

**PROPERTY DESCRIPTION – CONCEPT PLAN**

**STATE OF TEXAS           §**  
**COUNTY OF DALLAS       §**

BEING a tract of land situated in the J.E. HOLLAND SURVEY, ABSTRACT NO. 614, City of Coppell, Dallas County, Texas and being all of Lot 2R, Block B and Lot 3, Block B, Prologis Park One Twenty One, an addition to the City of Coppell, Dallas County, Texas, according to the plat thereof recorded in Instrument No. 201600305749, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.), and also being the same tract of land (Tract 1) as described in deed to Archway 121 Coppell, Ltd., recorded in Instrument No. 201600354935, O.P.R.D.C.T. and all of the same tract of land as described in deed to Archway 121 Coppell, Ltd., recorded in Instrument No. 201700149968, O.P.R.D.C.T., and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner at the westerly end of corner clip at the intersection of the southeasterly right-of-way line of State Highway 121 (variable width right-of-way) and the southwesterly right-of-way line of Freeport Parkway (variable width right-of-way);

THENCE South 85 deg 39 min 47 sec East, along said corner clip, a distance of 85.75 feet to a 1/2-inch iron rod with yellow plastic cap stamped "HALFF" (CM - Inst. No. 201600305749) found for corner and situated in said southwest right-of-way line;

THENCE along the southwest right-of-way line of said Freeport Parkway, the following:

South 51 deg 48 min 43 sec East, a distance of 41.79 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner;

South 47 deg 59 min 54 sec East, a distance of 32.55 feet to a 1/2-inch iron rod with yellow plastic cap stamped "HALFF" (CM - Inst. No. 201600305749) found for corner ;

North 43 deg 04 min 08 sec East, a distance of 11.65 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner and the beginning of a non-tangent curve to the left having a radius of 1,261.50 feet, a central angle of 08 deg 19 min 39 sec, a chord bearing of South 52 deg 07 min 20 sec East and a chord length of 183.19 feet;

Along said non-tangent curve to the left, an arc distance of 183.35 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner;

South 56 deg 59 min 46 sec East, a distance of 92.92 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner at the northerly end of a corner clip at the intersection of said southwesterly right-of-way line with the northwesterly right-of-way line of Northwest Drive (38' right-of-way);

THENCE South 02 deg 34 min 29 sec East, along said corner clip, a distance of 44.11 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner at the southerly end of said corner clip; and being situated in the northwesterly right-of-way line of said Northwest Drive;

THENCE along said northwesterly and northerly right-of-way line, the following:

South 42 deg 25 min 29 sec West, a distance of 556.21 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner and the beginning of a curve to the right having a radius of 181.00 feet, a central angle of 47 deg 07 min 19 sec, a chord bearing of South 66 deg 27 min 45 sec West and a chord length of 144.70 feet, said iron rod being the southeast corner of said Lot 3, Block B and the most southerly corner of said Lot 2R, Block B;

Along said curve to the right, an arc distance of 148.86 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner;

North 89 deg 58 min 45 sec West, a distance of 386.47 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner and the beginning of a curve to the right having a radius of 181.00 feet, a central angle of 32 deg 46 min 04 sec, a chord bearing of North 73 deg 35 min 44 sec West and a chord length of 102.11 feet;

Along said curve to the right, an arc distance of 103.51 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner and the beginning of a curve to the right having a radius of 39.00 feet, a central angle of 21 deg 13 min 57 sec, a chord bearing of North 46 deg 35 min 33 sec West and a chord length of 14.37 feet;

Along said curve to the right, an arc distance of 14.45 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner and the southerly end of a corner clip at the intersection of the northerly right-of-way line of said Northwest Drive and the southeasterly right-of-way line of said State Highway 121;

THENCE North 03 deg 31 min 01 sec West, along said corner clip, a distance of 13.40 feet to a MAG nail with shiner stamped "W.A.I. 5714" set for corner at the northerly end of said corner clip and being situated in said southeasterly right-of-way line;

THENCE North 41 deg 28 min 59 sec East, along said southeasterly right-of-way line, a distance of 264.67 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner;

THENCE North 49 deg 06 min 52 sec East, continuing along said southeasterly right-of-way line, a distance of 177.93 feet to a TXDOT (Texas Department of Transportation) Aluminum capped monument found for corner;

THENCE North 41 deg 58 min 34 sec East, a distance of 98.36 feet to a TXDOT (Texas Department of Transportation) Aluminum capped monument found for corner, said monument being the northwesterly corner of said Lot 2R, Block B and the most northerly corner of said Lot 3, Block B;

THENCE North 41 deg 59 min 33 sec East, continuing along said southeasterly right-of-way line, a distance of 378.09 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 8.660 acres or 377,247 square feet of land, more or less.

Bearings shown hereon are based upon an on-the-ground Survey performed in the field on the 11th day of May, 2018, utilizing a G.P.S. bearing related to the Texas Coordinate System, North Texas Central Zone (4202), NAD 83, grid values from the GeoShack VRS Network.

**PROPERTY DESCRIPTION – DETAIL PLAN**

**STATE OF TEXAS           §**  
**COUNTY OF DALLAS       §**

BEING a tract of land situated in the J.E. HOLLAND SURVEY, ABSTRACT NO. 614, City of Coppell, Dallas County, Texas and being a portion of Lot 2R, Block B, Prologis Park One Twenty One, an addition to the City of Coppell, Dallas County, Texas, according to the plat thereof recorded in Instrument No. 201600305749, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" found for corner at the Westerly end of corner clip at the intersection of the Southeasterly right-of-way of State Highway 121 (variable width right-of-way) and the Southwesterly right-of-way of Freeport Parkway (variable width right-of-way);

THENCE South 85 deg 39 min 47 sec East, along said corner clip, a distance of 85.75 feet to a 1/2-inch iron rod with yellow plastic cap stamped "HALFF" (CM - Inst. No. 201600305749) found for corner and situated in said southwest right-of-way line;

THENCE along the Southwest right-of-way of said Freeport Parkway, the following:

South 51 deg 48 min 43 sec East, a distance of 41.79 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" found for corner;

South 47 deg 59 min 54 sec East, a distance of 32.55 feet to a 1/2-inch iron rod with yellow plastic cap stamped "HALFF" (CM - Inst. No. 201600305749) found for corner;

North 43 deg 04 min 08 sec East, a distance of 11.65 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" found for corner and the beginning of a non-tangent curve to the left having a radius of 1,261.50 feet, a central angle of 08 deg 19 min 39 sec, a chord bearing of South 52 deg 07 min 20 sec East and a chord length of 183.19 feet;

Along said non-tangent curve to the left, an arc distance of 183.35 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" found for corner;

South 56 deg 59 min 46 sec East, a distance of 92.92 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" found for corner at the Northerly end of a corner clip at the intersection of said Southwesterly right-of-way with the Northwesterly right-of-way of Northwest Drive (38' right-of-way);

THENCE South 02 deg 34 min 29 sec East, along said corner clip, a distance of 44.11 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" found for corner at



the Southerly end of said corner clip; and being situated in the Northwesterly right-of-way of said Northwest Drive;

THENCE South 42 deg 25 min 26 sec West, along the Northwesterly right-of-way of said Northwest Drive and along the Southeasterly line of said Lot 2R, a distance of 208.55 feet to a point for corner;

THENCE departing the Northwesterly right-of-way of said Northwest Drive and over and across said Lot 2R the following:

North 47 deg 34 min 14 sec West, a distance of 243.49 feet to a point for corner;

South 42 deg 25 min 46 sec West, a distance of 14.63 feet to a point for corner;

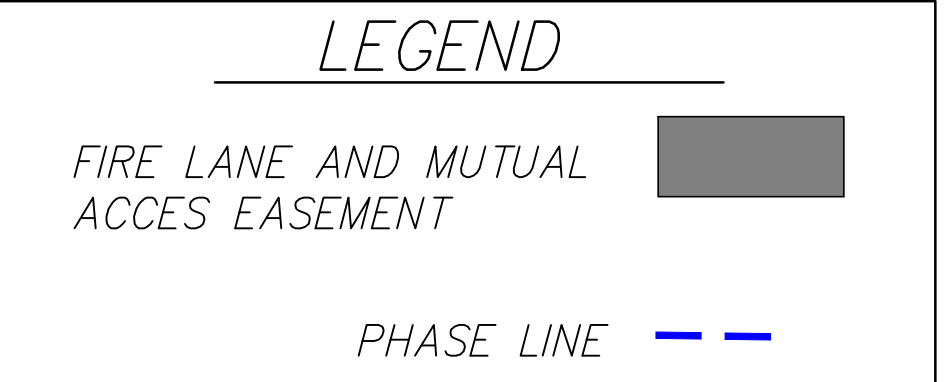
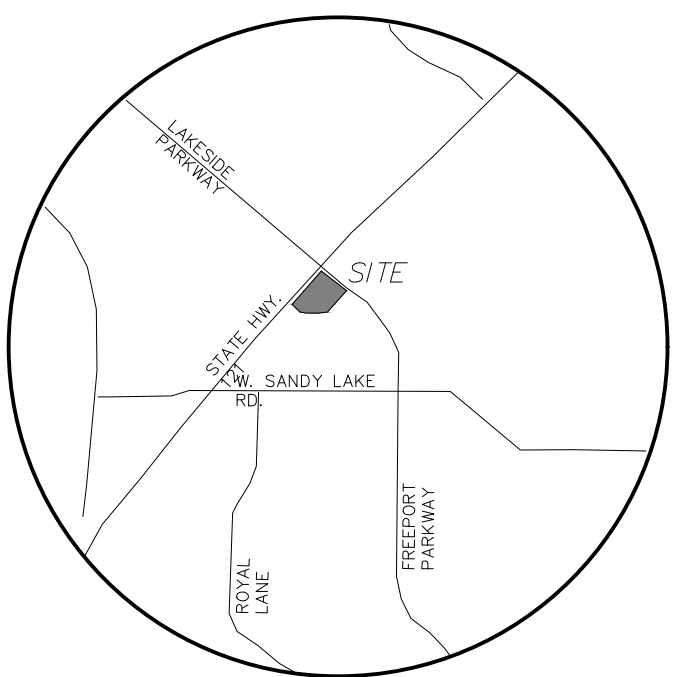
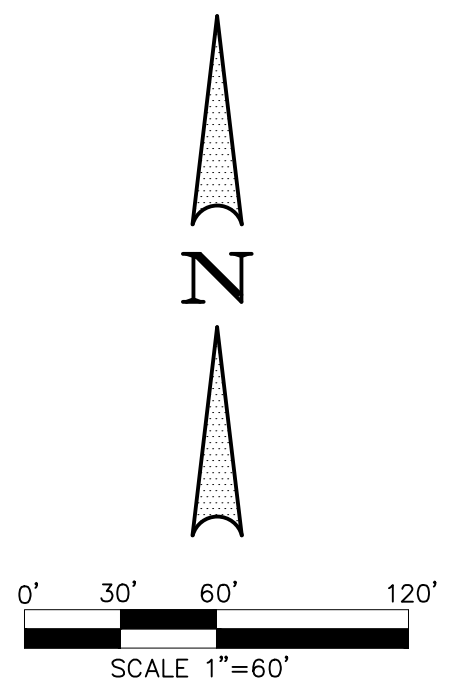
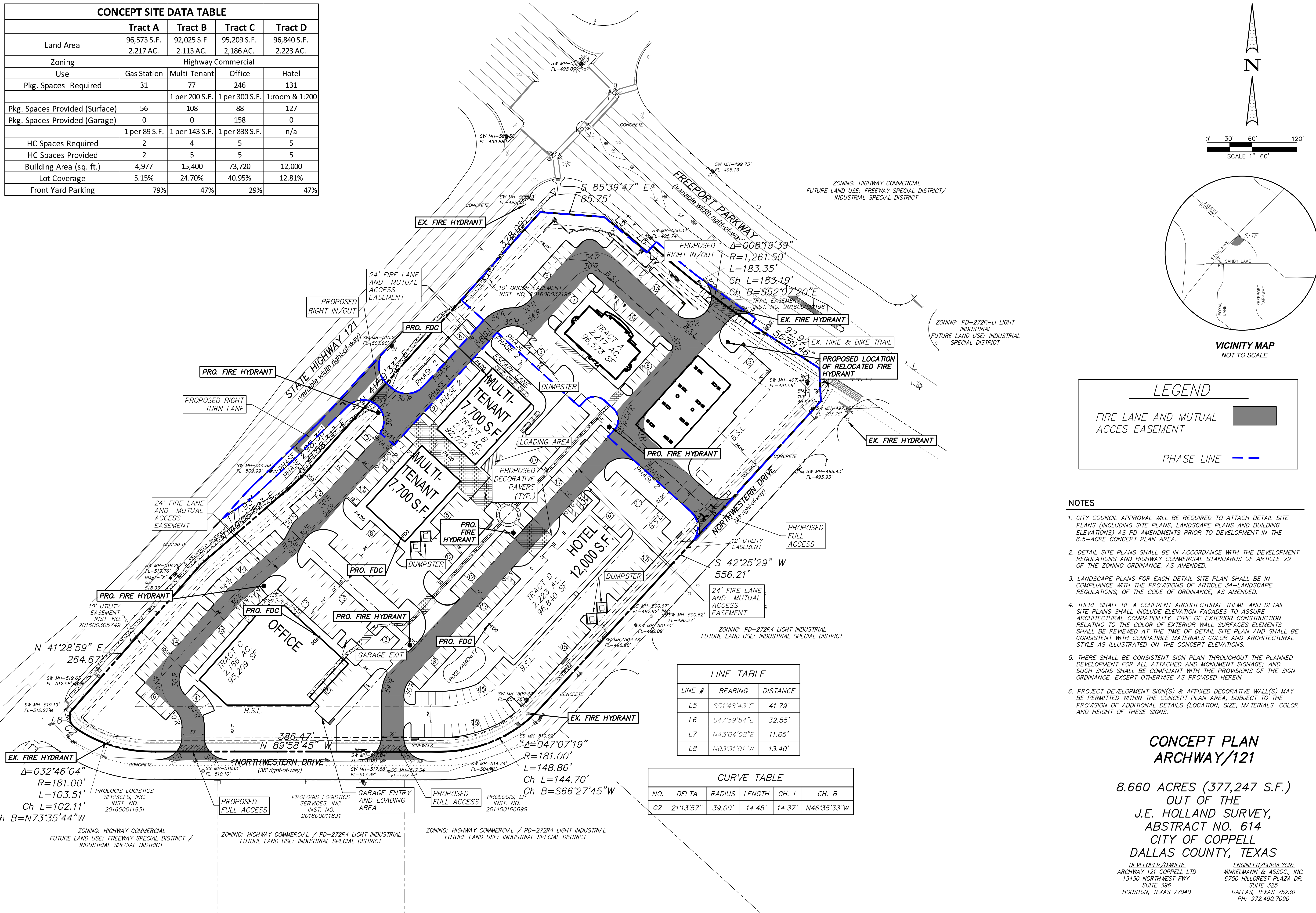
North 47 deg 53 min 05 sec West, a distance of 202.64 feet to a point for corner, said point being situated in the Northwesterly line of said Lot 2R and the Southeasterly right-of-way of said State Highway 121;

THENCE North 41 deg 59 min 33 sec East, continuing along the Northwesterly line of said Lot 2R and the Southeasterly right-of-way of said State Highway 121, a distance of 157.84 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 2.217 acres or 96,583 square feet, more or less. Bearings shown hereon are based upon an on-the-ground Survey performed in the field on the 11th day of May, 2018, utilizing a G.P.S. bearing related to the Texas Coordinate System, North Texas Central Zone (4202), NAD 83, grid values from the GeoShack VRS Network.



