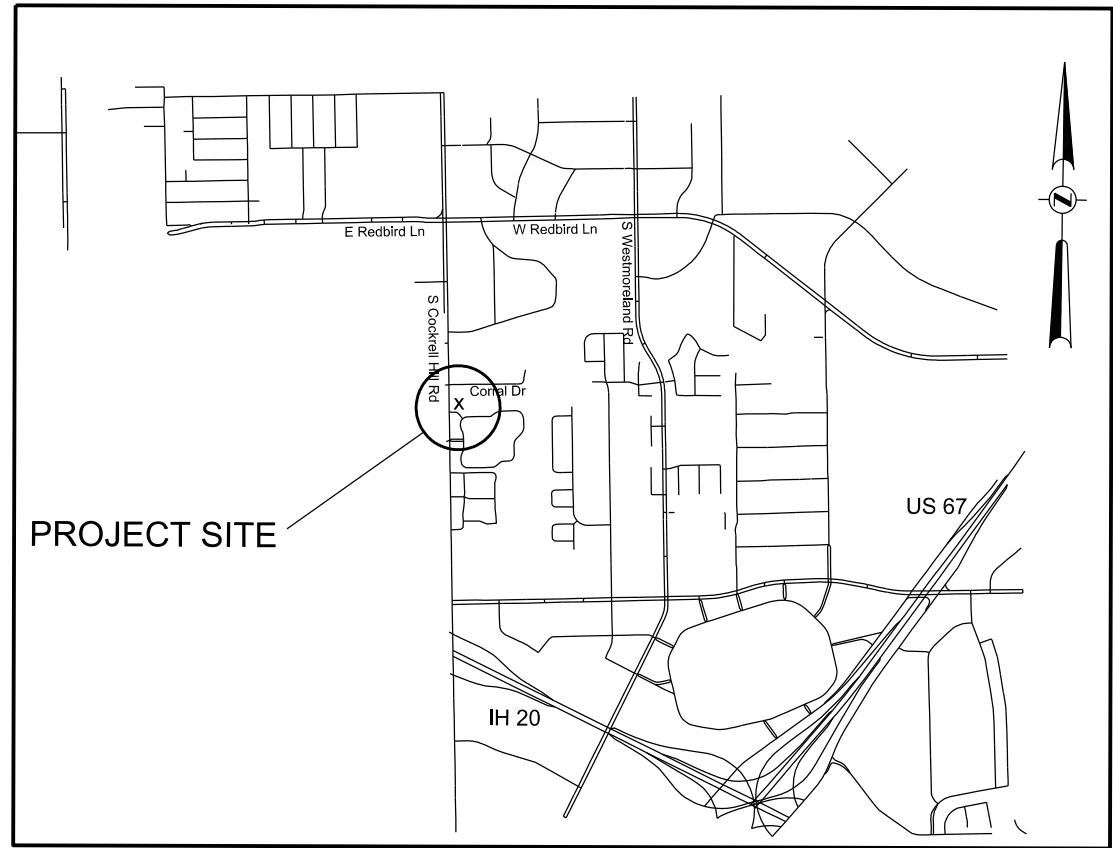
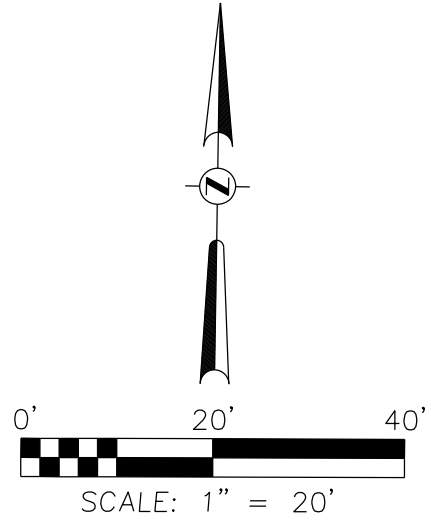
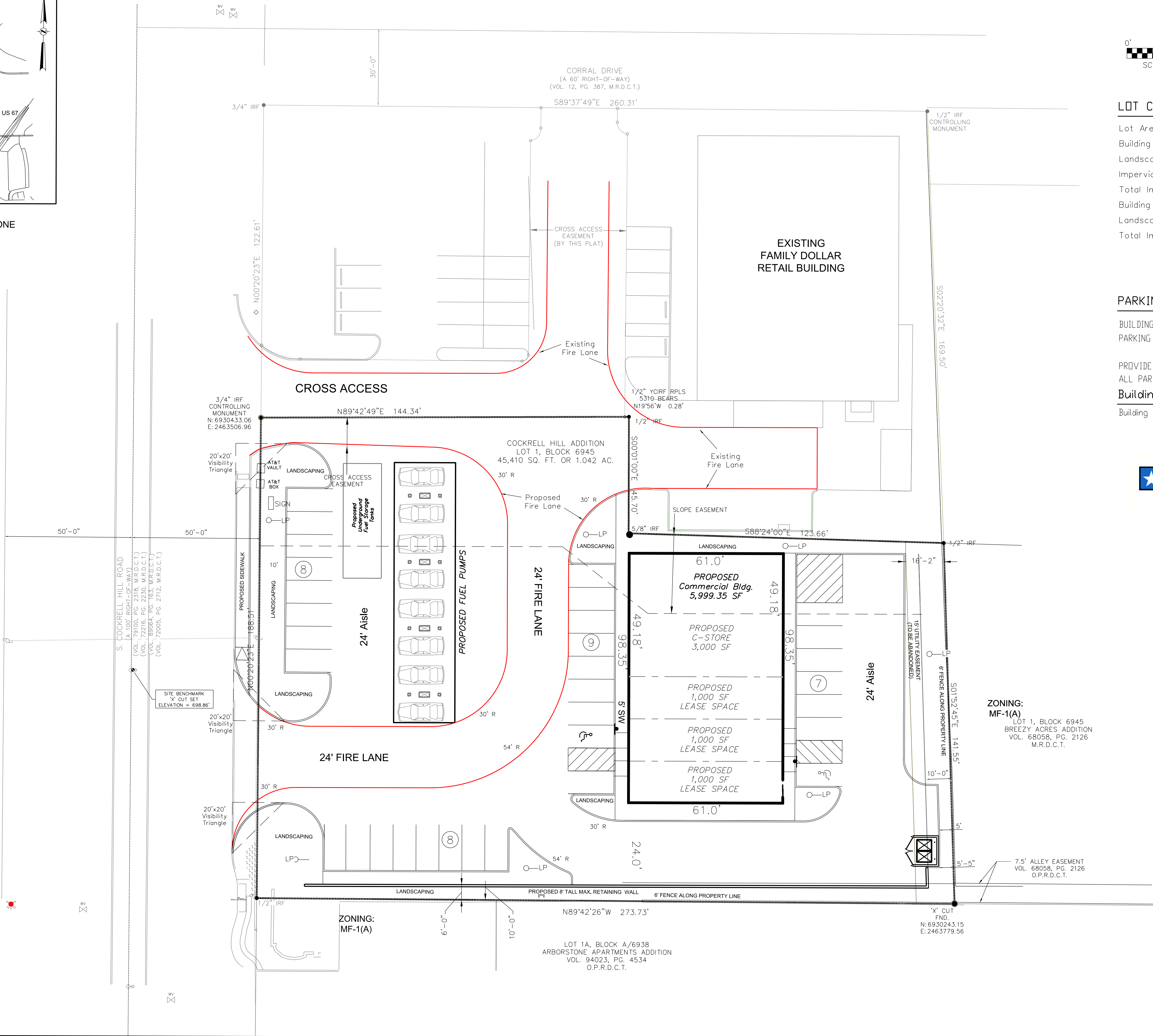




VICINITY MAP SCALE: NONE



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:

ZAHR MAKHANI,
5721 ADAIR LN.
PLANO, TX 75024
TEL: (214-546-7503)
EMAIL:ZAHRA MAKHANI@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	