

ADDISON FAIRFIELD RESIDENTIAL

Steve Chutchian

From: Mike Murphy
Sent: Friday, December 03, 2004 3:28 PM
To: Steve Chutchian
Subject: RE: Addison Fairfield Residential Comments

Because of recent developments I think we should start asking for written proof that plans and specs have been submitted and approved by Texas Department of Liscensing and Regulations for compliance with Americans with Disabilities Act, especially as they relate to public streets and sidewalks. *(what do you think?)*

Mike

Michael E. Murphy, P.E.
Director of Public Works
(972) 450-2878 Work
(214) 215-5280 Mobile
(972) 450-2837 Fax
E-Mail: mmurphy@ci.addison.tx.us

—Original Message—

From: Steve Chutchian
Sent: Friday, December 03, 2004 2:36 PM
To: Carmen Moran
Cc: Mike Murphy; Jim Pierce; Jenny Nicewander
Subject: Addison Fairfield Residential Comments

The following comments are submitted regarding the preliminary Development Plan for Addison Fairfield Residential:

- How will Tract I and the remaining tracts be provided sanitary sewer service.
- The proposed improvements to the median area within Quorum Drive is not shown correctly.
- A grading and drainage plan will be necessary for Tract I and the overall addition.
- The development plan does not address on-site storm water detention requirements by ordinance.
- Landscaping, irrigation and other streetscape development along the west side of Quorum Drive is not adequately shown on the plan and responsibility for performing the improvements must be finalized.
- Water and storm drainage facilities within Artist Way and the west end of Goodman Ave. are drawn as proposed improvements. However, these improvements are beyond the limits of Tract I. The affected sections of roadway appear to have sufficient need for street reconstruction, in accordance with the development plan layout. Some proposed utilities may be relocated onto the proposed park property to reduce the impact on the existing street pavement.
- Existing drainage swale along the west end of the addition must be placed underground and be tied into the proposed storm drainage facilities on Artist Way.

Should you have any questions, please let me know.

Steve Chutchian, P.E.
Assistant City Engineer

Steve Chutchian

From: Steve Chutchian
Sent: Friday, December 03, 2004 2:36 PM
To: Carmen Moran
Cc: Mike Murphy; Jim Pierce; Jenny Nicewander
Subject: Addison Fairfield Residential Comments

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- Existing drainage swale along the west end of the addition must be placed underground and be tied into the proposed storm drainage facilities on Artist Way.
- Engineer must provide written proof that plans and specifications have been submitted and approved by the Texas Department of Licensing and Regulations for compliance with the Americans with Disabilities Act (ADA).

Should you have any questions, please let me know.

