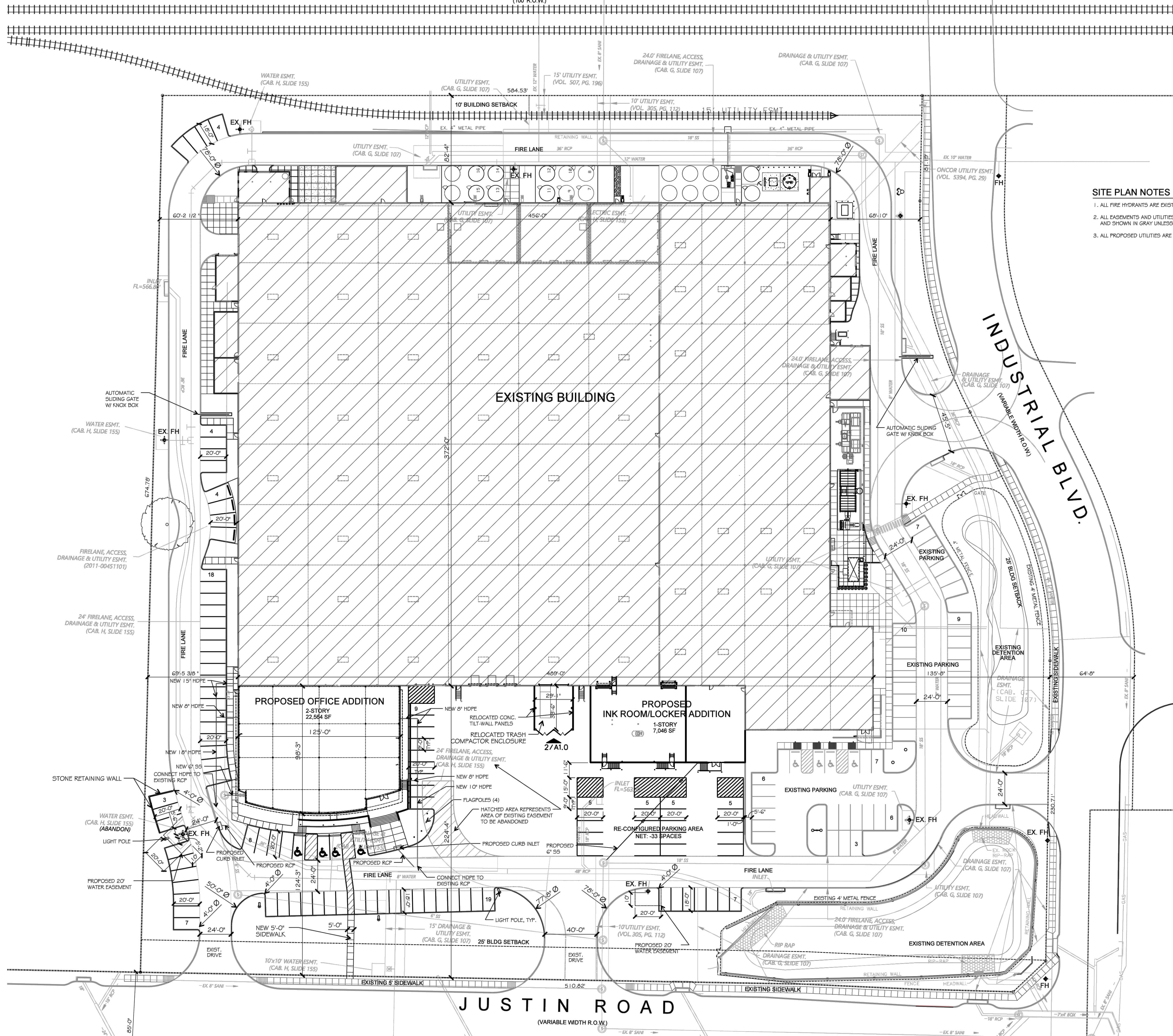


SOUTHERN PACIFIC RAIL ROAD
(100' R.O.W.)



- SITE PLAN NOTES**
1. ALL FIRE HYDRANTS ARE EXISTING TO REMAIN.
 2. ALL EASEMENTS AND UTILITIES ARE EXISTING AND SHOWN IN GRAY UNLESS NOTED OTHERWISE.
 3. ALL PROPOSED UTILITIES ARE PRIVATE.

