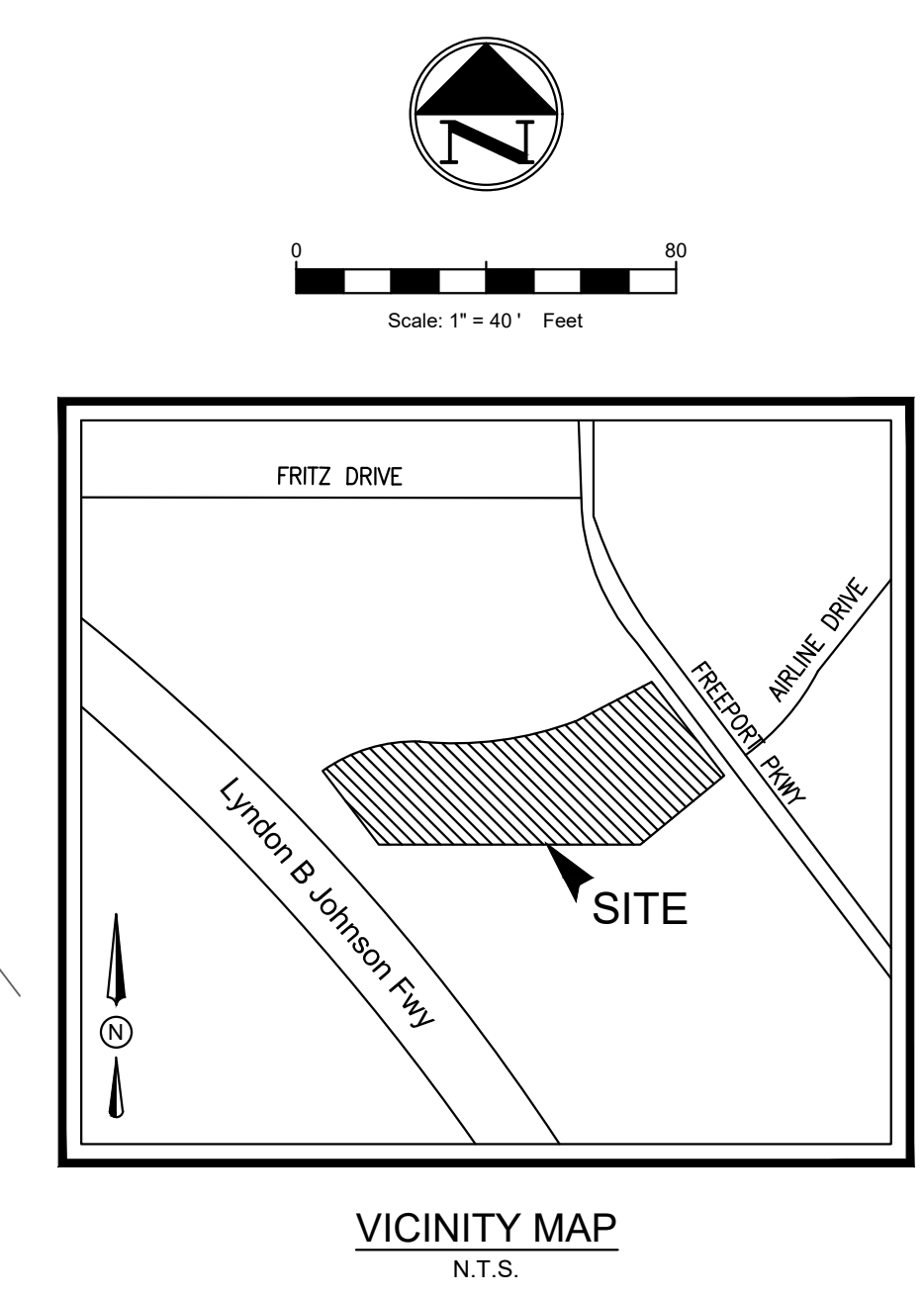
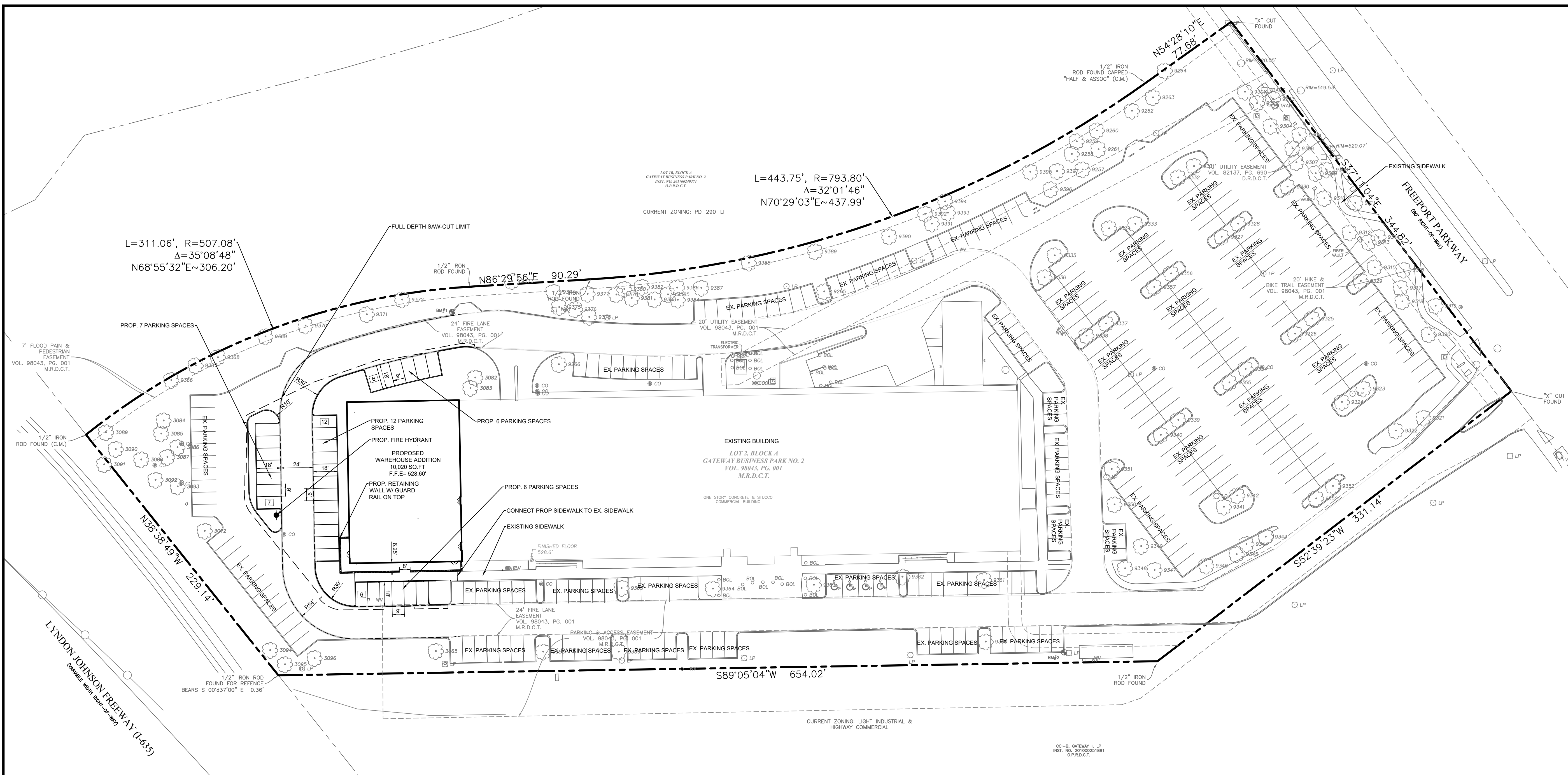




