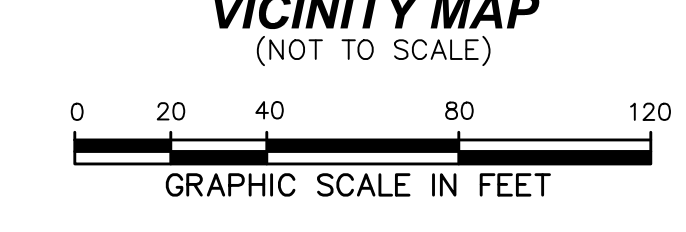
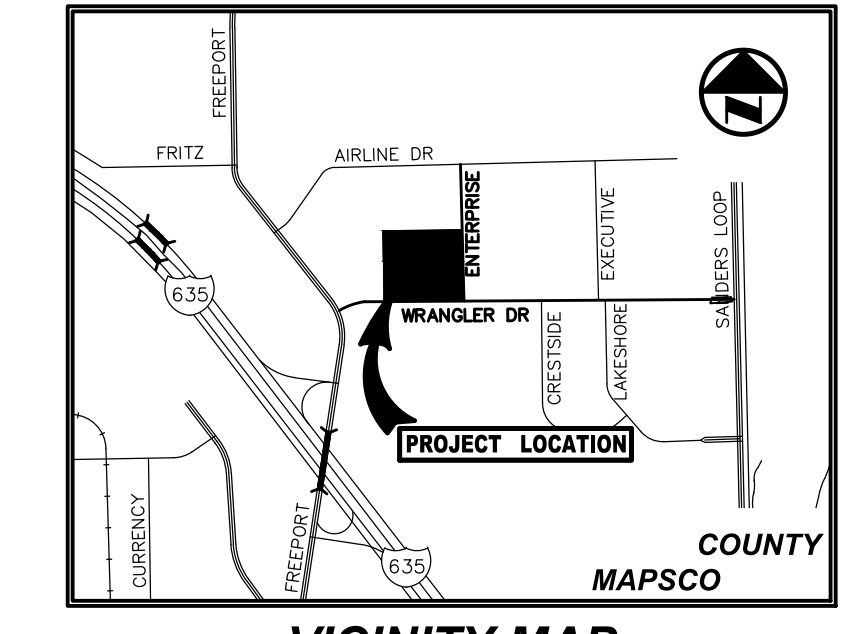


