

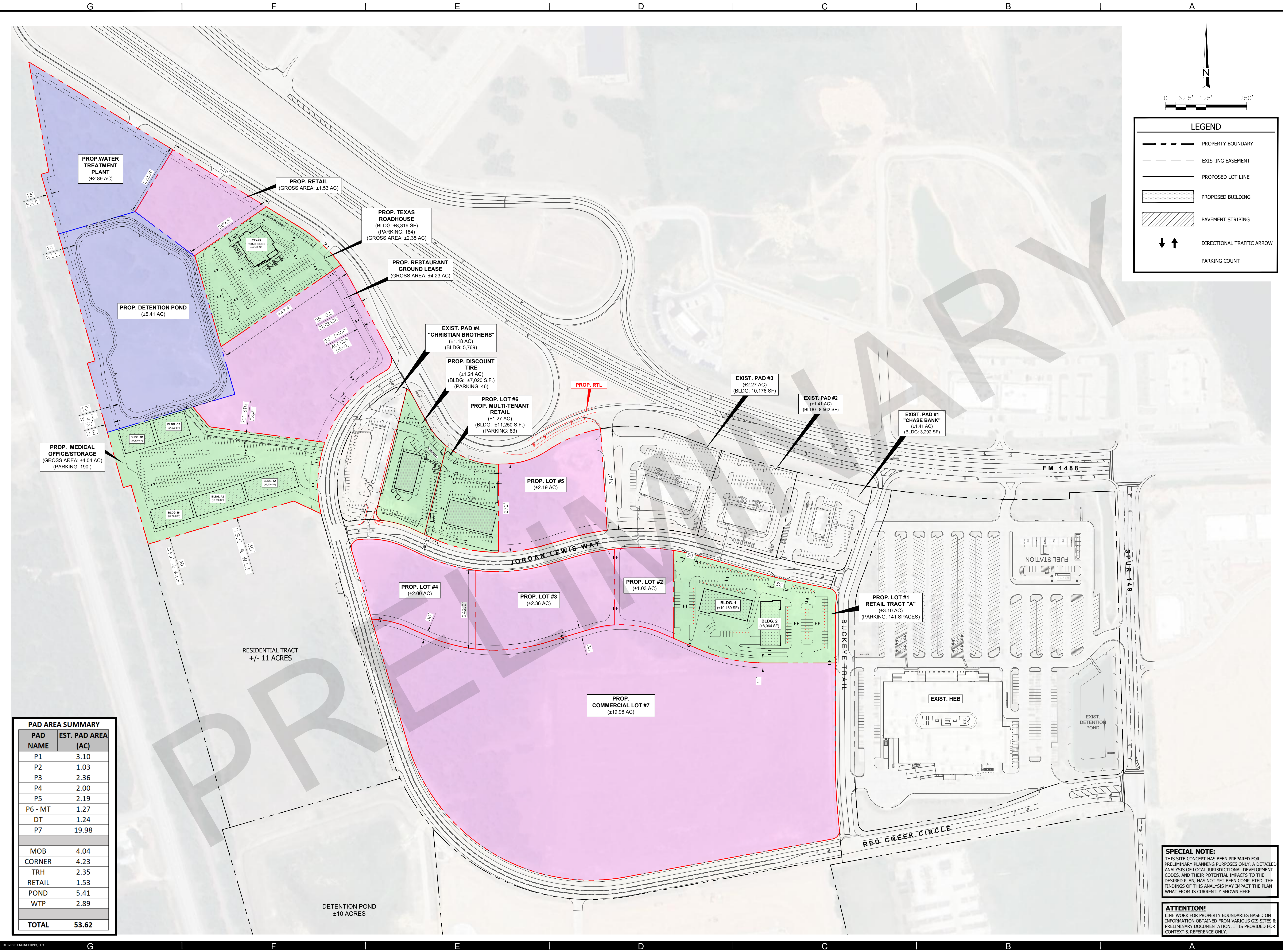
LAYOUT PREPARED BY: ROBERT ANDRADO
 DATE: 08/20/2024
 PROJECT: BCS - MAGNOLIA PLACE
 SHEET: CONCEPTUAL SITE LAYOUT B.5
 DRAWN BY: ROBERT ANDRADO
 CHECKED:

NOT AUTHORIZED FOR
 CONSTRUCTION PRIOR TO FORMAL
 CITY APPROVAL

PRELIMINARY
 THIS DOCUMENT IS ISSUED
 FOR INTERIM REVIEW ONLY
 AND IS NOT TO BE USED FOR
 CONSTRUCTION, BIDDING,
 OR PERMITTING PURPOSES.
 JAMES PATRICK BYRNE, P.E.
 TEXAS PE# 125344
 ISSUED ON: 9/4/2024

BCS - MAGNOLIA PLACE
 SPUR 149 AT FM 1488
 MAGNOLIA, TX 77554

PROJECT
 SHEET TITLE
**CONCEPTUAL
 SITE LAYOUT
 B.5**
 SHEET NO.
EX
 1 OF 7



LEGEND

- PROPERTY BOUNDARY
- EXISTING EASEMENT
- PROPOSED LOT LINE
- PROPOSED BUILDING
- PAVEMENT STRIPING
- ↓ ↑ DIRECTIONAL TRAFFIC ARROW
- PARKING COUNT

PAD AREA SUMMARY

PAD NAME	EST. PAD AREA (AC)
P1	3.10
P2	1.03
P3	2.36
P4	2.00
P5	2.19
P6 - MT	1.27
DT	1.24
P7	19.98
MOB	4.04
CORNER	4.23
TRH	2.35
RETAIL	1.53
POND	5.41
WTP	2.89
TOTAL	53.62

SPECIAL NOTE:
 THIS SITE CONCEPT HAS BEEN PREPARED FOR PRELIMINARY PLANNING PURPOSES ONLY. A DETAILED ANALYSIS OF LOCAL JURISDICTIONAL DEVELOPMENT CODES, AND THEIR POTENTIAL IMPACTS TO THE DESIRED PLAN, HAS NOT YET BEEN COMPLETED. THE FINDINGS OF THIS ANALYSIS MAY IMPACT THE PLAN WHAT FORM IS CURRENTLY SHOWN HERE.

ATTENTION!
 LINE WORK FOR PROPERTY BOUNDARIES BASED ON INFORMATION OBTAINED FROM VARIOUS GIS SITES & PRELIMINARY DOCUMENTATION. IT IS PROVIDED FOR CONTEXT & REFERENCE ONLY.