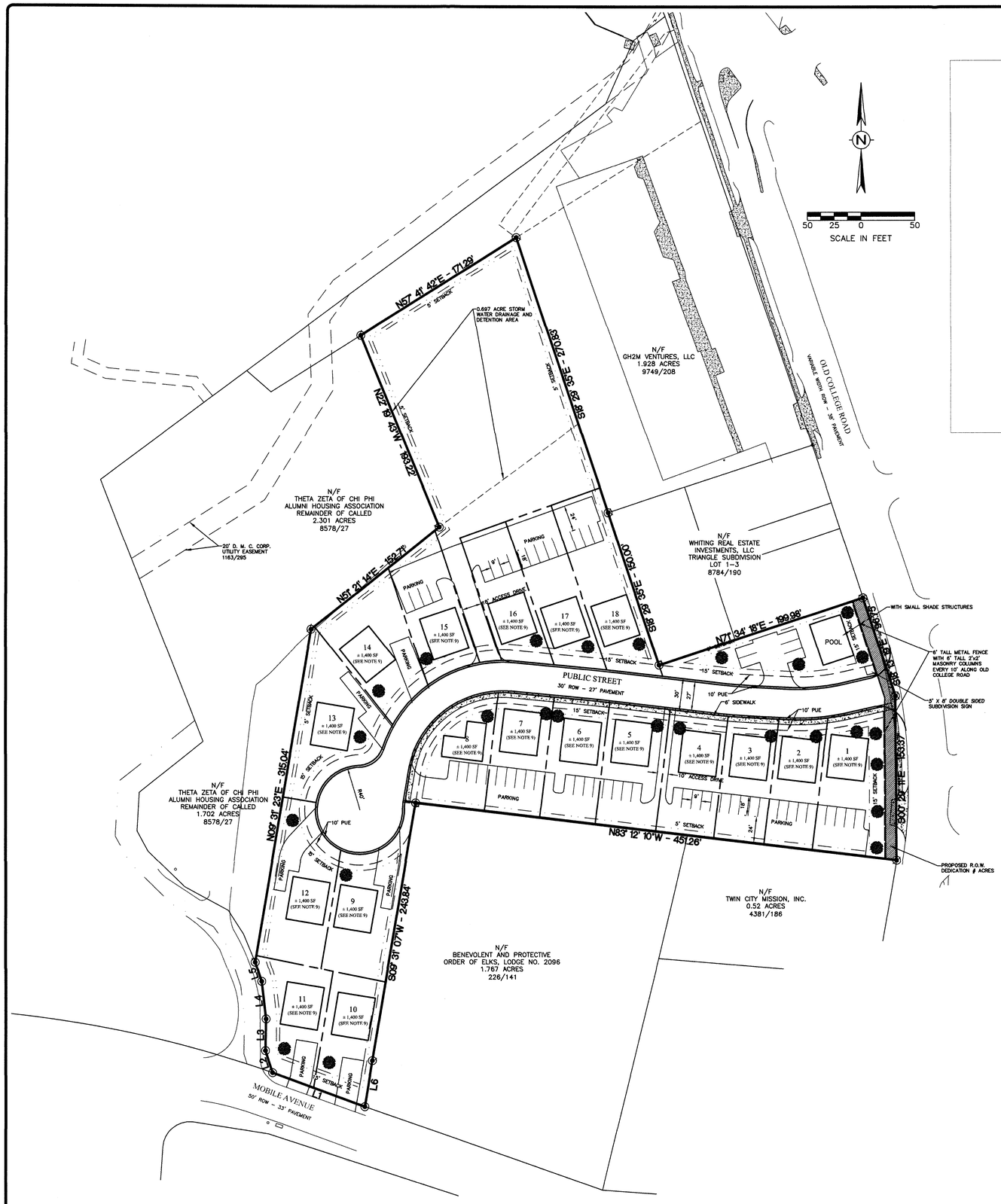
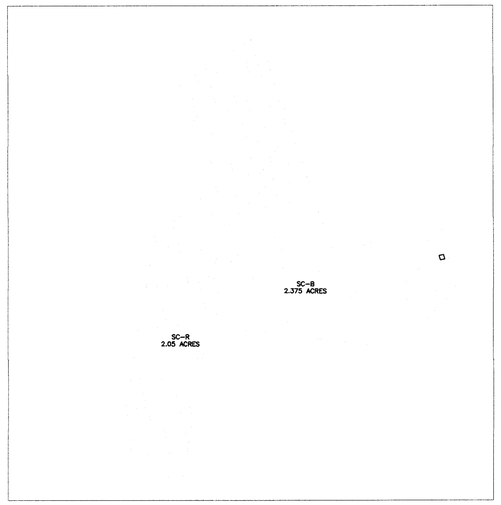
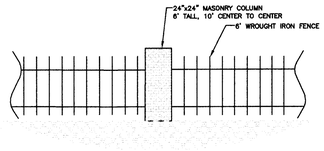




