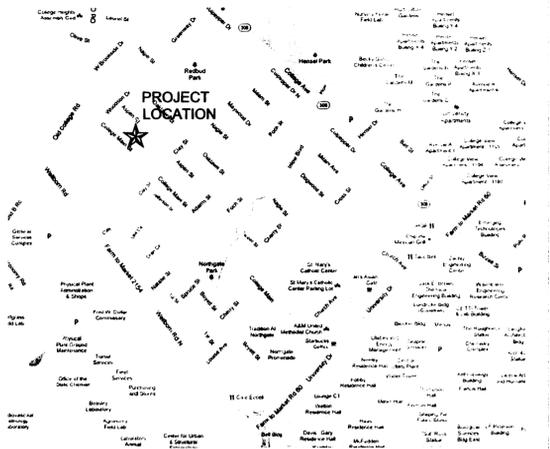
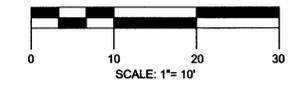


JOYCE SHIRLEY AND KIM ALLEN
 LOT 5, 25' OF LOT 6, AND PART OF GARNER
 AVE. R.O.W., BLOCK 7
 HIGHLAND PARK PHASE 1
 0.29 ACRES

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.



JOE PALASOTA
 LOT 2, BLOCK 7
 HIGHLAND PARK PHASE 1
 0.14 ACRES

LOT 1 AND ADJACENT 25'
 OF STREET, BLOCK 7
 HIGHLAND PARK PHASE 1
 0.22 ACRES

ARLYNN KELLEHER
 LOT 10, PART OF LOT 9, AND ADJACENT
 25' X 125' OF STREET, BLOCK 6
 HIGHLAND PARK PHASE 1
 0.29 ACRES

LOT 5, PART OF LOT 4, AND
 ADJACENT 25' X 125', BLOCK 6
 HIGHLAND PARK PHASE 1
 0.29 ACRES

JESSE L. AND ROSALIE BUFFINTON
 LOT 3 AND PART OF LOT 4, BLOCK 6
 HIGHLAND PARK PHASE 1
 0.22 ACRES

BUILDING DATA SUMMARY	
EXISTING USE:	RESIDENTIAL
PROPOSED USE:	MULTI-FAMILY (TOWNHOME)
NO. OF BLDG:	3
NO. OF STORES:	3
PROPOSED BUILDINGS:	HEIGHT (FT) AREA (SF)
	35
TOTAL UNITS:	9
TOTAL BEDROOMS:	24
FIRM MAP NO.:	48041CD215E, 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 GARAGES	8
	22
DENSITY	
	17.6 UNITS/ACRE
LANDSCAPING	
TOTAL SITE AREA (SF):	21892
IMPERVIOUS COVER (SF):	16461.5
LANDSCAPING (SF):	5430.5
PERCENT IMPERVIOUS	75%

LOCATION MAP NTS

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' X 125', 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:



PLAN | DESIGN | VERIFY

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

FIRM REGISTRATION NUMBER:
 TYPE F-7451, TPLS F-10193910

COLLEGE STATION 979.680.8840
 BRENNHAM 979.836.6855
 FORT WORTH 817.405.0774
 SAN ANTONIO 210.556.4124

LEGEND	
[Symbol]	PROPOSED BUILDING
[Symbol]	PROPOSED 5'/6" CONCRETE PAVEMENT
[Symbol]	PROPERTY LINE
[Symbol]	ADJACENT PROPERTY LINE
[Symbol]	BUILDING SETBACK LINE
[Symbol]	EXISTING PAVEMENT EDGE
[Symbol]	FIRELANE (RED CURB WITH 4" WHITE LETTERS: "FIRELANE NO PARKING TOW-AWAY ZONE")
[Symbol]	EXISTING WATER LINE
[Symbol]	PROPOSED WATER LINE
[Symbol]	EXISTING SANITARY SEWER
[Symbol]	PROPOSED SANITARY SEWER
[Symbol]	EXISTING OVERHEAD ELECTRIC LINE
[Symbol]	EXISTING MANHOLE
[Symbol]	EXISTING FIRE HYDRANT
[Symbol]	EXISTING POWER POLE
[Symbol]	EXISTING GAS METER
[Symbol]	PROPOSED HANDICAP PARKING
[Symbol]	PROPOSED WATER VALVE
[Symbol]	PROPOSED WATER METER
[Symbol]	PROPOSED SANITARY SEWER CLEANOUT
[Symbol]	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.

OCTOBER 14, 2015