

# 124 WATSON LANE TOWNHOMES

## BRYAN, TEXAS

ARCHITECT:  
**R.A.I. DESIGNS, INC.**  
 4500 CARTER CREEK  
 SUITE 203  
 BRYAN, TEXAS 77802  
 (979) 846-3366

CLIENT:  
**TMS PROPERTIES LLC.**  
 1580 COPPERFIELD PARKWAY  
 COLLEGE STATION, TEXAS 77845  
 (979) 703-1979

STRUCTURAL ENGINEER:  
**MLAW ENGINEERS**  
 2804 LONGHORN BLVD.  
 AUSTIN, TEXAS 78758  
 (512) 835-7000

BUILDING CODE DATA	
BUILDING CODE:	THE INTERNATIONAL BUILDING CODE (2021 EDITION) w/ ADOPTED AMENDMENTS
ACCESSIBILITY CODE:	TEXAS ACCESSIBILITY STANDARDS
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FIRE PREVENTION CODE:	THE INTERNATIONAL FIRE CODE (2021 EDITION) w/ ADOPTED AMENDMENTS
TYPE OF CONSTRUCTION:	TYPE V-B
OCCUPANCY CLASSIFICATION:	MULTIFAMILY

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211 LYNN DRIVE UNIT AREA SUMMARY	
1st FLOOR LIVING	1,101 SF
2nd FLOOR LIVING	813 SF
TOTAL UNIT LIVING	1,914 SF
FRONT PORCH (5)	27 SF
OUTDOOR LIVING (5)	80 SF
TOTAL FRAMED	10,105 SF
TOTAL SLAB	6,040 SF



VICINITY MAP  
SCALE: N.T.S.

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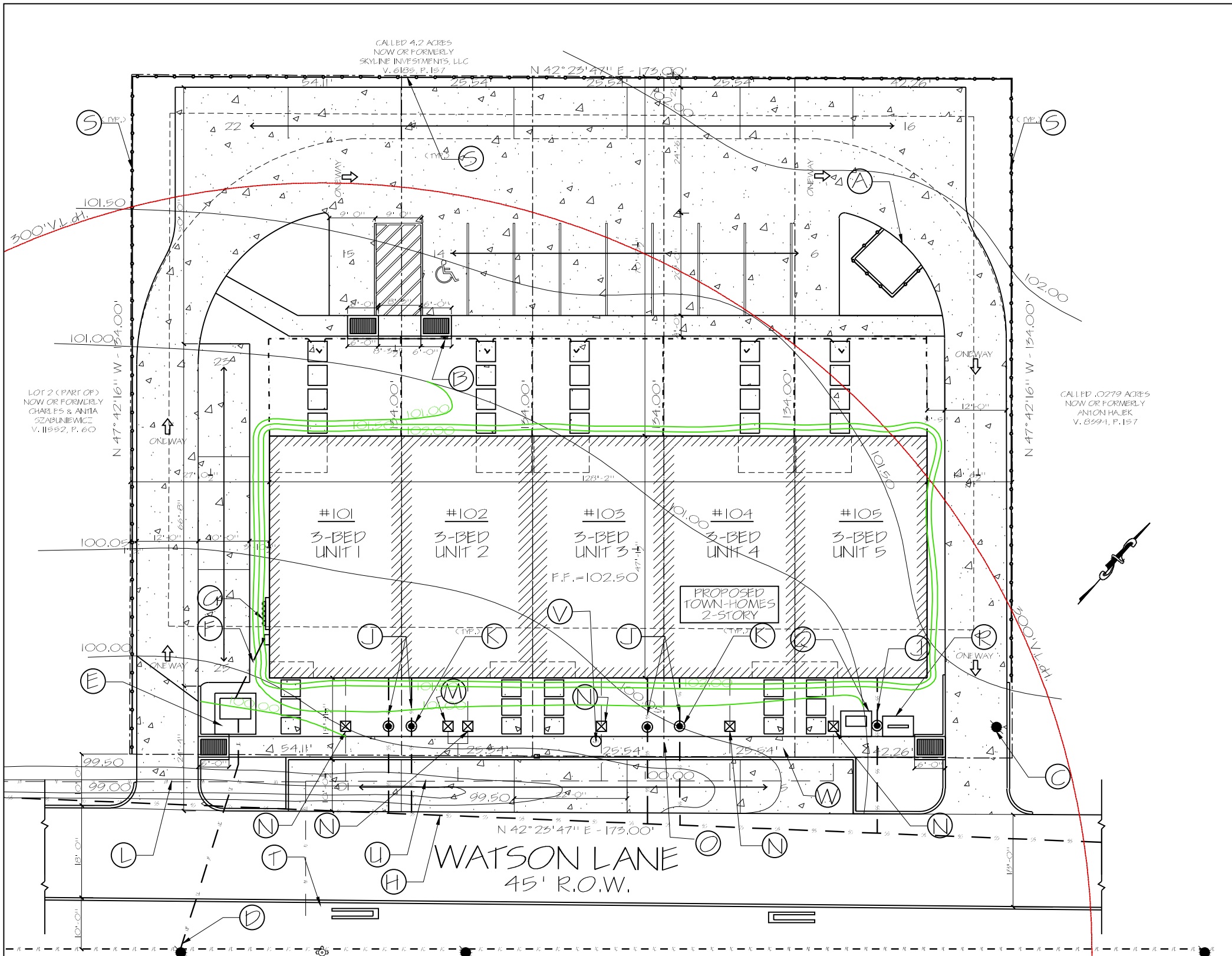
JOB# 21-062

