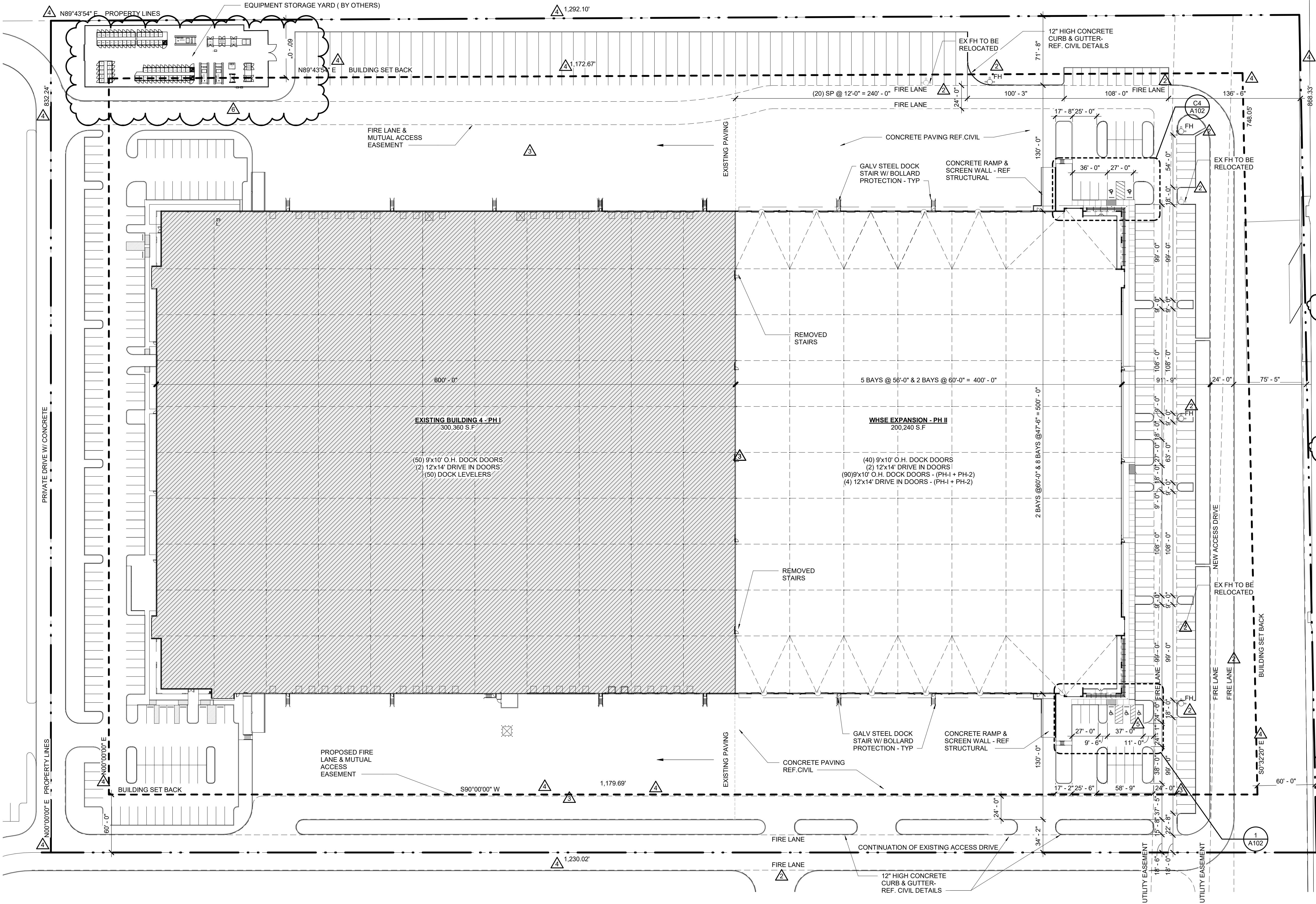
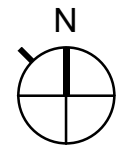


THIS SITE PLAN HAS BEEN PREPARED BY MEINHARDT & ASSOCIATES ARCHITECTS, P.L.L.C. FOR THE PARK 121 BUILDING 4 EXPANSION.
"EQUIPMENT STORAGE YARD (BY OTHERS)" NOTE REFERENCES THE PLANS PREPARED WITH THIS SUBMITTAL BY KIMLEY-HORN & ASSOCIATES, INC.



