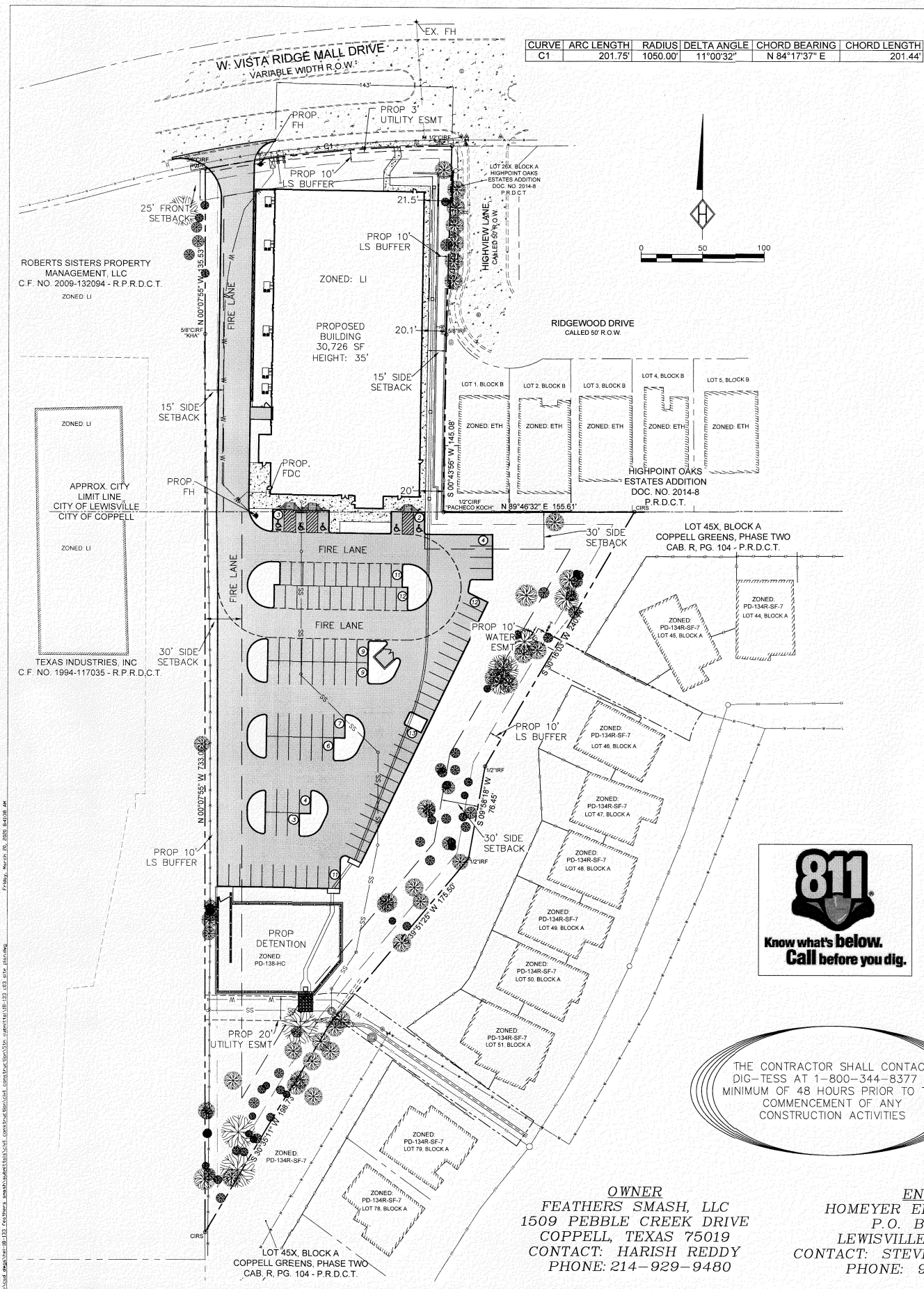


Exhibit B: Existing Site (Lot 1, Block A)



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	201.75'	1050.00'	11°00'32"	N 84°17'37" E	201.44'

