

PROPOSED PLANNED DEVELOPMENT CONDITIONS:

- TO ALLOW THE LIVING SCREEN INSTEAD OF MASONRY WALL BETWEEN THE SITE ZONED LIGHT INDUSTRIAL AND ADJACENT RESIDENTIAL PROPERTIES.
- TO ALLOW FOR CONSTRUCTION OF 43-FT HIGH BUILDING WITHIN 150 FEET OF RESIDENTIAL PROPERTIES.
- TO REQUEST A VARIANCE TO THE CITY REQUIREMENT FOR A CONDITIONAL LETTER OF MAP REVISION (CLOMR).

PAVEMENT LEGEND

| | |
|--|---------------------------|
| | LIGHT DUTY CONCRETE (6") |
| | MEDIUM DUTY CONCRETE (6") |
| | HEAVY DUTY CONCRETE (7") |
| | PRIVATE CONCRETE SIDEWALK |

SIGN LEGEND

| | |
|--|----------------|
| | STOP |
| | R1-1 |
| | R7-BP R7-BP |

ALL SIGNS AND PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST REGULATIONS BY TEXAS DEPARTMENT OF TRANSPORTATION.

SITE DATA TABLE

| | |
|-------------------------------------|--|
| EXISTING ZONING | LIGHT INDUSTRIAL |
| PROPOSED USES | WAREHOUSE/OFFICE |
| SQUARE FOOTAGE OF EACH PROPOSED USE | WAREHOUSE SPACE = 167,529 SQ. FT. OFFICE SPACE = 18,314 SQ. FT. |
| BUILDING AREA | 186,143 SQ. FT. |
| BUILDING HEIGHT | 43 FT. |
| PARKING REQUIRED (OFFICE USE) | 18,314/300 = 62 SPACES |
| PARKING REQUIRED (WAREHOUSE USE) | 167,529/1000 = 168 SPACES |
| TOTAL PARKING REQUIRED | 230 SPACES |
| TOTAL PARKING PROVIDED | 230 SPACES |
| PROPOSED LOT COVERAGE | 32.75% |
| FLOOR AREA RATIO | 0.33 |
| TOTAL IMPERVIOUS AREA | 404,368 SQ. FT. |

INTERIM REVIEW ONLY

| Date | Description | No. |
|------------|---------------------------|-----|
| 10/08/2024 | REVISED PER CITY COMMENTS | 2. |
| 10/02/2024 | REVISED PER CITY COMMENTS | 1. |

