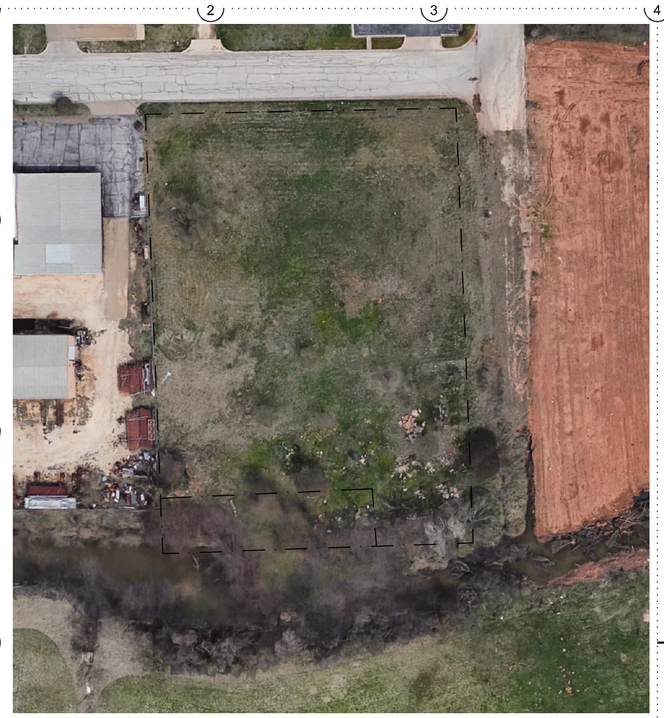
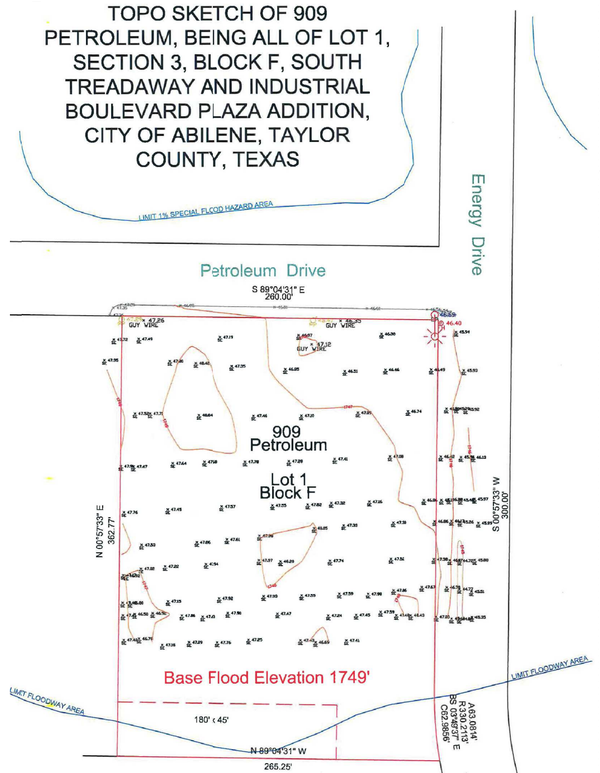


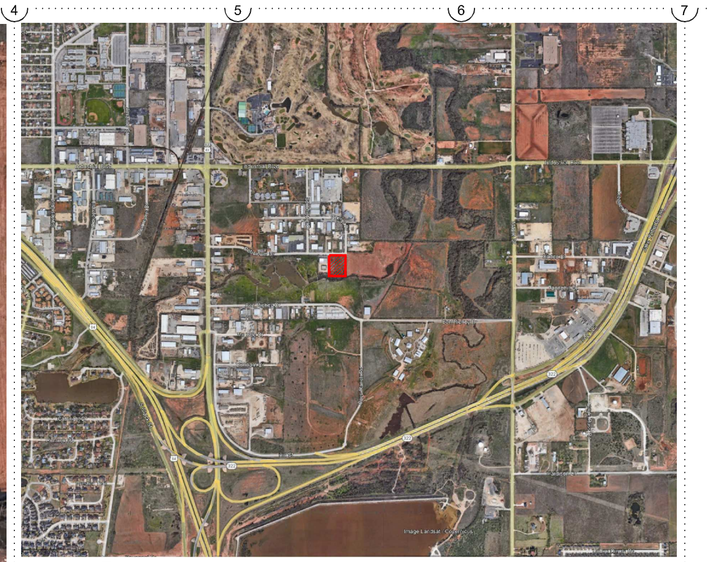
D1 AERIAL VIEW OF EXISTING SITE
NTS NORTH

