



Anthony Armstrong
Civil Engineer
City of College Station
P.O. Box 9960
College Station, Texas 77842

September 26, 2017

Re: University Town Center – the Shops at University Town Center Water / Sewer Projected Demands

Dear Anthony,

Below are our estimated water and sewer demands for the above referenced project. It is not likely that we have room on the 7 acres to accommodate both a hotel and multi-family development. Instead we will have one or the other on the property. As such we have estimated the demands with the multi-family as we believe it will be the larger water/sewer user.

Multi-Family

300 dwelling units * 2.7 persons/du * 100gpcd = 81,000gpd

Retail / Office / Restaurant Portion:

15,000 SF Retail *25gpcd / (60SF/person) = 6,250gpd
25,000 SF Restaurant * 600gpd/1000SF = 15,000gpd
10,000 SF Office *50gpcd / (100SF/person) = 5,000gpd

Total Water & Sanitary Sewer Demand:

107,250 gpd Total Average Day Water Demand for Retail / Office / Restaurant Area / Multi-Family
107,250 gpd Total Average Day Sanitary Demand for Retail / Office / Restaurant Area /Multi-Family

If you have any questions or comments, please feel free to call our office at 979-260-6963.

Sincerely,

Veronica J.B. Morgan, PE, CFM
Managing Partner



Firm# F-1443

cc: File