

City of Richardson City Plan Commission Agenda Packet October 4, 2011

To advance to the background material for each item in the agenda, click on the item title in the agenda or click on Bookmarks in the tool bar on the left side of your screen.

AGENDA
CITY OF RICHARDSON - CITY PLAN COMMISSION
OCTOBER 4, 2011
7:00 P.M.
CIVIC CENTER – COUNCIL CHAMBERS
411 W. ARAPAHO ROAD

BRIEFING SESSION: 6:00 P.M. Prior to the regular business meeting, the City Plan Commission will meet with staff in the East Conference Room, located on the first floor, to receive a briefing on:

A. Agenda items

B. Staff Reports

MINUTES

1. **Approval of minutes of the regular business meeting of September 20, 2011.**

CONSENT AGENDA

All items listed under the Consent Agenda are considered to be routine by the City Plan Commission and will be enacted by one motion in the form listed below. There will be no separate discussion of these items unless desired, in which case any item(s) may be removed from the Consent Agenda for separate consideration.

2. **Revised Building Elevations for Evergreen at Richardson:** A request for approval of revised building elevations for Evergreen at Richardson to reflect the installation of solar panels on the roof. The 5.91-acre site is located on the west side of North Star Road, south of Renner Road. Applicant: Corey Pruitt, representing ICI Dallas. *Staff: Israel Roberts.*
3. **Site and landscape plans for Collins Tech Park (companion to item 5):** A request for approval of a site and landscape plan for an 112,032 square foot data center. The 6.96-acre site is located at the northeast corner of Alma Road and Security Row. Applicant: Emily Johnson, representing Pacheco Koch. *Staff: Israel Roberts.*
4. **Site and landscape plan for English Color & Supply (companion to item 6):** A request for approval of a site and landscape plan for a 19,280 square foot office and warehouse. The 1.73-acre site is located on the east side of Grove Road, south of Arapaho Road. Applicant: Jerry DeFeo. *Staff: Susan M. Smith, AICP.*

PUBLIC HEARINGS

5. **Replat Lots 1C, 3C, 5B, 6B, and 11, Block 1 of the Collins Technology Park Addition (companion to item 3):** A request for approval of a replat for Lots 1B, 3B, 5A, and 6A, Block 1 of the Collins Technology Park Addition to subdivide Lot 6A in two (2) legal lots of record, rename Bowser Road and Alcatel Way as Datacenter Park Boulevard and Security Row respectively, and dedicate right-of-way for the western extension of Security Row (formerly Alcatel Way). The 35.04-acre site is located on the east side of Alma Road, south of Collins Boulevard. Applicant: Emily Johnson, representing Pacheco Koch. *Staff: Israel Roberts.*

6. **Replat Lot 13 of the Richardson Industrial Park (companion to item 4):** A request for approval of a replat for Lot 13 of the Richardson Industrial District to subdivide the property into two (2) legal lots of record. The 6.90-acre site is located at the southeast corner of Arapaho Road and Grove Road. Applicant: Jerry DeFeo. *Staff: Susan M. Smith, AICP.*

ADJOURN

The City Hall/Civic Center is wheelchair accessible. Any requests for sign interpretive services must be made 48 hours ahead of the meeting. To make arrangements, call (972) 744-4000, or (TDD) 1-800-735-2989.

I hereby certify that the above agenda was posted on the bulletin board at City Hall on or before 5:30p.m., Friday, September 30, 2011.

Kathy Welp, Executive Secretary

Staff Reports



Development Status Report

City of Richardson, Texas ♦ Development Services Department

Updated: September 30, 2011

#	Name/Location	Project Information	Status
ZONING/SPECIAL PERMITS			
1	ZF 11-14 West Spring Valley Corridor North of W. Spring Valley Rd. between N. Coit Rd. and S. Central Expy.	A request by the City of Richardson for refinements to the PD Ordinance for the West Spring Valley Corridor, which encompasses approximately 197 acres north of West Spring Valley Road, between Coit Road and Central Expressway, extending northward to the south line of 600 South Central Expressway, and is bounded on the north by single-family neighborhoods. The proposed amendments include clarification and standardization of language, reorganization of certain sections, edits to tables and graphics and other minor changes.	City Plan Commission September 6, 2011 <i>Recommended Approval</i> City Council September 19, 2011 <i>Approved</i>
2	ZF 11-16 Petco Pooch Hotel 751 S. Central Expy.	A request by Jim Lampassi, representing Petco Animal Supply Stores, Inc, to revoke Ordinance 2937-A, a Special Permit for an educational amusement center; and to request a Special Permit for a boarding kennel at 751 S. Central Expressway (east side of Central Expy, between Belt Line Rd and Spring Valley Rd). The property is currently zoned C-M Commercial.	City Plan Commission September 20, 2011 <i>Recommended Approval</i> City Council October 10, 2011
3	ZF 11-17 Taco Ocho 930 E. Campbell Rd.	A request by Mani Bhushan, representing Taco Ocho, for a Special Permit for a private club at 930 E. Campbell Road (southwest corner of Campbell Road and Firman Drive). The property is currently zoned IP-M(1) Industrial Park.	City Plan Commission September 20, 2011 <i>Recommended Approval</i> City Council October 10, 2011
4	ZF 11-18 Self Storage 528 W. Arapaho Rd.	A request by Howard L. Lawson, representing the Lawson Co., for a change in zoning from C-M Commercial with special conditions to I-M(1) Industrial with a Special Permit for self-service warehouse with associated outdoor storage for a portion of 528 W. Arapaho Road (north side of Arapaho Road, west of Custer Road).	City Plan Commission October 18, 2011
5	ZF 11-19 Afrah Redevelopment 314, 318, & 320 E. Main St. and 335 & 337 E. Polk St.	A request by Roy L. Wilshire, representing Kimley-Horn and Associates, Inc. for a change in zoning from LR-M(1) Local Retail and O-M Office with special conditions and A-950-M Apartment to LR-M(1) Local Retail with modified development standards for properties located at 314, 318 and 320 E. Main Street and 335 and 337 E. Polk Street (south side of Main Street and north side of Polk Street, west of Abrams Road).	City Plan Commission October 18, 2011



Development Status Report

City of Richardson, Texas ♦ Development Services Department

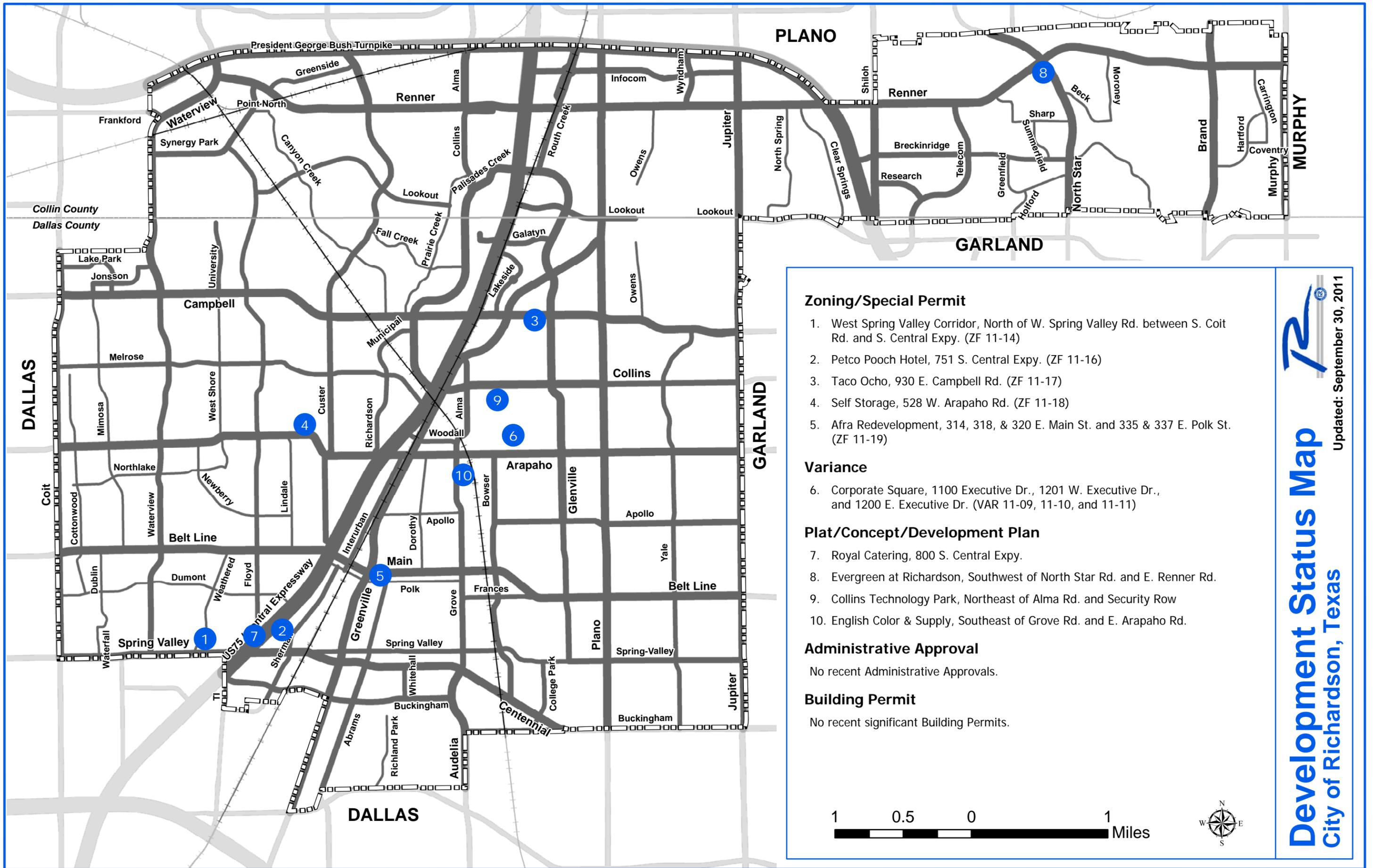
#	Name/Location	Project Information	Status
VARIANCES			
6	VAR 11-9, 11-10, and 11-11 Corporate Square 1100 Executive Dr., 1201 W. Executive Dr., 1200 E. Executive Dr.	<p>Variances 11-09, 11-10, and 11-11 for Corporate Square: A request for approval a three (3) variances from the Subdivision and Development Code at 1100 Executive Drive, 1200 W. Executive Drive, and 1201 E. Executive Drive:</p> <ul style="list-style-type: none"> ▪ Article III, Section 21-30(a.1), <i>Approval standards for non-residential district landscape plans</i>, to permit a reduced landscape percentage for proposed Lot 1A; ▪ Article III, Section 21-30(a.1). <i>Approval standards for non-residential district landscape plans</i>, to permit a reduced landscape percentage for proposed Lot 3; and ▪ Article III, Section 21-52(i), <i>Off-Street Parking</i>, to allow a reduction in required parking for an existing office/warehouse building on proposed Lot 1A. 	<p>City Plan Commission September 6, 2011 Recommended Approval</p> <p style="text-align: center;">City Council September 26, 2011 <i>Approved</i></p>
PLAT/CONCEPT/DEVELOPMENT PLAN APPROVALS			
7	Royal Catering 800 S. Central Expy.	<p>Revised Site plan and Revised Landscape Plan for Royal Catering: A request for approval of revised site and landscape plans for a 290 square foot expansion to an existing 3,215 square foot building. The 0.4-acre site is located at the southwest corner of S. Floyd Road and Central Expressway.</p>	<p>City Plan Commission September 6, 2011 <i>Continued to the October 18, 2011 CPC Meeting</i></p>
8	Evergreen at Richardson Southwest of North Star Rd. and W. Renner Rd.	<p>Revised Building Elevations for Evergreen at Richardson: A request for approval of revised building elevations for Evergreen at Richardson to reflect the installation of solar panels on the roof. The 5.91-acre site is located on the east side of North Star Road, south of Renner Road.</p>	<p>City Plan Commission October 4, 2011</p>



Development Status Report

City of Richardson, Texas ♦ Development Services Department

#	Name/Location	Project Information	Status
9	Collins Technology Park Northeast of Alma Rd. and Security Row	<p>Site and landscape plans for Collins Tech Park: A request for approval of a site and landscape plan for an 112,032 square foot data center. The 6.96-acre site is located at the northeast corner of Alma Road and Security Row.</p> <p>Replat Lots 1C, 3C, 5B, 6B, and 11, Block 1 of the Collins Technology Park Addition: A request for approval of a replat for Lots 1B, 3B, 5A, and 6A, Block 1 of the Collins Technology Park Addition to subdivide Lot 6A in two (2) legal lots of record, rename Bowser Road and Alcatel Way as Datacenter Park Boulevard and Security Row respectively, and dedicate right-of-way for the western extension of Security Row (formerly Alcatel Way). The 35.04-acre site is located on the east side of Alma Road, south of Collins Boulevard.</p>	<p>City Plan Commission October 4, 2011</p>
10	English Color & Supply Southeast of Grove Rd. and E. Arapaho Rd.	<p>Site and landscape plan for English Color & Supply: A request for approval of a site and landscape plan for a 19,280 square foot office and warehouse. The 1.73-acre site is located on the east side of Grove Road, south of Arapaho Road.</p> <p>Replat Lot 13 of the Richardson Industrial Park: A request for approval of a replat for Lot 13 of the Richardson Industrial District to subdivide the property into two (2) legal lots of record. The 6.90-acre site is located at the southeast corner of Arapaho Road and Grove Road.</p>	<p>City Plan Commission October 4, 2011</p>
ADMINISTRATIVE APPROVALS			
		No recent Administrative Approvals	
RECENTLY ISSUED BUILDING PERMITS			
		No recent significant Building Permits	



Zoning/Special Permit

- 1. West Spring Valley Corridor, North of W. Spring Valley Rd. between S. Coit Rd. and S. Central Expy. (ZF 11-14)
- 2. Petco Pooch Hotel, 751 S. Central Expy. (ZF 11-16)
- 3. Taco Ocho, 930 E. Campbell Rd. (ZF 11-17)
- 4. Self Storage, 528 W. Arapaho Rd. (ZF 11-18)
- 5. Afra Redevelopment, 314, 318, & 320 E. Main St. and 335 & 337 E. Polk St. (ZF 11-19)

Variance

- 6. Corporate Square, 1100 Executive Dr., 1201 W. Executive Dr., and 1200 E. Executive Dr. (VAR 11-09, 11-10, and 11-11)

Plat/Concept/Development Plan

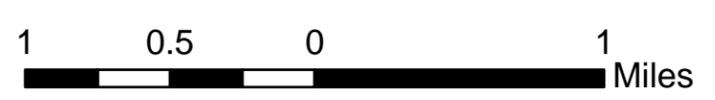
- 7. Royal Catering, 800 S. Central Expy.
- 8. Evergreen at Richardson, Southwest of North Star Rd. and E. Renner Rd.
- 9. Collins Technology Park, Northeast of Alma Rd. and Security Row
- 10. English Color & Supply, Southeast of Grove Rd. and E. Arapaho Rd.

Administrative Approval

No recent Administrative Approvals.

Building Permit

No recent significant Building Permits.



Agenda

Item 1

CITY OF RICHARDSON
CITY PLAN COMMISSION MINUTES – SEPTEMBER 20, 2011

The Richardson City Plan Commission met September 20, 2011, at 7:00 p.m. at City Hall in the Council Chambers, 411 W. Arapaho Road, Richardson, Texas.

MEMBERS PRESENT: David Gantt, Chairman
Bill Hammond, Vice Chair
Gerald Bright, Commissioner
Janet DePuy, Commissioner
Marilyn Frederick, Commissioner
Thomas Maxwell, Commissioner
Eron Linn, Alternate

MEMBER ABSENT: Barry Hand, Commissioner
Don Bouvier, Alternate

CITY STAFF PRESENT: Michael Spicer, Director of Development Services
Sam Chavez, Asst. Director of Dev. Svcs. – Planning
Chris Shacklett, Planner
Kathy Welp, Executive Secretary

BRIEFING SESSION

Prior to the regular business meeting, the City Plan Commission met with staff to receive a briefing on agenda items and staff reports. No action was taken.

MINUTES

1. Approval of the minutes of the regular business meeting of September 6, 2011.

Commissioner Bright requested a change to page 2, paragraph 8, second sentence to read: *“He also wanted to know if there was any benefit or prejudice to the item if an indefinite continuation was granted as opposed to continuing it to a specific date.”*

Motion: Commissioner Linn made a motion to approve the minutes as amended; second by Commissioner DePuy. Motion passed 7-0.

PUBLIC HEARINGS

- 2. Zoning File 11-16:** A request by Jim Lampassi, representing PETCO Animal Supply Stores, Inc, to revoke Ordinance 2937-A, a Special Permit for an educational amusement center; and to request a Special Permit for a boarding kennel at 751 S. Central Expressway, east side of Central Expressway, between Belt Line Rd and Spring Valley Road. The property is currently zoned C-M.

Mr. Shacklett advised the Commission that the applicant was requesting a Special Permit for an indoor boarding kennel and the revocation of Ordinance 2937-A which was granted in

1993 for an educational amusement center. He added that the property was located on the east side of Central Expressway, north of Spring Valley, and had many other uses in the past including the educational center, a furniture store, and the Mattel seasonal toy store.

Mr. Shacklett indicated the applicant was proposing to utilize the building for a business called Pooch Hotel that would be operated by PETCO and would provide boarding as well as a grooming facility. He said the inside of the building would be divided in the following manner: three play areas for small, medium and large dogs; boarding suites; grooming area; and break-room, office and kitchen areas. Also, the applicant was anticipating approximately 100 dogs to be in the facility each day with an even split between animals that would be there for multiple day boarding and those there for grooming.

Mr. Shacklett explained the applicant was requesting a parking ratio of 1:500 square feet for the boarding and grooming areas, and 1:250 square feet for the office areas, which is the typical parking ratio for office use. He added that currently there are 59 parking spaces and, based on the requested ratios, 52 spaces would be required.

In concluding his presentation, Shacklett noted that liquid waste would be cleaned with water and sanitary solutions then vacuumed up and disposed of through the sewer system, and solid waste would be bagged and picked up by a commercial provider. He added that if the item was approved, staff was suggesting the following four special conditions should be attached:

- Ordinance 2937-A shall be repealed.
- The Special Permit for a boarding kennel is limited to the area shown on the attached concept plan, attached as Exhibit "B" and made a part thereof and which is hereby approved.
- The Special Permit shall be limited to PETCO Pooch Hotel.
- A parking ratio of 1 space per 500 square feet shall be required for the boarding and play areas. A parking ratio of 1 space per 250 square feet shall be required for the remainder of the building.

Commissioner Maxwell asked if the facility would be monitored by any departments within the City such as the Health Department for compliance regarding disposal of animal waste. He also wanted to know if there was a dumpster on the site.

Mr. Shacklett replied the facility would have to get all the necessary health permits, but he suggested that the applicant might be better able to answer the question about waste disposal. He noted that a dumpster would be shared with the property to the north.

With no further questions, Chairman Gantt opened the public hearing.

Mr. Mark Collins, Cushman & Wakefield, 2102 Cedar Springs, Dallas, Texas, stated his company had been engaged to represent PETCO throughout the nation, of which 4 to 7 facilities would be located in the Dallas/Fort Worth area. He added that PETCO would be investing approximately \$1-1.5 million in improvements in the facility.

Ms. Louisa Cook, representing Aberfeldy Limited Partnership, 9519 Hilldale, Dallas, Texas, said that with the construction of the building (concrete tilt-wall) and sound dampening measures PETCO would be adding, they felt there would not be any problems with noise outside the building. She added that the company they hired to measure the acoustics within the building used information from their databases and that, with the construction of the building, was the basis for their belief that the surrounding businesses would not hear any of the dogs inside the building.

Ms. Cook pointed out that the entrance and exit would be on the east side of the building, and the landscape plan had been approved by the City and complied with the U.S. Hwy 75 Guidelines. Also, the only change to the south side of the building would be the removal of the roll-up door and covering of the opening with EIFS material.

Ms. Margaret Fuldhum 2241 N. Clybourn, Chicago, Illinois, advised that she ran a Pooch Hotel in Chicago and lived across the street from the facility and was not able to hear any of the dogs. She added that the Richardson facility would have 8 x 8 and 16 x 16 suites for the animals with webcams for the owners to view their pets.

Regarding waste removal, Ms. Fuldhum noted that the vacuum system would clean up any liquid material that would then go into the sewer system. For solid waste, the material would be picked up and put in biodegradable bags, stored in a containment room, and a waste company would pick up the bags on a daily basis for disposal.

Commissioner DePuy asked if any pets would be sold or adopted at the facility.

Ms. Fuldhum replied that they did not sell pets, but they had worked with adoption agencies to give them extra space to house their pets until the agency could adopt them out.

Vice Chair Hammond stated that his concern mentioned in the briefing session was that the building was empty at the time the acoustic measurements were taken and would not provide an accurate measurement of the sound emanating from the building when occupied.

Ms. Cook replied that the acoustical engineers had a database of different sounds and that, in addition to the construction of the building, led them to conclude that the dogs would not be heard outside the building, especially with the close proximity of Central Expressway.

Commissioner Linn asked if there was a limit on the size of a dog.

Ms. Fuldhum replied that there was no weight limit, but the animals had to be current on their vaccinations and they would only take dogs that were 8 weeks and older in age. She added that there would be approximately 10-20 employees working throughout the day.

Ms. Cook pointed out that the lease was for 10 years, which would bring stability to the property and that other Pooch Hotels were planned for the metroplex, but the Richardson hotel would be the first.

Mr. Shacklett noted that in previous discussions with the applicant no mention had been made of any exterior changes and he asked that if the item was approved, the motion would include that their plan would represent the change to the roll up door.

Chairman Gantt said he believed that change was outlined in the material received just prior to the meeting regarding interior and exterior construction. He asked if staff was requesting another special condition.

Mr. Shacklett confirmed that the change had been received just prior to the meeting, but wanted to have it mentioned in the motion. He also noted that the suggested material for the exterior change, EFIS, would not be allowed below 8 feet.

Mr. William Stewart, President, WB and G7, Inc, owner of Wizards Sports Café, 5001 Village Circle, Dallas, stated he was in favor of the proposed application and that it would be nice to have the building occupied by a long-term, quality tenant.

With no other comments in favor, Chairman Gantt called for comments in opposition.

