

DART R.O.W.

N 87D 24' 00" 89.70'

69'-11"

10' REAR SETBACK

4908 SQ. FT
OFFICE/WAREHOUSE

50'-7"

92'-7"

25'-2"

23'-6"

19'-3"

22'-9"

N 00D 18' 00" 202.12'

S 01D 12' 16" 202.36'

LIGHT INDUSTRIAL ZONING

LIGHT INDUSTRIAL ZONING

10' SIDE SETBACK

10' SIDE SETBACK

10'-0"

23'-11"

4'-0"

18'-0"

LPO

9'-0"

10'x10' DETECTOR CHECK
AND WATER METER EASEMENT

15' SETBACK
10' WATER EASEMENT
120' +/- TO ADJACENT
DRIVE APPROACH

100' +/- TO ADJACENT
DRIVE APPROACH
(100.68' WIDE LOT)

S 87D 39' 53" W 95.00'

BFR

BFR

PATTERNED CONCRETE
PER CITY STANDARDS

EXISTING SIDEWALK

SOUTHWESTERN BLVD

SITE PLAN
Scale: 1" = 10'

FH
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Site Data Table

SITE PLAN - BENGE LEGACY ADDITION, LOT 1, BLOCK A	
MARCH 4, 2026	
OWNER:	JASON BENGE, 200 EAST BELTLINE ROAD, SUITE 301, COPPELL, TX 75019 972-745-1900, JBENGE@SOUTHWESTERNPTS.COM
ARCHITECT:	GPF ARCHITECTS, 721 DOVE CIRCLE, SUITE 200, COPPELL, TX 75019 972-824-7966, GFRNKA@GPFARCHITECTS.COM
EXISTING ZONING:	LIGHT INDUSTRIAL
PROPOSED USE:	OFFICE WAREHOUSE
SQUARE FOOTAGE:	2100 SF OFFICE, 2800 WAREHOUSE
SQUARE FOOTAGE:	4908 GROSS SQUARE FEET
BUILDING HEIGHT:	28'-0"
PARKING:	OFFICE 2100 / 300 = 7 SPACES WAREHOUSE 2800 / 2000 = 2 SPACES TOTAL PARKING REQUIRED: 9 SPACES TOTAL PARKING PROVIDED: 10 SPACES
LOT AREA:	18,664 SQ. FT. OR 0.429 ACRE
LOT COVERAGE:	0.26
FLOOR AREA RATIO:	0.26:1

©2026
GPF
Architects
LLC
721 DOVE CIRCLE
SUITE 200
COPPELL, TEXAS 75019
TEL: (972) 824-7966

Consultants

CIVIL ENGINEER
MB Williamson
4851 LAKE Breeze Drive
McKinney, TX 75071

STRUCTURAL ENGINEER
SKAGGS Engineering
4851 LAKE Breeze Drive
McKinney, TX 75071

MEP ENGINEER
Rene Culross
1820 Hunting Green Drive
Ft. Worth, TX 76134

LANDSCAPE ARCHITECT
AWR Designs, LLC
P.O. BOX 1746
Aledo, TX 76008

THESE PLANS ARE NOT
COMPLETE AND SHALL
NOT BE USED FOR
REGULATORY APPROVAL
(BUILDING OR
CONSTRUCTION)

BENGE LEGACY
428 SOUTHWESTERN BLVD
COPPELL, TX 75019

REVISIONS	BY
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ISSUE FOR
03/05/2026
DRAWN
CN
CHECKED
GF
SCALE
AS SHOWN
JOB NO.
347
SHEET

A1.0
OF SHEETS