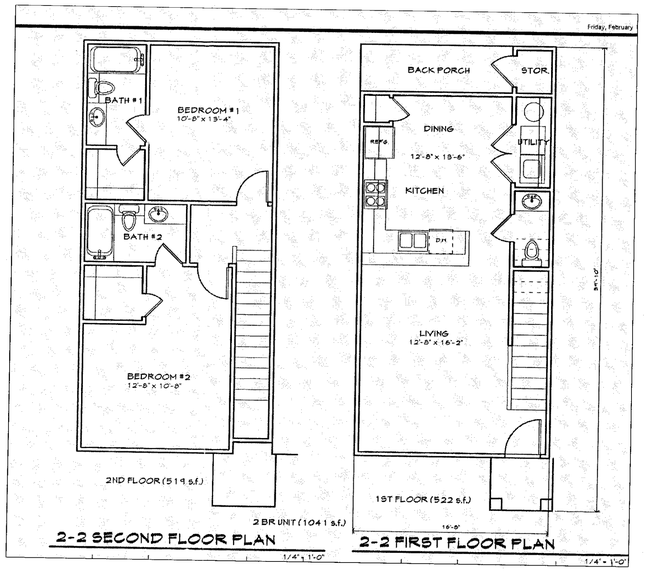


CONDITIONAL USE NOTES:

1. THIS CONCEPT PLAN IS FOR APPLICATION FOR A CONDITIONAL USE PERMIT FOR AN 8 DWELLING UNIT CONDOMINIUM BUILDING IN THE SOUTH COLLEGE BUSINESS DISTRICT (SC-B) ZONING. THIS C.U.P. REQUEST WILL BE AN ADDENDUM TO OUR CURRENTLY APPROVED PERMIT.
2. THE WATSON LANE CONDOMINIUMS SHALL BE A HIGH END SINGLE FAMILY CONDOMINIUM DEVELOPMENT WITH ACCOMPANYING SIDEWALKS AND LANDSCAPING THAT WILL REPLACE THE PREVIOUSLY APPROVED COMMERCIAL DESIGNATION.
3. THE CONDOMINIUMS WILL BE 2 BEDROOM, 2 BATH, TWO STORY UNITS WITH THE FRONT FACING SOUTH COLLEGE AVENUE. SEE DIAGRAM THIS PAGE.
4. PROJECT IS LOCATED AT 3500 SOUTH COLLEGE AVENUE ON BLOCK 3, LOT 1 AND IS CURRENTLY VACANT.
5. THIS PROJECT SITE DOES NOT LIE WITHIN THE 100 YEAR FLOODPLAIN PER F.E.M.A. FIRM MAP #48041C215E DATED MAY 16, 2012. EXISTING DETENTION POND FOR PROJECT DEVELOPMENT WILL PROVIDE STORM WATER DETENTION FOR THE PROPOSED 8 CONDOMINIUMS.
6. SITE DEVELOPMENT SHALL MEET CITY OF BRYAN DEVELOPMENT STANDARDS FOR WATER, SANITARY SEWER, STORM SEWER, PARKING AND STREET/PAVEMENT DESIGN.
7. CONDOMINIUM UNITS SHALL BE:MEET CITY OF BRYAN ORDINANCE:
   WIDTH: 16' - 8"
   DEPTH: 40'
   UNIT AREA: 667 SQ FT.
8. THIS PROPERTY IS LOCATED IN THE SOUTH COLLEGE OVERLAY DISTRICT.
9. THIS CONDOMINIUM DEVELOPMENT WILL PROVIDE A CROSS ACCESS EASEMENT TO PROVIDE SHARED PARKING LIMITED TO CONDOMINIUMS & TOWNHOME USE ONLY.
10. FUTURE TURN RADIUS LOCATION FOR WATSON LANE EXPANSION.
11. EXISTING 12" WATER MAIN
12. EXISTING FIRE HYDRANT
13. EXISTING 2" WATER LINE
14. EXISTING 6" SANITARY SEWER LINE
15. 5 FEET OF WATSON LANE RIGHT OF WAY DEDICATION
16. 10 FEET OF SOUTH COLLEGE AVENUE RIGHT OF WAY DEDICATION
17. 12' x 12' TRASH BIN ENCLOSURE WITH DOORS.
18. TOWNHOME DEVELOPMENT SHALL PROVIDE A 10' PUBLIC ACCESS EASEMENT FOR PROPOSED SIDEWALK ALONG WATSON LANE FOR PUBLIC ACCESS.
19. PROPERTY METES AND BOUNDS DESCRIPTIONS SHOWN HEREIN WERE DEVELOPED FROM EXISTING BOUNDARY SURVEY DATED JULY 2003.
20. ALL UTILITIES AND THEIR LOCATIONS SHOWN HEREIN WERE TAKEN FROM CITY DATABASES AND WILL BE VERIFIED FOR DESIGN PURPOSES.
21. SIDEWALKS: A 5' SIDEWALK IS REQUIRED ALONG WATSON LANE. A 10' SIDEWALK SHALL BE PROVIDED ALONG SOUTH COLLEGE.

