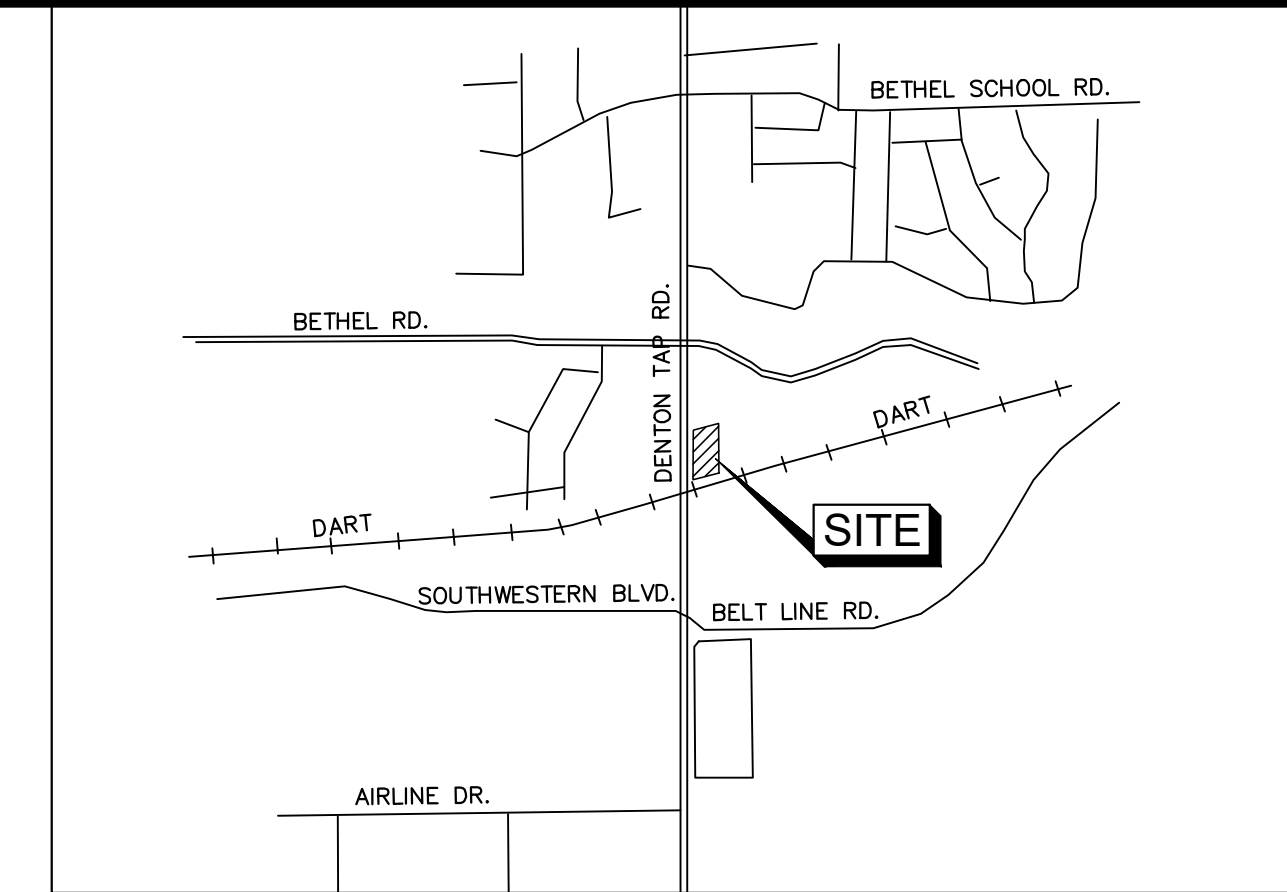
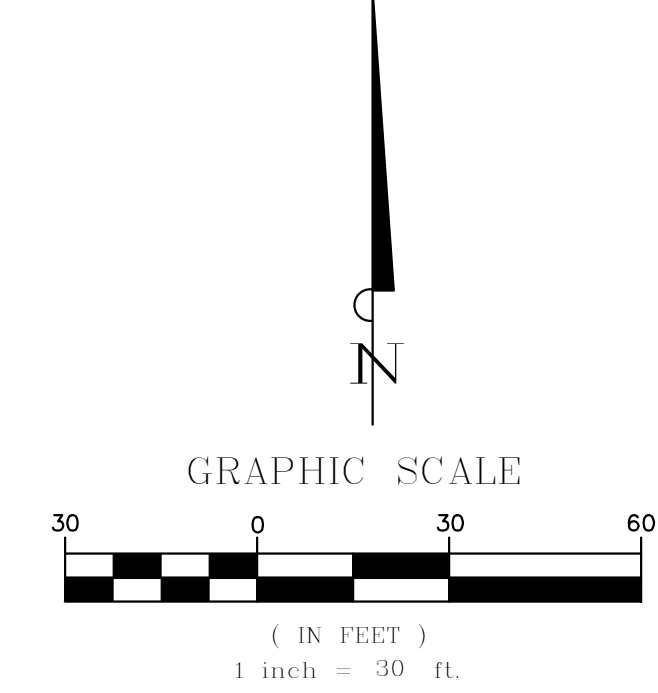
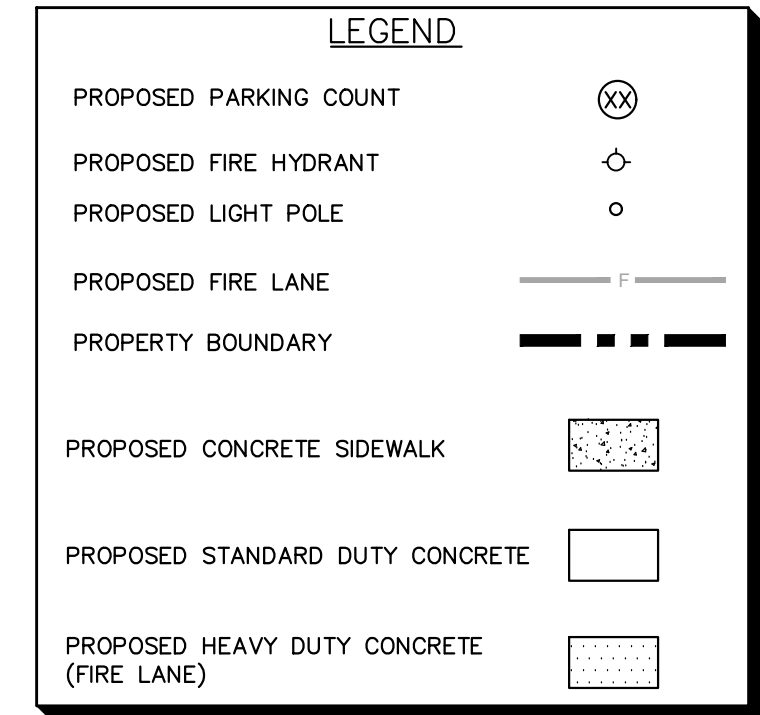
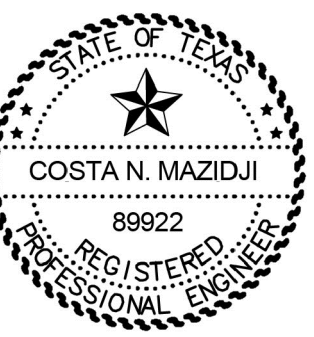




