

**PARKING SUMMARY**

<b>TOTAL PARKING REQUIRED:</b>	173
ONE PER 3 SEATS @ 520 SEATS	
<b>TOTAL ACCESSIBLE PARKING REQUIRED:</b>	6
<b>TOTAL ACCESSIBLE PARKING PROVIDED:</b>	8
<b>TOTAL PARKING PROVIDED:</b>	173

**LEGAL DESCRIPTION**

**ADDITION**  
**LOT 1 BLOCK 1**  
 11.853 total acres

**MARIA KEAGANS LEAGUE**  
**ABSTRACT NO. 28**  
**BRAZOS COUNTY, TEXAS**

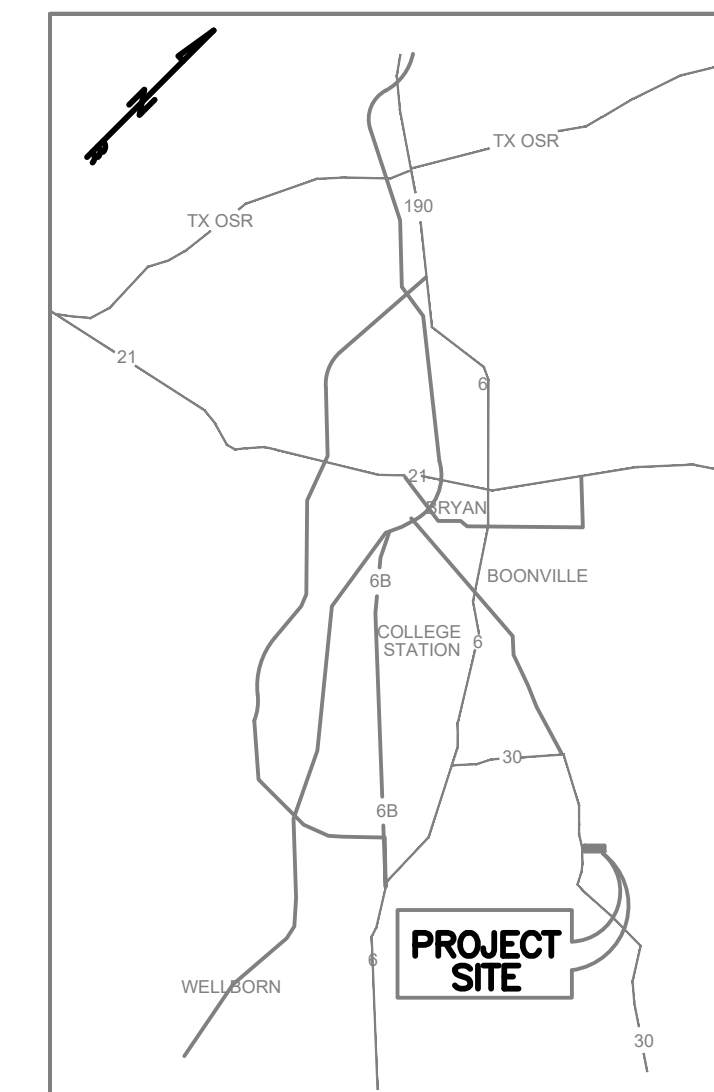
**OWNER/DEVELOPER**  
 BRYAN/COLLEGE STATION CHURCH OF CHRIST  
 a non-profit corporation  
 11914 STATE HIGHWAY 30  
 COLLEGE STATION

**FEMA note:**  
 No portion of the property described herein lies within the 100-year flood hazard area, according to F.I.R.M. Panel No. 48041C0220F, effective date 4/2/2014.

**Zoning note:**  
 This property was annexed into Bryan City limits and assigned Agricultural - Open District zoning by City Council on February 13, 2024 via Ordinance No. 2667.

**Setback Note:**  
 All building setbacks will be in accordance with City of Bryan Land and Site Development Ordinance.

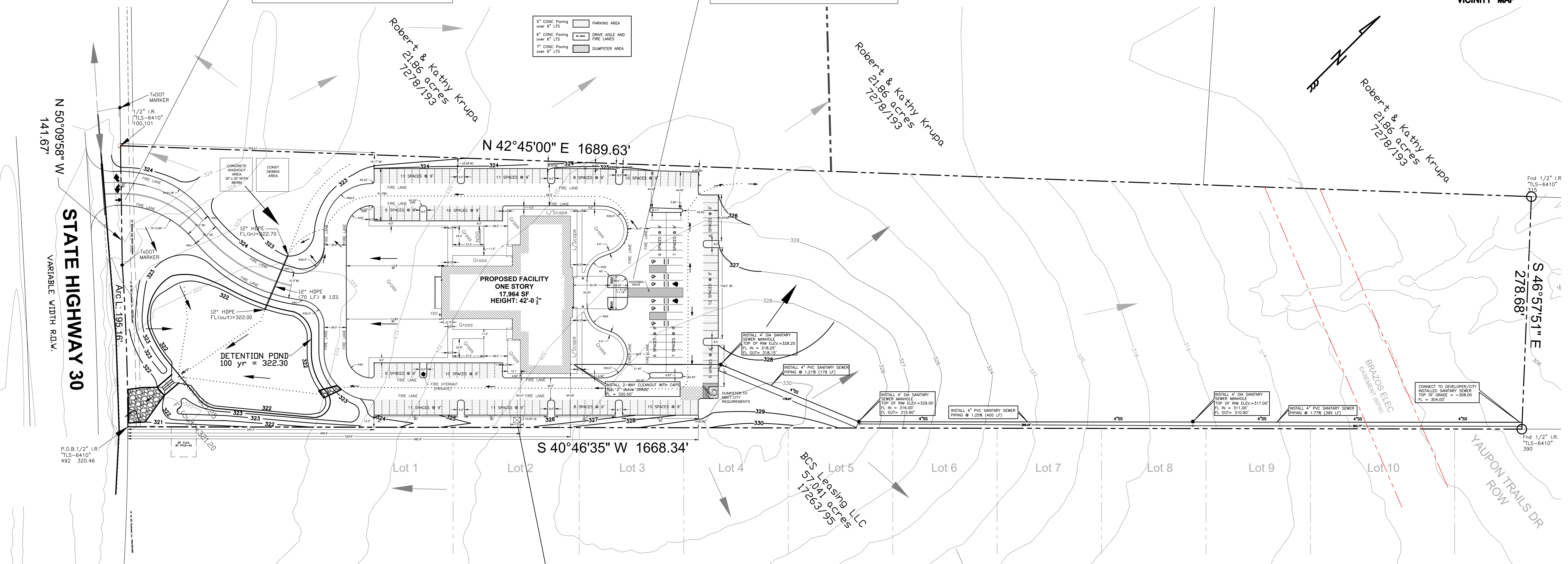
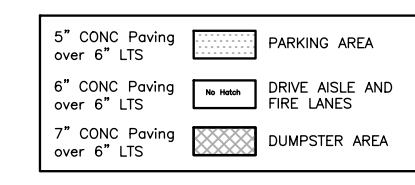
**Site Usage:** The site will be used as a Church and Preaching School.



VICINITY MAP

**DRIVE APPROACH NOTE:**  
 1. A PRELIMINARY DRIVE APPROACH HAS BEEN APPROVED BY TxDOT.  
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING AND OBTAINING THE FINAL PERMIT FOR CONSTRUCTION.

**ACCESSIBLE ROUTE NOTE:**  
 1. ACCESSIBLE ROUTE SHALL BE BE PAINTED (RE: C3.0).  
 2. "NO PARKING" STRIPING AND HANDICAP AREAS STRIPING SHALL BE PAINTED "HANDICAP" BLUE.