CONCEPT SITE DATA TABLE				
	Tract A	Tract B	Tract C	Tract D
Land Area	96,573 S.F. 2.217 AC.	92,025 S.F. 2.113 AC.	95,209 S.F. 2,186 AC.	96,840 S.F. 2.223 AC.
Zoning	Highway Commercial			
Use	Gas Station	Multi-Tenant	Office	Hotel
Pkg. Spaces Required	31	77	246	131
Pkg. Spaces Provided (Surface)	56	108	88	127
Pkg. Spaces Provided (Garage)	0	0	158	0
	1 per 89 S.F.	1 per 143 S.F.	1 per 838 S.F.	n/a
HC Spaces Required	2	4	5	5
HC Spaces Provided	2	5	5	5
Building Area (sq. ft.)	4,977	15,400	73,720	12,000
Lot Coverage	5.15%	24.70%	40.95%	12.81%
Front Yard Parking	79%	47%	29%	47%



- NOTES**
- CITY COUNCIL APPROVAL WILL BE REQUIRED TO ATTACH DETAIL SITE PLANS (INCLUDING SITE PLANS, LANDSCAPE PLANS AND BUILDING ELEVATIONS) AS PD AMENDMENTS PRIOR TO DEVELOPMENT IN THE 6.5-ACRE CONCEPT PLAN AREA.
  - DETAIL SITE PLANS SHALL BE IN ACCORDANCE WITH THE DEVELOPMENT REGULATIONS AND HIGHWAY COMMERCIAL STANDARDS OF ARTICLE 22 OF THE ZONING ORDINANCE, AS AMENDED.
  - LANDSCAPE PLANS FOR EACH DETAIL SITE PLAN SHALL BE IN COMPLIANCE WITH THE PROVISIONS OF ARTICLE 34--LANDSCAPE REGULATIONS, OF THE CODE OF ORDINANCE, AS AMENDED.
  - THERE SHALL BE A COHERENT ARCHITECTURAL THEME AND DETAIL SITE PLANS SHALL INCLUDE ELEVATION FACADES TO ASSURE ARCHITECTURAL COMPATIBILITY. TYPE OF EXTERIOR CONSTRUCTION RELATING TO THE COLOR OF EXTERIOR WALL SURFACES ELEMENTS SHALL BE REVIEWED AT THE TIME OF DETAIL SITE PLAN AND SHALL BE CONSISTENT WITH COMPATIBLE MATERIALS COLOR AND ARCHITECTURAL STYLE AS ILLUSTRATED ON THE CONCEPT ELEVATIONS.
  - THERE SHALL BE CONSISTENT SIGN PLAN THROUGHOUT THE PLANNED DEVELOPMENT FOR ALL ATTACHED AND MONUMENT SIGNAGE; AND SUCH SIGNS SHALL BE COMPLIANT WITH THE PROVISIONS OF THE SIGN ORDINANCE, EXCEPT OTHERWISE AS PROVIDED HEREIN.
  - PROJECT DEVELOPMENT SIGN(S) & AFFIXED DECORATIVE WALL(S) MAY BE PERMITTED WITHIN THE CONCEPT PLAN AREA, SUBJECT TO THE PROVISION OF ADDITIONAL DETAILS (LOCATION, SIZE, MATERIALS, COLOR AND HEIGHT OF THESE SIGNS).

LINE TABLE		
LINE #	BEARING	DISTANCE
L5	S51°48'43"E	41.79'
L6	S47°59'54"E	32.55'
L7	N43°04'08"E	11.65'
L8	N03°31'01"W	13.40'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CH. L	CH. B
C2	21°13'57"	39.00'	14.45'	14.37'	N46°35'33"W

**CONCEPT PLAN ARCHWAY/121**

8.660 ACRES (377,247 S.F.)  
OUT OF THE  
J.E. HOLLAND SURVEY,  
ABSTRACT NO. 614  
CITY OF COPPELL  
DALLAS COUNTY, TEXAS

DEVELOPER/OWNER:  
ARCHWAY 121 COPPELL LTD  
13430 NORTHWEST FWY  
SUITE 325  
HOUSTON, TEXAS 77040

ENGINEER/SURVEYOR:  
WINKELMANN & ASSOC., INC.  
6750 HILLCREST PLAZA DR.  
SUITE 325  
DALLAS, TEXAS 75230  
PH: 972.490.7090

**Exhibit B**

PRELIMINARY - NOT FOR CONSTRUCTION

CONCEPT PLAN FOR PD295-HC  
ARCHWAY/121  
STATE HIGHWAY 121 & FREEPORT PKWY.  
COPELL, TEXAS

**EXHIBIT 1**

**Winkelmann & Associates, Inc.**  
CONSULTING CIVIL ENGINEERS SURVEYORS  
6750 HILLCREST PLAZA DR., SUITE 325  
HOUSTON, TEXAS 77040  
(713) 490-7090 FAX  
(713) 490-7090  
COPPELL, TEXAS 75230  
Winkelmann & Associates, Inc.

NO.	DATE	REVISION	APPROV.
1	03/13/2019	REVISION	





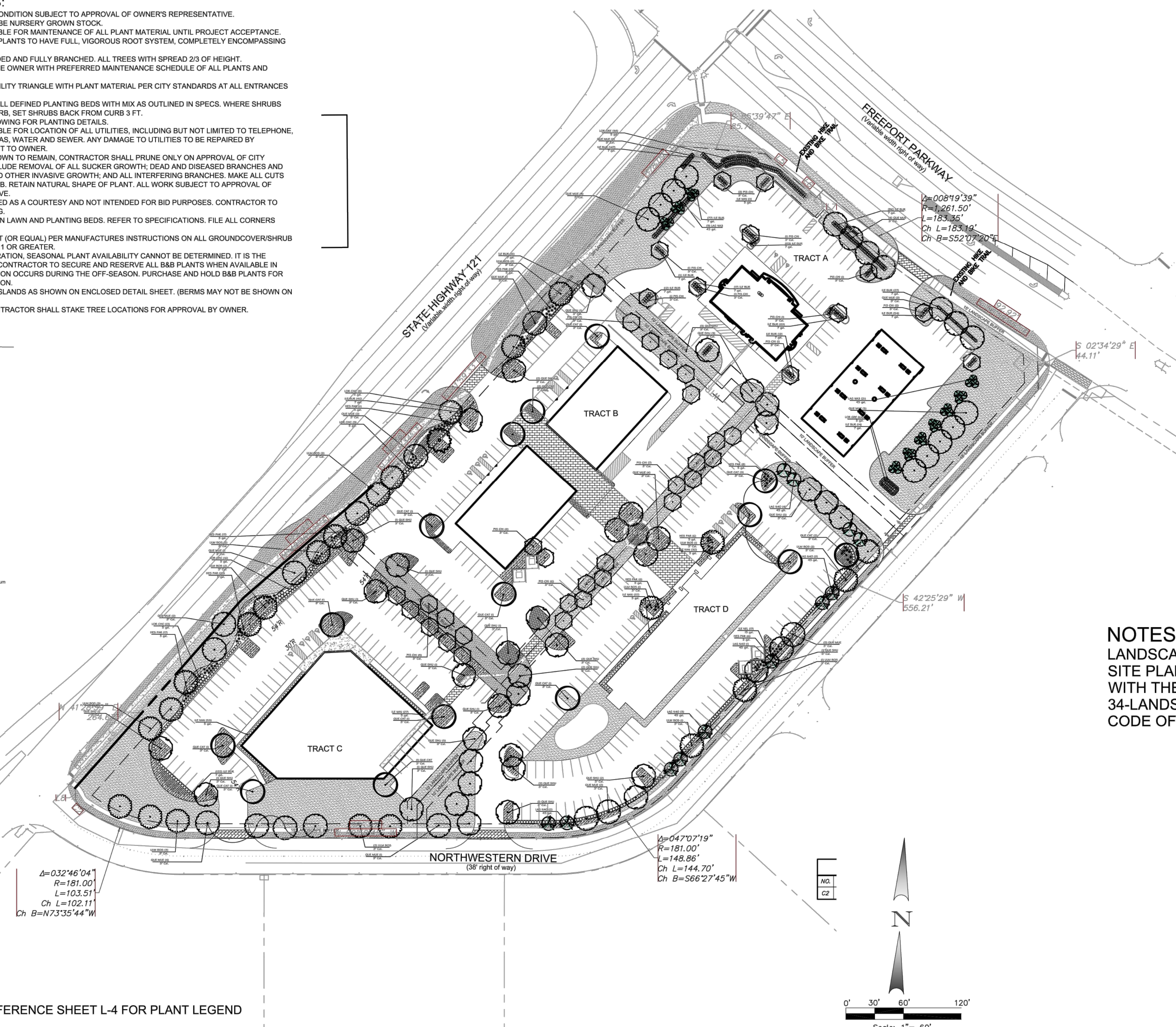


**PLANTING NOTES:**

1. PLANT SIZE, TYPE, AND CONDITION SUBJECT TO APPROVAL OF OWNER'S REPRESENTATIVE.
2. ALL PLANT MATERIAL TO BE NURSERY GROWN STOCK.
3. CONTRACTOR RESPONSIBLE FOR MAINTENANCE OF ALL PLANT MATERIAL UNTIL PROJECT ACCEPTANCE.
4. ALL CONTAINER GROWN PLANTS TO HAVE FULL, VIGOROUS ROOT SYSTEM, COMPLETELY ENCOMPASSING CONTAINER.
5. ALL PLANTS WELL ROUNDED AND FULLY BRANCHED. ALL TREES WITH SPREAD 2/3 OF HEIGHT.
6. CONTRACTOR TO PROVIDE OWNER WITH PREFERRED MAINTENANCE SCHEDULE OF ALL PLANTS AND LAWNS.
7. MAINTAIN/PROTECT VISIBILITY TRIANGLE WITH PLANT MATERIAL PER CITY STANDARDS AT ALL ENTRANCES TO SITE.
8. PREP ENTIRE WIDTH OF ALL DEFINED PLANTING BEDS WITH MIX AS OUTLINED IN SPECS. WHERE SHRUBS ARE LOCATED ALONG CURB, SET SHRUBS BACK FROM CURB 3 FT.
9. SEE DETAIL SHEET FOLLOWING FOR PLANTING DETAILS.
10. CONTRACTOR RESPONSIBLE FOR LOCATION OF ALL UTILITIES, INCLUDING BUT NOT LIMITED TO TELEPHONE, TELESCABLE, ELECTRIC, GAS, WATER AND SEWER. ANY DAMAGE TO UTILITIES TO BE REPAIRED BY CONTRACTOR AT NO COST TO OWNER.
11. EXISTING TREES ARE SHOWN TO REMAIN. CONTRACTOR SHALL PRUNE ONLY ON APPROVAL OF CITY ARBORIST. WORK TO INCLUDE REMOVAL OF ALL SUCKER GROWTH; DEAD AND DISEASED BRANCHES AND LIMBS; VINES, BRIARS AND OTHER INVASIVE GROWTH; AND ALL INTERFERING BRANCHES. MAKE ALL CUTS FLUSH TO REMAINING LIMB. RETAIN NATURAL SHAPE OF PLANT. ALL WORK SUBJECT TO APPROVAL OF OWNER'S REPRESENTATIVE.
12. QUANTITIES ARE PROVIDED AS A COURTESY AND NOT INTENDED FOR BID PURPOSES. CONTRACTOR TO VERIFY PRIOR TO PRICING.
13. INSTALL EDGING BETWEEN LAWN AND PLANTING BEDS. REFER TO SPECIFICATIONS. FILE ALL CORNERS SMOOTH.
14. INSTALL CURLEX BLANKET (OR EQUAL) PER MANUFACTURER'S INSTRUCTIONS ON ALL GROUND COVER/SHRUB BEDS WITH A SLOPE OF 4:1 OR GREATER.
15. AT TIME OF PLAN PREPARATION, SEASONAL PLANT AVAILABILITY CANNOT BE DETERMINED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SECURE AND RESERVE ALL B&B PLANTS WHEN AVAILABLE IN CASE ACTUAL INSTALLATION OCCURS DURING THE OFF-SEASON. PURCHASE AND HOLD B&B PLANTS FOR LATE SEASON INSTALLATION.
16. BERM ALL PARKING LOT ISLANDS AS SHOWN ON ENCLOSED DETAIL SHEET. (BERMS MAY NOT BE SHOWN ON GRADING PLAN.)
17. PRIOR TO PLANTING, CONTRACTOR SHALL STAKE TREE LOCATIONS FOR APPROVAL BY OWNER.

**PLANT KEY**

TREES	COMMON NAME
	Chinese Pistache
	Chinkapin Oak
	Shumard Red Oak
	Cathedral Live Oak
	Bosque Elm
ORNAMENTAL TREES	COMMON NAME
	Natchez Crepe Myrtle
	Natchez Crepe Myrtle
SHRUBS	COMMON NAME
	Brakeflights Red Yucca
	Dwarf Burford Holly
	Dwarf Yucca
	Nellie Stevens Holly
	Green Lycopodium
	Climax Fire Lycopodium
GROUND COVERS	COMMON NAME
	Big Blue Lilyturf
	Mexican Feather Grass
	Autumn Sage
SOD/SEED	COMMON NAME
	Bermuda Grass



REFERENCE SHEET L-4 FOR PLANT LEGEND

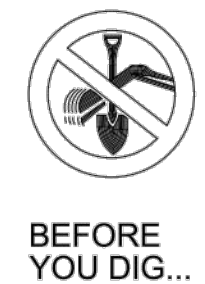
**NOTE:**

1. NO LANDSCAPE PLANTINGS WITHIN 18" OF PARKING LOT CURBS.
2. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR AND SHALL MAINTAIN THE LANDSCAPING FOR 90 DAYS PAST THE FINAL INSPECTION.
3. TEMPORARY IRRIGATION WILL BE REQUIRED TO ESTABLISH TURF IN ALL DISTURBED AREAS WITHOUT A PERMANENT IRRIGATION SYSTEM.
4. SOD TURF IN ALL DISTURBED AREAS AS IDENTIFIED ON GRADING AND EROSION CONTROL PLANS.



