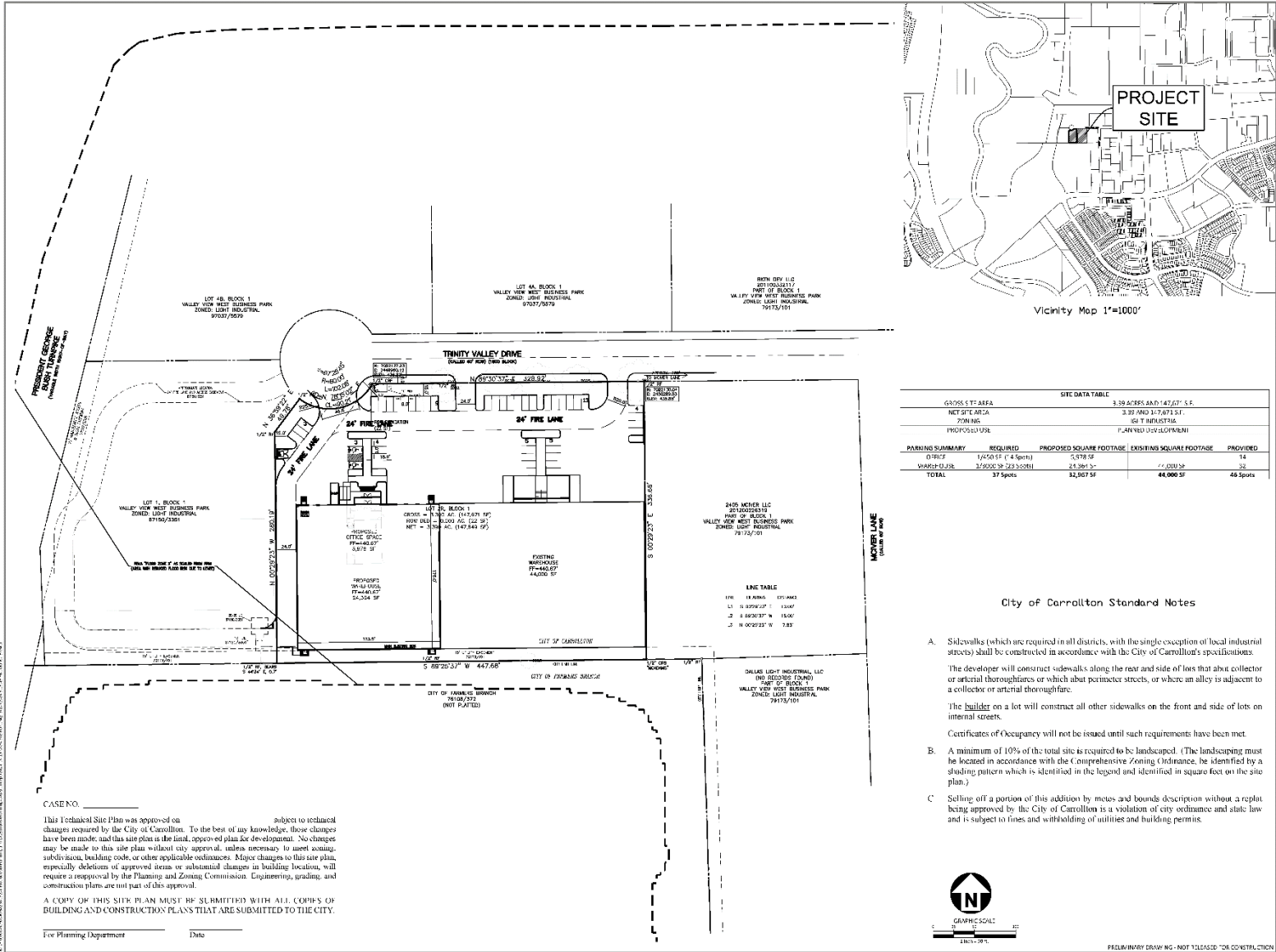


CONCEPTUAL SITE PLAN



The John R. McAdams Company, Inc.
1400 State Highway 112, Suite 800
Lubbock, Texas 79406
phone 807.436.3712
fax 807.436.3715
TOLL: 800.875.3333/303-1410
www.mcadamsco.com

CLIENT
DEVELOPER
PSP Capital LLC
1811 N. Valley View Dr., Carrollton, TX 75006
214.223.7609

ARCHITECT
Wright Group Architects, P.C.
1430 S. Broadway Street
Carrollton, TX 75006
972.242.0015
Larry Wright

