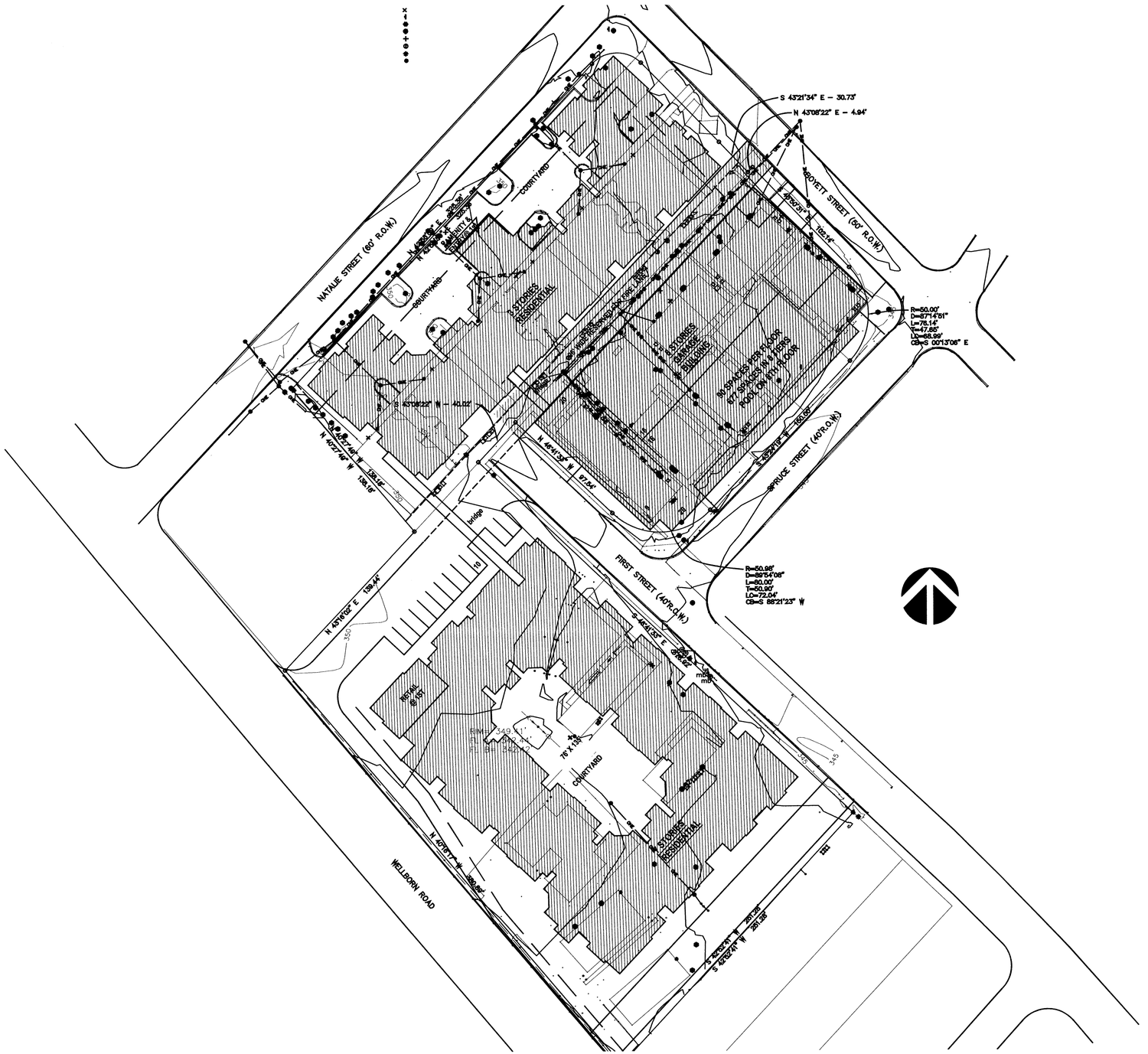

SCALE: 1" = 40' - 0" (24"x36" SHEET)

0' 40' 80' 160'