- SITE GENERAL NOTES**
- ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE CITY OR LOCAL JURISDICTION STANDARDS.
 - THE LOCATION OF UNDERGROUND UTILITIES INDICATED ON THE PLANS IS TAKEN FROM AS-BUILTS, UTILITY PLANS OR SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS WITH THE OWNERS OF SUCH UNDERGROUND UTILITIES PRIOR TO WORKING IN THE AREA TO CONFIRM THEIR EXACT LOCATION AND TO DETERMINE WHETHER ANY ADDITIONAL UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND UTILITIES. IF EXISTING UNDERGROUND UTILITIES ARE DAMAGED, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPAIRING THE UTILITY. WHERE EXISTING UTILITIES OR SERVICE LINES ARE CUT, BROKEN OR DAMAGED, THE CONTRACTOR SHALL REPLACE OR REPAIR THE UTILITIES OR SERVICE LINES WITH THE SAME TYPE OF ORIGINAL MATERIAL AND CONSTRUCTION, OR BETTER, UNLESS OTHERWISE SHOWN OR NOTED ON THE PLANS, AT HIS OWN COST AND EXPENSE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AT ONCE OF ANY CONFLICTS WITH UTILITIES.
 - ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U. S. DEPARTMENT OF LABOR, OSHA, CONSTRUCTION SAFETY AND HEALTH REGULATIONS AND ANY AMENDMENTS THERETO.
 - THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY CONSTRUCTION TO ORIGINAL CONDITION OR BETTER. RESTORED AREAS INCLUDE, BUT ARE NOT LIMITED TO TRENCH BACKFILL, SIDE SLOPES, FENCES, DRAINAGE DITCHES, DRIVEWAYS, PRIVATE YARDS AND ROADWAYS.
 - ANY CHANGES NEEDED AFTER CONSTRUCTION PLANS HAVE BEEN RELEASED, SHALL BE APPROVED BY THE CITY ENGINEER. THESE CHANGES MUST BE RECEIVED IN WRITING.
 - THE CONTRACTOR SHALL PROVIDE "RED LINED" MARKED PRINTS TO THE ENGINEER PRIOR TO FINAL INSPECTION INDICATING ALL CONSTRUCTION WHICH DEVIATED FROM THE PLANS OR WAS CONSTRUCTED IN ADDITION TO THAT INDICATED ON THE PLANS.
 - ALL CURB RADIUS TO BE 10' OR 2' UNLESS OTHERWISE NOTED ON THE SITE PLAN.

