



John H. McKelvey, Jr.

PROJECT DATA	
APN #:	304-62-011L
EXISTING ZONING:	AG
PROPOSED ZONING:	LI
LOT AREA:	GROSS: ±512,201 SF NET: ±462,493 SF (10.617 ACRES)
EXISTING LAND USE:	VACANT
LOT COVERAGE:	±111,415 / ±462,493 = 24.09%
LANDSCAPE AREA:	±31,476 / ±462,493 = 6.80%
USE:	INDUSTRIAL CONDOS
BUILDING SF:	BUILDING A:

GROSS:	10,882 SF
X 1	
	10,882 SF

GROSS:	12,802 SF
X 2	
	25,604 SF

GROSS:	10,882 SF
X 2	
	21,764 SF

GROSS:	18,804 SF
X 2	
	37,608 SF

GROSS:	15,557 SF
X 1	
	15,557 SF

BUILDING HEIGHT:	±24'-0"
PARKING REQUIRED:	75% AT 1/500: 167.12 25% AT 1/375: 74.27 TOTAL REQUIRED: 242 SPACES
TOTAL PROVIDED = 145 SPACES (INCLUDES (8) ADA SPACES)	

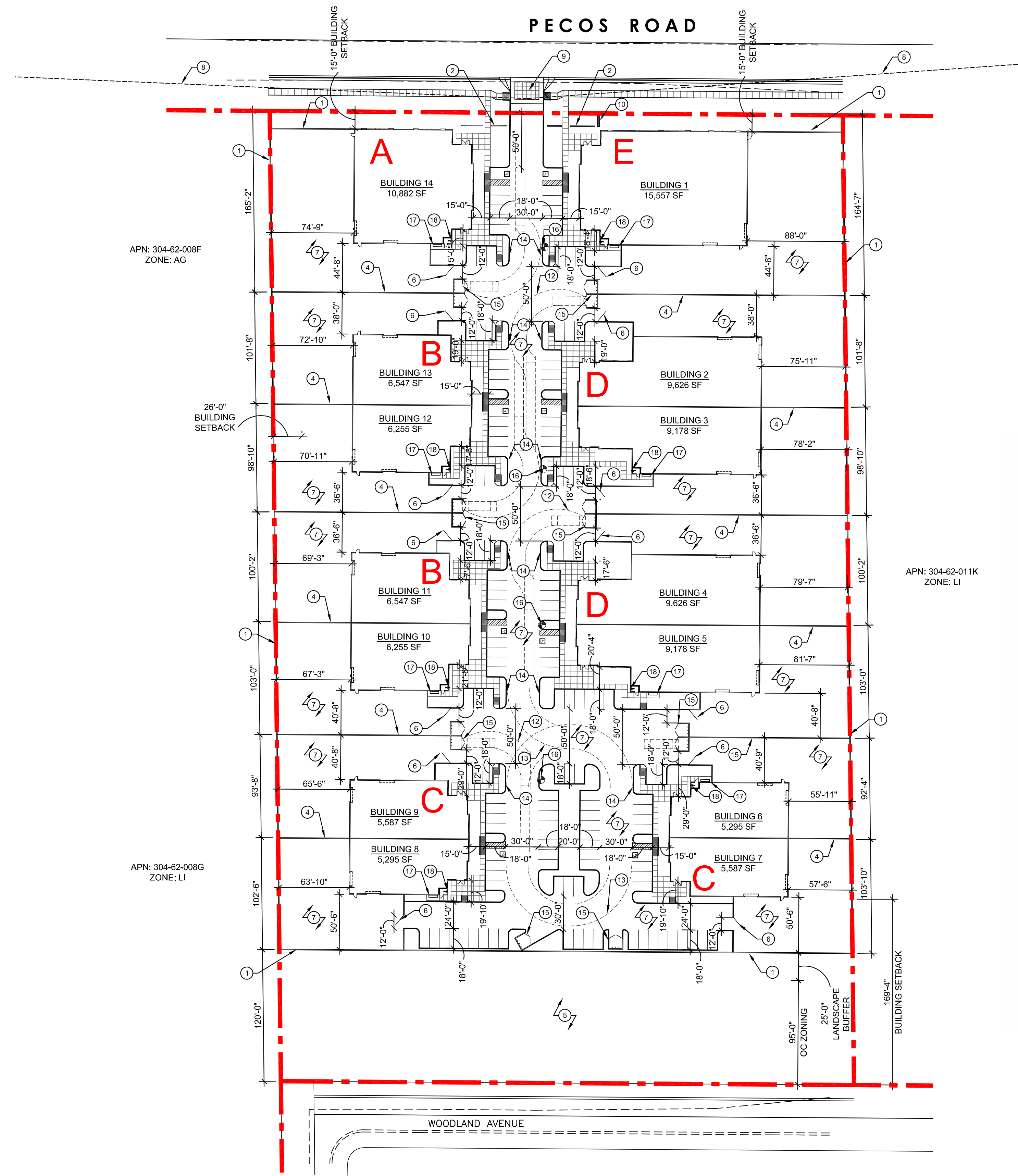


AERIAL
NOT TO SCALE

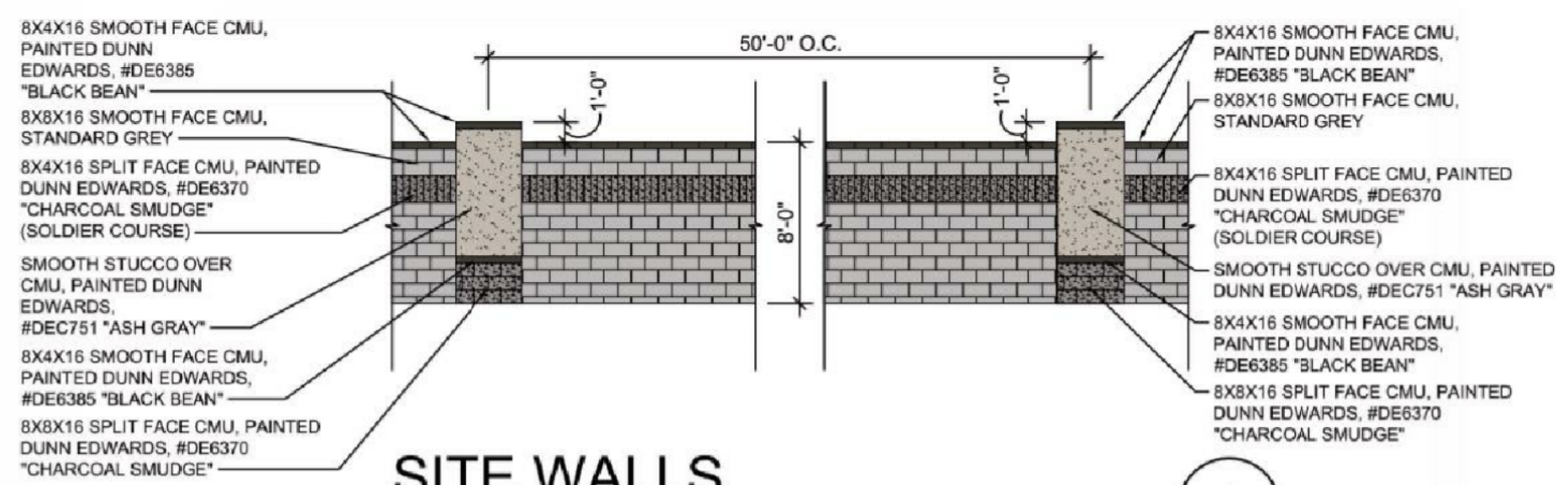
SITE PLAN KEY NOTES

- 8'-0" HIGH SITE WALL. SEE WALL ELEVATIONS 2/DR-1.
- 3' SCREEN WALL. SEE WALL ELEVATIONS 2/DR-1.
