LEGEND

- PROPERTY LINE
- PHASE 1 BOUNDARY LINE
- PROPOSED BACK OF CURB
- 1 1-2"PW — PROPOSED 1.5" WATER SERVICE
- W — EXISTING PUBLIC 6" WATER LINE
- ST — EXISTING PUBLIC STORM SEWER
- 24" PST — PROPOSED 24" STORM SEWER
- 30" PST — PROPOSED 30" STORM SEWER
- SS — EXISTING PUBLIC SANITARY SEWER
- 6"PSS — PROPOSED PRIVATE SAN. SWR. SERVICE
- STORM SEWER MANHOLE
- SANITARY SEWER MANHOLE
- WATER VALVE
- FIRE HYDRANT ASSEMBLY
- WATER METER
- (XX) KEY NOTE INDICATING SITE ELEMENTS
- (86) PARKING SPACE COUNT
- 305 — EXISTING CONTOUR
- 306 — PROPOSED CONTOUR

* ALL PARKING LOT RADII ARE 3.5' UNLESS OTHERWISE NOTED

Line Table		
Line	Length	Direction
L1	30.00'	S82°15'10"W
L2	53.61'	S26°16'43"W
L3	43.51'	S40°31'43"W
L4	13.63'	S35°00'00"E

Curve Table				
Curve	Length	Radius	Delta	Chord Bearing
C5	116.89'	470.00'	014°15'00"	S33°24'13"W~116.59
C6	237.28'	180.00'	075°31'43"	S02°45'51"W~220.47

KEY NOTES

SITE

1	EXISTING LAYDOWN CURB AND GUTTER TO REMAIN
2	INSTALL 5' WIDE, 4" THICK CONCRETE SIDEWALK, #3 BARS @ 12" O.C.E.W. SIDEWALK TO BE ADA COMPLIANT (2% OR LESS CROSS SLOPE). SEE SHEET C4.1 FOR DETAILS
3	TRANSITION FROM 6" MONOLITHIC CURB TO FLUSH RIBBON CURB
4	EXISTING RAILROAD CENTERLINE
5	PROVIDE 4 VAN ACCESSIBLE HANDICAP PARKING SPACES (WITH UNIVERSAL HANDICAP SYMBOL PAINTED IN SPACE).
6	PROVIDE 4" WIDE PARKING STRIPE.
7	INSTALL 6" CONCRETE WHEEL STOP (FACE OF WHEEL STOP TO BE 2.5' FROM END OF STALL). TYPICAL AT ALL VAN ACCESSIBLE PARKING SPACES.
8	PROVIDE CONCRETE PAVEMENT CONNECTION AT EXISTING ASPHALT PAVEMENT INTERSECTION. SEE DETAIL ON SHEET C7.1.
9	INSTALL 5' WIDE, 4" CONCRETE SIDEWALK, #3 BARS @ 12" O.C.E.W. SIDEWALK TO BE ADA COMPLIANT (2% OR LESS CROSS SLOPE). DOWEL AND TIE TO CURB WITH #3 X 12" BARS @12" O.C.
10	INSTALL ADA COMPLIANT RAMP. 6' LONG @ 12 : 1 SLOPE. SEE SHEET C4.1 FOR DETAILS
11	INSTALL STANDARD 6" REINFORCED MONOLITHIC CONCRETE CURB. SEE DETAIL ON SHEET C7.1
11A	INSTALL 28' TEMPORARY 6" CURB
11B	INSTALL STANDARD 6" SPILL CURB. SEE B/CS STANDARD DETAIL ST1-04.
12	PROVIDE HANDICAP LOADING ZONE – PAVEMENT MARKING ACCORDING TO TAS/ADA
13	PROVIDE FIRE LANE DESIGNATION – 8" WIDE FIRE LANE STRIP PAINTED RED WITH WORDING "FIRE LANE – NO PARKING – TOW AWAY ZONE" IN 4" WHITE LETTERS. PHRASES MAY NOT BE SPACED MORE THAN 15' APART. PAINT CURB OR PAVEMENT.
14	INSTALL 6" CONCRETE PAVEMENT, #4 BARS @ 18" O.C.E.W.
15	INSTALL STANDARD FLUSH RIBBON CURB. POUR MONOLITHICALLY WITH PAVEMENT. SEE B/CS DETAIL ST1-03.
16	INSTALL 5'X5' ENTRANCE PLATFORM WITH STAIRS TO ENTRANCE HEDGHT. INSTALL GUARDRAILS ALONG STAIRS AND PLATFORM.
17	EXISTING WATER QUALITY TESTING WELL
18A	PROPOSED PLAYGROUND (TO BE CONSTRUCTED DURING PHASE 1). SEE ARCHITECTURAL PLANS
18B	PROPOSED SPLASHPAD (TO BE CONSTRUCTED DURING PHASE 1). SEE ARCHITECTURAL PLANS
19	CONCRETE WASHOUT AREA
20 & 21	NOT USED

