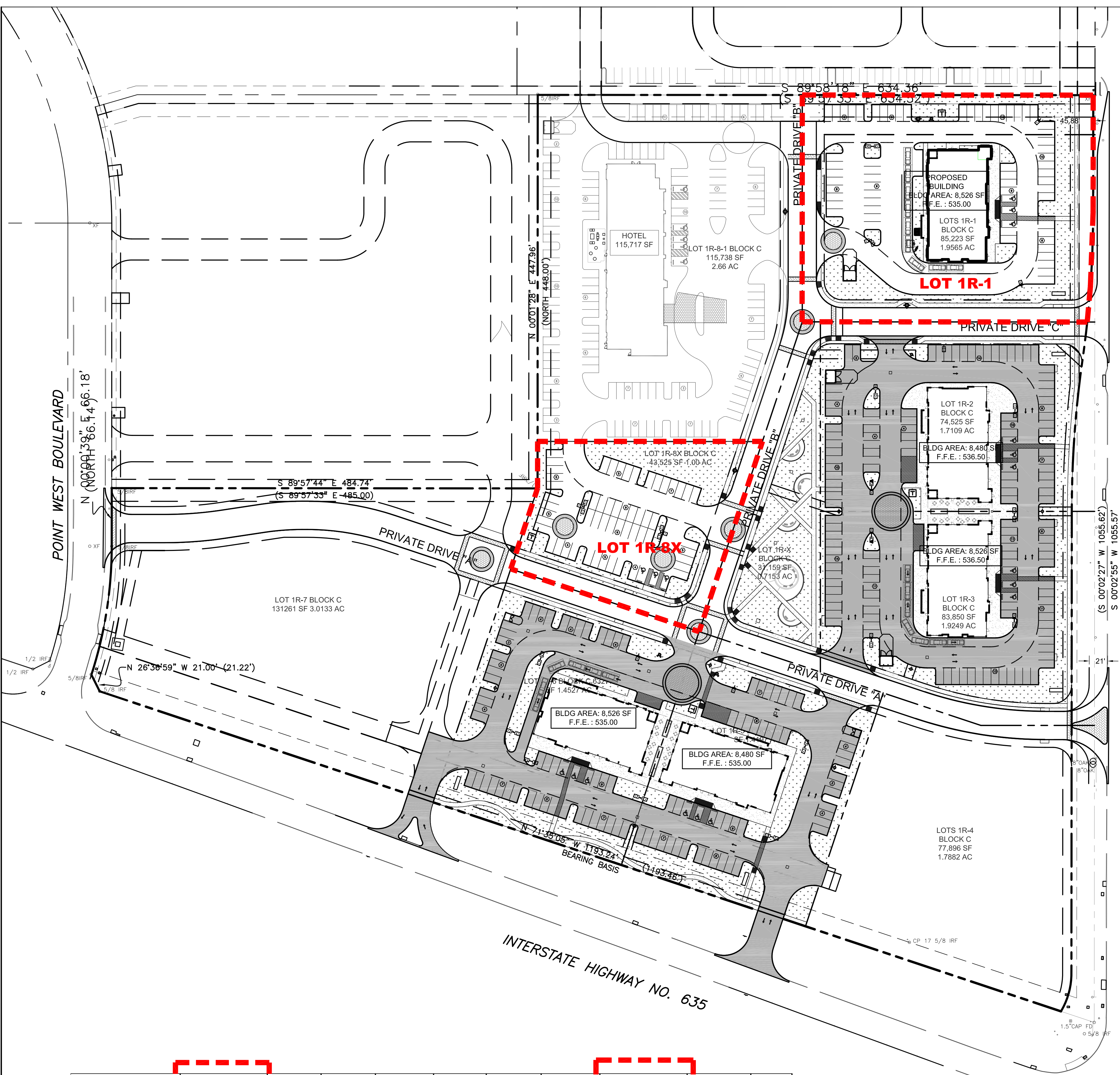
