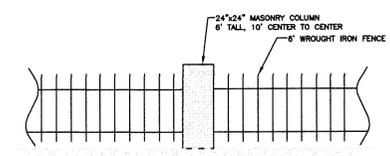
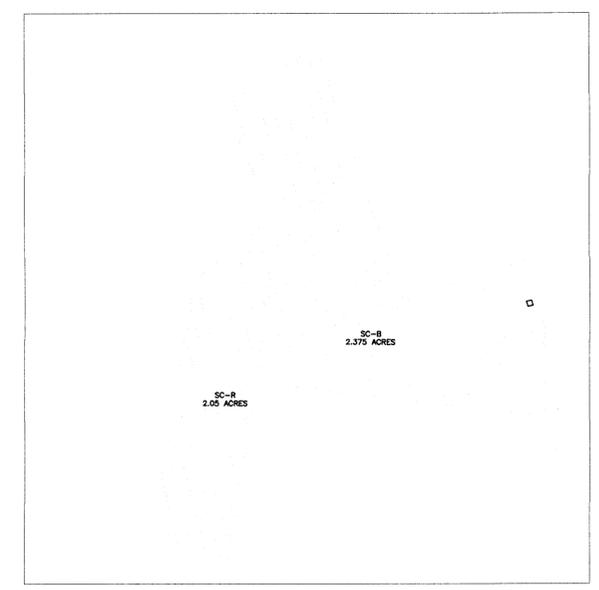
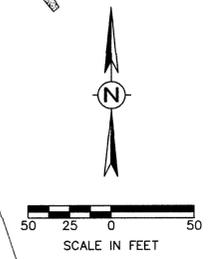


LOT SIZES	
LOT#	SIZE SF
1	8943
2	5435
3	5490
4	6231
5	6509
6	5926
7	5857
8	6617
9	7713
10	5702
11	6043
12	8405
13	8761
14	7523
15	6347
16	5879
17	6815
18	8310
COMMON AREA 1	9353
COMMON AREA 2	3886



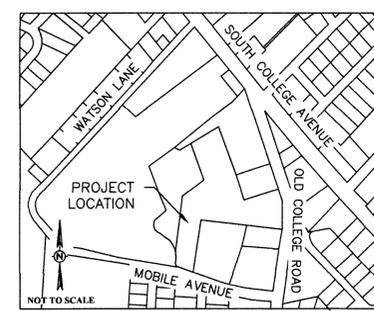
MASONRY COLUMN WITH WROUGHT IRON FENCE  
N.T.S.

NOTES:

- MINIMUM LOT SIZE OF 5,000 SF. THE MINIMUM LOT DEPTH IS 30' AND THE MINIMUM LOT WIDTH IS 45'.
- 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.
- 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.
- NO ON-STREET PARKING WILL BE ALLOWED ALONG COMMON AREA 1 AND LOTS 13 THROUGH 18.
- LOTS 1 THROUGH 8 AND 15 THROUGH 18 WILL HAVE PARKING BEHIND THE DETACHED DWELLING UNITS.
- 1 TREE WILL BE REQUIRED IN THE FRONT YARD OF EACH LOT AND A MINIMUM OF 2 TREES IN COMMON AREA 1.
- A 6' HIGH FENCE WILL BE CONSTRUCTED ALONG OLD COLLEGE ROAD WITH MASONRY COLUMNS SPACED AT APPROXIMATELY 10' INTERVALS.
- ACCESS DRIVE BETWEEN LOTS 4 AND 5 SHALL BE SIGNED AS ONE WAY, EXIT ONLY.
- BUILDING LOCATIONS AND STREETS ARE APPROXIMATE.
- PARKING LOCATIONS AND LAYOUTS ARE APPROXIMATE.
- THE FOLLOWING SETBACKS SHALL APPLY TO THIS DEVELOPMENT:
  - FRONT SETBACK - 15'
  - SIDE SETBACK - 5'
  - SIDE STREET SETBACK - 15'
  - REAR SETBACK - 5'
- THE FRONT FACADES BETWEEN ADJACENT BUILDING SHALL BE SEPARATED BY 2' MINIMUM TO BREAK THE VISUAL PLANE OF THE STREET.
- LANDSCAPING
  - 6 - 3" CALIPER TREES SHALL BE INSTALLED ALONG OLD COLLEGE ROAD.
  - 1 - 3" CALIPER TREES SHALL BE INSTALLED IN THE FRONT OF EACH LOT.
  - ADDITIONAL STREETSCAPE WILL BE PROVIDED IN THE FRONT OF EACH LOT AT THE DEVELOPERS DISCRETION.
- A 5' x 8' DOUBLE SIDED SUBDIVISION SIGN WILL BE LOCATED AT THE ENTRANCE ALONG OLD COLLEGE ROAD.

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	91.50'	N69° 38' 38.42"W
L2	21.50'	N17° 54' 27.42"W
L3	29.57'	N1° 04' 01.65"E
L4	35.30'	N6° 33' 05.47"E
L5	18.73'	N18° 19' 42.11"W
L6	43.64'	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 13 2015

SCALE: 1"=50'  
MAY 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

