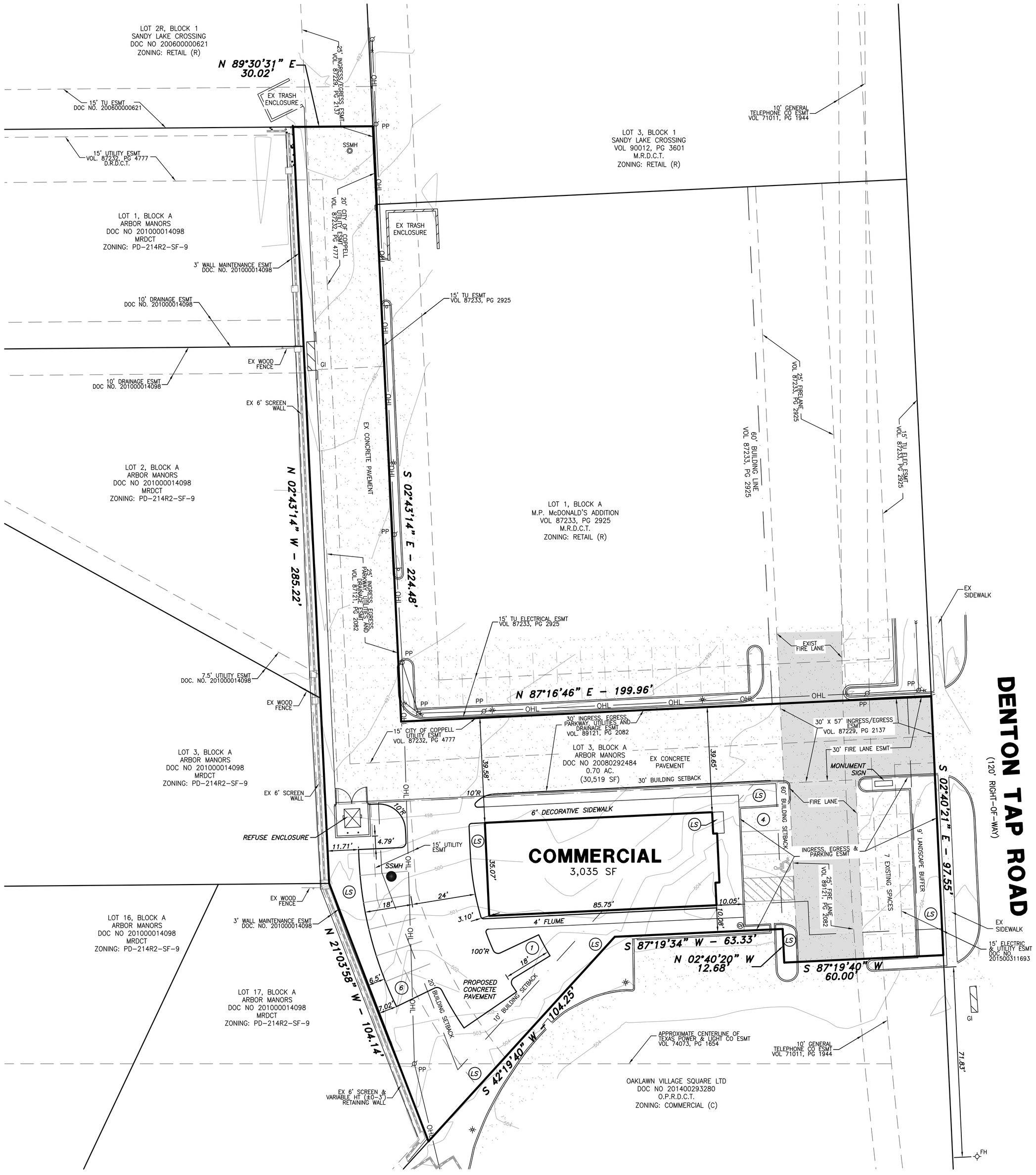
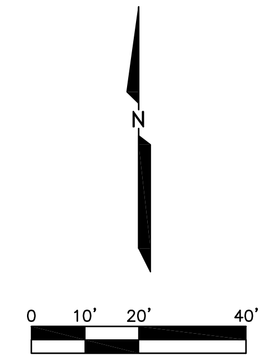
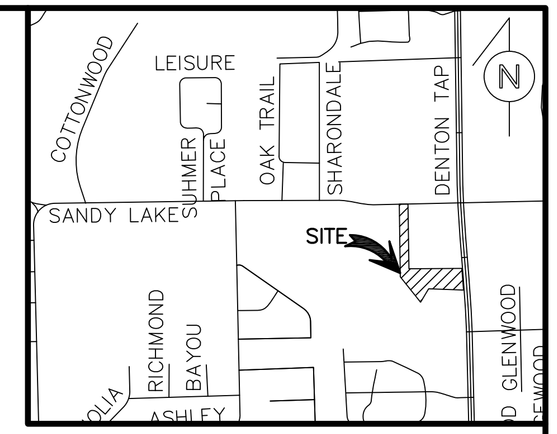
EXHIBIT "B" - DETAIL SITE PLAN







