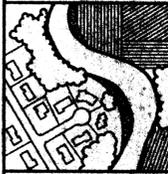


KLING ENGINEERING AND SURVEYING
401 S. TEXAS AVENUE
SUITE A
BRYAN, TEXAS 77802
TEL. (979) 846-6212
FAX (979) 846-6252
TYPE PROJ # F-776



SITE PLAN

PARKING LOT EXPANSION

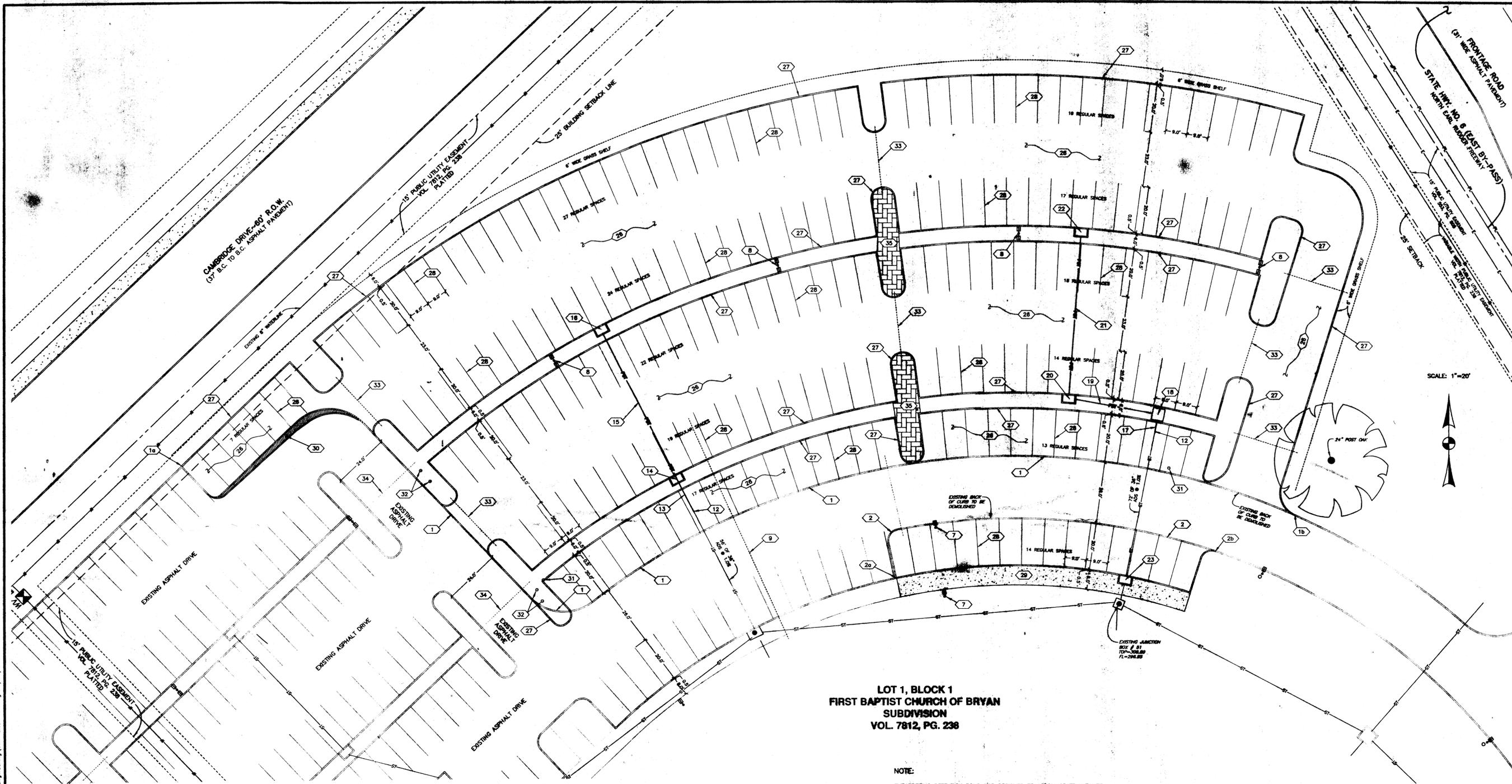
FIRST BAPTIST CHURCH

BRYAN, BRAZOS COUNTY, TEXAS



DATE	7/29/09
DESCRIPTION	SITE DEVELOPMENT REVIEW NO. 1
REVISIONS	
SCALE:	1"=20'
DRAWN BY:	BLB
APPROVED BY:	AAP
DATE:	7/14/09
FILE:	

