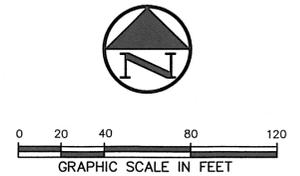


# CONCEPTUAL SITE PLAN

GENERAL SITE DATA:			
LOT SIZE:	383,188 SF / 8.797 AC		
<b>PARKING:</b>	SF	REQUIRED	PROPOSED
OFFICE: REQ. 1:400 SF	8,707	22	25
WAREHOUSE: REQ. 1:2,500 SF	8,000	4	4
SHOP: REQ. 1:500 SF	13,775	28	28
<b>TOTAL PARKING:</b>		<b>54</b>	<b>57</b>



**LEGEND**

B	BOLLARD
EM	ELECTRIC METER
PP	POWER POLE
LS	LIGHT STANDARD
WM	WATER METER
WV	WATER VALVE
ICV	IRRIGATION CONTROL VALVE
FH	FIRE HYDRANT
CO	CLEANOUT
MH	MANHOLE
TSC	TRAFFIC SIGNAL CONTROL
TSP	TRAFFIC SIGNAL POLE
TELE	TELEPHONE BOX
FL	FLOOD LIGHT
FP	FLAG POLE
SIGN	TRAFFIC SIGN
IRS	1/2-INCH IRON ROD
(C.M.)	W/"PACHECO KOCH" CAP SET
---	CONTROLLING MONUMENT
-X-	PROPERTY LINE
⊕	FENCE
⊕	PARKING COUNT
-X-	PROPOSED FENCE

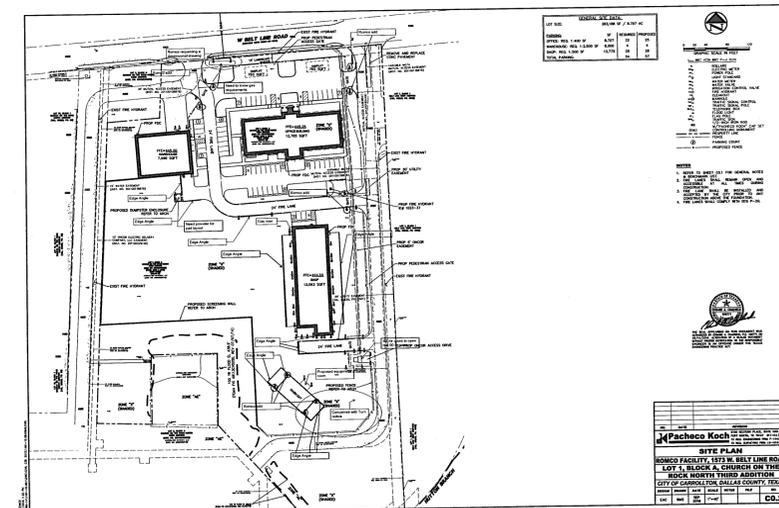
**NOTES**

REFER TO SHEET C0.1 FOR GENERAL NOTES & BENCHMARK LIST.

FIRE LANES SHALL REMAIN OPEN AND ACCESSIBLE AT ALL TIMES DURING CONSTRUCTION.

FIRE LANE SHALL BE INSTALLED AND ACCEPTED BY THE CITY PRIOR TO ANY CONSTRUCTION ABOVE THE FOUNDATION.

FIRE LANES SHALL COMPLY WITH GDS P-20.



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY EDWARD A. CHADWICK, P.E. 109771 ON 09/14/2016. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

City File No. PLSUP 2025-162.  
Date of Preparation 12.18.2025  
Revised 01.15.2026

