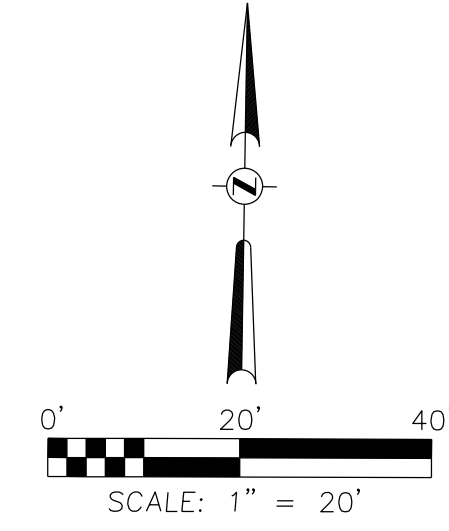


VICINITY MAP SCALE: NONE



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'



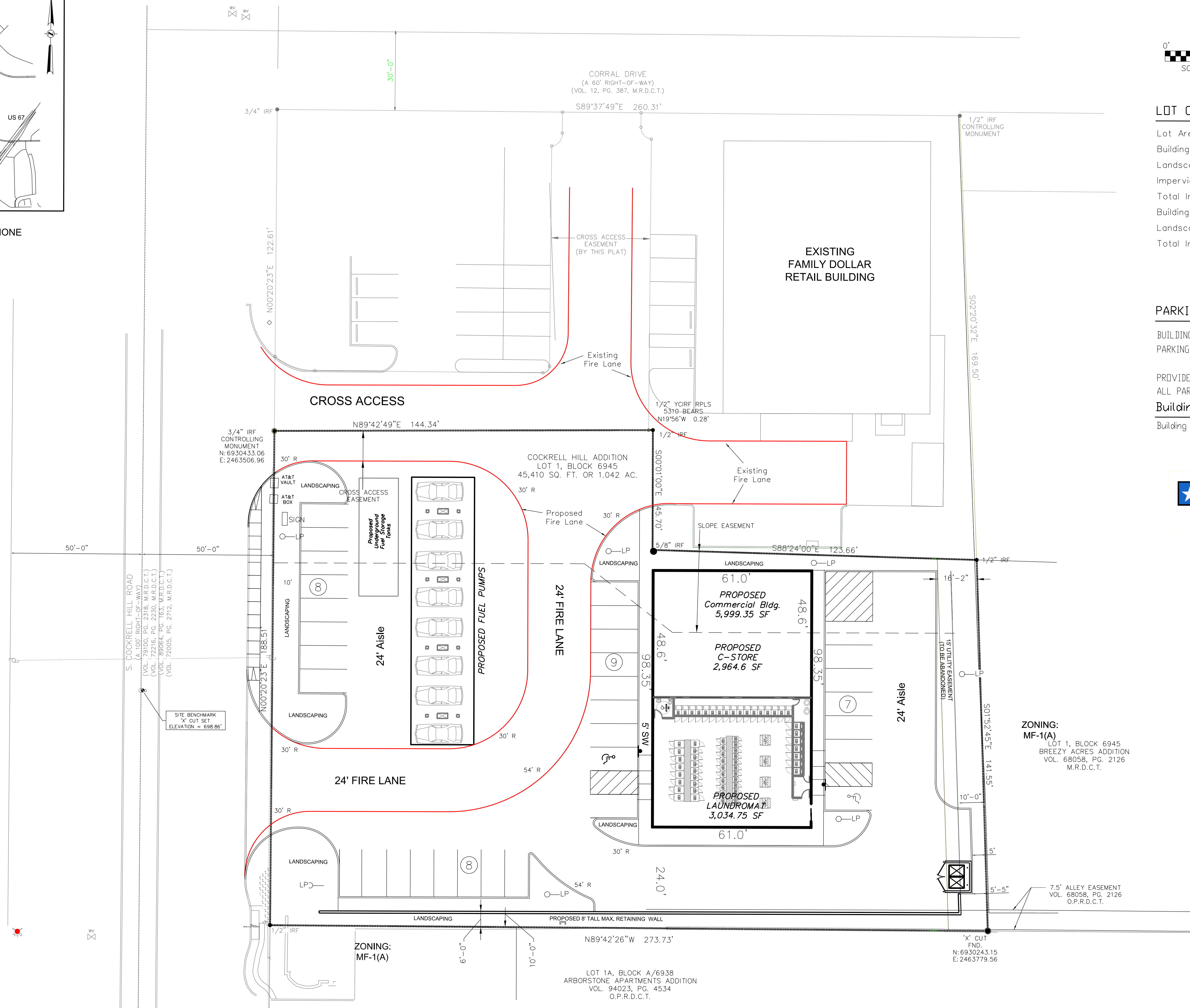
OWNER:
 COCKRELL HILL PLAZA, LLC
 5721 ADAIR LN.
 PLANO, TX 75024

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

REVISIONS	
Date	Description

Project Name & Address:
PROPOSED C-STORE RETAIL BUILDING
 6450 S. COCKRELL HILL RD.

Sheet Title: SITE PLAN	
Date: February 29, 2024	
Scale: 1" = 20'	Sheet No.: C-1.0
OKM Project No.:	
Owner's Project No.:	N/A



ZONING:
 MF-1(A)
 LOT 1, BLOCK 6945
 BREEZY ACRES ADDITION
 VOL. 68058, PG. 2126
 M.R.D.C.T.

ZONING:
 MF-1(A)

LOT 1A, BLOCK A/6938
 ARBORSTONE APARTMENTS ADDITION
 VOL. 94023, PG. 4534
 O.P.R.D.C.T.

7.5' ALLEY EASEMENT
 VOL. 68058, PG. 2126
 O.P.R.D.C.T.