SHEET
C1.1
OF 1



LOT 1, BLOCK 1
FIRST BAPTIST CHURCH OF BRYAN
SUBDIVISION
VOL. 7812, PG. 238

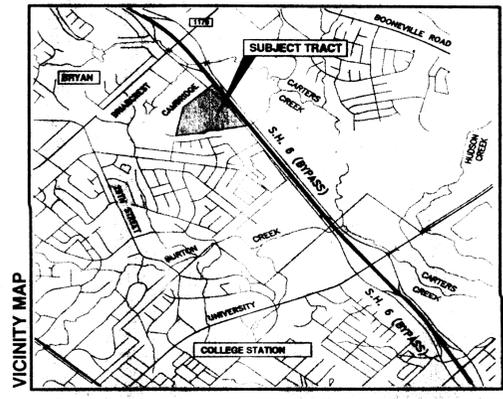
NOTE:
THE EXISTING DETENTION POND WAS DESIGNED TO ACCOMMODATE ULTIMATE DEVELOPMENT, I.E., THIS PARKING LOT EXPANSION WILL NOT REQUIRE THE CREATION OF ADDITIONAL DETENTION VOLUME.

PARKING ANALYSIS

PROPOSED IMPROVEMENTS:
208 SPACE PARKING LOT ADDITION
REQUIRES THE INSTALLATION OF 5 HANDICAP PARKING SPACES.
THE ADDITIONAL 5 HANDICAP SPACES WILL BE PROVIDED AT THE WEST END OF THE EXISTING BUILDING NEAR THE SENIOR ADULT ENTRANCE. 8 REGULAR PARKING SPACES WILL BE USED AND CONVERTED TO 5 NEW HANDICAP SPACES. SEE ATTACHED PLAN.

EXISTING IMPROVEMENTS:
107,245 S.F. BUILDING
1,476 SEATS
5,000 S.F. OFFICE
750 - 8'x20' SPACES
33 - 8'x20' ADA ACCESSIBLE HANDICAP SPACES
750 SPACES PROVIDED (750 SPACES REQUIRED - PHASE 1)

THIS PROJECT WILL ADD 201 REGULAR SPACES (208 NEW SPACES MINUS 8 LOSS AND INCORPORATED AREAS), COMMUNITY HANDBOOK APPROVED, PLAN NO. 0142C, MAP NO. 4804100142 C EFFECTIVE DATE: JULY 2, 1992, REVISED SEPT. 19, 2000.



SITE SPECIFIC NOTES

- PROJECT IDENTIFICATION:
PROJECT NAME: PARKING EXPANSION - FIRST BAPTIST CHURCH OF BRYAN
LOCATION: CAMBRIDGE DRIVE AT N. EARL RUDDER FREEWAY
LEGAL DESCRIPTION: LOT 1, BLOCK 1, FIRST BAPTIST CHURCH SUBDIVISION - VOL. 7812, PG. 238
30.23 ACRES OUT OF RICHARD CARTER SURVEY, ABSTRACT 6, BRYAN, BRAZOS COUNTY, TEXAS
- OWNER/APPLICANT INFORMATION:
FIRST BAPTIST CHURCH OF BRYAN, TX
3100 CAMBRIDGE DRIVE
BRYAN, TX 77802
(979) 776-1400
- TOTAL SITE AREA: 31.780 ACRES
- CURRENT ZONING: 4.30 ACRES O-OFFICE
27.96 ACRES R-RETAIL
- EXISTING LAND USE: CHURCH FACILITY
- PROPOSED USE & IMPROVEMENTS: PARKING, DRAINAGE & LANDSCAPING IMPROVEMENTS.
- NO PORTION OF THIS TRACT LIES WITHIN THE 100-YR FLOODPLAIN ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY HANDBOOK APPROVED, PLAN NO. 0142C, MAP NO. 4804100142 C EFFECTIVE DATE: JULY 2, 1992, REVISED SEPT. 19, 2000.
- BUILDING AREA:
GROUND FLOOR 74,556 S.F.
SECOND FLOOR 32,689 S.F.
TOTAL: 107,245 S.F.
- IRRIGATION SYSTEM TO BE DESIGNED & INSTALLED BY OTHERS.

10. DIMENSIONS ARE MEASURED TO BACK OF CURB UNLESS OTHERWISE NOTED

- ALL DISTURBED EARTH MUST BE 100% COVERED WITH ESTABLISHED GRASS OR GROUND COVER PRIOR TO COMPLETION.
- BUILDING SETBACKS SHOWN ARE PER CITY OF BRYAN ZONING ORDINANCE, SECTION 20-58. ADDITIONAL SETBACK REQUIREMENTS FOR THIS BUILDING DUE TO HEIGHT ARE CALCULATED AS FOLLOWS:
FRONT SETBACK: $25 + ((70 - 35) / 2) = 42.5'$
SIDE SETBACK: $25 + ((70 - 35) / 2) = 42.5'$
REAR SETBACK: $7.5 + ((70 - 35) / 2) = 25'$
- ALL PAVEMENT MARKINGS (STRIPING & HANDICAP SYMBOLS) SHALL BE DONE PER TEXAS MUTCD STANDARDS.

