

## PRELIMINARY SITE PLAN 4

Scale: 1:20

TEXAS ACCESSIBILITY STANDARDS TABLE 208.2 PARKING SPACES	
TOTAL NUMBER OF PARKING SPACES PROVIDED IN PARKING FACILITY	MINIMUM NUMBER OF REQUIRED ACCESSIBLE PARKING SPACES
1 TO 25	1
26 TO 50	2
51 TO 75	3
76 TO 100	4
101 TO 150	5
151 TO 200	6
201 TO 300	7
301 TO 400	8
401 TO 500	9
501 TO 1000	2 PERCENT OF TOTAL
1001 AND OVER	20, PLUS 1 FOR EACH 100, OR FRACTION THEREOF, OVER 1000

\*NOTES:  
1. CONTRACTOR/CUSTOMER OWNER IS RESPONSIBLE CONTRACTOR FOR THIS PROJECT. DESIGNER IS NOT RESPONSIBLE FOR ANY CONTRACTING AND/OR CONSTRUCTION.

LOT 1  
DONIAZ  
SUBDIVISION  
PHARR, TX  
1520 N. JACKSON RD.

NEW OFFICE/WAREHOUSE SHELL BUILDING:  
BUILDING 1 AREA: 11,554 FT<sup>2</sup>

BUILDING SETBACKS:  
NORTH: 68'-0"  
SOUTH: 0'-0"  
WEST: 96'-0"  
EAST: 15'-0"

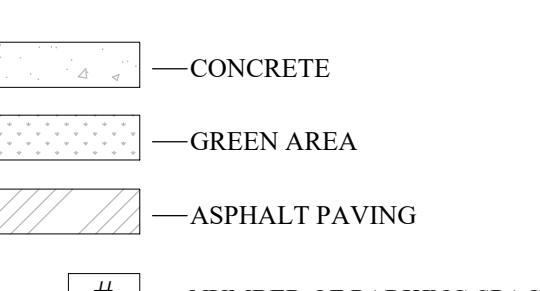
PARKING SPACES:  
PROPOSED PARKING: 26 PARKING SPACES.

ADA PARKING: 1 SPACE REQUIRED PER TABLE 208.2, TAS

LANDSCAPE (GREEN AREA ONLY):  
PROPOSED LANDSCAPE PLANS BY OTHERS.

DETENTION AREA:  
PER CIVIL ENGINEER.

GENERAL SITE PLAN NOTES:  
1. SITE LAYOUT INCLUDING BUILDING IS FOR REFERENCE ONLY TO IDENTIFY PROPOSED BUILDING LOCATION, AND IS NOT CONSIDERED A SURVEY, AND SHOULD NOT BE USED AS A SURVEY. SITE PLAN SHOULD NOT BE USED FOR ANY DEVELOPMENT, SITE CONSTRUCTION, AND/OR BUILDING CONSTRUCTION. IF OWNER AND/OR CONTRACTOR DECIDES TO USE THIS SITE PLAN FOR SITE CONSTRUCTION, IS AT OWN RISK, SURVEY RECOMMENDED.  
2. SITE PLAN PROPERTY LINES DRAWN AS PER LOT DIMENSIONS AVAILABLE FROM SURVEY PROVIDED BY OWNER.  
3. GENERAL CONTRACTOR TO VERIFY WITH CITY ON ANY REQUIRED R.O.W. PERMITS, SUBDIVISION REQUIREMENTS, ZONING, TXDOT PERMITS, CURB CUTS PERMITTED, CURB CUT APPROACH MINIMUM AND MAXIMUM SIZE PERMITTED.  
4. CIVIL ENGINEERED PLANS REQUIRED TO DETERMINE AND DESIGN THE FOLLOWING:  
-DETENTION, GRADING, TRAFFIC IMPACT ANALYSIS, TOPOGRAPHIC, CURB CUTTING DETAILS, TXDOT APPROVAL CONCERNING PARKING LOT SPECIFICATIONS, UTILITY LAYOUT DESIGN AND LOCATION, FIRE HYDRANT REQUIREMENTS AND LOCATIONS. (CITY MAY OR MAY NOT REQUIRE ENGINEER DESIGNS).  
5. LANDSCAPE PLANS PROVIDED BY OTHERS.  
6. IRRIGATION PLANS PROVIDED BY OTHERS.  
7. FIELD VERIFY ALL MEASUREMENT OF SITE LAYOUT, INCLUDING BUILDING LOCATION PRIOR TO DEVELOPMENT AND/OR CONSTRUCTION. DESIGNER IS NOT RESPONSIBLE FOR ANY CONSTRUCTION AND/OR DEVELOPMENT. CONTRACTOR IS RESPONSIBLE FOR ALL MEASUREMENT VERIFICATION PRIOR TO DEVELOPMENT AND/OR CONSTRUCTION.  
8. GENERAL CONTRACTOR IS RESPONSIBLE TO OBTAIN APPROVAL FROM CITY AND/OR OTHER ENTITIES AS REQUIRED FOR SITE LAYOUT.  
9. OTHER CIVIL DRAWINGS IF REQUESTED BY MUNICIPALITY, ARE TO BE OBTAINED BY CONTRACTOR AND/OR OWNER.  
10. CONTRACTOR IS RESPONSIBLE FOR VERIFYING LOCATION OF ALL EASEMENTS AND/OR R.O.W. ON OR ADJACENT TO PROPERTY PRIOR TO CONSTRUCTION.  
11. CONTRACTOR RESPONSIBLE FOR REQUESTING UTILITY CONNECTIONS AND/OR LOCATION FROM 811.  
12. EXISTING WATER AND SANITARY LINES USED FOR NEW BUILDING AS PER OWNER/CONTRACTOR.  
13. QUANTITY AND TYPE OF TREES, SHRUBS, AND GREEN AREA BY BUILDING CONTRACTOR AS PER CITY REQUIREMENTS.



NOTE: SITE PLAN DRAWN BASED ON PROPERTY INFORMATION OBTAINED AND ESTABLISHED BY SURVEY DATED \_\_\_\_\_. DRAWN BY: REVIEWED BY: SITE PLAN SCALE: PER DETAIL PAGE NO.



1.0

36-024