EXISTING TREES MOVED FROM PREP SITE

FRANCIS SMART PARK OF FULSHEAR

DETENTION POND (.49 AC)

BUFFER REQ. FOR FIRE CODE

PARKING FOR GYM/ RETAIL

15' ESTIMATED TAKING FROM SITE FOR WALLIS STREET WIDENING

187.22'

22

7

7

COVERED DRIVE

MULTI FAMILY PARKING ABOVE

RETAIL PARKING.

RAMP UP

LEASING

LOBBY

R.R

AMENITY

UNIT

1801

POOL

110'

RETAIL/REST

SVC CORRIDOR 10'

RETAIL/REST 20,800 SF

BREEZE-WAY FROM PARKING TO RESTAURANTS

DEDICATED PKG FOR GYM (BEF)

BLUE EAGLE FITNESS

PLAZA

SVC.

SVC.

PKG

393.94'

WALLIS STREET (?? ROW)

.026 AC TAKEN FROM FBCES PROPERTY

FORT BEND CO. EMERGENCY SVC.

REDUCED HUGGINS RD. (60' ROW)

15'

DETENTION

MAIN STREET (FM 359)

COF PARKWAY ALONG MAIN ST.

HUGGINS RD. (100' ROW)

HARRIS STREET EXTENSION — TO BE PEDESTRIAN PARKWAY.

NORTH

1:80

0 40 80 160

TABULATION

RETAIL/REST AREA: 20,800 SF

MULTIFAMILY UNITS: 237 (4 LEVELS)

PARKING REQUIRED

• MF (1.5 X UNIT)	356	
• RETAIL (12,800 X 1/100)	64	540
• REST. (8000 X 1/100)	80	
• FITNESS (8000 X 1/200)	40	

PARKING PROVIDED

• PARKING GARAGE	495 (5)	548
• SURFACE	53	

05.18.23

MINTWOOD REAL ESTATE

FM 359 SITE TEST FIT · FULSHEAR, TX

5-STORY MULTIFAMILY WRAP W/ RETAIL

JOHNSON DESIGN GROUP