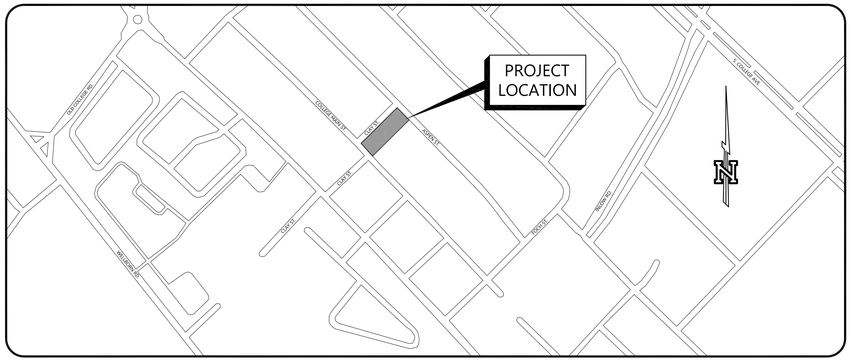


2 VICINITY MAP

SCALE: NOT TO SCALE

NORTH

PARKING AND DENSITY ANALYSIS

PROPOSED IMPROVEMENTS:

(10) TOWNHOMES (3 BED / 3.5 BATH)

NEW REQUIRED PARKING:

(30) SPACES (1 SPACE PER BEDROOM)

NEW PROVIDED PARKING:

(20) GARAGE SPACES (2 CAR GARAGE PARKING PER UNIT)
(25) DRIVEWAY SPACES
(45) TOTAL PARKING SPACES = 1.5 PARKING SPACES PER BEDROOM

DENSITY CALCULATION:

