK SUBDIVISION

**BLOCK, LOT NUMBER**  
BLK 3 LOT B

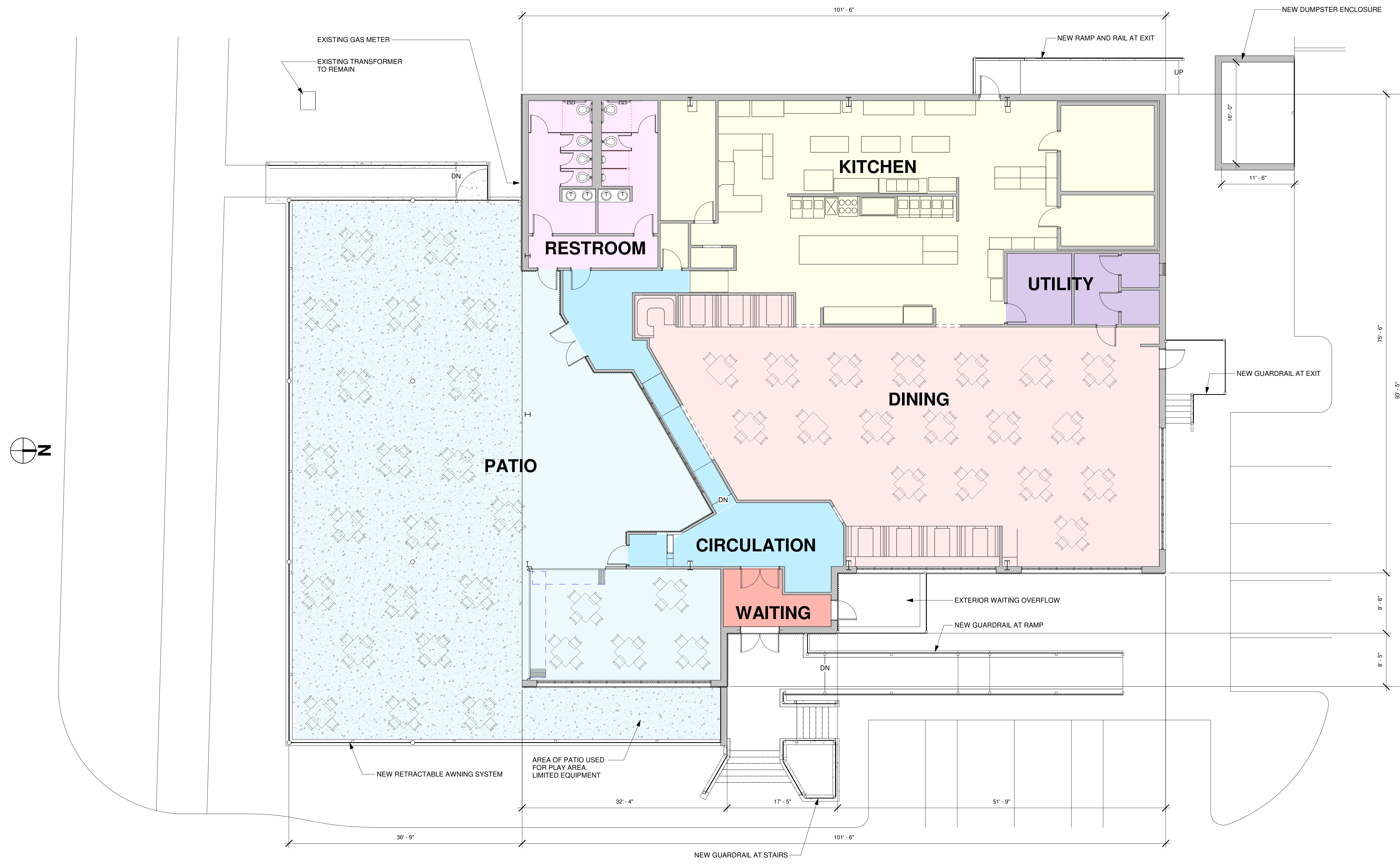
**CITY OF ADDISON PROJECT NUMBER**

**PREPARATION DATE**  
06.17.2022

Project Number:	Sheet Size:
22007	30 x 42
Date / Time Posted:	
7/21/2022	
Issued By:	Checked By:
EMS	EMS
Project Phase:	

