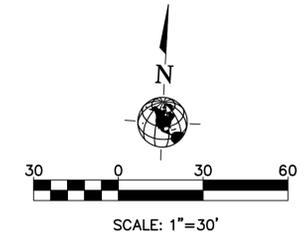
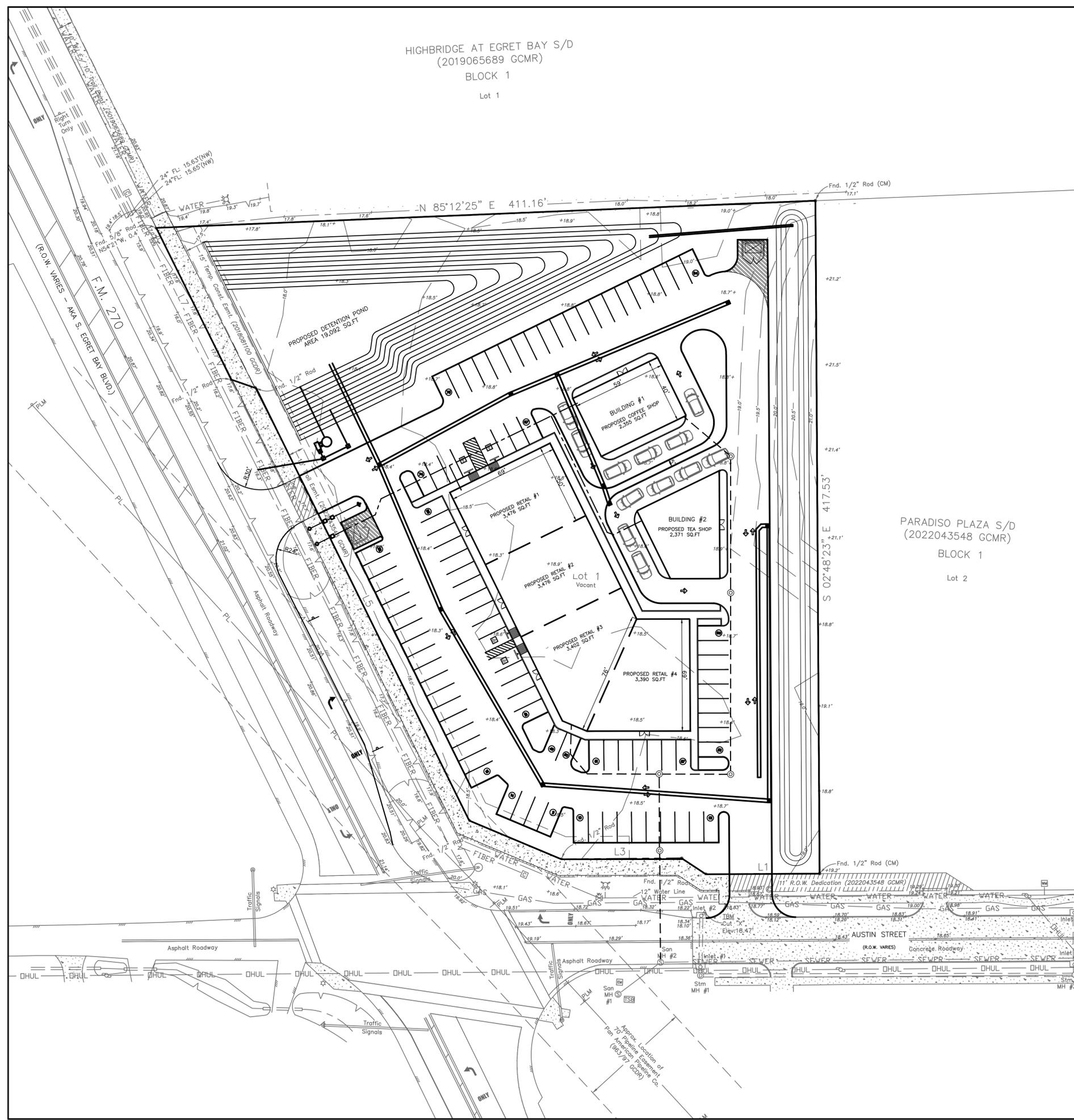


HIGHBRIDGE AT EGRET BAY S/D
(2019065689 GCMR)
BLOCK 1
Lot 1



DESIGN-BUILD

AUSTIN STREET COMMONS
2388 AUSTIN ST
LEAGUE CITY TX 77573



PARKING REQUIREMENTS

PROPOSED BUILDINGS:

RETAIL:

- RETAIL REQUIRED PARKING = 1 PARKING SPACE FOR EVERY 250 SQ.FT.
- RETAIL AREA BUILDING #1= $3,476 \text{ SQ.FT.} / 250 = 13.9$
RETAIL (A) TOTAL = 14 SPACES
- RETAIL AREA BUILDING #2= $3,476 \text{ SQ.FT.} / 250 = 13.9$
RETAIL (A) TOTAL = 14 SPACES
- RETAIL AREA BUILDING #3= $3,402 \text{ SQ.FT.} / 250 = 13.6$
RETAIL (A) TOTAL = 14 SPACES
- RETAIL AREA BUILDING #4= $3,390 \text{ SQ.FT.} / 250 = 13.6$
RETAIL (A) TOTAL = 14 SPACES

TEA SHOP:

- EATING AND DRINKING ESTABLISHMENT REQUIRED PARKING - FULL SERVICE = 1 SPACE/125 SQ. FT. FULL SERVICE
- EATING AND DRINKING ESTABLISHMENT AREA = $2,371 \text{ SQ.FT.} / 125 = 18.9$
EATING AND DRINKING ESTABLISHMENT AREA TOTAL = 19 SPACES

COFFEE SHOP:

- EATING AND DRINKING ESTABLISHMENT REQUIRED PARKING - FULL SERVICE = 1 SPACE/125 SQ. FT. FULL SERVICE
- EATING AND DRINKING ESTABLISHMENT AREA = $2,355 \text{ SQ.FT.} / 125 = 18.8$
EATING AND DRINKING ESTABLISHMENT AREA FULL SERVICE = 19 SPACES

TOTAL PARKING SPACES REQUIRED = 94 SPACES
TOTAL PARKING SPACES PROVIDED = 94 SPACES

TOTAL HANDICAP SPACES REQUIRED = 4 SPACES
TOTAL HANDICAP SPACES PROVIDED = 4 SPACES

HATCH LEGEND

- PROPERTY LINE
- [Solid Box] PROPOSED BUILDING AREA
- [Dotted Box] PROPOSED CONCRETE FOR SIDEWALK
- [Stippled Box] PROPOSED LANDSCAPING AND/OR GRASS

JDM GROUP COMPANY, LLC

FIRM REGISTRATION No: F-22129
Project Manager: Jose Diego Monroy, CFM
Assist. PM: Gabriel Centeno, B.S.C.E.
Project Engineer: Larry Deavers, P.E.
Email: PM@jdmgroupcompany.com
Cell (713) 459-5699

ISSUED 05/31/2023

INTERIM REVIEW ONLY

REVISION:

INTERIM REVIEW ONLY
Document Incomplete:
Not intended for permit or construction.
P.M. JOSE DIEGO MONROY, CFM
JDM GROUP COMPANY FIRM: F-22129
Date: May 31, 2023

DESIGNED BY: GC
CHECKED BY: JDM
PROJECT NO.: C22-104-00
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JDM GROUP COMPANY, LLC

SHEET TITLE
SITE PLAN
OPTION 02

DRAWING NO.

C-00.0

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