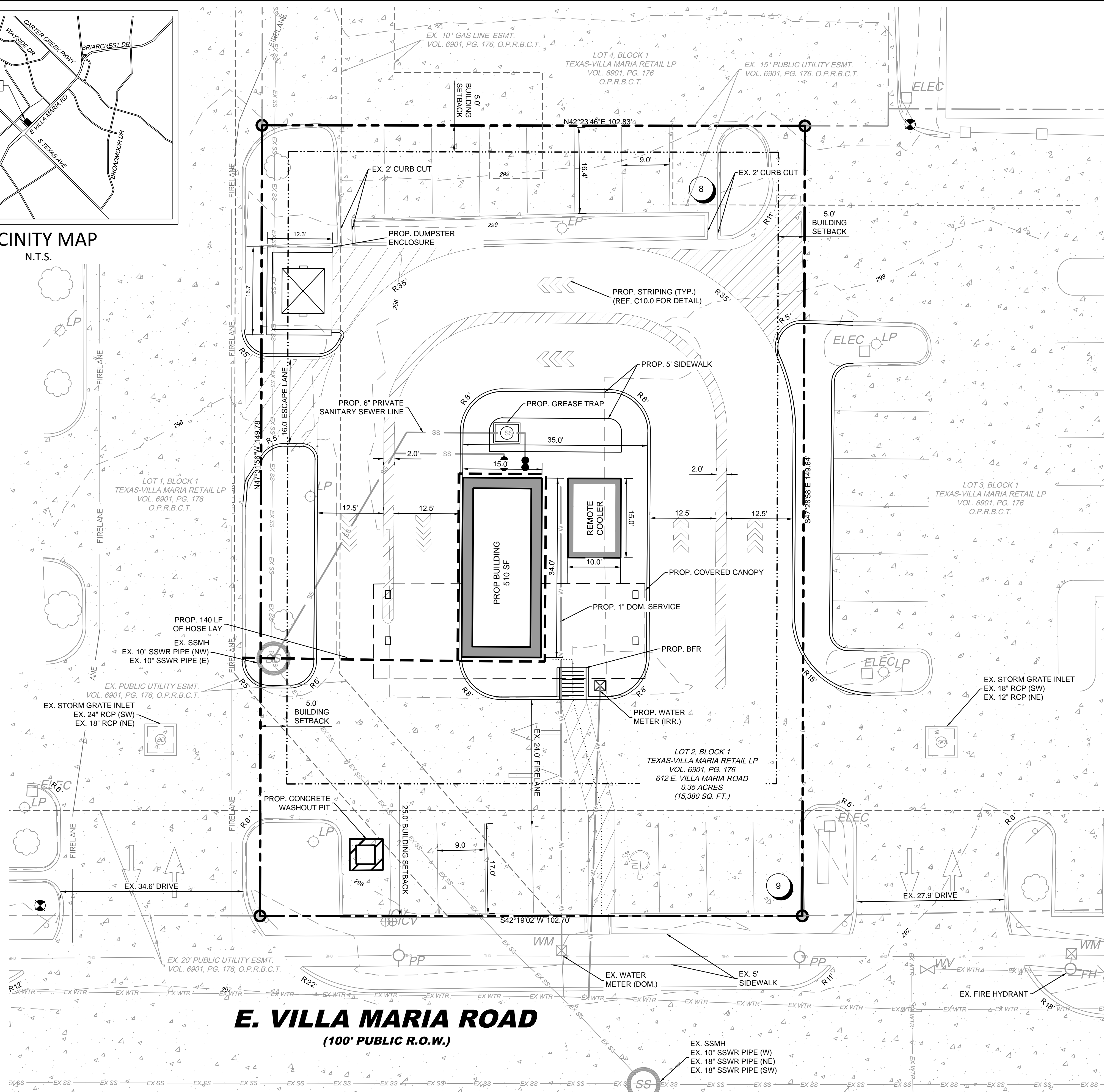
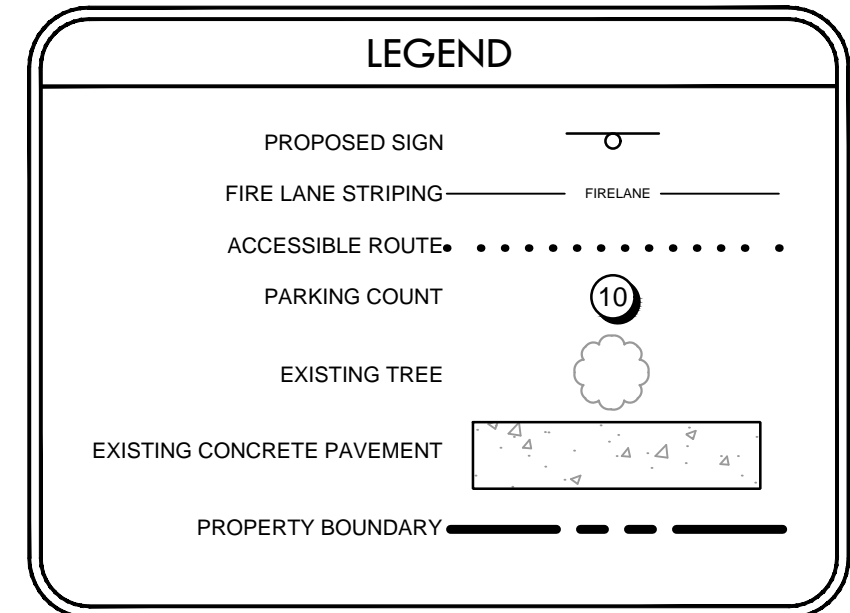


VICINITY MAP
N.T.S.