A1
A101
ARCHITECTURAL SITE PLAN
Scale: 1" = 50'-0"



MEINHARDT & ASSOCIATES
ARCHITECTS, P.L.L.C.
14843 DALLAS PARKWAY
SUITE 636
DALLAS, TEXAS 75254
972-980-8980
meinhardtandassociates.com

FIRE MARSHAL PLAN

NOT IN SCOPE

PROPOSED FIRE HYDRANT

FDC FIRE DEPARTMENT CONNECTION

FDA FIRE DEPARTMENT ACCESS DOOR

HOSE LAY

PROPERTY LINE

GENERAL NOTES

ZONING PD-272R2-LI to PD272R2-LI WAREHOUSE (RACK STORAGE W/ CLASS IV COMMODITIES)

LAND AREA 1,120,672 S.F./25.72 AC. TOTAL BUILDING AREA - EXISTING 300,360 S.F.

EXPANSION AREA - PHASE 2 OFFICE (5%) (ESTIMATE) 10,012 SF WAREHOUSE 190,228 SF TOTAL EXPANSION AREA 200,240 S.F.

TOTAL BUILDING AREA - PHASE I & II 500,600 S.F.

SEPARATION ON ALL SIDES

TOTAL BATTERY EQUIP. PAD AREA (BY OTHERS) 3,259 S.F.

FLOOR AREA RATIO (W/ EXPANSION) 44.6% BUILDING HEIGHT 50'-1" FULLY SINKLED - E.S.F.R. @ GRID LINES 2' & 10' EXPOSED CONCRETE SLAB ON GRADED- SEALED EXPOSED STEEL STRUCTURE

EXISTING BUILDING AREA - PH I

OFFICE 7,056 S.F. TRAINING CENTER 6,171 S.F. SHOP AREA 7,025 S.F. WAREHOUSE 280,108 S.F. TOTAL BUILDING AREA - PH - I 300,360 S.F.

PARKING REQUIRED- PH I

OFFICE - 1,300 S.F. 23.52 SPACES TRAINING CENTER - 1,300 S.F. 20.57 SPACES SHOP AREA - 1,100 S.F. 7 SPACES WAREHOUSE - 12,500 S.F. 112 SPACES TOTAL PARKING REQUIRED- PH I 154 SPACES

WHSE EXPANSION - PH II

OFFICE (ESTIMATE) 10,012 S.F. WAREHOUSE 190,228 SF TOTAL BUILDING AREA - PH - II 200,240 S.F.

PARKING REQUIRED- PH II

OFFICE - 1,300 S.F. 33.3 SPACES WAREHOUSE - 12,500 S.F. 76.1 SPACES TOTAL PARKING REQUIRED- PH - II 110 SPACES

PARKING PROVIDED 158 SPACES TRAILER STORAGE 20 STALLS

SITE GENERAL NOTES

1. ALL DRIVE & APPROACHES SHALL MEET CITY OF COPPELL SIDEWALK SPECIFICATIONS.

2. REFER TO PROJECT MANUAL FOR CONCRETE PAVING AND SIDEWALK SPECIFICATIONS.

3. PARKING LOT STRIPING SHALL BE 4" WIDE SPRAY APPLIED WHITE VINYL ACRYLIC PAINT

4. ALL FIRE LANES SHALL BE STRIPED PER CITY

REV #	DATE	REVISION TITLE
1	01.19.2023	City Comments
2	08.04.2022	Revision 2
3	08.22.2022	Revision 3
4	09.14.2022	Revision 4
5	10.12.2022	City Comments
6	03.01.2023	Revision

PROJECT NO: TBD

DRAWN BY: Author

CHECKED BY: Checker

PROJECT TITLE:

PARK 121BUILDING 4 EXPANSION

PLD Project Number

360 N FREPORT PARKWAY
COPPELL, TEXAS

PROLOGIS
2021 MCKINNEY AVENUE, STE. 1050
DALLAS, TX 75201
972-884-9292

https://www.prologis.com

SHEET TITLE:

ARCHITECTURAL SITE PLAN

SEAL:

REGISTERED ARCHITECT
STATE OF TEXAS
03-01-23

SHEET NO.

A101