

proposed multi-family

69 total units
 23.2 units per acre (69 units/2.98 acres)
 87 bedrooms
 parking: 1 per bedroom
 92 parking spaces provided

proposed approximate heights

3-story
 max height: 40 ft
 eave height: 35 ft

2-story
 max height: 30 ft
 eave height: 25 ft

proposed materials

stone, stucco, pre-finished
 metal roof & wall panel,
 wood railings & screenings

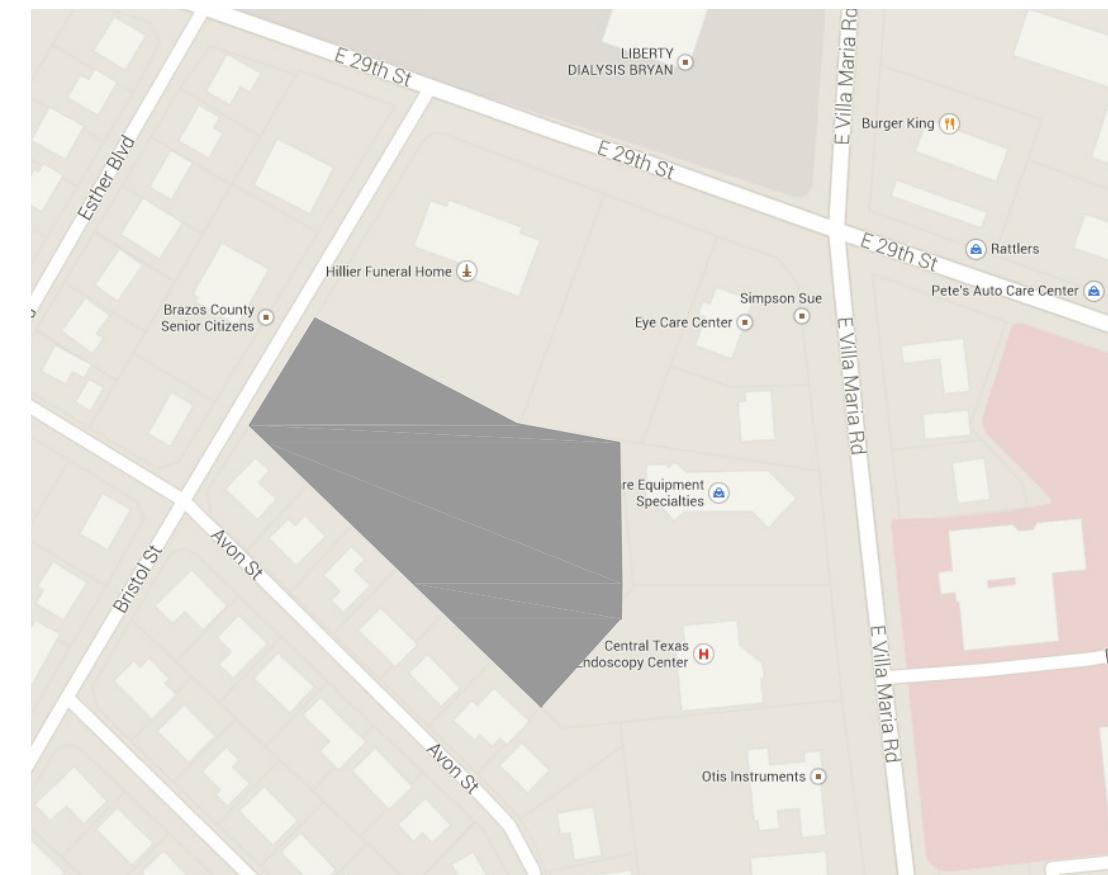
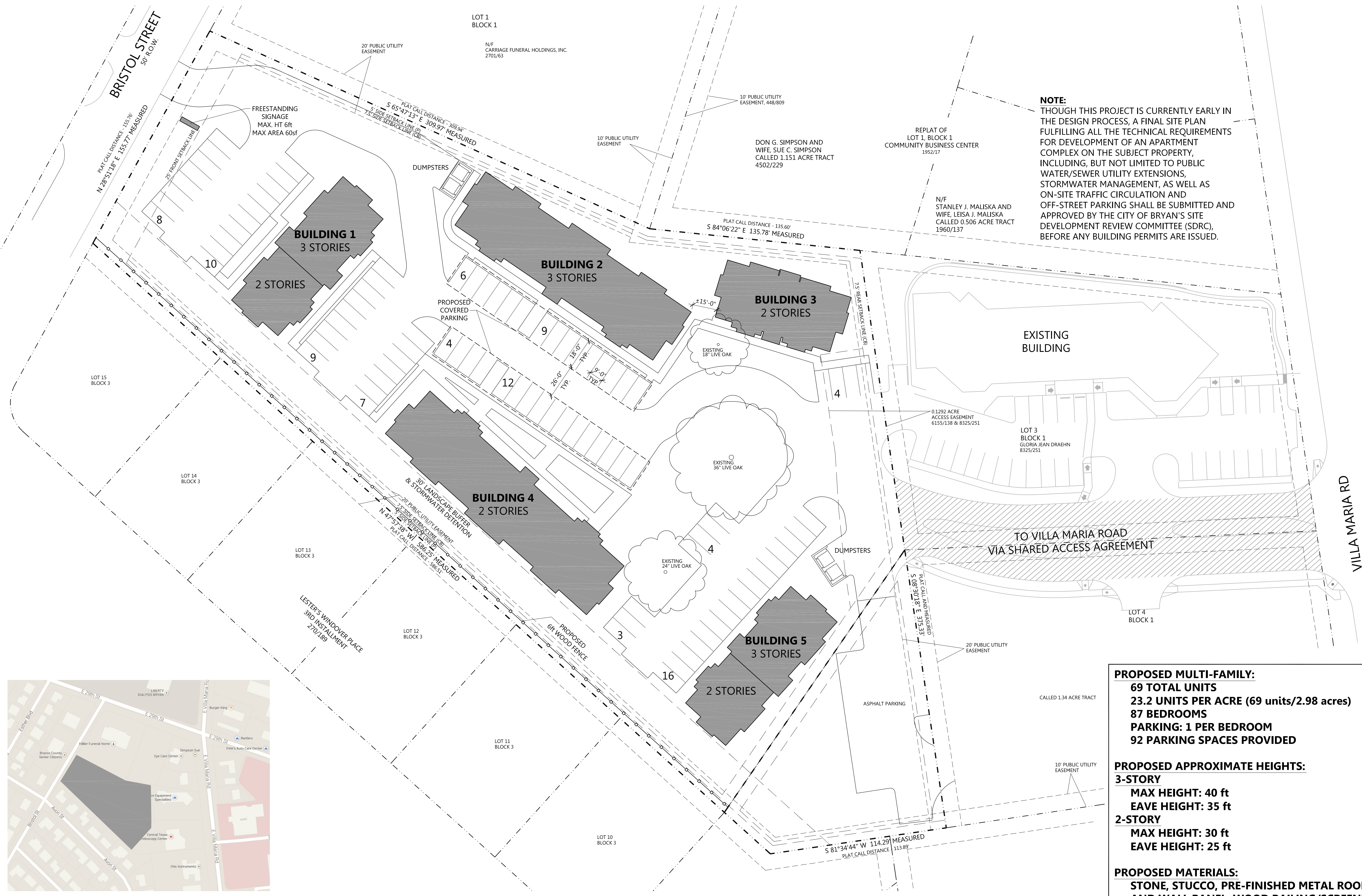
NOTE:
THOUGH THIS PROJECT IS CURRENTLY EARLY IN THE DESIGN PROCESS, A FINAL SITE PLAN FULFILLING ALL THE TECHNICAL REQUIREMENTS FOR DEVELOPMENT OF AN APARTMENT COMPLEX ON THE SUBJECT PROPERTY, INCLUDING, BUT NOT LIMITED TO PUBLIC WATER/SEWER UTILITY EXTENSIONS, STORMWATER MANAGEMENT, AS WELL AS ON-STREET TRAFFIC CIRCULATION AND OFF-STREET PARKING SHALL BE SUBMITTED AND APPROVED BY THE CITY OF BRYAN'S SITE DEVELOPMENT REVIEW COMMITTEE (SDRC), BEFORE ANY BUILDING PERMITS ARE ISSUED.

