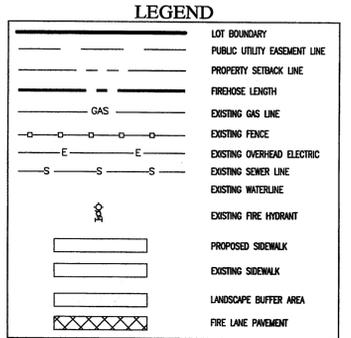
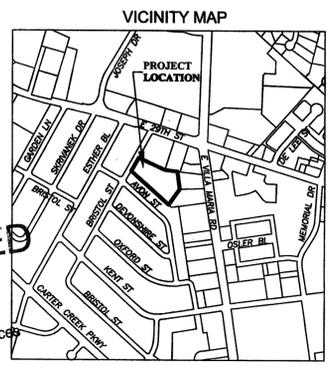


NOTES:
 1. THE STANDARD FRONT AND SIDE SETBACK REQUIREMENTS ARE 25' AND 7.5' RESPECTIVELY. BECAUSE THE BUILDING IS PROPOSED TO BE 50' IN HEIGHT, THERE WILL BE AN ADDITIONAL SETBACK OF 1' FOR EVERY 2' IN HEIGHT OVER 35'. THEREFORE, WITH THE ADDITIONAL 7.5' SETBACK DUE TO THE BUILDING HEIGHT, THE FRONT AND SIDE SETBACKS WILL BE 32.5' AND 15' RESPECTIVELY.
 2. PROPOSED DENSITY IS 90 DWELLING UNITS FOR 2.984 ACRES (3.016 DU/AC).



PARKING ANALYSIS

REQUIRED PARKING:	24-2 BEDROOM UNITS	2 SPACES PER UNIT
66-1 BEDROOM UNITS	1 SPACE PER UNIT	66 SPACES REQUIRED
2 HANDICAP SPACES REQUIRED		
1 VAN ACCESSIBLE HANDICAP SPACES REQUIRED		
114 TOTAL SPACES REQUIRED		
PROPOSED PARKING:	111 SPACES PARKING	
2 SPACES HANDICAP PARKING		
1 SPACE VAN ACCESSIBLE HANDICAP PARKING		
114 SPACES TOTAL		



SITE PLAN

BRISTOL SENIOR LIVING
 PATRICIA PLACE
 A PORTION OF LOT 2, BLOCK 1
 2.984 ACRES
 ZONED C-1

BRYAN, BRAZOS COUNTY, TEXAS
 SCALE: 1" = 30' OCTOBER 2010

OWNER/DEVELOPER:
 Bristol Village Partners, LLC, 318 N. Bryan Ave., Bryan TX 77803 (979) 823-8525

ENGINEER:
 SCHULTZ ENGINEERING, LLC, TBPE Firm Reg. No. 12327 2730 Longmire Drive, Suite A College Station, Texas 77845 P. O. Box 11995 College Station, Texas 77842 979.764.3900

SURVEYOR:
 Brad Kerr, RPLS No. 4502 Kerr Surveying, LLC, P.O. Box 269 College Station, TX 77841 (979) 268-3195

MARK	REVISION	BY	DATE

SCHULTZ ENGINEERING LLC
 TBPE NO. 12327
 2730 Longmire, Suite A
 College Station, Texas 77845
 979.764.3900

SURVEYED	DESIGNED	DRAWN	APPROVED	JOB NO.	DATE
	JPS	MMC	JPS	10-134	OCTOBER 2010

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW ONLY UNDER THE AUTHORITY OF JOSEPH P. SCHULTZ P.E., LICENSE NO. 65889, ON OCTOBER 12, 2010. IT IS NOT TO BE USED FOR BIDDING OR CONSTRUCTION PURPOSES.

BRISTOL SENIOR LIVING
 BRYAN, TEXAS

SITE PLAN

SCALE

VERTICAL	N/A
HORIZONTAL	1"=30'
PLOTTING SCALE:	1:1
FILE NAME:	10-134

C1