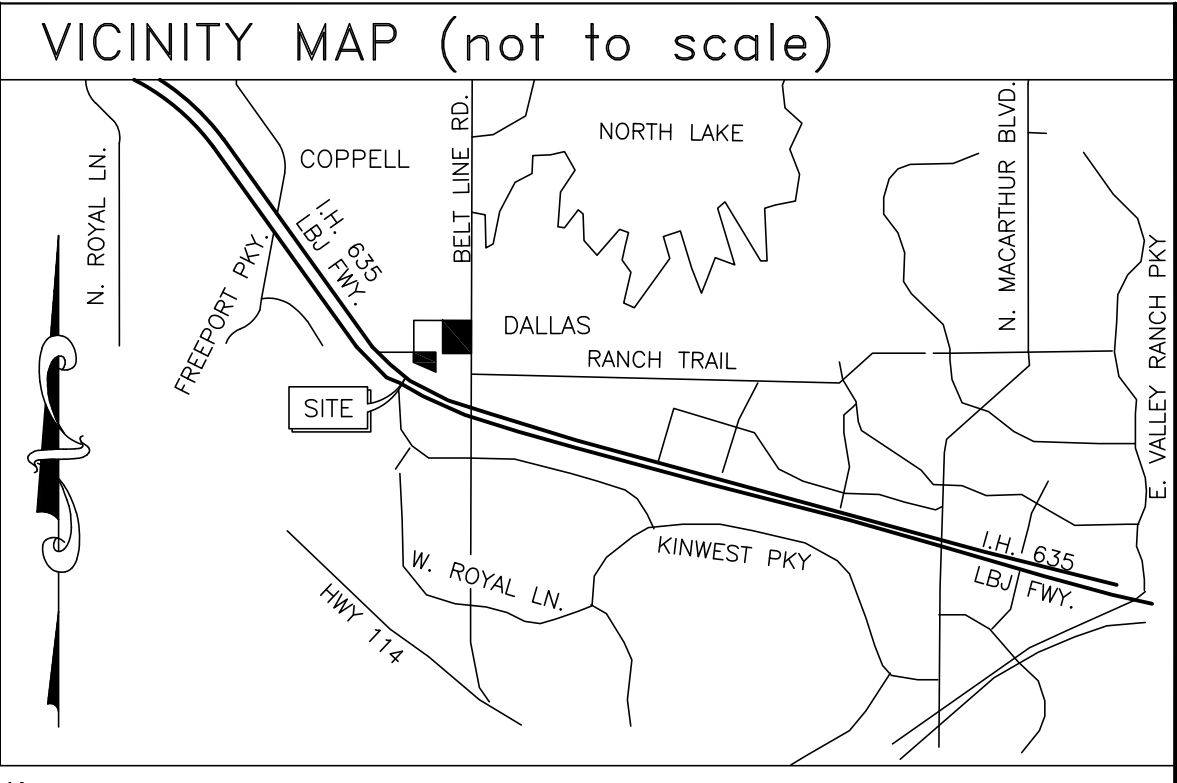