TREE DISPOSITION SPECS & DETAILS

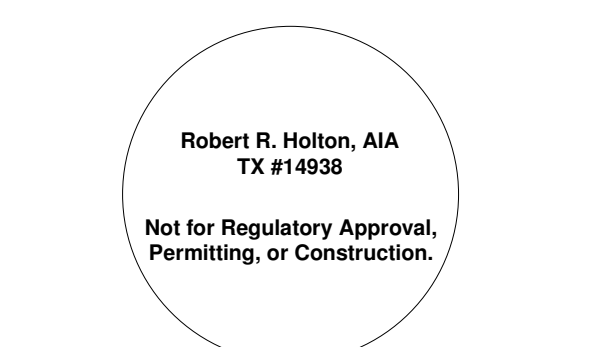
TD-2



Space	Area
Circulation	891.58
Dining	2,729.44
Kitchen	2,379.25
Patio	4,940.00
Play Area	277.78
Seating	4,662.22
Restrooms	567.00
Utility	286.60
Waiting	134.13
<b>Total</b>	<b>11,928.00</b>

- Use Legend**
- Circulation
  - Dining
  - Kitchen
  - Patio
  - Restroom
  - Utility
  - Waiting

BUILDING FLOOR PLAN **01**  
1/8" = 1'-0"



**LA PASHA**

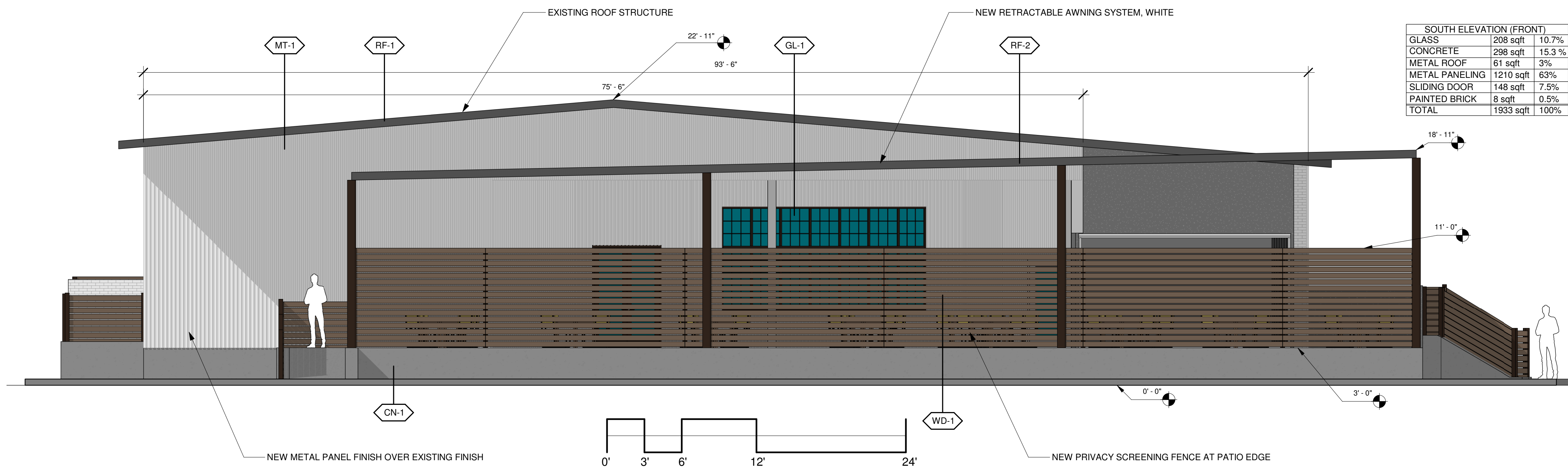
3855 BELT LINE RD, ADDISON, TX 75001

Project Number: 22007	Sheet Size: 30 x 42
Date / Time Plotted: 8/9/2022 8:38:22 AM	
Drawn By:	Checked By:

