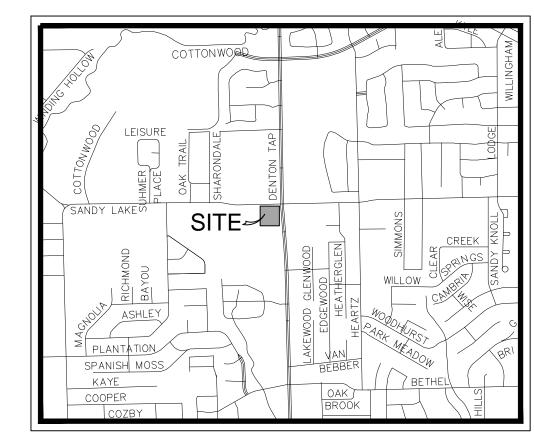


LOT	LOT 3, BLOCK 1
EXISTING ZONING	R – RETAIL
PROPOSED ZONING	R – RETAIL
PROPOSED USE	BANK
LOT AREA (ACRES)	0.918
LOT AREA (SQUARE FEET)	39,999
BUILDING FOOTPRINT AREA (SQUARE FEET)	3,558
BUILDING HEIGHT (# STORIES)	1
BUILDING HEIGHT (FEET-DISTANCE TO TALLEST BUILDING ELEMENT)	27'-9" AT TOWER
LOT COVERAGE (PERCENT-X.XX%)	8%
FLOOR AREA (SQUARE FEET)	3,558
FLOOR RATIO (RATIO-X.XX:1)	0.08:1
PARKING RATIO (FROM ZONING ORDINANCE)	1 / 300 SF
REQUIRED PARKING (# SPACES)	12
PROVIDED PARKING (# SPACES)	22
ACCESSIBLE PARKING REQUIRED (# SPACES)	1
ACCESSIBLE PARKING PROVIDED (# SPACES)	1
TOTAL PAVED AREA (PARKING & FIRE LANE)	19,767 SF
TOTAL IMPERVIOUS AREA	25,015 SF
TOTAL PERVIOUS AREA	14,984 SF

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VICINITY MAP 1'' = 1000'

ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE ALL ON-SITE ELECTRICAL CONDUCTORS ASSOCIATED WITH NEW CONSTRUCTION SHALL BE LOCATED UNDERGROUND.

ALL THE REQUIREMENTS OF THE COPPELL SOIL EROSION CONTROL SHALL BE MET DURING THE PERIOD OF CONSTRUCTION. ALL CURB RADII ARE 2.0' UNLESS OTHERWISE NOTED. ALL ISLANDS ARE 9.0' WIDE UNLESS OTHERWISE NOTED. . ALL ISLANDS ARE 9.0 WIDE UNLESS OTHERV
. 80% MINIMUM MASONRY VENEER REQUIRED.
. GLAZING NORTH FACE: 24% GLASS
EAST FACE= 32% GLASS WEST FACE= 0% GLASS SOUTH FACE= 0% GLASS PARKING LOT LIGHTS ARE 28' FEET ABOVE GROUND LEVEL. FIXTURES ARE ON A 25 FOOT POLE ANCHORED TO A 3 FOOT HIGH CONCRETE POLE BASE.

> SITE PLAN SANDY LAKE CROSSING LOT 3, BLOCK 1 0.92 AC. (39,999 S.F.) EDWARD A. CROW SURVEY, ABSTRACT No. 301 CITY OF COPPELL, DALLAS COUNTY, TEXAS SITE18-07-000261

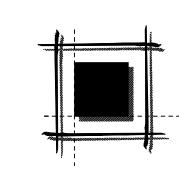
OWNER	
CAPITAL ONE	
JOHN J. MEEHAN	
DESIGN BRANCH/CAFÉ CARE AND CONSTRUCT	TIO
299 PARK AVENUE, 22ND FLOOR NEW YORK, NY	101
917.576.1032	
JOHN.MEEHAN@CAPITALONE.COM	
SURVEYOR	EΝ

DALLAS, TEXAS 75243 972-239-5111 / 972-239-5055 (FAX) JOHN D. BLACKER JBLACKER@HARTGAUGLER.COM ENGINEER

HART, GAUGLER & ASSOCIATES, INC. LEVINSON ALCOSER ASSOCIATES, L.P
12801 N. CENTRAL EXPWY. SUITE 1400 1177 WEST LOOP SOUTH SUITE 900 PEISER & MANKIN SURVEY, LLC. 623 E. DALLAS ROAD DALLAS, TEXAS 75243 817-481-1806 / 817-481-1809 (FAX) TIMOTHY R. MANKIN