Ms. Sushma Shah, 4707 Royal Lane, Dallas, Texas, representing 777 S. Central Expressway, Richardson, stated she was opposed to the item because of the following concerns:

- The possibility of noise from the dogs as they would come and go to the building;
- Separate entrance and exits for the dogs that would bring the dogs closer to her building;
- How the waste would be removed and would it be on the side of the building adjacent to her property;
- Suggested that the fence should be changed from wood to a masonry material and increased in height to help with noise control;
- Suggested there might be a problem with rodent control because of food on the premises for the animals and how would that be handled; and
- During renovation will there be additional windows added on the south side of the building to allow for ventilation in case of a power outage, and if those windows had to be opened the sound of the dogs would carry over to the adjacent property.

Mr. Tai Kundawala, 10230 Sunridge Trail, Dallas, Texas, stated he was a tenant at 777 S. Central Expressway and expressed concern about the noise from dogs barking, the odor from their waste, and the fact that the parking spaces closest to his business had been closed off by the installation of a curb on the applicant's property.

Commissioner Maxwell asked to clarify if the parking spaces for his business were currently blocked or will be blocked.

Mr. Kundawala replied that he has been a tenant for 15 years at 777 and had access to the four parking spaces until just recently when they were closed off by the installation of a curb by the owner of 751 S. Central Expressway.

With no further comments in opposition, Chairman Gantt asked the applicant if they would like to reply to any of the comments.

Ms. Cook stated that in the early 1980's the property at 777 S. Central Expressway had their own driveway that ran parallel to the driveway on her property; however, that driveway was removed when Central Expressway was widened and a drainage inlet was put in its place. She added that during the process of marketing the building at 751, three separate entities who were interested in the building all said that traffic from the parking spaces on 777's property would pose a problem for their business and declined to lease the property. After working through a legal process, and getting approval from the City, a curb was installed along 751's property line; however, the tenant at 777 still had access to parking spaces south of his office.

As far as the concerns regarding the collection and disposal of the animal waste, the waste will be bagged and contained inside the building in a separate room that will be accessed through a door on the east side of the building. Cook also noted that the animals would enter and exit through a door on the northeast corner of the building, and there would be no windows added during the renovation of the building.

Ms. Fuldhum added that the animals would only be brought in through the main lobby (northeast corner) and the morning and evening hours would be the times for the highest volume of animals coming in and going out of the building. She added that the food would be brought in by the clients and kept in sealed bins in a food prep room, and if there was any problem with a power outage they would have a generator on site.

Ms. Cook stated that the animal hotel was a unique concept within a controlled environment and everything would be biodegradable and easily cleaned and disinfected. She said it would be a top rate boarding facility for the animals.

Chairman Gantt asked Ms. Fuldhum based on her experience and living across the street from a Pooch Hotel in Chicago, how frequently the dogs would bark on their way to and from the facility, and the peak times for their arrivals and departures.

Ms. Fuldhum replied that the Pooch Hotel she lives across from in Chicago has an outdoor area with 12-foot high brick walls that help contain the sound, and peak hours were usually early morning until 10:00 a.m. and then again in the afternoon from 5:00 p.m. to 7:00 p.m.

Vice Chair Hammond asked about a dumpster on the property, and wanted to confirm that when the animals come to a new setting they are relatively quiet until they become accustomed to the new area.

Ms. Cook replied that since Aberfeldy, L.P. owns both 751 S. Central Expressway and the property to the north, a site plan had been approved to add double dumpsters with masonry walls and landscaping that will be shared by both properties. The dumpster will not be located on 751's property, but at the southeast corner of the property to the north.

Regarding the animal's behavior, Ms. Cook said Mr. Hammond was correct and that when the animal hotel was first brought to her attention, she spoke with the staff at the City's animal shelter and was told when new dogs come to the shelter they are usually very quiet until they had been there for approximately five days, and the dogs that will be boarding at the hotel will only be there for a short time while their owners are away.

Commissioner Maxwell asked about the emergency generator that was mentioned earlier and would it be installed at the Richardson location. He also wanted to know if it should be part of the submittal.

Ms. Fuldhum replied that she assumed there would be a generator installed because there were generators at the other hotels throughout the country.

Mr. Shacklett replied that staff had not been told about an emergency generator, but information would have to be listed on the site plan.

Commissioner Maxwell asked if the applicant should resubmit their application with the updated information.

Mr. Shacklett asked the applicant if there was a proposed space for the generator.

Ms. Fuldhum said she assumed a generator would be installed because the other facilities had them, but Ms. Cook said when she met with the construction manager there was no mention of an emergency generator.

Commissioner Bright asked for clarification on the door that would be covered over on the south side of the building. He also wanted to know from what area the waste would be removed.

Ms. Cook replied that it would be the large roll-top door just east of the emergency exit on the south side of the building, and waste would be removed from a door on the east side of the building.

Mr. Shacklett noted that if the item was approved, the site plan could be revised before going to City Council to show the removal of that door.

Commissioner Bright asked to confirm that the property owner of 777 changed the driveway giving access to the four parking spaces between 751 and 777.

Ms. Cook replied that the change occurred when TxDOT widened Central Expressway and the entry for those spaces was removed and a drainage inlet was installed. She added that the

curb Aberfeldy, L.P. installed did block those spaces, but there was adequate access and parking on the south side of 777.

With no further questions or comments, Chairman Gantt closed the public hearing.

Chairman Gantt reminded the commission that if a motion was made to approve, another condition would need to be added stating that Exhibit B would need to be updated.

Mr. Shacklett replied that he felt he could work with the applicant to make the changes before the item went before the Council and another special condition would not be needed.

Commissioner Linn asked if the item was approved, would the staff be able to work with the applicant to get an emergency generator on the site if needed.

Mr. Shacklett replied that staff would work with the applicant through the site plan approval process if and when it was determined an emergency generator was needed.

Chairman Gantt said he thought the application was an interesting concept and felt it would be good for the area to have the space occupied. He added that the materials provided by the applicant seemed to indicate the questions of noise and odor would not be an issue.

Commissioner Bright agreed and said that the support from Wizard's Café spoke volumes and felt the questions of noise and odor had been adequately addressed.

Motion: Commissioner DePuy made a motion to recommend approval as presented; second by Vice Chair Hammond. Motion passed 7-0.

3. **Zoning File 11-17:** A request by Mani Bhushan, representing Taco Ocho, for a Special Permit for a private club at 930 E. Campbell Road (southwest corner of Campbell Road and Firman Drive). The property is currently zoned IP-M(1) Industrial Park.

Mr. Shacklett stated the proposed request was for a Special Permit for a private club in an Industrial District and the property was recently rezoned to provide additional retail uses along Campbell Road. He noted that the applicant had applied for a mixed-beverage permit through the Texas Alcohol and Beverage Commission and then the City, but the application was denied because the property was not located in a local retail, commercial or PD zoning district, which left them with the only other option of applying for a Special Permit for a private club.

Mr. Shacklett stated the applicant was reporting a successful lunch time business; however, there was a steep decline for the evening business because of the inability to serve alcoholic beverages.

Commissioner Bright asked if staff knew the name of the restaurant just east of the applicant's business.

Mr. Shacklett replied that the name of the business is the Bop House.

With no further questions, Chairman Gantt opened the public hearing.

Mr. Mani Bhashan, 5104 Clear Creek Drive, Flower Mound, Texas, stated that after looking at several sites in the Dallas/Fort Worth area he choose the City of Richardson for his business. He added that his concept of full flavored food at a reasonable price had been well received by the community and garnered good reviews in local newspapers and magazines. However, even with the great reviews the restaurant was not meeting its monetary goals and, through feedback from their patrons, the problem seems to be the inability to serve alcoholic beverages with the meals.

Mr. Bhashan pointed out that the east side of Richardson was in need of retail establishments that would keep tax dollars in the city and asked the Commission to approve his request for a Special Permit for a private club.

Mr. Graham Irvine, JAH Realty, 1601 Elm Street, Dallas, Texas, representing the company that owns the building, reviewed the history of the building noting that it had been vacant for many years and with the rezoning request to allow additional retail along Campbell Road they have seen a positive change. He noted that although they had been approached by many brand name businesses, they were very selective about the quality of the tenants and felt Mr. Bhashan and his restaurant concept were a good fit for the space and the area.

Mr. Irvine reiterated Mr. Bhashan's request for a Special Permit for a private club so they could sell alcoholic beverages that would compliment the Mexican food on their menu.

Commissioner Frederick asked about the hours of operations for both of the restaurants in the center.

Mr. Bhashan replied that his restaurant was open 363 days a year from 11:00 a.m. to 9:00 p.m., and the Bop House was open from 11:00 a.m. to 8:00 p.m. and closed on Sundays.

No further comments were made in favor or opposed and Chairman Gantt closed the public hearing.

Chairman Gantt noted that during the briefing session he asked if there was a way to issue a Special Permit for the whole retail area of the center, but seeing as that was not possible, he was in favor of the current application.

Vice Chair Hammond thanked the applicant for establishing his business in the City even though he lives in Flower Mound.

Commissioner DePuy said she felt very strongly that the request should be approved to help ensure the restaurant stays open and viable.

Motion: Commissioner Bright made a motion to recommend approval as presented; second by Commissioner Maxwell. Motion passed 7-0.

ADJOURN

With no further business before the Commission, Chairman Gantt adjourned the regular business meeting at 8:26 p.m.

David Gantt, Chairman
City Plan Commission

DRAFT

Agenda

Item 2

Evergreen at Richardson

Attachments:

1. Revised Building Elevations Staff Report
2. Locator
3. Revised Building Elevations

**CITY PLAN COMMISSION
BACKGROUND INFORMATION
October 4, 2011**

Revised Building Elevations

PROJECT SUMMARY

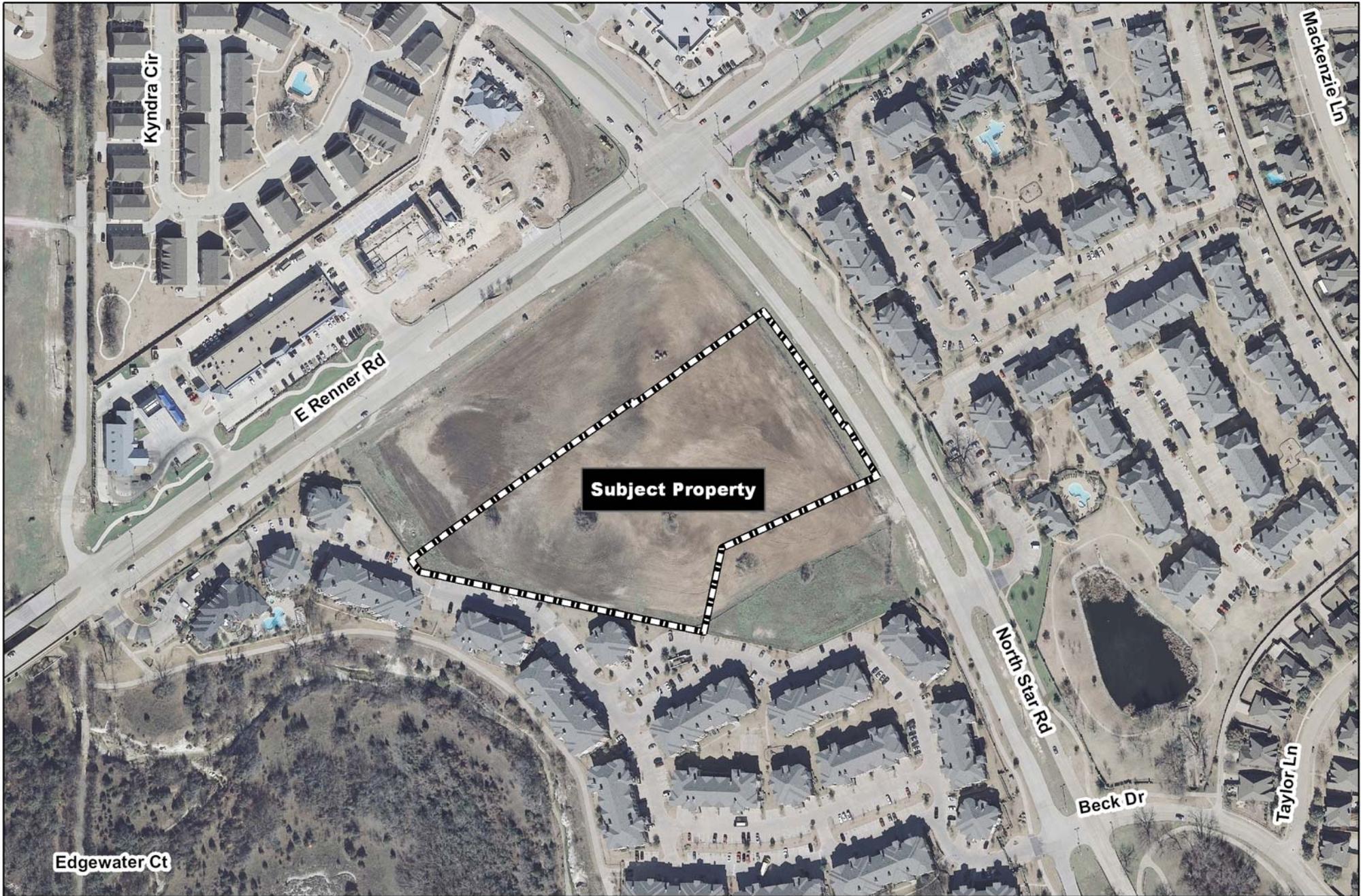
Project:	Evergreen at Richardson 3551 North Star Road
Staff Comments:	The proposed building elevations reflect the installation of solar panels on the southern facing roof elevation. No other changes to the facades are proposed with this submittal.
CPC Action:	Final decision

BACKGROUND

Proposed Design:

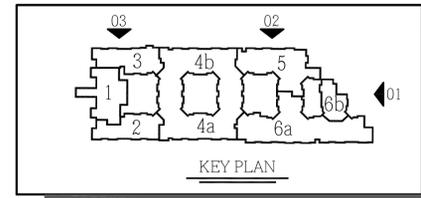
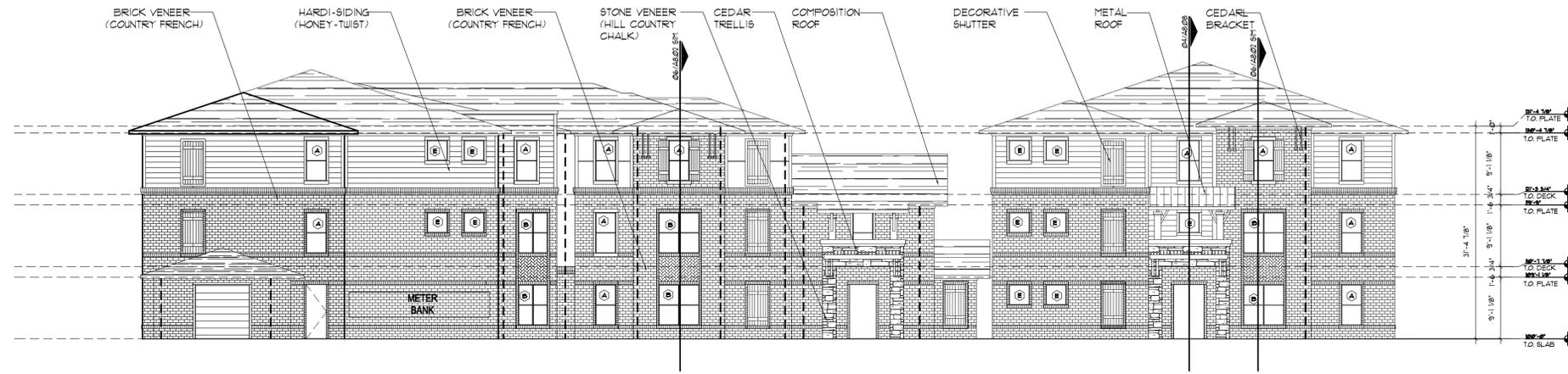
Building Materials

In November 2010, the City Plan Commission approved building elevations for the subject development. The proposed façade elevations reflect the development of a three-story senior independent living facility. Per Ordinance No. 3781, the structure is a minimum of 80% masonry on each elevation, and uses matching brick, stone and paint color used on surrounding developments.



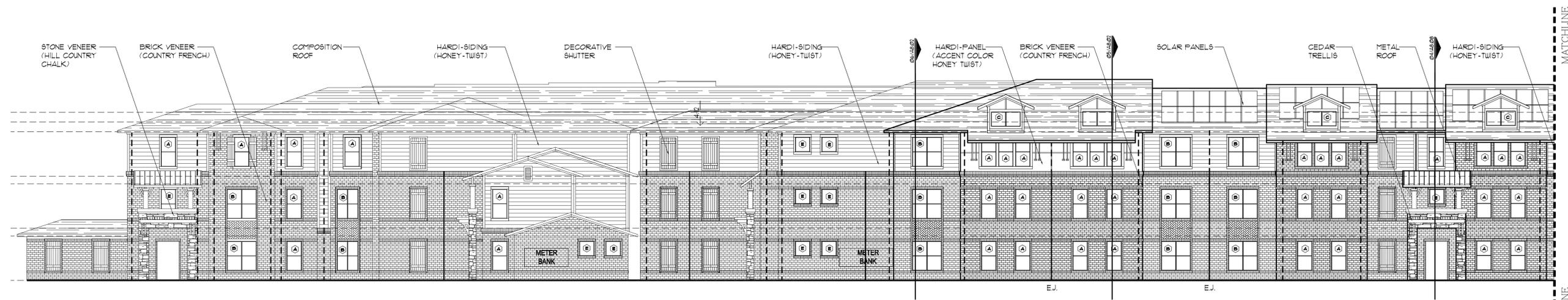
Evergreen at Richardson
3551 North Star Road



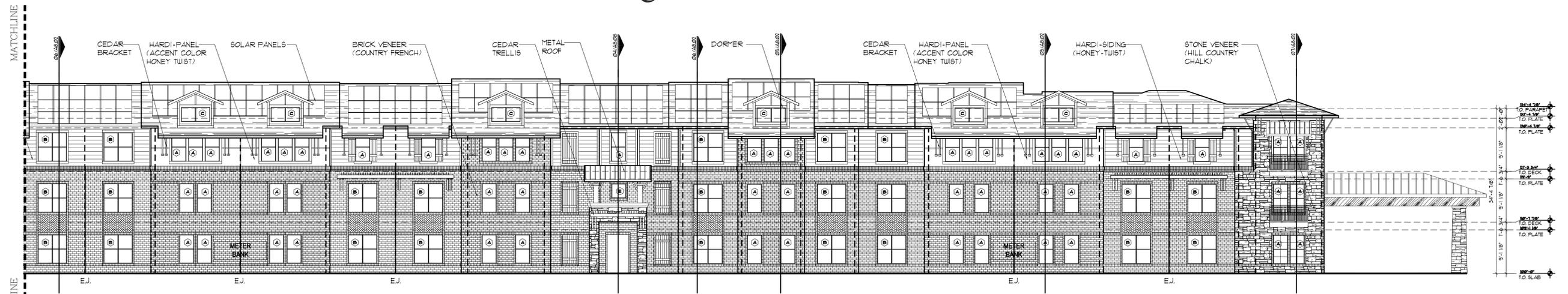


EXTERIOR MATERIAL PERCENTAGE
 MASONRY = 80%
 (STONE/BRICK)
 SIDING = 20%
 ** FOR ALL ELEVATIONS SHOWN

1 EXTERIOR ELEVATION (WEST)
 SCALE 3/32" = 1'-0"



2 EXTERIOR ELEVATION (SOUTH)
 SCALE 3/32" = 1'-0"



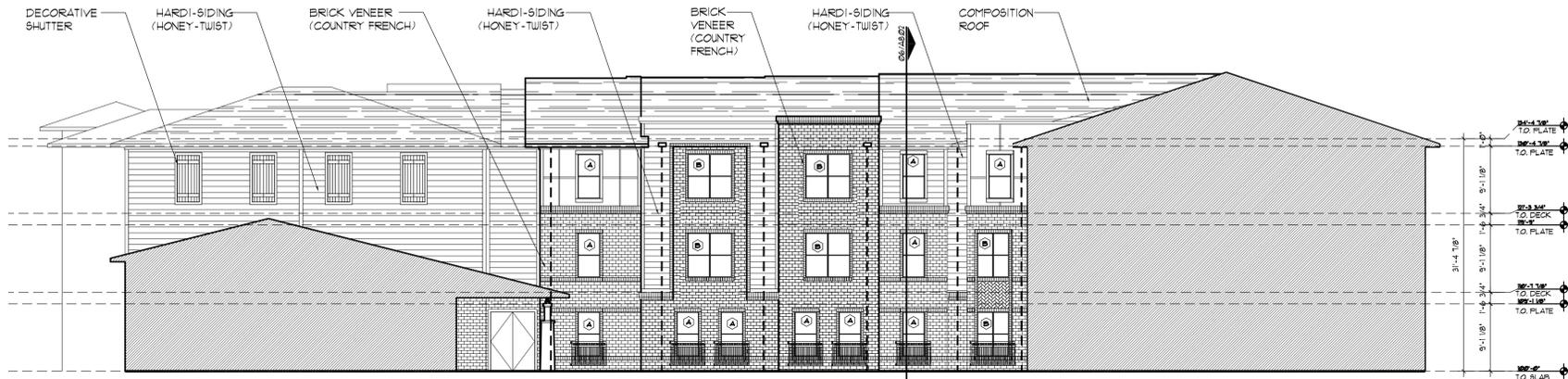
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 SCALE 3/32" = 1'-0"