UTILITY DEMANDS:

WATER & SANITARY SEWER DEMANDS:

WATER:
AVERAGE DEMAND ..... 9744 GPD (7 GPM)
PEAK DEMAND ..... AVERAGE DEMAND X 4
PEAK DEMAND ..... 28 GPM

SANITARY SEWER:
AVERAGE DEMAND ..... 9744 GPD (7 GPM)
PEAK DEMAND ..... AVERAGE DEMAND X 4
PEAK DEMAND ..... 28 GPM

DRAINAGE

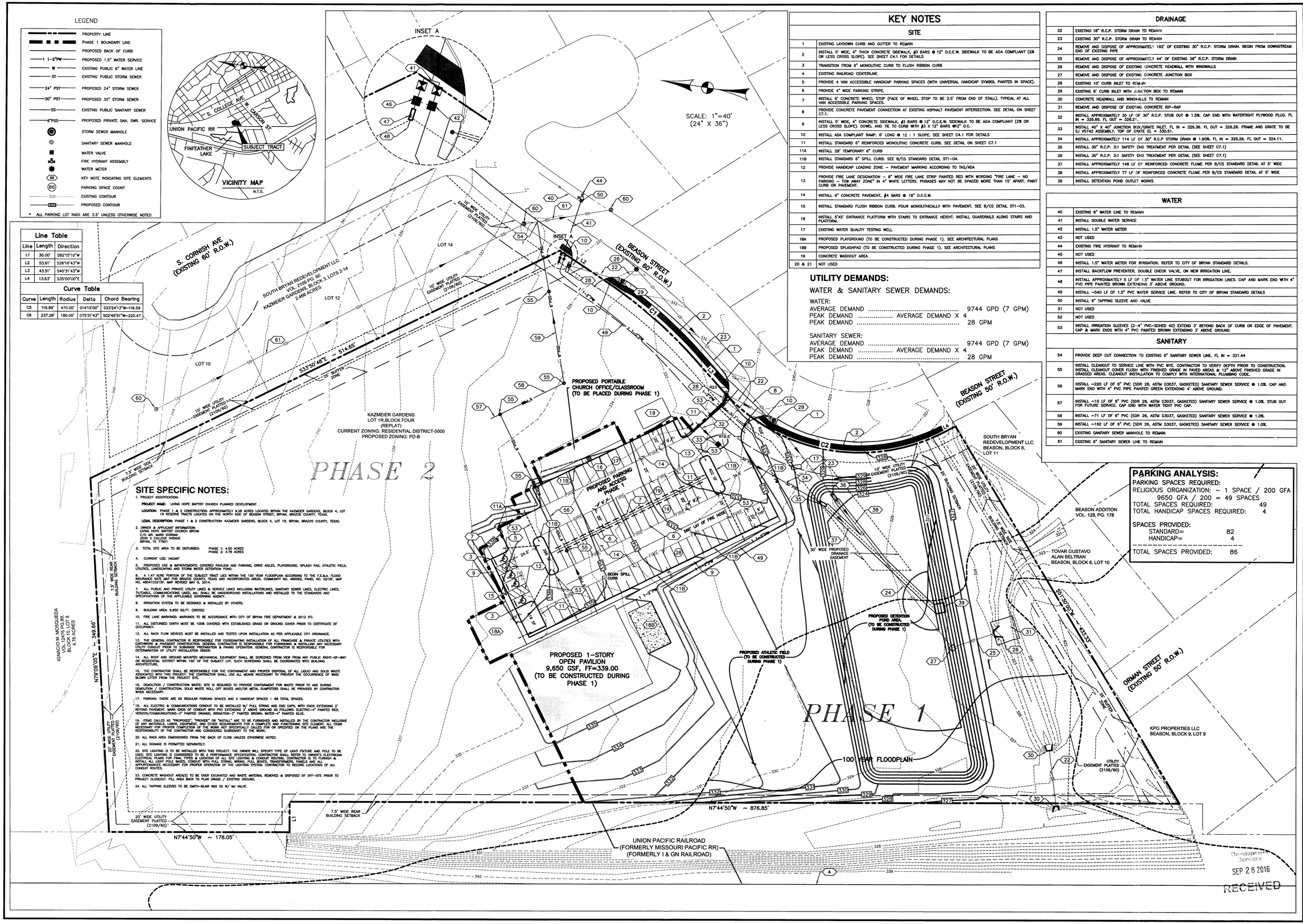
22	EXISTING 18" R.C.P. STORM DRAIN TO REMAIN
23	EXISTING 30" R.C.P. STORM DRAIN TO REMAIN
24	REMOVE AND DISPOSE OF APPROXIMATELY 192' OF EXISTING 30" R.C.P. STORM DRAIN. BEGIN FROM DOWNSTREAM END OF EXISTING PIPE
25	REMOVE AND DISPOSE OF APPROXIMATELY 44' OF EXISTING 36" R.C.P. STORM DRAIN
26	REMOVE AND DISPOSE OF EXISTING CONCRETE HEADWALL WITH WINGWALLS
27	REMOVE AND DISPOSE OF EXISTING CONCRETE JUNCTION BOX
28	EXISTING 10' CURB INLET TO REMAIN
29	EXISTING 6' CURB INLET WITH JUNCTION BOX TO REMAIN
30	CONCRETE HEADWALL AND WINGWALLS TO REMAIN
31	REMOVE AND DISPOSE OF EXISTING CONCRETE RIP-RAP
32	INSTALL APPROXIMATELY 30 LF OF 30" R.C.P. STUB OUT @ 1.5%. CAP END WITH WATERTIGHT PLYWOOD PLUG. FL IN = 325.66. FL OUT = 325.21'.
33	INSTALL 40" X 40" JUNCTION BOX/GRATE INLET. FL IN = 326.36. FL OUT = 326.26. FRAME AND GRATE TO BE EJ V5742 ASSEMBLY. TOP OF GRATE EL = 330.51.
34	INSTALL APPROXIMATELY 114 LF OF 30" R.C.P STORM DRAIN @ 1.90%. FL IN = 326.26. FL OUT = 324.11.
35	INSTALL 30" R.C.P. 3:1 SAFETY END TREATMENT PER DETAIL. (SEE SHEET C7.1)
36	INSTALL 30" R.C.P. 3:1 SAFETY END TREATMENT PER DETAIL. (SEE SHEET C7.1)
37	INSTALL APPROXIMATELY 148 LF OF REINFORCED CONCRETE FLUME PER B/CS STANDARD DETAIL AT 5' WIDE
38	INSTALL APPROXIMATELY 77 LF OF REINFORCED CONCRETE FLUME PER B/CS STANDARD DETAIL AT 5' WIDE
39	INSTALL DETENTION POND OUTLET WORKS

