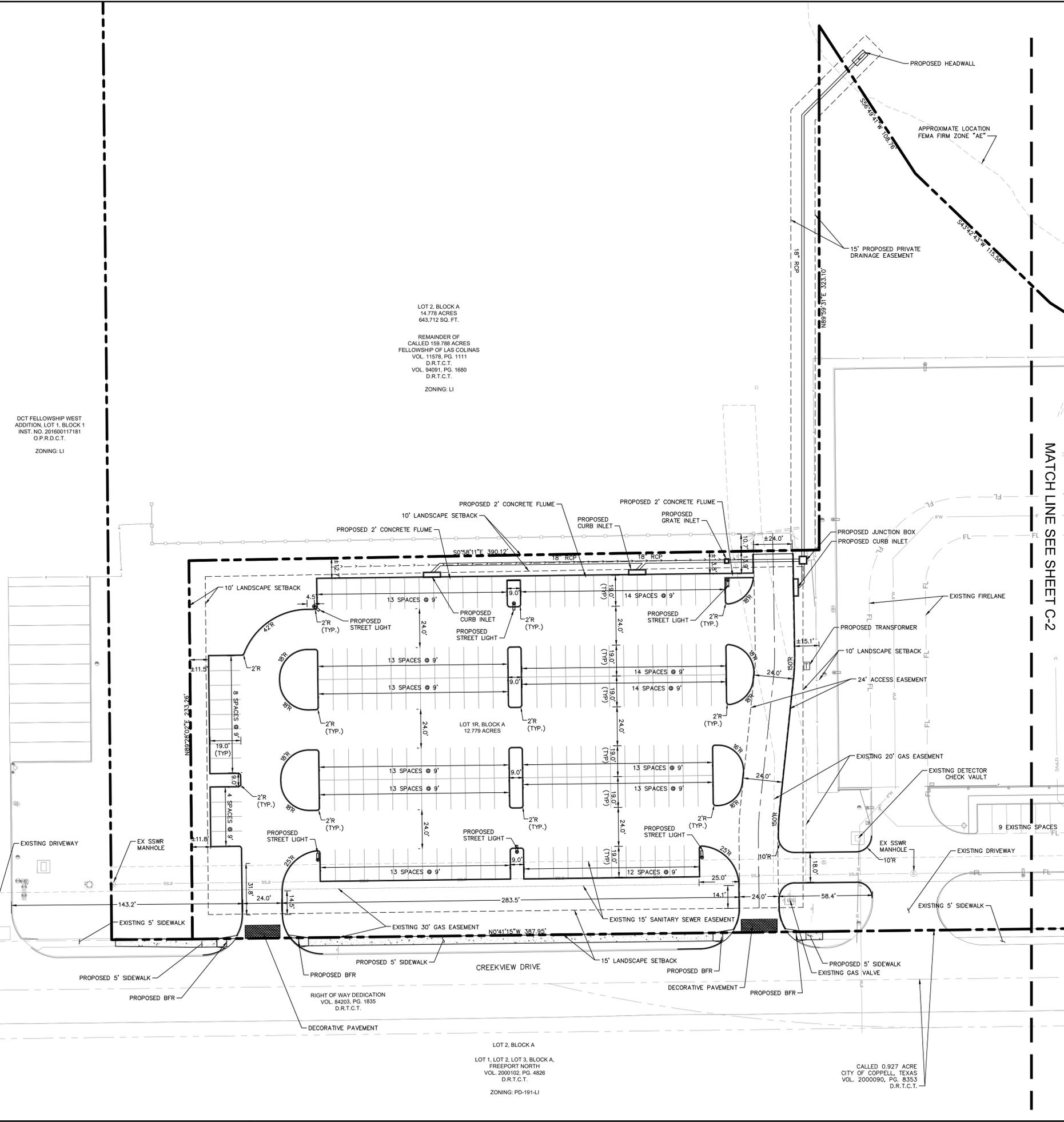


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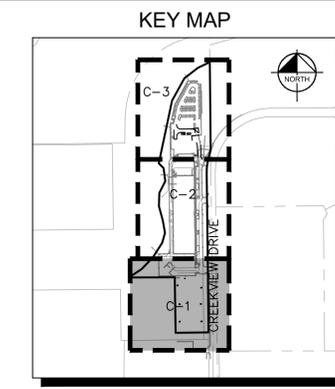
LEGEND

