

PARKING ANALYSIS

REQUIRED PARKING

1440 SF OF RESTAURANT/RETAIL SPACE

1.25 SPACE PER 100 SF

18 SPACES

3 SPACES FOR BREWERY

21 SPACES REQUIRED

PROPOSED PARKING

23 SPACES PARKING

2 SPACES ACCESSIBLE PARKING

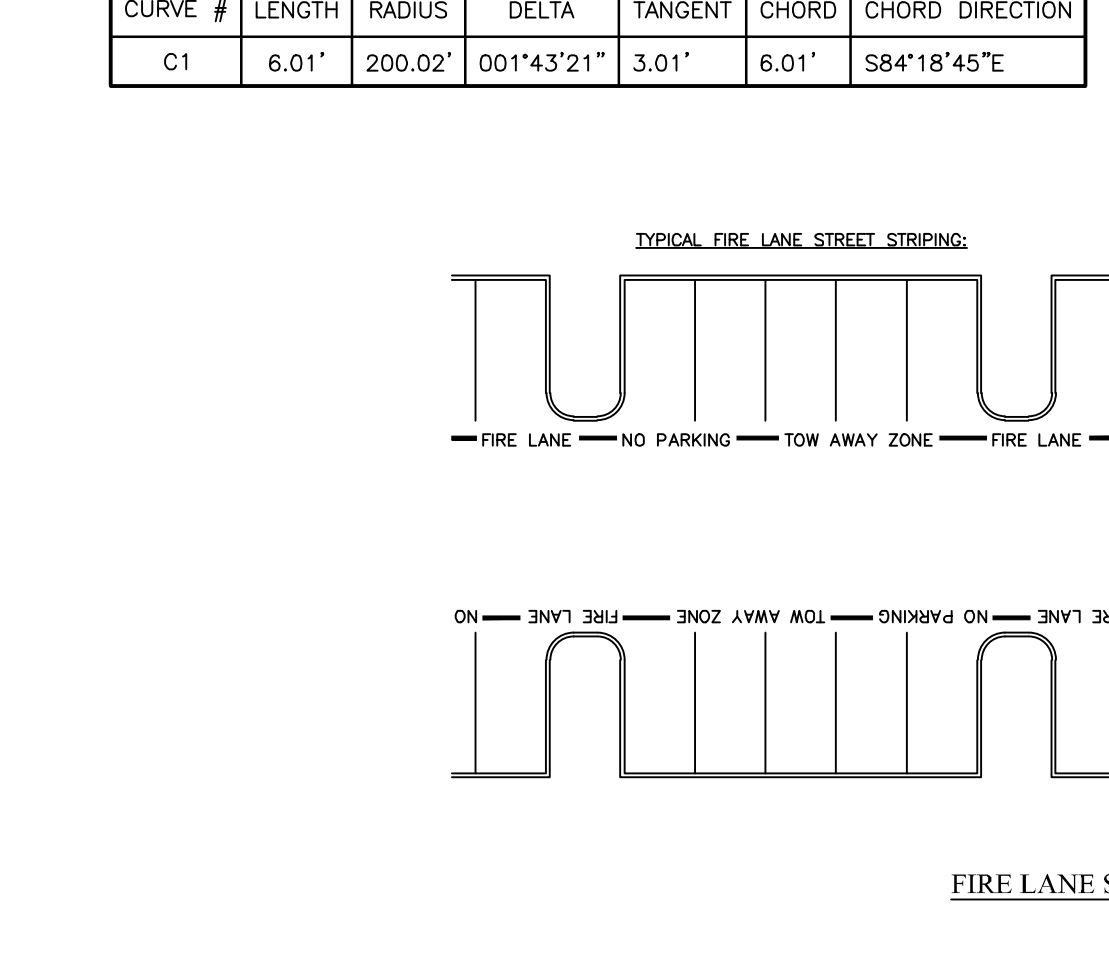
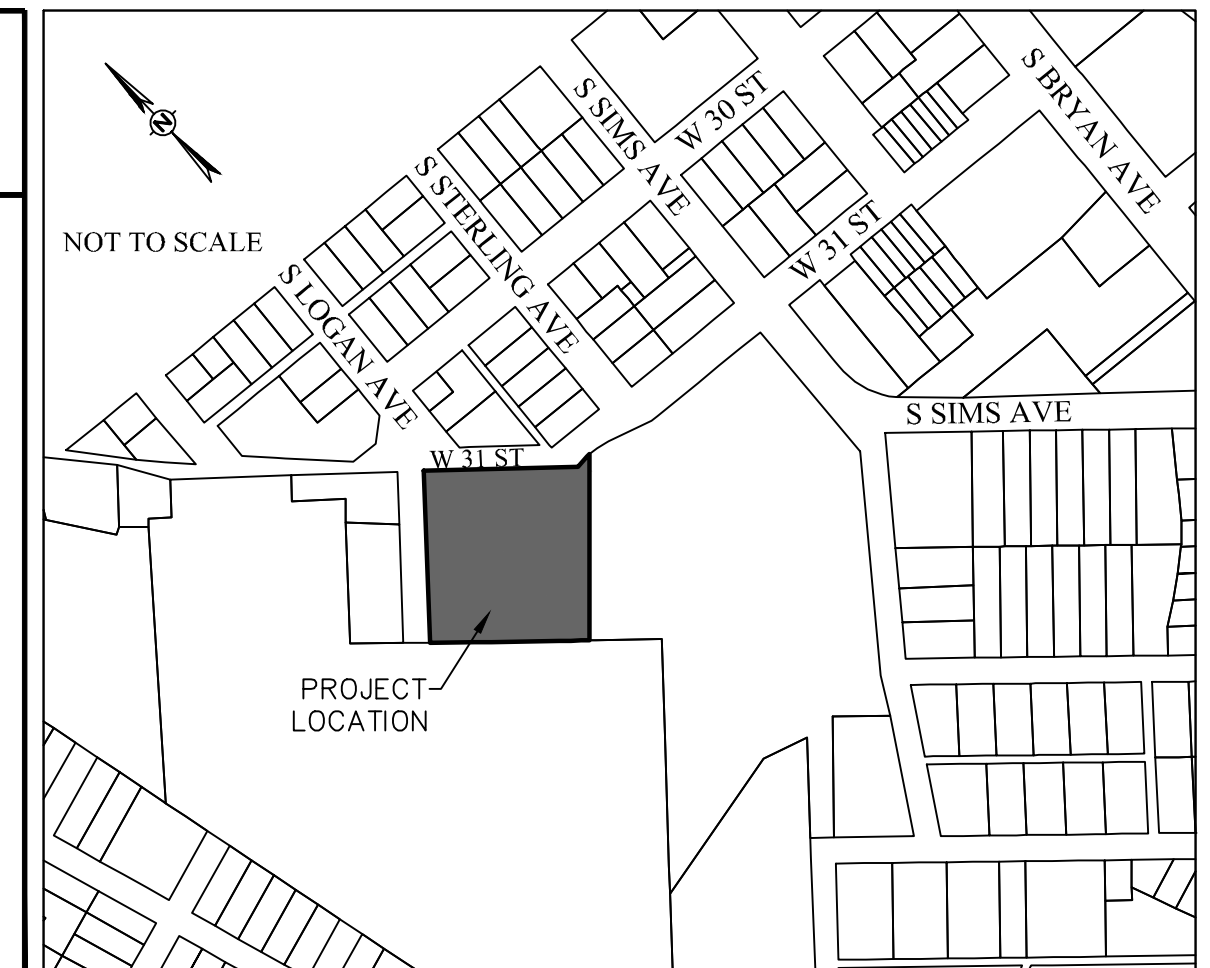
25 SPACES PROVIDED

