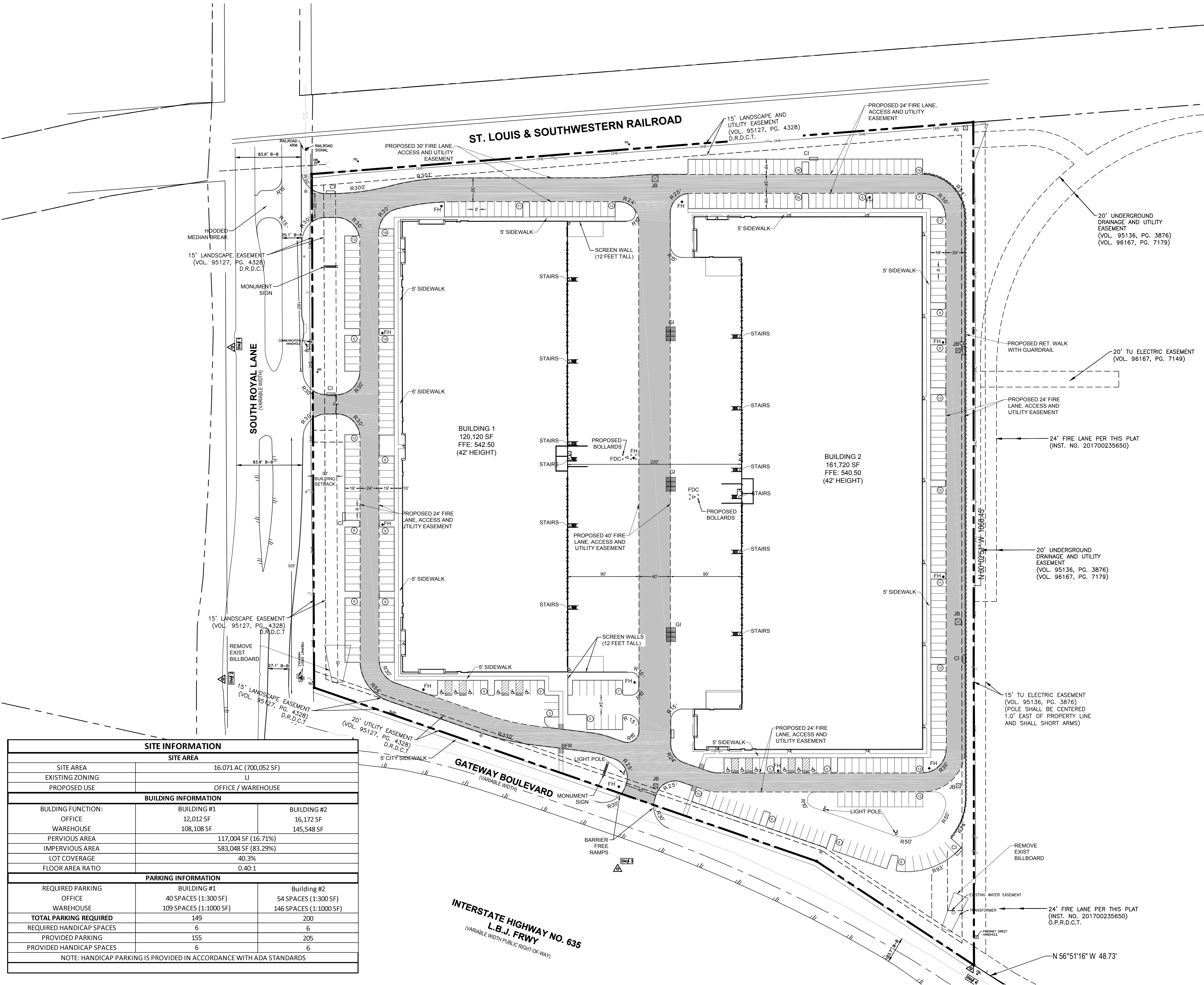
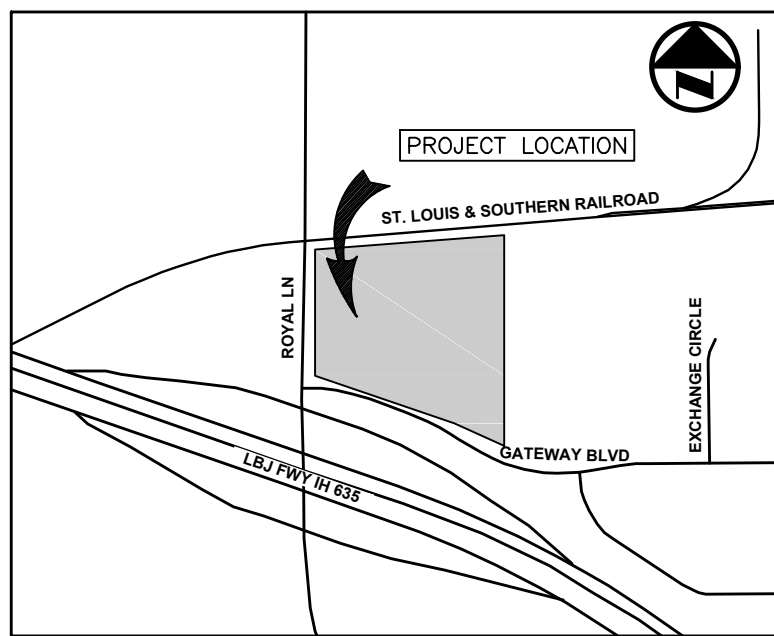