Steve Chutchian, P.E.
Assistant City Engineer

Steve Chutchian

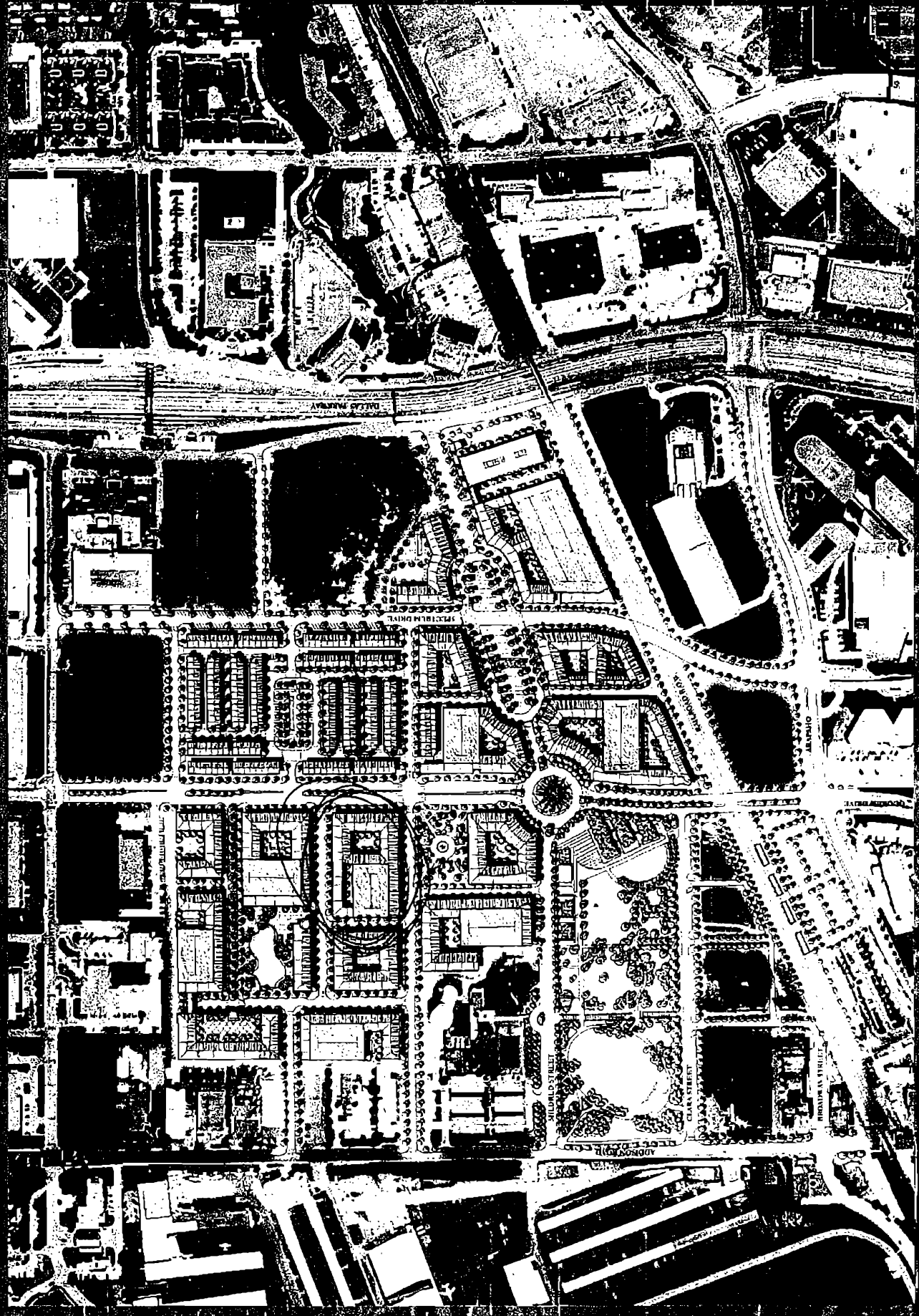
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Subject: Addison Fairfield Residential Comments

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Should you have any questions, please let me know.