- NOT USED
- STANDARD 6' CMU BLOCK WALL
- RETENTION / LANDSCAPE AREA
- GATE
- PAVED ASPHALT
- SITE VISIBILITY LINE
- DECORATIVE CONCRETE ENTRY
- MONUMENT SIGN LOCATION
- NOT USED
- REFUSE TRUCK TURNING RADIUS
- FIRE TRUCK 35' / 55' TURNING RADIUS
- FIRE LANE
- REFUSE ENCLOSURE
- FIRE HYDRANT
- SES LOCATION
- FDC

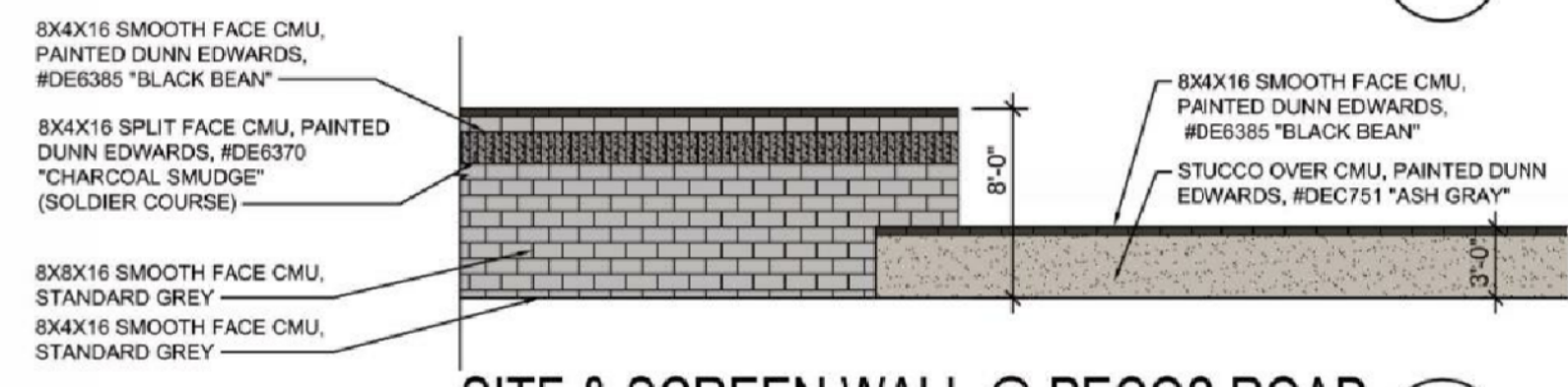
NOTES:
1. A MAXIMUM OF 50% OF EACH YARD CAN BE USED AS STORAGE SPACE.



