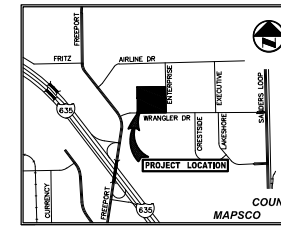


SITE DATA TABLE	
ZONING	LIGHT INDUSTRIAL
BUILDING USE	OFFICE WAREHOUSE
BUILDING AREA	139,186 SF (269,186 SF FOR TOTAL LOT)
MAX BUILDING HEIGHT	31 FEET
REQUIRED PARKING	OFFICE: 1/300SF = 48,495/300 = 162 SPACES WAREHOUSE: 1/1000SF = 90,691/1000 = 91 SPACES TOTAL: 253 SPACES
EXISTING PARKING	237 SPACES
PHASE 1 PARKING REMOVED	37 SPACES
PHASE 1 PARKING ADDED	16 SPACES
PARKING AFTER PHASE 1	216 SPACES
PHASE 2 PARKING REMOVED	8 SPACES
PHASE 2 PARKING ADDED	0 SPACES
PARKING AFTER PHASE 2	208 SPACES
CONTINGENCY SPACES	8 SPACES
TOTAL PARKING PROVIDED	200 SPACES
IMPERVIOUS AREA (%)	544,780 SF (80%)
FLOOR AREA RATIO	0.394 : 1.000

PD CONDITIONS:
• THERE ARE 253 PARKING SPACES REQUIRED AND 200 PARKING SPACES PROVIDED.



VICINITY MAP
(NOT TO SCALE)

GRAPHIC SCALE IN FEET
0 20 40 80 120

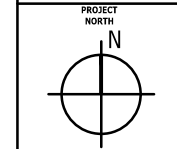
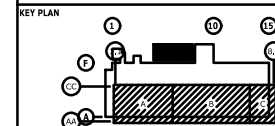
LEGEND	
⊙	BOLLARD
⊕	ELECTRIC METER
⊖	POWER POLE
⊗	LIGHT STANDARD
⊘	WATER METER
⊙	WATER VALVE
⊙	IRRIGATION CONTROL VALVE
⊙	FIRE HYDRANT
⊙	CLEANOUT
⊙	MANHOLE
⊙	TRAFFIC SIGNAL CONTROL
⊙	TRAFFIC SIGNAL POLE
⊙	TELEPHONE POLE
⊙	TELEPHONE BOX
⊙	FLOOD LIGHT
⊙	FLAG POLE
⊙	TRAFFIC SIGN
⊙	1/2" IRON ROD
⊙	W/PACHECO KOCH* CAP SET
⊙	CONTROLLING MONUMENT
⊙	PROPERTY LINE
⊙	FENCE
⊙	COORDINATE DESIGNATION
⊙	PROPOSED FENCE
⊙	FIRE LANE

ALL DIMENSIONS ARE TO BACK-OF-CURB UNLESS OTHERWISE NOTED



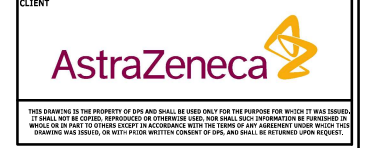
L.A. FUESS PARTNERS
Structural Engineers

NOT FOR CONSTRUCTION



REV	DATE	DESCRIPTION	DESIGNED	CHECKED	APPROVED
A	04/04/23	ISSUED FOR BOD			

STATUS: ISSUED FOR BOD



PROJECT: TG 6101319 - COPP TANK FARM EXPANSION
TITLE: SITE PLAN - TANK FARM ADDITION
508 WRANGLER DR, COPPELL, TX 75019 & BEING A PORTION OF LOT 3R-1, BLK 8 PARK WEST COMM CTR
DATE: JULY 19, 2023

PROJECT NO.	SCALE	CLIENT NO.
D22BP111	1"=40'	
DRAWING NO.		REV
ZSPTX-C-0004		A

ISSUED FOR PRELIMINARY PRICING PURPOSES ONLY
(SUBJECT TO REVISION PRIOR TO CONSTRUCTION)
THESE DOCUMENTS HAVE BEEN PREPARED BY THE ENGINEER WITH THE INTENT OF COMPLYING WITH ALL CITY STANDARD REQUIREMENTS. THESE DOCUMENTS HAVE NOT BEEN APPROVED AND RELEASED FOR CONSTRUCTION BY THE CITY AS OF THIS DATE AND THEREFORE REVISIONS MAY BE REQUIRED PRIOR TO CONSTRUCTION. BY ANY USE OF THESE DOCUMENTS, THE USER AFFIRMS THEIR UNDERSTANDING OF THE PRELIMINARY STATUS OF THE PLANS AND THE POTENTIAL FOR REVISION PRIOR TO ANY CONSTRUCTION.

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PRELIMINARY
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PLANS PREPARED UNDER THE DIRECT SUPERVISION OF MATT J. DRAKE, P.E.
TEXAS REGISTRATION NO. 140108
DATE: 08/04/2023