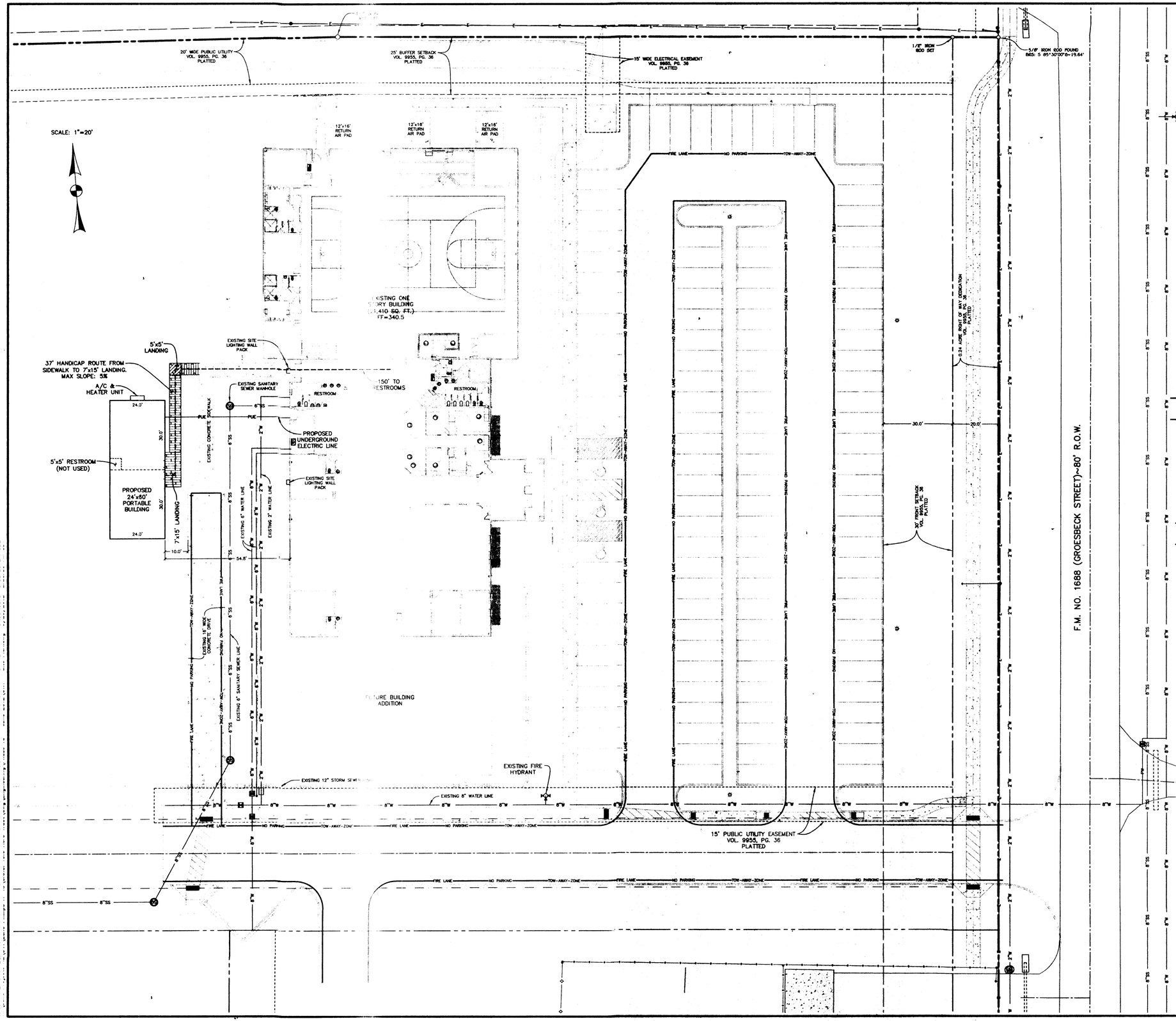
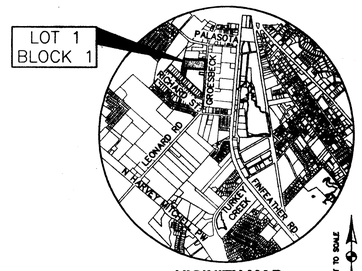
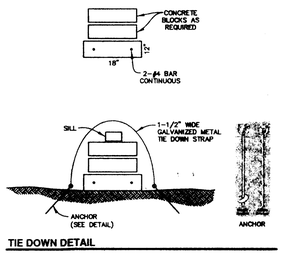




