

LEGEND

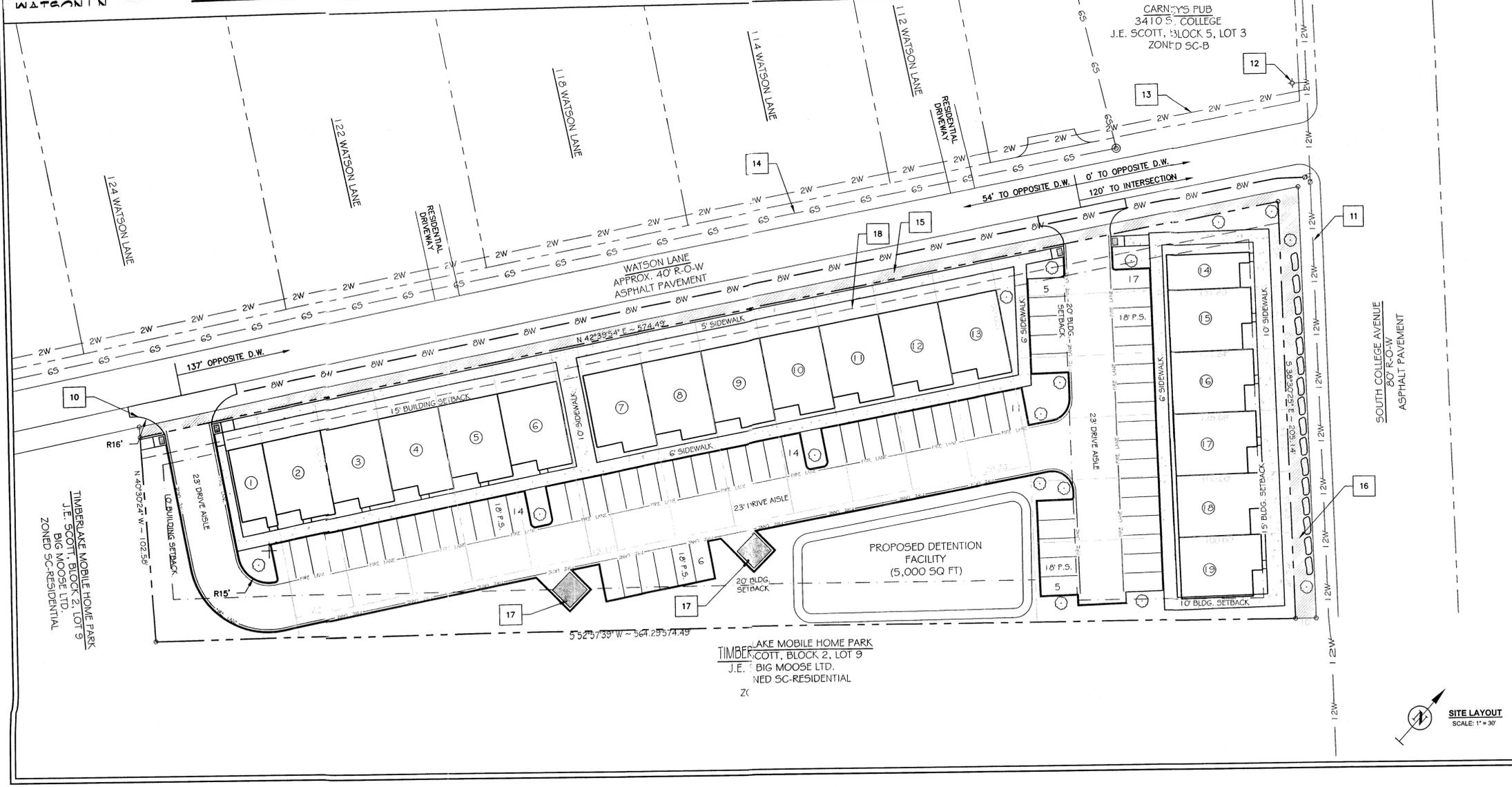
- PROPERTY LINE
- INTERNAL LOT LINE
- EXISTING EASEMENT LINE
- BUILDING SETBACK LINE
- PROPOSED CONTOURS
- EROSION CONTROL FENCE (5FT)
- EXISTING AERIAL ELECTRIC LINES
- EDGE OF CONCRETE / BACK OF CURB
- STORM DRAIN MANHOLE
- STORM DRAIN MANHOLE
- FIRE HYDRANT
- WATER VALVE
- TRANSFORMER
- UTILITY POLE
- 60# WIRE ANCHOR
- WOOD FENCE
- CONCRETE
- EXISTING/PROPOSED TREE
- 3' SHRUB / BUSHES FOR SCREENING

