

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)  
COPPELL: 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: 42,797 SF (74%)  
PERVIOUS AREA: 14,971 SF (26%)  
PROPOSED BUILDING AREA: 30,250 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: 107 SPACES  
HANDICAP PARKING REQUIRED: 5 SPACES  
HANDICAP PARKING PROVIDED: 5 SPACES  
NO OUTSIDE STORAGE PROVIDED

PD CONDITIONS: COPPELL

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 COPPELL 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 COPPELL 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 COPPELL AND THE CITY OF LEWISVILLE.
6. LIGHTING TO COMPLY WITH CITY OF COPPELL REGULATIONS. SHIELDED DOWNWARD LIGHTING REQUIRED.



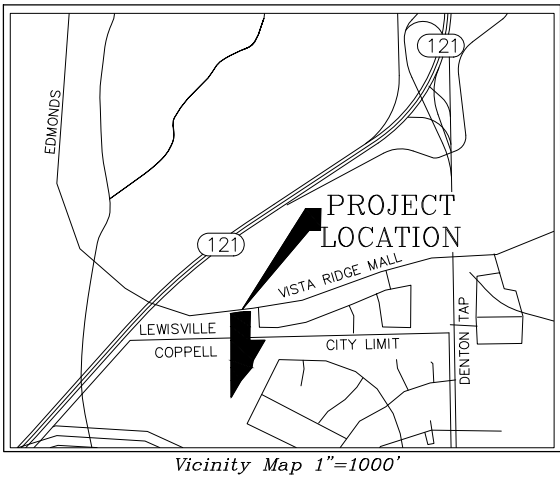
THE CONTRACTOR SHALL CONTACT  
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MINIMUM OF 48 HOURS PRIOR TO THE  
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1509 PEBBLE CREEK DRIVE  
COPPELL, TEXAS 75019  
CONTACT: HARISH REDDY  
PHONE: 214-929-9480

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

PRELIMINARY PLANS

THIS DOCUMENT IS FOR INTERIM  
REVIEW AND IS NOT INTENDED FOR  
CONSTRUCTION, BIDDING OR PERMIT  
PURPOSES.  
STEVEN R. HOMER, PE # 86942  
DATE: 11/11/2019



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

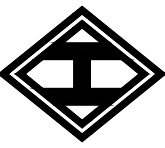
I.R.F.	IRON ROD FOUND	⊗	POWER POLE
I.R.S.	IRON ROD SET	⊙	LIGHT POLE
"X"	CUT X IN CONCRETE	⊗	WATER VALVE
F.C.P.	FENCE CORNER POST	⊙ SSMH	SANITARY SEWER MANHOLE
///	ASPHALT	⊙	FIRE HYDRANT
①	TELEPHONE MANHOLE	⊗ WM	WATER METER

VARIANCES APPROVED BY THE LEWISVILLE CITY COUNCIL ON DECEMBER \_\_\_\_, 2019 AND THE COPPELL CITY COUNCIL ON DECEMBER \_\_\_\_, 2019.

1. VARIANCE TO ALLOW 183 FEET OF LIVING SCREEN IN LIEU OF A 6' MASONRY WALL WHERE ADJACENT TO RESIDENTIAL PROPERTY.(LEWISVILLE & COPPELL)
2. VARIANCE TO ALLOW LIVING SCREEN IN LIEU OF THE REQUIRED 10 FEET LANDSCAPE BUFFER.(COPPELL)
3. VARIANCE TO ALLOW A 143 FOOT DRIVEWAY SEPARATION ON VISTA RIDGE MALL DRIVE IN LIEU OF THE REQUIRED 250 FOOT SEPARATION. (LEWISVILLE)

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

HOMER ENGINEERING, INC.  
TYPE FIRM REGISTRATION NO. F-84440  
P.O. BOX 294527 • LEWISVILLE, TEXAS • 75029  
972-906-9985 • PHONE • 972-906-9987 • FAX  
WWW.HEI.US.COM



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

OVERALL  
SITE PLAN

DRAWN: BSS  
DATE: 03/18/2019  
HEI #: 18-133  
SHEET NO:  
C3

Exhibit B

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		SSMH SANITARY SEWER MANHOLE
///	ASPHALT		FIRE HYDRANT
①	TELEPHONE MANHOLE		WM WATER METER

PAVEMENT LEGEND

	DUMPER PAVEMENT PROPOSED 8" 4,000 PSI CONC. @ 28 DAYS WITH #4 BARS @ 18" O.C.E.W. (DOUBLE MAT)
	DRIVE APPROACH PAVEMENT PROPOSED 8" 4,200 PSI CONC. @ 3 DAYS WITH #4 BARS @ 18" O.C.E.W.
	MEDIUM DUTY PAVEMENT (DRIVE AISLE) PROPOSED 6" 3,600 PSI CONC. @ 28 DAYS WITH #4 BARS @ 18" O.C.E.W.
	LIGHT DUTY PAVEMENT (CAR PARKING) PROPOSED 5" 3,600 PSI CONC. @ 28 DAYS WITH #4 BARS @ 18" O.C.E.W.
	SIDEWALK PAVEMENT PROPOSED 4" 3,000 PSI CONC. @ 28 DAYS WITH #3 BARS @ 18" O.C.E.W.

