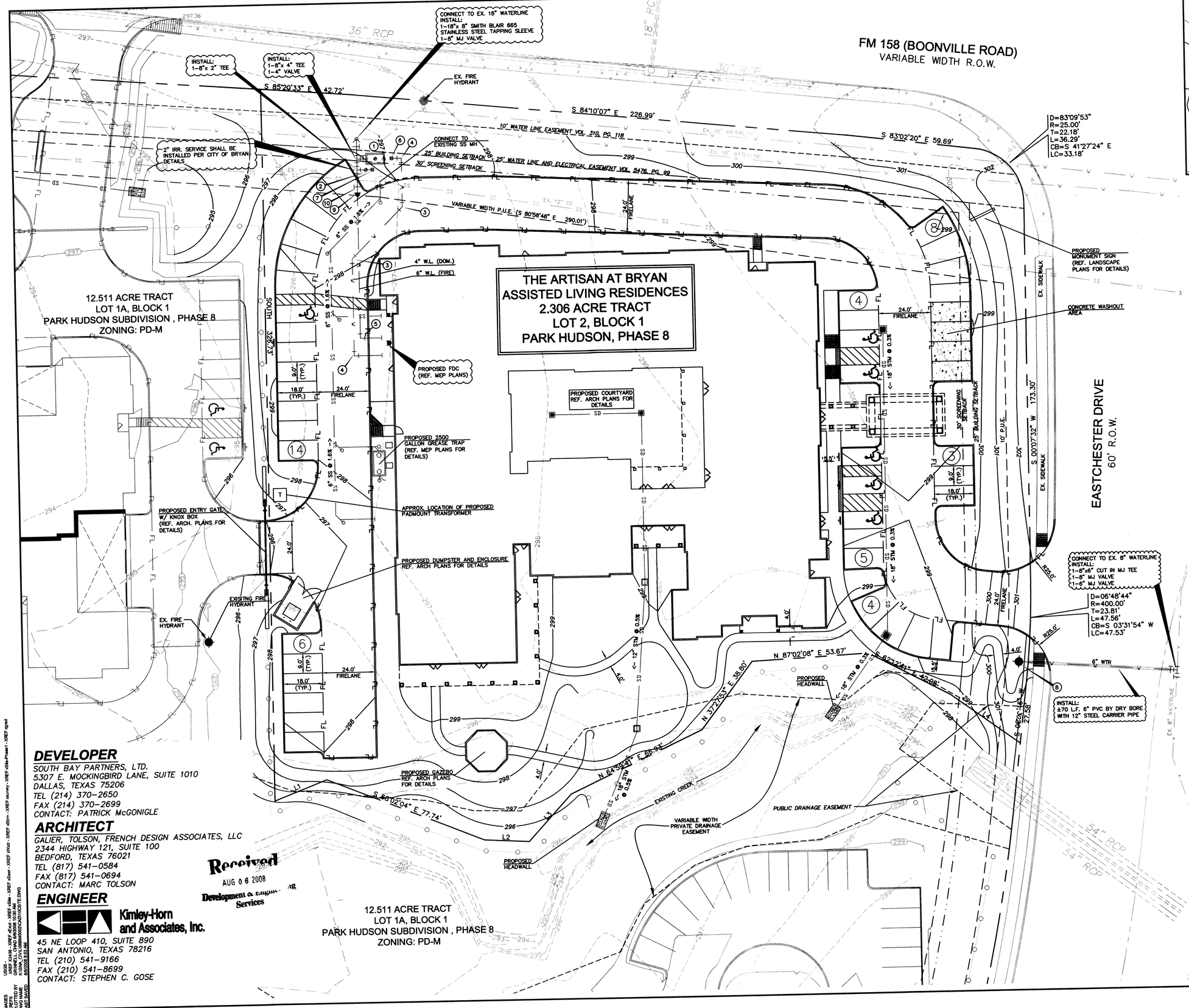

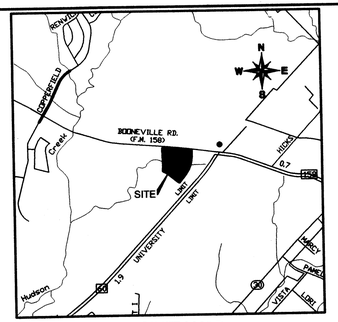

VICINITY MAP
SCALE: 1"=2000'

N
W E
S
0 20' 40'
GRAPHIC SCALE 20'