Penikam Warehouse
SITE PLAN
LOT 2R, BLOCK 1 VALLEY VIEW WEST
BUSINESS PARK
CARROLLTON, TEXAS

City of Carrollton Standard Notes

- A. Sidewalks (which are required in all districts, with the single exception of local industrial streets) shall be constructed in accordance with the City of Carrollton's specifications.
- The developer will construct sidewalks along the rear and side of lots that abut a collector or arterial thoroughfare or which abut perimeter streets, or where an alley is adjacent to a collector or arterial thoroughfare.
- The builder on a lot will construct all other sidewalks on the front and side of lots on internal streets.
- Certificates of Occupancy will not be issued until such requirements have been met.
- B. A minimum of 10% of the total site is required to be landscaped. (The landscaping must be located in accordance with the Comprehensive Zoning Ordinance, be identified by a shading pattern which is identified in the legend and identified in square feet on the site plan.)
- C. Setting off a portion of this addition by means and boards description without a replat being approved by the City of Carrollton is a violation of city ordinance and state law and is subject to fines and withholding of utilities and building permits.

REVISIONS

1. JAL USA 12/15/24

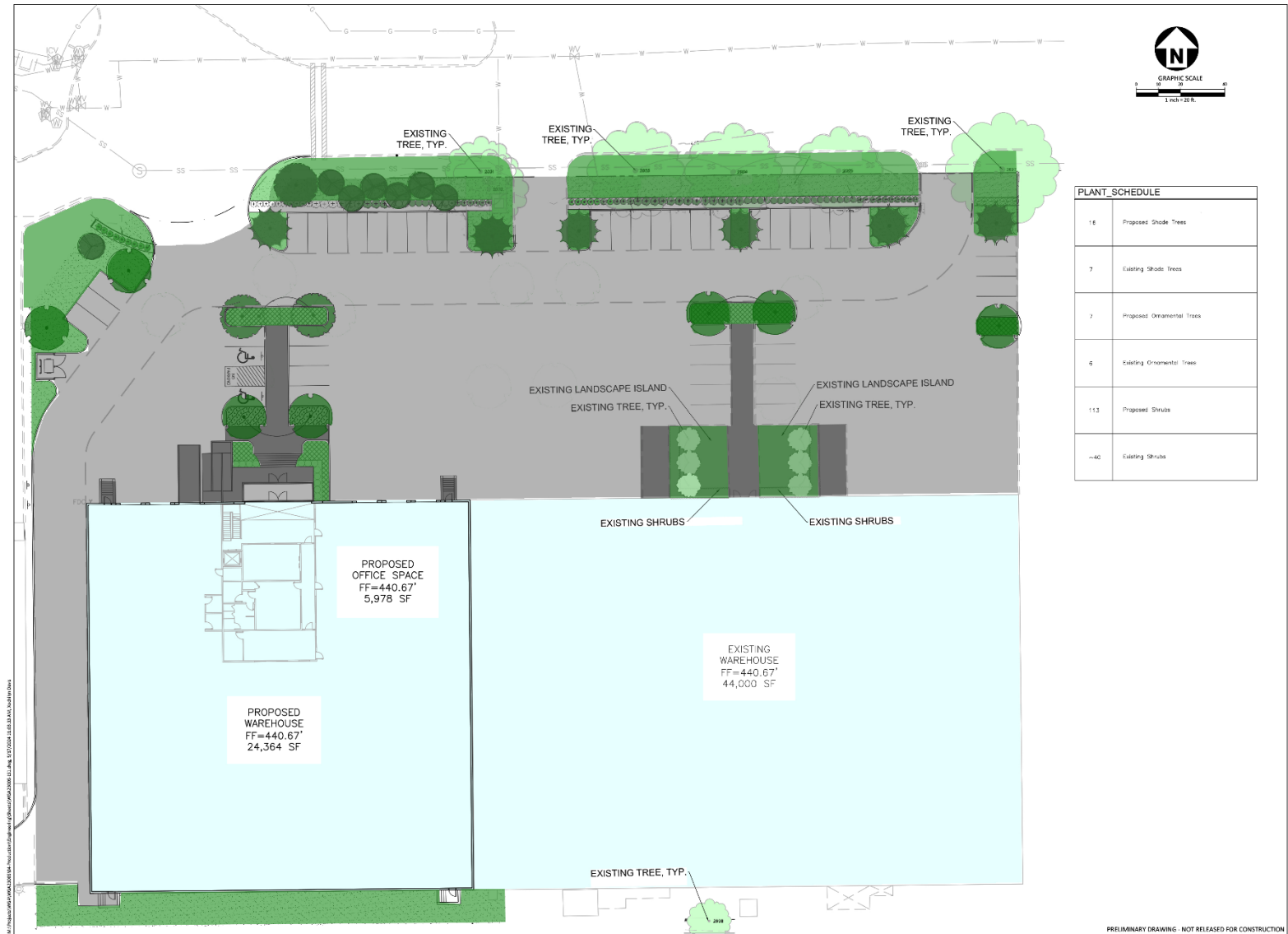
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PROJECT NO. 2201-01-10 WEA SITE PLAN.DWG
DATE 12/15/24
SCALE 30 Scale
SHEET 1/1