EXISTING ZONING

LOT SIZES	
LOT#	SIZE, SF
1	8043
2	5425
3	5490
4	6231
5	6509
6	5926
7	5857
8	6617
9	7713
10	5702
11	6043
12	8405
13	8761
14	7523
15	6347
16	5879
17	6815
18	8310
COMMON AREA 1	9353
COMMON AREA 2	38886



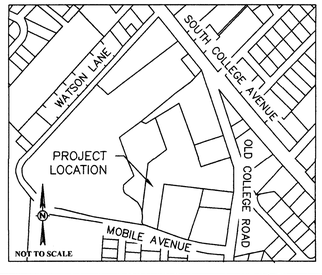
MASONRY COLUMN WITH WROUGHT IRON FENCE
N.T.S.

NOTES:

1. MINIMUM LOT SIZE OF 5,000 SF. THE MINIMUM LOT DEPTH IS 30' AND THE MINIMUM LOT WIDTH IS 45'.
2. PUBLIC STREET RIGHT OF WAY OF 30' WIDTH INSTEAD OF 50'. THIS WILL PROVIDE SOME GREEN SPACE BETWEEN THE STREET PAVEMENT AND SIDEWALK THAT IS NOT IN THE RIGHT OF WAY SO THAT STREETSCAPING AND TREES CAN BE PLANTED IN THIS AREA.
3. A 6' WIDE SIDEWALK WILL BE PROVIDED ON ONLY 1 SIDE OF THE STREET AS SHOWN ON THE DEVELOPMENT SITE PLAN AND WILL BE ATTACHED TO THE CURB TO PROVIDE MORE GREEN SPACE.
4. NO ON-STREET PARKING WILL BE ALLOWED ALONG COMMON AREA 1 AND LOTS 13 THROUGH 18.
5. LOTS 1 THROUGH 8 AND 15 THROUGH 18 WILL HAVE PARKING BEHIND THE DETACHED DWELLING UNITS.
6. 1 TREE WILL BE REQUIRED IN THE FRONT YARD OF EACH LOT AND A MINIMUM OF 2 TREES IN COMMON AREA 1.
7. A 6' HIGH FENCE WILL BE CONSTRUCTED ALONG OLD COLLEGE ROAD WITH MASONRY COLUMNS SPACED AT APPROXIMATELY 10' INTERVALS.
8. ACCESS DRIVE BETWEEN LOTS 4 AND 5 SHALL BE SIGNED AS ONE WAY, EXIT ONLY.
9. BUILDING LOCATIONS AND STREETS ARE APPROXIMATE. EACH UNIT WILL HAVE A MINIMUM 4 BEDROOMS AND A MAXIMUM 5 BEDROOMS.
10. PARKING LOCATIONS AND LAYOUTS ARE APPROXIMATE.
11. THE FOLLOWING SETBACKS SHALL APPLY TO THIS DEVELOPMENT:
    - 11.a. FRONT SETBACK- 15'
    - 11.b. SIDE SETBACK- 5'
    - 11.c. SIDE STREET SETBACK- 15'
    - 11.d. REAR SETBACK- 5'
12. THE FRONT FACADES BETWEEN ADJACENT BUILDING SHALL BE SEPARATED BY 2' MINIMUM TO BREAK THE VISUAL PLANE OF THE STREET.
13. LANDSCAPING
    - 13.a. 6 - 3" CALIPER TREES SHALL BE INSTALLED ALONG OLD COLLEGE ROAD.
    - 13.b. 1 - 3" CALIPER TREES SHALL BE INSTALLED IN THE FRONT OF EACH LOT.
    - 13.c. ADDITIONAL STREETSCAPE WILL BE PROVIDED IN THE FRONT OF EACH LOT AT THE DEVELOPERS DISCRETION.
14. A 5' x 8' DOUBLE SIDED SUBDIVISION SIGN WILL BE LOCATED AT THE ENTRANCE ALONG OLD COLLEGE ROAD.