SITE INFORMATION

LOT AREA: 164,137 SF (3.77 AC)
COPELL: 106,369 SF (2.44 AC)
IMPERVIOUS AREA: 47,503 SF (45%)
PERVIOUS AREA: 58,866 SF (55%)
ZONED: PD-298 HC
LEWISVILLE: 57,768 SF (1.33 AC)
IMPERVIOUS AREA: 42,887 SF (74%)
PERVIOUS AREA: 14,881 SF (26%)
PROPOSED BUILDING AREA: 30,726 SF
ZONED: LI
PROPOSED BUILDING HEIGHT: 35 FT
FLOOR AREA RATIO: 0.19
PARKING REQUIRED:
6,720 SF OFFICE/RETAIL @ 1 SPACE / 200 SF = 34 SPACES
192 SEATS @ 1 SPACE / 4 SEATS = 48 SPACES
PARKING REQUIRED: 82 SPACES
PARKING PROVIDED: 106 SPACES
HANDICAP PARKING REQUIRED: 5 SPACES
HANDICAP PARKING PROVIDED: 5 SPACES
NO OUTSIDE STORAGE PROVIDED

PD CONDITIONS: COPELL

1. NO PARKING LOT ALLOWED WITHOUT THE CONSTRUCTION OF A BUILDING.
2. TO ALLOW A LIVING SCREEN IN LIEU OF A MASONRY SCREENING WALL. THE LIVING SCREEN SHALL BE IRRIGATED AND MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR IN ACCORDANCE WITH THE LANDSCAPE PLAN. ADDITIONALLY, THE OWNER/OCCUPANT SHALL MAINTAIN MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING AND OTHER SUCH ACTIVITIES COMMON TO THE MAINTENANCE OF LANDSCAPING. THE OWNER/OCCUPANT SHALL REPLACE ANY NON-LIVING LANDSCAPING.
3. THE STORM SEWER LINE AND WATER LINE LOCATED ON LOT 45X, BLOCK A OF COPELL GREENS PHASE 2, SHALL BE EXTENDED THROUGH THIS PROPOSED LOT WITH THIS PHASE OF CONSTRUCTION.
4. PROPERTY DEVELOPMENT IS SUBJECT TO AN INTER-LOCAL AGREEMENT BETWEEN THE CITY OF COPELL AND THE CITY OF LEWISVILLE.
5. ALL LIGHTING ON THE BUILDING AND IN THE PARKING LOT SHALL COMPLY WITH PHOTOMETRIC REQUIREMENTS OF THE CITY OF COPELL AND THE CITY OF LEWISVILLE.
6. LIGHTING TO COMPLY WITH CITY OF COPELL REGULATIONS. SHIELDED DOWNWARD LIGHTING REQUIRED.

NOTE:

EACH CITY'S CONSTRUCTION INSPECTORS WILL ONLY BE RESPONSIBLE FOR INSPECTION OF THE INFRASTRUCTURE WORK WITHIN THEIR RESPECTIVE CITY.

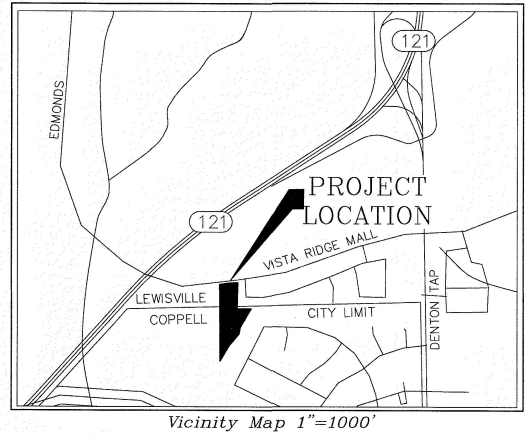
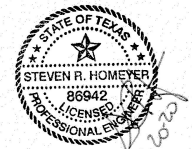
THE CONTRACTOR SHALL CONTACT DIG-TESS AT 1-800-344-8377 A MINIMUM OF 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES

