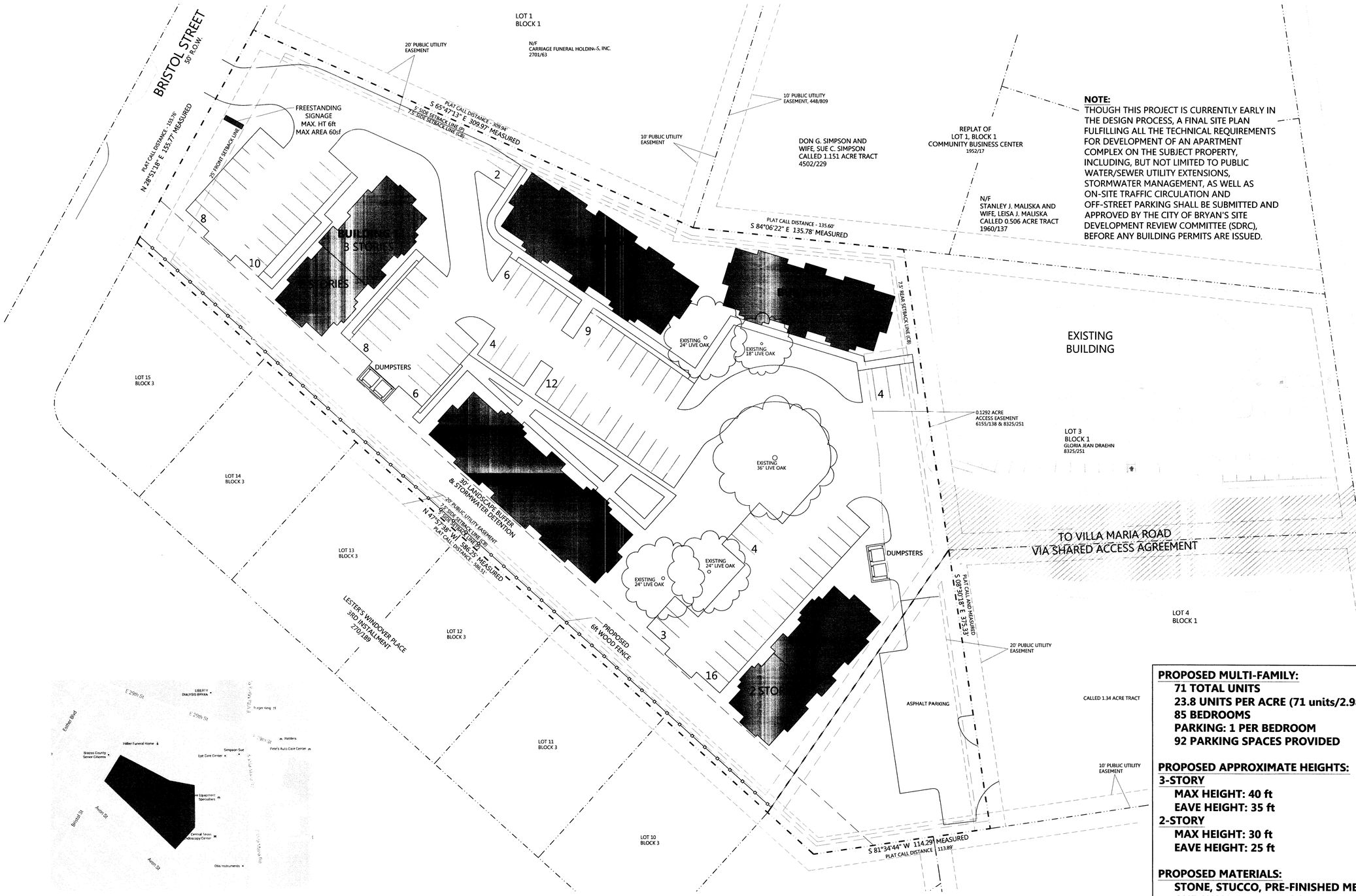

NOTE:
THOUGH THIS PROJECT IS CURRENTLY EARLY IN THE DESIGN PROCESS, A FINAL SITE PLAN FULFILLING ALL THE TECHNICAL REQUIREMENTS FOR DEVELOPMENT OF AN APARTMENT COMPLEX ON THE SUBJECT PROPERTY, INCLUDING, BUT NOT LIMITED TO PUBLIC WATER/SEWER UTILITY EXTENSIONS, STORMWATER MANAGEMENT, AS WELL AS ON-SITE 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:
- **71 TOTAL UNITS**
- **23.8 UNITS PER ACRE (71 units/2.98 acres)**
- **85 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**

2 VICINITY MAP
Not to Scale

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

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

REGISTERED ARCHITECT MATTHEW FAULKNER 22509 STATE OF TEXAS

NOT FOR CONSTRUCTION

PACT DESIGN STUDIO

216 WEST 26TH STREET
BRYAN, TX 77803
PHONE 817.694.2185
© 2014 PACT Design Studio, LLC

BRISTOL VILLAGE
BRYAN, TX

Project
BRISTOL VILLAGE
Date
06.10.2014
Revision/Issue

JUN 11 2014

SP-1

OF 2

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

LANDSCAPE REQUIREMENTS

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

EXISTING CANOPY TREES:
7 EXISTING CANOPY TREES * 225 SF/TREE = 1,575 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 GROUDCOVER 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 (3,285 SF).

PROPOSED LANDSCAPING (WITHIN REQUIRED LANDSCAPE LIMITS):
28 CANOPY TREES (>3" DIAMETER)
(350 SF EACH)
9,800 SF

32 NON-CANOPY TREES (>3" DIAMETER)
(225 SF EACH)
7,200 SF

TOTAL TREE AREA = 17,000 SF (9,800 SF + 7,200 SF)

84 SHRUBS (2 - 5 GALLON, CONTAINER GROWN)
SHRUB (10 SF EACH)
840 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
20,766 SF PROVIDED (17,000 SF + 840 SF + 2,926 SF)
19,504 SF REQUIRED

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
		GRASS
		6' WOODEN FENCE
		PROPERTY BOUNDARY

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

PACT DESIGN STUDIO
216 WEST 26TH STREET
BRYAN, TX 77803
PHONE 817.694.2185
© 2014 PACT Design Studio, LLC

Schultz Engineering, LLC
2730 LONGMIRE DRIVE, SUITE A
COLLEGE STATION, TX 77845

BRISTOL VILLAGE
BRYAN, TX

Project
BRISTOL VILLAGE
Date
06.10.2014
Revision/Issue

JUN 11 2014

LP-1

Planner