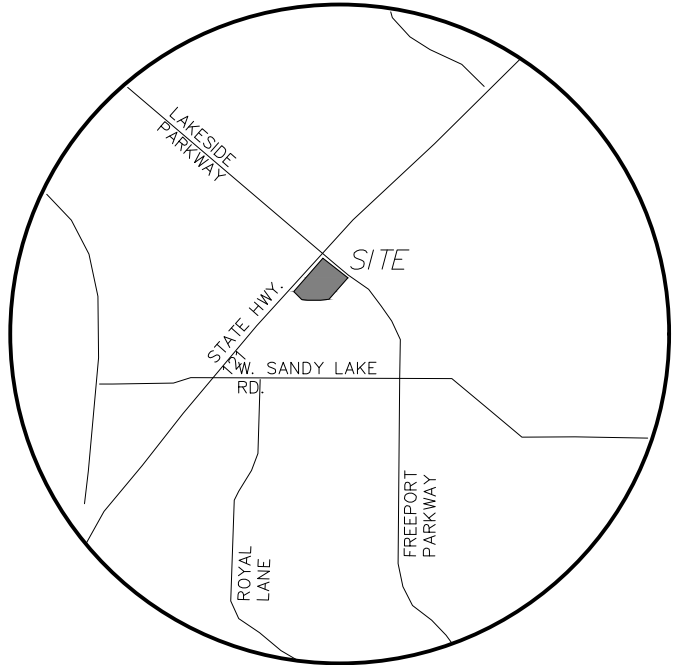
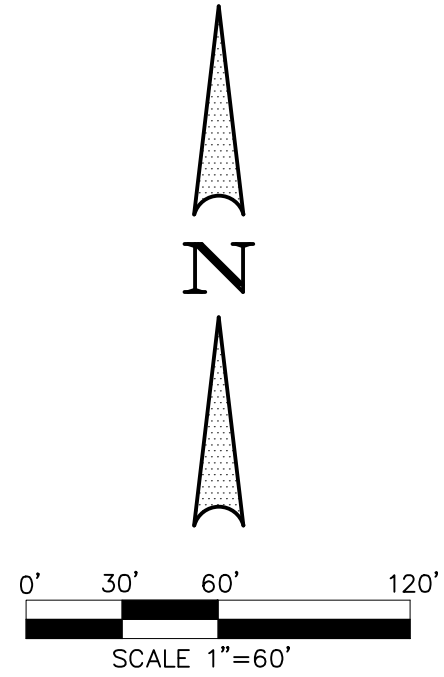
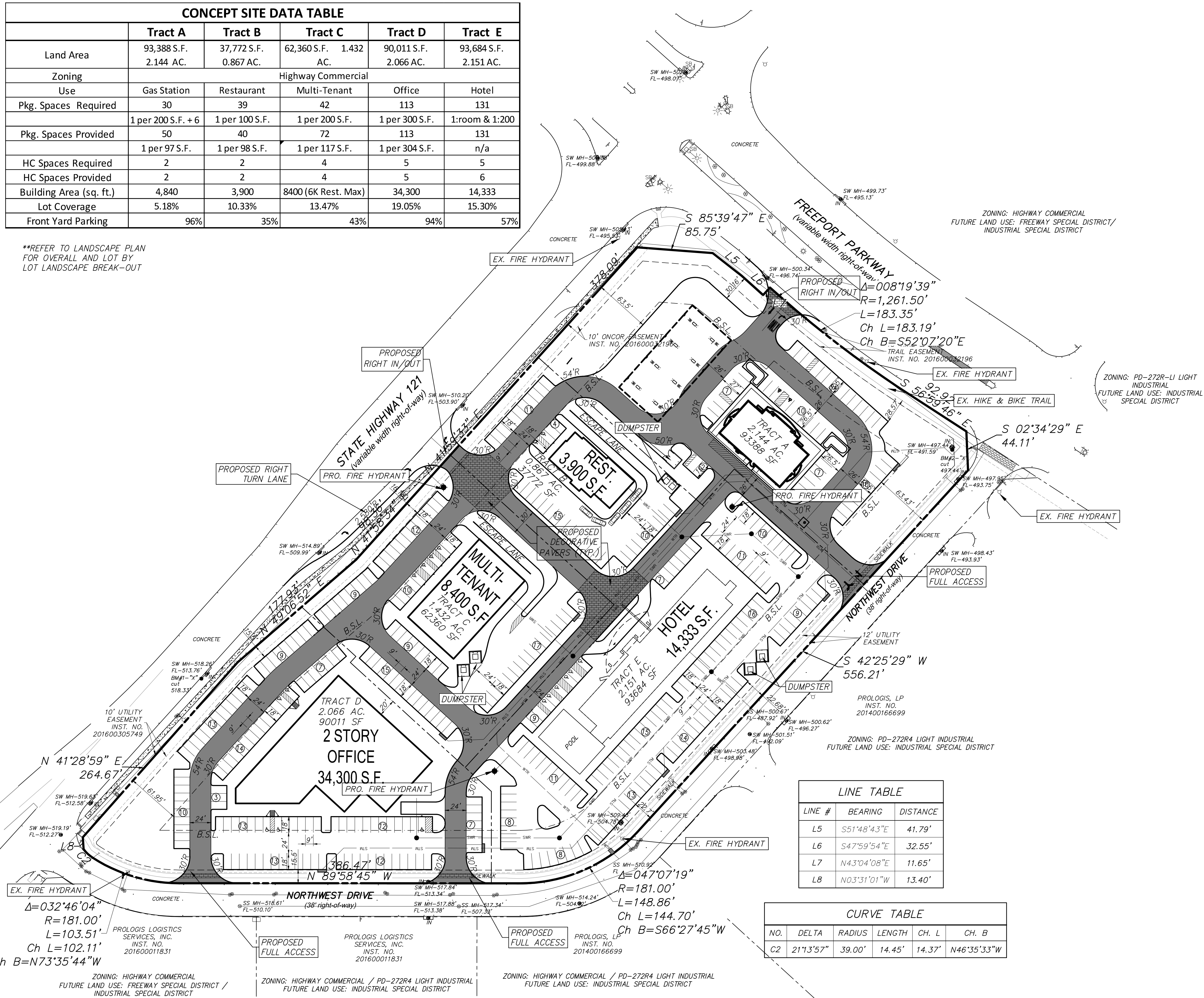


