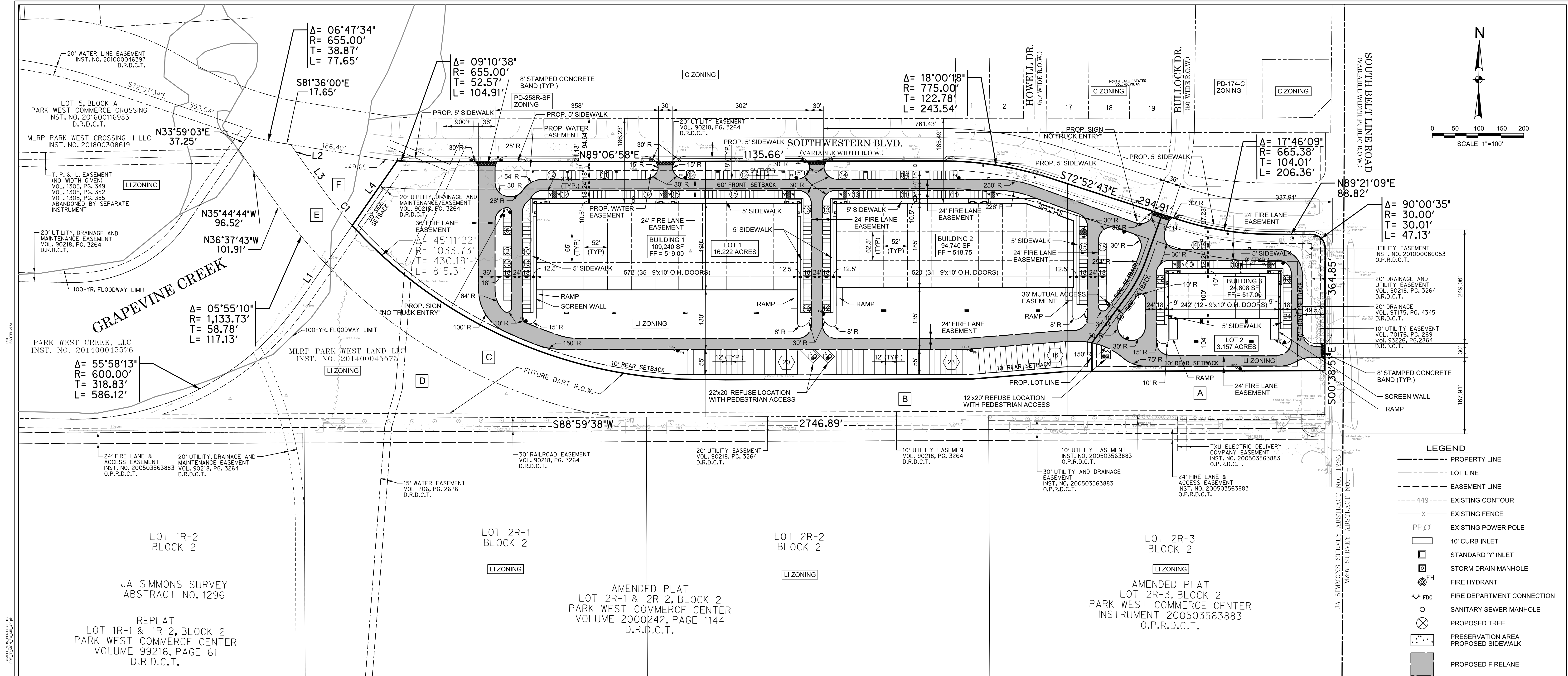




- LEGEND**
- PROPERTY LINE
 - LOT LINE
 - EASEMENT LINE
 - EXISTING CONTOUR
 - EXISTING FENCE
 - EXISTING POWER POLE
 - 10' CURB INLET
 - STANDARD 'Y' INLET
 - STORM DRAIN MANHOLE
 - FIRE HYDRANT
 - FIRE DEPARTMENT CONNECTION
 - SANITARY SEWER MANHOLE
 - PROPOSED TREE
 - PRESERVATION AREA
 - PROPOSED SIDEWALK
 - PROPOSED FIRELANE

