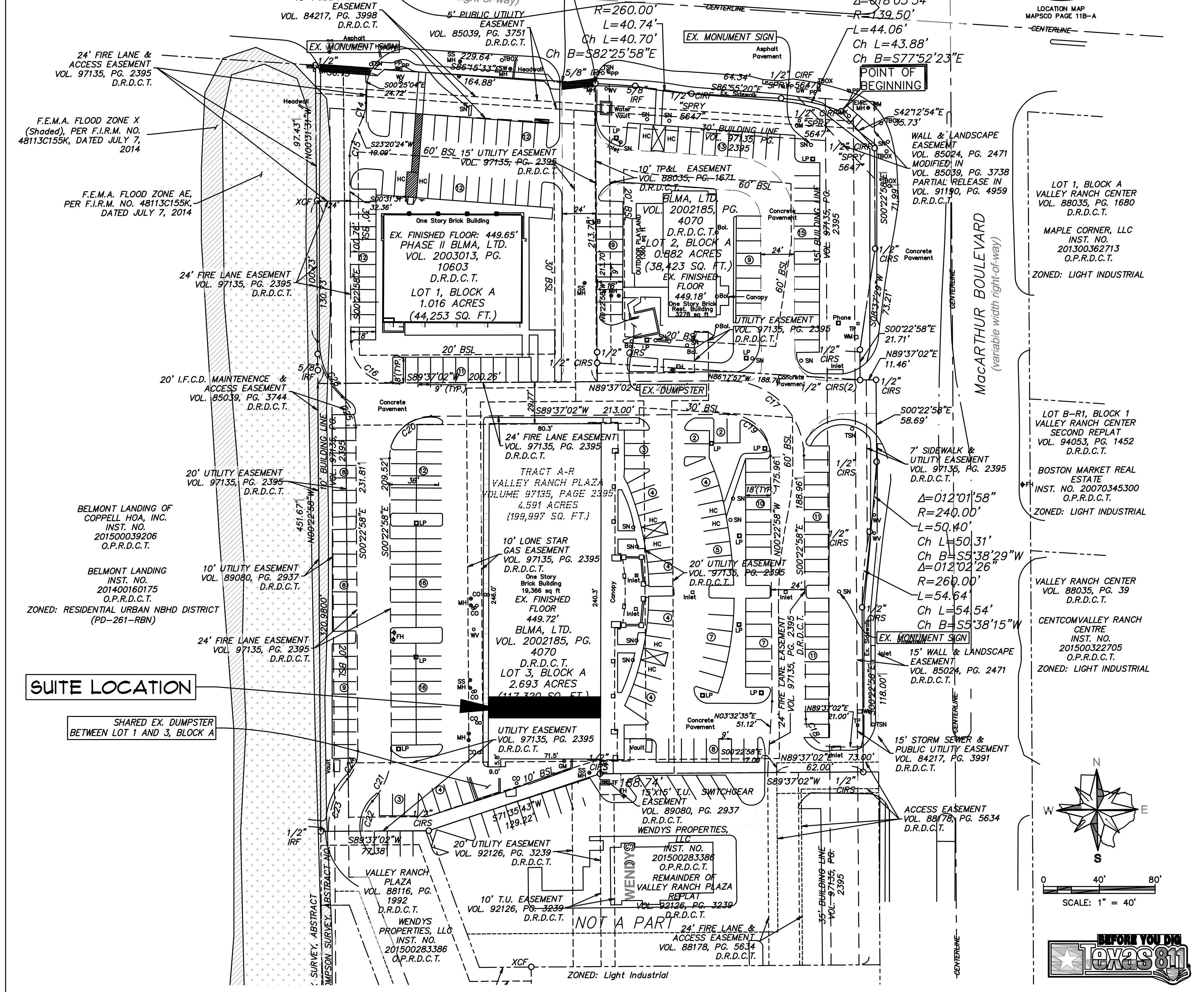
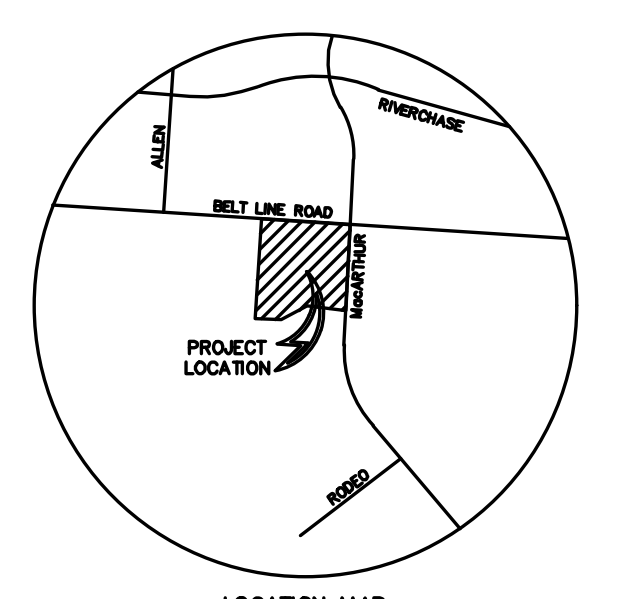