Evergreen @ Richardson
 RICHARDSON, TEXAS

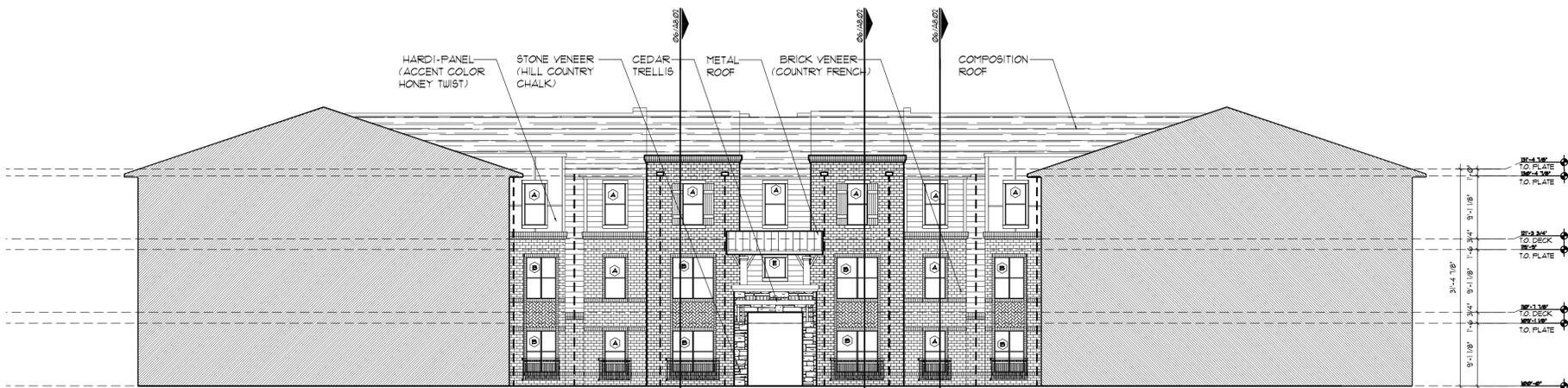
Galier Tolson | French
 Architecture
 Planning
 Project Management
 2344 State Highway 121, Suite 100 · Bedford, Texas, 76021
 Phone: 817.514.0884
 Fax: 817.514.0884
 Web: www.GTFdesign.com



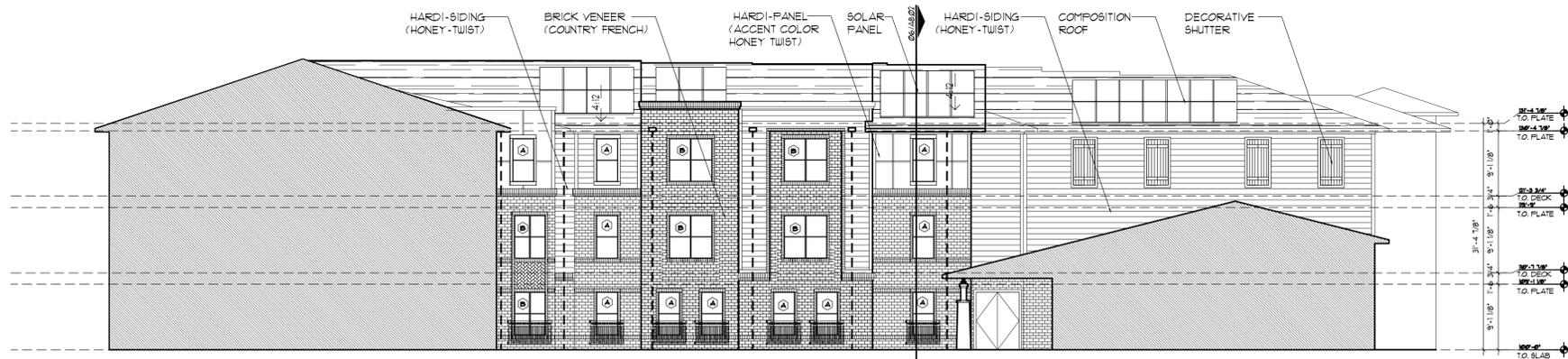
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PLOT DATE: 12-08-10	REV. DATE: ---
SUBMITTAL DATE: 12-08-10	PROJECT NUMBER
ISSUED FOR: CONSTRUCTION	SHEET NO. A5.02
SCALE: 0'-0"	



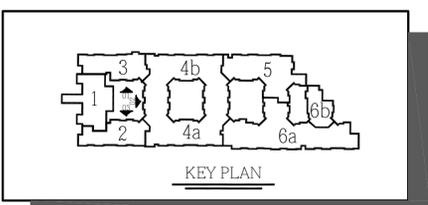
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SCALE 3/32" = 1'-0"



2 EXTERIOR ELEVATION (COURTYARD)
SCALE 3/32" = 1'-0"



3 EXTERIOR ELEVATION (COURTYARD)
SCALE 3/32" = 1'-0"



EXTERIOR MATERIAL PERCENTAGE
MASONRY = 80%
(STONE/BRICK)
SIDING = 20%
** FOR ALL ELEVATIONS SHOWN

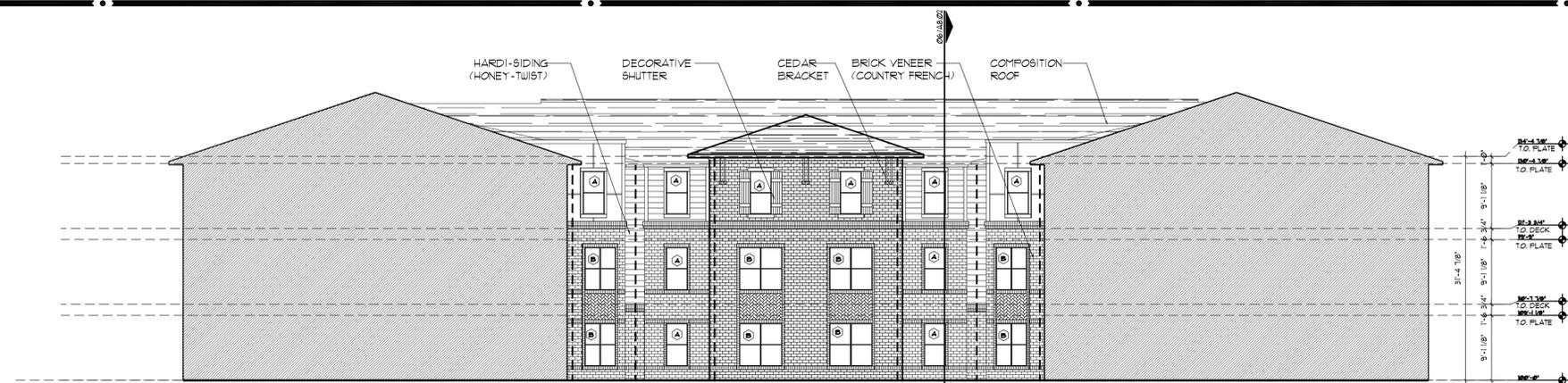
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Evergreen @ Richardson
RICHARDSON, TEXAS

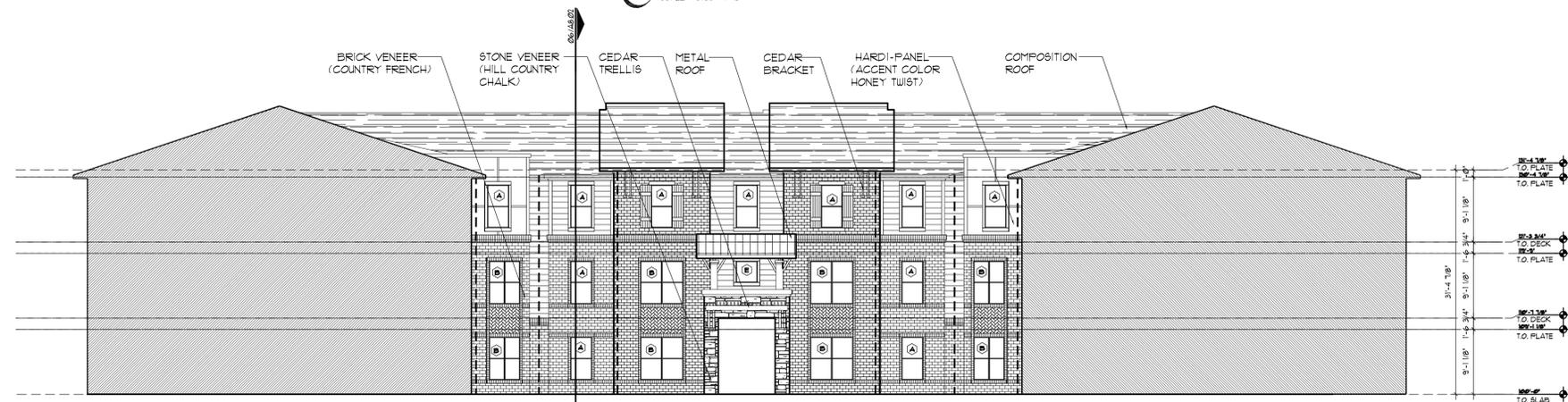
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2344 State Highway 121, Suite 100 · Bedford, Texas, 76021
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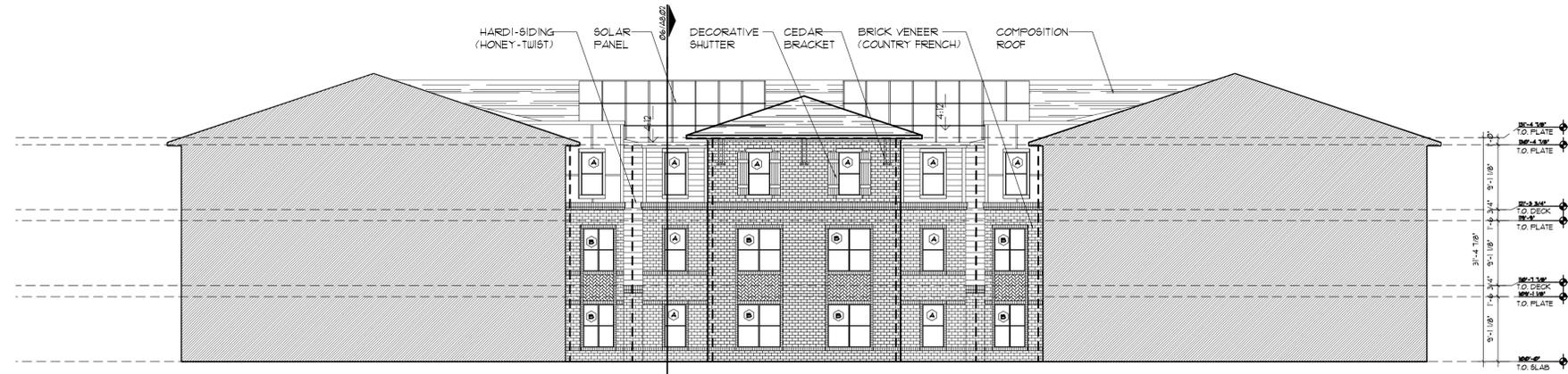
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2	ADDED SOLAR	08-25-11
DRAWN BY: GTF		CHECKED BY: JMT
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SUBMITTAL DATE: 12-08-10		PROJECT NUMBER
ISSUED FOR: CONSTRUCTION		SHEET NO. A5.03
SCALE: 0'-0"		



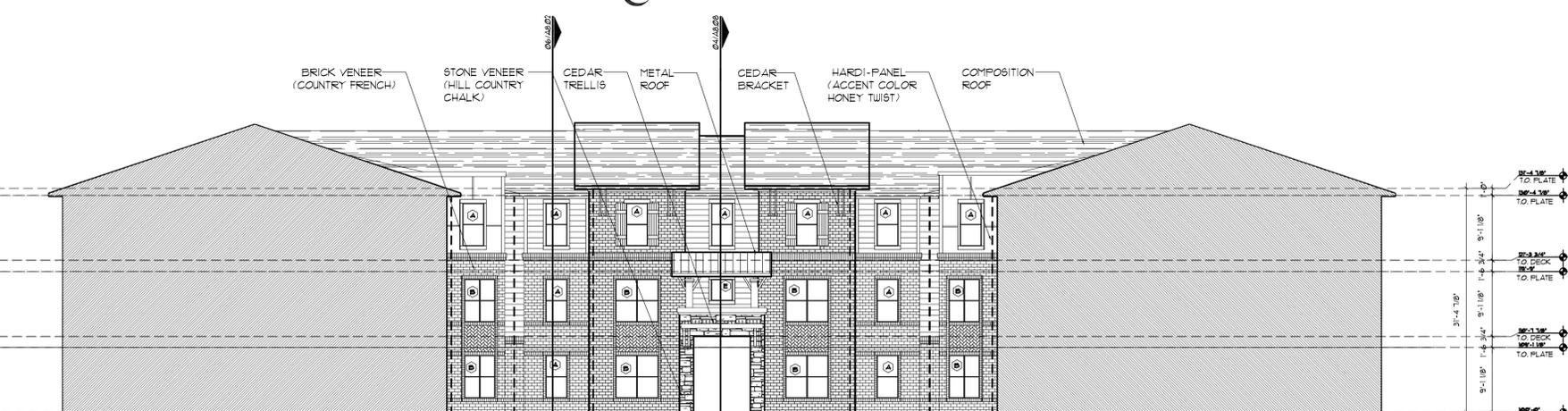
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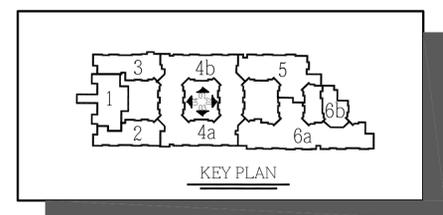
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 SCALE 3/32" = 1'-0"



3 EXTERIOR ELEVATION (COURTYARD)
 SCALE 3/32" = 1'-0"



4 EXTERIOR ELEVATION (COURTYARD)
 SCALE 3/32" = 1'-0"



EXTERIOR MATERIAL PERCENTAGE
 MASONRY = 80%
 (STONE/BRICK)
 SIDING = 20%
 ** FOR ALL ELEVATIONS SHOWN

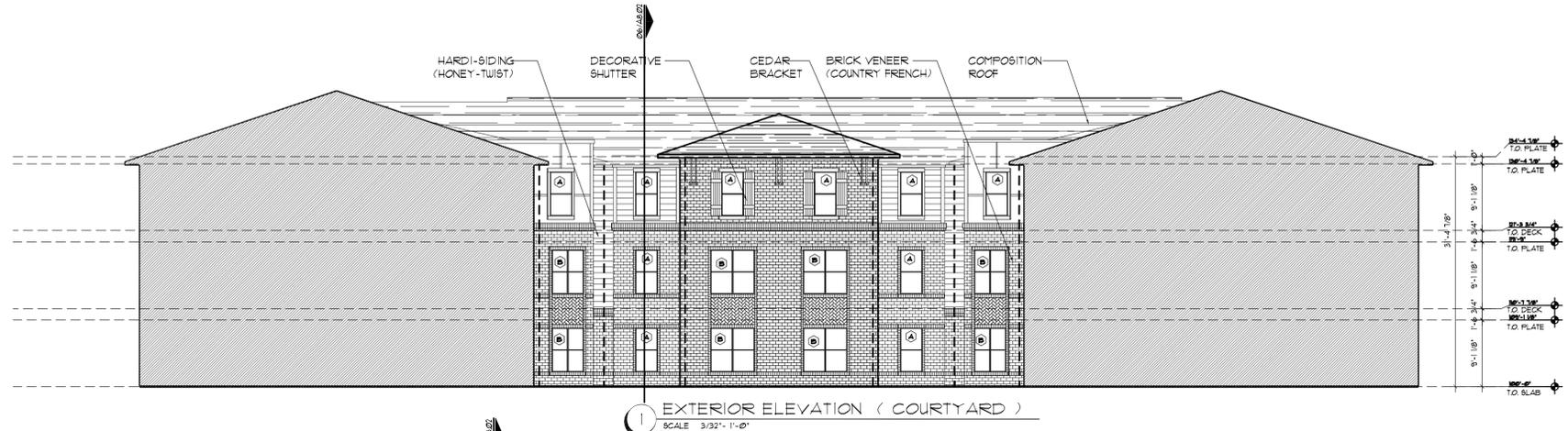
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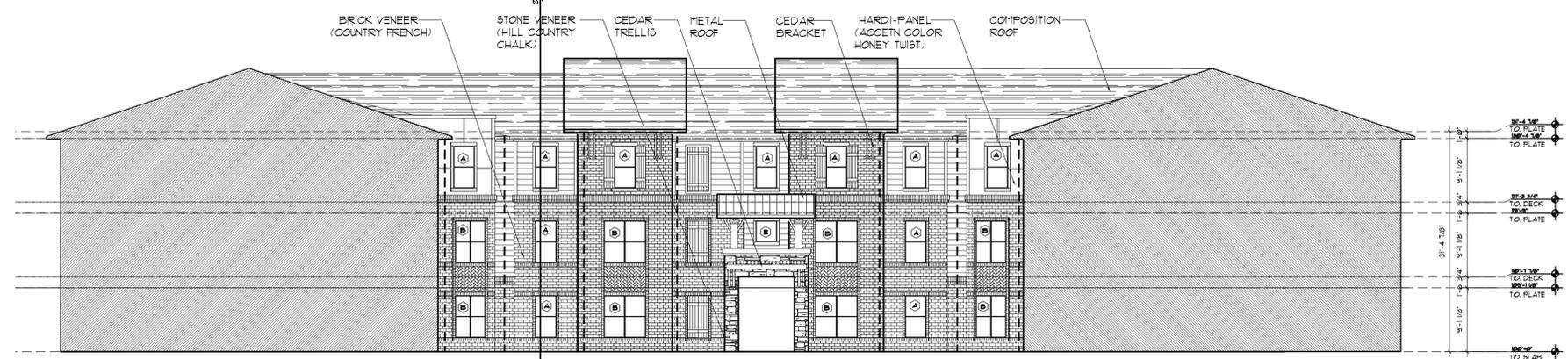


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PLOT DATE: 12-08-10	REV. DATE: ---
SUBMITTAL DATE: 12-08-10	PROJECT NUMBER: ---
ISSUED FOR: CONSTRUCTION	SHEET NO. A5.04
SCALE: 0'-0"	

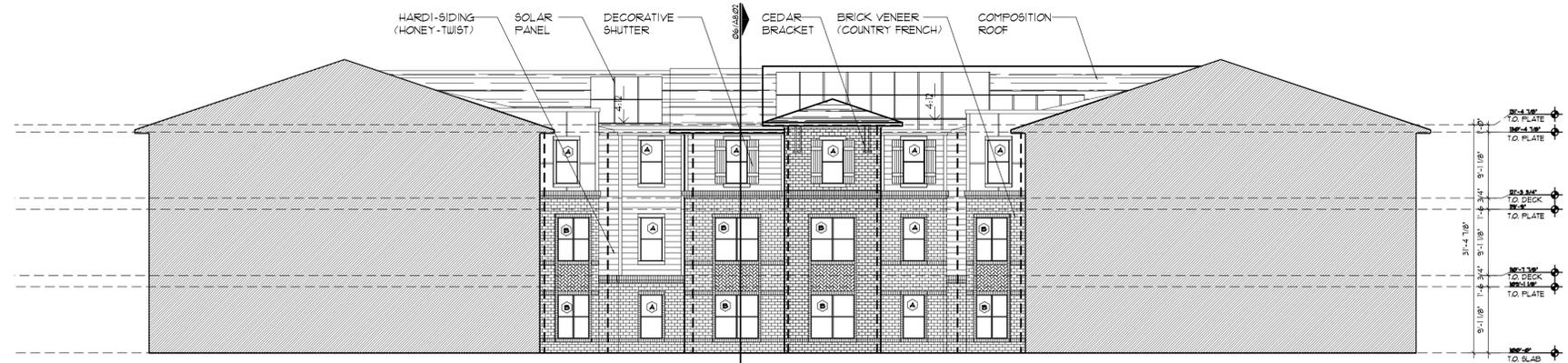
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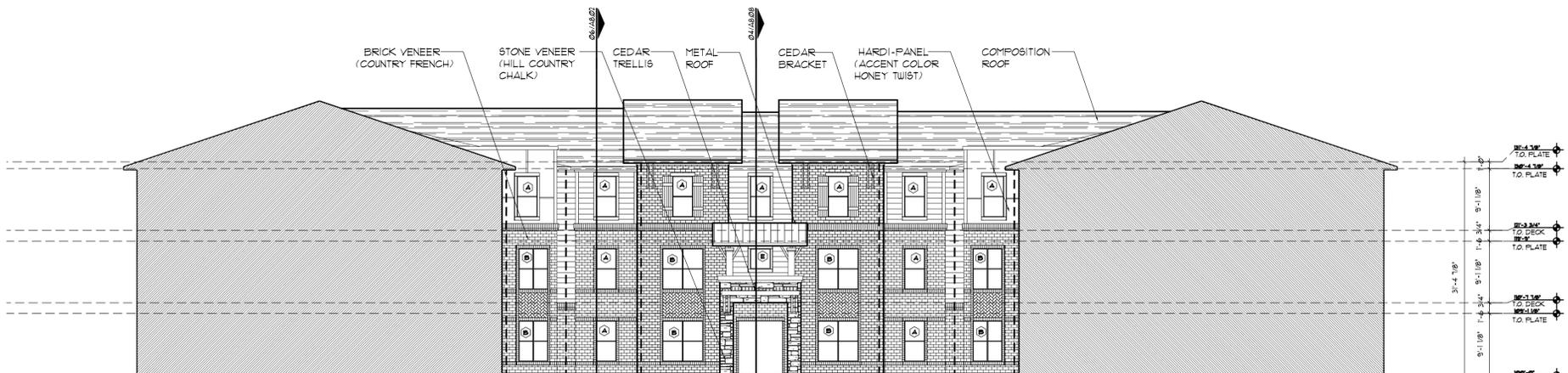
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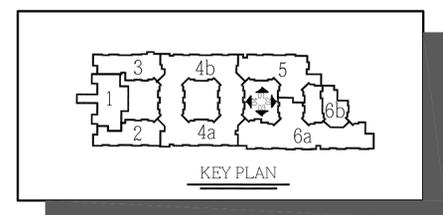
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 SCALE 3/32" = 1'-0"



