BUILDING DATA SUMMARY			
EXISTING USE:	VACANT		
PROPOSED USE:	5 MULTIFAMILY & 1 OFFICE BUILDING		
NO. OF STORIES:	MULTIFAMILY = 3 STORIES, OFFICE = 1 OFFICE		
PROPOSED	TOTAL SF	MAX HEIGHT (FT)	TYPE
BUILDING:	4,577	36	5A
BUILDING SPRINKLER		YES	
FIRM MAP NO:	48041C0285E (portions located in 100 year floodplain or floodway)		

PARKING TABULATION	
PARKING REQUIREMENT:	1 PER BEDROOM FOR MULTIFAMILY, 1/300 SF FOR OFFICE
PARKING CALCULATIONS:	**1,261 SF / 300 = 5 SPACES, 120 BEDROOMS * 1 = 120 SPACES**
TOTAL PARKING REQUIRED:	**5 + 120 = 125 SPACES**
TOTAL PARKING PROVIDED:	**126 SPACES (120 STD, 6 HC)**

SITE PLAN FOR:
THE RANCH AT TURKEY CREEK

SH-47 SOUTH OF VILLA MARIA
BRYAN, TX

LEGAL DESCRIPTION:
TRACT 47.2, JOHN H. JONES SURVEY, 6.17 ACRES

ZONING:
MULTIFAMILY

OWNER:
COZUMEL INVESTORS LTD.
2509 RIVER FOREST DRIVE
BRYAN, TX 77802

TELEPHONE: (979) 776-6079
CONTACT: MICHAEL BECKENDORF

LEGEND

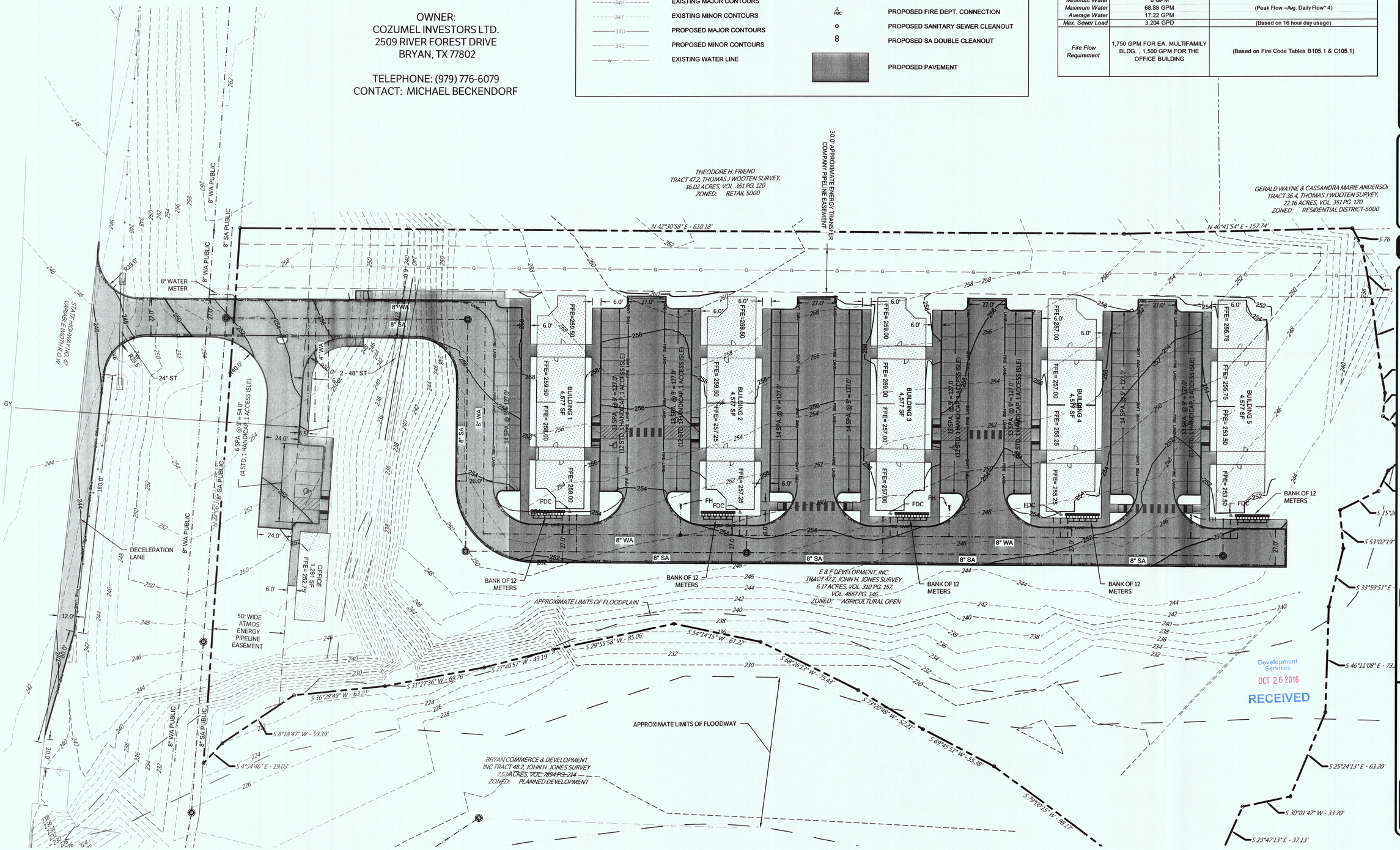
- PROPOSED BUILDING
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- BUILDING SETBACK LINE
- EXISTING PAVEMENT EDGE
- FIRE LANE — FIRELANE (RED CURB WITH 4" WHITE LETTERS: "FIRELANE NO PARKING TOW-AWAY ZONE")
- 340 — EXISTING MAJOR CONTOURS
- 341 — EXISTING MINOR CONTOURS
- 340 — PROPOSED MAJOR CONTOURS
- 341 — PROPOSED MINOR CONTOURS
- W — EXISTING WATER LINE
- PROPOSED WATER LINE
- SA — EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING MANHOLE
- EXISTING FIRE HYDRANT
- PROPOSED HANDICAP PARKING
- PROPOSED WATER VALVE
- PROPOSED WATER METER
- FDC — PROPOSED FIRE DEPT. CONNECTION
- PROPOSED SANITARY SEWER CLEANOUT
- PROPOSED SA DOUBLE CLEANOUT
- PROPOSED PAVEMENT

