

Zoning:

This property is zoned C-3 Commercial District

Notes:

1. The Continued Use of Land Permitted on These Approximately 21 Acres Shall be Limited to Multiple-Family Dwellings in an Apartment Arrangement and Related Accessory Uses.
2. At a Minimum, Physical Development of These 21 Acres of Land Shall be Subject to Development Standards and Limitations of the City of Bryan Code of Ordinances that Generally Apply to Properties Zoned Multiple-Family District (MFD). Development Standards and Limitations Include, but are not Limited to, Regulations Concerning Density, Building Height, Building Elevations, Coverage, Floor Area Ratio, Parking, Access Screening, Landscaping, Accessory Building, Signs and Lighting.

Unit Schedule - Phase II

UNIT	TYPE	No. @	S.F./UNIT	TOTAL S.F.
A	1 Bedroom / 1 Bath	12	840 S.F.	10,080 S.F.
B	2 Bedroom / 2 Bath	56	1,045 S.F.	58,520 S.F.
TOTALS				68 UNITS 68,600 S.F.

PARKING - PHASE II
 OPEN SPACES → 15
 COVERED SPACES → 68
 TOTAL PROVIDED → 83

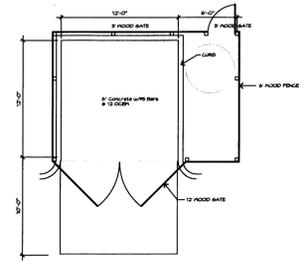
Unit Schedule - Phase I

UNIT	TYPE	No. @	S.F./UNIT	TOTAL S.F.
A	1 Bedroom / 1 Bath	36	840 S.F.	30,240 S.F.
B	2 Bedroom / 2 Bath	44	1,045 S.F.	45,980 S.F.
TOTALS				80 UNITS 76,220 S.F.
Community Building				3,500 S.F.
Laundry / Maintenance Bldgs				573 S.F.
GRAND TOTAL				80,293 S.F.

PARKING - PHASE I
 OPEN SPACES → 29
 COVERED SPACES → 80
 TOTAL PROVIDED → 109

PARKING SPACES ARE 10' x 20' (18'+2' OVERHANG)

NOTE: A VARIANCE TO THE OFF STREET PARKING REQUIREMENTS HAS BEEN REQUESTED.



Dumpster Containment Plan
 Scale: 1/8" = 1'-0"

Towne Center Apartment Homes
 A 148 Unit Senior Apartment Complex for
 Bryan Towne Center Apartment Homes L.P.
 Bryan, Texas



Scale: 1" = 60' 16.7 ACRES @ 9 U/A
 Note: All Buildings Exterior Elevations are 75% Hardi-Plank/ 25% Stone

FOR INTERIM REVIEW ONLY. THESE DRAWINGS AND/OR SPECIFICATIONS ARE INCOMPLETE AND ARE NOT INTENDED FOR BIDDING, PERMIT, OR CONSTRUCTION DOCUMENTS. GEORGE FRANK REGISTERED ARCHITECT STATE OF TEXAS, NO. 5518

Project: 08447
 Date: JUNE 25, 2009
SD1
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