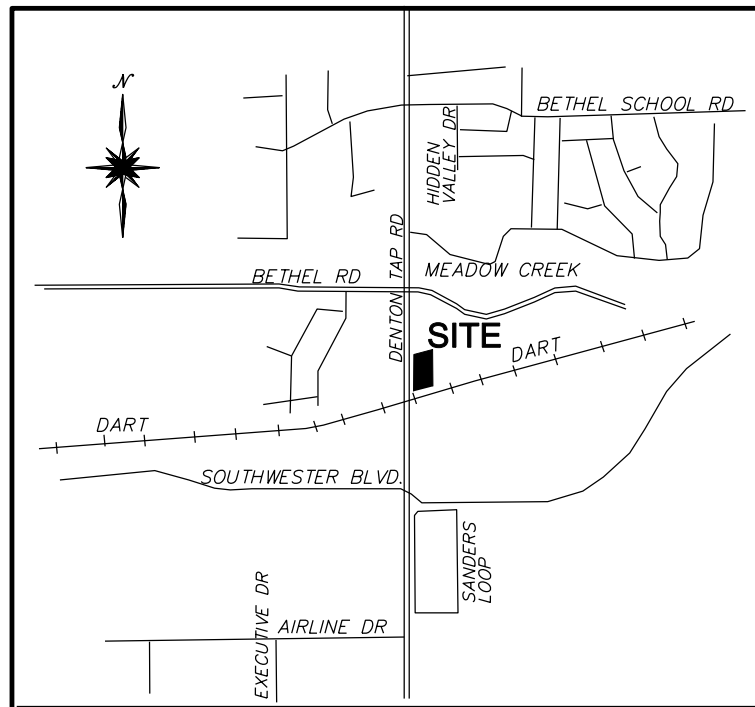
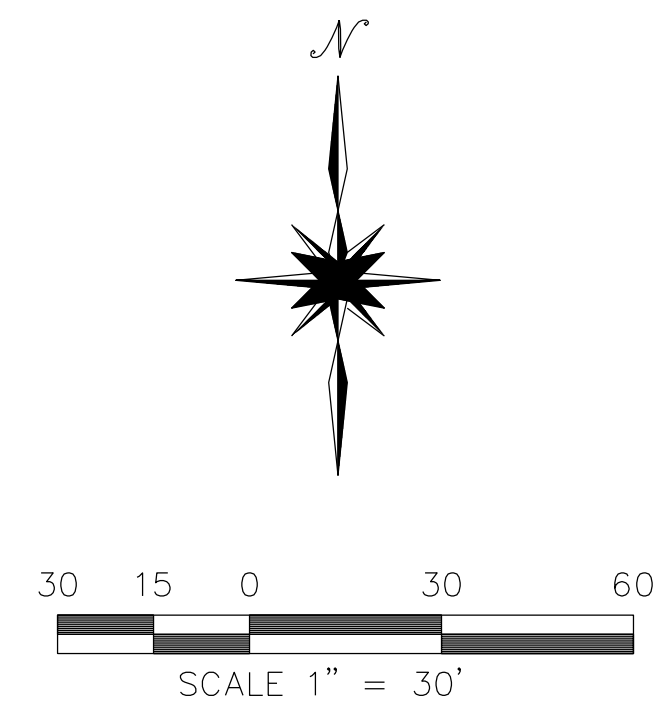
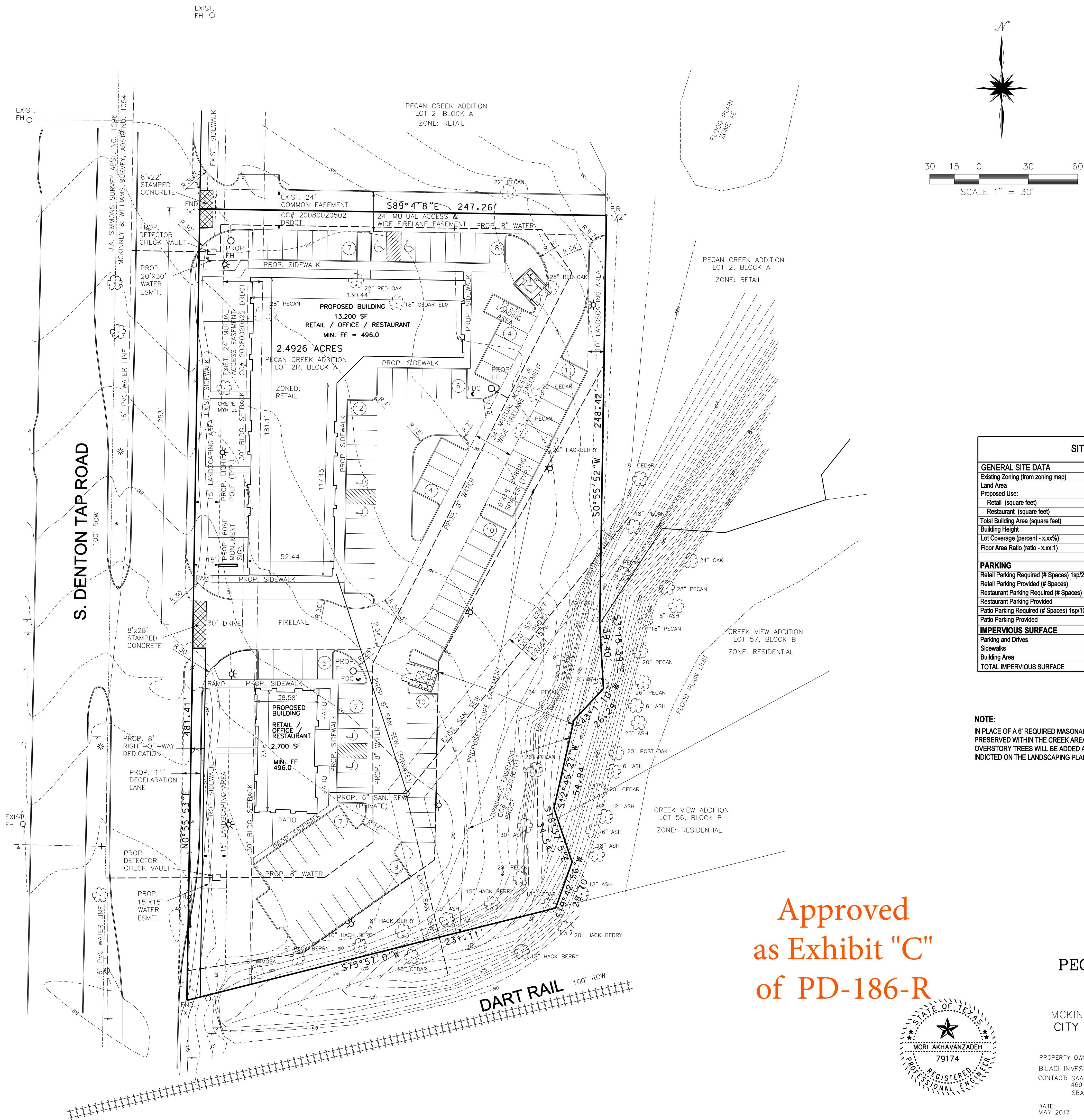




