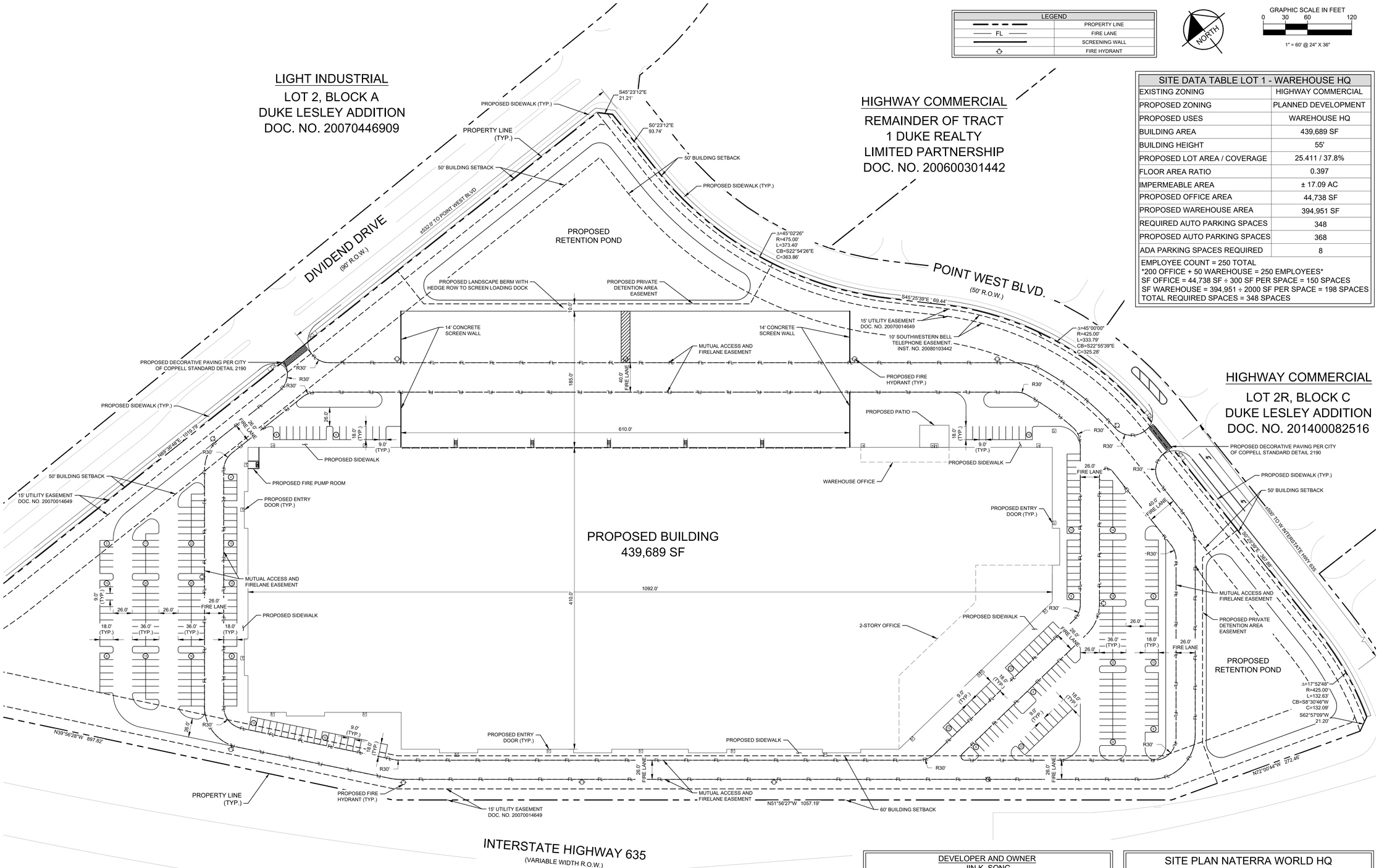

LEGEND	
	PROPERTY LINE
FL	FIRE LANE
	SCREENING WALL
	FIRE HYDRANT

NORTH

GRAPHIC SCALE IN FEET
0 30 60 120
1" = 60' @ 24" X 36"

SITE DATA TABLE LOT 1 - WAREHOUSE HQ	
EXISTING ZONING	HIGHWAY COMMERCIAL
PROPOSED ZONING	PLANNED DEVELOPMENT
PROPOSED USES	WAREHOUSE HQ
BUILDING AREA	439,689 SF
BUILDING HEIGHT	55'
PROPOSED LOT AREA / COVERAGE	25.411 / 37.8%
FLOOR AREA RATIO	0.397
IMPERMEABLE AREA	± 17.09 AC
PROPOSED OFFICE AREA	44,738 SF
PROPOSED WAREHOUSE AREA	394,951 SF
REQUIRED AUTO PARKING SPACES	348
PROPOSED AUTO PARKING SPACES	368
ADA PARKING SPACES REQUIRED	8

EMPLOYEE COUNT = 250 TOTAL
200 OFFICE + 50 WAREHOUSE = 250 EMPLOYEES
SF OFFICE = 44,738 SF ÷ 300 SF PER SPACE = 150 SPACES
SF WAREHOUSE = 394,951 ÷ 2000 SF PER SPACE = 198 SPACES
TOTAL REQUIRED SPACES = 348 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 HC / PROPOSED ZONING PD-221R4R-LI,
25.411 AC
LOT 1
ALTA/NSPS LAND TITLE SURVEY
CORDELIA BOWEN
ABSTRACT NO. 56 PG. 405
CITY OF COPPELL
DALLAS COUNTY, TEXAS
OCTOBER 20, 2025

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
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PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley»Horn
Engineer DANIEL P. GALLAGHER
P.E. No. 120260 Date NOVEMBER 2025

11/10/2025

KHA PROJECT 060066300
DATE OCTOBER 2025
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

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