PROPOSED MULTI-FAMILY:
69 TOTAL UNITS
23.2 UNITS PER ACRE (69 units/2.98 acres)
87 BEDROOMS
PARKING: 1 PER BEDROOM
92 PARKING SPACES PROVIDED

PROPOSED APPROXIMATE HEIGHTS:
3-STORY
MAX HEIGHT: 40 ft
EAVE HEIGHT: 35 ft
2-STORY
MAX HEIGHT: 30 ft
EAVE HEIGHT: 25 ft

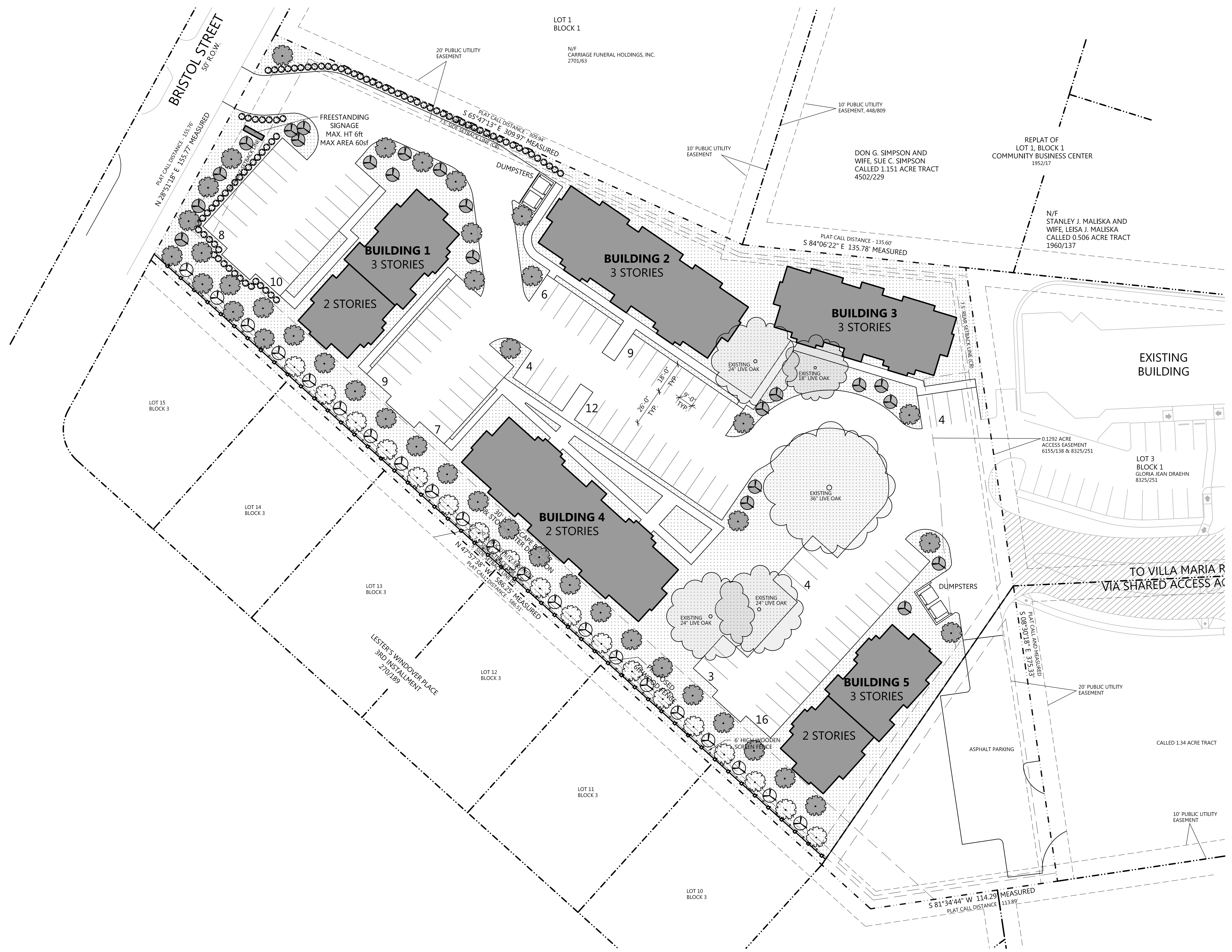
PROPOSED MATERIALS:
STONE, STUCCO, PRE-FINISHED METAL ROOF AND WALL PANEL, WOOD RAILING/SCREENING

**FOR CONDITIONAL USE PERMIT APPROVAL ONLY.
NOT FOR REGULATORY APPROVAL, PERMITTING
OR CONSTRUCTION.**



2 VICINITY MAP
Not to Scale

1 PROPOSED SITE PLAN
Scale 1" = 30'-0"



LANDSCAPE REQUIREMENTS

DEVELOPED AREA 130,022 SF
 15% = 19,504 SF REQUIRED LANDSCAPING

EXISTING CANOPY TREES:
 5 EXISTING CANOPY TREES * 225 SF/TREE = 1,125 SF

TREE LANDSCAPING REQUIREMENTS:
 MIN. 50% OF 19,504 SF = 9,752 SF MIN. AS TREES
 MIN. 50% OF 9,752 SF = 4,876 SF MIN. AS CANOPY TREES

TREE SIZE REQUIREMENTS:
 FOR CANOPY TREES -
 8' MIN. HEIGHT
 >1-1/2" TO 3" TRUNK DIA., MEASURED 12" FROM BASE, CONTAINER GROWN (200 SF EA)
 >3" TRUNK DIA., MEASURED 12" FROM BASE, CONTAINER GROWN (350 SF EA)