PROJECT SITE INFO:  
 124 WATSON LANE  
 BRYAN, TEXAS  
 HANZEN-ZAK RESUBDIVISION, LOTS  
 1R-1, 1R-2, 1R-3, 1R-4 & 1R-5  
 0.532 ACRES

CLIENT:  
**TMS PROPERTIES LLC.**  
 TERRENCE MURPHY  
 (979) 690-3783

DATE	REVISIONS	BY
03-17-21	JTR- TOWN HOME LAYOUT	LA YOUT
08-12-21	JTR- REVISIONS	
03-22-22	JTR- REVISIONS PER CITY	

SHEET:  
**S-1**  
 OF  
 FIVE  
 DATE:  
 06-08-2022



**SITE PLAN** SCALE: 1" = 10'-0" | 04

SITE SCHEDULE	
TAG	ITEM
○	SOLID WASTE - 300 GAL. CONTAINER
○	HANDICAP PARKING SIGN
○	EXISTING POWER POLE - TO BE REMOVED
○	EL. CT. - PRIMARY EL. CT. SERVICED: 2"-F" PVC CONDUIT (COREY) w/ PULL-STRING (MIN. 48" COVER)
○	EL. CT. - TRANSFORMER & PAD (FURNISHED BY C.BRYAN)
○	EL. CT. - SECONDARY SERVICE: 2"-F" PVC CONDUIT (COREY) w/ PULL-STRING (MIN. 48" COVER)
○	EL. CT. - METER BOXES - BY UNIT
○	SEWER - EXISTING 6" SANITARY SEWER LINE
○	SEWER - NEW 4" SANITARY SEWER LINE
○	SEWER - CLEAN-OUT (TYPICAL)

**SITE SCHEDULE** SCALE: N.T.S. | 03

**SITE NOTES**

- THIS PROPERTY DOES NOT LIE WITHIN A 100-YEAR FLOODPLAIN PER FEMA D-FIRM PANEL NO. 48041C0215F, DATED APRIL 2, 2014.
- FOR UTILITY NOTIFICATION CONTACT BTU - (979) 821-5700 CITY OF BRYAN - (979) 209-5900
- 2-HOUR FIRE WALL SEPARATIONS WILL BE PROVIDED FOR EACH UNIT.
- OFF-SITE DRAINAGE SHALL BE CONTROLLED BY DRAINAGE SWALES AND BEING DETAINED IN THE DRIVE AISLES. BY DOING THIS THE NEIGHBORING PROPERTIES WILL NOT BE AFFECTED.
- WHERE ELECTRIC FACILITIES ARE INSTALLED, BTU HAS THE RIGHT TO INSTALL, OPERATE, RELOCATE, CONSTRUCT, RECONSTRUCT, ADD TO, MAINTAIN, INSPECT, PATROL ENLARGE, REPAIR, REMOVE AND REPLACE SAID FACILITIES UPON, OVER, UNDER AND ACROSS THE PROPERTY INCLUDED IN THE PUE, AND THE RIGHT OF INGRESS AND EGRESS ON PROPERTY ADJACENT TO THE PUE TO ACCESS ELECTRIC FACILITIES.
- PLEASE HAVE CONTRACTOR CONTACT BTU LINE DESIGN AT 821-5770 120 DAYS BEFORE POWER IS NEEDED TO BEGIN THE PROCESS OF OBTAINING POWER TO THE SITE. PLEASE PROVIDE A DETAILED LOAD ANALYSIS, AS WELL AS THE SERVICE REQUIREMENTS (VOLTAGE, AMPS, SINGLE PHASE VS THREE PHASE) AT THIS TIME.
- THIS PROPERTY IS ZONED MIDTOWN - CORRIDOR DISTRICT (MT-C).
- ALL SETBACKS WILL BE CONSISTENT WITH THE LOT DEVELOPMENT STANDARDS FOUND IN LAND AND SITE DEVELOPMENT ORDINANCE SECTION 62-593.
- NO MECHANICAL EQUIPMENT SHALL BE VISIBLE FROM THE PUBLIC RIGHT-OF-WAY.