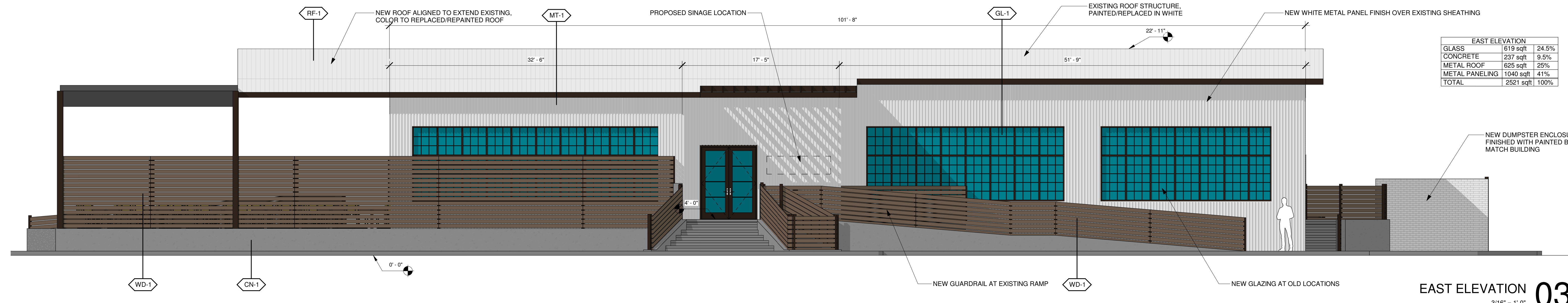
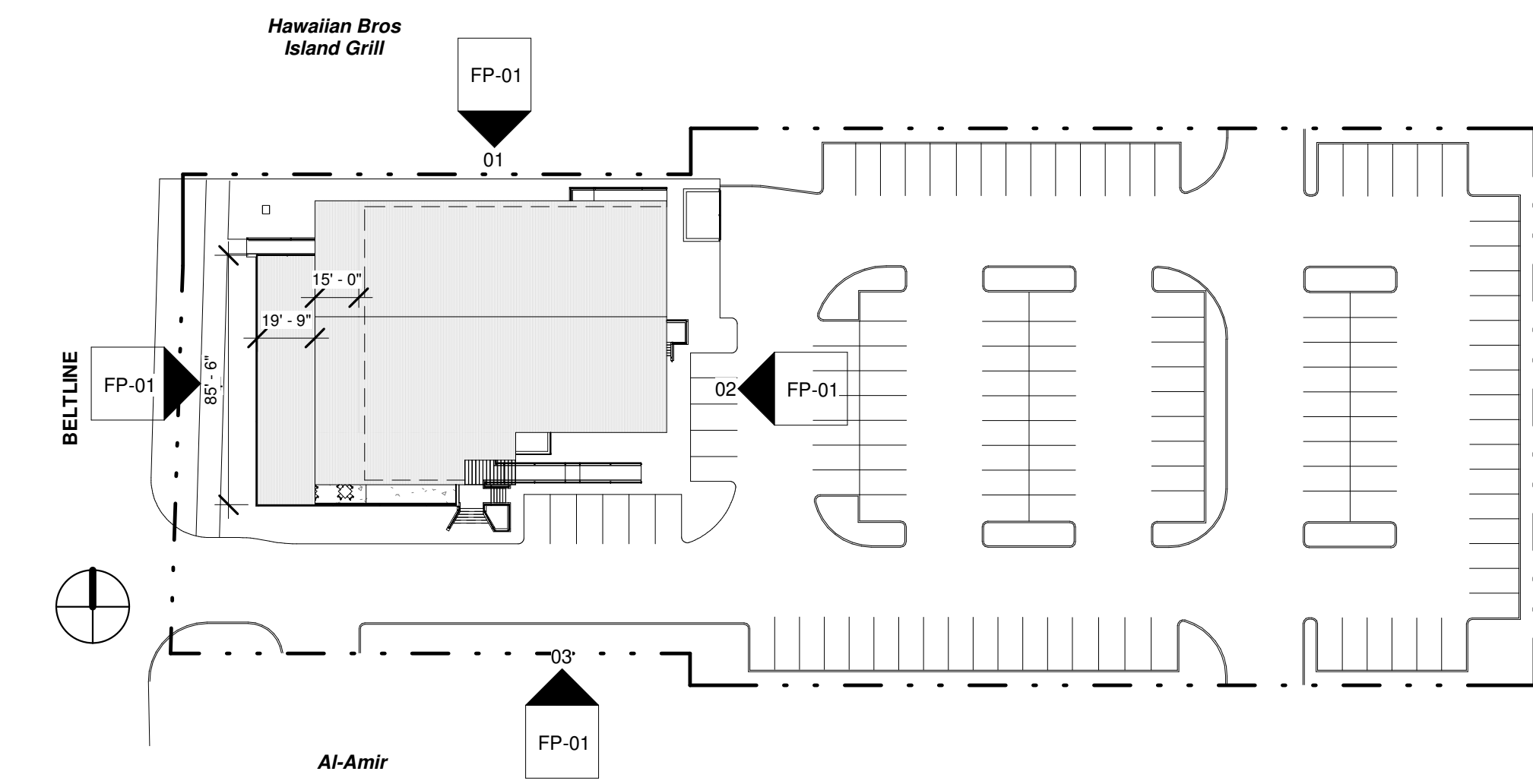
Project Phase: CONSTRUCTION DRAWINGS