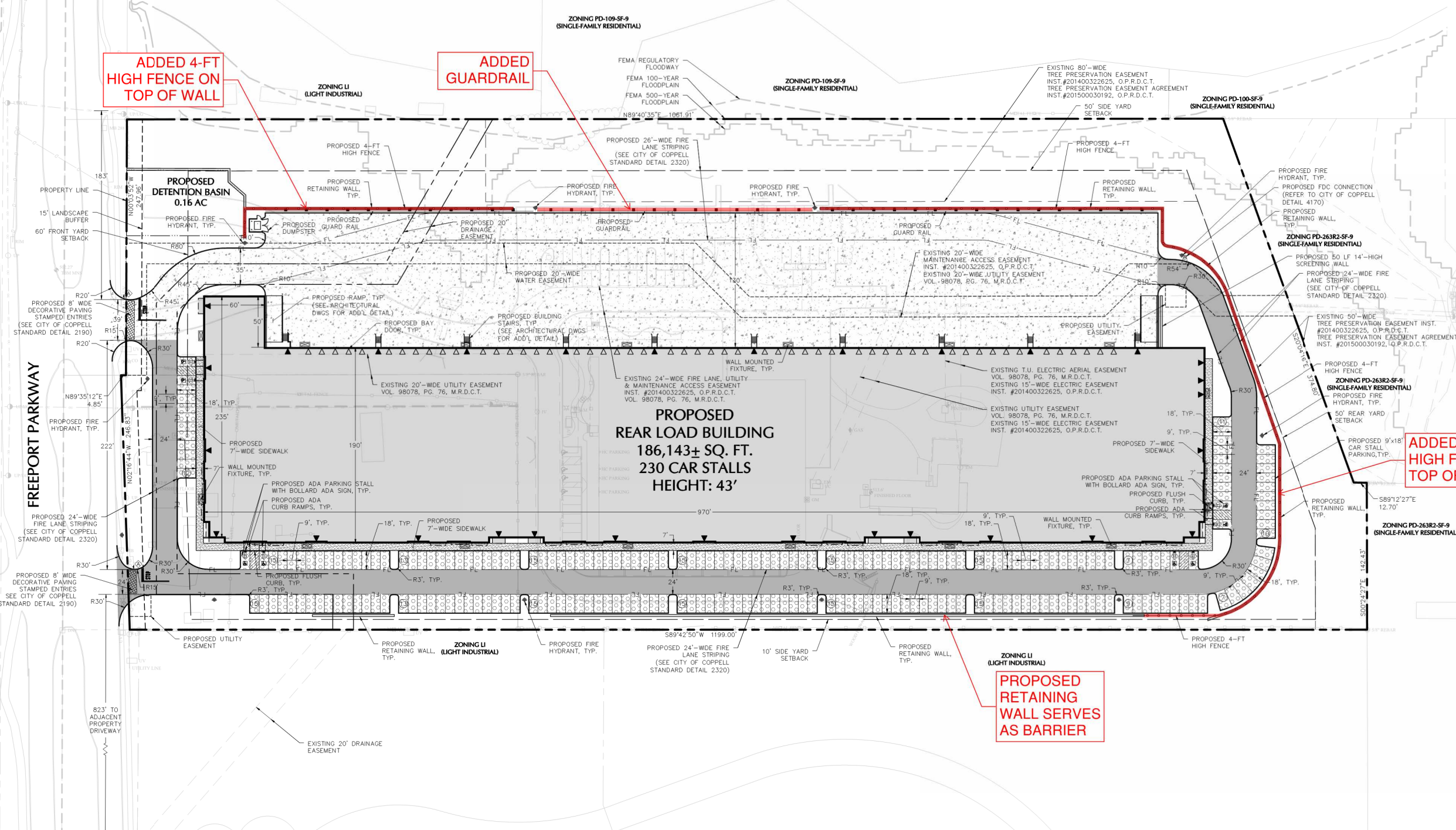
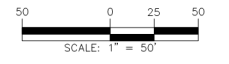
Date: 11/6/2024
Langan Engineering and Environmental Services, LLC
TBE Firm Registration No. F-13709

LANGAN
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TBPE Firm REG. #F-13709

Project
300 FREEPORT PARKWAY REDEVELOPMENT
COPPELL
DALLAS COUNTY TEXAS

Drawing Title
SITE PLAN
300 FREEPORT PARKWAY REDEVELOPMENT
LOT 1, BLOCK A

| | | | |
|-------------|------------|-------------|-------|
| Project No. | 520085501 | Drawing No. | CS101 |
| Date | 09/16/2024 | Drawn By | SEB |
| Checked By | SEB | | |
| | SD | | |



PROPOSED REAR LOAD BUILDING
186,143± SQ. FT.
230 CAR STALLS
HEIGHT: 43'

ADDED 4-FT HIGH FENCE ON TOP OF WALL

ADDED GUARDRAIL

ADDED 4-FT HIGH FENCE ON TOP OF WALL

PROPOSED RETAINING WALL SERVES AS BARRIER

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| PAVEMENT LEGEND | |
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| SIGN LEGEND | |
|-------------|-------|
| | STOP |
| | R1-1 |
| | R7-BT |
| | R7-BP |

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INTERIM REVIEW ONLY

DOCUMENT IS NOT FINAL; NOT INTENDED FOR CONSTRUCTION OR PERMIT ENGINEER: SONYI DAVUD, P.E. No. 142436, Date: 11/6/2024, Langan Engineering and Environmental Services, LLC, TBPE Firm Registration No. F-13709

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COPPELL
DALLAS COUNTY TEXAS

Drawing Title
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300 FREEPORT PARKWAY REDEVELOPMENT
LOT 1, BLOCK A

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