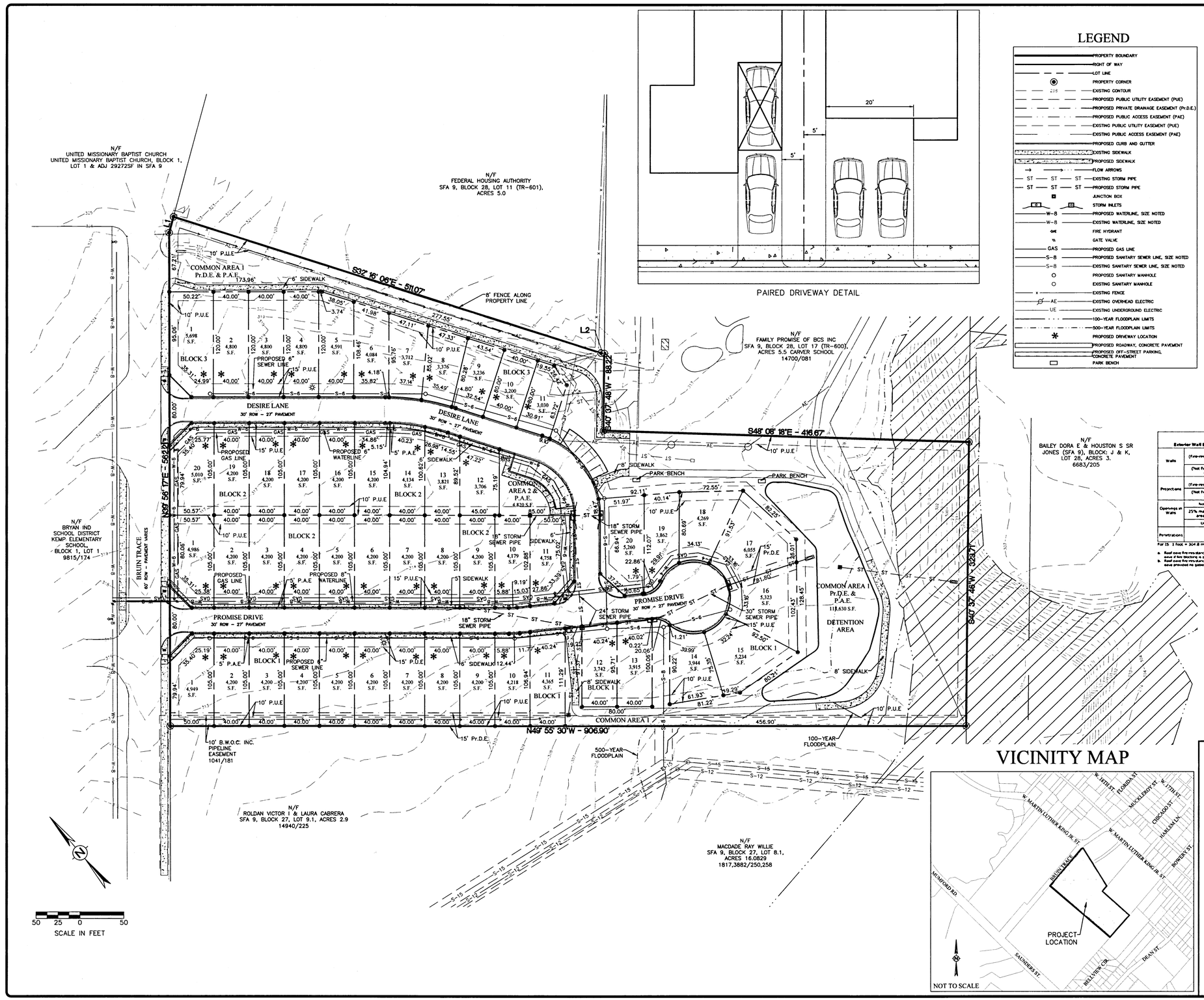

PAIRED DRIVEWAY DETAIL

LEGEND

- PROPERTY BOUNDARY
- RIGHT OF WAY
- LOT LINE
- PROPERTY CORNER
- EXISTING CONTOUR
- PROPOSED PUBLIC UTILITY EASEMENT (PUE)
- PROPOSED PRIVATE DRAINAGE EASEMENT (Pr.D.E.)
- PROPOSED PUBLIC ACCESS EASEMENT (PAE)
- EXISTING PUBLIC UTILITY EASEMENT (PUE)
- EXISTING PUBLIC ACCESS EASEMENT (PAE)
- PROPOSED CURB AND GUTTER
- EXISTING SIDEWALK
- PROPOSED SIDEWALK
- FLOW ARROWS
- ST — EXISTING STORM PIPE
- ST — PROPOSED STORM PIPE
- JUNCTION BOX
- STORM INLETS
- W-8 — PROPOSED WATERLINE, SIZE NOTED
- W-8 — EXISTING WATERLINE, SIZE NOTED
- FIRE HYDRANT
- GATE VALVE
- GAS — PROPOSED GAS LINE
- S-8 — PROPOSED SANITARY SEWER LINE, SIZE NOTED
- S-8 — EXISTING SANITARY SEWER LINE, SIZE NOTED
- PROPOSED SANITARY MANHOLE
- EXISTING SANITARY MANHOLE
- EXISTING FENCE
- AE — EXISTING OVERHEAD ELECTRIC
- UE — EXISTING UNDERGROUND ELECTRIC
- 100-YEAR FLOODPLAIN LIMITS
- 500-YEAR FLOODPLAIN LIMITS
- PROPOSED DRIVEWAY LOCATION
- PROPOSED ROADWAY, CONCRETE PAVEMENT
- PROPOSED OFF-STREET PARKING, CONCRETE PAVEMENT
- PARK BENCH

NOTES:

1. COORDINATES AND BEARING SYSTEM SHOWN HEREON ARE NAD83 (TEXAS STATE PLANE CENTRAL ZONE GRID NORTH) BASED ON THE PUBLISHED COORDINATES OF THE CITY OF BRYAN CONTROL MONUMENT GPS-117 (Y:10234456.751; X:3538482.775) AND AS ESTABLISHED BY GPS OBSERVATION. DISTANCES SHOWN HEREON ARE GRID DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN SURFACE DISTANCES MULTIPLY BY A COMBINED SCALE FACTOR OF 1.00009892 (CALCULATED USING GEOID12B).
2. PORTIONS OF THIS TRACT ARE WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY AND INCORPORATED AREAS, MAP NO. 48041C0195E, EFFECTIVE DATE: MAY 16, 2012.
3. DISTANCES SHOWN ON CURVES ARE CHORD LENGTHS.
