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DRAWN BY	JBT
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ELECTRICAL UTILITY LOADS - NEW CONSTRUCTION

BLDG 10 (4-UNIT TOWNHOMES B): 125kva CONNECTED LOAD
 BLDG 11 (7-UNIT TOWNHOMES C): 218kva CONNECTED LOAD
 BLDG 12 (APARTMENTS): 1,028kva CONNECTED LOAD
 BLDG 13 (4-UNIT TOWNHOMES D): 125kva CONNECTED LOAD
 BLDG 14 (APARTMENTS): 1,028kva CONNECTED LOAD
 SERVICES BUILDING: 12kva CONNECTED LOAD

LEGEND

- CATCH BASIN
- STORM MANHOLE
- FLARED END SECTION
- SANITARY MANHOLE
- HYDRANT
- GATE VALVE
- POST INDICATOR VALVE
- WATER MANHOLE / WELL
- LIGHT POLE
- POWER POLE
- ELECTRIC METER
- GAS METER
- TELEPHONE PEDESTAL
- SIGN
- BENCHMARK
- SOIL BORING
- PARKING STALL COUNT
- ACCESSIBLE PARKING STALL
- STORM SEWER
- DRAINTILE
- SANITARY SEWER
- FORCEMAIN
- WATERMAIN
- SANITARY SEWER SERVICE
- WATER SERVICE
- UNDERGROUND ELECTRIC
- UNDERGROUND FIBER OPTIC
- UNDERGROUND GAS
- UNDERGROUND TELEPHONE
- OVERHEAD UTILITY
- FENCE
- CHAIN LINK FENCE
- CONCRETE CURB
- RETAINING WALL
- CONCRETE
- NO PARKING
- BUILDING
- CONTOUR
- SPOT ELEVATION
- DIRECTION OF FLOW
- TREE LINE
- PARKING SETBACK LINE
- BUILDING SETBACK LINE
- HANDRAIL

PROPOSED

- UTILITY POLE (L=LIGHT T=TRANSFORMER)
- GUY WIRE
- CURB INLET
- GRATED INLET
- STORM MANHOLE
- AREA INLET
- GRATE MANHOLE
- FLARED END SECTION
- DRAINAGE PIPE
- DOWN SPOUT
- SANITARY MANHOLE
- CLEANOUT
- UNKNOWN MANHOLE
- YARD DRAIN
- POLYVINYL CHLORIDE PIPE
- CORRUGATED METAL PIPE
- HANDICAP STRIPING
- PARKING STALLS
- PULL BOX: EPB=ELECTRIC, FOPB=FIBEROPTIC, TSPB=TRAFFIC, TPB=COMMUNICATION
- TRAFFIC SIGNAL POLE
- TRAFFIC MANHOLE
- TRAFFIC CONTROL BOX
- PARKING METER
- GATE CONTROL BOX
- PROPERTY BOUNDARY
- FENCE LINE
- SANITARY SEWER
- STORM SEWER
- WATER LINE (UNDERGROUND)
- ELECTRIC LINE (UNDERGROUND)
- ELECTRIC LINE (OVERHEAD)
- OVERHEAD UTILITY
- GAS LINE (UNDERGROUND)
- TELEPHONE LINE (UNDERGROUND)
- FIBER OPTIC LINE (UNDERGROUND)
- DOUBLE POST SIGN
- MAILBOX
- LIGHT STANDARD
- YARD LIGHT
- ELECTRIC METER
- ELECTRIC BOX
- ELECTRIC MANHOLE
- ELECTRIC TRANSFORMER
- ELECTRIC OUTLET
- AIR CONDITIONING UNIT
- LANDSCAPING