**CAUTION!!!**

UNDERGROUND UTILITIES ARE LOCATED IN THIS AREA. 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITIES, CONTACT LINE LOCATES FOR FRANCHISE UTILITY INFO. CALL BEFORE YOU DIG: TEXAS EXCAVATION SAFETY SYSTEM (TESS) 1-800-344-8377 TEXAS ONE CALL SYSTEMS 1-800-245-4545 LONE STAR NOTIFICATION CENTER 1-800-689-8344 EXT. 5



THIS ELECTRONIC DRAWING FILE IS RELEASED UNDER THE AUTHORITY OF GREGORY CUPPETT, LICENSED IRRIGATOR & LANDSCAPE ARCHITECT (LICENSED IRRIGATOR NUMBER 000333, LANDSCAPE ARCHITECT REGISTRATION NUMBER 2672) ON 03/15/19 WHO MAINTAINS THE ORIGINAL FILE. THIS ELECTRONIC DRAWING FILE MAY BE USED AS A BACKGROUND DRAWING. PURSUANT TO RULE 3.103(F) OF THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS AND THE RULES AND REGULATIONS OF THE TEXAS DEPARTMENT OF LICENSING AND REGULATION, THE USER OF THIS ELECTRONIC DRAWING FILE AGREES TO ASSUME ALL RESPONSIBILITY FOR ANY MODIFICATION TO OR USE OF THIS DRAWING FILE THAT IS INCONSISTENT WITH THE REQUIREMENTS OF THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS AND THE TEXAS DEPARTMENT OF LICENSING AND REGULATION. NO PERSON MAY MAKE MODIFICATIONS TO THIS ELECTRONIC DRAWING FILE WITHOUT THE IRRIGATOR/LANDSCAPE ARCHITECT'S EXPRESS WRITTEN PERMISSION.



**NOTES:**  
LANDSCAPE PLAN FOR EACH DETAILED SITE PLAN SHALL BE IN COMPLIANCE WITH THE PROVISIONS OF ARTICLE 34-LANDSCAPE REGULATIONS, OF THE CODE OF ORDINANCES AS AMENDED.

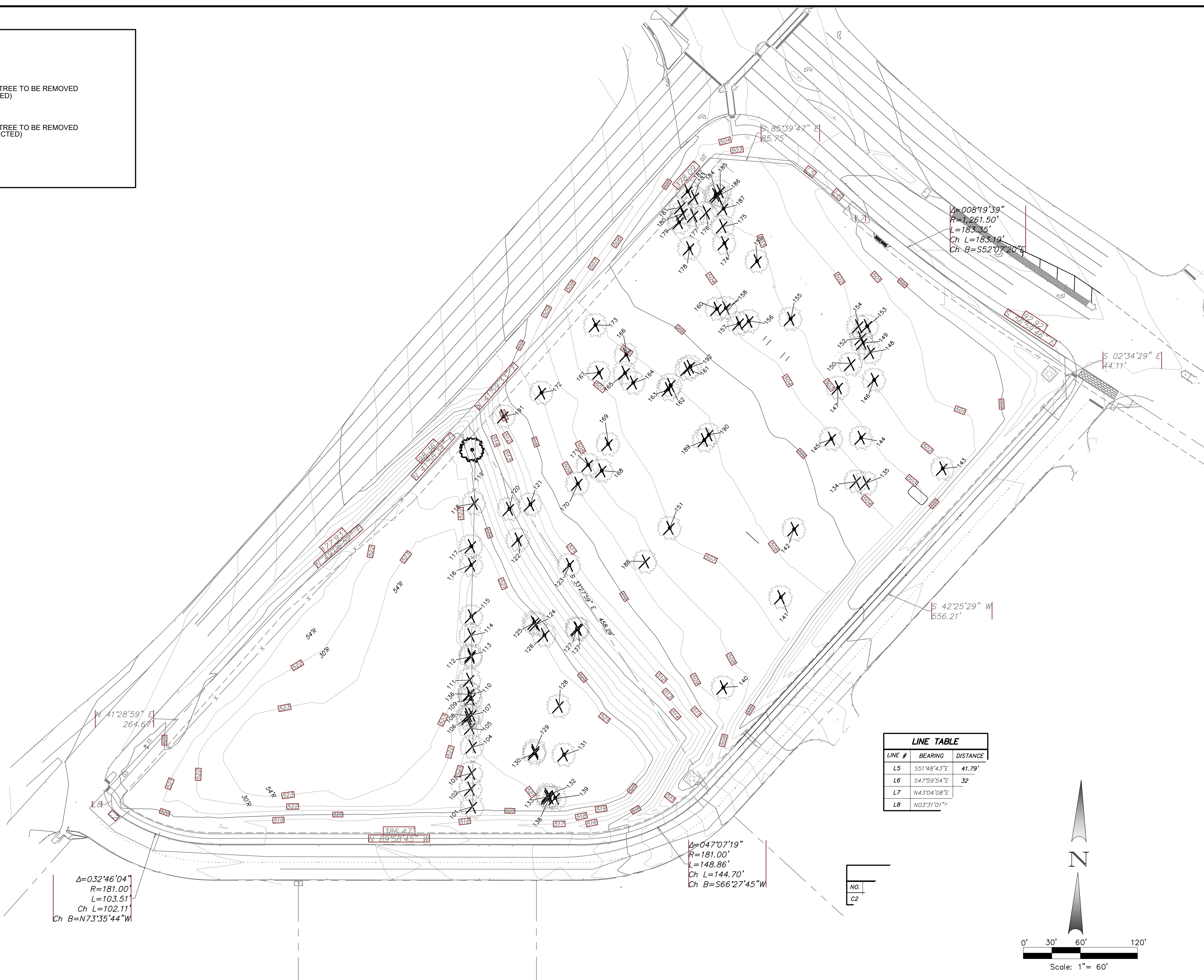
Exhibit D

6.						
5.						
4.						
3.						
2.	03/13/2019	OWNER COMMENTS	GC			
1.	08/20/2018	ZONING SUBMITTAL	CH			
No.	DATE	REVISION				APPROV.
<p>Winkelmann &amp; Associates, Inc. CONSULTING CIVIL ENGINEERS ■ SURVEYORS 6750 HILLCREST PLAZA DRIVE, SUITE 325 (972) 492-7000 Texas Engineers Registration No. 89 Texas Surveyors Registration No. 10966B-00 CORP. OFFICE: 2015, Winkelmann &amp; Associates, Inc.</p>						
<p>STATE OF TEXAS PROFESSIONAL ENGINEER 2672 03/15/19</p>						
<p>CONCEPTUAL LANDSCAPE PLAN ARCHWAY 121 STATE HIGHWAY 121 &amp; FREEPORT COPPELL, TEXAS</p>						
<p>L-2</p>						
<p>LANDSCAPE PLAN</p>						









**LINE TABLE**

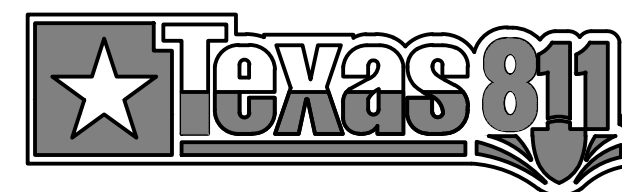
LINE #	BEARING	DISTANCE
L5	S51°46'43"E	41.79'
L6	S47°59'54"E	32'
L7	N43°04'08"E	
L8	N03°31'01"W	

**TREE SURVEY TOTALS:**

TOTAL TREES ON SITE: 1064 CALIPER INCHES TOTAL  
 UNHEALTHY TREES REMOVED: 88 CALIPER INCHES

TOTAL NET PROTECTED TREES ON SITE: 823 CALIPER INCHES  
 TOTAL PROTECTED TREES REMOVED (GROSS RETRIBUTION): 801 CALIPER INCHES  
 TOTAL PROTECTED TREES PRESERVED: 22 CALIPER INCHES  
 22/801 = 3% PRESERVED  
 801 X 3% = 24 PRESERVATION CREDIT  
 801 - 24 = 777" REQUIRED MITIGATION

161 X 3" = 483" PLANTED TOWARDS MITIGATION  
 MAXIMUM 50% MITIGATION WITH REQUIRED TREES  
 801" - 401" = 400" MITIGATION REQUIRED  
 TOTAL TREE FUND PAYMENT = \$62,500 IN LIEU OF MITIGATION



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 TEXAS EXCAVATION SAFETY SYSTEM (TESS)  
 TEXAS ONE CALL SYSTEMS  
 1-800-248-6648  
 LONG STAR NOTIFICATION CENTER  
 1-800-888-5344 EXT. 5

THIS ELECTRONIC DRAWING FILE IS RELEASED UNDER THE AUTHORITY OF GREGORY CUPPETT, LICENSED IRRIGATOR & LANDSCAPE ARCHITECT LICENSED PROFESSIONAL NUMBER 002638, LANDSCAPE ARCHITECT REGISTRATION NUMBER 26721 ON 03/15/19 WHO MAINTAINS THE ORIGINAL FILE. THIS ELECTRONIC DRAWING FILE MAY BE USED AS A BACKGROUND DRAWING. PURSUANT TO RULE 3.103(f) OF THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS AND THE RULES AND REGULATIONS OF THE TEXAS DEPARTMENT OF LICENSING AND REGULATION, THE USER OF THIS ELECTRONIC DRAWING FILE AGREES TO ASSUME ALL RESPONSIBILITY FOR ANY MODIFICATION TO OR USE OF THIS DRAWING FILE THAT IS INCONSISTENT WITH THE REQUIREMENTS OF THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS AND THE TEXAS DEPARTMENT OF LICENSING AND REGULATION. NO PERSON MAY MAKE MODIFICATIONS TO THIS ELECTRONIC DRAWING FILE WITHOUT THE IRRIGATOR/LANDSCAPE ARCHITECT'S EXPRESS WRITTEN PERMISSION.

**FAIN • CUPPETT**  
**LANDSCAPE ARCHITECTS, LLC**  
 8235 Mill Creek Blvd, Suite B  
 North Richland Hills, TX 76182-4781  
 PAPER AND OPEN SPACE PLANNING • LANDSCAPE ARCHITECTURE • IRRIGATION DESIGN

Cal.	Species	Canopy W	Canopy E	Canopy S	Canopy W	Crown Class	% Live Crown	Tag #	Category	Condition		
101	4	HACKBERRY	6	6	6	6	6	6	6	6546	UNPROTECTED	REMOVE
102	5	LOCUST	10	5	10	10	Co	50	6547	PROTECTED	REMOVE	
103	9	BUMELIA	15	4	6	10	Co	60	6548	PROTECTED	REMOVE	
104	7	PECAN	12	10	10	5	Co	50	6549	PROTECTED	REMOVE	
105	5	HACKBERRY	12	6	10	6	Co	50	6550	UNPROTECTED	REMOVE	
106	4	HACKBERRY	12	5	12	8	Co	70	6551	UNPROTECTED	REMOVE	
107	6	PECAN	10	10	10	10	Co	50	6553	PROTECTED	REMOVE	
108	5	HACKBERRY	12	5	12	8	Co	60	6552	UNPROTECTED	REMOVE	
109	11	HACKBERRY	20	10	4	8	Co	70	6554	UNPROTECTED	REMOVE	
110	7	BUMELIA	10	10	10	10	Co	50	6555	PROTECTED	REMOVE	
111	5	HACKBERRY	12	10	10	3	Co	75	6557	UNPROTECTED	REMOVE	
112	5	HACKBERRY	8	8	0	12	Co	50	6559	UNPROTECTED	REMOVE	
113	5	HACKBERRY	10	8	12	0	Co	50	6558	UNPROTECTED	REMOVE	
114	9	HACKBERRY	10	6	10	10	Co	75	6560	UNPROTECTED	REMOVE	
115	11	HACKBERRY	20	20	20	6	Co	60	6561	UNPROTECTED	REMOVE	
116	20	OAK	25	20	20	30	Dom	50	170	PROTECTED	REMOVE	
117	20	OAK	20	20	20	20	Dom	50		PROTECTED	REMOVE	
118	5	HACKBERRY	10	10	10	10	Dom	65		UNPROTECTED	REMOVE	
119	22	PECAN	30	20	30	30	Dom	75	151	PROTECTED	PRESERVE	
120	10	MESQUITE	15	15	15	15	Dom	80	6529	UNPROTECTED	REMOVE	
121	13	MESQUITE	20	20	20	20	Dom	80	6530	UNPROTECTED	REMOVE	
122	10	MESQUITE	20	20	20	20	Dom	90	6174	UNPROTECTED	REMOVE	
123	11	BOIS D ARC	20	20	20	20	Dom	90		UNPROTECTED	REMOVE	
124	8	MESQUITE	0	20	20	22	Co	70	6536	UNPROTECTED	REMOVE	
125	11	MESQUITE	15	0	20	20	Co	70	6535	UNPROTECTED	REMOVE	
126	11	MESQUITE	6	20	25	25	Co	20	6534	UNPROTECTED	REMOVE	
127	11	MESQUITE	25	0	20	25	Co	90	6532	UNPROTECTED	REMOVE	
128	8	MESQUITE	25	25	20	20	Dom	90		UNPROTECTED	REMOVE	
129	9	MESQUITE	20	0	10	12	Co	80	6537	UNPROTECTED	REMOVE	
130	10	MESQUITE	10	20	18	17	Co	70	6538	UNPROTECTED	REMOVE	
131	24	MESQUITE	20	40	25	30	Dom	90	6540	UNPROTECTED	REMOVE-POOR	
132	6	MESQUITE	10	0	5	15	Co	90	6544	UNPROTECTED	REMOVE	
133	8	MESQUITE	10	15	0	20	Co	90	6543	UNPROTECTED	REMOVE	
134	7	LOCUST	15	15	12	20	Co	70	5562	PROTECTED	REMOVE	
135	4	HACKBERRY	6	10	8	10	Co	10	5563	UNPROTECTED	REMOVE	
136	10	HACKBERRY	20	0	8	8	Co	60	6556	UNPROTECTED	REMOVE	
137	14	MESQUITE	0	25	25	25	Co	90	6533	UNPROTECTED	REMOVE	
138	13	MESQUITE	10	15	8	15	Co	75	6542	UNPROTECTED	REMOVE	
139	15	MESQUITE	10	15	15	8	Co	70	6541	UNPROTECTED	REMOVE	
140	20	BOIS D ARC	20	12	18	19	Dom	90	168	UNPROTECTED	REMOVE	
141	13	BOIS D ARC	15	12	11	12	Dom	90	167	UNPROTECTED	REMOVE	
142	16	BOIS D ARC	16	18	16	15	Dom	90	166	UNPROTECTED	REMOVE	
143	22	BOIS D ARC	16	14	16	16	Dom	90	129	UNPROTECTED	REMOVE	
144	20	BOIS D ARC	14	12	14	12	Dom	90	130	UNPROTECTED	REMOVE	
145	13	BOIS D ARC	16	13	12	15	Dom	90	165	UNPROTECTED	REMOVE	
146	18	BOIS D ARC	13	15	18	15	Dom	90	127	UNPROTECTED	REMOVE	
147	20	BOIS D ARC	16	15	14	12	Dom	90	128	UNPROTECTED	REMOVE	
148	8	BOIS D ARC	9	13	6	12	Co	80	123	UNPROTECTED	REMOVE	
149	7	HACKBERRY	6	6	6	6	Co	60	125	UNPROTECTED	REMOVE	
150	7	HERCULES CLUB	12	8	7	8	Dom	50	122	PROTECTED	REMOVE	
151	10	OAK	10	8	10	10	Sup	80	169	PROTECTED	REMOVE	
152	6	HACKBERRY	6	6	10	0	Co	50	126	UNPROTECTED	REMOVE	
153	14	BOIS D ARC	8	10	15	6	Co	80	100	UNPROTECTED	REMOVE	
154	6	HACKBERRY	6	6	6	6	Dom	50	101	UNPROTECTED	REMOVE	
155	18	MESQUITE	20	20	20	20	Co	80	106	UNPROTECTED	REMOVE	
156	22	MESQUITE	10	30	30	40	Co	90	107	UNPROTECTED	REMOVE-POOR	
157	12	BOIS D ARC	12	8	15	12	Co	60	108	UNPROTECTED	REMOVE	
158	12	MESQUITE	3	20	30	9	Dom	40	109	UNPROTECTED	REMOVE	
159	13	BOIS D ARC	14	9	15	9	Co	90	111	UNPROTECTED	REMOVE	
160	17	BOIS D ARC	12	14	20	10	Co	80	110	UNPROTECTED	REMOVE	
161	6	HACKBERRY	20	10	15	15	Co	50	140	UNPROTECTED	REMOVE	
162	18	MESQUITE	22	0	15	20	Co	90	153	UNPROTECTED	REMOVE	
163	13	MESQUITE	10	20	15	30	Co	70	154	UNPROTECTED	REMOVE	
164	12	MESQUITE	20	25	30	25	Co	50	147	UNPROTECTED	REMOVE	
165	14	MESQUITE	20	10	20	20	Co	50	146-145	UNPROTECTED	REMOVE	
166	16	MESQUITE	25	20	28	20	Dom	75	138	UNPROTECTED	REMOVE	
167	14	BOIS D ARC	17	15	12	15	Dom	80	143-144	UNPROTECTED	REMOVE	
168	18	MESQUITE	20	20	20	20	Co	40	158	UNPROTECTED	REMOVE-POOR	
169	18	BOIS D ARC	18	10	15	10	Dom	90	157	UNPROTECTED	REMOVE	
170	13	MESQUITE	20	20	20	20	Dom	50	160	UNPROTECTED	REMOVE	
171	10	MESQUITE	14	6	14	14	Dom	40	159	UNPROTECTED	REMOVE	
172	24	MESQUITE	30	30	30	30	Dom	90	142	UNPROTECTED	REMOVE-POOR	
173	16	MESQUITE	14	15	12	12	Dom	50	137	UNPROTECTED	REMOVE	
174	16	BOIS D ARC	10	20	10	10	Co	80	112	UNPROTECTED	REMOVE	
175	7	HERCULES CLUB	3	12	8	6	Co	50	117	PROTECTED	REMOVE	
176	6	HERCULES CLUB	0	10	6	6	Co	50	175-176	PROTECTED	REMOVE	
177	7	BOIS D ARC	12	12	12	12	Co	50	172	UNPROTECTED	REMOVE	
178	11	BOIS D ARC	10	15	10	12	Dom	90	136	UNPROTECTED	REMOVE	
179	11	BOIS D ARC	15	6	15	15	Co	80	149	UNPROTECTED	REMOVE	
180	8	LOCUST	10	10	5	10	Co	50	148	PROTECTED	REMOVE	
181	8	BOIS D ARC	6	8	8	5	Co	90	135	UNPROTECTED	REMOVE	
182	11	MESQUITE	10	0	10	12	Co	50	133-134	UNPROTECTED	REMOVE	
183	5	HERCULES CLUB	8	5	8	8	Co	50	171	PROTECTED	REMOVE	
184	10	BOIS D ARC	10	10	3	3	Co	60	115	UNPROTECTED	REMOVE	
185	6	BOIS D ARC	10	10	10	3	Co	60	116	UNPROTECTED	REMOVE	
186	9	BOIS D ARC	3	12	10	10	Co	60	114	UNPROTECTED	REMOVE	
187	12	BOIS D ARC	6	8	6	8	Co	50	113	UNPROTECTED	REMOVE	
188	3	BOIS D ARC	18	18	18	20	Dom	90	162	UNPROTECTED	REMOVE	
189	10	BOIS D ARC	15	10	6	20	Co	80	156	UNPROTECTED	REMOVE	
190	20	BOIS D ARC	12	15	20	6	Co	90	155	UNPROTECTED	REMOVE	
191	16	BOIS D ARC	18	15	18	15	Dom	90	150	UNPROTECTED	REMOVE	
192	24	MESQUITE	30	30	30	30	Co	90		UNPROTECTED	REMOVE-POOR	

