

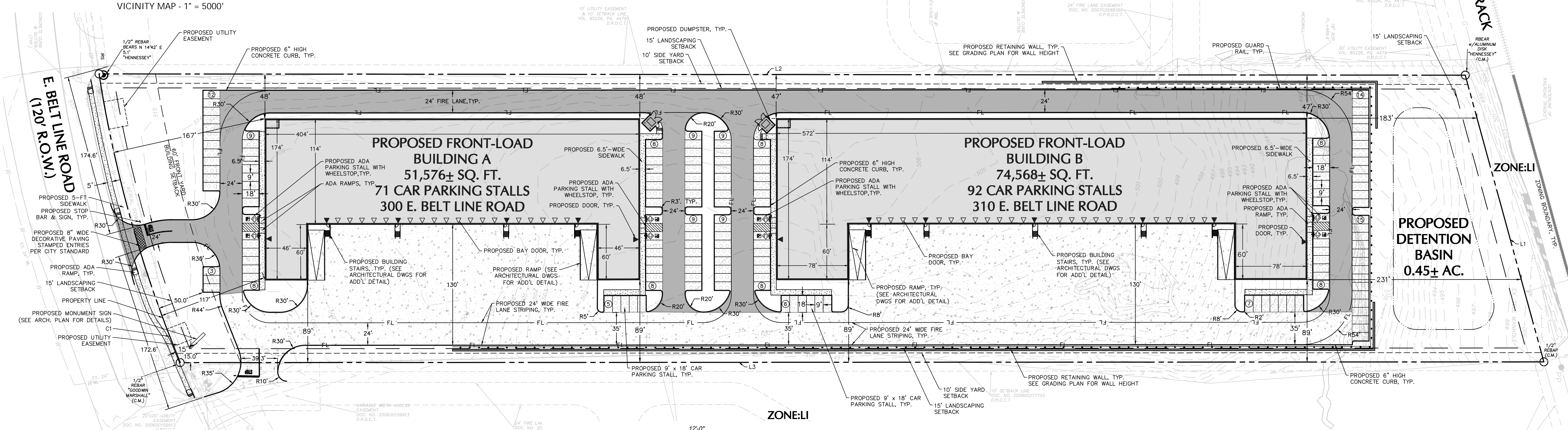
Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	324.06'	1,372.40'	13°31'45"	S 74°01'13" W	323.31'

Parcel Line Table		
Line #	Length	Direction
L1	320.46'	N 74°24'46" E
L2	1,472.35'	N 00°12'17" W
L3	1,469.46'	S 00°17'20" E

ZONE:PD-218-LI

PAVEMENT LEGEND	
	LIGHT DUTY CONCRETE (5')
	MEDIUM DUTY CONCRETE (6')
	HEAVY DUTY CONCRETE (7')
	PRIVATE CONCRETE SIDEWALK, REFER TO GEOTECHNICAL REPORT FOR DESIGN

SIGN LEGEND		
	STOP	
	R1-1	
	R7-8T	
	R7-8T, R7-8B	
ALL SIGNS AND PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST REGULATIONS BY TEXAS DEPARTMENT OF TRANSPORTATION.		



OWNER/DEVELOPER:  
BRIDGE INVESTMENT GROUP  
1919 MCKINNEY, SUITE 100  
DALLAS, TX 75201  
(469) 768-8867  
C/O: ARLIN PISCHKE  
EMAIL: PISCHKE@BRIDGEIG.COM