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 30 60 90
SCALE: 1"= 30'

UTILITY DEMANDS		
Minimum Water	0 GPM	
Maximum Water	68.88 GPM	(Peak Flow =Avg. Daily Flow* 4)
Average Water	17.22 GPM	
Max. Sewer Load	3,204 GPD	(Based on 16 hour day usage)
Fire Flow Requirement	1,750 GPM FOR EA. MULTIFAMILY BLDG. , 1,500 GPM FOR THE OFFICE BUILDING	(Based on Fire Code Tables B105.1 & C105.1)



GESSNER ENGINEERING

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

STATE OF TEXAS
ALEX S. PERKORN
94094
LICENSED
PROFESSIONAL ENGINEER
PRELIMINARY

PRELIMINARY NOT FOR CONSTRUCTION

THE RANCH AT TURKEY CREEK

SITE PLAN

Issue Date: 10/26/2016

Drawn By: PR / MPT

Checked By: ASP

Project Number: 16-0473

Revisions:

C1.0

LEGEND

PROPOSED BUILDING	PROPOSED WATER LINE
PROPERTY LINE	EXISTING SANITARY SEWER
ADJACENT PROPERTY LINE	PROPOSED SANITARY SEWER
BUILDING SETBACK LINE	EXISTING MANHOLE
EXISTING PAVEMENT EDGE	EXISTING FIRE HYDRANT
FIRELANE (RED CURB WITH 4" WHITE LETTERS: "FIRELANE NO PARKING TOW-AWAY ZONE")	PROPOSED HANDICAP PARKING
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EXISTING MINOR CONTOURS	PROPOSED WATER METER
PROPOSED MAJOR CONTOURS	PROPOSED FIRE DEPT. CONNECTION
PROPOSED MINOR CONTOURS	PROPOSED SANITARY SEWER CLEANOUT
EXISTING WATER LINE	PROPOSED SA DOUBLE CLEANOUT

SITE PLAN FOR:
THE RANCH AT TURKEY CREEK

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0 80 160 240
SCALE: 1"= 80'