**PARKING RATIO CALCULATIONS**

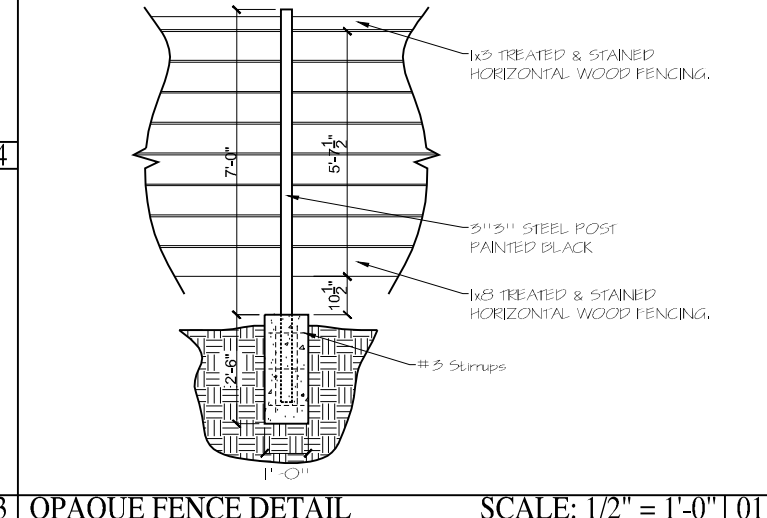
3-BEDROOMS PER UNIT  
05 TOTAL UNITS

15 x 1.3 = 19.5 TOTAL SPACES REQUIRED

18 SPACES PROVIDED ON THE PROPERTY AND 9 ARE PROVIDED IN THE RIGHT-OF-WAY  
TOTAL = 39

**VICINITY MAP**  
N.T.S.

**NOTES** SCALE: N.T.S. | 02



**OPAQUE FENCE DETAIL** SCALE: 1/2" = 1'-0" | 01

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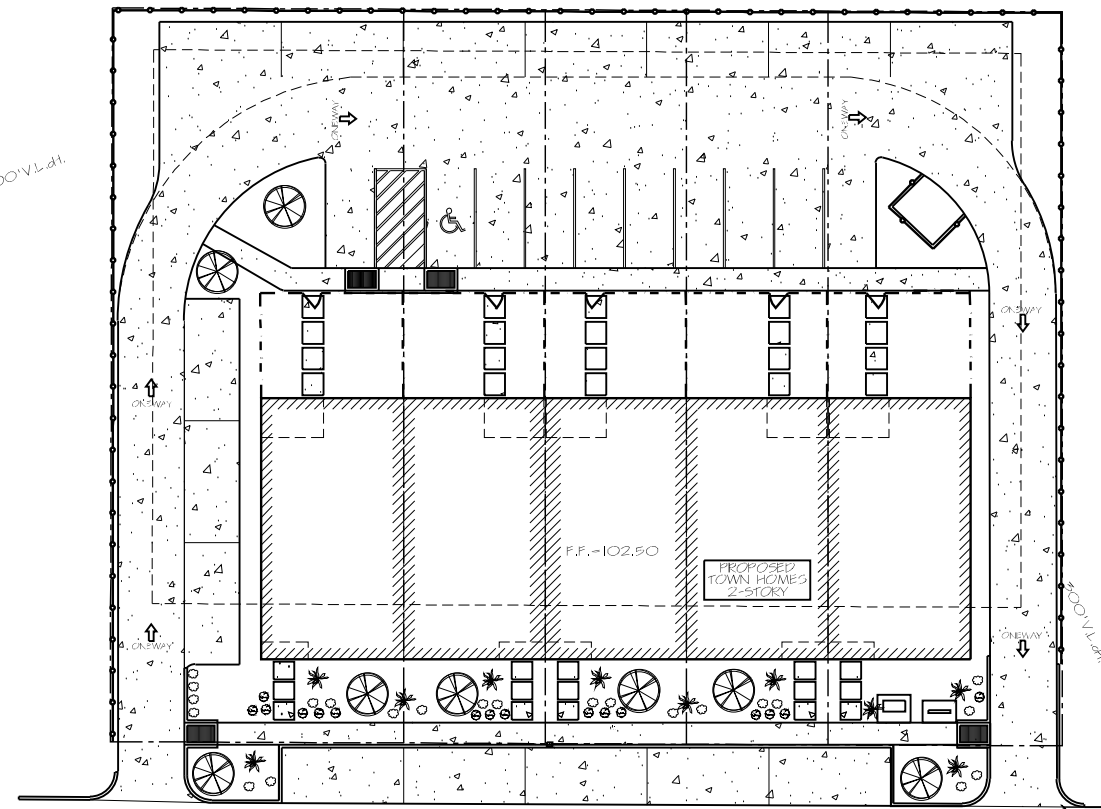
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CLIENT:  
**TM5 PROPERTIES LLC,**  
**TERRENCE MURPHY**  
 (979) 690-3783