4. ZONING FOR THIS TRACT IS PLANNED DEVELOPMENT HOUSING DISTRICT (PD-H); ORDINANCE NO. 2538, JULY 9, 2019.
5. ALL LOTS WILL MEET SETBACK AND OTHER REQUIREMENTS AS SPECIFIED IN THE CITY OF BRYAN DEVELOPMENT ORDINANCE NO. 2358. THE FOLLOWING SETBACKS SHALL APPLY TO THIS DEVELOPMENT:
   - FRONT SETBACK – 15'
   - SIDE SETBACK – 5'
   - SIDE STREET SETBACK – 15'
   - REAR SETBACK – 7.5'
6. EACH LOT WILL PROVIDE A MINIMUM OF 1 TREE OF AT LEAST 2" IN CALIPER IN THE FRONT YARD.
7. DETENTION PONDS, COMMON AREAS, AND COMMON PARKING WILL BE OWNED AND MAINTAINED BY THE HOME OWNERS' ASSOCIATION (HOA).
8. DRIVEWAY ACCESS FROM RESIDENTIAL LOTS SHALL NOT BE PERMITTED ONTO BRUIN TRACE.
9. A 6' SIDEWALK WILL BE PROVIDED ON ONLY ONE SIDE OF DESIRE LANE. A 5' WIDE SIDEWALK WILL BE PROVIDED ON ONE SIDE OF PROMISE DRIVE WITH A 6' SIDEWALK ON THE OTHER SIDE. THIS SIDEWALK WILL BE A CONTINUATION OF THE RONNIE JACKSON MEMORIAL TRAIL AS SHOWN ON THE DEVELOPMENT SITE PLAN. ALL SIDEWALKS WILL BE ATTACHED TO THE CURB TO PROVIDE MORE GREEN SPACE. NO SIDEWALKS WILL BE PROVIDED ON PROMISE COURT.
10. ON-STREET PARKING SHALL BE LIMITED TO ONE SIDE OF THE STREET.
11. A 6' HIGH WOODEN FENCE MAY BE CONSTRUCTED AROUND THE BACKYARD OF EACH UNIT.
12. TWO OFF STREET PARKING SPACES WILL BE PROVIDED FOR EACH LOT. EITHER ONE PARKING SPACE IN THE DRIVEWAY AND A ONE CAR GARAGE, OR 2 DRIVEWAY SPACES FOR UNITS WITHOUT GARAGES.
13. THE STREETS WILL BE CONCRETE PAVEMENT.
14. LOTS 7-11, BLOCK 3 AND LOTS 12-14, BLOCK 2 WILL BE 2 BEDROOM HOMES.
15. 8' HIGH FENCE ALONG THE NORTH EAST PROPERTY LINE. BUILDING PERMIT IS REQUIRED FOR CONSTRUCTION OF 8' TALL FENCE.
16. TWO PARK BENCHES SHALL BE INSTALLED ALONG THE RONNIE JACKSON MEMORIAL TRAIL.
17. THE RADII AT THE CUL-DE-SAC ARE AS FOLLOWS:
    PAVEMENT RADIUS – 40'
    RIGHT-OF-WAY RADIUS – 42'