---	PROPERTY LINE
FL	FIRE LANE
⊕	FIRE HYDRANT
---	PROPOSED RETAINING WALL
---	PROPOSED CURB
> <	PROPOSED SWALE
⊕	BENCHMARK LOCATION

SITE DATA TABLE LOT 1R BLOCK A

EXISTING ZONING	LI
PROPOSED USES	PD-296-LI
BUILDING 1 USAGE	WAREHOUSE & OFFICE SPACE
BUILDING 1 OFFICE AREA	8,312 SF
BUILDING 1 WAREHOUSE AREA	77,021 SF
BUILDING 1 STORIES/HEIGHT	1 / 49'-10"
BUILDING 2 USAGE	OFFICE SPACE
BUILDING 2 OFFICE AREA	29,387 SF
BUILDING 2 STORIES/HEIGHT	3 / 45'-10 7/8"
TOTAL BUILDING AREA	114,720 SF
PROPOSED LOT AREA / COVERAGE	17.09%
FLOOR AREA RATIO	0.21:1
IMPERVIOUS AREA	8.11 AC
REQUIRED AUTO PARKING SPACES	165
EXISTING AUTO PARKING SPACES	283
REMOVED/ADDED AUTO PARKING SPACES	-60 / +176
PROPOSED AUTO PARKING SPACES	399
ADA PARKING SPACES PROVIDED	10

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 OFFICE: 1 SPACE / 300 SF = 128 SPACES
 TOTAL: 165 SPACES



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OWNER
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 GRAPEVINE, TEXAS 76051
 (972) 257-8817

DEVELOPER
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 GREGYANCEY@VERIZON.NET

APPLICANT/ENGINEER
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 FRISCO, TX 75034
 972-335-3580
 KELSEY.CAMPBELL@KIMLEY-HORN.COM

SITE PLAN
SAMARITAN'S PURSE
 REZONED PD-191R-LI, 12.779 AC
 LOT 1R
 1300 & 1191 CREEKVIEW DRIVE
 JAMES GIBSON SURVEY
 ABSTRACT NO. 1716
 CITY OF COPPELL
 DALLAS COUNTY, TEXAS
 MARCH 2026

LOT 2, BLOCK A
 14.778 ACRES
 643,712 SQ. FT.

REMAINDER OF
 CALLED 159.788 ACRES
 FELLOWSHIP OF LAS COLINAS
 VOL. 11578, PG. 1111
 D.R.T.C.T.
 VOL. 94091, PG. 1680
 D.R.T.C.T.

ZONING: LI

DCT FELLOWSHIP WEST
 ADDITION LOT 1, BLOCK 1
 INST. NO. 201600117181
 O.P.R.D.C.T.
 ZONING: LI

LOT 2, BLOCK A
 LOT 1, LOT 2, LOT 3, BLOCK A,
 FREEPORT NORTH
 VOL. 2000102, PG. 4826
 D.R.T.C.T.
 ZONING: PD-191-LI

CALLED 0.927 ACRE
 CITY OF COPPELL, TEXAS
 VOL. 2000090, PG. 8353
 D.R.T.C.T.

Kimley-Horn
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 6160 WARREN PARKWAY, SUITE 210, FRISCO, TX 75034
 PHONE: 972-335-3580
 WWW.KIMLEY-HORN.COM
 TEXAS REGISTERED ENGINEERING FIRM F-928