Steve Chutchian, P.E.
Assistant City Engineer



ADDISON CIRCLE

TOWN OF ADDISON, TEXAS



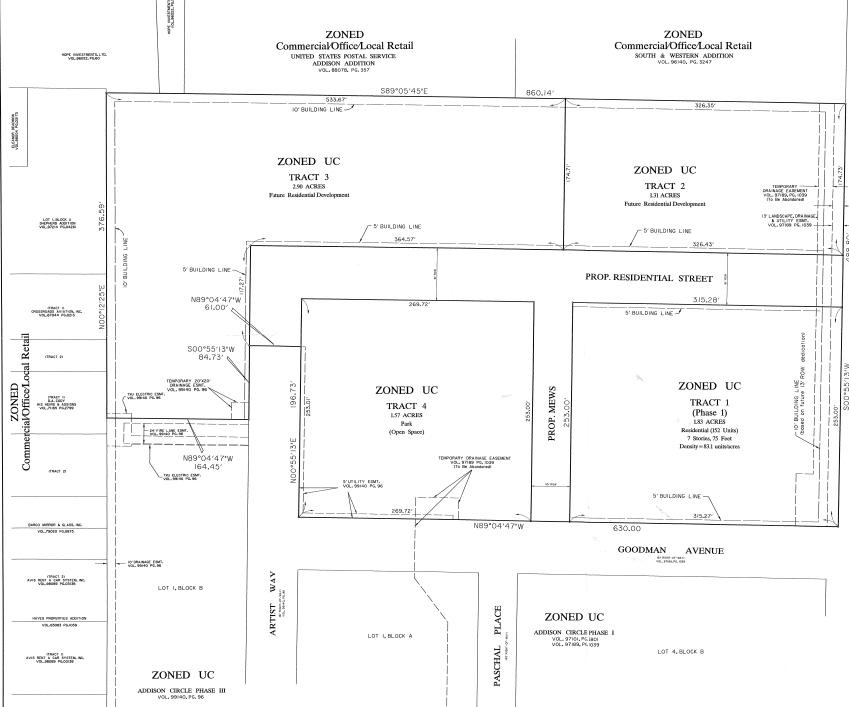
LOCATION MAP
1/15

ZONED
Commercial/Office/Local Retail
UNITED STATES POSTAL SERVICE
ADDRESS ADDITION
VOL. 90-10, PG. 137

ZONED
Commercial/Office/Local Retail
SOUTH & WESTERN ADDRESS
VOL. 90-10, PG. 1247

ZONED UC
QUORUM EAST ADDRESS
VOL. 90-10, PG. 133

ZONED UC
CITY BRIMS
432 ACRES
(UNDEVELOPED)



CONCEPT PLAN - TRACTS 1, 2, 3 & 4

Tract	Approximate Net Acreage (Acres)	Use
1	1.83	Residential
2	1.32	Residential
3	2.08	Residential
4	1.57	Park/Open Space

Maximum Floor Area Per Approved Concept Plan
922,000 S.F. (D), 37 Cr Approved Concept Plan

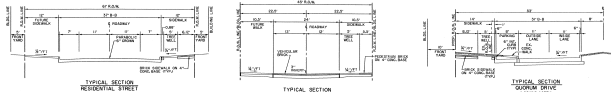
CONCEPT PLAN
TRACTS 1, 2, 3 & 4
ADDISON FAIRFIELD RESIDENTIAL
AN ADDITION TO THE TOWN
OF ADDISON, TEXAS

OUT OF THE
G.W. FISHER SERVICE ABSTRACT NO. 482
TOWN OF ADDISON, DALLAS COUNTY, TEXAS

Prepared For:
FAIRFIELD RESIDENTIAL LLC

Architect:
WDG HABB ARCHITECTS
1000 West Loop West, Suite 400
Dallas, Texas 75208
Phone: 214-639-1111 Fax: 214-639-1112

Prepared By:
HUETT-ZOLLARS
300 West Loop West, Suite 1000
Dallas, Texas 75208
Phone: 214-639-1111 Fax: 214-639-1112



ZONED Commercial/Office/Local Retail
 UNITED STATES FEDERAL SERVICES
 ADDISON ADDRESS
 VOL. 9878, PL. 97

ZONED Commercial/Office/Local Retail
 SOUTH & WESTERN ADDRESSES
 VOL. 9410, PL. 3247



ZONED UC
 QUORUM EAST ADDITION
 VOL. 9800, PL. 33

LOCATION MAP

TRACT 1 - Development Plan

Lot	Area (Acres)	Area (Sq. Ft.)	Volume	Plat
1	0.00	0		
2	0.00	0		
3	0.00	0		
4	0.00	0		
5	0.00	0		
6	0.00	0		
7	0.00	0		
8	0.00	0		
9	0.00	0		
10	0.00	0		
11	0.00	0		
12	0.00	0		
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95	0.00	0		
96	0.00	0		
97	0.00	0		
98	0.00	0		
99	0.00	0		
100	0.00	0		

ZONED UC
 TRACT 3
 230 ACRES
 Future Residential Development

ZONED UC
 TRACT 2
 131 ACRES
 Future Residential Development

ZONED UC
 TRACT 4
 137 ACRES
 Future Park
 (Open Space)