WATER

40	EXISTING 6" WATER LINE TO REMAIN
41	INSTALL DOUBLE WATER SERVICE
42	INSTALL 1.5" WATER METER
43	NOT USED
44	EXISTING FIRE HYDRANT TO REMAIN
45	NOT USED
46	INSTALL 1.5" WATER METER FOR IRRIGATION. REFER TO CITY OF BRYAN STANDARD DETAILS.
47	INSTALL BACKFLOW PREVENTER, DOUBLE CHECK VALVE, ON NEW IRRIGATION LINE.
48	INSTALL APPROXIMATELY 5 LF OF 1.5" WATER LINE STUBOUT FOR IRRIGATION LINES. CAP AND MARK END WITH 4" PVC PIPE PAINTED BROWN EXTENDING 3' ABOVE GROUND.
49	INSTALL ~540 LF OF 1.5" PVC WATER SERVICE LINE. REFER TO CITY OF BRYAN STANDARD DETAILS
50	INSTALL 6" TAPPING SLEEVE AND VALVE
51	NOT USED
52	NOT USED
53	INSTALL IRRIGATION SLEEVES (2-4" PVC-SCHED 40) EXTEND 3' BEYOND BACK OF CURB OR EDGE OF PAVEMENT. CAP & MARK ENDS WITH 4" PVC PAINTED BROWN EXTENDING 3' ABOVE GROUND