BUILDING PLAN

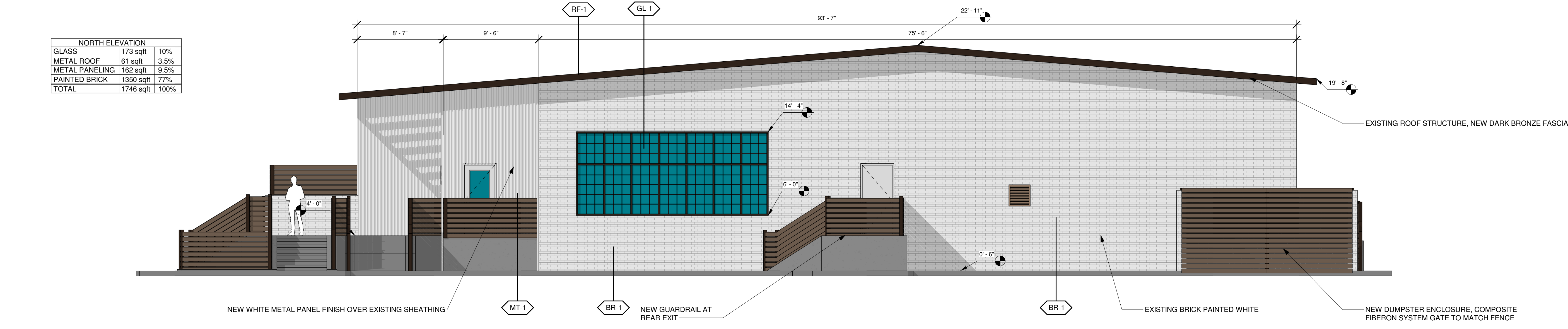
**FP-02**



SOUTH ELEVATION (FRONT) 04  
3/16" = 1'-0"



EAST ELEVATION 03  
3/16" = 1'-0"



NORTH ELEVATION 02  
3/16" = 1'-0"



WEST ELEVATION 01  
3/16" = 1'-0"

Note Block				
Mark	Material	Manufacturer	Name	Remark
RF-1	EXISTING ROOF	-existing-	-existing-	PORTION OF NEW ROOF EXTENSION AT PATIO TO MATCH EXISTING
GL-1	GLAZING	VITRO	SOLARBAN 90	(2) CLEAR + CLEAR INSTALLED WITH COLONIAL-STYLE MUNTINS
RF-2	NEW ROOF	SUNART OUTDOOR	-custom-	PREMANUFACTURED RETRACTABLE AWNING SYSTEM BY MANUFACTURER
CN-1	CONCRETE	-none-	-none-	CAST-IN-PLACE CONCRETE SLAB FOR NEW PATIO SURFACE
BR-1	PAINTED BRICK	-existing-	-existing-	EXISTING BRICK TO BE PAINTED
MT-1	METAL PANEL	BERRIDGE	BR-12 PANEL	EXTERIOR GRADE RIBBED WALL PANEL SYSTEM INSTALLED IN A VERTICAL ORIENTATION
WD-1	WOOD	FIBERON	SYMMETRY WARM SIENNA	COMPOSITE DECKING SYSTEM INSTALLED AS PRIVACY FENCE AT PATIO. USED AS GUARDRAILS AT RAMPS AND STEPS

- 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.

