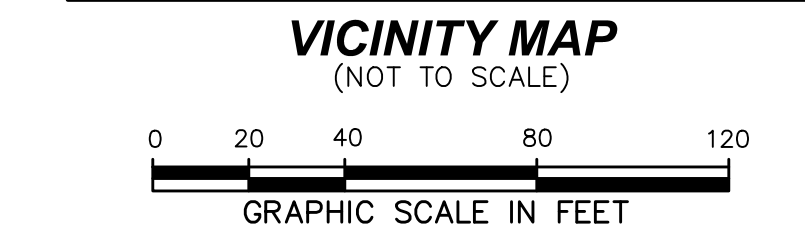
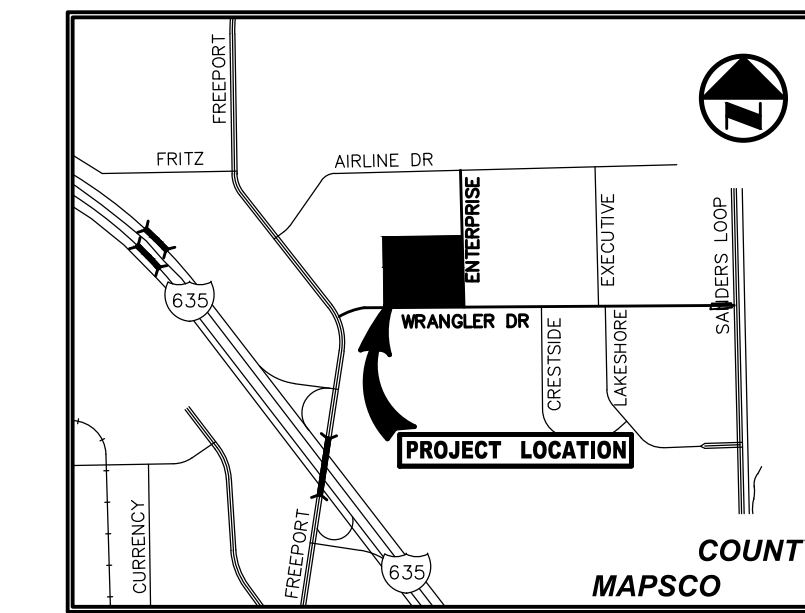


SITE DATA TABLE	
ZONING	LIGHT INDUSTRIAL
BUILDING USE	OFFICE WAREHOUSE
BUILDING AREA	139,186 SF
MAX BUILDING HEIGHT	31 FEET
REQUIRED PARKING	OFFICE: 1/300SF = 48,495/300 = 162 SPACES WAREHOUSE: 1/1000SF = 90,691/1000 = 91 SPACES TOTAL: 253 SPACES
EXISTING PARKING	237 SPACES
PHASE 1 PARKING REMOVED	52 SPACES
PHASE 1 PARKING ADDED	28 SPACES
PARKING AFTER PHASE 1	213 SPACES
PHASE 2 PARKING REMOVED	7 SPACES
PHASE 2 PARKING ADDED	0 SPACES
PARKING AFTER PHASE 2	206 SPACES
CONTINGENCY SPACES	6 SPACES
TOTAL PARKING PROVIDED	200 SPACES
IMPERVIOUS AREA (%)	308,500 SF (88%)
FLOOR AREA RATIO	0.403 : 1.000

