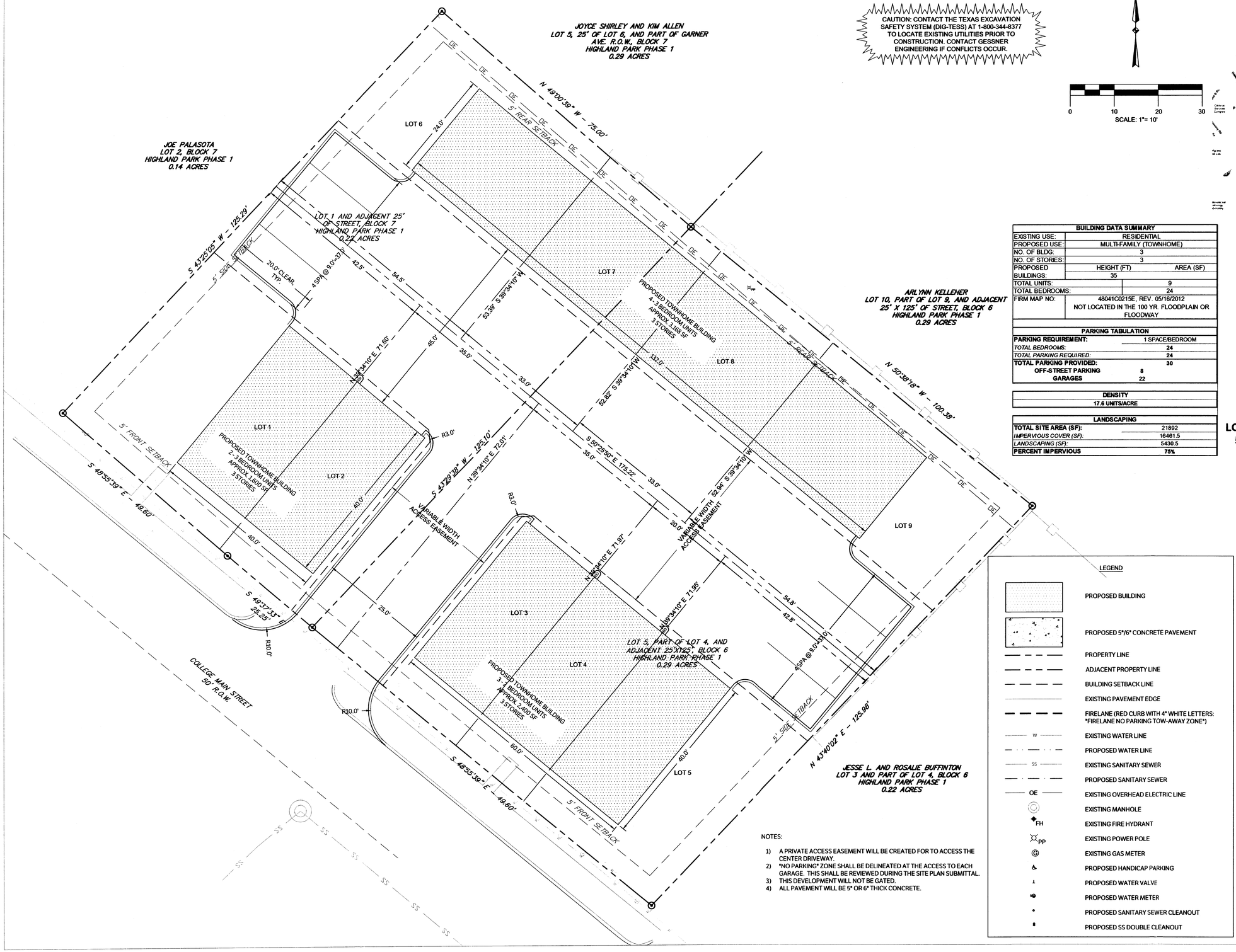
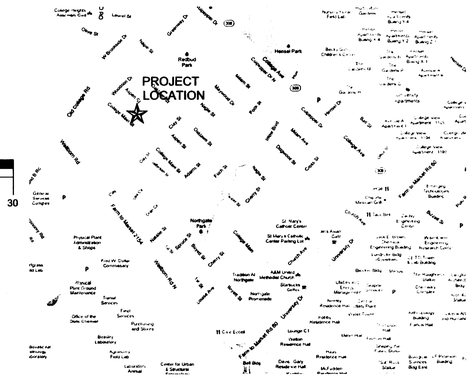


