



3800 SOUTHWEST FRWY, SUITE 304  
HOUSTON, TX 77027  
281-530-0900

Issue Dates:	
PERMIT	03-04-2021
PERMIT - RESUBMIT	06-03-2021
PERMIT - RESUBMIT	07-06-2021
FOOTPRINT ADJUST.	09-01-2021

**CITY OF PEARLAND SITE GENERAL NOTES:**

- The property is zoned GB (GENERAL BUSINESS).
- If a Conditional Use Permit (CUP), Planned Development (PD), Variance has been approved, please list the details if applicable. If not, please indicate not applicable.
- All mechanical, electrical and roof-mounted equipment shall be screened as per the requirements of the UDC.
- All loading and unloading areas shall be screened as per the requirements of the UDC.
- All refuse containers and recycling containers shall be screened as per the UDC.
- All parking areas shall contain concrete curbs.
- Perpendicular parking spaces shall be a minimum of 9' wide and 18' deep. All aisles shall be a minimum of 24' wide.
- There shall be no outdoor activity, display or storage.
- Sight visibility angles shall not be obstructed along driveways entrances and other areas.
- All requirements of the UDC shall be met.
- Signage, including flags, is a separate permit and not part of this approval.
- Any signs, paving, structure (except fences, walls and screens) on easements need a waiver of encroachment letter.
- Note re: landscaping and trees in easements - At the time of planting, a minimum of 8' shall be provided between a tree trunk and the back of any curb and between a tree trunk and any planned or existing underground public utility lines for residential developments.
- Distance between back of curb to tree in islands needs to be three feet for non-residential developments.
- A minimum of 60% of required street trees shall be evergreen.
- Corrugated metal is prohibited.

ALSO SEE SEPARATE SHEET FOR CITY OF PEARLAND GENERAL NOTES.

Michael A Kravetz, AIA  
TX Registration #22709  
Not for Regulatory Approval, Permit, or Construction.



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Houston, Texas 77008 Plano, Texas 75024  
713 889 1100 V 972 480 7295 V

**PEARLAND OFFICE PARK**

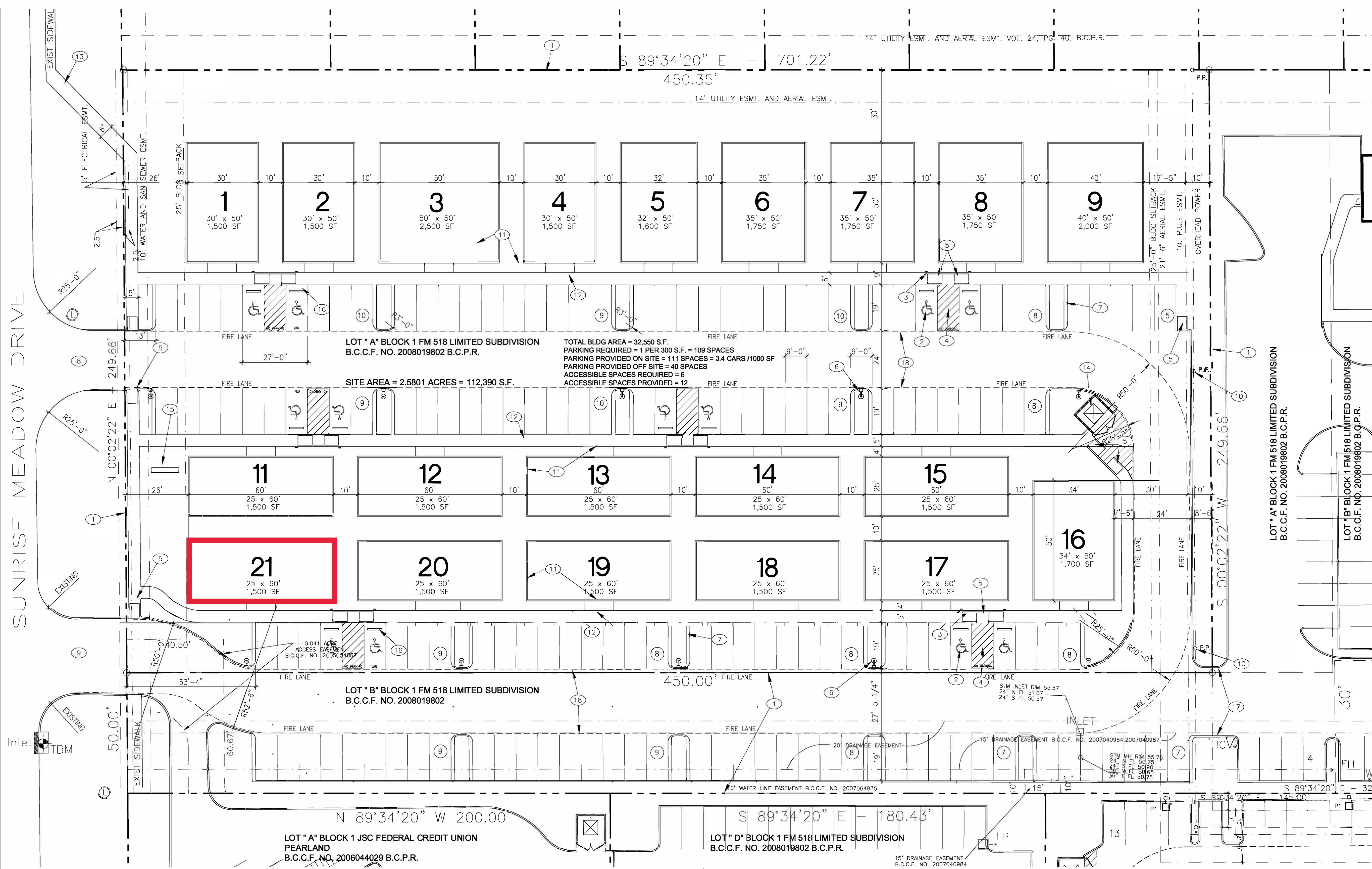
2721 SUNRISE MEADOW DRIVE  
PEARLAND, TEXAS 77584

