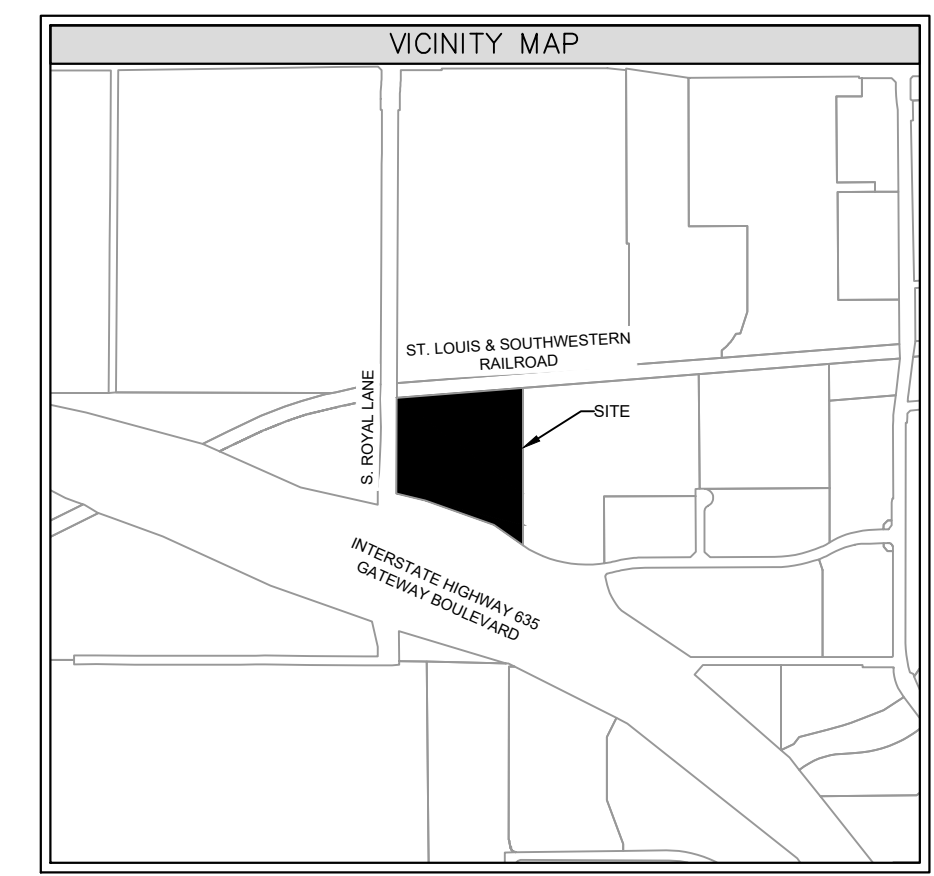
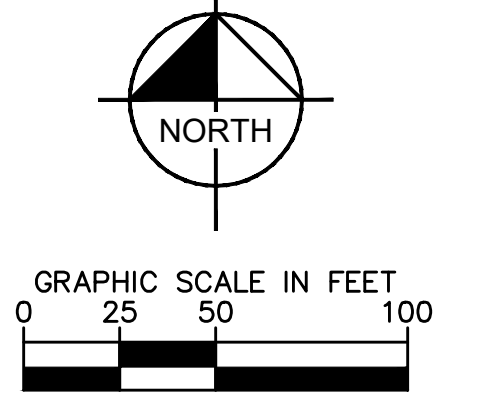
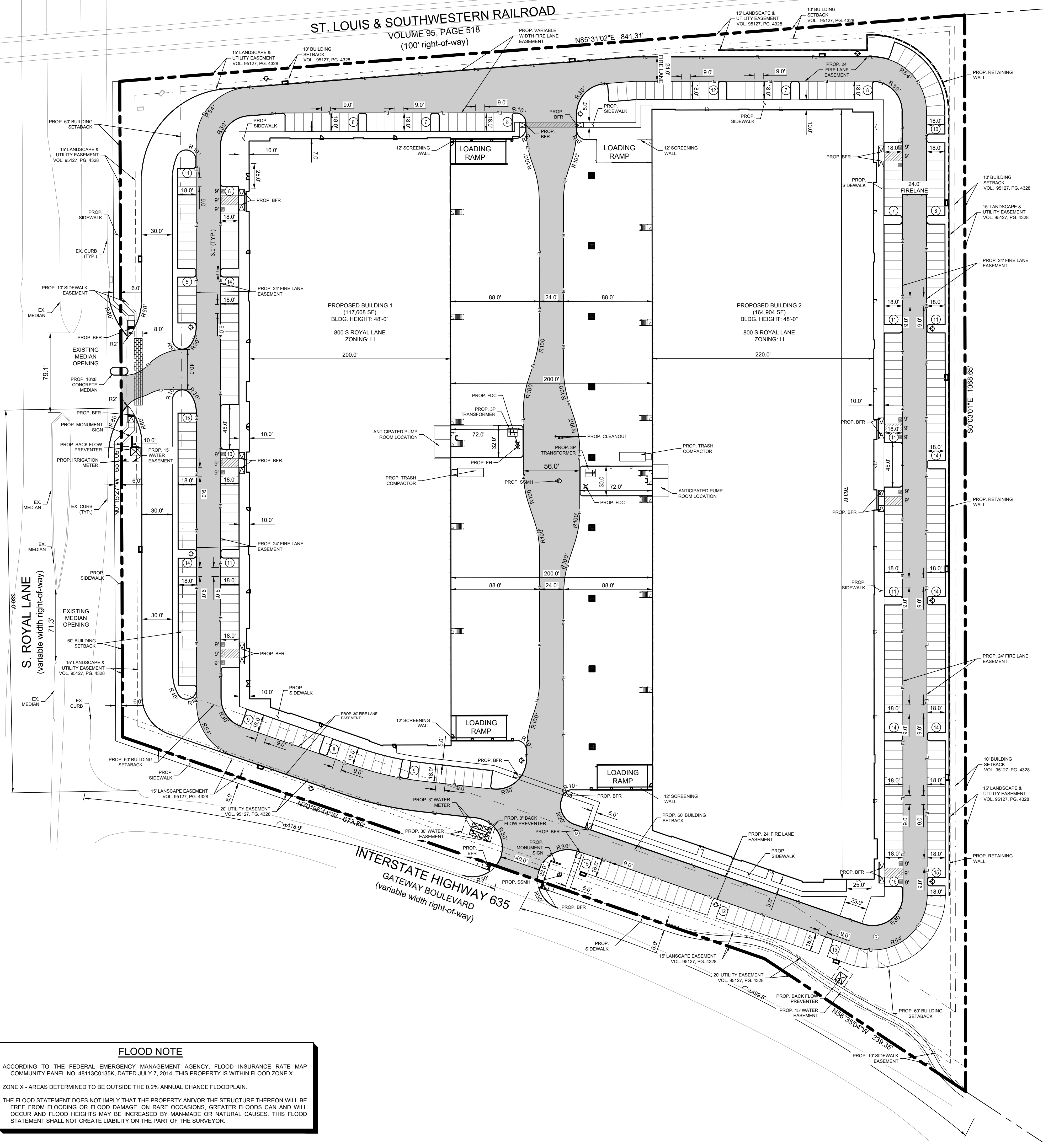