ZONED UC
 TRACT 1
 (Phase 1)
 143 ACRES
 Residential (DU Units)
 7 Stories, 75 Feet
 Density=833 units/acre

ZONED UC
 CITY FORMS
 8,732 ACRES
 UNDER CONSTRUCTION

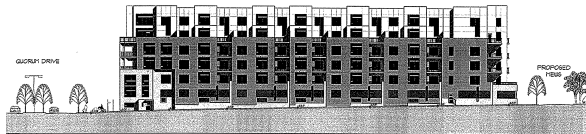
*Parking (2000+)
 Sanitary Sewer (1000+)
 Split of High Water / Sloping
 Median at Curves and Storm
 Curved Drainage Plan
 Create Storm Water Detention
 Landscaping along Curves*

PRELIMINARY DEVELOPMENT PLAN
 TRACT 1 (ONLY)
 FOR
ADDISON FAIRFIELD RESIDENTIAL
 AN ADDITION TO THE TOWN
 OF ADDISON, TEXAS
 OUT OF
 G.W. FISHER SURVEY, ABSTRACT NO. 483
 TOWN OF ADDISON, DALLAS COUNTY, TEXAS

Prepared For:
FAIRFIELD RESIDENTIAL, LLC
 14000
 14000
 14000
 14000
 14000

Architect
WDG HABB ARCHITECTS
 14000
 14000
 14000
 14000
 14000

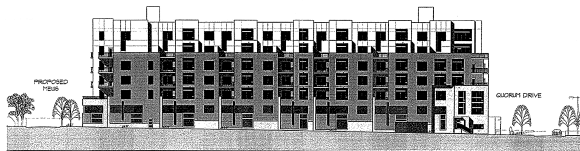
Prepared By
HUETT-ZOLLARS
 14000
 14000
 14000
 14000
 14000



NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

ADDISON RESIDENTIAL MATERIALS SUMMARY						
	SOUTH ELEVATION	WEST ELEVATION	SOUTH ELEVATION	NORTH ELEVATION	TOTAL SQFT	UNIT BBS %
Brick	4,000	1,075	6,140	6,140	17,355	33.85%
Medium Density Fiberboard	9,850	4,487	10,675	9,475	34,507	66.15%
TOTAL	13,850	5,562	16,815	15,615	51,839	100.00%

PRELIMINARY DEVELOPMENT PLAN
 BUILDING ELEVATIONS
 TRACT 1 (ONLY)
 OF
ADDISON FAIRFIELD RESIDENTIAL
 AN ADDITION TO THE TOWN
 OF ADDISON, TEXAS
 OUT OF THE
 G.W. FISHER SURVEY ABSTRACT NO. 422
 TOWN OF ADDISON DALLAS COUNTY, TEXAS

Prepared For:
FAIRFIELD RESIDENTIAL LLC
 2000 W. McAllen, Suite 200
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 Phone: (214) 342-2000

Architect
WDG HABIB ARCHITECTS
 100 W. 5th Street, Suite 400
 Dallas, Texas 75202
 Phone: (214) 488-0211 Fax: (214) 491-0100

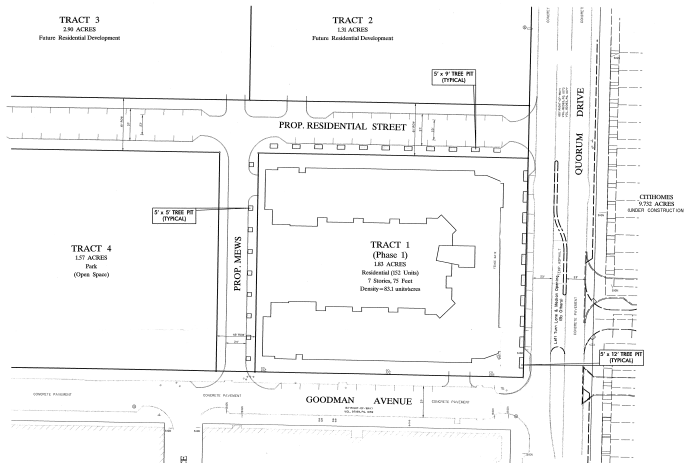
Prepared By:
HUITT-ZOLLARS
 1000 Ross Street, Suite 200
 300 Westmore Ave., 3rd Floor Dallas, Texas 75201
 Phone: (214) 971-0200 Fax: (214) 971-0207