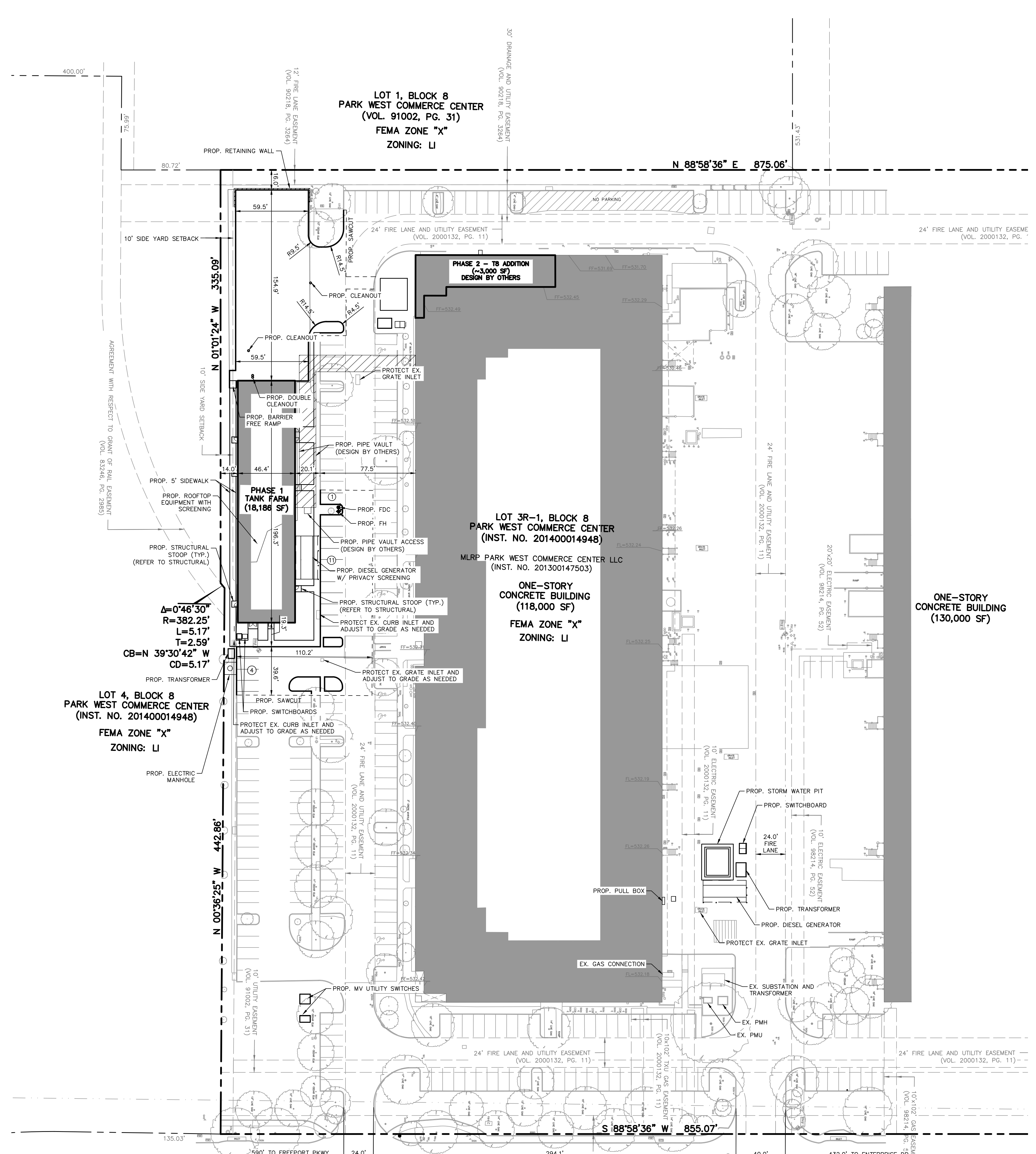
SITE DATA TABLE	
ZONING	LIGHT INDUSTRIAL
BUILDING USE	OFFICE WAREHOUSE
BUILDING AREA	139,186 SF (269,186 SF FOR TOTAL LOT)
MAX BUILDING HEIGHT	31 FEET
REQUIRED PARKING	OFFICE: 1/300SF = 48,495/300 = 162 SPACES WAREHOUSE: 1/1000SF = 90,691/1000 = 91 SPACES TOTAL: 253 SPACES
EXISTING PARKING	237 SPACES
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



- LEGEND**
- BOLLARD
  - EM • ELECTRIC METER
  - PP • POWER POLE
  - LS • LIGHT STANDARD
  - WM • WATER METER
  - WV • WATER VALVE
  - ICV • IRRIGATION CONTROL VALVE
  - PH • FIRE HYDRANT
  - CS • CLEANOUT
  - MH • MANHOLE
  - TRC • TRAFFIC SIGNAL CONTROL
  - TSP • TRAFFIC SIGNAL POLE
  - TELE • TELEPHONE BOX
  - FL • FLOOD LIGHT
  - FP • FLAG POLE
  - TS • TRAFFIC SIGN
  - IRS • 1/2-INCH IRON ROD
  - (C.M.) 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

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



**WRANGLER DRIVE**  
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)

**OWNER:**  
ASTRA ZENECA PHARMACEUTICALS  
508 WRANGLER DR  
COPPELL, TX 75019  
CONTACT: SCARLETT V. GONZALEZ  
PHONE: 847-295-1432  
EMAIL: scarlett.gonzalez@astrazeneca.com

**APPLICANT:**  
DPS GROUP GLOBAL  
959 CONCORD ST, SUIT 100  
FRAMINGHAM, MA 01701  
CONTACT: AIDAN COLEMAN  
PHONE: 508-808-5472  
EMAIL: aidan.coleman@dpsgroupglobal.com