**NOTE:**  
 Before enclosure construction/modification begins contact Solid Waste, at (979)209-5900 for an on-site review.  
 If any changes are made to the enclosure plan during the construction phase please contact Solid Waste to review modifications.  
 Sites requiring a "Front-Load" container shall meet the minimum requirement of a concrete containment area 12 feet wide and 10 feet deep for each dumpster.  
 If front load containers are used adequate maneuvering (approach and backing) space must be planned in order to service with a -36ft. front load truck with a turning radius of 42ft.  
 If bollards are planned to be placed in or around the dumpster enclosure the same size specifications apply. Example: If the bollards are placed in the rear of the enclosure, then the distance from the bollards to the front should be 10 feet, not 10 feet from the fence line.  
 Note: Dumpster containment areas 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.  
 Containment areas are preferred to be on flat-level service areas. The apron/approach in front of the enclosure should be level with the enclosure with no more than a 2% grade variance.  
 The dumpster containment area shall be surrounded on three sides with a screen constructed to a height of six feet.  
 If containment doors are planned they must meet the requirements of an opening 12 feet wide for each front load containers. This includes doors or walk ways to the containers; the width for the truck to service the container is a minimum 12 feet. (Note: It is recommended that the doors be set at the minimum width and have the ability to stay open in the event of high winds or extreme weather conditions with bar locks, chains, tie backs, etc.)  
 If recycling containers (i.e. grease barrel, scrap food container, cardboard, gas cylinders) are planned to be used and stored in the dumpster enclosure, additional space must be added to the already required enclosure area. Dumpster enclosures should not be used for a storage area, unless the enclosure is designed with additional space to accommodate the items to be stored. A minimum of the required dimensions, 12' x 10', should still be allotted for the dumpster in the enclosure.  
 If bricks, CMU blocks, or any other material used for screening are constructed, an interior space of twelve feet wide and ten feet deep must be maintained. If doors are constructed they must maintain the minimum interior width requirement of twelve feet, and provide tie backs or anchors to secure the doors while servicing. The pad, screening and doors will be constructed and maintained at the property owner's expense.  
 An all-weather access route (i.e. parking lots, loading docks, private roads, alleys, etc.) capable of supporting the container and the collection truck must be constructed and will be maintained and repaired at the business owner's expense.

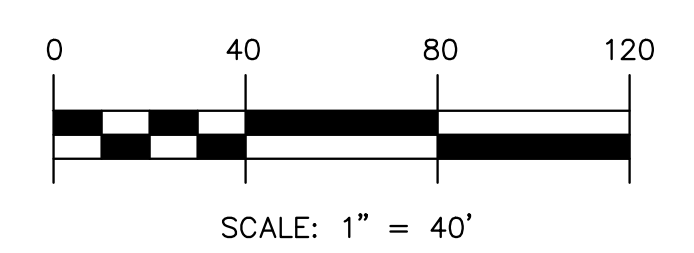
- NOTE:**
1. DIMENSIONS TO FACE OF CURB OR FACE OF WALL UNLESS OTHERWISE NOTED.
  2. REFER TO ARCHITECTURAL PLANS FOR BUILDING/FOUNDATION DIMENSIONS.
  3. REFER TO LANDSCAPE PLANS FOR IRRIGATION AREAS.
  4. DIMENSIONS TO PROPERTY LINE ARE PERPENDICULAR TO PROPERTY LINE UNLESS OTHERWISE NOTED.
  5. ALL ISLANDS TO BE 9' IN WIDTH FROM FACE OF CURB UNLESS OTHERWISE NOTED..
  6. ISLAND RADIUS'S AND PARKING SPACE RADIUS'S TO BE 3.5' TYPICAL UNLESS OTHERWISE NOTED.

**Site Electrical note:**  
 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.

**Special note:**  
 There will not be a Commercial Kitchen.

THE CONTRACTOR SHALL NOTIFY THE FOLLOWING GOVERNMENTAL AND/OR UTILITY COMPANIES REGARDING THE LOCATION OF EXISTING FACILITIES PRIOR TO CONSTRUCTION.

- |  |  |
|--|--|
| CITY OF BRYAN BUILDING DEPARTMENT                  | 979-209-5010                                 |
| CITY OF BRYAN ENGINEERING:                         | 979-209-5900                                 |
| CITY OF BRYAN FIRE MARSHALL (Fire Code Questions)  | 979-209-5960                                 |
| BRYAN TEXAS UTILITIES (ELECTRICAL SERVICE)         | 979-821-5770                                 |
| WICKSON CREEK SUD (WATER):                         | 979-219-7814                                 |
| Suddenlink/Altice Communications - Dan Augsburger: | 979-204-8263 or dan.augsburger@AlticeUSA.com |
| Frontier Communications - Mae Ortiz:               | 972-365-9198 or mac.ortiz@ftr.com            |
| MetroNet - Rachel Morales:                         | Rachel.morales@metronet.com                  |



**SITE PLAN**

**SCHWARZ HANSON ARCHITECTS**  
 2627 TILLAR STREET, SUITE 131  
 FORT WORTH, TX 76107  
 817-377-3600  
 mail@schwarz-hanson.com  
 © SCHWARZ-HANSON LTD.

**AXIOM MANAGEMENT & ENGINEERING, INC.**  
 P.O. BOX 6460  
 FORT WORTH, TEXAS 76115  
 (817) 994-5420  
 FIRM #: F-3854

A NEW FACILITY FOR  
**BCS CHURCH OF CHRIST**  
 10975 STATE HIGHWAY 30  
 BRYAN, TEXAS

THIS DOCUMENT IS FOR REVIEW ONLY AND NOT FOR BIDDING OR CONSTRUCTION

SCOTT ATWOOD, PE  
 REG.# 70851

**REVISION SCHEDULE**

#	Description	Date
Initial		01-19-2024
1	Revise SS alignment to back	02-16-2024
2	City Submittal	02-21-2024
3	City Submittal	02-28-2024

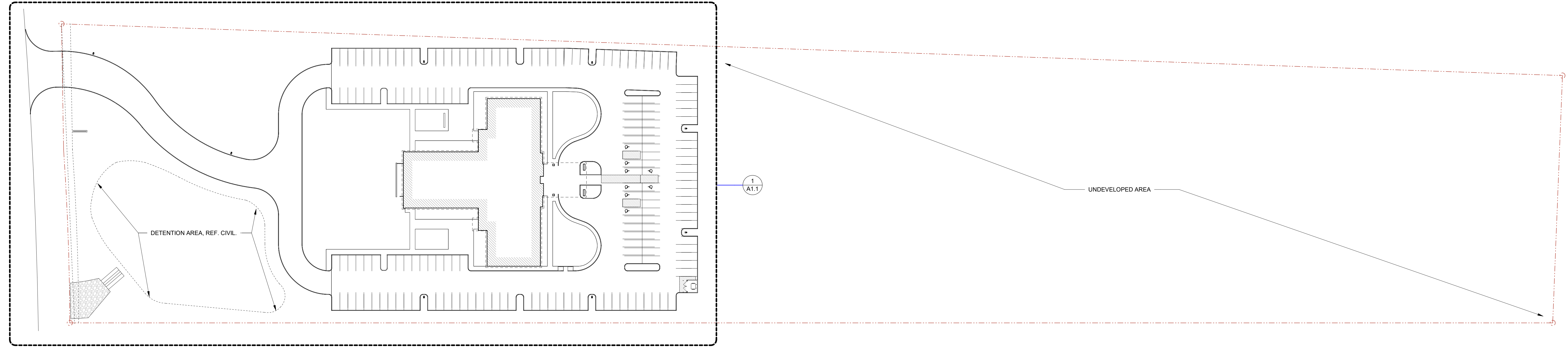
SHEET NAME

SITE PLAN (CIVIL)

SHEET NO.