SITE PLAN

SP.1

CONCEPTUAL LANDSCAPE PLAN



McAdams
The John R. McAdams Company, Inc.
4400 State Highway 121, Suite 800
Lewisville, Texas 75056
phone 972.436.9712
fax 972.436.9715
TDRP: 19762 TDRP: 10194440
www.mcadamsco.com

CLIENT
WRIGHT GROUP ARCHITECTS PLANNERS,
PLLC
1430 S. BROADWAY STREET
"CLIENT CITY/TOWN, STATE, ZIP"
TERRY WRIGHT

LANDSCAPE ARCHITECT
MCADAMS
4400 STATE HIGHWAY 121
LEWISVILLE, TX 75056
(972) 436-9712
MEGAN HATCHER, RLA

PENIKAM WAREHOUSE
SITE DEVELOPMENT PLANS
1811 & 1813 TRINITY VALLEY DRIVE
CITY OF CARROLLTON, TEXAS, 75006

REVISIONS

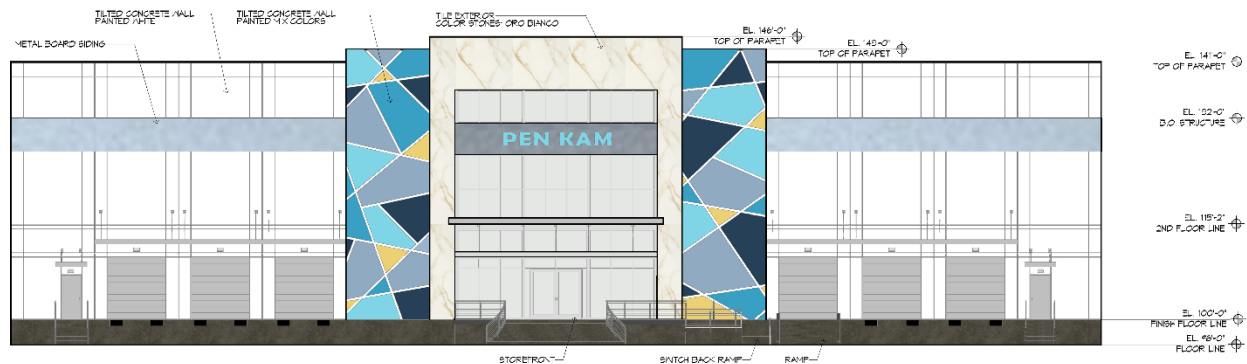
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PLAN INFORMATION

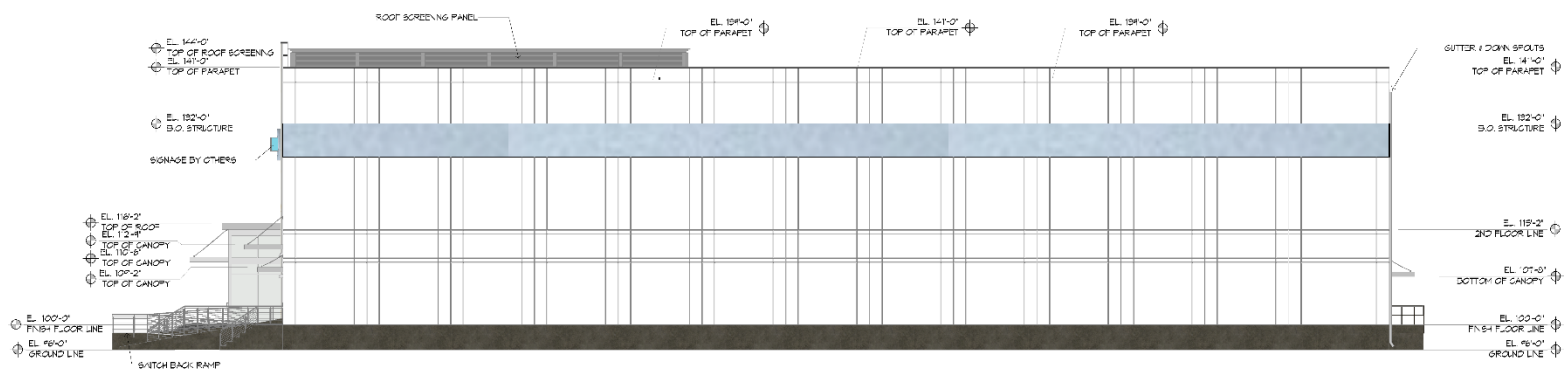
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FILENAME	WGA23005-LS1.DWG
CHECKED BY	MAH
DRAWN BY	XAD
SCALE	20 SCALE
DATE	04/30/2024

