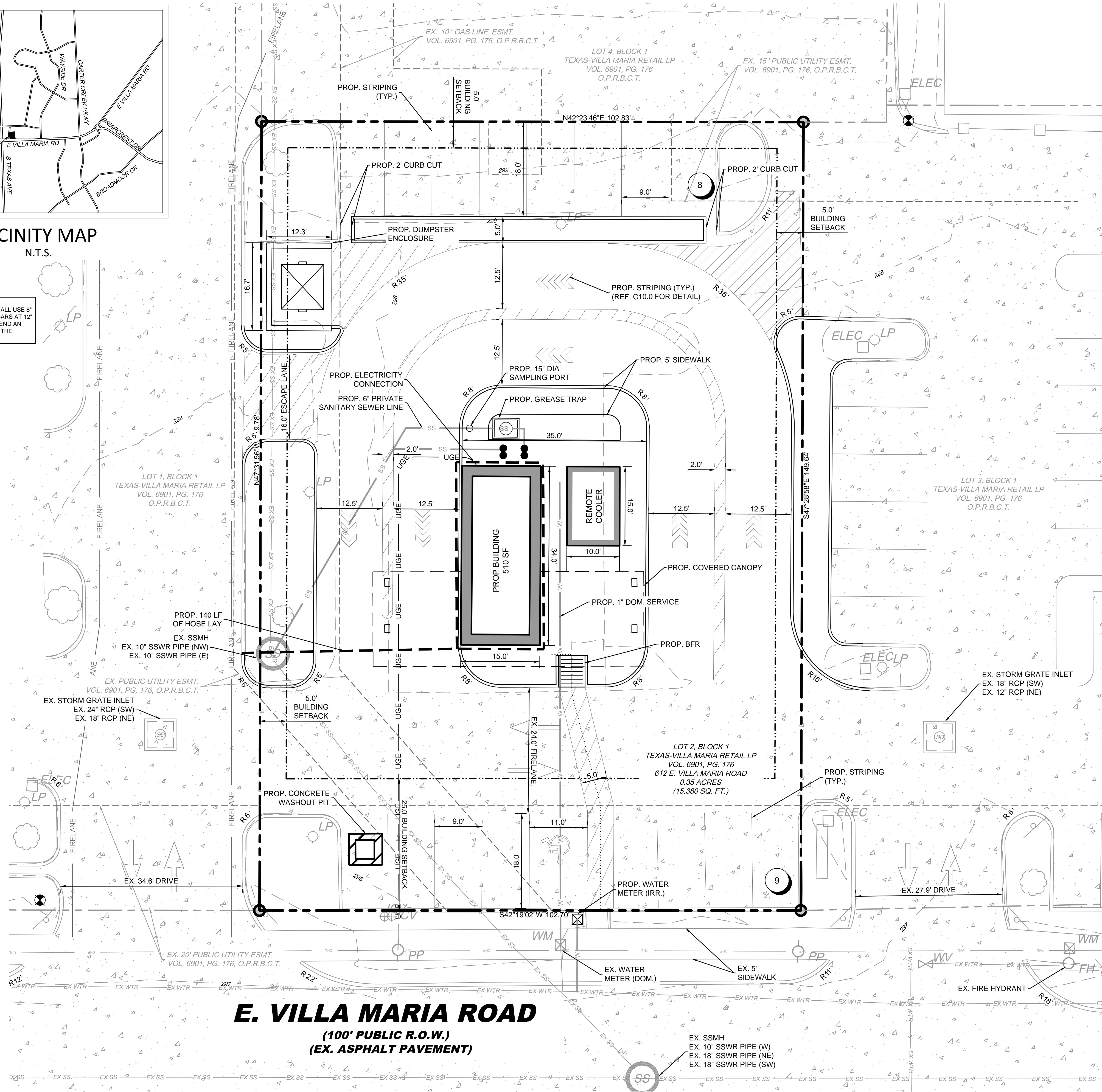


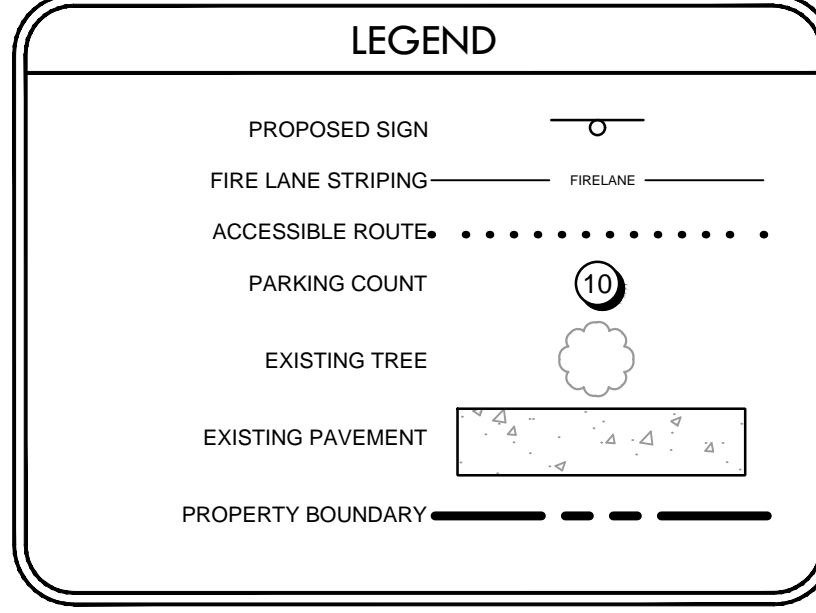
VICINITY MAP
N.T.S.

NOTE
DUMPSTER CONTAINMENT AREA SHALL USE 8" CONCRETE, REINFORCED WITH #5 BARS AT 12" OCEW AND THE PAD SHALL EXTEND AN ADDITIONAL 10' IN FRONT OF THE CONTAINMENT AREA.



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

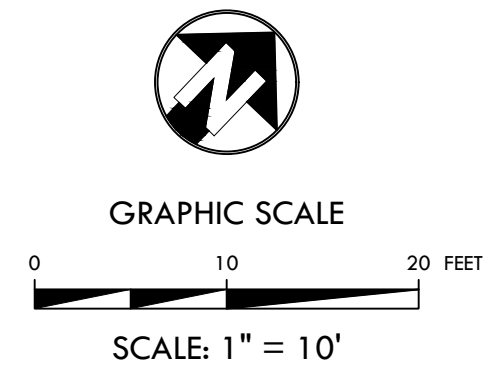
EXISTING ZONING	Retail District (C-2)
PROPOSED ZONING	Retail District (C-2)
LOT AREA (SF) / (ACRES)	15,380 / 0.35
TOTAL BUILDING AREA (SF)	510
BUILDING HEIGHT	19'-8" (1 STORY)
CANOPY HEIGHT	9'-0"
COOLER HEIGHT	7'-7"
BUILDING LOT COVERAGE (%) / FLOOR AREA RATIO	3.31% / 0.033:1

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)

NOTE
ALL SIGNAGE SHALL CONFORM WITH THE REGULATIONS FOUND WITHIN BRYAN CODE OF ORDINANCES, CHAPTER 98-SIGNS AND SHALL BE PERMITTED SEPARATELY.

NOTE TO CONTRACTOR
WHERE ELECTRIC FACILITIES ARE INSTALLED, BTU HAS THE RIGHT TO INSTALL, OPERATE, RELOCATE, CONSTRUCT, RECONSTRUCT, ADD TO, MAINTAIN, INSPECT, PATROL, ENLARGE, REPAIR, REMOVE AND REPLACE SAID FACILITIES UPON, OVER, UNDER, AND ACROSS THE PROPERTY INCLUDED IN THE PUE, AND THE RIGHT OF INGRESS AND EGRESS ON PROPERTY ADJACENT TO THE PUE TO ACCESS ELECTRIC FACILITIES.



SITE PLAN
CITY PROJECT NO. SP23-21

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
RSDGF, LLC
15110 N. DALLAS PKWY, STE 440
DALLAS, TX 75248
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

PRELIMINARY FOR REVIEW ONLY
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 29, 2023

2560 KING ARTHUR BLVD.
STE. 124-104
LEWISVILLE, TX 75056
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: DATE

SITE PLAN

SHEET:
C3.0

FILENAME: C:\03 SITE PLAN - 85120203.dwg
 PLOTTED BY: SPOONER
 PLOTTED DATE: 3/29/2023