VICINITY MAP
1" = 1,000'

LEGEND

710	EXISTING CONTOUR
OHL	OVERHEAD LINE
BFR	PROPOSED BARRIER FREE RAMP
LS	PROPOSED LANDSCAPE AREA
	EXISTING POWER POLE
	EXISTING LIGHT POLE
	EXISTING SIGN

SITE DATA

SITE AREA:	0.70 ACRES (30,519 SF)
EXISTING ZONING:	COMMERCIAL (C)
PROPOSED ZONING:	PD-214R8-C
PROPOSED USE:	COMMERCIAL
BUILDING AREA:	3,035 SF
REQUIRED PARKING:	
MEDICAL:	18 SPACES (1/175)
RETAIL:	16 SPACES (1/200)
OFFICE:	11 SPACES (1/300)
PROPOSED PARKING :	18 SPACES (1 HC)
LOT COVERAGE:	9.9%
FLOOR AREA RATIO:	0.10:1
IMPERVIOUS AREA:	24,167 SF (79.2%)

PROPOSED PD CONDITIONS

1. THERE SHALL BE A 10' SIDE YARD SETBACK ALONG THE SOUTHERN BOUNDARY.
2. THE SITE WILL UTILIZE THE EXISTING SCREEN WALL ON ADJACENT PROPERTIES TO THE WEST TO SATISFY REQUIRED SCREENING. ANY EXISTING DAMAGE TO THE EXISTING SCREEN WALL WILL BE REPAIRED BY THE LOT 3 OWNER.
3. PARKING ISLANDS ALONG DENTON TAP ROAD FRONTAGE SHALL BE AS SHOWN ON THIS SITE PLAN.
4. THERE SHALL BE A PERIMETER LANDSCAPE AREA OF 9' IN WIDTH ALONG THE PUBLIC STREET RIGHT-OF-WAY.
5. THERE SHALL BE A PERIMETER LANDSCAPE AREA IN VARYING WIDTH FROM 6' TO 10' ALONG THE REAR PROPERTY LINE. THE REFUSE ENCLOSURE SHALL ALIGN WITH THE EXISTING PAVEMENT EDGE.
6. 30% OF THE DEVELOPABLE REMAINDER OF THE LOT SHALL BE LANDSCAPED. FOR THE PURPOSES OF CALCULATING THE LANDSCAPE AREA, THE DEVELOPABLE REMAINDER OF THE LOT SHALL BE THE AREA SOUTH OF THE SOUTHERN EDGE OF THE EXISTING DRIVEWAY APPROACH FROM DENTON TAP ROAD.

NOTES:

1. TREE MITIGATION FOR THE SITE HAS BEEN PRECIOUSLY PROVIDED PER PD-214R8-C.
2. ALL PROPOSED SIGNAGE SHALL COMPLY WITH CITY REQUIREMENTS.
3. DECORATIVE SIDEWALK SHALL BE INTEGRALLY COLORED CONCRETE.

OWNER
MORAN CAPITAL, LLC
8214 WESTCHESTER DRIVE, SUITE 550
DALLAS, TEXAS 75225
(214) 662-6511
CONTACT: CAMERON LEJUNE

ENGINEER
CATES-CLARK & ASSOCIATES, LLP
14800 QUORUM DRIVE, SUITE 200
DALLAS, TEXAS 75254
(972) 385-2272
CONTACT: DANIEL B. STEWART, P.E.

REV.	DATE	REMARKS

SITE PLAN

DENTON TAP COMMERCIAL
LOT 3, BLOCK A, ARBOR MANORS
0.70 AC / PD-214R8-C
ABS. 301, EDWARD A. CROW SURVEY
CITY OF COPPELL, DALLAS COUNTY, TEXAS

CATES-CLARK
14800 Quorum Drive, Suite 200
Dallas, Texas 75254
972.385.2272
TBPE F-3751

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
CCA	CCA	09/06/18	1"=20'	THS	056-004 SITE	C0.1