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 08-12-21  
 03-22-22

JTR - TOWN HOME LAYOUT  
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SHEET: **S-2** OF FIVE  
 DATE: 06-08-2022



**LANDSCAPING REQUIREMENTS**

TOTAL SQUARE FEET OF THE SITE = 22,755

$22,755 \times .15\% = 3,413$

THERE ARE A TOTAL OF 3,173 LANDSCAPING POINT REQUIRED FOR THIS PROJECT.

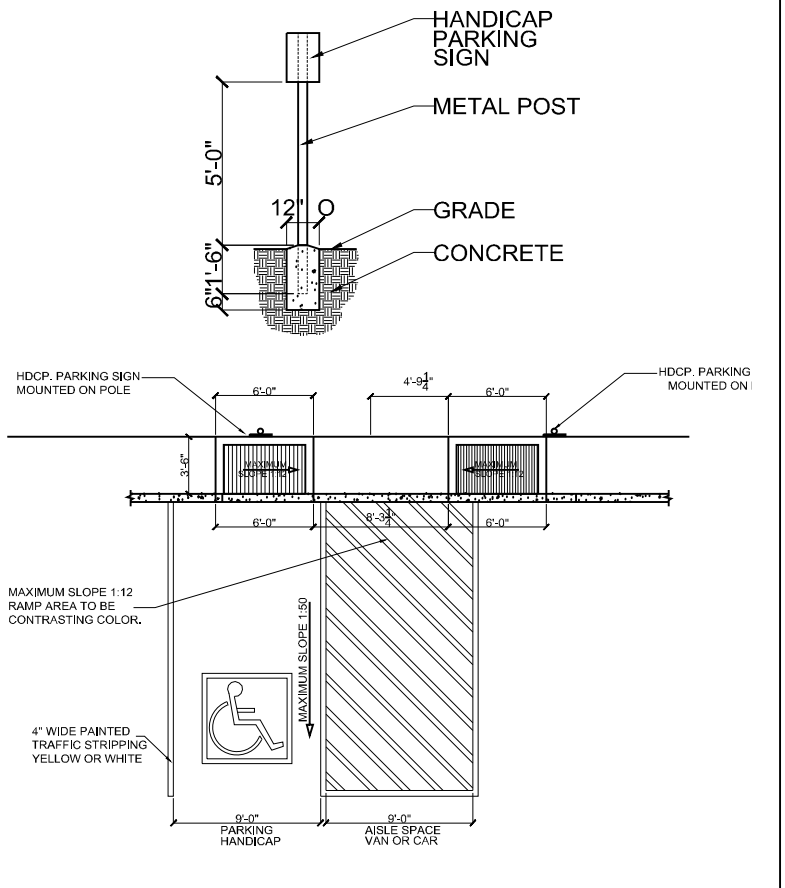
TOTAL PROVIDED 3,480.

THE TOTAL LANDSCAPING REQUIREMENTS AMOUNT OF 15% MEETS THE MINIMUM 15% REQUIRED.

LANDSCAPING SCHEDULE								
SYMBOL	NO. OF PLANTS	SIZE	BOTANICAL NAME	COMMON NAME	TYPE	NOTES	POINTS EACH	TOTAL POINTS
	8	1.5" to 5.0" CALIPER	TAXODIUM DISTICHUM	BALD CYPRESS	CANOPY TREE	50 GALLON	200	1,600
	10	1.5" to 5.0" CALIPER	AGAVE AMERICANA	BLUE AMERICAN AGAVE	ORNAMENTAL NON-CANOPY TREE	15 GALLON	150	1,500
	16	5 GALLON	LEUCOPHYLLUM FRUTESCENS "GREENCLOUD"	GREENWOOD TEXAS SAGE	SHRUB	<18" HEIGHT	10	160
	22	5 GALLON	ERICACEAE THEACEAE	CAMELLIA	SHRUB	<24" HEIGHT	10	220
								<b>3,480</b>