972-239-5111 / 972-239-5055 (FAX) 713-600-0000 / 713-850-8250 (FAX) KARL UHEREK TEXAS REGISTERED ENGINEERING FIRM #F-5053 JOHN D. BLACKER JBLACKER@HARTGAUGLER.COM RUTH RANGEL KUHEREK@LAALP.COM RRANGEL@HARTGAUGLER.COM AUGUST 6, 2018

Capital One Design//Branch Cafe Care & Const. 299 Park Ave. 22nd floor New York , NY. 10171



LEVINSON - ALCOSER ASSOCIATES,

1177 W. Loop South, Suite 900 Houston, Texas 77027

tel 713.787.00	00			fax 713.8	50.8250
Architecture	•	Planning		Interior	Design
DRAWN BY:	(CHECKED BY:		REVISED BY:	
REVISIONS					REV.BY:
					
Commission 2018 Louise	4	A Wana	·	This decommend	;
Copyright 2018 Levins by U.S. Copyright Law Architectural Works reproduction and distr than for use of and may result i will be prosecuted	Und Cop ribut th n s	ler Section 102 of pyright Protection ion of this docum nis particular evere civil and	then Acent ent pr	U.S. Copyright t of 1990. Ur or any portion oject, is p iminal pena	Act and the nauthorized of it, other rohibited lties, and

LAALP	Project Numb	per: 2018-108.003
		\[\]
	SITE	PLAN

Issued For Bid: Issued For Permit: Issued For Construction:

dwg Date: Sep 10, 2018 JBlacker

P&Z Approved August 16, 2018

MONUMENT SIGN

IRRIGATION METER DOMESTIC METER

SIDEWALK

EXISTING CONCRETE PAVEMENT

15.0' TEXAS UTILITY

-REMOVAL OF A PORTION OF EXISTING DRIVEWAY

APPROXIMATE LOCATION OF MUTUAL ACCESS EASEMENT (FINAL PLAT, NO DIMENSIONS GIVEN)

VOL. 90012, PG. 36\$1

-EXISTING CONCRETE

25.0' FIRE LANE & MUTUAL ACCESS

AGREEMENT EASEMENT

VOL. 87233, PG. 2925

CONTROLLING MONUMENT

WIDE

ENHANCED

PAVEMENT_

- EXISTING FIRE HYDRANT

10.0' TELEPHONE EASEMENT

10.0' AREA AFFECTED BY RIGHT-OF-WAY DEDICATION VOL. 85192, PG. 2323

VOL. 71011, PG. 1944

STREET CENTERLINE AND ABSTRACT LINE

SANDY LAKE ROAD (A 110' RIGHT-OF-WAY)

EXISTING CONCRETE PAVEMENT

Capital One

PROPOSED BUILDING 3,558 S.F. 27'-9" HEIGHT 1 STORY BUILDING FF=495.70

LOT 1, BLOCK A M.P. MCDONALD'S ADDITION

VOL. 87233, PG. 2925 ZONED: RETAIL

30' BUILDING SETBACK

ENCLOSURE

DO NOT ENTER— SIGN

DO NOT ENTER -

10' LANDSCAPE STRIP

EXISTING CONCRETE SIDEWALK

LOT 3, BLOCK 1

SANDY LAKE CROSSING

VOL. 90012, PG. 3601

VOL. 90012, PG. 3601

ZONED= RETAIL

19.0'-

DIRECTIONAL -

- PROPOSED

CONCRETE

EXISTING PAVERS

SIDEWALK

EORGE W. JACK SURVEY ABSTRACT NO. 694 DWARD A. CROW SURVEY ABSTRACT NO. 301

- EXISTING

5.0' SIDEWALK & UTILITY EASEMENT INST. NO. 200600000621

25'X25' -UTILITY EASEMENT

INST. NO. 20060000062

24.0' FIRE LANE & MUTUAL ACCESS EASEMENT

LOT 2R, BLOCK 1 SANDY LAKE CROSSING INST. NO. 200600000621 ZONED: RETAIL

15.0' TEXAS UTILITY ELECTRIC EASEMENT VOL. 90012, PG. 3601

15.0' TEXAS UTILITY ELECTRIC EASEMENT INST. NO. 200600000621

LOT 2, BLOCK A

INST. NO. 20080292484 ZONE: SF-9

ARBOR MANORS

RECESSED

EXISTING SIDEWALK —

PROPOSED -SLOT DRAIN

SCREEN AREA

ELECTRICAL SERVICE LANDSCAPE BUFFER

PROPOSED

EXISTING CONCRETE PAVEMENT

- PROPOSED CONCRETE CURB

- PROPOSED CONCRETE SIDEWALK

REMOVAL OF EXISTING DRIVEWAY

SITE 18-07-000261