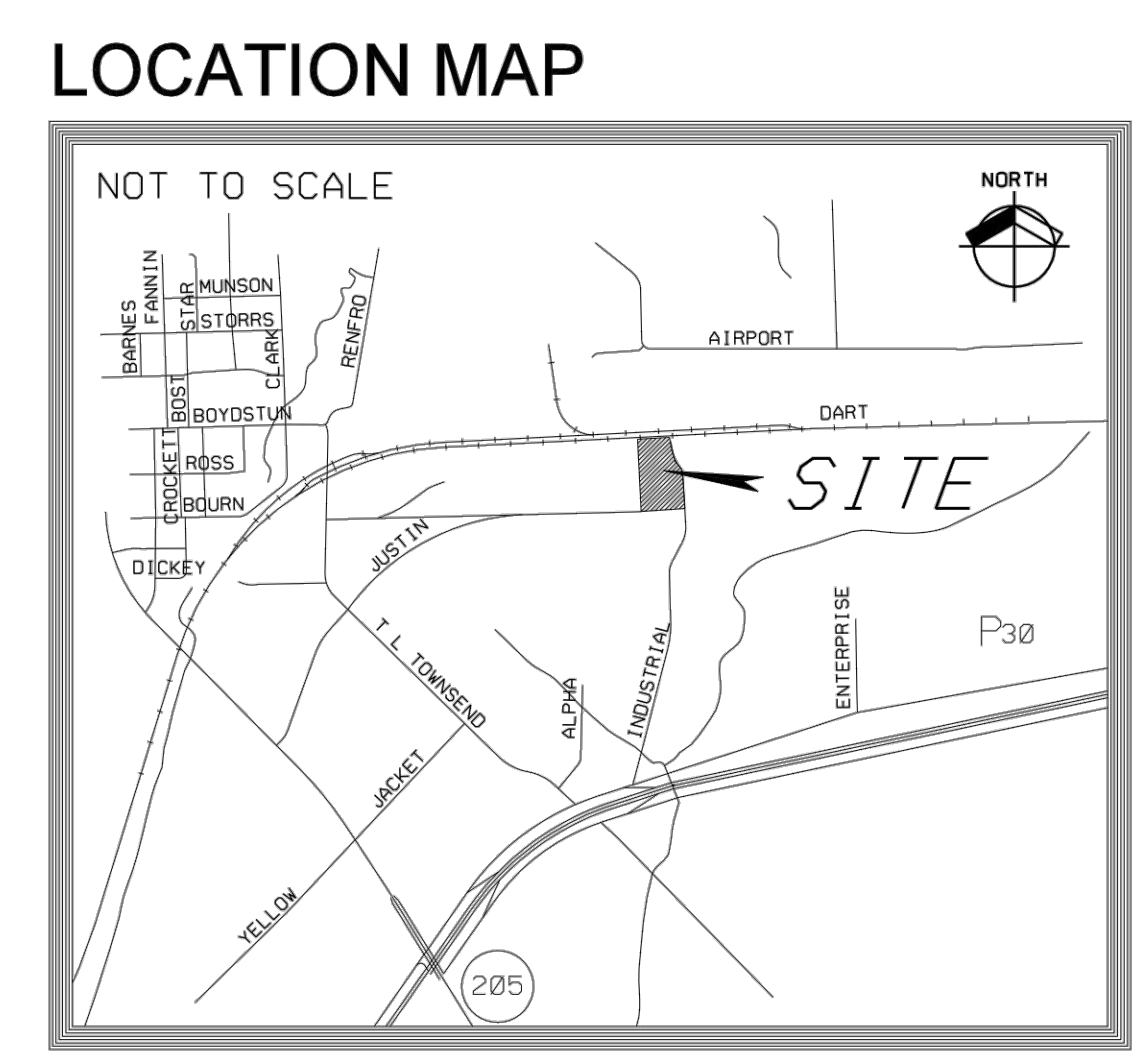
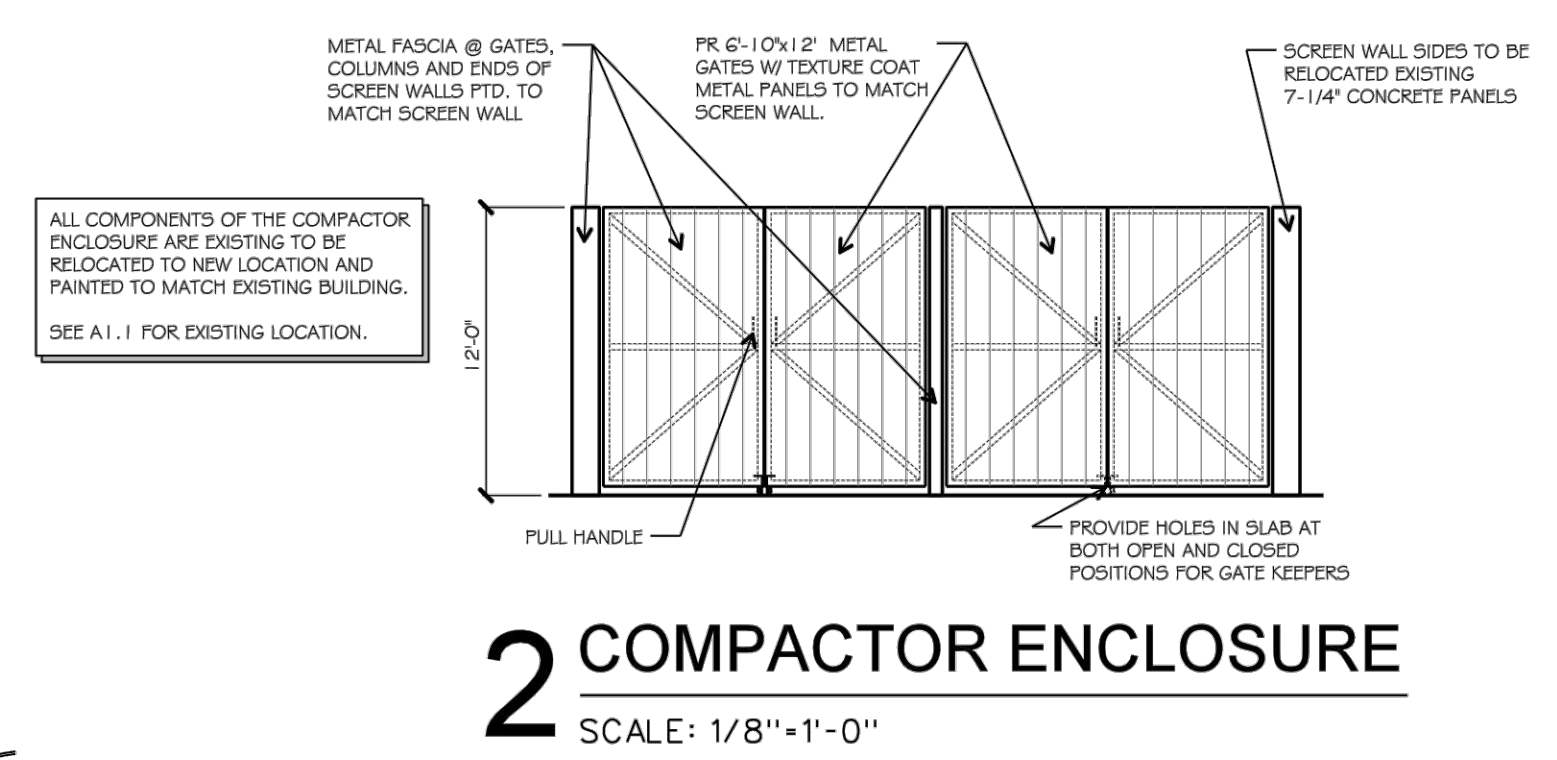
PROJECT DATA

