N

0 10 20 30
SCALE: 1"= 10'

CAUTION: CONTACT THE TEXAS EXCAVATION SAFETY SYSTEM (DIG-TESS) AT 1-800-344-8377 TO LOCATE EXISTING UTILITIES PRIOR TO CONSTRUCTION. CONTACT GESSNER ENGINEERING IF CONFLICTS OCCUR.

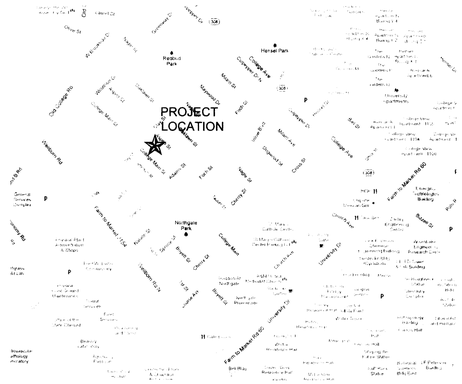
PROJECT BENCHMARK:
60D NAIL IN POWER POLE
ELEV.=364.05'

BUILDING DATA SUMMARY		
EXISTING USE:	RESIDENTIAL	
PROPOSED USE:	MULTI-FAMILY (TOWNHOME)	
NO. OF BLDG:	2	
NO. OF STORIES:	3	
PROPOSED	HEIGHT (FT)	AREA (SF)
BUILDINGS:	43	
TOTAL UNITS:	6	
TOTAL BEDROOMS:	12	
FIRM MAP NO:	48041C0305E, REV. 05/16/2012 NOT LOCATED IN THE 100 YR. FLOODPLAIN OR FLOODWAY	

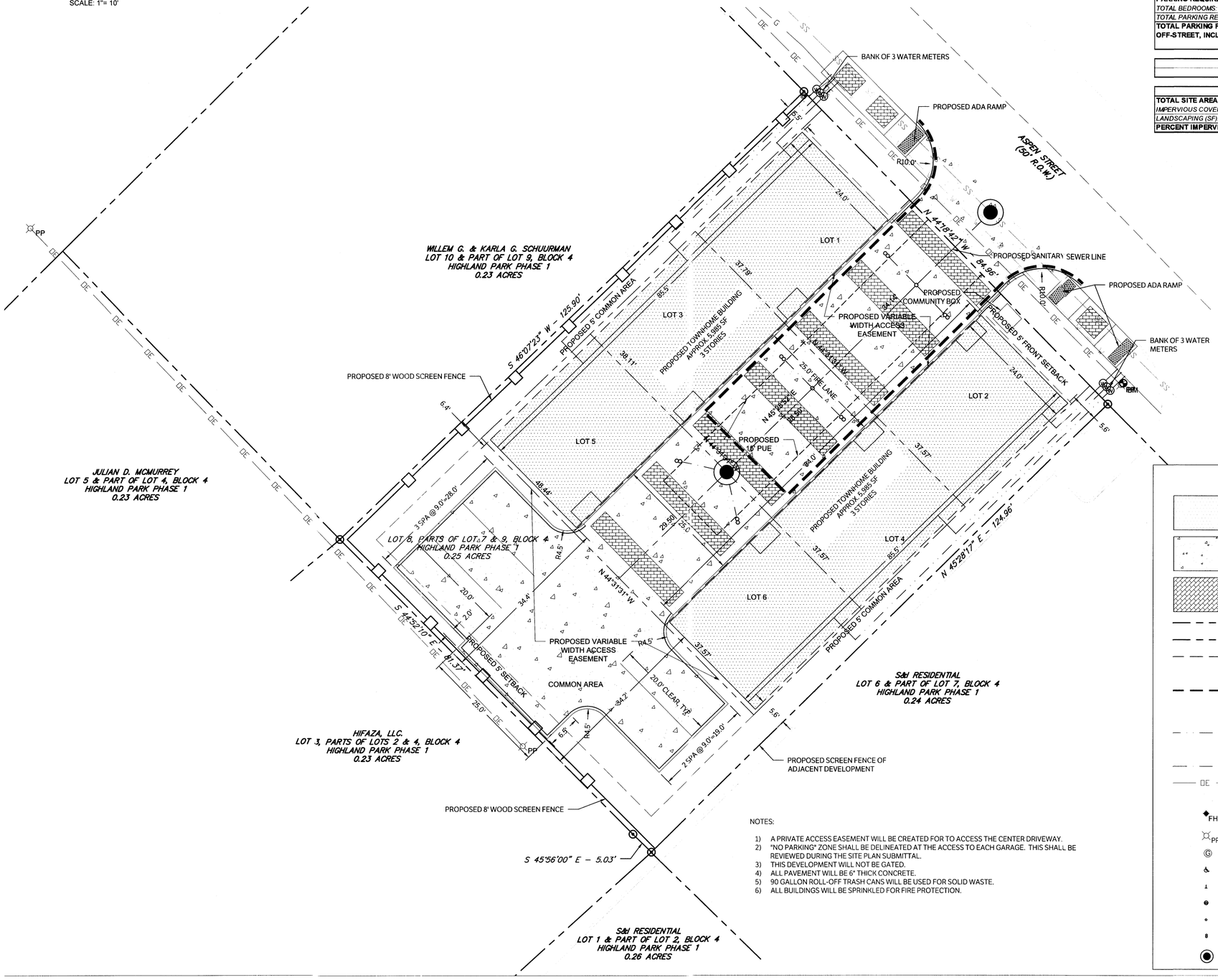
PARKING TABULATION	
PARKING REQUIREMENT:	1 SPACE/BEDROOM
TOTAL BEDROOMS:	**12**
TOTAL PARKING REQUIRED:	**12**
TOTAL PARKING PROVIDED: OFF-STREET, INCLUDING GARAGES	**17**