TRACT 3
3.94 ACRES
Future Residential Development

TRACT 2
1.53 ACRES
Future Residential Development

TRACT 4
1.57 ACRES
Park
(Open Space)

TRACT 1
(Phase I)
1.13 ACRES
Residential (DCI Units)
7 Stacks, 75 Feet
Density = 63.1 units/acre



LOCATION MAP
N.T.S.



5'x5' TREE WELL PLANTING
PROPOSED MEWS
N.T.S.

- 30. ONE YALPORN HOLLY 12" DIA.
- 22. BAYTOLL (SWEETBERRY)
- 1. RED OAK
- 6. TURN'S CAP
- 10. BLEEDING HEART
- 30. BRIS GOLDEN
- 2. BRIS

5'x12' TREE WELL PLANTING
QUORUM DRIVE
N.T.S.

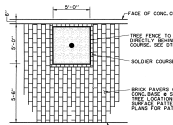
- 24. ONE YALPORN HOLLY 12" DIA.
- 6. BRIS GOLDEN CATAWPA?
- 1. SWEED
- 16. BAYTOLL (VEGETARIAN GOLD)
- 12. SEQUOIA AUTUMN JOY
- 6. BAYTOLL
- 2. SPINNA

5'x5' TREE WELL PLANTING
PROPOSED RESIDENTIAL STREET
N.T.S.

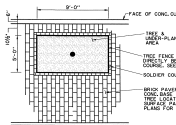
LOT 5, BLOCK A

ADDISON CIRCLE PHASE I
VOL. 3710, PG. 565
VOL. 3760, PG. 639

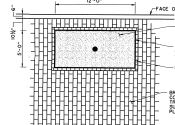
LOT 4, BLOCK B



TREE PIT PLAN
(PROPOSED MEWS)
N.T.S.



TREE PIT PLAN
(PROPOSED RESIDENTIAL STREET)
N.T.S.



TREE PIT PLAN (QUORUM DRIVE)
N.T.S.

PRELIMINARY DEVELOPMENT PLAN
TRACT 1 (ONLY)
(CONCEPTUAL LANDSCAPE PLAN)
OF
ADDISON FAIRFIELD RESIDENTIAL
AN ADDITION TO THE TOWN
OF ADDISON, TEXAS
SHEET OF THE
G.W. FISHER SURVEY, ABSTRACT NO. 487
TOWN OF ADDISON, DALLAS COUNTY, TEXAS

Prepared For:
FAIRFIELD RESIDENTIAL LLC
2000 W. Highway 380, Suite 200
Addison, Texas, 75001
Phone 972-383-3333

Architect:
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100 W. Park Street, Suite 600
Dallas, Texas 75201
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www.wdc-habib.com

Prepared By:
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Dallas, Texas 75201
Phone 214-818-0101 Fax 214-818-0107
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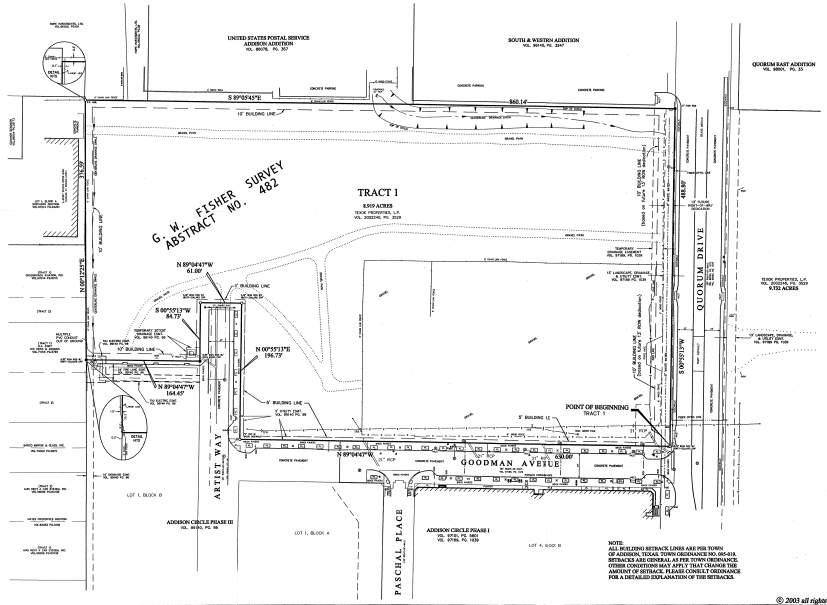
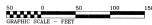


