

CONDITIONAL USE NOTES:

- THIS CONCEPT PLAN IS FOR APPLICATION FOR A CONDITIONAL USE PERMIT FOR AN 8 DWELLING UNIT CONDOMINIUM BUILDING IN THE SOUTH COLLEGE BUSINESS DISTRICT (SCB) ZONING. THIS C.U.P. REQUEST WILL BE AN ADDENDUM TO OUR CURRENTLY APPROVED PERMIT.
- THE WATSON LANE CONDOMINIUMS SHALL BE A HIGH END SINGLE FAMILY CONDOMINIUM DEVELOPMENT WITH ACCOMPANYING SIDEWALKS AND LANDSCAPING THAT WILL REPLACE THE PREVIOUSLY APPROVED COMMERCIAL DESIGNATION.
- THE CONDOMINIUMS WILL BE 2 BEDROOM 2 BATH, TWO STORY UNITS WITH THE FRONT FACING SOUTH COLLEGE AVENUE. SEE DIAGRAM THIS PAGE.
- PROJECT IS LOCATED AT 3500 SOUTH COLLEGE AVENUE ON BLOCK 3, LOT 1 AND IS CURRENTLY VACANT.
- THIS PROJECT SITE DOES NOT LIE WITHIN THE 100 YEAR FLOODPLAIN PER F.E.M.A. FIRM MAP #48041C21SE DATED MAY 16, 2012. EXISTING DETENTION POND FOR PROJECT DEVELOPMENT WILL PROVIDE STORM WATER DETENTION FOR THE PROPOSED 8 CONDOMINIUMS.
- SITE DEVELOPMENT SHALL MEET CITY OF BRYAN DEVELOPMENT STANDARDS FOR WATER, SANITARY SEWER, STORM SEWER, PARKING AND STREET/PAVEMENT DESIGN.
- CONDOMINIUM UNITS SHALL BE MEET CITY OF BRYAN ORDINANCE:
 - WIDTH: 16'-8"
 - DEPTH: 40'
 - UNIT AREA: 667 SQ.FT.
- THIS PROPERTY IS LOCATED IN THE SOUTH COLLEGE OVERLAY DISTRICT.
- THIS CONDOMINIUM DEVELOPMENT WILL PROVIDE A CROSS ACCESS EASEMENT TO PROVIDE SHARED PARKING LIMITED TO CONDOMINIUMS & TOWNHOME USE ONLY.
- FUTURE TURN RADIUS LOCATION FOR WATSON LANE EXPANSION.
- EXISTING 12" WATER MAIN
- EXISTING FIRE HYDRANT
- EXISTING 2" WATER LINE
- EXISTING 6" SANITARY SEWER LINE
- 5 FEET OF WATSON LANE RIGHT OF WAY DEDICATION
- 10 FEET OF SOUTH COLLEGE AVENUE RIGHT OF WAY DEDICATION
- 12 x 12 TRASH BIN ENCLOSURE WITH DOORS.
- TOWNHOME DEVELOPMENT SHALL PROVIDE A 10' PUBLIC ACCESS EASEMENT FOR PROPOSED SIDEWALK ALONG WATSON LANE FOR PUBLIC ACCESS.
- PROPERTY METES AND BOUNDS DESCRIPTIONS SHOWN HEREIN WERE DEVELOPED FROM EXISTING BOUNDARY SURVEY DATED JULY 2003.
- ALL UTILITIES AND THEIR LOCATIONS SHOWN HEREIN WERE TAKEN FROM CITY DATABASES AND WILL BE VERIFIED FOR DESIGN PURPOSES.
- SIDEWALKS: A 5' SIDEWALK IS REQUIRED ALONG WATSON LANE. A 10' SIDEWALK SHALL BE PROVIDED ALONG SOUTH COLLEGE.
- ON-SITE 6" SANITARY SEWER LINE SHALL BE PRIVATE.
- POTABLE WATER PROTECTION - ALL DEVICES, APPURTENANCES, APPLIANCES AND APPARATUS INTENDED TO SERVE SOME SPECIAL FUNCTION AND THAT CONNECTS TO THE WATER SUPPLY SYSTEM, SHALL BE PROVIDED WITH PROTECTION AGAINST BACK FLOW AND CONTAMINATION OF THE WATER SUPPLY SYSTEM.