NO.	DATE	BY	DESCRIPTION

GATTISEENGINEERING
ENGINEERS & CONSULTANTS

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MAY 11 2013



- CONDITIONAL USE NOTES:**
- THIS CONCEPT PLAN IS FOR APPLICATION FOR A CONDITIONAL USE PERMIT FOR TOWNHOME USE IN THE SOUTH COLLEGE BUSINESS DISTRICT (SC-B) ZONING.
 - THE TOWNHOMES SHALL BE A HIGH END SINGLE FAMILY TOWNHOME DEVELOPMENT WITH ACCOMPANYING SIDEWALKS AND PARKING AREAS.
 - THE TOWNHOMES WILL BE TWO STORY AND BE AVAILABLE IN 2 BEDROOM OR 4 BEDROOM TYLE UNITS.
 - PROJECT IS LOCATED AT 3500 SOUTH COLLEGE AVENUE AND IS CURRENTLY VACANT.
 - THIS PROJECT SITE DOES NOT LIE WITHIN THE 100 YEAR FLOODPLAIN PER F.E.M.A. FROM MAP #0041C215E DATED MAY 16, 2012 AND WILL PROVIDE AN ON-SITE DETENTION FACILITY TO MITIGATE STORM WATER INCREASES. THE OUTFALL OF THIS DETENTION FACILITY WILL BE SOUTH COLLEGE AVENUE CURB AND GUTTER AS THERE IS NOT A STORM SEWER SYSTEM AVAILABLE.
 - SITE DEVELOPMENT SHALL MEET CITY OF BRYAN DEVELOPMENT STANDARDS FOR WATER, SANITARY SEWER, STORM SEWER, PARKING AND STREET/PAVEMENT DESIGN.
 - TOWNHOME LOTS SHALL MEET CITY OF BRYAN ORDINANCE:
MIN. LOT WIDTH: 25'
MIN. LOT DEPTH: 100'
MIN. LOT SIZE: 2,500 SQ FT
 - THIS PROPERTY IS LOCATED IN THE SOUTH COLLEGE OVERLAY DISTRICT.
 - THIS TOWNHOME DEVELOPMENT WILL PROVIDE A CROSS ACCESS EASEMENT TO PROVIDE FOR SHARED PARKING LIMITED TO TOWNHOME UNITS ONLY.
 - FUTURE TURN RADIUS LOCATION FOR WATSON LANE EXPANSION.
 - EXISTING 12" WATER MAIN
 - EXISTING FIRE HYDRANT
 - EXISTING 4" WATER LINE
 - EXISTING 6" SANITARY SEWER LINE
 - 5 FEET OF WATSON LANE RIGHT OF WAY DEDICATION
 - 10 FEET 12" SOUTH COLLEGE AVENUE RIGHT OF WAY DEDICATION
 - 12' x 12' RASH BIN ENCLOSURE WITH DOORS.
 - TOWNHOME DEVELOPMENT SHALL PROVIDE A 10' PUBLIC ACCESS EASEMENT FOR PROPOSED SIDEWALK ALONG WATSON LANE FOR PUBLIC ACCESS.
 - PROPERTY METES AND BOUNDARY DESCRIPTIONS SHOWN HEREIN WERE DEVELOPED FROM EXISTING BOUNDARY SURVEY DATED JULY 2003.
 - ALL UTILITIES AND THEIR LOCATIONS SHOWN WERE TAKEN FROM CITY DATABASES AND WILL BE VERIFIED FOR DESIGN PURPOSES.
 - SIDEWALKS: A 5' SIDEWALK IS REQUIRED ALONG WATSON LANE. NO SIDEWALKS ARE REQUIRED ALONG SOUTH COLLEGE

TOWNHOME SPECS:
4 BEDROOM TOWNHOME - 17 UNITS (1,575 SQ. FT. EACH)
2 BEDROOM TOWNHOME - 2 UNITS (1,041 SQ. FT. EACH)
MAXIMUM TOWNHOME HEIGHT - 25 FEET

DWELLING UNIT DENSITY: 9.5 D.U. / ACRE (MAX 25)
17 (4 BDRM) DWELLING UNITS + 2 (2 BDRM) DWELLING UNITS ON 2.0 AC

PARKING ANALYSIS:
REQUIRED PARKING - 1 PARKING SPOT PER BEDROOM
17 - 4 BDRM TOWNHOMES = 68 PARKING SPOTS
2 - 2 BDRM TOWNHOMES = 4 PARKING SPOTS
REQUIRED: 72 PARKING SPOTS

PARKING: SPOTS PROVIDED: 72 PARKING SPOTS

FOR REVIEW ONLY. NOT APPROVED FOR BIDDING OR CONSTRUCTION PURPOSES.



WATSON LANE TOWNHOMES
3500 SOUTH COLLEGE AVENUE
BRYAN, BRAZOS COUNTY, TEXAS

THIS DRAWING IS RELEASED UNDER THE AUTHORITY OF JOE GATTIS, PE, #90864, FOR THE PURPOSE OF REVIEW ONLY. THIS DRAWING IS NOT INTENDED FOR CONSTRUCTION OR BIDDING PURPOSES.
02-12-2013

CONCEPT PLAN
2.00 ACRE TRACT
ZONED - SOUTH COLLEGE BUSINESS J.E. SCOTT SURVEY, ABSTRACT #50
BRYAN, BRAZOS COUNTY, TEXAS
MARCH 7, 2013

DEVELOPER BK HOME DEVELOPMENT, INC. PO BOX 390 MOODY, TEXAS 76557 254-721-6179	
DRAWN BY: JOE G.	DATE: FEBRUARY 2013
SCALE: NOTED	PROJECT #: GE001053

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