

PARKING REQUIREMENTS	
RETAIL AND GAS STATION CLASSIFICATION	4 SPACES PER 1000SF BUILDING = 56 1 SPACE PER GAS PUMP = 10
REQUIRED SPACES	66 SPACES REQUIRED
TOTAL SPACES PROVIDED	10 AT GAS PUMPS 57 REGULAR 03 ADA - HANDICAP PARKING 70 SPACES PROVIDE > 66 REQUIRED

LOT COVERAGE CALCULATIONS	
TOTAL SITE AREA	143640.57SF (3.298 AC)
TOTAL PROPOSED IMPERVIOUS AREA	76912.98SF (PAVING, BUILDING) 19400.00SF (POND) 96312.98SF TOTAL
TOTAL IMPERVIOUS PERCENTAGE	67.05%
TOTAL VERTICAL CONSTRUCTION	14000SF (BUILDING) 3080SF (CANOPY) 17080SF TOTAL
TOTAL VERTICAL CONSTRUCTION PERCENTAGE	11.84%
TOTAL LANDSCAPE PERCENTAGE	32.95%
DETENTION RATIO	TOTAL SITE AREA = 3.298 AC TOTAL VOLUME PROVIDED BY DETENTION POND = 87435CF 87435CF/2.01AC-FT 2.01AC-FT/3.298AC = 0.609

SEE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS

ALL DIMENSIONS ARE TO BACK OF CURB UNLESS NOTED OTHERWISE

GENERAL NOTE:
ADHERE ALL WORK TO CITY OF FRIENDSWOODS LATEST VERSION OF CONSTRUCTION GENERAL NOTES (PG2), STANDARD DETAIL 15 AND CITY SPECIFICATIONS.

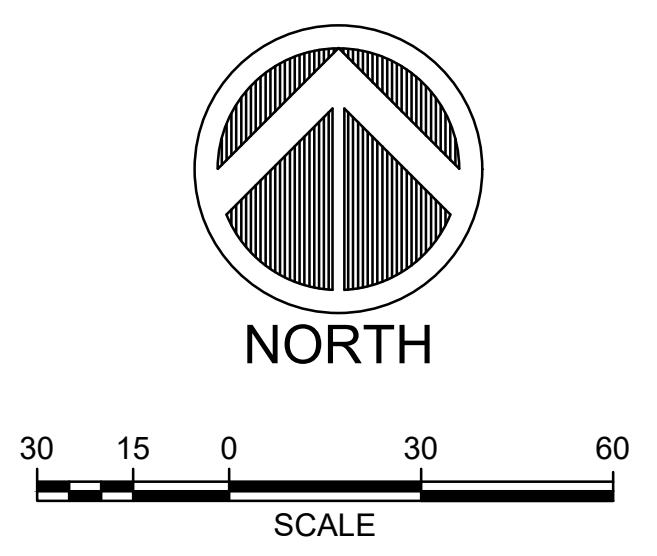
THIS SITE PLAN SHALL EXPIRE ONE YEAR FROM DATE OF APPROVAL BY THE PLANNING AND ZONING COMMISSION

- LEGEND**
- Found monument
 - Set 1/2" Rebar
 - Fence
 - Telephone Box
 - ⊙ Power Pole
 - ⊙ Sewer Manhole
 - ⊙ Storm Manhole
 - ⊙ Water Meter
 - ⊙ Stop Sign
 - ⊙ Gas Marker
 - Gas Line
 - Water Line
 - Sewer Line
 - Telephone Line
 - Overhead Power



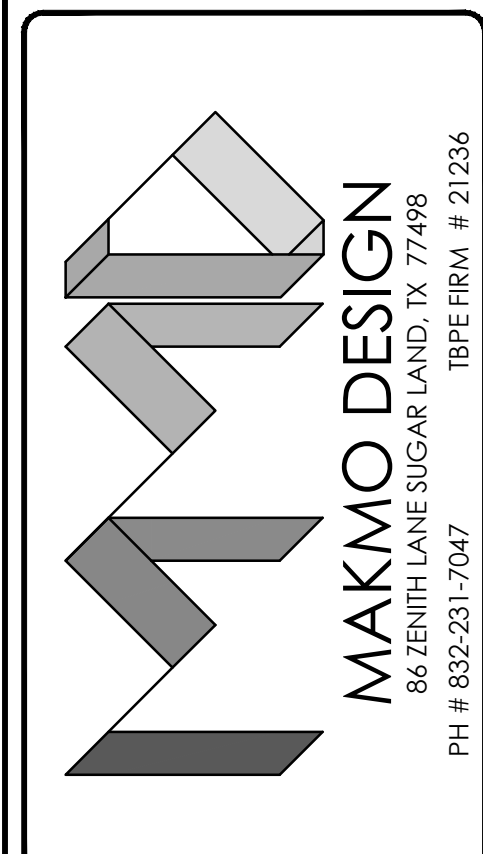
FLOODPLAIN INFORMATION
According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Map No. 48167C 0018G, with the effective date of August 15, 2019, the property is located in Flood Zone "AE" & "X-Shaded". Areas determined to be inside of the 100 year Floodplain and Floodway. All Floodplain information noted in the plat reflects the status per the FEMA FIRM map that is effective at the time that the plat is recorded. Floodplain status is subject to change as FEMA FIRM maps are updated.

SURVEY INFORMATION:
PRO-SURV
P.O. BOX 1366, FRIENDSWOOD, TX 77549
PHONE: 281-996-1113
FAX: 281-996-0012
EMAIL: ORDERS@PROSURV.NET
T.B.P.E.L.S. FIRM #10119300
SURVEY DATE: 06-15-21



ISSUE FOR:
FOR INTER REVIEW ONLY
BID ONLY
PERMITS SET
CONSTRUCTION SET

REVISIONS:		
NO.	DATE	DESCRIPTION



PROPOSED MINI-MART
LOCATED AT
4321 FRIENDSWOOD LINK ROAD
FRIENDSWOOD, TX 77546

SEAL:

DATE: 1/25/2022

PROJECT NUMBER : 21-106
SCALE : 1"=30'
DRAWN BY : A.Z
CHECKED BY : A.Z
SHEET TITLE :

SITE PLAN

DRAWING NUMBER:
C-1.0

AMANDA HALL, P.E. CITY ENGINEER
JAMES WILLEN, RONALD C. CITY ENGINEER

NOTE:
THIS IS TO CERTIFY THAT THE ABOVE SHOWN HAS REVIEWED ALL SHEETS PROVIDED AND FOUND THEM TO BE IN GENERAL CONFORMANCE WITH THE REQUIREMENTS ESTABLISHED BY THE CITY OF FRIENDSWOOD. THIS APPROVAL OF THIS PLAN DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE PLANS SHOWN WERE PREPARED, CHECKED AND SEALED BY A PROFESSIONAL ENGINEER LICENSED TO PRACTICE ENGINEERING IN THE STATE OF TEXAS, WHICH CONFERS THE ENGINEER'S RESPONSIBILITY AND ACCOUNTABILITY.

EFFECTIVE DATE: MARCH 01, 2022

MAKMO DESIGN - DESIGN WITH A DIFFERENT APPROACH