**ENGINEER:**  
PACHECO KOCH, A WESTWOOD COMPANY  
7557 RAMBLER ROAD, SUITE 1400  
DALLAS, TX 75231  
CONTACT: MATT DRAKE, PE  
PHONE: (972)-235-3031  
EMAIL: matt.drake@westwoodps.com

**PRELIMINARY NOT FOR CONSTRUCTION**  
THIS DOCUMENT IS ISSUED FOR THE PURPOSE OF SCHEMATIC REVIEW ONLY AND IS NOT INTENDED FOR PERMITTING, BIDDING, OR CONSTRUCTION PURPOSES.  
PLANS PREPARED UNDER THE DIRECT SUPERVISION OF MATT J. DRAKE, P.E.  
TEXAS REGISTRATION NO. 140108  
DATE: 09/14/2023

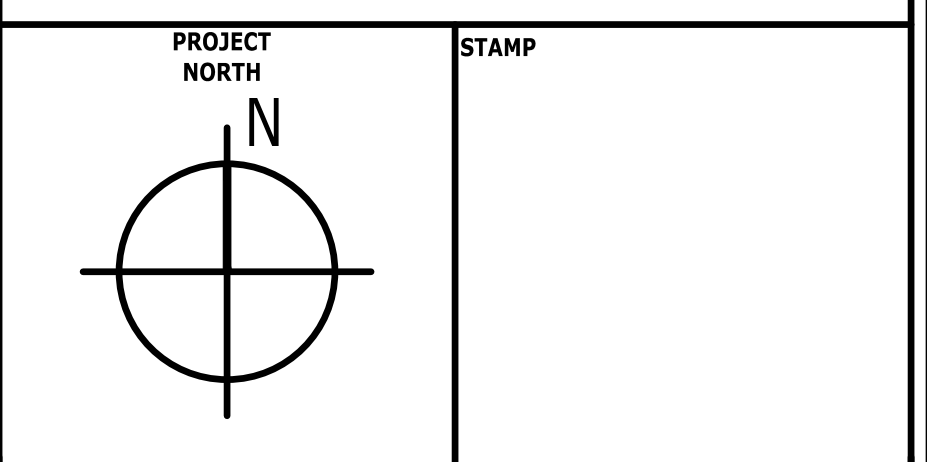
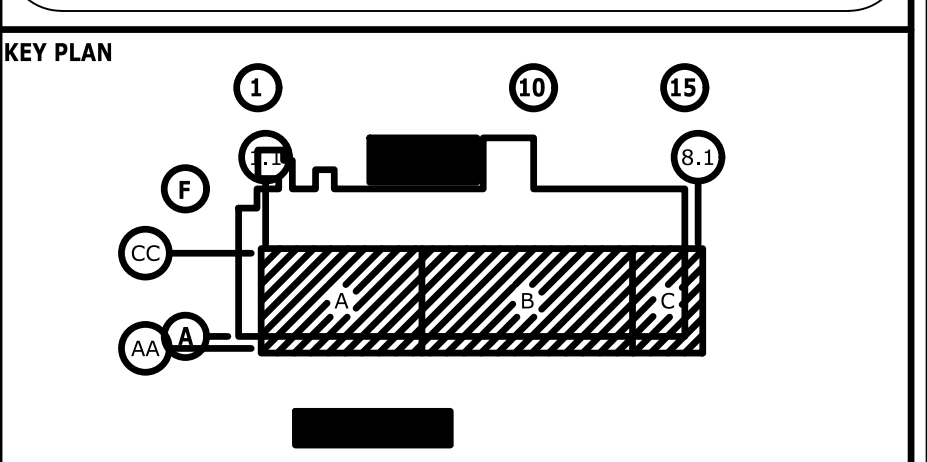
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**DPS**

**Pacheco Koch**  
a Westwood company

**L.A. FUSS PARTNERS**  
Structural Engineers

**NOT FOR CONSTRUCTION**



REV	DATE	DESCRIPTION	DESIGNER	CHKD	APPR
A	04/14/23	ISSUED FOR BOD			

STATUS: ISSUED FOR BOD

**AstraZeneca**

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**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