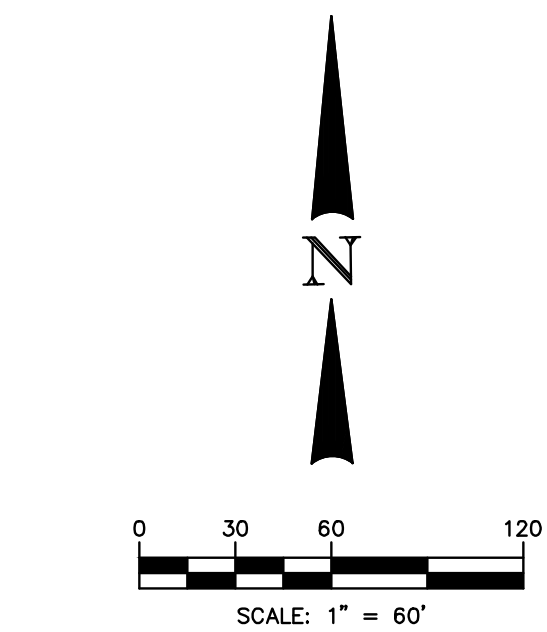
BGE, INC.  
G:\TM\Projects\Seefried Industrial\Project\2021-2024\Area Coppel, TX\Drawings\SEEFRIED COPPELL SITE PLAN.dwg, 04/10/2024 2:30pm, jhelen



| SITE INFORMATION                                                    |                        |                        |
|---------------------------------------------------------------------|------------------------|------------------------|
| SITE AREA                                                           |                        |                        |
| SITE AREA                                                           | 16.071 AC (700,052 SF) |                        |
| EXISTING ZONING                                                     | LI                     |                        |
| PROPOSED USE                                                        | OFFICE / WAREHOUSE     |                        |
| BUILDING INFORMATION                                                |                        |                        |
| BUILDING FUNCTION:                                                  | BUILDING #1            | BUILDING #2            |
| OFFICE                                                              | 12,012 SF              | 16,172 SF              |
| WAREHOUSE                                                           | 108,108 SF             | 145,548 SF             |
| PERVIOUS AREA                                                       | 117,004 SF (16.71%)    |                        |
| IMPERVIOUS AREA                                                     | 583,048 SF (83.29%)    |                        |
| LOT COVERAGE                                                        | 40.3%                  |                        |
| FLOOR AREA RATIO                                                    | 0.40:1                 |                        |
| PARKING INFORMATION                                                 |                        |                        |
| REQUIRED PARKING                                                    | BUILDING #1            | Building #2            |
| OFFICE                                                              | 40 SPACES (1:300 SF)   | 54 SPACES (1:300 SF)   |
| WAREHOUSE                                                           | 109 SPACES (1:1000 SF) | 146 SPACES (1:1000 SF) |
| TOTAL PARKING REQUIRED                                              | 149                    | 200                    |
| REQUIRED HANDICAP SPACES                                            | 6                      | 6                      |
| PROVIDED PARKING                                                    | 155                    | 205                    |
| PROVIDED HANDICAP SPACES                                            | 6                      | 6                      |
| NOTE: HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS |                        |                        |



VICINITY MAP  
(NOT TO SCALE)



