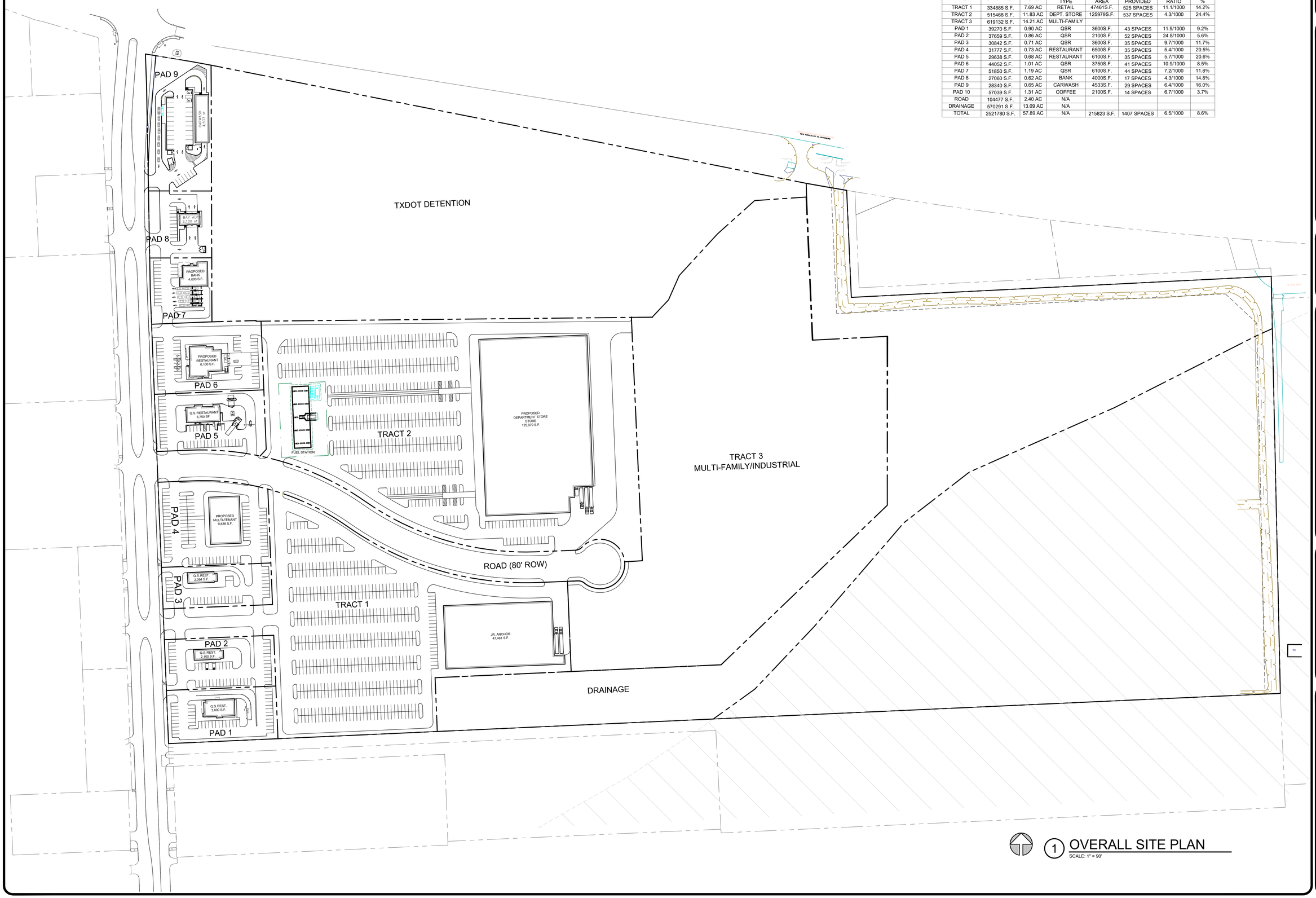
DEVELOPMENT SYNOPSIS							
TRACT	LAND AREA	ACRES	BUILDING TYPE	BUILDING AREA	PARKING PROVIDED	PARKING RATIO	DENSITY %
TRACT 1	334885 S.F.	7.69 AC	RETAIL	47461S.F.	525 SPACES	11.1/1000	14.2%
TRACT 2	515468 S.F.	11.83 AC	DEPT. STORE	125979S.F.	537 SPACES	4.3/1000	24.4%
TRACT 3	619132 S.F.	14.21 AC	MULTI-FAMILY				
PAD 1	39270 S.F.	0.90 AC	QSR	3600S.F.	43 SPACES	11.9/1000	9.2%
PAD 2	37659 S.F.	0.86 AC	QSR	2100S.F.	52 SPACES	24.8/1000	5.6%
PAD 3	30842 S.F.	0.71 AC	QSR	3600S.F.	35 SPACES	9.7/1000	11.7%
PAD 4	31777 S.F.	0.73 AC	RESTAURANT	6500S.F.	35 SPACES	5.4/1000	20.5%
PAD 5	29638 S.F.	0.68 AC	RESTAURANT	6100S.F.	35 SPACES	5.7/1000	20.6%
PAD 6	44052 S.F.	1.01 AC	QSR	3750S.F.	41 SPACES	10.9/1000	8.5%
PAD 7	51850 S.F.	1.19 AC	QSR	6100S.F.	44 SPACES	7.2/1000	11.8%
PAD 8	27060 S.F.	0.62 AC	BANK	4000S.F.	17 SPACES	4.3/1000	14.8%
PAD 9	28340 S.F.	0.65 AC	CARWASH	4533S.F.	29 SPACES	6.4/1000	16.0%
PAD 10	57039 S.F.	1.31 AC	COFFEE	2100S.F.	14 SPACES	6.7/1000	3.7%
ROAD	104477 S.F.	2.40 AC	N/A				
DRAINAGE	570291 S.F.	13.09 AC	N/A				
TOTAL	2521780 S.F.	57.89 AC	N/A	215823 S.F.	1407 SPACES	6.5/1000	8.6%



1 OVERALL SITE PLAN
SCALE: 1" = 90'

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION.
STUART ALLISON, AIA.
Date: 02/21/23

CDA Architects
Member American Institute of Architects
20445 State Hwy 249, Suite 200
Houston, Texas 77070
832/678-9232 Fax 832/678-9240

ParksideCapital

PRELIMINARY SITE PLAN

GRAND PARKWAY @
CYPRESS ROSEHILL
HARRIS COUNTY, TEXAS

SCALE:
PROJECT:
DATE: DEC. 23, 2020
SHEET NO.
SP38