PAVEMENT NOTES:

- SUBGRADE (MIN. REQUIREMENT-UNLESS OTHERWISE APPROVED BY CITY ENGINEER). SUBGRADE UNDER ALL PAVEMENT SHALL BE INITIALLY MIXED 8" THICK AND RE-MIXED 6" THICK AND SHALL BE STABILIZED WITH 6% MIN. BY WEIGHT OF HYDRATED LIME (GENERALLY ± 40 LBS./S.Y.) AND COMPACTED TO A DENSITY NOT LESS THAN 95% STANDARD PROCTOR DENSITY. ALTERNATIVE SUBGRADES, SUPPORTED BY LABORATORY TEST, MAY BE SUBMITTED TO THE CITY ENGINEER FOR APPROVAL.
- THE CONTRACTOR SHALL DOWEL & EPOXY #4 X 24" SMOOTH BARS @ 24" CENTERS ALONG ALL PROPOSED TO EXISTING CONCRETE EDGES W/ 3/4" EXPANSION JOINT & SELF LEVELING JOINT SEALING COMPOUND.
- THE CONTRACTOR SHALL PROVIDE A 1/2" EXPANSION JOINT W/ SELF LEVELING JOINT SEALING COMPOUND BETWEEN THE PROPOSED CONCRETE PAVEMENT AND THE EXISTING AND/OR PROPOSED BUILDINGS.

ROBERTS SISTERS PROPERTY  
MANAGEMENT, LLC  
C.C.F. NO. 2009-132094 - R.P.R.D.C.T.  
ZONED: LI

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
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PRELIMINARY PLANS

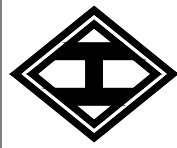
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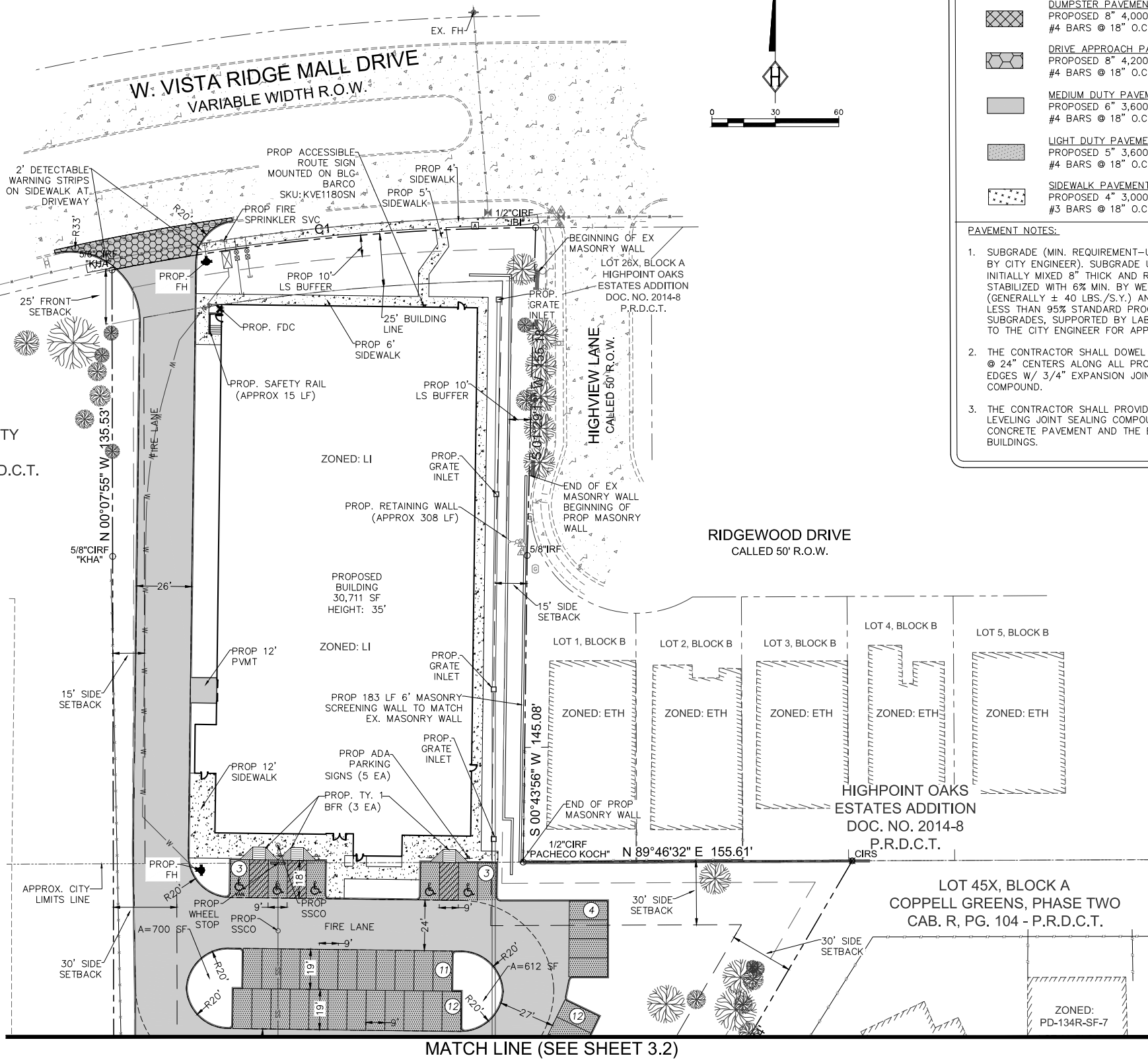
DRAWN: BSS  
DATE: 03/18/2019  
HEI #: 18-133  
SHEET NO:  
C3.1