OWNER
FEATHERS SMASH, LLC
1509 PEBBLE CREEK DRIVE
COPELL, TEXAS 75019
CONTACT: HARISH REDDY
PHONE: 214-929-9480

ENGINEER
HOMER ENGINEERING, INC
P.O. BOX 294527
LEWISVILLE, TEXAS 75029
CONTACT: STEVEN R. HOMER, PE
PHONE: 972-906-9985

RECORD DRAWING

The record drawing herein reflects to the best of the design engineer's knowledge, the approximate location of the constructed improvements using information provided by the contractor.
Steven R. Homer, P.E. #86942
Date: 08/21/2023



DESIGN POINTS

PT	NORTHING	EASTING	PT	NORTHING	EASTING
A	7047911.5030	2428214.9960	1	7047325.1414	2428226.6045
B	7047931.5320	2428415.4380	2	7047633.1049	2428270.5682
C	7047631.9399	2428565.1679	3	7047898.5661	2428392.9741
D	7047042.9210	2428216.9954	4	7047346.8958	2428344.3212

LEGEND

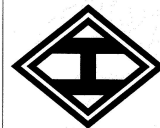
I.R.F.	IRON ROD FOUND	⊗	POWER POLE
I.R.S.	IRON ROD SET	⊙	LIGHT POLE
"X"	CUT X IN CONCRETE	⊗	WATER VALVE
F.C.P.	FENCE CORNER POST	⊗	SANITARY SEWER MANHOLE
—	ASPHALT	⊗	FIRE HYDRANT
①	TELEPHONE MANHOLE	⊗	WATER METER

THE FOLLOWING VARIANCES WERE APPROVED BY THE LEWISVILLE CITY COUNCIL ON DECEMBER 11, 2019 AND THE COPELL CITY COUNCIL ON DECEMBER 11, 2019.

1. VARIANCE TO ALLOW A LIVING SCREEN IN LIEU OF THE REQUIRED MASONRY SCREENING WALL ADJACENT TO THE COPELL GREENS HOA LOT. (COPELL)
2. VARIANCE TO ALLOW A 143 FOOT DRIVEWAY SEPARATION ON VISTA RIDGE MALL DRIVE IN LIEU OF THE REQUIRED 250 FOOT MINIMUM CONTROL OF ACCESS. (LEWISVILLE)

**FEATHERS SMASH
LOT 1, BLOCK A
FEATHERS SMASH ADDITION
2.44 ACRES - ZONED: PD-298 HC (COPELL)
1.33 ACRES - ZONED: LI (LEWISVILLE)
CITY OF COPELL
CITY OF LEWISVILLE
DENTON COUNTY, TEXAS**

HOMER ENGINEERING, INC.
ENGINEERING REGISTRATION NO. F8440
P.O. BOX 294527 • LEWISVILLE, TEXAS 75029
972-906-9985 • FAX 972-906-9987
WWW.HEI.US.COM



**FEATHERS SMASH
LOT 1, BLOCK A
FEATHERS SMASH ADDITION
CITY OF LEWISVILLE
CITY OF COPELL
DENTON COUNTY, TEXAS**

**OVERALL
SITE PLAN**

DRAWN: BSS
DATE: 03/18/2019
HEI #: 18-133

**SHEET NO:
C3**

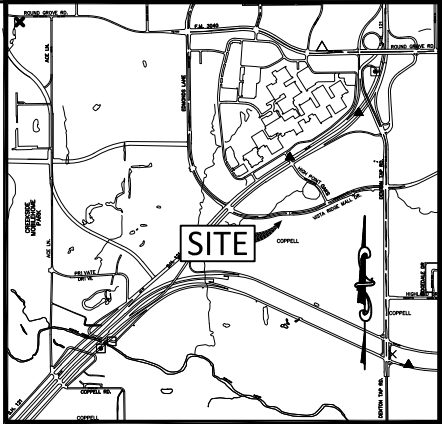
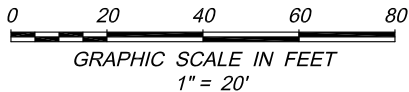
LEGEND:

- PROPERTY LINE
ADJOINED PROPERTY
BUILDING SETBACK LINE
EASEMENTS
EXISTING CURB
PROPOSED CURB AND GUTTER
PAINTED STRIPE (TRAFFIC WHITE)
PAINTED WALKWAY (TRAFFIC WHITE)
6" THICK CONCRETE PAVEMENT
4" THICK CONCRETE SIDEWALK
INTERIOR LANDSCAPED AREA (RE: LANDSCAPE PLANS)
PICKLE BALL COURT SURFACE
PARKING STALL COUNT
SITE LIGHTING (SEE ELECTRICAL PLANS)

Exhibit B: Proposed Site (Lot 2, Block A)

SITE SUMMARY TABLE

SITE DATA SUMMARY	
DESCRIPTION	PROPOSED
CURRENT ZONING	LI (LIGHT INDUSTRIAL)
PROPOSED USE	PICKLE BALL COURTS
BUILDING AREA (INCLD. PATIO) sf	1230
BLDG. HEIGHT	21'6"
LOT AREA sf (NET)	42,836
IMPERVIOUS AREA sf	27,300
LANDSCAPING AREA PROVIDED sf	15,536
LANDSCAPING AREA PERCENTAGE	36.27%
PARKING REQUIRED (1 PER 3 PLAYERS @ 3 PLAYERS/COURT)	12
TOTAL PARKING PROVIDED	10*
ADA COMPLIANT SPACES (REQUIRED / PROVIDED)	1 / 1
*2 ADDITIONAL SPACES FROM EXCESS PARKING FROM LOT 1, BLOCK A, FEATHERS SMASH ADD.	



VICINITY MAP (NTS)

THOMAS
SITE DEVELOPMENT
ENGINEERING INC.

REGISTRATION NO. F-10289
P.O. BOX 1261, COLLEYVILLE, TX 76034
PHONE: (214) 680-2728; THOMAS-ENG.COM
EMAIL: MATHEW@THOMAS-ENG.COM

THIS DOCUMENT IS RELEASED
FOR THE PURPOSE OF INTERIM
REVIEW UNDER THE
AUTHORITY OF:

MATHEW THOMAS, P.E.
LICENSED ENGINEER # 81576

14 Apr 2024

PRELIMINARY
NOT FOR REGULATORY
APPROVAL, PERMITTING OR
CONSTRUCTION

FEATHER SMASH
OUTSIDE COURTS
400 W VISTA RIDGE MALL DR.
LEWISVILLE, TX 75067

DATE

DESCRIPTION

REVISION

Z-1.0

GENERAL NOTES:

- ALL PAVEMENT DIMENSIONS ARE TO FACE OF CURB UNLESS INDICATED OTHERWISE. ALL BUILDING DIMENSIONS ARE TO OUTSIDE FACE OF WALL UNLESS INDICATED OTHERWISE.
- SEE ARCHITECTURAL SHEETS FOR EXACT DIMENSIONS OF BUILDING, AND DETAILS AROUND THE BUILDING.
- ALL CURVE RADII ARE 3' UNLESS NOTED OTHERWISE.
- 80% BRICK OR STONE VENEER REQUIRED FOR BUILDINGS

LOT 1
BLOCK A
PROLOGIS LEWISVILLE 2, LOT 1, BLOCK A
DOC. NO. 2021-374
P.R.D.C.T.

ZONING: LI
USE: WAREHOUSE

CALLED 1.607 ACRES
CITY OF LEWISVILLE, TEXAS
DOC. NO. 2009-53813
O.R.D.C.T.

VISTA RIDGE MALL DRIVE
RIGHT-OF-WAY WIDTH VARIES

26' FIRE LANE EASEMENT
BY THIS PLAT

ZONING: LI
USE: WAREHOUSE

LOT 1
BLOCK A
FEATHERS SMASH ADDITION
DOC. NO. 2020-105
P.R.D.C.T.