SHEET
LANDSCAPE PLAN

CONCEPTUAL BUILDING ELEVATIONS (1 OF 2)



1 NORTH EXTERIOR ELEVATION
SCALE 1/8" = 1'-0"



2 WEST EXTERIOR ELEVATION
SCALE 1/8" = 1'-0"

WRIGHT GROUP
ARCHITECTS - PLANNERS, PLLC
1430 S BROADWAY STREET
CARROLLTON, TEXAS
7 5 0 0 6
(972) 242 - 1015

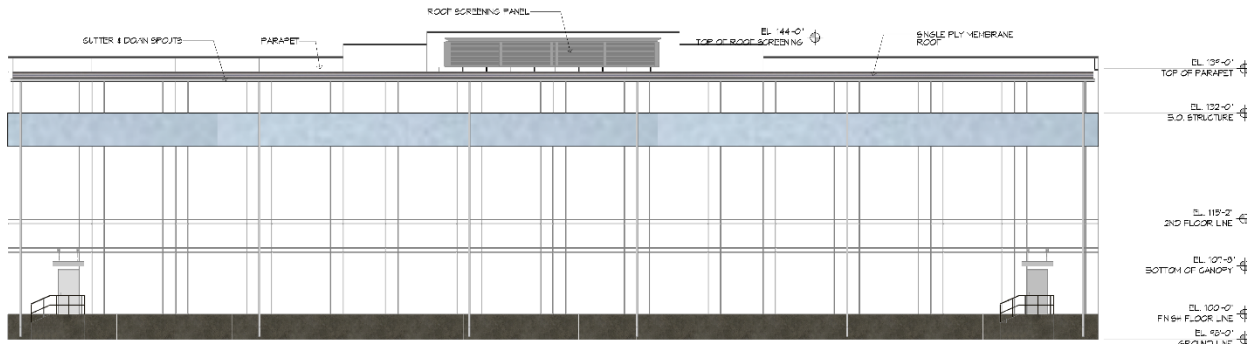
NOT FOR REGULATORY
APPROVAL, PERMITTING
OR CONSTRUCTION
Type Date 01

Penkam Warehouse
1813 Trinity Valley Drive
Carrollton, Texas 75006

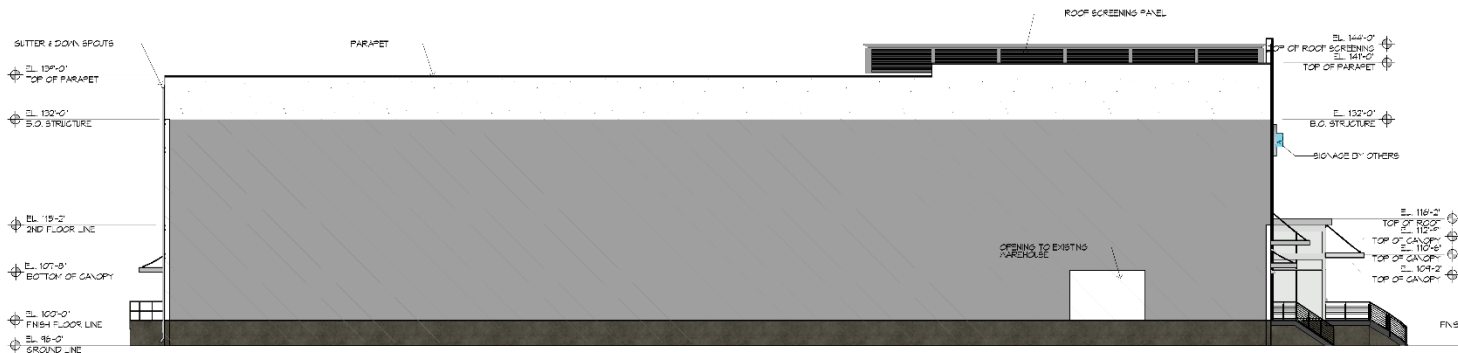
JOB NO. A-2024
DATE Type Date 02

SHEET NO.
A-401

CONCEPTUAL BUILDING ELEVATIONS (2 OF 2)



1 SOUTH EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



2 EAST EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

WRIGHT GROUP
ARCHITECTS - PLANNERS, PLLC

1430 S BROADWAY STREET
CARROLLTON, TEXAS
7 5 0 0 6
(972) 242 - 1015

NOT FOR REGULATORY
APPROVAL, PERMITTING
OR CONSTRUCTION
Type Date 01

Penikam Warehouse
1813 Trinity Valley Drive
Carrollton, Texas 75006

JOB NO. A-2024
DATE Type Date 02

SHEET NO.
A-402

CONCEPTUAL 3D RENDERING

