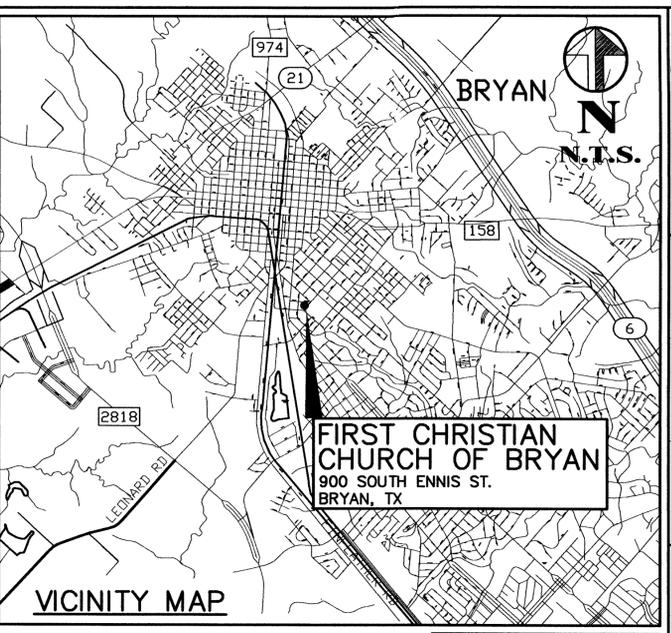


PROPERTY INFORMATION
WINTER ESTATES SUBDIVISION
 LOTS 8 -12, BLOCK 9
 (1.52 ACRES OR 66,211 SQ.FT.)
 ZONED: RESIDENTIAL - 5000
 NOW OR FORMERLY
FIRST CHRISTIAN CHURCH OF BRYAN

PARKING REQUIREMENTS:
ORDINANCE:
 CHURCH - 1 SPACE/2 SEATS IN SANCTUARY
REQUIRED:
 CHURCH - 200 SEATS/ 2 = 100 SPACES
TOTAL REQUIRED = 100 SPACES:
PROVIDED:
 REGULAR = 28 SPACES
 H/C = 4 SPACES
TOTAL = 32 SPACES (SEE SITE PLAN NOTE #14)

* REFER TO SHEET C2.1 FOR SITE & MISCELLANEOUS DETAILS



SYMBOL & LINE LEGEND

⊗	POWER POLE
⊗	LIGHT POLE
→	GUY WIRE ANCHOR
□ A/C	AIR COND. COMP.
⊗ W	WATER VALVE
⊗ W	WATER METER
⊗ E	ELECTRICAL TRANS.
⊗ G	GAS METER
⊗ M	MANHOLE
⊗ C	CLEANOUT
⊗ F	FIRE HYDRANT
⊗ T	TELEPHONE PEDESTAL
⊗ A	AREA INLET
⊗ J	JUNCTION BOX
---	BUILDING SETBACK LINE
---	PROPERTY LINE
---	EASEMENT LINE
---	PROPOSED CONCRETE

GENERAL CONSTRUCTION NOTES:

- THE CONTRACTOR SHALL PROMPTLY NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN THESE PLANS AND OTHER CONSTRUCTION DRAWINGS OF DIFFERING DISCIPLINES & SPECIFICATIONS.
 - THE 2007 B/C/S UNIFIED TECHNICAL SPECIFICATIONS AND STANDARD DETAILS FOR WATER, SEWER, STREET AND SIDEWALK CONSTRUCTION ARE ISSUED FOR THIS PROJECT.
 - THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF THE EXISTING UTILITIES AS SHOWN ON THESE CONSTRUCTION PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO AVOID ALL EXISTING UTILITIES AND REPAIR ANY DAMAGED LINES, AT HIS OWN EXPENSE, WHETHER THE UTILITY IS SHOWN ON THE PLANS OR NOT. THE CONTRACTOR SHALL NOTIFY THE APPROPRIATE UTILITY COMPANY 48 HOURS PRIOR TO ANY EXCAVATION. THE CONTRACTOR SHALL ALSO NOTIFY THE ENGINEER IF DESIGN CHANGES NEED TO BE MADE IN THE FIELD.
- CONTACT INFORMATION:**
 TEXAS ONE CALL: 800-245-4545
 LONE STAR ONE CALL: (800) 669-8344
 TEXAS EXCAVATION SAFETY SYSTEM (DIGITSS): (800) 344-8377
 BRYAN TEXAS UTILITIES (BTU): ELECTRICAL DIVISION - (979) 821-5865
 CoB: ENGINEERING DIVISION - (979) 209-5030
 CoB: WATER SERVICES DIVISION - (979) 209-5900
 CoB: SANITATION DIVISION - (979) 209-5934
 VERIZON: JIM SURVANT - (979) 821-4300
 ATMOS ENERGY: KIMBERLY WINN - (979) 774-2506
 EXXON-MOBILE: MICHAEL LUZA - (281) 591-3720
 COX COMMUNICATIONS: MIKE LAVENDER - (979) 846-2229
- CONTRACTOR TO VERIFY ALL UNDERGROUND UTILITIES IN THE FIELD PRIOR TO CONSTRUCTION.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES OR SERVICE LINES THAT ARE CROSSED OR EXPOSED DURING CONSTRUCTION OPERATIONS. WHERE EXISTING UTILITIES OR SERVICE LINES ARE CUT, BROKEN, OR DAMAGED, THE CONTRACTOR SHALL REPAIR OR REPLACE THE UTILITIES OR SERVICE LINE WITH THE SAME TYPE OF MATERIAL AND CONSTRUCTION OR BETTER; THIS MATERIAL AND WORK SHALL BE AT THE CONTRACTOR'S OWN EXPENSE.
 - DURING THE EXECUTION OF THE WORK, THE CONTRACTOR SHALL MAINTAIN THE PROJECT SITE IN AN ORDERLY AND ACCEPTABLE MANNER AS FAR AS PRACTICAL. THE CONTRACTOR SHALL CLEAN AND REMOVE FROM THE PROJECT AREA ALL SURPLUS AND DISCARDED MATERIALS, TEMPORARY STRUCTURES, AND DEBRIS OF ANY KIND AND SHALL LEAVE THE PROJECT SITE IN A NEAT AND ORDERLY CONDITION. ALL CLEAN UP WILL BE DONE TO THE SATISFACTION OF THE ENGINEER.
 - CONTRACTOR SHALL COMPLY WITH LATEST EDITION OF OSHA REGULATIONS AND THE STATE OF TEXAS LAWS CONCERNING EXCAVATION.
 - CONTRACTOR SHALL MAINTAIN A SET OF REDLINE DRAWINGS, RECORDING AS-BUILT CONDITIONS DURING CONSTRUCTION. THESE REDLINE MARKED UP DRAWINGS WILL BE SUBMITTED TO THE DESIGN CONSULTANT WHO WILL MAKE THE CHANGES ON THE ORIGINAL TRACINGS, LABELING EACH SHEET IN THE SET AS "RECORD DRAWINGS", AND RETURNING SAME TO THE CITY ENGINEER.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR SAFEGUARDING AND PROTECTING ALL MATERIAL AND EQUIPMENT STORED ON THE JOBSITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE STORAGE OF MATERIALS IN A SAFE AND WORKMANLIKE MANNER TO PREVENT INJURIES, DURING AND AFTER WORKING HOURS, UNTIL PROJECT COMPLETION.
 - IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PAY FOR AND OBTAIN ALL REQUIRED PERMITS AND INSPECTION APPROVALS FOR ALL WORK SHOWN.
 - ANY ADJACENT PROPERTY AND RIGHT-OF-WAY DISTURBED DURING CONSTRUCTION WILL BE RETURNED TO THEIR EXISTING CONDITIONS OR BETTER.

SITE NOTES:

- ADDITIONAL CITY OF BRYAN SITE PLAN DATA REQUIREMENTS ARE COVERED ON THE FOLLOWING DRAWINGS:
 C1.2: GRADING & DRAINAGE PLAN (EXISTING & PROPOSED GRADING & DRAINAGE ELEMENTS)
 C1.3: LANDSCAPE PLAN (EXISTING & PROPOSED LANDSCAPING DATA)
- THIS SITE DOES NOT LIE WITHIN THE 100-YEAR FLOODPLAIN AS GRAPHICALLY DEPICTED FEMA FIRM COMMUNITY NO. 48041, PANEL NO. C01B2 C, WITH AN EFFECTIVE DATE OF JULY 2, 1992.
- DESIGNATED HANDICAP PARKING SPACES, WALKS & RAMPS SHALL MEET ALL T&S AND ANSI STANDARDS.
- ENHANCED PAVING FOR CONCRETE SIDEWALKS SHALL CONSIST OF EITHER BRICK PAVERS OR STAMPED CONCRETE. COLOR AND PATTERN SHALL BE DETERMINED BY THE OWNER, BUT GRAY OR NATURAL CONCRETE COLORS ARE NOT PERMITTED.
- WHEN BUILDING SETBACKS AND EASEMENT LINES OVERLAP ONLY THE EASEMENT LINE IS SHOWN.
- 100% COVERAGE OF GROUND COVER, DECORATIVE PAVING, DECORATIVE ROCK, OR A PERENNIAL GRASS IS REQUIRED IN PARKING LOT ISLANDS, SWELLS AND DRAINAGE AREAS, THE PARKING LOT SET BACK, RIGHT-OF-WAY, AND ADJACENT PROPERTY DISTURBED DURING CONSTRUCTION.
- THE IMPROVEMENTS SHOWN SHALL CONSTITUTE APPROXIMATELY 36% IMPERVIOUS COVER ON THE SUBJECT PROPERTY.
- NO FLOOR DRAINS WILL BE REQUIRED FOR INDUSTRIAL PURPOSES.
- OPEN STORAGE OF ANY KIND IS NOT PERMITTED WITHIN THIS ZONING DISTRICT. OPEN STORAGE IS THE KEEPING, DISPLAYING, OR STORING, OUTSIDE THE BUILDING, OF ANY NEW OR USED GOODS, MATERIAL, MERCHANDISE, OR EQUIPMENT ON A LOT OR TRACT FOR MORE THAN 24 HOURS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTAINMENT AND PROPER DISPOSAL OF ALL LIQUID AND SOLID WASTE ASSOCIATED WITH THIS PROJECT. THE CONTRACTOR SHALL USE ALL MEANS NECESSARY TO PREVENT THE OCCURRENCE OF WIND BLOWN LITTER FROM THE PROJECT SITE.
- THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE CONTAINMENT FOR WASTE PRIOR TO, AND DURING, DEMOLITION/CONSTRUCTION. SOLID WASTE ROLL-OFF BOXES/METAL DUMPSTERS SHALL BE SUPPLIED BY CITY OR CITY PERMITTED CONTRACTOR(S) ONLY.
- CONTACT MR. RUBEN REYES (979) 209-5934 OR (979) 820-4576 FOR VERIFICATION OF LOCATION AND ANGLE OF DUMPSTER PAD PRIOR TO PLACEMENT OF CONCRETE. UNTIL SUCH TIME THAT ALTERNATE EGRESS/INGRESS MEASURES ARE AVAILABLE, SOLID WASTE TRUCKS SERVICING THIS FACILITY SHALL EXIT THE SITE BY LOOPING THROUGH THE DRIVE-THROUGH/BYPASS LANE.
- SANITARY SEWER GENERATED FROM THIS SITE WILL BE NORMAL DOMESTIC WASTEWATER AND COMMERCIAL WASTEWATER BY DEFINITION.
- A PARKING VARIANCE WAS SUBMITTED TO THE CITY OF BRYAN AND APPROVED BY THE PLANNING AND ZONING COMMISSION ON JANUARY 3, 2008 (CASE NUMBER PV08-01).
- NO FOOD MANUFACTURING OR FOOD PREPARATION AS FOR FUNDRAISERS, CARNIVALS, CHILDCARE, ETC., WILL BE ALLOWED AT THIS SITE.
- THE PROPOSED BUILDING WILL HAVE A FACADE THAT IS 100% NON-METALLIC SINCE THIS SITE IS LOCATED IN A RD-5 ZONING DISTRICT.

GENERAL UTILITY NOTES (PRIVATE & PUBLIC):