**Exhibit F TREE SURVEY**  
 ARCHWAY 121  
 HIGHWAY 121 & FREEPORT  
 COPPELL, TEXAS

1

**TREE SURVEY**

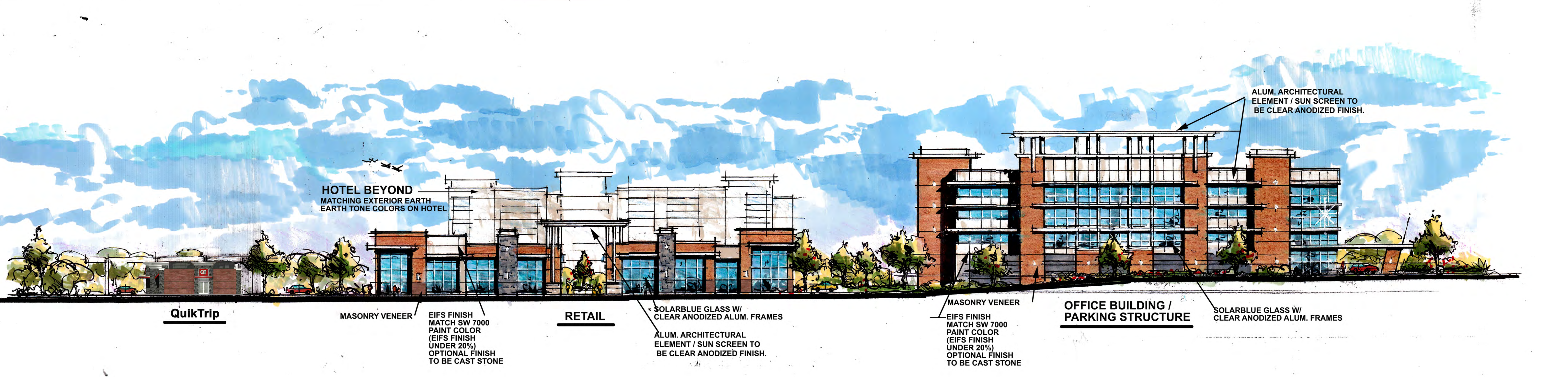
Winklemann & Associates, Inc.  
 CONSULTING CIVIL ENGINEERS ■ SURVEYORS  
 6750 HILLCREST PLAZA DR., SUITE 325  
 TEXAS ENGINEERS REGISTRATION NO. 89 8866-01  
 (972) 496-7999 FAX  
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03/15/19

OWNER COMMENTS  
 ZONING SUBMITTAL

DATE  
 REVISION





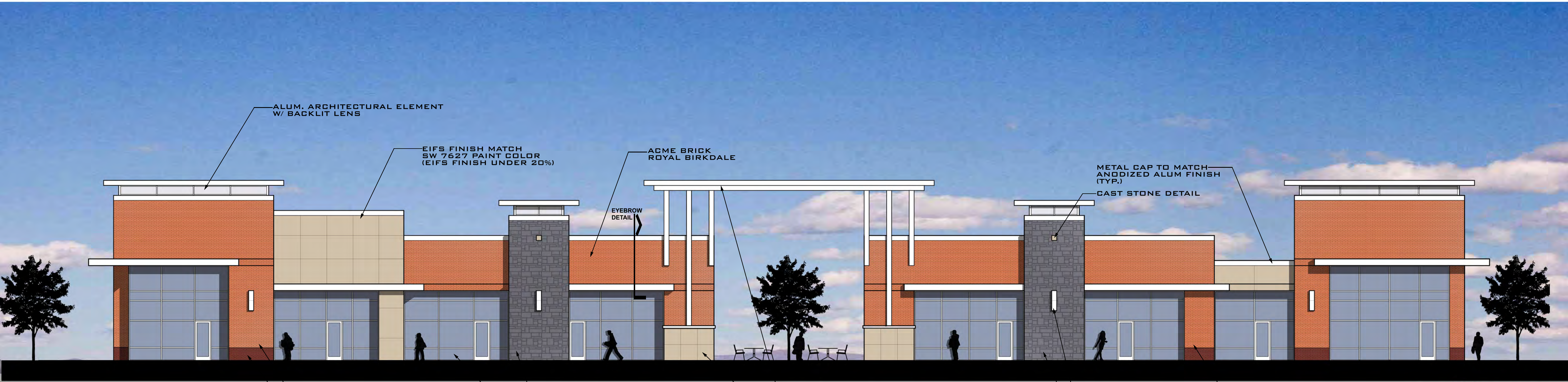
**CONCEPT WEST ELEVATION**

1" = 60'

( VIEW FROM S.H.W.121 )

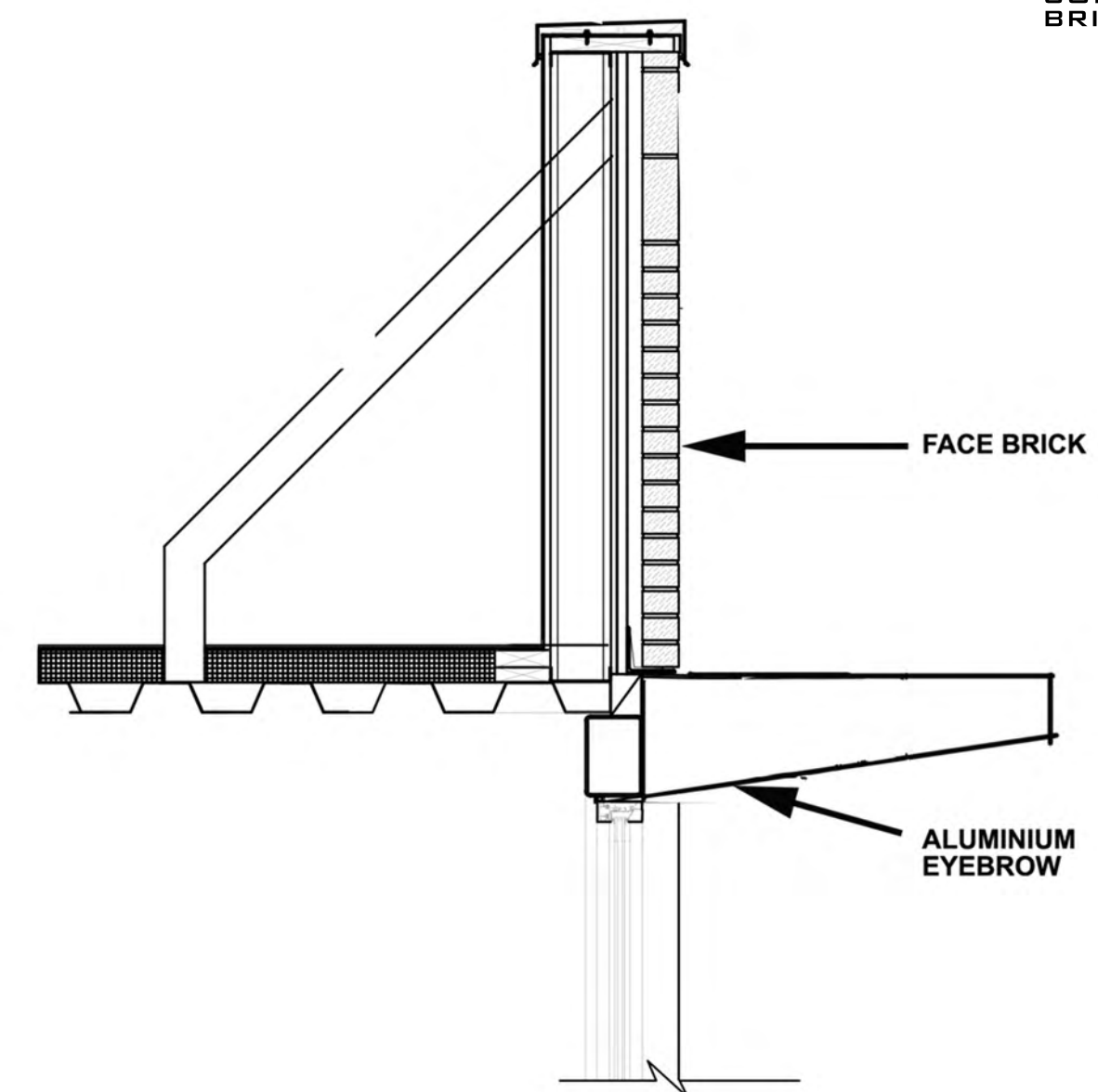
Exhibit G  
1 of 3





**RETAIL CENTER**

- ACME BRICK ROYAL BIRKDALE
- BRICK TO MATCH QT ACCENT BRICK DETAIL. COLOR TO MATCH QT BRICK.
- STONE TO MATCH QT STONE DETAIL. COLOR TO MATCH QT STONE.
- SOLARBLUE GLASS W/ CLEAR ANODIZED ALUM. FRAMES
- ALUM. ARCHITECTURAL ELEMENT / SUN SCREEN TO BE CLEAR ANODIZED FINISH.
- EIFS BASE COLOR TO MATCH SW 7627 PAINT COLOR
- ALUM. LIGHT FIXT. CLEAR ANODIZED
- STONE TO MATCH QT STONE DETAIL. COLOR TO MATCH QT STONE.
- ACME BRICK ROYAL BIRKDALE