F1 FEMA FLOOD PANEL
NTS NORTH

TOPO SKETCH OF 909 PETROLEUM, BEING ALL OF LOT 1, SECTION 3, BLOCK F, SOUTH TREADAWAY AND INDUSTRIAL BOULEVARD PLAZA ADDITION, CITY OF ABILENE, TAYLOR COUNTY, TEXAS



K1 TOPOGRAPHY
NTS



C4 VICINITY MAP
NTS NORTH

SITE DATA:

LEGAL DESCRIPTION:
909 PETROLEUM DRIVE, BEING ALL OF LOT 1, SECTION 3, BLOCK F, SOUTH TREADAWAY AND INDUSTRIAL BOULEVARD PLAZA ADDITION, CITY OF ABILENE, COUNTY OF TAYLOR, TEXAS.

95,089 SF = 2.18 ACRES

CURRENT ZONING - I1

BASE FLOOD ELEVATION = 1749'

FIRE HYDRANTS: AT NORTH WEST CORNER OF PROPERTY.

REQUIRED LANDSCAPE AREA = 0 PER 4.2.2.5(a)(3)

BUILDING DATA:

TOTAL AREA = 12,525 SF

SINGLE STORY

MAXIMUM BUILDING HEIGHT = 22'

BUILDING USE:
OFFICE	6,141 SF
CONTRACTOR SERVICES	3,010 SF
MANUFACTURING (INCIDENTAL)	3,374 SF

PARKING REQUIREMENT:
OFFICE - 1:500 SF	13 SPACES
CONTRACTOR SERVICES - 1:500 SF	7 SPACES
MANUFACTURING (INCIDENTAL) - 0	0 SPACES
TOTAL REQUIRED	20 SPACES
TOTAL PROVIDED	23 SPACES

BUILDING OCCUPANCY CLASSIFICATION: GROUP B

BUILDING CONSTRUCTION TYPE: II-B
ALLOWABLE SF = 23,000 (NS)

ALL EXTERIOR LIGHTING (INCLUDED WALL-MOUNT FIXTURES) SHALL BE FULLY SHIELDED.

ALL DRIVEWAY APPROACHES, SIDEWALKS, AND ACCOMPANYING RAMPS LOCATED IN PUBLIC RIGHTS-OF-WAY SHALL BE PERMITTED THROUGH CITY OF ABILENES PUBLIC WORKS DEPARTMENT.

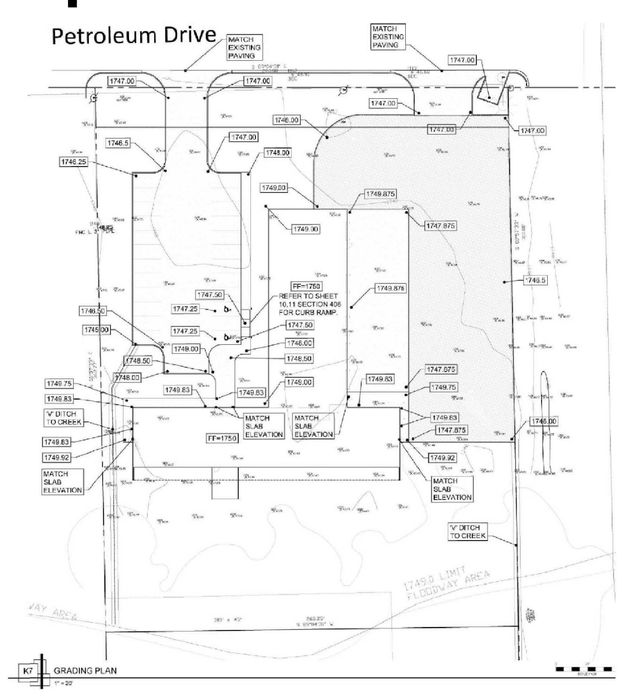
MECHANICAL EQUIPMENT (EXCLUDING ROOF-MOUNTED EQUIPMENT) SHALL BE SCREENED FROM VIEW FROM STREETS AND PARKING LOTS.

BUILDING AND SITE ARE SUBJECT TO TDLR TEXAS ACCESSIBILITY STANDARDS.