- ALL EXCAVATION FOR UNDERGROUND UTILITIES SHALL BE MADE TRUE TO GRADE. EXCAVATION SHALL BE MADE A MINIMUM OF SIX INCHES BELOW THE REQUIRED GRADE AND PROVIDE A SAND BED FOR THE PIPING. BACKFILL OVER PIPING SHALL BE MADE WITH EARTH OR FILL SAND, FREE OF DEBRIS, AND SHALL BE TAMPED BY HAND OR MECHANICAL MEANS TO THE DENSITY OF THE ADJACENT UNDISTURBED EARTH OR TO 95% STANDARD PROCTOR DENSITY (ASTM D698), WHICHEVER IS GREATER. ALL TRENCHING AND EXCAVATION SHALL BE DONE IN STRICT ACCORDANCE WITH CURRENT OSHA REQUIREMENTS AND ALL OTHER APPLICABLE SAFETY CODES AND STANDARDS.
- MINIMUM BURY OR COVER SPECIFIED IS TO BE MEASURED FROM FINISHED GRADES. WHERE UTILITY LINES EXTEND UNDER PAVEMENT, THE BURY OR COVER SHALL BE MEASURED FROM THE BOTTOM OF THE STRUCTURE.
- UTILITY INSTALLATIONS IN NON-STRUCTURAL AREAS SHALL BE BACKFILLED WITH NON-STRUCTURAL BEDDING REQUIREMENTS. IN STRUCTURAL AREAS (UNDER FOUNDATIONS, PAVEMENTS, WALKS, ETC...) THE UTILITIES SHALL BE BEDDED AND BACKFILLED WITH CEMENT STABILIZED SAND AS SPECIFIED WITH STRUCTURAL BACKFILL REQUIREMENTS.
- REGARDLESS OF ELEVATIONS SHOWN FOR MANHOLE RIMS, CLEAN-OUT COVERS, OR GRATES SHALL BE PLACED FLUSH WITH THE PROPOSED PAVEMENT ELEVATION AND SLOPE. MANHOLES NOT IN PAVEMENT AREAS SHALL BE SET 3" ABOVE THE FINISHED GRADE.
- CONTRACTOR SHALL UNCOVER EXISTING UTILITIES AT ALL "POINTS OF CROSSING" TO DETERMINE IF CONFLICTS EXIST BEFORE COMMENCING ANY CONSTRUCTION. NOTIFY THE ENGINEER AT ONCE OF ANY CONFLICT.
- THE CONTRACTOR SHALL COORDINATE ALL UTILITY INSTALLATION SO THAT GRADE CRITICAL ELEMENTS (I.E. STORM DRAIN, SANITARY SEWER, ETC...) DO NOT CONFLICT WITH NON-GRADE CRITICAL ELEMENTS (I.E. ELECTRICAL CONDUIT, WATER SERVICES, ETC...).
- THE CONTRACTOR SHALL FURNISH ALL MATERIALS, EQUIPMENT, AND LABOR FOR EXCAVATION, INSTALLATION, BACKFILLING OF UTILITY LINES AND RELATED APPURTENANCES AS SHOWN ON THE PLANS.
- THE LOADING AND UNLOADING OF ALL PIPE AND OTHER ACCESSORIES SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDED PRACTICES AND SHALL, AT ALL TIMES, BE PERFORMED WITH CARE TO AVOID ANY DAMAGE TO THE MATERIAL. THE CONTRACTOR SHALL LOCATE AND PROVIDE THE NECESSARY STORAGE AREAS FOR MATERIALS AND EQUIPMENT.

PRIVATE UTILITY NOTES:

- THE CONTRACTOR SHALL INSTALL THE PROPOSED PRIVATE UTILITY LINES IN ACCORDANCE WITH LOCAL CODES, LATEST NATIONAL PLUMBING CODE AND ALL APPLICABLE STATE AND LOCAL LAWS. OTHER PRIVATE OR PUBLIC UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE COMPANY'S SPECIFICATIONS. SHOULD THESE DRAWINGS AND SPECIFICATIONS DIFFER WITH OTHER UTILITY COMPANY'S SPECIFICATIONS, THE STRICTER OF THE TWO SHALL APPLY.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PAY FOR AND OBTAIN ALL REQUIRED PERMITS AND INSPECTION APPROVALS FOR ALL WORK SHOWN.
- THE CONTRACTOR SHALL COORDINATE ALL INSTALLATIONS OF SERVICES LINES, CONDUIT, METERS, ETC... WITH THE APPROPRIATE UTILITY COMPANY.
- THE CONTRACTOR SHALL CONTACT BTU WELL IN ADVANCE (>4 WEEKS) PRIOR TO NEEDING ELECTRIC SERVICE CONNECTION, AT 979-821-5770, TO PROVIDE A LOAD ANALYSIS AND SERVICE REQUIREMENTS (VOLTAGE, SINGLE PHASE vs. THREE PHASE) IN ORDER TO OBTAIN ELECTRIC SERVICE TO THIS SITE AND ORDERING OF TRANSFORMER.

