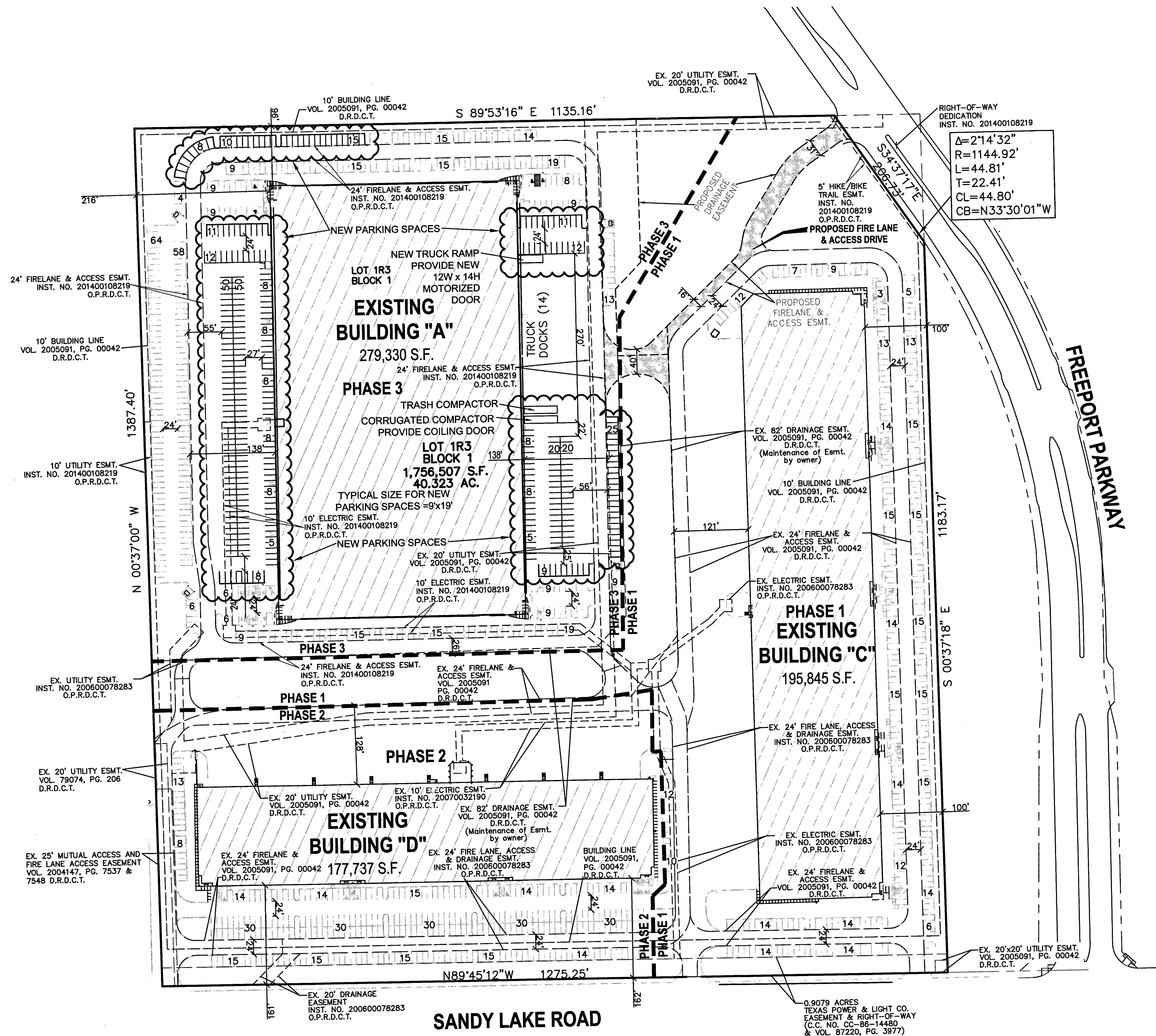
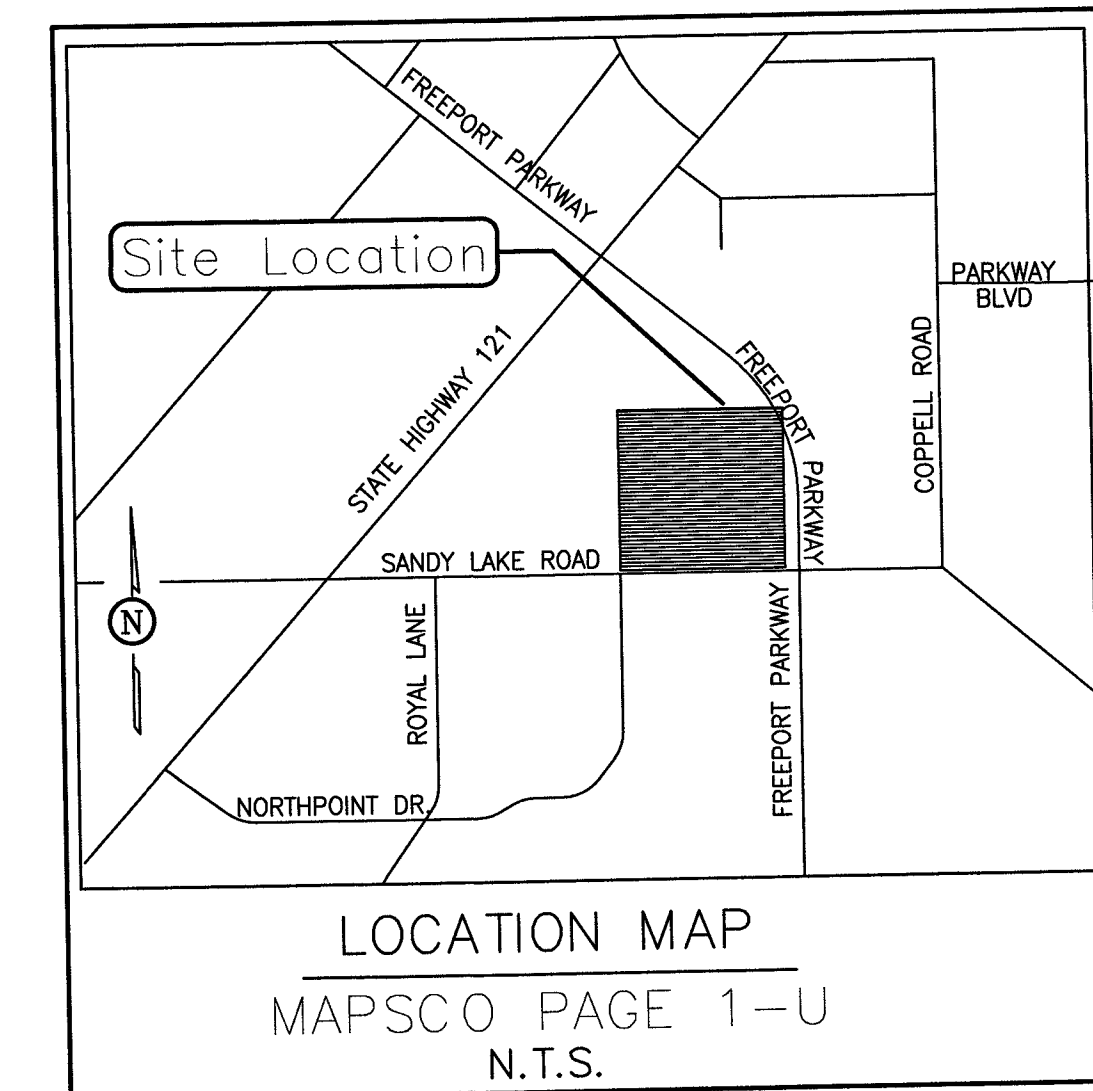