LOCATION MAP
M75

LEGEND

○ SET MONUMENT AT CORNER	□ ELECTRIC MAST	--- RAIL CORNER
○ FENCE MONUMENT AT CORNER	□ ELEC. ALL	--- APPROXIMATE UNDERGROUND GAS LINE
□ GAS VALVE	□ MONUMENT	--- APPROXIMATE UNDERGROUND POWER LINE
□ GAS VALVE	□ ELECTRIC MAST	--- APPROXIMATE UNDERGROUND PHONE CABLE
□ TELEPHONE MONUMENT	□ APPROXIMATE FENCE	--- APPROXIMATE UNDERGROUND SANITARY LINE
□ TELEPHONE AREA	□ APPROXIMATE UNDERGROUND UTILITY CORNER	---
□ TELEPHONE MOUNT	□ GAS VALVE	--- SERVICE LINE
□ WATER LINE	□ MONUMENT	--- DRAINAGE DITCH
□ GAS VALVE	□ SET MONUMENT	--- DRIVE DRIVE FENCE
□ WATER METER	□ CHAIN POLE	--- DRIVE DRIVE FENCE
□ WATER METER SERVICE LINE	□ WIRELESS	--- OVERHEAD ELECTRIC
□ WIRELESS MONUMENT	□ FENCE LINE	
□ WIRELESS MOUNT	□ APPROXIMATE UNDERGROUND	
□ DRIVE DRIVE MONUMENT	□ APPROXIMATE UNDERGROUND	

BASE OF BEARINGS / DIRECTIONAL CONTROL:
THE FINAL PLAT OF ADDRESS CIRCLE PHASE I AS RECORDED
IN VOLUME 2700, PAGE 893, AND VOLUME 2872 RECORDED
BOOKS OF DALLAS COUNTY, TEXAS.



LAND DESCRIPTION

TRACT I

Being a part of land obtained in the G.W. Fisher Survey, Abstract No. 482, Town of Addison, Dallas County, Texas, and being all of Tract I as described in instrument of TITLE GUARANTY, L.P. as recorded in Volume 28025B, Page 120 of the Deed Records of Dallas County, Texas, and its subsequent division.

BEING MORE OR LESS A 1/4 acre part of said Tract I and being all of the easterly right-of-way line of said Quorum Drive (88 feet right-of-way as recorded in Volume 2379, Page 107 of the Deed Records of Dallas County, Texas, and the westerly right-of-way line of said Quorum Drive (66 feet right-of-way) as recorded in Volume 2775, Page 108, and as recorded in Volume 2775, Page 109, Deed Records, Dallas County, Texas as recorded in Volume 2116, Page 101, and as recorded in Volume 2775, Page 109, Deed Records, Dallas County, Texas.

TRACT I North 69 Degrees 04 minutes 47 seconds West along the platred easterly right-of-way line of said Quorum Avenue, and continuing along the platred easterly right-of-way line of Quorum Avenue for the right-of-way line shown on the final plat of Address Circle Phase II as described in the Final Plat of Address Circle Phase II as recorded in Volume 2916, Page 96 of the Deed Records of Dallas County, Texas, a distance of 139.00 feet to a point as hereinafter described on the easterly right-of-way line of Artist Way (60 feet right-of-way) as established by Final Plat of Address Circle Phase I.

