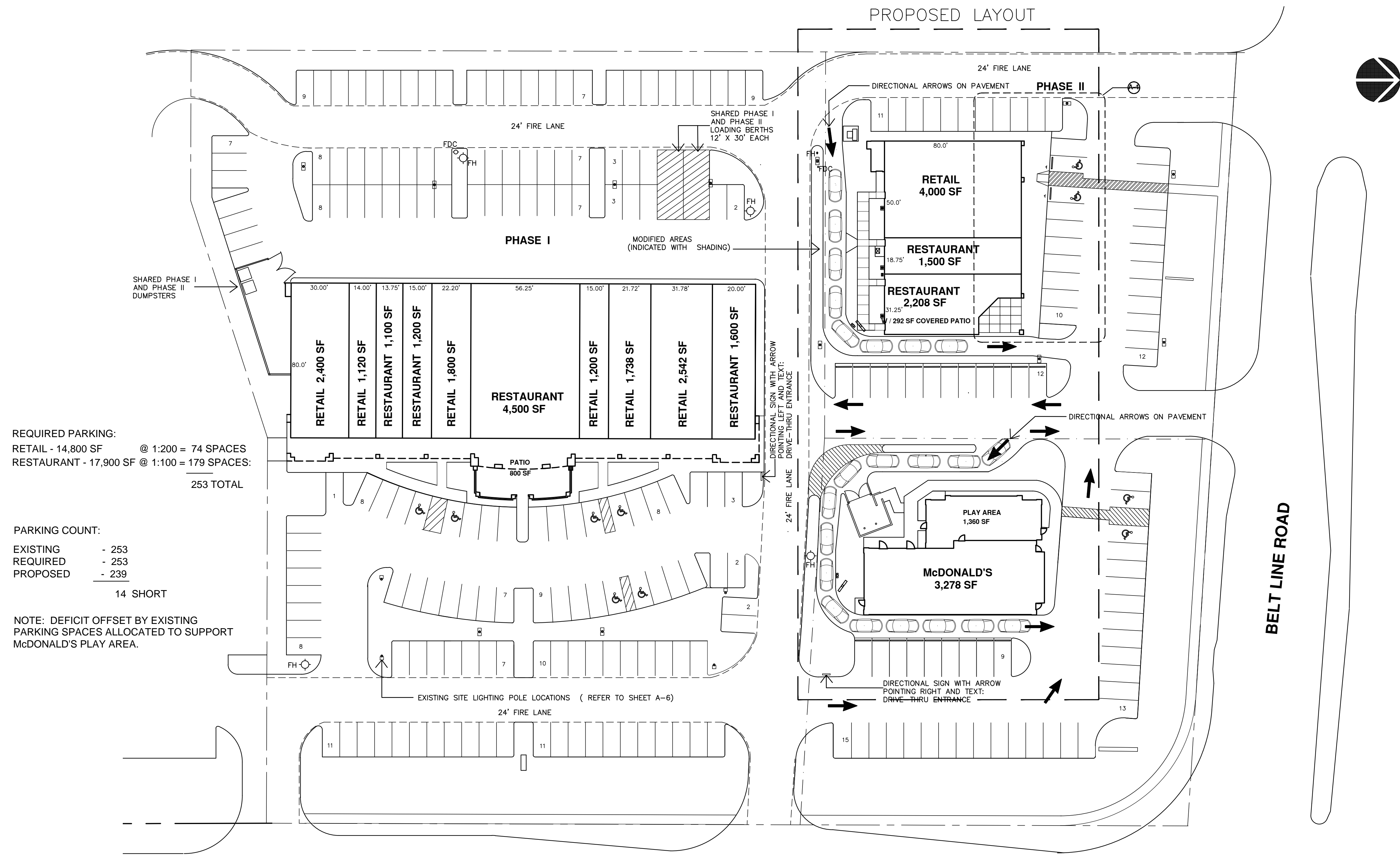


PROPOSED MODIFICATIONS TO PD SITE PLAN:

1. CREATE A NEW DRIVE-THRU STACKING LANE ALONG THE SOUTH AND EAST SIDES OF THE PHASE II BUILDING TO SUPPORT A RESTAURANT TENANT AT THE EAST END CAP. THE NORTHEAST CORNER OF THE BUILDING WILL BE RE-WORKED TO CREATE A COVERED PATIO.
2. RE-WORK THE EXISTING McDONALD'S DRIVE THRU STACKING LANE TO SEGREGATE RESTAURANT TRAFFIC FROM THE FIRE LANE. DISPLACED PARKING SPACES WILL BE RELOCATED TO THE WEST SIDE OF THE ACCESS DRIVE FROM BELT LINE ROAD.
3. RE-WORK THE EXISTING PLAZA AREA ON THE NORTH SIDE OF THE PHASE II BUILDING TO INCORPORATE BRICK PAVERS, COLORED CONCRETE BANDING, AND PLANTERS WITH TRELLISES.
4. REPLACE EXISTING POLE-MOUNTED METAL HALIDE SITE LIGHTING WITH NEW LED FIXTURES TO INCREASE ILLUMINATION LEVELS. ADD WALL-MOUNTED LED FIXTURES TO WASH THE BUILDING FACADES WITH LIGHT TO INCREASE VISIBILITY AND PRESENCE.



REQUIRED PARKING:
RETAIL - 14,800 SF @ 1:200 = 74 SPACES
RESTAURANT - 17,900 SF @ 1:100 = 179 SPACES:
253 TOTAL

PARKING COUNT:
EXISTING - 253
REQUIRED - 253
PROPOSED - 239
14 SHORT

NOTE: DEFICIT OFFSET BY EXISTING PARKING SPACES ALLOCATED TO SUPPORT McDONALD'S PLAY AREA.

REDEVELOPMENT OBJECTIVES:

- 1. IMPROVED VEHICULAR CIRCULATION THRU-OUT SITE
- 2. IMPROVED SAFETY THRU REDUCTION OF CONFLICT POINTS
- 3. IMPROVED PROJECT MARKETABILITY AND TENANT RETENTION
- 4. IMPROVED TENANT REVENUE AND SALES TAX GENERATION

PRELIMINARY
FOR INTERIM USE ONLY
NOT FOR BIDDING
PERMITTING OR CONSTRUCTION
DONALD F. SOPRANZI A.I.A. # 8069

SITE PLAN

EXISTING LAYOUT

The existing layout site plan shows a retail/restaurant building and a McDonald's building with a play area. The plan is labeled 'EXISTING LAYOUT'.

SINGLETON THOMPSON SURVEY TRACT A-R

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