TDC-NORTHGATE-7/3 option							2015227 5/15/15
UNIT NAME	UNIT TYPE	NET AREA(SF)	UNIT COUNT	BED COUNT	PERCENTAGE	TOTAL AREA	% BREAKDOWN
A1	1br/1ba	519	36	36	16%	18,684	16%
B1	2br/2ba	823	33	66	15%	27,159	15%
D1	4br/4ba	1,359	80	320	36%	108,720	56%
D2	4br/4ba	1,488	45	180	20%	66,960	
E1	5br/5ba	1,686	29	145	13%	48,894	13%
TOTALS			223	747	100%	270,417	

UNIT AVERAGE NET SF : 1,213

* NET AREA IS COMPUTED TO INCLUDE SQUARE FOOTAGE FROM EXTERIOR FACE OF ALL EXTERIOR FRAME WALLS THAT ENCLOSE A/C SPACE. IT DOES NOT INCLUDE PATIOS, BALCONIES, PATIO/BALCONY STORAGE.

PROJECT DATA

UNIT AVERAGE NET SF :	1,213	S.F.
ACREAGE:	3.72	ACRES
DENSITY:	60	UNITS/ACRE
	201	BEDS/ACRE
CLUBHOUSE	10,000	S.F.
RETAIL	1,600	S.F.

PARKING:

REQUIRED	655	RESIDENTIAL SPACES ( )
	7	RETAIL SPACES
	662	TOTAL SPACES
PROVIDED		
	12	RESIDENTIAL SURFACE SPACES
	677	RESIDENTIAL GARAGE SPACES
	689	TOTAL SPACES
	0.92	SPACES/BED

CITY OF BRYAN BUILDING

UNIT NAME	UNIT TYPE	NET AREA(SF)	UNIT COUNT	BED COUNT	PARKING RQD	PERCENTAGE	TOTAL AREA
A1	1br/1ba	519	12	12	12	22%	6,228
B1	2br/2ba	823	9	18	18	17%	7,407
D1	4br/4ba	1,359	12	48	48	22%	16,308
D2	4br/4ba	1,488	12	48	48	22%	17,856
E1	5br/5ba	1,686	9	45	45	17%	15,174
TOTALS			54	171	171	100%	62,973

UNIT AVERAGE NET SF : 1,166

* NET AREA IS COMPUTED TO INCLUDE SQUARE FOOTAGE FROM EXTERIOR FACE OF ALL EXTERIOR FRAME WALLS THAT ENCLOSE A/C SPACE. IT DOES NOT INCLUDE PATIOS, BALCONIES, PATIO/BALCONY STORAGE.

CITY OF COLLEGE STATION BUILDING

UNIT NAME	UNIT TYPE	NET AREA(SF)	UNIT COUNT	BED COUNT	PARKING RQD	PERCENTAGE	TOTAL AREA
A1	1br/1ba	519	24	24	27	14%	12,456
B1	2br/2ba	823	24	48	54	14%	19,752
D1	4br/4ba	1,359	68	272	204	40%	92,412
D2	4br/4ba	1,488	33	132	99	20%	49,104
E1	5br/5ba	1,686	20	100	100	12%	33,720
TOTALS			169	576	484	100%	207,444

UNIT AVERAGE NET SF : 1,227

* NET AREA IS COMPUTED TO INCLUDE SQUARE FOOTAGE FROM EXTERIOR FACE OF ALL EXTERIOR FRAME WALLS THAT ENCLOSE A/C SPACE. IT DOES NOT INCLUDE PATIOS, BALCONIES, PATIO/BALCONY STORAGE.