FIRE SAFETY REGULATIONS:

1. ANY CONDENSER THAT IS TO BE INSTALLED WITHIN A MINIMUM REQUIRED SIDE BUILDING SETBACK AREA MUST BE LOCATED IN FRONT OF ANY FENCE ENCLOSING THE BACK YARD OF ANY LOT.
2. THERE SHALL BE NO MORE THAN ONE (1) CONDENSER WITHIN MINIMUM SIDE BUILDING SETBACK AREAS ON ADJACENT LOTS.
3. IN THE EVENT THAT CONDENSERS ARE IN FRONT OF THE ENCLOSED REAR YARD, NO FENCING SHALL BE ALLOWED BETWEEN THE CONDENSER AND THE FRONT PROPERTY LINE THAT CAUSES THE CONDENSER TO BE IN THE ENCLOSED REAR YARD AREA. ATTRACTIVE DECORATIVE FENCING AROUND CONDENSERS SHALL BE ALLOWED.
4. CONDENSERS ARE ALSO PERMITTED IN THE REAR YARD AS LONG AS THEY ARE NOT WITHIN THE SIDE BUILDING SETBACK.
5. ONLY FENCING AND CONDENSERS MAY BE PERMITTED WITHIN MINIMUM SIDE BUILDING SETBACK AREAS. NO OTHER PERMANENT STRUCTURES SHALL BE ALLOWED.
6. CONSTRUCTION, PROJECTION, OPENINGS AND PENETRATIONS OF EXTERIOR WALLS OF DWELLINGS AND ACCESSORY BUILDINGS SHALL COMPLY WITH TABLE R302.1(1).

WAC Table R302.1(1)
Exterior Walls

Exterior Wall Element		Maximum Fire-Resistance Rating	Minimum Fire Separation Distance
Walls	(Fire-resistance rated)	1-hour tested in accordance with ASTM E 119 or UL 263 with exposure from both sides[a]	< 5 feet
	(Not fire-resistance rated)	0 hours	≥ 5 feet
Projections	(Fire-resistance rated)	1 hour on the underside[a, b]	≥ 2 feet to 5 feet
	(Not fire-resistance rated)	0 hours	5 feet
Openings in Walls	Not allowed	N/A	< 3 feet
	25% maximum of wall area per story	0 hours	3 feet
	Unlimited	0 hours	5 feet
Penetrations	All	Comply with Section R302.4	< 5 feet
		None required	5 feet

For SI: 1 foot = 304.8 mm. N/A = Not Applicable

a. Roof eave fire-resistance rating shall be permitted to be reduced to 0 hours on the underside of the eave if fire blocking is provided from the wall top plate to the underside of the roof sheathing.
b. Roof eave fire-resistance rating shall be permitted to be reduced to 0 hours on the underside of the eave provided no gable vent openings are installed.

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	18.79'	N55° 06' 40"E
L2	3.92'	S43° 26' 56"E

PRELIMINARY PLAN
NOT FOR RECORD

VICINITY MAP

PRELIMINARY PLAN

HOPE CROSSING SUBDIVISION

8.853 ACRES - 51 LOTS

BLOCK 1, LOTS 1-20
BLOCK 2, LOTS 1-20
BLOCK 3, LOTS 1-11
S.F. AUSTIN NO. 9 SURVEY, A-62
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1"=50'
DECEMBER 2019

OWNER/ DEVELOPER:

Greens Prairie Investors, LTD
1645 Greens Prairie Road W, STE 204
College Station, TX 77845
(979) 690-7250

SURVEYOR:

Brad Kerr, RPLS No. 4502
Kerr Surveying, LLC
409 N. Texas Ave.
Bryan, TX 77803
(979) 268-3195

ENGINEER:

Schultz Engineering, LLC
TBPE NO. 12327
911 SOUTHWEST PKWY E
College Station, Texas 77840
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(979) 764-3900