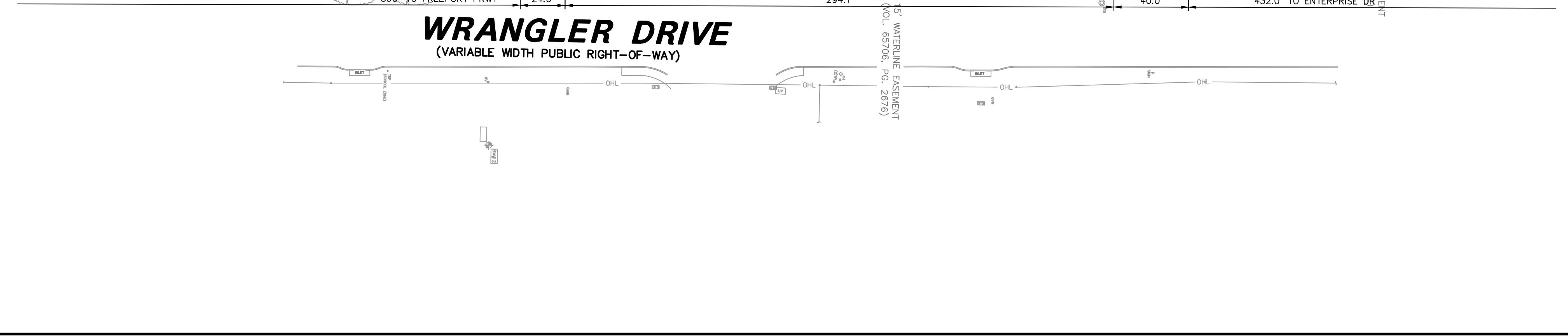
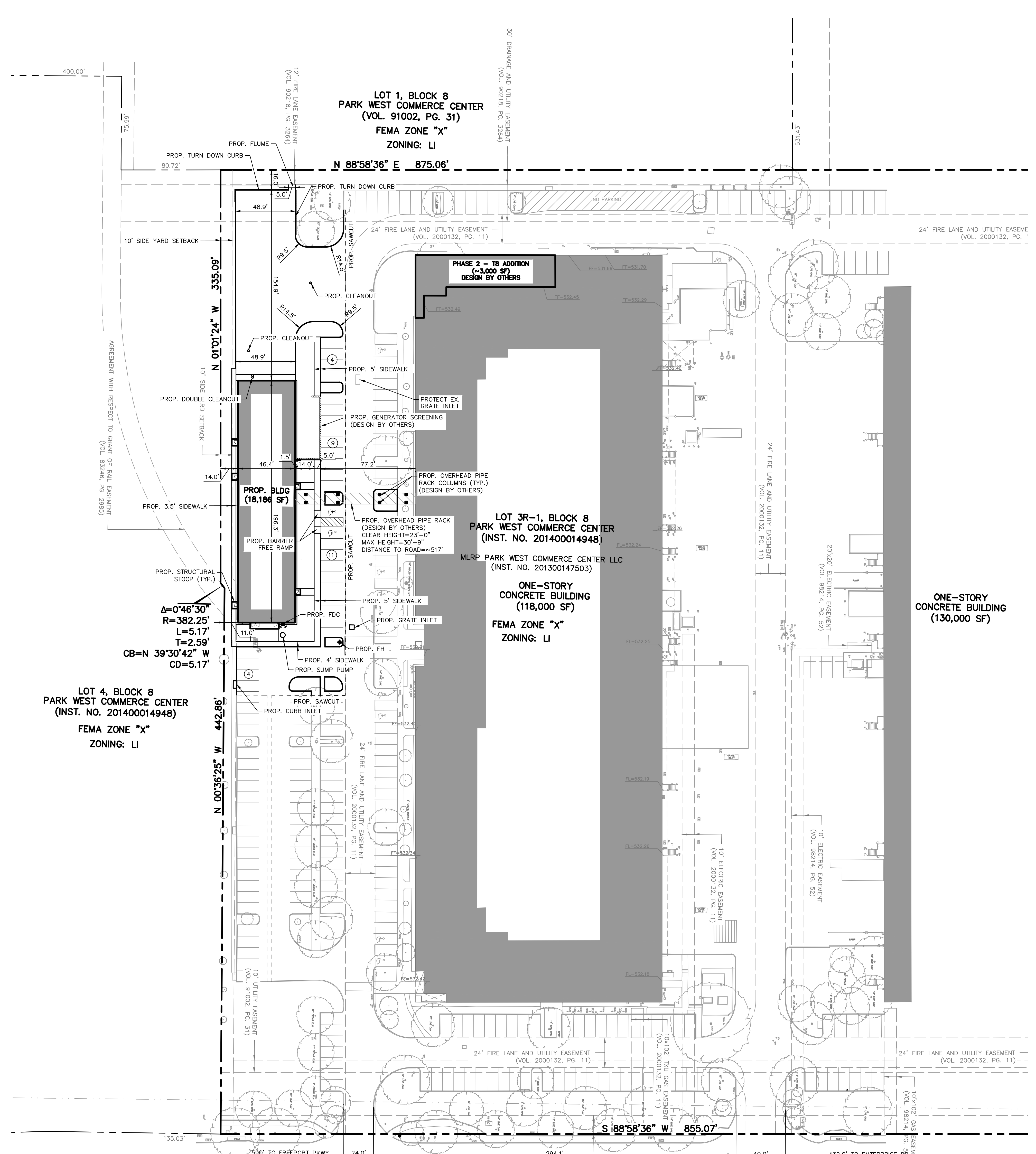
PD CONDITIONS:
 • THERE ARE 253 PARKING SPACES REQUIRED AND 200 PARKING SPACES PROVIDED.



