

Preliminary Site Plan

Scale: 1" = 20'-0"

Site Plan Keynotes:

- Existing parking, drives, trash enclosure to be removed as part of this project scope.
- New curbing, typical.
- New landscape buffer, refer to landscape plans.
- New landscape planter, refer to landscape plans.
- New 6'-0" high painted masonry screen wall, refer to civil for opening requirements.
- Existing adjacent building on adjoining property, Edelweiss Inn.
- Existing large trees to remain.

Tree Mitigation Preservation

The applicant intends to preserve trees where possible. However, in areas where trees are to be removed, the applicant will mitigate by replanting and/or paying a fee in lieu of.

Existing Spaces: 212
Proposed Additional Spaces (Gross): 1
Total Required Spaces: 211
Total Provided Spaces: 212

I, Dan Norville, the property owner, acknowledge that this site plan submitted for the purposes of rezoning this property is in accordance with all applicable provisions of the Zoning Ordinance. Additionally, I understand that City Council approval of this site plan in conjunction with a rezoning case does not relieve me from adherence to any/all City-adopted Codes/Ordinances at the time of plan submittal for building permits. Nor does it relieve me from adherence to any/all state or federal rules and regulations.

Site Tabulations:

Zoning: C3
Site area: 225,650 SF (or 5.180 acres)

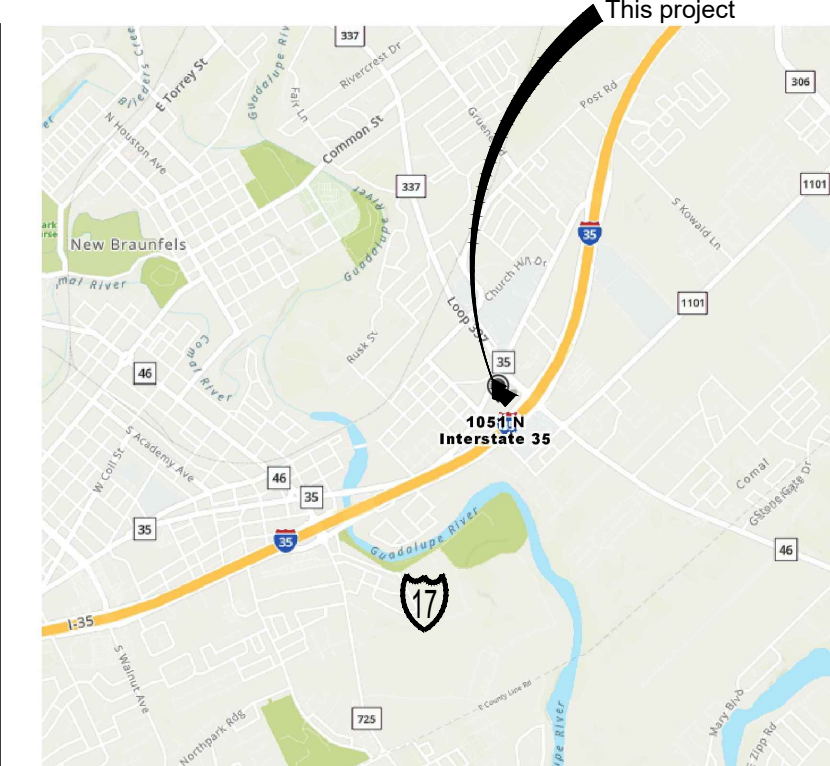
Building tabulations:
A. Existing Apts.: 61,571 SF
B. New Apts.: 23,700 SF (1 bedrooms - 600 SF; studios - 450 SF)
(11,562 SF - 1st floor; 11,562 SF - 2nd floor, 5,048 SF - 3rd Floor)
(Total SF with interior corridor based on 8' width - 28,172 SF)

Total proposed SF: 89,743 SF

Unit breakdown:
1. 1 bedrooms: 20
2. Studios: 26
Total new units: 46

Parking tabulations:
1. 139 existing studios: 1.1/unit = 153 required
2. 20 new 1 bedrooms: 1.5/unit = 30 required
3. 26 new studios: 1.1/unit = 29 required
Total spaces required: 212

