

Alcove Ave.

Marsha Sharp Freeway

Wausau Avenue

76th Street

78th Street

80th Street

Wausau Avenue

Irish Drive

Hutchinson Street

Hutchinson Street

Hutchinson Street

82nd Street

82nd St Retail C1

82nd St Retail C2

0.87 ac

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Retail Parcel A
2.61 ac
32,950 sf GLA
park required = 266
park provided = 169

Retail Parcel B
4.62 ac
37,700 sf GLA
park required = 322
park provided = 346

Retail Parcel C
7.07 ac
parking required = 334
parking provided = 331

PROPOSED TRAIL SYSTEM
Approx. 5400 LF

Hospital Parcel
25.00 ac

Medical Office A
14,000 sf

Medical Office B
14,000 sf

Medical Office C
35,000 sf

Bank Lot
0.74 ac

Pad A1
3,500 sf

Pad A3
4,000 sf

Pad A2
4,000 sf

B1
Retail / Rest.
10,000 sf

A4
Retail / Rest.
10,000 sf

A5
Retail / Rest.
9,450 sf

Parcel
2.15 ac

B2
Retail / Rest.
12,600 sf

B3
Retail / Rest.
12,600 sf

2 story
Indoor
Entertainment
83,422 sf

2 story
Office D
39,000 SF

Retail B4
1.36 ac

Office Parcel D
2.96 ac

Entertainment
Parcel
6.57 ac

Bldg "A"
3 stories
144 units

Parcel
7.57 ac

±228 units

311 spaces required *

377 spaces provided
(1.75 sp / unit)

Bldg "B"
3 stories
84 units

Pad C5
4,000 sf

Pad C6
4,000 sf

C1
Retail / Rest.
10,700 sf

Grocery Anchor
± 40,000 sf

B4
Retail / Rest.
6,825 sf

Restaurant
6,800 sf

C1
Retail / Rest.
11,610 sf

C2
Retail / Rest.
11,610 sf

OSR
3,500 sf

CHISUM TRAVEL CENTER

OSR ET
3,500 sf

OSR ET
3,500 sf

Restaurant
5,500 sf

Ground Lease C
1.46 ac

Ground Lease B
1.50 ac

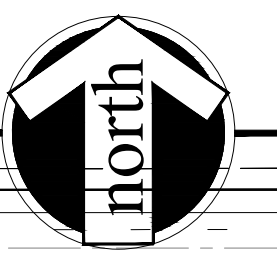
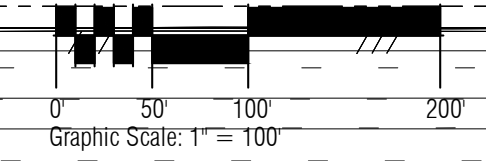
parking required 58
parking provided 65

parking required 58
parking provided 96

* parking required

EFF (10%)	23	@ 1.0	23
1 br (60%)	136	@ 1.25	173
2 br (20%)	46	@ 1.50	69
3 br (10%)	23	@ 2.0	46
total units	228		311

SITE PLAN



COVENANT PARK Marsha Sharp Frwy at 82nd Street LUBBOCK, TX

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SCHEME
SP-28