SITE DATA SUMMARY TABLE	
SITE ACREAGE:	6.826 ACRES (297,344S.F.)
EXISTING ZONING:	HC & LI (HIGHWAY COMMERCIAL AND LIGHT INDUSTRIAL)
PROPOSED USE:	OFFICE & WAREHOUSE
EXISTING BUILDING FOOTPRINT AREA:	49,845 S.F.
EXISTING GROSS FLOOR AREA:	101,770 S.F.
EXISTING BUILDING HEIGHT:	39' (TO TOP OF ARCH) 2 STORIES
EXISTING BUILDING COVERAGE:	16.76%
EXISTING FLOOR AREA RATIO:	0.34
EXISTING PARKING REQUIRED:	340 SPACES
EXISTING PARKING PROVIDED:	482 (472+10 ADA) SPACES
EXISTING PERVIOUS AREA PROVIDED:	77,572 S.F. (26.1%)
PROPOSED IMPERVIOUS AREA PROVIDED:	219,722 S.F. (73.9%)
PROPOSED BUILDING FOOTPRINT AREA:	59,865 S.F.
PROPOSED GROSS FLOOR AREA:	101,770 S.F. (OFFICE) + 10,020 S.F. (WAREHOUSE)
PROPOSED BUILDING HEIGHT:	18'-3" (FOR WAREHOUSE ADDITION)
PROPOSED BUILDING COVERAGE:	20.13%
PROPOSED FLOOR AREA RATIO:	0.376:1
PROPOSED REGULAR PARKING REQUIRED:	346 SPACES
PROPOSED PARKING PROVIDED:	458 SPACES
PROPOSED PERVIOUS AREA PROVIDED:	77,152S.F. (25.9%)
PROPOSED IMPERVIOUS AREA PROVIDED:	220,192 S.F. (74.1%)

