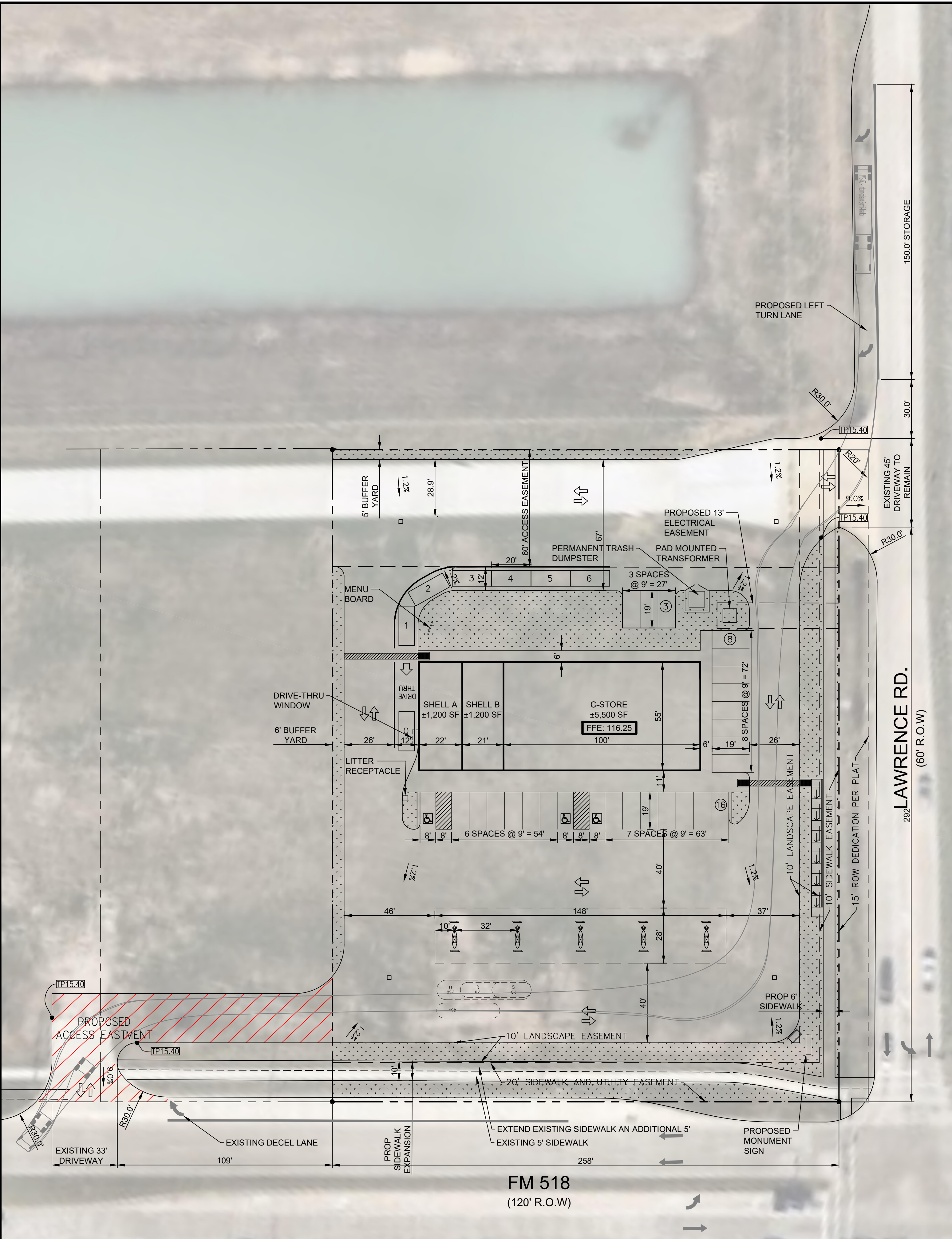


H:\PRIME2102-400 C-STORE NWC FM 518 AND LAWRENCE, LEAGUE CITY\CADD\EXHIBITS\SITEPLAN.DWG
5/4/2022 12:08 PM



SITE DATA SUMMARY TABLE

PROPOSED USE: 24HR-CONVENIENCE STORE WITH FUEL CANOPY, AND TWO RETAIL SHELL SPACES

EXISTING ZONING DISTRICT: GENERAL COMMERCIAL

GROSS SITE AREA: 1.959 AC. (85,353 SQ.FT)

REQUIRED LANDSCAPE AREA:
15% - 12,803 SQ.FT.