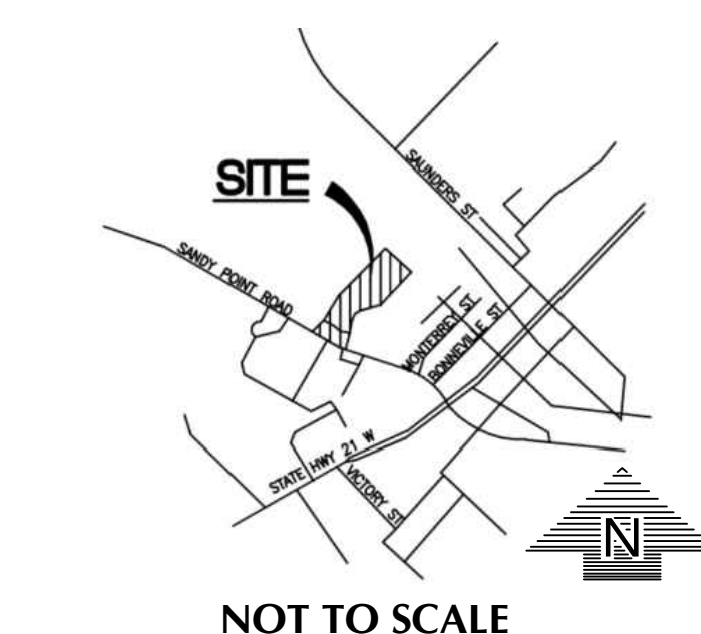
SURVEY LEGEND

- BENCHMARK
- FOUND IRON PIPE
- FOUND IRON ROD
- FOUND CROSS
- FOUND ANCHOR
- FOUND COTTON PICKER SPINDLE
- SET IRON ROD
- CURB CUTS
- CONTROLLING MONUMENT
- TREE
- SPRINKLER CONTROL BOX
- WATER MANHOLE
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- WATER FAUCET
- MONITORING WELL
- BOREHOLE
- BOLLARD
- CABLE SPlice BOX
- COMMUNICATION MANHOLE
- COMMUNICATION SPlice BOX
- FIBER OPTIC SIGN
- GAS METER
- GAS VALVE
- GAS DRIP
- SIGN
- DOUBLE POST SIGN
- MAILBOX
- LIGHT STANDARD
- YARD LIGHT
- ELECTRIC METER
- ELECTRIC BOX
- ELECTRIC MANHOLE
- ELECTRIC TRANSFORMER
- ELECTRIC OUTLET
- AIR CONDITIONING UNIT
- LANDSCAPING

SITE PLAN NOTES

- PROJECT NAME: SANDY CREEK APARTMENTS
- PROPERTY OWNER: ONE FOREST PARK LTD, 1700 POST OAK BLVD, 2 BLVD PLACE, SUITE 400 HOUSTON, TX 77056
- PROPERTY ADDRESS: 1828 SANDY POINT RD, BRYAN, TX 77807
- CIVIL ENGINEER: LOUCKS INC. 7200 HEMLOCK LANE N STE: 300 MAPLE GROVE, MN 55369
- ARCHITECT: BKV GROUP 222 N 2ND ST SUITE 101, MINNEAPOLIS, MN 55401
- LEGAL DESCRIPTION: LOT 1, BLOCK 1 OF FOREST PARK SUBDIVISION VOLUME 6555, PAGE 42 OFFICIAL PUBLIC RECORDS BRAZOS COUNTY, TEXAS STEPHEN F. AUSTIN SURVEY ABSTRACT NO. 62 CITY OF BRYAN, BRAZOS COUNTY, TEXAS
- SITE ACREAGE: 25.085 ACRES
- PLANNED USE: MULTI-FAMILY APARTMENTS
- ZONING: MF (MULTI-FAMILY)
- A PORTION OF THE PROPERTIES LIES WITHIN FEMA ZONE AE PER FIRM PANEL 0195E. THE BASE FLOOD ELEVATION OF ZONE AE WITHIN THE PROPERTY IS 297 (NAVD 1988). THERE WILL BE NO BUILDING ENCROACHMENTS OR FILL IN THE FLOOD HAZARD AREA.
- SEE LANDSCAPE PLAN FOR MONUMENT SIGN. ALL OTHER SIGNS TO BE PERMITTED SEPARATELY.
- WHERE ELECTRIC FACILITIES ARE INSTALLED, BTU HAS THE RIGHT TO INSTALL, OPERATE, RELOCATE, CONSTRUCT, RECONSTRUCT, ADD TO, MAINTAIN, INSPECT, PATROL, ENLARGE, REPAIR, REMOVE AND REPLACE SAID FACILITIES UPON, OVER, UNDER, AND ACROSS THE PROPERTY INCLUDED IN THE PUE, AND THE RIGHT OF INGRESS AND EGRESS ON PROPERTY ADJACENT TO THE PUE TO ACCESS ELECTRIC FACILITIES.

