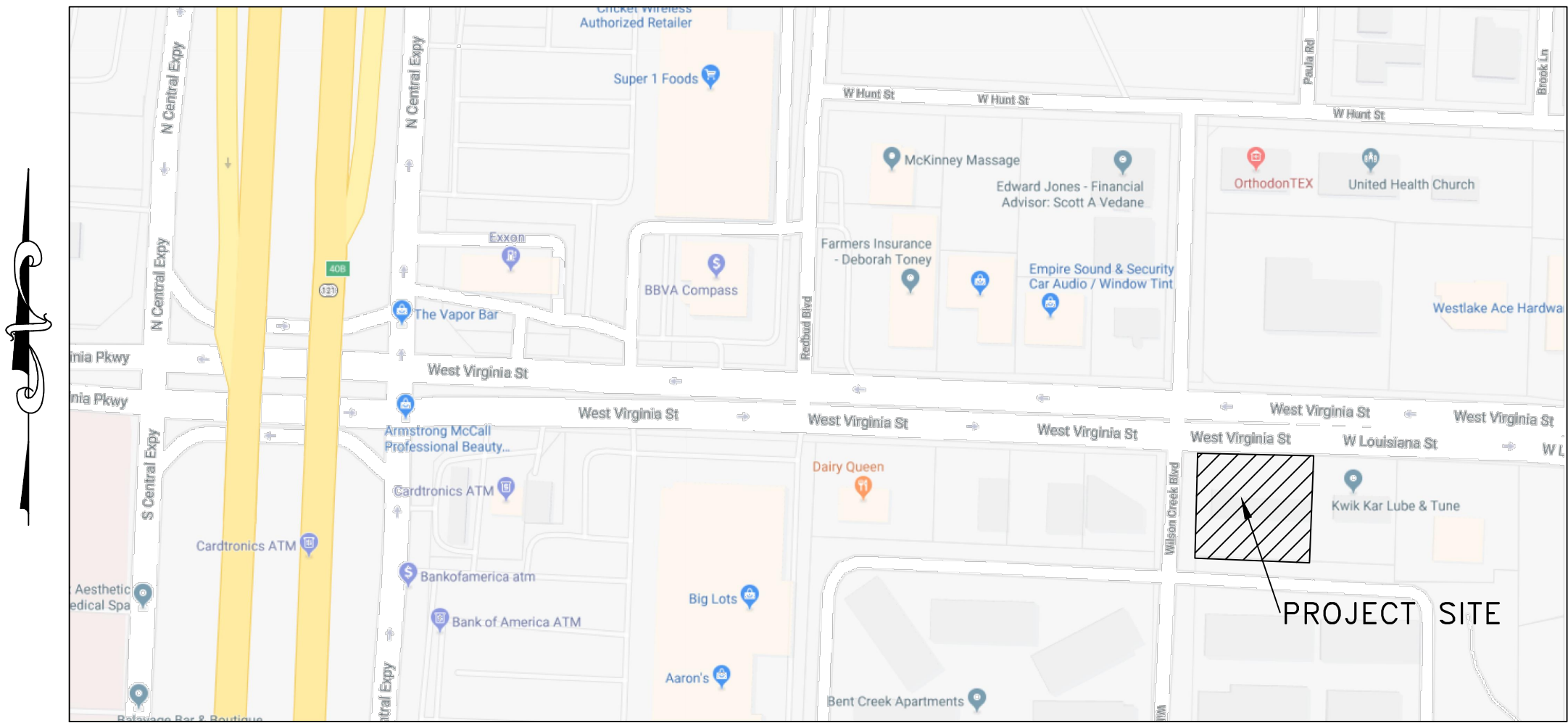
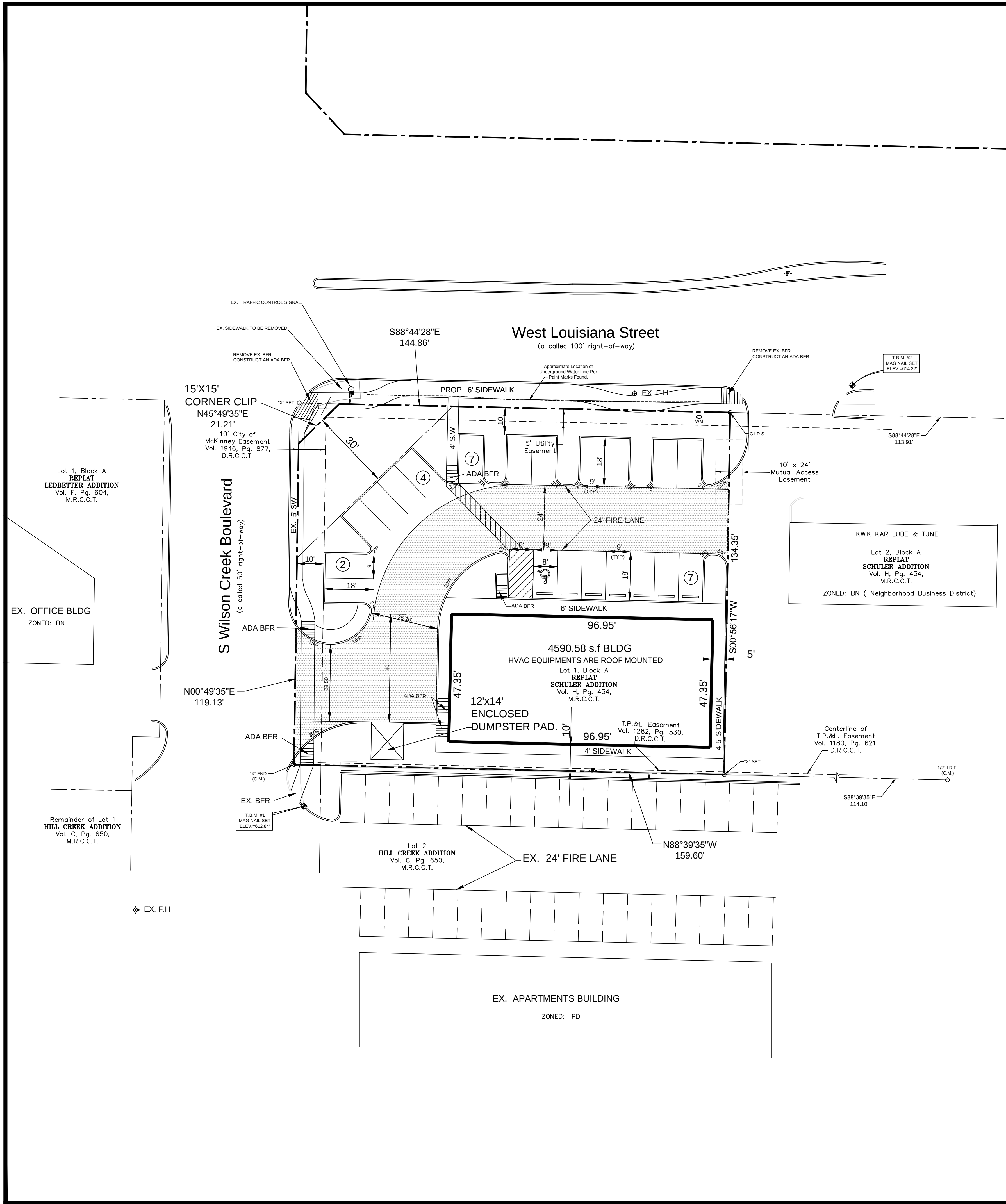