DWELLING UNITS SPECS:

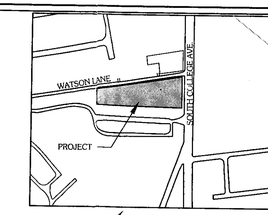
4 BEDROOM TOWNHOME – 13 UNITS (1,575 SQ. FT. EACH) - EXISTING
2 BEDROOM CONDO UNITS – 9 UNITS (1,041 SQ. FT. EACH) - PROPOSED
MAXIMUM BUILDING HEIGHTS – 25 FEET

DWELLING UNIT DENSITY: 10.5 D.U. / ACRE (MAX 25)
13 (4 BDRM) DWELLING UNITS ÷ 9 (2 BDRM) DWELLING UNITS ON 2.0 ac

PARKING ANALYSIS:

REQUIRED PARKING - 1 PARKING SPOT PER BEDROOM
13 – 4 BEDROOM TOWNHOMES = 52 PARKING SPOTS
9 – 2 BEDROOM TOWNHOMES = 18 PARKING SPOTS
REQUIRED: 70 PARKING SPOTS

PARKING SPOTS PROVIDED: 74 PARKING SPOTS



LOCATION MAP
NOT TO SCALE

LEGEND

- PROPERTY LINE
- INTERNAL LOT LINE
- EXISTING EASEMENT LINE
- BUILDING SETBACK LINE
- 260 EXISTING CONTOURS
- 262 PROPOSED CONTOURS
- S/F EROSION CONTROL FENCE (SILT)
- AE — AE EXISTING AERIAL ELECTRIC LINES
- EDGE OF CONCRETE / CURB
- SANITARY SEWER MANHOLE
- STORM DRAIN MANHOLE
- FIRE HYDRANT
- WATER VALVE
- TRANSFORMER
- UTILITY POLE
- GUY WIRE ANCHOR
- WOOD FENCE
- CONCRETE
- 23' ACCESS EASEMENT
- EXISTING/PROPOSED TREE
- 3' SHRUB / BUSHES FOR SCREENING

THIS DRAWING IS RELEASED UNDER THE AUTHORITY OF JOE I GATTIS, PE, #90964, FOR THE PURPOSE OF REVIEW ONLY. THIS DRAWING IS NOT INTENDED FOR CONSTRUCTION OR BIDDING PURPOSES. 02-12-2013