VICINITY MAP



NOT TO SCALE

PARKING NOTES

SERVICES BUILDING
NEW PARKING PROVIDED: =5 STALLS

36 UNIT NORTH & TOWNHOME C BUILDINGS
NEW PARKING PROVIDED: =105 STALLS

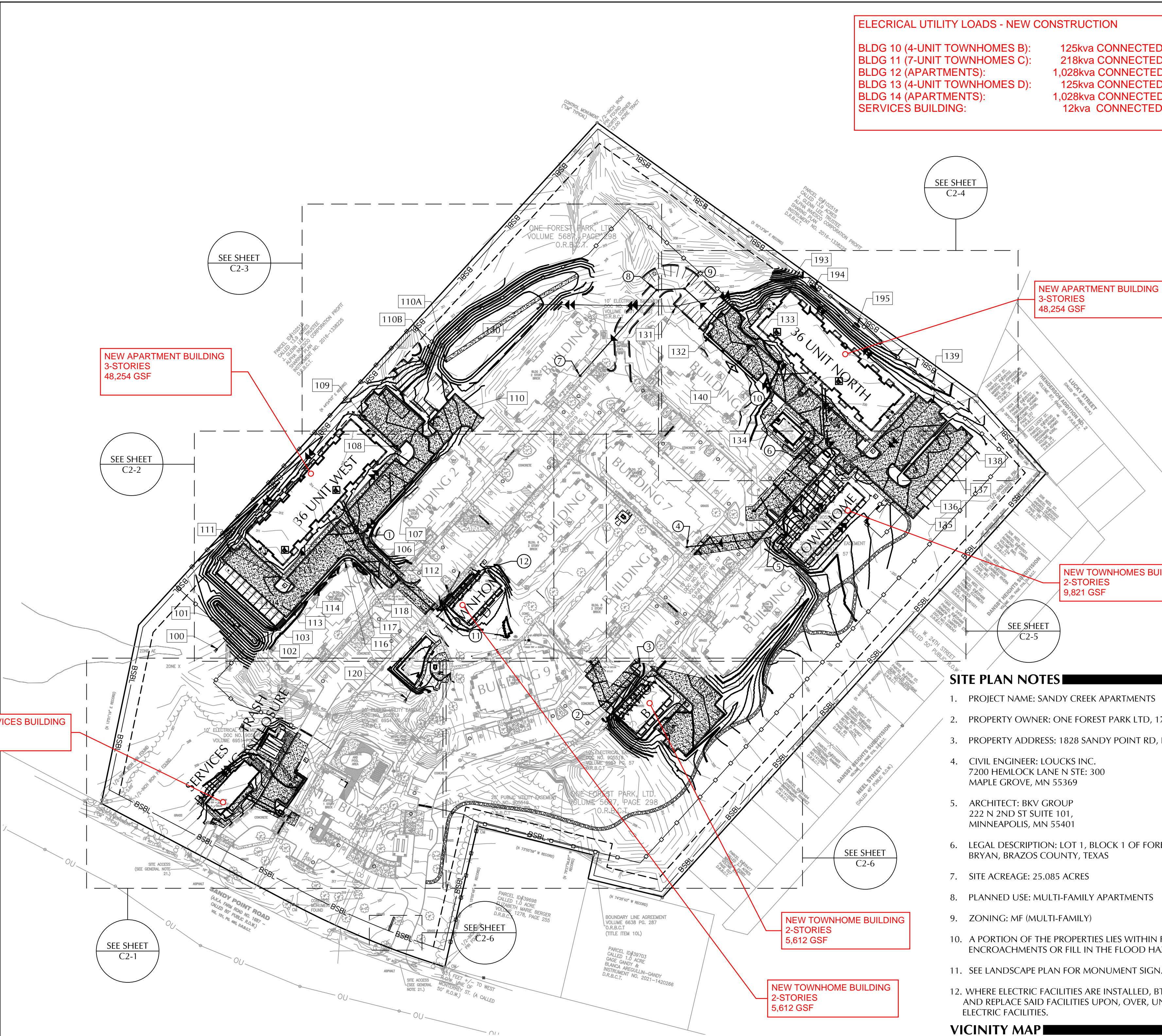
36 UNIT WEST BUILDING
NEW PARKING PROVIDED: =88 STALLS

TOWNHOME B
NEW PARKING PROVIDED: =20 STALLS

TOWNHOME D
NEW PROPOSED STANDARD STALLS UTILIZES EXISTING SITE PARKING =0 STALLS

TOTAL
NEW PARKING PROVIDED: =218 STALLS
OVERALL SITE PARKING RELIES ON EXISTING STALLS, ALONG WITH PROPOSED STALLS

ADDITIONAL PARKING INFO:
 EXISTING PARKING = 316 STALLS*
 *PREVIOUSLY APPROVED AND CONSTRUCTED, 24 BELOW CURRENT CODE
NEW REQUIRED PARKING = 213 STALLS
EXISTING + NEW REQUIRED = 529 STALLS
PROOF OF PARKING = 40 STALLS
OVERALL PROVIDED = 492 STALLS
PROVIDED + P.O.P = 532 STALLS