FOR NON-CANOPY TREES -
 6' MIN. HEIGHT
 >1-1/2" TO 3" TRUNK DIA., MEASURED 12" FROM BASE, CONTAINER GROWN (150 SF EA)
 >3" TRUNK DIA., MEASURED 12" FROM BASE, CONTAINER GROWN (225 SF EA)

GRASS/GROUND COVER REQUIREMENTS:
 COMPLETE COVERAGE BY GRASS, LIVE GROUNDCOVER, AND/OR
 NONVEGETATIVE GROUND COVER APPROVED BY THE CITY IS REQUIRED IN AREAS
 NOT COVERED BY TREES OR SHRUBS. 10 SF WILL BE GRANTED FOR EVERY 100 SF
 OF GRASS OR LIVE GROUNDCOVER, NOT EXCEEDING 15% OF THE OVERALL
 LANDSCAPE REQUIREMENT (2,926 SF).

PROPOSED LANDSCAPING (WITHIN REQUIRED LANDSCAPE LIMITS):
 42 CANOPY TREES (> 3" DIAMETER)
 LIVE OAK OR APPROVED EQUAL (350 SF EACH)
 14,700 SF

22 NON-CANOPY TREES (> 3" DIAMETER)
 CRAPE MYRTLE OR APPROVED EQUAL (225 SF EACH)
 4,950 SF

TOTAL TREE AREA = 19,650 SF (14,700 SF + 4,950 SF)

90 SHRUBS (2 - 5 GALLON, CONTAINER GROWN)
 BURFORD HOLLY SHRUB OR APPROVED EQUAL (10 SF EACH)
 900 SF

GRASS AREA (MAX. 15% OF 19,504 SF = 2,926 SF MAX)
 GROUND COVER 55,900 SF
 5,590 SF (10% OF GROUND COVER)
 2,926 SF MAX

TOTAL LANDSCAPE AREA
 19,504 SF REQUIRED - 23,476 SF PROVIDED (19,650 SF + 900 SF + 2,926 SF)

ADDITIONAL SF PROVIDED FOR EXISTING CANOPY TREES = 1,125 SF

BUFFER AREA REQUIRED:
 50' BUFFER REDUCED TO 30' = 11,010 SF EQUIVALENT AREA OF LANDSCAPING
 REQUIRED.

18 CANOPY TREES (> 3" DIAMETER)
 LIVE OAK OR APPROVED EQUAL (350 SF EACH)
 6,300 SF

21 NON-CANOPY TREES (> 3" DIAMETER)
 CRAPE MYRTLE OR APPROVED EQUAL (225 SF EACH)
 4,725 SF

11,010 SF BUFFER AREA REQUIRED - 11,025 SF BUFFER AREA PROVIDED

NOTES:
 1. 100% COVERAGE OF GROUND COVER OR GRASS IS REQUIRED IN ALL
 AREAS.
 2. GROUND COVER SHALL BE HYDROMULCH SEEDING & SOLID SOD.
 3. IT IS THE INTENT OF THE OWNER/DEVELOPER TO KEEP THE LARGER
 EXISTING TREES AS NOTED ON THIS DRAWING. THE OWNER/DEVELOPER &
 THE CONTRACTOR WILL PROVIDE FENCING AND PROTECTION FOR THE
 EXISTING TREES DURING CONSTRUCTION TO BETTER HELP ENSURE THE
 SURVIVAL OF THE EXISTING TREES NOTED TO REMAIN.

LANDSCAPE LEGEND

SYMBOL	SIZE	NAME & TYPE
	AS NOTED	EXISTING TREE PROPOSED TO REMAIN; TYPE AS NOTED
	> 3" CAL	CANOPY TREE
	> 3" CAL	NON-CANOPY TREE
	2 - 5 GAL.	SHRUB
	BUFFER AREA	
	> 3" CAL	CANOPY TREE
	> 3" CAL	NON-CANOPY TREE
		GRASS
		6' WOODEN FENCE
		PROPERTY BOUNDARY

1 PROPOSED LANDSCAPING PLAN
 Scale 1" = 30'-0"

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216 WEST 26TH STREET
 BRYAN, TX 77803
 PHONE 817.694.2185
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Schultz Engineering, LLC
 2730 LONGMIRE DRIVE, SUITE A
 COLLEGE STATION, TX 77845

BRISTOL VILLAGE
 BRYAN, TX

Project
BRISTOL VILLAGE
 Date
 07.21.2014
 Revision/Issue

LP-1