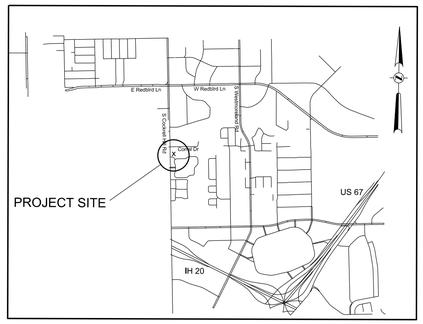
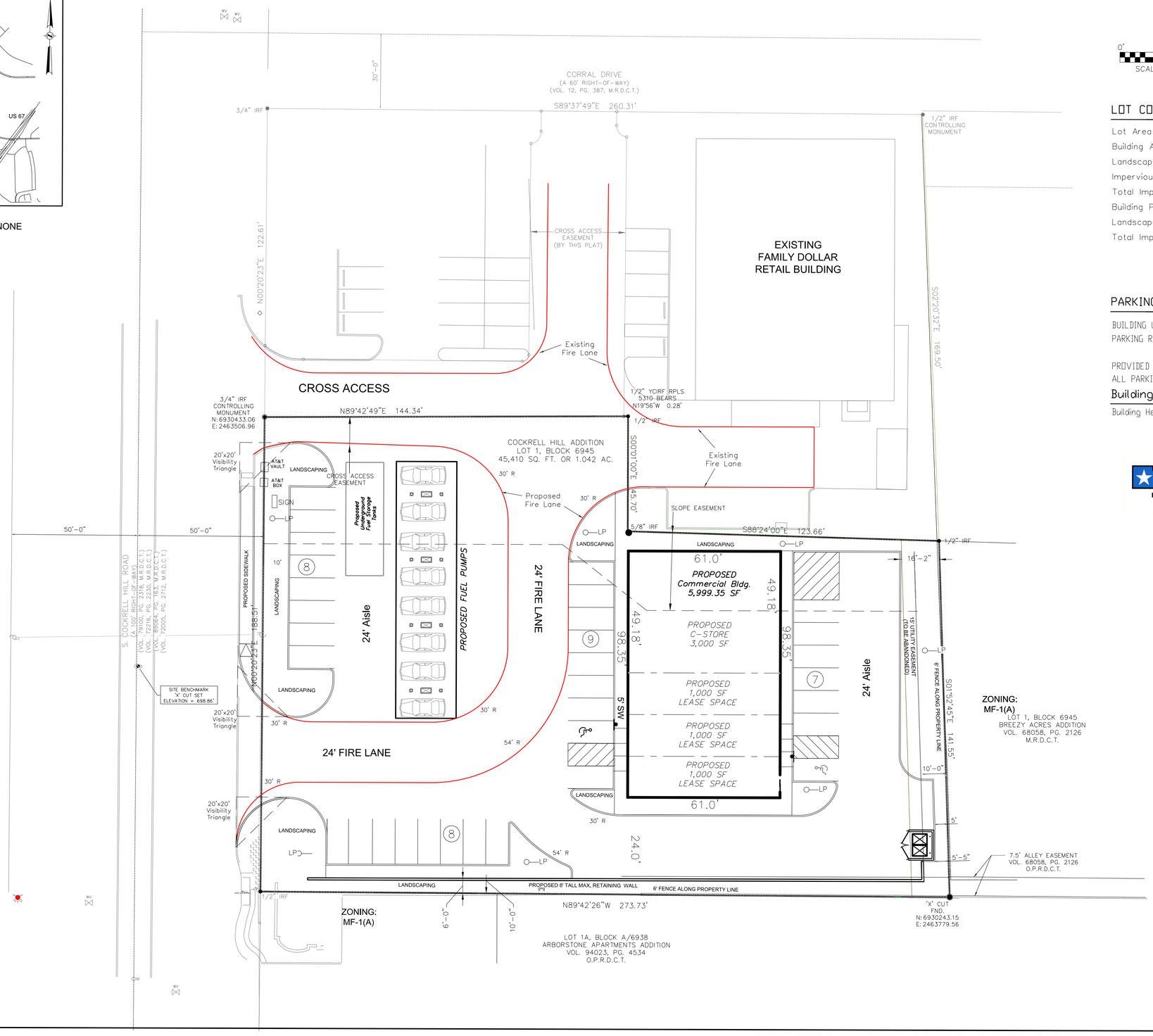


VICINITY MAP SCALE: NONE



0' 20' 40'
SCALE: 1" = 20'

LOT COVERAGE

Lot Area = 45,410 sf (1.042 Acres)
Building Area = 5,999.35sf
Landscape Area = 8,242.5sf
Impervious Area = 31,167.5sf (not incl. bldg.)
Total Impervious Area = 37,167.5sf (incl. bldg.)
Building Percent of Lot Area = 13.21%
Landscape Area Percent of Lot Area = 18.15%
Total Impervious Area Percent of Lot Area = 81.85%

PARKING REQUIREMENT

BUILDING USE: COMMERCIAL BUILDING
PARKING REQUIRED: Service Station = 6 spaces
Laundry = 15 SPACES
PROVIDED = 32 SPACES (INCL. 4 ADA SPACES)
ALL PARKING STALLS ARE 9'x18'

Building Height

Building Height Max. = 24'

Texas 811 Know what's below. Call before you dig.

OWNER:
COCKRELL HILL PLAZA, LLC
5721 ADAIR LN.
PLANO, TX 75024

APPLICANT:
ZAHIR MAKHANI,
5721 ADAIR LN.
PLANO, TX 75024
TEL: (214-546-7503)
EMAIL:ZAHRAMAKHANI@AOL.COM

REVISIONS

	Date	Description

Project Name & Address:

PROPOSED C-STORE RETAIL BUILDING
6450 S. COCKRELL HILL RD.

Sheet Title:
SITE PLAN

Date: JULY 1, 2024

Scale: 1" = 20'

Sheet No.: C-1.0

OKM Project No.:

Owner's Project No.: N/A