



LEGEND

- BL BOLLARD
- EM ELECTRIC METER
- PP POWER POLE
- LS LIGHT STANDARD
- WM WATER METER
- WV WATER VALVE
- ICV IRRIGATION CONTROL VALVE
- FH FIRE HYDRANT
- CS CLEANOUT
- MH MANHOLE
- TSC TRAFFIC SIGNAL CONTROL
- TSP TRAFFIC SIGNAL POLE
- TELE TELEPHONE BOX
- FL FLOOD LIGHT
- FP FLAG POLE
- TS TRAFFIC SIGN
- IR 1/2-INCH IRON ROD
- IRS W" PACHECO KOCH" CAP SET
- (C.M.) CONTROLLING MONUMENT
- PROPERTY LINE
- INTERNAL LOT LINES
- FENCE
- COORDINATE DESIGNATION
- PROPOSED FENCE
- FIRE LANE
- PROPOSED RETAINING WALL

ALL DIMENSIONS ARE TO BACK-OF-CURB UNLESS OTHERWISE NOTED.

SITE INFORMATION TABLE

LOT 1, BLOCK A	671,790 S.F. OR 15.422 ACRES
LAND AREA:	
PROPOSED USE:	WAREHOUSE / STORAGE (INSIDE)
BUILDING AREA:	
BUILDING 1	221,360 S.F.
	210,292 S.F. (95% WAREHOUSE)
	11,068 S.F. (5% OFFICE)
BUILDING HEIGHT:	42'-6"
PARKING PROVIDED:	9'x18' PARKING PROVIDED: 123 SPACES (+58 FUTURE)
	12'x55' PARKING: 51 SPACES
*THE NUMBER OF REQUIRED PARKING SPACES WILL BE DETERMINED DURING THE TENANT IMPROVEMENT PROCESS.	
LOT 2, BLOCK B	2,892,771 S.F. OR 66,409 ACRES
LAND AREA:	
PROPOSED USE:	WAREHOUSE / STORAGE (INSIDE)
BUILDING AREA:	
BUILDING 2	1,087,840 S.F.
	1,033,448 S.F. (95% WAREHOUSE)
	54,392 S.F. (5% OFFICE)
BUILDING HEIGHT:	52'-0"
PARKING PROVIDED:	9'x18' PARKING PROVIDED: 388 SPACES
	12'x55' PARKING: 250 SPACES (+193 FUTURE)
*THE NUMBER OF REQUIRED PARKING SPACES WILL BE DETERMINED DURING THE TENANT IMPROVEMENT PROCESS.	
LOT 2, BLOCK A	685,852 S.F. OR 15,745 ACRES
LAND AREA:	
PROPOSED USE:	SHELL BUILDING FOR INDUSTRIAL USE (ACTUAL USE TO BE DETERMINED AT CO.)
BUILDING AREA:	
BUILDING 3	148,629 S.F.
	141,198 S.F. (95% WAREHOUSE)
	7,431 S.F. (5% OFFICE)
BUILDING HEIGHT:	42'-6"
PARKING PROVIDED:	9'x18' PARKING PROVIDED: 214 SPACES (+109 FUTURE)
	12'x55' PARKING: 40 SPACES
*THE NUMBER OF REQUIRED PARKING SPACES WILL BE DETERMINED DURING THE TENANT IMPROVEMENT PROCESS.	
LOT 1, BLOCK B	485,081 S.F. OR 11,136 ACRES
LAND AREA:	
PHASE 2 PROPOSED USE:	COMMERCIAL PARKING LOT (TRUCKS/HEAVY EQUIPMENT)

- NOTES:
1. ALL LIGHTING IS TO COMPLY WITH THE CITY OF CEDAR HILL LIGHTING AND GLARE STANDARDS, PER SECTION 5.6 OF THE ZONING ORDINANCE.
 2. ALL GROUND MOUNTED MECHANICAL EQUIPMENT SHALL BE LOCATED AND SCREENED FROM STREET VIEW PER SECTION 5.3.7 AND SECTION 5.7.9 OF THE ZONING ORDINANCE.
 3. NO OUTDOOR STORAGE OF GOODS SHALL BE ALLOWED WITHOUT A CUP.
 4. DUMPSTER LOCATION(S) TO BE DETERMINED DURING THE TENANT IMPROVEMENT PERMIT PROCESS.

NO.	DATE	REVISION
	09/24/2021	ISSUED FOR CONSTRUCTION

Pacheco Koch
7557 RAMBLER ROAD SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-1000800

SITE PLAN
HIGH POINT 67
PHASE 1
LOTS 1 & 2 BLOCK A, LOTS 1 & 2 BLOCK B
CITY OF CEDAR HILL, DALLAS COUNTY, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
AJC	WJH	JUNE 2022	1"=150'			C1.0



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