ABBREVIATION LEGEND

PP	Power Pole	IRF	Iron Rod Found
GW	Guy Wire	IRS	Iron Rod Set
MH	Manhole	CIRS	Iron Rod Set w/ cap "WAI"
WV	Water Valve	CIRF	Iron Rod Found w/ cap
TP	Telephone Pedestal	XCS	Cut in Concrete Set
WM	Water Meter	XCF	Cut in Concrete Found
LP	Light Pole	PK	PK Nail
IV	Irrigation Valve	PKF	PK Nail Found
CO	Clean Out	SS	Sanitary Sewer
AC	Air Conditioner	SW	Storm Sewer
TV	TV	TF	Transformer pad
SB	Signal Box	GM	Gas Meter
SN	Signal Pole	GMK	Gas Marker
SP	Sign	TSN	Traffic Sign
CM	Control Monument	UCG	Underground Cable Marker
		ED	Electric Box
		EM	Electric Meter

LEGEND
24' FIRE LANE AND ACCESS EASEMENT



Parking Analysis Plan

	Business Name	Occupancy	Suite	Lot	Square Footage	Ratio	Parking Spaces Required by Code	Parking Spaces Provided
1	Martial Arts	B - Business	100	3	2,400	1:200	12	
2	Singas Pizza	A2-Restaurant	105	3	1,120	1:100	11.20	
3	Donut Palace	A2-Restaurant	110	3	1,100	1:100	11	
4	StunP	B - Business	115	3	1,200	1:200	18	
5	Sayfani	A2-Restaurant	120	3	1,800	1:100	18	
6	Peacock Indian Cuisine	A2-Restaurant	125	3	4,500	1:100	45	
7	Supercuts	B - Business	130	3	1,200	1:200	6	
8	Coppel Nails	B - Business	135	3	1,735	1:200	8.68	
9	glo Tanning	B - Business	140	3	2,542	1:200	12.71	
10	Wu's Asian Bistro	A2-Restaurant	145	3	1,800	1:100	16	
11	Smoke Shop	B - Business	125	1	1,800	1:200	8	
12	Bombay Curry Pizza	A2-Restaurant	150-175	1	2,400	1:100	24	
13	Subway	A2-Restaurant	300	1	1,500	1:100	15	
14	America First Urgent Care	B - Medical Office	400	1	1,500	1:175	8.57	
						Total	214.16	209

Parking Available

Lot 1	47
Lot 3	162
Total	209

- NOTES:**
1. PROPOSED PD TO INCREASE ALLOWED RESTAURANT AREA ON LOTS 1 & 3, BLOCK A FROM 8,400 SF TO 14,020 SF.
 2. PROPOSED PD TO UTILIZE AN EXCEPTION TO ALLOW 209 PARKING SPACES TO ACCOMMODATE THE PROPOSED INCREASE IN RESTAURANT USES THAT WOULD TYPICALLY REQUIRE 214 PARKING SPACES.
 3. TYPICAL PARKING SPACES ARE 9'X18'.
 4. EACH LOT SHALL BE RESPONSIBLE FOR MAINTENANCE OF THEIR OWN LOT'S PAVING, LANDSCAPING, AND UTILITIES.

