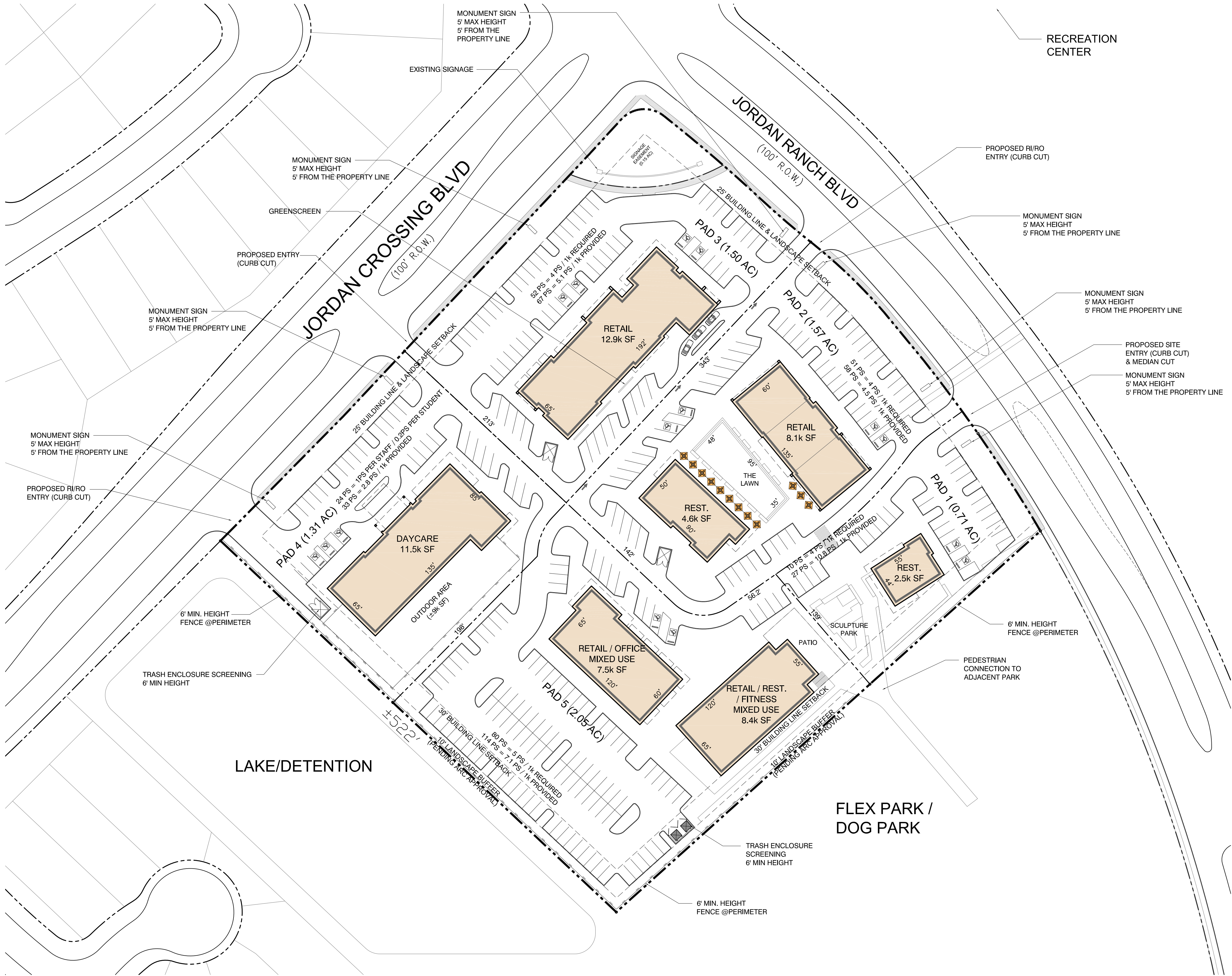




DATA TABLE

SITE AREA:		7.29 AC
PER FULSHEAR, TEXAS - CODE OF ORDINANCES		
PARKING SYNOPSIS		
	PS REQ'D	PS PROVIDED
PAD 1 - SMALL RESTAURANT (0.71 AC) (2,500 SF) RESTAURANT (@4 PS/1k)	10 PS	27 PS (@10.8 PS / 1k)
PAD 2 - RETAIL / RESTAURANT (1.57 AC) (12,700 SF) GENERAL (@4 PS/1k)	51 PS	58 PS (@4.5 PS / 1k)
PAD 3 - RETAIL (1.50 AC) (12,900 SF) GENERAL RETAIL (@4 PS/1k)	52 PS	67 PS (@5.1 PS / 1k)
PAD 4 - DAYCARE (1.31 AC) (11,500 SF) DAYCARE CENTER (PER OCCUP.)	24 PS	33 PS (@2.8 PS / 1k)
PAD 5 - RETAIL / REST / FITNESS MIX USE (2.05 AC) (15,900 SF) GENERAL RETAIL (@5 PS/1k)	80 PS	114 PS (@7.1 PS / 1k)
OVERALL TOTAL (55,500 SF)	217 PS	299 PS (@5.3 PS / 1k)