SITE DATA SUMMARY TABLE		
GENERAL SITE DATA		
Existing Zoning	PD-286-R	
Proposed Zoning	PD-286R-R	
Land Area	2,453 acres (106,873 SF)	
Proposed Use:		
Retail (square feet)	12,755 SF	
Restaurant (square feet)	4,000 SF	
Total Building Area (square feet):	16,755 SF	
Building A (square feet)	10,206 SF	
Retail (square feet)	7,806	
Restaurant (square feet)	2,400 SF	
Building B (square feet)	6,549 SF	
Retail (square feet)	4,949 SF	
Restaurant (square feet)	1,600 SF	
Building Height	1 Story (30 FT)	
Lot Coverage (percent - x.xx %)	15.70%	
Floor Area Ratio (ratio xx:1)	0.15:1	
PARKING		
	REQUIRED spaces	PROVIDED spaces
Building A		
Retail Parking - 7,806 SF @ 1space/200 SF	39	39
Restaurant Parking - 2,400 SF @ 1space/100 SF	24	24
Patio Parking - 414 SF @ 1space/100 SF	4	0
Building B		
Retail Parking - 4,949 SF @ 1space/200 SF	25	25
Restaurant Parking - 1,600 SF @ 1space/100 SF	16	16
Total Parking	108	104
IMPERVIOUS SURFACE		
Parking and Drives	62,279 SF	
Sidewalks	6,697 SF	
Building Area	16,755 SF	
TOTAL IMPERVIOUS SURFACE	85,731 SF	
PERVIOUS SURFACE	21,142 SF (19.8% of Site Area)	

- PD CONDITIONS:**
1. To allow patios under 500-SF per building, to not have an additional parking requirement. Anything over 500-SF must be parked.
 2. To allow the landscaping as presented
 3. To allow the use of metal awnings



06/14/25

FIRM REGISTRATION F-10158

CITY OF COPPELL, TX

SITE PLAN - PECAN CREEK ADDITION
LOT 2A-R, BLOCK A - June 14, 2025

MAZIDJI GROUP

CIVIL ENGINEERING AND ENVIRONMENTAL PROFESSIONALS
11105 FERNALD AVE. DALLAS, TX 75218 214-663-1068
CONTACT: COSTA MAZIDJI, P.E.

DESIGNED	CM	SCALE: AS SHOWN	JOB NO. MG338
DRAWN	JDB	DATE: JUNE 2025	
CHECKED	CM		

PROPERTY OWNER:

Biladi Investment, LLC
1035 N I-35E, Suite 315
Carrollton, TX 75006
Contact: Shayma Bairuty
Phone: 469-358-6654
Email: Sbairuty@yahoo.com

ENGINEER:

Mazidji Group
11105 Fernald Avenue
Dallas, TX 75218
Contact: Costa MAZidji, PhD, PE
Phone: 214-663-10684
Email: Costa@mazidjigroup.com

SITE PLAN

CS1