



CONSTRUCTION



209 S MAIN STREET
BRYAN, TX 77803
PHONE 979.704.6894
© 2023 PACT Design Studio, LLC

**NOT FOR CONSTRUCTION,
PERMITTING, OR REGULATORY
APPROVAL**

LIME GRILL RENOVATION

COLLEGE STATION, TEXAS

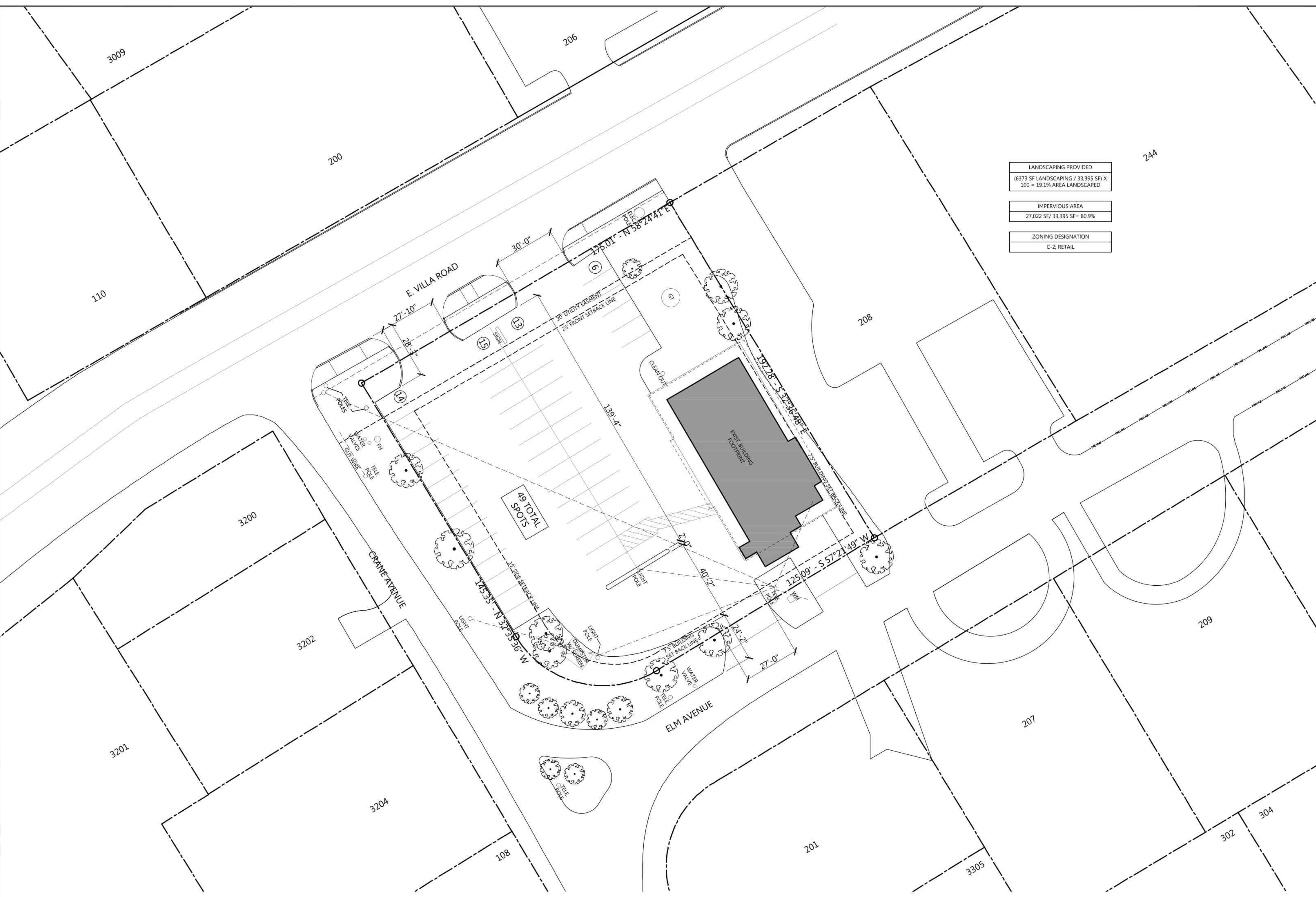
Project
23-028

Date
2023.11.13

Revision/Issue

SP1.1

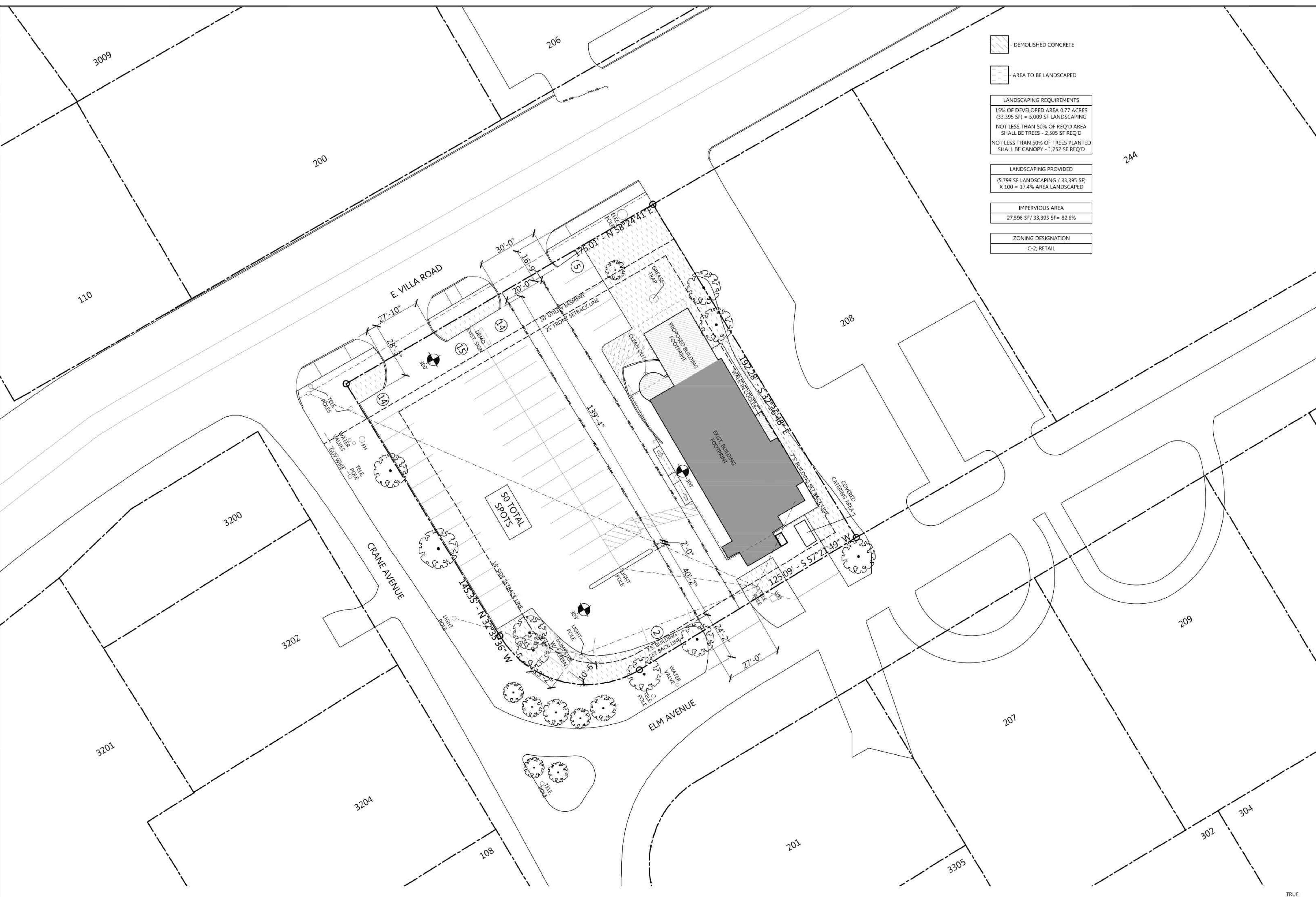
EXISTING SITE PLAN



LANDSCAPING PROVIDED (6373 SF LANDSCAPING / 33,395 SF) X 100 = 19.1% AREA LANDSCAPED
IMPERVIOUS AREA 27,022 SF / 33,395 SF = 80.9%
ZONING DESIGNATION C-2, RETAIL

1 EXISTING SITE PLAN
SCALE: 1" = 20'





	DEMOLISHED CONCRETE
	AREA TO BE LANDSCAPED
LANDSCAPING REQUIREMENTS	
15% OF DEVELOPED AREA 0.77 ACRES (33,395 SF) = 5,009 SF LANDSCAPING	
NOT LESS THAN 50% OF REQ'D AREA SHALL BE TREES - 2,505 SF REQ'D	
NOT LESS THAN 50% OF TREES PLANTED SHALL BE CANOPY - 1,252 SF REQ'D	
LANDSCAPING PROVIDED	
(5,799 SF LANDSCAPING / 33,395 SF) X 100 = 17.4% AREA LANDSCAPED	
IMPERVIOUS AREA	
27,596 SF / 33,395 SF = 82.6%	
ZONING DESIGNATION	
C-2; RETAIL	



209 S MAIN STREET
 BRYAN, TX 77803
 PHONE 979.704.6894
 © 2023 PACT Design Studio, LLC

**NOT FOR CONSTRUCTION,
 PERMITTING, OR REGULATORY
 APPROVAL**

**LIME GRILL
 RENOVATION**
 COLLEGE STATION, TEXAS

Project
 23-028
 Date
 2023.11.13
 Revision/Issue

SP1.2
 RENOVATION SITE PLAN

1 RENOVATION SITE PLAN
 SCALE: 1" = 20'