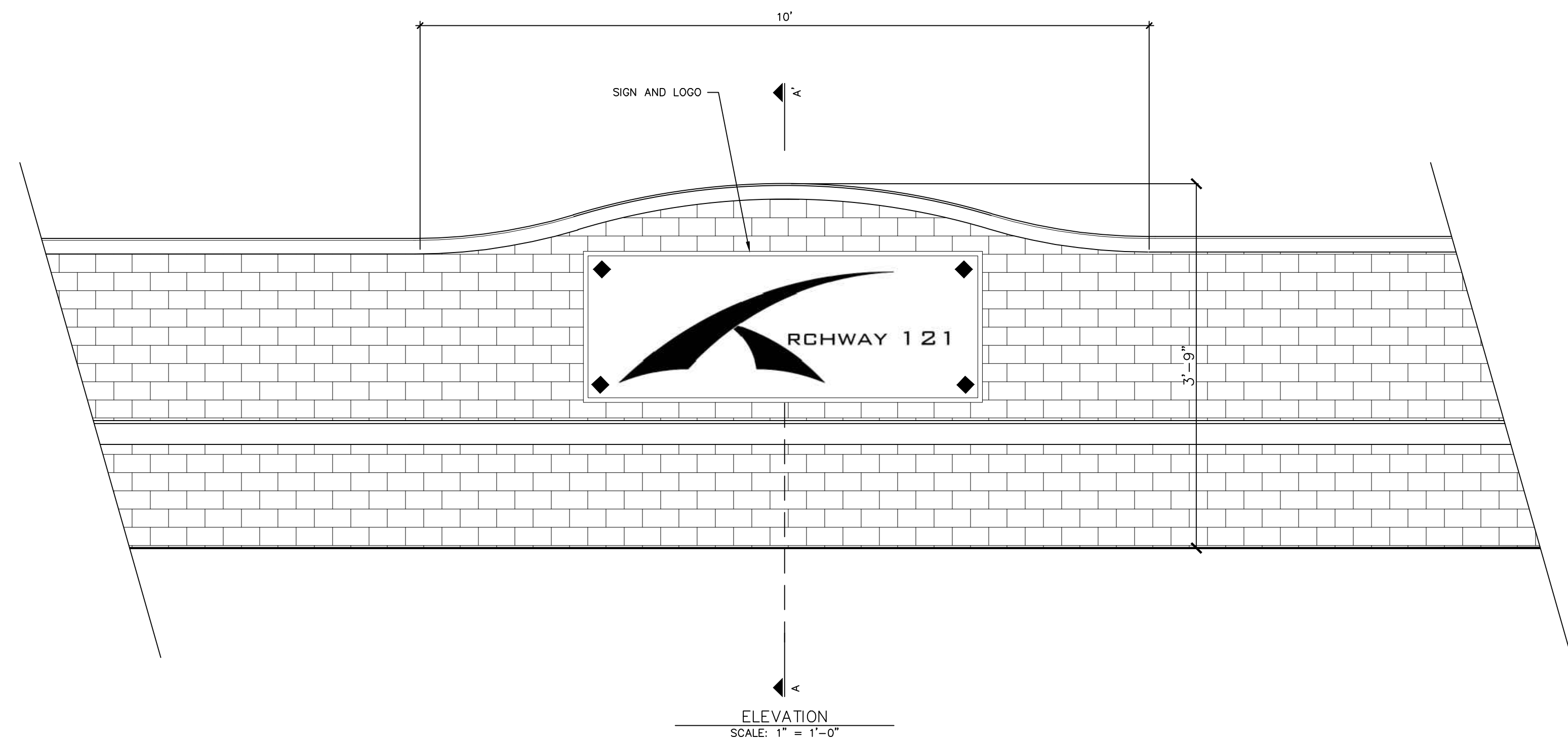


**EYEBROW DETAIL**



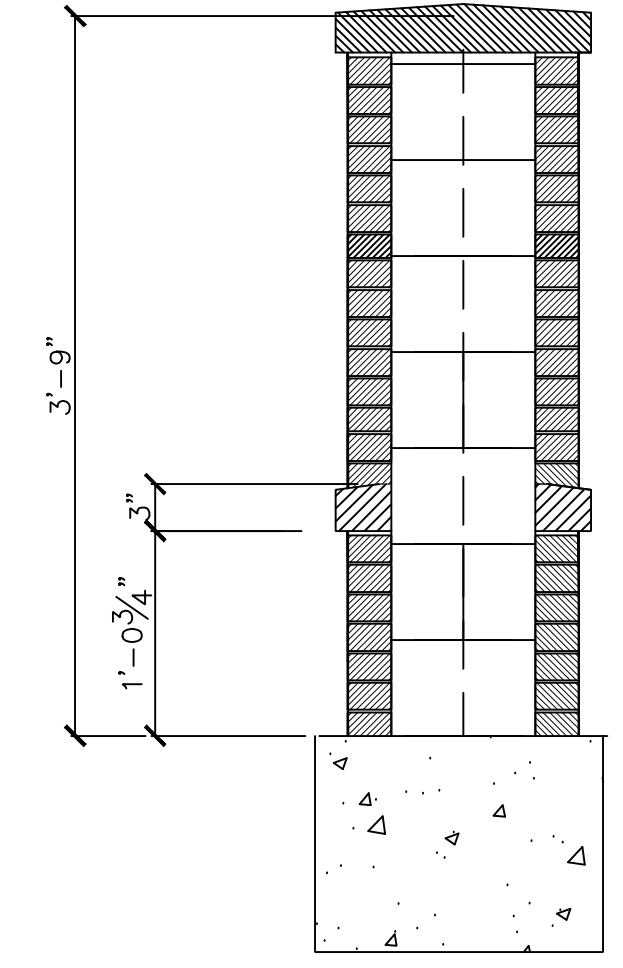






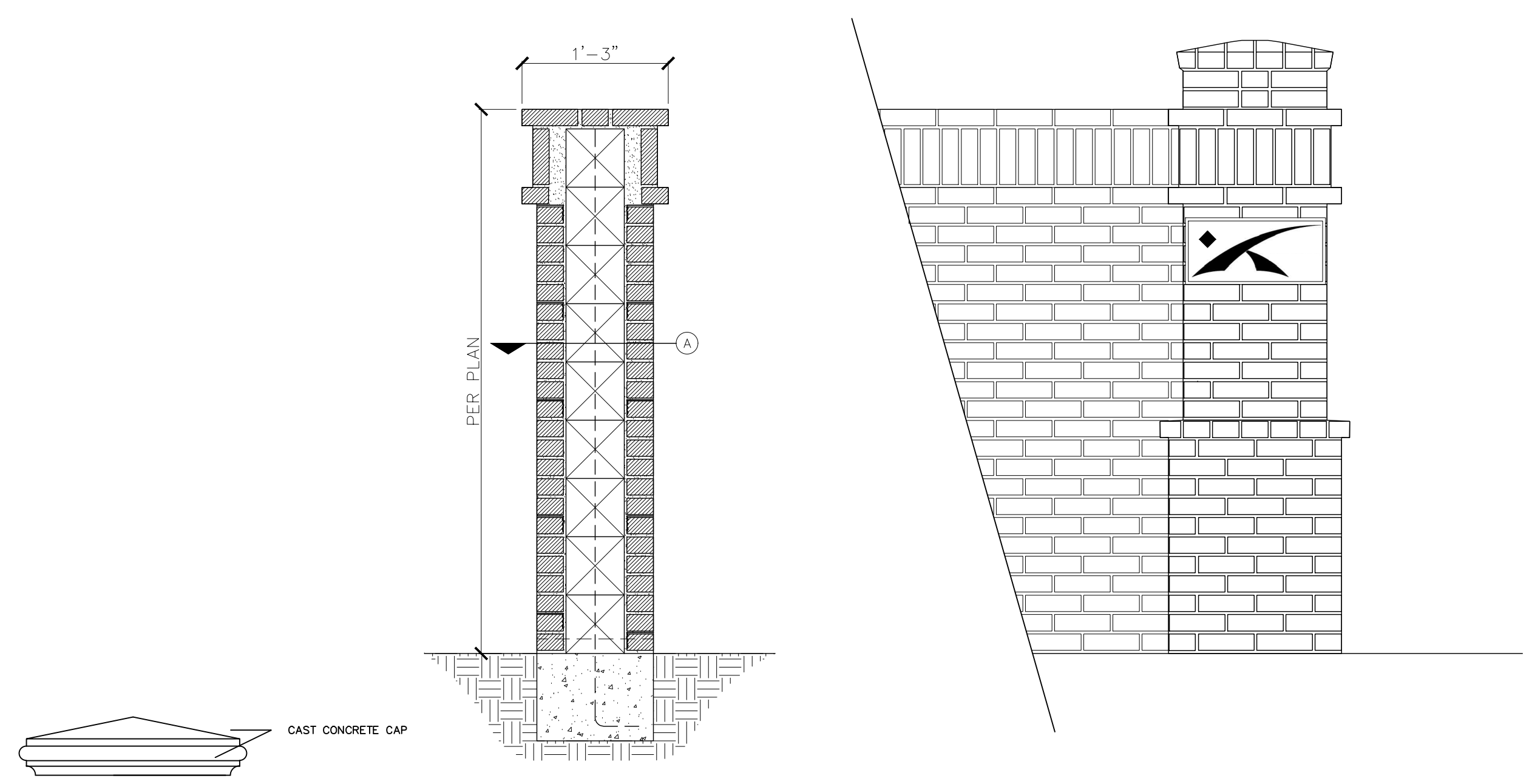
A MONUMENT SIGN

ELEVATION  
SCALE: 1" = 1'-0"



SECTION A  
SCALE: 1" = 1'-0"

SCALE: AS SHOWN



B PERIMETER SIGN DETAILS

SCALE: 1" = 1'-0"



4821 Merlot Avenue, Suite 210  
Grapevine, Texas 76051  
Phone: 817-488-4960

DEVELOPER/OWNER



P.O. BOX 28  
COLLINGSVILLE, TEXAS 76233  
PHONE: 972-800-0676

JOB NUMBER:
DESIGNED BY:
DRAWN BY:
CHECKED BY:
ISSUE DATE:
REV:

Kirkman Engineering, LLC  
Texas Firm No: 15874

ARCHWAY 121

DEVELOPMENT  
BRANDING

SHEET:

Exhibit H

**PD CONDITIONS**

1. GAS STATION AND C-STORE LAND USE.
2. GREATER THAN 50% OF THE REQUIRED PARKING IS LOCATED IN THE FRONT YARD.
3. PERIMETER LANDSCAPE IS INCLUDED IN ARCHWAY OVERALL LANDSCAPE PLANS.
4. TWO BUTTON SIGNS ON CANOPY.
5. PROPOSED ATTACHED SIGNAGE WITH RED BACKING.
6. AWNING MATERIAL AND COLOR PER ELEVATIONS.
7. NUMBER OF COLORS AND MATERIALS USE ON BUILDING PER ELEVATIONS.
8. TWO MONUMENT SIGNS AS SHOWN.

**PROPERTY NOTE**

THIS PROPERTY WILL BE IN COMPLIANCE WITH OUTSIDE STORAGE AND DISPLAY - RETAIL STORE AND SHOPS IN ARTICLE 42 - SPECIAL DEFINITIONS OF THE ZONING ORDINANCE WHICH PROHIBITS OUTSIDE STORAGE AND DISPLAY UNDER CANOPIES AND AWNINGS, AND ONLY PERMITS OUTSIDE STORAGE WHEN VISUALLY SCREENED WITH A SOLID WALL.

**FEMA 100-YEAR FLOODPLAIN**

THIS PROPERTY LIES IN ZONE "X" AND DOES NOT LOCATE WITHIN ANY PRESENTLY ESTABLISHED 100-YEAR FLOOD PLAIN, AS SHOWN BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP FOR THE COUNTY OF DALLAS, COPPELL, TEXAS, COMMUNITY PANEL NUMBER 48113C0135K EFFECTIVE DATE JULY 7, 2014.

**SITE DATA (QUIKTRIP STORE)**

EXISTING ZONING: PD-295-HC  
 PROPOSED ZONING: PD-295-HC  
 PROPOSED USE: SINGLE GAS STATION

**SITE AREA INFORMATION**

AREA OF PROPOSED USE: 2.217 ACRES (96,573 SF)  
 PROPOSED LOT COVERAGE: 63,444 SF (65.7% IMPERVIOUS)  
 BUILDING AREA: 4,977 SQUARE FEET  
 BUILDING HEIGHT: 20'-0"  
 FLOOR AREA RATIO: 1:19.40 (5.15%)  
 PARKING REQUIRED: 31 SPACES  
 PARKING PROVIDED: 56 SPACES

**SITE LEGEND**

	BOUNDARY LINE
	CONCRETE CURB AND GUTTER
	MOUNTABLE CURB W/RADIUS PROTECTOR
	PARKING SPACE INDICATOR
	AREA LIGHT
	MULTIPLE PRODUCT DISPENSER WITH CANOPY
	COLUMNS AND BOLLARDS
	FUEL SYSTEM ACCESS MANWAY
	STORM PIPE (< 12" NEW)
	STORM PIPE (> 12" NEW)
	STORM PIPE (> 12" EXISTING)
	MAJOR CONTOUR (NEW)
	MINOR CONTOUR (NEW)
	MAJOR CONTOUR (EXISTING)
	MINOR CONTOUR (EXISTING)

PROJECT NO.: Q18001\_1964

**Kirkman Engineering**  
 4821 Merlot Avenue, Suite 210  
 Grapevine, Texas 76051  
 Phone: 817-488-4960  
 Texas Firm No: 15874

**QuikTrip No. 1964**  
 SH 121 & FREEPORT PKWY  
 COPPELL, TEXAS

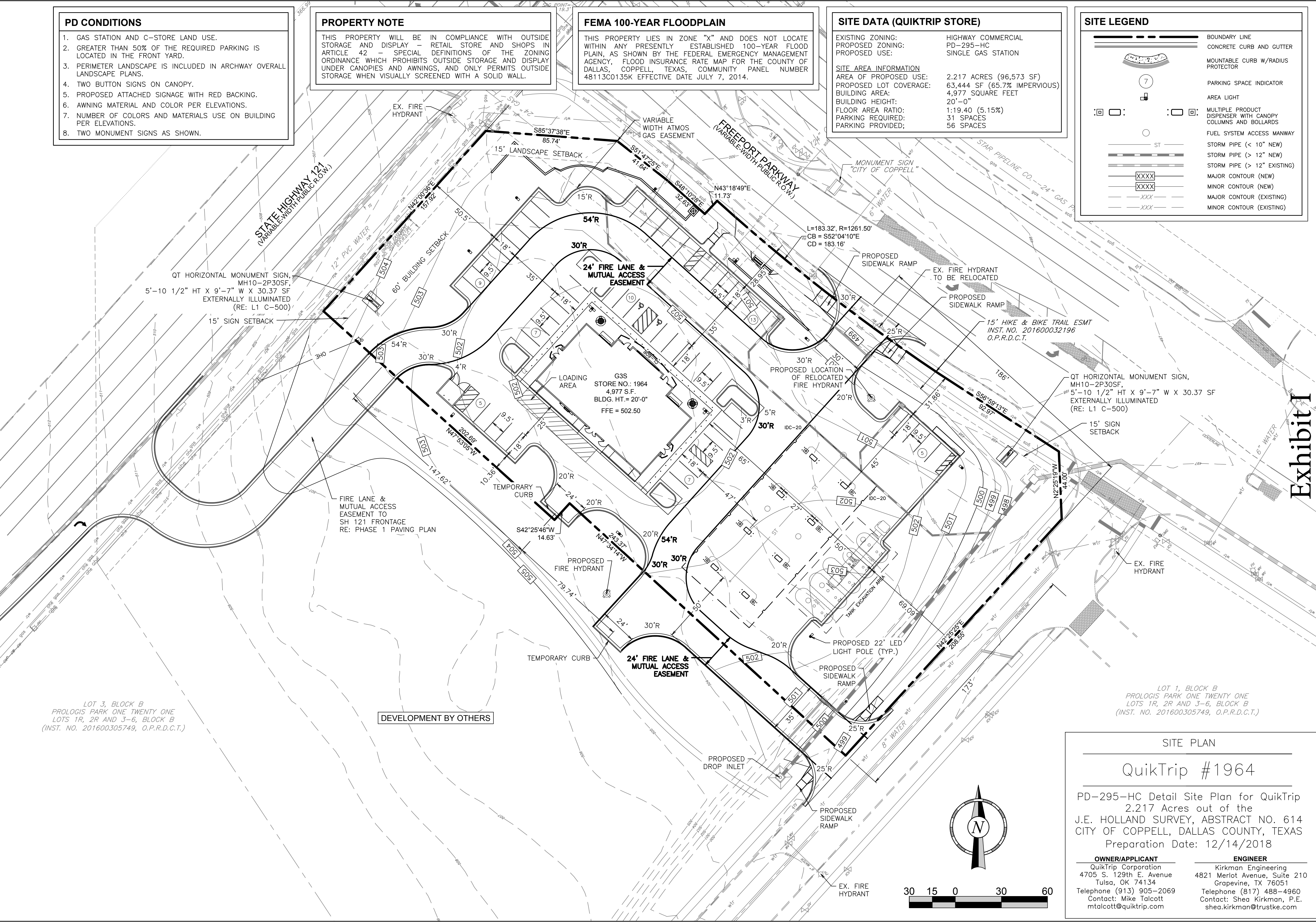
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PROTOTYPE: P-94 (05/01/18)
DIVISION:
VERSION: 001
DESIGNED BY:
DRAWN BY:
REVIEWED BY:

