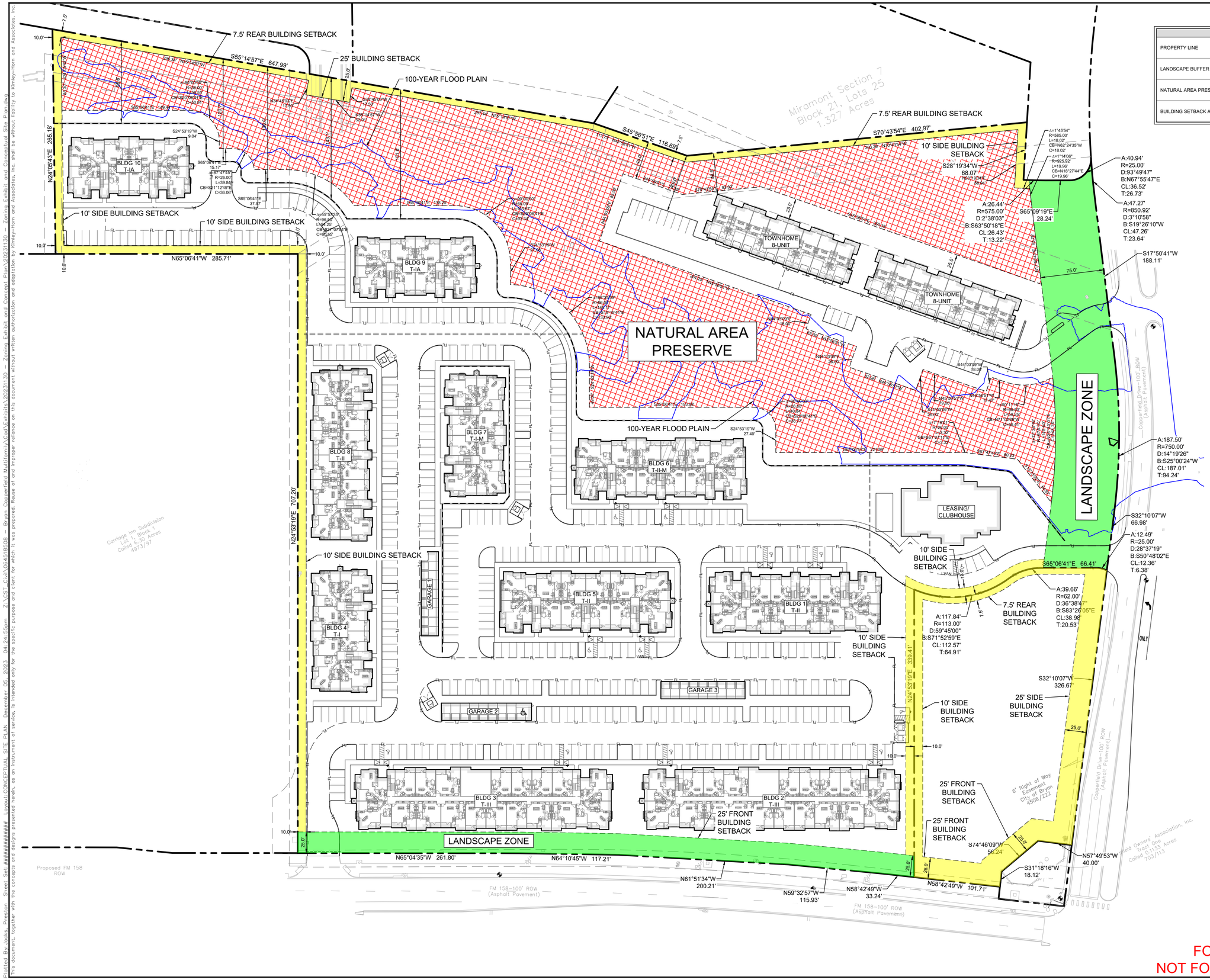

LEGEND	
PROPERTY LINE	
LANDSCAPE BUFFER AREA	
NATURAL AREA PRESERVE	
BUILDING SETBACK AREA	

NORTH

GRAPHIC SCALE IN FEET
0 25 50 100

LAND AREA TABLE - TOTAL AREA	
TOTAL SITE AREA:	20.397 AC
LANDSCAPE ZONE AREA:	1.214 AC
BUILDING SETBACK AREA:	1.035 AC
NATURAL AREA PRESERVE AREA:	4.340 AC
REMAINING AREA:	13.808 AC

LAND AREA TABLE - PLANNING AREA 1	
TOTAL SITE AREA:	18.810 AC
LANDSCAPE ZONE AREA:	1.214 AC
BUILDING SETBACK AREA:	0.633 AC
NATURAL AREA PRESERVE AREA:	4.340 AC
REMAINING AREA:	12.623 AC

LAND AREA TABLE - PLANNING AREA 2	
TOTAL SITE AREA:	1.587 AC
BUILDING SETBACK AREA:	0.402 AC
REMAINING AREA:	1.185 AC

SITE DATA TABLE - PLANNING AREA 1	
BUILDING DATA	
TOWNHOME STYLE BUILDINGS	
NO. BUILDINGS	2
NO. 2 BED UNITS	12
NO. 3 BED UNITS	4
TOTAL BEDS	36
STORIES	2
TYPE I BUILDINGS	
NO. BUILDINGS	1
NO. 1 BED UNITS	12
NO. 2 BED UNITS	12
TOTAL BEDS	36
STORIES	3
TYPE IA BUILDINGS	
NO. BUILDINGS	2
NO. 1 BED UNITS	16
NO. 2 BED UNITS	16
TOTAL BEDS	48
STORIES	2
TYPE I-M BUILDINGS	
NO. BUILDINGS	1
NO. 1 BED UNITS	12
NO. 2 BED UNITS	12
TOTAL BEDS	36
STORIES	3
TYPE II BUILDINGS	
NO. BUILDINGS	3
NO.1 BED UNITS	72
NO. 2 BED UNITS	36
TOTAL BEDS	144
STORIES	3
TYPE II-M UNITS	
NO. BUILDINGS	1
NO. 1 BED UNITS	24
NO. 2 BED UNITS	12
TOTAL BEDS	48
STORIES	3
TYPE III BUILDINGS	
NO. BUILDINGS	2
NO. 1 BED UNITS	90
NO. 2 BED UNITS	30
TOTAL BEDS	150
STORIES	3
TOTAL BEDS	498
CLUBHOUSE	
GSF	7,000SF

FOR EXHIBIT ONLY
NOT FOR ZONING OR PERMIT

No.	REVISIONS	DATE	BY

Kimley»Horn

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KHA PROJECT 064518508
DATE 12/06/2023
SCALE AS SHOWN
DESIGNED BY PDJ
DRAWN BY PDJ
CHECKED BY JCH

CONCEPTUAL SITE PLAN

BRYAN COPPERFIELD MULTIFAMILY

PREPARED FOR
SLATE REAL ESTATE PARTNERS
BRYAN TEXAS

SHEET NUMBER
CSP

Plotted By:Jacks, Preston Sheet Set:######### Layout:CONCEPTUAL SITE PLAN December 05, 2023 04:24:55pm Z:\CST_Civil\064518508 - Bryan Copperfield Multifamily\Cad\Exhibits\20231130 - Zoning Exhibit and Concept Plan\20231130 - Zoning Exhibit and Conceptual Site Plan.dwg
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