Plotted By: Federman, Chas. Date: 08/19/2024. Scale: As Shown. Project: STONELAKE SKYPORT LOT 1, BLOCK A. Drawing: PRELIMINARY SITE PLAN.

**ST. LOUIS & SOUTHWESTERN RAILROAD**  
 VOLUME 95, PAGE 518  
 (100' right-of-way)

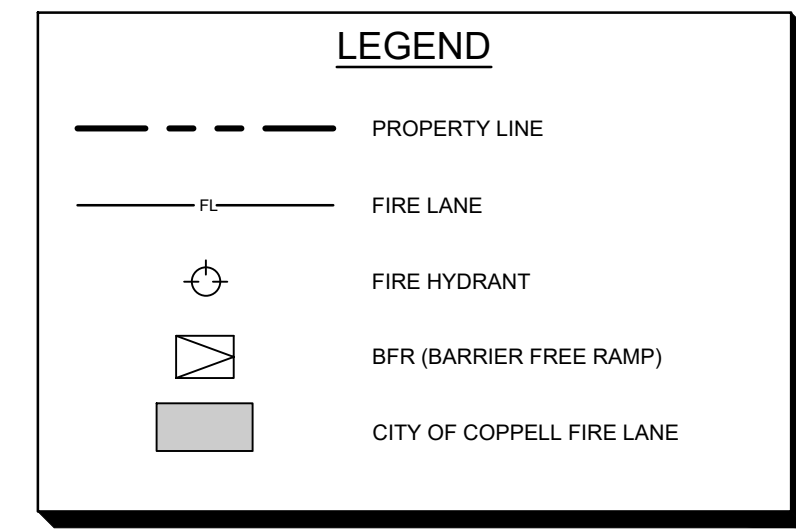


LOT 1R-2, BLOCK 2  
 GATEWAY BUSINESS PARK  
 PARK REPLAT  
 INST. NO. 201700235650  
 LANTHAN COPPELL, TX, LLC  
 INST. NO. 202300259370  
 ZONING: LI