TRACT I North 69 Degrees 05 minutes 12 seconds East along the westerly right-of-way line of said Artist Way a distance of 196.73 feet and met with West 285th Street on the southwest corner of Artist Way.

TRACING the easterly right-of-way line of said Artist Way, North 89 Degrees 04 minutes 47 seconds West along the easterly right-of-way line of Artist Way a distance of 61.00 feet to a 1/4 inch mark and with South 285th Street on the southwest corner of Artist Way.

TRACING the easterly right-of-way line of said Artist Way, South 89 Degrees 05 minutes 12 seconds West along the westerly right-of-way line of said Artist Way a distance of 94.77 feet to a 5/8 inch mark and from said ECL 105 as on the southwest corner of Lot 1, Block 3, Address Circle Phase I.

TRACING the westerly right-of-way line of said Artist Way, North 89 Degrees 04 minutes 47 seconds West along the easterly line of said Lot 1, Block 3, a distance of 164.47 feet to a 1/4 inch mark and from said 285th Street on the southwest corner of Artist Way.

TRACING the easterly line of said Lot 1, Block 3, North 69 Degrees 12 minutes 22 seconds East along the west line of said Tract I, a distance of 776.27 feet to a P.K. 364 set on the northwest corner of said Tract I.

TRACT I South 69 Degrees 05 minutes 12 seconds East along the easterly right-of-way line of said Tract I a distance of 860.14 feet to a 1/2 inch mark and from said corner of the westerly right-of-way line of said Quorum Avenue.

TRACING the northerly line of said Tract I, South 69 Degrees 05 minutes 12 seconds West along the westerly right-of-way line of said Quorum Drive a distance of 188.00 feet to the POINT OF BEGINNING and containing 8.919 acres of land, more or less.

The foregoing legal description describes the above property as shown in the working draft, recorded in Volume 28025B, Page 100 and in the same property described in Schedule A of this Consentment No. 0822488-028, having an effective date of August 21, 2003 as prepared by First American Title Insurance Company.

NOTE: This survey was conducted for the fee interest by First American Title Insurance Company, 67 N. Greer Street, Dallas, Texas, with an effective date of December 17, 2003 and based on Survey 11, 2003 as all sources of record. No additional surveys for encumbrance was recalled by First American, Inc. in the following 60 days subsequent to the date of this survey. It is understood that the survey was made without a view of the site.

1) 1/2 inch lodges, ditches and utility easements not visible which temporary easements along the property line only, per plat recorded in Volume 2775, Page 109, Deed Records of Dallas County, Texas.

2) Four utility easements, 120' Electric Company easement and temporary 20' that is 20' ditch easement per plat recorded in Volume 2916A, Page 96, Deed Records of Dallas County, Texas.

SURVEYOR'S CERTIFICATE

To Campus Bank, its successors and assigns, 70 Brady, LLC, Platfield Address Circle I, P, First American Title Insurance Company and Republic Title of Texas, Inc.:

This survey was performed for the Survey on or about 8/25/03 and was made in accordance with the Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition 2-B Urban District, Land Title Survey, in effect on the date of this certification, and in effect on the date of this survey. On the basis of the reliable instruments or titles of record and other information available to me, and based on the data furnished to me by the client, I am satisfied that the survey was made without a view of the site, and I am not responsible for any errors or omissions which may be made by the client or by any person who may be affected by this survey.

I, 1) 1/2 inch lodges, ditches and utility easements not visible which temporary easements along the property line only, per plat recorded in Volume 2775, Page 109, Deed Records of Dallas County, Texas.

2) Four utility easements, 120' Electric Company easement and temporary 20' that is 20' ditch easement per plat recorded in Volume 2916A, Page 96, Deed Records of Dallas County, Texas.

The parties listed in the first paragraph of this Certificate are entitled to rely on the Survey and this Certificate as being true and correct to the best of my professional knowledge and belief.

