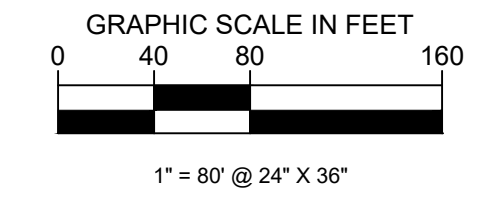
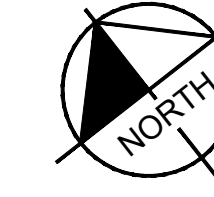


Exhibit B - Detail Site Plan

LEGEND	
	PROPERTY LINE
	FIRE LANE
	SCREENING WALL
	FIRE HYDRANT



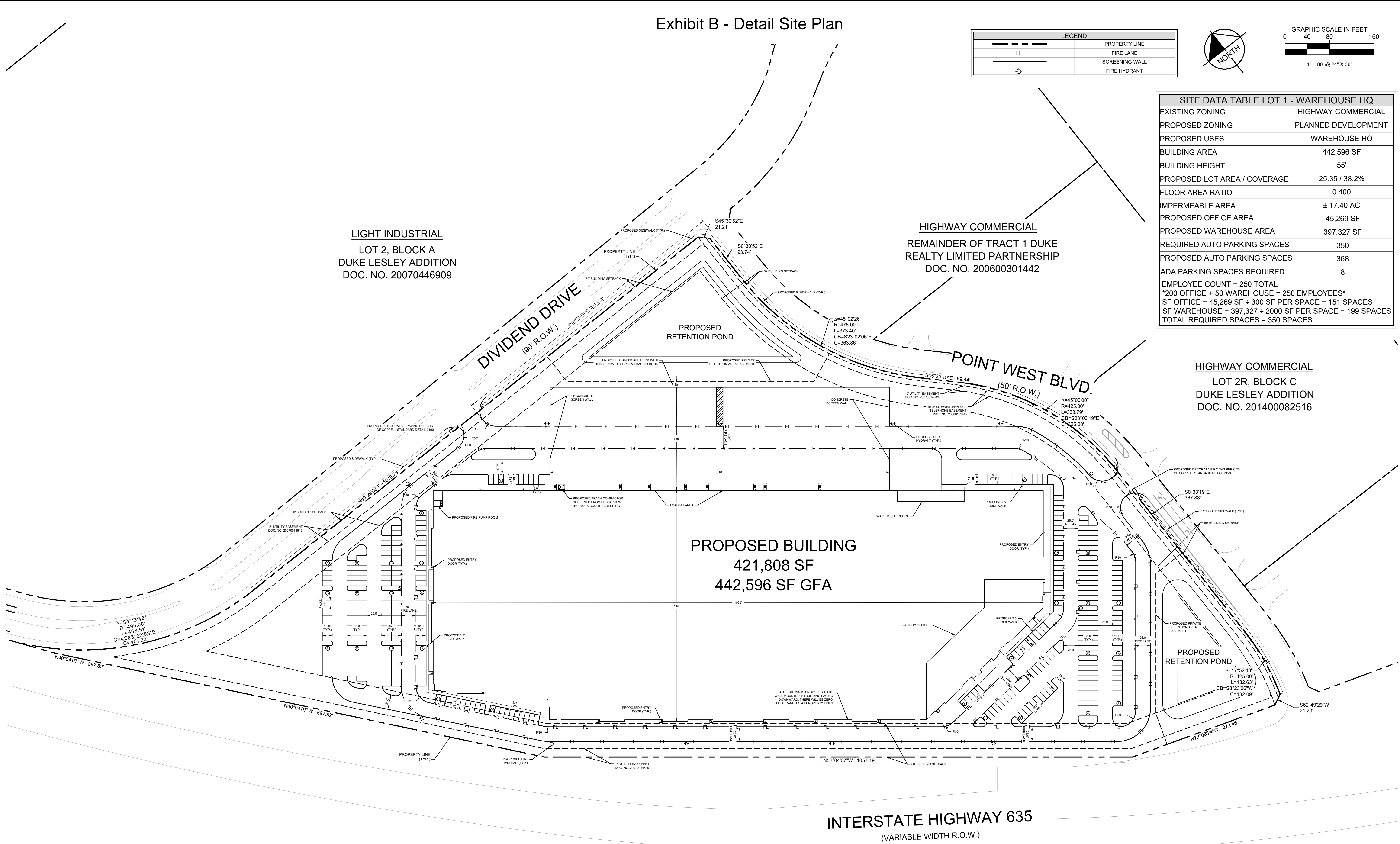
SITE DATA TABLE LOT 1 - WAREHOUSE HQ	
EXISTING ZONING	HIGHWAY COMMERCIAL
PROPOSED ZONING	PLANNED DEVELOPMENT
PROPOSED USES	WAREHOUSE HQ
BUILDING AREA	442,596 SF
BUILDING HEIGHT	55'
PROPOSED LOT AREA / COVERAGE	25.35 / 38.2%
FLOOR AREA RATIO	0.400
IMPERMEABLE AREA	± 17.40 AC
PROPOSED OFFICE AREA	45,269 SF
PROPOSED WAREHOUSE AREA	397,327 SF
REQUIRED AUTO PARKING SPACES	350
PROPOSED AUTO PARKING SPACES	368
ADA PARKING SPACES REQUIRED	8
EMPLOYEE COUNT = 250 TOTAL	
200 OFFICE + 50 WAREHOUSE = 250 EMPLOYEES	
SF OFFICE = 45,269 SF ÷ 300 SF PER SPACE = 151 SPACES	
SF WAREHOUSE = 397,327 ÷ 200 SF PER SPACE = 199 SPACES	
TOTAL REQUIRED SPACES = 350 SPACES	