3 EXTERIOR ELEVATION (COURTYARD)
 SCALE 3/32" = 1'-0"



4 EXTERIOR ELEVATION (COURTYARD)
 SCALE 3/32" = 1'-0"



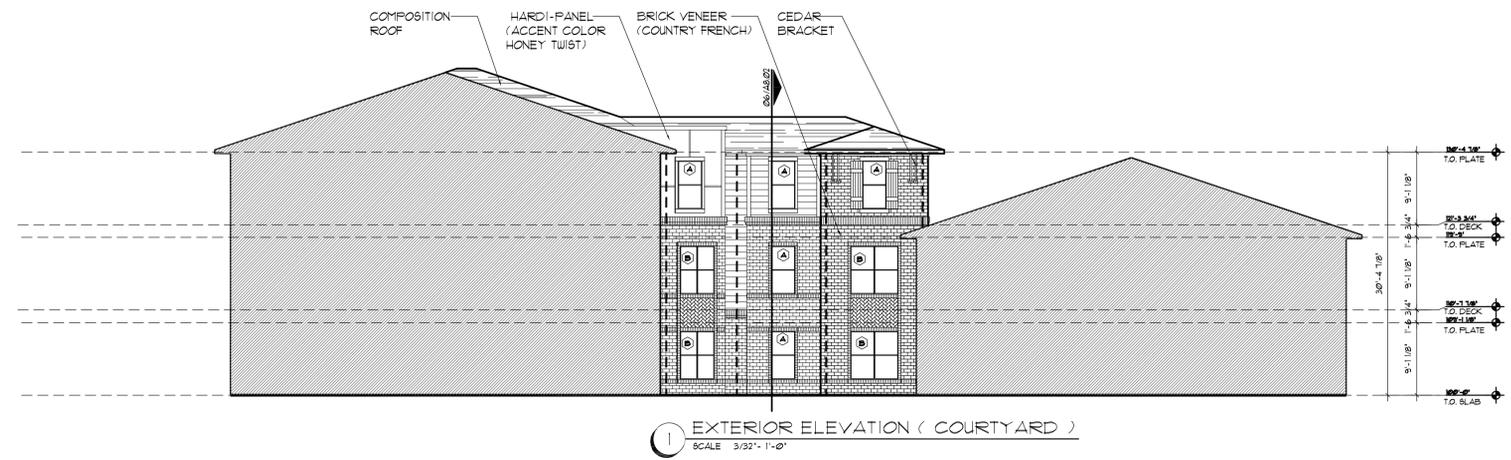
EXTERIOR MATERIAL PERCENTAGE
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 (STONE/BRICK)
 SIDING = 20%
 ** FOR ALL ELEVATIONS SHOWN

Evergreen @ Richardson
 RICHARDSON, TEXAS

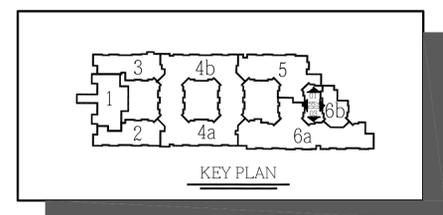
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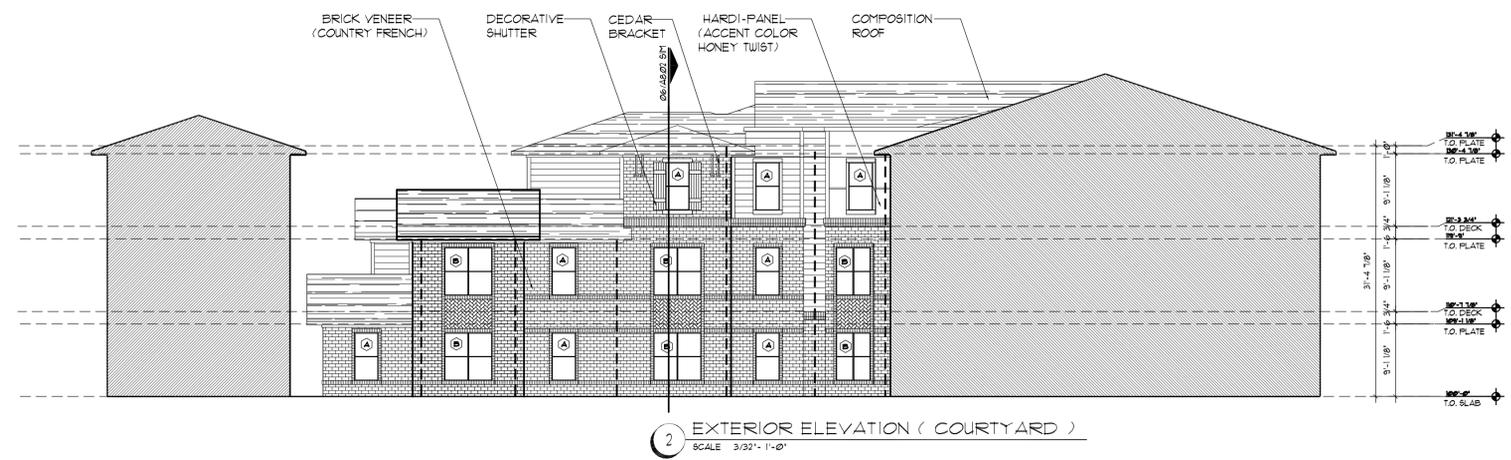
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ISSUED FOR: CONSTRUCTION	SHEET NO. A5.05
SCALE: 0'-0"	



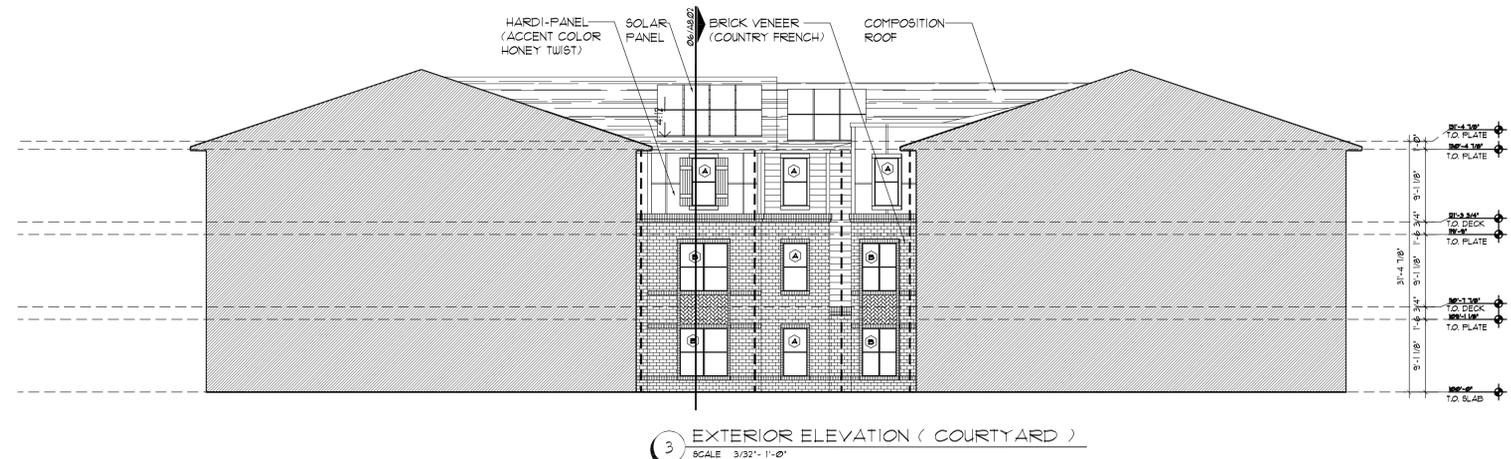
1 EXTERIOR ELEVATION (COURTYARD)
 SCALE 3/32" = 1'-0"



EXTERIOR MATERIAL PERCENTAGE
 MASONRY = 80% (STONE/BRICK)
 SIDING = 20%
 ** FOR ALL ELEVATIONS SHOWN



2 EXTERIOR ELEVATION (COURTYARD)
 SCALE 3/32" = 1'-0"



3 EXTERIOR ELEVATION (COURTYARD)
 SCALE 3/32" = 1'-0"



4 EXTERIOR ELEVATION (COURTYARD)
 SCALE 3/32" = 1'-0"

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REVISION ADDED SOLAR PANELS 08-25-11	
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PLOT DATE: 12-08-10	REV. DATE: ---
SUBMITTAL DATE: 12-08-10	PROJECT NUMBER:
ISSUED FOR: CONSTRUCTION	SHEET NO. A5.06
SCALE: 0'-0"	

Agenda

Item 3

**Collins Technology Park
1215 Datacenter Park Boulevard**

Attachments:

1. Locator
2. Site plan staff report
3. Site plan
4. Landscape plan staff report
5. Landscape plan



Collins Technology Park
1215 Datacenter Park Boulevard



**CITY PLAN COMMISSION
BACKGROUND INFORMATION
October 4, 2011**

Site Plan

PROJECT SUMMARY

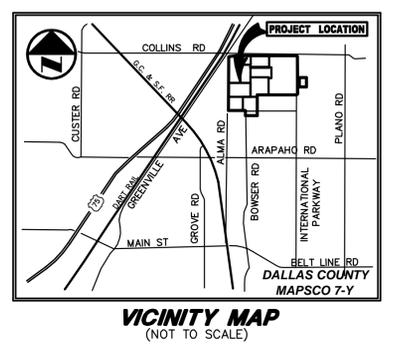
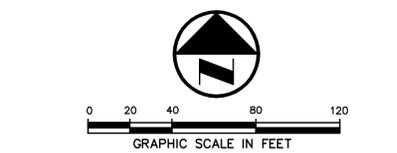
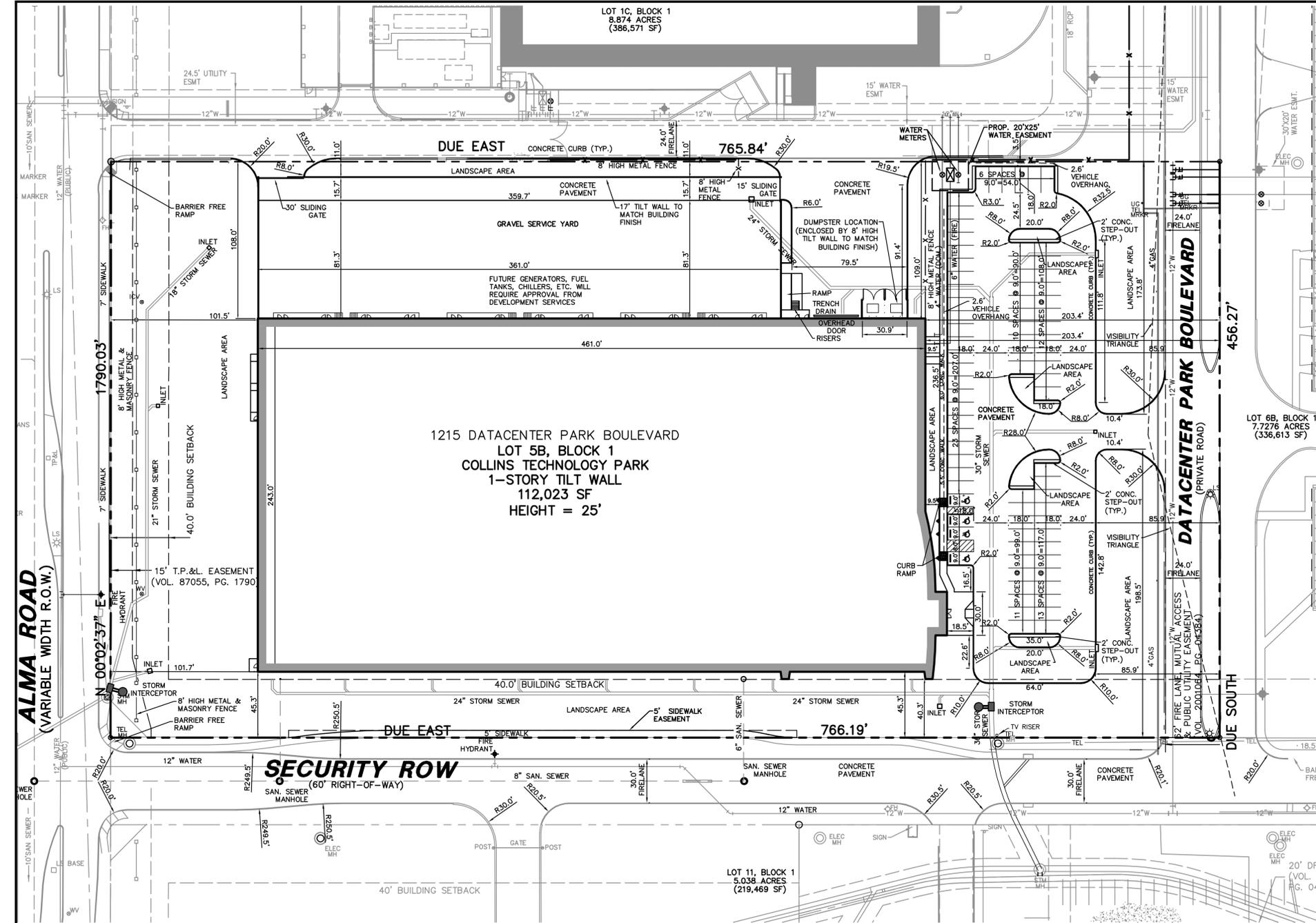
Project:	Collins Technology Park 1215 Datadcenter Park Boulevard
Staff Comments:	<p>The purpose of the site plan is to reflect the development of a 112,023 square foot data center with associated parking with outdoor mechanical yard on the north side of the proposed development.</p> <p>The site plan complies with all applicable city zoning and development regulations.</p>
CPC Action:	Final decision

BACKGROUND

Legal Description:	Lot 5B, Block 1 of the Collins Technology Park Addition
Tract Size:	6.96-acres (303,544 square feet)
Zoning:	I-FP(2) Industrial Fire Proof District
Variances:	In 2007, the City Council granted a variance for the Collins Technology Park to permit a reduced parking ratio of 1:3000 for the datacenter portion of a development.
Building Area/Use:	112,023/Office and data center
Site Access:	The site will have direct access onto Security Row and internal private streets and access drives.
Parking Summary:	
<i>Parking Ratios</i>	1/3000 data center 1/300 office
<i>Spaces Required</i>	79 spaces required
<i>Spaces Provided</i>	79 spaces provided

Required Wall/Screen:

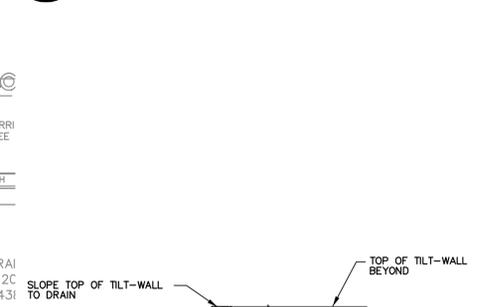
The screening wall for the mechanical area will be 17' tall and be constructed of pre-cast concrete panels finished to match the main building.



- NOTES:**
1. CONTRACTOR TO VERIFY THE LOCATION OF EXISTING UTILITIES.
 2. OUTDOOR LIGHTING MUST BE ORIENTED SO THAT LIGHTING LEVELS AT ALL PROPERTY LINES ARE 1 FOOT CANDLE OR LESS.
 3. LIGHT POLE HEIGHT IS APPROXIMATELY 20' SEE ATTACHED CUT SHEET
 4. ALL DIMENSIONS ARE FACE OF CURB TO FACE OF CURB.

DETAIL PER ALLIANCE ARCHITECTS. NOT FOR CONSTRUCTION. SEE ARCH. PLANS FOR DETAILS

1 TILT WALL SECTION FOR SERVICE YARD
NOT TO SCALE



BUILDING/PARKING SUMMARY

CURRENT ZONING: I-FP(2) ORD. #10-A
 SETBACKS: 40' ALONG ALMA ROAD & SECURITY ROW
 LOT AREA: 6,968.4 ACRES, 303,544 SF
 BUILDING USE: OFFICE & EQUIPMENT (DATA CENTER)
 BUILDING AREA: OFFICE = 10,000 SF
 DATA CENTER = 87,362 SF
 STORAGE = 14,661 SF
 TOTAL = 112,023 SF
 OFFICE = 1:300 = 34 SP. REQ'D
 DATA CENTER = 1:3000 = 30 SP. REQ'D
 (VAR 0709 - APPROVED JULY 9, 2007)
 STORAGE = 1:1000 = 15 SP. REQ'D

PARKING RATIO

REQUIRED PARKING: 79 SPACES
 PROVIDED PARKING: 79 SPACES
 LANDSCAPE % REQUIRED: 10% (30,354 SF)
 LANDSCAPE % PROVIDED: 31.4% (95,499 SF)
 FLOOR AREA RATIO: 0.37:1 (0.75:1 MAX.)
 BUILDING HEIGHT: 1 STORY (25' HIGH)

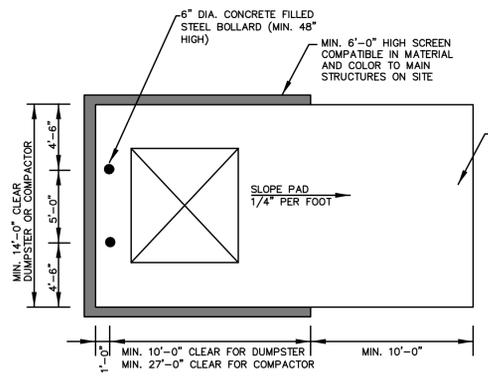
CAUTION !

CONTACT:
 SOUTHWESTERN BELL TELE.: 1-800-395-0440
 TXU GAS: 1-800-344-8377
 TXU ELECTRIC: 1-800-233-2133
 TEXAS ONE CALL: 1-800-245-4545
 48 HOURS PRIOR TO CONSTRUCTION

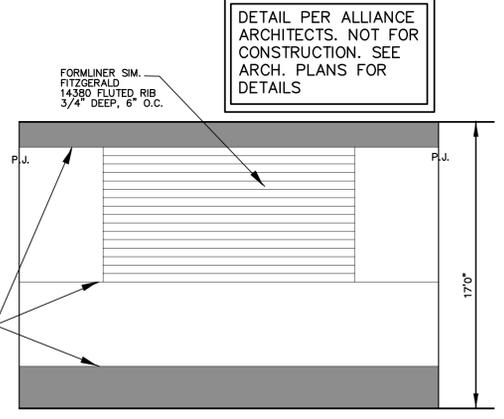
ENGINEER:
 PACHECO KOCH CONSULTING ENGINEERS
 8350 NORTH CENTRAL EXPRESSWAY, SUITE 1000
 DALLAS, TEXAS 75206
 PH: (972) 235-3031
 FAX: (972) 235-9544
 CONTACT: ERIC M. HAUGLIE

OWNER:
 COLLINS TECHNOLOGY PARK PARTNERS, LLC
 2323 BRYAN STREET, SUITE 2300
 DALLAS, TEXAS 75201
 PH: (214) 878-4787
 CONTACT: GLENN BENOIST

- LEGEND**
- B. BOLLARD
 - EM_e ELECTRIC METER
 - PP_e POWER POLE
 - LS_e LIGHT STANDARD
 - WM_e WATER METER
 - WV_e WATER VALVE
 - ICV_e IRRIGATION CONTROL VALVE
 - FD_e FIRE HYDRANT
 - CH_e CLEANOUT
 - MAN_e MANHOLE
 - GM_e GAS METER
 - TS_e TRAFFIC SIGNAL CONTROL
 - TS_p_e TRAFFIC SIGNAL POLE
 - TEL_e TELEPHONE BOX
 - TV_e TV BOX
 - FP_e FLAG POLE
 - TR_e TRAFFIC SIGN
 - PL_e PROPERTY LINE
 - F_e FENCE



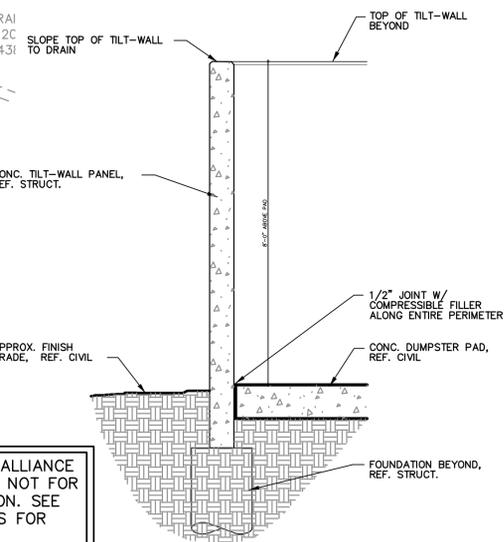
2 CITY OF RICHARDSON DUMPSTER DETAIL
NOT TO SCALE



3 SERVICE YARD SCREEN WALL PANEL
NOT TO SCALE

DETAIL PER ALLIANCE ARCHITECTS. NOT FOR CONSTRUCTION. SEE ARCH. PLANS FOR DETAILS

4 SCREEN WALL SECTION FOR DUMPSTER
NOT TO SCALE



E:JOHNSON 09/29/2011 10:54AM M:\DWG-19\1913-11.249\DWG\1913-11.249SP-BASE.DWG

Pacheco Koch 8350 N. CENTRAL EXPWY. SUITE 1000 DALLAS, TX 75206 972.235.3031 TX REG. ENGINEERING FIRM F-469

REVISED SITE PLAN

DATA CENTER PARK

LOT 5B, BLOCK 1

1215 DATACENTER PARK BOULEVARD

CITY OF RICHARDSON, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
EMH/EMJ	EMJ	SEPT 2011	1"=40'			SP.1

**CITY PLAN COMMISSION
BACKGROUND INFORMATION
October 4, 2011**

Landscape Plan

PROJECT SUMMARY

Project:	Collins Technology Park 1215 Datacenter Park Boulevard
Staff Comments:	The landscape plan reflects the development of a 112,023 datacenter. The design is consistent with City regulations and policies and the recommendations.
CPC Action:	Final decision

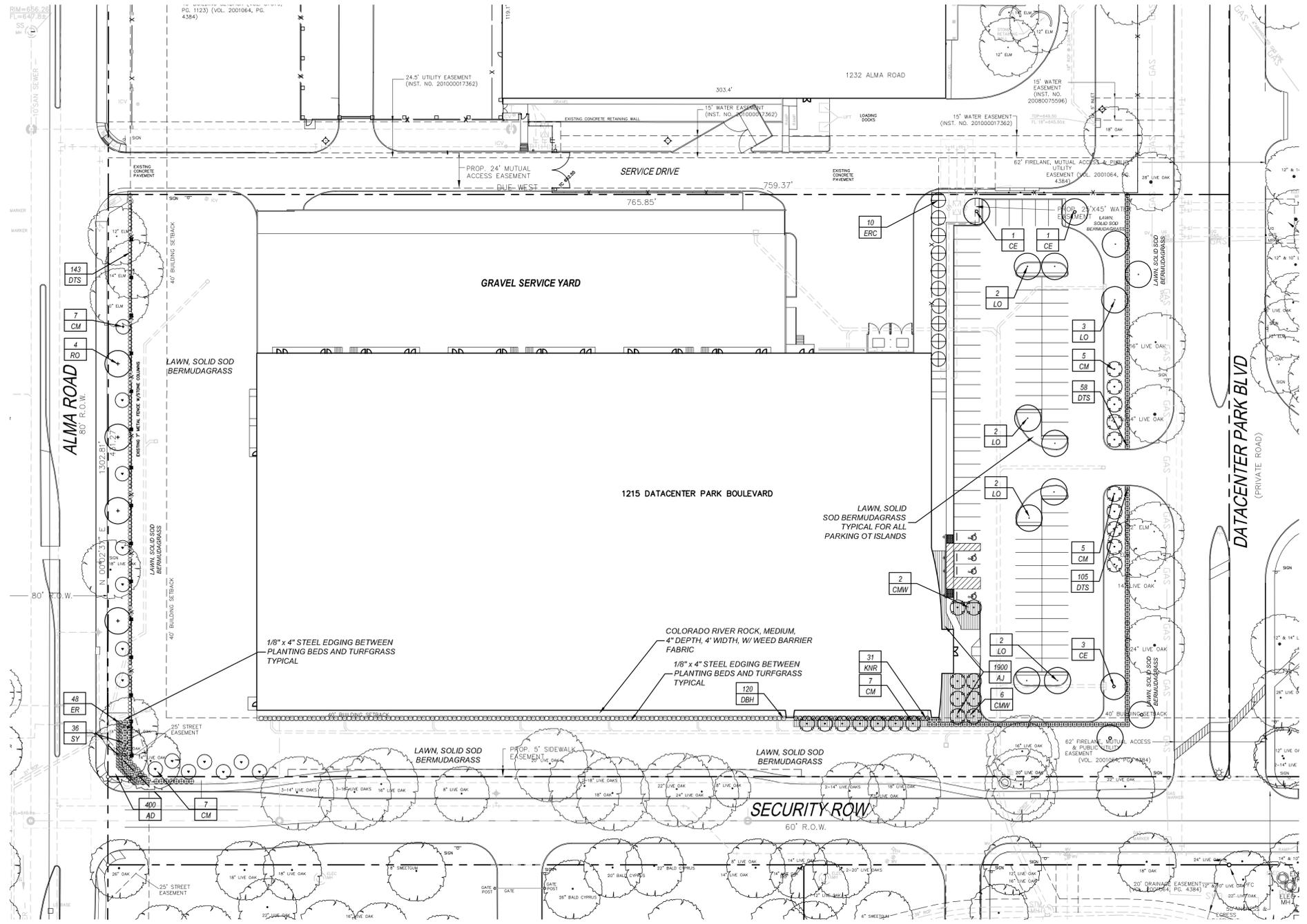
BACKGROUND

Landscape Area Summary:

<i>Area Required</i>	10% of property (30,354 square feet)
<i>Area Provided</i>	31.4% of property (95,499 square feet)

Landscape Design: The proposed landscape plan reflects the development of a 112,023 square foot data center at the northeast corner of Alma Road and Security Row.