VICINITY MAP
(N.T.S)

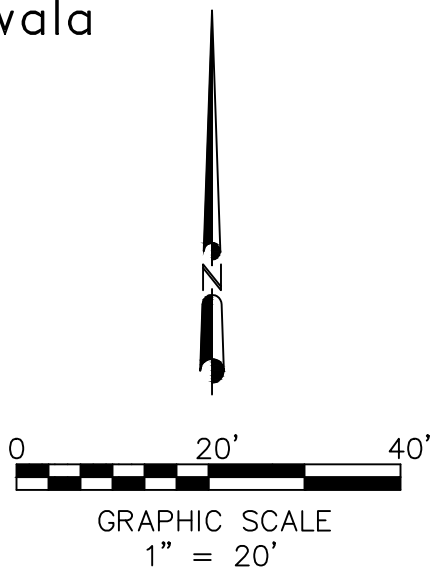
SITE PLAN SUMMARY	
ZONED: "BN" (NEIGHBORHOOD BUSINESS DISTRICT)	
LOT AREA: 21,440 S.F. (OR 0.492 ACRE)	
TOTAL BUILDING AREA = 4590.58 S.F	
FLOOR AREA RATIO = 0.25/1	
BUILDING HEIGHT = 25'	
BUILDING USE: 2500 S.F. RETAIL (COIN LAUNDROMAT)	
2090.58 S.F. RETAIL (CONVENIENCE STORE)	
TOTAL IMPERVIOUS AREA = 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:
- 1- 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.
 - 2- 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.
 - 3- 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



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

SEAL

REVISIONS	DATE

DWG. TITLE:
SITE PLAN

DRAWN BY: HJ
SCALE: 1" = 20'

DATE 9-26-2022
C4 SHEET NUMBER