VICINITY MAP
NOT TO SCALE



TIE DOWN DETAIL

PHASE 1A - 2012 ADDITION

1. RELOCATE BISD 24'x60' PORTABLE BUILDING FROM KEMP CAMPUS TO SOS CAMPUS AND LOCATE AS SHOWN.
2. WATER & SANITARY SEWER SERVICE ARE NOT REQUIRED NOR WILL THEY BE USED.
3. ARROW ACADEMY WILL USE THIS BUILDING TO HOUSE 40 STUDENTS IN THE 4th & 5th GRADES.
4. ELECTRICAL SERVICE WILL BE PROVIDED FROM THE EXISTING BUILDING (NO SEPARATE METER) VIA 60' OF 2-4" PVC UNDERGROUND CONDUIT @ MIN. 4' BURY WITH PULL STRING.
5. SOLID WASTE WILL BE PROVIDED BY EXISTING DUMPSTER LOCATED @ SOUTHWEST CORNER OF FACILITY.
6. NO ADDITIONAL LANDSCAPING WILL BE PROVIDED.
7. FIRE PROTECTION PROVIDED BY FIRE HYDRANT LOCATED @ SOUTHEAST CORNER OF FACILITY. MAX. LENGTH OF HOSE ALONG FIRE ROUTE: 350'.

SITE NOTES:

1. PROJECT IDENTIFICATION:
   PROJECT NAME: SOS MINISTRIES PHASE IA – JUNE, 2012.
   LOCATION: 1700 GROESBECK
   LEGAL DESCRIPTION: 20.61 ACRES – VOL. 5951, PG. 17 & VOL. 8497, PG. 222.
2. APPLICANT INFORMATION:
   SOS MINISTRIES
   c/o J.J. RAMERIAZ
   P.O. BOX 2866
   BRYAN, TEXAS
   (979) 775-5357
3. OWNER INFORMATION:
   SOS MINISTRIES
   C/O J.J. RAMERIAZ
   P.O. BOX 2866
   BRYAN, TEXAS
   (979) 775-5357
4. TOTAL SITE AREA TO BE DISTURBED IS: 0.05 ACRE.
   20.61 ACRES (GROSS)
5. CURRENT ZONING: PLANNED DEVELOPMENT – MIXED USE (PD–M) DISTRICT, AS APPROVED BY THE BRYAN CITY COUNCIL ON NOVEMBER 25, 2008 (ORDINANCE NO. __); ALL DEVELOPMENT ON THIS PROPERTY SHALL BE IN ACCORDANCE WITH THE SPECIFIC DEVELOPMENT REQUIREMENTS FOR THE PD–M DISTRICT.
6. CURRENT USE:
7. PROPOSED USE & IMPROVEMENTS: 1,440 SQ.FT. CLASS ROOM – ARROW ACADEMY.
8. NO PORTION OF THE SUBJECT TRACT (20.61 ACRES) LIES WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS. COMMUNITY NO. 480082, PANEL NO 0195E; MAP NO. 48041C0195E. EFFECTIVE DATE: MAY 16, 2012.
9. ALL ELECTRIC LINES SHALL BE UNDERGROUND INSTALLATIONS AND INSTALLED TO CITY OF BRYAN STANDARDS.
10. BUILDING AREA: 1,440 SQ.FT.
11. ALL DISTURBED EARTH MUST BE 100% COVERED WITH ESTABLISHED GRASS OR GROUND COVER PRIOR TO CERTIFICATE OF OCCUPANCY.
12. ALL ROOF AND GROUND MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED FROM VIEW FROM ANY PUBLIC RIGHT-OF-WAY OR RESIDENTIAL DISTRICT WITHIN 150' OF THE SUBJECT LOT. SUCH SCREENING SHALL BE COORDINATED WITH BUILDING ARCHITECTURE.
13. CONSTRUCTION PLAN AND DETAILS FOR THE RAMPS, HANDRAILS, LANDINGS, GUARDRAILS, etc. SHALL BE IN ACCORDANCE WITH TAS, EFFECTIVE 3/15/12.

PARKING ANALYSIS:

1440 SQ. FT. BUILDING
1 SPACE PER 1400 SQ. FT. GROSS FLOOR AREA
(ZONING: PD–M – SEE SITE NOTE #5)

SPACES REQUIRED:

SPACES REQUIRED (JUNE, 2012 ADDITION):	2 SPACES
SPACES REQUIRED FOR EXISTING FACILITY (WHICH INCLUDES 4 HANDICAP SPACES):	54 SPACES
TOTAL:	56 SPACES

SPACES PROVIDED:
TOTAL: 120 SPACES

KLING ENGINEERING AND SURVEYING
4101 TEXAS AVENUE
SUITE A
BRYAN, TEXAS 77802
(979) 846-4252
FAX (979) 846-6252

SITE PLAN

SAVE OUR STREETS MINISTRIES
PHASE 1A - 2012 ADDITION
BRYAN, BRAZOS COUNTY, TEXAS

STATE OF TEXAS
ALFRED A. PAINE
97221
LICENSED
PROFESSIONAL ENGINEER

REVISIONS

DATE	DESCRIPTION
6/28/12	PER SITE DEVELOPMENT REVIEW COMMENTS NO. 1 DATED 6/8/12

SCALE:	1"=20'
DRAWN BY:	BLB
APPROVED BY:	AAP
DATE:	6/4/2012
FILE:	

SHEET
C1.1
OF 1

RECEIVED
JUL 9 2012
Development & Engineering Services