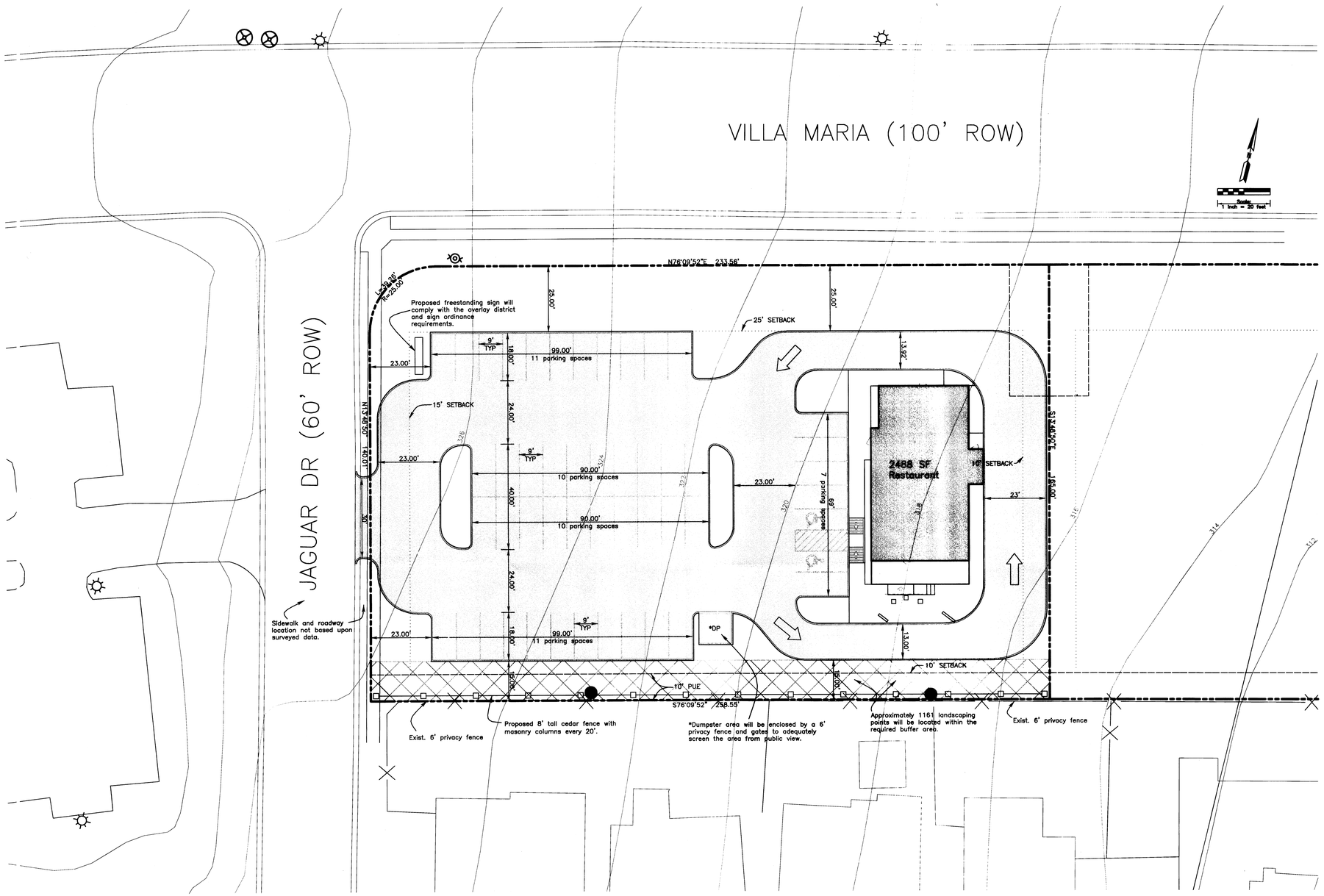
PROJECT BENCHMARK:



Lot Size (.9763 ac)	42,528SF
Bldg Site	35,994SF
Min Landscape	5,400SF
Min Trees (9 non-canopy trees x 150SF)	2,700SF
Min Canopy Trees (7 canopy trees x 200SF)	1,350SF
Max. Grass/Groundcover	810SF
Planting Beds/Shrubs	1,840SF

Landscaping Summary

All landscaping to meet requirements of Section 62-429 of the City of Bryan Land and Site Development Code. In addition, as part of the Conditional Use Permit the buffer area adjacent to the residential lots to the west will contain plantings to negate the impact of lights and noise.

All parking spaces shall be screened from the public rights-of-way by landscaping.

LEGAL DESCRIPTION: LOT 1, JAGUAR SUBDIVISION

OWNER:
Paul & Cathy Batista
3202 Salzburg Court
College Station, TX 77845
979-764-6520

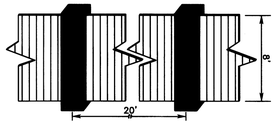
DEVELOPER:
Mark Dennard
111 University Dr. East, Suite 110
College Station, TX 77840
979-680-1498

CURRENT ZONING: C-3, HEAVY COMMERCIAL, W/ CORRIDOR OVERLAY (VILLA MARIA)

PROPOSED ZONING: C-1, OFFICE, W/ CORRIDOR OVERLAY (VILLA MARIA)

PARKING LEGEND
PARKING SPACES REQUIRED FOR RESTAURANT
8 SPACES + 623sf OF SEATING AREA @ 1/50) = 21 SPACES

TOTAL PARKING REQUIRED = 21 SPACES
TOTAL PARKING PROVIDED = 49 SPACES



TYPICAL FENCE SECTION
8' TALL CEDAR FENCE W/ MASONRY COLUMNS

Received
FEB 16 2009
Development & Engineering Services

MITCHELL M&M MORGAN
Tx Firm #F-1443
T.979.260.6963
F.979.260.3564
511 UNIVERSITY DRIVE EAST
SUITE 204
COLLEGE STATION, TX 77840
PLAN & DESIGN SPECIALISTS IN CIVIL ENGINEERING • HYDRAULICS HYDROLOGY • UTILITIES • STREETS SITE PLANS • SUBDIVISIONS
www.mitchellandmorgan.com

For Interim Review Only These documents are not intended for construction, bidding, or permit purposes. Prepared by: Veronica J.B. Morgan, P.E. No. 77889

January, 2009
Designed By: VJBM
Drawn By: SB, JJ, MK
Checked By: VJBM

Prepared For:
CITY OF BRYAN

Revisions

Conditional Use Site Plan
WINGS-N-MORE
Jaguar @ Villa Maria

01