SITE BENCHMARKS

BM NO. 800 5/8" CIRS "S&A CONTROL".	ELEVATION = 298.36' (NAD 83)
BM NO. 801 5/8" CIRS "S&A CONTROL".	ELEVATION = 297.30' (NAD 83)
BM NO. 802 "X" CUT.	ELEVATION = 299.90' (NAD 83)
BM NO. 803 5/8" CIRS "S&A CONTROL".	ELEVATION = 300.76' (NAD 83)

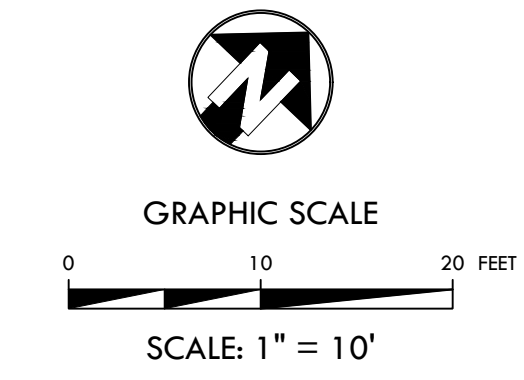


SITE PLAN DATA TABLE

EXISTING ZONING	C-2
PROPOSED ZONING	C-2
LOT AREA (SF) / (ACRES)	15,380 / 0.35
TOTAL BUILDING AREA (SF)	510
BUILDING HEIGHT	19'-8" (1 STORY)
BUILDING LOT COVERAGE (%) / FLOOR AREA RATIO	3.31% / 0.033:1

PARKING DATA TABLE

RESTAURANT PARKING REQUIREMENT	8, PLUS 1 SPACE PER 50 SF OF SEATING AREA
PORTION OF BUILDING RESTAURANT	100% / 510 SF
RESTAURANT PARKING SPACES REQUIRED	8 SPACES
TOTAL PARKING SPACES REQUIRED	8 SPACES
TOTAL PARKING SPACES PROVIDED	17 SPACES
REQUIRED ADA PARKING	1 SPACES (1 VAN)
PROVIDED ADA PARKING	1 SPACES (1 VAN)



SITE PLAN
CITY PROJECT NO. SPXX-XXXX

7 BREW COFFEE
0.353 ACRES
LOT 2, BLOCK 1
TEXAS-VILLA MARIA RETAIL
CITY OF BRYAN,
BRAZOS COUNTY, TEXAS
PREPARATION DATE: 03/10/2023

OWNER/APPLICANT
RED SKY
904 HIDDEN MEADOW CT.
SOUTH LAKE, TX 76092
PH: 504-428-4111
CONTACT: ASHLEY KLEIN

LANDSCAPE ARCHITECT
LONDON LANDSCAPES, LLC
PO BOX 28
COLLINSVILLE, TX 76233
PH: 972-800-0676
CONTACT: AMY LONDON, RLA

ENGINEER
KIRKMAN ENGINEERING, LLC
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
PH: 817-488-4960
CONTACT: SHEA KIRKMAN, PE

SURVEYOR
SPOONER & ASSOCIATES
309 BYERS STREET, SUITE 100
EULESS, TX 76039
PH: 817-685-8448
CONTACT: ERIC SPOONER, RPLS

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THESE DOCUMENTS ARE FOR DESIGN REVIEW ONLY AND NOT INTENDED FOR THE PURPOSES OF CONSTRUCTION, BIDDING OR PERMIT. THEY WERE PREPARED BY, OR UNDER THE SUPERVISION OF:

SHEA O. KIRKMAN
P.E.# 91865
DATE: March 10, 2023

904 HIDDEN MEADOW CT
SOUTH LAKE, TX 76092
504-428-4111

7 BREW DRIVE THRU
612 E. VILLA MARIA ROAD
TEXAS-VILLA MARIA RETAIL
LOT 2
CITY OF BRYAN
BRAZOS COUNTY, TEXAS

REV.	DATE	DESCRIPTION

KIRKMAN ENGINEERING, LLC
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
TEXAS FIRM NO. 15874

JOB NUMBER: RSH22007
ISSUE DATE: -

SITE PLAN

SHEET:
C3.0

FILE PATH: K:\04052023\02_Plan\04052023_Plan\Drawings\03_Productions\03_Site Plan.dwg
PLOTTER: CO-110 PLT
PLOT DATE: 03/10/2023