CONCEPT SITE DATA TABLE					
	Tract A	Tract B	Tract C	Tract D	Tract E
Land Area	93,388 S.F. 2.144 AC.	37,772 S.F. 0.867 AC.	62,360 S.F. 1.432 AC.	90,011 S.F. 2.066 AC.	93,684 S.F. 2.151 AC.
Zoning	Highway Commercial				
Use	Gas Station	Restaurant	Multi-Tenant	Office	Hotel
Pkg. Spaces Required	30	39	42	113	131
Pkg. Spaces Provided	1 per 200 S.F. + 6	1 per 100 S.F.	1 per 200 S.F.	1 per 300 S.F.	1:room & 1:200
	50	40	72	113	131
	1 per 97 S.F.	1 per 98 S.F.	1 per 117 S.F.	1 per 304 S.F.	n/a
HC Spaces Required	2	2	4	5	5
HC Spaces Provided	2	2	4	5	6
Building Area (sq. ft.)	4,840	3,900	8400 (6K Rest. Max)	34,300	14,333
Lot Coverage	5.18%	10.33%	13.47%	19.05%	15.30%
Front Yard Parking	96%	35%	43%	94%	57%

**REFER TO LANDSCAPE PLAN
FOR OVERALL AND LOT BY
LOT LANDSCAPE BREAK-OUT



VICINITY MAP
NOT TO SCALE

LEGEND

FIRE LANE

- NOTES:
- THE HOTEL AND RESTAURANT USES SHALL MEET THE REQUIREMENTS OF THE CITY OF COPPELL.
 - AS THE LOTS DEVELOP, ALL HOTEL AND RESTAURANT USES SHALL BE APPROVED BY P&Z THROUGH A DETAILED SITE PLAN.

LINE TABLE		
LINE #	BEARING	DISTANCE
L5	S51°48'43"E	41.79'
L6	S47°59'54"E	32.55'
L7	N43°04'08"E	11.65'
L8	N03°31'01"W	13.40'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CH. L	CH. B
C2	21°13'57"	39.00'	14.45'	14.37'	N46°35'33"W

SITE PLAN
PROLOGIS PARK ONE TWENTY ONE
LOTS 2R AND 3, BLOCK B
8.660 ACRES (377,247 S.F.)
OUT OF THE
J.E. HOLLAND SURVEY,
ABSTRACT NO. 614
CITY OF COPPELL
DALLAS COUNTY, TEXAS

DEVELOPER/OWNER:
ARCHWAY 121 COPPELL LTD
13430 NORTHWEST FWY
SUITE 326
HOUSTON, TEXAS 77040

ENGINEER/SURVEYOR:
WINKELMANN & ASSOC., INC.
6750 HILLCREST PLAZA DR.
SUITE 326
DALLAS, TEXAS 75230
PH: 972.490.7090

PRELIMINARY - NOT FOR CONSTRUCTION

CONCEPT PLAN FOR PD295-HC
ARCHWAY/121
STATE HIGHWAY 121 & FREEPORT PKWY.
COPELL, TEXAS

EXHIBIT
A

Winkelmann & Associates, Inc.
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6750 HILLCREST PLAZA DRIVE, SUITE 326
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