**C1.0**





OVERALL SITE PLAN | 2  
SCALE: 1" = 50'-0" | A1.1

**PARKING SUMMARY**

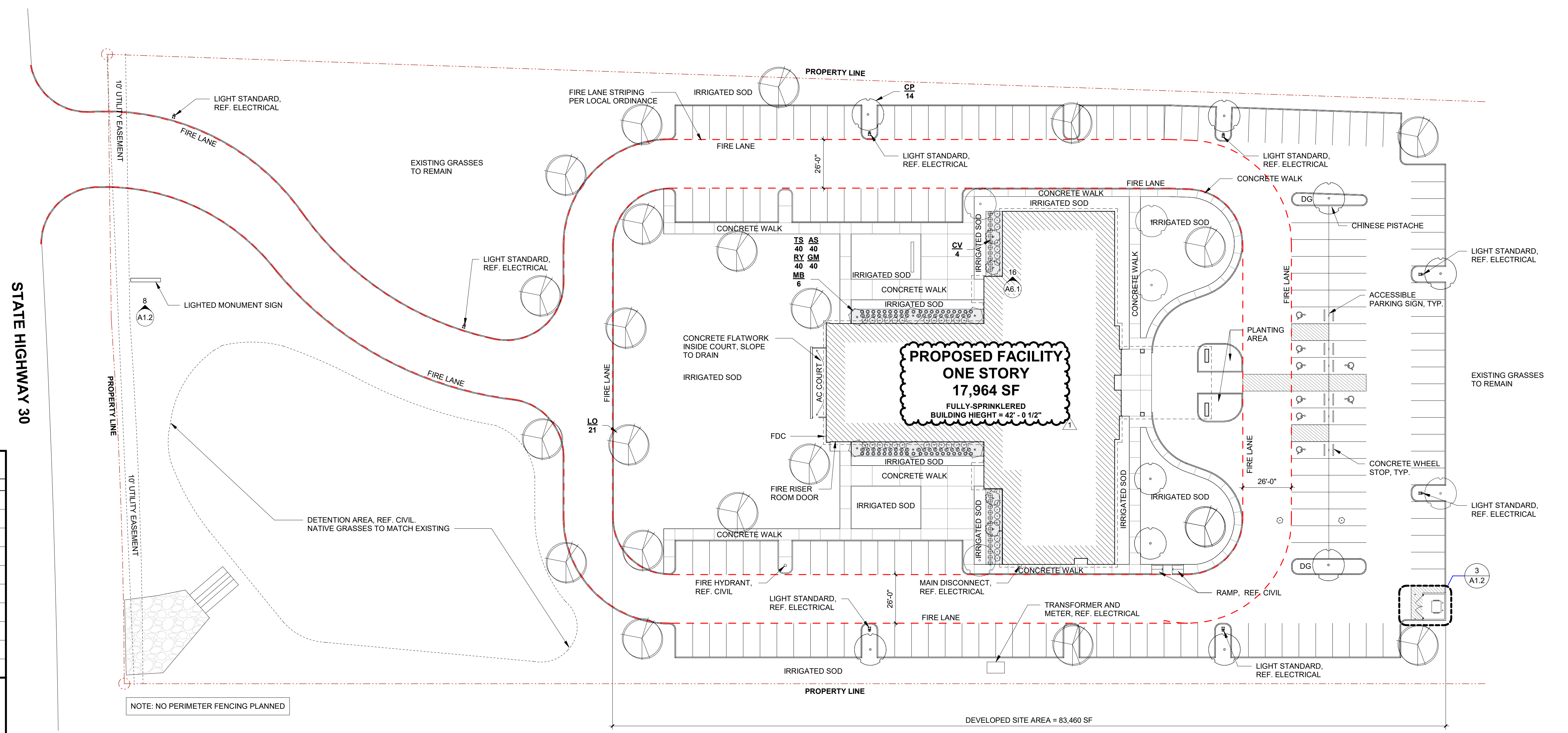
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**LANDSCAPE TABLE**

TAG	SIZE	OFFICIAL NAME	#	SF VALUE	TOTAL	
LO	+3.0" CALIPER	LIVE OAK <i>Quercus Virginia</i>	CANOPY	21	250	5,250
CP	1.5" - 3.0" CALIPER	CHINESE PISTACHE <i>Pistacia Chinesis</i>	CANOPY	14	200	2,800
MB	1.5" - 3.0" CALIPER	MEXICAN BUCKEYE <i>Unguisia Speciosa</i>	NON-CANOPY	6	100	600
CV	1.5" - 3.0" CALIPER	CHASTE TREE - WITEX <i>Vitex Agnus-Castus</i>	NON-CANOPY	4	100	400
RY	2-15 GAL	RED YUCCA <i>Hesperaloe Parviflora</i>	SHRUB/GRASSES	40	10	400
TS	2-15 GAL	TEXAS SAGE 'THUNDERCLOUD' <i>Leucophyllum candidum 'Thunder Cloud'</i>	SHRUB/GRASSES	40	10	400
GM	2-15 GAL	GULF MUHLIY <i>Muhlenbergia Capillaris</i>	SHRUB/GRASSES	40	10	400
AS	2-15 GAL	AUTUMN SAGE <i>Salvia Greggii</i>	SHRUB/GRASSES	40	10	400
BG	COVER	BERMUDA <i>Cynodon Dactylon</i>	BERMUDA	1	1,878	1,878
<b>GRAND TOTAL</b>						<b>12,528</b>

**LANDSCAPE REQUIREMENTS**

15% OF DEVELOPED AREA (BUILDING AREA + PARKING AREA) 83,460 SQ FT = 12,519 SF LANDSCAPING  
NOT LESS THAN 50% OF REQUIRED AREA SHALL BE TREES; 6,260 SF REQ'D; 9,050 PROVIDED  
NOT LESS THAN 50% OF TREE PLANTED SHALL BE CANOPY; 4,525 SF REQ'D; 8,050 PROVIDED  
ALL PARKING ISLANDS MUST HAVE A CANOPY TREE  
TOTAL AREA REQUIRED: 12,519 SF  
LANDSCAPED AREA PROVIDED: 12,528 SF