CURVE DATA TABLE					
NO.	DELTA	RADIUS	TANGENT	LENGTH	CH. DIST.
C1	04°46'00"	1,033.73'	43.02'	86.00'	85.98'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 33°59'15" E	100.37'
L2	S 35°44'44" E	39.89'
L3	S 36°36'30" E	97.33'
L4	N 33°59'15" E	173.09'

PARCEL NUMBER	TYPE OF DOCUMENT	DART TRACT NO.	DALLAS COUNTY INSTRUMENT NUMBER
A	NOTICE OF LIS PENDENS	CB1-019	202100235415
B	NOTICE OF LIS PENDENS	CB1-018	202100147269
C	NOTICE OF LIS PENDENS	CB1-017	202100147270
D	NOTICE OF LIS PENDENS	CB1-017A	202100147270
E	NOTICE OF LIS PENDENS	CB1-016	202100235414
F	NOTICE OF LIS PENDENS	DEI-016	202100235414

OWNER:
ML REALTY PARTNERS
ONE PIERCE PLACE, SUITE 450
ITASCA, IL 60143
CONTACT: TIM GEISLER
EMAIL: TGEISLER@MLREALTYPARTNERS.COM
TEL: (630) 250-2903
CEL: (847) 975-9861

ARCHITECT
PROSS DESIGN GROUP INC.
5310 HARVEST HILL RD. SUITE 180
DALLAS, TX 75230
CONTACT: BOBBY PROSS
EMAIL: BPROSS@PDGARCH.COM
TEL: (972) 759-1400
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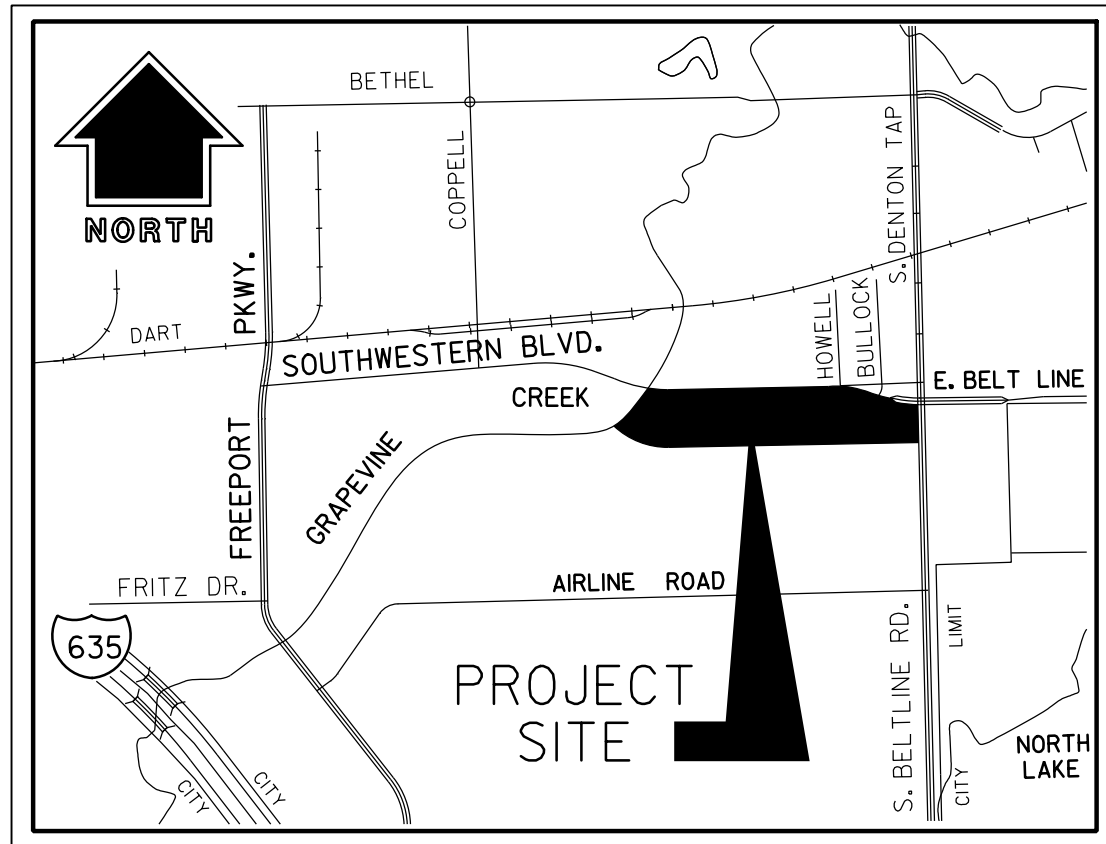
ENGINEER
HALFF ASSOCIATES, INC.
1201 N. BOWSER ROAD
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CEL: (214) 984-7321