In accordance with City policies, the proposed landscape plan meets or exceeds City guidelines and policies regarding tree installation along street frontages, parking area screening and minimum landscape area.



LANDSCAPE TABULATIONS

LANDSCAPE REQUIREMENTS:
 Total Site Area - 303,544 S.F.
 Required: 30,354.4 S.F. (10% of site area)
 Provided: 95,499.88 S.F. (31.4%)

PARKING AREA REQUIREMENTS:
 20% of the required landscaping to be internal to the parking area.
 20% Required: 6,961 s.f.
 20% Provided: 6,691 s.f.

LANDSCAPE BUFFER:
 Policy: Min. 10' wide landscape buffer to include (1) tree and (1) ornamental tree per 50 ft. of frontage
 Alma Road (431.27 Lf)
 Landscape Buffer Provided: 10'
 Canopy / Ornamental Trees Policy: (7) / (7)
 Canopy / Ornamental Trees Provided: (6) ex. canopy trees / (4) new canopy trees / (7) ornamentals

Security Row (765.46 Lf)
 Landscape Buffer Provided: 10'
 Canopy / Ornamental Trees Policy: (15) / (15)
 Canopy / Ornamental Trees Provided: (17) ex. canopy trees / (15) ornamentals

LANDSCAPE NOTES

- Contractor shall verify all existing and proposed site elements and notify Architect of any discrepancies. Survey data of existing conditions was supplied by others.
- Contractor shall locate all existing underground utilities and notify Architect of any conflicts. Contractor shall exercise caution when working in the vicinity of underground utilities.
- Contractor is responsible for obtaining all required landscape and irrigation permits.
- Contractor to provide a minimum 2% slope away from all structures.
- All planting beds and lawn areas to be separated by steel edging. No steel to be installed adjacent to sidewalks or curbs.
- All landscape areas to be 100% irrigated with an underground automatic irrigation system and shall include rain and freeze sensors.
- All lawn areas to be Solid Sod Bermudagrass, unless otherwise noted on the drawings.

PLANT LIST

TREES	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS
	<i>Juniperus virginiana</i>	Eastern Red Cedar	10	6' ht.	B&B, full to base, narrow spread
	<i>Lagerstroemia indica 'Tuscarora'</i>	Crape Myrtle 'Tuscarora'	31	8' ht.	container grown, 3-5 cane, no cross caning
	<i>Lagerstroemia indica 'White'</i>	Crape Myrtle 'White'	8	8' ht.	container grown, 3-5 cane, no cross caning
	<i>Quercus virginiana</i>	Live Oak	11	3" cal.	container grown, 13' ht. 5'-6' spread min.
	<i>Quercus shumardii</i>	Red Oak	4	3" cal.	container grown, 13' ht. 5'-6' spread min.
	<i>Ulmus crassifolia</i>	Cedar Elm	5	3" cal.	container grown, 13' ht. 5'-6' spread min.

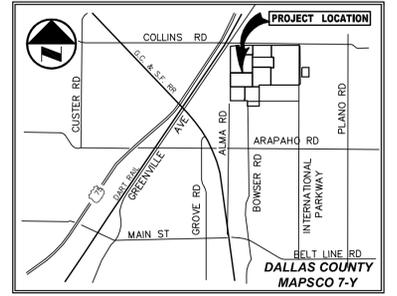
SHRUBS/GROUND COVER	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS
	<i>Ilex cornuta 'Burfordii nana'</i>	Dwarf Burford Holly	120	5 gal.	container, full 36" o.c.
	<i>Rosa sp. 'Double Knockout'</i>	Double Knockout Rose	31	5 gal.	container, full 36" o.c.
	<i>Hymenocallis acutilis</i>	Angelita Daisy	400	1 gal.	container, full 12" o.c.
	<i>Ericameria</i>	Ericameria	48	1 gal.	container, full 24" o.c.
	<i>Leucophyllum sp. 'Cimarron'</i>	Dwarf Texas Sage	306	3 gal.	container, full 20" spread 30" o.c.
	<i>Yucca recurvifolia</i>	Softleaf Yucca	36	3 gal.	container, full plant 42" o.c.
	<i>Trachelospermum asiaticum</i>	Asian Jasmine	1900	4" pots	container, (3) 12" runners min.
	<i>Cynodon dactylon</i>	Common Bermudagrass			solid sod, refer to notes

NOTE: ALL TREES TO HAVE STRAIGHT TRUNKS AND BE MATCHING WITHIN VARIETIES
 NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated.

PLANT LEGEND

SYMBOL	PLANT TYPE
AD	Angelita Daisy
AJ	Asian Jasmine
CE	Cedar Elm
CM	Crape Myrtle 'Tuscarora'
CMW	Crape Myrtle 'White'
ER	Ericameria
ERC	Eastern Red Cedar
DBH	Dwarf Burford Holly
DTS	Dwarf Texas Sage 'Cimarron'
KNR	Double Knockout Rose
LO	Live Oak
RO	Red Oak
SY	Softleaf Yucca

EXISTING TREE LEGEND



CITY OF RICHARDSON LANDSCAPE NOTES

- All landscape areas to be 100% irrigated with an underground automatic irrigation system equipped with and operating rain and freeze sensors.
- All bed areas shall be separated from turf areas by steel edging.
- The property Owner must maintain all landscaping in accordance with the landscape plan approved by the City Plan Commission.
- Landscape material within designated visibility triangles and parking islands must be less than 24" in height for ground cover and shrubs and lower tree limbs must be a minimum of 7' from the adjacent ground.

MAINTENANCE NOTES

- The Owner, tenant and their agent, if any, shall be jointly and severally responsible for the maintenance of all landscape.
- All landscape shall be maintained in a neat and orderly manner at all times. This shall include mowing, edging, pruning, fertilizing, watering, weeding and other such activities common to landscape maintenance.
- All landscape areas shall be kept free of trash, litter, weeds and other such material or plants not part of this plan.
- All plant material shall be maintained in a healthy and growing condition as appropriate for the season of the year.
- All plant material which dies shall be replaced with plant material of equal or better value.
- Contractor shall provide separate bid proposal for one year's maintenance to begin after final acceptance.

01 LANDSCAPE PLAN

SCALE: 1" = 40'-0"



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 FAX: (972) 235-9544
 CONTACT: ERIK M. HAUGLIE

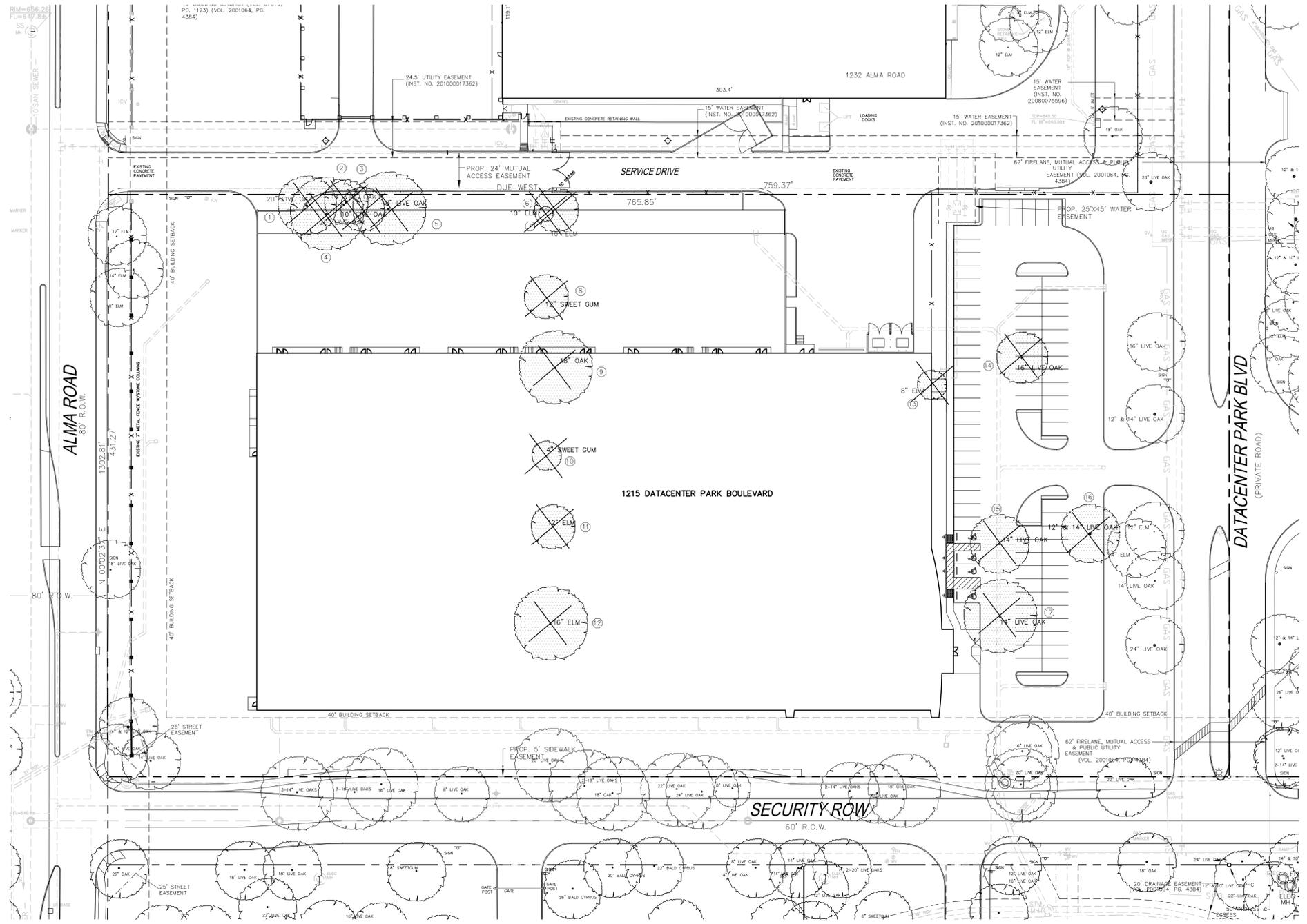
OWNER
 COLLINS TECHNOLOGY PARK PARTNERS, LLC
 2323 BRYAN STREET, SUITE 2300
 DALLAS, TEXAS 75201
 PH: (214) 878-4787
 CONTACT: GLENN BENOIST

smr
 landscape architects, inc.
 1708 W. Griffin Street
 Dallas, Texas 75202
 Tel 214.871.0083
 Fax 214.871.0545
 Email smr@smr.com

Pacheco Koch 8350 N. CENTRAL EXPWY, SUITE 1000
 DALLAS, TX 75206 972.235.3031
 DALLAS • FORT WORTH • HOUSTON TX REG. ENGINEERING FIRM F-469
 TX REG. SURVEYING FIRM LS-100080-00

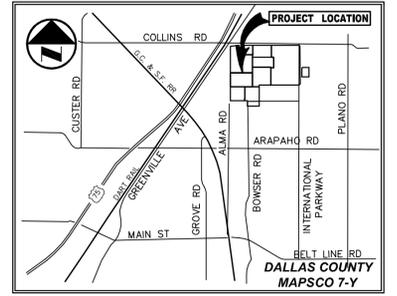
LANDSCAPE PLAN
DATE CENTER PARK
LOT 5B, BLOCK 1
1215 DATACENTER PARK BLVD.
CITY OF RICHARDSON, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
BDA	BDA	SEPT 28 2011	1"=40'			L1.1



EXISTING TREE NOTES

- Existing trees to remain shall be protected during construction from tree structure damage and compaction of soil under and around dripline (canopy) of tree.
- If any root structure is damaged during adjacent excavation/construction, notify the Architect immediately. It is recommended that a licensed Arborist be secured for the treatment of any possible tree wounds.
- No disturbance of the soil greater than 4" shall be located closer to the tree trunk than 1/2 the distance of the drip line to the tree trunk. A minimum of 75% of the drip line and root zone shall be preserved at natural grade.
- Any fine grading done within the critical root zones of the protected trees must be done with light machinery such as a bobcat or light tractor. No earth moving equipment with tracks is allowed within the critical root zone of the trees.
- Material Storage: No materials intended for use in construction or waste materials accumulated due to excavation or demolition shall be placed within the limits of the dripline of any tree.
- Equipment Cleaning/Liquid Disposal: No equipment may be cleaned, toxic solutions, or other liquid chemicals shall be deposited within the limits of the dripline of a tree. This would include but not be limited to paint, oil, solvents, asphalt, concrete, mortar, primers, etc.
- Tree Attachments: No signs, wires or other attachments, other than those of a protective nature shall be attached to any tree.
- Vehicular Traffic: No vehicular and construction equipment traffic or parking is allowed within the limits of the dripline of trees.
- Boring of Utilities: May be permitted under protected trees in certain circumstances. The minimum length of the bore shall be the width of the tree's canopy and shall be a minimum depth of forty-eight (48) inches.
- Trenching: Any irrigation trenching which must be done within the critical root zone of a tree shall be dug by hand and enter the area in a radial manner.
- Tree Flagging: All trees to be removed from the site shall be flagged by the Contractor with bright red vinyl tape (3" width) wrapped around the main trunk at a height of four (4) feet above grade. Flagging shall be approved by Landscape Architect prior to any tree removal. Contractor shall contact Landscape Architect with 72 hour notice to schedule on-site meeting.
- Protective Fencing: All trees to remain, as noted on drawings, shall have protective fencing located at the tree's dripline. The protective fencing may be comprised of snow fencing, orange vinyl construction fencing, chain link fence or other similar fencing with a four (4) foot approximate height. The protective fencing will be located as indicated on the Tree Protection Detail(s).
- Bark Protection: In situations where a tree remains in the immediate area of intended construction, the tree shall be protected by enclosing the entire circumference of the tree's trunk with lumber encircled with wire or other means that does not damage the tree. Refer to Tree Protection Detail(s).
- Construction Pruning: In a case where a low hanging limb is broken during the course of construction, the Contractor shall notify the Landscape Architect immediately. In no instance shall the Contractor prune any portion of the damaged tree without the prior approval by the Landscape Architect.

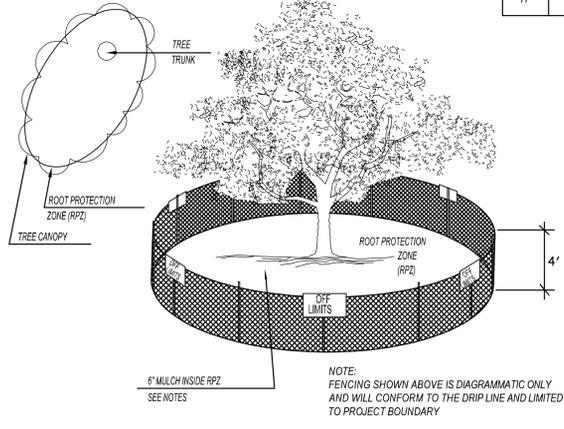


EXISTING TREE PRUNING NOTES

- Contractor shall provide a Class "C" pruning on all existing trees.
- This shall include at a minimum: removal of dead, dying, diseased weak branches, along main trunk structure and within branching area.
- Contractor shall include deep root feeding and invigoration 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, leaves, etc.

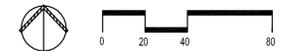
TREE SURVEY FIELD DATA

NO.	DIA. INCHES	SPECIES (COMMON NAME)	REMARKS
1	20	Live Oak	REMOVE, NEW PAVING CONFLICT
2	14	Live Oak	REMOVE, NEW PAVING CONFLICT
3	10	Live Oak	REMOVE, NEW PAVING CONFLICT
4	20	Live Oak	REMOVE, NEW PAVING CONFLICT
5	18	Live Oak	REMOVE, NEW PAVING CONFLICT
6	10	Cedar Elm	REMOVE, NEW PAVING CONFLICT
7	10	Cedar Elm	REMOVE, NEW PAVING CONFLICT
8	12	Sweetgum	REMOVE, NEW PAVING CONFLICT
9	18	Live Oak	REMOVE, NEW BLDG. CONFLICT
10	4	Sweetgum	REMOVE, NEW BLDG. CONFLICT
11	12	Cedar Elm	REMOVE, NEW BLDG. CONFLICT
12	16	Cedar Elm	REMOVE, NEW BLDG. CONFLICT
13	8	Cedar Elm	REMOVE, NEW BLDG. CONFLICT
14	16	Live Oak	REMOVE, NEW PAVING CONFLICT
15	14	Live Oak	REMOVE, NEW PAVING CONFLICT
16	14	Live Oak	REMOVE, NEW PAVING CONFLICT
17	14	Live Oak	REMOVE, NEW PAVING CONFLICT



01 TREE PROTECTION FENCE A
NOT TO SCALE

01 EXISTING TREE PLAN
SCALE: 1"=40'-0"



ENGINEER
PACHECO KOCH CONSULTING ENGINEERS
8350 NORTH CENTRAL EXPRESSWAY, SUITE 1000
DALLAS, TEXAS 75206
PH: (972) 235-3031
FAX: (972) 235-9544
CONTACT: ERIC M. HAUGLIE

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DALLAS • FORT WORTH • HOUSTON TX REG. ENGINEERING FIRM F-469
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EXISTING TREE PLAN
DATACENTER PARK
LOT 5B, BLOCK 1
1215 DATACENTER PARK BLVD.
CITY OF RICHARDSON, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
BDA	BDA	SEPT. 28 2011	1"=40'			L1.0

Agenda

Item 4

English Color & Supply

Attachments: Site Plan Staff Report
Landscape Plan Staff Report
Locator
Site Plan
Landscape Plan

**CITY PLAN COMMISSION
BACKGROUND INFORMATION
October 4, 2011**

Site Plan (companion to item

PROJECT SUMMARY

Project:	English Color & Supply 820 N. Grove Road
Staff Comments:	The site plan reflects the construction of a single-story, 19,280 square foot office and warehouse facility with associated parking. The site plan complies with all applicable zoning and development regulations.
CPC Action:	Final decision

BACKGROUND

Legal Description:	Richardson Industrial Park, Lot 15
Tract Size:	1.73-acres (75,358 square feet)
Zoning: Special Conditions	I-FP Fire Proof District under Ordinance 19-A None
Variances:	None
Building Area/Use: Office Warehouse	19,280 square feet/office and warehouse 10,000 square feet 9,280 square feet
Site Access:	The site has one driveway along Grove Road and additional access points through the adjoining property via a mutual access easements.
Parking Summary: <i>Parking Ratio</i> Office Warehouse	 1/250 square feet 1/1,000 square feet

<i>Spaces Required</i>	49
<i>Spaces Provided</i>	122

**CITY PLAN COMMISSION
BACKGROUND INFORMATION
Date**

Landscape Plan

PROJECT SUMMARY

Project: **English Color & Supply**
820 N. Grove Road

Staff Comments: The design is consistent with City regulations and policies.

