

NO.	REVISIONS	DATE	BY

0 2024 KIMLEY-HORN AND ASSOCIATES, INC.
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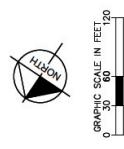


KHA PROJECT: 08540104
 DATE: 12/12/2024
 CHECKED BY: ARJC
 DRAWN BY: ARJC
 SCALE: AS SHOWN

OVERALL SITE PLAN

BANDERA RANCH
 PREPARED FOR
 PARABEL CAPITAL

SHEET NUMBER
C4.0



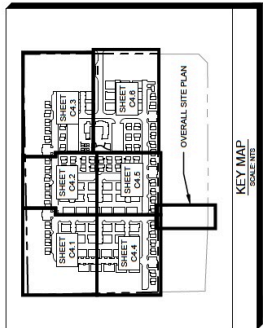
LEGEND

- PROPERTY BOUNDARY
- PROPOSED BOUNDARY LINE
- PROPOSED RETAINING WALL
- PROPOSED SHEDDING COUNT
- PROPOSED ACCESSIBLE PARKING SPACE
- PROPOSED BARBER FREE RAMP
- PROPOSED SANITARY SHOWER MANHOLE
- PROPOSED CURB INLET (GRATE INLET)
- PROPOSED POWER POLE
- PROPOSED SANITARY SEWER MANHOLE
- EXISTING POWER POLE
- EXISTING POWER POLE

- ### NOTES
- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 - REFER TO ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS FOR EXACT BUILDING DIMENSIONS AND DETAILS.
 - ALL CURB RAMP ARE 2 FEET UNLESS OTHERWISE SPECIFIED.
 - BUILDING, MECHANICAL, ELECTRICAL, AND PLUMBING ARE SHOWN WITHOUT DIMENSIONS AND DIMENSIONS TO BE DETERMINED FROM THE RESPECTIVE TRADE DRAWINGS.
 - ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL, ELECTRICAL, AND PLUMBING CODE (IMC).

SITE DATA TABLE

GENERAL SITE DATA	OR 4534 P (1) 4534 P (4) 4534 P (6)
LEGAL DESCRIPTION	PARCEL 10 DISTRICT
ZONING	AT 453
SITE ADDRESS	1500 BANDERA RD., HELOTES, TX 78023
ADDRESS	BEAUM COUNTY
BUILDING DATA	330
PARKING DATA	466
REQUIRED PARKING SPACES	466
STANDARD SPACES PROVIDED	111
ON-STREET SPACES PROVIDED	113
SHARED SPACES PROVIDED	224
ACCESSIBLE BY SPACES PROVIDED	8
TOTAL SPACES PROVIDED	466

