

2 VICINITY MAP
SCALE: NOT TO SCALE



PARKING ANALYSIS	
PROPOSED IMPROVEMENTS:	(5) TOWNHOMES (3 BED / 3.5 BATH)
NEW REQUIRED PARKING:	(15) SPACES (1 SPACE PER BEDROOM)
NEW PROVIDED PARKING:	(10) GARAGE SPACES (2 CAR GARAGE PARKING PER UNIT) (12) DRIVEWAY PARKING (WITHIN PROPOSED SHARED ACCESS EASEMENT) (22) TOTAL PARKING SPACES = 1.46 PARKING SPACES PER BEDROOM

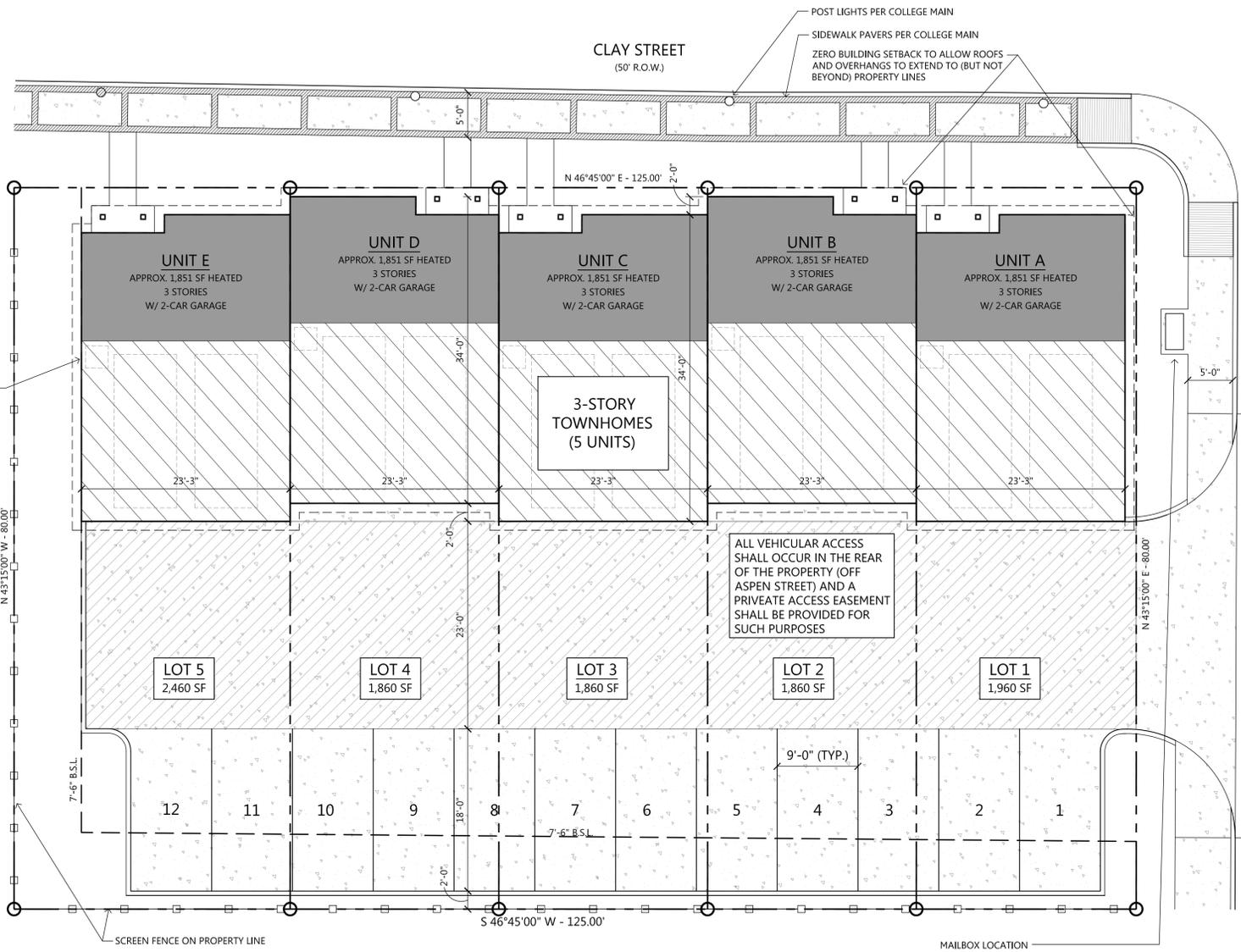
NOTES	
1.	ALL VEHICULAR ACCESS TO THE PROPOSED DEVELOPMENT SHALL OCCUR IN THE REAR OF THE PROPERTY AND A PRIVATE ACCESS EASEMENT SHALL BE PROVIDED FOR SUCH PURPOSES.
2.	A HOME OWNERS ASSOCIATION (HOA) SHALL BE CREATED FOR THE PROPOSED DEVELOPMENT IN ACCORDANCE WITH THE CITY'S SUBDIVISION ORDINANCE.
3.	LANDSCAPING REQUIREMENTS SHALL BE CALCULATED FOR THE (5) COMBINED LOTS.
4.	SIDEWALK LIGHTING AND INSET PAVERS SHALL BE PROVIDED SIMILAR TO COLLEGE MAIN

LEGEND:

	FENCE (AS INDICATED)
	CONCRETE
	CONCRETE (23' FIRE LANE)
	UNCONDITIONED (GARAGE)
	CONDITIONED SPACE

← APPROXIMATELY 125'
FROM PROPERTY LINE
TO FIRE HYDRANT

(1) 90 GALLON TRASH
CONTAINER PER UNIT



1 PROPOSED SITE PLAN FOR SDRG REVIEW
SCALE: 1/8" = 1'-0"



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**NOT FOR REGULATORY
APPROVAL, PERMITTING,
OR CONSTRUCTION**

CLAY ST. TOWNHOMES
BRYAN, TEXAS

15-022
2015.11.03

**EXHIBIT
A**