PARKING SUMMARY TABLE	BUILDING 1	BUILDING 2
BUILDING AREA	117,608 SF	164,904 SF
PROPOSED OFFICE AREA	33,000 SF	
REQUIRED AUTO PARKING SPACES	110 SPACES	
OVERALL WAREHOUSE AREA	249,512 SF	
REQUIRED AUTO PARKING SPACES	250 SPACES	
TOTAL REQUIRED PARKING SPACES	360 SPACES	
PROPOSED AUTO PARKING SPACES	361 SPACES WITH ADA SPACES	
ADA PARKING SPACES PROVIDED	12 SPACES	
OFFICE PARKING CALCULATIONS	SF OFFICE = 33,000 SF / 300 SF PER SPACE = 110 SPACES	
WAREHOUSE PARKING CALCULATIONS	SF WAREHOUSE = 249,512 SF / 1,000 SF PER SPACE = 250 SPACES	

SITE DATA SUMMARY TABLE	BUILDING 1	BUILDING 2
EXISTING ZONING	LIGHT INDUSTRIAL (LI)	
PROPOSED USE	OFFICE, WAREHOUSE	
LOT ACREAGE	16.0719 ACRES	
OFFICE AREA	33,000 SF	
WAREHOUSE AREA	249,512 SF	
TOTAL BUILDING AREA	117,608 SF	164,904 SF
BUILDING HEIGHT	48'-0"	48'-0"
PROPOSED LOT COVERAGE	40%	
FLOOR AREA RATIO	0.4:1	
IMPERVIOUS AREA	14.08 AC	



**NOTES**

- ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION FOR NORTH CENTRAL TEXAS, LATEST EDITION, AND THE CITY OF COPPELL STANDARD CONSTRUCTION DETAILS.
- DURING THE CONSTRUCTION OF THESE IMPROVEMENTS, ANY INTERPRETATION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION FOR NORTH CENTRAL TEXAS, AND ANY MATTER WHICH REQUIRES THE APPROVAL OF THE OWNER, MUST BE APPROVED BY THE DIRECTOR OF ENGINEERING OR HIS DESIGNEE BEFORE ANY CONSTRUCTION INVOLVING THAT DECISION COMMENCES. ASSUMPTIONS ABOUT WHAT THESE DECISIONS MIGHT BE WHICH ARE MADE DURING THE BIDDING PHASE WILL HAVE NO BEARING ON THE DECISION.
- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL CURBS ARE 6" IN HEIGHT UNLESS OTHERWISE NOTED.
- NO OUTSIDE STORAGE IS PROPOSED.

A VARIANCE IS BEING REQUESTED TO ALLOW FOR THE DRIVEWAY CONFIGURATION AS SHOWN FOR THE S. ROYAL ENTRY.

**FLOOD NOTE**

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 4811300135K, DATED JULY 7, 2014, THIS PROPERTY IS WITHIN FLOOD ZONE X.

ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

THE FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURE THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

**SITE PLAN**  
**STONELAKE SKYPORT**  
**LOT 1, BLOCK A**  
 TOTAL ACREAGE: 16.0719 ACRES  
 CITY OF COPPELL, DALLAS COUNTY, TEXAS  
 ZONED LI (LIGHT INDUSTRIAL)  
 CITY PROJECT NO. SITE24-08-000828  
 SUBMITTED SEPTEMBER 10, 2024

**ENGINEER / SURVEYOR / APPLICANT:**  
 KIMLEY-HORN & ASSOCIATES, INC.  
 13455 NOEL ROAD  
 TWO GALLERIA OFFICE TOWER,  
 SUITE 700  
 DALLAS, TEXAS 75240  
 PH (972) 770-1300  
 CONTACT: NEDA HOSSEINY, P.E.

**OWNER/DEVELOPER:**  
 STONELAKE CAPITAL PARTNERS,  
 100 CRESCENT COURT, SUITE 850,  
 DALLAS, TX 75201  
 PH (214) 220-7297  
 CONTACT: BLAKE WILSON

**ARCHITECT:**  
 ALLIANCE ARCHITECTS  
 1600 N. COLLINS BLVD. #1000 RICHARDSON,  
 TX 75080  
 PH (972) 233-0400  
 CONTACT: THOMAS M. MAXWELL, AIA, CCCA

<p>13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER SUITE 700, DALLAS, TX 75240 PHONE: 972-770-1300 FAX: 972-239-9820 WWW.KIMLEY-HORN.COM TX F-928 © 2024 KIMLEY-HORN AND ASSOCIATES, INC.</p>	<p><b>PRELIMINARY</b> FOR REVIEW ONLY NOT FOR CONSTRUCTION OR PERMIT PURPOSES.</p> <p><b>Kimley-Horn</b> Engineer NEDA M. HOSSEINY P.E. No. 126707 Date 08/19/2024</p>
<p>RHA PROJECT 084405643 DATE AUGUST 2024 SCALE AS SHOWN DESIGNED BY GGP DRAWN BY AKA CHECKED BY NMH</p>	<p>STONELAKE SKYPORT LOT 1, BLOCK A GATEWAY BUSINESS PARK COPPELL TEXAS</p>
<p><b>PRELIMINARY SITE PLAN</b></p>	<p>SHEET NUMBER <b>1 OF 1</b></p>