

VICINITY MAP  
(N.T.S)

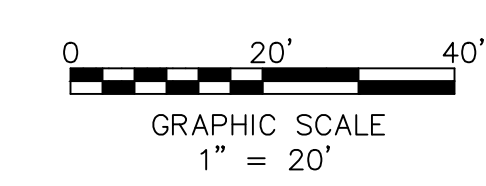
SITE PLAN SUMMARY	
ZONED:	"BN" (NEIGHBORHOOD BUSINESS DISTRICT)
LOT AREA:	21,440 S.F. ( OR 0.492 ACRE)
TOTAL BUILDING AREA =	4590.58 S.F
FLOOR AREA RATIO =	0.25/1
BUILDING HEIGHT =	25'
BUILDING USE:	2500 S.F. RETAIL (COIN LAUNDROMAT) 2090.58 S.F. RETAIL (CONVENIENCE STORE)
TOTAL IMPERVIOUS AREA =	16,674.00 S.F (OR 78 % OF SITE)
PARKING:	
REQUIRED:	1 SPACE PER 250 S.F. OF BUILDING =19
PROVIDED:	20
HANDICAP SPACE: REQUIRED: 1 PROVIDED: 1	

- NOTES:
- SANITATION CONTAINER SCREENING WALLS WILL BE BRICK MASONRY, STONE, MASONRY, OR OTHER ARCHITECTURAL MASONRY FINISH, INCLUDING A METAL GATE, PRIMED AND PAINTED, AND THE SANITATION CONTAINER SCREENING WALLS, GATE AND PAD SITE WILL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY'S DESIGN SPECIFICATIONS.
  - MECHANICAL AND HEATING AND AIR CONDITIONING EQUIPMENT IN NON-RESIDENTIAL USES SHALL BE SCREENED FROM VIEW FROM THE PUBLIC RIGHT-OF-WAY AND FROM ADJACENT RESIDENTIAL PROPERTIES.
  - LIGHTING FOR THE SUBJECT PROPERTY WILL BE CONSTRUCTED IN CONFORMANCE WITH CHAPTER 58 OF THE CITY OF MCKINNEY CODE OF ORDINANCES.

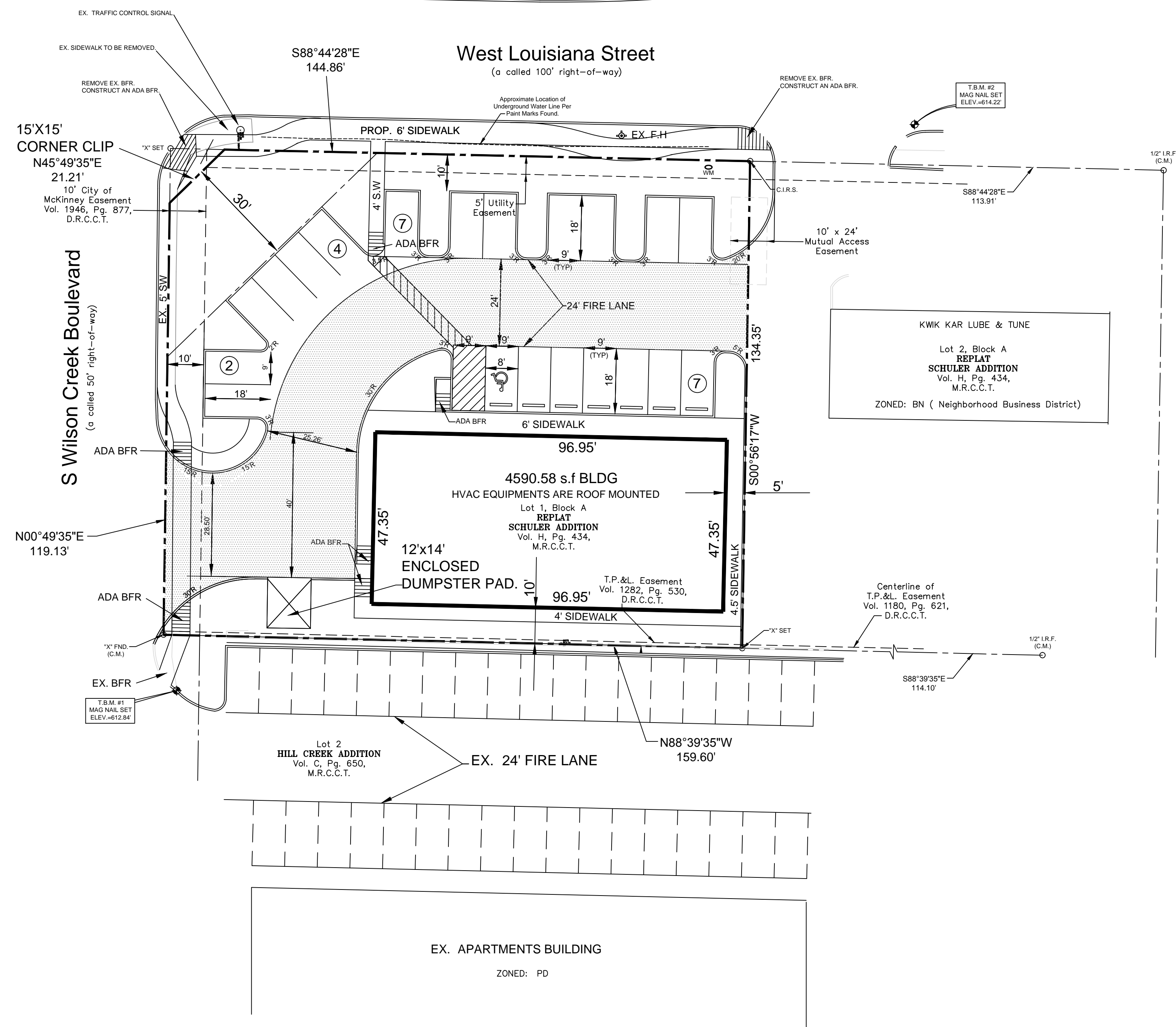
**VARIANCE:**  
10' LANDSCAPE BUFFER ALONG SOUTH WEST LOUISIANA STREET SOUTH RIGHT OF RIGHT-OF-WAY AND ALONG SOUTH WILSON CREEK BOULEVARD EAST RIGHT-OF-WAY.