ARCHITECTURAL SITE PLAN 4

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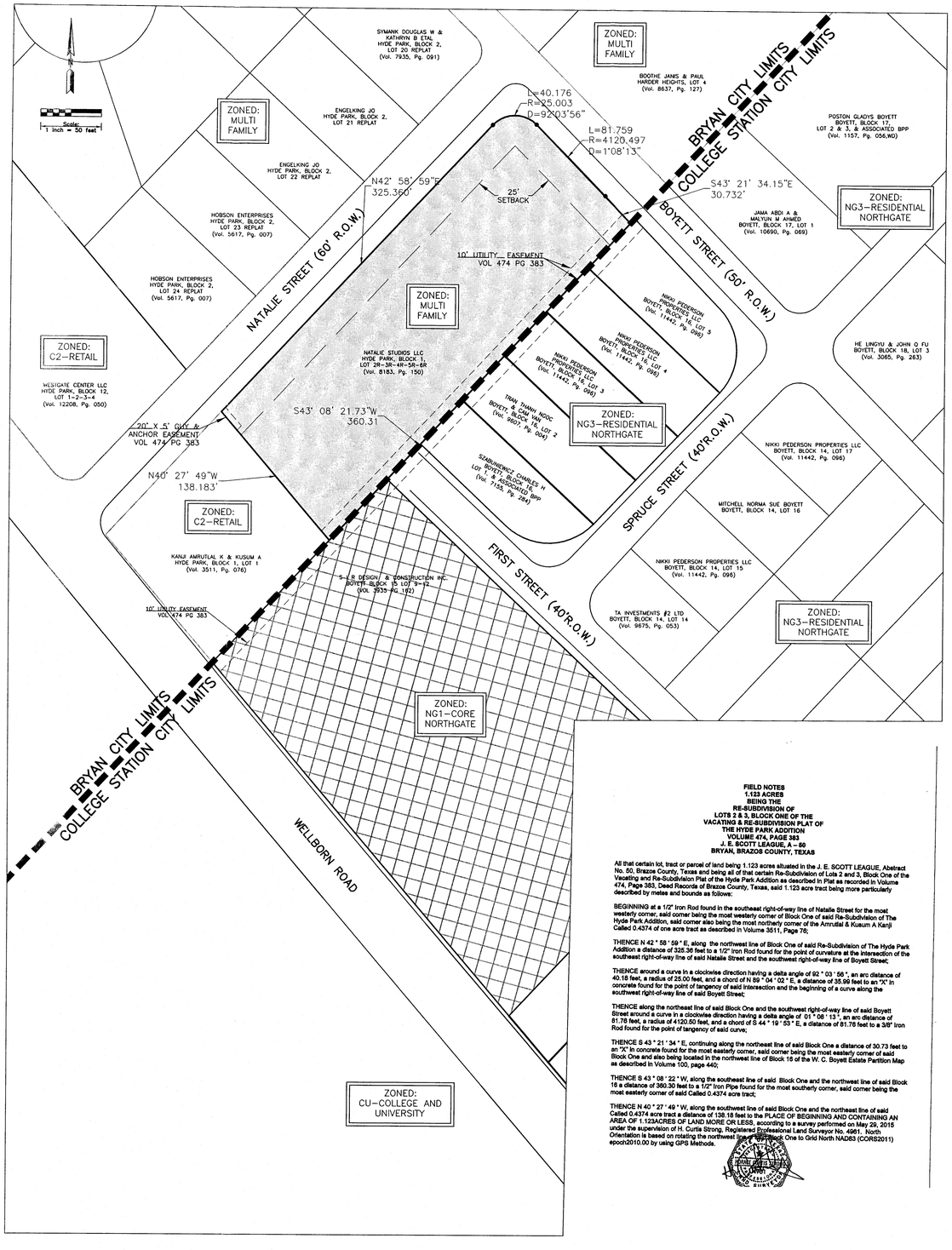
Architectural conceptual site plans are for feasibility purpose only. Revisions may occur due to further investigation from regulatory authorities and building code analysis. Dimensions shown are of a stateing intent only. Refer to surveys and civil

NORTHGATE PROJECT

TDC

Jun 23, 2015 COLLEGE STATION, TX HPA#15227

HUMPHREYS & PARTNERS ARCHITECTS L.P.
5339 Alpha Road, Suite 300 Dallas, TX 75240 (972) 701-9636 (972) 701-9639
www.humphreys.com marketing@humphreys.com



EXISTING ZONING

FIELD NOTES
1.123 ACRES
BEING THE
RE-SUBDIVISION OF
LOTS 2 & 3, BLOCK ONE OF THE
VACATING & RE-SUBDIVISION PLAT OF
THE HYDE PARK ADDITION
VOLUME 474, PAGE 383
J. E. SCOTT LEAGUE, A – 50
BRYAN, BRAZOS COUNTY, TEXAS