NO.	DATE	REVISION

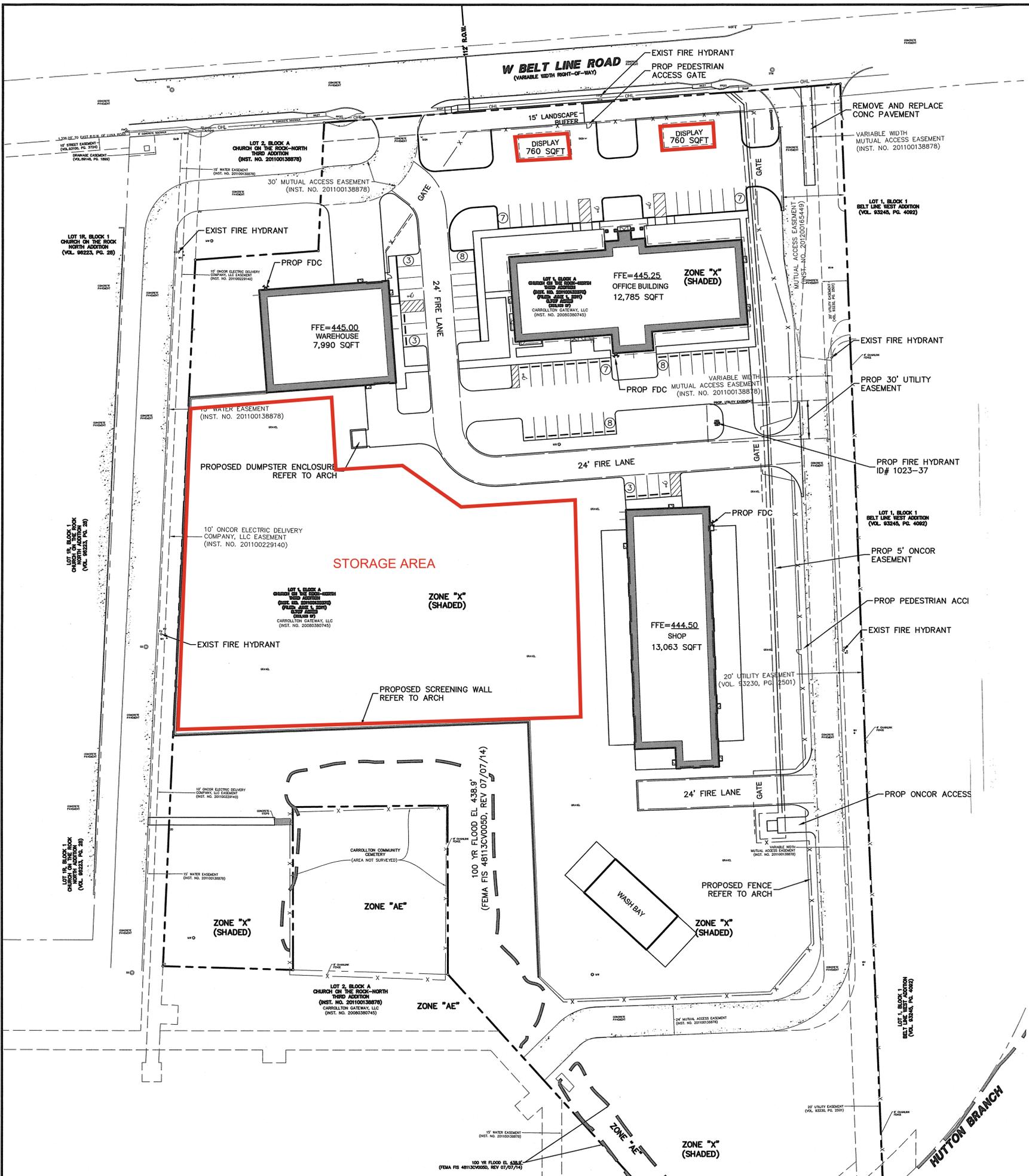
**Pacheco Koch**  
6100 WESTERN PLACE, SUITE 1001  
FORT WORTH, TX 76107 817.412.7155  
TX REG. ENGINEERING FIRM F-14439  
TX REG. SURVEYING FIRM LS-10193824

**SITE PLAN**

**ROMCO FACILITY, 1573 W. BELT LINE ROAD  
LOT 1, BLOCK A, CHURCH ON THE  
ROCK NORTH THIRD ADDITION**

**CITY OF CARROLLTON, DALLAS COUNTY, TEXAS**

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
EAC	WMS	SEP 2016	1"=40'			<b>C0.2</b>



**APPLICANT'S EXHIBIT - VOLUMETRIC CONCRETE MIXING UNITS**