**OWNER**  
FESS DPW HOLDINGS LLC  
10190 KATY FRWY STE 350  
HOUSTON, TX 77043  
SAAD JAWAD  
832.638.2305

**APPLICANT**  
HEIGHTS VENTURE ARCHITECTS LLP  
5741 LEGACY DR STE 320  
PLANO, TX 75024  
KENNY LAFOREST  
281.854.6140

**ARCHITECT**  
HEIGHTS VENTURE ARCHITECTS LLP  
5741 LEGACY DR STE 320  
PLANO, TX 75024

**SUBDIVISION NAME**  
BELTLINE MARSH BUSINESS PARK SUBDIVISION

**BLOCK, LOT NUMBER**  
BLK 3 LOT B

**CITY OF ADDISON PROJECT NUMBER**

**PREPARATION DATE**  
06.17.2022

Robert R. Holton, AIA  
TX #14938  
Not for Regulatory Approval, Permitting, or Construction.

**Heights Venture**  
ARCHITECTURE + DESIGN

HOUSTON 1111 North Loop West, Suite 800 Houston, Texas 77008  
DALLAS 5741 Legacy Drive, Suite 320 Plano, Texas 75024  
713.969.1103 V 972.490.7292 V

LA PASHA

3855 BELT LINE RD, ADDISON, TX 75001

Project Number: 22007  
Date / Time Period: 7/21/2022 11:11:20 AM  
Drawn By: \_\_\_\_\_  
Checked By: \_\_\_\_\_

Project Phase: DESIGN DEVELOPMENT

FACADE PLAN

FP-01



## NARRATIVE LETTER

To: Town of Addison  
Infrastructure & Development Services  
16801 Westgrove Drive  
Addison, TX 75001

From: Stephanie Tutt, E.I.T (TX)  
Kimley-Horn and Associates, Inc.

Date: June 17, 2022

Subject: Special Use Permit – La Pasha Restaurant  
3855 Belt Line Road Addison, Texas

Dear sir or madam:

The subject property is located at 3855 Belt Line Road in Addison, TX. The site is known as Lot B, Block 3, Beltline Marsh Business Park and is 1.925 acres.

The site is currently used as a restaurant. The proposed use of the site is a restaurant, with 6,987.6 SF of interior building area and 4,940 SF of exterior, unconditioned patio area.

The existing site currently has drainage and utility infrastructure to serve the site and the building. The proposed site and building have no expected changes to the current drainage patterns or overall flow on site. Existing utility infrastructure that is currently serving the existing building is planned to be utilized in the proposed building as well.

Please feel free to reach out with any questions.

Sincerely,

A handwritten signature in black ink that reads "Stephanie Tutt".

Stephanie Tutt, E.I.T (TX)  
Project Manager



JULY 21, 2022

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**TO:** CITY OF ADDISON

**FROM:** SAAD JAWAD, FESS DFW HOLDINGS, LLC

**SUBJECT:** LA PASHA ADDISON SUP SUBMITTAL, LETTER OF INTENT

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To whom it may concern:

LaPasha Lounge and Grill is a Mediterranean inspired full-service restaurant specializing in Mediterranean cuisine with a twist of our local flavors. In addition to our traditional menu, we serve American sliders, handmade pizzas, sandwiches and wraps. We also specialize and serve handcrafted drinks, smoothies, coffees, teas, and fountain drinks. Alcohol is not served. Hookah is available.

LaPasha Lounge and Grill's first location opened in Houston, Texas in May of 2020. After immense success in Houston, we decided to expand in DFW market and making Addison our number one choice to cater to our target audience. We start our operations at 11am and closing hours vary by weekday: Mon-Wed at 1am, Thursday at 2am, Fri-Sat at 3am and Sunday at 2am.

The experience includes an upscale indoor/outdoor dining area. Our outdoor patio allows for additional seating with a retractable awning and chic lighting. A complementary play area for children is included to promote a family-friendly experience.

Regards,

A handwritten signature in black ink that reads 'Saad Jawad' in a cursive style.

Saad Jawad  
Owner/Operator  
FESS DFW Holdings, LLC