PROVIDED LANDSCAPE AREA:
16.8% - 14,334 SQ.FT.

TYPE OF PLANTINGS USED:
MONTEZUMA CYPRESS
LOBLOLLY PINE
LIVE OAK
DRUMMOND RED MAPLE
TEXAS RED BUD
DWARF BURFORD HOLLY
SILVERADO SAGE
FRASER PHOTENIA
PURPLE AUTUMN GRASS
KATIE RUELIA
PURPLE TRAILING LANTANA
PROSTRATE JUNIPER
COMMON BERMUDA GRASS

LOT COVERAGE: 68,098 SQ.FT. - 83.2%

PARKING RATIO PER USE:
C-STORE - 1 SPACE/250 SQ.FT.
RETAIL - 1 SPACE/250 SQ.FT.
RESTAURANT - 1 SPACE/125 SQ.FT.

PARKING REQUIRED: TOTAL=37
C-STORE - 22 SPACES
RETAIL A - 10 SPACES
RETAIL B - 5 SPACES

PARKING PROVIDED: TOTAL=37
32 SPACES
10 FUEL SPACES

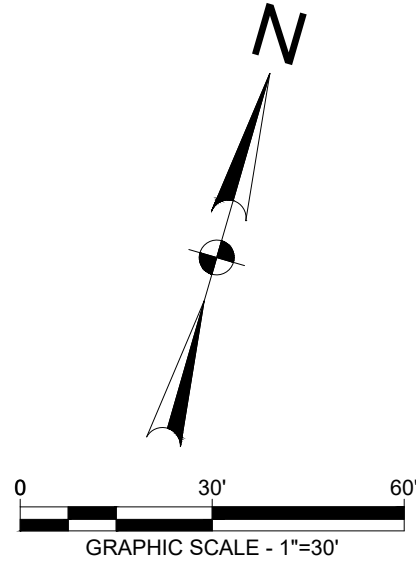
MAXIMUM HEIGHT: 1 STORY - 27 FT

SETBACKS:
FRONT - 20'
SIDE INTERIOR - 15'
SIDE STREET - 15'
BACK - 20'

LIGHTING NOTE:

A. ALL PARKING LOT LIGHT FIXTURES SHALL BE FULL CUTOFF FIXTURES. ALL EXTERIOR LIGHTING SHALL BE HOODED OR OTHERWISE SHIELDED SO THAT THE LIGHT SOURCE IS NOT DIRECTLY VISIBLE FROM RESIDENTIAL PROPERTIES. ALL EXTERIOR LIGHTING SHALL BE SHIELDED SO THAT SUBSTANTIALLY ALL EMITTED LIGHT FALLS UPON THE PROPERTY FROM WHICH THE LIGHT EMANATES. THE MEASURABLE AMOUNT OF LIGHT CREATED BY THE PROJECT AT A POINT THREE (3) FEET BEYOND THE PROPERTY LINE SHALL BE NO MORE THAN 0.2-FOOT CANDLES.