- LEGEND**
- PROPERTY LINE
  - EASEMENT LINE
  - EXISTING MANHOLE
  - EXISTING FIRE HYDRANT
  - BARRIER FREE RAMP
  - POWER POLE
  - PROPOSED MANHOLE
  - PROPOSED IRRIGATION METER
  - PROPOSED DOMESTIC METER
  - PROPOSED GATE VALVE
  - FIRE DEPARTMENT CONNECTION
  - PROPOSED FIRE HYDRANT ASSEMBLY
  - PROPOSED WYE INLET
  - PROPOSED CURB INLET
  - BIKE RACKS
- KEY**
- TYP TYPICAL
  - BFR BARRIER FREE RAMP
  - FH FIRE HYDRANT
  - SSMH SEWER MANHOLE
  - LP LIGHT POLE
  - CI CURB INLET
  - PP POWER POLE
  - ESMT EASEMENT
  - NUMBER OF PARKING SPACES
  - STM STORM MANHOLE
  - WYE WYE INLET
  - FDC FIRE DEPARTMENT CONNECTION
- NOTES:**
- CONTRACTOR TO NOTIFY ENGINEER IF EXISTING CONDITIONS VARY FROM THOSE SHOWN.
  - ALL WORK AND MATERIALS SHALL COMPLY WITH CITY AND COUNTY REGULATIONS AS WELL AS C.S.H.S. STANDARDS.
  - ALL DIMENSIONS ARE TO THE FACE OR CURB UNLESS OTHERWISE NOTED.
  - ALL FIRE LANE RADI ARE 30 FEET MINIMUM.
  - ALL FIRE LINES ARE 24 FEET WIDE MINIMUM.
  - HANDICAP PARKING AND MARKING SHALL BE IN ACCORDANCE WITH ADA STANDARDS.
  - REFER TO CITY OF COPPELL CONSTRUCTION DETAILS AND SPECIFICATIONS.
  - ALL SCREENING SHALL BE IN ACCORDANCE WITH CITY OF COPPELL REQUIREMENTS.
  - CONTRACTOR TO COORDINATE WITH CITY TRAFFIC ENGINEER PRIOR TO INSTALLING ROAD SIGNS OR PAVEMENT MARKINGS.
  - REFER TO LANDSCAPE AND ARCHITECTURAL PLANS FOR FINAL SIDEWALK LAYOUT.
  - CONTRACTOR TO COORDINATE WITH RESPECTIVE COMPANY FOR ANY RELOCATIONS, INCLUDING POWER POLES, LIGHT POLES, AND ELECTRICAL BOXES.
  - REFERENCE GEOTECHNICAL REPORT FOR BUILDING PAD AND PAVING SUBGRADE PREPARATION.

**BGE, Inc.**  
2595 Dallas Parkway, Suite 101  
Frisco, TX 75034  
Tel: 972-464-4800 • www.bgeinc.com  
TBPE Registration No. F-1046  
Copyright 2022

**OWNER/DEVELOPER**  
**SEEFRIED INDUSTRIAL**  
3030 LBJ Freeway, Suite 1650  
Dallas, TX 75234  
Contact: Jonathan Stites  
Tel: 214-393-6066

**ARCHITECT**  
**PROSS DESIGN GROUP, INC.**  
5310 Harvest Hill Rd, Suite 180  
Dallas, Texas 75230  
Contact: Mark Pross  
Tel: 972-759-1400

SEEFRIED COPPELL

**SITE PLAN**

**SEEFRIED ADDITION**  
LOT 1, BLOCK A  
16.071 ACRES  
BASE ZONING: LIGHT INDUSTRIAL  
CITY OF COPPELL, DALLAS COUNTY, TEXAS

THESE PLANS ARE ISSUED FOR THE PURPOSE OF PRELIMINARY REVIEW AND ARE NOT INTENDED FOR CONSTRUCTION. WHEN ISSUED IN FINAL FORM THEY WILL BE SEALED, SIGNED AND DATED.

RESPONSIBLE ENGINEER:  
BGE, INC.  
TEXAS REGISTERED ENGINEERING FIRM F-1046  
NICHOLAS D. HOBBS, P.E.  
TEXAS REGISTRATION NO. 112949  
OCTOBER 10, 2022

**!!CAUTION !!**  
Contractor to Verify exact location & Depth of Exist Facilities Prior to any Construction Activities

**CAUTION !!!**  
CONTACT: 1-800-DIG-TESS  
48 HOURS PRIOR TO CONSTRUCTION

| REVISIONS |      |             |
|-----------|------|-------------|
| REV. NO.  | DATE | DESCRIPTION |
|           |      |             |
|           |      |             |
|           |      |             |
|           |      |             |
|           |      |             |
|           |      |             |

CHECKED BY: NDH  
DESIGNED BY: EJB  
DATE: SEPTEMBER 2022  
PROJECT NUMBER: 10821-00

SHEET NO.  
SP-1

BEFORE YOU DIG, CALL DIG TESS  
1-800-DIG-TESS

**OWNER**  
**PNF-DALLAS, LLC**  
2060 Mt. Paran Rd., N.W., Ste 207  
Atlanta, GA 30327