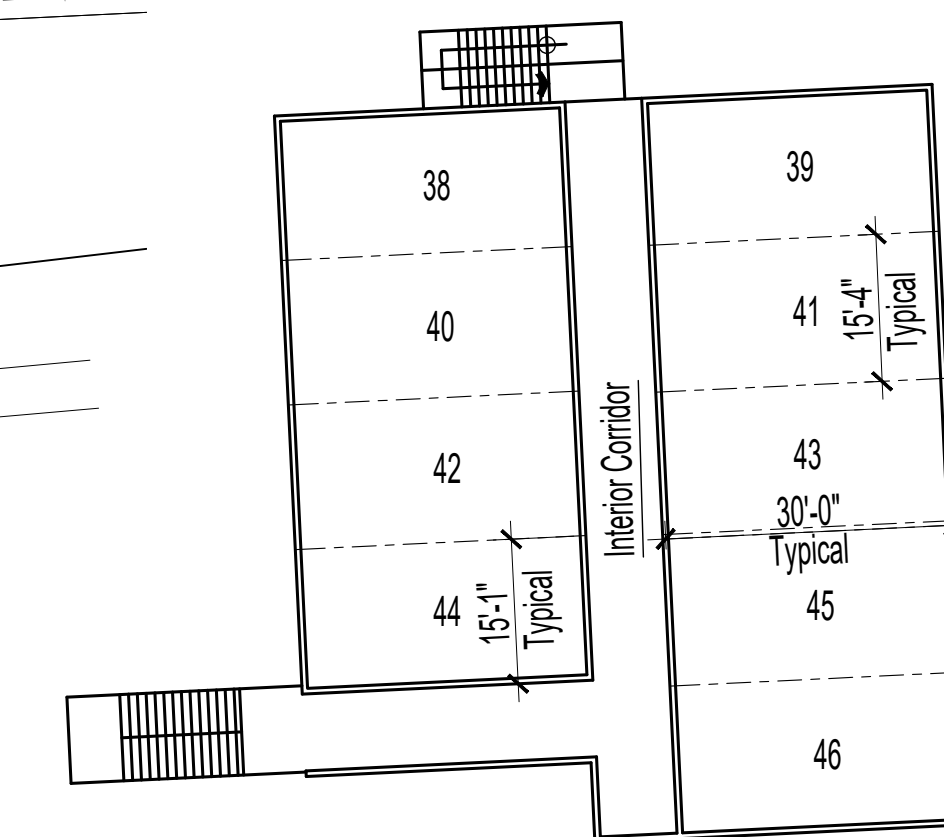
Parking provided: 212



Vicinity map

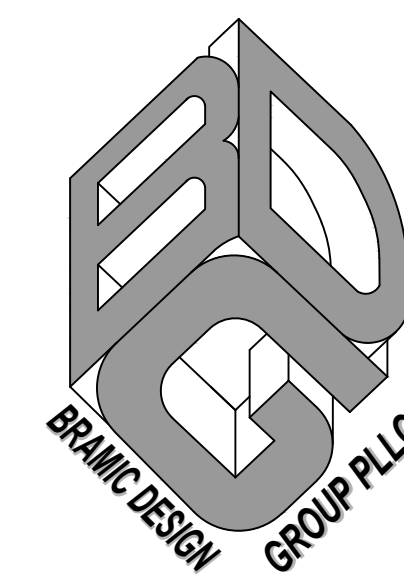
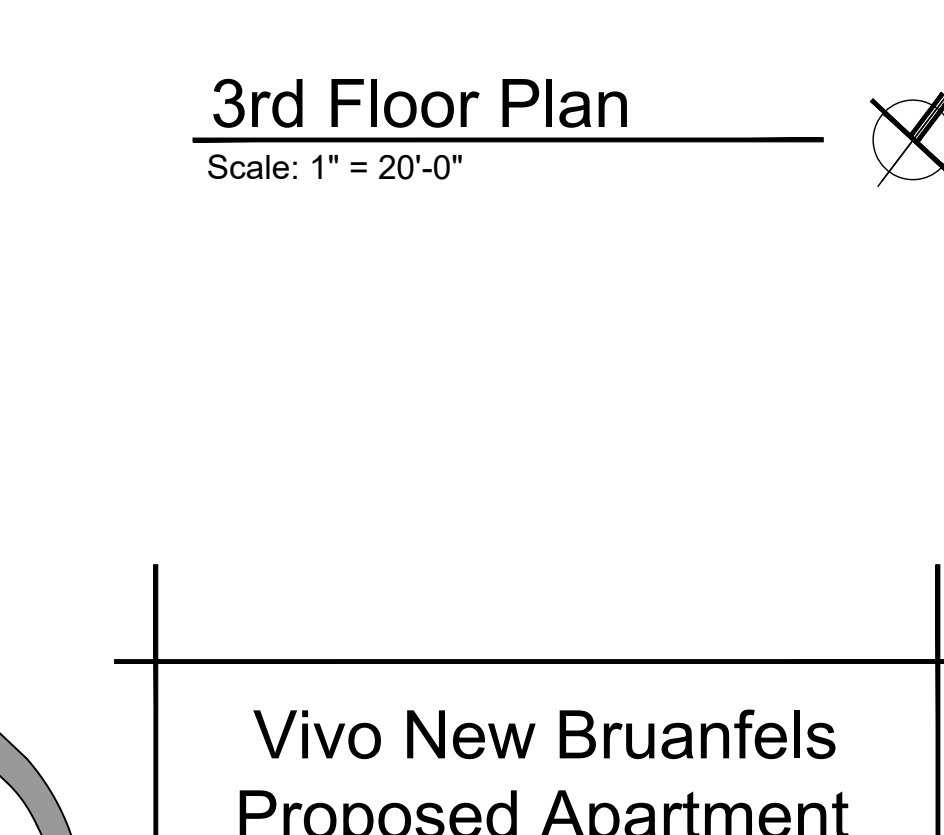
2nd Floor Plan

