GENERAL NOTES - SITE PLAN:

1. THIS SITE PLAN IS PROVIDED FOR GENERAL SCOPE OVERVIEW PURPOSES ONLY. REFER TO CIVIL ENGINEERING PLANS FOR ALL GRADING, PAVING SPECIFICATIONS, ADDITIONAL DIMENSIONS AND DETAILS, AS REQUIRED.
2. NOTIFY TEXAS ONE CALL AT 811 OR 1-800-245-4545 PRIOR TO COMMENCEMENT OF WORK.
3. REFER TO CIVIL ENGINEERING GRADING PLAN.
4. THE GROUND SURFACE BENEATH THE SLAB AND PAVING SHALL BE PREPARED IN ACCORDANCE WITH GEOTECHNICAL ENGINEERING SOILS REPORT.
5. REFER TO DEED RESTRICTIONS, EASEMENTS AND LOCAL CODES AND ORDINANCES THAT MAY AFFECT SITE LAYOUT AND BUILDING. PERMITS AND APPROVALS MUST BE OBTAINED FROM ALL LOCAL AND GOVERNING AUTHORITIES HAVING JURISDICTION. NOTIFY OWNER PRIOR TO CONSTRUCTION.
6. REFER TO GRADING/PERMIT PLAT FOR EXACT CURBCUT LOCATIONS AND DIMENSIONS OF PROPERTY BOUNDARY.
7. CONFIRM ALL INTERIOR EASEMENTS, EXISTING UTILITIES, AND SITE REQUIREMENTS PRIOR TO CONSTRUCTION.
8. ALL PARKING LOT STRIPING, MARKINGS, AND SIGNS SHALL BE IN COMPLIANCE WITH LOCAL STATE CODES, ADA, MUTCD, TCDES. STRIPING COLOR TO BE APPROVED BY OWNER.
9. PROVIDE CONCRETE WHEEL STOPS ONLY IF SPECIFIED BY OWNER.
10. COORDINATE ALL LANDSCAPING, TREES, AND SITE IRRIGATION WITH D.C. AND PROVIDE SUBMITTALS FOR OWNER APPROVAL.
11. IF DEVELOPMENT REQUIRES DEDICATION OF RIGHT-OF-WAY ALONG ADJACENT STREET FOR PUBLIC ACCESS, PROVIDE ACCESSIBLE ROUTE TO SIDEWALK. SIDEWALKS SHALL BE PER A.D.L.P.W. STANDARDS.

SITE DATA:

BUILDING AREA: 40,564.96 SF
SITE AREA: +/- 10.229 SF
MAXIMUM BUILDING COVERAGE: 60% OF SITE = +/- 24,137 SF
LOT ZONING: AREA CENTER II RESIDENTIAL (ARC)