DEMOLITION / CONSTRUCTION WASTE:

- CONTRACTOR SHALL PROVIDE CONTAINMENT FOR WASTE, PRIOR TO, AND DURING, DEMOLITION / CONSTRUCTION. SOLID WASTE (ALL OFF BOXES / METAL DUMPSTERS SHALL BE SUPPLIED BY CITY OR CITY PERMITTED CONTRACTOR(S) ONLY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTAINMENT AND PROPER DISPOSAL OF ALL LIQUID AND SOLID WASTE ASSOCIATED WITH THIS PROJECT. THE CONTRACTOR SHALL USE ALL MEANS NECESSARY TO PREVENT THE OCCURRENCES OF WIND BLOWN LITTER FROM THE PROJECT.

DWELLING UNITS SPECS:

4 BEDROOM TOWNHOME - 13 UNITS (1,575 SQ. FT. EACH) - EXISTING
 2 BEDROOM CONDO UNITS - 9 UNITS (1,041 SQ. FT. EACH) - PROPOSED
 MAXIMUM BUILDING HEIGHTS - 25 FEET

DWELLING UNIT DENSITY: 10.5 D.U. / ACRE (MAX 25)
 13 (4 BDRM) DWELLING UNITS + 9 (2 BDRM) DWELLING UNITS ON 2.0 ac

PARKING ANALYSIS:

REQUIRED PARKING - 1 PARKING SPOT PER BEDROOM
 13 - 4 BEDROOM TOWNHOMES = 52 PARKING SPOTS
 9 - 2 BEDROOM TOWNHOMES = 18 PARKING SPOTS
 REQUIRED: 70 PARKING SPOTS

PARKING SPOTS PROVIDED: 74 PARKING SPOTS

STORM WATER MITIGATION & DETENTION:

THE CURRENT DETENTION FACILITY WAS ORIGINALLY DESIGNED FOR A 40' x 100' COMMERCIAL BUILDING WITH SURROUNDING 10' SIDEWALK TOTALING 5,600 SQUARE FEET OF IMPERVIOUS AREA. THIS IMPERVIOUS AREA EQUATES TO THE PROPOSED 6 ADDITIONAL TOWNHOMES (UNITS #1 - #6, BLOCK 3).

WITH THE ADDITION OF TOWNHOMES #7-#9, THE ADJUSTED RUN-OFF COEFFICIENT INCREASES FROM C= .75 TO C= .81, INCREASING 100 YEAR DISCHARGE FROM 3.08 CFS TO 3.19 CFS, AND RAISING THE POND 100 YEAR WATER SURFACE ELEVATION FROM 325.70 TO 325.94" THUS PROVING THE POND HAS CAPACITY FOR THE PROPOSED TOWNHOME UNITS #7 - #9. (TOP OF POND ELEVATION IS 326.50')

SOLID WASTE DISPOSAL:

- 3 - 13' WIDE x 11' DEEP CONTAINMENT AREA SHALL BE PROVIDED WITH 6' FENCED ENCLOSURE FOR STANDARD 12 x 12 METAL TRASH BINS. TRASH BINS SHALL BE SHARED BY ALL TENANTS AND RETAIL.
- CONTAINMENT DOORS MUST BE A MINIMUM OF 12" WIDE OPENING. DOORS MUST HAVE THE ABILITY TO LOCK IN THE OPEN AND CLOSED POSITIONS.
- DUMPSTER PADS SHALL BE 8" THICK REINFORCED CONCRETE WITH #5 REBARS AT 12" O.C.B.W. AND THE PAD SHALL EXTEND 10' IN FRONT OF DUMPSTER.

