

SURVEY NOTES:

- 1.) THIS PROPERTY LIES IN ZONE X, DEFINED BY FEMA AS AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN, AS SCALED FROM FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 485488 0030 E, MAP REVISED SEPTEMBER 22, 1999.
- 2.) THIS SURVEY HAS BEEN PREPARED BASED ON TITLE COMMITMENT PROVIDED BY HOMELAND TITLE COMPANY, G.F. #07-163157VS, ISSUED OCTOBER 12, 2016.
- 3.) ELEVATIONS SHOWN HEREON ARE BASED ON LEAGUE CITY REFERENCE MARK LC-2005-127, ELEVATION 16.02', NAVD88, 2002 ADJUSTMENT (CORS).
- 4.) PROPERTY MAY BE SUBJECT TO A PIPELINE RIGHT-OF-WAY TO PHILLIPS PETROLEUM COMPANY, AS SHOWN BY INSTRUMENT OF RECORD IN VOLUME 577, PAGE 493 AND BY INSTRUMENT OF RECORD IN VOLUME 577, PAGE 499, BOTH IN THE OFFICE OF THE COUNTY CLERK OF GALVESTON COUNTY, TEXAS. NO ABOVE GROUND EVIDENCE OF SAID PIPELINE OBSERVED.
- 5.) PROPERTY MAY BE SUBJECT TO A PIPELINE RIGHT-OF-WAY TO PAN AMERICAN PIPELINE COMPANY, AS SHOWN BY INSTRUMENT OF RECORD IN VOLUME 653, PAGE 224 IN THE OFFICE OF THE COUNTY CLERK OF GALVESTON COUNTY, TEXAS. NO ABOVE GROUND EVIDENCE OF SAID PIPELINE OBSERVED.

PARKING SUMMARY

EXISTING BUILDING (19,561 SF)
OFFICE/RETAIL 11,000 SF @ (1/250 SF) = 44 EA
6 CAR BAYS @ (3 SPACE PER BAY) = 18 EA

FUTURE BUILDING (4,300 SF)
OFFICE/RETAIL 4,300 SF @ (1/250 SF) = 17 EA
HANDICAP SPACES REQ.(26-50 SPACES)= 2 EA

TOTAL SPACES REQUIRED= 81 EA

PARKING SPACES PROVIDED
STANDARD - 79 EA
HANDICAP - 2 EA
TOTAL SPACES PROVIDED = 81 EA

COVERAGE SUMMARY

LOT AREA = 92,437 SF
PARKING = 50,911 SF (55% COVERAGE)
OFFICE/WAREHOUSE = 23,861 SF (26% COVERAGE)
MAX COVERAGE ALLOWED - 85%
COVERAGE PROVIDED - 81%

SHEET SIZE
(22X34)
(11X17)

60 0 60 120 180 Feet
30 0 30 60 90 Feet



COLLISION CENTRAL
2401 GULF FREEWAY
LEAGUE CITY, TEXAS

PROJECT:



ISSUED FOR
01/12/17
REVIEW

DWG NAME:
SITE PLAN

DWG:
C1.01

SCALE:
SEE SHEET

JOB NO: 17-149 REV: A