SANITARY

54	PROVIDE DEEP CUT CONNECTION TO EXISTING 6" SANITARY SEWER LINE. FL IN = 331.44
55	INSTALL CLEANOUT TO SERVICE LINE WITH PVC WYE. CONTRACTOR TO VERIFY DEPTH PRIOR TO CONSTRUCTION. INSTALL CLEANOUT COVER FLUSH WITH FINISHED GRADE IN PAVED AREAS & 12" ABOVE FINISHED GRADE IN GRASSED AREAS. CLEANOUT INSTALLATION TO COMPLY WITH INTERNATIONAL PLUMBING CODE.
56	INSTALL ~220 LF OF 6" PVC (SDR 26, ASTM D3037, GASKETED) SANITARY SEWER SERVICE @ 1.0%. CAP AND MARK END WITH 4" PVC PIPE PAINTED GREEN EXTENDING 4' ABOVE GROUND.
57	INSTALL ~10 LF OF 6" PVC (SDR 26, ASTM D3037, GASKETED) SANITARY SEWER SERVICE @ 1.0%. STUB OUT FOR FUTURE SERVICE. CAP END WITH WATER TIGHT PVC CAP.
58	INSTALL ~71 LF OF 6" PVC (SDR 26, ASTM D3037, GASKETED) SANITARY SEWER SERVICE @ 1.0%.
59	INSTALL ~162 LF OF 6" PVC (SDR 26, ASTM D3037, GASKETED) SANITARY SEWER SERVICE @ 1.0%.
60	EXISTING SANITARY SEWER MANHOLE TO REMAIN
61	EXISTING 6" SANITARY SEWER LINE TO REMAIN



PARKING ANALYSIS:

PARKING SPACES REQUIRED:
RELIGIOUS ORGANIZATION: – 1 SPACE / 200 GFA
9650 GFA / 200 = 49 SPACES
TOTAL SPACES REQUIRED: 49
TOTAL HANDICAP SPACES REQUIRED: 4

SPACES PROVIDED:
STANDARD= 82
HANDICAP= 4
TOTAL SPACES PROVIDED: 86

SITE SPECIFIC NOTES:

1. PROJECT IDENTIFICATION:

PROJECT NAME: LIVING HOPE BAPTIST CHURCH PLANNED DEVELOPMENT

LOCATION: PHASE 1 & 2 CONSTRUCTION: APPROXIMATELY 9.28 ACRES LOCATED WITHIN THE KAZMEIER GARDENS, BLOCK 4, LOT 1R RESERVE TRACTS LOCATED ON THE NORTH SIDE OF BEASON STREET, BRYAN, BRAZOS COUNTY, TEXAS.

LEGAL DESCRIPTION: PHASE 1 & 2 CONSTRUCTION: KAZMEIER GARDENS, BLOCK 4, LOT 1R, BRYAN, BRAZOS COUNTY, TEXAS.

2. OWNER & APPLICANT INFORMATION:
LIVING HOPE BAPTIST CHURCH BRYAN
C/O MR. MARK DORNAK
2500 S COLLEGE AVENUE
BRYAN, TX 77801

3. TOTAL SITE AREA TO BE DISTURBED: PHASE 1: 4.55 ACRES
PHASE 2: 4.78 ACRES

4. CURRENT USE: VACANT

5. PROPOSED USE & IMPROVEMENTS: COVERED PAVILION AND PARKING, DRIVE AISLES, PLAYGROUND, SPLASH PAD, ATHLETIC FIELD, UTILITIES, LANDSCAPING AND STORM WATER DETENTION POND.

6. A 1.47 ACRE PORTION OF THE SUBJECT TRACT 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. 0215F, MAP NO. 48041C0215F. MAP REVISED MAY 9, 2014.

7. ALL PUBLIC AND PRIVATE UTILITY LINES & SERVICE LINES INCLUDING WATERLINES, SANITARY SEWER LINES, ELECTRIC LINES, TV/CABLE, COMMUNICATIONS LINES, etc. SHALL BE UNDERGROUND INSTALLATIONS AND INSTALLED TO THE STANDARDS AND SPECIFICATIONS OF THE APPLICABLE GOVERNING AGENCY.

8. IRRIGATION SYSTEM TO BE DESIGNED & INSTALLED BY OTHERS.

9. BUILDING AREA: 9,650 SQ.FT. (GROSS)

10. FIRE LANE MARKINGS: MARKINGS TO BE ACCORDANCE WITH CITY OF BRYAN FIRE DEPARTMENT & 2012 IFC.

11. ALL DISTURBED EARTH MUST BE 100% COVERED WITH ESTABLISHED GRASS OR GROUND COVER PRIOR TO CERTIFICATE OF OCCUPANCY.

12. ALL BACK FLOW DEVICES MUST BE INSTALLED AND TESTED UPON INSTALLATION AS PER APPLICABLE CITY ORDINANCE.

13. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING INSTALLATION OF ALL FRANCHISE & PRIVATE UTILITIES WITH EARTHWORK & PAVEMENT CONSTRUCTION. GENERAL CONTRACTOR IS RESPONSIBLE FOR FURNISHING & INSTALLING ANY NECESSARY UTILITY CONDUIT PRIOR TO SUBGRADE PREPARATION & PAVING OPERATION. GENERAL CONTRACTOR IS RESPONSIBLE FOR DETERMINATION OF UTILITY INSTALLATION ORDER.

