

CAMPUS PROGRAM

TRACT 2 - PHASE I (12X70)	58 SPACES
TRACT 2 - PHASE II (12X70)	185 SPACES
LOT 7 - STORAGE (12X55)	212 SPACES
TOTAL CAMPUS	455 SPACES
LOT 7 - LAYDOWN PADS A-C	1.15 AC
LOT 7 - FUTURE FUEL/EV PAD	0.42 AC
TRACT 2 - EXPANSION RESERVE	0.60 AC
TRACT 2 - ARROYO / DETENTION	0.76 / 0.78 AC
SITE AREA (GIS)	25.19 AC

LEGEND

- TRUCK-GRADE AGGREGATE YARD
- KIOSK / OFFICE TRAILER
- STORMWATER DETENTION
- UTILITY EASEMENT
- PAD RESERVE
- PROPERTY LINE (TXGIO)
- SOLAR LED LIGHT POLE
- DRIVEWAY / ENTRY DRIVE
- FUTURE BUILDING PAD
- ARROYO DRAINAGE CORRIDOR
- IOS / LAYDOWN LEASE PAD
- EXPANSION RESERVE
- 6' SECURITY FENCE
- STALL STRIPING

KEYNOTES

1. TXDOT COMMERCIAL DRIVEWAY + CULVERT (FORM 1058). DECEL / LEFT-TURN LANES ONLY IF TXDOT REQUIRES.
2. BOX-CULVERT CROSSING OF THE EXISTING ARROYO (SIZE BY DRAINAGE STUDY).
3. AUTOMATED SLIDE GATE + KIOSK / PAY STATION (LPR, KEYPAD, APP).
4. OFFICE TRAILER (12' X 56') + SIGNAGE.
5. STAFF / VISITOR PARKING (7).
6. FUTURE DRIVER RESTROOM / SHOWER BUILDING PAD (60' X 25').
7. FUTURE WELL + 10,000 GAL STORAGE TANK.
8. EXISTING ARROYO KEPT OPEN IN A 70' DRAINAGE CORRIDOR.
9. PHASE I YARD: 58 SPACES, 12' X 70' BACK-IN, TRUCK-GRADE AGGREGATE.
10. 60' EPWU WATER LINE EASEMENT: DRIVE-OVER AISLE, NO STRUCTURES.
11. PHASE II YARD: 185 SPACES, 12' X 70' BACK-IN, 75' AISLES.
12. EXPANSION RESERVE: ABOUT 0.6 AC (ROOM FOR ~55 MORE SPACES).
13. DETENTION AT THE LOW CORNER (SIZED BY CIVIL).
14. NATURAL AREA + SEPTIC DRAIN FIELD (PUMPED FROM THE FUTURE BUILDING).
15. 6' CHAIN-LINK SECURITY FENCE WITH 3-STRAND BARBED WIRE.
16. LOT 7 DRIVEWAY + KEYPAD GATE (150' TRUCK STACKING).
17. IOS / CONTRACTOR LAYDOWN LEASE PADS A-C (1.15 AC).
18. FUTURE PAD RESERVE: FUEL / DEF / EV CHARGING (0.42 AC).
19. TRAILER / EQUIPMENT STORAGE: 212 SPACES, 12' X 55' BACK-IN, AGGREGATE.
20. DETENTION AT THE LOW CORNER (SIZED BY CIVIL).

GENERAL NOTES

1. BASE MAP: USGS NAIP AERIAL (0.6 M, PUBLIC DOMAIN) AND TXGIO STRATMAP PARCEL LINES (± 30'). REPLACE WITH THE COBBFENDLEY BOUNDARY SURVEY BEFORE ENGINEERING.
2. PROGRAM HOLDS THE ORIGINAL 455 SPACES: TRACT 2 = 243 (PHASE I 58 + PHASE II 185) AND LOT 7 = 212. THE PHASE LINE FOLLOWS THE EPWU EASEMENT, SO PHASE I IS 58 (NOT 63) ON THE REAL GROUND.
3. AN EXISTING ARROYO CROSSES THE FRONT OF TRACT 2. IT STAYS OPEN IN A 70' CORRIDOR; ONE BOX CULVERT CARRIES THE ENTRY DRIVE. NEEDS A DRAINAGE STUDY.
4. OFFICE TRAILER, STAFF PARKING AND THE FUTURE DRIVER BUILDING PAD SIT OUTSIDE THE GATE IN THE ENTRY TRIANGLE EAST OF THE ARROYO.
5. TRACT 2 HAS ROOM FOR ABOUT 55 MORE SPACES IN THE EXPANSION RESERVE IF DEMAND SUPPORTS IT.
6. EPWU EASEMENT: NO STRUCTURES, POLES OR STALLS; PAVED OR AGGREGATE DRIVE AISLE WITH EPWU CONSENT.
7. CONCEPT ONLY. STALL COUNTS ARE LAYOUT RESULTS; WB-67 TURNING PATHS, DRAINAGE AND TXDOT ACCESS TO BE VERIFIED BY THE CIVIL ENGINEER.

SCALE: 1" = 150'-0"

0 150' 300' 600'

TRUE NORTH

HLC

HUDSPETH LOGISTICS CENTER
HUDSPETHLOGISTICSCENTER.COM

OWNER / DEVELOPER:
ADLER CHARLES SERVICES INC.
POMPANO BEACH, FLORIDA

MASTER PLAN DRAWINGS FOR:
HUDSPETH LOGISTICS CENTER
455-SPACE TRUCK PARKING
+ TRAILER STORAGE CAMPUS
US HWY 62/180, HUDSPETH COUNTY, TX

ISSUE	DESCRIPTION	DATE
01	PRELIM SITE PLAN	10-14-26
02	MASTER PLAN V2	10-14-26
03	MASTER PLAN ON AERIAL	10-14-26
04	REV B - 455 SPACES	10-15-26

CIVIL ENGINEER: [TO BE SELECTED]
CONTRACTOR: [TO BE SELECTED]

DRAWN BY: ACS CHECKED: [-]

MASTER PLAN
NOT FOR CONSTRUCTION

SCALE: 1" = 150'-0" (36 X 24)

SITE MASTER PLAN
ON AERIAL - REV B

SHEET NO.:
MP-2.0