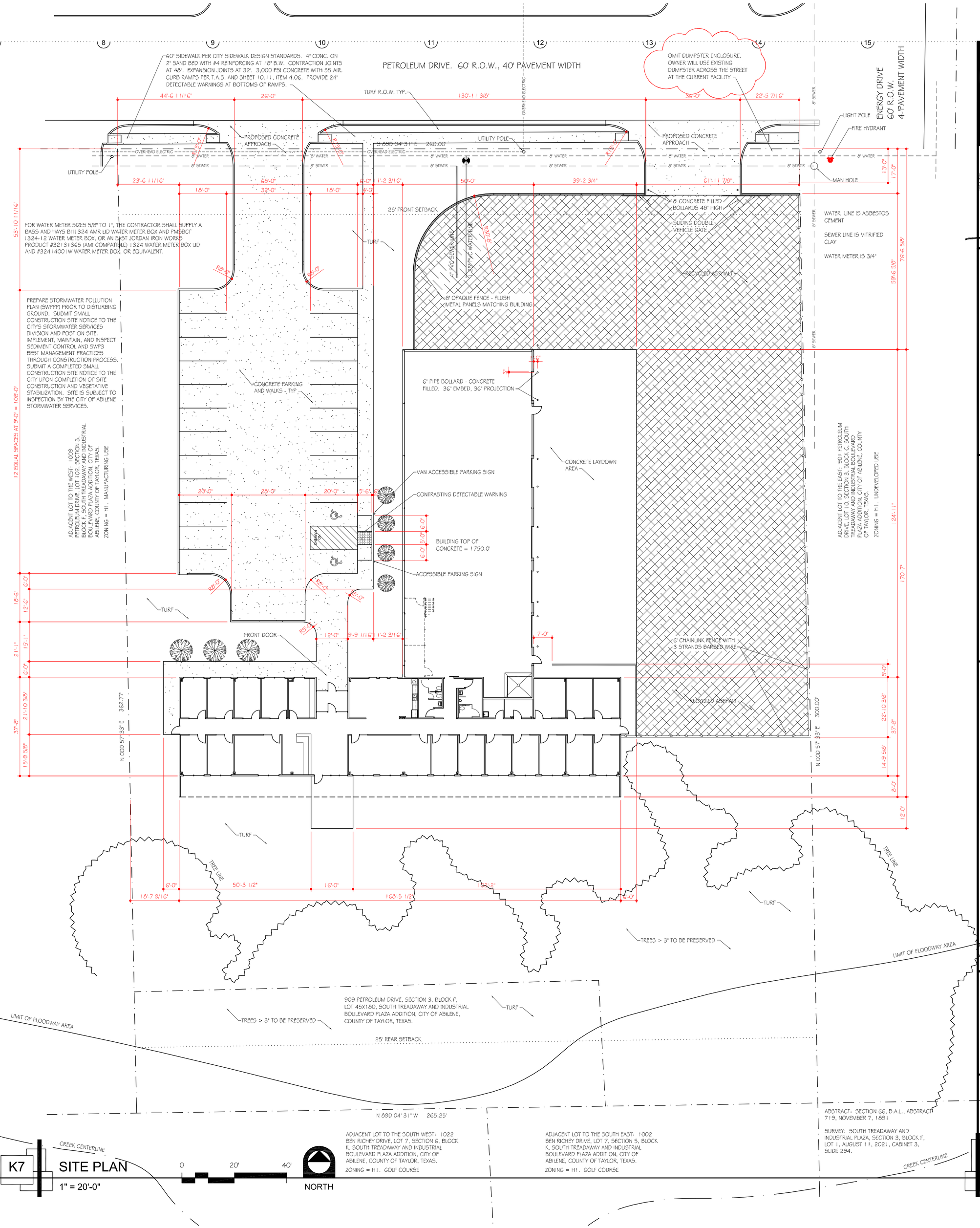
BUILDING IS IN THE SPECIAL FLOOD HAZARD AREA, PANEL 48441C0238F, 1/6/2012

A FLOODWAY DEVELOPMENT PERMIT IS REQUIRED.

G4 SITE PLAN NOTES
NTS



K4 SITE GRADING
NTS



K7 SITE PLAN
1" = 20'-0"
NORTH

MCCATHREN ARCHITECTS, LLC
25 Green Bay Circle
Abilene, Texas 79602
325-669-2584
staff@mccathren.com
www.mccathren.com

REGISTERED ARCHITECT JAMES MCCATHREN 09765 STATE OF TEXAS
12-16-2022

CARY SERVICES
909 PETROLEUM DRIVE

909 PETROLEUM, BEING ALL OF LOT 1, SECTION 3, BLOCK F, SOUTH TREADAWAY AND INDUSTRIAL BOULEVARD PLAZA ADDITION, CITY OF ABILENE, COUNTY OF TAYLOR, TEXAS

OWNER:
CARY FAMILY HOLDINGS
1244 IBERIS RD S
TUSCOLA, TEXAS 79562

95,089 SF = 2.18 ACRES

12-16-2022
3-1-2023
9-8-2023
11-1-2023
11-6-2023
3-7-2024

553-1-10.DWG

1.10

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