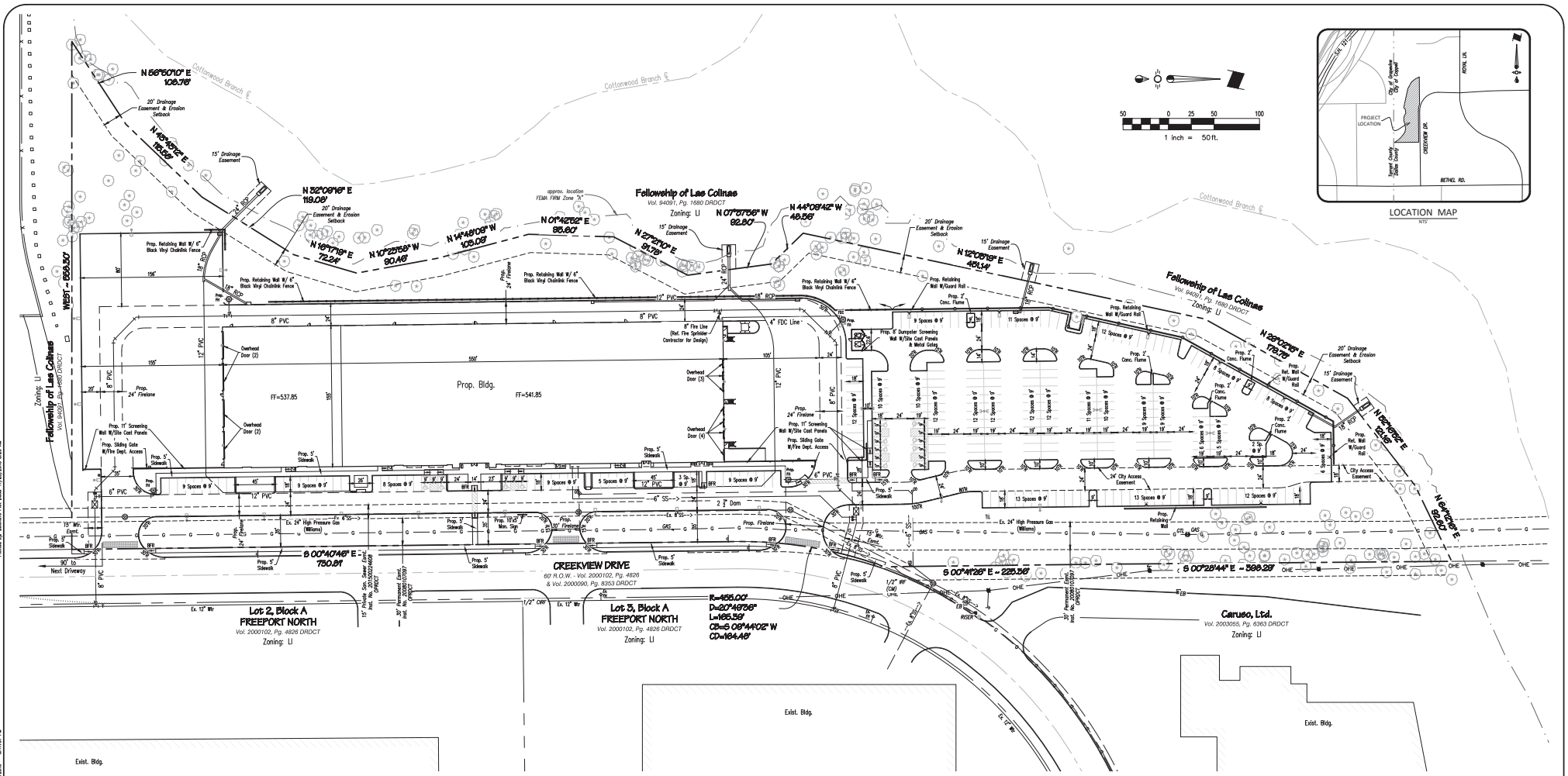

LOCATION MAP
NTS

50 0 25 50 100
1 inch = 50ft.

Site Data Summary Table

SITE DATA	LOT 1, BLOCK A
Zoning	PD-296-LI (Light Industrial)
Proposed Use	Office – Warehouse
Lot Area	10.683 Ac. (465,351 Sq. Ft.)
Building Area	Warehouse – 77,021 Sq. Ft. Office – 8,312 Sq. Ft. Total – 85,333 Sq. Ft.
Building Height:	1 Story, 49'-10" Ht. Bldg.
Lot Coverage	18.31%
Floor Area Ratio	0.18:1
Total Parking Required	Warehouse (77,021 sf) – 1:1,000 Sq. Ft. = 78 Sp. Office (8,312 sf) – 1:300 Sq. Ft. = 28 Sp. Total – 106 Sp.
Total Parking Provided	288 Sp. (Incl. 12 HC)

LEGEND

- Proposed Fire Hydrant
- Proposed Fire Department Connection
- BFR Barrier Free Ramp
- Existing Trees to Remain

VARIANCE REQUEST:
WAIVER OF $70,060.00
TREE MITIGATION FEE

SITE PLAN

SAMARITAN'S PURSE

LOT 1, BLOCK A
SAMARITANS PURSE FELLOWSHIP ADDITION
10.683 ACRES
J. GIBSON SURVEY, ABSTRACT NO. 1716
CITY OF COPPELL, DALLAS COUNTY, TEXAS
ZONING: PD-296-LI

OWNER / APPLICANT
Samaritan's Purse
PO BOX 3000
Boone, North Carolina 28607
Telephone (828) 278-1204
Contact: Ernest Compitello

ENGINEER / SURVEYOR
Spiars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TBPE No. F-2121 / TBPLS No. F-10043100
Contact: David Bond

Scale: 1"=50' November, 2018 SEI Job No. 18-111

Plotted by: JGibson10 Plot Date: 11/29/2018 8:20 AM
Drawing: Q:\2018 JOBS\18-111 Samaritans Purse\18-111 Site Plan.dwg Saved By: JGibson10 Save Time: 11/27/2018 5:17:27 PM