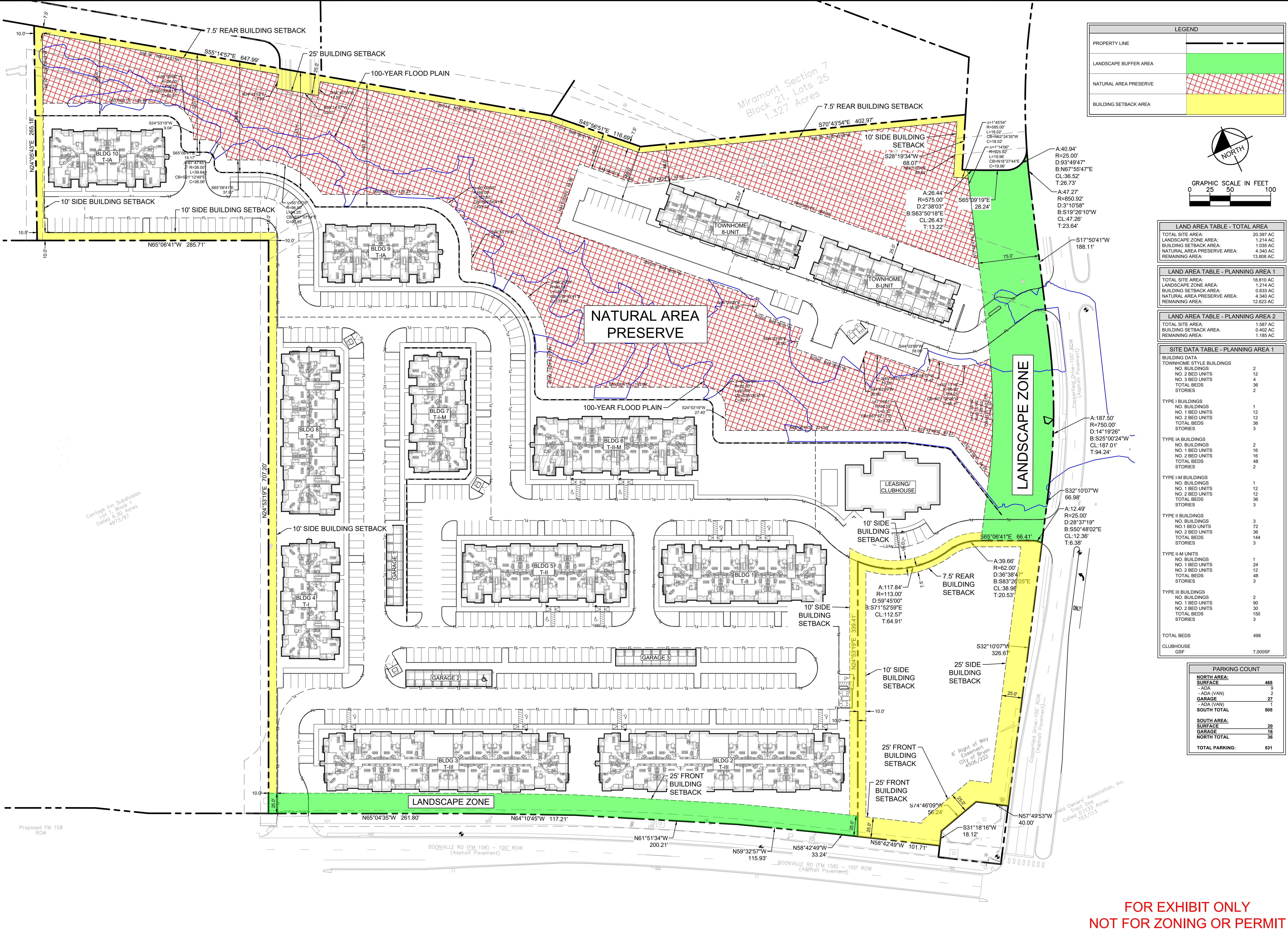
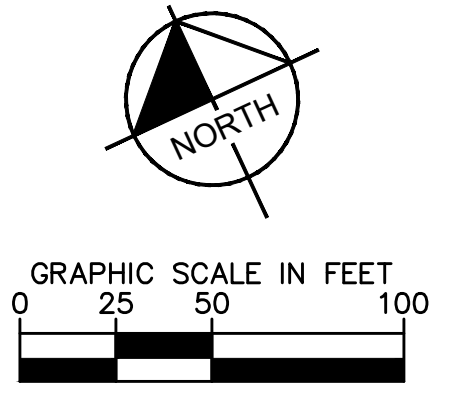