ZONING:	LIGHT INDUSTRIAL
PROPOSED LAND USE:	WAREHOUSE, MANUF., OFFICE
SITE AREA:	10.18 AC 443,480.8 SF
BUILDING AREA:	188,516 SF
EXISTING BUILDING:	11,828 SF
OFFICE ADDITION:	10,936 SF
FIRST FLOOR:	22,564 SF
SECOND FLOOR:	7,046 SF
TOTAL:	22,564 SF
INK ROOM / LOCKER ROOM ADDITION:	7,046 SF

PARKING DATA SUMMARY

PROPOSED USE	AREA	FACTOR	REQ. SPACES
EXISTING BUILDING			
OFFICE	26,038 SF	EXISTING	-
MANUFACTURING	18,805 SF	EXISTING	-
WAREHOUSE	143,673 SF	EXISTING	-
PROPOSED ADDITION			
OFFICE (2-STORIES)	22,564 SF	1:300	75
INK ROOM (WAREHOUSE)	7,046 SF	1:1000	7
TOTALS			
- REQUIRED FOR ADDITIONS			82
- PROVIDED WITH ADDITIONS			74
TOTAL PARKING VARIANCE REQUESTED			8
ACCESSIBLE PARKING REQUIREMENTS			
- REQUIRED FOR OFFICE ADDITION			*4
- PROVIDED FOR OFFICE ADDITION			4

*BASED ON NEW PLUS EXISTING PARKING THAT WILL BE ASSOCIATED WITH THE PARKING LOT SERVING THIS ADDITION



1 SITE PLAN
SCALE: 1" = 40'-0"

Drawn: DAM, Checked: ROBERT PROSS, Date: 09/08/19

REGISTERED ARCHITECT BOBBY PROSS, STATE OF TEXAS, No. 15727

pross design group, incorporated
5310 Harvest Hill Road, Suite 100, Dallas, Texas 75236-1400

SPR PACKAGING
OFFICE ADDITION
1480 JUSTIN RD., ROCKWALL, TEXAS

job no 1854
sheet A1.0

CASE NO: SP2019-030

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