DENSITY
24.0 UNITS/ACRE

LANDSCAPING	
TOTAL SITE AREA (SF):	10479
IMPERVIOUS COVER (SF):	8261
LANDSCAPING (SF):	2218
PERCENT IMPERVIOUS	**79%**



LOCATION MAP
NTS



NOTES:

1) A PRIVATE ACCESS EASEMENT WILL BE CREATED FOR TO ACCESS THE CENTER DRIVEWAY.
2) "NO PARKING" ZONE SHALL BE DELINEATED AT THE ACCESS TO EACH GARAGE. THIS SHALL BE REVIEWED DURING THE SITE PLAN SUBMITTAL.
3) THIS DEVELOPMENT WILL NOT BE GATED.
4) ALL PAVEMENT WILL BE 6" THICK CONCRETE.
5) 90 GALLON ROLL-OFF TRASH CANS WILL BE USED FOR SOLID WASTE.
6) ALL BUILDINGS WILL BE SPRINKLED FOR FIRE PROTECTION.

LEGEND

- PROPOSED BUILDING
- PROPOSED 6" CONCRETE PAVEMENT
- PROPOSED BRICK PAVER INLAY
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- BUILDING SETBACK LINE
- EXISTING PAVEMENT EDGE
- FIRELANE (RED CURB WITH 4" WHITE LETTERS: "FIRELANE NO PARKING TOW-AWAY ZONE")
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- OE — EXISTING OVERHEAD ELECTRIC LINE
- EXISTING MANHOLE
- FH — EXISTING FIRE HYDRANT
- PP — EXISTING POWER POLE
- EXISTING GAS METER
- PROPOSED HANDICAP PARKING
- PROPOSED WATER VALVE
- PROPOSED WATER METER
- PROPOSED SANITARY SEWER CLEANOUT
- PROPOSED SS DOUBLE CLEANOUT
- PROPOSED SANITARY SEWER MANHOLE

CONCEPT PLAN
FOR:

ASPEN STREET TOWNHOMES

4204 ASPEN STREET
BRYAN, TEXAS

LOT 8 & PART OF LOT 7 & 9, BLOCK 4, HIGHLAND PARK PHASE 1
CURRENT ZONING: RD-5
PROPOSED ZONING: PD-H

OWNER:
S&I RESIDENTIAL
3131 MEMORIAL COURT, SUITE 13109
HOUSTON, TX 77007
(979) 820-0067
CONTACT: RYAN STRICKLAND
EMAIL: SIRESIDENTIAL@GMAIL.COM

Development Services
MAR 19 2014
RECEIVED

PREPARED BY:

GESSNER ENGINEERING

STATE OF TEXAS
JEREMY PETERS
90017
LICENSED
PROFESSIONAL ENGINEER
PRELIMINARY

Development Services
MAR 19 2014
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MARCH 19, 2014

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FIRM REGISTRATION NUMBER:
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BRENHAM 979.836.6855
FORT WORTH 817.405.0774
SAN ANTONIO 210.556.4124