- PD CONDITIONS:**
1. SETBACKS FOR LOT 3, BLOCK A TO BE AS SHOWN ON THE PLAN.
 2. INTERNAL LANDSCAPE BUFFERS SHALL BE AS NOTED ON THE PLAN.
 3. SITE IS SUBJECT TO A SHARED PARKING AGREEMENT BETWEEN LOT 1 & 3, FILED & RECORDED IN DALLAS COUNTY ON FEBRUARY 26, 2021. DOCUMENT #:202100054436 RECEIPT #:20210226000502
 4. SHARED DUMPSTER AS SHOWN ON PLAN BETWEEN LOT 1 AND 3, BETWEEN LOT 1 & 3, FILED & RECORDED IN DALLAS COUNTY ON FEBRUARY 26, 2021. DOCUMENT #:202100054436 RECEIPT #:20210226000502.

SITE DATA TABLE

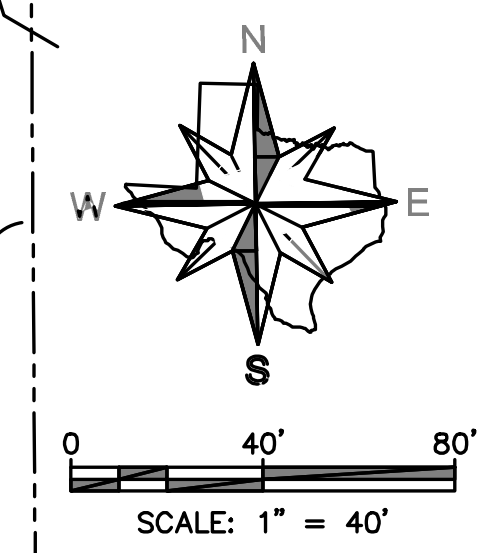
	LOT 1, BLOCK A	LOT 2, BLOCK A	LOT 3, BLOCK A
LOT SIZE	1.016 ACRES	0.88 ACRES	2.693 ACRES
EXISTING ZONING	PD-157R8-C	PD-157R8-C	PD-157R8-C
PROPOSED ZONING	PD-157R9-C	PD-157R9-C	PD-157R9-C
USE / BUILDING AREA			
RETAIL	1,600 SF - 23%		9,077 SF - 47%
RESTAURANT	3,900 SF - 21%	3,278 SF - 100%	10,120 SF - 53%
MEDICAL OFFICE	1,500 SF - 56%		
TOTAL	7,000 SF	3,278 SF	19,197 SF
REQUIRED PARKING			
RETAIL (1 PER 200 S.F.)	8 SPACES		45 SPACES
RESTAURANT (1 PER 100 S.F.)	39 SPACES	33 SPACES	101 SPACES
MEDICAL OFFICE (1 PER 175 S.F.)	8.57 SPACES		
TOTAL	56 SPACES	33 SPACES	147 SPACES
EXISTING PARKING PROVIDED	47 SPACES	45 SPACES	162 SPACES
EXISTING PROVIDED PARKING RATIO	1/149	1/73	1/120
EXISTING HANDICAP REQUIRED	2 SPACES	2 SPACES	6 SPACES
EXISTING HANDICAP PROVIDED	2 SPACES	2 SPACES	6 SPACES
EXISTING COVERAGE	18.08%	8.53%	16.51%

* PARKING PROVIDED TOTAL INCLUDES HC PARKING

NOTE:
SITE PLAN IS INTENDED TO REFERENCE THE LOCATION OF THE INTERIOR FINISH-OUT. THERE ARE NO CHANGES TO THE DRIVES, PARKING OR SIDEWALKS. ALL CHANGES ARE INTERIOR TO THE BUILDING ENVELOPE.

SUITE LOCATION

SHARED EX. DUMPSTER BETWEEN LOT 1 AND 3, BLOCK A



VALLEY RANCH PLAZA PHASE 1 AND 2
LOTS 1-3, BLOCK A
4.591 ACRES ~ ZONED COMMERCIAL (PD-157R7)
SINGLETON THOMPSON SURVEY, ABSTRACT NO. 1493
CITY OF COPPELL
DALLAS COUNTY, TEXAS



SINGAS PIZZA & RESTAURANT
INTERIOR FINISH-OUT FROM PROTOTYPICAL DESIGN

REVISION SCHEDULE

NO.	DESCRIPTION	DATE