LINE TABLE

LINE #	LENGTH	DIRECTION
L1	32.87'	S85° 10' 25"E

Curve Table

CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	6.01'	200.02'	001°43'21"	3.01'	6.01'	S84°18'45"E



KINDERHILL BREW LAB
505 WEST 31ST STREET

TOTAL DISTURBED AREA = 1238 ACRES
THE RESERVE AT COTTONWOOD CREEK
LOT 2, BLOCK 1
TOTAL AREA = 2,479 ACRES
VOL. 18835, PG. 260
STEPHEN F. AUSTIN LEAGUE #0. A - 62
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1"=30' MARCH 2024

OWNER/DEVELOPER:
KINDERHILL BREW LAB
800 SOUTH BRYAN AVENUE
BRYAN, TX 77803

SURVEYOR:
BRAD KERR, RPLS NO. 4502
KERR SURVEYING, LLC
409 N. TEXAS AVENUE
BRYAN, TX 77803
(979) 268-3195

ENGINEER:
SCHULTZ ENGINEERING, LLC.
PO BOX 11995
COLLEGE STATION, TX 77842
(979)764-3900

MARK	REVISION	BY	DATE

SURVEYED	DESIGNED	DRAWN	APPROVED	JOB NO.	DATE
KERR	DLD	DLD	JPS	23-123	MARCH 2024

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KINDERHILL BREW LAB
THE RESERVE AT COTTONWOOD CREEK
BLOCK 1, LOT 2
BRYAN, TX

SITE & UTILITY PLAN

SCALE	SHEET
VERTICAL: N/A	
HORIZONTAL: 1"=30'	
PLOTTING SCALE: 1:1	
FILE NAME: 23-123	

C1