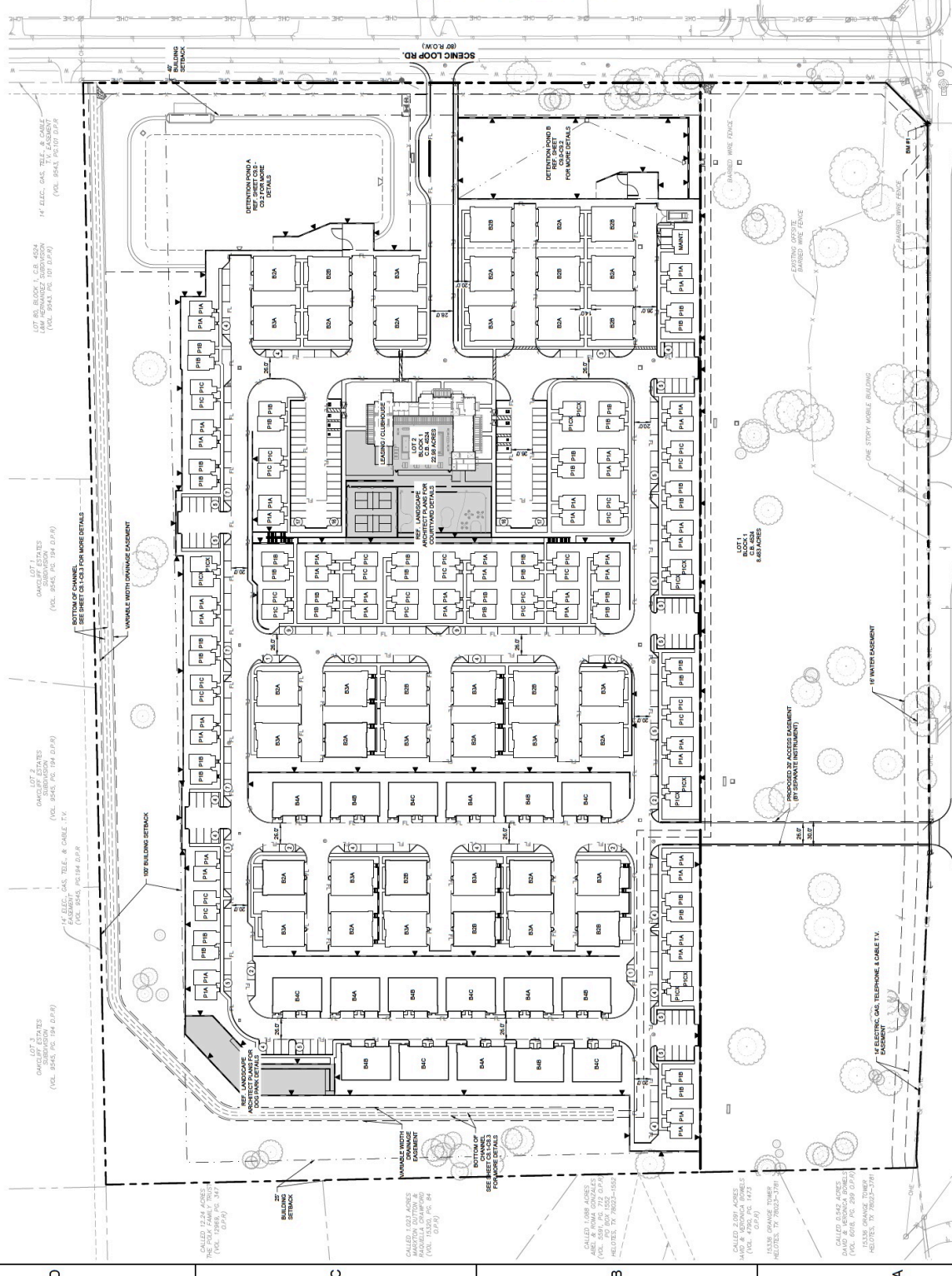


BENCHMARK LIST

1	MARK FOUND WITH YELLOW CAP
2	MARK FOUND WITH RED CAP
3	MARK FOUND WITH BLUE CAP
4	MARK FOUND WITH GREEN CAP
5	MARK FOUND WITH PURPLE CAP
6	MARK FOUND WITH BROWN CAP
7	MARK FOUND WITH ORANGE CAP
8	MARK FOUND WITH PINK CAP
9	MARK FOUND WITH LIGHT BLUE CAP
10	MARK FOUND WITH LIGHT GREEN CAP
11	MARK FOUND WITH LIGHT PURPLE CAP
12	MARK FOUND WITH LIGHT BROWN CAP
13	MARK FOUND WITH LIGHT ORANGE CAP
14	MARK FOUND WITH LIGHT PINK CAP
15	MARK FOUND WITH LIGHT LIGHT BLUE CAP
16	MARK FOUND WITH LIGHT LIGHT GREEN CAP
17	MARK FOUND WITH LIGHT LIGHT PURPLE CAP
18	MARK FOUND WITH LIGHT LIGHT BROWN CAP
19	MARK FOUND WITH LIGHT LIGHT ORANGE CAP
20	MARK FOUND WITH LIGHT LIGHT PINK CAP

ALL DIMENSIONS ON THIS PLAN ARE TO FACE UNLESS OTHERWISE SPECIFIED.
 ANY DISCREPANCIES ON THE PLAN SHALL BE THE RESPONSIBILITY OF THE CLIENT.
 THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
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Know what's below.
 Call before you dig.



STATE HIGHWAY 16
 (BANDERA ROAD)
 (PARABEL INDUSTRIAL PARK C-10)

15 ELECTRIC CABLE TELEPHONE CABLE TV
 15 WATER BARRIERS

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