Plotted By: jacks, Preston. Sheet Set: 064518508 - Layout: CONCEPTUAL SITE PLAN. December 15, 2023. 12:32:09pm. Z:\CSET\Civil\064518508 - Bryan Copperfield Multifamily\064518508 - Zoning Exhibit and Conceptual Plan\20231130 - Zoning Exhibit and Conceptual Site Plan.dwg. This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



LEGEND	
PROPERTY LINE	- - - - -
LANDSCAPE BUFFER AREA	[Green Area]
NATURAL AREA PRESERVE	[Red Hatched Area]
BUILDING SETBACK AREA	[Yellow Area]



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:	0.833 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	
<b>BUILDING DATA</b>	
TOWNHOME STYLE BUILDINGS	2
NO. BUILDINGS	12
NO. 2 BED UNITS	2
NO. 3 BED UNITS	4
TOTAL BEDS	36
STORIES	2
<b>TYPE I BUILDINGS</b>	
NO. BUILDINGS	1
NO. 1 BED UNITS	12
NO. 2 BED UNITS	12
TOTAL BEDS	36
STORIES	3
<b>TYPE IA BUILDINGS</b>	
NO. BUILDINGS	2
NO. 1 BED UNITS	16
NO. 2 BED UNITS	16
TOTAL BEDS	48
STORIES	2
<b>TYPE IB BUILDINGS</b>	
NO. BUILDINGS	1
NO. 1 BED UNITS	12
NO. 2 BED UNITS	12
TOTAL BEDS	36
STORIES	3
<b>TYPE II BUILDINGS</b>	
NO. BUILDINGS	3
NO. 1 BED UNITS	72
NO. 2 BED UNITS	36
TOTAL BEDS	144
STORIES	3
<b>TYPE III BUILDINGS</b>	
NO. BUILDINGS	2
NO. 1 BED UNITS	90
NO. 2 BED UNITS	30
TOTAL BEDS	150
STORIES	3
<b>TOTAL BEDS</b>	<b>498</b>
CLUBHOUSE GSF	7,000SF

PARKING COUNT	
<b>NORTH AREA:</b>	
SURFACE	468
- ADA	9
- ADA (VAN)	2
<b>GARAGE</b>	<b>27</b>
- ADA (VAN)	1
<b>SOUTH TOTAL</b>	<b>505</b>
<b>SOUTH AREA:</b>	
SURFACE	20
GARAGE	16
<b>NORTH TOTAL</b>	<b>36</b>
<b>TOTAL PARKING:</b>	<b>531</b>

**Kimley»Horn**

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DATE: \_\_\_\_\_

REVISIONS: \_\_\_\_\_

NO. \_\_\_\_\_

DATE: \_\_\_\_\_

KHA PROJECT: 064518508

DATE: 12/06/2023

SCALE: AS SHOWN

DESIGNED BY: PDU

DRAWN BY: PDU

CHECKED BY: JCH

**CONCEPTUAL SITE PLAN**

**BRYAN COPPERFIELD MULTIFAMILY**

PREPARED FOR SLATE REAL ESTATE PARTNERS

BRYAN TEXAS

SHEET NUMBER

**CSP**

**FOR EXHIBIT ONLY  
NOT FOR ZONING OR PERMIT**