① SITE PLAN
1" = 100'



PHASE 1 TABULATIONS:		
EXISTING BUILDING "C"		195,845 SF
LAND AREA:		~12.87 ACRES (560,445 SF)
COVERAGE RATIO:		34.94%
PARKING REQUIRED (80% WAREHOUSE 1:1000)		288 SPACES
	(20% OFFICE 1:300)	
PARKING PROVIDED:		297 SPACES
BUILDING HEIGHT:		32'-6"
CLEAR HEIGHT:		24'-0" MIN
NUMBER OF DOCK DOORS:		50

PHASE 2 TABULATIONS:		
EXISTING BUILDING "D"		117,737 SF
LAND AREA:		~9.55 ACRES (416,178 SF)
COVERAGE RATIO:		28.29%
PARKING REQUIRED (80% WAREHOUSE 1:1000)		172 SPACES
	(20% OFFICE 1:300)	
PARKING PROVIDED:		338 SPACES
BUILDING HEIGHT:		32'-6"
CLEAR HEIGHT:		24'-0" MIN

PHASE 3 TABULATIONS:		
EXISTING BUILDING "A"		279,330 SF
LAND AREA:		~18.24 ACRES (794,566 SF)
COVERAGE RATIO:		35.27%
PARKING REQUIRED: (WAREHOUSE: 25,000sf at 1:1000)		25
	(OFFICE: 27,898sf at 1:300)	93
	(*FACTORY: 1 per person at 350)	350
TOTAL PARKING REQUIRED:		468
PARKING PROVIDED:		698 SPACES
BUILDING HEIGHT:		30'-0"
CLEAR HEIGHT:		30'-0" MIN
* One per person on maximum shift		

OWNER:
HOLT LUNSFORD COMMERCIAL
5055 KELLER SPRINGS ROAD #300
ADDITION, TEXAS 75001
972-280-8355

COPPELL TRADE CENTER COPPELL, TEXAS

REVISED SITE PLAN

DATE: 04/25/16