NOTES:

- CITY OF FULSHEAR DOES NOT SPECIFY PARKING REQUIREMENTS FOR RESTAURANT. GENERALIZED IN "COMMERCIAL USES".
- DAYCARE USE PARKING REQUIREMENTS CALCULATIONS ARE BASED ON 1 PS PER STAFF AND 1 PS PER EVERY 5 STUDENTS. ASSUMED A MAXIMUM CAPACITY OF 16 STAFF AND 40 STUDENTS. PENDING AMOUNTS CONFIRMATION.

CODE RESEARCH

FULSHEAR, TEXAS - CODE OF ORDINANCES

-A PARKING SPACE SHALL BE A MINIMUM OF 9 FEET IN WIDTH BY 18 FEET IN LENGTH. WITH 22 FEET MINIMUM DRIVE. (PROVIDING 9'X20' PARKING STALL AND 26' CROSS ACCESS CIRCULATION DRIVES)

JORDAN RANCH DESIGN CRITERIA AND GUIDELINES - COMMERCIAL (EXCERPT)

SETBACKS
-COMMERCIAL ADJACENT TO COMMERCIAL - NO BUFFER OR FENCE REQUIRED.

-LANDSCAPE SETBACK ALONG JORDAN RANCH BLVD, JORDAN CROSSING BLVD AND/OR TEXAS HERITAGE PARKWAY - 25 FEET.

PARKING
-THE DISTANCE BETWEEN LANDSCAPE PLANTING ISLANDS AND/OR TREE WELLS SHALL BE NO MORE THAN SEVEN (7) PARKING STALLS.

-SHARED PARKING SHOULD BE CONSIDERED WHERE ADJACENT USES HAVE OPPOSITE PEAK TRAFFIC HOURS. A SHARED PARKING AGREEMENT MUST BE SIGNED BY ALL PARTIES AND APPROVED BY THE ARC.

SIGNAGE
-ELEVATION AT THE BASE OF ALL GROUND MOUNTED SIGN FACES SHOULD BE NO MORE THAN FIVE FEET (5') ABOVE THE SURROUNDING CURB ELEVATION AND THE SLOPE OF THE SURROUNDING AREA MAY NOT EXCEED 12%.
-THE LEADING EDGE OF THE SIGN SHOULD BE A MINIMUM OF FIVE FEET (5') FROM THE PROPERTY LINE AND THE SIGN FACE SHOULD BE PERPENDICULAR TO THE RIGHT-OF-WAY.

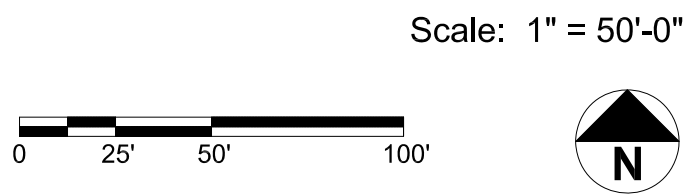
STREETSCAPE
(NOT SHOWN DUE TO PRELIMINARY NATURE OF SITE PLAN)
-TREES SHALL BE PLANTED AT A SPACE EQUAL TO ONE (1) TREE FOR EVERY FORTY (40) FEET OF STREET AND SHOULD BE PLANTED WITHIN SIX (6) TO TEN (10) FEET OF THE BACK OF CURB OR SIDEWALK EDGE.

TRASH ENCLOSURE
-ENCLOSURES MUST BE CONSTRUCTED OF THE SAME EXTERIOR MATERIAL AS THE BUILDINGS AND AN MINIMUM SIX FEET (6) IN HEIGHT. WOODEN ENCLOSURES ARE NOT PERMITTED. ALL GATES ON THE ENCLOSURES MUST BE METAL.

PRELIMINARY SITE PLAN



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COMMERCIAL DEVELOPMENT

February 2, 2021 JORDAN CROSSING BLVD. @ JORDAN RANCH BLVD.
BROOKSHIRE, TX
19101-00_Site_21.02.02

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