NEW APARTMENT BUILDING
3-STORIES
48,254 GSF

NEW APARTMENT BUILDING
3-STORIES
48,254 GSF

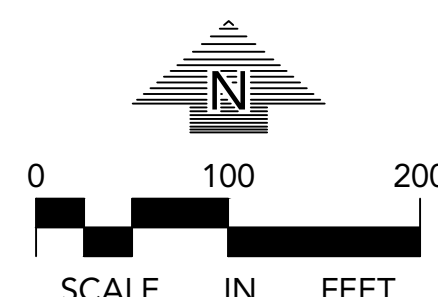
NEW TOWNHOMES BUILDING
2-STORIES
9,821 GSF

NEW TOWNHOME BUILDING
2-STORIES
5,612 GSF

NEW TOWNHOME BUILDING
2-STORIES
5,612 GSF

NEW SERVICES BUILDING
1-STORY
3,016 GSF

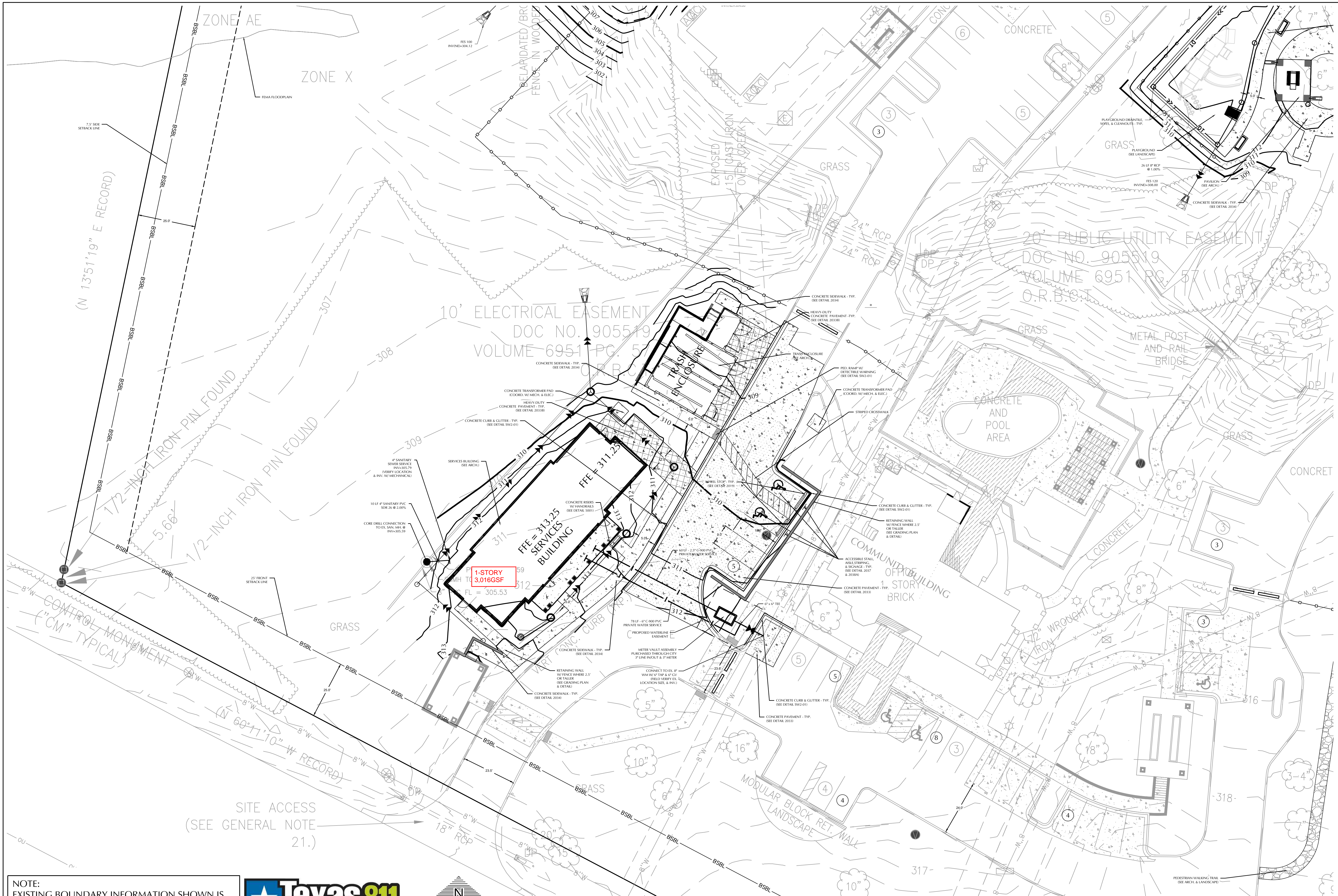
NOTE:
EXISTING BOUNDARY INFORMATION SHOWN IS BASED ON AN ALTA/NSPS LAND TITLE SURVEY BY COLE, DATED 06/04/2021. EXISTING CONDITIONS INFORMATION SHOWN IS BASED ON TOPO PERFORMED BY COLE 06/2021.