IRRIGATION SYSTEM:

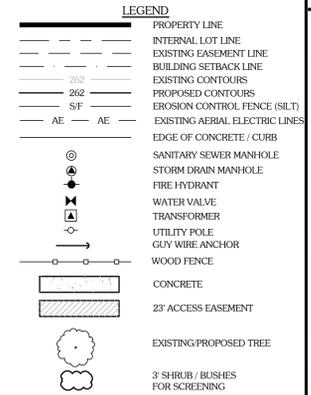
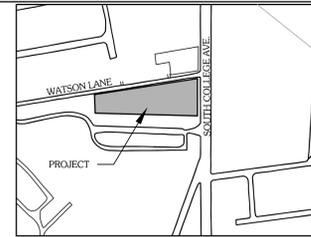
- POTABLE WATER SUPPLY MUST BE PROTECTED BY EITHER AN ATMOSPHERIC OR PRESSURE VACUUM BREAKER, OR TESTABLE DOUBLE CHECK VALVE ASSEMBLY AND INSTALLED AS PER CITY ORDINANCE.

FOUNDATION & BUILDING CONSTRUCTION:

- FOUNDATION AND BUILDING DESIGN AND CONSTRUCTION ARE TO BE PROVIDED BY OTHERS, AND ARE NOT INCLUDED IN THESE DOCUMENTS.

SITE ELECTRICAL NOTES:

- DEVELOPER INSTALLS CONDUIT PER CITY SOECS AND DESIGN.
- CITY WILL PROVIDE DRAWINGS FOR CONDUIT INSTALLATION.
- DEVELOPER TO INTERCEPT EXISTING CONDUIT AT DESIGNATED TRANSFORMERS AND EXTEND AS REQUIRED.
- IF CONDUIT DOES NOT EXIST AT DESIGNATED TRANSFORMER, DEVELOPER SHALL FURNISH AND INSTALL CONDUIT AS SHOWN ON ELECTRICAL LAYOUT.
- DEVELOPER WILL INSTALL METER SERVICE LOCATION AS CLOSE AS POSSIBLE TO TRANSFORMER.
- SERVICE WIRE TO BE FURNISHED AND INSTALLED BY COLLEGE STATION UTILITIES.