LOCATION MAP
NTS



SITE DATA SUMMARY TABLE	
GENERAL SITE DATA	
Existing Zoning (from zoning map)	R (Retail)
Land Area	2.4926 acres (108,577 sf)
Proposed Use:	
Retail (square feet)	13200 sf
Restaurant (square feet)	2700 sf
Total Building Area (square feet)	15,900 SF
Building Height	1 Story (30 feet)
Lot Coverage (percent - x.xx%)	14.6%
Floor Area Ratio (ratio - x.xx:1)	0.14:1
PARKING	
Retail Parking Required (# Spaces) 1sp/200sf	66 Spaces
Retail Parking Provided (# Spaces)	67 Spaces
Restaurant Parking Required (# Spaces) 1sp/100sf	27 Spaces
Restaurant Parking Provided	27 Spaces
Patio Parking Required (# Spaces) 1sp/100sf	6 Spaces
Patio Parking Provided	6 Spaces
IMPERVIOUS SURFACE	
Parking and Drives	37300 SF
Sidewalks	6530 SF
Building Area	15,900 SF
TOTAL IMPERVIOUS SURFACE	59,730 SF

NOTE:
IN PLACE OF A 6' REQUIRED MASONARY SCREENING WALL, TREES WILL BE PRESERVED WITHIN THE CREEK AREA AND ADDITIONAL EVERGREEN / OVERSTORY TREES WILL BE ADDED ALONG THE EAST PROPERTY LINE AS INDICATED ON THE LANDSCAPING PLAN.

Approved
as Exhibit "C"
of PD-186-R

DETAIL SITE PLAN
FOR
PD-286-R
PECAN CREEK SHOPPING CENTER
2.4926 ACRES
BLOCK A, LOT 2R
MCKINNEY & WILLIAMS SURVEY, ABST. NO. 1054
CITY OF COPPELL, DALLAS COUNTY, TEXAS



PROPERTY OWNER:
BILADI INVESTMENT, LLC.
CONTACT: SAAD BIARUTY
469-583-1115
SBAIRUTY@YAHOO.COM
DATE: MAY 2017
SCALE: 1"=30'
PREPARED BY:
Mori's ENGINEERING, INC.
2616 Pickwick Lane Plano, Texas 75093
CONTACT: MORI AKHAVAN 972-816-2626
moriakhavan@yahoo.com
FIRM NO. F-7701