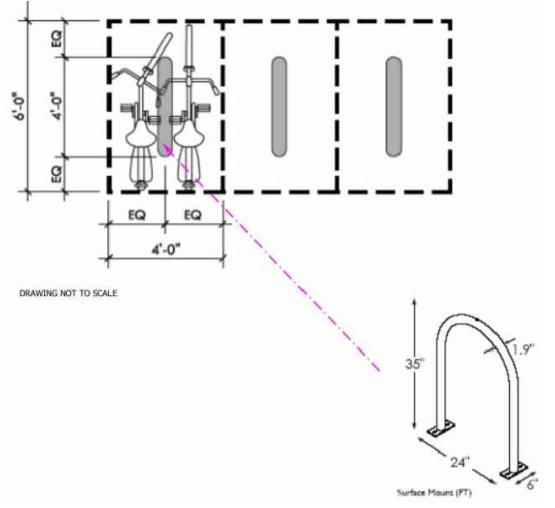
**LANDSCAPING PLAN**

SCALE: N.T.S. | 03



**HANDICAP PARKING DETAILS**

SCALE: N.T.S. | 02



**SITE DETAILS**

SCALE: N.T.S. | 01

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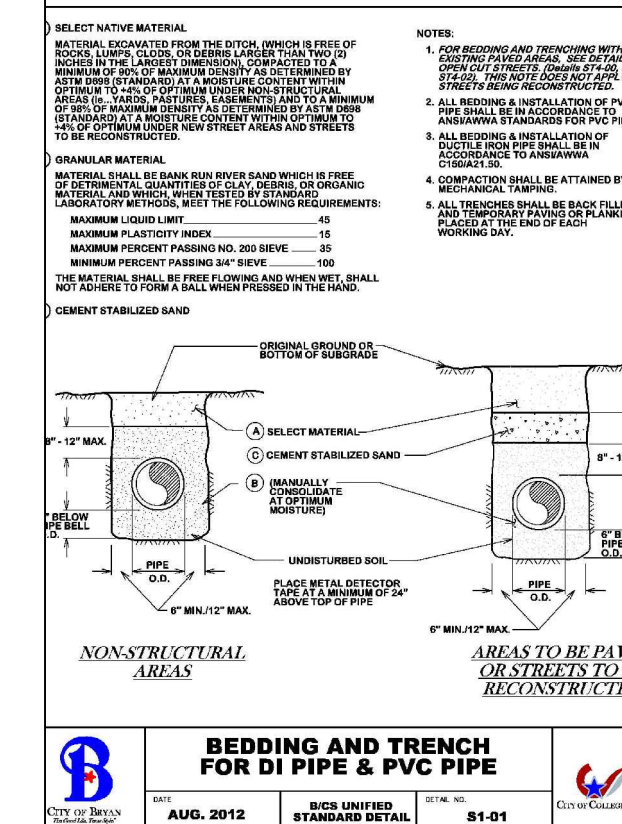
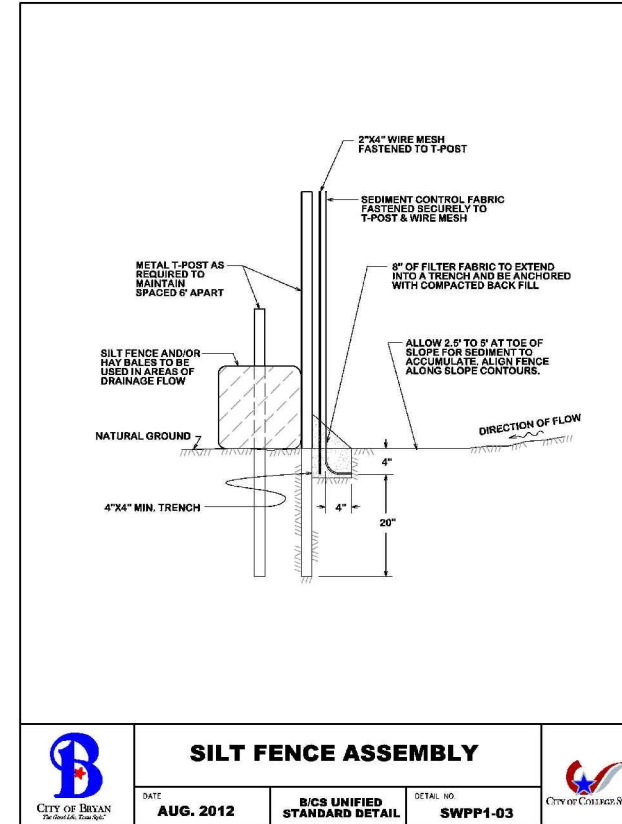
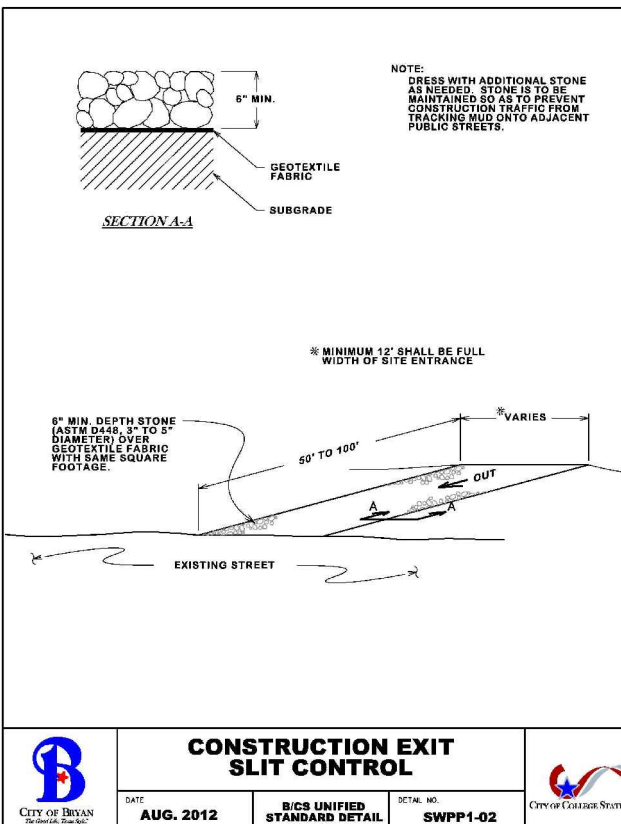