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	369.64'	1178.19'	17°58'33"	N 83°22'30" E	368.13'
C2	84.59'	1050.00'	4°36'56"	N 76°28'22" E	84.56'
C3	201.75'	1050.00'	11°00'32"	N 84°17'06" E	201.44'

LINE	BEARING	DISTANCE
L1	N 46°17'24" E	27.39'

CALLLED TRACT 3
8.00 ACRES
TEXAS INDUSTRIES, INC.
DOC. NO. 1994-11703
O.R.D.C.T.

H.H. SMITH SURVEY,
ABSTRACT NO. 1576

NOTES BY SYMBOL

- PICKLEBALL COURTS W/6' TALL FENCING
- CLUBHOUSE (1230 SF). REFER TO ARCHITECTURAL PLANS FOR MORE INFORMATION.
- ADA COMPLIANT ACCESSIBLE PARKING SPACE (TYP.) WITH WHEELSTOPS
- ACCESSIBLE PARKING POLE SIGNAGE - (1 VAN ACCESSIBLE SIGNAGE)
- ADA COMPLIANT WALKWAY TO SIDEWALK IN ROW
- PROPOSED 4' SIDEWALKS IN R.O.W.
- EXISTING FIRE HYDRANT
- UNDERGROUND DETENTION SYSTEM
- VARIABLE HEIGHT RETAINING WALL
- INSTALL 250 LF OF 42" TALL HANDRAIL ON RETAINING WALL
- 8' TALL WOOD FENCE ALONG PROPERTY LINE
- DRAINAGE STRUCTURE

APPROXIMATE LOCATION
OF CITY LIMITS

CITY OF LEWISVILLE
CITY OF COPPELL

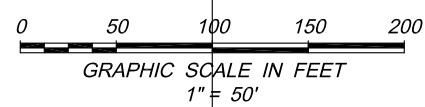
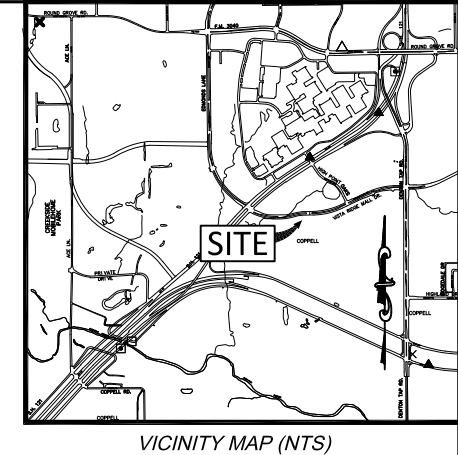
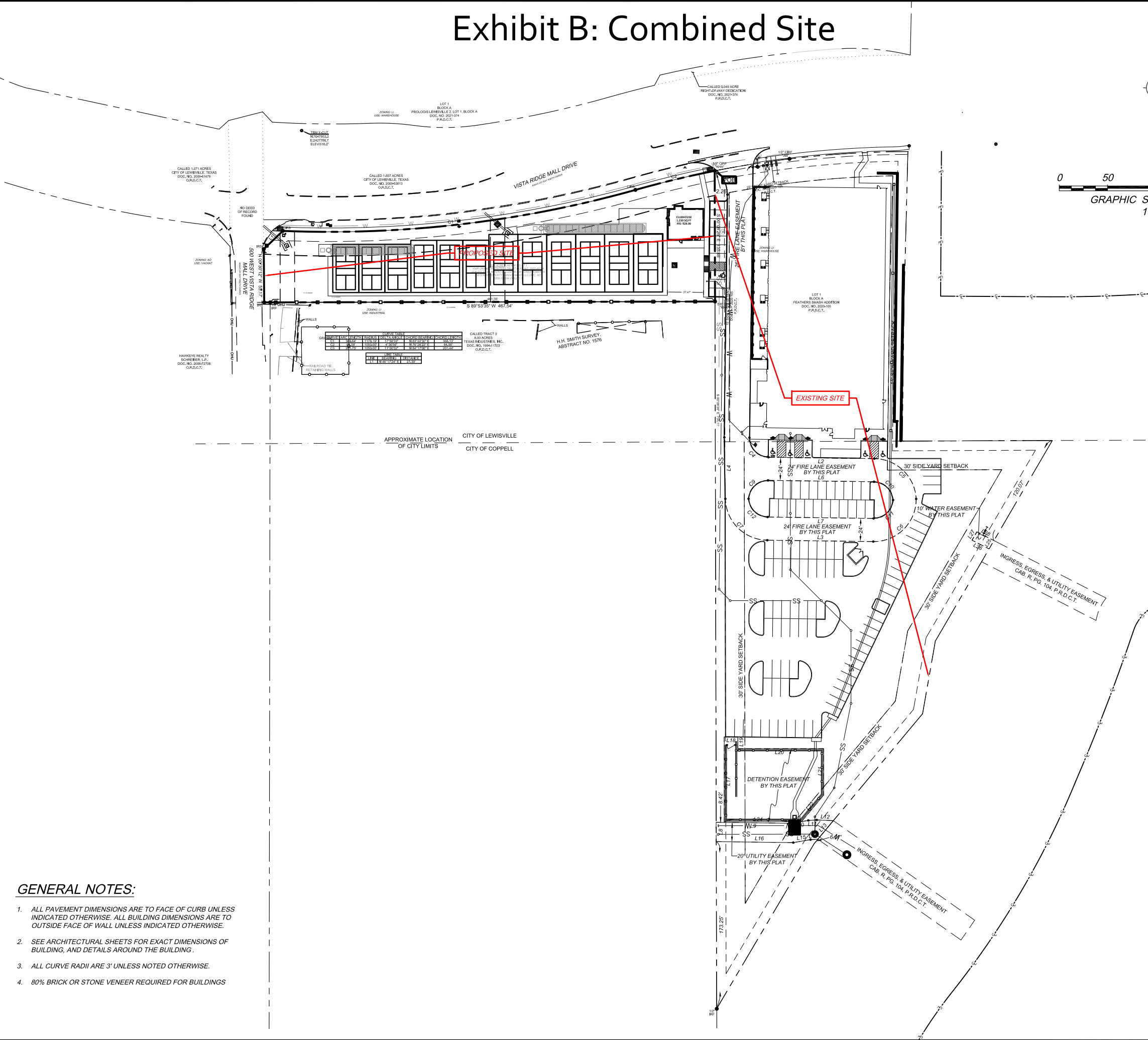
ZONING PLAN

