

PEPPER CREEK BUSINESS PARK - PARKING SUMMARY					
BUILDINGS DESCRIPTION	BUILDING SQUARE FOOTAGE	1 PARKING SPACE PER 600 SQ. FT.	1 PARKING SPACE PER 250 SQ. FT.	PARKING REQUIRED	TOTAL PARKING PROVIDED
RETAIL / STOREFRONT					
BLDG A	3,200		13	13	13
BLDG B	3,000		12	12	18
BLDG C	5,000		20	20	20
BLDG D	5,000		20	20	20
BLDG E	2,500		10	10	10
OFFICE WAREHOUSE					
BLDG F	3,600	6		6	9
BLDG G	5,400	9		9	14
BLDG H	2,000	3		3	6
BLDG I	2,000	3		3	6
BLDG J	2,000	3		3	6
BLDG K	2,500	4		4	8
BLDG L	2,000	3		3	6
BLDG M	3,200	5		5	7
BLDG N	3,200	5		5	6
BLDG O	5,400	9		9	9
BLDG P	3,600	6		6	7
BLDG Q	5,400	9		9	9
BLDG R	3,600	6		6	14
BLDG S	2,500	4		4	7
BLDG T	2,000	3		3	5
BLDG U	2,000	3		3	5
BLDG V	3,200	5		5	5
BLDG W	4,000	7		7	7
BLDG X	3,200	5		5	5
BLDG Y	3,200	5		5	5
BLDG Z	2,000	3		3	3
BLDG 2A	2,500	4		4	4
BLDG 2B	2,500	4		4	4
BLDG 2C	3,200	5		5	5
BLDG 2D	3,200	5		5	5
BLDG 2E	3,200	5		5	5
BLDG 2F	3,200	5		5	5
BLDG 2G	3,200	5		5	5
BLDG 2H	3,200	5		5	5
BLDG 2I	3,200	5		5	5
BLDG 2J	3,200	5		5	7
BLDG 2K	2,400	4		4	4
BLDG 2L	4,000	7		7	7
BLDG 2M	2,000	3		3	3
BLDG 2N	2,000	3		3	3
BLDG 2O	2,000	3		3	3
TOTAL PARKING REQUIRED					256
TOTAL PARKING PROVIDED					301

