

POST OAK BOULEVARD

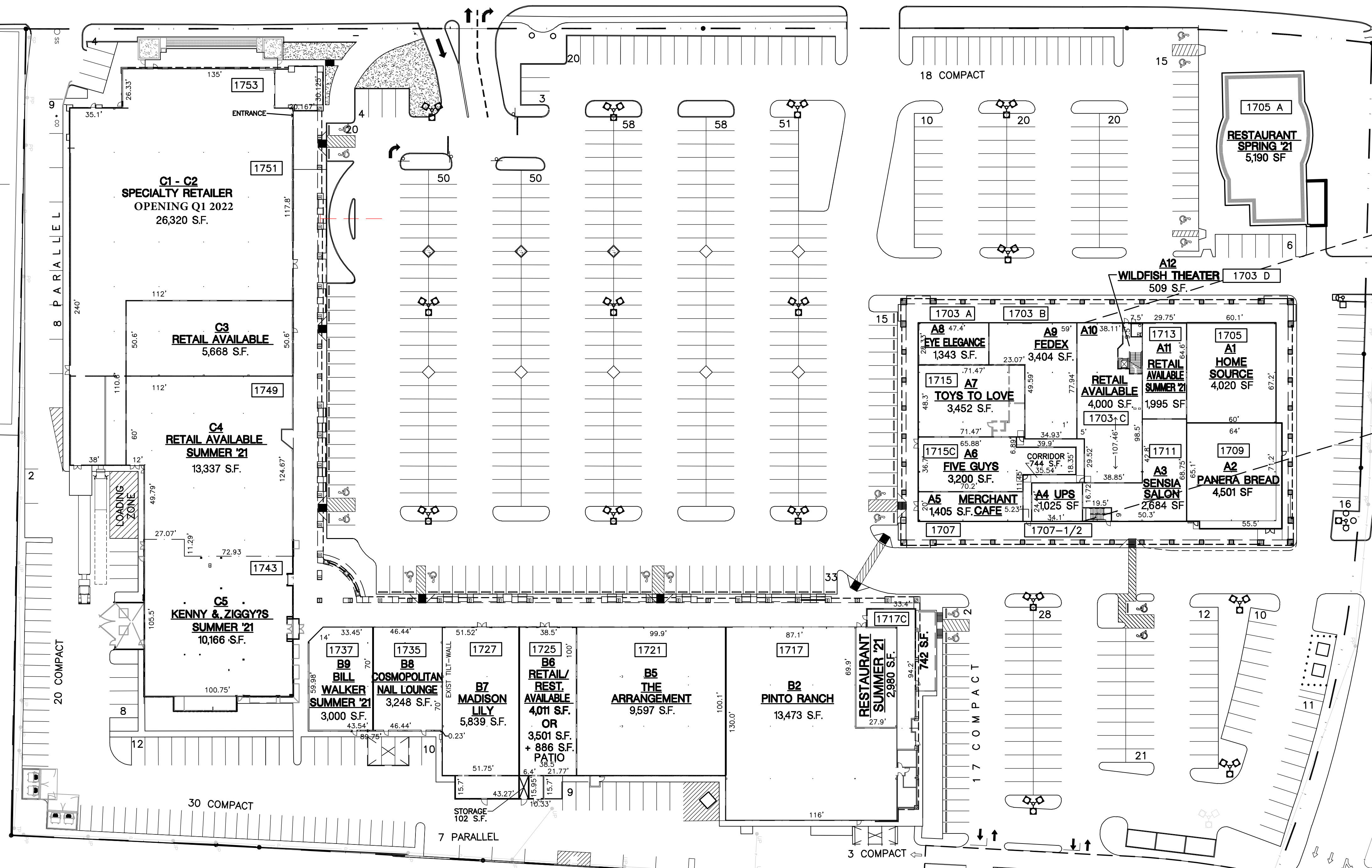
POST OAK BLVD.

TRAFFIC SIGNAL

TRAFFIC SIGNAL

SAN FELIPE ROAD

TRAFFIC SIGNAL



DEVELOPMENT SYNOPSIS		
USING 20% RULE		
TOTAL LAND AREA	(±11.56 AC.)	503,395 S.F.
TOTAL BUILDING AREA (GLA)		138,598 S.F.
DENSITY		27.6 %
<b>PARKING REQUIREMENTS</b>		
RETAIL (4 SPACE/1,000 S.F.)	80,426 S.F.	322 SPACES
(RESTAURANT AREA UNDER 20% AT MIXED USE BLDGS)	27,784 S.F.	112 SPACES
RESTAURANT (4 SPACE/1,000 S.F.)	27,784 S.F.	112 SPACES
(RESTAURANT AREA OVER 20% AT MIXED USE BLDGS & C.P.K.)		
RESTAURANT (8 SPACE/1,000 S.F.)	12,240 S.F.	98 SPACES
FURNITURE (4 SPACE/1,000 S.F.)	13,617 S.F.	54 SPACES
OFFICE (2.5 SPACE/1,000 S.F.)	0 S.F.	0 SPACES
THEATER (1 SPACE/3 SEATS)	110 SEATS	37 SPACES
(@ BASEMENT)	(4,531 S.F.)	
TOTAL PARKING REQUIRED		623 SPACES
TOTAL PARKING PROVIDED		678 SPACES
PARKING RATIO REQUIRED		4.5 /1000
PARKING RATIO PROVIDED		4.9 /1000
TOTAL H.C. PARKING REQUIRED (2% OF TOTAL):		12 SPACES
TOTAL H.C. PARKING PROVIDED:		18 SPACES
SP-206	12-03-2020	2020-136.001

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SITE PLAN