FEATHERS SMASH OUTSIDE COURTS
PROPOSED LOT 1R, BLOCK A
FEATHERS SMASH ADDITION
0.98 Ac.; LI (LIGHT INDUSTRIAL ZONING)
OUTSIDE PICKLE BALL COURTS

DEVELOPER
VISTARA SPORTS
ATTN: MR. HARISH REDDY
EMAIL: HRH_REDDY@HOTMAIL.COM

ENGINEER
THOMAS SITE DEVELOPMENT ENGINEERING INC.
P.O. BOX 1261, COLLEYVILLE, TX 76034
ATTN: MATHEW THOMAS, PE
PH: (214) 680-2728; MATHEW@THOMAS-ENG.COM

Exhibit B: Combined Site



- LEGEND:**
- PROPERTY LINE
 - ADJOINED PROPERTY
 - BUILDING SETBACK LINE
 - EASEMENTS
 - EXISTING CURB
 - PROPOSED CURB AND GUTTER
 - PAINTED STRIPE (TRAFFIC WHITE)
 - PAINTED WALKWAY (TRAFFIC WHITE)
 - PARKING STALL COUNT
 - SITE LIGHTING (SEE ELECTRICAL PLANS)

GENERAL NOTES:

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COMBINED SITE EXHIBIT

FEATHERS SMASH OUTSIDE COURTS
PROPOSED LOT 1R, BLOCK A
FEATHERS SMASH ADDITION
0.98 Ac.; LI (LIGHT INDUSTRIAL ZONING)
OUTSIDE PICKLE BALL COURTS

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FEATHER SMASH
OUTSIDE COURTS
400 W VISTA RIDGE MALL DR.
LEWISVILLE, TX 75067

REVISION	DESCRIPTION	DATE

EXH-A1