



**+21.4' PARKING REQUIREMENTS**

**PROPOSED BUILDINGS:**

**RETAIL:**

RETAIL REQUIRED PARKING = 1 PARKING SPACE FOR EVERY 250 SQ.FT.  
 RETAIL AREA BUILDING #1 =  $\frac{6,660 \text{ SQ.FT.}}{250} = 26.6$   
 RETAIL (A) TOTAL = 27 SPACES  
 RETAIL AREA BUILDING #3 =  $\frac{11,780 \text{ SQ.FT.}}{250} = 47$   
 RETAIL (A) TOTAL = 47 SPACES

**RESTAURANT:**

EATING AND DRINKING ESTABLISHMENT REQUIRED PARKING = 1 PARKING SPACE FOR EVERY 125 SQ.FT.  
 EATING AND DRINKING ESTABLISHMENT AREA =  $\frac{3,000 \text{ SQ.FT.}}{125} = 24$   
 EATING AND DRINKING ESTABLISHMENT TOTAL = 24 SPACES

**TEA SHOP:**

EATING AND DRINKING ESTABLISHMENT REQUIRED PARKING - FULL SERVICE = 1 SPACE/300 SQ. FT. FULL SERVICE  
 EATING AND DRINKING ESTABLISHMENT AREA =  $\frac{1,600 \text{ SQ.FT.}}{125} = 12.8$   
 EATING AND DRINKING ESTABLISHMENT AREA = 13 SPACES

**COFFEE SHOP:**

EATING AND DRINKING ESTABLISHMENT REQUIRED PARKING - FULL SERVICE = 1 SPACE/300 SQ. FT. FULL SERVICE  
 EATING AND DRINKING ESTABLISHMENT AREA =  $\frac{1,800 \text{ SQ.FT.}}{125} = 14.4$   
 EATING AND DRINKING ESTABLISHMENT AREA FULL SERVICE = 14 SPACES

TOTAL PARKING SPACES REQUIRED = 125 SPACES  
 TOTAL PARKING SPACES PROVIDED = 154 SPACES

TOTAL HANDICAP SPACES REQUIRED = 6 SPACES  
 TOTAL HANDICAP SPACES PROVIDED = 6 SPACES

**HATCH LEGEND**

- PROPERTY LINE
- PROPOSED BUILDING AREA
- ▨ PROPOSED CONCRETE FOR SIDEWALK
- ▩ PROPOSED LANDSCAPING AND/OR GRASS

**DESIGN-BUILD**

**RETAIL BUILDING  
 AUSTIN STREET  
 2388 AUSTIN ST  
 LEAGUE CITY TX 77573**

**INTERIM REVIEW ONLY**  
 Document Incomplete:  
 Not intended for permit or construction.  
 P.M. JOSE DIEGO MONROY, CFM  
 JDM GROUP COMPANY FIRM: F-22129  
 Date: January 03, 2023

**JDM GROUP COMPANY, LLC**

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ISSUED 02/08/2023  
 ISSUED FOR REVIEW

REVISION:

DESIGNED BY: JA  
 CHECKED BY: LC  
 PROJECT NO.: A22-030-00  
 COPYRIGHT:  
 JDM GROUP COMPANY, LLC

SHEET TITLE

SITE PLAN

DRAWING NO.

SP-01.0