CAUTION: CONTACT THE TEXAS EXCAVATION SAFETY SYSTEM (DIG-TESS) AT 1-800-344-8377 TO LOCATE EXISTING UTILITIES PRIOR TO CONSTRUCTION. CONTACT GESSNER ENGINEERING IF CONFLICTS OCCUR.

N

0 10 20 30
SCALE: 1"= 10'



LOCATION MAP
NTS

BUILDING DATA SUMMARY		
EXISTING USE:	RESIDENTIAL	
PROPOSED USE:	MULTI-FAMILY (TOWNHOME)	
NO. OF BLDG:	3	
NO. OF STORIES:	3	
PROPOSED	HEIGHT (FT)	AREA (SF)
BUILDINGS:	35	
TOTAL UNITS:		9
TOTAL BEDROOMS:		24
FIRM MAP NO:	48041C0215E, REV. 05/16/2012 NOT LOCATED IN THE 100 YR. FLOODPLAIN OR FLOODWAY	

PARKING TABULATION	
PARKING REQUIREMENT:	1 SPACE/BEDROOM
TOTAL BEDROOMS:	24
TOTAL PARKING REQUIRED:	24
TOTAL PARKING PROVIDED:	30
OFF-STREET PARKING	8
GARAGES	22

DENSITY
17.6 UNITS/ACRE

LANDSCAPING	
TOTAL SITE AREA (SF):	21892
IMPERVIOUS COVER (SF):	16461.5
LANDSCAPING (SF):	5430.5
PERCENT IMPERVIOUS	75%

LEGEND

- PROPOSED BUILDING
- PROPOSED 5"/6" CONCRETE PAVEMENT
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- BUILDING SETBACK LINE
- EXISTING PAVEMENT EDGE
- FIRELANE (RED CURB WITH 4" WHITE LETTERS: "FIRELANE NO PARKING TOW-AWAY ZONE")
- W — EXISTING WATER LINE
- PROPOSED WATER LINE
- SS — 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

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 5" OR 6" THICK CONCRETE.

CONCEPT PLAN
FOR:

COLLEGE MAIN TOWNHOMES

3907 & 4001 COLLEGE MAIN STREET
BRYAN, TEXAS

LOT 1 & ADJACENT 25' OF STREET, BLOCK 7 AND LOT 5, PART OF LOT 4, & ADJACENT 25'X125', BLOCK 6
HIGHLAND PARK PHASE 1
CURRENT ZONING: RD-5
PROPOSED ZONING: PD-H

OWNER:
RYAN STRICKLAND
520 JEFFERSON STREET
BRYAN, TX 77801
(979) 820-0067
CONTACT: RYAN STRICKLAND
EMAIL: SIRESIDENTIAL@GMAIL.COM

Development Services
OCT 14 2015
RECEIVED

PREPARED BY:

GESSNER ENGINEERING

STATE OF TEXAS
JEREMY WATERS
78217
LICENSED
PROFESSIONAL ENGINEER
PRELIMINARY

OCTOBER 14, 2015

PLAN | DESIGN | VERIFY

GESSNER ENGINEERING
Corporate Office
2501 Ashford Drive
Suite 102
College Station, Texas 77840
www.gessnerengineering.com

FIRM REGISTRATION NUMBER:
TBPE F-7451, TBPLS F-10193910

COLLEGE STATION 979.680.8840
BRENHAM 979.836.6855
FORT WORTH 817.405.0774
SAN ANTONIO 210.556.4124