CPC Action: **Final decision**

BACKGROUND

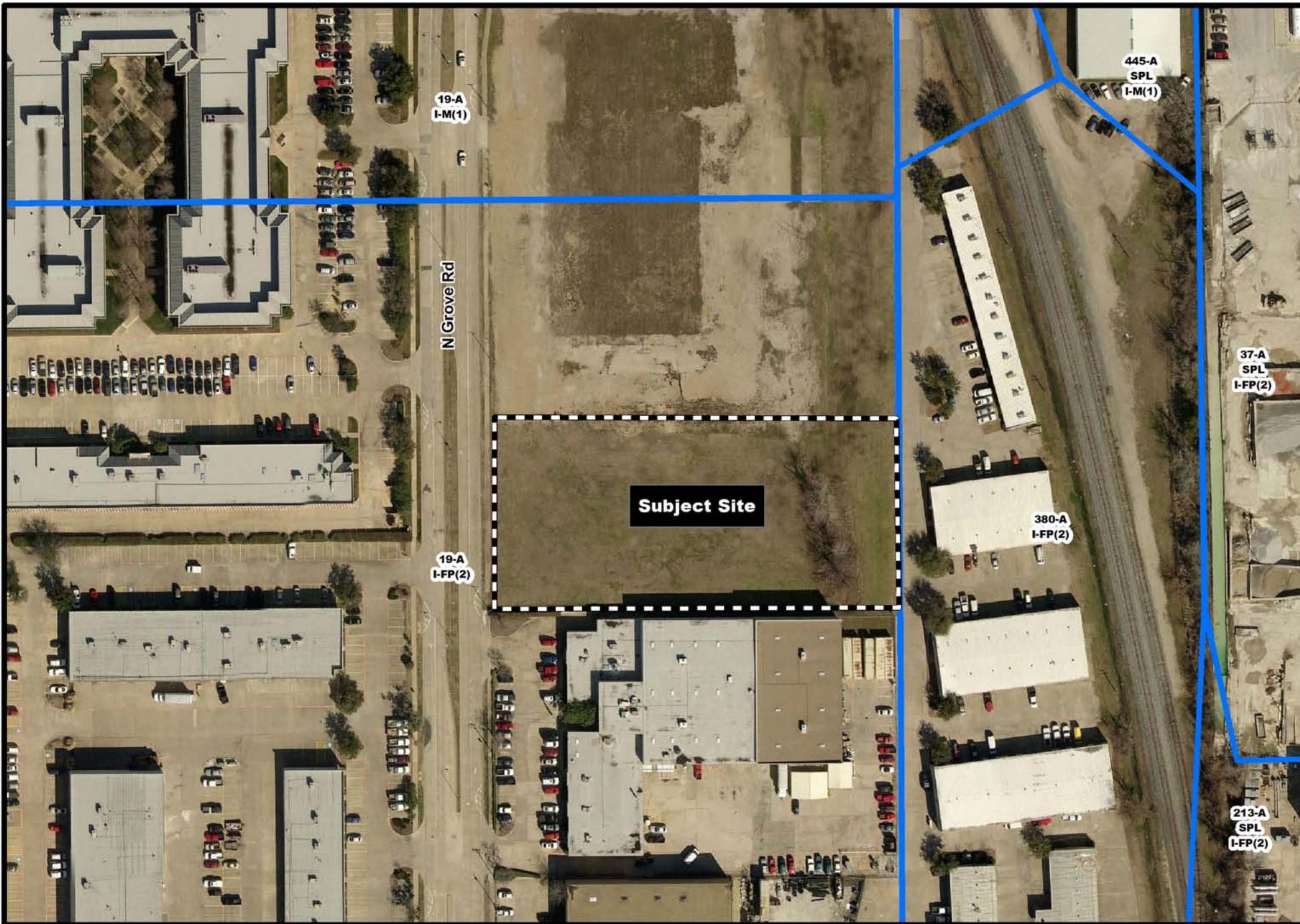
Landscape Area Summary:

Area Required 7% of property (5,275 square feet)

Area Provided 11% of property (8,210 square feet)

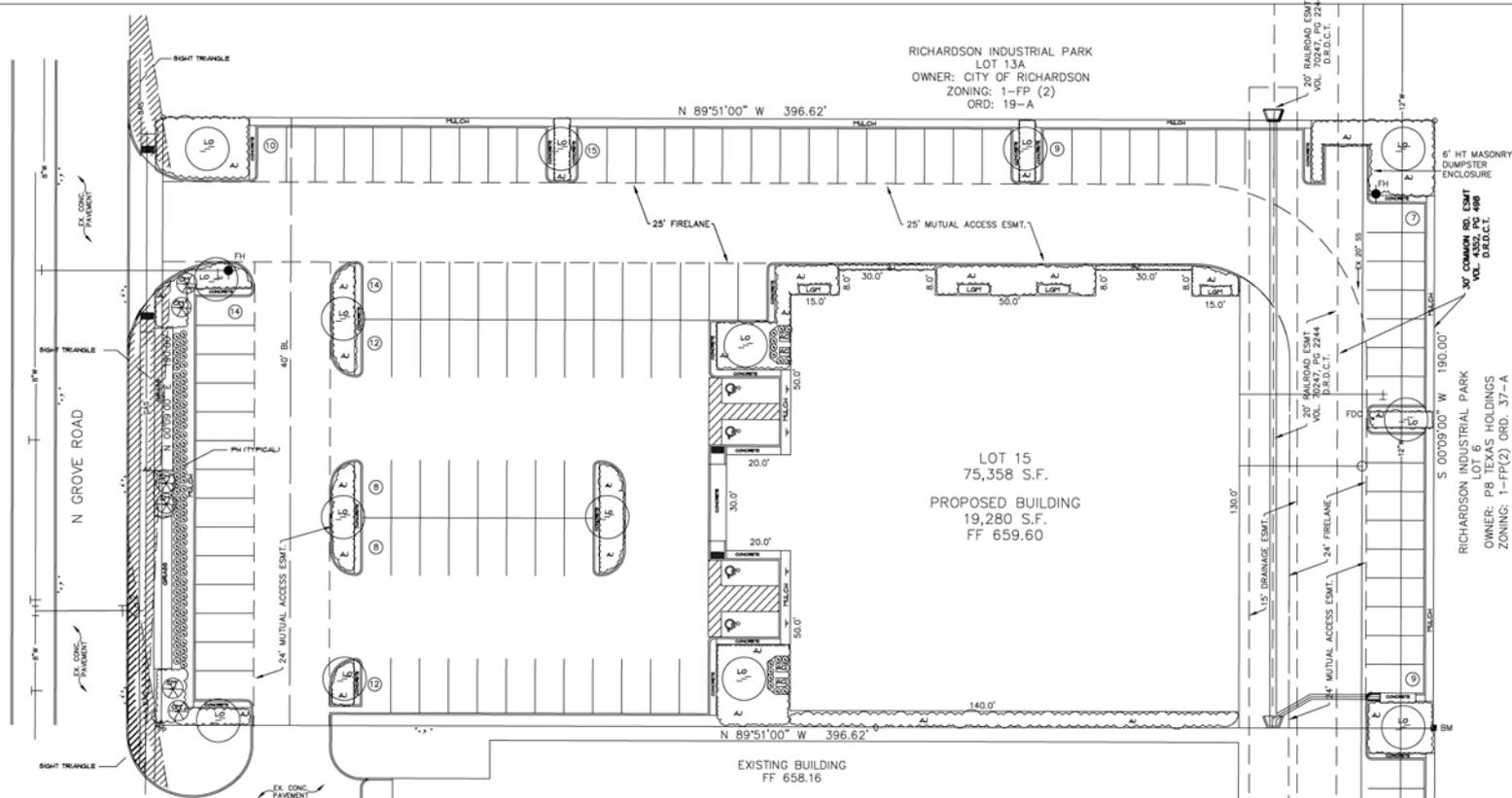
The City has agreed to provide a 10' landscape buffer to serve as the screening of the northern parking area. English Color & Supply is responsible for the cost of installation, which will be installed by the City with the development of the Gymnastics Facility.

Tree Removal/Preservation: None



English Color and Supply
820 N. Grove Road





LANDSCAPE PLAN

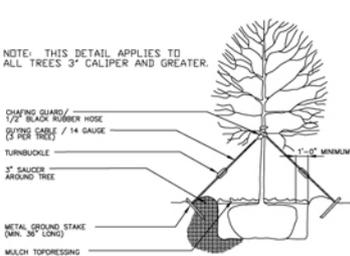
SCALE 1"=20'-0"



PLANT LIST

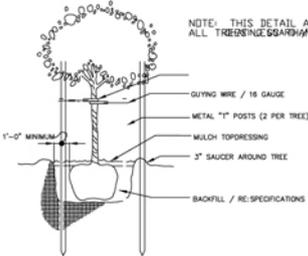
KEY	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
LO	14	LIVE OAK	Quercus virginiana	Minimum 4" caliper; minimum 16' ht. and 6' spread (MIN)	Nursery-grown B&B, containerized, or container-grown; full head
CM	6	DRAPE MYRTLE (dark pink or purple)	Leptocarpus indicus	Minimum 8' ht. and 6' spread; multi-trunked.	Nursery-grown B&B, containerized, or container-grown; full head; matched.
LCM	8	LITTLE GEM MAGNOLIA	Magnolia grandiflora "Little Gem"	30 GAL.	Nursery-grown B&B, containerized, or container-grown; full head; matched.
PH	102	DWARF HAWTHORN	Crataegus uniflora Munchi	2 GAL. 30" O.C.	Nursery-grown B&B, containerized, or container-grown; full head; matched.
AJ	4600	ASIAN JASMINE	TRACHELOSPERMUM ASIATICUM	4" POTS, AT 12" O.C. HEAVILY ROOTED, FULL	Nursery-grown B&B, containerized, or container-grown; full head; matched.

NOTE: THIS DETAIL APPLIES TO ALL TREES 3" CALIPER AND GREATER.

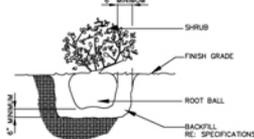


(C) TREE GUYING DETAIL SCALE: N.T.S.

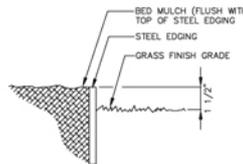
NOTE: THIS DETAIL APPLIES TO ALL TREES 2" CALIPER AND GREATER.



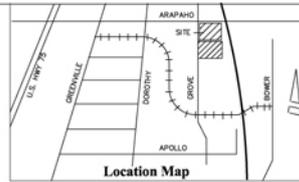
(B) TREE STAKING DETAIL SCALE: N.T.S.



(D) SHRUB PLANTING DETAIL SCALE: N.T.S.



(A) STEEL EDGING SCALE: N.T.S.



DEVELOPMENT NOTES

REFER TO SITE PLAN FOR CHANGES
 REFER TO DEVELOPERS CHECKLIST (ATTACHED)
 MIN. 7% LANDSCAPE REQUIRED
 REFER TO LANDSCAPE REQUIREMENTS (ATTACHED)
 MUST SCREEN GROUND LEVEL EQUIPMENT - INDICATE & LABEL EQUIP. INCLUDING HEIGHT.
 INDICATE & LABEL REQ. 5' PUBLIC SIDEWALK ALONG STREET
 MUST SCREEN SURFACE PARKING

SPECIAL EXCEPTIONS

1. THE CITY OF RICHARDSON HAS AGREED TO GRANT A 10' WIDE LANDSCAPE BUFFER ALONG THE SOUTH PROPERTY LINE OF RICHARDSON INDUSTRIAL PARK, LOT 13A TO SERVE AS THE SCREENING OF THE PARKING AREA FOR THE ADJACENT PROPERTY TO THE SOUTH RICHARDSON INDUSTRIAL PARK, LOT 15. THE PROPERTY OWNER OF LOT 15 IS RESPONSIBLE FOR THE COST TO INSTALL THE MUTUALLY AGREED LANDSCAPE DESIGN FOR THIS BUFFER, AND THE CITY IS RESPONSIBLE TO INSTALL THE LANDSCAPE.

2. ALL LANDSCAPE AREA'S MUST BE IRRIGATED BY A MECHANICAL UNDERGROUND SYSTEM WITH OPERATING RAIN & FREEZE SENSORS.
 3. ALL BED AREAS MUST BE SEPARATED FROM TURF AREAS BY STEEL EDGING.
 4. THE PROPERT OWNER MUST MAINTAIN ALL LANDSCAPING IN ACCORDANCE WITH THE LANDSCAPE PLAN APPROVED BY THE CITY PLAN COMMISSION.

LANDSCAPE REQUIREMENTS

LANDSCAPE % (SF)	REQUIRED	PROVIDED
INTERNAL PARKING	REQUIRED 20% = 1055 SF	PROVIDED 2,173 SF
SCREENING OF GROUP LEVEL EQUIPMENT	REQUIRED	PROVIDED

LANDSCAPE POLICY

SUGGESTED	PROVIDED
10' LANDSCAPE BUFFER	10' LANDSCAPE BUFFER
ONE CANOPY PER 50' LF = 190/50 = 3.8	
ACCENT DRIVES	PROVIDED
SIDEWALK AT PUBLIC STREET	EXISTING

GENERAL NOTES:

- Quantities shown on Plant List are Landscape Architect's estimate only and should be verified prior to bidding. Contractor shall be responsible for bidding and providing quantity of plants required at spacing designated for bed sizes and configurations shown on plans regardless of quantities designated on Plant List.
- Contractor shall notify Landscape Architect of any discrepancies, ambiguity, or unbid items on plans prior to bid submission. If discrepancy, ambiguity, or unbid item is not clarified by Landscape Architect prior to bid submission, Contractor shall note such item on bid.
- Contractor shall provide representative samples (minimum 3 each variety) of shrub and groundcover stock for Landscape Architect's and/or Owner's approval prior to major shipment of materials to site.
- After staking and clearing, all areas to be graded shall be leveled, and fine graded. The required result shall be the elimination of ruts, depressions, bumps, and objectionable soil clods. During the soil preparation process, a "Rock Pick" or "Rock Rule" shall be used to gather surface stones as small as one inch (1") in diameter.
- Grass areas to be either hybrid bermuda or perennial ryegrass, depending on date of planting. Bermudagrass hybrid shall not be applied prior to May 15 nor after August 15 nor at any time the soil temperature is less than 70°F, if grassing is to occur after August 15 or before May 15. Contractor shall include perennial ryegrass seed with an alternate price to return the following Spring (after May 15) to scarp ryegrass and re-hybridize with bermuda, guaranteeing a full stand of grass.
- Contractor shall guarantee a full stand of grass, regardless of whether a permanent landscape irrigation system is installed. Contractor shall provide temporary irrigation or hand water as required for full establishment.
- Soil amendment to be "Compost" as produced by Living Earth Technology (Phone: 214-868-4332), or approved equal.
- Tree holes to be excavated 2" greater than ball diameter and 4" deeper. Backfill with 2/3 existing soil and 1/3 Compost (or approved equal) as noted under 7 above, thoroughly blended by mechanical means prior to backfill.
- Shrub pits shall be excavated 12" greater than container diameter and 6" deeper. Backfill with 1/2 existing soil and 1/2 Compost (or approved equal) as noted under note 7 above, thoroughly blended by mechanical means prior to backfill.
- Mulch topdressing to be minimum 2" layer shredded hardwood, spread uniformly on all shrub and groundcover beds and on all tree saucers.
- Bed edging (if applicable) to be 1/8"x4" Myron "Telata" edging as manufactured by Joseph Myron Co., Inc. Houston, Texas (Phone: 281.518.1131) or approved equal.
- All holes for trees and large shrubs shall be tested for water retention prior to tree or shrub installation. After hole is excavated, it is to be filled with water to the top of the excavation. If, after 24 hours, the hole still holds water, the Contractor shall excavate an additional 4" from the bottom of the hole. The Landscape Contractor shall then install 6" of native washed gravel covered on the top (and up to a minimum of 12" on the sides of the hole) with filter fabric. The Contractor shall also install a capped 2" diameter PVC ramp which will extend from near the bottom of the rock layer to 3" above the proposed finish grade so the hole can be evacuated through mechanical means.
- All planting (trees, shrubs, groundcover, and/or grass as applicable, to be guaranteed for a period of one year after Final Acceptance.
- Install bed edging in all areas where shrubs or groundcover abut grass area edges.

LANDSCAPE PLAN
 ENGLISH COLOR & SUPPLY
 RICHARDSON INDUSTRIAL PARK
 LOT 15
 820 N. GROVE ROAD

OWNER & DEVELOPER
 ENGLISH FAMILY LTD.
 810 N. GROVE RD.
 RICHARDSON, TEXAS 75081
 972-285-3588

CONSULTANT
 JERRY DEFEO DESIGNS
 972-240-5800

JDD
 CUSTOM DESIGNED FOR
 English Color & Supply, Inc.

JERRY DEFEO DESIGNS
 (972) 240-5800

REVISIONS

PLAN NUMBER 1001-C
 DATE AUG. 2011

SHEET 1 of 2

Agenda

Item 5

Collins Technology Park

Attachments:

1. Replat Staff Report
2. Locator
3. Replat

**CITY PLAN COMMISSION
BACKGROUND INFORMATION
October 4, 2011**

Public Hearing on a Replat

PROJECT SUMMARY

Subdivision: **Lots 1C, 3C, 5B, 6B, and 11, Block 1 of the Collins Technology Park Addition; *being a replat of Lots 1B, 3B 5A, and 6A, Block 1 of the Collins Technology Park Addition***

Location: Lot 1C: 1232 Alma Road
Lot 3C: 900 Quality Way
Lot 5B: 1215 Datacenter Park Boulevard
Lot 6B: 1210 Datacenter Park Boulevard
Lot 11: 1204 Alma Road

Staff Comments: The purpose of the replat is to subdivide Lot 5A into two (2) lots to accommodate future development of an 112,023 square foot data center on proposed Lot 5B, rename Alcatel Way and N. Bowser to Security Row and Datacenter Park Boulevard respectively, and to dedicate the western portion of Security Row as a public right-of-way. No development is proposed for Lot 11 with this submittal.

Revised development plans reflecting the dedication of Security Row as a public right-of-way, the renaming of Alcatel Way and Bowser Road as Security Row and Datacenter Park Boulevard respectively for Lots 1C, 3C, 6B and 11 will be approved administratively.

The replat complies with City subdivision regulations.

CPC Action: **Final decision**

BACKGROUND

Tract Size: 35.04-acres (1,526,409 square feet)
Lot 1C 5.11-acres (222,774 square feet)
Lot 3C 5.55-acres (241,861 square feet)
Lot 5B 6.96-acres (303,544 square feet)
Lot 6B 7.72-acres (336,613 square feet)
Lot 11 5.03-acres (219,470 square feet)

Zoning: I-FP(2) Industrial Fire Proof District

Right-of-way Dedication: 60' right-of-way for the western extension of Security Row (formerly Alcatel Way)

Easements/Setbacks:

Existing to Remain

40-foot setback along Alma Road.

Various water, utility, access and drainage easements previously dedicated to serve the Collins Technology Park campus.

Dedicated by this Plat

40' setback along the western extension of Security Row.

Various utility easements to serve existing and proposed developments within the campus.

5' sidewalk easement on the north side on the western extension of Security Row.

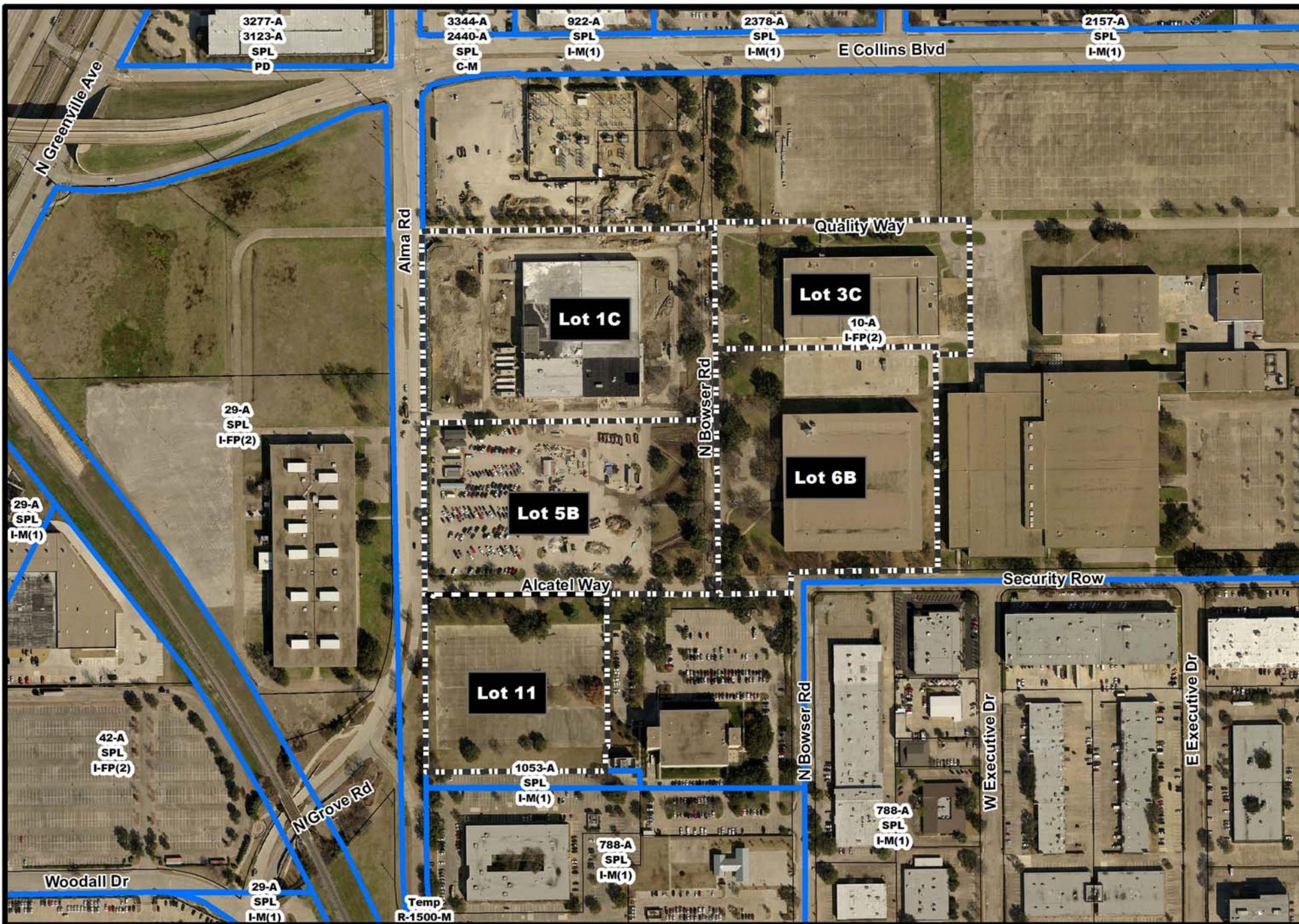
Abandoned by this Plat

50' access, utility and fire lane easement separating proposed Lot 5B and 11. This area is being dedicated as a public right-of-way for the western extension of Security Row (formerly Alcatel Way).