ARCHITECTURAL SITE AND LANDSCAPE PLAN | 1  
SCALE: 1" = 30'-0" | A1.1

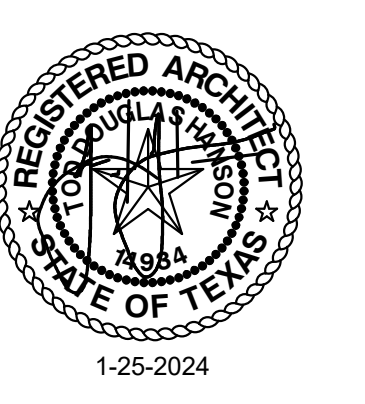


PROJECT NO.: 23166  
DATE: 01-25-2024

**REVISION SCHEDULE**

Δ	Description	Date
1	Addendum 01	02-28-2024





PROJECT NO.: 23166  
DATE: 01-25-2024

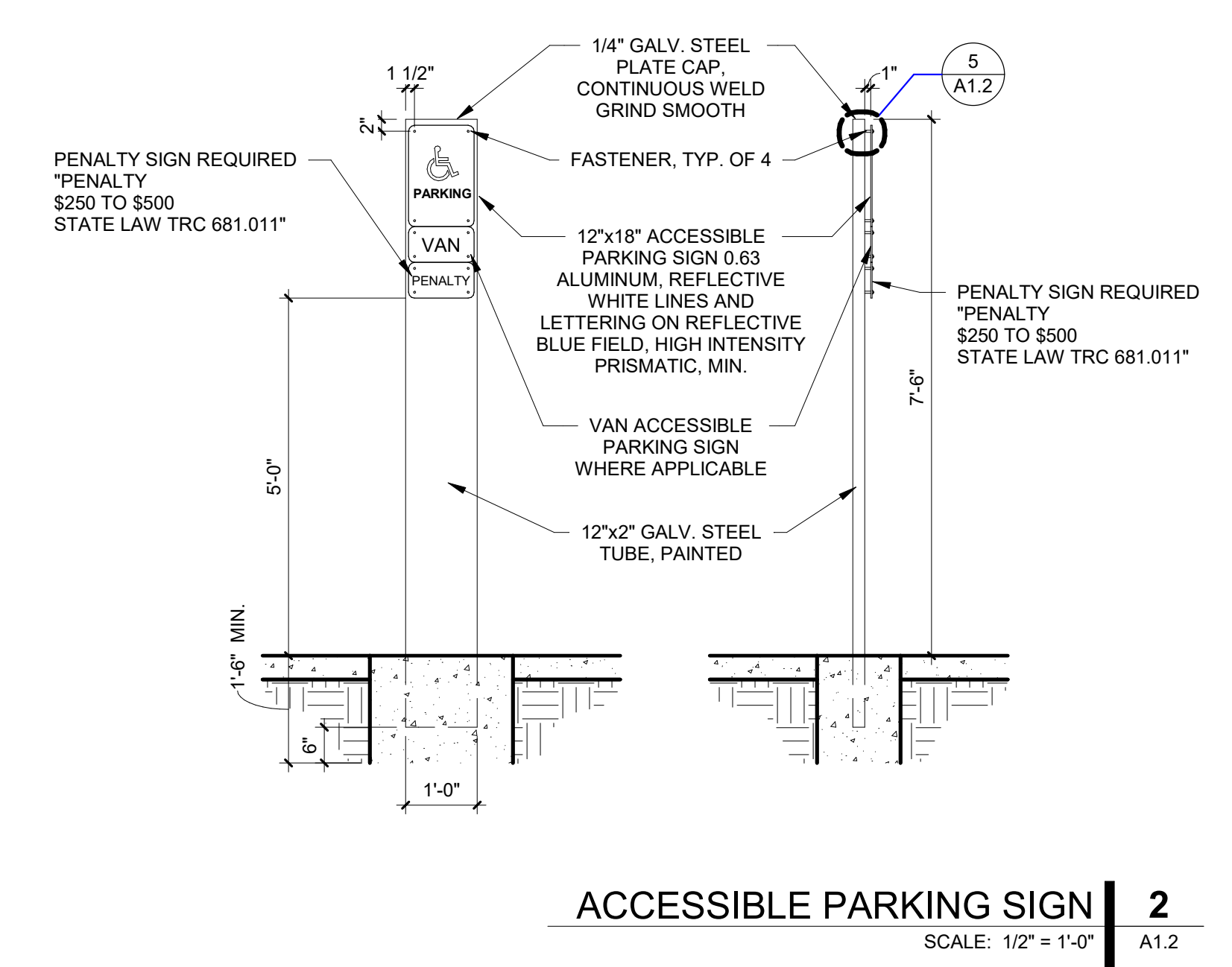
REVISION SCHEDULE		
Δ	Description	Date
1	Addendum 01	02-28-2024

SHEET NAME

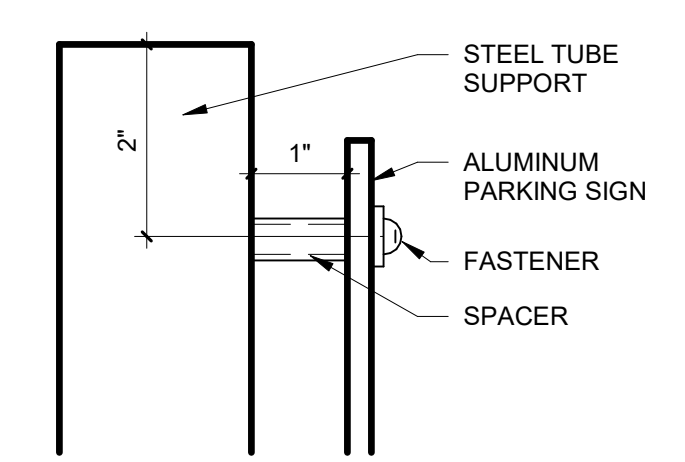
SITE DETAILS

SHEET NO.

