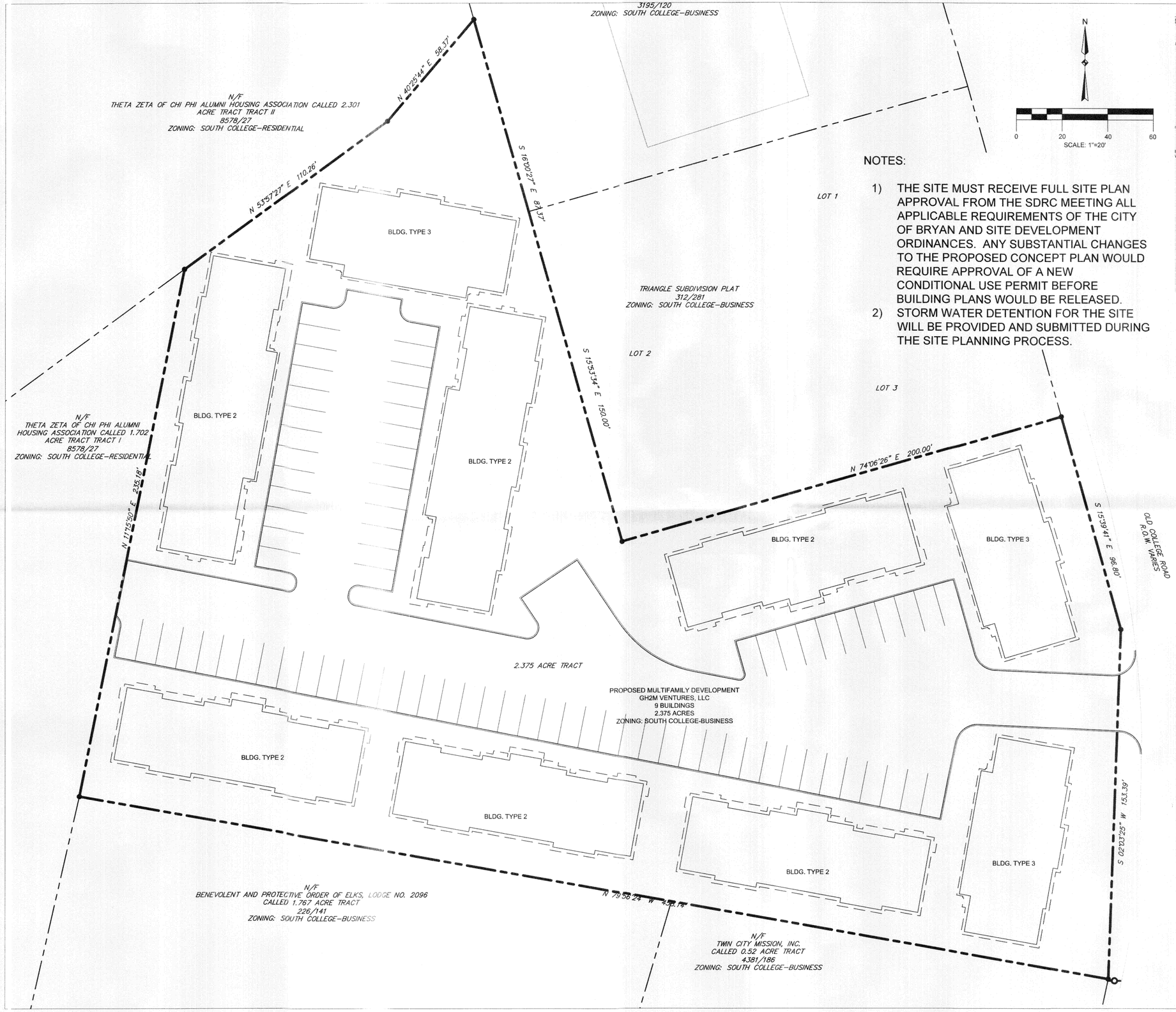
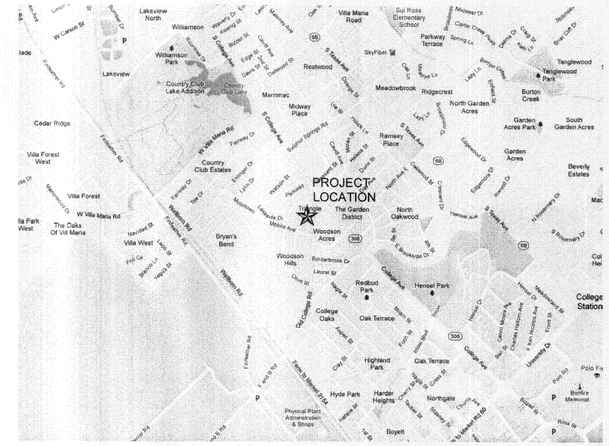


NOTES:

1) THE SITE MUST RECEIVE FULL SITE PLAN APPROVAL FROM THE SDRC MEETING ALL APPLICABLE REQUIREMENTS OF THE CITY OF BRYAN AND SITE DEVELOPMENT ORDINANCES. ANY SUBSTANTIAL CHANGES TO THE PROPOSED CONCEPT PLAN WOULD REQUIRE APPROVAL OF A NEW CONDITIONAL USE PERMIT BEFORE BUILDING PLANS WOULD BE RELEASED.
2) STORM WATER DETENTION FOR THE SITE WILL BE PROVIDED AND SUBMITTED DURING THE SITE PLANNING PROCESS.



LOCATION MAP
NTS

CONCEPT PLAN
FOR:

OLD COLLEGE MULTIFAMILY DEVELOPMENT

OLD COLLEGE
BRYAN, TEXAS

2.375 ACRES
LOT 8.2, BLOCK 2, J.E. SCOTT SURVEY
ZONING: SOUTH COLLEGE-BUSINESS

OWNER:
GH2M VENTURES, LLC
5308 RIVIERA COURT
COLLEGE STATION, TX 77845
(979) 299-5500
CONTACT: EARL MILLHOLLON
EMAIL: EARL.MILLHOLLON@GMAIL.COM

RECEIVED
JAN 16 2013
Development & Engineering Services

BUILDING DATA SUMMARY			
EXISTING USE:	VACANT LOT		
PROPOSED USE:	MULTI-FAMILY		
NO. OF BLDG:	9		
NO. OF STORIES:	2		
PROPOSED BUILDINGS:	BLDG TYPE	HEIGHT (FT)	AREA (SF)
	2	28.7	6328
	3	28.7	3572
TOTAL UNITS:	48		
TOTAL BEDROOMS:	78		
FIRM MAP NO:	48041C0215E (Not located in 100 year floodlain or floodway)		

PARKING TABULATION	
PARKING REQUIREMENT:	1 SPACE/BEDROOM
TOTAL BEDROOMS:	78
TOTAL PARKING REQUIRED:	78
TOTAL PARKING PROVIDED:	78

DENSITY
20.2 UNITS/ACRE

STATE OF TEXAS
JEREMY MYERS
92217
LICENSED
PROFESSIONAL ENGINEER
PRELIMINARY

JANUARY 16, 2013

PREPARED BY:

Gessner Engineering
1712 Southwest Pky, Ste 105
College Station, Texas 77840
P.O. Box 10763, 77842-0763
979.680.8840 (Phone)
979.680.8841 (Fax)
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Firm Registration Number: F-7451

LG