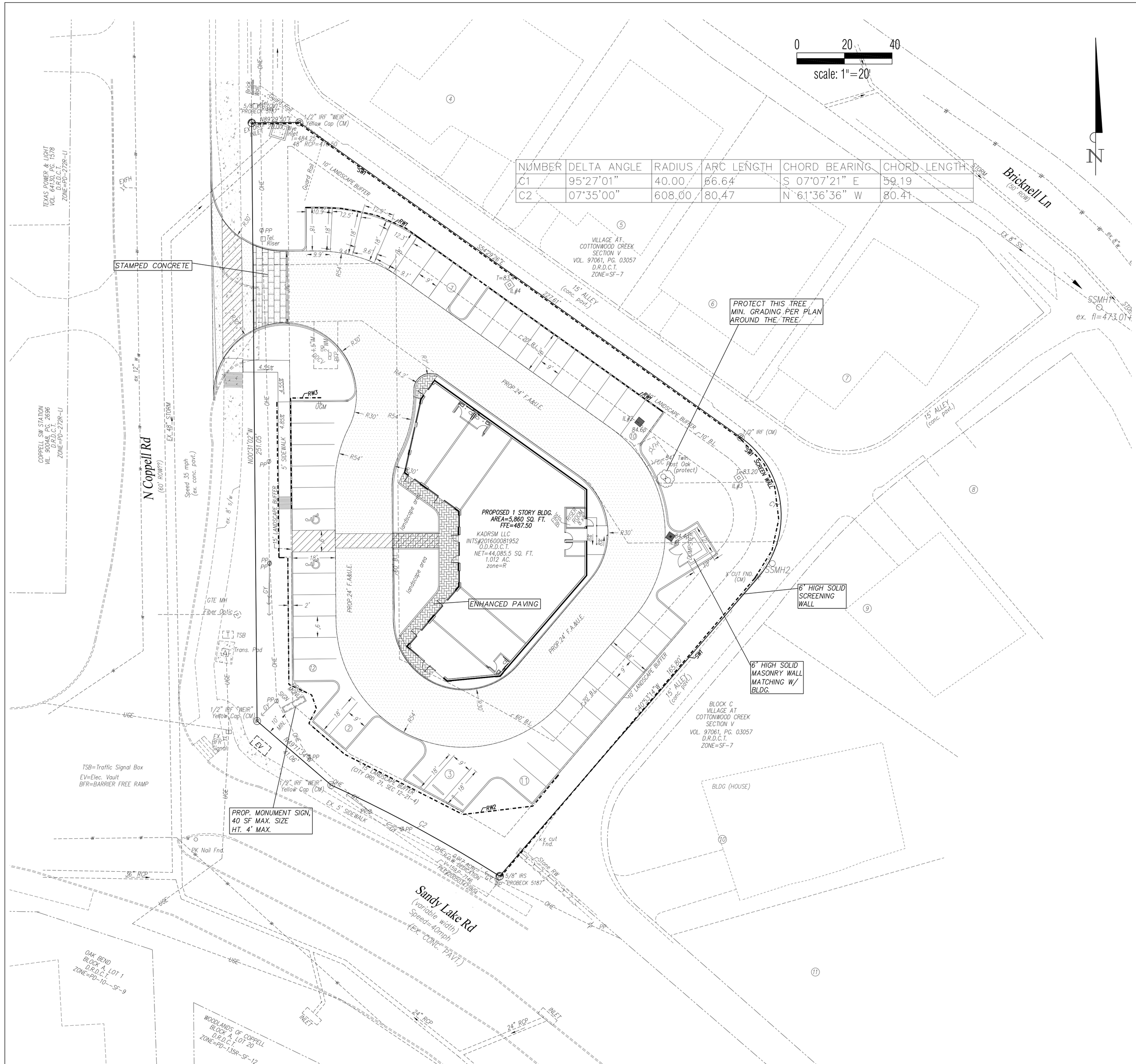
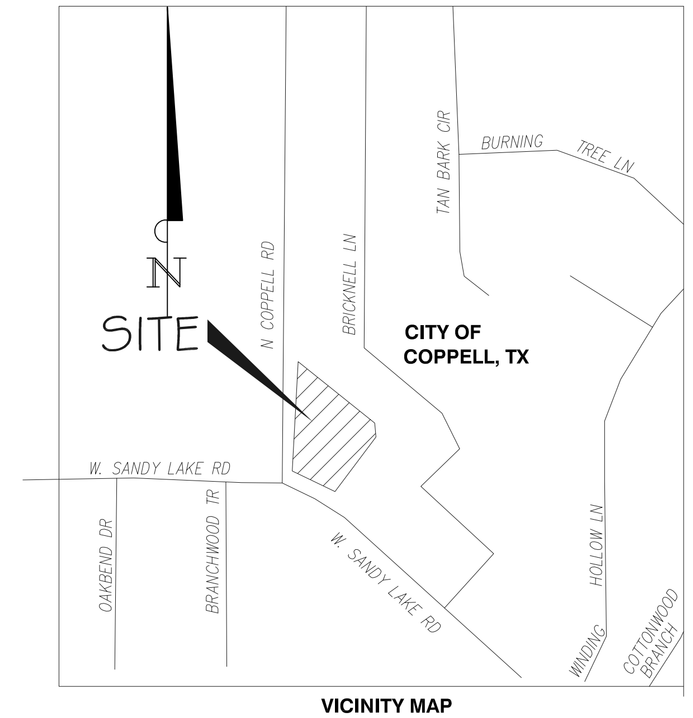


NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	95°27'01"	40.00	66.64	S 07°07'21" E	59.19
C2	07°35'00"	608.00	80.47	N 61°36'36" W	80.41



VICINITY MAP
NO SCALE

SITE NOTES:

1. ALL DIMENSIONS ARE MEASURED FROM THE FACE OF CURB. SIDEWALK DIMENSIONS ARE MEASURED FROM EDGE TO EDGE OF SIDEWALK. ALL SIDEWALKS ARE 5 FEET IN WIDTH UNLESS SHOWN OTHERWISE.

2. ALL PARKING LOT SIZES ARE TYPICALLY 18'X9' UNLESS OTHERWISE SHOWN.

DATA TABLE

ZONING	R (RETAIL DISTRICT)
PROPOSED USE	RETAIL/MEDICAL OFFICE
LOT AREA	GROSS=1.012 ACRES (44,085.5 SF)
BLDG. AREA (1 STORY)	5,860 SF
LOT COVERAGE (BLDG. AREA/LOT AREA)	5,860/44085.5*100=13.29%
BLDG. HEIGHT (allowed) 35' MAX (2.5 STORIES-MAX)	(allowed) 35' MAX (2.5 STORIES-MAX) 26' – 31'max. provided
FLOOR RATIO	0.13
OTHER IMPERVIOUS AREA (PARKING & DRIVEWAYS ETC)	23,405.5 SF
TOTAL IMPERVIOUS AREA	5860+23,405.5=29,26.5 SF (66.38%)
TOTAL PERVIOUS AREA	14,820 SF (33.62%)
PARKING REQUIRED MEDICAL OFFICE= 3300 SF 1 SPACE/175 SF RETAIL=2560 SF 1 SPACE/200 SF	 19 13 total=32
PARKING PROVIDED	REGULAR =43 HANDICAPPED=2 TOTAL=45

TREE NOTE:
EX. # OF TREES = 4
TREES TO BE REMOVED =3
FRONT YARD = 30' OR 60' IF W/ PARKING
SIDE YARD (ADJACENT O STREET OR PROPERTY LINE)=30'
REAR YARD = 10'
LANDSCAPE REQUIREMENTS PER ARTICLE 34

LEGENDS:

FIRE LANE

ENHANCED PAVING /STAMPED CONCRETE

RW1, RW2, RW3 = RETAINING WALL 1, 2, 3.
F.A.&U.E.=FIRE ACCESS & UTILITY EASEMENT

CONSULTANT:
Civil Urban Associates, Inc.
CUA • Civil Engineering • Structural Engineering • Planning • Construction Management • Land Development • Surveying
Firm Reg. No. 13795
9401 LBJ Frwy #305, Dallas, TX 75243
Phone: 469-226-5965
E-mail: mmi.engineers@cuainc.com

DEVELOPER:

OWNER:
KARDSM LLC
CONTACT: AJAY KADYAN
AJAYKADYAN@HOTMAIL.COM
262-573-5937 CELL
148 bricknell Lane
Coppell, Texas 75019

PROJECT:
PROPOSED
VILLAGE OF COTTONWOOD CREEK RETAIL
NET 1.012 ACRES TRACT
(44,085 SQ. FT.)
OUT OF DEED DOC#20160008195 2
THOMAS L. HOLLAND SURVEY, ABSTRACT NO. 624
DALLAS, COUNTY, COPPELL, TX
150 N COPPELL RD, COPPELL, TX 75019

REVISIONS: DATE:

SEAL:
PRELIMINARY
STATE OF TEXAS
MD MOZHARUL ISLAM
90182
LICENSED
PROFESSIONAL ENGINEER

TITLE:
SITE PLAN

DATE: 1-28-18	SCALE:
DRAWN:	CHECKED:
PROJECT #: C1222017	
SHEET NO: C4	