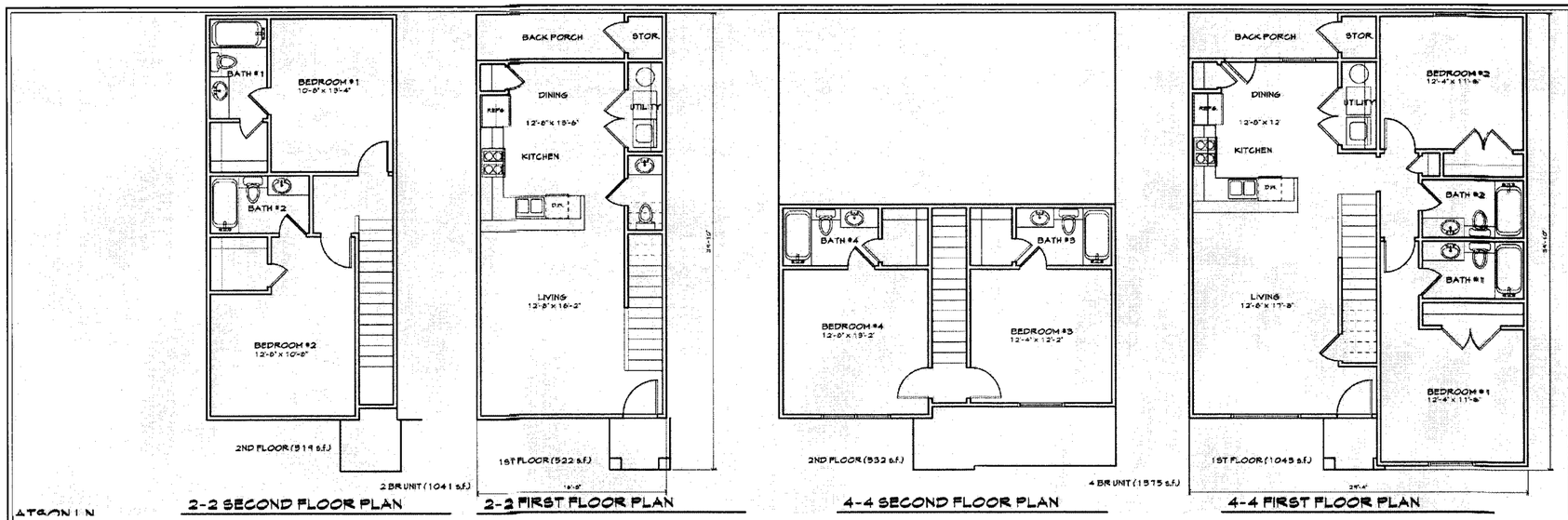
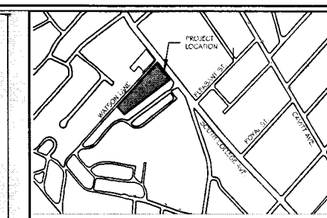
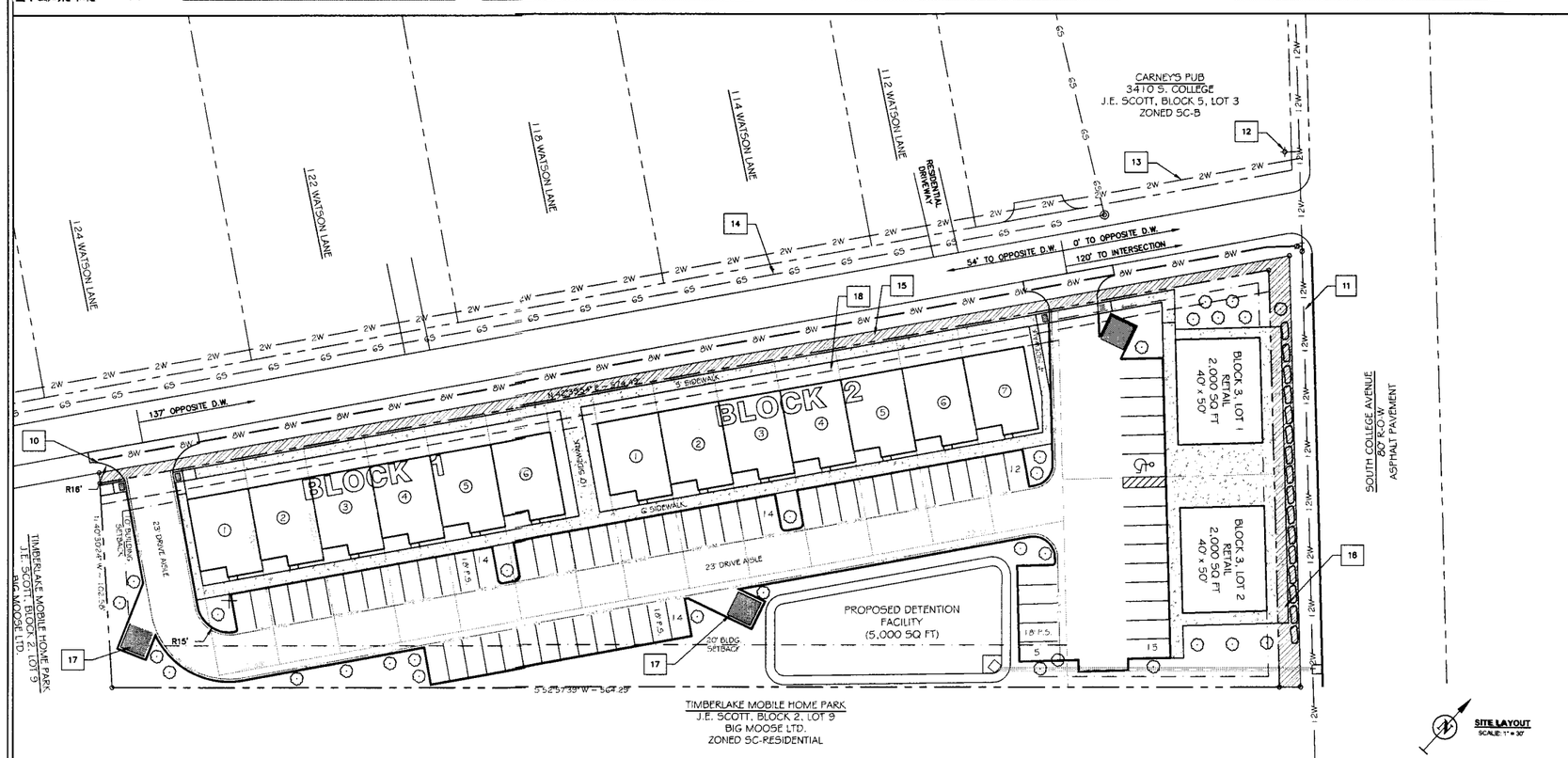