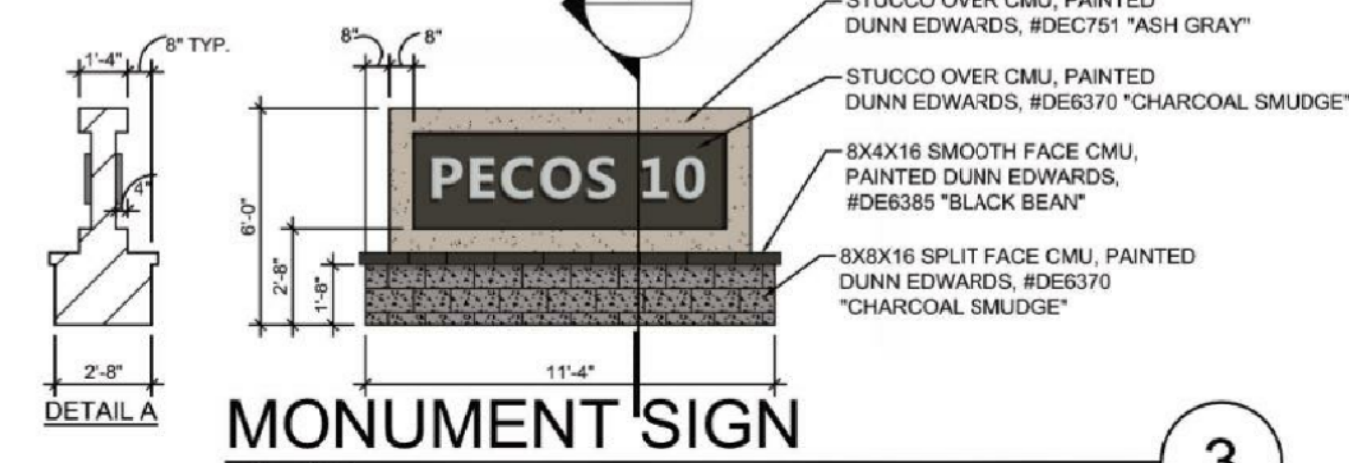
SITE PLAN
SCALE: 1" = 60'-0"



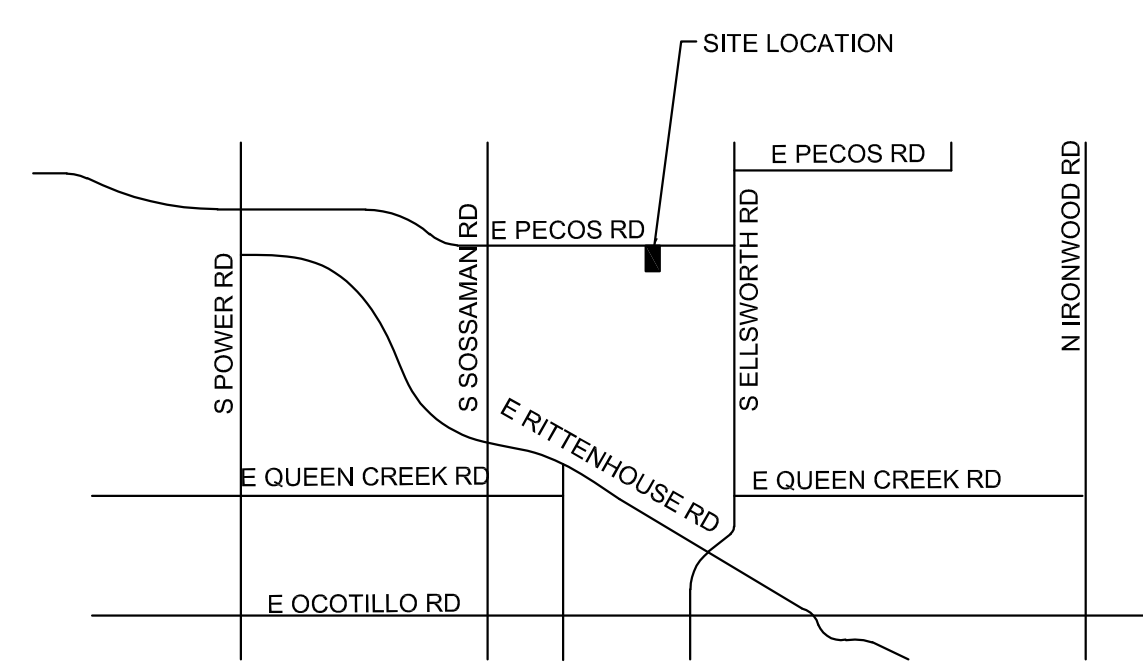
SITE WALLS
1/8" = 1'-0"



SITE & SCREEN WALL @ PECOS ROAD
1/8" = 1'-0"



MONUMENT SIGN
1/8" = 1'-0"



VICINITY MAP
NOT TO SCALE