REVISIONS

No.	DATE	BY

KHA PROJECT
 060074900

DATE
 MARCH 2026

SCALE: AS SHOWN

DESIGNED BY: HAO

DRAWN BY: HAO

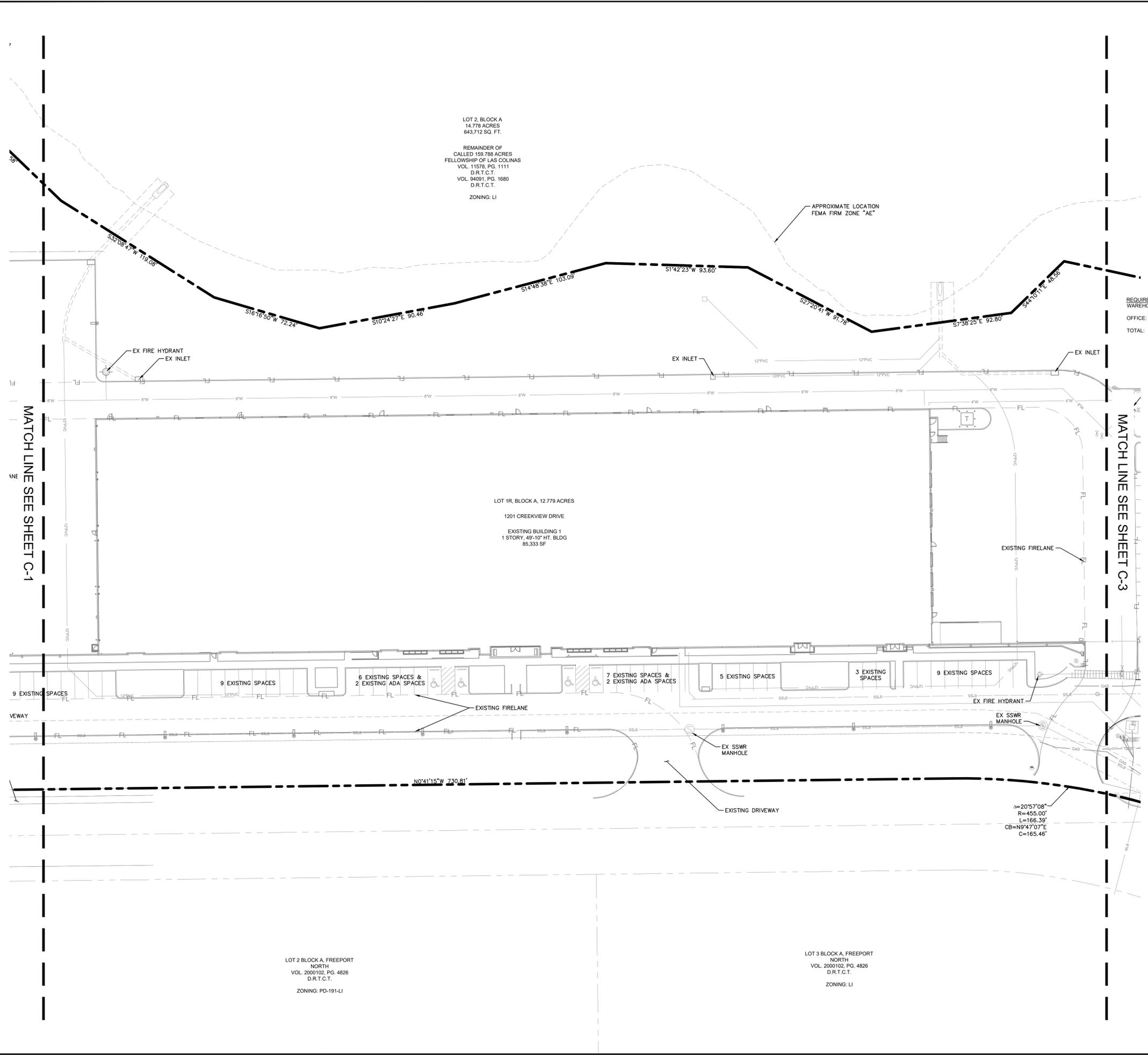
CHECKED BY: KLC

SITE PLAN

SAMARITAN'S PURSE
 CITY OF COPPELL
 DALLAS COUNTY, TEXAS

SHEET NUMBER
 C-1

Plotted By: Olivero, Hugo Date: March 09, 2026 01:20:52pm File Path: K:\FR\Civil\060074900-Samaritan's Purse\060074900-Site Plan.dwg
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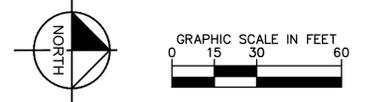