Scale: 1" = 20'-0"



3rd Floor Plan

Scale: 1" = 20'-0"



7867 E. FAIRMOUNT ST.
TUCSON, AZ 85715
PHONE: (520) 401-9183

PROJECT: 22-000
DATE: 02.15.23
DRAWN: KV
CHECKED: GG

REGISTERED ARCHITECT
STATE OF TEXAS
02.15.23
DO NOT SCALE DRAWING

Vivo New Bruanfels Proposed Apartment Building Addition

1051 IH 35 N
New Bruanfels, Texas 78130

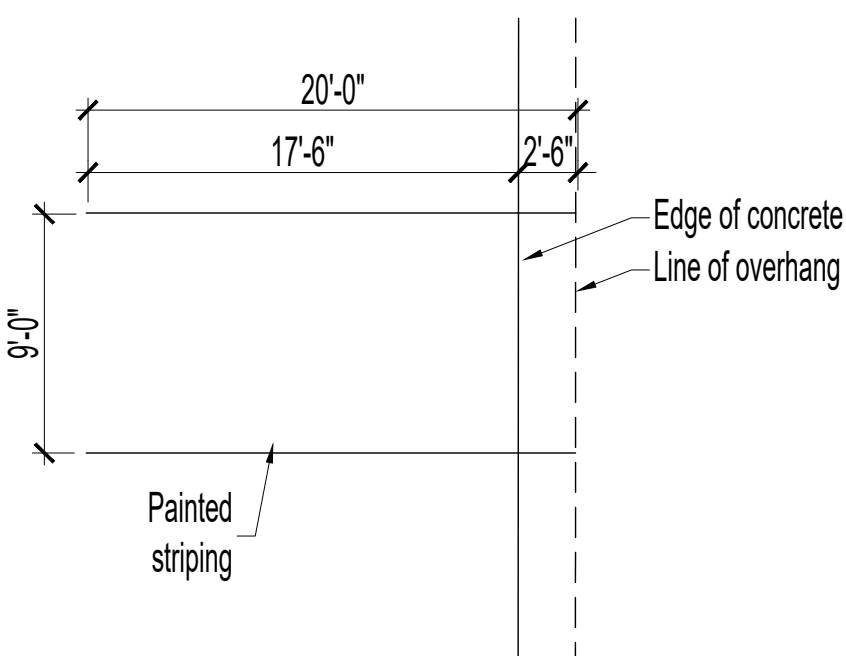
Site Plan

SHEET:

C1.0

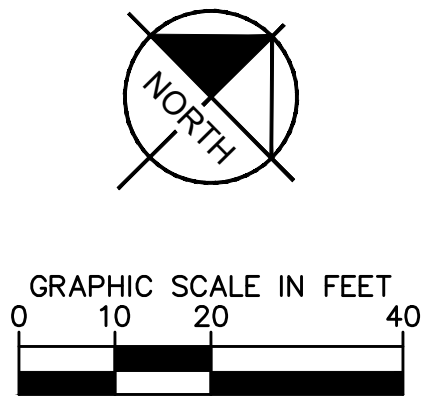
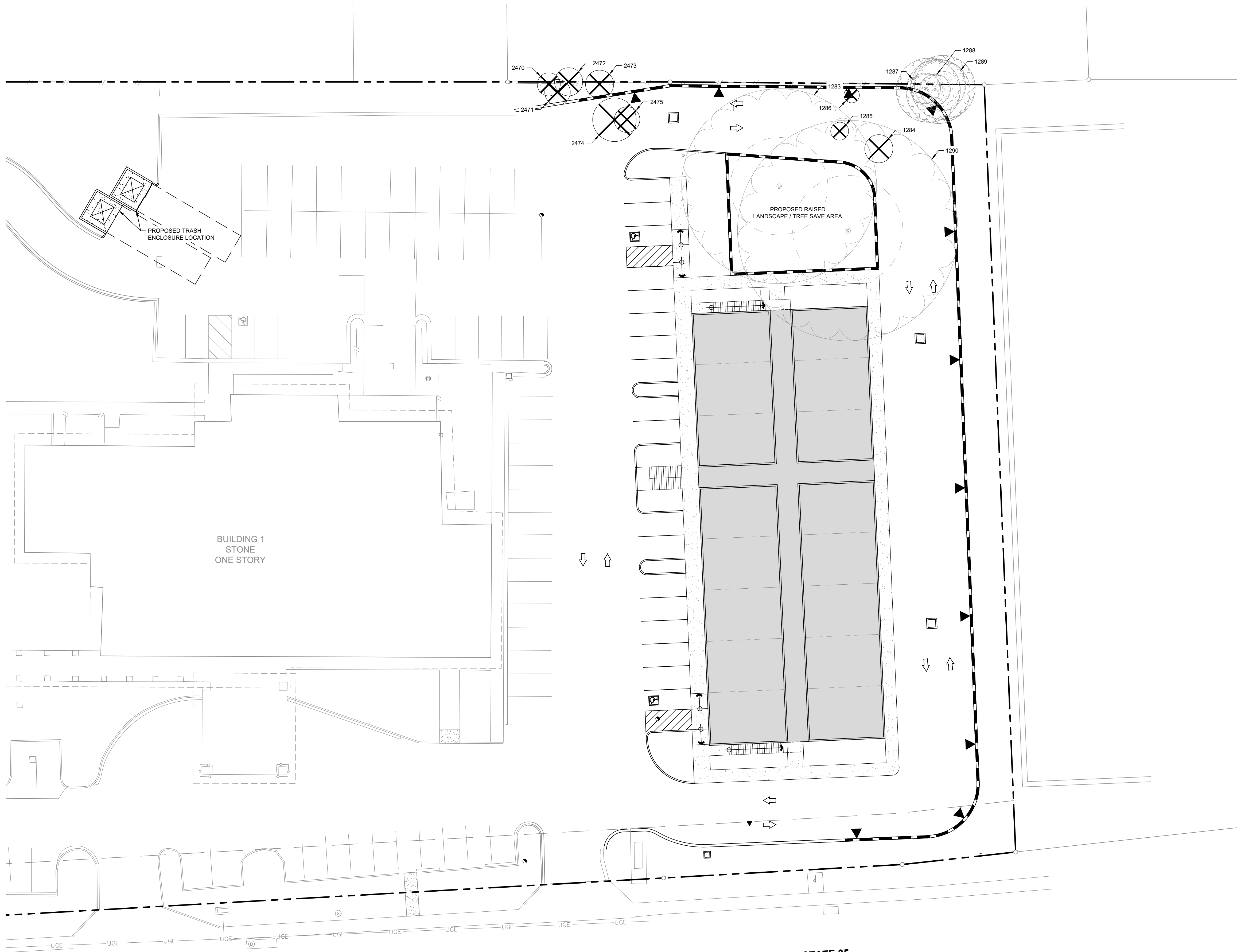
1 Typical Vehicle Parking Space

Scale: 1/8" = 1'-0"



Revised: B:\p\m - jacob - February 07, 2023 - 07:52:44am - K:\SMA_Civil\068919101_Vivobas_P102_SUN\01\Pres\04\03_01_TREE.dwg
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A
B
C
D



LEGEND

PROPERTY BOUNDARY

PROPOSED RETAINING WALL
(TRIANGLES INDICATE FACE OF WALL)

