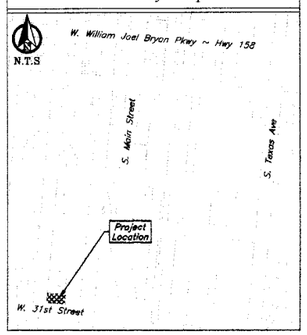
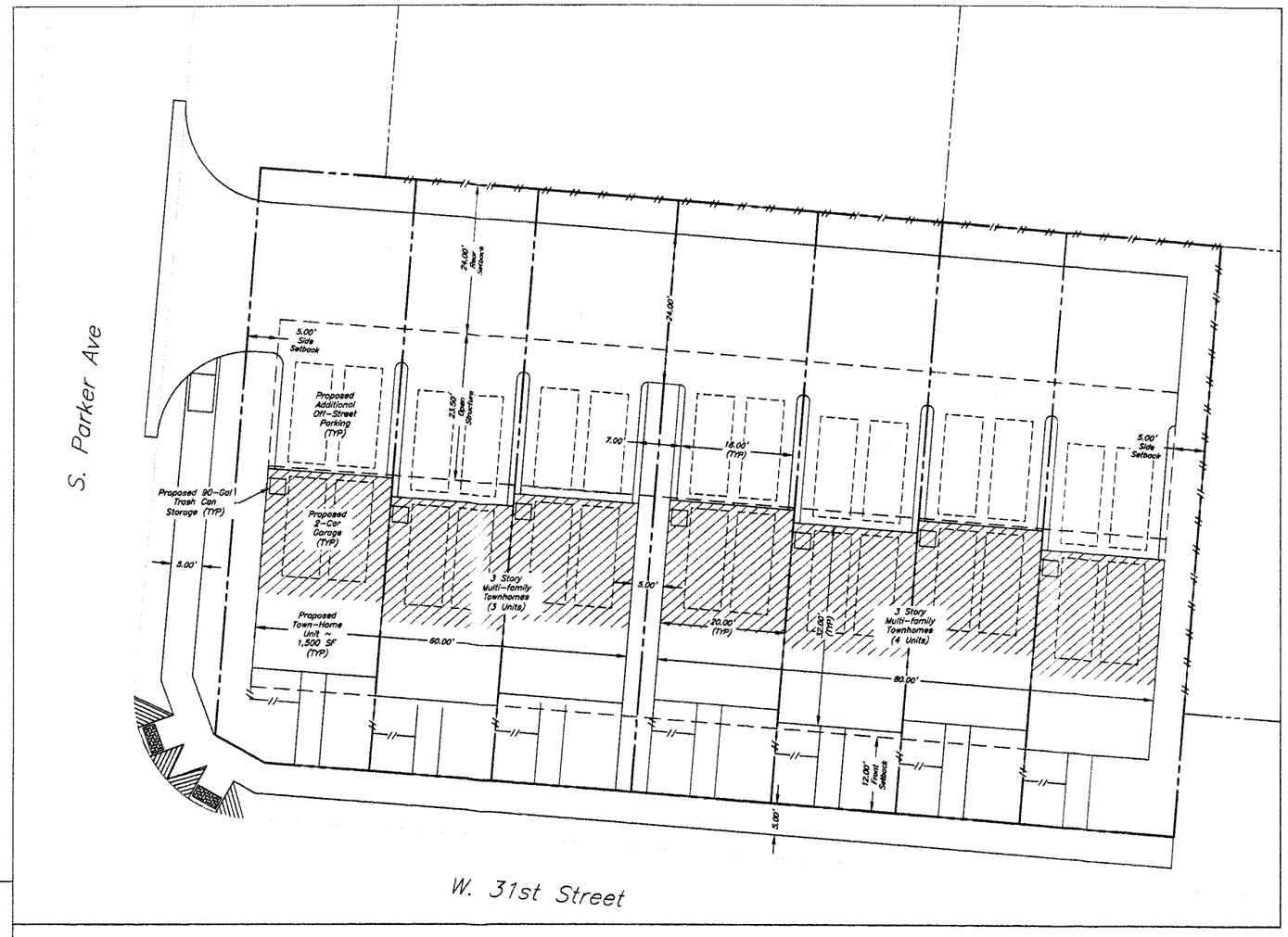
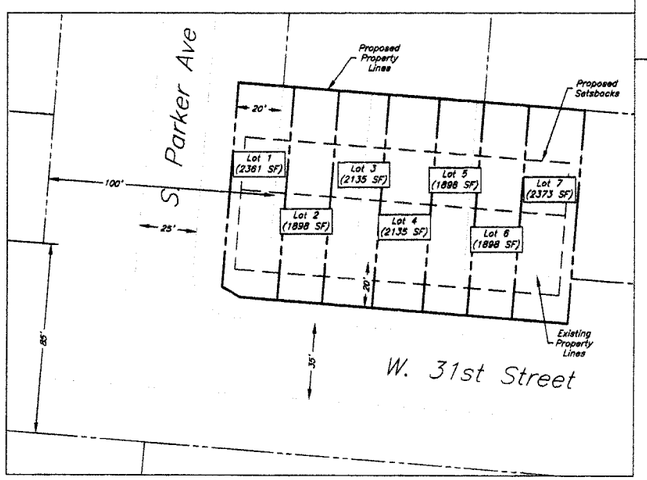
## Vicinity Map




Property Information
N.T.S

### Parking Analysis:

Proposed Improvements:

7... Townhomes (2 bed/ 2 bath)

New Required Parking:

14... 1 Space per bedroom

14... Total Required

New Provided Parking:

14... 2 Car Garage Parking per Unit
14... 2 Driveway Parking per Unit

28....Total Provided

### Notes:

1. All vehicular access to the proposed development shall occur in the rear of the property and a private access easement shall be provided for such purposes.
2. Each tenant space shall utilize a 90-gal residential trash can that will be stored within the garage and placed at the curb on 31st Street for pickup.
3. A Home-Owners Association (HOA) shall be created for the proposed development in accordance with the City's Subdivision Ordinance.

## PD-H Development Plan

General Notes:

| No. | Revision/Issue | Date |
|---|---|---|
| | | |
| | | |
| | | |
| | | |


Firm Name and Address:

J4 Engineering

PO Box 5192 - Bryan, Texas - 77805
979-739-0567 www.J4Engineering.com
Firm# 9651


Project Name and Address:

31st Street Townhomes

204-206 W. 31st Street
Bryan, Brazos County, Texas

Date: May 2015

Scale: As Noted

Sheet: Exhibit A


J4 Engineering 05/20/2015 31st Street Townhomes Concept 052015.dwg Project # 15-019