LANDSCAPE ARCHITECT
HALFF ASSOCIATES, INC.
1201 N. BOWSER ROAD
RICHARDSON, TX 75081
CONTACT: JUSTIN MARSTON
EMAIL: JMARSTON@HALFF.COM
TEL: (214) 346-6276

NOTE:
1) BUILDINGS 1 AND 2 WILL NOT BE ABLE TO BE SUBDIVIDED INTO 2 SEPARATE LOTS IN THE FUTURE.
2) BUILDING PERMIT TO SHOW LIGHTING PLAN

SITE DATA TABLE				
	LOT 1		LOT 2	
	BLDG 1	BLDG 2	BLDG 3	
EXISTING ZONING	LI		LI	
PROPOSED ZONING	LI		LI	
PROPOSED USE	OFFICE/WAREHOUSE		OFFICE/WAREHOUSE	
TOTAL SITE AREA	16,222	AC	3,157	AC
TOTAL SITE AREA	706,630	SF	137,520	SF
BUILDING SQUARE FOOTAGE	109,240	94,740	24,608	SF
OFFICE SQUARE FOOTAGE	10,924	9,474	2,460	SF
WAREHOUSE SQUARE FOOTAGE	98,316	85,266	22,148	SF
GROSS FLOOR AREA	109,240	94,740	24,608	SF
MAX BUILDING HEIGHT	47	47	47	FT
PARKING REQUIRED	136	118	32	SPACES
PARKING PROVIDED	166	120	49	SPACES
TOTAL LOT BUILDING COVERAGE	28.87%	-	17.89%	-
LOT BUILDING COVERAGE	15.46%	13.41%	17.89%	-
FLOOR AREA RATIO	15.46%	13.41%	17.89%	-
PERVIOUS COVER	161,564	SF	41,678	SF
PERVIOUS COVERAGE	22.86%	-	30.31%	-
IMPERVIOUS COVER	545,066	SF	95,842	SF
IMPERVIOUS COVERAGE	77.14%	-	69.69%	-
EVERY 1,000 SF OF WAREHOUSE YIELDS A PARKING SPACE.				
EVERY 300 SF OF OFFICE SPACE YIELDS A PARKING SPACE.				

NOTE: ALL PROPOSED BUILDINGS = 10% OFFICE / 90% WAREHOUSE



VICINITY MAP
N.T.S.

CASE NO. PDXX-XXXX
PARK WEST III SITE PLAN
LOTS 1 & 2, BLOCK A
PARK WEST III COMMERCE CENTER
LOTS 1 & 2, BLOCK A

BEING A
19.393 ACRE TRACT
SITUATED IN THE
JAMES A. SIMMONS SURVEY, ABSTRACT NO. 1296
CITY OF COPPELL, DALLAS COUNTY, TEXAS

FOR
ML REALTY PARTNERS
PREPARED BY



HALFF ASSOCIATES, INC. ENGINEERS - SURVEYORS
1201 NORTH BOWSER ROAD RICHARDSON, TEXAS 75081
(214) 346-6200 AVO. 46637 AUGUST, 2022