T:\OVERVIEW\CD WORK FOLDER\201501\_SUNOD COPPELL DESIGN PHASE 3 CONCEPT PLANS\OVERALL CONCEPT SITE PLAN - COPPELL PHASE 3.DWG  
8/12/2011 6:43:02 AM

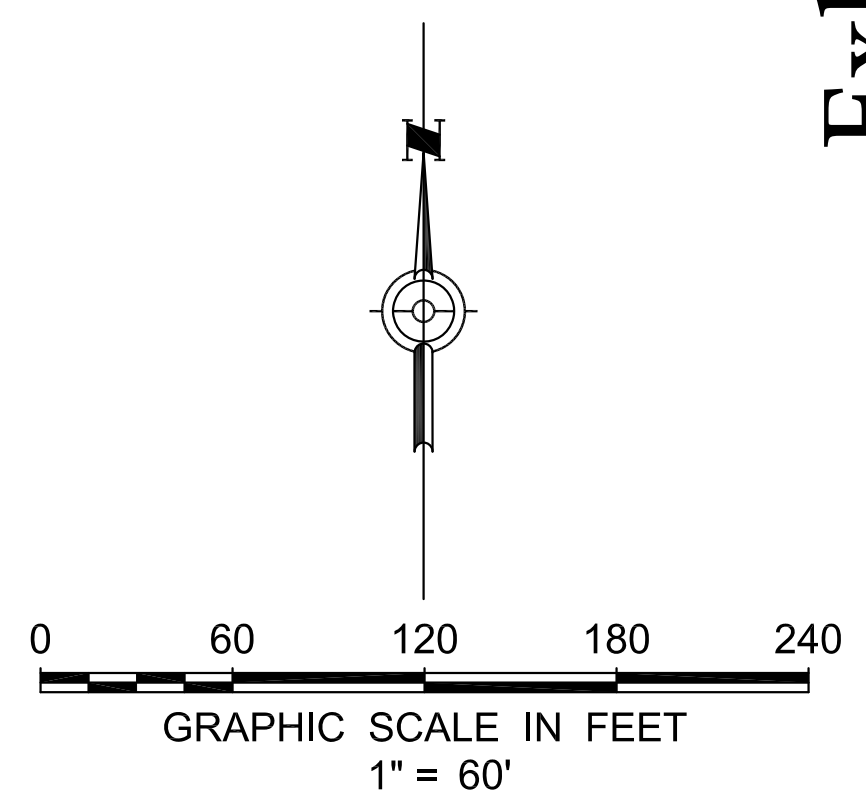
LOT NUMBER	LOT 1R-1	LOT 1R-2	LOT 1R-3	LOT 1R-4	LOT 1R-5	LOT 1R-6	LOT 1R-7	LOT 1R-8X	LOT 1R-8-1	LOT 1R-X
SITE AREA (sf)	85,998	67,401	70,488	86,761	61,840	63,283	131,250	43,525	115,738	31,519
SITE AREA (ACRES)	1.97	1.55	1.62	1.99	1.42	1.45	3.01	1.00	2.66	0.72
BUILDING AREA (PROPOSED) SF	8,526	8,480	8,526	6,000	8,480	8,526	13,998	0	13,998	0
USE	RETAIL / RESTAURANT / OFFICE	RETAIL / RESTAURANT / OFFICE	RETAIL / RESTAURANT / OFFICE	RETAIL / RESTAURANT / OFFICE	RETAIL / RESTAURANT / OFFICE	RETAIL / RESTAURANT / OFFICE	HOTEL / RETAIL / RESTAURANT / OFFICE	SHARED PARKING	HOTEL / RETAIL / RESTAURANT / OFFICE	PLAZA / PARKING
PARKING PROVIDED	64	69	66	T.B.D	49	51	T.B.D.	58	T.B.D.	0
DEVELOPMENT STATUS	UNDER CONSIDERATION	APPROVED	APPROVED	CONCEPT	APPROVED	APPROVED	CONCEPT	UNDER CONSIDERATION	CONCEPT	APPROVED



- LEGEND:**
- PROPERTY LINE
  - ADJOINED PROPERTY
  - BUILDING SETBACK LINE
  - EASEMENTS
  - EXISTING CURB
  - PROPOSED CURB AND GUTTER
  - PAINTED STRIPE (TRAFFIC WHITE)
  - PAINTED WALKWAY (TRAFFIC WHITE)
  - 4" THICK CONCRETE SIDEWALK
  - CONCRETE PAVEMENT. REFER TO SHEET C-2.1 FOR PAVEMENT THICKNESS
  - FIRE LANE EASEMENT
  - INTERIOR LANDSCAPED AREA (RE: LANDSCAPE PLANS)
  - PARKING STALL COUNT
  - SITE LIGHTING (SEE ELECTRICAL PLANS)



