

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.

- 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 (5')
	MEDIUM DUTY CONCRETE (6')
	HEAVY DUTY CONCRETE (7')
	PRIVATE CONCRETE SIDEWALK

SIGN LEGEND	
	STOP
	R1-1
	R7-8T
	R7-8P

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

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

**INTERIM REVIEW ONLY**

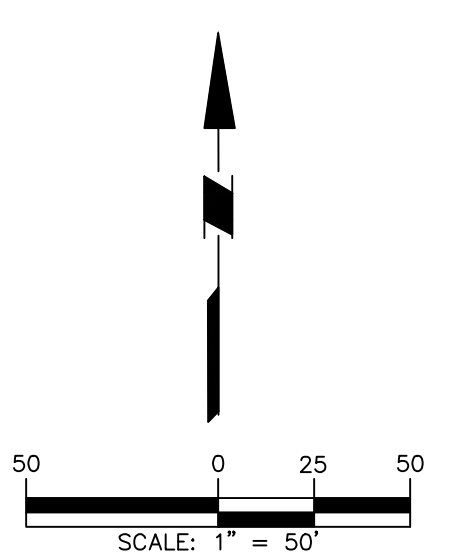
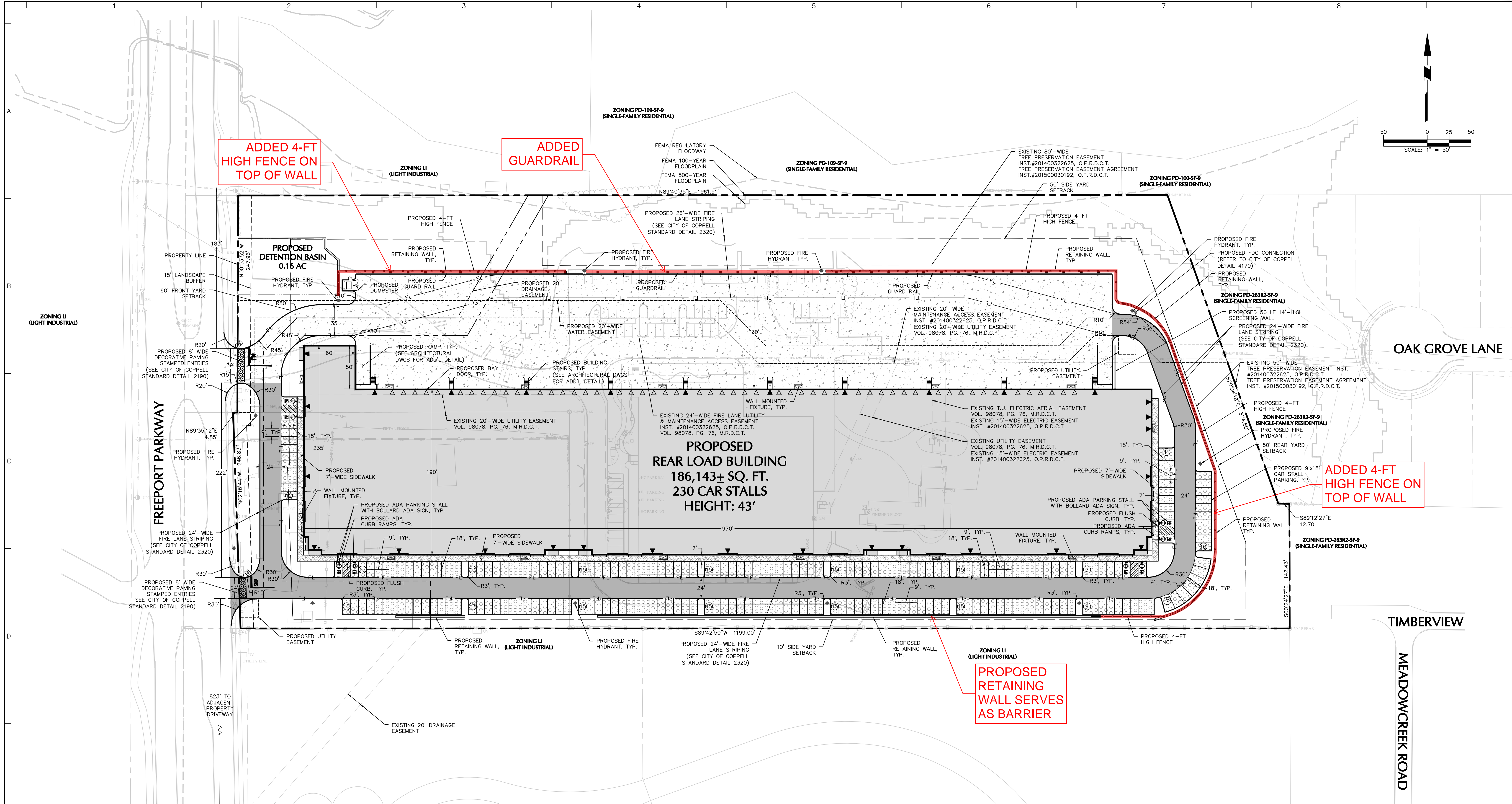
DOCUMENT IS NOT FINAL:  
NOT INTENDED FOR  
CONSTRUCTION OR PERMIT  
ENGINEER: SONY DAVID  
P.E. No. 142436  
Date: 11/6/2024  
Langan Engineering and  
Environmental Services, LLC.  
TBP Firm Registration No. F-13709

**LANGAN**  
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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.	<b>CS101</b>
Date	09/16/2024		
Drawn By	SEB		
Checked By	SD		



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	R7-BP

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