15' drainage easement at the northwest corner of Lot 5B.

24' fire lane, access and mutual access easement on Lot 6B.

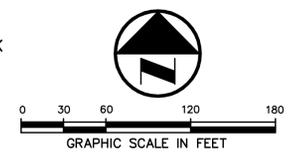
Various utility easement, that correspond with revised development plans.



Collins Technology Park



EAST COLLINS BLVD
(VARIABLE WIDTH R.O.W.)



STATE PLANE COORDINATES
X = 2,515,302.47
Y = 7,039,308.68

POINT OF BEGINNING

LOT 4, BLOCK 3
ROCKWELL SUBDIVISION
(VOL. 87079, PG. 1107)

LOT 3, BLOCK 3
ROCKWELL SUBDIVISION
(VOL. 87079, PG. 1107)

ALMA ROAD
(VARIABLE WIDTH R.O.W.)

DATACENTER PARK BOULEVARD
(FORMERLY 1202 ALMA ROAD)

LOT 10, BLOCK 1
COLLINS TECHNOLOGY PARK
(INST. NO. 201100219018)
PART OF COLLINS TECHNOLOGY PARK PARTNERS, LLC
(INST. NO. 200900264871)

LOT 10, BLOCK 1
COLLINS TECHNOLOGY PARK
(INST. NO. 201100219018)
PART OF COLLINS TECHNOLOGY PARK PARTNERS, LLC
(INST. NO. 200900264871)

LOT 4A, BLOCK 1
COLLINS TECHNOLOGY PARK
(INST. NO. 20080075596)
PART OF COLLINS TECHNOLOGY PARK PARTNERS, LLC
(INST. NO. 200900264871)

LOT 9A, BLOCK 1
COLLINS TECHNOLOGY PARK
(INST. NO. 200900275595)
PART OF COLLINS TECHNOLOGY PARK PARTNERS, LLC
(INST. NO. 200900264871)

LOT 2B, BLOCK 1
COLLINS TECHNOLOGY PARK
(INST. NO. 200900275595)
PART OF COLLINS TECHNOLOGY PARK PARTNERS, LLC
(INST. NO. 200900264871)

LOT 1C, BLOCK 1
8.8744 ACRES
(386,571 SF)
1232 ALMA ROAD

LOT 5B, BLOCK 1
6.9684 ACRES
(303,544 SF)
1215 DATACENTER PARK BOULEVARD
(FORMERLY 1202 ALMA ROAD)

DATACENTER PARK BOULEVARD
(PRIVATE ROAD)
(FORMERLY BOWSER ROAD)

LOT 3C, BLOCK 1
5.1142 ACRES
(222,773 SF)
900 QUALITY WAY

LOT 6B, BLOCK 1
7.7276 ACRES
(336,613 SF)
1210 DATACENTER PARK BOULEVARD
(FORMERLY 1400 N. BOWSER ROAD)

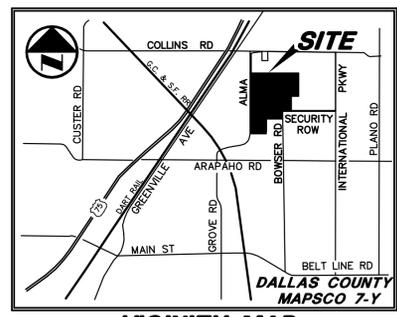
PART OF
COLLINS TECHNOLOGY PARK
PARTNERS, LLC
(INST. NO. 200900264871)

LOT 4A, BLOCK 1
COLLINS TECHNOLOGY PARK
(INST. NO. 20080075596)
PART OF COLLINS TECHNOLOGY PARK PARTNERS, LLC
(INST. NO. 200900264871)

LEGEND

- IRS 1/2-INCH IRON ROD W/ "PACHECO KOCH" CAP SET
- IRF 1/2-INCH IRON ROD W/ "PACHECO KOCH" CAP FOUND
- (C.M.) CONTROLLING MONUMENT
- PROPERTY LINE
- LOT LINE
- EXISTING EASEMENT LINE
- NEW EASEMENT LINE
- SETBACK LINE
- EASEMENT LINE (ABANDONED BY THIS PLAT)

MATCHLINE (SEE SHEET 2)



LOT AREA SUMMARY TABLE

LOT	SQ. FT.	ACRES
1C	386,571	8.8744
3C	222,773	5.1142
5B	303,544	6.9684
6B	336,613	7.7276
11	219,470	5.0383
R.O.W.	57,439	1.3186
TOTAL	1,526,409	35.042

LOT	ADDRESS
1C	1232 ALMA ROAD
3C	900 QUALITY WAY
5B	1215 DATACENTER PARK BOULEVARD (FORMERLY 1202 ALMA ROAD)
6B	1210 DATACENTER PARK BOULEVARD (FORMERLY 1400 N. BOWSER ROAD)
11	1204 ALMA ROAD

PURPOSE FOR REPLAT:

LOTS 1B, 3B, 5A AND 6A ARE BEING REPLATTED TO FACILITATE NEW DEVELOPMENT. NEW LOT LINES ARE BEING CREATED, NEW RIGHT-OF-WAY DEDICATED, UNNECESSARY EASEMENTS ARE BEING ABANDONED (PLANNED UTILITY CONSTRUCTION HAVING NOT TAKEN PLACE) AND NEW EASEMENTS ARE BEING CREATED.

SEE SHEET 2 FOR LINE AND CURVE TABLES.
SEE SHEET 3 FOR LEGAL DESCRIPTION,
SURVEYOR'S CERTIFICATE AND NOTES.

SHEET 1 OF 3
REPLAT
**LOTS 1C, 3C, 5B, 6B AND 11,
BLOCK 1
COLLINS TECHNOLOGY PARK**

BEING A REPLAT OF
LOTS 1B, 3B, 5A AND 6A, BLOCK 1
COLLINS TECHNOLOGY PARK,
AND BEING
35.042 ACRES / 1,526,409 SQUARE FEET
LOCATED IN THE CITY OF RICHARDSON, TEXAS
AND BEING OUT OF THE
BAURCH CANTRELL SURVEY, ABSTRACT NO. 265,
DALLAS COUNTY, TEXAS

Pacheco Koch 8350 N. CENTRAL EXPWY. SUITE 1000
DALLAS, TX 75206 972.235.3031
DALLAS • FORT WORTH • HOUSTON TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-100080-00

DRAWN BY: MWW CHECKED BY: MCC SCALE: 1"=60' DATE: SEPT. 2011 JOB NUMBER: 1913-11.249

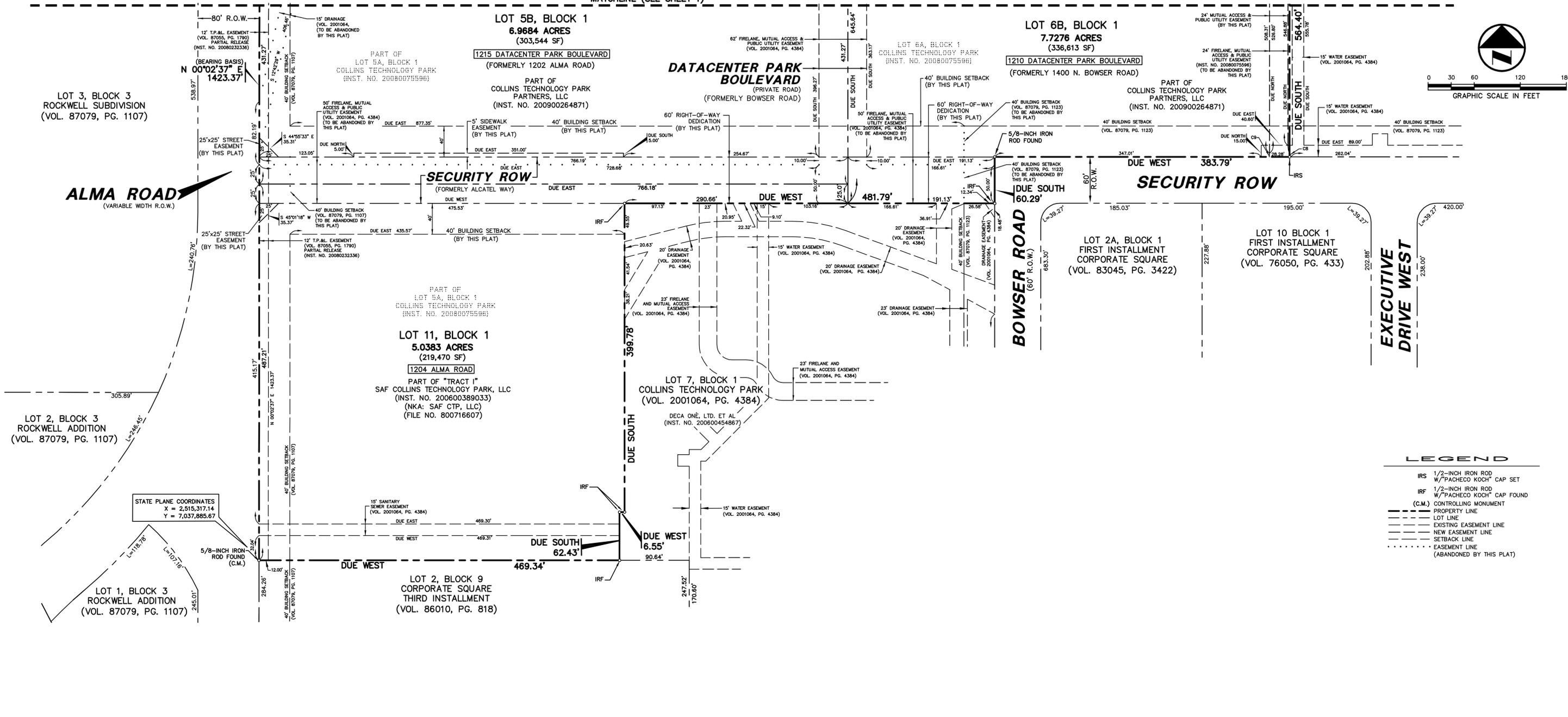
- NOTES:**
- BEARING SYSTEM IS BASED ON A BEARING OF NORTH 00 DEGREES, 02 MINUTES, 37 SECONDS EAST FOR AN EAST RIGHT-OF-WAY LINE OF ALMA ROAD ACCORDING TO THE PLAT OF COLLINS TECHNOLOGY PARK, AN ADDITION TO THE CITY OF RICHARDSON, TEXAS RECORDED IN INSTRUMENT NO. 20080075596 OF THE OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS.
 - COORDINATES SHOWN HEREON ARE BASED ON THE CITY OF RICHARDSON'S PUBLISHED CONTROL NETWORK AND THE TEXAS STATE PLANE COORDINATE SYSTEM - NAD 83, NORTH CENTRAL ZONE 4202, BASED ON OBSERVATIONS AT MONUMENTS 1-B AND 1-9.

SURVEYOR:
PACHECO KOCH CONSULTING ENGINEERS
CONTACT: MICHAEL CLOVER
8350 N. CENTRAL EXPRESSWAY, STE. 1000
DALLAS, TEXAS 75206
(PH) (972) 235-3031

ENGINEER:
PACHECO KOCH CONSULTING ENGINEERS
CONTACT: ERIK HAUGLIE
8350 N. CENTRAL EXPRESSWAY, STE. 1000
DALLAS, TEXAS 75206
(PH) (972) 235-3031

OWNER:
SAF CTP, LLC
CONTACT: RICK CURREY
1811 PRESTON ROAD, SUITE 1000
DALLAS, TEXAS 75252
(PH) (972) 458-7585

OWNER:
COLLINS TECHNOLOGY PARK PARTNERS, LLC
CONTACT: GLENN BENOIST
2323 BRYAN STREET, SUITE 2300
DALLAS, TEXAS 75201
(PH) (214) 878-4787



LEGEND

- IRS 1/2-INCH IRON ROD W/"PACHECO KOCH" CAP SET
- IRF 1/2-INCH IRON ROD W/"PACHECO KOCH" CAP FOUND
- (C.M.) CONTROLLING MONUMENT
- PROPERTY LINE
- LOT LINE
- EXISTING EASEMENT LINE
- NEW EASEMENT LINE
- SETBACK LINE
- EASEMENT LINE (ABANDONED BY THIS PLAT)

STATE PLANE COORDINATES
 X = 2,515,317.14
 Y = 7,037,885.67

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	90°05'44"	20.00'	31.45'	20.03'	N 45°02'32" W	28.31'
C2	7°42'32"	30.00'	4.04'	2.02'	N 03°50'18" W	4.03'
C3	90°00'00"	44.00'	89.12'	44.00'	N 45°00'00" W	82.23'
C4	90°00'00"	20.00'	31.42'	20.00'	N 45°00'00" W	28.28'
C5	90°00'00"	20.00'	31.42'	20.00'	S 45°00'00" E	28.28'
C6	90°00'00"	20.00'	31.42'	20.00'	S 45°00'00" E	28.28'
C7	90°00'00"	30.00'	47.12'	30.00'	S 45°00'00" W	42.43'
C8	28°55'23"	30.00'	15.14'	7.74'	S 14°27'41" E	14.98'
C9	13°16'05"	20.00'	4.63'	2.33'	N 08°38'02" E	4.62'
C10	90°00'00"	20.00'	31.42'	20.00'	S 45°00'00" W	28.28'
C11	6°08'36"	30.00'	3.22'	1.61'	N 03°04'18" W	3.22'
C12	90°00'00"	30.00'	47.12'	30.00'	N 45°00'00" W	42.43'
C13	35°35'34"	20.00'	12.42'	6.42'	S 72°12'13" E	12.23'
C14	38°12'12"	20.00'	13.34'	6.93'	S 70°53'54" W	13.09'
C15	38°12'12"	20.00'	13.34'	6.93'	N 70°53'54" W	13.09'
C16	34°42'24"	20.00'	12.11'	6.25'	S 72°38'48" W	11.93'

LINE TABLE

LINE	BEARING	LENGTH
L1	N 00°05'14" W	10.00'
L2	S 00°00'07" E	26.58'
L3	S 00°00'07" E	26.57'
L4	N 00°00'08" E	15.74'
L5	S 89°59'52" E	10.00'
L6	S 00°00'08" W	15.74'
L7	N 45°00'08" E	54.09'
L8	N 89°59'53" E	80.80'
L9	N 89°59'53" E	74.57'
L10	N 45°00'08" E	54.09'
L11	N 89°59'41" W	5.96'
L12	S 57°34'25" W	10.72'
L13	N 89°59'41" W	9.66'
L14	N 00°00'00" E	15.00'
L15	N 89°59'41" W	12.20'
L16	S 57°34'25" W	13.02'
L17	N 19°38'54" E	78.78'
L18	S 57°34'25" W	12.18'
L19	DUE SOUTH	17.77'
L20	DUE SOUTH	8.00'
L21	DUE EAST	10.00'
L22	DUE SOUTH	8.00'
L23	DUE NORTH	8.00'
L24	DUE EAST	15.00'
L25	DUE NORTH	8.00'
L26	DUE NORTH	10.00'
L27	DUE WEST	15.00'
L28	DUE SOUTH	10.00'
L29	S 45°00'00" W	28.28'
L30	DUE NORTH	10.00'
L31	DUE EAST	15.00'
L32	DUE SOUTH	10.00'
L33	DUE SOUTH	24.00'
L34	DUE WEST	35.86'
L35	DUE SOUTH	45.00'
L36	DUE WEST	25.00'
L36	DUE NORTH	45.00'

LOT AREA SUMMARY TABLE

LOT	SQ. FT.	ACRES
1C	386,571	8.8744
3C	222,773	5.1142
5B	303,544	6.9684
6B	336,613	7.7276
11	219,470	5.0383
R.O.W.	57,439	1.3186
TOTAL	1,526,409	35.042

LOT	ADDRESS
1C	1232 ALMA ROAD
3C	900 QUALITY WAY
5B	1215 DATACENTER PARK BOULEVARD (FORMERLY 1202 ALMA ROAD)
6B	1210 DATACENTER PARK BOULEVARD (FORMERLY 1400 N. BOWSER ROAD)
11	1204 ALMA ROAD

SEE SHEET 3 FOR LEGAL DESCRIPTION, SURVEYOR'S CERTIFICATE AND NOTES.

PURPOSE FOR REPLAT:

LOTS 1B, 3B, 5A AND 6A ARE BEING REPLATTED TO FACILITATE NEW DEVELOPMENT. NEW LOT LINES ARE BEING CREATED, NEW RIGHT-OF-WAY DEDICATED, UNNECESSARY EASEMENTS ARE BEING ABANDONED (PLANNED UTILITY CONSTRUCTION HAVING NOT TAKEN PLACE) AND NEW EASEMENTS ARE BEING CREATED.

SURVEYOR:
 PACHECO KOCH CONSULTING ENGINEERS
 CONTACT: MICHAEL CLOVER
 8350 N. CENTRAL EXPRESSWAY, STE. 1000
 DALLAS, TEXAS 75206
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ENGINEER:
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OWNER:
 SAF CTP, LLC
 CONTACT: RICK CURREY
 18111 PRESTON ROAD, SUITE 1000
 DALLAS, TEXAS 75252
 (PH) (972) 458-7585

OWNER:
 COLLINS TECHNOLOGY PARK PARTNERS, LLC
 CONTACT: GLENN BENOIST
 2323 BRYAN STREET, SUITE 2300
 DALLAS, TEXAS 75201
 (PH) (214) 878-4787

SHEET 2 OF 3

REPLAT

LOTS 1C, 3C, 5B, 6B AND 11, BLOCK 1 COLLINS TECHNOLOGY PARK

BEING A REPLAT OF
 LOTS 1B, 3B, 5A AND 6A, BLOCK 1
 COLLINS TECHNOLOGY PARK,
 AND BEING
 35.042 ACRES / 1,526,409 SQUARE FEET
 LOCATED IN THE CITY OF RICHARDSON, TEXAS
 AND BEING OUT OF THE
 BAURCH CANTRELL SURVEY, ABSTRACT NO. 265,
 DALLAS COUNTY, TEXAS

	8350 N. CENTRAL EXPWY. SUITE 1000 DALLAS, TX 75206 972.235.3031 TX REG. ENGINEERING FIRM F-469		
	DALLAS • FORT WORTH • HOUSTON TX REG. SURVEYING FIRM LS-100080-00		
DRAWN BY MWW	CHECKED BY MCC	SCALE 1"=60'	DATE SEPT. 2011
		JOB NUMBER 1913-11.249	

OWNER'S CERTIFICATE

SURVEYOR'S CERTIFICATE

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, Collins Technology Park Partners, LLC and SAF CTP, LLC are the owners of a 35.042 acre tract of land situated in the Baurch Cantrell Survey, Abstract No. 265, Dallas County, Texas; said tract being all of Lot 1B, Block 1, Collins Technology Park, an addition to the City of Richardson, Texas according to the plat recorded in Instrument No. 20100017362, all of Lot 3B, Block 1, Collins Technology Park, an addition to the City of Richardson, Texas according to the plat recorded in Instrument No. 201100219018 and all of Lots 5A and 6A, Block 1, Collins Technology Park, an addition to the City of Richardson, Texas according to the plat recorded in Instrument No. 20080075596, all of the Official Public Records of Dallas County, Texas; said tract also being part of that certain tract of land described in Special Warranty Deed to Collins Technology Park Partners, LLC recorded in Instrument No. 200900264871 and part of that certain tract of land described as "Tract I" in Special Warranty Deed with Vendor's Lien to SAF Collins Technology Park, LLC recorded in Instrument No. 200600389033 both of said Official Public Records (said SAF Collins Technology Park, LLC now known as SAF CTP, LLC according to the Office of Secretary of State, Certificate of Amendment, File No. 800716607); said 35.042 acre tract being more particularly described as follows:

BEGINNING, at a "+" cut in concrete found for corner in the east right-of-way line of Alma Road (a variable width right-of-way, 80-foot wide at this point); said point being the northwest corner of said Lot 1B and the southwest corner of Lot 9A, Block 1, Collins Technology Park, an addition to the City of Richardson, Texas according to the plat recorded in Instrument No. 200900275595 of said Official Public Records; said point also being South 00 degrees, 02 minutes, 37 seconds West, a distance of 366.65 feet from the intersection of the south right-of-way line of East Collins Boulevard (a variable width right-of-way) and the said east line of Alma Road;

THENCE, Due East, departing the said east line of Alma Road and along the south line of said Lot 9A and the south line of Lot 2B, Block 1 of the fourth referenced Collins Technology Park, at a distance of 403.56 feet passing the southeast corner of said Lot 9A and the southwest corner of said Lot 2B, then continuing in all a total distance of 727.98 feet to a "+" cut in concrete found for corner; said point being the southeast corner of said Lot 2B;

THENCE, Due North, along the east line of said Lot 2B, a distance of 15.10 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set for corner; said point being the southwest corner of Lot 10, Block 1 of the second referenced Collins Technology Park;

THENCE, Due East, along the south line of said Lot 10, at a distance of 630.12 feet passing a "+" cut in concrete found at the southeast corner of said Lot 10 and a southwest corner of Lot 4A, Block 1 of the third referenced Collins Technology Park, then continuing in all a total distance of 703.86 feet to a "+" cut in concrete found for corner; said point being at a reentrant corner of said Lot 4A;

THENCE, along the west line of said Lot 4A, the following three (3) calls:

Due South, a distance of 351.57 feet to a "+" cut in concrete found for corner; said point being a reentrant corner of said Lot 4A;

Due West, a distance of 91.47 feet to a "+" cut in concrete found for corner; said point being the southernmost northwest corner of said Lot 4A;

Due South, a distance of 564.40 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set for corner in the north right-of-way line of Security Row (a 60-foot wide right-of-way); said point being the southwest corner of said Lot 4A;

THENCE, Due West, along the north line of said Security Row, a distance of 383.79 feet 5/8-inch iron rod found for corner at the intersection of the said north line of Security Row and the west right-of-way line of Bowser Road (a 60-foot wide right-of-way);

THENCE, Due South, departing the said north line of Security Row and along the said west line of Bowser Road, a distance of 60.29 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap found for corner; said point being the northeast corner of Lot 7, Block 1, Collins Technology Park, an addition to the City of Richardson, Texas according to the plat recorded in Volume 2001064, Page 4384 of the Deed Records of Dallas County, Texas;

THENCE, Due West, departing the said west line of Bowser Road and along the north line of said Lot 7, a distance of 481.79 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap found for corner; said point being the northernmost northwest corner of said Lot 7;

THENCE, along a west line of said Lot 7, the following three (3) calls:

Due South, a distance of 399.78 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap found for corner; said point being a reentrant corner of said Lot 7;

Due West, a distance of 6.55 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap found for corner; said point being the southernmost northwest corner of said Lot 7;

Due South, a distance of 62.43 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap found for corner in the north line of Lot 2, Block 9, Corporate Square Third Installment, an addition to the City of Richardson, Texas according to the plat recorded in Volume 86010, Page 818 of said Deed Records; said point being the northernmost southwest corner of said Lot 7;

THENCE, Due West, along the said north line of Lot 2, a distance of 469.34 feet to a 5/8-inch iron rod found for corner in the said east line of Alma Road; said point being the northwest corner of said Lot 2;

THENCE, North 00 degrees, 02 minutes, 37 seconds East, along the said east line of Alma Road, a distance of 1423.37 feet to the POINT OF BEGINNING;

CONTAINING, 1,526,409 square feet or 35.042 acres of land, more or less.