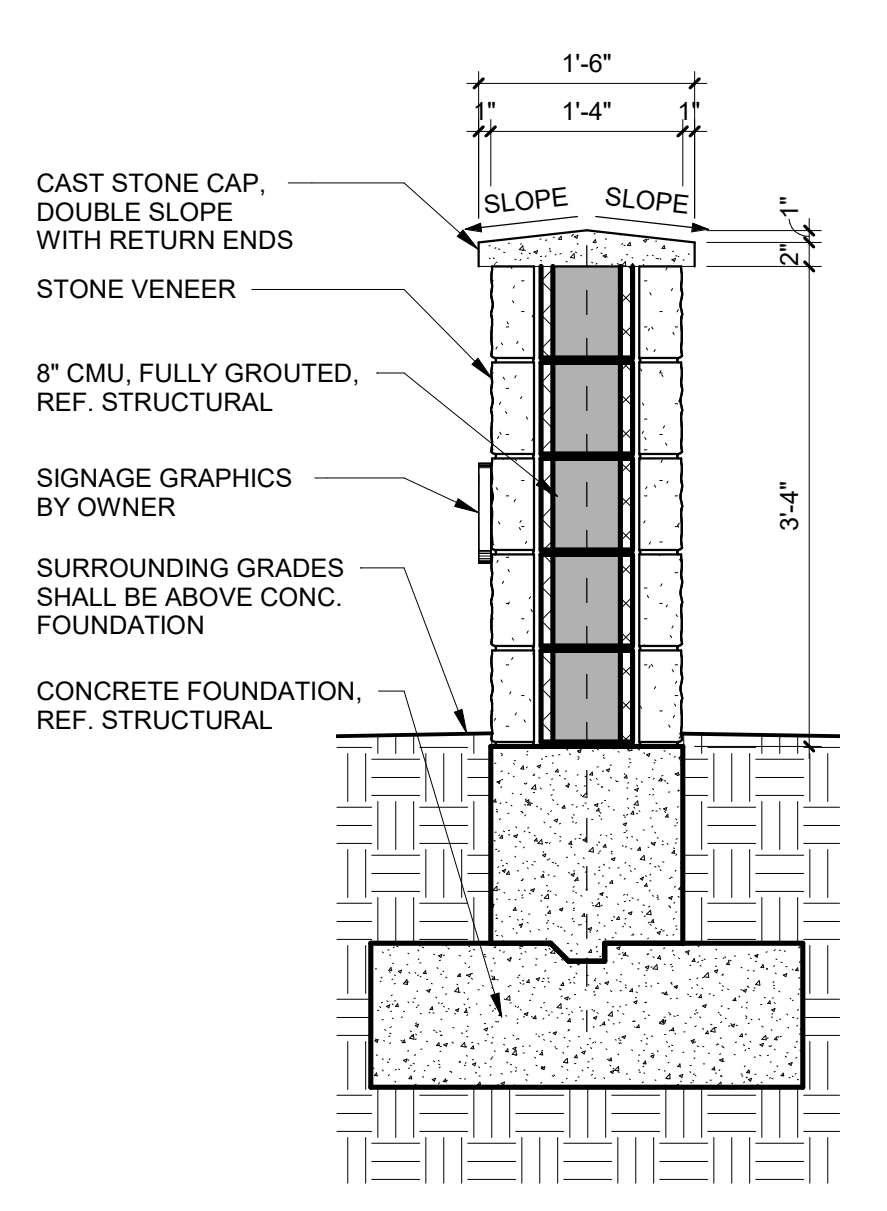
**A1.2**



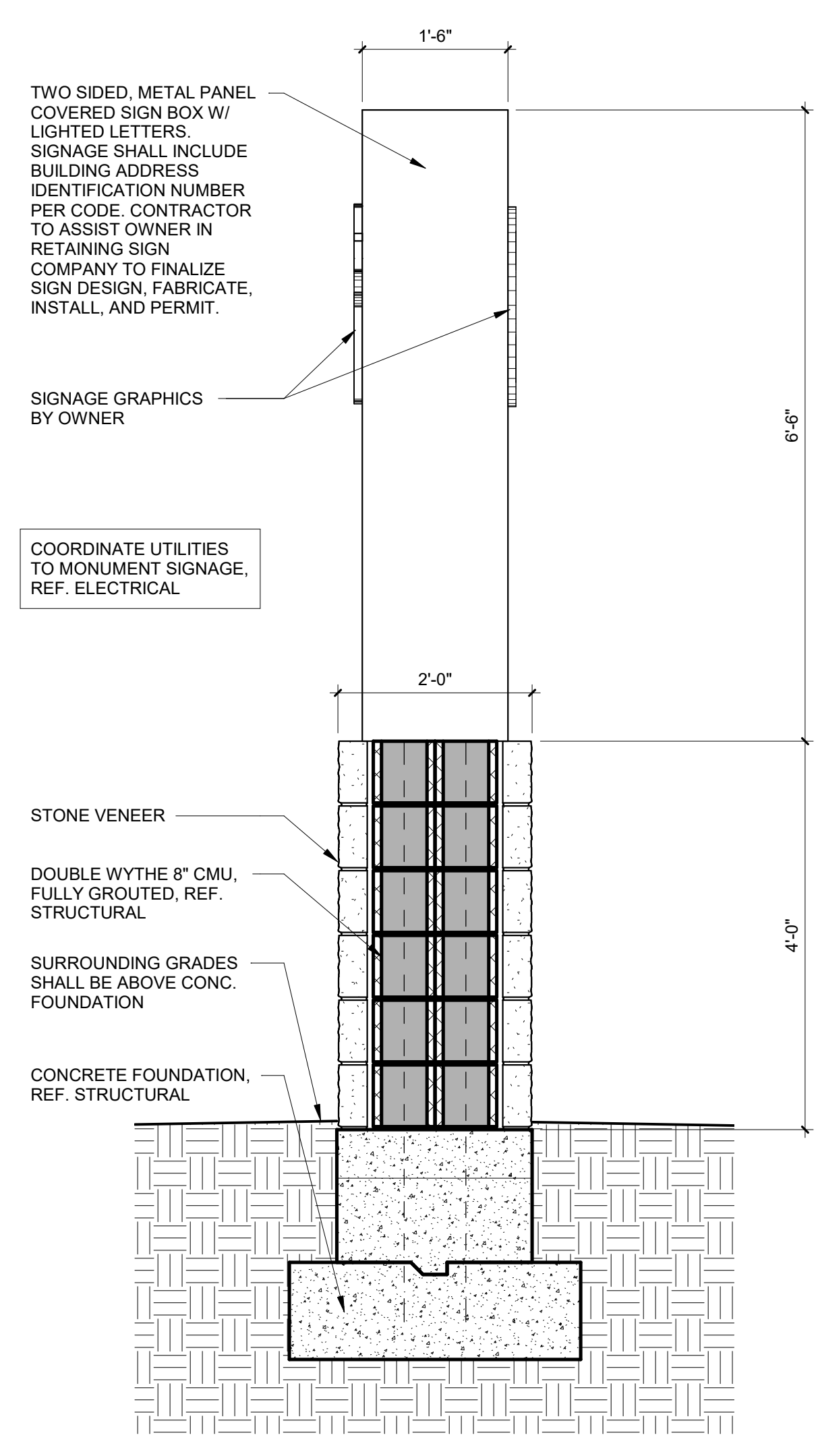
**ACCESSIBLE PARKING SIGN | 2**  
SCALE: 1/2" = 1'-0" A1.2



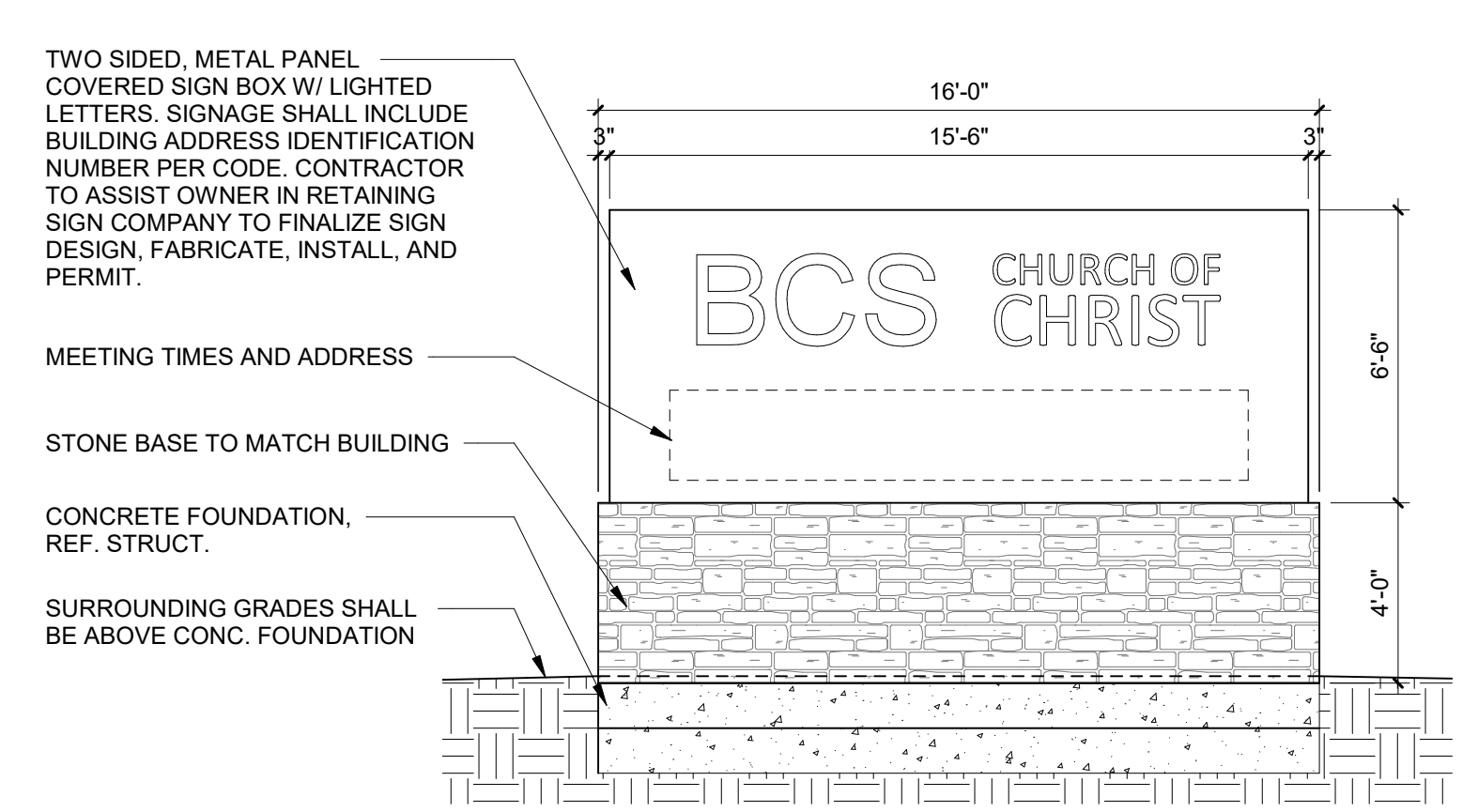
**PARKING SIGN DETAIL | 5**  
SCALE: 6" = 1'-0" A1.2