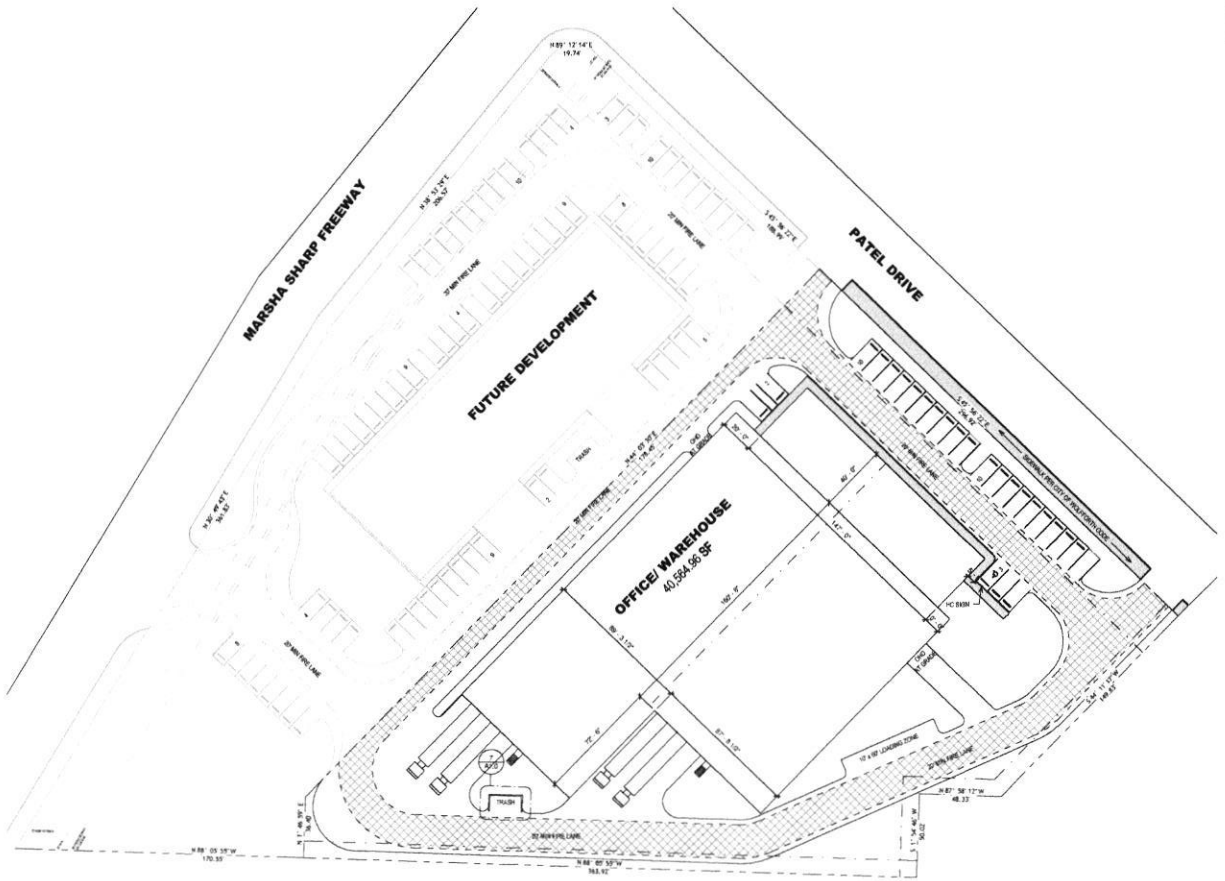
PARKING RATIO OFFICE: 1 PER 300 SF GROSS
OFFICE PARKING SPACES = 14 SPACES
PARKING RATIO WAREHOUSE: 1 PER 2,000 GROSS
WAREHOUSE PARKING SPACES = 20 SPACES
PARKING REQUIRED: 34 SPACES
ADA SPACES REQUIRED: 1 SPACES
ADA SPACES PROVIDED: 1 SPACES

NOTE: IF ADDITIONAL PARKING IS NECESSARY ADDITIONAL PARKING MAY BE PROVIDED.

LANDSCAPE CALCULATIONS
AREA PROVIDED = +/- 10,410 SF = 15% OF SITE
LANDSCAPING REQUIREMENTS SPECIFIED BY OWNER.

NOTE: ARCHITECTURAL SITE PLAN IS PROVIDED FOR SCHEMATIC PURPOSES ONLY - REFER TO CIVIL SITE PLAN FOR ALL DIMENSIONS, EXACT PROPERTY LINE SPECIFICATIONS, DETAILS, ETC.

PROPERTY DESCRIPTION:
BLOCK AK SECTION 25 TRACT - 2 (2.35 ACRES)
LUBBOCK COUNTY, WOLFFORTH, TX 79382



Architectural Site Plan - Office / Warehouse
1 Copy 1
1" = 30'-0"

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REVISIONS:

No.	Description	Date

WOLFFORTH INDUSTRIAL PARK - WAREHOUSE

STREET ADDRESS
WOLFFORTH, TX

17services.com

TYLER GENTRY
REGISTERED TEXAS
ARCHITECT #27212

PRELIMINARY DRAFT

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION
2024.02.06

Seventeen Services LLC
Texas Architecture Firm BR 3014

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Project Number	2933
Date	2024.02.06
Drawn By	JV + KH
Sheet Size	E1 30X42

PRELIMINARY ARCHITECTURAL SITE PLAN

A1.1