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

SITE PLAN  
NORTH



HOMEYER  
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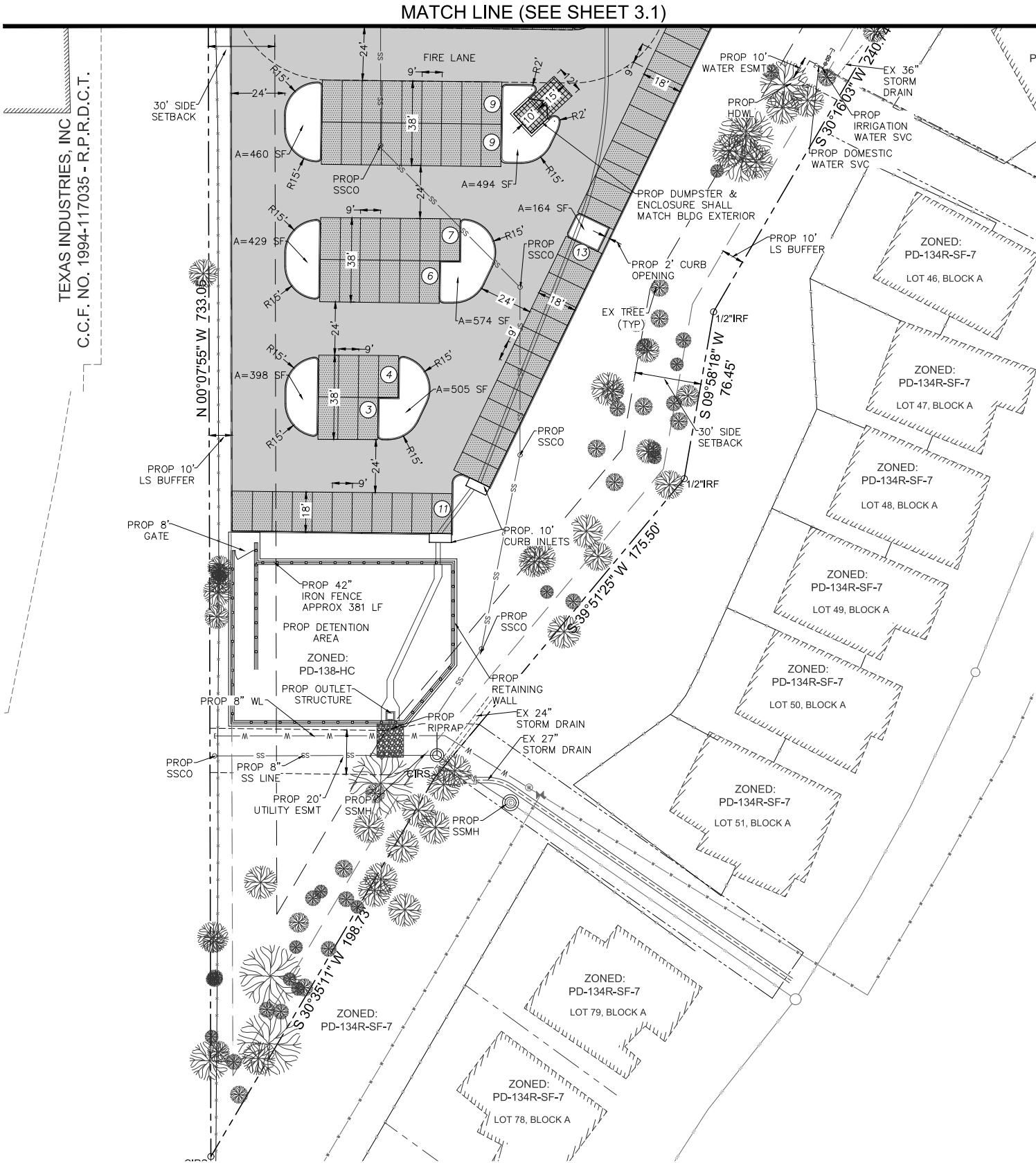
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CITY OF COPPELL  
DENTON COUNTY, TEXAS

SITE PLAN  
SOUTH

DRAWN: BSS
DATE: 03/18/2019
HEI #: 18-133
SHEET NO: C3.2