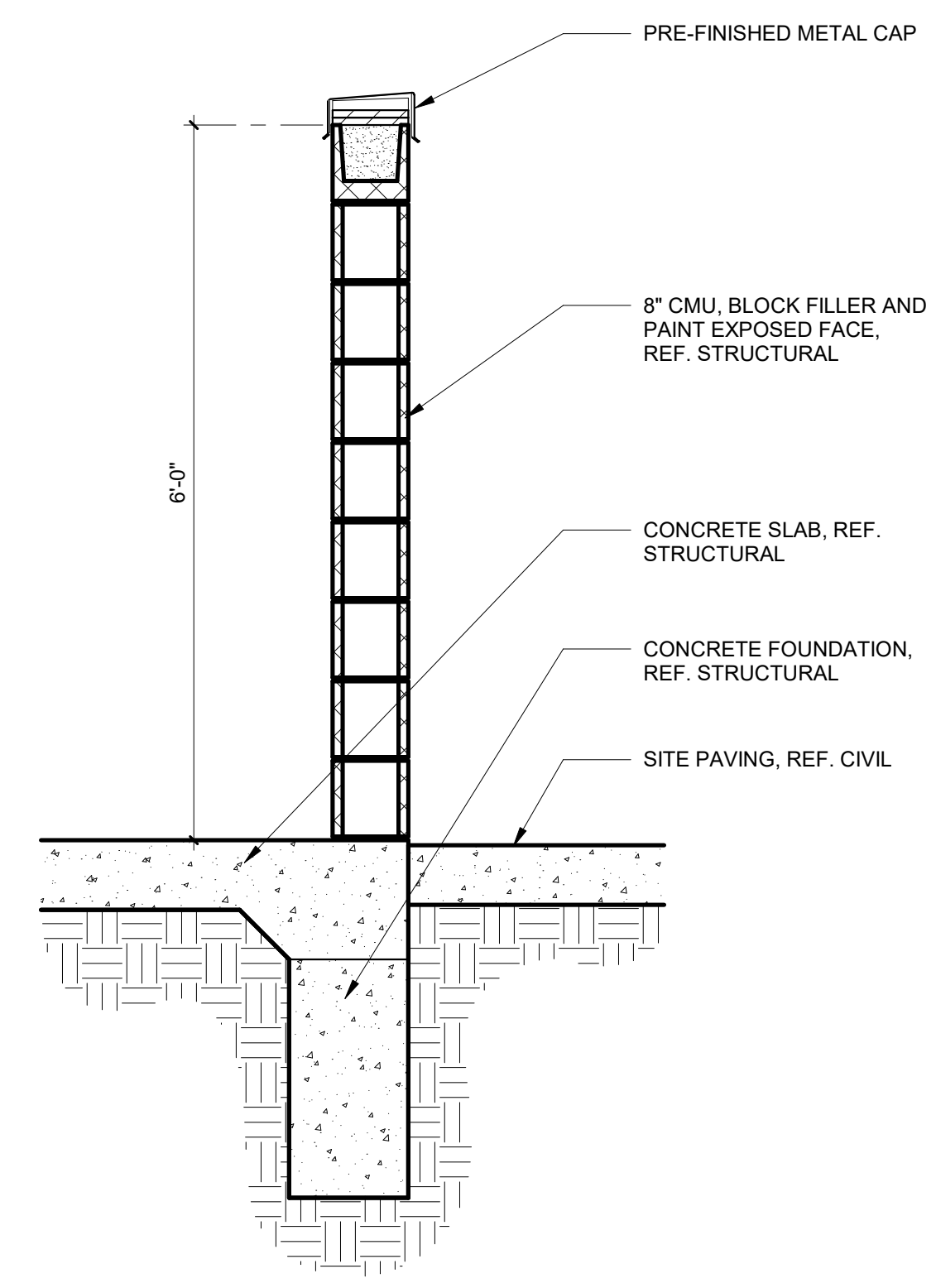
**SIGN SECTION | 1**  
SCALE: 3/4" = 1'-0" A1.2



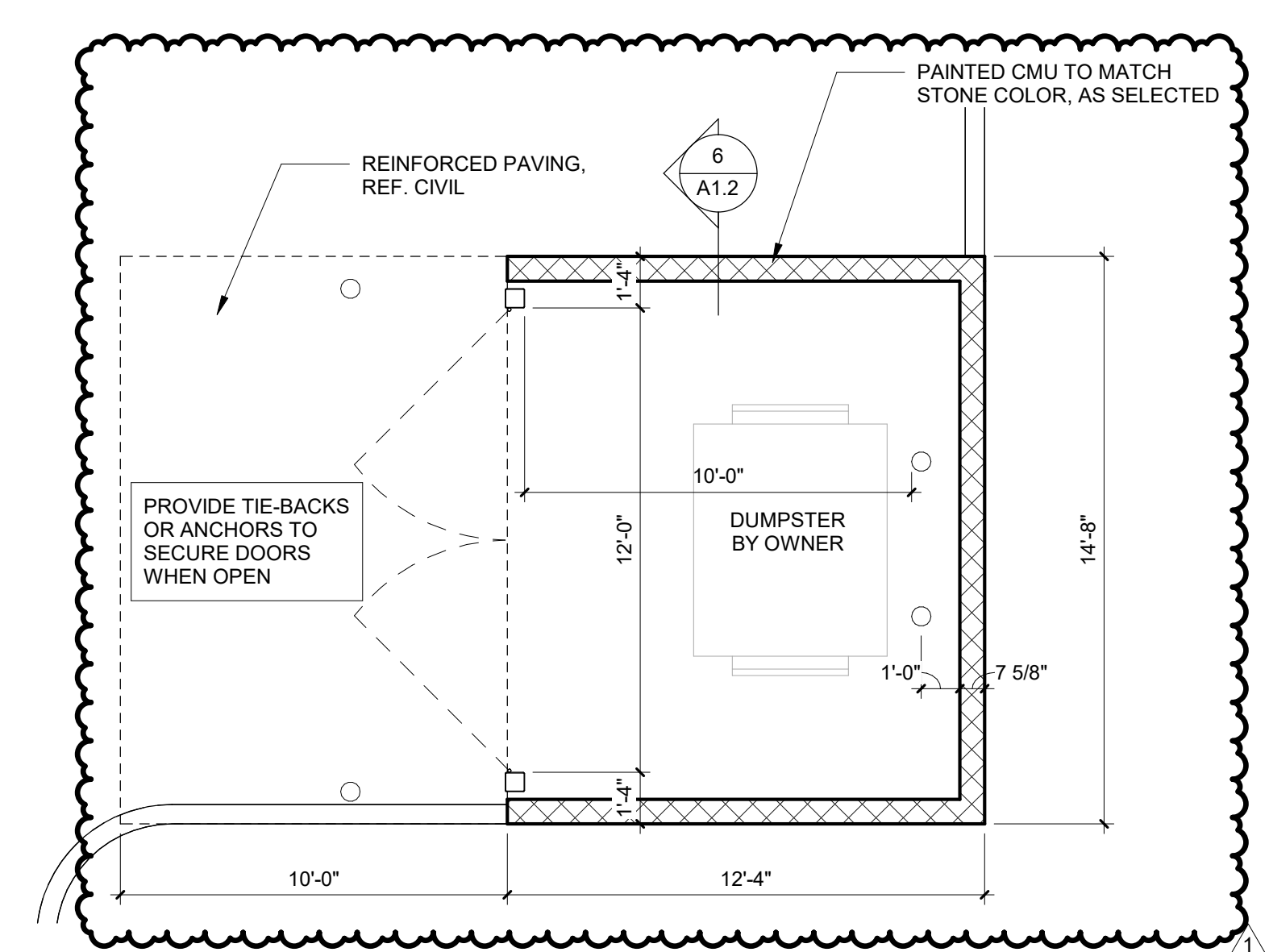
**MONUMENT SIGN | 4**  
SCALE: 3/4" = 1'-0" A1.2



