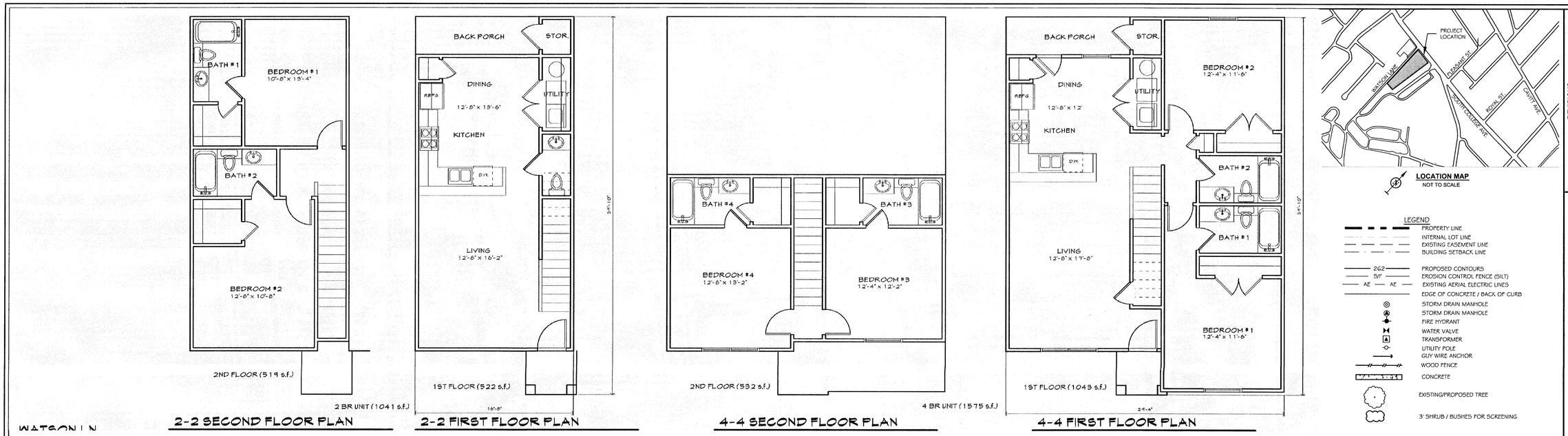

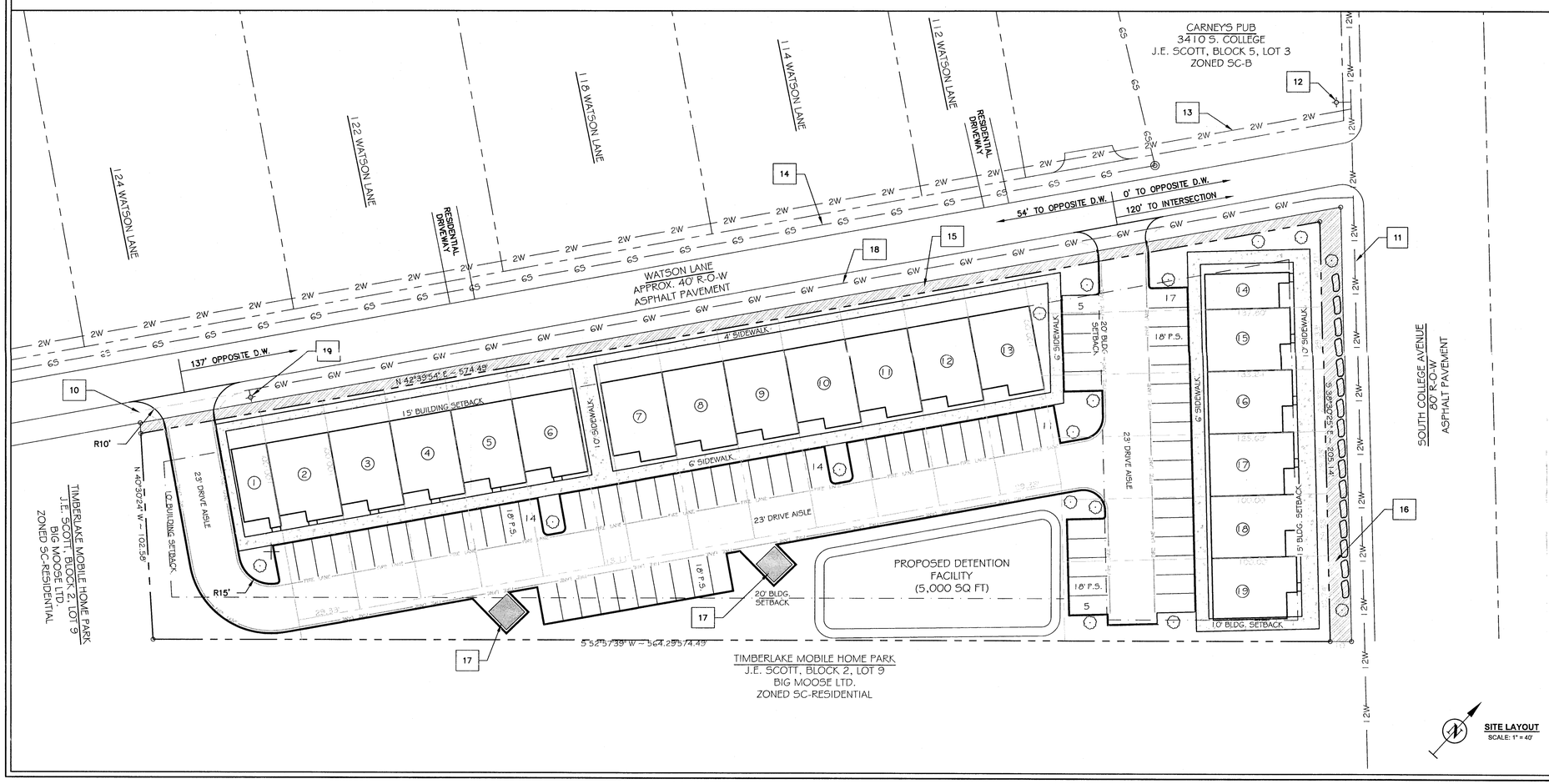

CONDITIONAL USE NOTES:

1. THIS CONCEPT PLAN IS FOR APPLICATION FOR A CONDITIONAL USE PERMIT FOR TOWNHOME USE IN THE SOUTH COLLEGE BUSINESS DISTRICT (SC-B) ZONING.
2. THE WATSON LANE TOWNHOMES SHALL BE A HIGH END SINGLE FAMILY TOWNHOME DEVELOPMENT WITH ACCOMPANYING SIDEWALKS AND PARKING AREAS.
3. THE TOWNHOMES WILL BE TWO STORY AND BE AVAILABLE IN 2 BEDROOM OR 4 BEDROOM STYLE UNITS.
4. PROJECT IS LOCATED AT 3500 SOUTH COLLEGE AVENUE AND IS CURRENTLY VACANT.
5. THIS PROJECT SITE DOES NOT LIE WITHIN THE 100 YEAR FLOODPLAIN PER F.E.M.A. FIRM MAP #48041C215E DATED MAY 16, 2012 AND WILL PROVIDE AN ON-SITE DETENTION FACILITY TO MITIGATE STORM WATER INCREASES. THE OUTFALL OF THIS DETENTION FACILITY WILL BE SOUTH COLLEGE AVENUE CURB AND GUTTER AS THERE IS NOT A STORM SEWER SYSTEM AVAILABLE.
6. SITE DEVELOPMENT SHALL MEET CITY OF BRYAN DEVELOPMENT STANDARDS FOR WATER, SANITARY SEWER, STORM SEWER, PARKING AND STREET/PAVEMENT DESIGN.
7. TOWNHOME LOTS SHALL MEET CITY OF BRYAN ORDINANCE:
   MIN. LOT WIDTH: 25'
   MIN. LOT DEPTH: 100'
   MIN. LOT SIZE: 2,500 SQ FT
8. TOWNHOME DWELLING UNIT DENSITY: 9.5 D.U. / ACRE (MAX 25)
   17 (4 BDRM) DWELLING UNITS + 2 (2 BDRM) DWELLING UNITS