The undersigned has read and examined a copy of First American Title Insurance Company's 6722488-028 ECL, dated effective August 21, 2003, and the location of any encumbrances shown thereon, as the same have been located, has been shown to the Surveyor with the appropriate reviewing information.

The parcel described herein is or was within 100 feet thereof or to an identical "one-acre area", as defined by the U.S. Department of Housing and Urban Development's national Flood Hazard Panel of 1974, recorded in Volume 1415, Page 132 of the Deed Records of Dallas County, Texas, and is not a flood hazard area as defined in the National Flood Insurance Act of 1968, as amended, and in any subsequent amendments.

First American Title Insurance Company, 67 North Greer Street, Dallas, Texas 75201. Assoc. of Land Surveyors of Texas, Inc., 1300 North St. Louis, Missouri 63103.

EDY P. YARBRO
 Edy P. Yarbrow
 Registered Professional Land Surveyor
 Texas Registration No. 6462
 5111 McKinney Ave.
 Suite 505
 Dallas, Texas 75204
 Tel. 214-351-0211



Survey Date: September 11, 2003
 Commission Date: September 04, 2003
 Expiration: September 30, 2005 (with automatic renewal), a portion of the work and the seal is hereby renewed.
 Renewal: September 30, 2005 (without automatic renewal)
 Renewal: January 1, 2005 (without automatic renewal and surveyor agreement)

THIS SURVEY SHOULD BE CONSIDERED VALID AND VOID WITHOUT AN ORIGINAL DATED, MET AND SIGNATURE AND AN ACCOMPANYING SEAL OF THE REGISTERED PROFESSIONAL LAND SURVEYOR.

LAND TITLE SURVEY
 TRACT I (8.919 ACRES)
 SITUATED IN THE
 G. W. FISHER SURVEY, ABSTRACT NO. 482
 TOWN OF ADDISON, DALLAS COUNTY, TEXAS

PREPARED BY
 FAIRFIELD RESIDENTIAL, LLC
 2941 N. HIGHWAY 700
 SUITE 250
 GRAND PRairie, TX 75050

REPLY DATE: 09-18-03
 SHEET NO. 1 OF 1
 PROJECT NO. 0822488-028
 01-3408-02

BUYER: HUITZ-ZOLARS
 5450 Highway Avenue, Suite 800
 Dallas, Texas 75226
 Phone 972-879-2228 Fax 972-879-2707

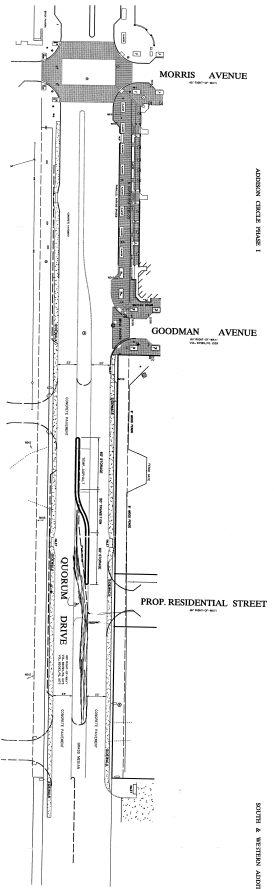
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FAIRFIELD RESIDENTIAL TRACT 1

ADDISON CENTER FRAME 1

SOUTH & WESTERN ADDITION



CITY BOUNDARY

PROPOSED CONDUITS

ADDISON FAIRFIELD RESIDENTIAL

AS SHOWN ON THIS PLAN

ONE (1) FROM ADDISON CENTER FRAME 1
 TO ONE (1) FROM QUORUM DRIVE

FAIRFIELD RESIDENTIAL, LLC

Prepared By: **HULTZ-DELMARS**

Checked By: **WES HUBB ARCHITECTS**
 10000 W. 10th Street, Suite 100
 Overland Park, KS 66211
 Phone: (913) 241-1100
 Fax: (913) 241-1101
 www.wesarchitects.com

*3/24/14
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 5/2/14
 5/2/14*