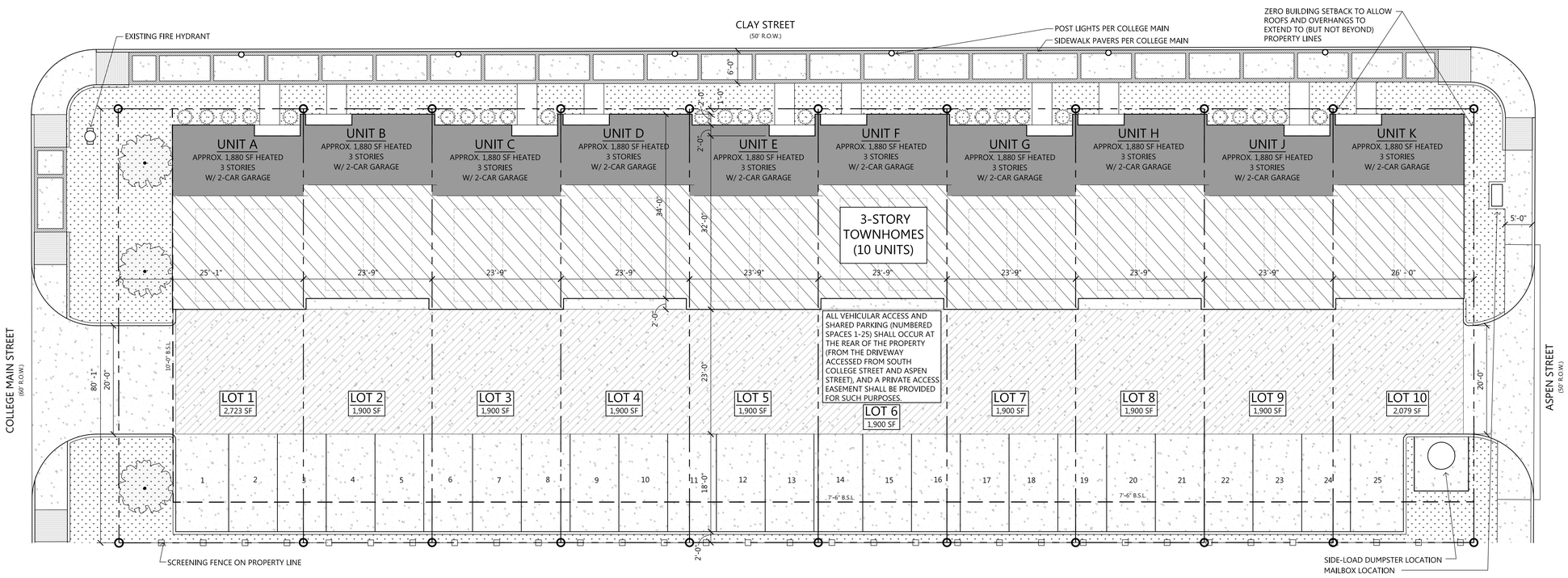
APPROXIMATELY 21.77 UNITS/ACRE

NOTES

1. THE MINIMUM BUILDING SETBACK FROM PROPERTY LINES ADJOINING CLAY STREET SHALL BE 0 FEET. (ROOFS OR OTHER PROJECTIONS SHALL BE ALLOWED TO EXTEND TO, BUT NOT BEYOND, THIS PROPERTY LINE.)
2. THE MINIMUM BUILDING SETBACK FROM PROPERTY LINES ADJOINING ASPEN STREET SHALL BE 0 FEET. (ROOFS OR OTHER PROJECTIONS SHALL BE ALLOWED TO EXTEND TO, BUT NOT BEYOND, THIS PROPERTY LINE.)
3. THE MINIMUM BUILDING SETBACK FROM THE SIDE PROPERTY LINE TO THE SOUTHWEST SHALL BE 0 FEET. (ROOFS OR OTHER PROJECTIONS SHALL BE ALLOWED TO EXTEND TO, BUT NOT BEYOND, THIS PROPERTY LINE.)
4. THE MINIMUM BUILDING SETBACK FROM REAR PROPERTY LINE TO THE SOUTHEAST SHALL BE 7.5 FEET.
5. BUILDING SETBACKS SHALL NOT BE REQUIRED FROM INTERIOR PROPERTY LINES THAT ARE WITHIN THIS PLANNED DEVELOPMENT DISTRICT.
6. FOR TOWNHOMES AND CONDOMINIUMS, THE MINIMUM LOT WIDTH SHALL BE 22'-0". THE MINIMUM LOT DEPTH SHALL BE 75'-0", AND THE MINIMUM OVERALL AREA SHALL BE 1650 SQUARE FEET.
7. THE MAXIMUM HEIGHT OF ALL STRUCTURES SHALL NOT EXCEED 45'-0".
8. ALL VEHICULAR ACCESS TO AND ALL REQUIRED OFF-STREET PARKING FOR THE PROPOSED DEVELOPMENT SHALL OCCUR IN THE REAR OF THE PROPERTY AND A PRIVATE ACCESS EASEMENT SHALL BE PROVIDED FOR SUCH PURPOSES. REQUIRED OFF-STREET PARKING SHALL BE CALCULATED AND PROVIDED AT ONE SPACE PER BEDROOM.
9. LANDSCAPING AREAS ALONG THE FRONT, SIDES, AND REAR OF THE PROPERTY SHALL COMPRISE, AT MINIMUM, AN AREA EQUAL TO 5 PERCENT OF THE DEVELOPED AREA (BUILDING SITE). THE PROPERTY SHALL NOT EXCEED A TOTAL OF 95 PERCENT IMPERVIOUS LOT COVERAGE. LANDSCAPING SHALL MEET ALL REQUIREMENTS OF THE BRYAN CODE OF ORDINANCES "SECTION 62-429 - LANDSCAPE REQUIREMENTS", EXCEPT AS DESCRIBED ABOVE AND EXCLUDING THE REQUIREMENTS OUTLINED IN PARAGRAPH "B. PARKING AREAS." LANDSCAPING SHALL INCORPORATE THE USE OF AN UNDERGROUND IRRIGATION SYSTEM. ALL LANDSCAPING, INCLUDING TREES, SHRUBS AND GROUNDCOVER, SHALL BE SELECTED FROM THE CITY OF BRYAN'S APPROVED LIST.
10. ALL UNITS TO BE CONSTRUCTED USING NO LESS THAN 80% MASONRY ON EXTERIOR WALLS AND A COMBINATION OF BRICK AND STONE TO BE USED THROUGHOUT ELEVATIONS.
11. A WOOD PRIVACY FENCE, 6'-0" IN HEIGHT MINIMUM, SHALL BE PROVIDED ALONG THE SOUTHWEST AND SOUTHEAST PROPERTY LINES ADJACENT TO RESIDENTIAL USE. THE DEVELOPMENT WILL NOT BE SCREENED FROM CLAY STREET NOR ASPEN STREET.
12. A MONUMENT SIGN SHALL BE ALLOWED ON THE PROPERTY WITHIN THE BUILDING SETBACK ALONG EITHER CLAY STREET OR ASPEN STREET. THE SIGN SHALL BE A MAXIMUM OF 6' LONG AND A MAXIMUM OF 4' TALL MEASURED FROM THE FINISHED GROUND ELEVATION. THE SIGN SHALL BE PERMITTED SEPARATELY.
13. ALL UNITS ARE TO BE CONSTRUCTED WITH ATTACHED TWO CAR GARAGE.
14. ALONG THE NORTHWEST (CLAY STREET) PROPERTY LINE, POST LIGHTS AND SIDEWALK PAVERS SHALL BE PROVIDED PER COLLEGE MAIN, ADJUSTED TO COORDINATE WITH SIDEWALK DIMENSIONS, SITE CONDITIONS, ETC.
15. SHOULD THERE ARISE A CIRCUMSTANCE WHERE THESE PD-H DEVELOPMENT STANDARDS ARE SILENT THEN THE SAME STANDARDS THAT APPLY TO PROPERTIES IN BRYAN ZONED FOR TOWNHOUSE AND CONDOMINIUM USE IN RESIDENTIAL DISTRICT-5000 (RD5) SHALL APPLY.
16. A HOME OWNERS ASSOCIATION (HOA) SHALL BE CREATED FOR THE PROPOSED DEVELOPMENT IN ACCORDANCE WITH THE CITY'S SUBDIVISION ORDINANCE.
17. LANDSCAPING REQUIREMENTS SHALL BE CALCULATED FOR THE (10) COMBINED LOTS.
18. CONDENSER UNITS SHALL BE BUILDING-MOUNTED ON BACK SIDE OF BUILDINGS.

LEGEND:

FENCE (AS INDICATED)
CONCRETE
BRICK PAVER
CONCRETE (23' FIRE LANE)
GROUND COVER (GRASS)
UNCONDITIONED (GARAGE)
CONDITIONED SPACE
TREE



1 PROPOSED SITE PLAN FOR CITY REVIEW

SCALE: 3/32" = 1'-0"

NORTH

REGISTERED ARCHITECT BRIAN GIBBS 21787 STATE OF TEXAS

NOT FOR CONSTRUCTION

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CLAY ST. TOWNHOMES

BRYAN, TEXAS

15-022
2016-04-05

EXHIBIT
A