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	91.59'	N69° 38' 38.42"W
L2	21.59'	N17° 54' 27.42"W
L3	29.57'	N1° 04' 01.65"E
L4	35.30'	N6° 33' 05.47"W
L5	18.73'	N18° 19' 42.11"W
L6	43.54'	S9° 33' 55.00"W

VICINITY MAP



DEVELOPMENT SITE PLAN

NORTH CAMPUS COTTAGES

4.425 ACRES - 18 LOTS

J. E. SCOTT LEAGUE, A-50

BRYAN, BRAZOS COUNTY, TEXAS

MAY 06 2015

SCALE: 1"=50'
APRIL, 2015

OWNER/DEVELOPER:

Bona Fide Acquisitions, LLC
4400 Old College Road
Bryan, TX 77802

SURVEYOR:

Brad Kerr, RPLS No. 4502
Kerr Surveying, LLC
409 N. Texas Ave.
Bryan, TX 77803
(979) 268-3195

ENGINEER:

Schultz Engineering, LLC
TBPE NO. 12327
2730 LONGMIRE, SUITE A
College Station, Texas 77845
(979) 764-3900

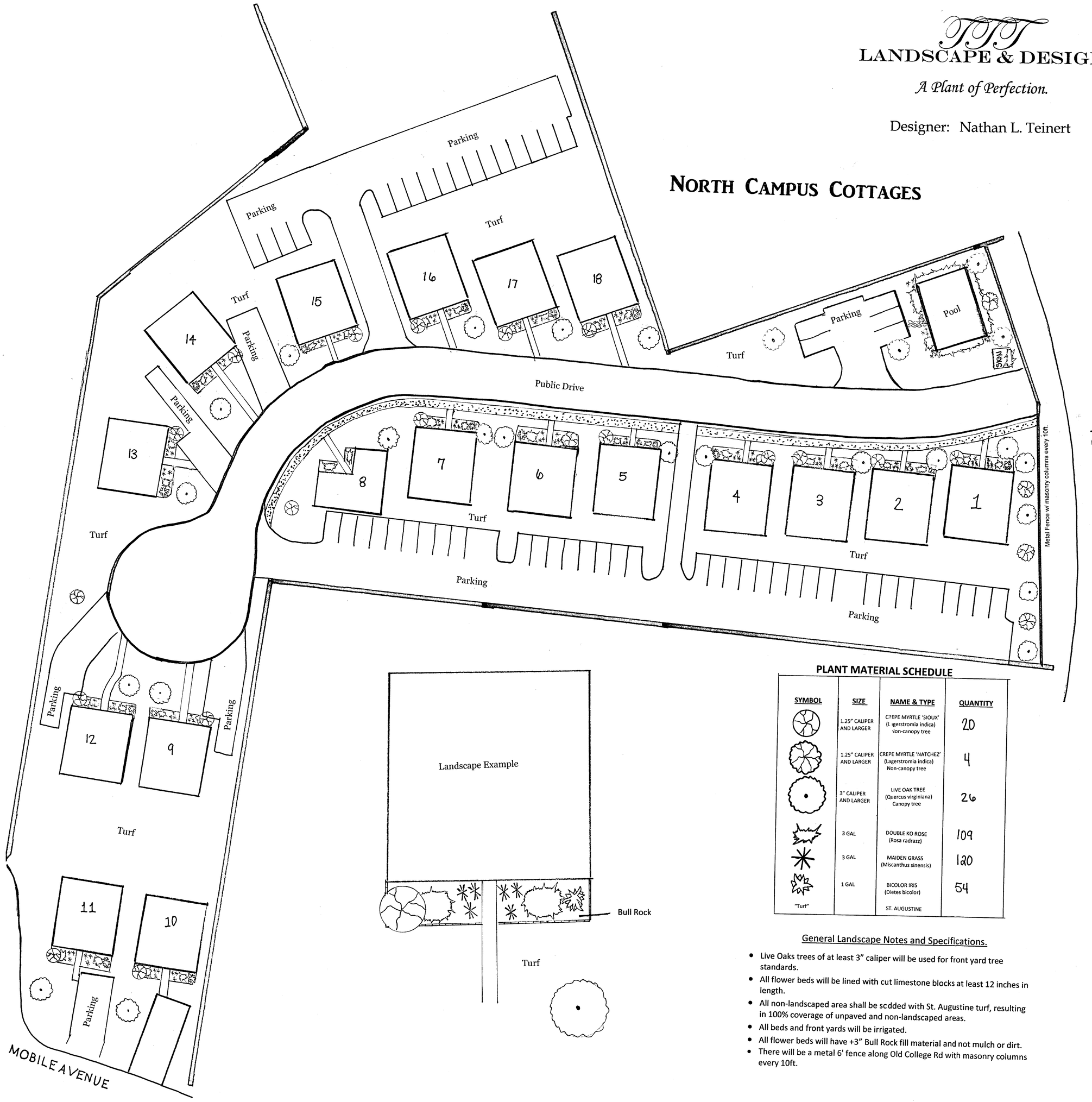
P:\..... 14-371 North Campus Subdivision\CONCEPT PLAN\14-371 CONCEPT.dwg

TTT
LANDSCAPE & DESIGN

A Plant of Perfection.

Designer: Nathan L. Teinert

NORTH CAMPUS COTTAGES



PLANT MATERIAL SCHEDULE

SYMBOL	SIZE	NAME & TYPE	QUANTITY
	1.25" CALIPER AND LARGER	CREPE MYRTLE 'SIOUX' (Lagerstromia indica) Non-canopy tree	20
	1.25" CALIPER AND LARGER	CREPE MYRTLE 'NATCHEZ' (Lagerstromia indica) Non-canopy tree	4
	3" CALIPER AND LARGER	LIVE OAK TREE (Quercus virginiana) Canopy tree	26
	3 GAL	DOUBLE KO ROSE (Rosa radrazz)	109
	3 GAL	MAIDEN GRASS (Miscanthus sinensis)	120
	1 GAL	BICOLOR IRIS (Dietes bicolor)	54
"Turf"		ST. AUGUSTINE	

General Landscape Notes and Specifications.

- Live Oaks trees of at least 3" caliper will be used for front yard tree standards.
- All flower beds will be lined with cut limestone blocks at least 12 inches in length.
- All non-landscaped area shall be scdded with St. Augustine turf, resulting in 100% coverage of unpaved and non-landscaped areas.
- All beds and front yards will be irrigated.
- All flower beds will have +3" Bull Rock fill material and not mulch or dirt.
- There will be a metal 6' fence along Old College Rd with masonry columns every 10ft.

MAY 06 2015