EXISTING TREE PLANNED FOR PRESERVATION

EXISTING TREE TO BE REMOVED

TREE TABLE		
NO.	SPECIES	DISPOSITION
1283	38" LIVE OAK	HERITAGE - HEALTHY
1284	11" HACKBERRY	NOT PROTECTED - UNDESIRABLE
1285	7" ANACUA	NOT PROTECTED - UNHEALTHY
1286	6" ANACUA	NOT PROTECTED - UNDERSIZED
1287	6" ANACUA	NOT PROTECTED - UNDERSIZED
1288	6" HACKBERRY	NOT PROTECTED - UNDESIRABLE
1289	9.5" ANACUA	PROTECTED - HEALTHY
1290	43" LIVE OAK	HERITAGE - HEALTHY
2470	9" HACKBERRY	NOT PROTECTED - UNDESIRABLE
2471	13.5" LIGUSTRUM	NOT PROTECTED - UNDESIRABLE
2472	11" HACKBERRY	NOT PROTECTED - UNDESIRABLE
2473	11" HACKBERRY	NOT PROTECTED - UNDESIRABLE
2474	17" HACKBERRY	NOT PROTECTED - UNDESIRABLE
2475	7.5" HACKBERRY	NOT PROTECTED - UNDESIRABLE

TREE REPLACEMENT CALCULATIONS	
CATEGORY	CALIPER INCHES
REMOVED HERITAGE	0"
PRESERVED PROTECTED	90.5"
PROPOSED INCHES	33"
REQUIRED INCHES	0"

NOTES

TREES WITHIN THE IMMEDIATE VICINITY OF THE PROPOSED IMPROVEMENTS HAVE BEEN SHOWN ON THIS PLAN. HOWEVER, THERE ARE ADDITIONAL TREES THROUGHOUT THE PROPERTY THAT ARE PLANNED TO BE PRESERVED.

REFERENCE LANDSCAPE EXHIBIT BY LANDSCAPE ARCHITECT FOR PROPOSED REPLACEMENT TREE LOCATIONS.

VIVO LIVING
NEW BRAUNFELS
EXPANSION

CITY OF NEW BRAUNFELS

TEXAS

TREE PRESERVATION PLAN

KHA PROJECT
068919101

DATE
01/29/2023

SCALE AS SHOWN

DESIGNED BY JMP

DRAWN BY JMP

CHECKED BY JPS

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Kimley»Horn

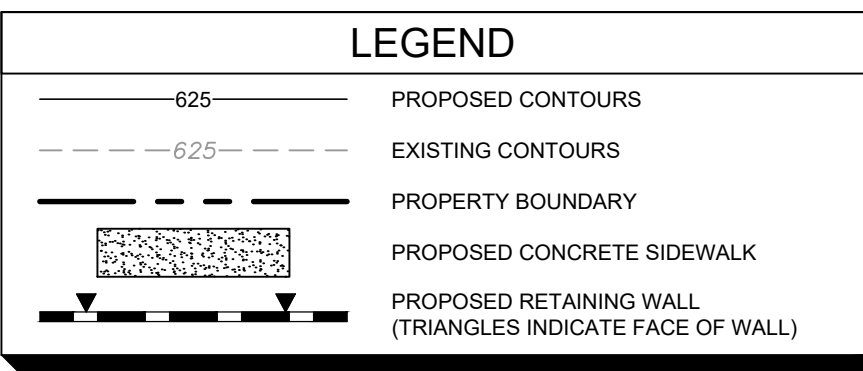
REVISIONS

No.	DATE	BY

SHEET NUMBER



A



SHEET NUMBER		<p>VIVO LIVING</p> <p>NEW BRAUNFELS</p> <p>EXPANSION</p> <p>CITY OF NEW BRAUNFELS</p>		<p>PRELIMINARY</p> <p>GRADING PLAN</p>		<p>KHA PROJECT</p> <p>068919101</p>		<p>Kimley»Horn</p> <p>©2023 KIMLEY-HORN AND ASSOCIATES, INC. 1251 SADLER DRIVE, BLDG. K, STE. 1200, SAN MARCOS, TX 78666 TEL: 761-200-1000 FAX: 761-200-1001 WWW.KIMLEY-HORN.COM TBPE FIRM NO. 928</p>		<p>No.</p> <p>REVISIONS</p> <p>DATE</p> <p>BY</p>	
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