All that certain lot, tract or parcel of land being 1.123 acres situated in the J. E. SCOTT LEAGUE, Abstract No. 50, Brazos County, Texas and being all of that certain Re-Subdivision of Lots 2 and 3, Block One of the Vacating and Re-Subdivision Plat of the Hyde Park Addition as described in Plat as recorded in Volume 474, Page 383, Deed Records of Brazos County, Texas, said 1.123 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" Iron Rod found in the southeast right-of-way line of Natalie Street for the most westerly corner, said corner being the most westerly corner of Block One of said Re-Subdivision of The Hyde Park Addition, said corner also being the most northerly corner of the Amrutal & Kusum A Kanji Called 0.4374 of one acre tract as described in Volume 3511, Page 76;

THENCE N 42 ° 58 ' 59 " E, along the northwest line of Block One of said Re-Subdivision of The Hyde Park Addition a distance of 325.36 feet to a 1/2" Iron Rod found for the point of curvature at the intersection of the southeast right-of-way line of said Natalie Street and the southwest right-of-way line of Boyett Street;

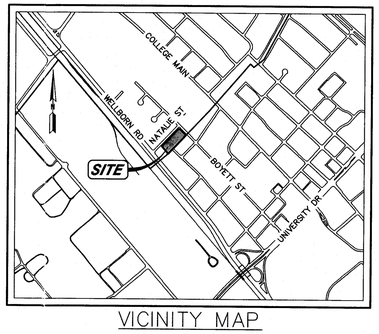
THENCE around a curve in a clockwise direction having a delta angle of 92 ° 03 ' 56 ", an arc distance of 40.18 feet, a radius of 25.00 feet, and a chord of N 89 ° 04 ' 02 " E, a distance of 35.99 feet to an "X" in concrete found for the point of tangency of said intersection and the beginning of a curve along the southwest right-of-way line of said Boyett Street;

THENCE along the northeast line of said Block One and the southwest right-of-way line of said Boyett Street around a curve in a clockwise direction having a delta angle of 01 ° 08 ' 13 ", an arc distance of 81.76 feet, a radius of 4120.50 feet, and a chord of S 44 ° 19 ' 53 " E, a distance of 81.76 feet to a 3/8" Iron Rod found for the point of tangency of said curve;