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 D.R.T.C.T.
 VOL. 94091, PG. 1680
 D.R.T.C.T.
 ZONING: LI

LOT 1R, BLOCK A, 12.779 ACRES
 1201 CREEKVIEW DRIVE
 EXISTING BUILDING 1
 1 STORY, 49'-10" HT. BLDG
 85,333 SF

LOT 2 BLOCK A, FREEPORT
 NORTH
 VOL. 2000102, PG. 4826
 D.R.T.C.T.
 ZONING: PD-191-LI

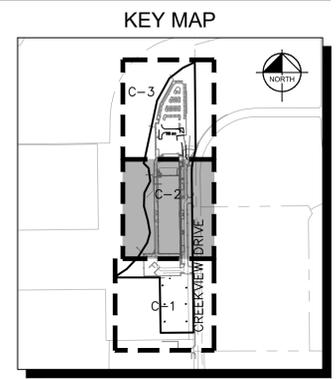
LOT 3 BLOCK A, FREEPORT
 NORTH
 VOL. 2000102, PG. 4826
 D.R.T.C.T.
 ZONING: LI



LEGEND	
	PROPERTY LINE
	FIRE LANE
	FIRE HYDRANT
	PROPOSED RETAINING WALL
	PROPOSED CURB
	PROPOSED SWALE
	BENCHMARK LOCATION

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TOTAL BUILDING AREA	114,720 SF
PROPOSED LOT AREA / COVERAGE	17.09%
FLOOR AREA RATIO	0.21:1
IMPERVIOUS AREA	8.11 AC
REQUIRED AUTO PARKING SPACES	165
WAREHOUSE: 1 SPACE / 2,000 SF = 30 SPACES	
OFFICE: 1 SPACE / 300 SF = 128 SPACES	
TOTAL:	165 SPACES
REMOVED/ADDED AUTO PARKING SPACES	-60 / +176
EXISTING AUTO PARKING SPACES	399
PROPOSED AUTO PARKING SPACES	399
ADA PARKING SPACES PROVIDED	10

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 ABSTRACT NO. 1716
 CITY OF COPPELL
 DALLAS COUNTY, TEXAS
 MARCH 2026

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TEXAS REGISTERED ENGINEERING FIRM F-928

FOR REVIEW ONLY
 Not for construction or permit purposes.