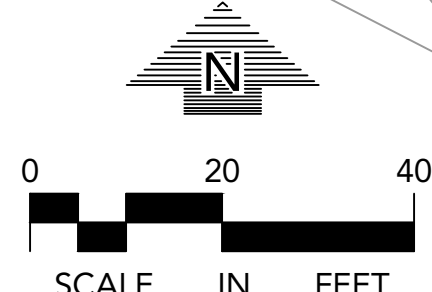
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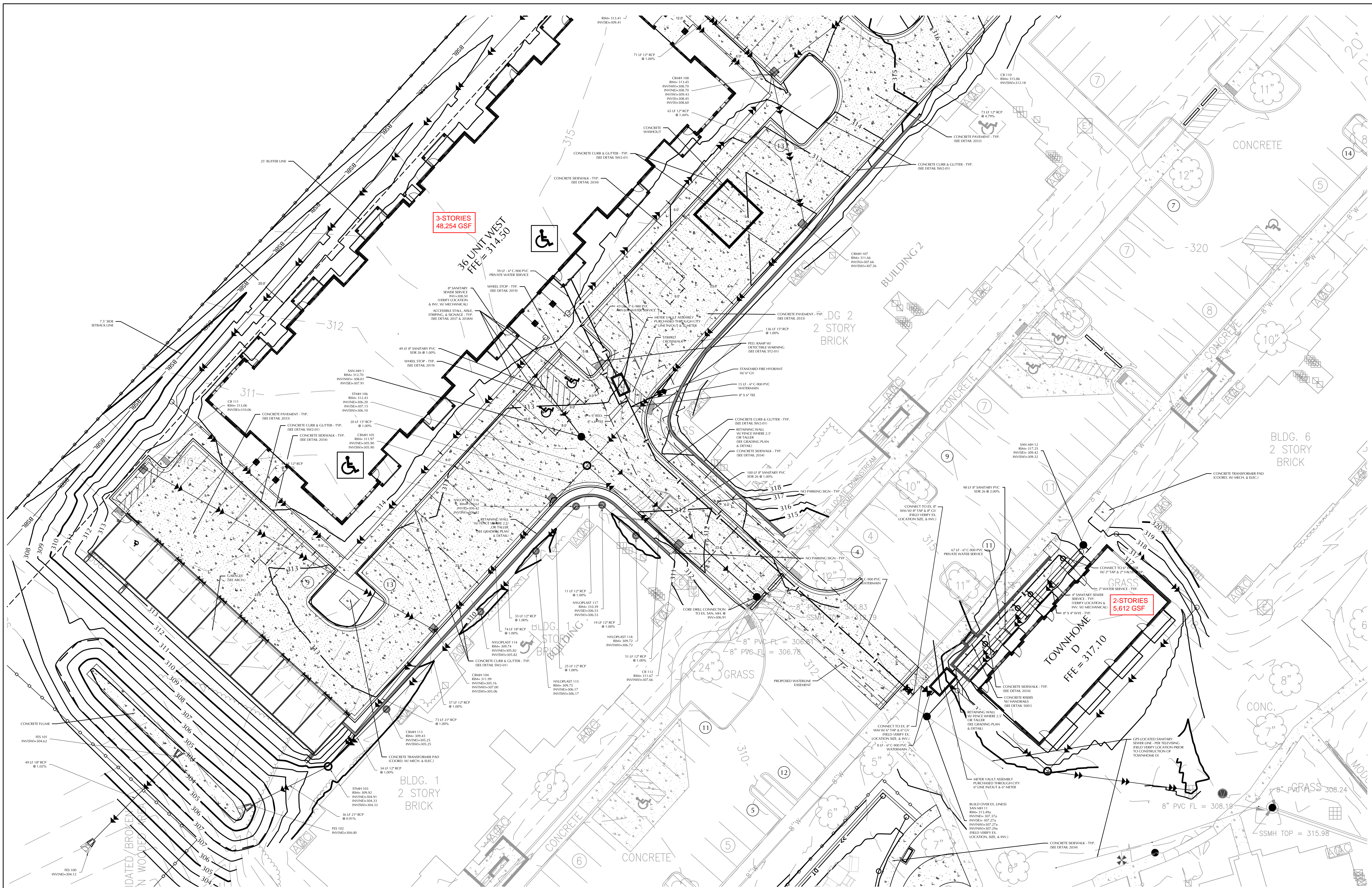
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