KEY NOTES

- DEMOLITION:**
- REMOVE & DISPOSE OF 542' OF CURB & GUTTER.
 - BEGIN REMOVAL & DISPOSAL OF 542' OF CURB & GUTTER.
 - END REMOVAL & DISPOSAL OF 542' OF CURB & GUTTER.
 - REMOVE & DISPOSE OF 158' OF CURB & GUTTER.
 - BEGIN REMOVAL & DISPOSAL OF 158' OF CURB & GUTTER.
 - END REMOVAL & DISPOSAL OF 158' OF CURB & GUTTER.
 - NOT USED.

ELECTRIC

- REMOVE 3.5' OF EXISTING PIER AND RELOCATE EXISTING LIGHT POLE TO NEW PIER LOCATION.
- INSTALL 2" DIA. x 8' DEEP CONCRETE LIGHT POLE BASE COMPLETE WITH 30' TALL DOUBLE LIGHT FIXTURE, CONNECT ALL LIGHT POLE BASES WITH 1" PVC CONDUIT @ 2' BURY. LIGHT POLE & FIXTURE TO MATCH EXISTING LIGHTS. 4 TOTAL.
- APPROX. LOCATION OF 1-1/2" ELECTRICAL CONDUIT TO BE USED FOR SIGN.
- NOT USED.

STORM SEWER

- CONTRACTOR TO POT HOLE THE END OF THE 36" STORM SEWER AT 2 LOCATIONS AND REPORT FLOWLINE ELEV. TO KLING ENGINEERING 7 DAYS PRIOR TO INSTALLATION.
EAST PIPE PLAN GRADE=299.08
WEST PIPE PLAN GRADE=299.80
- CONNECT TO EXISTING 36" ADS AND EXTEND APPROX. 13' TO PROPOSED INLET @ 1.0% CONFIRM ELEV. @ END OF EXISTING PIPE.
- INSTALL INLET BOX
TOP BOX ELEV.=308.72
FL 18" ADS IN=301.44
FL 36" ADS OUT=299.84
- INSTALL 66' OF 18" ADS PIPE @ 7.67% (SEE BEDDING & TRENCH DETAIL).
- INSTALL INLET BOX
TOP BOX ELEV.=310.00
FL 18" ADS OUT=306.80
- CONNECT TO EXISTING 36" ADS AND EXTEND APPROX. 6' TO PROPOSED INLET @ 1.0% CONFIRM ELEV. @ END OF EXISTING PIPE.

NOTE

- INSTALL JUNCTION BOX
TOP BOX ELEV.=309.70
FL 24" ADS IN=302.85
FL 36" ADS OUT=299.13
- INSTALL 34' OF 24" ADS PIPE @ 4.12%.
- INSTALL INLET BOX
TOP BOX ELEV.=308.75
FL 18" ADS IN=304.75
FL 24" ADS OUT=304.25
- INSTALL 66' OF 18" ADS PIPE @ 2.95% (SEE BEDDING & TRENCH DETAIL).
- INSTALL INLET BOX
TOP BOX ELEV.=310.70
FL 18" ADS OUT=306.70
- INSTALL INLET BOX OVER EXISTING 36" ADS STORM SEWER. REMOVE PIPE AS NECESSARY TO MATCH INSIDE OF INLET.
TOP BOX ELEV.=308.80
FL 36" ADS IN=TO BE DETERMINED BY EXISTING PIPE
FL 36" ADS OUT=TO BE DETERMINED BY EXISTING PIPE
- NOT USED.
- 1-1/2" HDAC PAVEMENT - PARKING AREA.
- 6" MONOLITHIC REINFORCED CONCRETE CURB & GUTTER.
- 4" WIDE PARKING STRIPE PAINTED WHITE - 20'x9' O.C. (TYP.)
- INSTALL 123' OF 8' WIDE COMMERCIAL SIDEWALK.
- THE ORIGINAL DRIVE ISLE WIDTH OF 23' WAS NOT PROVIDED. CLEAR & GRUB, PREPARE SUBGRADE, AND INSTALL BASE AND ASPHALT TO ACHIEVE A FULL 23' DRIVE ISLE.
- EXISTING IRRIGATION CONTROL BOX/VALVE. RELOCATE SO AS TO NOT CONFLICT WITH CURB & PAVING SECTION.

- EXISTING IRRIGATION CONTROL BOXES TO BE PROTECTED DURING CONSTRUCTION OR RELOCATED.
- 30' LONG x 4" IRRIGATION SLEEVE.
- 30' LONG x 4" IRRIGATION SLEEVE - EXISTING (CONFIRM).
- STAMP PATTERN CONCRETE WALKWAY.