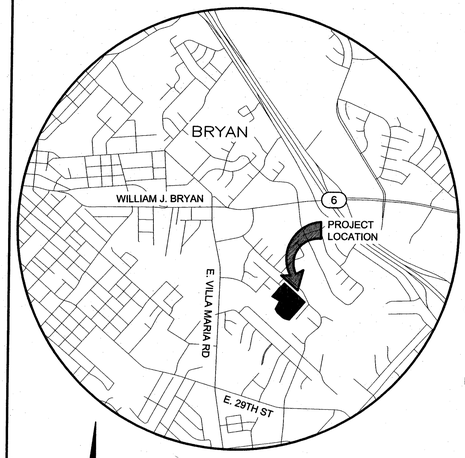


VICINITY MAP

1"=2000'

SURVEYOR INFORMATION:
STRONG SURVEYING
1722 BROADMOOR, STE105 BRYAN, TEXAS 77802
SURVEYED ON 12-11-2013
THE COORDINATE SYSTEM IS GRID NORTH, NAD83, TEXAS STATE PLANE, CENTRAL ZONE CURRENTLY ON GRID

ZONING INFORMATION:
PROPERTY IS ZONED AS RD-5 (RESIDENTIAL DISTRICT 5000)

DESCRIPTION	PATIO MIN REQ'D	LOTS 1-9	RD-5 MIN	LOTS 26-27 RD-5 PROVIDED
FRONT SETBACK	20 ft	25 ft	25 ft	25 ft
SIDE SETBACK	10 ft	10 ft	7.5 ft	2.5 ft & 7.5 ft
REAR SETBACK	20 ft	25 ft	7.5 ft	25 ft
LOT AREA	3600 ft sq	5500 ft	5000 ft	5500 ft
LOT WIDTH	36 ft	50 ft	50 ft	50 ft
LOT DEPTH	100 ft	110 ft	100 ft	110 ft

OWNER INFORMATION:
SEVEN OAKS DEVELOPMENT LTD.
1722 BROADMOOR STE 212
17.32 ACRE TRACT JOHN AUSTIN
BLOCK 16, LOT 11 (TR-202)

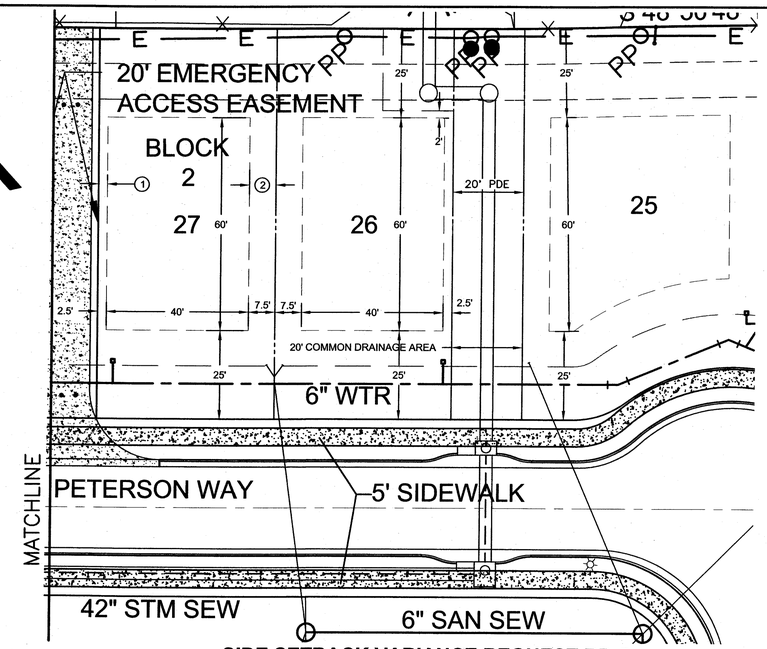
DEVELOPER/APPLICANT INFORMATION:
PAUL LEVENTES
SEVEN OAKS DEVELOPMENT LTD.
1722 BROADMOOR STE 212
BRYAN, TEXAS 77802

NOTE:
1. 2.5' SIDE SETBACK ADJACENT TO EMERGENCY ACCESS
2. 2.5' SIDE SETBACK TO COMMON DRAINAGE

0 10' 20' 40' 80'