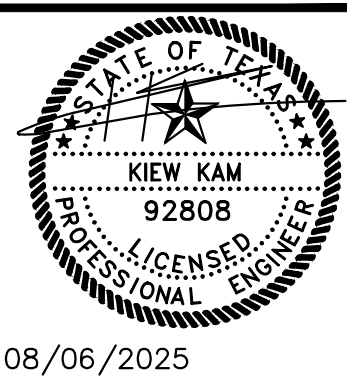
EXISTING LEGEND		
● 1/2" IR FOUND	⚡ WATER VALVE	▨ NO PARKING
○ 1/2" IR SET	🔥 FIRE HYDRANT	▨ CONCRETE
⊙ 5/8" IR FOUND	⚙ IRRIGATION VALVE	▨ GRAVEL
⊙ 3/8" IR FOUND	🔌 UTILITY POLE	▨ BRICK
⊙ 60.0 NAIL FOUND	⚡ WATER METER	▨ STONE
⊙ PK NAIL SET	⚡ GAS METER	▨ WOOD DECK
⊙ 1/2" IP FOUND	⚡ A.C. PAD	▨ BUILDING WALL
⊙ X-FOUND	⚡ TRANS. BOX	▨ TILE
⊙ X-SET	⚡ GAS MARKER	▨ BUILDING LINE
⊙ 1" IR FOUND	⚡ BOLLARD POST	▨ EASEMENT
⊙ 1" IP FOUND	⚡ BRICK / STONE COLUMN	▨ BOUNDARY
⊙ POINT FOR CORNER	⚡ CABLE BOX	▨ HIGHBANK LINE
⊙ 3/4" IP FOUND	⚡ CONCRETE MONUMENT	▨ PARKING STRIPE
⚡ LIGHT POLE	▨ COVERED AREA	▨ ASPHALT
⚡ TELE. BOX	⚡ ELECTRIC BOX	▨ FIRE LANE STRIPE
⚡ SAN. SEW. CO.	⚡ OHU- OVERHEAD UTILITY LINE	▨ RETAINING WALL
⚡ SAN. SEW. MH.	⚡ GUY WIRE ANCHOR	▨ BARBED WIRE FENCE
⚡ STORM DRAIN MH.	⚡ CHAINLINK FENCE	▨ IRON FENCE
⚡ HANDICAP SPACE	⚡ PIPE RAIL FENCE	▨ WOOD FENCE

SITE LEGEND	
CONCRETE CURB	▬
SAW-CUT LINE	▬
FIRE LANE	▬
PARKING SPACES	⊙
FIRE HYDRANT	🔥

PROJECT CONTACT LIST	
ENGINEER/APPLICANT TRIANGLE ENGINEERING LLC 1782 W. McDERMOTT DRIVE ALLEN, TEXAS 75013 CONTACT: KIEW KAM, P.E. PHONE: 469-213-2268	OWNER/DEVELOPER FULGENT THERAPEUTICS LLC 4399 SANTA ANITA AVE EL MONTE, CA 91731 626-350-0537 DOREENNG@FULGENTGENETICS.COM
SURVEYOR TRAVERSE LAND SURVEYING 359 LAKE PARK ROAD, SUITE 102 LEWISVILLE, TEXAS 75057 CONTACT: GRAYSON CEBALLOS PHONE: 469-784-9321	ARCHITECT TWZ ARCHITECTS LLC 2029 STONEMONT CT. ALLEN, TEXAS 75013 JUNYANG TANG, AIA, LEED AP 469-450-4163



NO.	DATE	DESCRIPTION	BY
1	07-21-25	1st SITE PLAN & REPLAT SUBMITTAL	X
2	08-06-25	2nd SITE PLAN & REPLAT SUBMITTAL	X
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08/06/2025

SITE PLAN
WAREHOUSE ADDITION
1111 FREEPORT PKWY
CITY OF COPPELL
DALLAS COUNTY, TEXAS
LOT 2, BLOCK A, GATEWAY BUSINESS PARK NO.2

TRIANGLE ENGINEERING LLC
T: 469.331.8566 | F: 469.213.7145 | E: info@triangle-engr.com
W: triangle-engr.com | O: 1782 W. McDermott Drive, Allen, TX 75013

Planning | Civil Engineering | Construction Management

P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
KK	X	08-06-25	SCALE BAR	098-24	C-3.0

TX. P.E. FIRM #11525