REV	DATE	DESCRIPTION	ORIGINAL ISSUE DATE:

SHEET TITLE:  
 PRELIMINARY SITE PLAN

SHEET NUMBER:  
 1

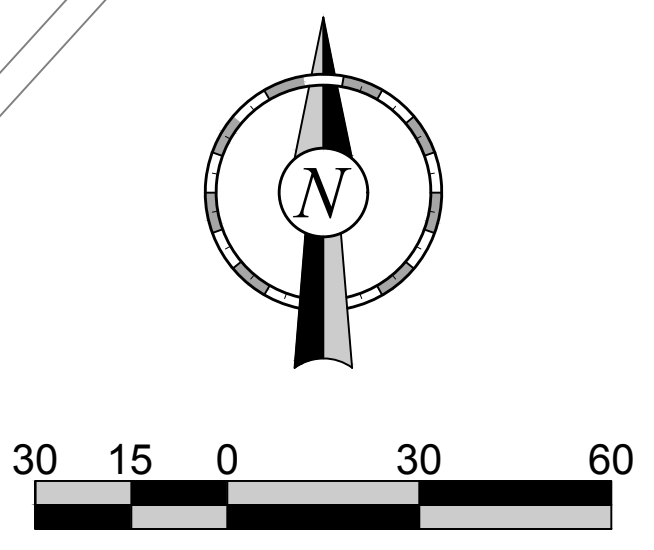


**SITE PLAN**

**QuikTrip #1964**

PD-295-HC Detail Site Plan for QuikTrip 2.217 Acres out of the J.E. HOLLAND SURVEY, ABSTRACT NO. 614 CITY OF COPPELL, DALLAS COUNTY, TEXAS  
 Preparation Date: 12/14/2018

<b>OWNER/APPLICANT</b> QuikTrip Corporation 4705 S. 129th E. Avenue Tulsa, OK 74134 Telephone (913) 905-2069 Contact: Mike Talcott mtalcott@quiktrip.com	<b>ENGINEER</b> Kirkman Engineering 4821 Merlot Avenue, Suite 210 Grapevine, TX 76051 Telephone (817) 488-4960 Contact: Shea Kirkman, P.E. shea.kirkman@trustke.com
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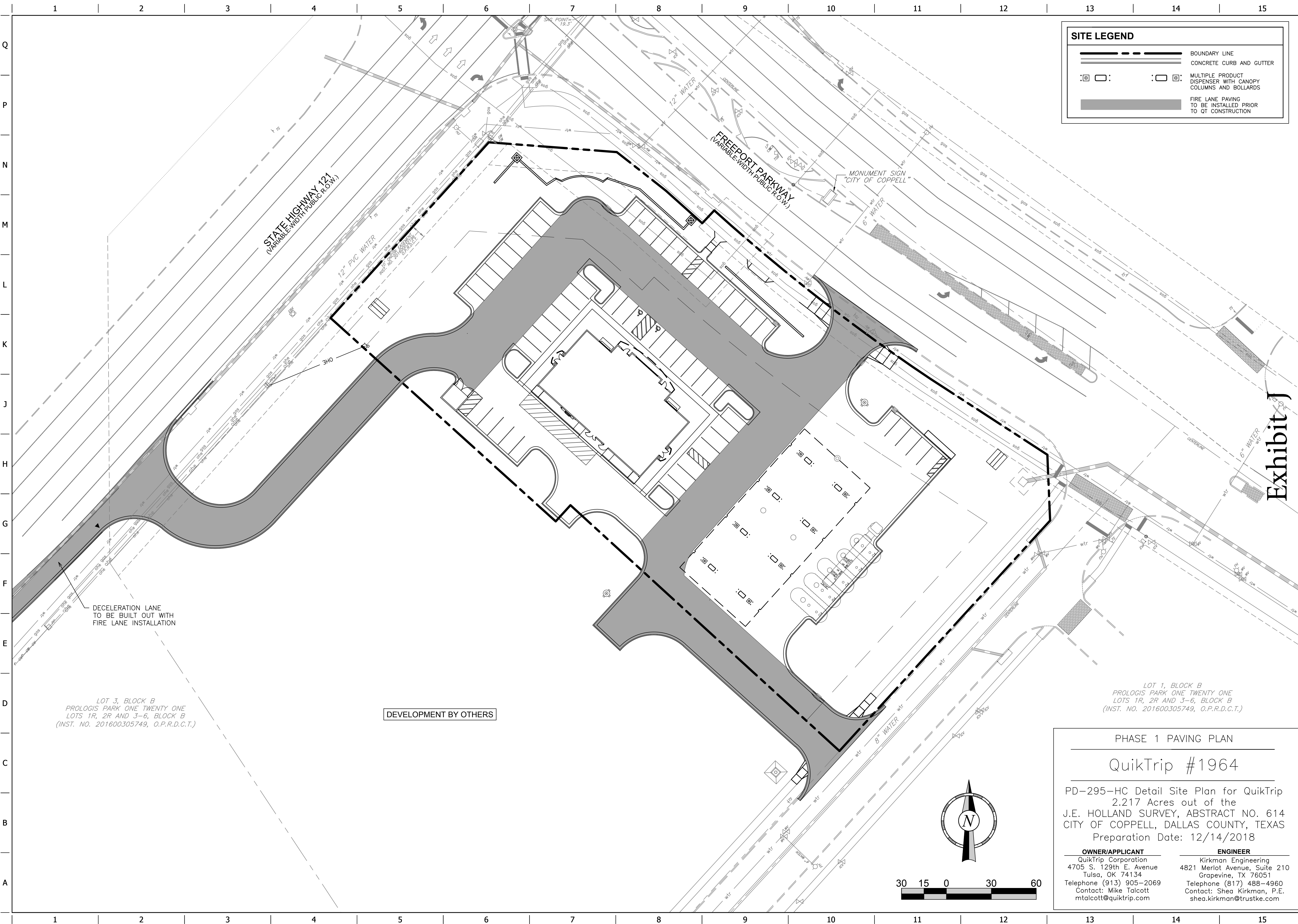


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Exhibit I



FILE LOCATION: \\jobs\OT18001\_1964\Drawings\08-1964 Civil - OPT2.dwg TAB NAME: 30 Phase 1 USER: ramello SAVED: 3/14/2019 11:56 PM PLOTTED: 3/14/2019 2:07 PM



**SITE LEGEND**

- BOUNDARY LINE
- ==== CONCRETE CURB AND GUTTER
- □ □ MULTIPLE PRODUCT DISPENSER WITH CANOPY COLUMNS AND BOLLARDS
- ▨ FIRE LANE PAVING TO BE INSTALLED PRIOR TO QT CONSTRUCTION

PROJECT NO.: Q18001\_1964

**Kirkman ENGINEERING**

4821 Merlot Avenue, Suite 210  
Grapevine, Texas 76051  
Phone: 817-488-4960  
Texas Firm No: 15874

**QuikTrip No. 1964**

SH 121 & FREEPORT PKWY  
COPPELL, TEXAS

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PROTOTYPE: P-94 (05/01/18)  
DIVISION:  
VERSION: 001  
DESIGNED BY:  
DRAWN BY:  
REVIEWED BY:

REV	DATE	DESCRIPTION	ORIGINAL ISSUE DATE:

SHEET TITLE:  
PRELIMINARY  
PHASE 1 PAVING PLAN

SHEET NUMBER:  
**2**

PHASE 1 PAVING PLAN

**QuikTrip #1964**

PD-295-HC Detail Site Plan for QuikTrip  
2.217 Acres out of the  
J.E. HOLLAND SURVEY, ABSTRACT NO. 614  
CITY OF COPPELL, DALLAS COUNTY, TEXAS  
Preparation Date: 12/14/2018

<b>OWNER/APPLICANT</b> QuikTrip Corporation 4705 S. 129th E. Avenue Tulsa, OK 74134 Telephone (913) 905-2069 Contact: Mike Talcott mtalcott@quiktrip.com	<b>ENGINEER</b> Kirkman Engineering 4821 Merlot Avenue, Suite 210 Grapevine, TX 76051 Telephone (817) 488-4960 Contact: Shea Kirkman, P.E. shea.kirkman@trustke.com
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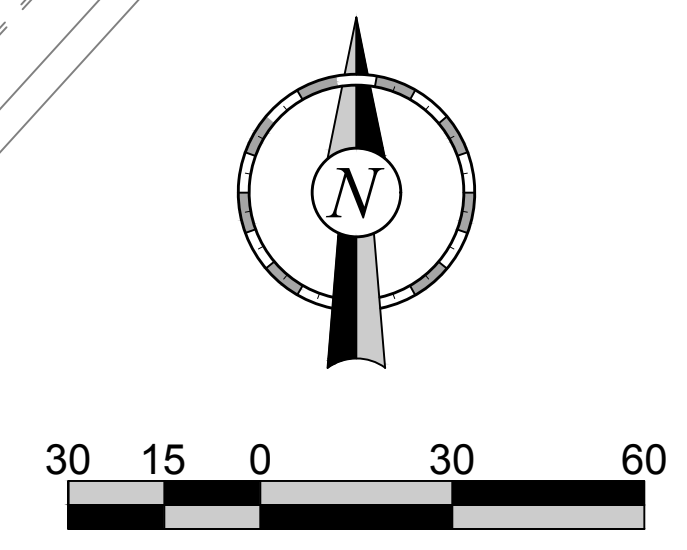


Exhibit J

LOT 3, BLOCK B  
PROLOGIS PARK ONE TWENTY ONE  
LOTS 1R, 2R AND 3-6, BLOCK B  
(INST. NO. 201600305749, O.P.R.D.C.T.)

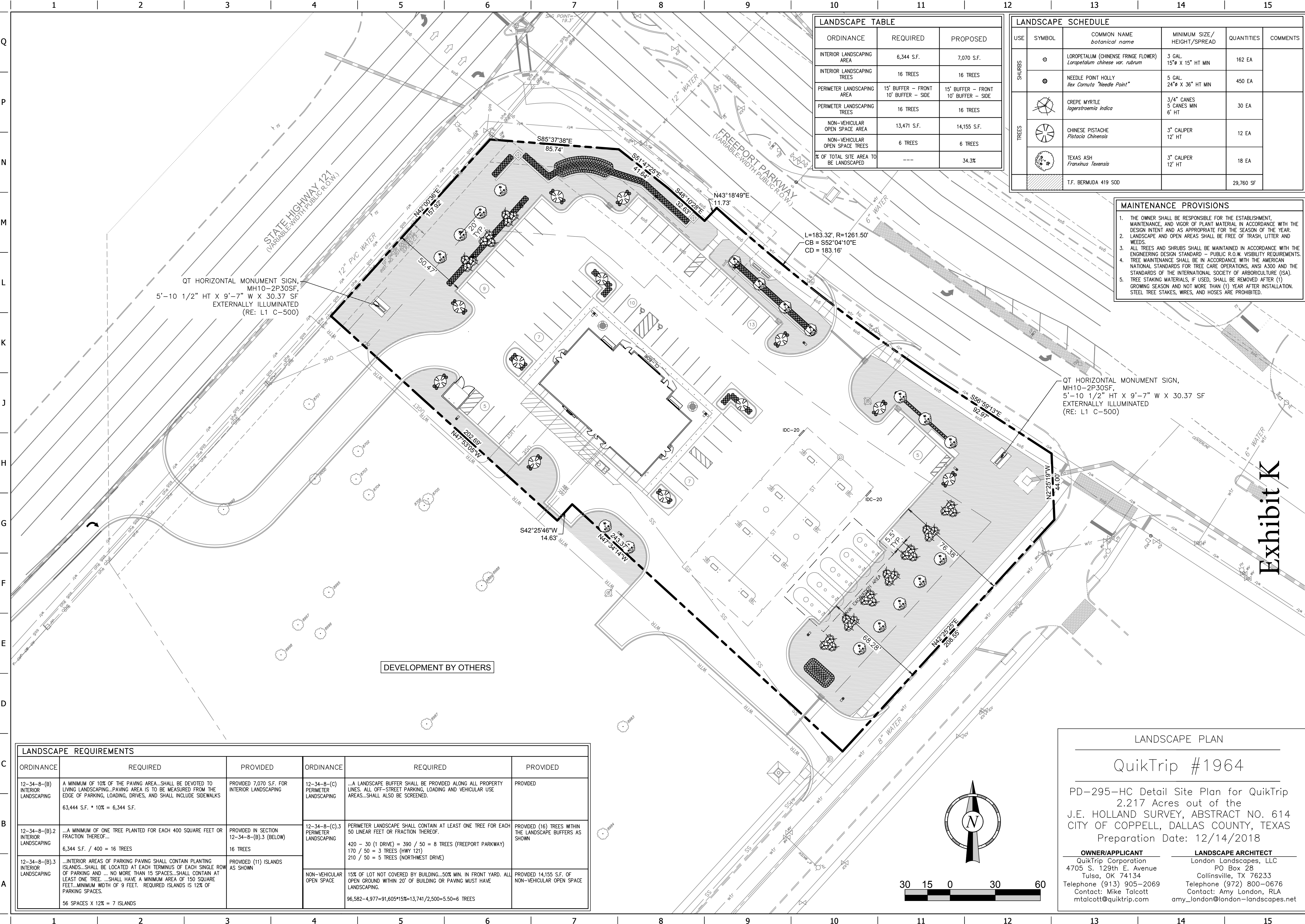
DEVELOPMENT BY OTHERS

LOT 1, BLOCK B  
PROLOGIS PARK ONE TWENTY ONE  
LOTS 1R, 2R AND 3-6, BLOCK B  
(INST. NO. 201600305749, O.P.R.D.C.T.)