DIMENSIONAL CONTROL NOTES:

- THE CONTRACTOR MAY OBTAIN AN ELECTRONIC COPY OF THE SITE PLAN FOR CONSTRUCTION PURPOSES. THE ELECTRONIC FILE AND INFORMATION GENERATED, BY RME CONSULTING ENGINEERS (RME), FOR THIS PROJECT IS CONSIDERED BY RME TO BE CONFIDENTIAL. WHEN ISSUED, IT'S USE IS INTEND SOLELY FOR THE INDIVIDUAL OR ENTITY TO WHICH IT IS ADDRESSED. THIS MATERIAL IS INTENDED FOR USE BY THE RECIPIENT NAMED, ONLY, AND PERMISSION IS NOT GRANTED TO THE RECIPIENT FOR DISTRIBUTION OF THESE DOCUMENTS IN ANY FORM OR FASHION. THE RECIPIENT UNDERSTANDS THAT THIS DATA IS AUTHORIZED "AS IS" WITHOUT ANY WARRANTY AS TO ITS PERFORMANCE, ACCURACY, FREEDOM FROM ERROR, OR AS TO ANY RESULTS GENERATED THROUGH ITS USE. THE RECIPIENT ALSO UNDERSTANDS AND AGREES THAT, UPON RELEASE OF SUCH DATA, IS NO LONGER RESPONSIBLE FOR THEIR USE OR MODIFICATION. THE USER AND RECIPIENT OF THE ELECTRONIC DATA ACCEPTS FULL RESPONSIBILITY AND LIABILITY FOR ANY CONSEQUENCES ARISING OUT OF THEIR USE.
- ALL DIMENSIONS SHOWN ARE TO BE USED IN CONJUNCTION WITH THESE PLANS FOR LOCATING ALL IMPROVEMENTS AND SHALL BE FIELD VERIFIED BY THE CONTRACTOR FOR WORKABILITY PRIOR TO CONSTRUCTION OF IMPROVEMENTS.
- UNLESS OTHERWISE SHOWN, ALL DIMENSIONING IS TO THE BACK OF CURB OR EDGE OF PAVEMENT, WHICHEVER IS APPLICABLE.
- UNLESS OTHERWISE SHOWN, ALL RADIUS FOR CURBS ARE 4'-0" (AT BACK OF CURB) AND 2'-0" FOR SIDEWALKS.
- A BOUNDARY SURVEY WAS NOT COMPLETED ON THE GROUND, BUT A GENERAL TOPOGRAPHICAL SURVEY WAS COMPLETED ON THE GROUND BY RME FOR THE SOLE PURPOSE OF ENGINEERING DESIGN. THE BASIS OF BEARING AND THE BOUNDARY DATA SHOWN IS DERIVED FROM THE FINAL PLAT FOR THE NORTHERN HALF OF WINTER ESTATE SUBDIVISION, RECORDED IN VOLUME P, PAGE 610, AND IS SHOWN FOR REFERENCE ONLY. NO CORNERS WERE LOCATED BY RME'S TOPOGRAPHIC SURVEY.
- I.B.M. "T" RAILROAD SPIKE IN POWERPOLE LOCATED ON THE SOUTHEAST SIDE OF SOUTH ENNIS STREET, IN FRONT OF THE CHURCH, (ELEV. = 100.00' - ASSUMED)

RME
 Consulting Engineers
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 COLLEGE STATION, TEXAS 77842
 EMAIL: civil@rmengineer.com
 OFFICE - (979) 690-0329
 FAX - (979) 690-0329

**SUBSTANTIALLY COMPLETE
 ISSUED FOR CONSTRUCTION
 1/09/08**

CONSTRUCTION DRAWINGS
 ISSUED PRIOR TO THIS
 DATE ARE REPLACED BY
 THIS SET & SHOULD NOT
 BE USED FOR
 CONSTRUCTION.



CIVIL SITE & PRIVATE UTILITY PLAN
 FOR THE
FIRST CHRISTIAN CHURCH
NEW ENTRY BUILDING
900 SOUTH ENNIS STREET
 WINTER ESTATES SUBDIVISION
 LOT 8 - 12, BLOCK 9 - 1.52 ACRES
 BRYAN, BRAZOS COUNTY, TEXAS

CLIENT INFORMATION
 FIRST CHRISTIAN CHURCH-BRYAN
 c/o LEON WILLIAMSON, R.A.
 106 EAST 26TH STREET
 BRYAN, TX 77803
 OFF: (979) 775-1778
 FAX: (979) 775-1884

FILENAME: 0266SP1A SCALE: 1"=20'
 SUBMITTED DATE: DECEMBER 19, 2007
 DRAWN BY: A.J.B.
 CHECKED BY: R.A.M.
 FIELD BOOK: 8 PAGES: 39-47

RABON METCALF ENGINEERING
 CLIENT NO. PROJECT NO.
196-0266

C1.1
 SHEET 2 OF 5

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 JAN 9 2008
 Development & Engineering Services