STATE OF TEXAS
COUNTY OF DALLAS

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT I, Michael C. Clover, a Registered Professional Land Surveyor, do hereby certify that this plat was prepared from an actual and accurate survey of the land made on the ground and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the platting rules and regulations of the City of Richardson, Texas.

Michael C. Clover
Registered Professional Land Surveyor
No. 5225

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Michael C. Clover, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2011.

Notary Public in and for Dallas County, Texas
My commission expires:

STATE OF TEXAS
DALLAS COUNTY
CITY OF RICHARDSON

That we, Collins Technology Park Partners, LLC and SAF CTP, LLC, being the owners of the hereinafter described property, do hereby adopt this plat designating the herein described property as the LOTS 1C, 3C, 5B, 6B AND 11, BLOCK 1, COLLINS TECHNOLOGY PARK Subdivision, an addition to the City of Richardson, Dallas County, Texas. We do hereby dedicate to the public use forever the streets and alleys shown thereon. The easements shown thereon are hereby reserved for purposes as indicated. The utility and access easements shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility and access easements is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed, or replaced upon, over or across the easements as shown; said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use the same. All and any public utilities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to and from said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance and service required or ordinarily performed by that utility.

We do hereby dedicate the mutual access easements shown thereon for use by the public as a means of pedestrian and vehicle access to the property shown thereon and to the adjacent property thereon.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Richardson, Texas.

EXECUTED THIS ____ day of _____, 2011.

Collins Technology Park Partners, LLC,
a Texas limited liability company

By: Name: Glenn Benoist
Title: Vice President

Date: _____

SAF CTP, LLC
a Texas limited liability company

By: Name: Tod Fobare
Title: President

Date: _____

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Glenn Benoist, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2011.

Notary Public in and for Dallas County, Texas
My commission expires:

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Tod Fobare, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2011.

Notary Public in and for Dallas County, Texas
My commission expires:

SHEET 3 OF 3
REPLAT

LOTS 1C, 3C, 5B, 6B AND 11,
BLOCK 1
COLLINS TECHNOLOGY PARK

BEING A REPLAT OF
LOTS 1B, 3B, 5A AND 6A, BLOCK 1
COLLINS TECHNOLOGY PARK,
AND BEING

35.042 ACRES / 1,526,409 SQUARE FEET
LOCATED IN THE CITY OF RICHARDSON, TEXAS
AND BEING OUT OF THE
BAURCH CANTRELL SURVEY, ABSTRACT NO. 265,
DALLAS COUNTY, TEXAS

Pacheco Koch logo and contact information: 8350 N. CENTRAL EXPWY, SUITE 1000 DALLAS, TX 75206 972.235.3031 TX REG. ENGINEERING FIRM F-469

Table with 5 columns: DRAWN BY, CHECKED BY, SCALE, DATE, JOB NUMBER. Values: MWW, MCC, 1"=60', SEPT. 2011, 1913-11.249

MWER: 09/28/2011 - 9:21AM
M:\DWG-19\1913-11.249\CORRESPONDENCE\OUTGOING\2011-09-28 (2ND CITY SUBMITTAL)\1913-11.249RP3.DWG

LOTS 1C, 3C, 5B, 6B AND 11, BLOCK 1, COLLINS TECHNOLOGY PARK - RE PLAT

Agenda

Item 6

Richardson Industrial Park

Attachments: Replat Staff Report
Locator
Replat

**CITY PLAN COMMISSION
BACKGROUND INFORMATION
October 4, 2011**

Public Hearing on a Replat

PROJECT SUMMARY

Subdivision:	Lots 13A and 15 of the Richardson Industrial Park; <i>being a replat of Lot 13 of the Richardson Industrial Park.</i>
Location:	Lot 13A: 300 E. Arapaho Road Lot 15: 820 N. Grove Road
Staff Comments:	The purpose of the replat is to subdivide the subject lot into two lots for the purpose of developing single-story, 19,280 square foot office and warehouse facility within the proposed Lot 15; no development is proposed for Lot 13A with this application. The replat complies with City subdivision regulations.
CPC Action:	Final decision

BACKGROUND

Total Tract Size:	6.90-acres (300,473 square feet)
Lot 13A	5.17-acres (225,114 square feet)
Lot 15	1.73-acres (75,358 square feet)
Zoning:	I-FP (2) Industrial Fire Proof District
Ordinance:	19-A
Special Conditions:	None
Right-of-way Dedication:	None
Easements/Setbacks:	
<i>Existing to Remain</i>	40' setback along Arapaho Road and Grove Road; 30' common roadway easement parallel to the east property line; and 20' railroad easement parallel to the 30' common roadway easement;

Dedicated by this Plat

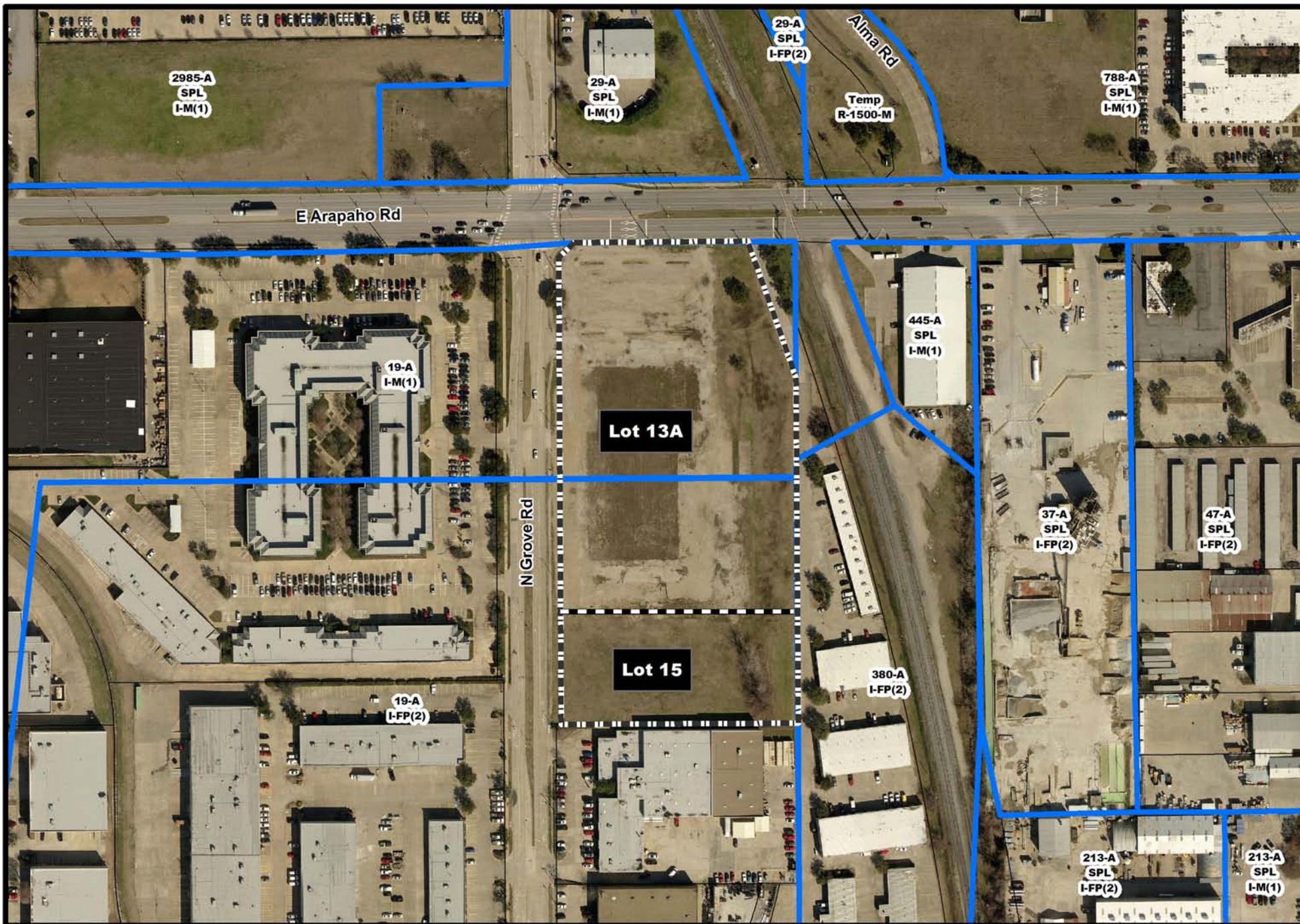
Lot 15

40' setback along Grove Road;
24' access and utility easement;
15' drainage easement; and
25' x 15' water easement.

Abandoned by this Plat

Lot 13A

10' of a portion of Grove Road right-of-way, which is excess
right-of-way that is no longer necessary;
24' and 30' fire lane, access and utility easement; and
10' T.U. Electric easement



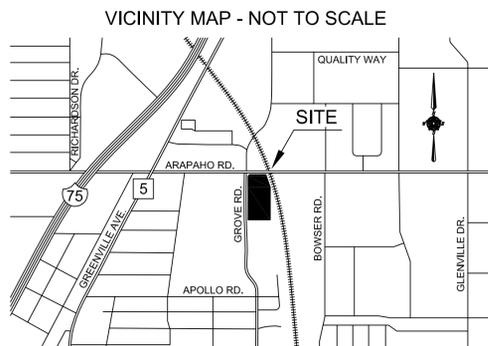
Lots 13A and 15
Richardson Industrial Park



LINE #	LENGTH	DIRECTION
L1	10.00'	N89°56'00"E
L2	13.80'	S43°13'50"E
L3	33.14'	S26°23'47"E
L4	178.34'	S8°22'41"E
L5	85.25'	S0°38'46"E
L6	74.48'	S83°34'37"W
L7	10.00'	N6°25'23"W
L8	65.44'	N83°34'37"E
L9	75.53'	N0°38'46"W
L10	176.08'	N8°22'41"W
L11	29.47'	N26°23'47"W
L12	14.68'	N50°00'17"W
L13	6.92'	N1°27'28"W
L14	216.65'	S89°51'00"E
L15	342.44'	S0°09'00"W
L16	216.65'	N89°51'00"W

LINE #	LENGTH	DIRECTION
L17	30.00'	N0°09'00"E
L18	216.65'	S89°51'00"E
L19	336.44'	N0°09'00"E
L20	216.65'	N89°51'00"W
L21	24.00'	N0°09'00"E
L22	321.62'	S89°51'00"E
L23	115.50'	S0°09'00"W
L24	24.00'	N89°51'00"W
L25	115.50'	N0°09'00"E
L26	261.12'	N89°51'00"W
L27	137.50'	S0°09'00"W
L28	24.00'	N89°51'00"W
L29	137.50'	N0°09'00"E
L30	20.50'	N89°51'00"W
L31	24.00'	N0°09'00"E

CURVE #	LENGTH	RADIUS	DELTA	CHORD
C1	61.26'	39.00'	90°00'00"	S44° 51' 00"E 55.15'
C2	61.26'	39.00'	90°00'00"	S45° 09' 00"W 55.15'
C3	23.56'	15.00'	90°00'00"	N45° 09' 00"E 21.21'
C4	23.56'	15.00'	90°00'00"	N44° 51' 00"W 21.21'
C5	84.82'	54.00'	90°00'00"	S44° 51' 00"E 76.37'
C6	47.12'	30.00'	90°00'00"	N44° 51' 00"W 42.43'
C7	12.57'	8.00'	90°00'00"	S45° 09' 00"W 11.31'
C8	12.57'	8.00'	90°00'00"	N44° 51' 00"W 11.31'



GENERAL NOTES:

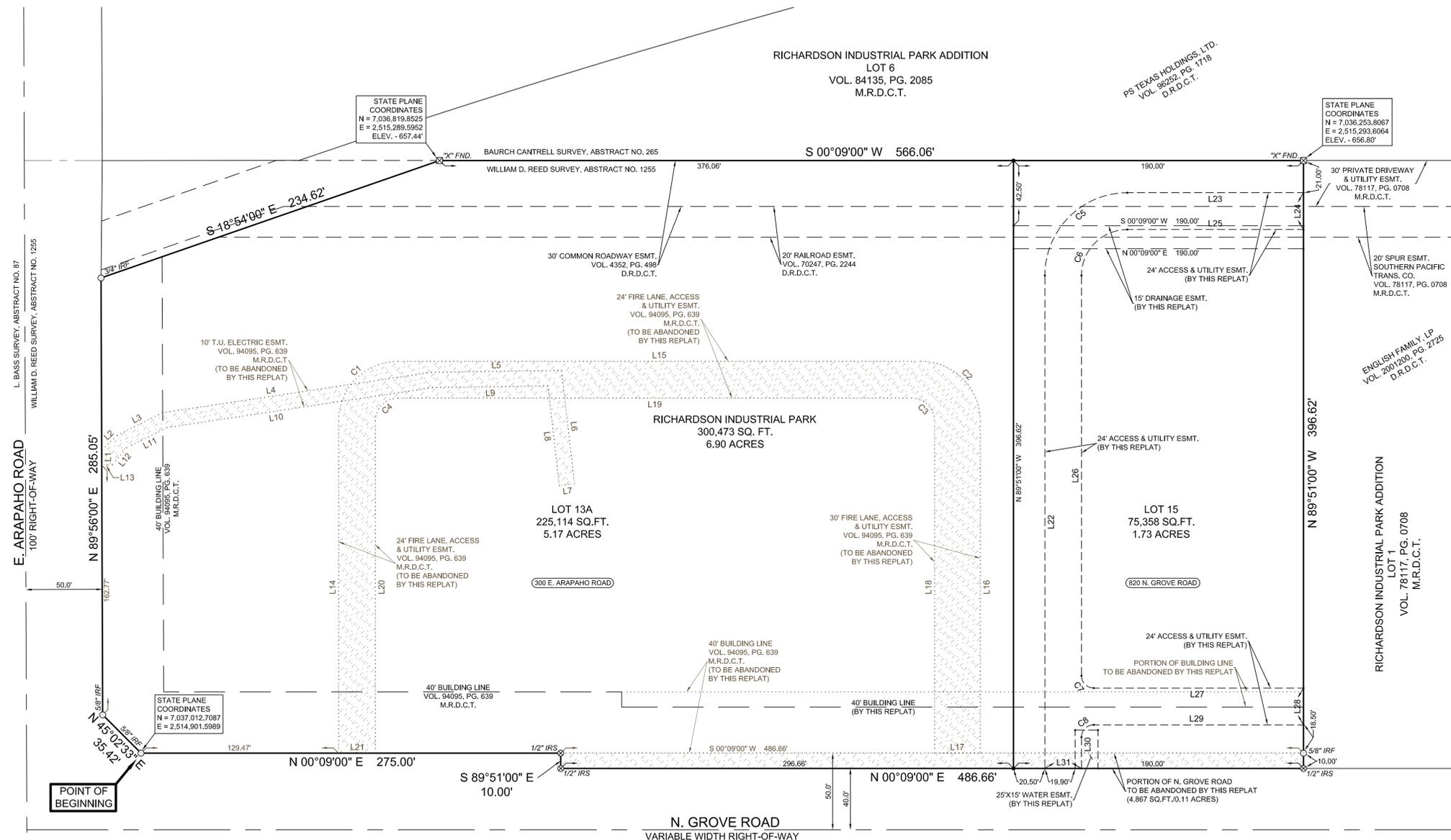
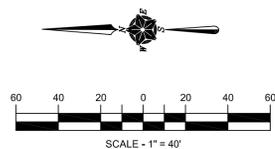
- Bearings are based on the replat of Lot 13, Richardson Industrial Park per plat recorded in Volume 94095, Page 639, M.R.D.C.T.
- The purpose of this plat is to create 2 lots from an existing lot.
- According to the Flood Insurance Rate Map (FIRM) No. 48113C0205 J, the subject property does not lie within a Flood Hazard Area.
- Benchmark is City of Richardson Geodetic Control Monument (H-9) which is a Aluminum Disk in gutter at the west centerline median bullnose at the intersection of Arapaho Road and Executive Drive. (Elevation - 644.542')
- Coordinates shown hereon are NAD83 tied to the Texas Coordinate System of 1983, North Central Zone using the City of Richardson Geodetic Control Monuments H-7 and H-9.

(H-7) - N = 7,037,592.33
E = 2,513,278.83
Z = 674.125'

(H-9) - N = 7,037,116.72
E = 2,516,944.98
Z = 644.542'

LEGEND

- IRF IRON ROD FOUND
- IRS IRON ROD SET WITH YELLOW CAP STAMPED "TXHS"
- ESMT. EASEMENT
- VOL., PG. VOLUME, PAGE
- M.R.D.C.T. MAP RECORDS, DALLAS COUNTY, TEXAS
- D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS



OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS
CITY OF RICHARDSON

WHEREAS, The City of Richardson, Texas is the owner of a tract of land situated in the William D. Reed Survey, Abstract No. 1255 in the City of Richardson, Dallas County, Texas, and being all of Lot 13, Richardson Industrial Park, an addition to the City of Richardson, Dallas County, Texas according to the plat thereof recorded in Volume 94095, Page 639, Map Records, Dallas County, Texas, same being conveyed to the City of Richardson, Texas by general warranty deed recorded in Volume 97172, Page 04526, Deed Records, Dallas County, Texas, and being a portion of N. Grove Road as abandoned by this plat, and being more particularly described by metes and bounds as follows:

Beginning at a 5/8 inch iron rod found at the beginning of a corner clip at the intersection of the East line of N. Grove Road (a variable width right-of-way) and the South line of E. Arapaho Road (a 100 foot right-of-way)

Thence North 45 degrees 02 minutes 33 seconds East, along said corner clip, a distance of 35.42 feet to a 5/8 inch iron rod found in the South line of said E. Arapaho Road;

Thence North 89 degrees 56 minutes 00 seconds East, along the South line of said E. Arapaho Road, a distance of 285.05 feet to a 3/4 inch iron rod found at the Northwest corner of Lot 6, Richardson Industrial Park Addition, an addition to the City of Richardson, Dallas County, Texas according to the plat thereof recorded in Volume 84135, Page 2085, Map Records, Dallas County, Texas;

Thence along the West line of said Lot 6 as follows:

South 18 degrees 54 minutes 00 seconds East, a distance of 234.62 feet to an "X" found for corner;

South 00 degrees 09 minutes 00 seconds West, a distance of 566.06 feet to an "X" found at the Northeast corner of Lot 1, Richardson Industrial Park Addition, an addition to the City of Richardson, Dallas County, Texas according to the plat thereof recorded in Volume 78117, Page 0708, Map Records, Dallas County, Texas;

Thence North 89 degrees 51 minutes 00 seconds West, along the North line of said Lot 1, a distance of 396.62 feet to a 1/2 inch iron rod set with yellow cap stamped "TXHS" at the Northwest corner of said Lot 1, said point being in the East line of said N. Grove Road;

Thence along the East line of said N. Grove Road as follows:

North 00 degrees 09 minutes 00 seconds East, a distance of 486.66 feet to a 1/2 inch iron rod set with yellow cap stamped "TXHS" for corner;

South 89 degrees 51 minutes 00 seconds East, a distance of 10.00 feet to a 1/2 inch iron rod set with yellow cap stamped "TXHS" for corner;

North 00 degrees 09 minutes 00 seconds East, a distance of 275.00 feet to the Point of Beginning and containing 300,473 square feet or 6.90 acres of land.

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF DALLAS
CITY OF RICHARDSON

THAT, The City of Richardson, Texas, being the owner of the hereinafter described property, does hereby adopt this plat designating the herein described property as the **RICHARDSON INDUSTRIAL PARK**, an addition to the City of Richardson, Dallas County, Texas. I do hereby dedicate to the public use forever the streets and alley shown thereon. The easements shown thereon are hereby reserved for the purposes as indicated. The utility and access easements shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility and access easements is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed, or placed upon, over or across the easements as shown: said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use the same. All and any public utilities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to and from said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or parts of its respective systems without the necessity at any time procuring the permission of anyone. Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and maintenance and service required or ordinarily performed by that utility.

I do hereby dedicate the mutual access easements shown thereon for the use by the public as a means of pedestrian and vehicle access to the property shown thereon and to the adjacent property thereon.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Richardson, Texas.

EXECUTED this _____ day of _____, 2011.

(signature) The City of Richardson, Texas (printed name) (title)

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2011.

Notary Signature My commission expires: _____

SURVEYOR'S CERTIFICATE

STATE OF TEXAS

I, Gary E. Johnson, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and from other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Land Surveying.

EXECUTED this _____ day of _____, 2011.

Gary E. Johnson
Texas Registered Professional Land Surveyor No. 5299

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Gary E. Johnson, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2011.

Notary Signature My commission expires: _____

RICHARDSON INDUSTRIAL PARK
LOT 13A (300 E. ARAPAHO ROAD) & LOT 15 (820 N. GROVE ROAD)
300,473 SQUARE FEET / 6.90 ACRES
BEING A REPLAT OF LOT 13
RICHARDSON INDUSTRIAL PARK
(VOL. 94095, PG. 639, M.R.D.C.T.) &
ABANDONED N. GROVE ROAD RIGHT-OF-WAY
WILLIAM D. REED SURVEY, ABSTRACT NO. 1255
CITY OF RICHARDSON, DALLAS COUNTY, TEXAS

OWNER
CITY OF RICHARDSON, TEXAS
P.O. BOX 830309
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SURVEYOR
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