LEGEND

- PROPOSED FIRE HYDRANT
- PROPOSED GRATE INLET
- EXISTING FENCE
- SD — PROPOSED STORM SEWER LINE
- SS — PROPOSED SANITARY SEWER LINE
- W — PROPOSED WATER LINE
- FL — PROPOSED FIRE LANE
- 293 — PROPOSED CONTOURS
- 293 — EXISTING CONTOURS
- PROPOSED CONCRETE WASHOUT
- (5) PARKING COUNT
- P.U.E. PUBLIC UTILITY EASEMENT

NOTES:

1. THIS SITE PLAN IS NOT TO BE USED FOR CONSTRUCTION.
2. ALL DIMENSIONS ARE SHOWN FROM THE FACE OF CURB TO FACE OF CURB
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTAINMENT AND THE PROPER DISPOSAL OF ALL LIQUID AND SOLID WASTE ASSOCIATED WITH THIS PROJECT. THE CONTRACTOR SHALL USE ALL MEANS NECESSARY TO PREVENT THE OCCURENCE OF WIND BLOWN UTTER FROM THE PROJECT SITE.
4. LEGAL DESCRIPTION: LOT 2, BLOCK 1, PARK HUDSON, PHASE 8
5. THE MAIN BUILDING ON THIS SITE WILL BE A 3 STORY BUILDING (APPROX. 33' IN HEIGHT).
6. 4-INCH WATER METER TO BE PURCHASED THROUGH WATER SERVICES AND DELIVERED TO SITE. DEVELOPER'S CONTRACTOR WILL BE RESPONSIBLE FOR INSTALLATION OF METER.

KEYED NOTES (WATER):

1. 4" WATER METER & VAULT (PUBLIC) – DOMESTIC
2. 2" WATER METER (PUBLIC) – IRRIGATION
3. 4" 45° BEND
4. 4" 90° BEND
5. 6" 90° BEND
6. 4" BACKFLOW PREVENTER (PRIVATE) – DOMESTIC
7. 2" BACKFLOW PREVENTER (PRIVATE)– IRRIGATION
8. STD. FIRE HYDRANT ASSEMBLY & 6" GATE VALVE
9. 8"x6" REDUCER
10. 8" GATE VALVE

SITE DATA TABLE

GENERAL SITE DATA	
ZONING	PLANNED DEVELOPMENT-MIXED (PD-M)
LAND USE	ASSISTED LIVING
LOT AREA	2.306 ACRES (100,449 S.F.)
NUMBER OF UNITS	84 UNITS (107 BEDS)
BUILDING DATA	
NUMBER OF STORIES	3
GROSS SQUARE FOOTAGE:	74,816 S.F.
PARKING DATA	
PARKING RATIO REQUIRED	1 PER 5 BEDS + 1 PER EACH DAY STAFF MEMBER
TOTAL PARKING REQUIRED	22 (107 BEDS) + 15 (15 DAY STAFF MEMBERS) = 37 SPACES
SURFACE STANDARD SPACES PROVIDED	38
SURFACE ACCESSIBLE SPACES PROVIDED	6
TOTAL SPACES PROVIDED	44

DEVELOPER
SOUTH BAY PARTNERS, LTD.
5307 E. MOCKINGBIRD LANE, SUITE 1010
DALLAS, TEXAS 75206
TEL (214) 370-2650
FAX (214) 370-2699
CONTACT: PATRICK McGONIGLE

ARCHITECT
GALIER, TOLSON, FRENCH DESIGN ASSOCIATES, LLC
2344 HIGHWAY 121, SUITE 100
BEDFORD, TEXAS 76021
TEL (817) 541-0584
FAX (817) 541-0694
CONTACT: MARC TOLSON

ENGINEER
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45 NE LOOP 410, SUITE 890
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TEL (210) 541-9166
FAX (210) 541-8699
CONTACT: STEPHEN C. GOSE

Received
AUG 06 2008
Development & Engineering Services

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Tel. No. (210) 541-9166
Fax No. (210) 541-8699

No.	Date	Revisions	App.

FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley-Horn and Associates, Inc.
Engineer STEPHEN C. GOSE
P.E. No. 92906 Date 08/06/08

THE ARTISAN AT BRYAN ASSISTED LIVING RESIDENCES
LOT 2, PARK HUDSON, PHASE 8
BRYAN, TEXAS

SITE PLAN

Scale: AS SHOWN
Designed by: SCF
Drawn by: SCF
Checked by:
Date: AUGUST 2008
Project No. 068645002

SHEET
C1.1

USGS -
XREF X2436 - XREF dEnvt - XREF dSite - XREF dSite - XREF dSwr - XREF dWat - XREF dsrv - XREF dSite-Phase1 - XREF dgnd
XREF OWNER: CHRIS MCCOY
IMAGES
XREFS
DWG NAME: KSINA_CIVIL\068645002\CAD\TOCSITE.DWG
LAST SAVED: 08/06/08 8:53 AM