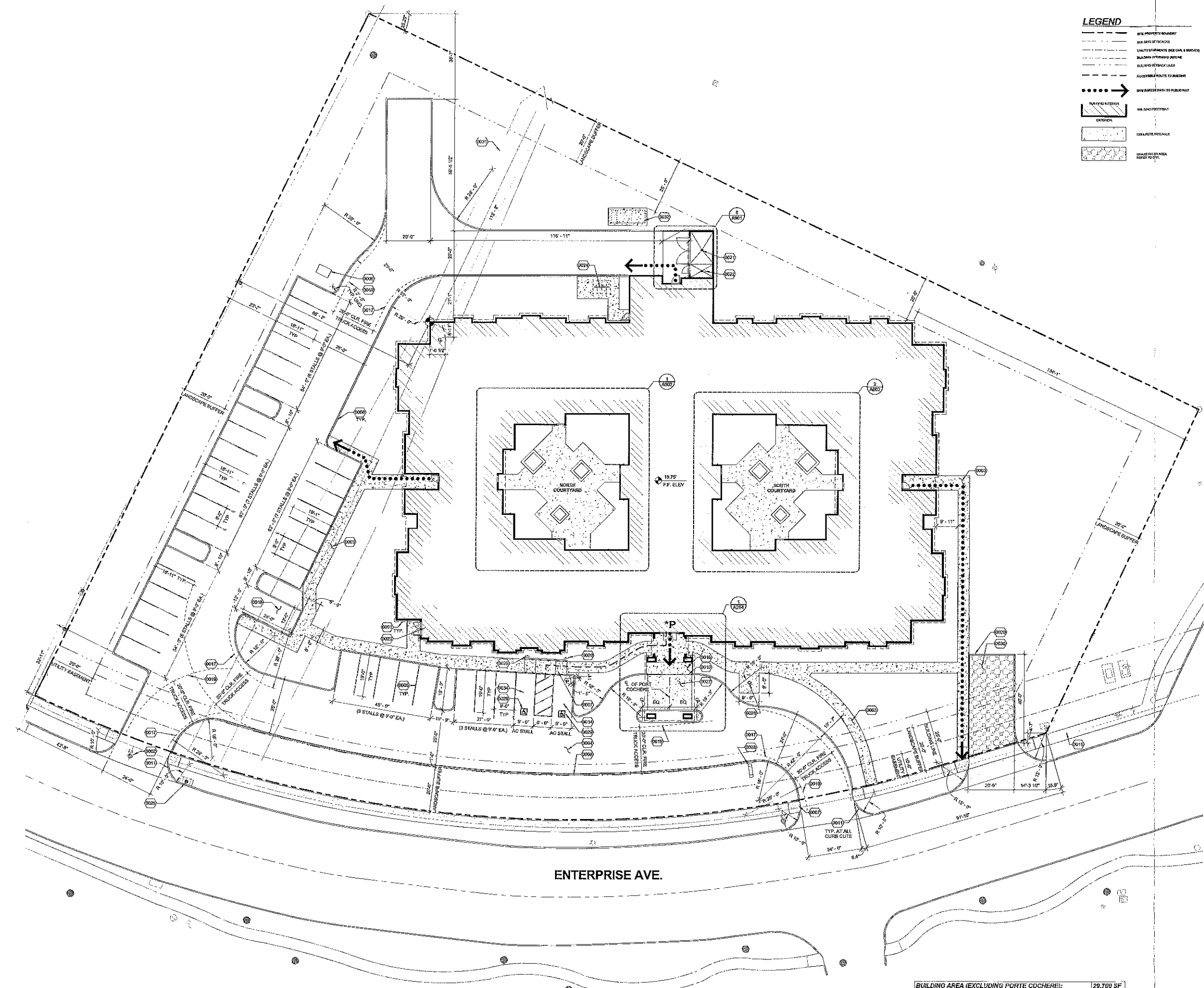




LEGEND

- SITE PROPERTY BOUNDARY
- BUILDING SETBACKS
- UTILITY EASEMENTS (SEE CIVIL & SURVEY)
- BUILDING SETBACKS (SEE CIVIL & SURVEY)
- BUILDING SETBACKS (SEE CIVIL & SURVEY)
- ACCESSIBLE WALKWAY TO PARKING
- PARKING ACCESS
- EXISTING
- CONCRETE FOOTING
- GRAVEL DRIVE AREA REFER TO CIVIL

GENERAL NOTES

A. SITE PLAN INFORMATION SHOWN ON THIS DRAWING IS FOR GENERAL LAYOUT AND COORDINATION PURPOSES ONLY. CIVIL DESIGN DRAWINGS GIVE HORIZONTAL AND VERTICAL CONTROL INFORMATION AND SPECIFY ON SITE UTILITY DESIGN.

B. TYPICAL CURB RADIUS ARE 3'-0" AT DRIVE-ABLE SIDE OF CURB.

C. ALL PARKING SPACE DIMENSIONS ARE TO PARKING SIDE OF CURB. STANDARD PARKING SPACES, STRIPPING ARE 8'-0" OC. 10'-0" WIDE.

D. SITE INFORMATION IS BASED ON OWNERS SURVEY, DATED JANUARY 14, 2015 BY SURVEY, INC. SEE LANDSCAPE PLANS FOR LANDSCAPE REQUIREMENTS.

