PD129R2-SF-9 N OOD 19' 41" E 170.45 EXISTING 6' HIGH MATCHING EXISTING LANDSCAPING BRICK SCREEN WALL future* EXISTING FIRELANE ORDER BOARD CLEARANCE BAR LANDSCAPING EXISTING BUILDING EXISTING SIDEWALK EXISTING LANDSCAPING EXISTING FIRELANE EXISTING LANDSCAPING ----EXG MONUMENT SIGN S OOD 58' 32" E 165.57' DENTON TAP ROAD TC ZONING EAST OF DENTON TAP ROAD

PD Conditions

- TWO PARKING SPACES DEFICIENCY, SEE NOTES.
- 2. ENCROACHMENT INTO THE REQUIRED 10' WESTERN PERIMETER LANDSCAPING WITH TWO FUTURE PARKING SPACES.
- 3. STACKING SHOWN WITHIN THE FIRELANE ON THE WEST SIDE OF THE BUILDING.
- 4. THE MENU BOARD NOISE LEVEL SHALL NO EXCEED 60dB MEASURED AT THE WESTERN PROPERTY LINE.

Notes

- 1 EXISTING PARKING ON SITE TOTALS 25 SPACES. HISTORIC DATA FROM CORPORATE INDICATES DRIVE-THRU SALES ARE 80 PERCENT OF TOTAL STORE SALES AT STORES WITH A DRIVE-THRU WINDOW. IS 3 SPACES BRINGING THE TOTAL ON SITE TO 28 SPACES. IN ADDITION, 2 ADDITIONAL SPACES CAN BE ADDED ON THE WEST SIDE, IF DEEMED NECESSARY BY THE CITY. THESE SPACES ARE DASHED IN ON THE WEST SIDE OF THE SITE PLAN. FINALLY, DONUT CITY HAS BEEN A TENANT FOR 20 YEARS AND NO CHANGES ARE ANTICIPATED. THEIR OPERATING HOURS ARE INDICATED BELOW.
- 2 ANY FUTURE PARKING WILL REQUIRE A CONSTRUCTION DEVELOPMENT PERMIT WITH ENGINEERING DEPT.

Parking Summary

SERVICE (DRY CLEAN) 2 SPACES PLUS ONE ADDITIONAL SPACE FOR EACH 300 SF OVER 1000 SF 1,775 = 2 + 3 =5 SPACES RESTAURANT (DONUT) 875 / 100 SF PER SPACE = 9 SPACES STACKING SPACE IN THE DRIVE-THRU LANE OUTSIDE OF THE FIRELANE FUTURE RESTAURANT (SK) 1346 / 100 SF PER SPACE = 13 SPACES TOTAL PARKING REQUIRED 27 SPACES

TOTAL PARKING PROVIDED 25 SPACES SPACES IN STACKING LANE 4 SPACES

*FUTURE SPACES TO BE CONSTRUCTED IF NEEDED OR WHEN CHANGE IN TENANT MIX NECESSITATES MORE PARKING UNDER THE CURRENT ZONING ORDINANCE

TOTAL SPACES ON SITE

SITE PLAN Scale: 1" = 20'

Sito Plan

JACK ABSTRACT NO. 694, RT OF THAT TRACT OF LAND PROFIT SHARING PLAN AS AID DEED RECORDS.

202

TEL: 972-824-7966 FAX: 972-304-9988

2 SPACES

31 SPACES

Hours of Operation	Bldg Square Footages	Site Data	Site Plan
SMOOTHIE KING SUNDAY 10am to 8pm MONDAY—FRIDAY 7am to 9pm SATURDAY 8am to 9pm	EXISTING BUILDING: 3,996 SF DONUT CITY: 875 SF DRY CLEAN: 1,775 SF UNLEASED 1,346 SF TOTAL BLDG AREA: 3,996 SF	EXISTING ZONING: COMMERCIAL SQUARE FOOTAGES: EXISTING BLDG 3,996 SF	A TRACT OF LAND SITUATED IN THE GEORGE W. J DALLAS COUNTY, TEXAS, SAID TRACT BEING PART CONVEYED TO LEE PROPERTIES, INC., EMPLOYEE P RECORDED IN VOLUME 99178, PAGE 1370 OF SAID
PERLA CLEANERS MONDAY—FRIDAY 7am to 7pm SATURDAY 8am to 5pm DONUT CITY MONDAY CLOSED		SITE AREA: 36,685 SF EXISTING BLDG HEIGHT: 28' BLDG ADDITION HEIGHT: 22' PROPOSED LOT COVERAGE: 0.108 FLOOR AREA RATIO: 0.108	OWNER/APPLICANT: MAHESH NASTA 336 WATERVIEW DRIVE COPPELL, TX 75019 TEL: 469-775-7121
TUESDAY—SUNDAY 6am to 12pm		IMPERVIOUS AREA: EXISTING: 23,484 SF	ARCHITECT: GPF ARCHITECTS LLC 413 W. BETHEL ROAD SUITE 2 COPPELL, TEXAS 75019

EXHIBIT 'B'

Architects 413 W. BETHEL ROAD SUITE 202 COPPELL, TEXAS 75019 TEL: (972) 304-9988

> CONSULTANTS AWR DESIGNS, LLC

> COMPLETE AND SHAL NOT BE USED FOR

> > PEL

REVISIONS

ISSUE FOR POST CC 03/22/21