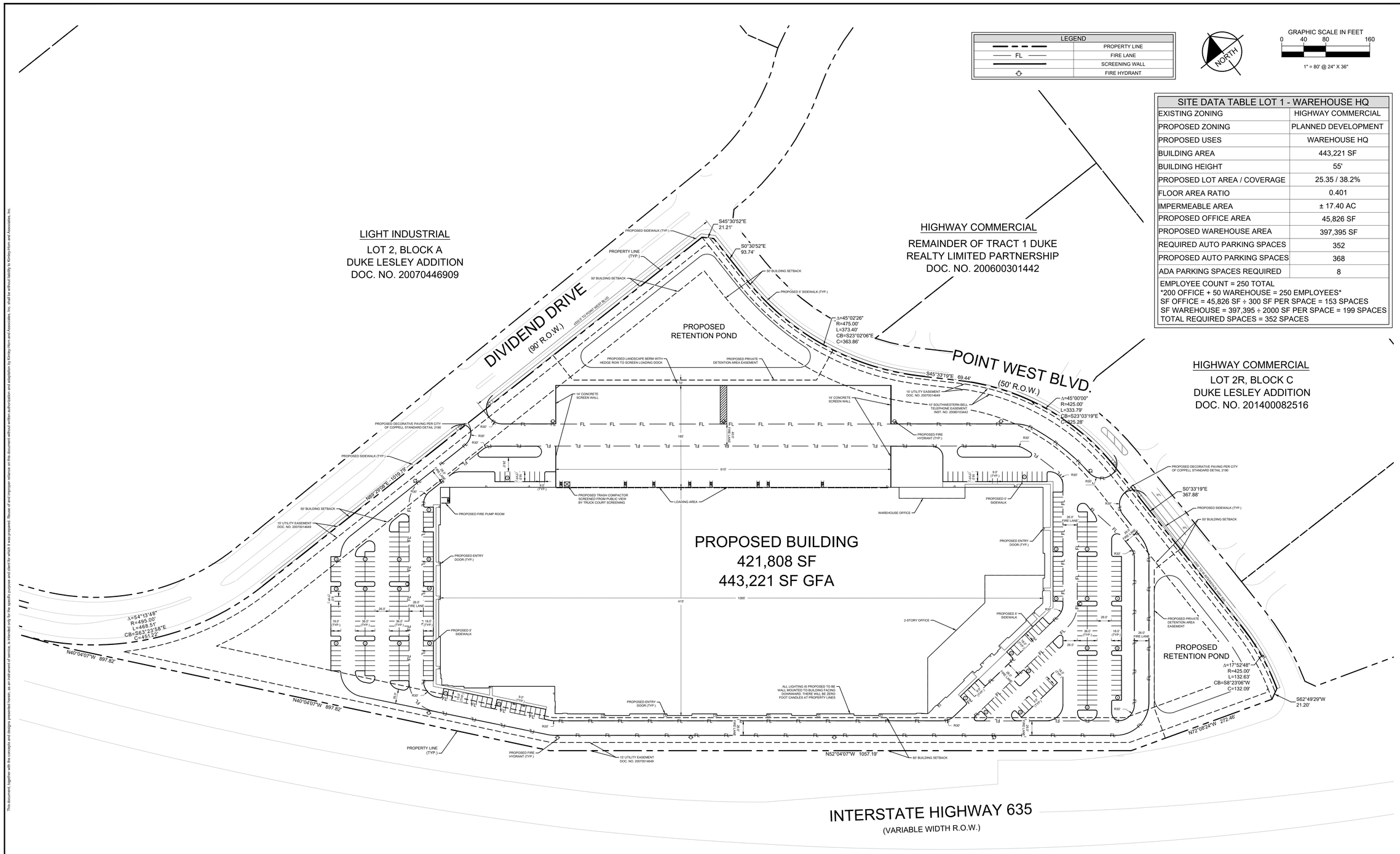

LEGEND	
	PROPERTY LINE
FL	FIRE LANE
	SCREENING WALL
	FIRE HYDRANT

NORTH

GRAPHIC SCALE IN FEET
0 40 80 160
1" = 80' @ 24" X 36"

SITE DATA TABLE LOT 1 - WAREHOUSE HQ	
EXISTING ZONING	HIGHWAY COMMERCIAL
PROPOSED ZONING	PLANNED DEVELOPMENT
PROPOSED USES	WAREHOUSE HQ
BUILDING AREA	443,221 SF
BUILDING HEIGHT	55'
PROPOSED LOT AREA / COVERAGE	25.35 / 38.2%
FLOOR AREA RATIO	0.401
IMPERMEABLE AREA	± 17.40 AC
PROPOSED OFFICE AREA	45,826 SF
PROPOSED WAREHOUSE AREA	397,395 SF
REQUIRED AUTO PARKING SPACES	352
PROPOSED AUTO PARKING SPACES	368
ADA PARKING SPACES REQUIRED	8

EMPLOYEE COUNT = 250 TOTAL
200 OFFICE + 50 WAREHOUSE = 250 EMPLOYEES
SF OFFICE = 45,826 SF ÷ 300 SF PER SPACE = 153 SPACES
SF WAREHOUSE = 397,395 ÷ 2000 SF PER SPACE = 199 SPACES
TOTAL REQUIRED SPACES = 352 SPACES

DEVELOPER AND OWNER
JIN K. SONG
NATERRA INTERNATIONAL, INC
601 FRITZ DR , COPPELL, TX 75019
(214) 422-2549
JSONG@NATERRA.COM

APPLICANT
DAN GALLAGHER
KIMLEY-HORN AND ASSOCIATES, INC.
2600, N CENTRAL EXPRESSWAY, SUITE 400,
RICHARDSON, TX 75080
(214) 617-0535
DAN.GALLAGHER@KIMLEY-HORN.COM

SITE PLAN NATERRA WORLD HQ
ZONED PD-221R4R-LI
PROPOSED ZONING PD-221R4R2-LI
25.411 AC, LOT 1
1581 POINT WEST BLVD
ALTA/NSPS LAND TITLE SURVEY
CORDELIA BOWEN
ABSTRACT NO. 56 PG. 405
CITY OF COPPELL
DALLAS COUNTY, TEXAS
JANUARY 12, 2026

No.	REVISIONS	DATE

Kimley»Horn
2600 NORTH CENTRAL EXPRESSWAY, TOWER 2600,
SUITE 400, RICHARDSON, TX 75080
PHONE: (214)-617-0535
WWW.KIMLEY-HORN.COM TX F-928
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.

PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley»Horn
Engineer — DANIEL P. GALLAGHER
P.E. No. — 125350 Date — JANUARY 2026

01/15/2026

KHA PROJECT 060066300	
DATE	JANUARY 2026
SCALE	AS SHOWN
DESIGNED BY	MAN
DRAWN BY	MAN
CHECKED BY	DPG

NATERRA WORLD HQ
PREPARED FOR
NATERRA INTERNATIONAL INC.
COPPELL TEXAS

SITE PLAN

SHEET NUMBER
C-101

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

IMAGES: EPS0227R_Date20240223_Lat32.927096_Lon-96.998454_Mag0.149
XREFS: xBase ; xPaver ; xAerial ; xSite
LAYOUT SAVED: 2026-01-15 1:34 PM
PLOTTED BY: PERRINGTON, BOB 2/10/2026 10:12 AM
PLOTTED ON: Kimley-Horn_Plotter_Bundle_DesignCAD\PlotSheets
DWG NAME: C-SITE.dwg