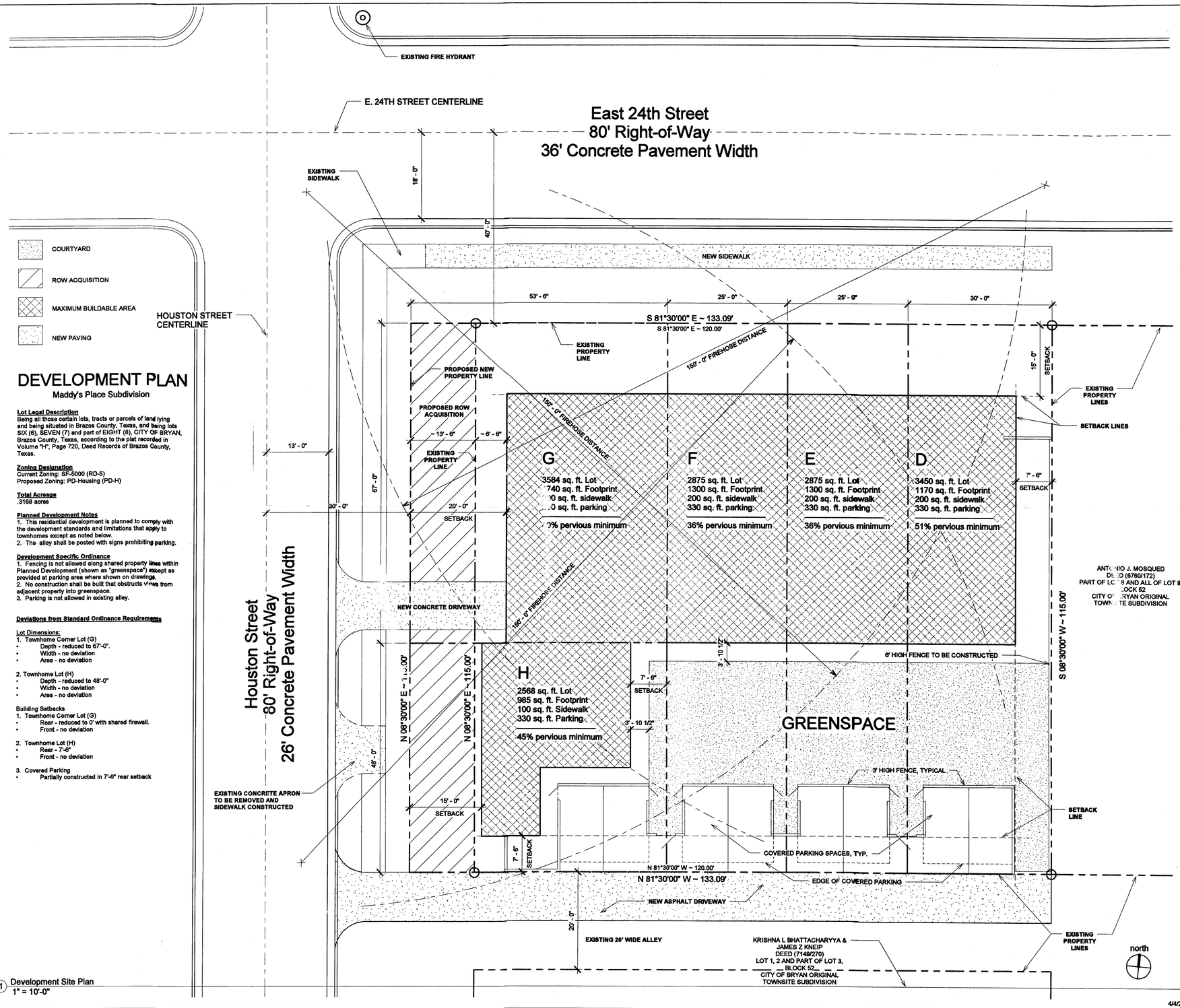

COURTYARD

ROW ACQUISITION

MAXIMUM BUILDABLE AREA

NEW PAVING

HOUSTON STREET CENTERLINE

DEVELOPMENT PLAN

Maddy's Place Subdivision

Lot Legal Description
Being all those certain lots, tracts or parcels of land lying and being situated in Brazos County, Texas, and being lots SIX (6), SEVEN (7) and part of EIGHT (8), CITY OF BRYAN, Brazos County, Texas, according to the plat recorded in Volume "H", Page 720, Deed Records of Brazos County, Texas.

Zoning Designation
Current Zoning: SF-5000 (RD-5)
Proposed Zoning: PD-Housing (PD-H)

Total Acreage
.3168 acres

Planned Development Notes
1. This residential development is planned to comply with the development standards and limitations that apply to townhomes except as noted below.
2. The alley shall be posted with signs prohibiting parking.

Development Specific Ordinance
1. Fencing is not allowed along shared property lines within Planned Development (shown as "greenspace") except as provided at parking area where shown on drawings.
2. No construction shall be built that obstructs views from adjacent property into greenspace.
3. Parking is not allowed in existing alley.

Deviations from Standard Ordinance Requirements

Lot Dimensions:
1. Townhome Corner Lot (G)
   - Depth - reduced to 67'-0".
   - Width - no deviation
   - Area - no deviation
2. Townhome Lot (H)
   - Depth - reduced to 48'-0"
   - Width - no deviation
   - Area - no deviation

Building Setbacks
1. Townhome Corner Lot (G)
   - Rear - reduced to 0' with shared firewall.
   - Front - no deviation
2. Townhome Lot (H)
   - Rear - 7'-6"
   - Front - no deviation
3. Covered Parking
   - Partially constructed in 7'-6" rear setback

1 Development Site Plan
1" = 10'-0"

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Development & Engineering Services

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the laurelhouse STUDIO

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No.	Description	Date

Maddy's Place Subdivision

Development Site Plan

Project number	Project Number
Date	Issue Date
Drawn by	cl
Checked by	

A101

Scale 1" = 10'-0"