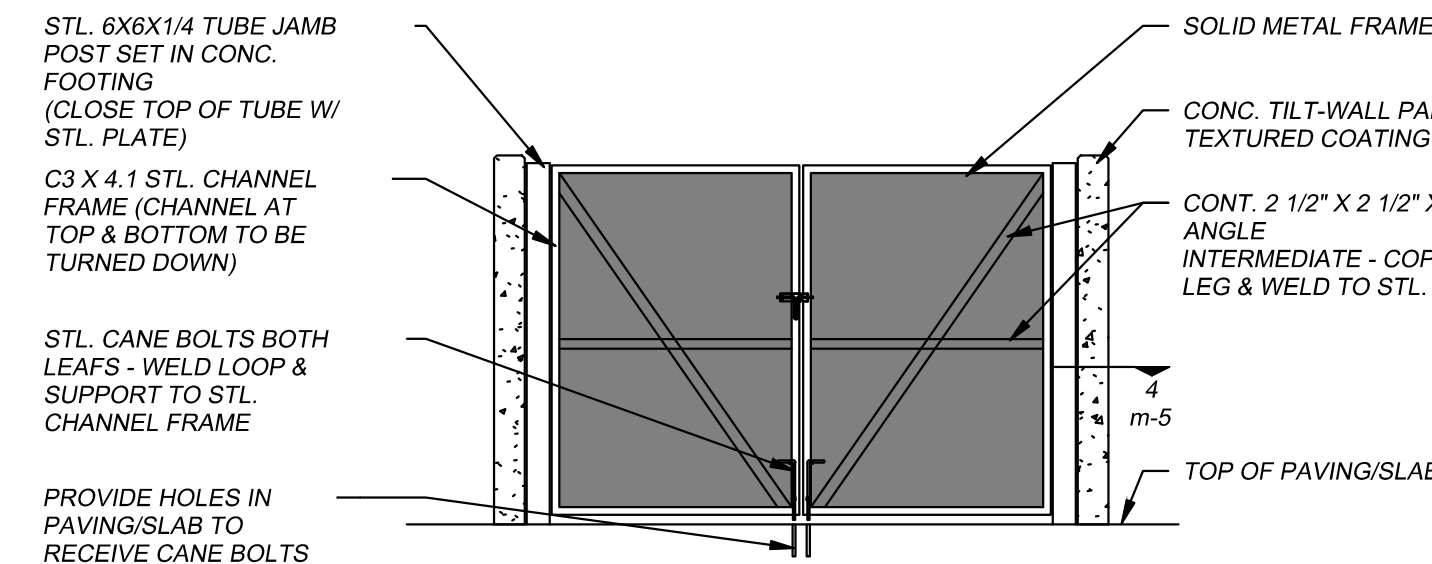
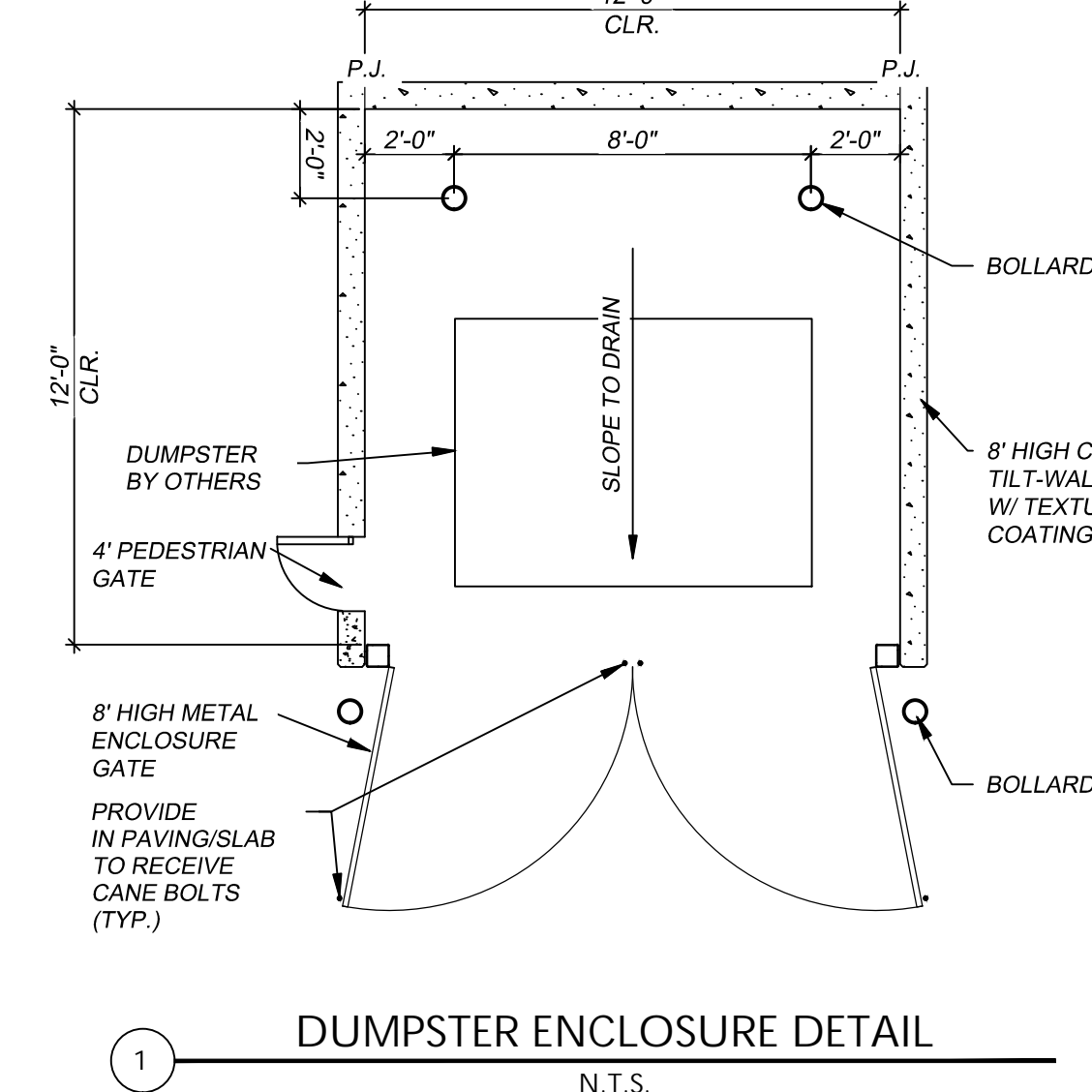
ARCHITECT:  
WARE MALCOMB  
3090 NOWITZKI WAY, SUITE 300  
(281) 954-2514  
C/O: BRONT YOST  
EMAIL: BYOST@WAREMALCOMB.COM