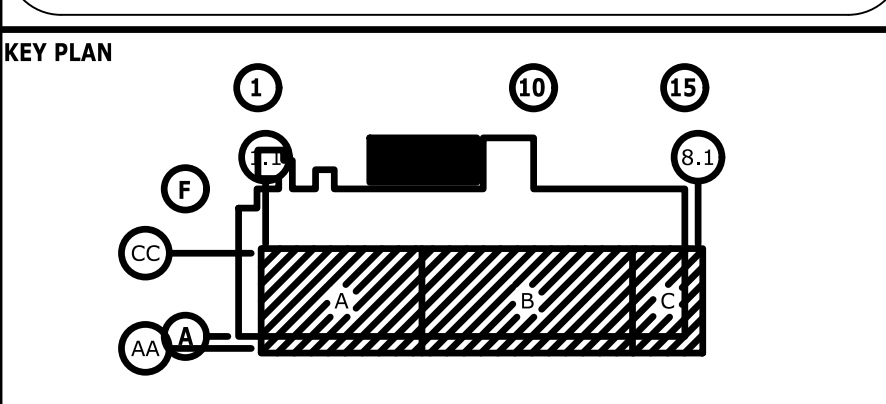
LEGEND

EM	BOLLARD
EM	ELECTRIC METER
EM	POWER POLE
LS	LIGHT STANDARD
WM	WATER METER
WV	WATER VALVE
ICV	IRRIGATION CONTROL VALVE
FH	FIRE HYDRANT
CL	CLEANOUT
MH	MANHOLE
TRC	TRAFFIC SIGNAL CONTROL
TSP	TRAFFIC SIGNAL POLE
TELE	TELEPHONE BOX
FL	FLOOD LIGHT
FP	FLAG POLE
TR	TRAFFIC SIGN
IRS	1/2-INCH IRON ROD
(C.M.)	W/7"XACHCO KOOCH" CAP SET
X	CONTROLLING MONUMENT
X	PROPERTY LINE
X	FENCE
(P)	COORDINATE DESIGNATION
X	PROPOSED FENCE
X	FIRE LANE

ALL DIMENSIONS ARE TO BACK-OF-CURB UNLESS OTHERWISE NOTED



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PROJECT NORTH

STAMP

PRELIMINARY
 NOT FOR CONSTRUCTION
 THIS DOCUMENT IS PREPARED FOR THE PURPOSE OF PRELIMINARY REVIEW ONLY AND IS NOT TO BE USED FOR PERMITTING, BIDDING, OR CONSTRUCTION PURPOSES.
 PLANS PREPARED UNDER THE DIRECT SUPERVISION OF RYAN A. KOCH, P.E.
 STATE REGISTRATION NO. 18476
 DATE: 10/12/2023

TX REG. ENGINEERING FIRM F-469
 TX REG. SURVEYING FIRM LS-1000800

REV	DATE	DESCRIPTION	DESIGNER	CHECKED	APPROVED
D	06/02/23	ISSUED FOR 60% DESIGN	MCM	WJH	RIK
C	21/AUG/23	REISSUED FOR PERMIT	MCM	WJH	RIK
B	17/AUG/23	ISSUED FOR PERMIT	MCM	WJH	RIK
A	04/AUG/23	ISSUED FOR BID	MCM	WJH	RIK

ISSUED FOR 60% DESIGN

CLIENT

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: OCTOBER 10, 2023

PROJECT NO. 022BP111 SCALE 1"=40' CLIENT NO.
 DRAWING NO. ZSPTX-C-0004 REV D

ISSUED FOR PRELIMINARY PRICING PURPOSES ONLY
 (SUBJECT TO REVISION PRIOR TO CONSTRUCTION)

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