E. SEE ELECTRICAL FOR SITE LIGHTING LAYOUT AND PHOTOMETRICS.

F. GENERAL CONTRACTOR TO COORDINATE ALL UTILITIES AND ENSURE INSTALLATION DOES NOT CONFLICT WITH ACCESSIBILITY REQUIREMENTS.

PARKING CALCULATIONS

REQUIRED PER TAC 82.81(2)(10):
1 STALL / 4 BEDS REQUIRED
56 BEDS
56 / 4 = 14 PARKING STALLS REQ'D

REQUIRED PER ZONING ORDINANCE SCHEDULE 125-470.D:
0.75 STALL / 1 UNIT
48 UNITS
48 x 0.75 = 36 PARKING STALLS REQ'D

REQUIRED ACCESSIBLE STALLS:
PER ICC, SECTION 1106:
2 ACCESSIBLE STALLS (incl. 1 VAN ACCESSIBLE)

PER 2012 TAC SECTION 208:
2 ACCESSIBLE STALLS (incl. 1 VAN ACCESSIBLE)

PROVIDED PARKING STALLS:
36 PARKING STALLS, INCLUDING:
2 ACCESSIBLE STALLS
(incl. 1 VAN ACCESSIBLE)
1 BUS STALL

TOTAL: 37 PARKING STALLS

- KEYNOTES**
- 0001 LINE OF ROCK FILL, TYP.
- 0002 DEMOLISHED, MOVED OR RELOCATED SITE ELEMENT. SEE CIVIL FOR ADDITIONAL INFORMATION.
- 0003 CONCRETE SIDEWALK, TYP. 5' WIDE UNO.
- 0004 CONCRETE DRIVEWAY, TYP.
- 0005 PARKING STRIPPING, SEE CIVIL FOR DETAILS.
- 0006 ELECTRICAL TRANSFORMER AND CONCRETE PAD, SEE ELECTRICAL.
- 0007 ACCESSIBLE CURB RAMP, TYP.
- 0008 NEW CONCRETE CURB, AND LANDSCAPED AREA, SEE CIVIL AND LANDSCAPING DRAWINGS.
- 0010 CURB FLUSH WITH PAVEMENT, SEE CIVIL.
- 0011 SEE CIVIL FOR DRIVEWAY DESIGN AND REQUIREMENTS.
- 0015 EXISTING SIDEWALK TO REMAIN.
- 0016 PASSENGER LOADING ZONE.
- 0017 FIRE TRUCK 20' CLEAR TURN RADIUS.
- 0018 FACILITY VEHICLE STALL.
- 0019 FIRE TRUCK MIN 20' CLEAR ACCESS ISLE.
- 0020 CONCRETE CURB W/ REFLECTIVE MARKERS AROUND FIRE TRUCK ACCESS DRIVE. SEE CIVIL FOR PAVEMENT AND CURB DETAILS.
- 0021 TRASH ENCLOSURE WITH DRAIN TO SANITARY.
- 0022 CATCH BASIN WITH DRAIN TO SANITARY.
- 0023 SPRINKLER AND WATER RISER ROOM.
- 0024 BICYCLE PARKING RACK. PER CITY OF LEAGUE CITY CODE SEC. 125-170A. BICYCLE PARKING STALLS SHALL MEASURE 2 (TWO) FEET BY 6 (SIX) FEET PER STALL.
- 0025 EXISTING CATCH BASIN TO REMAIN.
- 0026 SOFT FLAG POLE, SEE ELECTRICAL FOR LIGHTING.
- 0027 PASSENGER LOADING AREA. PER CITY OF LEAGUE CITY CODE SEC. 125-170A. PASSENGER LOADING SPACES SHALL BE A MINIMUM OF 12 FEET IN WIDTH AND 20 FEET IN LENGTH.
- 0028 MONUMENT SIGN BY OTHERS.
- 0029 ACCESSIBLE PARKING SIGN, SEE CIVIL FOR DETAILS.
- 0030 FIRE TRUCK ACCESS DRIVE W/ GRASS PAVERS, SEE CIVIL FOR PAVEMENT AND CURB DETAILS.
- 0031 EXISTING HWY MADE SWALE. SEE CIVIL FOR SITE DRAINAGE.
- 0032 STAND-BY GENERATOR, SEE ELECTRICAL.
- 0034

LRS ARCHITECTS

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PROJECT NUMBER: 214127

French Oaks
A MCHAY CARA COMPANY

FRENCH OAKS AT LEAGUE CITY

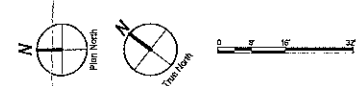
600 Enterprise Ave
League City, TX
77573

SHEET TITLE:
ARCHITECTURAL SITE PLAN

DRAWN BY: AHR, G/H
DATE ISSUED: 11/06/2015

SHEET:
A001
PERMIT DOCUMENTS
11/06/2015

BUILDING AREA (EXCLUDING PORTE COCHERE):	29,700 SF
PORTE COCHERE AREA:	700 SF
TOTAL GROSS AREA:	30,400 SF



1. SITE PLAN
SCALE: 1/16" = 1'-0"