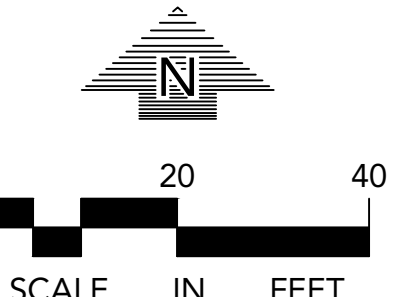
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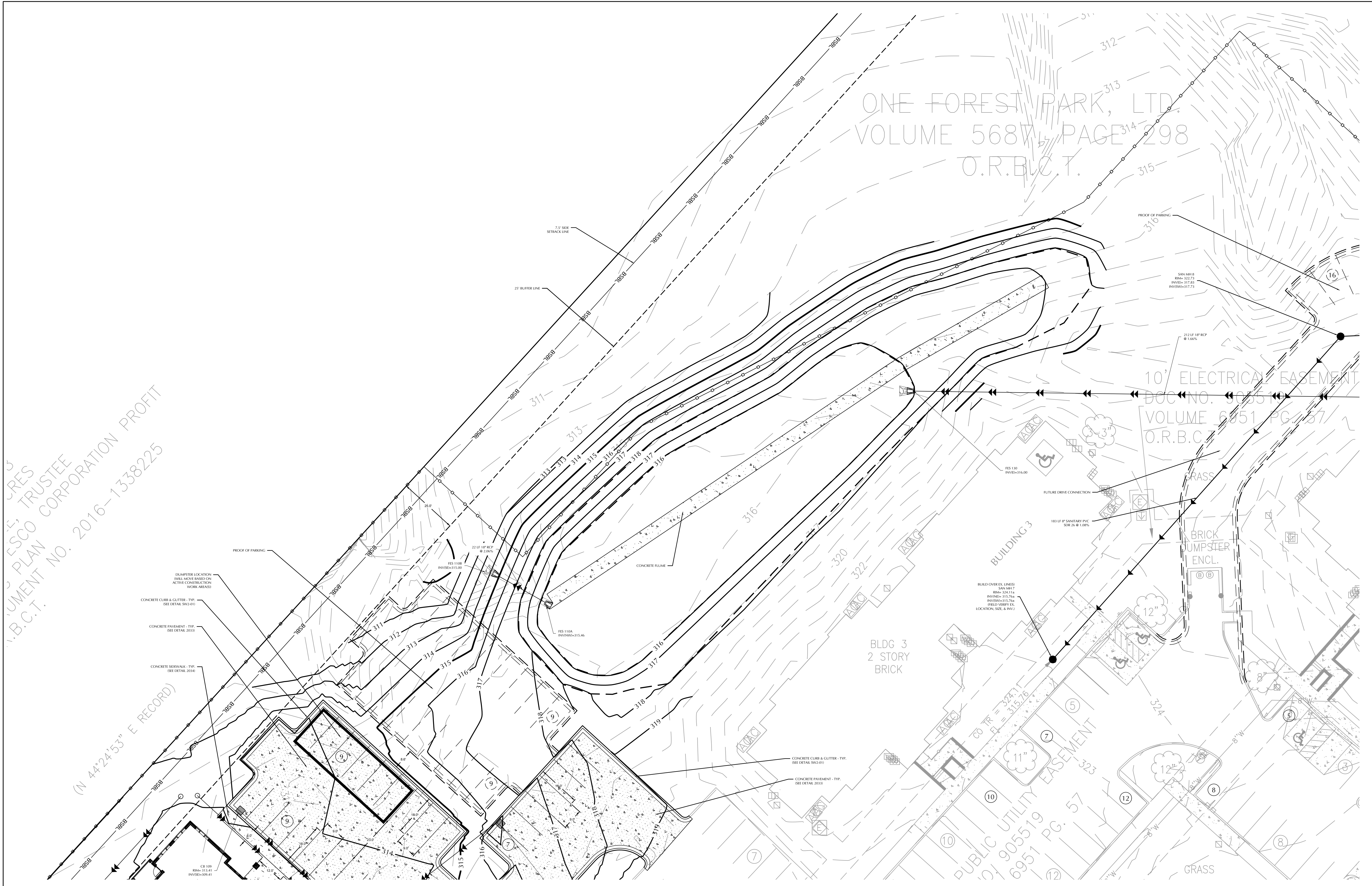