DECELERATION LANE  
TO BE BUILT OUT WITH  
FIRE LANE INSTALLATION



FILE LOCATION: K:\Jobs\QT18001\_1964\Drawings\08-1964 Civil - OPT2.dwg TAB NAME: 30 Landscape USER: amello SAVED: 3/15/2019 10:58 AM PLOTTED: 3/15/2019 11:00 AM



ORDINANCE	REQUIRED	PROPOSED
INTERIOR LANDSCAPING AREA	6,344 S.F.	7,070 S.F.
INTERIOR LANDSCAPING TREES	16 TREES	16 TREES
PERIMETER LANDSCAPING AREA	15' BUFFER - FRONT 10' BUFFER - SIDE	15' BUFFER - FRONT 10' BUFFER - SIDE
PERIMETER LANDSCAPING TREES	16 TREES	16 TREES
NON-VEHICULAR OPEN SPACE AREA	13,471 S.F.	14,155 S.F.
NON-VEHICULAR OPEN SPACE TREES	6 TREES	6 TREES
% OF TOTAL SITE AREA TO BE LANDSCAPED	---	34.3%

USE	SYMBOL	COMMON NAME botanical name	MINIMUM SIZE/ HEIGHT/SPREAD	QUANTITIES	COMMENTS
SHRUBS	○	LOROPETALUM (CHINESE FRINGE FLOWER) <i>Loropetalum chinense var. rubrum</i>	3 GAL. 15"Ø X 15" HT MIN	162 EA	
	○	NEEDLE POINT HOLLY <i>Ilex Cornuta "Needle Point"</i>	5 GAL. 24"Ø X 36" HT MIN	450 EA	
TREES	⊗	CREPE MYRTLE <i>Lagerstroemia indica</i>	3/4" CANES 5 CANES MIN 6' HT	30 EA	
	⊗	CHINESE PISTACHE <i>Pistacia Chinesis</i>	3" CALIPER 12' HT	12 EA	
	⊗	TEXAS ASH <i>Fraxinus Texensis</i>	3" CALIPER 12' HT	18 EA	
		T.F. BERMUDA 419 SOD		29,760 SF	

- MAINTENANCE PROVISIONS**
- THE OWNER SHALL BE RESPONSIBLE FOR THE ESTABLISHMENT, MAINTENANCE, AND VIGOR OF PLANT MATERIAL IN ACCORDANCE WITH THE DESIGN INTENT AND AS APPROPRIATE FOR THE SEASON OF THE YEAR.
  - LANDSCAPE AND OPEN AREAS SHALL BE FREE OF TRASH, LITTER AND WEEDS.
  - ALL TREES AND SHRUBS SHALL BE MAINTAINED IN ACCORDANCE WITH THE ENGINEERING DESIGN STANDARD - PUBLIC R.O.W. VISIBILITY REQUIREMENTS.
  - TREE MAINTENANCE SHALL BE IN ACCORDANCE WITH THE AMERICAN NATIONAL STANDARDS FOR TREE CARE OPERATIONS, ANSI A300 AND THE STANDARDS OF THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA).
  - TREE STAKING MATERIALS, IF USED, SHALL BE REMOVED AFTER (1) GROWING SEASON AND NOT MORE THAN (1) YEAR AFTER INSTALLATION. STEEL TREE STAKES, WIRES, AND HOSES ARE PROHIBITED.

ORDINANCE	REQUIRED	PROVIDED	ORDINANCE	REQUIRED	PROVIDED
12-34-8-(B) INTERIOR LANDSCAPING	A MINIMUM OF 10% OF THE PAVING AREA...SHALL BE DEVOTED TO LIVING LANDSCAPING...PAVING AREA IS TO BE MEASURED FROM THE EDGE OF PARKING, LOADING, DRIVES, AND SHALL INCLUDE SIDEWALKS 63,444 S.F. * 10% = 6,344 S.F.	PROVIDED 7,070 S.F. FOR INTERIOR LANDSCAPING	12-34-8-(C) PERIMETER LANDSCAPING	...A LANDSCAPE BUFFER SHALL BE PROVIDED ALONG ALL PROPERTY LINES. ALL OFF-STREET PARKING, LOADING AND VEHICULAR USE AREAS...SHALL ALSO BE SCREENED.	PROVIDED
12-34-8-(B).2 INTERIOR LANDSCAPING	...A MINIMUM OF ONE TREE PLANTED FOR EACH 400 SQUARE FEET OR FRACTION THEREOF... 6,344 S.F. / 400 = 16 TREES	PROVIDED IN SECTION 12-34-8-(B).3 (BELOW) 16 TREES	12-34-8-(C).3 PERIMETER LANDSCAPING	PERIMETER LANDSCAPE SHALL CONTAIN AT LEAST ONE TREE FOR EACH 50 LINEAR FEET OR FRACTION THEREOF. 420 / 30 (1 DRIVE) = 390 / 50 = 8 TREES (FREEPORT PARKWAY) 170 / 50 = 3 TREES (HWY 121) 210 / 50 = 5 TREES (NORTHWEST DRIVE)	PROVIDED (16) TREES WITHIN THE LANDSCAPE BUFFERS AS SHOWN
12-34-8-(B).3 INTERIOR LANDSCAPING	...INTERIOR AREAS OF PARKING PAVING SHALL CONTAIN PLANTING ISLANDS...SHALL BE LOCATED AT EACH TERMINUS OF EACH SINGLE ROW OF PARKING AND ... NO MORE THAN 15 SPACES...SHALL CONTAIN AT LEAST ONE TREE...SHALL HAVE A MINIMUM AREA OF 150 SQUARE FEET...MINIMUM WIDTH OF 9 FEET. REQUIRED ISLANDS IS 12% OF PARKING SPACES. 56 SPACES X 12% = 7 ISLANDS	PROVIDED (11) ISLANDS AS SHOWN	NON-VEHICULAR OPEN SPACE	15% OF LOT NOT COVERED BY BUILDING...50% MIN. IN FRONT YARD. ALL OPEN GROUND WITHIN 20' OF BUILDING OR PAVING MUST HAVE LANDSCAPING. 96,582-4,977=91,605*15%=13,741/2,500=5.50=6 TREES	PROVIDED 14,155 S.F. OF NON-VEHICULAR OPEN SPACE LANDSCAPING

**LANDSCAPE PLAN**  
QuikTrip #1964

PD-295-HC Detail Site Plan for QuikTrip  
2.217 Acres out of the  
J.E. HOLLAND SURVEY, ABSTRACT NO. 614  
CITY OF COPPELL, DALLAS COUNTY, TEXAS  
Preparation Date: 12/14/2018

<p><b>OWNER/APPLICANT</b> QuikTrip Corporation 4705 S. 129th E. Avenue Tulsa, OK 74134 Telephone (913) 905-2069 Contact: Mike Talcott mtalcott@quiktrip.com</p>	<p><b>LANDSCAPE ARCHITECT</b> London Landscapes, LLC PO Box 28 Collinsville, TX 76233 Telephone (972) 800-0676 Contact: Amy London, RLA amy_london@london-landscapes.net</p>
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PROJECT NO.: Q18001\_1964

4821 Merlot Avenue, Suite 210  
Grapevine, Texas 76051  
Phone: 817-488-4960  
Texas Firm No: 15874

**QuikTrip No. 1964**  
SH 121 & FREEPORT PKWY  
COPPELL, TEXAS

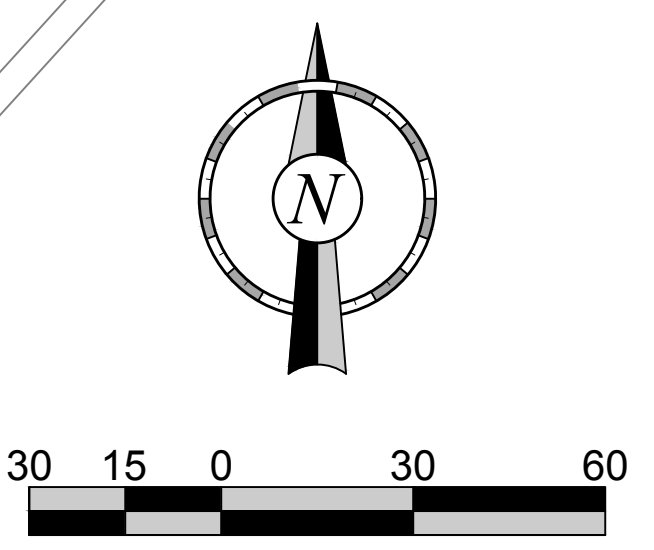
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PROTOTYPE: P-94 (05/01/18)
DIVISION:
VERSION: 001
DESIGNED BY:
DRAWN BY:
REVIEWED BY:

REV	DATE	DESCRIPTION

SHEET TITLE:  
PRELIMINARY LANDSCAPE  
PLAN

SHEET NUMBER:  
**3**



**Exhibit K**

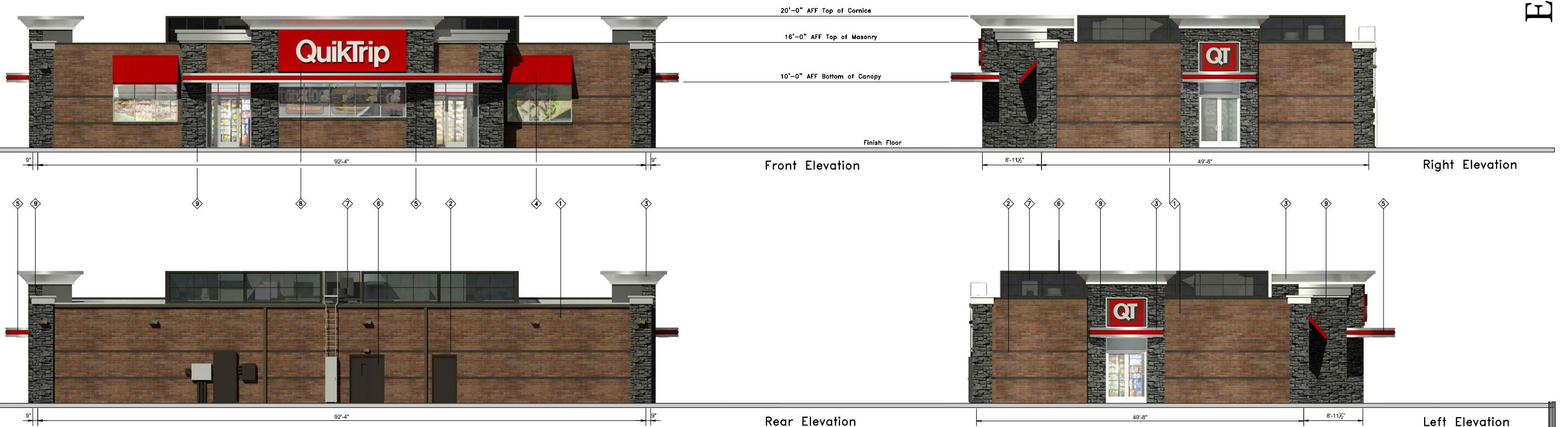


**APPROVED**

01/04/2019



Exhibit I



**QuikTrip.**

4705 South 129th East Ave.  
Tulsa, OK 74134-7008  
P.O. Box 3475  
Tulsa, OK 74101-3475  
(918) 615-7700

Store # 1964 Custom  
Black Stacked Stone Building Elevations

Serial # 08-1964-G3S

Scale: 1/16"=1'-0"

Issue Date: 01.04.18

Address: Freeport and SH 121

Drawn By: JK

Rev/Notes:

City, State: Coppell, TX

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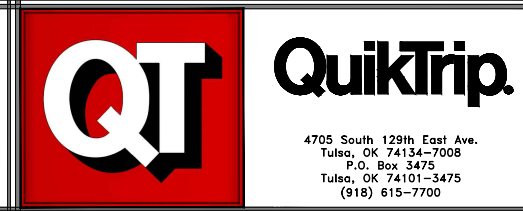
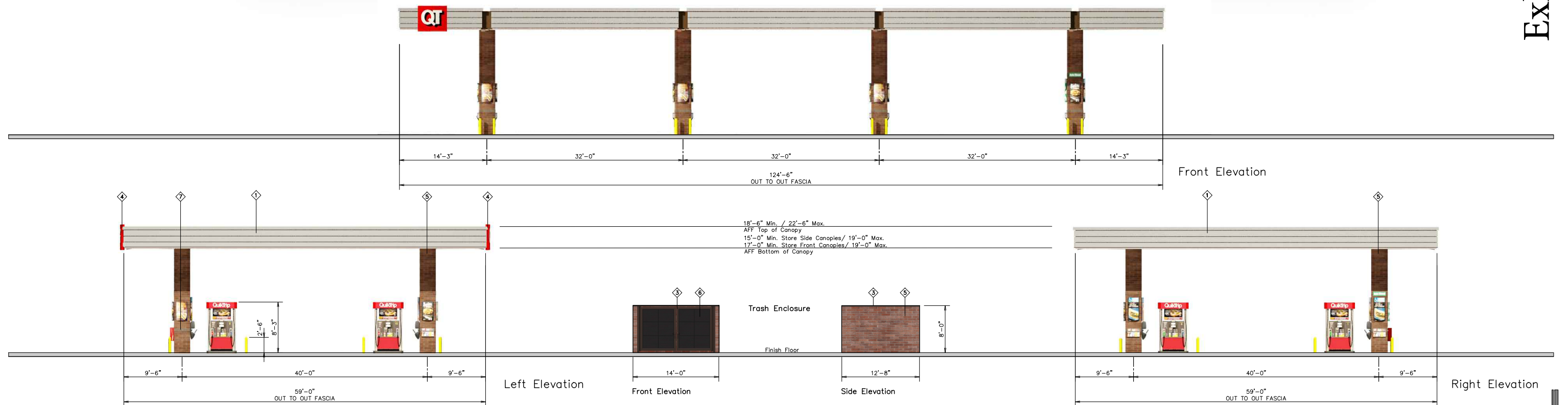
①	FINISH	MANUFACTURER	SPECIFICATION
1	BRONZESTONE	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK
2	MIDNIGHT	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK
3	HLZ-ALUMINUM	ALPOLIC	FASCIA
4	QT RED	SHERWIN - WILLIAMS	STANDING SEAM AWNING
5	RED POLYCARBONATE	ALLEN INDUSTRIES	ILLUMINATED BAND
6	QT BROWN	SHERWIN - WILLIAMS	METAL PAINT
7	BLACK	ALL COURT FABRICS	POLYPRO 95 MESH
8	CL-60R	ALLEN INDUSTRIES	SIGNAGE
9	BLACK	GLEN GERY	STACKED STONE
10	IDB-20	ALLEN INDUSTRIES	ILLUMINATED SIGNAGE