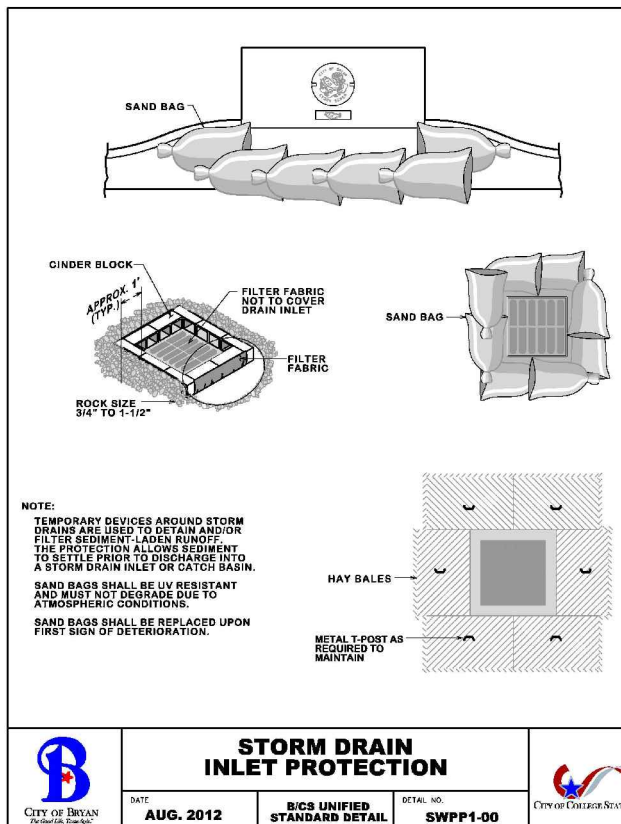
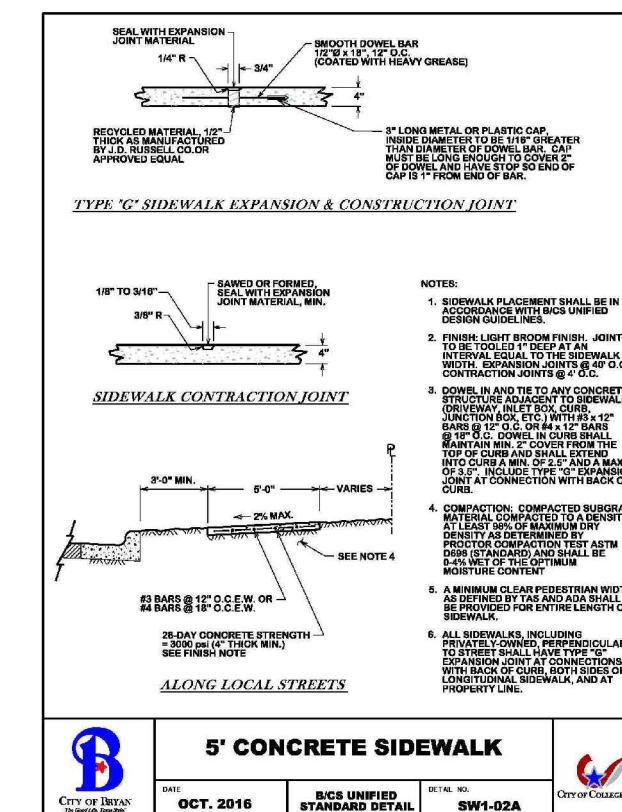
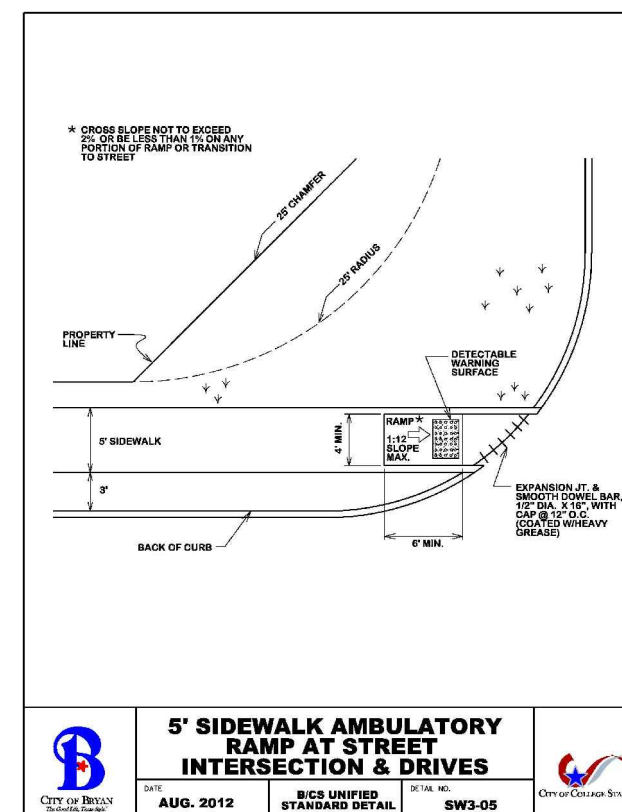
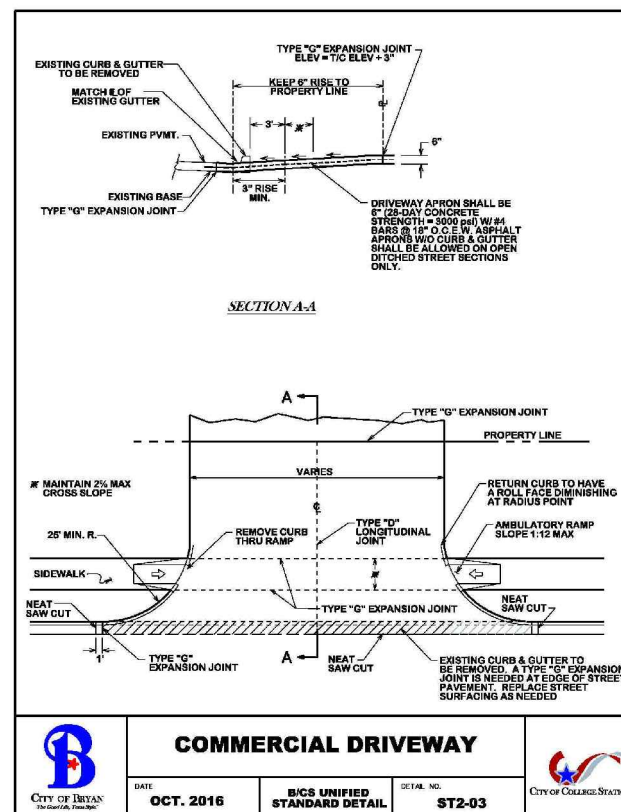