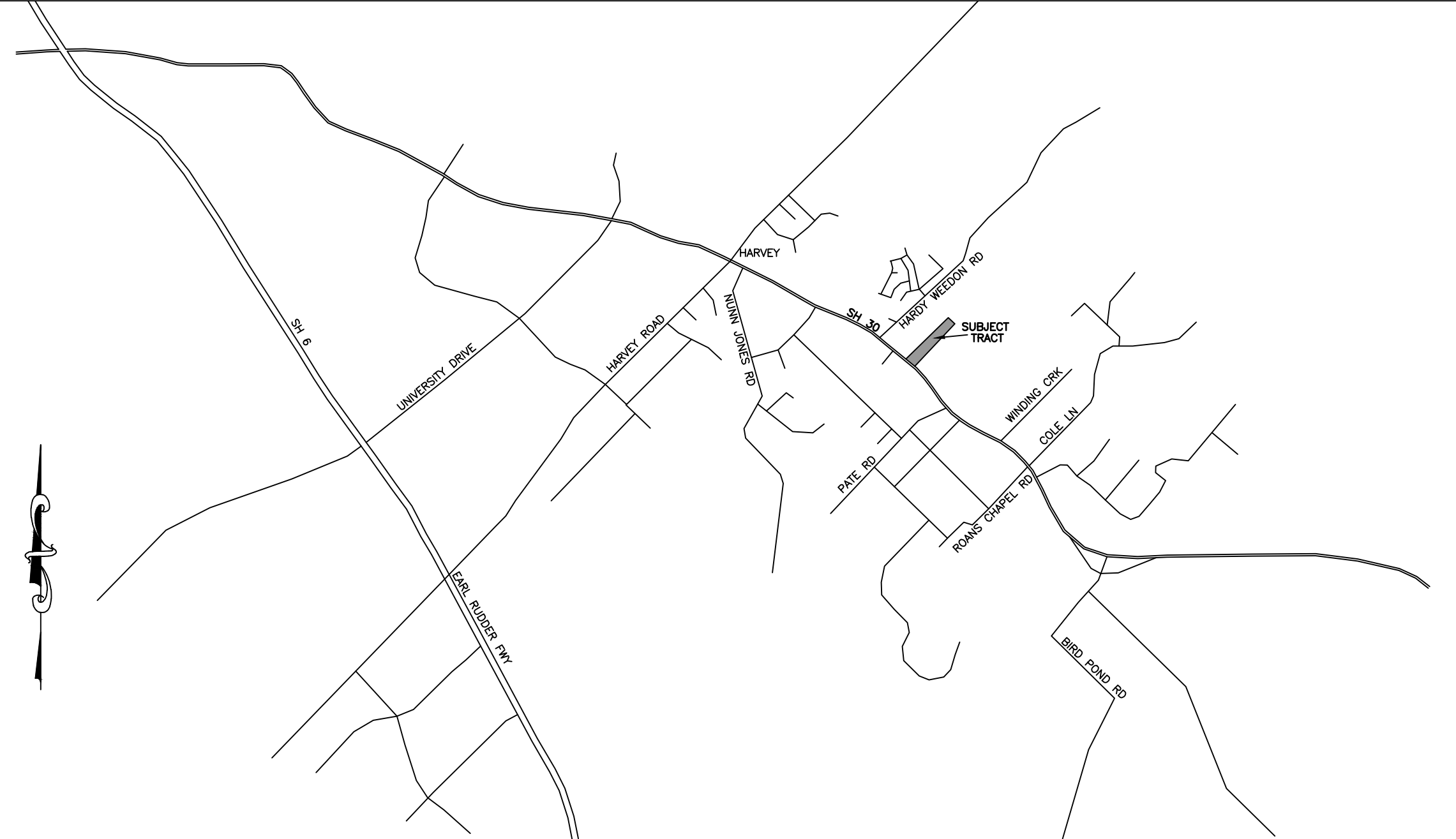
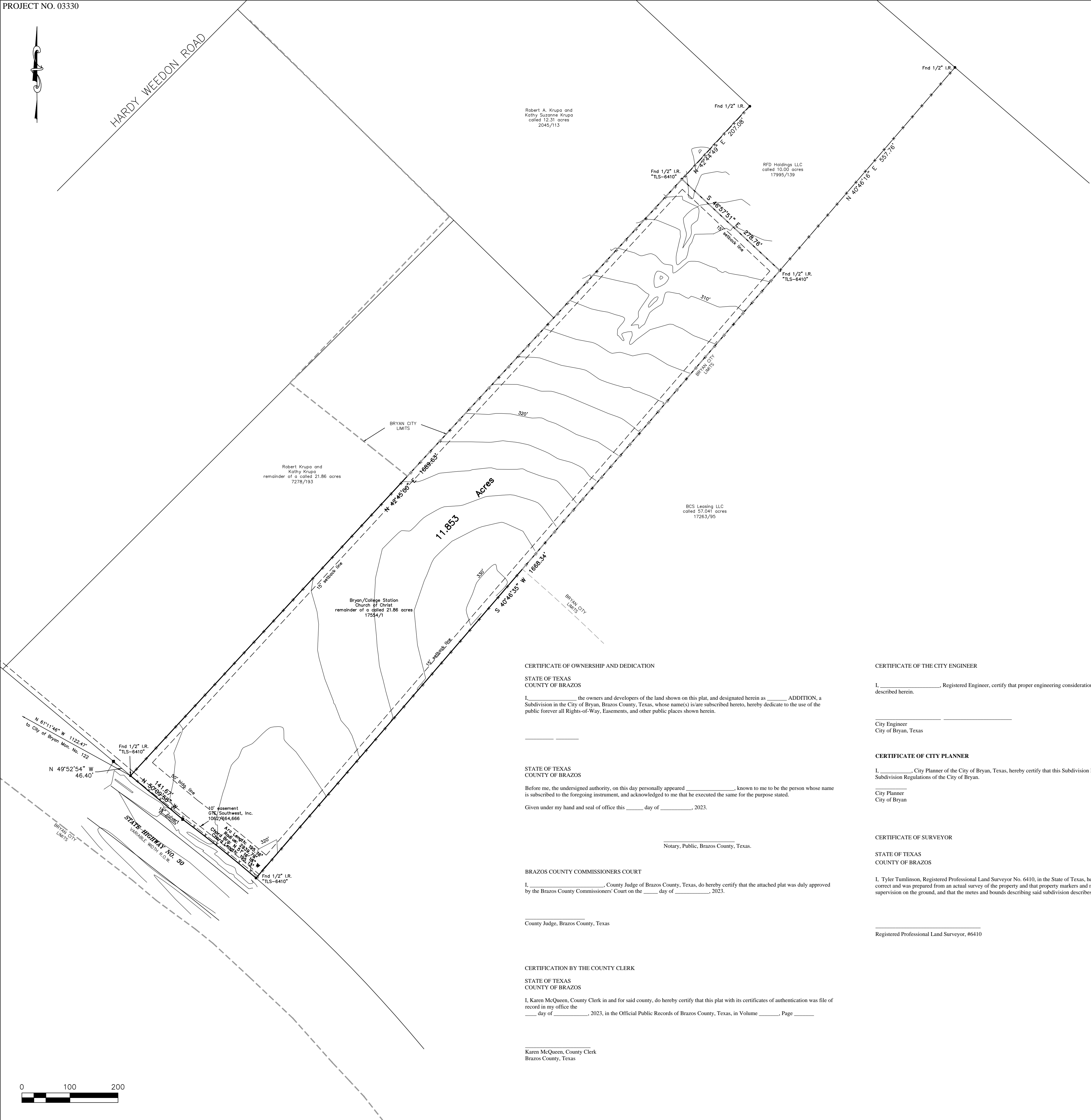
**MONUMENT SIGN | 8**  
SCALE: 1/4" = 1'-0" A1.2