9. THIS TOWNHOME DEVELOPMENT WILL PROVIDE A CROSS ACCESS EASEMENT TO PROVIDE FOR SHARED PARKING.
10. FUTURE TURN RADIUS LOCATION FOR WATSON LANE EXPANSION.
11. EXISTING 12" WATER MAIN
12. EXISTING FIRE HYDRANT
13. EXISTING 2" WATER LINE
14. EXISTING 6" SANITARY SEWER LINE
15. 5 FEET OF WATSON LANE RIGHT OF WAY DEDICATION
16. 10 FEET OF SOUTH COLLEGE AVENUE RIGHT OF WAY DEDICATION
17. 12' x 12' TRASH BIN
18. PROPOSED 6" WATER LINE
19. PROPOSED FIRE HYDRANT

RECEIVED
FEB 27 2013
Development & Engineering Services

FOR REVIEW ONLY. NOT APPROVED FOR BIDDING OR CONSTRUCTION PURPOSES.

DEVELOPER
BK HOME DEVELOPMENT, INC.
PO BOX 390
MOODY, TEXAS 76557
254-721-6179

DRAWN BY:	JOE G.
DATE:	FEBRUARY 2013
SCALE:	NOTED
PROJECT #:	GE001053

REVISIONS

NO.	DATE	BY	DESCRIPTION

GATTISENGINEERING
ENGINEERS + CONSULTANTS
P.O. Box 13461 * College Station, Texas 77841 * (979) 575-5022
INFO@GATTISENGINEERING.COM

WATSON LANE TOWNHOMES
3500 SOUTH COLLEGE AVENUE
BRYAN, BRAZOS COUNTY, TEXAS

THIS DRAWING IS RELEASED UNDER THE AUTHORITY OF JOE I GATTIS, PE, #90964, FOR THE PURPOSE OF REVIEW ONLY. THIS DRAWING IS NOT INTENDED FOR CONSTRUCTION OR BIDDING PURPOSES.
02-12-2013

CONCEPT PLAN

2.00 ACRE TRACT
ZONED ~ SOUTH COLLEGE BUSINESS J.E. SCOTT SURVEY, ABSTRACT #50
BRYAN, BRAZOS COUNTY, TEXAS
FEBRUARY 27, 2013

CP-1