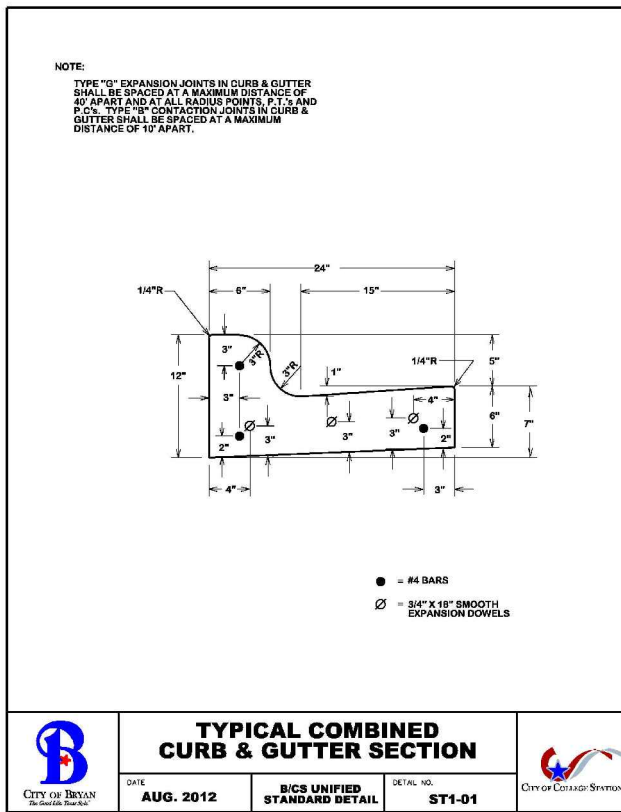
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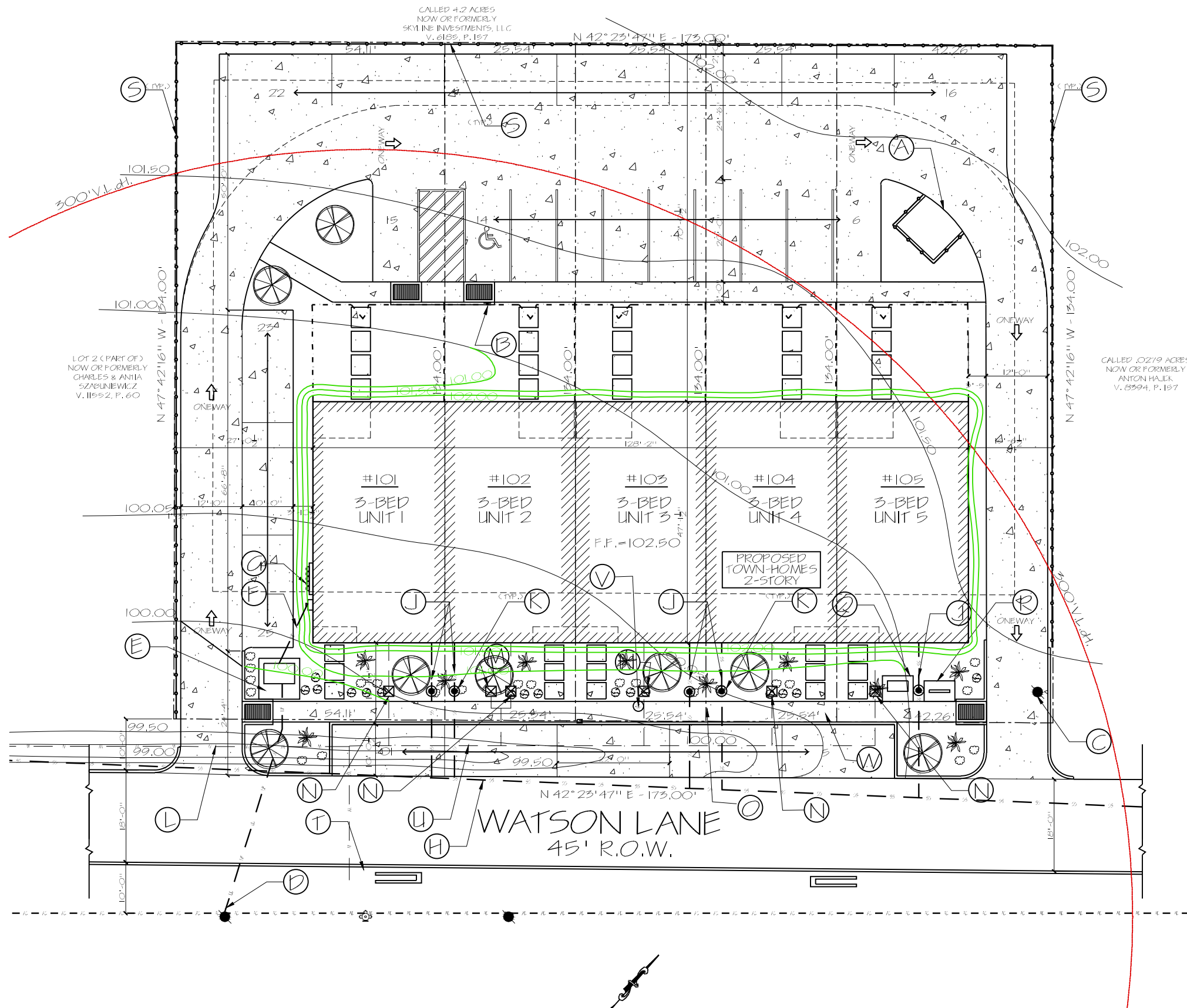
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