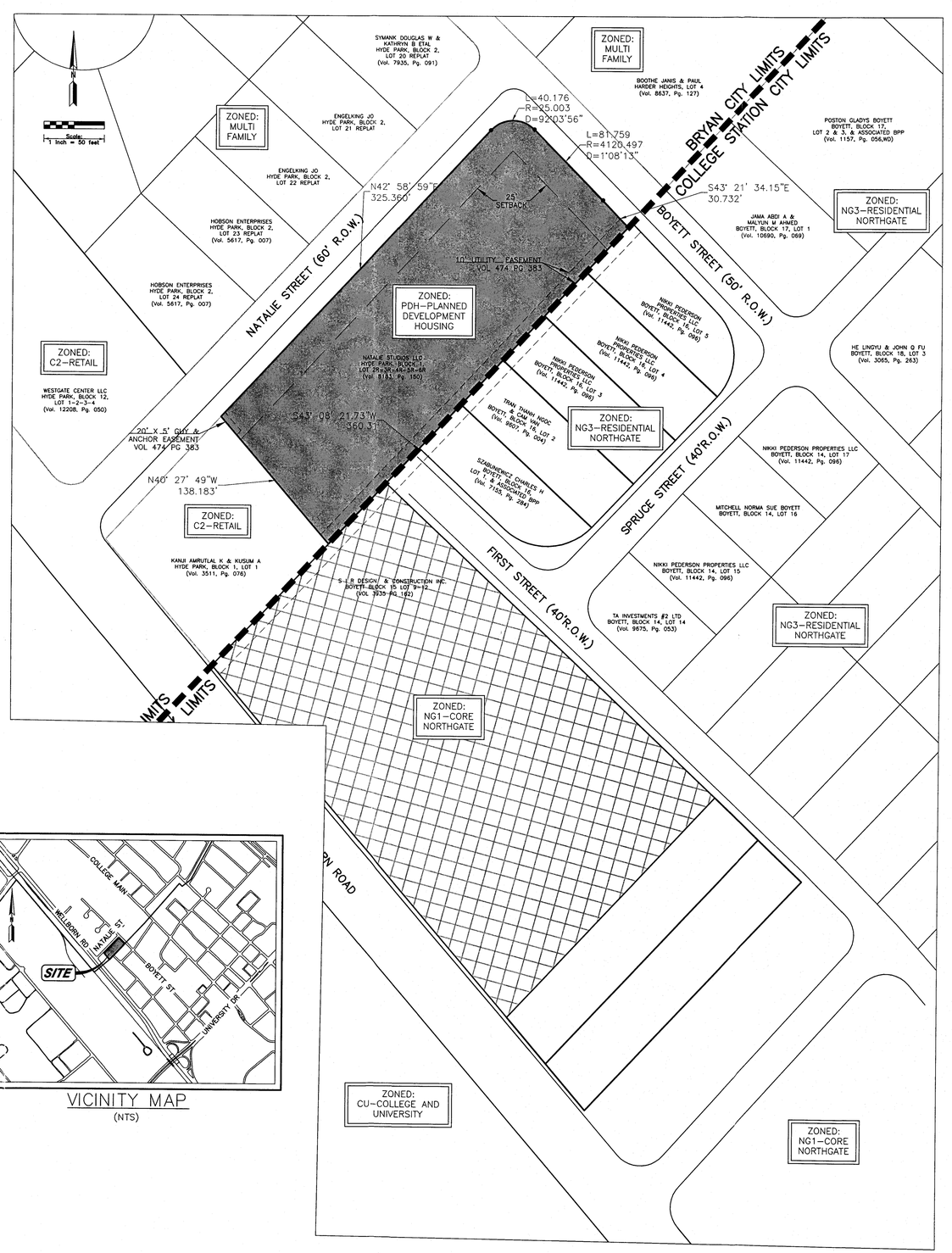
THENCE S 43 ° 21 ' 34 ' E, continuing along the northeast line of said Block One a distance of 30.73 feet to an "X" in concrete found for the most easterly corner, said corner being the most easterly corner of said Block One and also being located in the northwest line of Block 16 of the W. C. Boyett Estate Partition Map as described in Volume 100, page 440;

THENCE S 43 ° 08 ' 22 " W, along the southeast line of said Block One and the northwest line of said Block 16 a distance of 360.30 feet to a 1/2" Iron Pipe found for the most southerly corner, said corner being the most easterly corner of said Called 0.4374 acre tract;

THENCE N 40 ° 27 ' 49 " W, along the southwest line of said Block One and the northeast line of said Called 0.4374 acre tract a distance of 138.18 feet to the PLACE OF BEGINNING AND CONTAINING AN AREA OF 1.123ACRES OF LAND MORE OR LESS, according to a survey performed on May 29, 2015 under the supervision of H. Curtis Strong, Registered Professional Land Surveyor No. 4961. North Orientation is based on rotating the northwest line of Block One to Grid North NAD83 (CORS2011) epoch2010.00 by using GPS Methods.



VICINITY MAP
(NTS)



PROPOSED ZONING

MITCHELL M&M MORGAN
T.979.260.6963
F.979.260.3564
TX. FIRM # F–1443
3204 EARL RUDDER FWY. S.
COLLEGE STATION, TX 77845
PLAN & DESIGN SPECIALISTS IN
CIVIL ENGINEERING • HYDRAULICS
HYDROLOGY • UTILITIES • STREETS
SITE PLANS • SUBDIVISIONS
www.mitchellandmorgan.com

For Interim Review Only
This document shall not be used or interpreted for construction, bidding or permit purposes.
Joel Peterson, P.E.
No. 85649

JUNE, 2015
Designed by: JJM
Drawn by: JJM/VV
Checked by: VABM

Prepared For:
DINERSTEIN COMPANIES
5411 E. RIVER OAKS AVE,
SUITE 200
HOUSTON, TX 77046

Revisions

RE–ZONING MAP
1.123 ACRE TRACT OF LAND
DINERSTEIN NORTHGATE

EX