

LOCATION MAP
NTS

CONCEPT PLAN
FOR:
**COLLEGE MAIN TOWN HOME
DEVELOPMENT**
4209 COLLEGE MAIN
BRYAN, TEXAS

LOT 1, PART OF LOT 2, LOT 6, & PART OF
LOT 7, BLOCK 4, HIGHLAND PARK PHASE 1
CURRENT ZONING: RD-5
PROPOSED ZONING: PD-H

OWNER:
S&I RESIDENTIAL
3131 MEMORIAL COURT, SUITE 13109
HOUSTON, TX 77007
(979) 820-0067
CONTACT: RYAN STRICKLAND
EMAIL: SIRESIDENTIAL@GMAIL.COM

PREPARED BY:



**Gessner
Engineering**

1712 Southwest Pky, Ste 105
College Station, Texas 77840
P.O. Box 10763, 77842-0763
979.680.8840 (Phone)
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Firm Registration Number:
F-7451

FEBRUARY 13, 2013



LEGEND:

- PROPOSED BUILDING
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- BUILDING SETBACK LINE
- PROPOSED 6" CONCRETE PAVEMENT
- PROPOSED SIDEWALK WITH BRICK PAVERS

BUILDING DATA SUMMARY	
EXISTING USE:	RESIDENTIAL
PROPOSED USE:	MULTI-FAMILY (TOWNHOME)
NO. OF BLDG:	1
NO. OF STORIES:	3
PROPOSED BUILDINGS:	HEIGHT (FT) AREA (SF)
TOTAL UNITS:	12
TOTAL BEDROOMS:	30
FIRM MAP NO:	48041C0305E (Not located in 100 year floodplain or foodway)

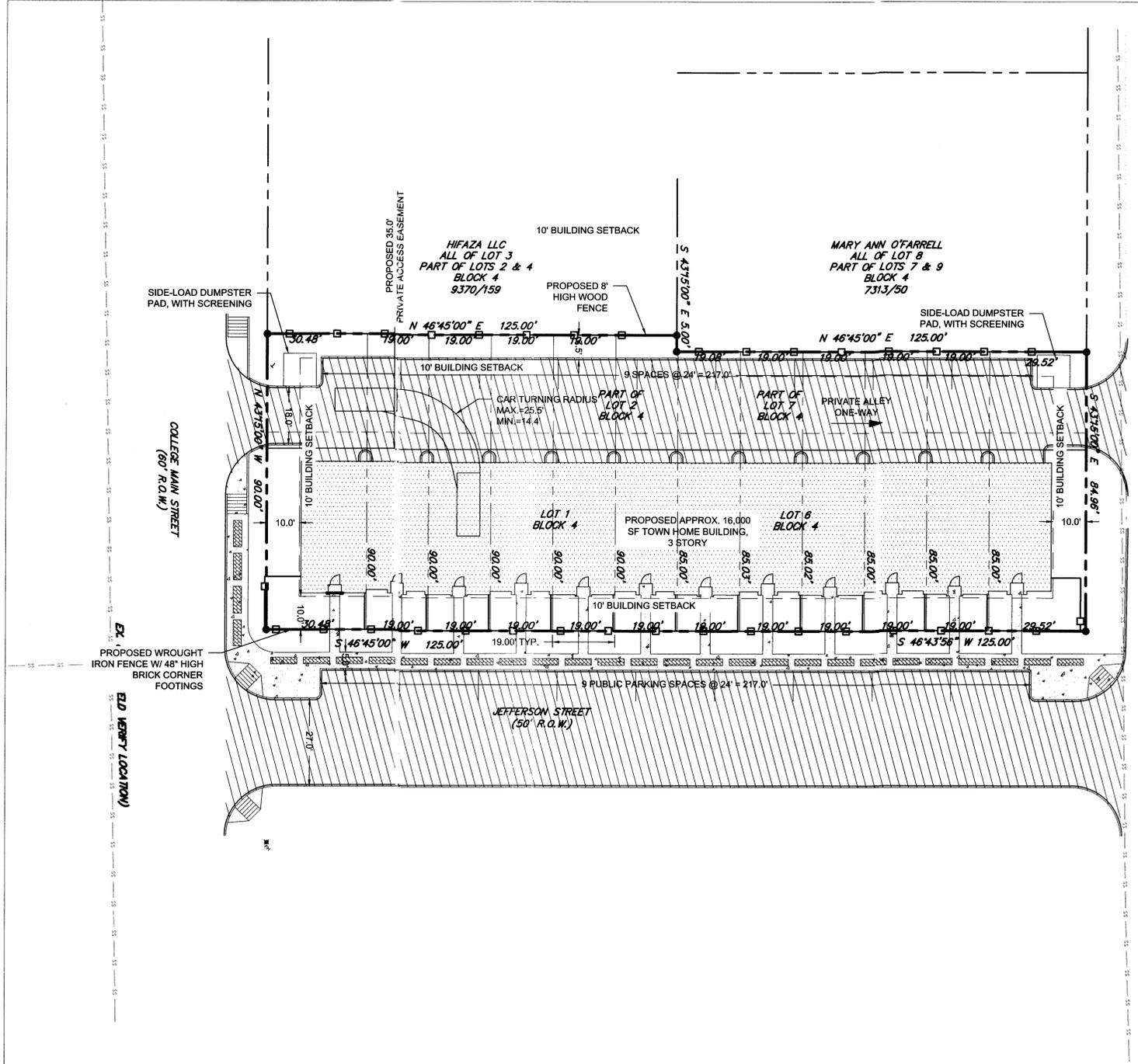
PARKING TABULATION	
PARKING REQUIREMENT:	1 SPACE/BEDROOM
TOTAL BEDROOMS:	30
TOTAL PARKING REQUIRED:	30
TOTAL PARKING PROVIDED:	42
INCLUDING GARAGES:	30 PRIVATE 12 PUBLIC

DENSITY	
	23.9 UNITS/ACRE

LANDSCAPING	
TOTAL SITE AREA (SF):	21875
IMPERVIOUS COVER (SF):	17172
LANDSCAPING (SF):	4703
PERCENT IMPERVIOUS:	79%

NOTES

- 1) A PRIVATE ACCESS EASEMENT WILL BE CREATED FOR THE REAR ALLEY.
- 2) ALL SIDEWALKS AND STREETS SHALL COMPLY WITH CITY OF BRYAN STANDARDS.
- 3) "NO PARKING" ZONE SHALL BE DELINEATED AT THE ACCESS TO EACH GARAGE. THIS SHALL BE REVIEWED DURING THE SITE PLAN SUBMITTAL.
- 4) ONE-WAY ALLEY SHALL BE MARKED WITH SIGNAGE AT BOTH ENDS, COMPLYING WITH TEXAS MUTCD STANDARDS.
- 5) THIS DEVELOPMENT WILL NOT BE GATED.
- 6) ALL PAVEMENT WILL BE 6" THICK CONCRETE.
- 7) DECORATIVE STREET LIGHTING, SIMILAR TO STREET LIGHTING ON COLLEGE MAIN, SHALL BE INSTALLED.



LG