DEVELOPER
BK HOME DEVELOPMENT, INC.
PO BOX 390
MOODY, TEXAS 76557
254-721-6179

DEC 09 2014

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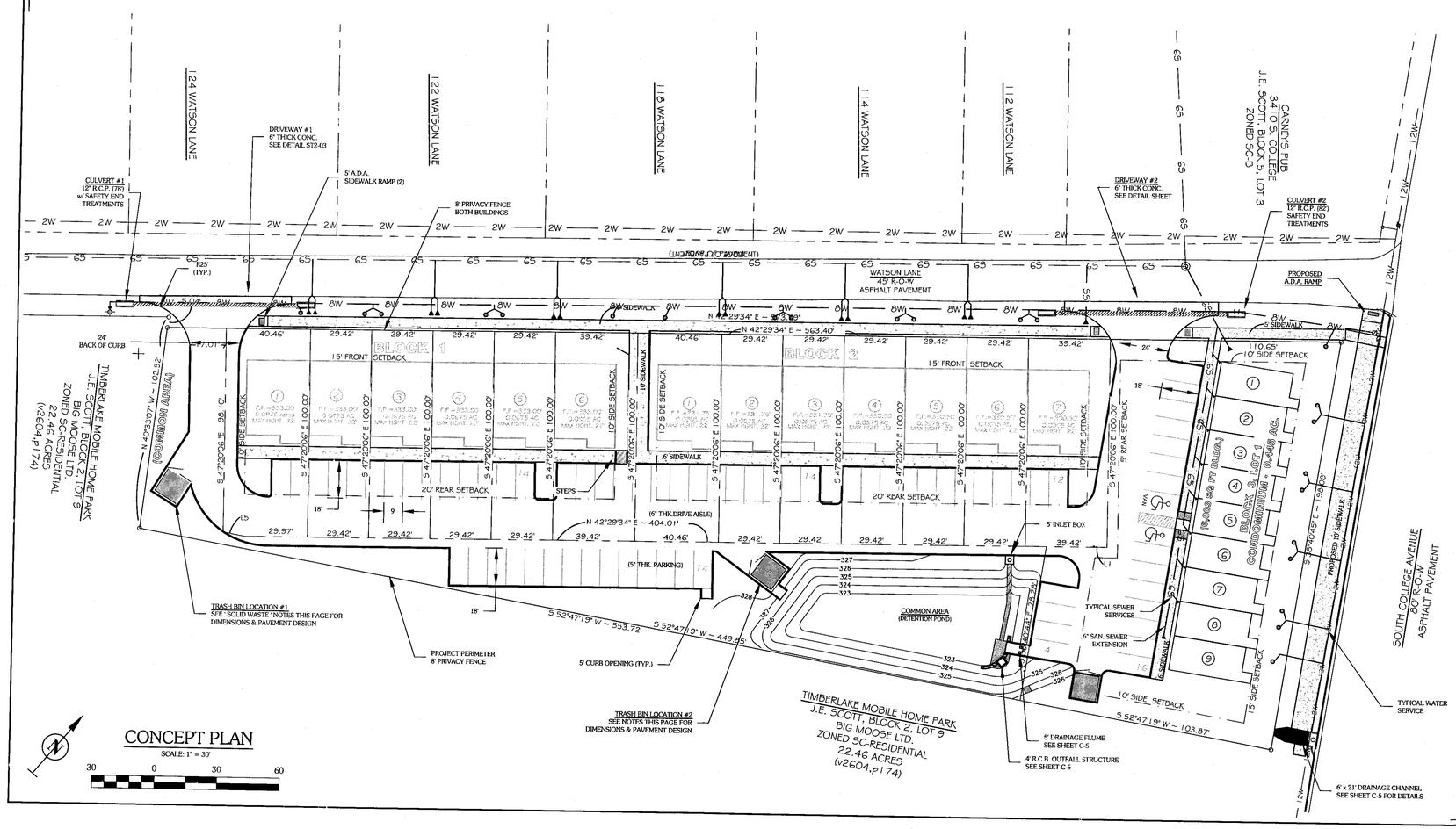
WATSON LANE DEVELOPMENT
3500 SOUTH COLLEGE AVE.
COLLEGE STATION, TEXAS
DECEMBER 1, 2014



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

CONCEPT PLAN
3 BLOCKS, 14 LOTS
ZONED ~ SOUTH COLLEGE BUSINESS
J.E. SCOTT SURVEY, ABSTRACT #50
BRYAN, BRAZOS COUNTY, TEXAS
DECEMBER 1, 2014

DRAWN BY:	JOE G.
DATE:	DECEMBER 2014
SCALE:	NOTED
PROJECT #:	GE025001

CP-2