14. 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.

15. 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.

16. DEMOLITION / CONSTRUCTION WASTE: SITE IS REQUIRED TO PROVIDE CONTAINMENT FOR WASTE PRIOR TO AND DURING DEMOLITION / CONSTRUCTION. SOLID WASTE ROLL OFF BOXES AND/OR METAL DUMPSTERS SHALL BE PROVIDED BY CONTRACTOR WHEN NECESSARY.

17. PARKING: THERE ARE 82 REGULAR PARKING SPACES AND 4 HANDICAP SPACES – 86 TOTAL SPACES.

18. ALL ELECTRIC & COMMUNICATIONS CONDUIT TO BE INSTALLED W/ PULL STRING AND END CAPS. WITH ENDS EXTENDING 2' BEYOND PAVEMENT. MARK ENDS OF CONDUIT WITH PVC EXTENDING 3' ABOVE GROUND AS FOLLOWS: ELECTRIC–4" PAINTED RED; VERIZON/COMMUNICATIONS–3" PAINTED ORANGE; IRRIGATION–3" PAINTED BROWN; WATER–4" PAINTED BLUE.

19. ITEMS CALLED AS "PROPOSED", "PROVIDE" OR "INSTALL" ARE TO BE FURNISHED AND INSTALLED BY THE CONTRACTOR INCLUSIVE OF ANY MATERIALS, LABOR, EQUIPMENT, AND OTHER REQUIREMENTS FOR A COMPLETE AND FUNCTIONING SITE ELEMENT. ALL ITEMS NOT SPECIFICALLY CALLED FOR OR SPECIFIED ON THE PLANS ARE THE RESPONSIBILITY OF THE CONTRACTOR AND CONSIDERED SUBSIDIARY TO THE WORK.

20. ALL RADII AREA DIMENSIONED FROM THE BACK OF CURB UNLESS OTHERWISE NOTED.

21. ALL SIGNAGE IS PERMITTED SEPARATELY.

22. SITE LIGHTING IS TO BE INSTALLED WITH THIS PROJECT. THE OWNER WILL SPECIFY TYPE OF LIGHT FIXTURE AND POLE TO BE USED. SITE LIGHTING IS CONSIDERED TO BE A PERFORMANCE SPECIFICATION. CONTRACTOR SHALL REFER TO OWNER'S ELECTRICIAN ELECTRICAL PLANS FOR FINAL TYPES & LOCATION OF ALL SITE LIGHTING & CONDUIT ROUTING. CONTRACTOR IS TO FURNISH & INSTALL ALL LIGHT POLE BASES, CONDUIT WITH PULL STRING, WIRING, PULL BOXES, TRANSFORMERS, PANELS AND ALL APPURTENANCES NECESSARY FOR PROPER OPERATION OF THE LIGHTING SYSTEM. CONTRACTOR TO RECORD LOCATIONS OF ALL CONDUIT ROUTES.

23. CONCRETE WASHOUT AREA(S) TO BE OVER EXCAVATED AND WASTE MATERIAL REMOVED & DISPOSED OF OFF-SITE PRIOR TO PROJECT CLOSEOUT. FILL AREA BACK TO PLAN GRADE / EXISTING GROUND.

24. ALL TAPPING SLEEVES TO BE SMITH-BLAIR 665 SS W/ MJ VALVE.

DESIGNED BY:	LCH
DRAWN BY:	LCH
APPROVED:	AAP
JOB NO:	E00544600

DON DURDEN, INC
d.b.a. CIVIL ENGINEERING CONSULTANTS
4101 S. TEXAS AVE, SUITE A
BRYAN, TEXAS 77802
TEL: (979) 846-8212
FAX: (979) 846-8232
REGISTRATION #F-2214
SAN ANTONIO / LAREDO
BRYAN / COLLEGE STATION

THIS DOCUMENT IS RELEASED UNDER THE AUTHORITY OF ALFRED A. PANE, P.E. # 97221 ON 9/27/2016 FOR THE PURPOSE OF INTERIM REVIEW. ~NOT FOR CONSTRUCTION~

REV	DATE	DESCRIPTION

LIVING HOPE BAPTIST CHURCH

LIVING HOPE BAPTIST CHURCH PHASE 1 SITE PLAN

BRYAN, BRAZOS COUNTY, TEXAS

SHEET NO.

C1.1

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