ENGINEER:  
LANGAN  
8951 CYPRESS WATERS BLVD.,  
SUITE #150  
DALLAS, TX 75019  
817.328.3200  
C/O: SONY DAVID, P.E.  
EMAIL: SDAVID@LANGAN.COM

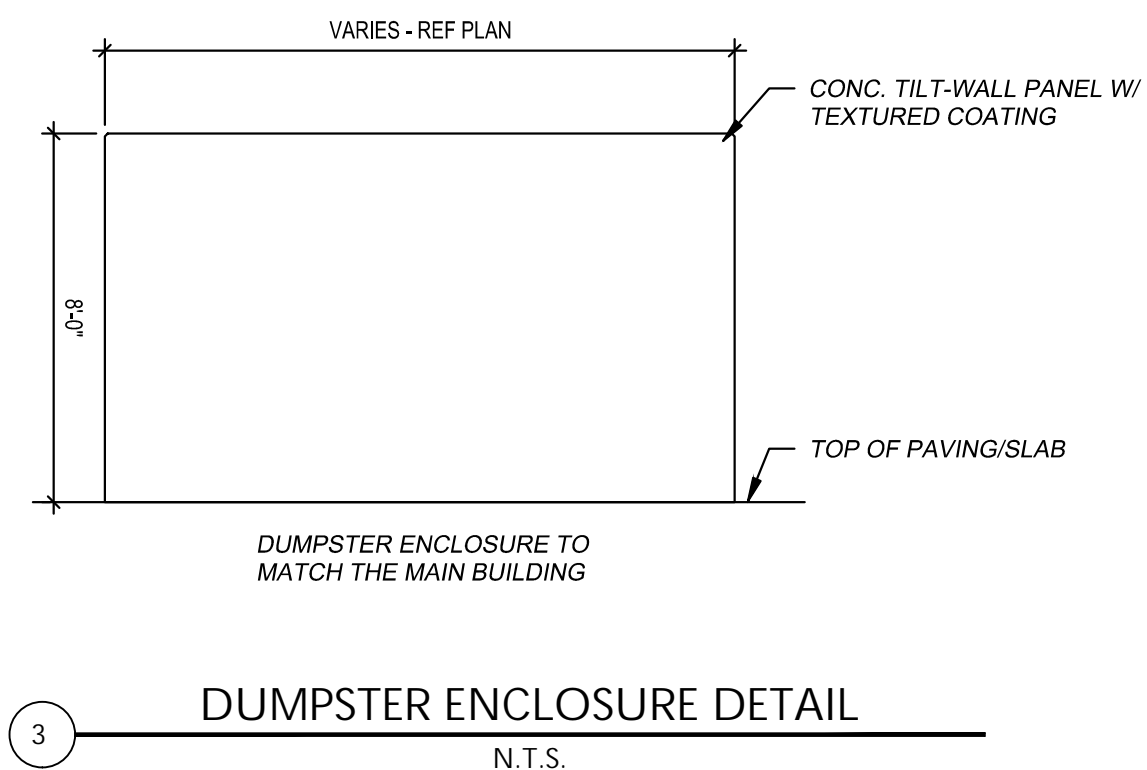
SURVEYOR:  
WINDROSE LAND SURVEYING  
1955 LAKEWAY DRIVE, SUITE 200  
LEWISVILLE, TX 75057  
(972) 370-5834  
C/O: GRAYSON CEBALLOS  
EMAIL: CEBALLOS@WINDROSESERVICES.COM

SITE DATA TABLE	
TOTAL SITE ACREAGE	10.52 AC
EXISTING ZONING	LI - LIGHT INDUSTRIAL
PROPOSED USE	OFFICE WAREHOUSE
PROPOSED BUILDING AREA	51,576 SF (BUILDING A) + 74,568 SF (BUILDING B) = 126,144 SF
PROPOSED BUILDING HEIGHT	37.00 FT
PROPOSED REQUIRED PARKING (NOTE 1)	50 + 112 = 162 (TOTAL)
PROPOSED PARKING SPACES	163 SPACES
PROPOSED LOT AREA COVERAGE	27.53 %
PROPOSED FLOOR AREA RATIO	0.27

NOTES:  
1. NO OPEN STORAGE PROPOSED.  
2. SUBJECT PROPERTY IS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR DALLAS COUNTY, TEXAS AND INCORPORATED AREAS, MAP NO. 48113C0155K, EFFECTIVE DATE: JULY 7, 2014. ALL OF THE SUBJECT PROPERTY IS SHOWN TO BE LOCATED IN ZONE "X" ON SAID MAP.



NOTES:  
1. ALL EXPOSED METAL TO BE PAINTED.  
2. DUMPSTER WALL & GATE COLOR AND FINISH TO BE COORDINATED WITH ARCHITECTURAL PLANS



**LANGAN**  
Langan Engineering and  
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8951 Cypress Waters Blvd, Suite 150  
Dallas, TX 75019  
T:817.328.3200  
www.langan.com  
TBPE FIRM REG. #F-13709

Project  
**BLP E BELT LINE ROAD  
DEVELOPMENT**  
PLAT: BPL E BELT LINE ROAD DEVELOPMENT ADDITION  
LOT 1, BLOCK A, SIZE: 10.52 AC, ZONE:LI  
COPPELL  
DALLAS COUNTY  
TEXAS

Drawing Title  
**SITE PLAN**

Project No. <b>520038501</b>	Drawing No. <b>CS101</b>
Date <b>07/20/2022</b>	
Drawn By <b>RA</b>	
Checked By <b>JR</b>	