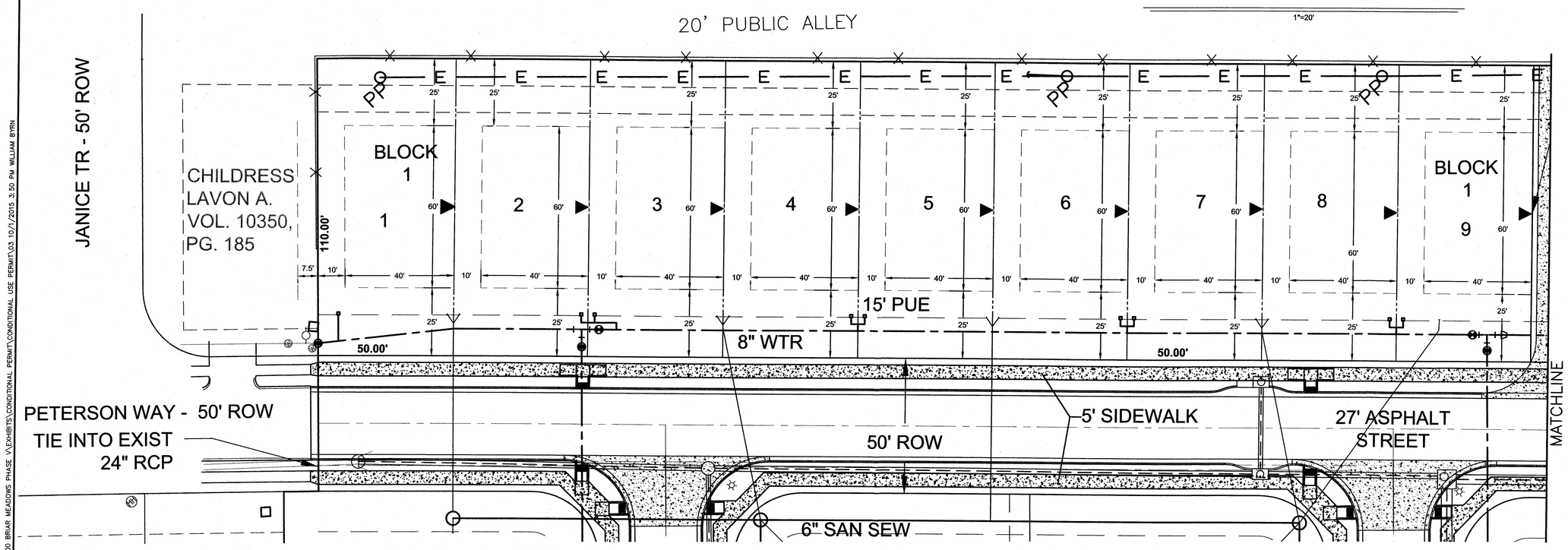
LEGEND

- FIRE HYDRANT
- STORM SEWER MANHOLE
- REDUCER
- SANITARY SEWER MANHOLE
- ZERO LOT LINES
- LOCKABLE AND REMOVABLE BOLLARD
- DOUBLE WATER SERVICE
- DOUBLE SANITARY SERVICE



SIDE SETBACK VARIANCE REQUEST RD-5

1"=20'



CONDITIONAL USE ZERO LOT LINE PATIO HOMES IN AN RD-5 NEIGHBORHOOD

1"=20'

REV	DATE	BY	APP	COMMENT
4				
3				
2				
1				

PREPARED FOR:
B. HOLDING COMPANY LLC
1722 BROADMOOR SUITE 212
BRYAN, TX 77802

SCALE: AS SHOWN
DATE: October 1, 2015
DRAWN BY: CKS
PROJECT MANAGER: SAM J. VERNON, P.E.

Bleyl & Associates
Planning • Engineering • Management
1722 Broadmoor Dr, Suite 210
Bryan, Texas 77802
Phone: (979) 268-1125
Fax: (979) 260-0648
100 Nugent Street
Conroe, Texas 77301
Phone: (936) 441-7833
Fax: (936) 756-3633
Texas Board of Professional Engineers F-678

CONDITIONAL USE PERMIT

BRIAR MEADOWS PHASE V

CITY OF BRYAN, TEXAS

STATE OF TEXAS
DAVID L. BESLY
81873
LICENSED
PROFESSIONAL ENGINEER
10/1/2015

PROJECT NUMBER
11400

FILE NAME:
CONDITIONAL USE PERMIT.DWG

SHEET:
01 OF: 35

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