**DUMPSTER ENCLOSURE | 6**  
SCALE: 3/4" = 1'-0" A1.2



**DUMPSTER ENCLOSURE ENLARGED PLAN | 3**  
SCALE: 1/4" = 1'-0" A1.2



VICINITY MAP (NOT TO SCALE)

METES AND BOUNDS DESCRIPTION

STATE OF TEXAS  
COUNTY OF BRAZOS  
Being a 11.853 acre tract of land out of the Maria Keagans League, Abstract No. 28, Brazos County, Texas and being the remainder of that certain called 21.86 acre tract of land described to Bryan College Station Church of Christ, recorded in Volume 17554, Page 1 of the Official Records of Brazos County, Texas:  
**BEGINNING** at a 1/2 inch iron rod with yellow cap stamped "TLS 6410", found at the southeast corner of said remainder tract, located at the southwest corner of a called 57.041 acre tract to BCS Leasing LLC, (17263/95), also located on the north right of way of State Highway No. 30, for the southeast corner of this;  
**THENCE** along the south line of said remainder tract, with the north right of way of said highway the following courses and distances:  
-With a curve to the left having a radius of 2939.79 feet, an arc length of 195.16 feet and a chord bearing N 51°16'18" W a distance of 195.13 feet to a concrete monument found for an angle point, and  
-N 50°09'58" W a distance of 141.67 feet to a 1/2 inch iron rod with yellow cap stamped "TLS 6410", found at the southwest corner of said remainder tract, located at the southeast corner of the remainder of a called 21.86 acre tract to Robert Krupa and Kathy Krupa, for the southwest corner of this;  
**THENCE** departing said highway, along the northwest line of said Bryan College Station Church of Christ remainder tract, with the southeast line of said Krupa remainder tract and generally along a fence line N 42°45'00" E a distance of 1689.63 feet to a 1/2 inch iron rod with yellow cap stamped "TLS 6410", found at the northwest corner of said remainder tract, located at the southwest corner of a called 10.00 acre tract to RFD Holdings LLC, (17995/139), for the northwest corner of this;  
**THENCE** along the north line of said remainder tract, with the south line of said 10.00 acre tract S 46°57'51" E a distance of 278.68 feet to a 1/2 inch iron rod with yellow cap stamped "TLS 6410", found at the northeast corner of said remainder tract, located on the northwest line of said 57.041 acre tract, for the northeast corner of this;  
**THENCE** along the southeast line of said remainder tract, with the northwest line of said 57.041 acre tract and generally along a fence line S 40°46'35" W a distance of 1668.34 feet to the **POINT OF BEGINNING**.

All bearings and distances are based on State Plane Coordinate System, Texas Central Zone, Nad 1983.

CERTIFICATE OF OWNERSHIP AND DEDICATION  
STATE OF TEXAS  
COUNTY OF BRAZOS  
I, \_\_\_\_\_, the owners and developers of the land shown on this plat, and designated herein as \_\_\_\_\_ ADDITION, a Subdivision in the City of Bryan, Brazos County, Texas, whose name(s) is/are subscribed hereto, hereby dedicate to the use of the public forever all Rights-of-Way, Easements, and other public places shown herein.

STATE OF TEXAS  
COUNTY OF BRAZOS  
Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_ known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose stated.  
Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Notary, Public, Brazos County, Texas.

BRAZOS COUNTY COMMISSIONERS COURT  
I, \_\_\_\_\_ County Judge of Brazos County, Texas, do hereby certify that the attached plat was duly approved by the Brazos County Commissioners' Court on the \_\_\_\_\_ day of \_\_\_\_\_, 2023.

County Judge, Brazos County, Texas

CERTIFICATION BY THE COUNTY CLERK  
STATE OF TEXAS  
COUNTY OF BRAZOS  
I, Karen McQueen, County Clerk in and for said county, do hereby certify that this plat with its certificates of authentication was file of record in my office the \_\_\_\_\_ day of \_\_\_\_\_, 2023, in the Official Public Records of Brazos County, Texas, in Volume \_\_\_\_\_, Page \_\_\_\_\_

Karen McQueen, County Clerk  
Brazos County, Texas

CERTIFICATE OF THE CITY ENGINEER  
I, \_\_\_\_\_ Registered Engineer, certify that proper engineering consideration has been given to the Improvements described herein.

City Engineer  
City of Bryan, Texas

CERTIFICATE OF CITY PLANNER  
I, \_\_\_\_\_ City Planner of the City of Bryan, Texas, hereby certify that this Subdivision Plat conforms to the requirements of the Subdivision Regulations of the City of Bryan.

City Planner  
City of Bryan

CERTIFICATE OF SURVEYOR  
STATE OF TEXAS  
COUNTY OF BRAZOS  
I, Tyler Tumlinson, Registered Professional Land Surveyor No. 6410, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that property markers and monuments were placed under my supervision on the ground, and that the metes and bounds describing said subdivisions describes a closed geometric form.

Registered Professional Land Surveyor, #6410

FINAL PLAT  
OF  
ADDITION

LOT 1 BLOCK 1  
11.853 total acres

MARIA KEAGANS LEAGUE  
ABSTRACT NO. 28  
BRAZOS COUNTY, TEXAS.

OWNER/DEVELOPER  
BRYAN COLLEGE STATION CHURCH OF CHRIST  
a Texas non-profit corporation  
11914 STATE HIGHWAY 30  
COLLEGE STATION, TEXAS 77845

SURVEYOR  
Tumlinson Land Surveying  
1255 Millican Meadows Circle  
College Station, Texas, 77845

TUMLINSON LAND SURVEYING  
1255 MILLICAN MEADOWS CIRCLE  
COLLEGE STATION, TEXAS 77845  
254-931-6707  
T.B.P.L.S. FIRM NO. 10193858