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Texas 811
 Know what's below.
 Call before you dig.

0 20 40
 SCALE IN FEET

ONE FOREST PARK, LTD.
 VOLUME 568, PAGE 298
 O.R.B.C.T.

10' ELECTRICAL EASEMENT
 DOC NO. 905519
 VOLUME 6951 PG. 57
 O.R.B.C.T.



Architecture
 Interior Design
 Landscape Architecture
 Engineering

222 North Second Street
 Long & Kees Bldg
 Suite 101
 Minneapolis, MN
 55401
 612.339.3752

www.bkvgroup.com

CONSULTANTS

LOUCKS
 7200 Hemlock Lane, Suite 300
 Maple Grove, MN 55369
 763.424.5505
 www.loucksinc.com
 LOUCKS FIRM NO. F-20662
 LOUCKS PROJ. NO. 21560.0A

PROJECT TITLE
 SANDY CREEK
 APARTMENTS

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CERTIFICATION

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SHEET TITLE

SITE PLAN - INSET 3

SHEET NUMBER

C2-3

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0 20 40
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SHEET TITLE
SITE PLAN - INSET 4

SHEET NUMBER
C2-4

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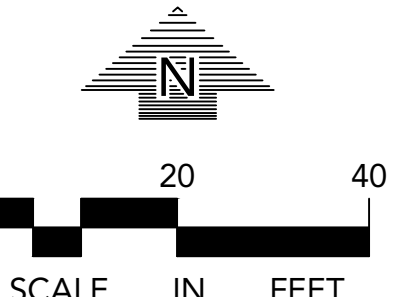
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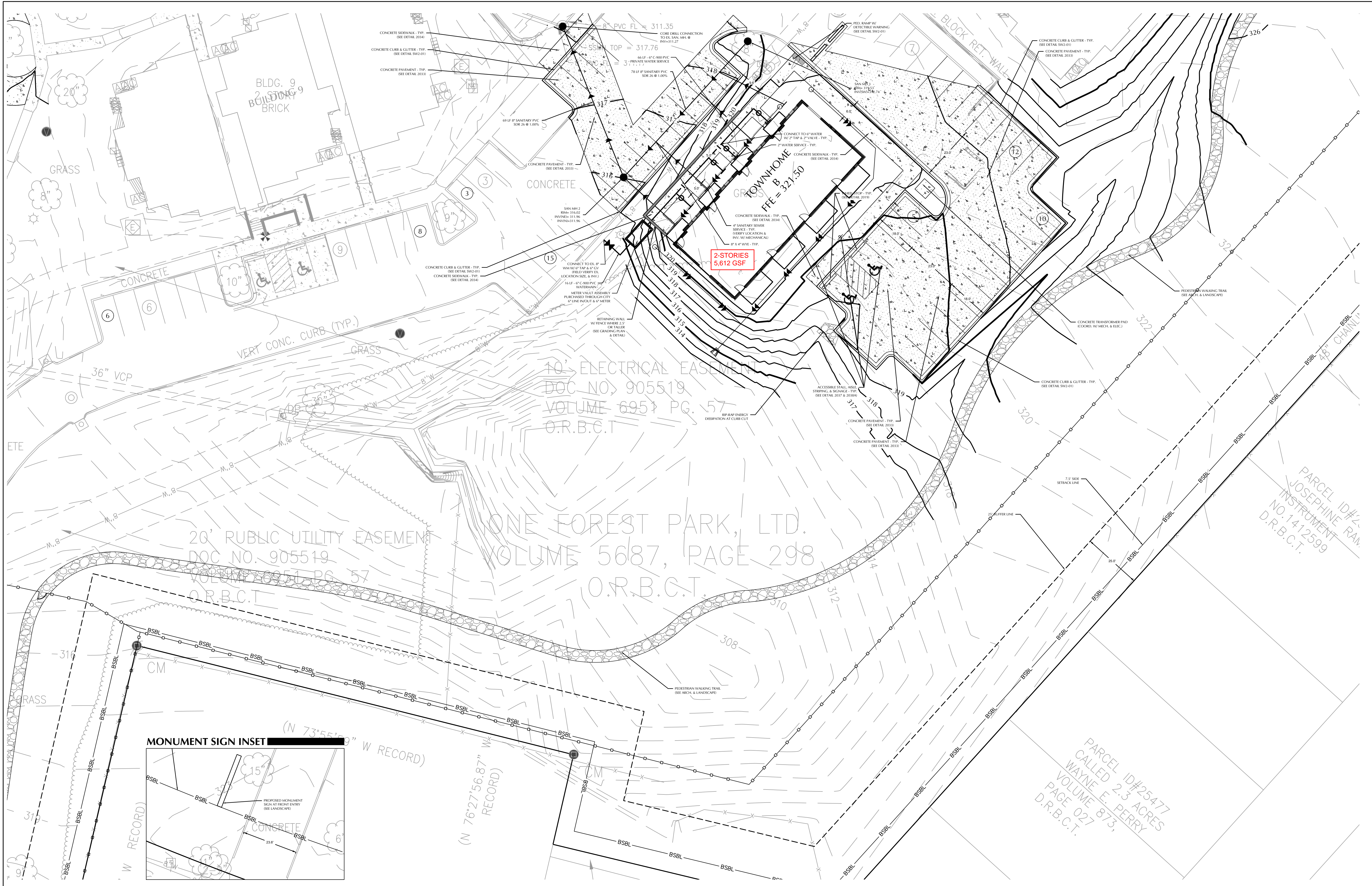
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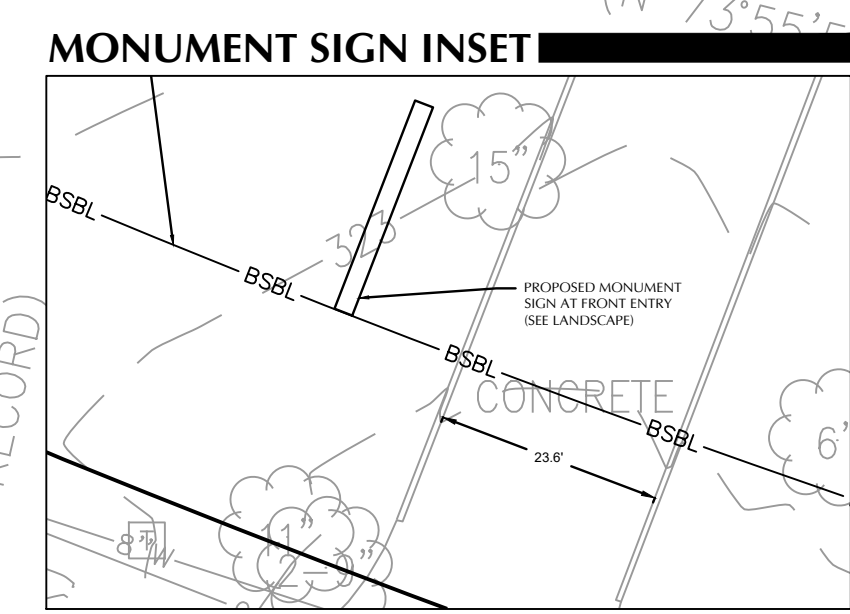
2-STORIES
5,612 GSF

10' ELECTRICAL EASEMENT
DOC NO. 905519
VOLUME 695 PG. 57
O.R.B.C.T.

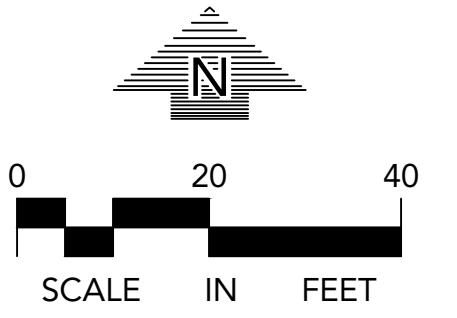
ONE FOREST PARK, LTD.
VOLUME 5687, PAGE 298
O.R.B.C.T.

PARCEL ID# 2-2
JOSEPHINE RAM
INSTRUMENT
NO. 1412599
D.R.B.C.T.

PARCEL ID# 25477
CALLED 2.3 ACRES
WAYNE E. PERRY
VOLUME 873,
PAGE 027
D.R.B.C.T.



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