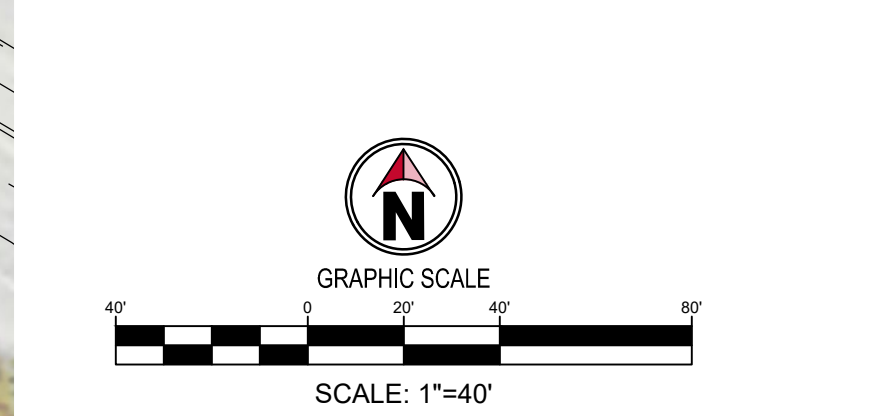
PEPPER CREEK BUSINESS PARK											
TYPE											ESTIMATED YIELD
BUILDINGS											40
		TOTAL COMMUNITY									40
		TOTAL ACRE PER UNIT									4
BUILDING DESCRIPTION	BUILDING 100 X 50 SQ FT	BUILDING 80 X 60 SQ FT	BUILDING 100 X 40 SQ FT	BUILDING 80 X 50 SQ FT	BUILDING 60 X 60 SQ FT	BUILDING 80 X 40 SQ FT	BUILDING 60 X 50 SQ FT	BUILDING 50 X 50 SQ FT	BUILDING 60 X 40 SQ FT	BUILDING 50 X 40 SQ FT	TOTAL SQUARE FOOTAGE
RETAIL / STOREFRONT											
BLDG A						3,200		3,000			3,200
BLDG B											3,000
BLDG C	5,000										5,000
BLDG D	5,000										5,000
BLDG E								2,500			2,500
TOTAL RETAIL / STOREFRONT BUILDINGS AREA											18,700
OFFICE WAREHOUSE											
BLDG F					3,600						3,600
BLDG G		5,400									5,400
BLDG H										2,000	2,000
BLDG I										2,000	2,000
BLDG J										2,000	2,000
BLDG K								2,500			2,500
BLDG L										2,000	2,000
BLDG M						3,200					3,200
BLDG N						3,200					3,200
BLDG O		5,400									5,400
BLDG P					3,600						3,600
BLDG Q		5,400									5,400
BLDG R					3,600						3,600
BLDG S								2,500			2,500
BLDG T										2,000	2,000
BLDG U										2,000	2,000
BLDG V						3,200					3,200
BLDG W				4,000							4,000
BLDG X						3,200					3,200
BLDG Y						3,200					3,200
BLDG Z										2,000	2,000
BLDG 2A								2,500			2,500
BLDG 2B								2,500			2,500
BLDG 2C						3,200					3,200
BLDG 2D						3,200					3,200
BLDG 2E						3,200					3,200
BLDG 2F						3,200					3,200
BLDG 2G						3,200					3,200
BLDG 2H						3,200					3,200
BLDG 2I						3,200					3,200
BLDG 2J						3,200					3,200
BLDG 2K										2,400	2,400
BLDG 2L			4,000								4,000
BLDG 2M											2,000
BLDG 2N										2,000	2,000
BLDG 2O								2,000			2,000
TOTAL OFFICE WAREHOUSE BUILDINGS AREA											109,000
TOTAL BUILDINGS AREA											127,700


Office/Administrative Area:	1 space per 600 sf GFA or 1 space per 2 employees whichever is greater
Equipment Area:	1 space per 25,000 sf GFA

LANDSCAPING AREA	
DESCRIPTION	AC
LANDSCAPE REQUIRED	0.51
LANDSCAPING PROVIDED	AC
BUFFER AREA	0.56
LANDSCAPE AREA	0.47
OVER ALL LANDSCAPE PROVIDED	1.02

- LANDSCAPING NOTES:
- DEVELOPER TO PLANT A MINIMUM OF ONE TREE PER 30' WITHIN LANDSCAPE BUFFER SHOWN ALONG THE PUBLIC STREET FRONTAGE AND BUFFER AREA ADJACENT TO RESIDENTIAL.
 - LANDSCAPE ISLANDS TO BE PROVIDED FOR EVERY TEN PARKING SPACES.

LEGEND	
	PROPOSED BOUNDARY
	PROPOSED CENTERLINE
	PROPOSED GREENSPACE
	PROPOSED ASPHALT
	PROPOSED OFFICE WAREHOUSE BUILDING PADS
	PROPOSED RETAIL / STOREFRONT BUILDING PADS
	PROPOSED SIDEWALK
	PROPOSED STRIPING





FIRM No. F-23395
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2121 E 6th STREET, SUITE 203
AUSTIN, TEXAS 78702

PEPPER CREEK CROSSING

CONCEPTUAL SITE PLAN

BELL COUNTY, TEXAS
MARCH 2025



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TEMPLE FLEX
1722 LIGHTNER LANE TEMPLE, TEXAS 76502
JANUARY 2025 | 3 of 5

OFFICE WAREHOUSE FLEX

VIEWPOINT
design studio





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