LOCATION MAP
NOT TO SCALE

LEGEND

- PROPERTY LINE
- INTERNAL LOT LINE
- EXISTING EASEMENT LINE
- BUILDING SETBACK LINE
- 262 — PROPOSED CONTOURS
- SWF — EROSION CONTROL FENCE (SILT)
- AE — AE — EXISTING AERIAL ELECTRIC LINES
- EDGE OF CONCRETE / BACK OF CURB
- STORM DRAIN MANHOLE
- STORM DRAIN MANHOLE
- FIRE HYDRANT
- WATER VALVE
- TRANSFORMER
- UTILITY POLE
- GUY WIRE ANCHOR
- WOOD FENCE
- CONCRETE
- EXISTING/PROPOSED TREE
- 3' SHRUB / BUSHES FOR SCREENING



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 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. THIS PROPERTY IS LOCATED IN THE SOUTH COLLEGE OVERLAY DISTRICT.
9. THIS TOWNHOME DEVELOPMENT WILL PROVIDE A CROSS ACCESS EASEMENT TO 4 THROUGH RETAIL LOTS AND TO PROVIDE FOR SHARED PARKING LIMITED TO TOWNHOME UNITS ONLY.
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 ENCLOSURE WITH DOORS.
18. TOWNHOME DEVELOPMENT SHALL PROVIDE A 10' PUBLIC ACCESS EASEMENT FOR PROPOSED SIDEWALK ALONG WATSON LANE FOR PUBLIC ACCESS.
19. PROPERTY METES AND BOUNDS DESCRIPTIONS SHOWN HEREIN WERE DEVELOPED FROM EXISTING BOUNDARY SURVEY DATED JULY 2003.
20. ALL UTILITIES AND THEIR LOCATIONS SHOWN HEREIN WERE TAKEN FROM CITY DATABASES AND WILL BE VERIFIED FOR DESIGN PURPOSES.
21. SIDEWALKS: A 5' SIDEWALK IS REQUIRED ALONG WATSON LANE. NO SIDEWALKS ARE REQUIRED ALONG SOUTH COLLEGE.

TOWNHOME SPECS:

4 BEDROOM TOWNHOME – 13 UNITS (1,575 SQ. FT. EACH)
MAXIMUM TOWNHOME HEIGHT – 25 FEET

DWELLING UNIT DENSITY: 9.5 D.U. / ACRE (MAX 25)
19 (4 BDRM) DWELLING UNITS ÷ 1 (2 BDRM) DWELLING UNITS ON 2.0 ac

PARKING ANALYSIS:

TOWNHOME PARKING REQUIRED: 1 PARKING SPOT PER BEDROOM
13 – 4 BEDROOM TOWNHOMES = 52 PARKING SPOTS, 54 PROVIDED

RETAIL BUILDINGS PARKING REQUIREMENT: 1 P.S. PER 200 SQ FT.
4,000 SQ FT RETAIL (BLDGS 1 & 2) = 20 PARKING SPOTS PROVIDED

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

SITE LAYOUT
SCALE: 1" = 30'

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

DRAWN BY:	JOE G.
DATE:	MAY 2013
SCALE:	NOTED
PROJECT #:	GE001093

REVISIONS

NO.	DATE	BY	DESCRIPTION

GATTIS ENGINEERING
ENGINEERS ✦ CONSULTANTS
P.O. Box 13461 • College Station, Texas 77841 • (979) 575-5022
INFO@GATTISENGINEERING.COM

WATSON LANE RETAIL & TOWNHOME DEVELOPMENT
3500 SOUTH COLLEGE AVENUE
BRYAN, BRAZOS COUNTY, TEXAS

THIS DRAWING IS RELEASED UNDER THE AUTHORITY OF JOE I GATTIS, PE, #90364, 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
MAY 8, 2013

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