**APPROVED**  
*Paul M. [Signature]*  
 01/04/2019



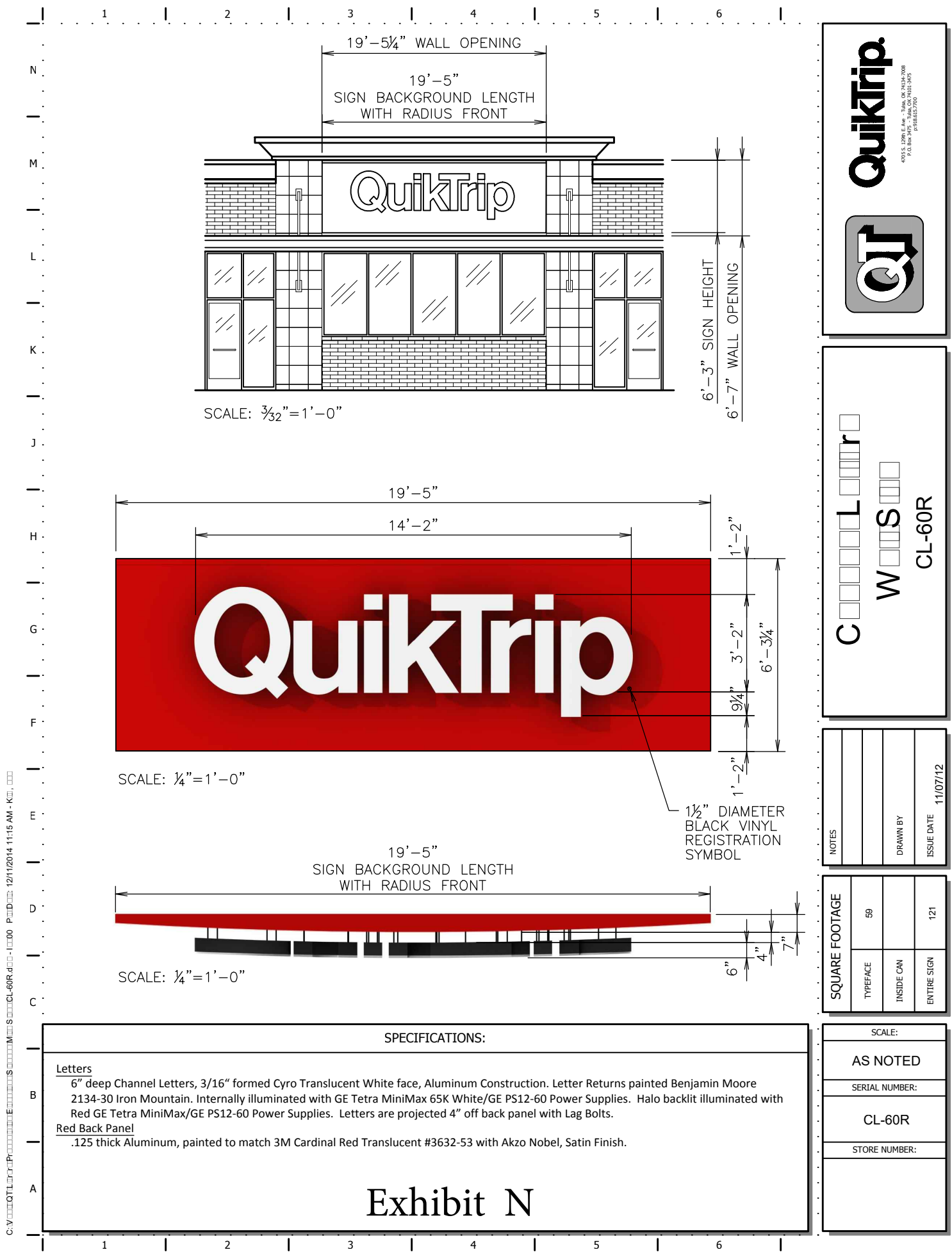
Exhibit M



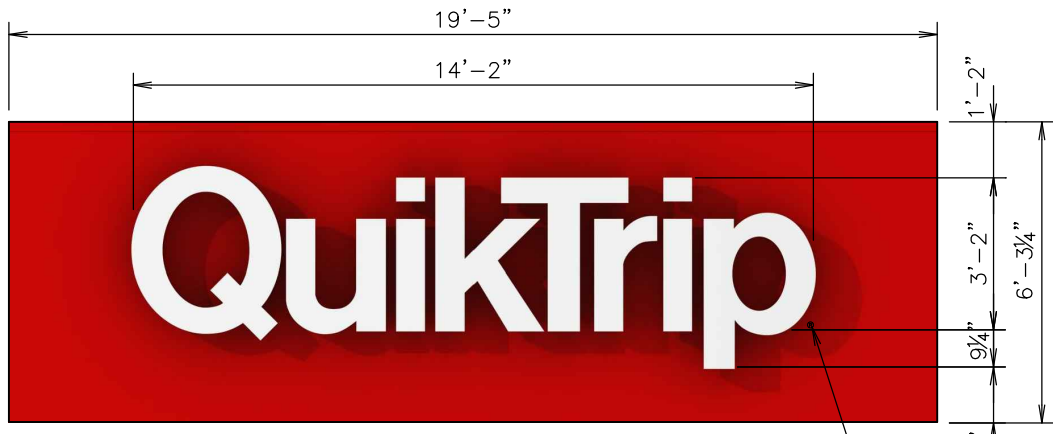
Store # 1964	Custom Gas Canopy w/ No Red Band	Address: SEC of Freeport and SH 121	City, State: Coppell, TX
Serial # 08-1964-GD08	Scale: 1/16"=1'-0"	Issue Date: 01.03.18	Drawn By: JK
		Rev/Notes:	

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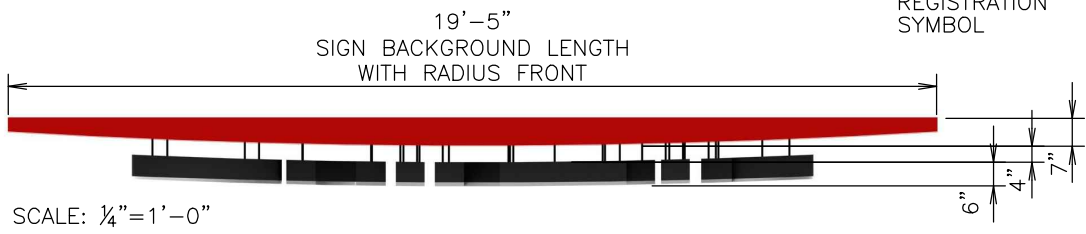
①	FINISH	MANUFACTURER	SPECIFICATION
1	HLZ-ALUMINUM	ALPOLIC	CANOPY
2	RED POLYCARBONATE	ALLEN INDUSTRIES	ILLUMINATED BAND
3	QT BROWN	LANE	METAL PAINT
4	IDC-20	ALLEN INDUSTRIES	ILLUMINATED SIGNAGE
5	BRONZESTONE	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK
6	BLACK	ALL COURT FABRICS	POLYPRO 95 MESH
7	MIDNIGHT	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK



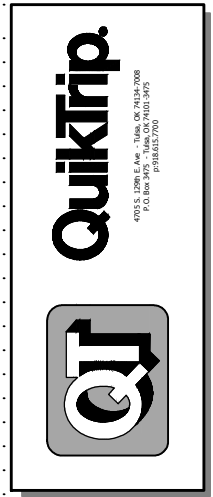
SCALE:  $\frac{3}{32}'' = 1' - 0''$



SCALE:  $\frac{1}{4}'' = 1' - 0''$



SCALE:  $\frac{1}{4}'' = 1' - 0''$



C □ □ □ □ □ □ □ □ □ □ L □ □ □ □ □ □ r □  
 W □ □ □ □ □ □ □ □ □ □ S □ □ □ □ □ □ □ □ □ □  
 CL-60R

NOTES			
DRAWN BY		ISSUE DATE	11/07/12

SQUARE FOOTAGE	59	121
TYPEFACE		
INSIDE CAN		
ENTIRE SIGN		

SCALE:	AS NOTED
SERIAL NUMBER:	CL-60R
STORE NUMBER:	

**SPECIFICATIONS:**

Letters  
 6" deep Channel Letters, 3/16" formed Cyro Translucent White face, Aluminum Construction. Letter Returns painted Benjamin Moore 2134-30 Iron Mountain. Internally illuminated with GE Tetra MiniMax 65K White/GE PS12-60 Power Supplies. Halo backlit illuminated with Red GE Tetra MiniMax/GE PS12-60 Power Supplies. Letters are projected 4" off back panel with Lag Bolts.

Red Back Panel  
 .125 thick Aluminum, painted to match 3M Cardinal Red Translucent #3632-53 with Akzo Nobel, Satin Finish.

**Exhibit N**

C:\V\OTL\Prj\CL-60R.dwg - 12/11/2014 11:15 AM - K.S.



# APPROVED

*David M. Wright*

11/28/2018



**QuikTrip.**

4765 S. IZMAYL AVE. - TULSA, OK 74134-7008  
P.O. BOX 3475 - TULSA, OK 74110-3475  
PULASKI, OK

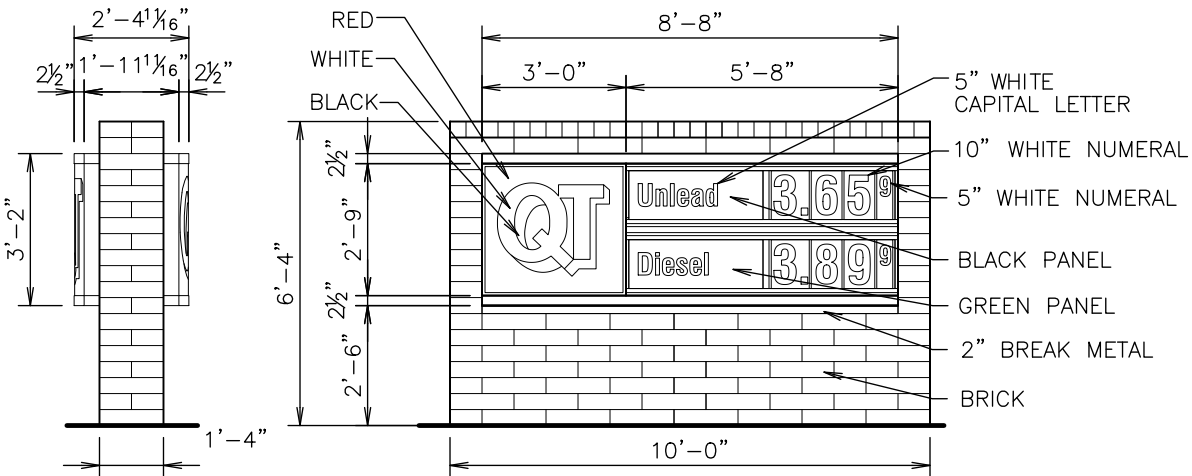


Custom Horizontal  
Monument Sign  
MH10-2P24SF-BS

NOTES		
	DRAWN BY	ISSUE DATE 11.26.18

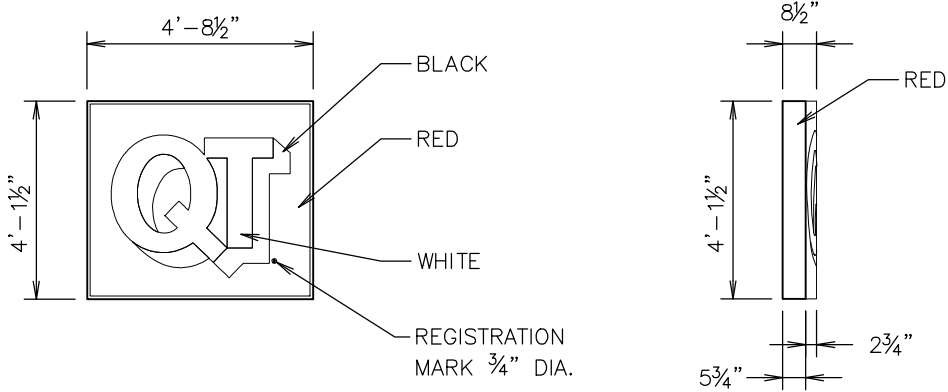
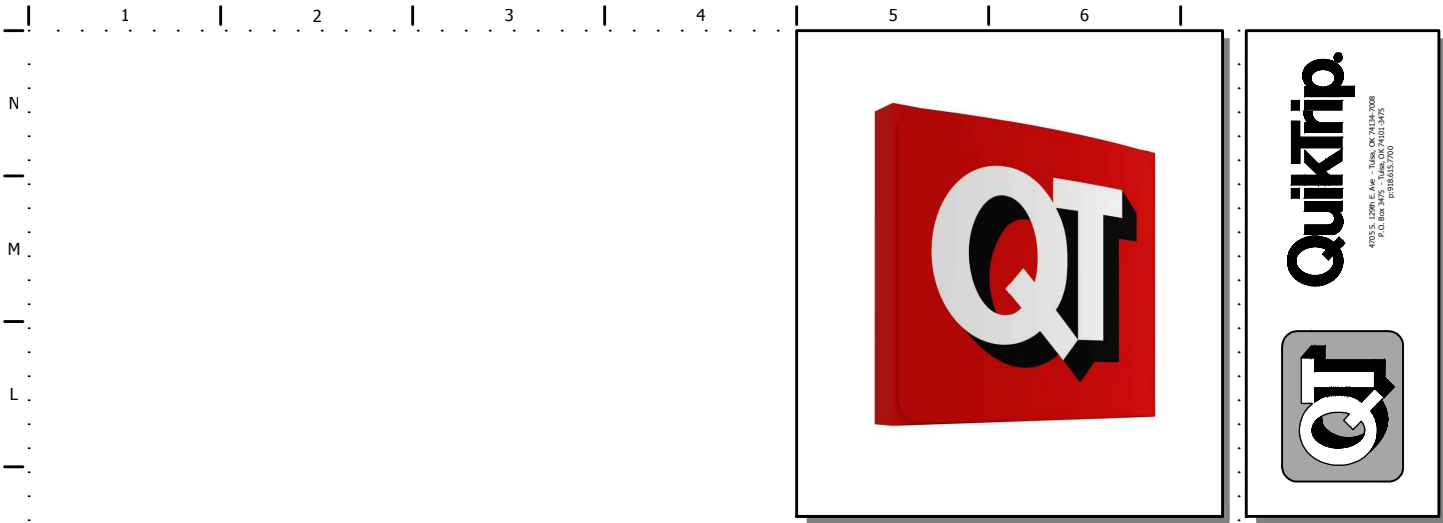
SQUARE FOOTAGE		
TYPEFACE	INSIDE CAN	ENTIRE SIGN 24

SCALE:	
1/4" = 1'-0"	
SERIAL NUMBER:	
MH10-2P24SF-BS	
STORE NUMBER:	
1964	



**SPECIFICATIONS:**

- Logo:** Flat Solar grade, Clear Cyro Face, .177 thickness, painted on 2nd surface to match 3M Cardinal Red Translucent #3632-53, Akzo Nobel, no embossment.
- Unlead Panel:** .177" thickness Cyro Acrylic with 1/4" Radius Corners. Panels are painted 2nd Surface with Akzo Noble Opaque Black Background with Translucent White Text
- Diesel Panel:** .177" thickness Cyro Acrylic with 1/4" Radius Corners. Panels are painted 2nd Surface with Akzo Noble Translucent Green Matching PMS #347C Green with Translucent White Text
- Logo Cabinet/Pricer Cabinet/Base:** Aluminum Construction, Internally illuminated with GE Tetra PowerStrip DS65/GE PS24 Power Supplies. LOGO Cabinet painted Akzo Noble, QT Red SIGN9141 Low Gloss. Pricer Cabinet and Base painted Akzo Noble Black Low Gloss. Accent Trim section painted 1st surface Akzo Noble Silver-Low Gloss. Base (and surround if present) is Brick construction using Interstate Brick Midnight Black Atlas.



**B O O D I D**  
**IDB-20**

NOTES	
DRAWN BY	
ISSUE DATE	11/07/12

SQUARE FOOTAGE	
TYPEFACE	12
INSIDE CAN	
ENTIRE SIGN	20

**SPECIFICATIONS:**

**LOGO**  
 Flat Solar grade, Clear Cyro Face, .177 thickness, painted on 2nd surface to match 3M Cardinal Red Translucent #3632-53 with Akzo Nobel, no embossment.

**LOGO Cabinet**  
 Aluminum Construction, Internally illuminated with GE Tetra PowerStrip DS65/GE PS24 Power Supplies. Painted Akzo Noble, QT Red SIGN9141 Low Gloss.

**Exhibit P**

SCALE:	
1/4" = 1'-0"	
SERIAL NUMBER:	
IDB-20	
STORE NUMBER:	





Store 1964  
08-1964-PE10

Coppell, TX  
Date: 01.05.19 By:JK



Exhibit Q