- PD CONDITIONS FOR THE ENTIRE 17.4 ACRES**
- A DETAIL SITE PLAN (EITHER PD AMENDMENT OR SUP DEPENDING ON THE USE) SHALL BE REQUIRED PRIOR TO DEVELOPMENT WITHIN THIS TRACT. THE DETAIL SITE PLAN SHALL MEET ALL DEVELOPMENT CODE REQUIREMENTS UNLESS SPECIFICALLY VARIED AT THAT TIME. DETAIL SITE PLAN SHALL ALSO INCLUDE ELEVATION FACADES TO ASSURE ARCHITECTURAL COMPATIBILITY AND COMPLIANCE WITH THE HC DISTRICT REGULATIONS.
  - THIS PROPERTY WILL BE RE-PLATTED TO PROVIDE: BUILDING SITES, EASEMENTS AND FIRE LANES PRIOR TO ANY DEVELOPMENT.
  - A 35' TALL MONUMENT SIGN ON LOT 5 SHALL BE PERMITTED.
  - THE HC DISTRICT REQUIRES 60 FRONT YARD, 30' SIDE YARD, & 20' REAR YARD SETBACKS. THE EXCEPTIONS ARE THE INTERIOR SIDE YARDS OF LOTS 2,3,5,&6 WHICH ARE 10'-0" IN-LIEU OF 30'.
  - PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR BUILDINGS ON LOTS 2 OR 3, PRIVATE STREET A, WITH A MINIMUM PAVING WIDTH OF 32 FEET SHALL BE CONSTRUCTED TO FULL WIDTH BETWEEN BELT LINE ROAD AND POINT WEST BLVD.. PRIVATE STREET C SHALL ALSO BE CONSTRUCTED TO FULL WIDTH BETWEEN BELT LINE ROAD AND THE DRIVEWAY TO LOT 2.
  - PRIVATE STREET B AND THE REMAINDER OF PRIVATE STREET C SHALL BE CONSTRUCTED TO FULL WIDTH PRIOR TO THE ISSUANCE OF BUILDING PERMITS FOR EITHER DEVELOPMENTS ON LOTS 1 OR 8, WHICHEVER OCCURS FIRST.
  - THERE SHALL BE A CONSISTENT SIGN PACKAGE FOR ALL ATTACHED SIGNS.
  - DETAIL SITE PLAN FOR THE PEDESTRIAN / ART / PLAZA SHALL BE SUBMITTED FOR STAFF REVIEW.
  - PROPERTY OWNERS ASSOCIATION SHALL MAINTAIN ALL COMMON AREAS, INCLUDING THE PEDESTRIAN / ART / PLAZA AREA AND ALL ENHANCED PAVING SURFACES.
  - PROPERTY OWNERS ASSOCIATION DOCUMENTS ASSURING THE MAINTENANCE OF ALL COMMON AREAS SHALL BE SUBMITTED FOR STAFF REVIEW PRIOR TO THE FILING OF THE FINAL PLAN.
  - THE MEDIAN OPENING AT BELT LINE ROAD BETWEEN PRIVATE DRIVE A AND HACKBERRY ROAD WILL BE REDESIGNED AT THE TIME OF DETAIL ENGINEERING REVIEW.



ZONING CASE # PD-221R3R3-HC

**OVERALL CONCEPT SITE PLAN**

LOT 1R-1 & LOT 1R-8X, BLOCK C  
DUKE LESLEY ADDITION  
CITY OF COPPELL  
DALLAS COUNTY

DEVELOPED BY  
SUN HOLDINGS, INC  
4055 VALLEY VIEW LN, SUITE 500  
DALLAS, TX 75244  
ATTN: MICHEL EL HADDAD PH: (972) 232-2118 x293

ENGINEER  
THOMAS SITE DEVELOPMENT ENGINEERING INC.  
2004 BEDFORD ROAD, SUITE 200  
BEDFORD, TX 76021  
ATTN: MATTHEW THOMAS, PE PH: (214) 680-2728

**POINT WEST DEVELOPMENT  
PHASE 3  
INTERSTATE HIGHWAY 635, COPPELL, TX 75019**

REVISION	DATE	DESCRIPTION
		THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF: MATHEW THOMAS, P.E. LICENSED ENGINEER # 81576 8 May 2018 PRELIMINARY NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION

**THOMAS**  
SITE DEVELOPMENT  
ENGINEERING INC.  
REGISTRATION NO. F-10289  
2004 BEDFORD ROAD, SUITE 200, BEDFORD, TX 76021  
WWW.THOMAS-ENG.COM  
EMAIL: MATHEW@THOMAS-ENG.COM

Exhibit B

CP