Kimley»Horn

Engineer: KELSEY L. CAMPBELL
 P.E. No. 127952 Date: 02/17/2026

KHA PROJECT: 060074900

DATE: MARCH 2026

SCALE: AS SHOWN

DESIGNED BY: HAO

DRAWN BY: HAO

CHECKED BY: KLC

SITE PLAN

SAMARITAN'S PURSE

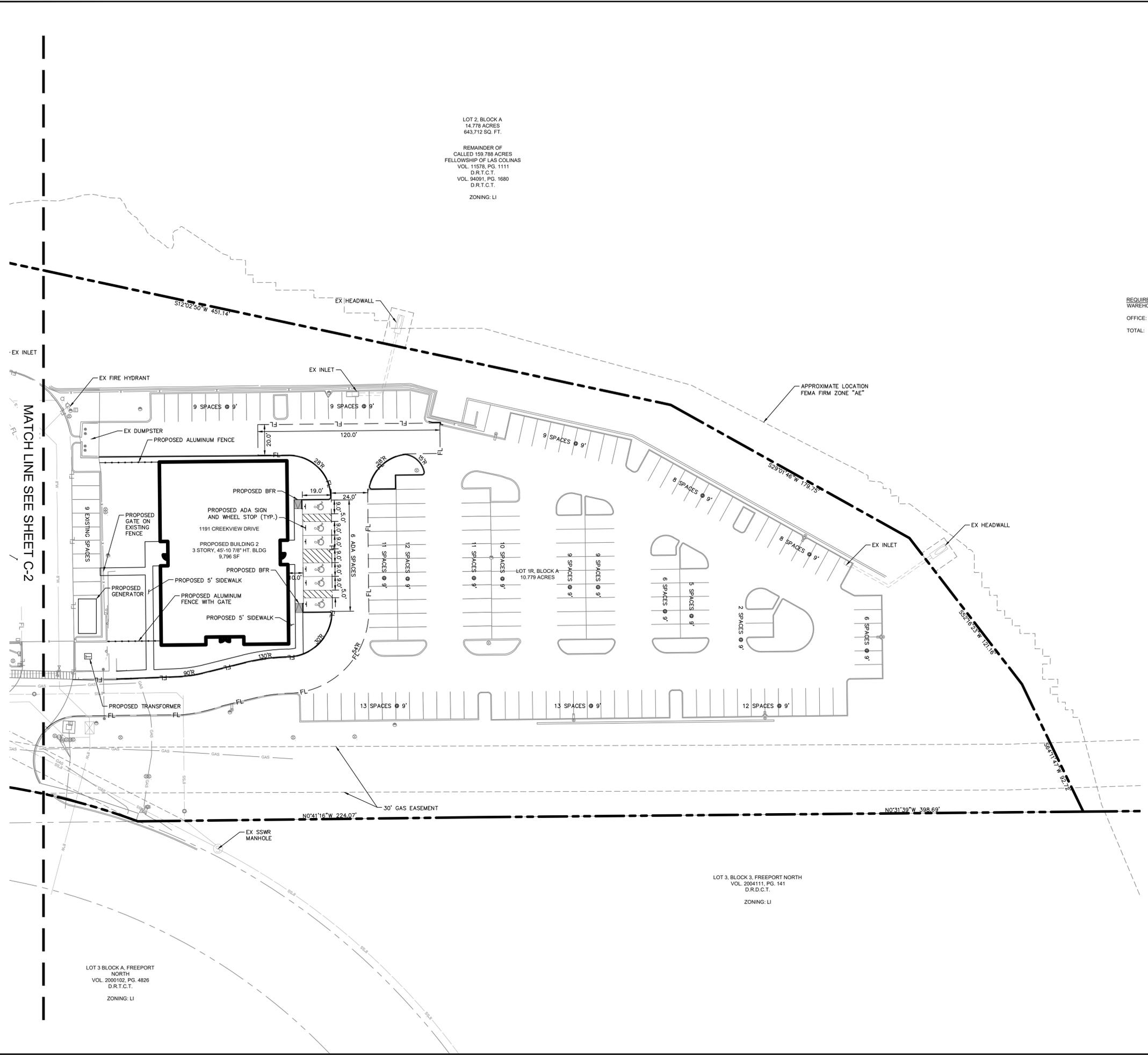
CITY OF COPPELL
 DALLAS COUNTY, TEXAS

SHEET NUMBER
C-2

REVISIONS

NO.	DATE	BY

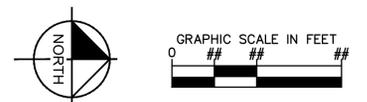
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 D.R.T.C.T.
 VOL. 94091, PG. 1680
 D.R.T.C.T.
 ZONING: LI

LOT 3, BLOCK 3, FREEPORT NORTH
 VOL. 2004111, PG. 141
 D.R.T.C.T.
 ZONING: LI

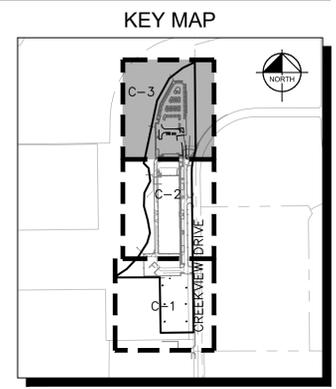
LOT 3 BLOCK A, FREEPORT
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REVISIONS _____

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BY _____

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Kimley-Horn

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SAMARITAN'S PURSE

CITY OF COPPELL

DALLAS COUNTY, TEXAS

SITE PLAN

SHEET NUMBER

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