Project Number, Phase:	20220-001-000	Sheet Size:	22x34
Date/Time Plotted:	FEB 12, 2021	Drawn By:	MK
		Checked By:	SR
Project Phase:	Schematic Site Plan		

**OFFICE PARK SITE PLAN**

**A1.0**

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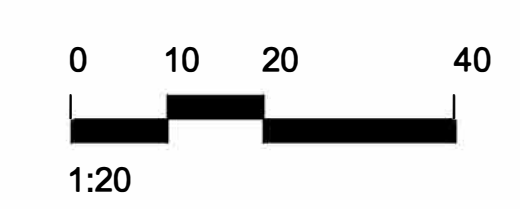


**FIRE LANE NOTE:**  
503.3 Marking. Where required by the code official, approved signs or other approved notices shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. Signs or notices shall be maintained in a clean and legible condition at all times and replaced or repaired when necessary to provide adequate visibility. Whenever any provision regarding the regulation of fire lanes contained in the most recent edition of the International Fire Code adopted by the City is in conflict with the provisions of this subsection, the provisions of this subsection shall govern. The owner, manager, or person in charge of any new or existing building or property for which fire lanes have been approved or required by the Fire Marshal or his authorized representative shall mark and maintain said fire lanes as provided below. Fire lanes shall not be located immediately adjacent to a structure if other possible locations exist that are not immediately adjacent but close enough to give sufficient access to at least three sides of the structure. The minimum corner radius on the turns shall be 25' on the inside and 50' on the outside.

All curbs and curb ends shall be painted red with white lettering four inches (4") high and at least one half-inch (1/2") stroke, stating "NO PARKING-FIRE LANE". Marking may not be spaced more than twenty-five feet (25') apart. Fire lanes shall be marked on both sides of access roads so as to assure a minimum of 24' clear width in the middle of said access roads. In areas where fire lanes are required but no continuous curb is available, one of the following methods shall be used, in conjunction with curb markings where possible, to indicate that the fire lane is continuous:  
Signs that comply with Section D103.6 shall be mounted conspicuously along the edge of the fire lane, spaced no more than twenty-five feet (25') apart, and shall have lettering at least two inches (2") high with three-eighths inch (3/8") stroke.  
1. From the point the fire lane begins to the point the fire lane ends, including behind all parking spaces which adjoin a fire lane, there shall be painted one continuous red stripe

having a minimum width of at least six inches (6"). Fire lanes shall be stenciled every twenty-five feet (25') apart "NO PARKING FIRE LANE" with white lettering four inches (4") high and at least one half-inch (1/2") stroke. Fire lanes shall be so marked on both sides of the lane.

- FLOOR PLAN KEYED NOTES TO SHEET: #**
- PROPERTY LINE.
  - ACCESSIBLE PAINTED SYMBOL.
  - 12" x 2" STEEL TUBE STYLE ACCESSIBLE SIGN.
  - ACCESSIBLE PAINTED AISLE WITH 4" SIDE STRIPES AT 2'-0" O.C. AND 45 DEGREES TO PARKING.
  - ACCESSIBLE RAMP.
  - 25' LIGHT POLE ON 6" HIGH X 2'-0" DIAMETER CONCRETE BASE.
  - 18" WIDE CURB, TYPICAL AT LANDSCAPE ADJACENT TO PARKING.
  - 24" WIDE ENTRY DRIVE.
  - EXISTING 30' ENTRY DRIVE.
  - EXISTING POWER POLE.
  - ALL BUILDING FOOTPRINTS AND ENTRY CONCRETE IS BY SEPARATE PERMIT.
  - 5' CONCRETE SIDEWALK IN FRONT OF BUILDINGS.
  - CONCRETE SIDEWALK IN RIGHT OF WAY TO CONNECT TO EXISTING.
  - 12' x 12' CMU DUMPSTER ENCLOSURE, 8'-0" HIGH WITH FULL HEIGHT BRICK VENEER, AND SOLID METAL GATES.
  - MONUMENT SIGN LOCATION. SIGN BY SEPARATE PERMIT.
  - CONCRETE WHEELSTOP AT ACCESSIBLE PARKING LOCATIONS, 3'-0" FROM CURB.
  - PROPOSED MODIFICATION OF ACCESS TO HOTEL SITE.
  - FIRE LANE MARKING: SEE FIRE LANE NOTE THIS SHEET.



PLAT RECORDING NUMBER:  
**P20-00124**