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

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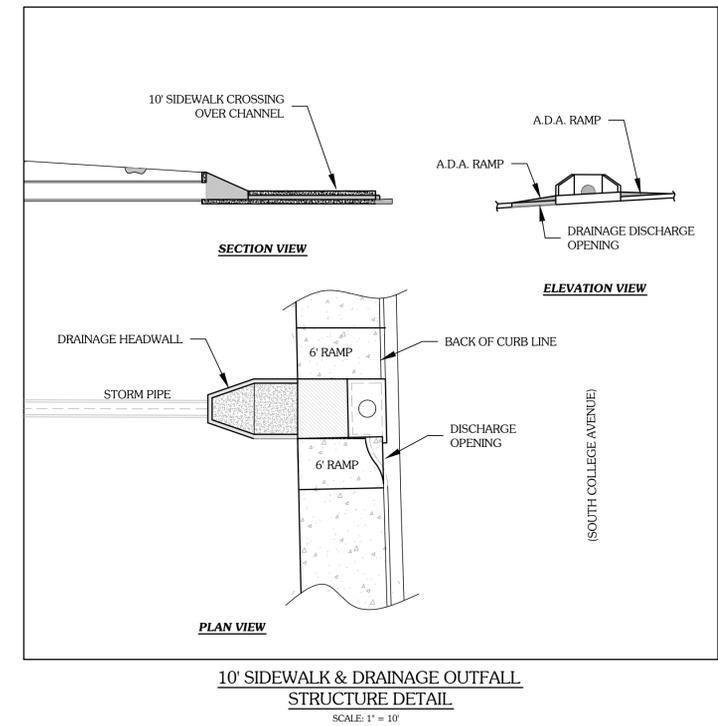
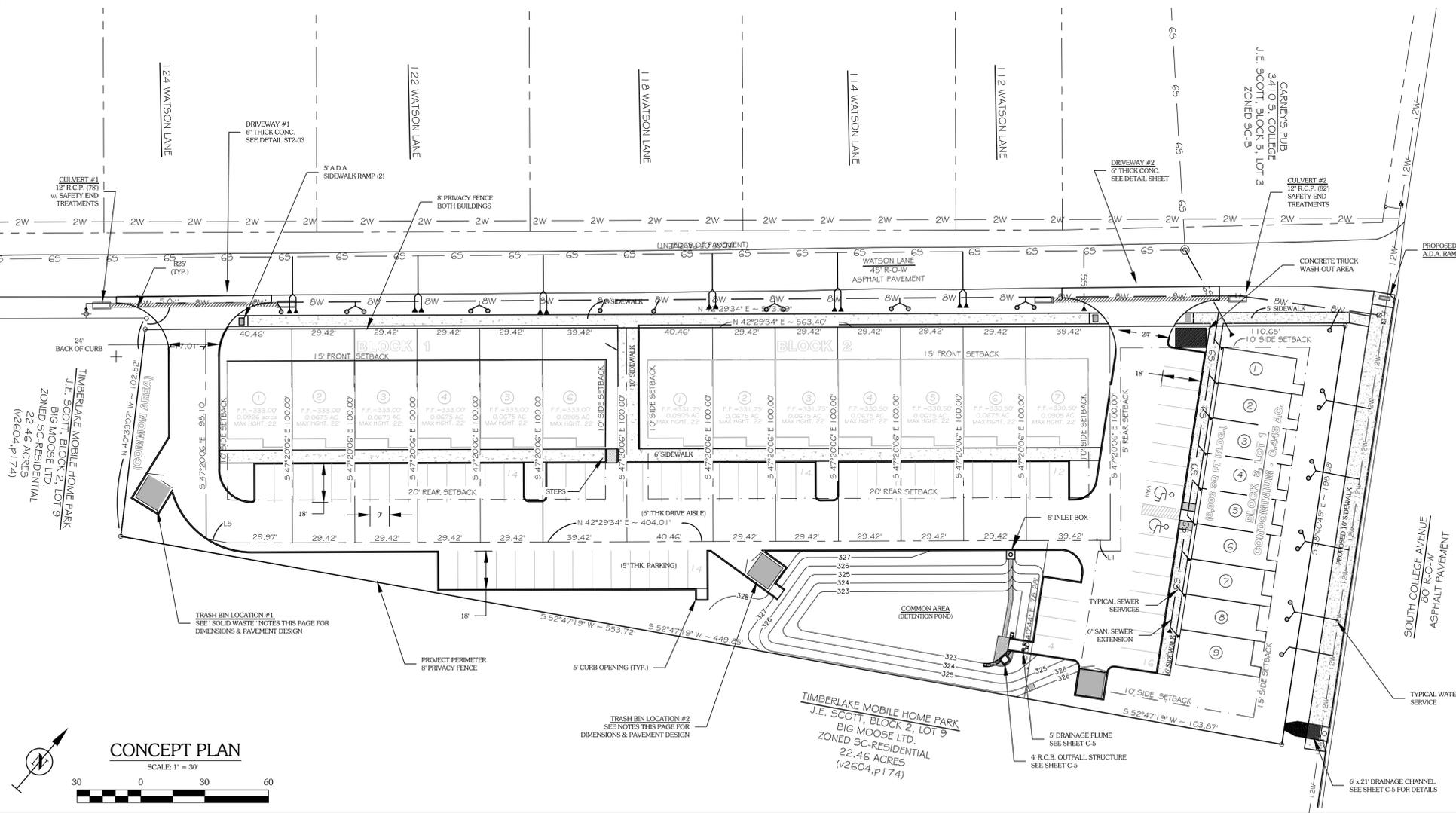
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WATSON LANE DEVELOPMENT
 3500 SOUTH COLLEGE AVE.
 COLLEGE STATION, TEXAS
 JANUARY 5, 2015

CONCEPT PLAN
 3 BLOCKS, 14 LOTS
 ZONED - SOUTH COLLEGE BUSINESS
 J.E. SCOTT, BLOCK 2, LOT 9
 BRYAN, BRAZOS COUNTY, TEXAS
 JANUARY 5, 2015

DRAWN BY: JOE G.
 DATE: DECEMBER 2014
 SCALE: NOTED
 PROJECT #: GE029001

CP-2



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