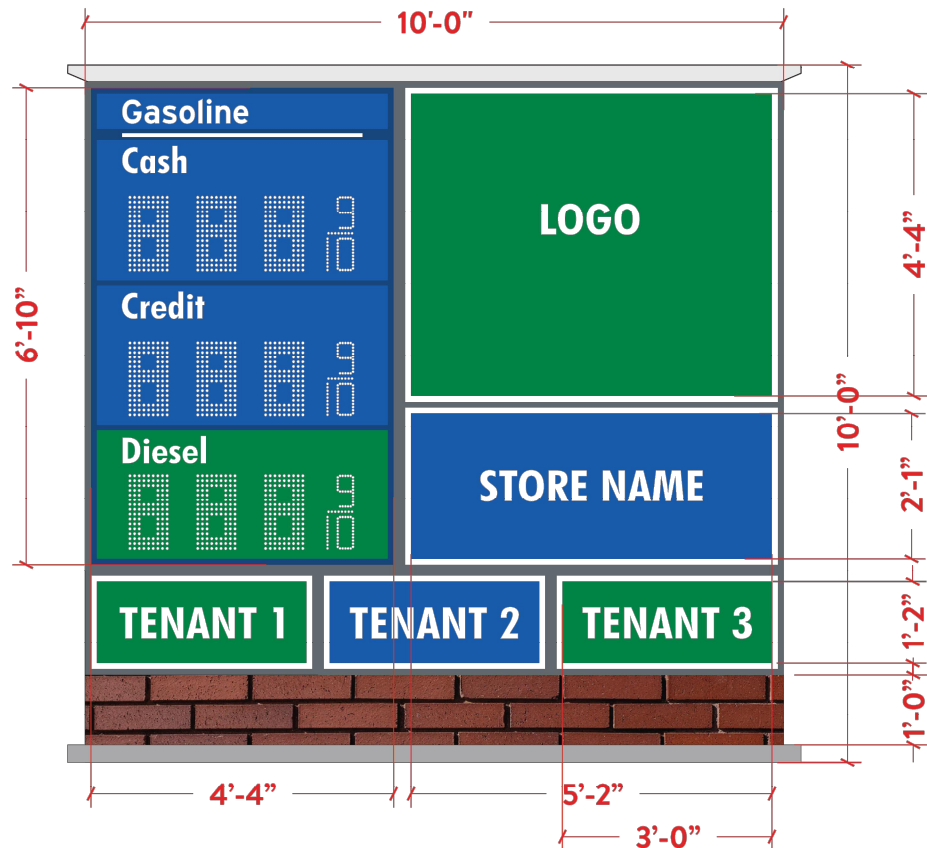
B. LIGHT FIXTURES MOUNTED ON OR UNDER CANOPY CEILINGS SHALL BE FULL CUT OFF OR RECESSED.



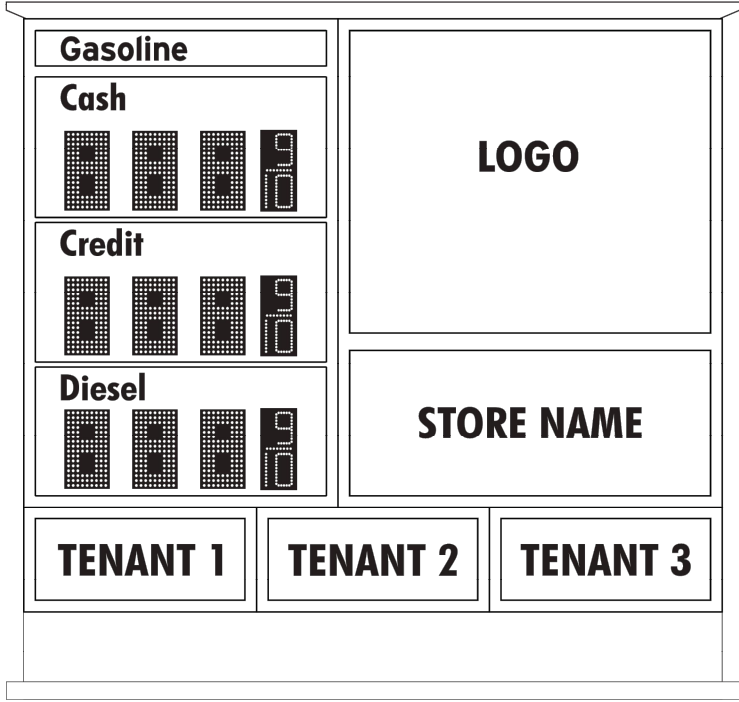
PARKING AREA CALCULATION

CONVENIENCE STORE - 5,500 SF
SPACES REQUIRED - 1/250 SF= 22 SPACES
RESTAURANT - 1,200 SF
SPACES REQUIRED - 1/125 SF= 10 SPACES
RETAIL - 1,200 SF
SPACES REQUIRED - 1/250 SF= 5 SPACES
TOTAL SPACES REQUIRED: 37

SPACES PROVIDED: 27
FUEL CANOPY SPACES PROVIDED: 10
TOTAL CARS PROVIDED : 37 CARS



MONUMENT SIGN RENDERING AND ELEVATION
NTS



REVISIONS	
NO.	DESCRIPTION
10/26/2021	SUP Submittal
12/29/2021	SUP Re-Submittal
02/25/2021	SUP Re-Submittal

SUP Site Plan
Proposed 1.93 Acres
C-store with Fuel canopy, and Retail Development
Hetland Commercial Subdivison located in M.Muldoon 2 League
Grant , Abstract No. 18
City of League City