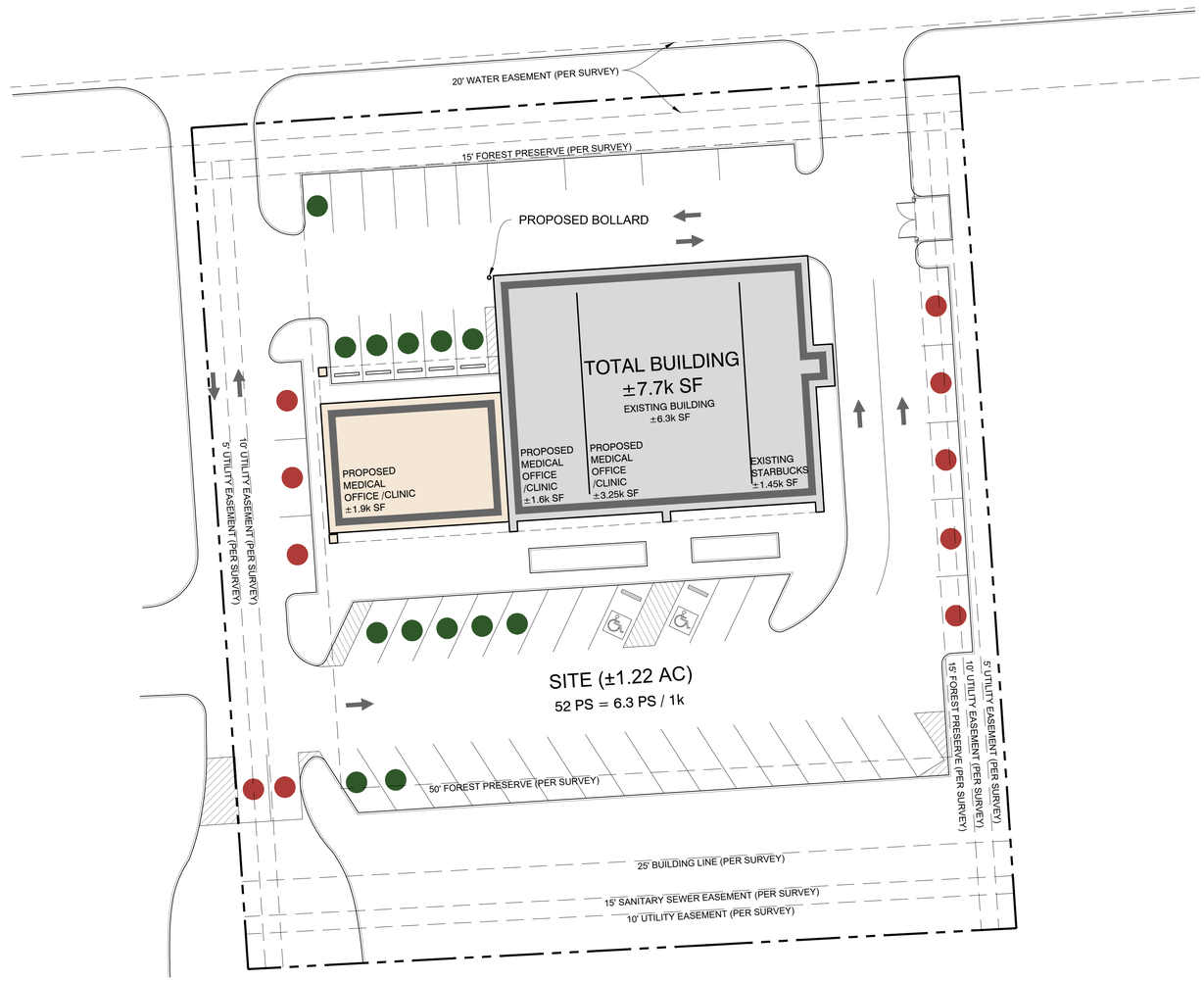

DATA TABLE:

SITE AREA	1.22 AC
JURISDICTION	THE WOODLANDS, TEXAS
ZONING	-
ARC / DESIGN GUIDELINES	THE WOODLANDS COMMERCIAL PLANNING AND DESIGN STANDARDS

PARKING SYNOPSIS

	SF	PS REQ'D	PS PROVIDED
EXISTING STARBUCKS (@10PS / 1k)	±1,450 SF	14 PS	SHARED
MEDICAL OFFICE/CLINIC (@5PS/1K)	±4,850 SF	24 PS	SHARED
MEDICAL OFFICE/CLINIC (@5PS / 1k)	±1,900 SF	10 PS	SHARED
TOTAL	±8,200 SF	48 PS	52 PS (@6.3 PS / 1k)

GENERAL NOTES :

1. PRELIMINARY DOCUMENTATION MAY BE APPROXIMATED.
2. FURTHER ORDINANCE / CODE STUDY NEEDED TO REASSURE CODE / ORDINANCE COMPLIANCE.
3. CLIENT TO CONFIRM DETENTION REQUIREMENTS. DETENTION SIZE AND LOCATION TO BE VERIFIED BY A CIVIL ENGINEER.

LEGEND:

- ADDITIONAL PARKING, STRONG LIKELIHOOD OF BEING APPROVED/PERMITTED
- ADDITIONAL PARKING, ENCROACHING EASEMENT, PENDING TOWNSHIP REVIEW/APPROVAL.

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SCHEMATIC SITE PLAN - OPTION 4

April 3, 2025
COMMERCIAL DEVELOPMENT
3060 COLLEGE PARK DR,
CONROE, TEXAS
24077-01_Site.dwg

N

SCALE : 1" = 20'-0"

0 10' 20' 40'

N:\IDA\24077-00 College Park Medical Project (NWQ SH242I-45) SD\200 SD\220 SITE PLANS\24077-01_College Park-Medical Project (NWQ SH242I-45) SD\200 SD\220 SITE PLANS\24077-01_Site.dwg plotted by Nelson Dieguez-Suarez on 2025-04-03 at 5:39 PM