Owner: Louisiana Creek LLC.  
9702 Brockbank Drive  
Dallas, Texas 75220  
Tel. (414) 418-3556  
A1pantry@gmail.com

Person to contact: Rahim Metalwala



CITY PROJECT # SITE2022-0044



Louisiana Retail Addition  
1719 W. Louisiana Street  
Lot 1, Block 1, Replat Schuler Addition  
McKinney, Texas

**JAHVANI CONSULTING ENGINEERS, INC.**  
TYPE REGISTRATION NO. F-10198

2121 N. JOSEY LANE, #100  
CARROLLTON, TEXAS 75006  
TEL. (214) 718-9469  
jahvani@hotmail.com

REVISIONS	DATE

SEAL

DWG. TITLE:  
SITE PLAN

DRAWN BY: HJ  
SCALE: 1" = 20'

DATE 9-26-2022

C4  
SHEET NUMBER

Lot 1, Block A  
REPLAT  
LEDBETTER ADDITION  
Vol. F, Pg. 504,  
M.R.C.C.T.

EX. OFFICE BLDG  
ZONED: BN

Remainder of Lot 1  
HILL CREEK ADDITION  
Vol. C, Pg. 650,  
M.R.C.C.T.

15'X15'  
CORNER CLIP  
N45°49'35"E  
21.21'  
10' City of  
McKinney Easement  
Vol. 1946, Pg. 877,  
D.R.C.C.T.

S Wilson Creek Boulevard  
(c called 50' right-of-way)

N00°49'35"E  
119.13'

EX. TRAFFIC CONTROL SIGNAL

EX. SIDEWALK TO BE REMOVED

REMOVE EX. BFR.  
CONSTRUCT AN ADA BFR.

S88°44'28"E  
144.86'

West Louisiana Street  
(a called 100' right-of-way)

APPROXIMATE LOCATION OF UNDERGROUND WATER LINE PER PAINT MARKS FOUND.

REMOVE EX. BFR.  
CONSTRUCT AN ADA BFR.

T.B.M. #2  
MAG NAIL SET  
ELEV. +614.22'

12' I.R.F. (C.M.)

PROP. 6' SIDEWALK

EX. F.H.

4' S.W.

5' Utility Easement

18'

10' x 24' Mutual Access Easement

S88°44'28"E  
113.91'

10' x 24' Mutual Access Easement

KWIK KAR LUBE & TUNE  
Lot 2, Block A  
REPLAT  
SCHULER ADDITION  
Vol. H, Pg. 434,  
M.R.C.C.T.

ZONED: BN ( Neighborhood Business District)

96.95'

4590.58 s.f BLDG  
HVAC EQUIPMENTS ARE ROOF MOUNTED

Lot 1, Block A  
REPLAT  
SCHULER ADDITION  
Vol. H, Pg. 434,  
M.R.C.C.T.

12'x14'  
ENCLOSED  
DUMPSTER PAD.

T.P.&L. Easement  
Vol. 1282, Pg. 530,  
D.R.C.C.T.

96.95'

4' SIDEWALK

Centerline of  
T.P.&L. Easement  
Vol. 1190, Pg. 621,  
D.R.C.C.T.

12' I.R.F. (C.M.)

S88°39'35"E  
114.10'

EX. 24' FIRE LANE

N88°39'35"W  
159.60'

EX. APARTMENTS BUILDING  
ZONED: PD