LIGHT INDUSTRIAL
LOT 2, BLOCK A
DUKE LESLEY ADDITION
DOC. NO. 20070446909

HIGHWAY COMMERCIAL
REMAINDER OF TRACT 1 DUKE
REALTY LIMITED PARTNERSHIP
DOC. NO. 200600301442

HIGHWAY COMMERCIAL
LOT 2R, BLOCK C
DUKE LESLEY ADDITION
DOC. NO. 201400082516

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PROPOSED BUILDING
421,808 SF
442,596 SF GFA

INTERSTATE HIGHWAY 635
(VARIABLE WIDTH R.O.W.)

DEVELOPER AND OWNER
JIN K. SONG
NATERRA INTERNATIONAL, INC
601 FRITZ DR., COPPELL, TX 75019
(214) 422-2549
JSONG@NATERRA.COM

APPLICANT
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SITE PLAN NATERRA WORLD HQ
ZONED PD-221R4R-LI
PROPOSED ZONING PD-221R4R2-LI
25.411 AC, LOT 1
1581 POINT WEST BLVD
ALTA/NSPS LAND TITLE SURVEY
CORDELIA BOWEN
ABSTRACT NO. 56 PG. 405
CITY OF COPPELL
DALLAS COUNTY, TEXAS
JANUARY 12, 2026

IMAGES: ERICSON, DWG0204023, LATE 2020, L=46, 88x64, Map 148
XREFS: 2020-01-01, 2020-01-01, 2020-01-01
DRAWN BY: DANIEL J. GALLAGHER
CHECKED BY: DANIEL J. GALLAGHER
DATE: 01/12/2026

No.	REVISIONS	DATE

Kimley-Horn
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Kimley-Horn
PREPARED FOR
NATERRA INTERNATIONAL INC.
COPPELL, TEXAS

NATERRA WORLD HQ
PREPARED FOR
NATERRA INTERNATIONAL INC.
COPPELL, TEXAS

SITE PLAN

SHEET NUMBER
C-101