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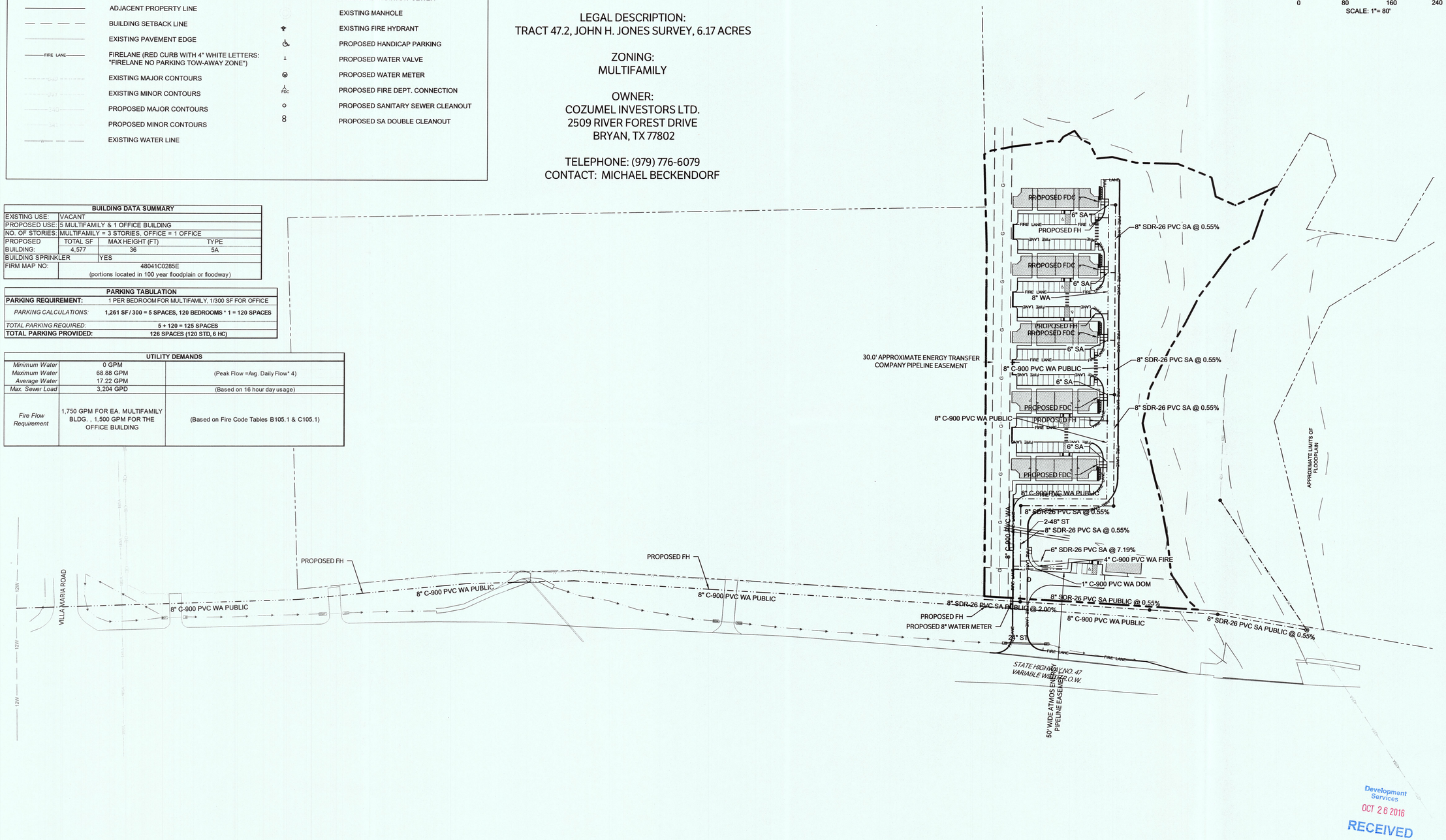

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OCT 26 2016
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PLAN | DESIGN | VERIFY

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Corporate Office
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Suite 102
College Station, Texas 77840
www.gessnerengineering.com

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STATE OF TEXAS
ALEX S. BRETTERKORN
PROFESSIONAL ENGINEER
PRELIMINARY

PRELIMINARY NOT FOR CONSTRUCTION

THE RANCH AT TURKEY CREEK

OFFSITE SITE PLAN

Issue Date: 10/26/2016
Drawn By: PR / MPT
Checked By: ASP
Project Number: 16-0473

Revisions:

C1.1