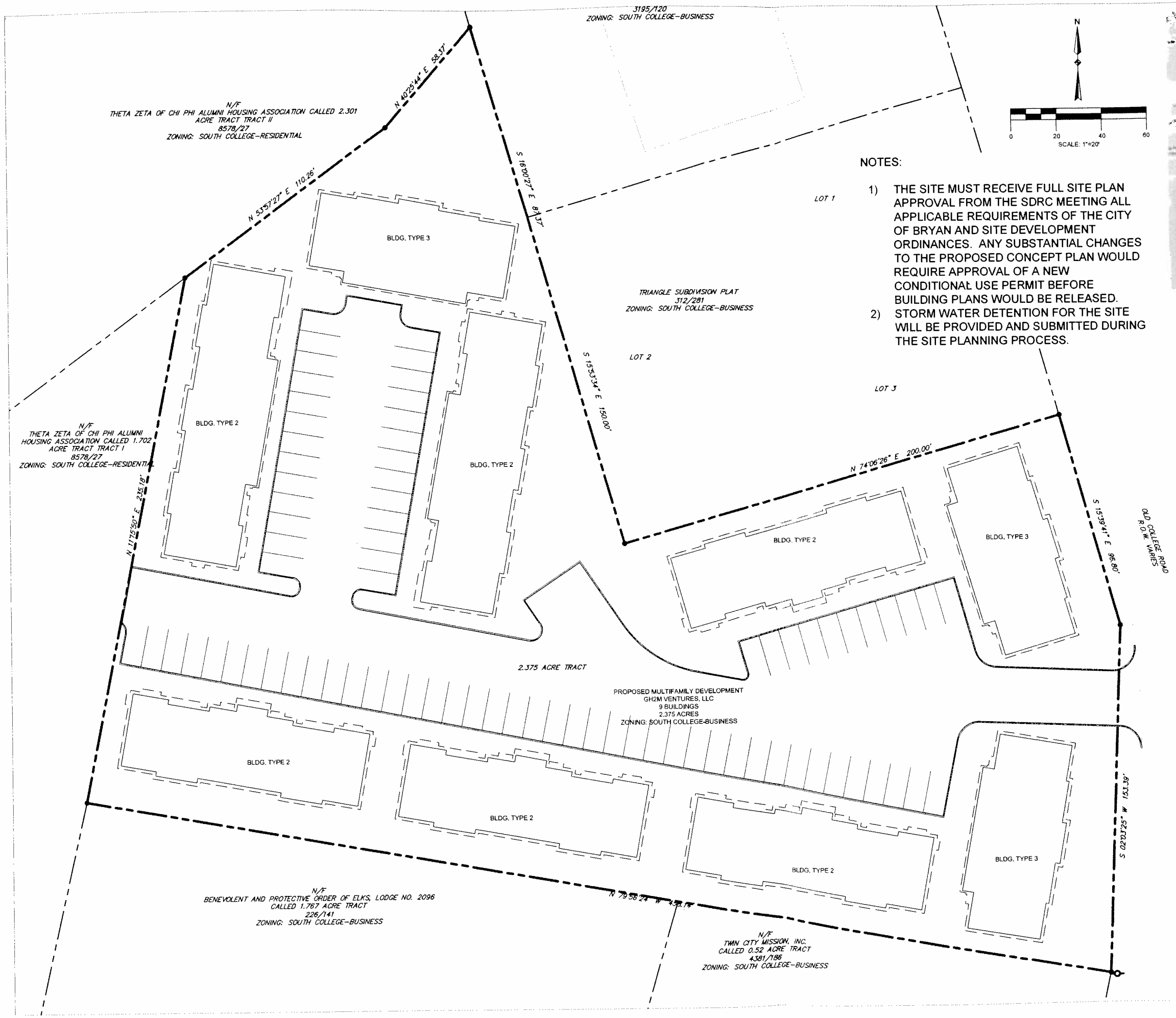
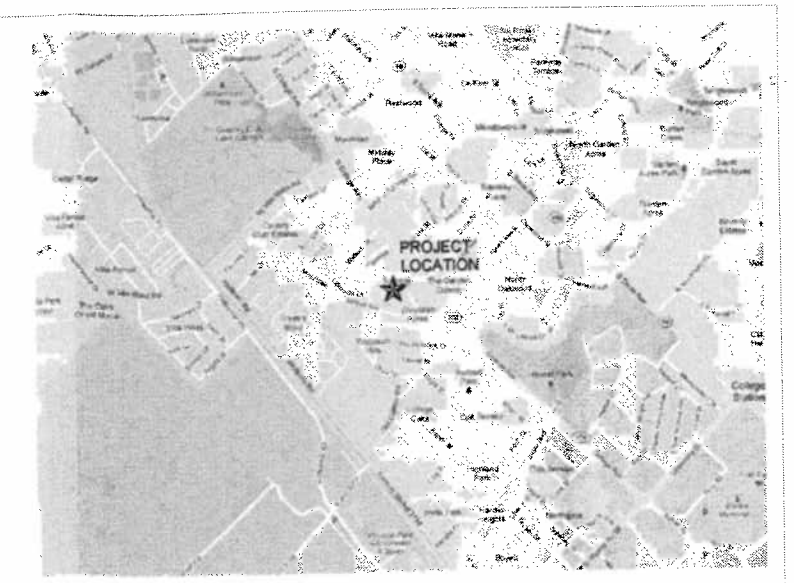


NOTES:

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

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 floodplain 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			

PRELIMINARY

JANUARY 16, 2013

PREPARED BY:

Gessner Engineering
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College Station, Texas 77840
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Firm Registration Number:
F-7451